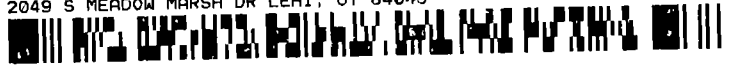


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01/24/2025 02:06 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: AARON HYMAS
2049 S MEADOW MARSH DR LEHI, UT 84043



Aaron Hymas
2049 S, meadow marsh Dr.
Lehi, UT 84043

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

 1/22/25
 1/22/2025
SIT 1/22/2025
AH 1/22/2025

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.

Full parcel number is 33-02-176-005-0000

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 3 page exhibits.

OK 1/22/25
RAM 1/22/2025
JMT 1/22/2025
ST 1/22/2025
ST 1/22/2025

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.


JMT
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SH
1/22/25
1/22/2025
1/22/2025
1/22/2025
1/22/2025

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.

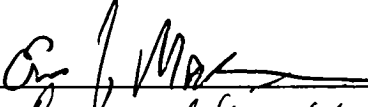
Signatures and Notary Section:

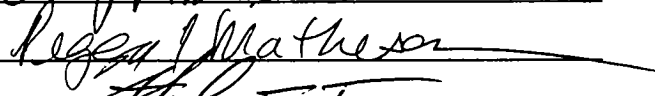
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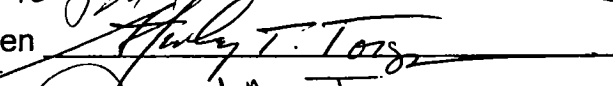
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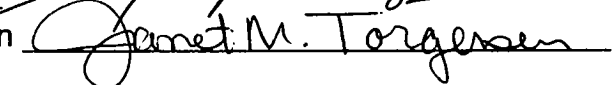
Evan and Peggy Matheson Family Trust or Lovers Lane Alpaca & Farm LLC

Signatures:

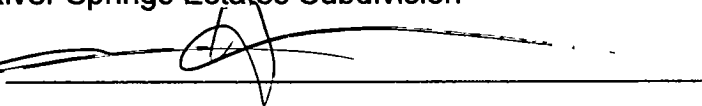
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Peggy Matheson 

Stanley T. Torgensen 

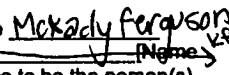
Janet M. Torgensen 

Axe LLC for River Springs Estates Subdivision

Aaron Hymas 

UTAH NOTARY ACKNOWLEDGMENT

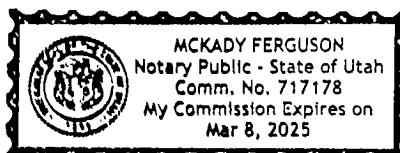
State of Utah
County of Salt Lake

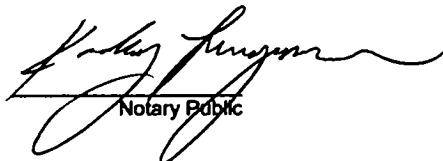
On this 12 day of January, in the year 2025, before me Mckady Ferguson
[Notary Public Name] a notary public, personally appeared  (Name of Document Signer), proved on the basis of satisfactory evidence to be the person(s)
whose name(s) are (is/are) subscribed to this instrument, and
acknowledged they (he/she/they) executed the same.

Evan Matheson, Peggy Matheson, Stanley T Torgensen, Janet M. Torgensen, and Aaron Hymas

Witness my hand and official seal

(Seal)




Notary Public

