



\*W2895904\*

Mail Tax Notices To:

**DJM 20, LLC**  
**1338 South Foothill Drive #314**  
**Salt Lake City, Utah 84108**  
**92534-AH**

E# **2895904** PG 1 OF 7  
Leann H. Kilts, WEBER COUNTY RECORDER  
19-Dec-17 11:12 AM FEE \$22.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

APNs: 12-029-0063 and 12-029-00694

*(Space above for Recorder's Use Only)*

## **BOUNDARY LINE AGREEMENT**

THIS BOUNDARY LINE AGREEMENT (“**Agreement**”) is made and entered into this 19<sup>th</sup> day of December 2017, by and between DJM 17, LLC, a Utah limited liability company (“**DJM 17**”), and DJM, 20, LLC, a Utah limited liability company (“**DJM 20**”). DJM 17 and DJM 20 are sometimes referred to herein collectively as the “**Parties,**” and individually as a “**Party.**”

### **RECITALS:**

A. DJM 17 is the current owner in fee title of that certain property located in Weber County, State of Utah designated as Parcel Identification Number 12-029-0063 (the “**DJM 17 Property**”), which is more particularly described on Exhibit A, attached hereto and incorporated herein.

B. DJM 20 is the current owner in fee title of that certain property located in Weber County, State of Utah adjacent to, and in part, directly South and West of, the DJM 17 Property, designated as Parcel Identification Number 12-029-0064 (the “**DJM 20 Property**”), which is more particularly described on Exhibit B, attached hereto and incorporated herein.

C. The Parties became aware, based on a prior boundary agreement and current legal descriptions for both the DJM 17 Property and the DJM 20 Property, the boundary lines may not correctly line up potentially causing a boundary overlap.

D. For the avoidance of doubt and to establish the correct location of the adjoining boundary lines between the DJM 17 Property and the DJM 20 Property, the Parties desire to enter into this Agreement and use the legal description attached hereto and incorporated herein as Exhibit C (the “**New Boundary Line**”).

### **TERMS AND CONDITIONS**

NOW THEREFORE, for the considerations of mutual agreement, \$10.00, and other good and valuable considerations of the Parties, the receipt and sufficiency of which are hereby conclusively acknowledged, and for the purpose of permanently establishing the common legal and physical boundary line between the DJM 17 Property and the DJM 20 Property, each as described herein, it is hereby agreed as follows:

1. **Boundary Line.** DJM 17 and DJM 20 hereby agree and acknowledge that the boundary lines between the DJM 17 Property and the DJM 20 Property is the New Boundary Line as set forth in Exhibit C.

2. **Quitclaim.** DJM 17 does hereby remise, release and quitclaim unto DJM 20 all property lying South and West of the DJM 17 Property boundary line and DJM 20 does hereby remise, release and quitclaim unto DJM 17 all property lying North and East of the DJM 20 Property boundary line.

3. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah, without regard to conflict of laws principles. Venue for any legal proceedings shall be in Weber County, Utah.

4. **Recording.** This Agreement shall be recorded with the Recorder's office of Weber County.

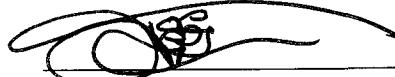
5. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

*[signatures and acknowledgments on the following page]*

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first above written.

**DJM 17:**            **DJM 17, LLC,**  
                                 a Utah limited liability company

By: Diamond J. Management, LLC,  
a Utah limited liability company,  
its Manager



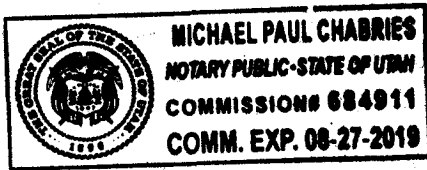
By: Joe Jepson, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19<sup>th</sup> day of December 2017, personally appeared before me Joe Jepson, who acknowledged himself to be the Manager of Diamond J. Management, LLC, a Utah limited liability company, Manager of DJM 17, LLC and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public

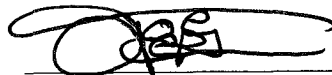


*[signatures and acknowledgments continued on the following page]*

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first above written.

**DJM 20:**            **DJM 20, LLC,**  
                                 a Utah limited liability company

By: Diamond J. Management, LLC,  
a Utah limited liability company,  
its Manager

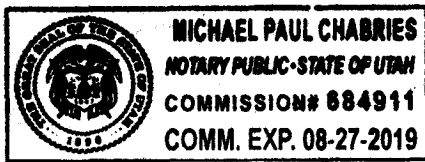


By: Joe Jepson, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of December, 2017, personally appeared before me Joe Jepson, who acknowledged himself to be the Manager of Diamond J. Management, LLC, a Utah limited liability company, Manager of DJM 20, LLC and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public

**Exhibit A**

## (Legal Description of DJM 17, LLC Property)

All of Lots 26 through 32, Block 4, CROPSEY ADDITION, Ogden City, Weber County, Utah, and part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows (basis of bearing is North 89°09'45" West 1242.41 feet between the centerline monuments located at Orchard Avenue and Cook Street and Adams Avenue and Cook Street):

Beginning at the intersection of the North right of way line of 1st Street and the East right of way line of Jefferson Avenue, said point being 821.60 feet East and 882.98 feet South (partie) from the Northwest corner of said quarter section and running thence North 89°09'45" West along the North line of said 1st Street 203.97 feet; thence North 00°58'00" East along the West line of said Lot 31, Cropsey Addition 132.50 feet; thence South 89°09'45" East along the centerline of a vacated alley 15.00 feet; thence North 00°58'00" East to and along the West line of said Lot 32, Cropsey Addition 130.29 feet to the South line of the Ogden Weber Applied Technology Center property and a chainlink fence in a concrete wall; thence South 89°11'06" East along said South line and fence 476.66 feet to a chainlink line fence running North and South; thence South 01°16'26" West along said fence and its projection being the West line of the East 115.00 feet of Lot 36, Meadow Homes Subdivision No. 2 as recorded with the Weber County Recorder (Note: subdivision rotated to found centerline monumentation) 146.05 feet; thence North 89°08'46" West along the North line of Lot 35, said subdivision and chainlink fence in concrete 53.56 feet to the Northwest corner of said lot; thence South 00°58'59" West along the West line of said subdivision (Lots 32 - 35) 249.94 feet; thence North 89°09'45" West 46.36 feet to a fence in a concrete retaining wall; thence North 18°38'52" West along said fence and wall 84.35 feet; thence North 48°03'21" West along a chain link fence in concrete 28.96 feet to a fence corner; thence North 88°33'43" West along a fence in a concrete curb wall 136.72 feet to the East right of way line of Jefferson Avenue; thence North 00°54'19" East 33.00 feet along said East line to the point of beginning.

Parcel Identification No. 12-029-0063

**Exhibit B**

(Legal Description of DJM 20, LLC Property)

Part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North 89°02' West 1813.06 feet, South 00°58' West 917.82 feet and South 89°09'45" East 39.29 feet from the Northeast corner of said quarter section, said point is also South 89°09'45" East 39.29 feet from the intersection of the centerline of First Street and Jefferson Avenue; running thence South 89°09'45" East 149.44 feet; thence South 57°08' East 11.16 feet; thence South 21°53' East 102.00 feet; thence North 89°09'45" West to the line of Jefferson Ave; thence North 00°58' East 100.00 feet; thence South 89°09'45" East 9.29 feet to beginning.

Parcel Identification No. 12-029-0064

## EXHIBT C

### Fence Line Agreement

Part of the Northwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah.

Beginning at a point on the East line of Jefferson Avenue, being on an existing fence line, and being 33.00 feet South  $89^{\circ}09'45''$  East to said East line from the Ogden City brass cap monument at the intersection of 1<sup>st</sup> Street and Jefferson Avenue (Basis of bearings for this description is South  $89^{\circ}09'45''$  East between the Ogden City brass cap monuments in 1<sup>st</sup> street at the intersections of Adams Avenue and Jefferson Avenue); said point of beginning also being 821.60 feet East, 862.98 feet South to said East line of Jefferson Avenue, and 33.00 feet South  $0^{\circ}56'11''$  West along said East line from the Northwest corner of said Section 16, and running thence three courses along said existing fence line as follows: (1) South  $88^{\circ}33'43''$  East 133.10 feet; (2) South  $48^{\circ}03'21''$  East 29.02 feet; and (3) South  $18^{\circ}38'52''$  East 84.35 feet to an existing fence corner, from which the point of beginning bears North  $60^{\circ}31'19''$  West 208.62 feet.

12-15-17