

ADDRESSES FOR ASSESSMENT PURPOSES:

First Property Owner (Tax Parcel Nos. 33-10-176-043
and 33-10-176-047)

2951 N. Fairfield Rd.
Layton, UT, 84041

Second Property Owner (Tax Parcel No. 33-10-176-056)

Shaun & Misty Richardson
1883 W 14400 S
Bluffdale, UT 84065

Third Property Owner (Tax Parcel No. 33-10-176-006)

Rocky & Glenda Hatt
14432 S Redwood Rd.
Bluffdale, UT 84065

14416436 B: 11589 P: 7664 Total Pages: 14
07/31/2025 09:56 AM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEADING TECH
1835 S HWY 89PERRY, UT 84302



BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE
(Pursuant to Utah Code 57-1-45)

This Boundary Establishment Document and Conveyance ("Establishment Document") is made as of the 30th day of July, 2025, by and among (1) Soderby, LLC, a Utah limited liability company, (2) Shaun & Misty Richardson, (3) Rocky & Glenda Hatt. The foregoing parties are sometimes referred to herein singularly as a "**Party**" and collectively as the "**Parties**" with respect to the following:

A. Soderby, LLC owns a certain tract of land located in Salt Lake County, Utah, identified as **Tax Parcel Nos. 33-10-176-043 and 33-10-176-047** and more particularly described on Exhibit A attached hereto (the "**First Property**").

B. Shaun & Misty Richardson own a certain tract of land located in Salt Lake County, Utah, identified as **Tax Parcel No. 33-10-176-056** and more particularly described on Exhibit B attached hereto (the "**Second Property**").

C. Rocky & Glenda Hatt own a certain tract of land located in Salt Lake County, Utah, identified as **Tax Parcel No. 33-10-176-006** and more particularly described on Exhibit C attached hereto (the "**Third Property**").

D. The First Property, the Second Property, and the Third Property are collectively referred to in this Establishment Document as the "**Parcels**".

E. Statement required by Utah Code 57-1-45(2)(c): For more than thirty (30) years, gaps and inconsistencies have existed between the deeded boundary lines

of the First Property, Second Property, and Third Property. The physical boundaries between the properties—such as fences, landscaping, and other longstanding markers—have not aligned with the legal descriptions in the deeds but have been treated by the Parties as the actual property lines. These discrepancies include gaps between the First and Second Properties, the Second and Third Properties, and the First and Third Properties. Although the deeded boundary of the Second Property is not being modified by this Establishment Document, the owner of the Second Property is included as a party to resolve the uncertainties regarding the adjoining boundaries. The Parties now desire to enter into this Establishment Document to formally establish the boundary lines as they have existed in practice and to eliminate any uncertainty or potential for future disputes.

F. Statement required by Utah Code 57-1-45(2)(d): The undersigned owners of the adjoining properties—specifically, the First Property, Second Property, and Third Property—hereby acknowledge and agree on the location of the boundary lines as described in this Establishment Document. This agreement is intended to resolve existing discrepancies between deeded boundary descriptions and the boundary lines historically recognized and treated as true by the Parties.

G. Statement required by Utah Code 57-1-45(2)(h): If any of the property that is the subject of this Establishment Document is located in a recorded subdivision, the Parties are hereby notified of the potential requirement of a subdivision plat amendment.

H. The Map attached hereto as Exhibit D shows the newly agreed upon boundary lines for the First Property and the Third Property. Because the deeded boundary lines of the Second Property are not being altered by this Establishment Document, Exhibit D does not depict the entire boundary of the Second Property, but only the portions adjoining the First and Third Properties.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and based upon the mutual covenants and promises hereinafter set forth, the Parties agree as follows:

1. Accuracy of Recitals. The recitals set forth above are true, correct and complete in all material respects.

2. Boundary Lines. Pursuant to Utah Code § 57-1-45(2)(f), the Parties hereby covenant and agree that, as of the date of this Establishment Document, the true and correct boundary lines between the adjoining properties are those set forth in the legal descriptions attached hereto as Exhibits E, F and G, which represent the newly established boundary lines agreed upon by the Parties and the resulting parcel boundaries after adjustment. Specifically:

- (a) The boundary lines of the First Property are described in Exhibit E;
- (b) The boundary lines of the Second Property are described in Exhibit F; and

(c) The boundary lines of the Third Property are described in Exhibit G.

Each Party shall have the exclusive right to occupy, possess, and enjoy its respective parcel up to the established boundary lines as described in the applicable exhibit.

3. Conveyance. In accordance with Utah Code 57-1-45(7)(c), and to conform the legal descriptions of each of their respective Parcels to the Boundary Line, **the Parties hereby convey by quitclaim to the appropriate Party** any and all of their right, title and interest in and to those portions of the Parcels that are inconsistent with the newly established boundary lines, resulting in the legal descriptions referred to in Paragraph 4 below.

4. Resulting Legal Descriptions. Giving effect to this Establishment Document, the Parties hereby covenant and agree that from and after the date of this Establishment Document, the legal descriptions of the Parcels shall be as set forth in Exhibits E, F, and G.

5. Integration; Modification. This Establishment Document contains the entire agreement between the Parties with respect to the matters set forth herein. This Establishment Document may be modified or amended only with the unanimous written agreement of the Parties, their successors and assigns.

6. Duration; Rights Run With the Land; Binding Effect. This Establishment Document and the Boundary Line established hereby shall be perpetual. Each of the agreements and rights contained in this Establishment Document shall (i) inure to the benefit of and be binding upon the Parties and their respective successors, successors-in-title, heirs and assigns as to their respective Parcel, or any portion of their respective Parcel, each of whom shall be an intended beneficiary (whether third party or otherwise) of the rights and agreements granted hereunder; (ii) shall run with the land; and (iii) shall remain in full force and unaffected by any change in ownership or by any encumbrance, lien, judgment, easement, lease, or other interest affecting the Parcels, or any portion of the Parcels, or any change of use, demolition, reconstruction, expansion or other circumstances.

7. Further Action. The Parties shall execute and deliver all documents, provide all information, and take or forbear from taking all action as may be necessary or appropriate to achieve the purpose of this Establishment Document.

8. Applicable Law. This Establishment Document shall be construed in accordance with and governed by the laws of the State of Utah.

9. Interpretation. The paragraph headings in this Establishment Document are for convenience only and shall not be considered or referred to in resolving questions of interpretation and construction. The use of the singular in this Establishment Document shall include the plural, and the use of the plural in this Establishment Document shall include the singular, where the context is otherwise appropriate.

10. Severability. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Establishment Document and shall in no way affect any other condition, covenant or other provision herein contained. If such condition,

covenant or other provisions shall be deemed invalid due to its scope or breadth, such condition, covenant or other provision shall be deemed valid to the extent of the scope and breadth permitted by law.

11. Attorney Fees. In the event it becomes necessary for any Party or its successors and assigns to employ an attorney to enforce such Party's rights under this Establishment Document with respect to another Party hereto or its successors and assigns, either with or without litigation, the non-prevailing Party in such controversy shall pay to the prevailing Party reasonable attorney fees and, in addition, such costs and expenses as are incurred by the prevailing Party in enforcing such Party's rights under this Establishment Document.

12. Counterparts. This Establishment Document may be executed in any number of counterparts, each of which, when executed and delivered, by electronic means or otherwise, shall be deemed an original, but all of which shall together constitute one and the same instrument.

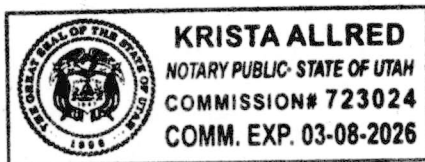
IN WITNESS WHEREOF, this Boundary Line Establishment Document is executed to be effective as of the day and year first above written.

SODERBY, LLC, A UTAH LIMITED LIABILITY COMPANY

By: Duane Dee Johnson
Duane Dee Johnson, Manager

STATE OF UTAH)
COUNTY OF DAVIS)
:SS

On this 30th day of JULY, 2025, before me, a Notary Public in and for said County and State, personally appeared Duane Dee Johnson, who acknowledged to me that he is the Manager of Soderby, LLC, a Utah limited liability company, and that he executed the foregoing instrument on behalf of said company in accordance with the authority granted to him under its operating agreement.




Krista Allred
NOTARY PUBLIC

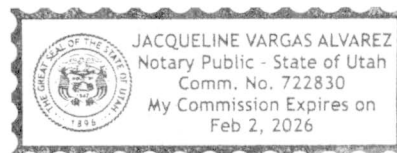

SHAUN RICHARDSON


MISTY RICHARDSON

STATE OF UTAH)
 : SS.
COUNTY OF Salt Lake)

Personally appeared before me SHAUN RICHARDSON this 29th day of July, 2025, who duly acknowledged to me that he is the signer of the within instrument and that he executed the same.

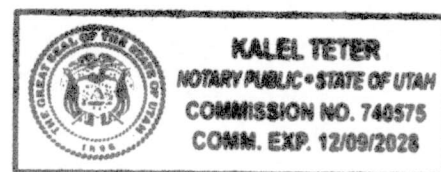

NOTARY PUBLIC



STATE OF UTAH)
 : SS.
COUNTY OF Salt Lake)

Personally appeared before me MISTY RICHARDSON this 30th day of July, 2025, who duly acknowledged to me that she is the signer of the within instrument and that she executed the same.


NOTARY PUBLIC



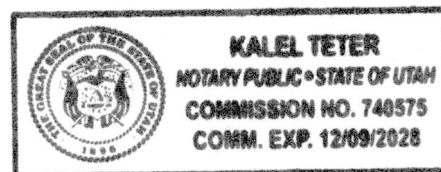
Rocky Hatt
ROCKY HATT

Glenda Hatt
GLENDA HATT

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake

Personally appeared before me ROCKY HATT this 30th day of July, 2025, who duly acknowledged to me that he is the signer of the within instrument and that he executed the same.

[Signature]
NOTARY PUBLIC



STATE OF UTAH)
: ss.
COUNTY OF Salt Lake

Personally appeared before me GLENDA HATT this 30th day of July, 2025, who duly acknowledged to me that she is the signer of the within instrument and that she executed the same.

[Signature]
NOTARY PUBLIC

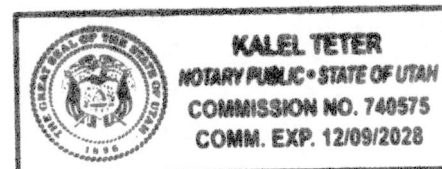


EXHIBIT A
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(EXISTING LEGAL DESCRIPTION OF FIRST PROPERTY)

BEG S 1356.00 FT & E 2038.45 FT FR NW COR SEC 10, T4S, R1W, SLM; S 156.40 FT; N 89° E 142.73 FT; N 11°28'10" E 157.11 FT; W 173.94 FT TO BEG. LESS & EXCEPT BEG N 89°51'06" W 457.44 FT & S 0°08'54" W 1350.46 FT FR N 1/4 COR SD SEC 10; S 12°30'56" W 12.96 FT; S 89°54'32" W 175.82 FT; N 1°02'18" E 13.10 FT; S 89°56'39" E 178.39 FT TO BEG. 0.52 AC M OR L. 6567-2138 7373-2552 09658-2639

[33-10-176-043-0000]

AND

BEG S 1351.66 FT & E 1957.70 FT FR NW COR SEC 10, T4S, R1W, SLM; E 80 FT; S 162.21 FT; N 89°55' W 80 FT; N 162.084 FT TO BEG. LESS & EXCEPT BEG N 89°51'06" W 635.99 FT & S 0°08'54" W 1360.75 FT FR N 1/4 COR SD SEC 10; S 1°02'18" W 3.10 FT; N 86°06'10" W 46.30 FT; S 89°56'39" E 46.25 FT TO BEG. ALSO LESS & EXCEPT BEG S 00°18'53" W 1324.30 FT & N 89°37'43" E 1958.15 FT FR NW COR OF SD SEC; S 86°31'48" E 80.14 FT; S 89°37'43" W 80 FT; N 5.37 FT TO BEG. 10619-6163

[33-10-176-047-0000]

EXHIBIT B
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(EXISTING LEGAL DESCRIPTION OF SECOND PROPERTY)

BEG S 0°18'43" W 1329.61 FT; N 89°37'43" E 1422.71 FT; S 30 FT; S 42°47' E 17.74 FT; N 89°37'43" E 222.65 FT FR NW COR SEC 10, T4S, R1W, SLM; N 89°37'43" E 301.05 FT; S 164.88 FT; S 89° W 90.97 FT; S 19°05' W 137.89 FT; S 86° W 160.84 FT; N 0°51'10" W 306.08 FT TO BEG. (BEING PARTS OF LOTS 1 & 2, RONJO MEADOWS SUB) 10761-2031 11307-0882 11336-9412

EXHIBIT C
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

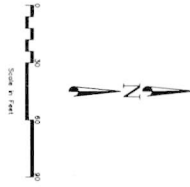
(EXISTING LEGAL DESCRIPTION OF THIRD PROPERTY)

BEG ON THE W PROP LINE OF STATE HIGHWAY, WHICH PT IS N 1037.02 FT & W 398.48
FT FR CEN OF SEC 10, T 4S, R 1W, S L MW 330 FT; N 18°56' E 69.75 FT; E 330 FT; S 18°56'
W 69.75 FT TO BEG. 0.51 AC

[33-10-176-006-0000]

EXHIBIT D
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(Depiction of Established Boundary Lines - for reference only; see Exhibits E, F, and G for legal descriptions)



- LEGEND**
- PROPERTY CORNER (NOTING SET)
 - PROPERTY CORNER (AS NOTED)
 - PROPOSED LINE
 - TITLE LINE
 - FENCE

CLARK COUNTY, NEVADA
 PLANNING AND ZONING DEPARTMENT
 1500 SOUTH MAIN STREET, SUITE 100
 LAS VEGAS, NEVADA 89102
 PHONE: (702) 735-5995
 FAX: (702) 735-5996
 WWW.CLARKCOUNTY.NV.GOV

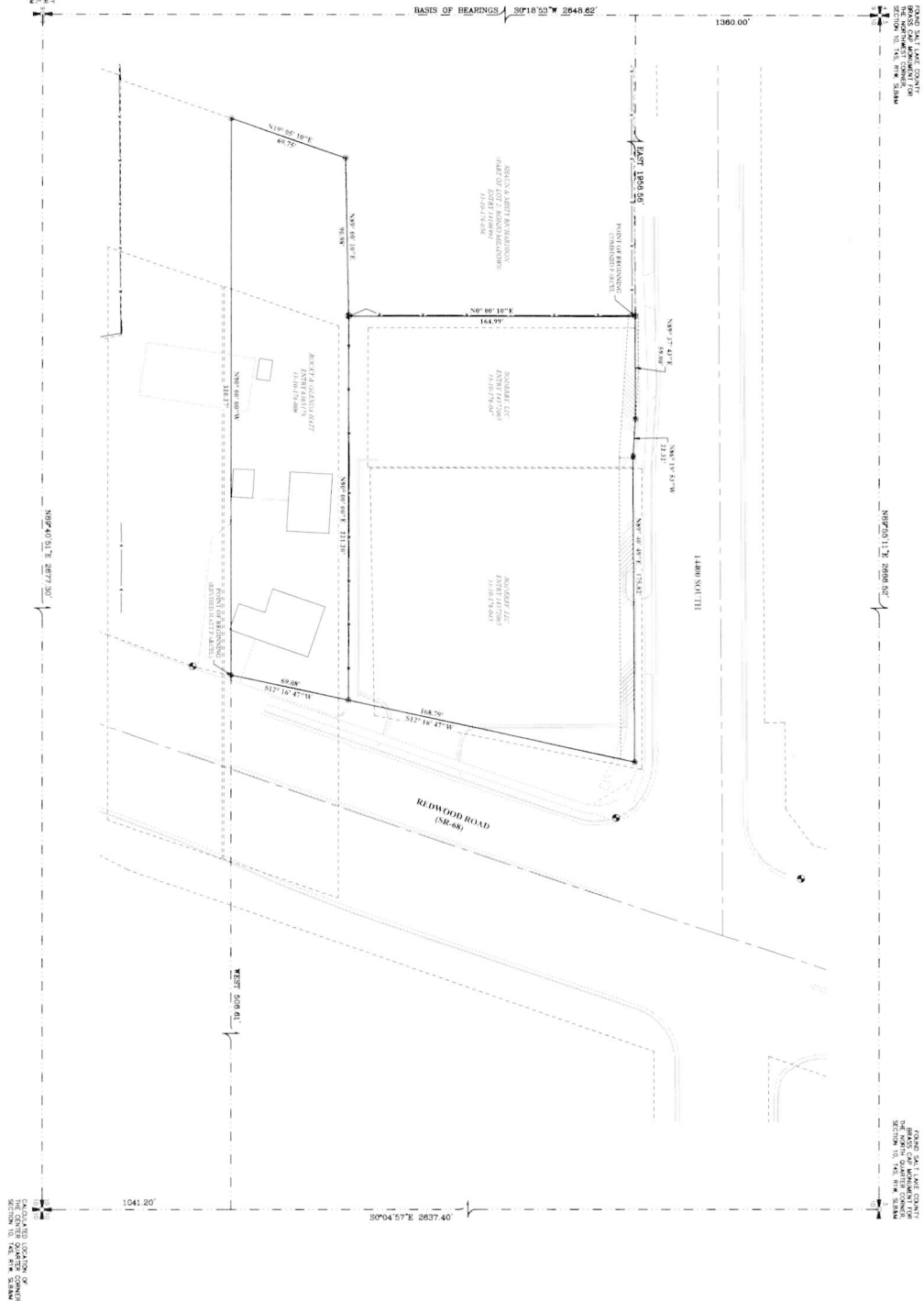


EXHIBIT E
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(COMBINED LEGAL DESCRIPTION OF FIRST PROPERTY AFTER ADJUSTMENT)

Beginning at a point on the South line of 14400 South street, said point being South 0°18'53" West 1360.00 feet along the Section line and East 1958.58 feet from the Northwest corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian;

Thence along the South line of 14400 South street the following three courses:

1) North 89°37'43" East 59.00 feet;

2) South 86°19'53" East 22.32 feet;

3) North 89°40'49" East 175.82 feet to the Westerly right-of-way line of Redwood Road(SR-68);

Thence South 12°16'47" West 168.79 feet along said right-of-way line;

Thence West 221.20 feet along a fence line to the East line of the Ronjo Meadows Subdivision (Map 98-5P-123);

Thence North 0°00'10" East 164.99 feet along said Subdivision to the Point of Beginning.

Contains 0.904 Acres or 39,364 Square Feet, more or less.

EXHIBIT F
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(LEGAL DESCRIPTION OF SECOND PROPERTY AFTER ADJUSTMENT)

BEG S 0°18'43" W 1329.61 FT; N 89°37'43" E 1422.71 FT; S 30 FT; S 42°47' E 17.74 FT; N 89°37'43" E 222.65 FT FR NW COR SEC 10, T4S, R1W, SLM; N 89°37'43" E 301.05 FT; S 164.88 FT; S 89° W 90.97 FT; S 19°05' W 137.89 FT; S 86° W 160.84 FT; N 0°51'10" W 306.08 FT TO BEG. (BEING PTS OF LOTS 1 & 2, RONJO MEADOWS SUB) 10761-2031 11307-0882 11336-9412

EXHIBIT G
TO
BOUNDARY ESTABLISHMENT DOCUMENT AND CONVEYANCE

(LEGAL DESCRIPTION OF THIRD PROPERTY AFTER ADJUSTMENT)

Beginning at a point on the Westerly right-of-way line of Redwood Road (SR-68), said point being North 0°04'57" East 1041.20 feet along the Section line and West 506.61 feet from the Center Quarter Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian;
Thence West 320.27 feet to the East line of Ronjo Meadows Subdivision (Map 98-5P-123);
Thence along said Subdivision the following two courses:
1) Thence North 19°05'10" East 69.75 feet;
2) Thence North 89°00'10" East 90.98 feet;
Thence East 221.20 feet to the Westerly right-of-way line of Redwood Road;
Thence South 12°16'47" West 69.08 feet along said right-of-way to the Point of Beginning.

Contains 0.488 Acres or 21,254 Square Feet, more or less.