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WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

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05/05/2021 01:31 PM \$0.00
Book - 11169 Pg - 4765-4775
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CO REAL ESTATE
SUITE S3-110
BY: GGA, DEPUTY - MA 11 P.

Space above for County Recorder's use

*Tax Serial No's: 15-23-328-015
County Project: Surplus Canal
Surveyor W.O.: SU20160226
Real Estate No.: 3750.034*

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement (this "Agreement") is between Salt Lake County, a body politic and corporate of the State of Utah (the "County"), and Maxfield Beardsley, LLC., a Utah limited liability company (the "Maxfield").

RECITALS

A. County is the recorded owner of certain real property located at approximately 1050 West Beardsley Place, Salt Lake City, Utah, being part of the Jordan River and Surplus Canal, and more fully described in Exhibit A ("County Parcel"); and

B. Maxfield is the recorded owner of that parcel of real property located at 1012 West Beardsley Place (Parcel No. 15-23-328-015), Salt Lake City, Utah and more fully described in Exhibit B ("Maxfield Parcels"); and

C. Whereas the above-named parties desire to eliminate any discrepancy in title as pertaining to the boundary and division line between the County Parcel and the Maxfield Parcel and to mutually agree upon and establish the common boundary as shown on that Record of Survey plat filed as S2021-03-0128 and described in Exhibit C ("Common Boundary Line").

AGREEMENT

Now therefore, the above-named parties mutually agree that the boundary line as described shall constitute the boundary and division line between the respective parcels of land, and

Furthermore, in consideration of the mutual benefits brought by this agreement, the parties hereby claim title to their respective parcels of land only up to the above described boundary line and do hereby quit-claim each to the other any right, title and interest the respective party has in and to lands of the other party extending in and beyond the above described boundary line.

This instrument constitutes an exchange of title in accordance with Section 57-1-45 of the Utah Code.

The legal descriptions of the parcels following modification by this proposed boundary line agreement are described in Exhibit E ("New Descriptions").

OWNER'S AFFIDAVIT

This document is made and executed this 20 day of APRIL, 2021.

Salt Lake County, the owner(s) of record of the Jordan River and Surplus Canal and Maxfield Beardsley, LLC., the owner(s) of record of Parcel Number 15-23-328-015, do hereby acknowledge and consent to the boundary line agreement.

SALT LAKE COUNTY

Kimberly Barrow
Mayor of Designee

Sherrin Swenson
Clerk or Designee

MAXFIELD BEARDSLEY, LLC.

Jonny & Maxfield, manager
OWNER

[Acknowledgements on following page]

APPROVED AS TO FORM
District Attorney's Office

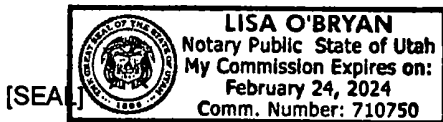
By: R. Christopher Preston
Attorney

R. CHRISTOPHER PRESTON

Date: 4/26/2021

STATE OF UTAH)
)ss
County of Salt Lake)

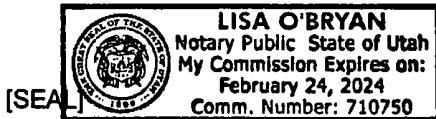
On this 5 day of May, 2021, personally appeared before me Kimberly Barnett
who being duly sworn did say that (s)he is the Associate Deputy Mayor of Salt Lake County, Office
of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.



Lisa O'Bryan
NOTARY PUBLIC
Residing in Salt Lake County

STATE OF UTAH)
) ss
County of Salt Lake)

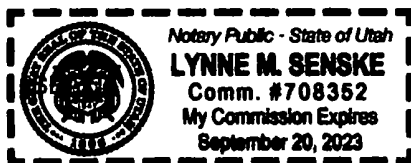
On this 4 day of May, 2021, personally appeared before me Sherrie Swensen
who being duly sworn, did say that she is the CLERK of Salt Lake County and that the foregoing
instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT
LAKE COUNTY COUNCIL



Lisa O'Bryan
NOTARY PUBLIC
Residing in Salt Lake County

STATE OF UTAH)
) ss
County of Salt Lake)

On the date first above written personally appeared before me Larry C. Maxfield, and
Manager, who, being by me duly sworn said that he/she/they is/are the
Manager and _____ of Maxfield
Beardsley LLC, a Utah limited liability company, and that the within and foregoing instrument was signed
in behalf of said company by authority of its Operating Agreement, and said He
and _____ acknowledged to me that said company executed the same.



Lynne M Senske
NOTARY PUBLIC
Residing in Salt Lake County

EXHIBIT A
"County Parcel"

An entire tract of land described in that Quitclaim Deed recorded July 16, 1959 as Entry No. 1665078 in Book 1632, at Page 96 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest, Northwest, Northeast, and Southeast Quarters of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Jordan River

Following generally along the East and North Side of the loop traverse line between stations 1 + 50 ± (loop traverse line) and station 69 + 40 ± (Main traverse line) containing 8.82 Acres.

Also, Station 11 + 50 to 15 + 30 meandering to a point about 150 feet East of the East Right of Way line and between station containing .90 Acres.

Also, 16 + 00 to 21 + 00 running to about 400 feet West of West Right of Way between Stations containing 1.52 Acres.

Also, 24 + 30 to 28 + 30 Left of West Right of Way containing .85 Acres.

Also, 35 + 00 to 37 + 50 between stations East of East Right of Way line. .46 Acres.

Also, all existing Jordan River channel within the Jordan River Easement lines between Twenty-First (2100) South and Station 0 + 00.

Stationing refers to U. S. Army Corps of Engineer's Jordan River - Surplus Canal Project Survey.

EXHIBIT B
"Maxfield Parcels"

Parcel No. 1 (15-23-328-015) 1012 West Beardsley Place

An entire tract of land described in that Special Warranty Deed recorded January 26, 2009 as Entry No. 10605427 in Book 9677, at Page 4848 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest, Northwest, Northeast, and Southeast Quarters of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

PARCEL NO. 1:

BEGINNING at a point on the North line of BEARDSLEY PLACE (2480 South), said point being North 00 Degrees 07' 00" East 2704.67 feet and South 89 Degrees 26' 30" West 1988.53 feet and South 00 Degrees 33' 30" East 550.00 feet and South 89 Degrees 26' 30" West 751.24 feet from the Southeast corner of Section 23, township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89 Degrees 26' 30" West along said North line 30.00 feet; thence North 74 Degrees 21' 38" West 60.00 feet to a point on a curve to the left, the radius point of which is North 74 Degrees 21' 38" West 690.98 feet; thence Northerly along the arc of said curve and through a central angle of 15 Degrees 54' 32", 191.86 feet to point of tangency; thence North 00 Degrees 16' 10" West 234.41 feet to a point of a 841.00 foot radius curve to the right; thence Northerly along the arc of said curve and through a central angle of 15 Degrees 57' 21", 234.20 feet; thence South 89 Degrees 54' 18" East 474.20 feet; thence South 24 Degrees 59' 00" West 75.00 feet; thence South 89 Degrees 26' 30" West 234.80 feet; thence South 07 Degrees 55' 30" West 95.80 feet; thence South 83 Degrees 17' 30" West 73.30 feet; thence South 02 Degrees 59' 46" West 196.10 feet; thence North 87 Degrees 00' 14" West 92.28 feet; thence South 00 Degrees 16' 10" East 100.00 feet to appoint of a 740.98 foot radius curve to the right; thence Southerly along the arc of said curve and through a central angle of 13 Degrees 08' 59", 170.06 feet; thence South 77 Degrees 07' 11" East 31.33 feet; thence South 00 Degrees 33' 30" East 30.00 feet to the point of BEGINNING.

PARCEL NO. 2:

A right of way for ingress and egress over the following described property:

BEGINNING at a point on the North line of Beardsley Place (2480 South), said point being North 00 Degrees 07' 00" East 2704.67 feet and South 89 Degrees 26' 30" West 1988.53 feet and South 00 Degrees 33' 30" East 550.00 feet and South 89 Degrees 26' 30" West 709.76 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence South 89 Degrees 26' 30" West along said North line 30.17 feet; thence North 05 Degrees 25' 20" East 147.46 feet; thence North 25 Degrees 31' 00" East 120.31 feet; thence North 02 Degrees 59' 46" East 145.20 feet; thence South 65 Degrees 01' 40" East 85.47 feet; thence South 25 Degrees 31' 00" West 249.94 feet; thence South 05 Degrees 25' 20" West 139.00 feet to the point of BEGINNING.

PARCEL NO. 3:

A right of way for ingress and egress over the following described property:

BEGINNING at a point North 00 Degrees 07' 00" East 2704.67 feet and South 89 Degrees 26' 30" West 1988.53 feet and South 00 Degrees 33' 30" East 550.00 feet and South 89 Degrees 26' 30" West 739.93 feet and North 5 Degrees 25' 20" East 147.46 feet and North 25 Degrees 31' East 120.31 feet and North 2 Degrees 59' 46" East 25.41 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 87 Degrees 00' 14" West 91.14 feet; thence North 0 Degrees 16' 10" West 20.03 feet; thence South 87 Degrees 00' 14" East 92.28 feet; thence South 2 Degrees 59' 46" West 20.00 feet to the point of BEGINNING.

Tax ID No: 15-23-328-015

EXHIBIT C
"Common Boundary Line"

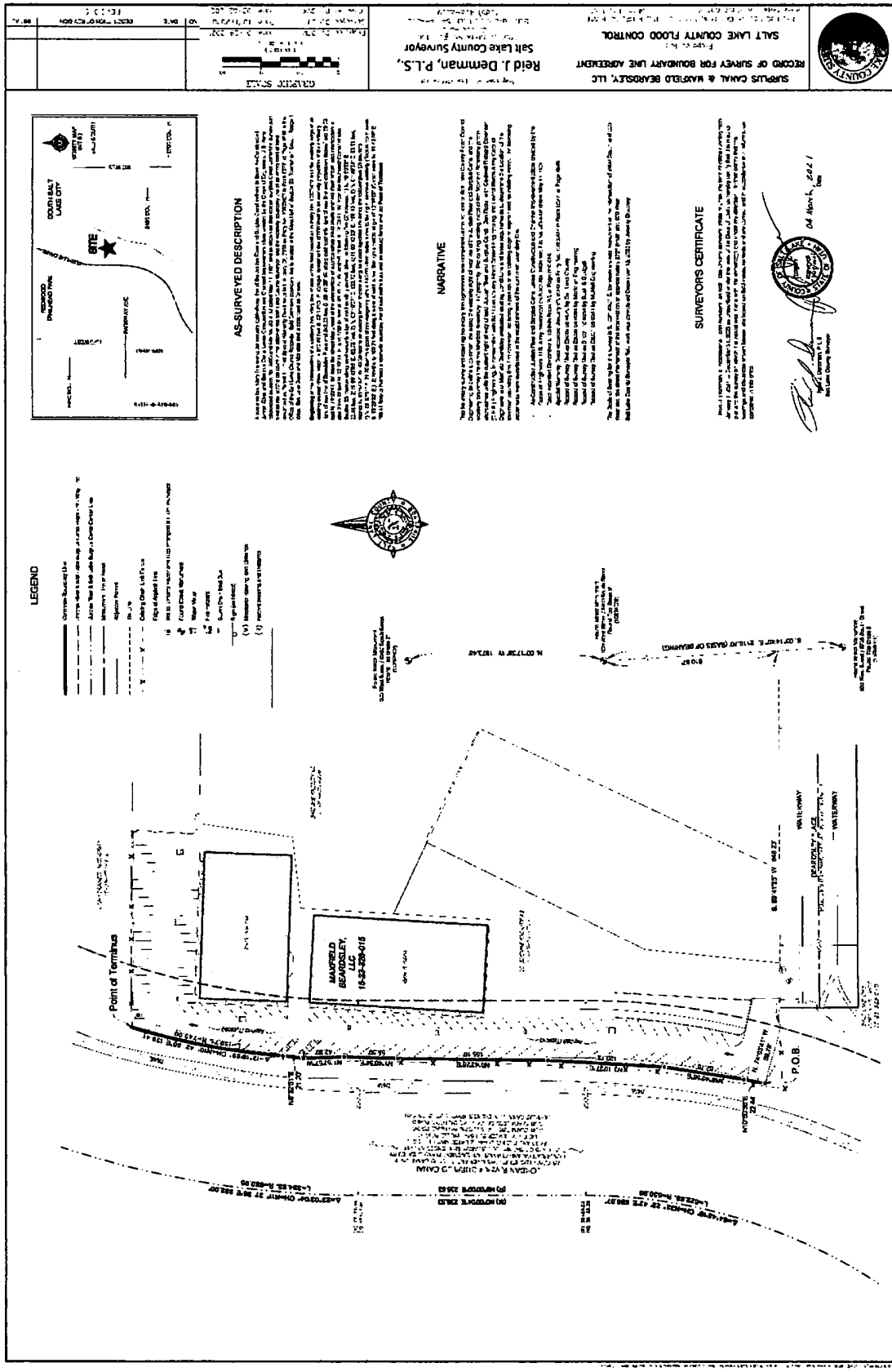
A common boundary line along the easterly right-of-way line of the Jordan River and Surplus Canal defined in those As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor, and the westerly boundary line of an entire tract of land described as Parcel 1 in that Special Warranty Deed recorded January 26, 2009 as Entry No. 10605427 in Book 9677, at Page 4848 in the Office of the Salt Lake County Recorder. Said Common boundary line is located in the West Half of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of a southerly boundary line of said entire tract described in Entry No. 10605427 and the westerly edge of an existing asphalt drive, which is 510.67 feet S. 03°14'40" E. along a monument line of 900 West to an easterly projection of the northerly right of way line of Beardsley Place and 846.23 feet S. 89°41'25" W. along said northerly right of way line and extension thereof and 59.78 feet N. 74°03'41" W. from the Street Monument at the intersection of approximately 2400 South and 900 West Street, said intersection is also 2155.82 feet N. 00°22'11" E. and 2762.67 feet S. 89°41'25" W. and 59.78 feet N. 74°03'41" W. from the Southeast Corner of said Section 23; thence along said westerly edge of said existing asphalt drive the following five (5) courses: 1) N. 10°50'56" E. 22.44 feet; 2) N. 08°45'56" E. 82.75 feet; 3) N. 03°10'27" E. 120.72 feet; 4) N. 00°43'25" E. 155.10 feet; 5) N. 01°46'34" E. 55.56 feet; thence N. 01°57'57" W. 42.39 feet to an existing fence; thence along said existing chain link fence the following two (2) courses: 1) N. 06°32'51" E. 21.20 feet to a point of non-tangency with a 745.00 – foot radius curve to the right, concave easterly (Radius point bears S. 85°25'33" E.); 2) Northerly 159.71 feet along the arc of said curve, through a central angle of 12°16'59" (Chord bears N. 10°42'56" E. 159.41 feet) to intersect a northerly boundary line of said entire tract and an existing fence and the **Point of Terminus**.

EXHIBIT "D": By this reference, made a part hereof.

BASIS OF BEARING: S. 03°14'40" E. between a street monument at the intersection of 2400 South / 900 West (Mon # 15234002) and a street monument at the intersection of approximately 2725 South / 900 West (Mon # 15234001)

EXHIBIT D



ATTACHMENT E
"New Descriptions"

NEW Parcel No. 1 (15-23-328-015) 1012 West Beardsley Place

Record Owner(s): Maxfield Beardsley LLC

Described as:

A parcel of land being part of an entire tract described in that Warranty Deed recorded September 6, 1991 as Entry No. 10605427 in Book 9677, at Page 4848 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast, Northwest, Southwest and Southeast Quarters of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a southeasterly corner of said entire tract at a point on the northerly right of way line of Beardsley Place (2480 South) Road Dedication recorded September 17, 1975 as Entry No. 2743219 in Book 75-9 of Plats, at Page 141 in the Office of said Recorder; which is 510.67 feet S. 03°14'40" E. along a monument line of 900 West Street to an easterly projection of said northerly right of way line of Beardsley Place and 816.23 feet S. 89°41'25" W. along said northerly right of way line and easterly projection from the Street Monument at the intersection of approximately 2400 South and 900 West Street, said corner is also 2155.82 feet N. 00°22'11" E. and 2732.67 feet S. 89°41'25" W. from the Southeast Corner of said Section 23; thence S. 89°44'27" W. 30.00 feet along the northerly right of way line and westerly extension thereof; thence N. 74°03'41" W. 59.78 feet to the intersection of a southerly boundary line of said entire tract and the westerly edge of existing asphalt drive; thence along said westerly edge of said existing asphalt drive the following five (5) courses: 1) N. 10°50'56" E. 22.44 feet; 2) N. 08°45'56" E. 82.75 feet; 3) N. 03°10'27" E. 120.72 feet; 4) N. 00°43'25" E. 155.10 feet; 5) N. 01°46'34" E. 55.56 feet; thence N. 01°57'57" W. 42.39 feet to an existing fence; thence along said existing fence the following two (2) courses: 1) N. 06°32'51" E. 21.20 feet to a point of non-tangency with a 745.00 – foot radius curve to the right, concave easterly (Radius bears S. 85°25'33" E.); 2) Northerly 159.71 feet along the arc of said curve, through a central angle of 12°16'59" (Chord bears N. 10°42'56" E. 159.41 feet) to an existing fence; thence S. 89°36'21" E. 475.39 feet (Record = S. 89 Degrees 54'18" East 474.20 feet); thence S. 25°16'57" W. (Record = South 24 Degrees 59'00" West) 75.00 feet; thence S. 89°44'27" W. (South 89 Degrees 26'30" West) 234.80 feet; thence S. 08°13'27" W. (Record = South 07 Degrees 55'30" West) 95.80 feet; thence S. 83°35'27" W. (Record = South 87 Degrees 17'30" West) 73.30 feet; thence S. 03°17'43" W. (Record = South 02 Degrees 59'46" West) 196.10 feet; thence N. 86°42'17" W. (Record = North 87 Degrees 00'14" West) 92.28 feet; thence S. 00°01'47" W. (Record = South 00 Degrees 16'10" East) 100.00 feet to a point of tangency with a 740.98 foot radius curve to the right, concave westerly; thence Southerly 170.06 feet along the arc of said curve, through a central angle of 13°08'59" (Chord bears S. 06°36'17" W. 169.69 feet); thence S. 76°49'14" E. (Record = South 77 Degrees 07'11" East) 31.33 feet; thence S. 00°15'33" E. (Record = South 00 Degrees 33'30" East) 30.00 feet to the **Point of Beginning.**

The above described parcel of land contains 101,791 square feet in area or 2.336 acres more or less.

ALSO,

A right of way for ingress and egress over the following described property:

BEGINNING at a point on the North line of Beardsley Place (2480 South), said point being North 00 Degrees 07' 00" East 2704.67 feet and South 89 Degrees 26' 30" West 1988.53 feet and South 00 Degrees 33' 30" East 550.00 feet and South 89 Degrees 26' 30" West 709.76 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence South 89 Degrees 26' 30" West along said North line 30.17 feet; thence North 05 Degrees 25' 20" East 147.46 feet; thence North 25 Degrees 31' 00" East 120.31 feet; thence North 02 Degrees 59' 46" East 145.20 feet; thence South 65 Degrees 01' 40" East 85.47 feet; thence South 25 Degrees 31' 00" West 249.94 feet; thence South 05 Degrees 25' 20" West 139.00 feet to the point of BEGINNING.

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AND,

New Surplus Canal Parcel

Record Owner(s): Salt Lake County, a body corporate and politic of the State of Utah

Described as:

A parcel of land lying westerly of a common boundary line between the easterly right-of-way line of the Jordan River and Surplus Canal defined in those As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor, and the westerly boundary line of an entire tract of land described as Parcel 1 in that Special Warranty Deed recorded January 26, 2009 as Entry No. 10605427 in Book 9677, at Page 4848 in the Office of the Salt Lake County Recorder. Said Common boundary line is located in the West Half of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

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