

WHEN RECORDED, RETURN TO:

Barbara Neilson
5696 Park Place East
Salt Lake City, UT 84121

Sandra Hansen
1035 E Queens Dr
Am. Fork, UT
84003



ENT 33099:2023 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 May 23 4:55 pm FEE 40.00 BY NG
RECORDED FOR HANSEN, SANDRA

BOUNDARY LINE AGREEMENT

AGREEMENT, made and entered into this 7th day of April, 2022, by and between **Barbara Neilson, Trustee of The Mary J. Pulley Family Living Trust** and **John L. Hansen and Sandra S. Hansen, Trustees of the John L. Hansen Family Inter Vivos Revocable Trust dated July 29, 1976**, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by said parties. ** dated April 20, 1992*

WHEREAS **Barbara Neilson, Trustee of The Mary J. Pulley Family Living Trust**, whose mailing address is 5696 Park Place East, Salt Lake City, UT 84121, owns certain real estate located in American Fork, Utah County, Utah identified as parcel no. 14:018:0176, being described as follows;

See EXHIBIT "A"

WHEREAS, **John L. Hansen and Sandra S. Hansen, Trustees of the John L. Hansen Family Inter Vivos Revocable Trust dated July 29, 1976**, owns land adjacent thereto and to the north identified as parcel no. 14:018:0043, having a mailing address of 1035 East Queens Drive, American Fork, UT 84003 and described as follows:

See Exhibit "B"

and to the east identified as parcel no. 14:018:0038 and described as follows;

See Exhibit "C"

and WHEREAS, the boundary line between said parcels of land is an established boundary, which has long been accepted by all parties, which boundary has been monumented by decades old survey monuments and fence lines and which has heretofore been maintained and recognized by the parties hereto and their predecessors in interest as to the true division and boundary line between their respective properties, said parties each having in possession of their respective parcels only up to said boundary line and claim no property lying beyond said boundary line, and

WHEREAS, said boundary line has been described as being located according to a certified survey by Kevin S Bishop, Professional Land Surveyor, Utah License # 6508652, which survey was performed in July of 2019, a copy of said survey is on file in the office of the Utah County Surveyor as Map No. 19-214, and

The surveyed boundary line between said parcels of land is described as follows:

ENT 33099:2023 PG 2 of 6

See Exhibit "D"

WHEREAS, the parties herein mutually quit-claim to each other all property lying on the adjacent owner's respective side of the described boundary line, for consideration of ten dollars and other good and valuable considerations.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this 7th day of April, 2022.

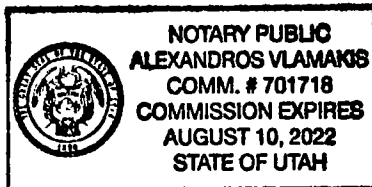
BY:


Barbara Neilson, Trustee

State of Utah)
 ss.
County of Utah)

On this 7th day of April, 2022, **Barbara Neilson, Trustee of The Mary J. Pulley Family Living Trust**, personally appeared before me, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

* Dated April 20, 1992



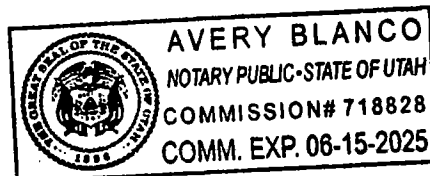

Notary Public

BY:


Sandra S. Hansen, Trustee

State of Utah)
 ss.
County of Utah)

On this 30 day of August, 2022, **John L. Hansen and Sandra S. Hansen, Trustees of the John L. Hansen Family Inter Vivos Revocable Trust dated July 29, 1976**, personally appeared before me, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.





Notary Public

Exhibit "A"

Beginning at a point that is South 1077.25 feet and East 36.46 feet from the North West corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base & Meridian; thence South $87^{\circ} 55' 58''$ East, 137.03 feet; thence North $00^{\circ} 17' 53''$ West, 111.05 feet; thence South $64^{\circ} 28' 00''$ East, 14.40 feet; thence along a counter-clockwise curve, 66.14 feet, the chord of which bears South $77^{\circ} 06' 00''$ East, 65.61 feet; thence South $89^{\circ} 44' 00''$ East, 168.60 feet; thence South $00^{\circ} 41' 41''$ East, 467.72 feet, along a fence line; thence North $89^{\circ} 44' 03''$ West, 385.34 feet, along a fence line; thence North $00^{\circ} 20' 12''$ West, 381.44 feet, along fence line, to the Point of Beginning.

Exhibit "B"

Original description of Hansen property (parcel no. 14:018:0043)

BEGINNING AT A POINT EAST 28.64 FEET AND SOUTH 856.84 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 64 DEG. 28' EAST 195.65 FEET; THENCE SOUTH 89 DEG. 34' EAST 212.48 FEET; THENCE SOUTH 0 DEG. 14' WEST 50 FEET; THENCE NORTH 89 DEG. 44' WEST 167.68 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET AND CHORD BEARING NORTH 77 DEG. 06' WEST 65.61 FEET; THENCE AROUND THE ARC OF SAID CURVE 66.15 FEET; THENCE NORTH 64 DEG. 28' WEST 45.91 FEET; THENCE WEST 93.95 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

Description of Hansen property after agreement:

Beginning at a point located East 28.64 feet and South 856.84 feet from the Northwest corner of Section 18, Township 5 South, Range 2 East, SLB&M; thence S64°28'00"E 195.65 feet, thence S89°34'00"E 212.48 feet, thence S00°14'00"W 49.94 feet to an existing fence line, thence along fence line N89°45'11"W 167.68 feet, thence continue along fence line N86°57'26"W 43.50 feet, thence along fence line N67°21'46"W 36.28 feet to the northeast corner of Lot 1, plat A, Mary Pulley Estate Subdivision, thence along subdivision line N64°48'10"W 42.83 feet, thence continue along subdivision line N82°18'02"W 9.87 feet, thence continue along subdivision line S89°59'02"W 87.82 feet to the northwest corner of said subdivision plat, thence North 100.00 feet to the point of beginning.

Exhibit "C"

Original description of Hansen property (parcel no. 14:018:0038)

COMMENCING EAST ALONG THE SECTION LINE 469.18 FEET AND SOUTH 1058.88 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEG. 32' EAST 372.67 FEET; THENCE SOUTH 1 DEG. 07' WEST 177.5 FEET; THENCE SOUTH 39 DEG. 26' WEST 212.70 FEET; THENCE SOUTH 1 DEG. 50' WEST 63.10 FEET; THENCE NORTH 89 DEG. 26' WEST 235.00 FEET; THENCE WEST 54.00 FEET; THENCE NORTH 0 DEG. 14' WEST 471.81 FEET; THENCE NORTH 89 DEG. 48' EAST 54.00 FEET; THENCE SOUTH 0 DEG. 14' EAST 70.09 FEET TO BEGINNING.

Description of Hansen property after agreement:

Beginning at a point located N89°32'19"E along the section line 469.18 feet and South 1058.88 feet from the Northwest corner of Section 18, Township 5 South, Range 2 East, SLB&M; thence S89°32'00"E 372.67 feet, thence S1°07'00"W 177.50 feet, thence S39°26'00"W 212.70 feet, thence S1°50'00"W 63.10 feet, thence N89°26'00"W 235.00 feet, thence West 39.91 feet to a fence line, thence along fence line N00°20'53"W 471.86 feet, thence N89°48'00"E 40.85 feet, thence S00°14'00"E 70.09 feet to the point of beginning.

EXHIBIT "D"

BEGINNING AT THE SOUTHWEST CORNER OF PLAT "A" MARY PULLEY ESTATE SUBDIVISION, SAID POINT BEING LOCATED S00°25'23"E 1077.30 FEET ALONG THE SECTION LINE AND EAST 29.17 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE ALONG SUBDIVISION LINE S87°55'58"E 136.37 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE ALONG LOT LINE N00°17'53"W 106.47 FEET TO THE NORTHEAST CORNER OF LOT 1, **THENCE ALONG A DECADES OLD FENCE S67°21'46"E 36.28 FEET, THENCE S86°57'26"E 43.50 FEET, THENCE S89°45'11"E 173.74 FEET TO A FENCE CORNER, THENCE ALONG FENCE LINE S00°20'53"E 467.74 FEET,** THENCE ALONG A FENCE LINE N89°44'03"W 386.99 FEET TO A POINT ON THE EAST LINE OF 900 EAST STREET, THENCE ALONG STREET N00°20'12"W 381.42 FEET TO THE POINT OF BEGINNING.

AREA OF ABOVE DESCRIBED PARCEL CONTAINS 3.886 ACRES.

BASIS OF BEARINGS IS S00°25'23"E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 18 TO THE WEST QUARTER CORNER OF SECTION 18.

**The line being agreed upon has been underlined and highlighted