

WHEN RECORDED RETURN TO:

LeRoy Shane Carter
690 E 12100 S
Draper, Utah 84020

14385341 B: 11571 P: 7330 Total Pages: 6
05/16/2025 08:45 AM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEROY SHANE CARTER
690 E 12100 S DRAPER, UT 84020



Parcel Numbers: 28-30-283-001
28-30-283-004

BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED

This Boundary Line Agreement (this "Agreement") is made and entered into this 1st day of May, 2025, by The Duane P. Craig and Joyce Craig Family Trust, ("**CRAIG**") and LBS Global LLC (collectively "**LBS**") for the purpose of fixing and determining the boundary lines between adjoining parcels of land owned by **CRIAG** and **LBS**.

WHEREAS, **CRAIG** is the owner of the property located in Salt Lake County, Utah which has been historically described as follows to-wit:

PARCEL 28-30-283-001

LOT 5, BLK 24 DRAPERVILLE TOGETHER WITH A PORTION OF VACATED STREET ABUTTING ON N.

And whereas, **LBS** are the owners of the property located in Salt Lake County, Utah which has been historically described as follows to-wit:

PARCEL 28-30-283-004

LOT 6, BLOCK 24, DRAPERVILLE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

And

A PARCEL OF LAND BEING A PART OF A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT ALKE BASE AND MERIDIAN, THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 00°08'24" EAST ALONG THE SECTION LINE A DISTANCE OF 313.50 FEET; THENCE LEAVING SAID SECTION LINE NORTH 89°53'16" WEST A DISTANCE OF 28.37 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 00°08'24" WEST FOR A DISTANCE OF 16.50 FEET; THENCE SOUTH 89°53'16" WEST FOR A DISTANCE OF 145.04 FEET; THENCE NORTH 00°42'25" EAST FOR A DISTANCE OF 16.50 FEET; THENCE NORTH 89°53'16" EAST FOR A DISTANCE OF 144.88 FEET TOT THE POINT OF BEGINNING.

SAID PARCEL CONTINS 2,391.84 SQUARE FEET (0.055 ACRES)

CRAIG and **LBS** desire to establish a new physical boundary line as the record description boundary line between their properties, herein after referred to as the **NEW BOUNDARY LINE**. This **NEW BOUNDARY LINE** is more particularly described as follows:

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BEGINNING AT A CORNER OF A VINYL FENCE WHICH IS NORTH 00°08'24" EAST A DISTANCE OF 16.50 FEET AND SOUTH 89°53'16" WEST A DISTANCE OF 176.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID VINYL FENCE NORTH 00°42'25" EAST A DISTANCE OF 297.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF 12100 SOUTH STREET AND THE POINT OF TERMINUS.

Now therefore, for the considerations of mutual agreement and mutual benefit of both parties, the receipt of which is hereby acknowledged, **CRAIG** and **LBS** do hereby covenant and agree that the above **NEW BOUNDARY LINE** shall stand and be known as the common record description and boundary line between the two properties described above and said properties shall be modified to include the common physical boundary line.

CRAIG, on behalf of itself and its respective heirs, successors, and assigns, hereby REMISES, RELEASES, and QUIT-CLAIMS to LBS all of CRAIG's right, title, and interest in and to all of the property lying within the boundaries of CRAIG's property described in Exhibit "A" attached hereto.

LBS, on behalf of itself and its respective heirs, successors, and assigns, hereby REMISES, RELEASES, and QUIT-CLAIMS to CRAIG all of LBS's right, title, and interest in and to all of the property lying within the boundaries of LBS's property described in Exhibit "B" attached hereto.

Further, **LBS** does hereby Quit-Claim all right, title and interest to **CRAIG** in and to all property lying to the West of the **NEW BOUNDARY LINE** and **CRAIG** does hereby Quit-Claim all right, title and interest to **LBS** in and to all property lying to the East of the **NEW BOUNDARY LINE**.

The boundary description of CRAIG's property has been surveyed and recorded as Record of Survey number S2025-04-0355 and the boundary description of LBS's property has been surveyed and recorded as Record of Survey number S2024-05-0250 with the Salt Lake County Surveyor by David B. Johnson of Johnson Engineering, Inc. licensed Surveyor, Certificate No. 5338869.

The boundary description of LBS property has been surveyed and recorded as Record of Survey number S2024-05-0250 with the Salt Lake County Survey by David B. Johnson of Johnson Engineering, Inc. licensed Surveyor, Certificate No. 5338869

A visual representation of the boundary line agreement is shown in Exhibit C.

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Draper, Utah 84020

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Joyce Craig
JOYCE CRAIG (TRUSTEE)
DUANE P. CRAIG AND JOYCE CRAIG FAMILY
TRUST

Leroy S. Carter
LEROY SHANE CARTER
OWNER LBS GLOBAL LLC

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

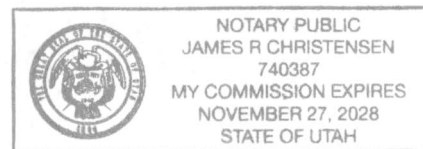
The foregoing Boundary Agreement was acknowledged before me this 1 day of May, 20 25, by JOYCE CRIAG who is the Trustee of The Duane P. Craig and Joyce Craig Family Trust.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 11/27/2028
Residing in: Draper, UT

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

[Signature]
Notary Public



The foregoing Boundary Agreement AND Quit Claim Deed was acknowledged before me this 1 day of May, 20 25, by LEROY SHANE CARTER owner of LBS Global LLC.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: 11/27/2028
Residing in: Draper UT

[Signature]
Notary Public

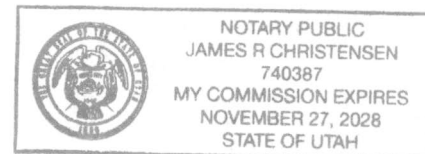


EXHIBIT "A"

CRAIG PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID ENTIRE TRACT IS DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 10127, PAGE 8884-8885, SALT LAKE COUNTY RECORDER'S OFFICE AS LOT 5, BLOCK 24, DRAPERVILLE. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF A VINYL FENCE WHICH IS NORTH 00°08'24" EAST A DISTANCE OF 16.50 FEET AND SOUTH 89°53'16" WEST A DISTANCE OF 176.19 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30, AND RUNNING THENCE ALONG SAID VINYL FENCE NORTH 00°42'25" EAST A DISTANCE OF 297.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF 12100 SOUTH STREET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 12100 SOUTH STREET SOUTH 89°53'16" WEST A DISTANCE OF 149.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE TO AND ALONG A WOOD FENCE AND ALONG THE EASTERLY LINE OF THE BRODERICK PROPERTY DESCRIBED IN THE RECORD OF SURVEY S2019-12-0877 RECORDED WITH THE SALT LAKE COUNTY SURVEYOR BY WILDING ENGINEERING, KAGAN M. DIXON A PROFESSIONAL SURVEYOR, LICENSE NO. 9061091, ON 2/11/2019, SOUTH 00°33'21" 297.02 FEET TO THE SOUTHEAST CORNER OF SAID BRODERICK PROPERTY. THENCE LEAVING SAID EASTERLY LINE NORTH 89°53'16" EAST A DISTANCE OF 148.39 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING A PORTION OF VACATED STREET ABUTTING ON THE NORTH.

SAID PARCEL OF LAND CONTAINS 44,186.65 SQUARE FEET OR 1.01 ACRES MORE OR LESS.

EXHIBIT "B"

LBS PROPERTY LEGAL DESCRIPTION

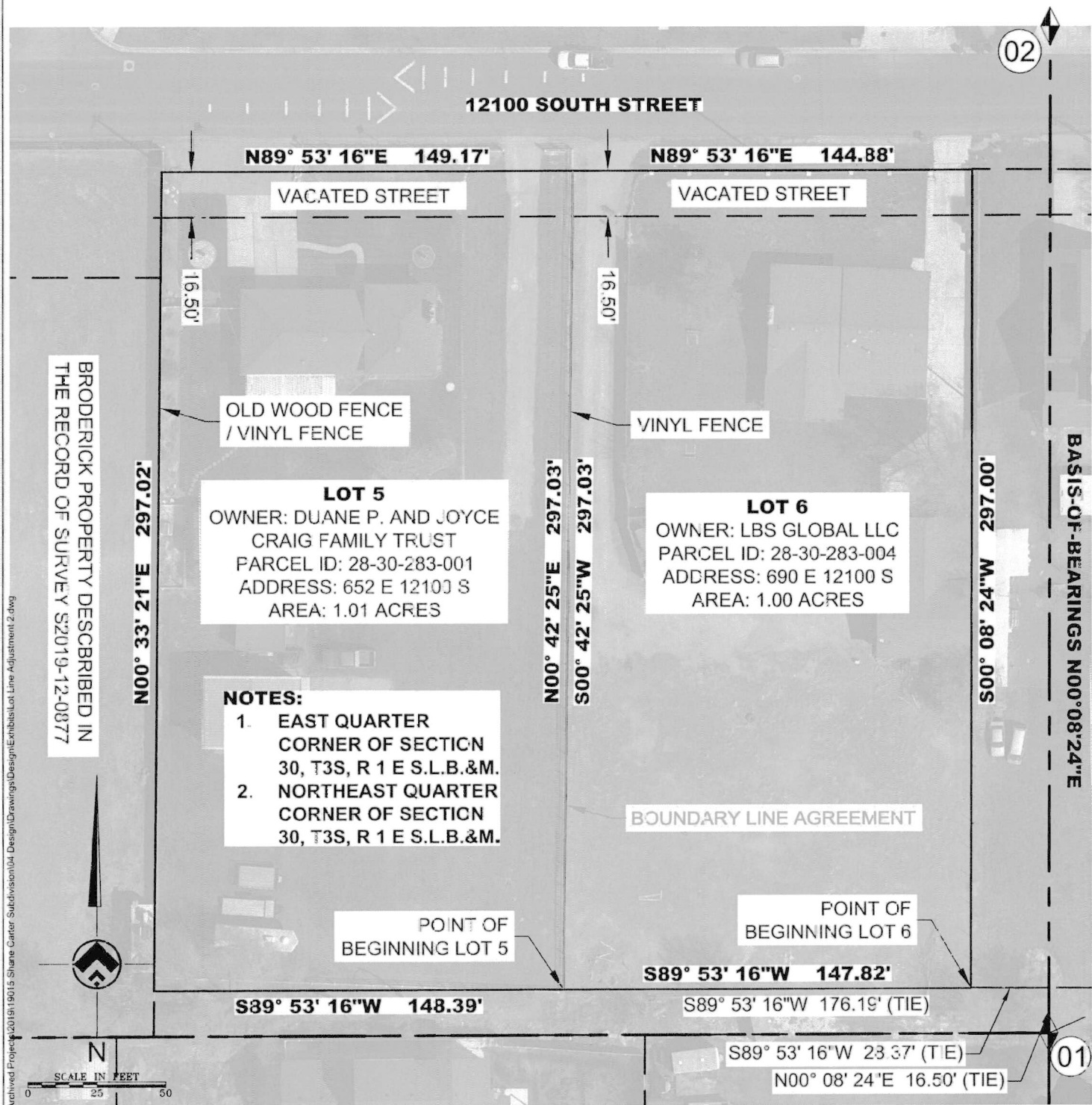
A PARCEL OF LAND BEING ALL OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID ENTIRE TRACT IS DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 10338, PAGE 2828-2829, SALT LAKE COUNTY RECORDER'S OFFICE AS LOT 6, BLOCK 24, DRAPERVILLE. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 00°08'24" EAST ALONG THE SECTION LINE A DISTANCE OF 16.5 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 89°53'16" WEST A DISTANCE OF 28.37 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 89°53'16" WEST FOR A DISTANCE OF 147.82 FEET; THENCE NORTH 00°42'25" EAST FOR A DISTANCE OF 297.03 FEET; THENCE NORTH 89°53'16" EAST FOR A DISTANCE OF 144.88 FEET; THENCE SOUTH 00°08'24" WEST FOR A DISTANCE OF 297.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING A PORTION OF VACATED STREET ABUTTING ON THE NORTH.

SAID PARCEL CONTAINS 43,464.168 SQUARE FEET (0.9978 ACRES) MORE OR LESS.

K:\Archived Projects\2019\19015 Shane Carter Subdivision\04_Design\Drawings\Design\Exhibits\Lot Line Adjustment 2.dwg



CLIENT / OWNER INFORMATION:

LEROY SHANE CARTER
LBS GLOBAL LLC
469 EAST 1200 SOUTH
DRAPER UTAH,
(801) 330-0031

SHEET INFORMATION:

EXHIBIT "C"
CRAIG / CARTER BOUNDARY LINE AGREEMENT
DRAPER, UTAH

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING

4426 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124

www.johnsonengineeringinc.com
Phone: 801-787-4569

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	EX-C 01 OF 01
PROJECT NO:	19-015		
DATE	2025-03-27		
SCALE:	1"=50'		
		0"	FINAL 03-27-25
		NO	REVISION DATE