

When recorded return to:
Greg C. Dehaan
7575 West Rooster Cove
Herriman, Utah 84096

BOUNDARY LINE AGREEMENT

Tooele County

Parcels No. 01-069-0-0080,
01-069-0-0082, 01-069-0-0081,
01-069-0-0083, 01-069-0-0088,
01-069-0-0089, 01-130-0-0010

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 EDWARD C. ROBERTS and DAWN R. ROBERTS**, of 985 East Main Street, City of Grantsville, Tooele County, State of Utah, hereinafter referred to as **ROBERTS**, 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°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°33'07" East 556.44 feet to point of beginning, also described as being South 0°07'13" East 134³ feet from the North Quarter corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and South 54°33'07" East 556.44 feet to point of beginning, point of beginning also in the most Northerly corner of property by ROBERTS, and running thence

South $1^{\circ}19'57''$ East 1480.97 feet along Easterly line of ROBERTS property; thence East 615.92 feet; thence North $1^{\circ}19'57''$ West 1051.70 feet to the Southwesterly line of Highway 112; thence North $55^{\circ}33'54''$ 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 $0^{\circ}07'13''$ East 6.25 feet and South $54^{\circ}33'07''$ East 556.44 feet and South $55^{\circ}33'54''$ 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 $1^{\circ}19'57''$ West 1051.70 feet to the Southeast Corner of the Scott W. Williams property; thence East 665.00 feet; thence North $1^{\circ}19'57''$ 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 $0^{\circ}08'36''$ 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 $0^{\circ}08'36''$ East 786.93 feet along the Quarter Section line to the 1/16th Corner; thence South $89^{\circ}51'24''$ East 32.33 feet along the 40 acres line to the projection of a fence line; thence North $0^{\circ}22'48''$ West 1531.70 feet to and along the said fence line to the South Line of the Matthew Allen ROBERTS and Wendy P. ROBERTS 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 ROBERTS 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 $1^{\circ}10'57''$ 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 $24^{\circ}3'31''$ 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 $0^{\circ}07'43''$ 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°22'48" East 1321.88 feet; thence North 89°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°22'48" East 201.07 feet, more or less, to Quarter Section line; thence West 32.33 feet to the point of beginning.

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

PARCEL NO. 01-09-0-0082 , 01 - 130 - 0 - 0010

Warranty Deed, Recorded May 24, 2016, Entry No. 429539

Grantors: WADE D R. SANDBERG, cka, WADE R. SANDBERG, PAULA SANDBERG, THOMAS L. CASTAGNO, JODI F. CASTAGNO, and EDWARD C. ROBERTS

Grantees: EDWARD C. ROBERTS and DAWN R. ROBERTS

Beginning at a point North 0°07'43" East 528.87 feet along the section line from the Southeast corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, running thence North 89°52'17" West 841.12 feet; thence North 0°07'43" East 1604.36 feet to an existing rebar and cap; thence North 2°43'31" West 626.10 feet to an existing rebar and cap; thence South 59°22'13" East 1067.86 feet along the Southwesterly line of Highway 112; thence South 0°07'43" West 1687.68 feet along an existing fence line; thence North 89°52'17" West 47.80 feet 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 ROBERTS shall hereafter be established as follows:

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

Beginning at a point North $0^{\circ}08'29''$ East (record = North $0^{\circ}07'43''$ East) 528.87 feet along the section line from a Tooele County Surveyor brass monument, dated 1986, representing the Southeast Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian;
 thence North $89^{\circ}53'19''$ West (record = North $89^{\circ}52'17''$ East) 841.12 feet to an established fence corner;
 thence North $0^{\circ}07'17''$ East (record = North $0^{\circ}07'43''$ East) 1604.36 feet, along an old fence line, to a rebar and cap property corner monument placed by Donald J. Rosenberg, Professional land Surveyor;
 thence along an old fence line, North $2^{\circ}42'23''$ West (record = $2^{\circ}43'31''$ West), passing through a rebar and cap placed by Donald J. Rosenberg at 626.17 feet and continuing on the same bearing for a total distance of 627.13 feet, to intersect the southwesterly right-of-way line of State Route 112;
 thence along said southwesterly right-of-way line South $59^{\circ}20'32''$ East 1068.50 feet (record = South $59^{\circ}22'13''$ East 1067.86 feet) to an old fence corner from which a rebar and cap survey monument placed by said Donald J. Rosenberg lies North $0^{\circ}08'11''$ East 0.25 feet;
 thence along an old fence line, South $0^{\circ}08'11''$ West (record = South $0^{\circ}07'43''$ West) 1687.68 feet to a rebar and cap survey monument placed by said Donald J. Rosenberg, located at a fence corner;
 thence along an old fence line, North $89^{\circ}53'19''$ West (record = North $89^{\circ}52'17''$ West) 47.80 feet to the Point of Beginning.

The above-described parcel contains 40.02 acres, more or less.

WHEREAS, the herein above described lines separating the parcels of **DEHAAN** and **ROBERTS** are marked by long established fence lines as herein described and by survey monuments placed by said Professional Land Surveyor, 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 **ROBERTS**, any and all right, title and interest which said **DEHAAN** may possess in and to all lands in possession of

ROBERTS, adjoining and adjacent to said division lines above described; AND for value received, the receipt of which is hereby acknowledged, **ROBERTS** hereby remises, releases and forever quit-claims to **DEHAAN**, any and all right, title and interest which **ROBERTS** 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. DeHaan
GREG C. DEHAAN

Cheryl C. DeHaan
CHERYL C. DEHAAN

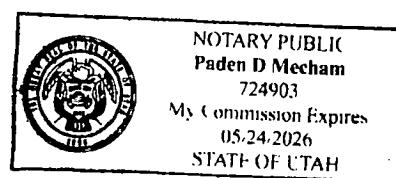
STATE OF UTAH)
) ss.
County of SALT LAKE)

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:

PD Mecham

My Commission Expires: 05-24-2026



Residing at: ZIONS BANK - RIVERTON UTAH

IN WITNESS WHEREOF, the parties have hereunto singed their names to this agreement
 this 9 day of JUNE, 2022.

Edward C. Roberts
 EDWARD C. ROBERTS

Dawn R. Roberts
 DAWN R. ROBERTS

STATE OF UTAH)
) ss.
 County of Tooele)

On the 9 day of June, 2022 personally appeared
 before me, a Notary Public in and for the State of Utah, EDWARD C. ROBERTS and
 DAWN R. ROBERTS, signers of the above instrument, who duly acknowledged to me that
 they executed the same.

Notary Public: Amber Yadon

My Commission Expires: March 10, 2024

Residing at: 430 E Main St
Grantsville UT 84029

