

WHEN RECORDED, RETURN TO:

Saratoga 262 Partners LLC
10771 S. Rippling Bay
South Jordan, Utah 84009



ENT 190797:2021 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 12 9:29 am FEE 40.00 BY JR
RECORDED FOR YORK HOWELL & GUYMON

Tax Parcel ID Nos.: 58:041:0238, 58:041:0243

BOUNDARY LINE AGREEMENT

In accordance with Utah Code § 10-9a-524, Saratoga 262 Partners LLC, a Utah limited liability company (“**Owner 1**”), and Saratoga 262 Partners LLC, a Utah limited liability company (“**Owner 2**”), agree to the boundary line adjustment set forth in this *Boundary Line Agreement* (“**Agreement**”). Owner 1 and Owner 2 intend that this Agreement act as a quitclaim deed to convey all of each party’s right, title, interest, and estate in real property beyond the boundary line identified herein. The date of this Agreement shall be the date of the last acknowledgment on the signature page(s) below.

I. LEGAL DESCRIPTION OF PARCELS BEFORE BOUNDARY LINE CHANGE. The legal descriptions of the parcels which are the subject of this Agreement, **prior to the boundary line change**, are as follows:

A. Utah County Parcel No. 58:041:0238 (“Owner 1 Property”), which is owned by Owner 1 and which, prior to the adjustment agreed to herein, was described as:

Parcel 1: The Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING: A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows: Beginning at a point located South 89°50'07" East along the Quarter section line 1941.72 feet from the West Quarter corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°50'07" East 761.26 feet to the center of said Section 34, also being the Northwest corner of The Benches Plat 10 Subdivision; thence South 0°23'55" East along the Quarter section line 1702.33 feet; thence West 773.11 feet; thence North 1704.48 feet to the point of beginning.

ALSO LESS AND EXCEPTING: A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, more particularly described as follows: Beginning at a point located South 89°50'07" East along the Quarter section line 1047.92 feet from the West Quarter corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°50'07" East 893.80 feet; thence South 1704.48 feet; thence West 893.80 feet; thence North 1707.05 feet to the point of beginning.

Parcel 2: TOGETHER WITH a right of access set forth in Access and Utilities Easement Agreement, recorded June 4, 2018, as Entry No. 51455:2018, Amendment and Correction to Access and Utilities Easement Agreement, recorded December 2, 2019, as Entry No.

127037:2019, and in Access and Utilities Easement Agreement, recorded December 2, 2019, as Entry No. 127041:2019, of Official Records.

B. Utah County Parcel No. 58:041:0243 ("Owner 2 Property"), which is owned by Owner 2 and which, prior to the adjustment agreed to herein, was described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°50'07"E ALONG THE QUARTER SECTION LINE 1047.92 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°50'07"E 1655.07 FEET TO THE NORTHWEST CORNER OF THE BENCHES PLAT 10 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE S89°45'56"E ALONG THE QUARTER SECTION LINE 90.00 FEET TO THE EAST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE EASTERLY SIDE OF FOOTHILL BOULEVARD; THENCE ALONG THE EASTERLY EDGE OF SAID BUFFER ZONE THE FOLLOWING TWO (2) COURSES: S0°23'17"E 880.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2114.49 FEET WITH A RADIUS OF 2070.00 FEET THROUGH A CENTRAL ANGLE OF 58°31'38" CHORD: S29°39'07"E 2023.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 257.02 FEET WITH A RADIUS OF 2145.00 FEET (RADIUS BEARS: N18°15'05"E) THROUGH A CENTRAL ANGLE OF 6°51'55" CHORD: N68°18'58"W 256.87 FEET; THENCE N64°53'00"W 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 382.18 FEET WITH A RADIUS OF 3000.00 FEET THROUGH A CENTRAL ANGLE OF 7°17'57" CHORD: N61°14'02"W 381.92 FEET TO THE WEST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE WESTERLY SIDE OF FOOTHILL BOULEVARD; THENCE NORTHWESTERLY ALONG THE WESTERLY EDGE OF SAID BUFFER ZONE ALONG THE ARC OF A NON-TANGENT CURVE (RADIUS BEARS: N49°27' 59"E) TO THE RIGHT 936.96 FEET WITH A RADIUS OF 2250.00 FEET THROUGH A CENTRAL ANGLE OF 23°51'34" CHORD: N28°36'14"W 930.20 FEET TO THE QUARTER SECTION LINE; THENCE S0°23'55"E ALONG THE QUARTER SECTION LINE 189.93 FEET; THENCE WEST 1666.91 FEET; THENCE NORTH 1707.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N0°23'55"W ALONG THE QUARTER SECTION LINE 958.42 FEET AND WEST 264.70 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 136.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3106.35 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N52°09'21"E) 1851.09 FEET THROUGH A CENTRAL ANGLE OF 34°08'34" (CHORD: N20°46'22"W 1823.82 FEET) TO THE QUARTER SECTION LINE; THENCE S89°50'07"E ALONG THE QUARTER

SECTION LINE 106.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°09'41"E) 1864.07 FEET THROUGH A CENTRAL ANGLE OF 35°36'04" (CHORD: S21°38'21"E 1834.23 FEET) TO THE POINT OF BEGINNING.

II. AGREED TO BOUNDARY LINE. The legal description of the boundary line which Owner 1 and Owner 2 agree will, henceforth, divide the Owner 1 Property and the Owner 2 Property is as follows:

A part of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, as described in that certain Warranty Deed recorded as Entry No. 5968:1983 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the north line of said Southwest Quarter which is 1047.92 feet South 89°50'07" East along said north line from the West 1/4 Corner of said Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is S89°50'07"E between said West 1/4 Corner of said Section 34 and an LEI Engineering Rebar & Cap at the northwest corner of The Benches Plat 10 Subdivision representing the Center 1/4 Corner of said Section 34); running thence South 2,048.51 feet; thence East 105.00 feet; thence South 105.54 feet; thence East 59.00 feet; thence northeasterly along the arc of a non-tangent curve to the right having a radius of 12.00 feet (radius bears: East) a distance of 18.85 feet through a central angle of 90°00'00" Chord: N45°00'00"E 16.97 feet; thence East 509.72 feet; thence along the arc of a curve to the left with a radius of 179.00 feet a distance of 116.19 feet through a central angle of 37°11'30" Chord: N71°24'15"E 114.16 feet; thence N52°48'30"E 97.58 feet; thence along the arc of a curve to the right with a radius of 12.00 feet a distance of 18.47 feet through a central angle of 88°11'55" Chord: S83°05'32"E 16.70 feet; thence N51°33'15"E 59.00 feet; thence N37°49'12"W 77.69 feet; thence N53°18'55"E 130.51 feet; thence northwesterly along the arc of a non-tangent curve to the right having a radius of 3425.00 feet (radius bears: N52°47'12"E) a distance of 203.46 feet through a central angle of 3°24'13" Chord: N35°30'41"W 203.43 feet to the point of terminus.

III. LEGAL DESCRIPTION OF PARCELS AFTER BOUNDARY LINE CHANGE. The legal descriptions of the parcels which are the subject of this Agreement, after the boundary line change, are as follows:

A. Utah County Parcel No. 58:041:0238, also known as the Owner 1 Property, will henceforth be described as:

A part of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, as described in that certain Warranty Deed recorded as Entry No. 5968:1983 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is S89°50'07"E between said West 1/4 Corner of said Section 34 and an LEI Engineering Rebar & Cap at the northwest corner of The Benches Plat 10 Subdivision representing the Center 1/4 Corner of said Section 34); running thence along the 1/4 Section line S89°50'07"E 1,047.92 feet to the northwest corner of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 37348:2021 in the

office of the Utah County Recorder; thence along said deed and the extension thereof South 2,048.51 feet; thence East 105.00 feet; thence South 105.54 feet; thence East 59.00 feet; thence northeasterly along the arc of a non-tangent curve to the right having a radius of 12.00 feet (radius bears: East) a distance of 18.85 feet through a central angle of 90°00'00" Chord: N45°00'00"E 16.97 feet; thence East 509.72 feet; thence along the arc of a curve to the left with a radius of 179.00 feet a distance of 116.19 feet through a central angle of 37°11'30" Chord: N71°24'15"E 114.16 feet; thence N52°48'30"E 97.58 feet; thence along the arc of a curve to the right with a radius of 12.00 feet a distance of 18.47 feet through a central angle of 88°11'55" Chord: S83°05'32"E 16.70 feet; thence N51°33'15"E 59.00 feet to a radial point on a curve; thence northwesterly along the arc of a curve to the right having a radius of 3555.50 feet a distance of 77.70 feet through a central angle of 1°15'07" Chord: N37°49'12"W 77.69 feet; thence N53°18'55"E 130.51 feet; thence northwesterly along the arc of a non-tangent curve to the right having a radius of 3425.00 feet (radius bears: N52°47'12"E) a distance of 203.46 feet through a central angle of 3°24'13" Chord: N35°30'41"W 203.43 feet; thence EAST 793.61 feet to the 1/4 Section line between said Center 1/4 Corner and South 1/4 Corner of Section 34; thence along said 1/4 Section line S0°23'55"E 958.42 feet to said South 1/4 Corner; thence along the Section line N89°41'30"W 2744.09 feet to the Southwest Corner of said Section 34; thence along the Section line N00°29'13"E 2,653.78 feet to the point of beginning.

Contains: 92.353 acres+/-

B. Utah County Parcel No. 58:041:0243, also known as the Owner 2 Property, will henceforth be described as:

A part of the Southwest Quarter or Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the north line of said Southwest Quarter which is 1047.92 feet South 89°50'07" East along said north line from the West Quarter Corner of said Section; running thence South 89°50'07" East 299.92 feet along said north line to a non-tangent point on a curve; thence southeasterly along the arc of a 3425.00 foot radius curve to the left a distance of 2024.80 feet (central angle equals 33°52'20" and long chord bears South 20°16'38" East 1995.44 feet, bearing to center is North 86°39'32" East) to a point of non-tangency; thence South 53°18'55" West 130.51 feet to a non-tangent point on a curve; thence southeasterly along the arc of a 3555.50 foot radius curve to the left a distance of 77.70 feet (central angle equals 1°15'07" and long chord bears South 37°49'12" East 77.69 feet, bearing to center equals North 52°48'22" East) to a radial point; thence South 51°33'15" West 59.00 feet to a non-tangent point on a curve; thence westerly along the arc of a 12.00 foot radius curve to the left a distance of 18.47 feet (central angle equals 88°11'55" and long chord bears North 83°05'32" West 16.70 feet, bearing to center is South 51°00'25" West); thence South 52°48'30" West 97.58 feet to a point of curvature; thence southwesterly along the arc of a 179.00 foot radius curve to the right a distance of 116.19 feet (central angle equals 37°11'30" and long chord bears South 71°24'15" West 114.16 feet); thence WEST 509.72 feet to a point of curvature; thence southwesterly along the arc of a 12.00 foot radius curve to the left a distance of 18.85 feet (central angle equals 90°00'00" and long chord bears South 45°00'00" West 16.97 feet) to a point of non-tangency; thence WEST 59.00 feet; thence NORTH 105.54 feet; thence WEST 105.00 feet; thence NORTH 2048.51 feet to the point of beginning.

Contains: 28.435 acres, more or less.

IV. ADDRESS FOR ASSESSMENT PURPOSES. The addresses of Owner 1 and Owner 2, for assessment purposes, are as follows:

Owner 1 Saratoga 262 Partners LLC
 Attn: Larry Myler
 10771 S. Rippling Bay
 South Jordan, Utah 84009

Owner 2 Saratoga 262 Partners LLC
 Attn: Larry Myler
 10771 S. Rippling Bay
 South Jordan, Utah 84009

V. MISCELLANEOUS. The parties provide the following information pursuant to Utah Code § 10-9a-524:

A. Parcels Not Lots. The Owner 1 Property and the Owner 2 Property are parcels, not lots.

B. No Dwelling Units. Neither of the parcels contains a dwelling unit.

~~**C. Statement of Record of Survey Map Waived.** Both the Owner 1 Property and the Owner 2 Property are located within the municipal boundaries of the City of Saratoga Springs ("City"). The City has waived the requirement under Utah Code § 10-9a-524(2)(c) that this Agreement contain a statement citing the file number of a record of survey map.~~

*The property referenced herein is identified on Survey Map No. 21-397.
[End of Agreement. Signature Page(s) Follow.]*

The undersigned is the owner of Utah County Parcel No. 58:041:0238 and hereby declares that that such owner approves of the property line adjustment as described herein.

OWNER 2:

SARATOGA 262 PARTNERS LLC,
a Utah limited liability company

By: *Larry Myler*
Name: Larry Myler
Its: Manager
Date: 11-2-21

STATE OF UTAH)
 : ss.
COUNTY OF salt lake)

The foregoing instrument was acknowledged before me this 2 day of November, 2021, by Larry Myler, in his/her capacity as Manager of Saratoga 262 Partners LLC.

SEAL:

Ashley Tedesco
Notary Public

