

PTD 22-11980

**PROPERTY BOUNDARY LINE AGREEMENT**

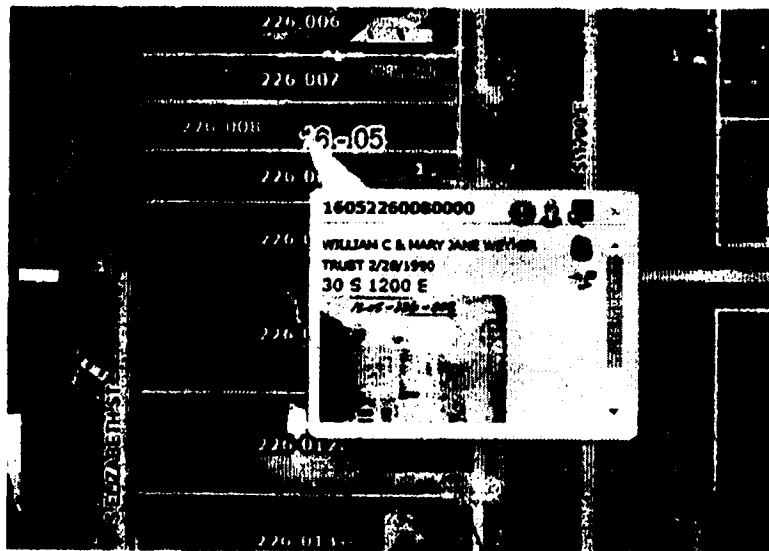
(Affects Salt Lake County Tax Parcels 16-05-226-008 and 16-05-226-009 )

This *Property Boundary Line Agreement* (the "Agreement") is made pursuant to Utah Code Ann. Sections 57-1-45 and 10-9a-524 on this 10<sup>th</sup> day of Aug, 2022, by the following parties:

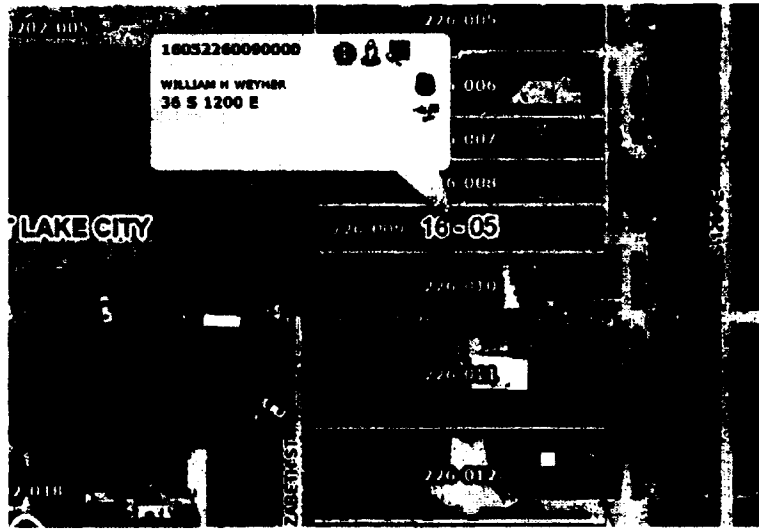
- (i) **William C. Weyher, Original and Successor Trustee of the William C. and Mary Jane Weyher Trust dated February 28, 1990 and merged, amended and restated in total on October 5, 2017, First Amendment and Restatement, dated January 22, 2019** as owners of the real property located at 30 South 1200 East, Salt Lake City, UT 84102, identified as Salt Lake County Tax Parcel 16-05-226-008 (the "Bill Property"); and
- (ii) **William H. Weyher** as owner of the real property located at 36 South 1200 East, Salt Lake City, UT 84102, Tax Parcel 16-05-226-009 (the "Willy Property").

**RECITALS**

A. The Bill Property and the Willy Property are adjacent parcels. The Bill Property is located north from the Willy Property and is depicted as follows:



B. The Willy Property is located south from the Bill Property and is depicted as follows:



- C. As shown in the above aerial images, the actual property line(s) and structure(s) do not align with the deeded property descriptions of the Bill Property or the Willy Property, but the structures have treated the agreed-upon boundary line between the owners of the two properties for many years.
- D. The owners of the Bill Property and Willy Property desire to confirm their agreement and understanding that the surveyed description herein shall be the agreed-upon boundary line between their respective properties.
- E. Prior to the recordation of this Agreement, the legal descriptions of the Bill Property and the Willy Property were as set forth collectively in Exhibit A hereto (the “**Prior Descriptions**”).
- F. The desired adjustment of the common boundary line between the Bill Property and the Willy Property will not create a new or additional parcel or lot.

**AGREEMENT**

NOW, THEREFORE, in consideration of the representations, warranties, covenants, and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

- 1. **Recitals.** The above Recitals are incorporated herein and made part of this Agreement.
- 2. **Record of Survey Map.** In accordance with Utah Code Ann. Section 57-1-45(2)(vi), the common boundary line between the subject parcels shall be, and hereby is adjusted to be, as shown on the Record of Survey Map (or boundary line agreement map) dated July 25, 2022 a copy of which is attached hereto as Exhibit B, which survey was prepared and signed by Manfred Gulla, a licensed Professional Land Surveyor (License No. 172901). The file number of said survey map is: 008252 in the office of the Salt Lake County Surveyor.

3. **New Common Boundary Line.** The new common boundary line between the subject properties shall be, and is hereby adjusted and described as follows:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1200 WEST STREET 70.10 FEET NORTH 0°00'49" EAST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 35, PLAT "F" SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 89°58'47" WEST 62.53 FEET; THENCE NORTH 1.80 FEET TO THE SOUTHWEST CORNER OF HOUSE # 30; THENCE SOUTH 89°43'02" WEST 102.45 FEET.

4. **Map of New Parcel Boundaries.** After giving effect to the new common boundary line under this Agreement, the boundaries of the subject parcels shall be as shown in the map attached hereto as Exhibit B.

5. **New Boundaries/Legal Description of Bill Property (Tax Parcel 16-05-226-008).**

The new/adjusted boundary line description of the Bill Property is:

**PARCEL 16-05-226-008:** (1) BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1200 WEST STREET 70.10 FEET NORTH 0°00'49" EAST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 35, PLAT "F" SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 89°58'47" WEST 62.53 FEET; THENCE NORTH 1.80 FEET TO THE SOUTHWEST CORNER OF HOUSE # 30; THENCE SOUTH 89°43'02" WEST 102.45 FEET; THENCE NORTH 0°00'49" EAST 19.30 FEET; THENCE NORTH 89°58'27" EAST 165.00 FEET TO THE NORTHEAST CORNER OF PARCEL #16-05-226-008, POINT BEING AT THE WEST RIGHT OF WAY SAID 1200 EAST STREET; THENCE SOUTH 0°00'49" WEST 20.65 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.0745 ACRES

6. **New Boundaries/Legal Description of Willy Property (Tax Parcel 16-05-226-009).**

The new/adjusted boundary line description of the Willy Property is:

**PARCEL 16-05-226-009:** (2) BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1200 WEST STREET 39.25 FEET NORTH 0°00'49" EAST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 35, PLAT "F" SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 89°58'27" WEST 165.00 FEET; THENCE NORTH 0°00'49" EAST 32.15 FEET; THENCE NORTH 89°43'02" EAST 102.47 FEET ALONG A 6 FOOT CHAINLINK FENCE TO THE SOUTHWEST CORNER OF HOUSE # 30 SOUTH; THENCE SOUTH 1.80 FEET; THENCE NORTH 89°58'44" EAST 62.53 FEET; THENCE SOUTH 0°00'49" WEST 30.84 FEET: TO THE POINT OF BEGINNING.  
CONTAINS 0.1206 ACRES.

7. **Binding Agreement.** This Agreement shall be binding on the undersigned parties and all successors in interest and future owners of the subject properties.

*(Signature Page Follows)*

WHEREFORE, this Property Boundary Line Agreement is effective upon recordation with the Salt Lake County Recorder's Office, State of Utah.

**THE WILLIAM C. AND MARY JANE WEYHER TRUST dated February 28, 1990 and merged, amended, and restated in total on October 5, 2017:**

\_\_\_\_\_  
William C. Weyher, Trustee

\_\_\_\_\_  
Mary Jane Weyher, Trustee

**WILLIAM H. WEYHER:**

*William H. Weyher*  
\_\_\_\_\_  
William H. Weyher

STATE OF UTAH                            )  
                                                  ss:  
COUNTY OF SALT LAKE                )

On this <sup>14</sup>~~12~~ day of ~~Nov~~<sup>Nov</sup>, 2022, before me ~~Karla Stone~~<sup>Karla Stone</sup> (name of notary), a notary public, personally appeared WILLIAM C. WEYHER AND MARY JANE WEYHER, TRUSTEES OF THE WILLIAM C. AND MARY JANE WEYHER TRUST dated February 28, 1990 and merged, amended and restated in total on October 5, 2017, and acknowledged that they executed this instrument.

SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH                            )  
                                                  ss:  
COUNTY OF SALT LAKE                )

On this <sup>11</sup> day of ~~Nov~~<sup>Nov</sup>, 2022, personally appeared William H. Weyher as owner of the Willie Property, who being duly sworn, acknowledged that they executed the foregoing instrument.


SEAL:



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

WHEREFORE, this Property Boundary Line Agreement is effective upon recordation with the Salt Lake County Recorder's Office, State of Utah.

**William C. Weyher, Original and Successor Trustee of the William C. and Mary Jane Weyher Trust dated February 28, 1990 and merged, amended and restated in total on October 5, 2017, First Amendment and Restatement, dated January 22, 2019:**

  
\_\_\_\_\_  
William C. Weyher, Original and Successor Trustee

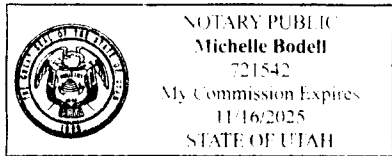
**WILLIAM H. WEYHER:**

\_\_\_\_\_  
William H. Weyher

STATE OF UTAH )  
                  Washington ) ss:  
COUNTY OF SALT LAKE )

On this 14th day of August, 2022, before me Michelle Bodell, a notary public, personally appeared William C. Weyher, Original and Successor Trustee of the William C. and Mary Jane Weyher Trust dated February 28, 1990 and merged, amended and restated in total on October 5, 2017, First Amendment and Restatement, dated January 22, 2019 and acknowledged that they executed this instrument.

SEAL:



  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH )  
                                                          ) ss:  
COUNTY OF SALT LAKE )

On this \_\_\_ day of \_\_\_\_\_, 2022, personally appeared William H. Weyher as owner of the Willy Property, who being duly sworn, acknowledged that they executed the foregoing instrument.

SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**

**PRIOR LEGAL DESCRIPTIONS OF THE SUBJECT PARCELS**

Prior to the recordation of this Property Boundary Line Agreement, the legal descriptions of the subject parcels were as follows:

**Bill Property (Salt Lake County Tax Parcel 16-05-226-008)**

Commencing 4 rods North from the Southeast corner of Lot 8, Block 35, Plat "F", Salt Lake City Survey, and running thence North 1.5 rods; thence West 10 rods; thence South 1.5 rods; thence East 1.5 rods; thence East 10 rods to the place of beginning.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual general property taxes for 2006 and subsequent years thereafter.

**Willy Property (Salt Lake County Tax Parcel 16-05-226-009)**

Commencing 39.25 feet North of the Southeast corner of Lot 8, Block 35, Plat "F", Salt Lake City Survey, and running thence North 26.75 feet; thence West 10 rods; thence South 26.75 feet; thence East 10 rods to the point of beginning.

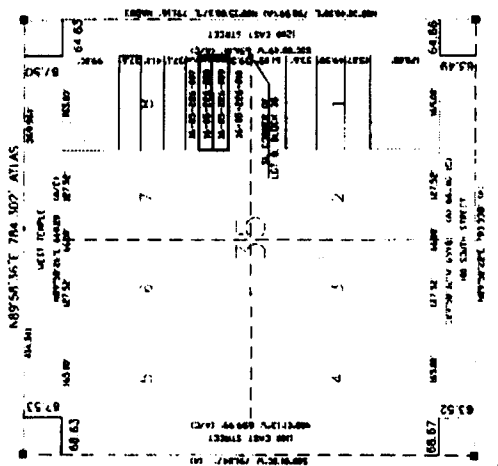
Subject to a right-of-way over the South 9 feet thereof.

**EXHIBIT B**  
**RECORD OF SURVEY MAP/BOUNDARY LINE AGREEMENT MAP**

# RECORD OF SURVEY

NE 1/4 SECTION 5, T1S, R1E, SLB&M

## Control Scheme 1" = 100'



**INSTRUMENT CERTIFICATION:**  
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Iowa, do hereby certify that the foregoing is a true and correct copy of the original Record of Survey as shown to me by the person claiming to be the owner of the land therein described.

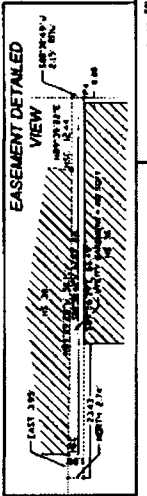
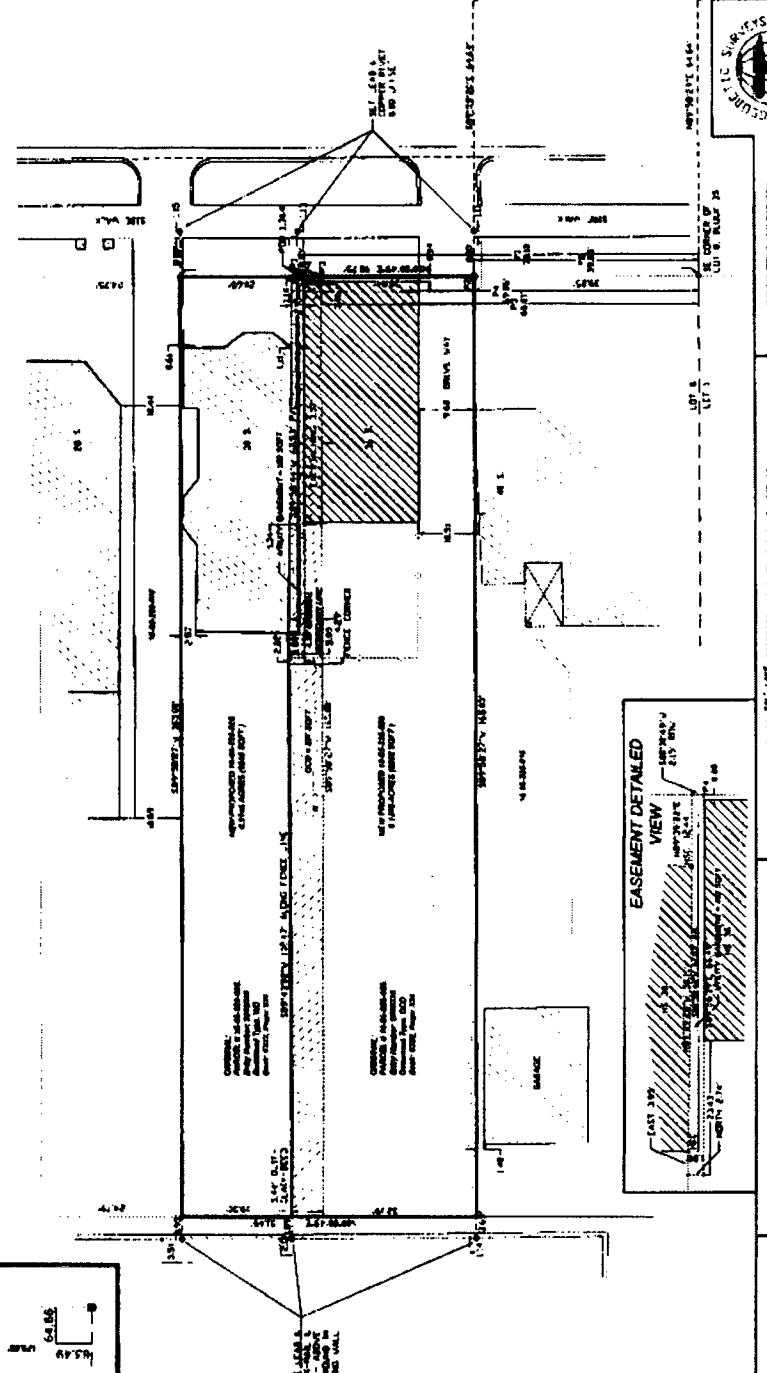


**GENERAL NOTES:**  
1. The owner of the land shown on this map is advised that the same is subject to the provisions of the Homestead Act, Act of September 8, 1850, and the Act of March 3, 1879, and the Act of August 12, 1909, and the Act of August 12, 1912, and the Act of August 12, 1916, and the Act of August 12, 1920, and the Act of August 12, 1924, and the Act of August 12, 1928, and the Act of August 12, 1932, and the Act of August 12, 1936, and the Act of August 12, 1940, and the Act of August 12, 1944, and the Act of August 12, 1948, and the Act of August 12, 1952, and the Act of August 12, 1956, and the Act of August 12, 1960, and the Act of August 12, 1964, and the Act of August 12, 1968, and the Act of August 12, 1972, and the Act of August 12, 1976, and the Act of August 12, 1980, and the Act of August 12, 1984, and the Act of August 12, 1988, and the Act of August 12, 1992, and the Act of August 12, 1996, and the Act of August 12, 2000, and the Act of August 12, 2004, and the Act of August 12, 2008, and the Act of August 12, 2012, and the Act of August 12, 2016, and the Act of August 12, 2020, and the Act of August 12, 2024.

**GENERAL NOTES:**  
1. The owner of the land shown on this map is advised that the same is subject to the provisions of the Homestead Act, Act of September 8, 1850, and the Act of March 3, 1879, and the Act of August 12, 1909, and the Act of August 12, 1912, and the Act of August 12, 1916, and the Act of August 12, 1920, and the Act of August 12, 1924, and the Act of August 12, 1928, and the Act of August 12, 1932, and the Act of August 12, 1936, and the Act of August 12, 1940, and the Act of August 12, 1944, and the Act of August 12, 1948, and the Act of August 12, 1952, and the Act of August 12, 1956, and the Act of August 12, 1960, and the Act of August 12, 1964, and the Act of August 12, 1968, and the Act of August 12, 1972, and the Act of August 12, 1976, and the Act of August 12, 1980, and the Act of August 12, 1984, and the Act of August 12, 1988, and the Act of August 12, 1992, and the Act of August 12, 1996, and the Act of August 12, 2000, and the Act of August 12, 2004, and the Act of August 12, 2008, and the Act of August 12, 2012, and the Act of August 12, 2016, and the Act of August 12, 2020, and the Act of August 12, 2024.

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**RECORDING OFFICE:**  
334 NORTH MAIN STREET,  
SALT LAKE CITY, UTAH 84103  
PHONE: 501-211-2100

STATE OF UTAH, COUNTY OF WASATCH, BEING RECORDED AND PAID AT THE REQUEST OF  
JAMES H. HARRIS, SURVEYOR  
DATE: JULY 23, 2024  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
COUNTY RECORDER: \_\_\_\_\_

INDEXED FOR: TRAILER 2410  
PERMITS:  
PERSONAL USE ONLY

DRAWN BY: JAMES H. HARRIS  
DATE: JULY 23, 2024  
SCALE: AS SHOWN





**Salt Lake County Surveyor's Office**

Reid J. Demman, PLS, Salt Lake County Surveyor

Bradley E. Park, PLS, Chief Deputy Surveyor

2001 S State Street.#N1-400, PO Box 144575, Salt Lake City, UT 84114-4575

Phone: 385-468-8240 - Fax: 385-468-8258 - Email: Surveyor@slco.org

**RECORD OF SURVEY E-FILING FORM**

*\*All fields are required - Save and attach to email.*

Date: 8/16/22

Surveyor Name: Manfred Gulla  
*(Last Name, First Name, Middle Initial)*

\*Business Name: Geodetic Surveys

\*Business Address: 394 North Main St  
Salt Lake City, UT 84103

\*Email: geodat@comcast.net

Note – The size of files will limit the quantity of ROS and/or sheets that may be sent per email. In the body of the email, indicate if supplemental emails will be sent to complete the transmission of all ROS listed on this form. Attach completed E-Filing Form to all supplemental emails. **A maximum of 10 ROS may be submitted per E-Filing Form.**

*Client Name (abbreviate)		* Project Reference Name/Number	*Sheet Count	For County Use Only <b>DOCUMENT #</b>
1	WILLIAM WEYHER	10853_ROS_A	1	S
2		_ROS_B		S
3		_ROS_C		S
4		_ROS_D		S
5		_ROS_E		S
6		_ROS_F		S
7		_ROS_G		S
8		_ROS_H		S
9		_ROS_I		S
10		_ROS_J		S
*Total Sheets (Tab past last line for correct count):			→	1
*Payment Total (\$40.00 X Quantity of Sheets):			→ \$	40.00

**\*CLICK for link to OPC payment website**

**\*OPC Confirmation #:** 008252

NOTE – Use these examples to name files: Record of Survey Plat- *Your Project Reference\_ROS\_A.pdf*  
AutoCAD Drawing - *Your Project Reference\_ROS\_A.dwg*

*(For County Use Only)*

**NOTES:**

\_\_\_\_\_  
Initials                      Date Pmt Rc'd

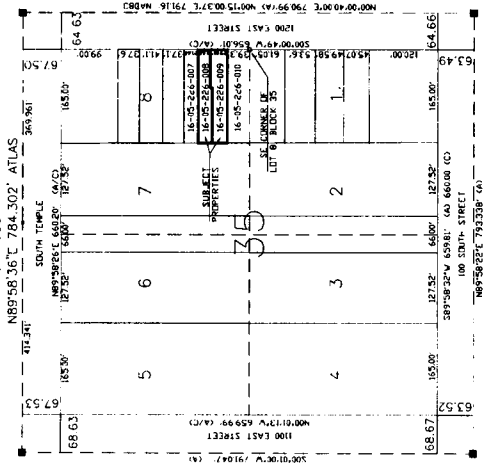
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Initials                      Date ROS Rc'd

# Emails Per Pmt \_\_\_\_\_

S/4/2021

# Control Scheme

1" = 100'



# RECORD OF SURVEY

## NE 1/4 SECTION 5, T1S, R1E, SLB&M

**ORIGINAL BOUNDARY DESCRIPTION:**  
 PARCEL 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.

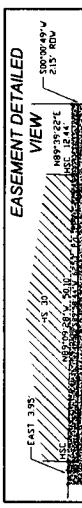
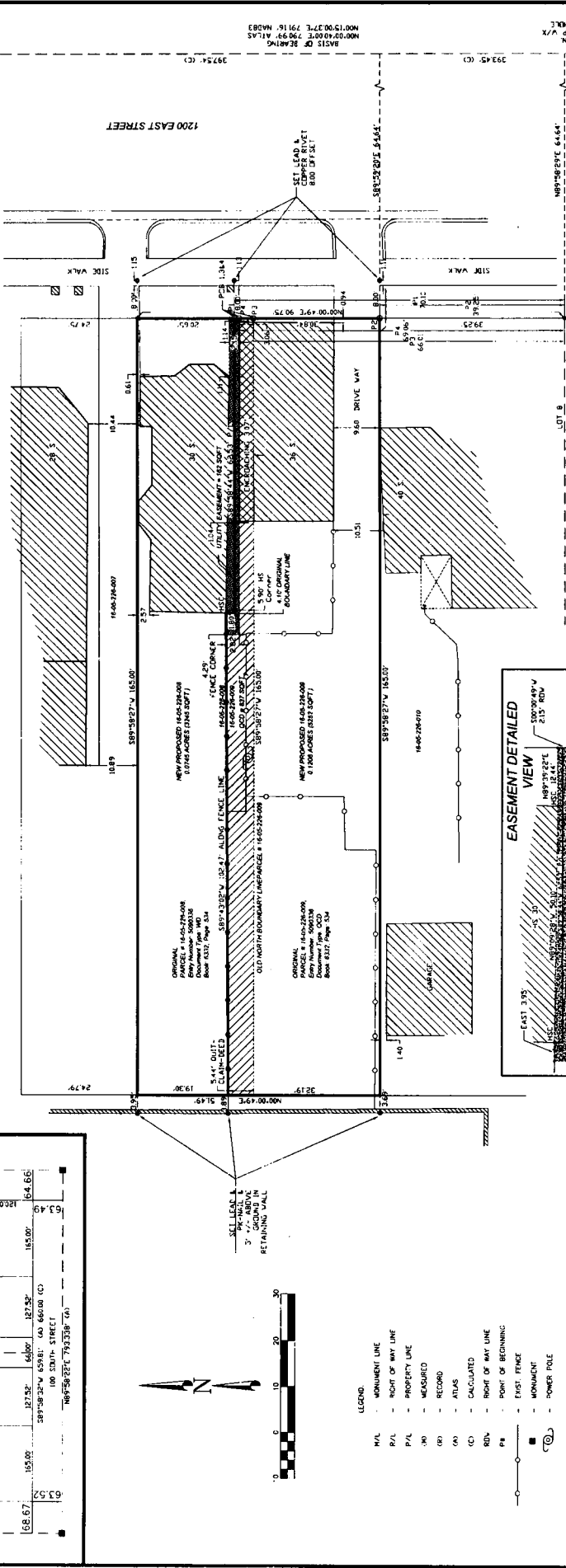
**NEW BOUNDARY DESCRIPTIONS AS SURVEYED:**  
 PARCEL 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.

**OUTCLAIM DEED & EASEMENT:**  
 OUTCLAIM DEED # 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.

**ORIGINAL BOUNDARY DESCRIPTION:**  
 PARCEL 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.

**NEW BOUNDARY DESCRIPTIONS AS SURVEYED:**  
 PARCEL 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.

**OUTCLAIM DEED & EASEMENT:**  
 OUTCLAIM DEED # 16-05-274-008 (PLAT 16-05-274-008) IS A 0.100 ACRES PARCEL OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY AND RANING THENCE NORTH 89°00'00" WEST 18.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.100 ACRES, PARCEL 16-05-274-008.



**STATE OF UTAH, COUNTY OF SAULT LAKE, RECORDED AND FILED AT THE REQUEST OF**  
 WARRIED W. GULLA, S.S. 172001  
 DATE: 11/18/2022 TIME: 10:58 AM  
 COUNTY SURVEYOR

**BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_**  
**FEES: \_\_\_\_\_**  
**COUNTY RECORDER**

**SHOWN BY: WARRIED GULLA**  
**DATE: AUGUST 18, 2022**  
**DEED NO.: 100823**

**SUBJECT: LOCATION: STREET, SAULT LAKE CITY, UTAH 84102**  
**NORTH 1/2 OF LOT 1, BLOCK 35, PLAT 16-05-274-008, SAULT LAKE CITY SURVEY**  
**LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 05,**  
**TOWNSHIP 1 SOUTH, RANGE 1 EAST, SAULT LAKE BASE AND MERIDIAN**

**GEODETIC SURVEYS**  
 394 NORTH MAIN STREET  
 SALT LAKE CITY, UTAH 84103  
 PHONE 801-521-2150