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Rasheille Hobbs, Recorder, Salt Lake County, Utah  
Return To AARON HYMAS  
47 W 1350 NAMERICAN FORK, UT 84003



# Boundary Line Agreement

## River Springs Estates

**Prepared for:**

Aaron Hymas  
Axe LLC

Evan Matheson  
Evan and Peggy Matheson Family Trust or Lovers Lane Alpaca & Farm LLC

RECORDED AS RECEIVED  
- CO RECORDER -

EJm 6/12/23  
DPA

# I. PARTIES

This Boundary Line Agreement (herein, the "Agreement") is made and entered into by and between: Aaron Hymas (herein, "Party 1"), with a mailing address of 47 W. 1350 N. American Fork Utah 84003, and Evan Matheson (herein, "Party 2"), with a mailing address of 12079 S. River Vista Drive Riverton Utah 84065, each a party, collectively referred to herein as the "Parties," on 2023-06-08.

# II. PROPERTY DESCRIPTION

The property in question is located at The NW 1/4 of Section 2, T4S, R1W, SLB&M in the city of Riverton and the state of Utah. 3 Separate locations described in 3 pages seen in attached exhibits provided by Focus Engineering and titled River Springs Estates Boundary Line Adjustment Survey.

The property is bound by The property North of River Springs Estates located at 13702 S. Lovers Lane, Riverton UT 84065, owned by Evan Matheson or his Family Trust / Lovers Lane Alpaca Farm LLC. The property is currently being developed for residential lots. It is bare land with no other various other structures or improvements.

The property is accessed via entrance through River Springs Estates and approved by Riverton City.

# III. BOUNDARY LINE

The boundary line between the two properties shall be defined as follows: Legal description - The NW 1/4 of Section 2, T4S, R1W, SLB&M Riverton Utah 84065.

Location is noted in the attached ~~2~~ page exhibits.

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Any structures or improvements located on or near the boundary line, including fences, walls, or other structures, shall be considered part of the boundary line and shall be maintained by the respective Parties by this Agreement.

## IV. MAINTENANCE OF BOUNDARY LINE

The Parties shall be responsible for maintaining their respective properties in such a way as to not encroach upon the other party's property. This includes, but is not limited to, fences, structures, and landscaping.

The Parties shall also be responsible for ensuring that any construction or alterations to their respective properties do not cross the agreed-upon boundary line.

## V. DISPUTE RESOLUTION

In the event of a dispute regarding the boundary line or any other matter related to this Agreement, the Parties shall first attempt to resolve the dispute through mediation. If the dispute cannot be resolved through mediation, the Parties may seek resolution through binding arbitration or the courts.

## VI. TERMINATION OF AGREEMENT

This Agreement shall remain in effect in perpetuity.

## VII. GOVERNING LAW

This Agreement shall be governed by and construed by the laws of the State of Utah.

*[Handwritten signature]*  
6/9/23

13-110

River Springs Estates

Existing Legal Descriptions

07/15/2021

**EXISTING LEGAL DESCRIPTIONS**

**PARCEL No. 33-02-152-030**

**(SPECIAL WARRANTY DEED, ENTRY No. 11394010)**

Beginning North 963.66 feet and East 878.06 feet from the West 1/4 Corner of Section 2, T4S, R1W, SLB&M; thence East 558.60 feet; thence North 97.69 feet; thence East 311.42 feet more or less; thence South 25°49'45" West 164.48 feet more or less; thence North 76°18'00" West 24.63 feet more or less; South 21°30'00" West 169.44 feet more or less; thence North 76°18'00" West 331.12 feet; thence South 21°30'00" West 131.554 feet; thence North 76°18'00" West 1.36 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence North 22°00'00" East 45.41 feet to the point of beginning. 4.15 Acres more or less.

Together with a two (2) rod Right-of-Way for ingress and egress described as follows:

Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

Also together with a Right-of-Way for ingress and egress described as follows:

Beginning at a point which is North 608.59 feet, East 418.36 feet; thence North 48°48'06" East 246.06 feet and North 62°54'00" East 86.44 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the P.C. of a curve, (radius point bears South 27°46'00" East 76.52 feet, Delta = 65°25'00"); thence running Easterly along the arc of said curve 87.36 feet to the South line of an existing 33.00 foot right-of-way; thence North 27°07'13" East 80.89 feet; thence South 52°12'00" West 13.75 feet; thence South 62°54'00" West 72.42 feet to the point of beginning.

**PARCEL No. 33-02-176-005**

**(WARRANTY DEED ENTRY No. 12571753)**

Beginning at a point which is North 839.791 feet and East 1268.666 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 76°18'00" East 331.12 feet; thence South 21°30'00" West 131.554 feet; thence North 76°18'00" West 331.12 feet; thence North 21°30'00" East 131.554 to the point of beginning.

Also with a non-exclusive easement for ingress and egress purposes, appurtenant to the above parcel, as disclosed by that certain warranty deed dated August 19, 1982 and recorded August 23, 1982 as Entry No. 3704504 in Book 5404 at Page 1466 of the official records, or particularly described as follows:

A two (2) rod right of way described as follows:

Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.



6/19/23

**(WARRANTY DEED, ENTRY NO. 13712315)**

**Parcel 1: (33-02-152-005)**

Beginning at a point on the fence line, said point being North 478.93 feet and East 946.90 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 22°16'00" East 253.07 feet; thence South 80°42'20" East 172.01 feet; thence South 22°16'00" West 266.68 feet to a point on a fence line; thence along said fence line North 76°13'00" West 169.47 feet to the point of beginning.

**Parcel 1A:**

Together with a two (2) rod wide right-of-way for ingress and egress described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 2: (33-02-176-018)**

Beginning at a point which is North 438.56 feet and thence East 1111.49 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point being on a fence line and running thence along said fence line South 76°13'00" East 1060.45 feet; thence North 21°30'00" East 267.72 feet; thence North 76°18'00" West 1057.06 feet to a point on a fence line; thence along said fence line South 22°16'00" West 266.68 feet to the point of beginning.

**Parcel 2A:**

Together with a non-exclusive two (2) rod wide right-of-way for ingress and egress and incidental purposes more particularly described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 3: (33-02-152-024)**

Beginning North 00°00'44" West 630.43 feet along the Section line and East 496.95 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 50°00'00" East 230.18 feet; thence North 68°30'00" East 154.27 feet; thence South 27°07'13" West 27.04 feet; thence South 51°31'00" East 51.13 feet; thence South 80°42'20" East 379.74 feet; thence South 76°18'00" East 1062.85 feet; thence South 21°30'00" West 33.31 feet; thence North 76°18'00" West 1057.06 feet; thence North 80°42'20" West 172.01 feet; thence South 22°16'00" West 207.50 feet; thence North 76°50'00" West 479.97 feet to the point of beginning.

**Parcel 3A:**

Together with and subject to a two (2) rod wide right-of-way for ingress and egress described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 3B:**

Also together with and subject to a right-of-way for ingress and egress described as follows: Beginning at a point which is North 608.59 feet; thence East 418.36 feet; thence North 48°48'06" East 246.06 feet and North 62°54'00" East 86.44 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the P.C. of a curve, (radius point bears South 27°46'00" East 76.52 feet' delta

*8/11/23*

=  $65^{\circ}25'00''$ ); thence running Easterly along the arc of said curve 87.36 feet to the South line of an existing 33.00 foot right-of-way; thence North  $27^{\circ}07'13''$  East 80.89 feet; thence South  $52^{\circ}12'00''$  West 13.75 feet; thence South  $62^{\circ}54'00''$  West 72.42 feet to the point of beginning.

**Parcel 4: (33-02-152-015)**

Beginning at the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 316.3 feet to canal; thence Northerly along canal to South line of Lot 4; thence East 50 feet; thence South  $05^{\circ}$  West 347.82 feet; thence South  $23^{\circ}40'$  West 124.08 feet; thence South  $68^{\circ}30'$  West 216.48 feet; thence South  $50^{\circ}$  West 306.44 feet; thence South  $76^{\circ}50'$  East 231.0 feet; thence South  $44^{\circ}$  West 320.44 feet; thence South  $75^{\circ}35'$  East to a point 130.78 feet North from the centerline of said section 2; thence south 130.78 feet; thence West to the point of beginning.

**Less and Excepting:** Beginning at a point on the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 1095.48 feet; thence North 130.78 feet; thence North  $75^{\circ}35'$  West to the East line of canal; thence Southwesterly along said canal to a point North 316.3 feet from the point of beginning; thence South 316.3 feet to the point of beginning

**Parcel 4A:**

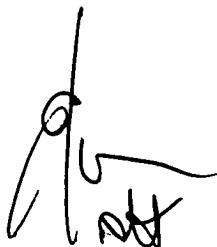
Together with a 30 foot right of way along the existing road running Northeasterly from 1300 West Street across the Northwest corner approximately parallel to the canal bank of the property described in the Less and Excepting property described above.

**Less and Excepting:** beginning at a point on a fence line that is North  $75^{\circ}10'00''$  West 725.28 feet along said fence line from a fence corner that is South  $89^{\circ}50'42''$  East 1095.48 feet and North  $00^{\circ}00'18''$  East 121.18 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing is Northwest corner South  $00^{\circ}08'18''$  West 2840.47 to West quarter corner of said Section 2) and running thence North  $75^{\circ}10'00''$  West 300.37 feet along the extension of said fence line to the Northerly side of a 50.00 foot road; thence North  $56^{\circ}32'00''$  East 92.38 feet along said Northerly side; thence 109.99 feet along the arc of a 767.00 foot radius curve to the left (center bears North  $33^{\circ}28'00''$  West and long chord bears North  $52^{\circ}25'30''$  East 109.00 feet) along said Northerly side; thence North  $48^{\circ}19'00''$  East 148.49 feet to an extension of a fence line along said Northerly side; thence South  $75^{\circ}21'00''$  East 246.78 feet to and along said fence line to a fence line; thence South  $44^{\circ}00'00''$  West 319.55 feet along said fence line to the point of beginning.

**Parcel 4B:**

Together with a 30.00 foot right of way along the existing road running from the above parcel Southwesterly to 1300 West Street.

Subject to the following described parcel which is to be Deeded to Riverton City as a road way; beginning at a point on a fence line that is North  $75^{\circ}10'00''$  West 958.68 feet along said fence line from a fence corner that is South  $89^{\circ}50'42''$  East 1095.48 feet and North  $00^{\circ}08'18''$  East 121.18 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing is Northwest corner South  $00^{\circ}09'18''$  West 2649.47 to the West quarter corner of said Section 2) and running thence North  $75^{\circ}10'00''$  West 66.97 feet along the extension of said fence line; thence North  $56^{\circ}32'00''$  East 92.38 feet; thence 109.99 feet along the arc of a 767.00 foot radius curve to the left; (center bears North  $33^{\circ}28'00''$  West and long chord bears North  $52^{\circ}25'30''$  East 109.90 feet); thence North  $48^{\circ}19'00''$  East 146.49 feet to an extension of a fence line; thence South  $75^{\circ}21'00''$  East 60.08 feet to and along said fence line; thence 117.16 feet along the arc of a 817.00 foot radius curve to the right (center bears North  $41^{\circ}41'00''$  West and long chord bears South  $52^{\circ}25'30''$  West 117.06 feet); thence South  $56^{\circ}32'00''$  West 47.83 feet to the point of beginning.



6/9/23

LEGAL DESCRIPTION  
PREPARED FOR  
**RIVER SPRINGS ESTATES**  
**RIVERTON CITY, UTAH**  
(August 27, 2021)

**PROPOSED COMPOSITE AXYS INC. PROPERTIES**

A part of the NW1/4 of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, being a part of that Real Property described in Deed Book 11203 at Page 5426 and a part of that Real Property described in Deed Book 10018 at Page 6404 in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point located N0°00'44" W along the Section line 386.82 feet and East 81.39 feet from the West 1/4 Corner of Section 2, T4S, R1W, S.L.B. & M.; thence N57°00'00" E 82.74 feet; thence along the arc of a 173.00 foot radius curve to the left 26.82 feet through a central angle of 8°53'00" (chord: N52°33'30" E 26.80 feet); thence N48°07'00" E 304.09 feet; thence N49°55'00" E 353.24 feet; thence N50°53'00" E 126.89 feet; thence along the arc of a 273.00 foot radius curve to the left 220.69 feet through a central angle of 46°19'00" (chord: N27°43'30" E 214.73 feet); thence N4°34'00" E 135.87 feet; thence N10°11'00" E 53.80 feet to the south line of Lot 4 of said Section 2, the previous 8 (eight) courses and distances along a line parallel with, and 82.50 feet southerly of the centerline of the South Jordan Canal; thence N89°24'41" E 44.90 feet along the south line of said Lot 4 to the westerly line of lands of Riverton City described in Deed Book 97782 Page 9673 of the Official Records of Salt Lake County; thence S19°47'21" W along said deed 3.83 feet; thence N89°08'31" E along said deed 20.99 feet to lands of the South Valley Sewer District; thence S14°02'42" E along said lands 13.44 feet; thence S5°00'00" W 350.35 feet along said lands and along the extension of, and along the westerly line of that Real Property described in Deed Book 9602 Page 4564; thence S23°40'00" W along said deed 9.42 feet to the north line of that Real Property described in Deed Book 10018 Page 6404; thence West along said deed 25.34 feet; thence S22°25'17" W 25.92 feet; thence along the arc of a 185.00 foot radius curve to the right 137.39 feet through a central angle of 42°33'07" (chord: S43°41'51" W 134.26 feet); thence S19°51'47" E 33.78 feet; thence S38°01'55" W 35.25 feet; thence S74°37'33" E 207.06 feet; thence N9°07'18" E 27.91 feet; thence S80°42'20" E 235.53 feet to the southwest corner of that Real Property described in Deed Book 8735 Page 4192; thence S76°18'00" E along said deed 19.42 feet; thence S13°34'56" E 25.74 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: S58°34'56" E 21.21 feet); thence N76°25'04" E 11.92 feet; thence southeasterly along the arc of a 214.57 foot radius non-tangent curve to the right (radius bears: S13°34'56" E 101.95 feet through a central angle of 27°13'25" (chord: S89°58'13" E 101.00 feet) to a point on the southerly line of said deed recorded in Book 8735 Page 4192; thence S76°18'00" E 902.70 feet along said deed, and also along said deed recorded in Book 10018 Page 6404, and along the south line of that Real Property described in Deed Book 5884 Page 2505 to the westerly line of lands of the South Valley Sewer District as described in Deed Book 10163 Page 6248; thence S21°30'00" W along said deed 301.03 feet; thence along the northerly lines of that Real Property described in Deed Book 8403 Pages 1547 and 1557 of the Official Records of Salt Lake County the following 6 (six) courses and distances: N76°13'00" W 1,229.93 feet; thence N22°16'00" E 45.56 feet; thence N76°50'00" W 479.97 feet; thence S50°00'00" W 54.38 feet; thence N76°13'00" W 48.01 feet; thence S50°37'00" W 19.62 feet to the northeasterly line of that Real Property described in Deed Book 8935 Page 6300 of the Official Records of Salt Lake County; thence along said deed the following 4 (four) courses and distances: N75°30'02" W 16.09 feet; thence S48°09'58" W 148.49 feet; thence along the arc of a 767.00 foot radius curve to the right 109.99 feet through a central angle of 8°12'59" (chord: S52°16'28" W 109.90 feet); thence S56°22'58" W 92.38 feet to the northeasterly line of that Real Property described in Deed Book 5838 Page 518; thence N75°19'02" W along said deed 22.73 feet to the point of beginning. Contains: 12.49 acres+/-

Together with and subject to a two (2) rod wide right-of-way for ingress and egress described as follows:

Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

*John M. K.*  
6/9/23

Also together with and subject to a right-of-way for ingress and egress described as follows: Beginning at a point which is North 608.59 feet; thence East 418.36 feet; thence North  $48^{\circ}48'06''$  East 246.06 feet and North  $62^{\circ}54'00''$  East 86.44 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the P.C. of a curve, (radius point bears South  $27^{\circ}46'00''$  East 76.52 feet' delta =  $65^{\circ}25'00''$ ); thence running Easterly along the arc of said curve 87.36 feet to the South line of an existing 33.00 foot right-of-way; thence North  $27^{\circ}07'13''$  East 80.89 feet; thence South  $52^{\circ}12'00''$  West 13.75 feet; thence South  $62^{\circ}54'00''$  West 72.42 feet to the point of beginning.

 6/9/23  
J/M  
REK

**PROPOSED LOVERS LANE ALPACA AND FARM, LLC PROPERTY**

A part of the NW1/4 of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, being a part of that property described in that certain Special Warranty Deed recorded as Entry No. 11394010 in Book 10018 at Page 6404 and a part of that property described in that Warranty Deed recorded as Entry No. 13712315 in Book 11203 at Page 5426 in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point located N00°00'44"W 963.66 feet along the Section line and East 895.70 feet from the West 1/4 Corner of Section 2, T4S, R1W, SLB&M; running thence to and along the southerly line of a boundary as described in that certain Warranty Deed recorded as Entry No. 10417376 in Book 9602 at Page 4564 and the southerly line of a boundary as described in that certain Tax Deed recorded as Entry No. 7678276 in Book 8374 at Page 6467 and the southerly line of a boundary as described in that certain Quit Claim Deed recorded as Entry No. 6247375 in Book 7301 at Page 841 in the office of the Salt Lake County Recorder, East 541.14 feet; thence along said Quit Claim Deed, North 97.99 feet to a southerly line of a boundary as described in that certain Quit Claim Deed recorded as Entry No. 10951752 in Book 9825 at Page 3795 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N89°59'16"E 311.22 feet; thence (2) S25°49'01"W 164.91 feet to the northerly line of a boundary as described in that certain Special Warranty Deed recorded as Entry No. 11394010 in Book 10018 at Page 6404 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N76°18'00"W 24.63 feet; thence (2) S21°30'00"W 169.44 feet; thence N76°18'00"W 331.12 feet; thence S21°30'00"W 131.56 feet; thence N76°18'00"W 1.36 feet; thence N80°42'20"W 235.53 feet; thence S09°07'18"W 27.91 feet; thence N74°37'33"W 207.06 feet; thence N38°01'55"E 35.25 feet; thence N19°51'47"W 33.78 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 185.00 feet (radius bears: N25°01'36"W) a distance of 137.39 feet through a central angle of 42°33'07" Chord: N43°41'51"E 134.26 feet; thence N22°25'17"E 25.92 feet to the point of beginning. Contains: 4.23 acres+/-

Together with a two (2) rod Right-of-Way for ingress and egress described as follows:

Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

Also together with a Right-of-Way for ingress and egress described as follows:

Beginning at a point which is North 608.59 feet, East 418.36 feet; thence North 48°48'06" East 246.06 feet and North 62°54'00" East 86.44 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the P.C. of a curve. (radius point bears South 27°46'00" East 76.52 feet, Delta = 65°25'00"); thence running Easterly along the arc of said curve 87.36 feet to the South line of an existing 33.00 foot right-of-way; thence North 27°07'13" East 80.89 feet; thence South 52°12'00" West 13.75 feet; thence South 62°54'00" West 72.42 feet to the point of beginning.

*Eh* 6/9/23  
*msf*

**PROPOSED EVAN J. MATHESON; ET AL PROPERTY**

A part of the NW1/4 of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, being all of that property described in that certain Warranty Deed recorded as Entry No. 12571753 in Book 10575 at Page 7542 and a part of that property described in that certain Warranty Deed recorded as Entry No. 13712315 in Book 11203 at Page 5426 in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point located N00°00'44"W 839.79 feet along the Section line and East 1,268.85 feet from the West 1/4 Corner of Section 2, T4S, R1W, SLB&M; running thence S76°18'00"E 331.12 feet to the westerly line of a boundary as described in that certain Special Warranty Deed recorded as Entry No. 11394010 in Book 10018 at Page 6404 in the office of the Salt Lake County Recorder; thence along said deed, S21°30'00"W 131.56 feet; thence N76°18'00"W 172.33 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 214.57 feet (radius bears: S13°38'25"W) a distance of 101.95 feet through a central angle of 27°13'20" Chord: N89°58'15"W 100.99 feet; thence S76°25'04"W 11.92 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N58°34'56"W 21.21 feet; thence N13°34'56"W 25.74 feet; thence N76°18'00"W 18.06 feet; thence N21°30'00"E 131.56 feet to the point of beginning. Contains: 1.03 acres+/-

Also with a non-exclusive easement for ingress and egress purposes, appurtenant to the above parcel, as disclosed by that certain warranty deed dated August 19, 1982 and recorded August 23, 1982 as Entry No. 3704504 in Book 5404 at Page 1466 of the official records, or particularly described as follows:

A two (2) rod right of way described as follows:

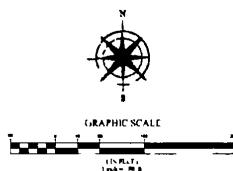
Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West Quarter Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

9/16/91  
MF

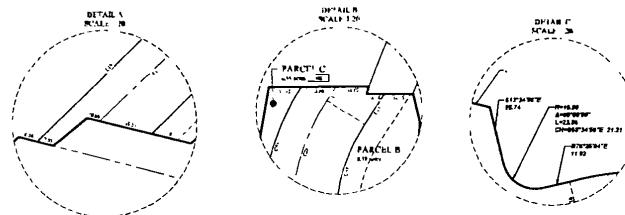


# RIVER SPRING ESTATES

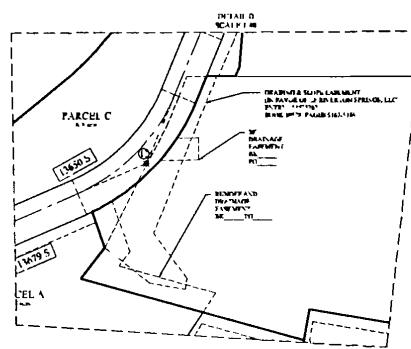
LOCATED IN THE NW<sup>1/4</sup> OF SECTION 2, T4S, R1W, SLB&M  
RIVERTON, SALT LAKE COUNTY, UTAH  
JANUARY 2023



GENERAL NOTES



111



**SEWER DISTRICT NOTES**



06/08/2023 8:40:55 AM

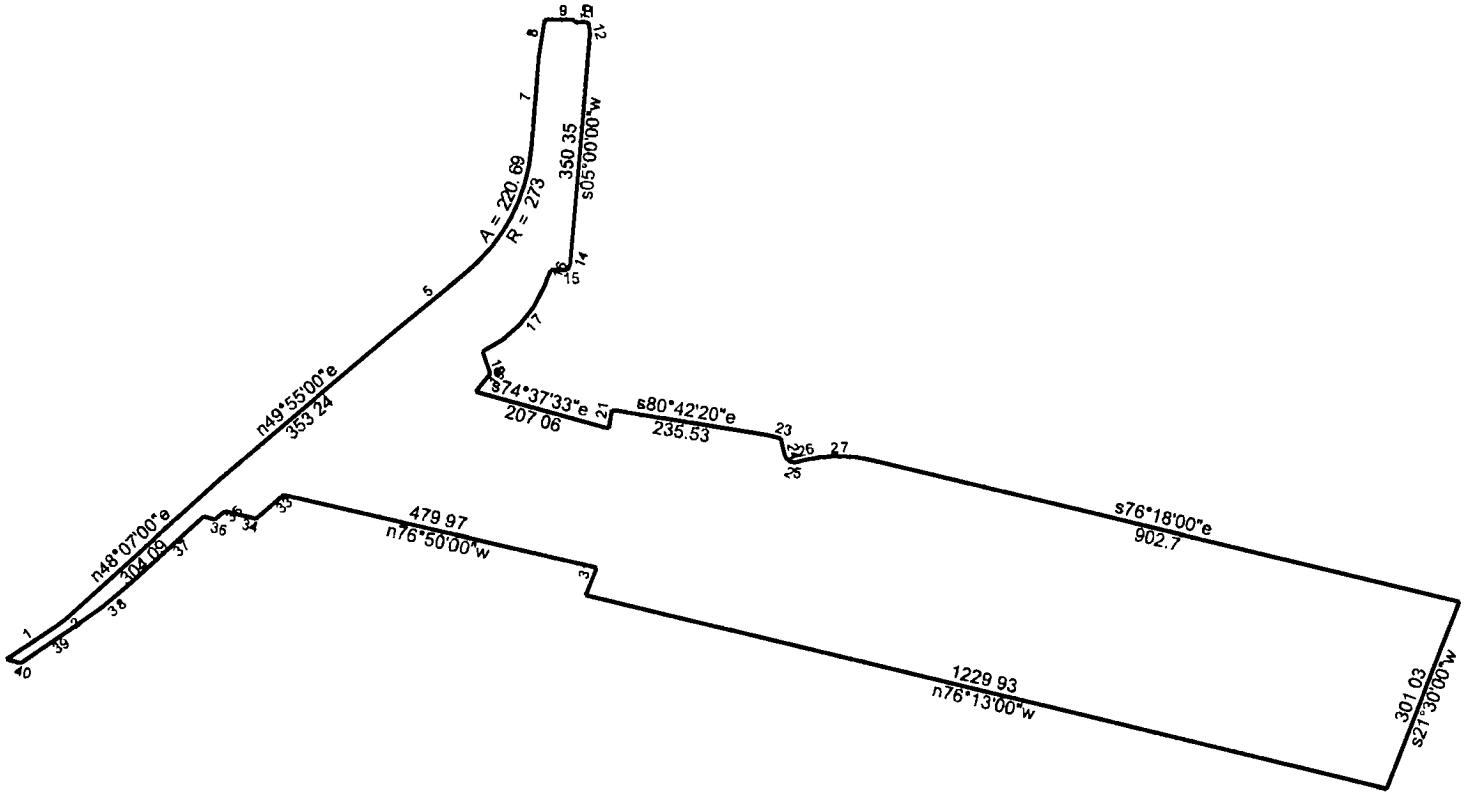
## RIVER SPRING ESTATES

LOCATED IN THE MUSEUM OF THE STATE OF UTAH, SALT LAKE CITY, UTAH, U.S.A.  
INDEXED  SERIALIZED  FILED   
JULY 1962

John 6/9/23 RSK

14117181 B: 11425 P: 4435 Page 11 of 19





8/27/2021

Scale: 1 inch= 279 feet

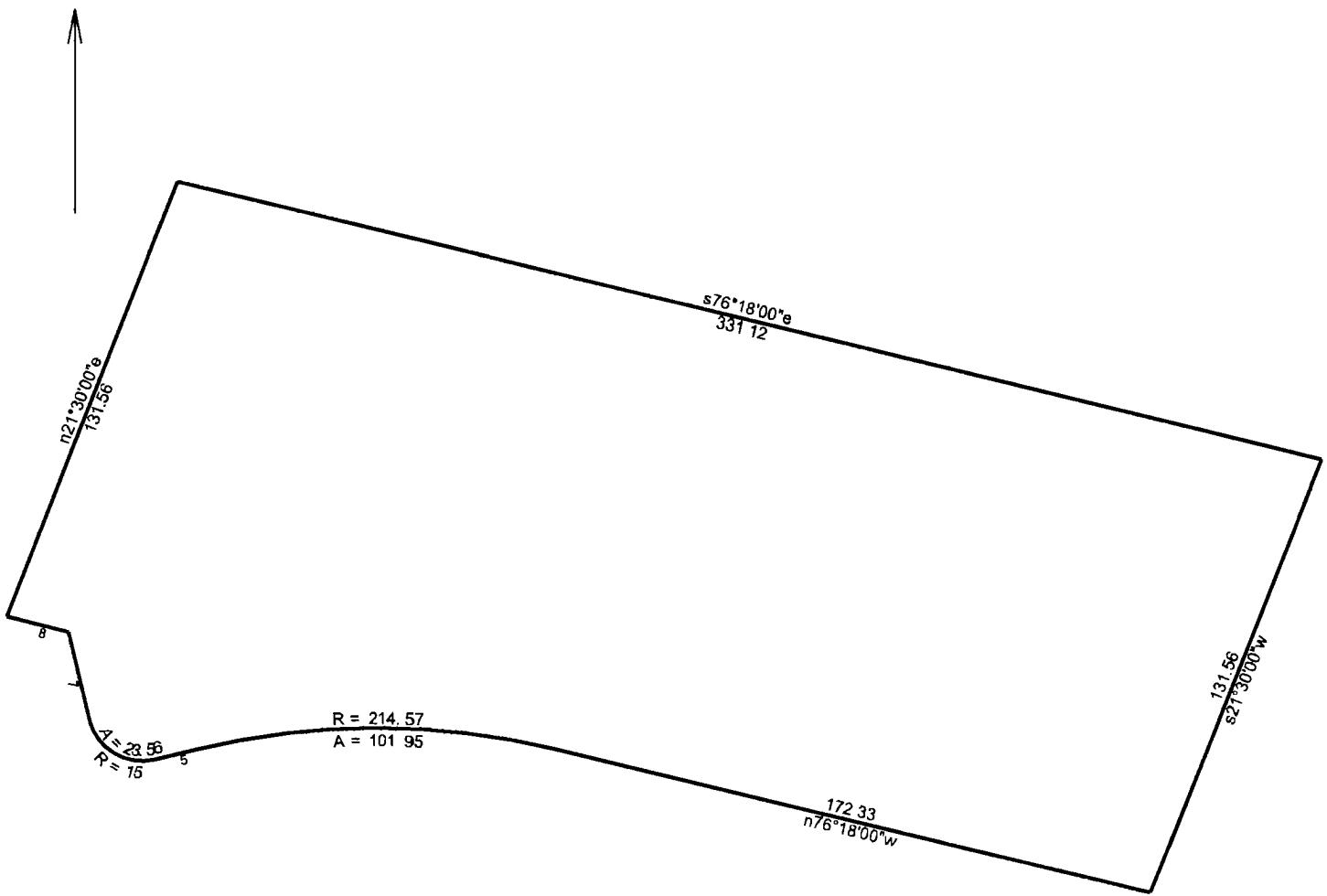
File: proposed composite axys inc properties.ndp

Tract 1: 12.4975 Acres, Closure: s88.0142w 0.02 ft. (1/403651), Perimeter=6129 ft.

01 n57.0000e 82.74  
 02 Lt, r=173.00, delta=008.5300, arc=26.82, chord=n52.3330e 26.80  
 03 n48.0700e 304.09  
 04 n49.5500e 353.24  
 05 n50.5300e 126.89  
 06 Lt, r=273.00, delta=046.1900, arc=220.69, chord=n27.4330e 214.73  
 07 n04.3400e 135.87  
 08 n10.1100e 53.8  
 09 n89.2441e 44.9  
 10 s19.4721w 3.83  
 11 n89.0831e 20.99  
 12 s14.0242e 13.44  
 13 s05.0000w 350.35  
 14 s23.4000w 9.42  
 15 s90w 25.34  
 16 s22.2517w 25.92  
 17 Rt, r=185.00, delta=042.3307, arc=137.39, chord=s43.4151w 134.26  
 18 s19.5147e 33.78  
 19 s38.0155w 35.25  
 20 s74.3733e 207.06  
 21 n09.0718e 27.91  
 22 s80.4220e 235.53  
 23 s76.1800e 19.42

24 s13.3456e 25.74  
 25 Lt, r=15.00, delta=090.0000, arc=23.56, chord=s58.3456e 21.21  
 26 n76.2504e 11.92  
 27 Rt, r=214.57, delta=027.1325, arc=101.95, chord=s89.5813e 100.99  
 28 s76.1800e 902.7  
 29 s21.3000w 301.03  
 30 n76.1300w 1229.93  
 31 n22.1600e 45.56  
 32 n76.5000w 479.97  
 33 s50.0000w 54.38  
 34 n76.1300w 48.01  
 35 s50.3700w 19.62  
 36 n75.3002w 16.09  
 37 s48.0958w 148.49  
 38 Rt, r=767.00, delta=008.1259, arc=109.99, chord=s52.1628w 109.90  
 39 s56.2258w 92.38  
 40 n75.1902w 22.73

Plan 6/1/23 AM



8/27/2021

Scale: 1 inch= 48 feet

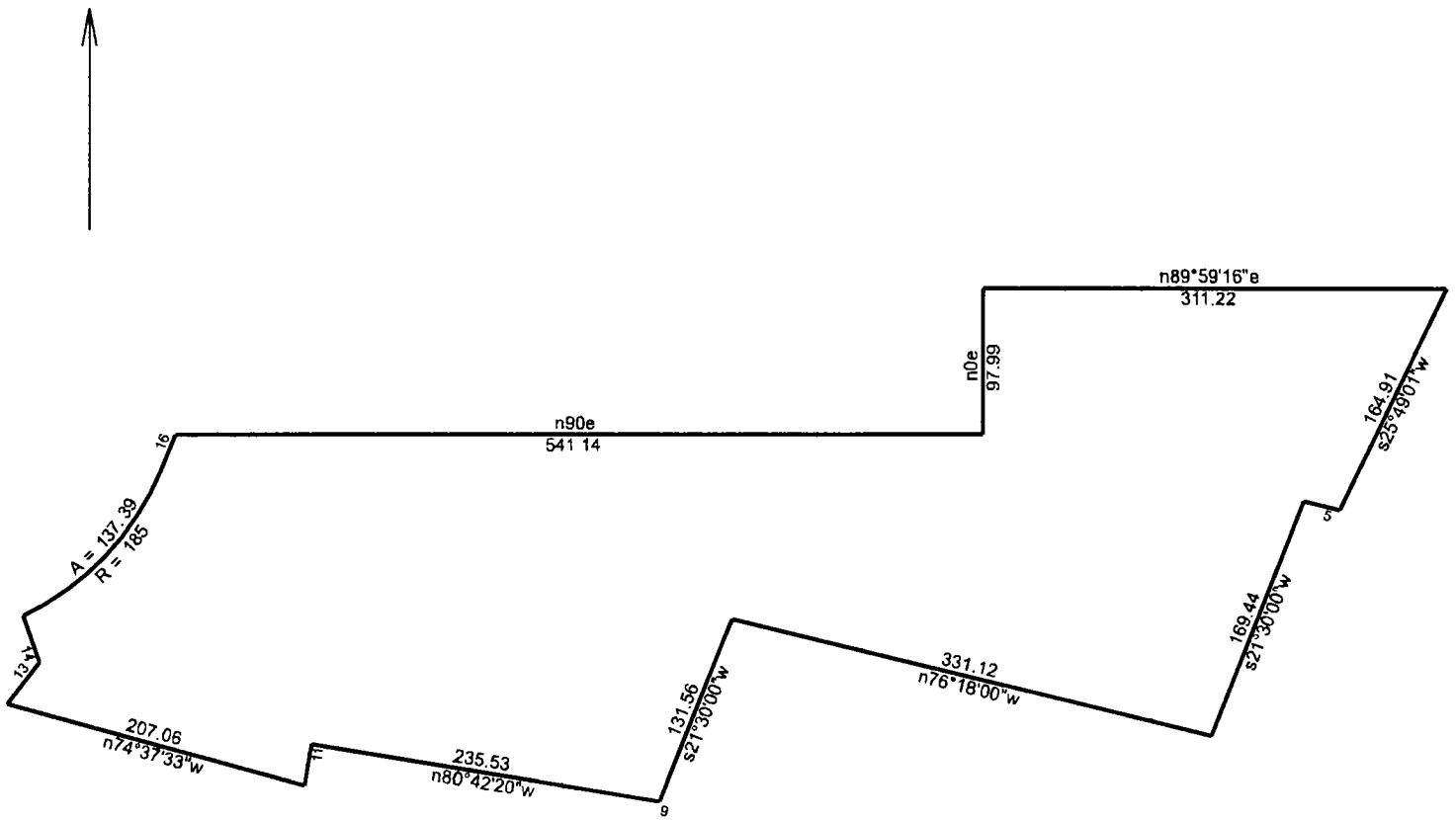
File: proposed evan j matheson et al property.ndp

Tract 1: 1.0315 Acres (44932 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/528024), Perimeter=948 ft.

01 s76.1800e 331.12  
 02 s21.3000w 131.56  
 03 n76.1800w 172.33  
 04 Lt, r=214.57, delta=027.1320, arc=101.95, chord=n89.5815w 100.99  
 05 s76.2504w 11.92  
 06 Rt, r=15.00, delta=090.0000, arc=23.56, chord=n58.3456w 21.21  
 07 n13.3456w 25.74

08 n76.1800w 18.06  
 09 n21.3000e 131.56

8/25/23 M/A



8/27/2021

Scale: 1 inch= 124 feet

File: proposed lovers lane alpaca and farm llc property.ndp

Tract 1: 4.2351 Acres (184482 Sq. Feet), Closure: s78.4554e 0.37 ft. (1/6772), Perimeter=2476 ft.

01 n90e 541.14  
 02 n0e 97.99  
 03 n89.5916e 311.22  
 04 s25.4901w 164.91  
 05 n76.1800w 24.63  
 06 s21.3000w 169.44  
 07 n76.1800w 331.12  
 08 s21.3000w 131.56  
 09 n76.1800w 1.36  
 10 n80.4220w 235.53

11 s09.0718w 27.91  
 12 n74.3733w 207.06  
 13 n38.0155e 35.25  
 14 n19.5147w 33.78  
 15 Lt, r=185.00, delta=042.3307, arc=137.39, chord=n43.4151e 134.26  
 16 n22.2517e 25.92

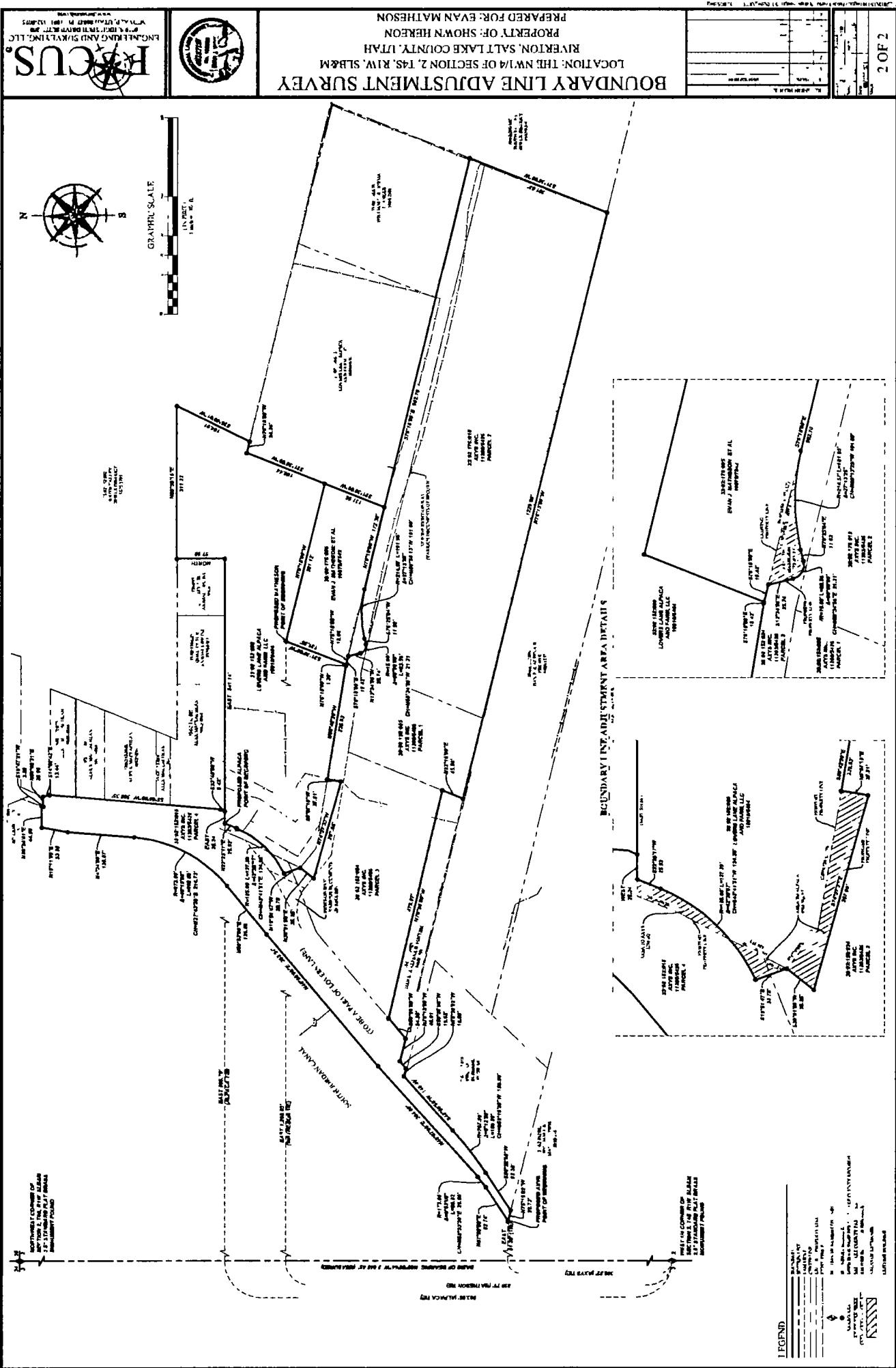
8/26/2023 *MM*

## BOUNDARY LINE ADJUSTMENT SURVEY

NDARY LINE ADJUSTMENT SURVEY  
LOCATION THE NW 1/4 OF SECTION 2, T4S, R1W, SLB&M  
RIVERTON, SALT LAKE COUNTY, UTAH  
PROPERTY OF, SHOWN HEREON  
PREPARED FOR, EVAN MATHESON



9/26/23



## VIII. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes any prior agreements or understandings, whether written or oral.

IN WITNESS WHEREOF, the parties have indicated their agreement to be bound by the terms and conditions of this Agreement by affixing their signatures below on the dates indicated.

Signed:



06/08/2023  
6/19/2023

Aaron Hymas  
Axe LLC

Signed:



06/08/2023

06/09/2023

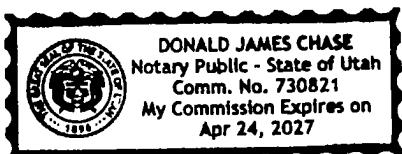
Evan Matheson  
Evan and Peggy Matheson Family Trust or Lovers  
Lane Alpaca & Farm LLC

# Acknowledgement Certificate

State of Utah)  
County of Salt Lake)<sup>§</sup>

On this 9 day of June, in the year 20 23, before me Donald James Chase,  
Day Month Year Notary Public Name  
a notary public, personally appeared Evan J Matheson & Aaron Michael Hymas,  
Name of Document Signer(s)  
proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my  
hand and official seal.

S  
E  
A  
L



Donald James Chase  
Signature of Notary Public  
APR 24, 2027  
Commission Expires

Description of Attached Document

Title or Type of Document: Boundary line agreement

Document Date: 6/9/23 Number of Pages: 19

Signer(s) Other Than Named Above: \_\_\_\_\_

AN-6-09-23-

g