



W3354348

E# 3354348 PG 1 OF 12

B RAHIMZADEGAN, WEBER CTY. RECORDER
15-JAN-25 951 AM FEE \$40.00 SED
REC FOR: JAGS FUEL STORE

BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED

This Boundary Line Agreement and Mutual Quit Claim Deed (the "Agreement") is made this 27 day of Sept, 2024, by and between Jags Fuel Stores 1, INC

(hereinafter referred to as "Owner One"); of 369 Washington blvd (address), and Jags Fuel Stores 1, INC (hereinafter referred to as "Owner Two") of 369 Washington Blvd (address) (Owner One and Owner Two are collectively referred to as the "Parties").

RECITALS

- A. The Parties are the owners of record of adjoining parcels or lots within Ogden City, Weber County Utah. Owner One currently owns property at 369 Washington Blvd, Ogden, Utah, which is further described on Exhibit A. Owner Two currently owns property at 369 Washington Blvd, Ogden, Utah, which is further described on Exhibit B.
- B. The Parties have discussed the mutual advantages to be derived through the relocation of their common boundary line and are interested in establishing written evidence of their agreement.
- C. The Parties have reviewed and approved a revised description of their respective boundary which has been prepared in accordance with the terms of this Agreement regarding the identification, alteration, or correction of their common boundary line. Attached hereto as Exhibit C which contains a description of the line that the Parties have each agreed to as their new common dividing line.
- D. By entering into this agreement, the Parties do not intend to create any new lot, dwelling unit, or remnant parcel. The Parties also do not intend that this Agreement be construed to result in violation of any currently applicable Ogden City zoning requirements or land use ordinance.


NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner One and Owner Two hereby covenant and agree as follows:

- 1. Owner One hereby quit claims and conveys to Owner Two all that property lying West of the Boundary Line as described in Exhibit C, and Owner Two hereby quit claims and conveys to Owner One all that property lying East of the Boundary Line as described in Exhibit C, of which the Parties have interest.
- 2. The new legal descriptions of the lots or parcels created by this Agreement and the adoption of the new common boundary line are attached hereto. Exhibit D contains the new legal description for the property owned by Owner One. Exhibit E contains the new legal description for the property owned by Owner Two.
- 3. All improvements hereafter constructed or installed by the Parties on their respective sides of the boundary line shall be placed in a manner that will preclude encroachments over the new common boundary line created by this Agreement.

4. The Parties represent that all mortgages, deeds of trust, or other financial obligations previously secured against their respective properties, as described in Exhibits A and B, have been released or re-conveyed of record prior to or at the time of the recording of this agreement, or that the beneficiary of any deed of trust or other financial obligation has consented to the recording of this agreement.
5. The terms of this Agreement shall run with the land and shall be binding upon all parties claiming by, through or under the Parties including, but not limited to, their purchasers, successors, assigns and lenders.
6. All easements of use or of record in existence on the date of this Agreement affecting, burdening or benefitting the Parties' properties shall remain in force and effect.
7. The terms of this Agreement represent the final and complete understanding of the Parties with respect to the issues described herein. Said terms incorporate and supersede all prior verbal and written representations, discussions and understandings between the Parties.
8. In the event of a default in the terms of this agreement or a disagreement as to the interpretation or implementation of said terms, the party alleging a default shall be entitled to bring an action in an appropriate court and shall be further entitled to recover, in addition to all other relief sought, reasonable attorney's fees and court costs.

OWNER ONE
[Write Owner One's Name(s)]

OWNER TWO
[Write Owner Two's Name(s)]



By: Anmol Thind
Its: Member

By:
Its:

By:
Its:

By:
Its:

ACKNOWLEDGMENT (Personal)

STATE OF UTAH)
 :SS
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me

the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

X ACKNOWLEDGMENT (Corporate)

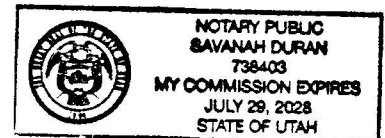
STATE OF UTAH)
 :SS
COUNTY OF Weber)

On this 26th day of December, 2024, personally appeared before me,
Amol Thind, who being by me duly sworn did say that she is the
Secretary of Jags Fuel Stores, Inc., a
Incorporation and that the foregoing instrument was signed in behalf of said
entity, and he/she acknowledged to me that said entity executed the same.

Savanah Duran
NOTARY PUBLIC

ACKNOWLEDGMENT (Personal)

STATE OF UTAH)
 :SS
COUNTY OF _____)



On this ____ day of _____, 20____, personally appeared before me

the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

ACKNOWLEDGMENT (Corporate)

STATE OF UTAH)
 :SS
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me,
_____, who being by me duly sworn did say that she is the
_____ of _____, a
_____ and that the foregoing instrument was signed in behalf of said
entity, and he/she acknowledged to me that said entity executed the same.

NOTARY PUBLIC

EXHIBIT A

Property Owned by Owner One

(Address)

Land Serial No.

120670031 ^{sw} th
369 Washington Blvd, Ogden UT 84404

PART OF LOTS 4, 5, 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, ORCHARD GROVE ADDITION, OGDEN CITY,
WEBER COUNTY, UTAH, AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST
CORNER OF
LOT 7, BLOCK 4, OF ORCHARD GROVE ADDITION; RUNNING THENCE NORTH 0°50'15" WEST 136.0 FEET;
THENCE NORTH 89°02' WEST 181.28 FEET; THENCE SOUTH 0°50'15" WEST 136.60 FEET; THENCE SOUTH
89°09'45" EAST 181.28 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH PERPETUAL USE OF AN ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHWEST
CORNER OF LOT 8, BLOCK 1, ORCHARD GROVE ANNEX, OGDEN CITY, WEBER COUNTY, UTAH AND
RUNNING
THENCE SOUTH 7°34'20" WEST 57.90 FEET; THENCE SOUTH 0°50'15" WEST 58.50 FEET; THENCE NORTH
89°09'45" WEST 16.9 FEET THENCE NORTH 0°50'15" EAST 58.50 FEET; THENCE NORTH 7°34'20" EAST 64.45
FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID ANNEX; THENCE SOUTH 70°24'45" EAST 17.18 FEET
TO
THE PLACE OF BEGINNING. SUBJECT TO A 16.19 FOOT RIGHT OF WAY LYING EAST OF LOTS 4, 5, AND 6,
BLOCK 4, AND WEST OF LOTS 7, 8, AND 9, BLOCK 4, ORCHARD GROVE ADDITION.

EXHIBIT B

Property Owner by Owner Two

(Address)

Land Serial No.

120670032

369 Washington Blvd, Ogden UT 84404

PART OF LOTS 4, 5, 6 AND ALL OF LOTS 7, 8 AND 9, BLOCK 4, ORCHARD GROVE ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 4, OF ORCHARD GROVE ADDITION; RUNNING THENCE NORTH 0°50'15" EAST 136.60 FEET; THENCE NORTH 89°02'00" WEST 181.28 FEET; THENCE SOUTH 00°50'15" WEST 136.60 FEET; THENCE SOUTH 89°09'45" EAST 19.38 FEET; THENCE NORTH 00°50'85" EAST 28.1 FEET; THENCE SOUTH 89°09'45" EAST 8.45 FEET; THENCE NORTH 00°50'15" EAST 50 FEET; THENCE SOUTH 89°09'45" EAST 8.45 FEET; THENCE SOUTH 00°50'15" WEST 78.1 FEET; THENCE SOUTH 89°09'45" EAST 145 FEET TO POINT OF BEGINNING.

Page 5 of 5 ALTA Owner's Policy of Title Insurance (6-17-06)

Utah - Exhibit A

LESS & EXCEPTING: LOTS 7, 8 AND 9 IN BLOCK FOUR (4) IN ORCHARD GROVE ADDITION TO OGDEN CITY, UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US - SURVEY:

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON AVENUE, THAT IS NORTH 00°50'00" EAST 111.10 FEET, AND NORTH 89°10'00" WEST 66 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF FOURTH STREET AND WASHINGTON AVENUE IN OGDEN CITY, UTAH. (SAID MONUMENT BEING NORTH 00°58'00" EAST 128.12 FEET AND NORTH 89°02'00" WEST 731.08 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 17), AND RUNNING THENCE NORTH 89°10'00" WEST 145 FEET; THENCE NORTH 00°50'00" EAST 58.50 FEET; THENCE SOUTH 89°10'00" EAST 145.0 FEET TO A POINT ON THE WEST LINE OF SAID WASHINGTON AVENUE; THENCE SOUTH 00°50'00" WEST ALONG THE WEST LINE OF WASHINGTON AVENUE 58.50 FEET TO THE PLACE OF BEGINNING.

EXHIBIT C

New Common Boundary Line Description

Beginning at a point on the northerly right-of-way line of 400 South Street, said point being North 88°49'19" West 149.38 feet along the centerline of 400 South Street and North 01°10'41" East 32.49 feet from the found centerline monument at 400 South Street and Washington Ave and running thence:
North 00°50'00" East 120.02 feet;
thence West 16.87 feet;
thence North 00°50'00" East 17.15 feet and terminating at the northerly property line.

EXHIBIT D

New legal description for Owner One

(Address)

Parcel: 120670031

Part of Lots 7,8, and 9 Block 4, Orchard Grove Addition, Ogden City, Weber County, Utah and a part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Being more particularly described as follows:

Beginning at the Southeast Corner of Lot 7 Block 4, of Orchard Grove Addition and running thence;

North 89°10'00" West 83.14 feet along northerly right-of-way line of 4th street;

thence North 0°50'00" East 120.02 feet;

thence West 16.87 feet;

thence North 0°50'00" East 17.15 feet;

thence South 89°10'00" East 100.01 feet to westerly right-of-way line of Washington Avenue;

thence South 0°50'00" West 136.93 feet along said westerly right-of-way line to the Point of Beginning.

Contains 11,671 sq.ft; 0.268 acres.

Subject to a 16.19 foot right of way lying east of Lots 4, 5, and 6, Block 4, and west of Lots 7,8, and 9, Block 4 Orchard Grove Addition.

12-067-0033 (12-067-0031) **BST** **NP**

EXHIBIT E

New legal description for Owner Two

(Address)

Parcel: 120670032

369 Washington Blvd, Ogden 84404:

Part of Lots 4,5,6 and part of Lots 7, 8 and 9, Block 4 Orchard Grove Addition, Ogden City, Weber County, Utah. And part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of 4th street, said point being North 89°10'00" West 83.14 feet from the the Southeast Corner of Lot 7, Block 4, of Orchard Grove Addition and running thence;

North 89°10'00" West 98.14 feet aling said northerly right-of- way;

thence North 00°50'00" East 137.01 feet;

thence South 89°02'15" East 36.27 feet;

thence South 89°10'00" East 45.00 feet;

thence South 0°50'00" West 17.15 feet;

thence East 16.87 feet;

thence South 0°50'00" West 120.02 feet to the Point of Beginning.

Contains 13,152 sq.ft; 0.302 acres.

12-067-0034 (12-067-0031,0032) BST

NP

SURVEYORS CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.



October 24, 2024

Date

Trent R. Williams
License No. 8034679

SURVEY NARRATIVE

The purpose of this survey is to establish the boundaries of the parcel in order to adjust parcels outside of the buildings prior to sale of one parcel.

Used as reference for this survey were the Orchard Grove Annexation map and the Orchard Grove Addition map. There were no adjacent surveys to reference. I found three(3) centerline monuments in as noted. Original deed notes and bounds description did not close, however I held original addition/annexation plat and right of way to establish perimeters and correct any calls as needed.

ORIGINAL PROPERTY DESCRIPTIONS

Parcel 1

Part of Lots 4,5,6 and all of Lots 7, 8 and 9, Block 4, Orchard Grove Addition, Ogden City, Weber county, Utah and part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. survey.

Beginning at the Southwest Corner of Lot 7 Block 4, of Orchard Grove Addition:

running thence North 0°50'15" West 136.0 feet;
thence North 89°02' West 181.28 feet;
thence South 0°50'15" West 136.00 feet;
thence South 89°08'45" East 181.28 feet to the Point of Beginning.

Together with perpetual use of an alley described as follows:

Beginning at the Southwest Corner of Lot 8 Block 1, Orchard Grove Annex, Ogden City, Weber county, Utah and running thence

South 7°34'20" West 57.80 feet;
thence South 0°50'15" West 58.50 feet;
thence North 89°08'45" East 18.9 feet;
thence North 0°50'15" East 58.50 feet;
thence North 7°34'20" East 64.45 feet to the Southwest Corner of Lot 9, said annex;
thence South 70°24'45" east 17.18 feet to the place of beginning.

Subject to a 16.18 foot right of way lying east of Lots 4, 5, and 8, Block 4, and west of Lots 7, 8, and 9, Block 4 Orchard Grove Addition.

Parcel 2

Part of Lots 4,5,6 and all of Lots 7, 8 and 9, Block 4 Orchard Grove Addition, Ogden City, Weber county, Utah. And part of the Northeast Quarter of Section 17 Township 6 North Range 1 West, Salt Lake Base and Meridian, U.S. survey.

Beginning at the Southeast Corner of Lot 7, Block 4, of Orchard Grove Addition;

running thence North 0°50'15" East 136.00 feet;
thence North 89°02'00" West 181.28 feet;
thence South 0°50'15" West 136.00 feet;
thence South 89°08'45" East 18.38 feet;
thence North 0°50'15" East 58.1 feet;
thence South 89°08'45" East 8.45 feet;
thence North 0°50'15" East 50.00 feet;
thence South 89°08'45" East 8.45 feet;
thence South 0°50'15" West 78.1 feet;
thence South 89°08'45" East 145 feet to Point of Beginning.

Less and Excepting: Lots 7,8 and 9 in Block four (4) in Orchard Grove Addition to Ogden City, Utah, a part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. survey.

Beginning at a point on the West line of Washington Avenue, that is North 0°50'00" East 111.10 feet, and North 89°10'00" West 68.0 feet from the Ogden City survey monument in the intersection of Fourth Street and Washington Avenue in Ogden City, Utah (said monument being North 0°50'00" East 126.12 feet and North 89°10'00" West 731.06 feet from the Southeast Corner of said Northeast Quarter of said Section 17), and running thence North 89°10'00" West 145 feet;

thence North 0°50'00" East 58.50 feet;
thence South 89°10'00" East 145.0 feet to a point on the west line of said Washington Avenue;
thence South 0°50'00" West along the west line of Washington Avenue 58.50 feet to the place of beginning.

ADJUSTED PROPERTY DESCRIPTIONS

Parcel 1:

Part of Lots 7, 8, and 9 Block 4, Orchard Grove Addition, Ogden City, Weber County, Utah and a part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Being more particularly described as follows:

Beginning at the Southwest Corner of Lot 7 Block 4, of Orchard Grove Addition and running thence;

North 89°10'00" West 83.14 feet along northerly right-of-way line of 4th street;
thence North 0°50'00" East 120.02 feet;
thence West 18.87 feet;
thence North 0°50'00" East 17.15 feet;
thence South 89°10'00" East 100.01 feet to westerly right-of-way line of Washington Avenue;
thence South 0°50'00" West 136.93 feet along said westerly right-of-way line to the Point of Beginning.

Contains 11.671 ac. & 0.268 acres.

Subject to a 16.18 foot right of way lying east of Lots 4, 5, and 8, Block 4, and west of Lots 7, 8, and 9, Block 4 Orchard Grove Addition.

Parcel 2:

Part of Lots 4,5,6 and part of Lots 7, 8 and 9, Block 4 Orchard Grove Addition, Ogden City, Weber County, Utah. And part of the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of 4th street, said point being North 89°10'00" West 83.14 feet from the the Southeast Corner of Lot 7, Block 4, of Orchard Grove Addition and running thence;

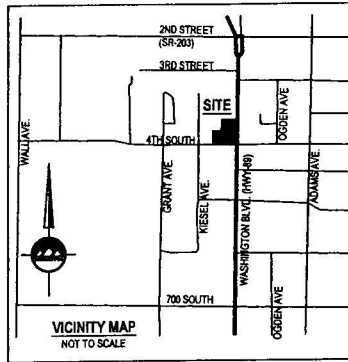
North 89°10'00" West 88.14 feet along said northerly right-of-way;
thence North 0°50'00" East 137.01 feet;
thence South 89°10'15" East 38.27 feet;
thence South 89°10'00" East 45.00 feet;
thence South 0°50'00" West 17.15 feet;
thence East 18.87 feet;
thence South 0°50'00" West 120.02 feet to the Point of Beginning.

Contains 13.152 ac. & 0.302 acres.

LEGEND

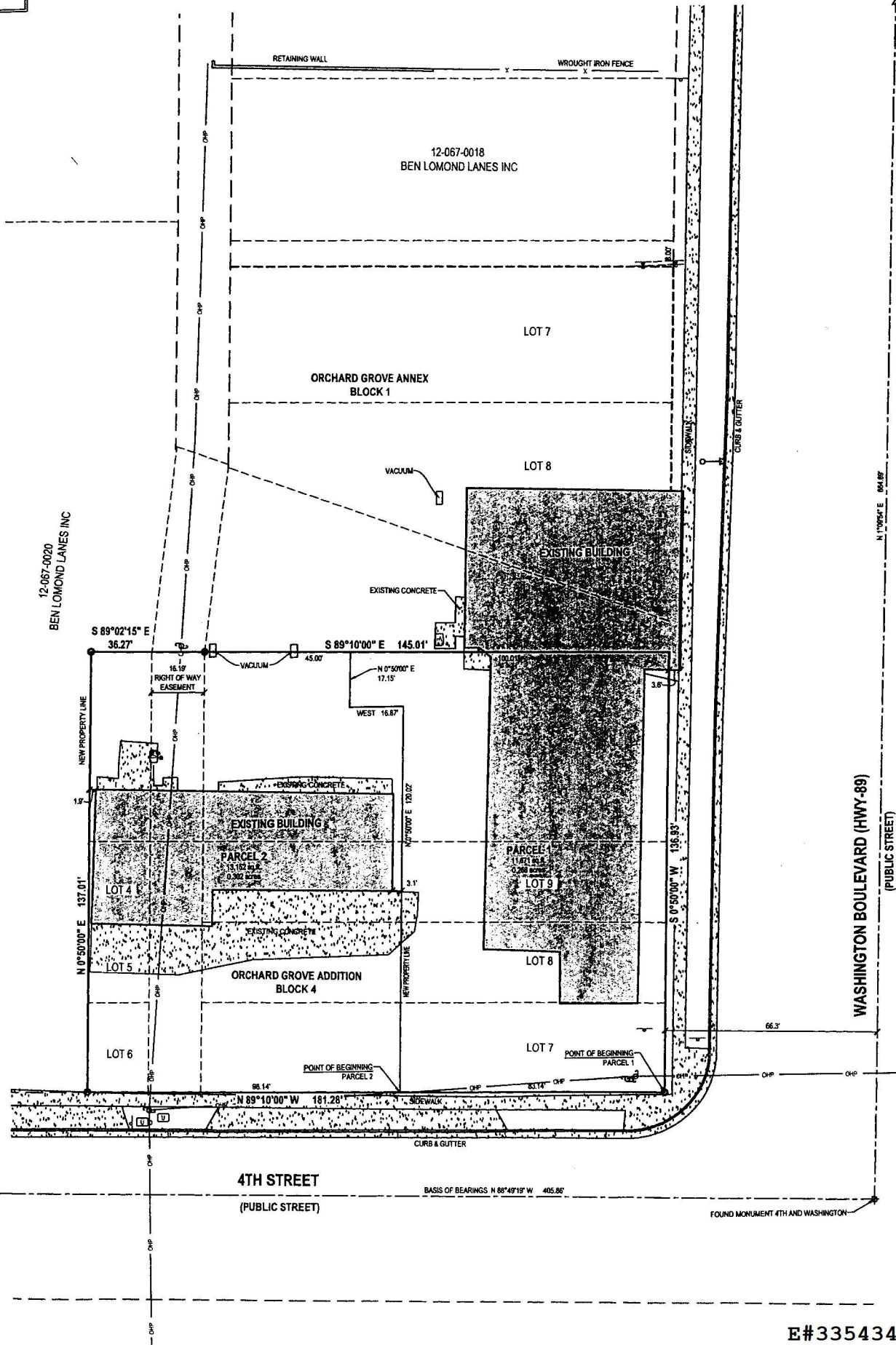
	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



CALL BUSTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

FOUND MONUMENT
 3RD AND
 WASHINGTON





Lot Line Adjustment Application

Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, Utah 84401
(801) 629-8930

Please print legibly and complete all areas:

Applicant Information

Name: Anmol Thind

Address: 369 Washington Blvd

City: Ogden

State: UT

Zip: 84404

Phone: 3856308306

E-mail (please print): Jagfuelstores@gmail.com

The lot line adjustment can only be used if:

- ☐ No new dwelling lot or housing unit results from the proposed lot line adjustment;
- ☐ The adjoining real property owners that are subject to the lot line adjustment consent to the proposed adjustment, and have signed the deed, to be recorded at the Weber County Recorder's office, effectuating said lot line;
- ☐ The lot line adjustment does not result in remnant land that did not previously exist; and
- ☐ The adjustment does not result in violation of applicable zoning requirements

The purpose of a lot line adjustment is to relocate property boundary lines between adjoining lots with the consent of the owners of record.

Submittal Checklist

- ☐ The names and addresses of all property owners of record of the entire subdivision where the adjustment is taking place.
- ☐ The completed deed(s) provided by Ogden City with accompanying exhibits.
- ☐ The signatures indicating consent to the proposed change by all of the property owners of record where the lot line adjustment will occur.
- ☐ A map or drawing showing existing lots/boundary lines and lots as they would exist after proposed lot line adjustment.
- ☐ FEE: \$275

Petition

I/We, Jags Fuel Stores 1, INC, the undersigned petitioners, petition for a lot line adjustment for the _____ (# of) parcels located at _____

369 Washington Blvd

(addresses, separated by a comma)

Ogden, Utah,

referred to as parcel number(s) 120670032 , 120670031

(parcel numbers, separated by a comma)

as shown on the accompanying map.

Name	Signature	Date	Address
Anmol Thind, Jags Fuel Stores 1, INC		12-26	385 Washington Blvd

Staff Use Only
Conditions of Approval:

Approved:

Barton Brierley 1/14/2025
Community Development Director or his designee date

J-L-N-1 1/14/25
City Engineer date

[Signature] 12/28/2024
City Attorney date

OGDEN CITY APPROVAL

This lot line adjustment effected in the above deed(s) is hereby approved by the Community Development Director or Director's Designee of Ogden City, in accordance with the Ogden City Ordinance and the requirements of State law, this 14th day of January, 2025.

ATTEST:

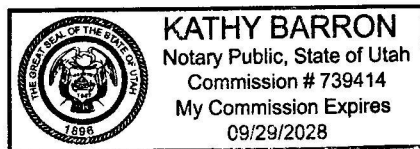
Lee Ann Peterson
City Recorder - Chief Deputy



OGDEN CITY, a municipal corporation
By Barton Brierley
Community Development Director or Director's designee

STATE OF UTAH)
: §
COUNTY OF WEBER)

On this 14th day of January, 2025, personally appeared before me Barton Brierley Community Development Director or Director's Designee, and the City Recorder, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



My Commission Expires:

Kathy Barron
NOTARY PUBLIC

09/29/2028 Residing in Davis County, Utah.