

**WEBER COUNTY SURVEY
MONUMENT IMPROVEMENT AGREEMENT**

PARTIES: The parties to the Monument Improvement Agreement (“Agreement”) are John Lewis
the Developer of the herein described land development project (“Developer”), with a mailing address of
3718 North Wolf Creek Drive, Eden Utah, 84310
and Weber County on behalf of the Weber County Surveyor (“County Surveyor”).

RECITALS

WHEREAS, the Developer has entered the process of developing property within the Weber County (“County”), to be known as Osprey Ranch Phase 1 (the “Development”), which property is shown and described on Exhibit “A” attached hereto; and

WHEREAS, the County seeks to protect the health, safety, and general welfare of the residents of Weber County by requiring the adequate expansion of the survey control systems necessary to provide special control upon which land boundaries, public infrastructure, and real property improvements rely; and

WHEREAS, the purpose of this Agreement is to protect the County from the cost of completing said survey control systems and is not executed for the benefit of any individual, corporation, or entity; and

WHEREAS, the mutual promises, covenants, and obligations contained in this Agreement are authorized by state law and the County’s Ordinance 106-4-1, and 45-6;

THEREFORE, the Parties hereby agree as follows:

DEVELOPER’S OBLIGATIONS

Improvements: The Developer shall construct and install, at his own expense, the monuments as required by the County Surveyor as shown and described on Exhibit “A” attached hereto (the “Improvements”). The Developer’s obligation to complete the Improvements will arise upon execution of this Agreement, independent of any obligations of the County contained herein, and will not be financially conditioned on the commencement of construction in the Development or sale of any lots or improvements within the Development.

Security: To secure the performance of their obligations hereunder, the Developer shall comply with County Ordinance 106-4-3 and 45-6 by depositing with the County Surveyor, on or prior to the date of the execution of this Agreement, the monument construction fees and escrows.

Standards: The Developer shall cause the Professional Licensed Land Surveyor responsible for the land development project to set each monument location and four offset straddles per location to enable proper construction of the Improvements. The monument location shall be installed within 0.07’ plus 50 parts per million from the record locations shown and described on the approved subdivision plat, engineered plans, or construction drawings for the Development described on Exhibit “A” of this agreement. Offset straddles shall be set, one per quadrant, eighteen inches or more from the monument location, in a manner that allows for intersecting lines connecting the straddles to mark the monument location during construction of the Improvements.

The Developer shall cause the Improvements to be constructed by a qualified contractor. The Developer shall cause that the Improvements be constructed according to all the Weber County Public Works Standards Plans SRV1 – SRV7 as applicable.

The Developer shall cause the Professional Licensed Land Surveyor responsible for the land development project to mark the monument cap per Weber County Public Works Standards Plan SRV8.

Completion Periods: The Developer shall install Improvements which meet compliance within a one-year time period, after the asphalt (or other equivalent improvements) is installed. The Developer shall install the asphalt (or other equivalent improvements) within two years from the date of the execution of the Agreement. The Developer shall install Improvements which meet compliance within three years of the execution of the Agreement.

Written Request for Inspections: The Developer shall make a written request for the following two inspections:

- a. When the Developers Professional Licensed Land Surveyor completes setting the locations and offset straddles of all monuments.
- b. When the Improvements have been constructed to the standards and specifications of the Agreement, and the Developers Professional Licensed Land Surveyor has marked the monument cap per Weber County Public Works Standards Plan SRV8.

Non-Compliance: Whenever an inspection reveals that the Improvements do not conform to the standards and specifications required by this Agreement the Developer shall reconstruct the non-compliant Improvements within six months of the written statement of non-compliance.

Events of Default: The following conditions, occurrences or actions will constitute a default by the Developer:

- a. Developer's failure to make a written request for inspection as outlined in the agreement.
- b. Developer's failure to install Improvements which meet compliance within three years of the execution of the Agreement.
- c. Developer's failure to complete construction of the Improvements which meet compliance within one year of the installation of the asphalt (or other equivalent improvements);
- d. Developer's failure to install the asphalt (or other equivalent improvements) within two years from the date of the execution and recordation of the Agreement;
- e. Developer's failure to reconstruct non-compliant Improvements within six months of a written statement of non-compliance;
- f. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer;
- g. Foreclosure of any lien against the Development or a portion of the Development or assignment or conveyance of the Development in lieu of foreclosure.

Forfeited Funds: If the County Surveyor deems the Developer to be in default of any part of the monument improvement agreement the monument construction escrow shall be forfeited and become the property of the County Surveyor to be deposited in the Public Land Corner Preservation Fund.

Compliance with Law: The Developer shall comply with all relevant laws, ordinances, and regulations in effect at the time of the execution and recordation of the Agreement. When necessary to protect the public's health, safety, and general welfare the Developer will be subject to laws, ordinances, and regulations that become effective after said recording of the Agreement and before the completion of Improvements and Notice of Compliance.

Easement Deed: When the Improvements are located outside of a publicly dedicated right of way or easement, the Developer hereby agrees to execute and record an Easement Deed. The Easement Deed shall grant the County Surveyor, his successors, assigns, agents, contractors, and employees a nonexclusive right to access the private property of the Development to conduct future surveying activities on, maintain, or replace the Improvements that are the subject of this agreement and any government survey monument or public land survey government corner locations that may exist on or near the development. The Right of Entry and Perpetual Easement shall run with the land and shall be effective upon recording of the easements with the County Recorder.

Initials

Ownership: The Developer hereby expressly agrees that upon completion and acceptance of the Improvements, that the Improvements automatically become property of the County, or other applicable agency as designated by the location of the Improvements. The Developer hereby expressly agrees that, at the time of completion and acceptance, the Improvements themselves will be entirely owned by the Developer in fee simple and will be free of any liens, encumbrances, or other restrictions, and the Developer will quit claim all ownership, rights, or interest in the Improvements themselves. The quit claim of the Improvements shall not constitute a waiver of the Developers obligation to warranty the improvements for one year.

Warranty: The Developer warrants that all Improvements will be free from defects for a period of one year from the date that the County Surveyor accepts the Improvements by issuing the written statement of compliance.

Burden: The burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors, and assigns of the Developer.

Indemnification: The Developer hereby expressly agrees to indemnify and hold the County Surveyor harmless from and against all claims, costs and liability of every kind and nature, for the injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the development site and elsewhere pursuant to the Agreement. The Developer further agrees to indemnify and hold harmless the County in the event that the County is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer. The Developer is not an agent or employee of the County.

COUNTY SURVEYOR'S OBLIGATIONS

Provided Materials: After the written statement of compliance is issued for the monument locations and offset straddles the County Surveyor shall provide one monument cap and one monument frame and cover (where applicable) for each monument location.

Inspection of Improvements: Upon written request for an inspection by the Developer, the County Surveyor will perform inspections in a timely manner.

Compliance: Where monument locations and offset straddles have been set to the standards and specifications required by this Agreement the County Surveyor shall issue a written statement of compliance in a timely manner. Where Improvements have been built and marked to the standards and specifications required by this Agreement the County Surveyor shall issue a written statement of compliance in a timely manner. Issuance of a Notice of Compliance does not constitute a waiver of the warranty guaranteed by the Developer on the Improvements.

Non-Compliance: Whenever inspection reveals that the Improvements do not comply with the standards and specifications required by this Agreement the County Surveyor will provide a written statement of non-compliance to the Developer in a timely manner.

Refund of Escrow: The County Surveyor shall authorize a release of any remaining escrow deposit in a timely manner after:

- a. all of the Improvements are installed and meet compliance to the times, standards, and specifications required by this Agreement;
- b. any required Easement Deed has been properly executed and recorded in the County Recorder's Office; and
- c. where necessary, the Developer provides adequate documentation that the Improvements installed by the Developer are free of any liens, encumbrances, or other restrictions.

No partial release of escrow funds will be authorized for any partial completion of the Improvements.

Use of Proceeds: All default deposits, forfeitures, fees or penalties shall be deposited in the Public Land Corner Preservation Fund and shall be used only as authorized by UCA § 17-23-19.

Measure of Damages: The measure of damages for breach of this Agreement will be the reasonable cost of

completing the Improvements. For Improvements upon which construction has not begun, the amount of escrow funds on deposit with the County Surveyor will be prima facie evidence of the minimum cost of construction; however, neither that amount nor the amount of the escrow establishes the maximum amount of the Developer's liability which may include, but not limited to, survey costs, as established by the County Surveyor, to retrace and locate the position of the unfinished Improvements. The County Surveyor will be entitled to complete all Improvements at the time of default regardless of the extent to which Improvements have been installed or whether installation ever commenced.

No Waiver: No Waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision. The waiver of any default under this Agreement shall not be deemed a waiver of any subsequent default or defaults of the same type. The County's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any Improvement.

Amendment or Modification: The parties to the Agreement may amend or modify this Agreement only by written instrument executed by the County Surveyor, or his authorized agent, and by the Developer, or his authorized agent. Such amendment or modification will be properly notarized before it may be effective.

Vested Rights: The County does not warrant by this Agreement that the Developer is entitled to any other approvals required by the County, if any, before the Developer is entitled to commence development of the Development or to transfer ownership of property in the Development.

Third Party Rights: No person or entity who or which is not a party to the Agreement will have any right of action under this Agreement, except that if the County does not exercise its rights within 60 days following knowledge of an event of default, a purchaser of a lot or home in the Subdivision may bring an action in mandamus to compel the County to exercise its rights.

Scope: This Agreement constitutes the entire agreement between the parties and no statements, promises or inducements that are not contained in this Agreement will be binding on the parties.

Time: For the purpose of computing the time periods for County action, such times in which civil disaster, acts of God, or extreme weather conditions occur or exist will not be included if such times prevent the Developer or County Surveyor from performing their obligations under the Agreement.

Severability: If any part, term or provision of the Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

Notice of Default: Any notice of default required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows. Release of the escrow deposit will only be made to the Developer and shall be sent to the address as follows:

If to Developer:

If to County:

Attn: County Surveyor
Weber Center Surveyor's Office
2380 Washington Blvd. Ste 370
Ogden, Utah 84401

Recordation: It is the intent of the Parties that this Agreement encumbers only the property shown and described on Exhibit "A". Either Developer or County may record a copy of this Agreement in the County Recorder's Office.

Immunity: Nothing contained in this agreement constitutes a waiver of the county's sovereign immunity under any applicable state law.

Personal Jurisdiction and Venue: Personal jurisdiction and venue for any civil action commenced by either party to this Agreement whether arising out of or relating to the Agreement will be deemed to be proper only if such action is commenced in the District Court for Weber County. The Developer expressly waives his right to bring

such action in or to remove such action to any other court whether state or federal.

Dated _____ day of _____ 20____.

Developer: _____

INDIVIDUAL ACKNOWLEDGMENT

State of Utah)

ss

County of Weber)

On the _____ day of _____ A.D. 20____

personally appeared before me _____ the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

Residing at: _____, Utah

CORPORATE ACKNOWLEDGMENT

State of Utah)

ss

County of Weber)

On the _____ day of _____ A.D. 20____

personally appeared before me _____ duly sworn, did say that he/she is the _____ of _____, the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.

Notary Public

Residing at: _____, Utah

EXHIBIT A

Legal Description of the Development

PHASE 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST AND A PART OF THE NORTH HALF OF SECTIONS 3 AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°22'52" EAST 1323.89 FEET ALONG THE EAST LINE OF SAID SECTION 33 FROM THE SOUTHEAST CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°22'52" WEST 672.71 FEET; THENCE NORTH 70° 00'53" WEST 107.12 FEET; THENCE SOUTH 10°11'47" WEST 178.55 FEET; THENCE SOUTH 05°08'51" EAST 152.07 FEET; THENCE SOUTH 00°17'39" WEST 360.00 FEET; THENCE SOUTH 89°19'35" EAST 1690.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 26°32'40" EAST 650.08 FEET; (2) SOUTH 36°16'03" EAST 1586.42 FEET; (3) ALONG THE ARC OF A 1530.00 FOOT RADIUS CURVE TO THE RIGHT 383.09 FEET, HAVING A CENTRAL ANGLE OF 14°20'46", CHORD BEARS SOUTH 26°16'20" EAST 382.09 FEET; (4) SOUTH 19°05'57" EAST 476.77 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 90°00'00" WEST 4460.96 FEET; THENCE NORTH 00°15'53" EAST 1349.11 FEET; THENCE NORTH 45°00'00" EAST 160.42 FEET; THENCE NORTH 00°00'00" EAST 161.54 FEET; THENCE NORTH 53°49'45" EAST 44.12 FEET; THENCE ALONG THE ARC OF A 179.14 FOOT RADIUS CURVE TO THE RIGHT 47.39 FEET, HAVING A CENTRAL ANGLE OF 15°09'30", CHORD BEARS NORTH 21°33'54" WEST 47.26 FEET; THENCE NORTH 13°59'09" WEST 122.80 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT 118.61 FEET, HAVING A CENTRAL ANGLE OF 55°42'17", CHORD BEARS NORTH 41°50'18" WEST 114.00 FEET; THENCE NORTH 69°41'26" WEST 7.86 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 16.92 FEET, HAVING A CENTRAL ANGLE OF 02°57'23", CHORD BEARS NORTH 71°10'07" WEST 16.92 FEET; THENCE NORTH 00°15'55" EAST 780.64 FEET ALONG THE EAST LINE OF LOT 2 OF SECTION TOWNSHIP 6 NORTH, RANGE 1 EAST AND ITS PROJECTION; THENCE ALONG THE ARC OF A 120.68 FOOT RADIUS CURVE TO THE LEFT 63.53 FEET, HAVING A CENTRAL ANGLE OF 30°09'48", CHORD BEARS NORTH 78°44'38" WEST 62.80 FEET; THENCE ALONG THE ARC OF A 167.15 FOOT RADIUS CURVE TO THE RIGHT 101.44 FEET, HAVING A CENTRAL ANGLE OF 34°46'15", CHORD BEARS NORTH 73°52'07" WEST 99.89 FEET; THENCE NORTH 89°30'41" WEST 483.94 FEET; THENCE NORTH 00°11'58" EAST 1283.62 FEET; THENCE SOUTH 89°28'52" EAST 1965.83 FEET TO THE POINT OF BEGINNING. CONTAINING 283.839 ACRES.