



WHEN RECORDED, RETURN TO:

David E. Wilde & Debra A. Wilde, Trustees  
P.O. Box 560  
Coalville, UT 84017

APN(s): CT-382-A-1  
CT-382-A-2

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (this "Agreement"), is made and entered into as of the signature date written below by DAVID ELLIOT WILDE, as Trustee of the David Elliot Wilde Revocable Trust as to an undivided 1/2 interest in the Parcels [defined below]; and DEBRA A. WILDE, as Trustee of the Debra A. Wilde Revocable Trust as to an undivided 1/2 interest in the Parcels (collectively, "Owner"), whose address is stated above, as the owner of the Parcels in their existing configuration, and as the owner of the Parcels in their after-adjusted configuration, as described herein.

TRUST  
7-16-1998

TRUST  
7-16-1998

RECITALS

- A. Owner owns two adjacent parcels of real property in fee simple located in Coalville City, Summit County, State of Utah (each a "Parcel" and collectively, the "Parcels");
- B. The existing configuration of each of the Parcels is more particularly described on Exhibit A attached hereto and incorporated hereby;
- C. Owner desires to enter into this Agreement for the purpose of effectuating a parcel boundary adjustment between the Parcels in accordance with *Utah Code Ann.* § 10-9a-524; and
- D. The agreed upon common boundary lines among the Parcels (collectively, the "Agreed Boundary Lines") are described on Exhibit B, attached hereto and incorporated hereby, which also sets forth the adjusted Parcel boundaries for each of the two Parcels.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner states, conveys, declares, and agrees as follows:

- 1. Boundary Lines. The Agreed Boundary Lines described on Exhibit B are declared to be the true common boundary lines between the Parcels following the parcel boundary adjustment contemplated in this Agreement.
- 2. Quitclaim Conveyance. Owner hereby quitclaims to Owner any and all of its rights, title, and interest, including appurtenances, in and to any real property lying within the Parcels as necessary to effectuate the Agreed Boundary Lines.
- 3. Record of Survey Map. In accordance with *Utah Code Ann.* § 10-9a-524(2)(c), the file number of the record of survey map depicting the Agreed Boundary Lines that Owner has prepared and filed with the office of the Summit County surveyor in conjunction with this Agreement is Document No. S0010533 (the "Record of Survey").

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, specifically *Utah Code Ann.* §§ 10-9a-524 and 57-1-45.

5. Entire Agreement. This Agreement and the Record of Survey constitute the entire agreement of Owner pertaining to the subject matter contained in this Agreement. Except for this Agreement and the Record of Survey, all prior and contemporaneous agreements, representations and understandings of Owner, oral or written, are superseded by and merged in this Agreement. The recitals set forth in the beginning of this Agreement and exhibits attached hereto are incorporated herein.

6. Authority. Each signatory of this Agreement represents that he/she/it has all necessary authority to enter into this Agreement and that no other approvals or signatures are needed to give effect to the agreements set forth herein.

*[Signature Page Follows]*

WITNESS the hands of said Owner as of this 27 day of August 2021.

**OWNER:**

**THE DAVID ELLIOT WILDE REVOCABLE TRUST**

By: David Elliot Wilde - Trustee  
Name: David Elliot Wilde, Trustee

7-16-98

**THE DEBRA A. WILDE REVOCABLE TRUST**

By: Debra A. Wilde  
Name: Debra A. Wilde, Trustee

7-16-98

STATE OF Utah )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 27 day of August 2021, by **David Elliot Wilde**, as Trustee of **The David Elliot Wilde Revocable Trust** and by **Debra A. Wilde**, as Trustee of **The Debra A. Wilde Revocable Trust**.

Christine Star Hull  
Notary Public

[Seal]



**EXHIBIT A**

**[Legal Descriptions of the Parcels Before the Agreed Boundary Lines]**

**PARCEL CT-382-A-1**

BEGINNING AT A POINT WHICH IS S 0°48'33" E 966.18 FEET, FROM THE FOUND NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST SLB&M, AND RUNNING THENCE NORTHEASTERLY ALONG A 970 FOOT RADUIS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS N 86°39'47" E 27.60 FEET), THOUGH A CENTRAL ANGLE OF 1°37'50", A DISTANCE OF 27.60 FEET; THENCE N 85°50'52" E 66.21 FEET; THENCE S 4°36'45" W 69.92 FEET; THENCE S 27°55'21" W 155.80 FEET; THENCE S 12°28'29" E 131.58 FEET; THENCE S 88°55'28" E 39.19 FEET; THENCE N 0°48'33" W 331.60 FEET, TO THE POINT OF BEGINNING, LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 17.

CONTAINING 16,181 SQAURE FEET OR 0.371 ACRES

THE BASIS OF BEARING IS SOUTH 88° 36' 19" EAST, MEASURED BETWEEN THE FOUND NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**PARCEL CT-382-A-2**

BEGINNING AT A POINT WHICH IS S 0°48'33" E 1053.65 FEET, FROM THE FOUND NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST SLB&M, AND RUNNING THENCE S 0°48'33" E 954.16 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE FOLLOWING TWO (2) COURSES, 1) S 7°34'05" W 195.47 FEET; 2) N 88°31'00" W 97.56 FEET; THENCE N 0°48'26" W 993.77 FEET; THENCE S 88°40'16" E 290.37 FEET, TO THE POINT OF BEGINNING , LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 17.

CONTAINING 284,595 SQUARE FEET OR 6.533 ACRES

THE BASIS OF BEARING IS SOUTH 88° 36' 19" EAST, MEASURED BETWEEN THE FOUND NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**EXHIBIT B**

**[Agreed Boundary Lines; Legal Descriptions of the Parcels After the Agreed Boundary Lines]**

**PARCEL CT-382-A-1**

BEGINNING AT A POINT WHICH IS S 0°48'33" E 1120.72 FEET, AND S 89°11'27" W 29.63 FROM THE FOUND NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST SLB&M, AND RUNNING THENCE S 76°16'04" E 40.00 FEET; THENCE S 13°39'40" W 20.00 FEET; THENCE N 76°16'04" W 40.00 FEET; THENCE N 13°39'40" E 20.00 FEET; LOCATED IN THE NORTHWEST AND THE NORTHEAST QUARTER OF SAID SECTION 17.

CONTAINING 800 SQUARE FEET OR 0.018 ACRES

THE BASIS OF BEARING IS SOUTH 88° 36' 19" EAST, MEASURED BETWEEN THE FOUND NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**PARCEL CT-382-A-2**

BEGINNING AT A POINT WHICH IS S 0°48'33" E 966.18 FEET, FROM THE FOUND NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST SLB&M, AND RUNNING THENCE NORTHEASTERLY ALONG A 970 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS N 86°39'47" E 27.60 FEET), THOUGH A CENTRAL ANGLE OF 1°37'50", A DISTANCE OF 27.60 FEET; THENCE N 85°50'52" E 66.21 FEET; THENCE S 4°36'45" W 69.92 FEET; THENCE S 27°55'21" W 155.08 FEET; THENCE S 12°28'29" E 131.58 FEET; THENCE S 85°55'28" W 39.19 FEET; THENCE S 0°48'33" E 710.03 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE FOLLOWING TWO (2) COURSES, 1) S 79°34'05" W 195.47 FEET; 2) N 88°31'00" W 97.56 FEET; THENCE N 0°48'26" W 993.77 FEET; THENCE S 88°40'16" E 290.37 FEET; THENCE N 0°48'33" W 87.47 FEET, TO THE POINT OF BEGINNING , LOCATED IN THE NORTHWEST AND THE NORTHEAST QUARTER OF SAID SECTION 17.

CONTAINING 299,976 SQUARE FEET OR 6.887 ACRES

LESS AND EXCEPTING PARCEL CT-382-A-1:

BEGINNING AT A POINT WHICH IS S 0°48'33" E 1120.72 FEET, AND S 89°11'27" W 29.63 FROM THE FOUND NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST SLB&M, AND RUNNING THENCE S 76°16'04" E 40.00 FEET; THENCE S 13°39'40" W 20.00 FEET; THENCE N 76°16'04" W 40.00 FEET; THENCE N 13°39'40" E 20.00 FEET; LOCATED IN THE NORTHWEST AND THE NORTHEAST QUARTER OF SAID SECTION 17.

CONTAINING 800 SQUARE FEET OR 0.018 ACRES