

WHEN RECORDED MAIL TO:

American Fork City - Development Services  
275 E 200 N  
American Fork, UT 84003  
Attn: Trent Andrus; Engineer

File No.: 88504-AF

ENT 76336:2017 PG 1 of 6  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Aug 07 03:10 PM FEE 24.00 BY BA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

## **Maintenance Agreement**

In Reference to Tax ID Number(s):

14-018-0088, 14-018-0135, 14-018-0137, 14-018-0159 & 14-018-0158

STATE OF UTAH

AMERICAN FORK CITY

88504-AF

Maintenance Agreement

**WHEREAS**, Clayton Properties Group II, Inc. dba Oakwood Homes and Affiliates (hereinafter referred to as the "Property Owner") recognizes that the Storm Water Facilities (hereinafter referred to as the "Facility" or "Facilities") must be maintained for the development called, Hansen Ranch Phases 1-4, located at 400 N 1100 E, in American Fork City, Utah County, State of Utah; and,

**WHEREAS**, the Property Owner is the owner of the real property more particularly described on the attached Exhibit A to be recorded as the Hansen Ranch Subdivision in the records of the Clerk of the Utah County Recorder's Office (hereinafter referred to as the "Property"); and,

**WHEREAS**, American Fork City (hereinafter referred to as the "City") and the Property Owner, or its administrator, executors, successors, heirs, or assigns, agree that the health, safety, welfare and well-being of the citizens of the City require that the facilities be constructed and maintained on the property; and,

**NOW, THEREFORE**, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

**Section 1**

The Facility or Facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

**Section 2**

The Property Owner, its administrators, executors, successors, heirs, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry.

**Section 3**

In accordance with this Maintenance Agreement, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facility or Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property.

**Section 4**

In the event the City, pursuant to this Maintenance Agreement, performs work outside of dedicated public roadways of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City, upon demand within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's actions.

**Section 5**

The Property Owner, its administrator, executors, successors, heirs, and assigns hereby indemnifies and hold harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences, or claims that might arise or be asserted against the City from the construction, presence, existence or maintenance of the Facility or Facilities by the Property Owner or the existence or maintenance of the Facility or Facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

**Section 6**

This Maintenance Agreement shall be recorded among the deed records of the Clerk of the Utah County Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrator, executors, heirs, assigns and any other successors in interest.

**Section 7**


This Maintenance Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

**Section 8**

Invalidation of any one of the provisions of this Maintenance Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this 6<sup>th</sup> day of July, 2017.

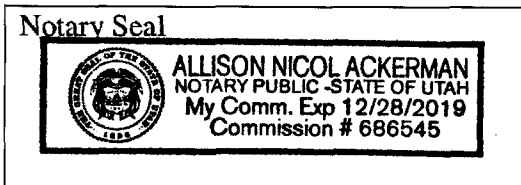
PROPERTY OWNER

  
\_\_\_\_\_

STATE OF Utah )  
COUNTY OF Salt Lake )<sup>S</sup>

On this 6th day of July 2017, personally appeared before me Tray Turner, the VP of Finance, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



Allison Ackerman  
(Signature of Notary)

My Commission Expires: 12/28/2019

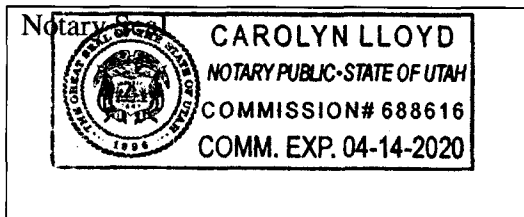
AMERICAN FORK STORM DRAIN  
REPRESENTATIVE

Trent Andrus

STATE OF Utah )  
COUNTY OF Utah )<sup>S</sup>

On this 13th day of July 2017, personally appeared before me Trent Andrus, the Engineer of American Fork City known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.

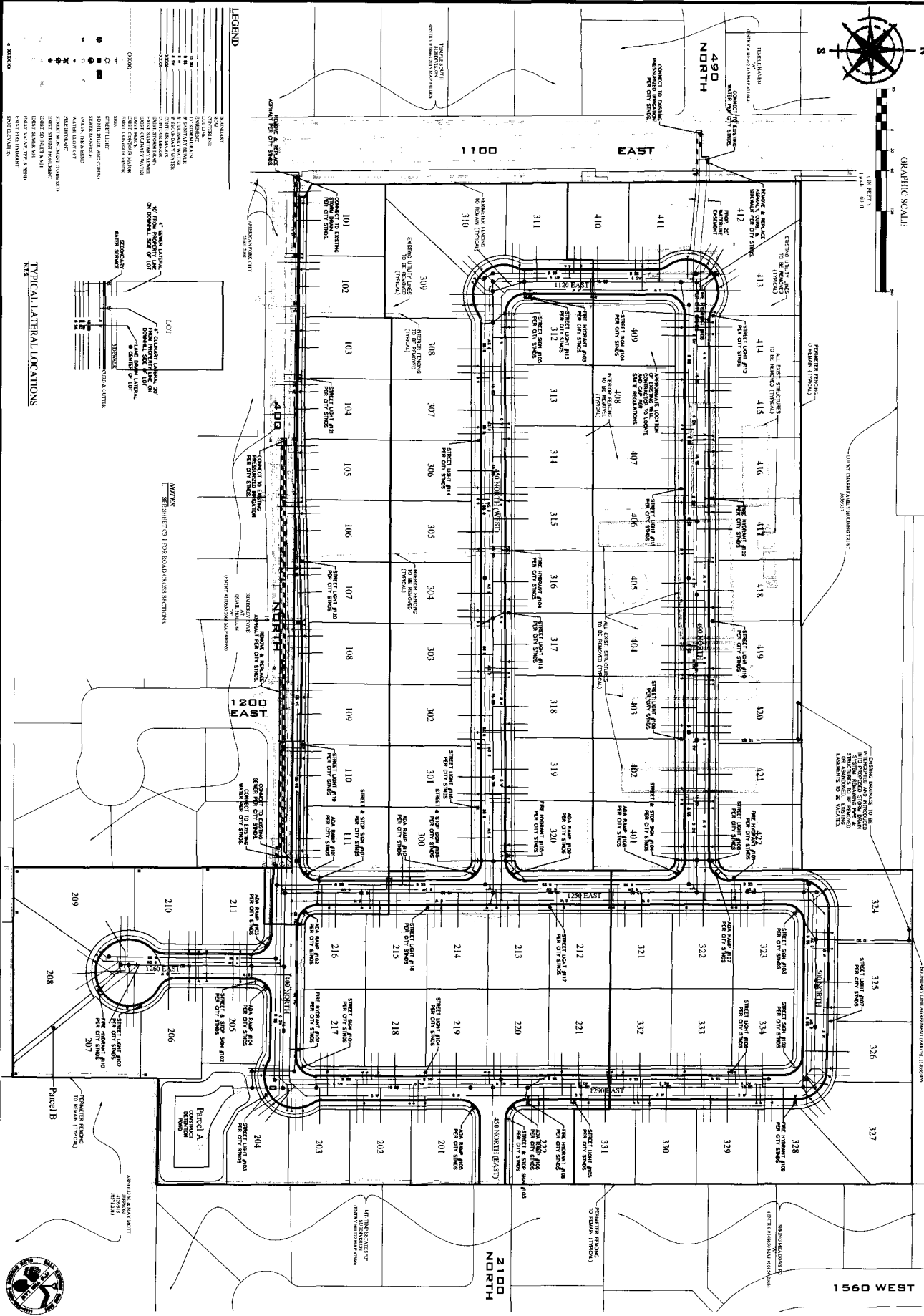


Carolyn Lloyd  
(Signature of Notary)

My Commission Expires: 4-14-2020



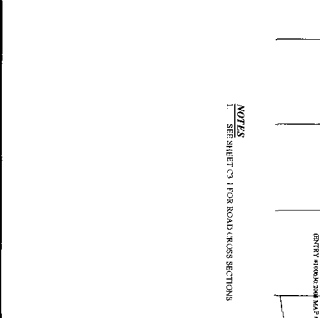
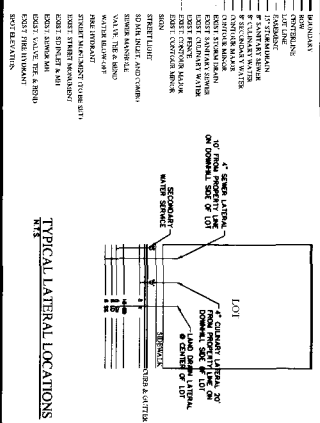
GRAPHIC SCALE  
1" = 30'



**LEGEND**

**BOUNDARIES**  
 --- EXISTING  
 --- PROPOSED  
 --- ALIEN PROPERTY  
 --- RIGHT OF WAY  
 --- EASEMENT  
 --- FLOOD HAZARD ZONE  
 --- 100 YEAR FLOOD HAZARD ZONE  
 --- 500 YEAR FLOOD HAZARD ZONE  
 --- COASTAL FLOOD HAZARD ZONE  
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**UTILITIES**  
 --- EXISTING WATER MAIN  
 --- EXISTING SEWER MAIN  
 --- EXISTING GAS MAIN  
 --- EXISTING TELEPHONE  
 --- EXISTING CABLE  
 --- EXISTING ELECTRICAL  
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**SITE PLAN**  
SCALE: AS SHOWN  
DATE: 11/01/17  
DRAWN BY: [REDACTED]

**REVISION BLOCK**

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# HANSEN RANCH

AMERICAN FORK, UTAH

## SITE PLAN

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 342-0078  
www.focus-utah.com

**EXHIBIT A****Agreed-Upon Legal Descriptions of Parcels affected by this Agreement****PARCEL 1**

A portion of the NW1/4 & SW1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°35'23"E along the 1/4 Section line 2,192.68 feet West ¼ Corner of Section 18, T5S, R2E, SLB&M; thence N0°00'27"E 371.18 feet; thence S89°32'43"E 5.31 feet; thence N0°12'21"W 443.54 feet; thence S89°47'39"W 20.00 feet; thence N0°12'21"W 306.62 feet; thence N89°38'00"E 19.36 feet; thence N0°18'00"W 162.39 feet; thence N89°49'16"E 465.91 feet; thence S0°14'14"E 452.13 feet; thence S0°10'03"E 288.54 feet; thence S0°11'51"E 370.80 feet; thence N89°36'20"W 158.66 feet; thence S0°20'47"W 212.89 feet; thence N89°55'00"W 311.12 feet; thence N0°00'27"E 37.62 feet to the point of beginning.

Contains: 13.42± acres

**PARCEL 2**

A portion of the NW1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°24'54"W along the Section line 789.34 feet and East 1,188.59 feet from the West ¼ Corner of Section 18, T5S, R2E, SLB&M; thence N0°34'57"W 321.24 feet; thence N89°38'00"E 995.76 feet; thence S0°12'21"E 286.62 feet; thence S89°47'39"W 814.93 feet; thence N89°54'55"W 64.00 feet; thence S0°05'05"W 38.32 feet; thence N89°54'55"W 114.52 feet to the point of beginning.

Contains: 6.61± acres

**PARCEL 3**

A portion of the NW1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°24'54"W along the Section line 1,110.58 feet and East 1,187.65 feet from the West ¼ Corner of Section 18, T5S, R2E, SLB&M; thence N0°34'57"W 20.00 feet; thence N89°38'00"E 995.89 feet; thence S0°12'21"E 20.00 feet; thence S89°38'00"W 995.76 feet to the point of beginning.

Contains: 0.46± acres

**PARCEL 4**

A portion of the NW1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°24'54"W along the Section line 789.34 feet and East 1,188.59 feet from the West ¼ Corner of Section 18, T5S, R2E, SLB&M; thence S89°54'55"E 114.52 feet; thence N0°05'05"E 38.32 feet; thence S89°54'55"E 64.00 feet; thence N89°47'39"E 834.93 feet; thence S0°12'23"E 443.54 feet; thence N89°32'43"W 994.12 feet; thence N0°34'54"W 8.34 feet; thence N60°07'01"W 19.72 feet; thence N0°34'57"W 376.44 feet to the point of beginning.

Contains: 10.07± acres