

When Recorded Mail To:
Shupe Builders, LLC
7927 S. Ashley Downs Court
Cottonwood Heights, Utah 84093

ENT 72916 : 2015 PG 1 of 4
Jeffery Smith
Utah County Recorder
2015 Aug 11 04:45 PM FEE 18.00 BY SW
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement ("Agreement") is entered into this 4 day of August, 2015, by and between Pony Express EP, LLC ("Pony Express"), a Utah Limited Liability Company, and Shupe Builders, LLC ("Shupe"), a Utah Limited Liability Company, for the purpose of fixing and determining a boundary line between contiguous parcels of property. When referred to jointly, the parties to this Agreement are referred to herein as the "Parties".

RECITALS

WHEREAS, the Parties own contiguous parcels of property located in Eagle Mountain, Utah; and

WHEREAS, Shupe excavated and poured a foundation on one of its lots ("Lot 106") that is contiguous along its back boundary with two lots owned by Pony Express ("Lots 60 and 68"); and

WHEREAS, as poured, said foundation on Lot 106 is in violation of the set-back requirements imposed by Eagle Mountain City; and

WHEREAS, one way to remedy this problem is for Pony Express to deed a relatively small portion of both of Lots 60 and 68 to the description of Lot 106 owned by Shupe; and

WHEREAS, Pony Express, in exchange for the consideration set forth in this Agreement is willing to do so and to, thus, establish a new boundary line among the three lots involved;

NOW, THEREFORE, in exchange for the consideration set forth in this Agreement, the receipt and sufficiency of which is acknowledged by the Parties hereto, the Parties agree as follows:

AGREEMENT

1. CONSIDERATION: In consideration of the exchange of property needed by Shupe to resolve its current set-back issues, Shupe agrees to: (1) build a retaining wall along the entirety of the boundary line along Lot 106 to separate it from Lots 60 and 68 owned by Pony Express; (2) remove and clean up the piles of rock and debris that have been deposited on Lots 60 and 68 along the boundary line with Lot 106; (3) repair or replace, if necessary, the street lamp located at the corner of Pawnee Road and Golden Ridge Drive on Pony Express' property believed to have been damaged by Shupe's subcontractors; (4) reimburse South Haven Homes, LLC \$843.75 for the concrete that was broken by Shupe's subcontractor at the intersection of Pawnee Road and Golden Ridge Drive; and (5) pay Pony Express \$1,000.00 in additional cash consideration.

2. GRANT OF PROPERTY AND BOUNDARY LINE: In exchange for receipt of the foregoing consideration, as set forth in paragraph 1 of this Agreement, Pony Express hereby quit claims and grants to Shupe those portions of Lots 60 and 68, as described and shown in

COURTESY RECORDING
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Exhibit "A" which is attached hereto and incorporated herein by this reference, thereafter to establish the legal boundary line between Lot 106 and Lots 60 and 68 respectively.
 Parcel ID No's: 66:459:0060 and 66:459:0068 and 66:448:0106.

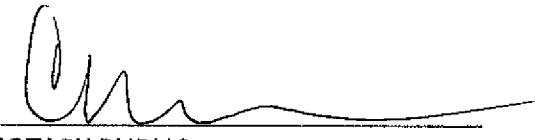
IN WITNESS WHEREOF, the Parties have affixed their signatures hereto as follows:

PONY EXPRESS EP, LLC

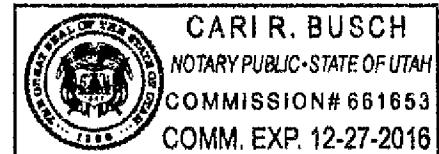

 By: Bradley Bentley, Manager

STATE OF UTAH)
 :ss
 County of Utah)

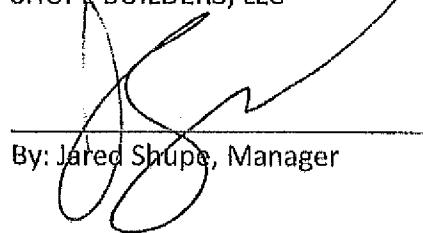
Subscribed to and sworn before me this 5 day of August, 2015 by Bradley Bentley, the Manager of Pony Express EP, LLC.



NOTARY PUBLIC

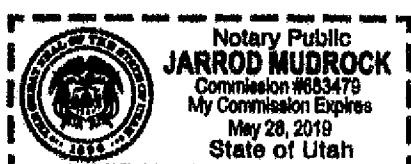


SHUPE BUILDERS, LLC


 By: Jared Shupe, Manager

STATE OF UTAH)
 :ss
 County of Utah)

Subscribed to and sworn before me this 4 day of August, 2015 by Jared Shupe, the Manager of Shupe Builders, LLC.




 NOTARY PUBLIC

ALL OF LOT 106, PLAT 1, SKYLINE RIDGE 1C, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER

ALSO A PORTION OF LOT 60, SKYLINE RIDGE SUBDIVISION PHASE 1B, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 106, PLAT 1, SKYLINE RIDGE 1C, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE SOUTH 79°00'52" EAST 39.87 FEET TO THE EASTERLY LINE OF SAID LOT 60; THENCE SOUTH 18°21'00" WEST EAST 12.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60; THENCE NORTH 61°39'28" WEST 40.15 FEET TO THE POINT OF BEGINNING.

ALSO A PORTION OF LOT 68, SKYLINE RIDGE SUBDIVISION PHASE 1B, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 68, AND RUNNING THENCE NORTH 18°21'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 68, A DISTANCE OF 12.08 FEET; THENCE SOUTH 39°33'47" EAST 27.01 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 68; THENCE SOUTH 72°30'13" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 2.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 68; THENCE NORTH 61°39'28" WEST 21.25 FEET TO THE POINT OF BEGINNING.

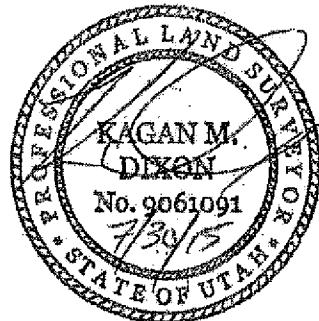


EXHIBIT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

N 27° 13' 26" E 39° 32' 30" S
L=31.15
P=525.00
 $\Delta = 3^{\circ} 24' 00"$
CL=31.15
CH=N 25 32' 21" E

SCALE: 1" = 40'

DRAWN: KMD	DATE: 7/28/2015
CHECKED: JPG	DATE: 7/28/2015
APPROVED: KMD	DATE: 7/28/2015

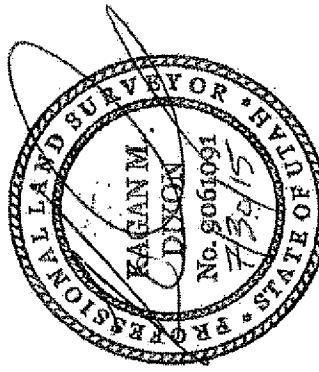
JARED SHUPE
EAGLE MOUNTAIN, UTAH

LOT ADJUSTMENT EXHIBIT

DWG. NO. 1211142exhibit
PROJECT. NO. 1211142



HORST



Survey data for the property boundary:

- Property boundary: $S 77^{\circ}39'00'' E 126.00'$
- Property boundary: $L=50.16$
 $R=225.00$
 $\Delta=12^{\circ}46'21''$
 $CH=S 11^{\circ}06'40'' E$
 $CL=50.05$
- Property boundary: $N 71^{\circ}39'00'' W 118.27'$
- Property boundary: $9677 \pm SF$
- Property boundary: $S 79^{\circ}00'52'' E 39.87'$
- Property boundary: $S 61^{\circ}38'28'' E 90.01'$
- Property boundary: $S 27^{\circ}13'26'' W 88.20'$
- Property boundary: $L=79.80$
 $R=300.00$
 $\Delta=15^{\circ}14'25''$
 $CH=N 56^{\circ}30'36'' W$
 $CL=79.56$

Lot dimensions and areas:

- LOT 60: $9677 \pm SF$
- LOT 68: $13,822 \pm SF$
- LOT 106: $8630 \pm SF$

Other survey data:

- Distance: $2.42'$
- Distance: $30.04'$
- Distance: $157.58'$
- Distance: $160.00'$
- Distance: $N 72^{\circ}30'15'' E$
- Distance: $S 39^{\circ}33'47'' E 27.01'$
- Distance: $N 18^{\circ}21'00'' E 121.57'$
- Distance: $S 77^{\circ}39'00'' E 126.00'$
- Distance: $79.95'$

Official Seal:

PROFESSIONAL SURVEYOR
 KAGAN M.
 DIXON
 No. 906091
 7/3/95
 STATE OF UTAH