

When recorded return to:

Greg C. Dehaan
7575 West Rooster Cove
Herriman, Utah 84096

BOUNDARY LINE AGREEMENT

Tooele County

Parcels 01-069-0-0079, 01-069-0-0080,
01-069-0-0081, 01-069-0-0083,
01-069-0-0088, 01-069-0-0089

AGREEMENT, made and entered into, by and between **GREG C. DEHAAN** and **CHERYL C. DEHAAN**, of 7575 West Rooster Cove, Herriman, Salt Lake County, State of Utah, hereinafter referred to as **DEHAAN, AND MATTHEW ALLEN BROWN and KAEL COURTENEY BROWN**, of 4795 West Highway 112, City of Grantsville, Tooele County, State of Utah, hereinafter referred to as **BROWN**, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by said parties, said boundary and division line is now uncertain because of discrepancies and uncertainties between record title descriptions and actual occupation.

WHEREAS, **DEHAAN** is in possession of five parcels of land which are currently described as follows:

- 1) **PARCEL No. 01-069-0-0080**
Warranty Deed, Recorded March 8, 2017, Entry No. 445030
Grantor: Greg C. Dehaan
Grantees: Greg C. & Cheryl C. Dehaan

Land located in Tooele County, State of Utah, more particularly described as follows:

Beginning on the Southwesterly line of Highway 112 at a point South $0^{\circ}07'13''$ East 6.25 feet from the Southwest corner of Lot 2, Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian and South $54^{\circ}33'07''$ East 556.44 feet to point of beginning, also described as being South $0^{\circ}07'13''$ East 134 $\frac{1}{2}$ feet from the North Quarter corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and South $54^{\circ}33'07''$ East 556.44 feet to point of beginning, point of beginning also in the most Northerly corner of property by Brown, and running thence South $1^{\circ}19'57''$ East 1480.97 feet along Easterly line of Brown property; thence

East 615.92 feet; thence North 1°19'57" West 1051.70 feet to the Southwesterly line of Highway 112; thence North 55°33'54" West 758.93 feet to the point of beginning.

2) **PARCEL No. 01-09-0-0081**

Warranty Deed, Recorded February 9, 2017, Entry No. 443825

Grantor: Cyclone Cattle & Land Co., LLC

Grantees: Greg C. & Cheryl C. Dehaan

Beginning on the Southwesterly line of Highway 112 at a point South 0°07'13" East 6.25 feet and South 54°33'07" East 556.44 feet and South 55°33'54" East 758.93 feet from the Southwest Corner of Lot 2, Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said point of beginning also being the Northeast Corner of the Scott W. Williams property, and running thence South 1°19'57" West 1051.70 feet to the Southeast Corner of the Scott W. Williams property; thence East 665.00 feet; thence North 1°19'57" West 626.0 feet to the Southwesterly line of Highway 112; thence along the Southwesterly line of said Highway 112 around a curve to the right 810 feet to the beginning.

3) **PARCEL No. 01-069-0-0083**

Beginning at a point on the Quarter Section Line, said point being North 0°08'36" East 536.56 feet along the Quarter Section Line from the South Quarter corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 0°08'36" East 786.93 feet along the Quarter Section line to the 1/16th Corner; thence South 89°51'24" East 32.33 feet along the 40 acres line to the projection of a fence line; thence North 0°22'48" West 1531.70 feet to and along the said fence line to the South Line of the Matthew Allen Brown and Wendy P. Brown property as defined in a Warranty Deed recorded in the Tooele County Recorder's Office, recorded February 16, 1994, Entry No. 062652, Book 368, Page 729; thence East 453.86 feet along the South Line of the said Brown Property to the West line of the Alan W. and Ellen Joyce Norton property as defined in a Warranty Deed, recorded in the Tooele County Recorder's Office, recorded June 26, 1995, Entry No. 075129, Book 398, Page 93; thence South 1°10'57" East 698.99 feet along the West line to the Southwest corner of the said Norton property; thence East 1310.94 feet along the South Line of the said Norton Property to and along the South Line of the Ruth Ann Anderson Property as defined in a Warranty Deed recorded in the Tooele County Recorder's Office, recorded April 23, 1992, Entry No. 047186, Book 331, at Page 65 and 66; thence South 24°3'31" East 2.77 feet along the South Line of the said Ruth Ann Anderson property to a point 0.44 feet of an existing rebar found in the field representing a property corner and called for in the Claude E. and Edward C. Roberts Warranty Deed on file in the Tooele County Recorder's Office, recorded May 14, 1993, Entry No. 056228, Book 351, at Page 193; thence South 0°07'43" West 1604.36 feet along the West line to the Southwest corner of the said Roberts property; thence South 89°36'01" West 1799.95 feet to the Quarter Section Line,

being the point of beginning.

4) PARCEL No. 01-069-0-0088

Beginning at center of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; running thence East 32.33 feet; South $0^{\circ}22'48''$ East 1321.88 feet; thence North $89^{\circ}51'44''$ West 32.33 feet; thence North 1321.88 feet to the point of beginning.

5) PARCEL No. 01-069-0-0089

Beginning at center of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; running thence North 201.07 feet; thence East 32.33 feet; thence South $0^{\circ}22'48''$ East 201.07 feet, more or less, to Quarter Section line; thence West 32.33 feet to the point of beginning.

WHEREAS, BROWN is in possession of one parcel of land which is currently described as follows:

Parcel No. 01-069-0-0079

Warranty Deed, Recorded January 14, 2019, Entry No. 479835

Grantor: Matthew Allen Brown

Grantees: Matthew Allen Brown and Kael Courteney Brown

BEGINNING ON THE SOUTHWESTERLY LINE OF HIGHWAY 112, AT A POINT 35.5 FEET SOUTH OF A STEEL PIN LOCATED FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 1083.43 FEET; THENCE EAST 467.89 FEET; THENCE NORTH $7^{\circ}30.40'$ FEET TO THE SOUTHWESTERLY FENCE LINE OF HIGHWAY 112; THENCE NORTH $54^{\circ}10'$ WEST 545.74 FEET ALONG THE SOUTHWESTERLY LINE OF HIGHWAY 112 TO THE POINT OF BEGINNING.

WHEREAS, it is the desire of said parties to correct the legal descriptions of said adjacent parcels to describe established lines of agreement dividing said adjacent parcels as marked on the ground by a professional land surveyor, licensed in the state of Utah, and as shown on the record of survey resulting from said survey, found as File No. 2022-0076-01 in the files of the Tooele County Surveyor.

WHEREAS, the description of the perimeter of the five parcels in the possession of DEHAAN shall hereafter be established as follows:

Five separate parcels of land located in the Northeast and Southeast Quarters of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian described as follows:

Beginning at a point on the quarter section line which lies North 0°08'21" East 536.56 feet from a Tooele County Surveyor brass monument, dated 1986, representing the South Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian (Basis of bearing for this description is North 0°08'21" East 5301.72 feet along the quarter section line defined by existing Tooele County Surveyor brass monuments, dated 1986, representing the South and North Quarter Corners of said Section 4.)

thence along the quarter section line, North 0°08'21" East 2323.21 feet; thence along a line of agreement, North 89°32'00" East 487.295 feet; thence along an old established fence line and line of agreement, North 2°20'00" West 777.305 feet to intersect the southwesterly right-of-way line of S.R. 112 as established by existing fence lines and the 1943 right-of-way plans for said S.R. 112; thence along said southwesterly right-of-way line the following three (3) courses:

- (1) South 55°02'32" East 518.77 feet to a point of curvature;
- (2) Southeasterly 864.50 feet along the arc of a tangent curve to the left having a radius of 11,519.16 feet, a central angle of 4°18'00" and a chord bearing and length of South 57°11'32" East 864.30 feet to a point of tangency;
- (3) South 59°20'32" East 186.52 feet;

thence South 2°42'23" East, passing through a rebar and cap survey monument placed by Donald J. Rosenberg, Professional Land Surveyor, at 0.96 feet and continuing on the same bearing for a total of 627.13 feet, along an old established fence line to a rebar with cap property corner monument placed by Donald J. Rosenberg;

thence South 0°07'17" West 1604.36 feet along an old established fence line; thence South 89°36'19" West 1799.59 feet along an old established fence line to the Point of Beginning.

The above-described parcels contains 105.255 acres, more or less.

It is not the intention of this Agreement to combine the existing five Dehaan parcels into one single parcel but merely to accurately describe the perimeter boundary of the five parcels for the purposes of this Boundary Line Agreement.

WHEREAS, the description of the parcel in the possession of BROWN shall hereafter be established as follows:

A parcel of land located in the Northeast and Southeast quarters of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian described as follows;

Beginning at a point on the quarter section line which lies North 0°08'21" East 2859.77 feet from a Tooele County Surveyor brass monument, dated 1986, representing the South Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian (Basis of bearing for this description is North 0°08'21" East 5301.72 feet along the quarter section line defined by existing Tooele County Surveyor brass monuments, dated 1986, representing the South and North Quarter Corners of said Section 4.)

thence along the quarter section line, North 0°08'21" East 1097.31 feet to intersect the southwesterly right-of-way line of S.R. 112 as established by existing fence lines and the 1943 right-of-way plans for said S.R. 112;

thence along said southwesterly right-of-way line, South 55°02'32" East 552.69 feet to a fence corner;

thence along an old established fence line and line of agreement; South 2°20'00" East 777.305 feet;

thence along a line of agreement, South 89°32'00" West 487.295 feet to the point of beginning

The above-described parcel contains 438,235 square feet in area or 10.06 acres, more or less.

WHEREAS, the herein above described lines separating the parcels of **DEHAAN** and **BROWN** are marked, either by long established fence lines as herein described or by survey monuments placed by said Professional Land Surveyor where no fence line currently exists, said lines define a physical boundary and division line between the same that will hereafter be recognized by the parties hereto and their successors in title as the boundary and division line between their respective parcels of land,

THE PARTIES AGREE THAT the described lines of agreement, as the same are now marked on the ground, shall constitute the boundary and division line of the said parcels of land in the possession of the parties hereto. Each of the said parties hereby recognizes and agrees that the other party is the legal owner of the respective parcel of land in such party's possession, and the parties further agree that these stipulations shall apply to and be binding upon them, their heirs, personal representatives and assigns.

PURSUANT to the foregoing stipulations and for value received, the receipt of which is hereby acknowledged, **DEHAAN** hereby remises, releases and forever quit-claims to **BROWN**, any and all right, title and interest which said **DEHAAN** may possess in and to all lands in possession of **BROWN**, adjoining and adjacent to said division lines above described; AND for value received, the receipt of which is hereby acknowledged, **BROWN** hereby remises, releases and forever quit-claims to **DEHAAN**, any and all right, title and interest which **BROWN** may possess in and to all the land in the possession of **DEHAAN**, adjoining and adjacent to said division lines above described.

IN WITNESS WHEREOF, the parties have hereunto singed their names to this agreement
 this 13 day of JUNE, 2022.

Greg C. De Haan
 GREG C. DEHAAN

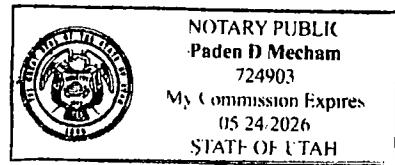
Cheryl C. De Haan
 CHERYL C. DEHAAN

STATE OF UTAH)
) ss.
 County of JUNE)

On the 13 day of JUNE, 2022, personally appeared before me, a Notary Public in and for the State of Utah, Greg C. Dehaan and Cheryl C. Dehaan, signers of the within and foregoing instrument, who being by me duly sworn did acknowledge to me that they executed the same.

Notary Public: Paden D. Mecham

My Commission Expires: 05-24-2026



Residing at: Zions Banic - Riverton, Utah

IN WITNESS WHEREOF, the parties have hereunto singed their names to this agreement

this 3rd day of June, 2022.

Matthew Allen Brown
MATTHEW ALLEN BROWN

Kael Courtney Brown
KAEL COURTENEY BROWN

STATE OF UTAH)
) ss.
County of Tooele)

On the 3 day of June, 2022 personally appeared before me, a Notary Public in and for the State of Utah, MATTHEW ALLEN BROWN and KAEL COURTENEY BROWN, signers of the above instrument, who duly acknowledged to me that they executed the same.

Notary Public:

Crystal L. H.

My Commission Expires: November 9, 2024

Residing at: Granville, UT

