

374 West Center St.
Orem, UT 84057

Tax ID OVC-2558-0-019-055

277246

BOUNDARY LINE AGREEMENT

Elizabeth M. Palmer, Recorder
WASATCH COUNTY CORPORATION
2004 NOV 22 1:56pm Fee 18.00 MMM
INVEST TITLE HEBER

This Boundary Line Agreement is entered into the 22nd day of 2004 February, by and between ARTHUR F. JEPPELSON, whose principal address is WALLSBURG, UTAH, and GORDAN R. EVANS, M.D. whose principal address SALT LAKE CITY

RECITALS:

A. ARTHUR F. JEPPELSON represents that it is the owner of certain real property located in WASATCH County, State of Utah which is more particularly described in Exhibit "A", attached hereto and incorporated herein ("ARTHUR F. JEPPELSON Property").

B. GORDON R. EVANS, MD. represents that it is the owner of certain real property located in WASATCH County, State of Utah, which is more particularly described in Exhibit "B", attached hereto and incorporated herein (the "GORDON R. EVANS M.D. Property"). The ARTHUR F. JEPPELSON Property and the GORDON R. EVANS, M.D. Property are collectively referred to herein as the "Properties."

C. The GORDON R. EVANS, M.D. Property is located immediately adjacent and to the North of the ARTHUR F. JEPPELSON Property.

D. The exact location of the boundary line between the ARTHUR F. JEPPELSON Property and the GORDON R. EVANS, M.D. Property has been uncertain.

E. The parties desire to agree upon the location of the boundary line between the properties.

NOW, THEREFORE the parties agree that the boundary line between their respective properties shall be the following described line ("Agreed Boundary Line"):

BEGINNING AT A POINT EAST ALONG THE SECTION LINE 21.12 FEET AND SOUTH 15 DEGREES 30 MINUTES EAST ALONG A FENCE LINE 1126.56 FEET (RECORD 1134.41 FEET) AND SOUTH 62 DEGREES 30 MINUTES EAST 320.50 FEET (RECORD 330 FEET) AND NORTH 20 DEGREES 00 MINUTES EAST 865 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 54 DEGREES 04 MINUTES EAST 425.67 FEET; THENCE SOUTH 31 DEGREES 30 MINUTES WEST 608.4 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES EAST 633.4 FEET; THENCE NORTH 37 DEGREES 38 MINUTES 14 SECONDS EAST 935.36 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES EAST 33.33 FEET.

ARTHUR F. JEPPELSON hereby quit-claims to GORDON R. EVANS, M.D. any and all of its rights, title and interest in any portion of the ARTHUR F. JEPPELSON Property lying within the boundaries of the property described in Exhibit "B".

GORDON R. EVAN, M.D. hereby quit-claims to ARTHUR F. JEPPELSON any and all of its rights, title and interest in any portion of the GORDON R. EVANS, M.D. Property lying within the boundaries of the property described in Exhibit "A".

The conveyance of the various parcels of property by the parties set forth above is made without warranty of title and subject to: (i) any state of facts which an accurate survey or physical inspection of the property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity. The parties acknowledge that the property affected by this Agreement is along the boundary line or the parties' parcels and may be subject to easements granted to utility providers and may be improved with utility lines. Neither party may disturb or interfere with any existing utility lines or irrigation lines that may be located within the affected property.

This Agreement is made for the purpose of setting a disputed boundary line and is intended for that purpose and shall run with the land and inure to the benefit of and be binding upon the heirs, assignees, successors, and transferees of the parties.

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

Arthur F. Jepsen
ARTHUR F. JEPPELSON

Gordon R. Evans
GORDON R. EVANS, M.D.

STATE OF UTAH)
COUNTY OF Utah) (ss.)

On the 22 day of February, 2004, personally appeared before me ARTHUR F. JEPPELSON, the signer () of the foregoing instrument, who duly acknowledged to me that HE executed the same.

Kathy H. Ivins
NOTARY PUBLIC
My Commission Expires:
Residing at:
STATE OF UTAH)
COUNTY OF Utah) (ss.)



STATE OF UTAH)
COUNTY OF Salt Lake) (ss.

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On the 22nd day of February, 2004, personally appeared before me GORDON R. EVANS, M.D., the signer () of the foregoing instrument, who duly acknowledged to me that HE executed the same.

Christie W. Whiting
NOTARY PUBLIC

My Commission Expires:

Residing at

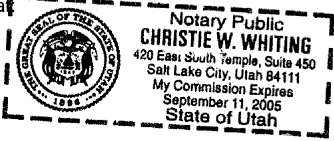


EXHIBIT A

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BEGINNING AT A POINT EAST ALONG THE SECTION LINE 21.12 FEET AND SOUTH 15 DEGREES 30 MINUTES EAST ALONG A FENCE LINE 1126.56 FEET (RECORD: 1134.41 FEET) AND SOUTH 62 DEGREES 30 MINUTES EAST 320.50 FEET (RECORD: 330 FEET) FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE NORTH 20 DEGREES 00 MINUTES EAST 865 FEET; THENCE SOUTH 54 DEGREES 04 MINUTES EAST 425.67 FEET; THENCE SOUTH 31 DEGREES 30 MINUTES WEST 608.4 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES EAST 633.4 FEET; THENCE NORTH 37 DEGREES 38 MINUTES 14 SECONDS EAST 935.36 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES EAST 33.33 FEET; THENCE SOUTH 31 DEGREES 30 MINUTES WEST 200 FEET; THENCE NORTH 58 DEGREES 30 MINUTES WEST 30.1 FEET; THENCE SOUTH 37 DEGREES 38 MINUTES 14 SECONDS WEST 878.81 FEET (RECORD: 887.5 FEET); THENCE NORTH 62 DEGREES 30 MINUTES WEST 896.80 FEET (RECORD: 908 FEET) TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT EAST ALONG THE SECTION LINE 21.12 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE EAST ALONG THE SECTION LINE 987.88 FEET; THENCE NORTH $31^{\circ}30'$ EAST 313.60 FEET; THENCE SOUTH $58^{\circ}30'$ EAST 660.00 FEET; THENCE SOUTH $31^{\circ}30'$ WEST 39.39 FEET; THENCE SOUTH $58^{\circ}30'$ EAST 660.00 FEET; THENCE SOUTH $31^{\circ}30'$ WEST 400.00 FEET; THENCE NORTH $58^{\circ}30'$ WEST 33.33 FEET; THENCE SOUTH $37^{\circ}38'14''$ WEST (RECORD: SOUTH $37^{\circ}28'14''$ WEST) 935.36 FEET; THENCE NORTH $58^{\circ}30'$ WEST 633.40 FEET; THENCE NORTH $31^{\circ}30'$ EAST 608.40 FEET; THENCE NORTH $54^{\circ}04'$ WEST 555.67 FEET; THENCE SOUTH $64^{\circ}00'$ WEST 666.83 FEET (RECORD: 662.82 FEET); THENCE NORTH $15^{\circ}30'$ WEST 660.81 TO THE POINT OF BEGINNING.