

BOUNDARY LINE AGREEMENT

AGREEMENT entered into this the 30th day of April, 1997, by and between Shauna N. Jensen, herein called First Party, and Gary Baron and Rebecca J. Barron; Glen R. Palmer; Craig Allen Russell and Sandra Lee Russell; The Ruth P. Nelson Trust; Melvern F. Palmer and Vauna J. Palmer; Grant Nelson and Kayla T. Nelson, herein called the Second Party.

WHEREAS, the First Parties are owners of the following tract of land situated in Mantua, Box Elder County, Utah, to-wit:

03-059-0040

AS-SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST PLATTED RIGHT-OF-WAY LINE OF MAIN STREET LOCATED NORTH 89°29'32" WEST 3706.01 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°00'00" WEST 694.60 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE COURSES: (1) SOUTH 83°53'10" EAST 437.35 FEET; (2) SOUTH 05°51'50" WEST 95.70 FEET; (3) NORTH 83°53'10" WEST 437.01 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 05°39'42" EAST 95.70 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

and

WHEREAS, Second Party is owner of the property immediately adjacent to that above described, property more particularly described as follows, to-wit:

03-059-0078: BEGINNING AT A POINT LOCATED 3647.6 FEET WEST AND 1711.2 FEET NORTH OF EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM, (BASIS OF BEARING THE EAST LINE OF SECTION AS NORTH) SAID POINT BEING ON NORTH LINE OF FISH HATCHERY ROAD, NORTH 5°49'07" EAST 214.83 FEET TO EXISTING FENCE, SOUTH 84°01'49" EAST 95.33 FEET ALONG FENCE, SOUTH 5°49'07" WEST 244.77 FEET TO NORTH LINE OF FISH HATCHERY ROAD, NORTH 66°36'40" WEST 100 FEET TO POINT OF BEGINNING. BEING PART OF LOT 10, BLOCK 14, PLAT A, MANTUA SURVEY.

Parcels
03-059-0039
03-059-0059
03-059-0058
have errors
in legal

03-059-0041: BEGINNING AT A POINT LOCATED 3647.6 FEET WEST AND 1711.2 FEET NORTH OF EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM, (BASIS OF BEARING THE EAST LINE OF SECTION AS NORTH) SAID POINT BEING ON NORTH LINE OF FISH HATCHERY ROAD, NORTH 5°49'07" EAST 214.83 FEET TO EXISTING FENCE, NORTH 84°01'49" WEST 110.0 FEET TO EAST LINE OF 3000 EAST STREET, SOUTH 5°49'07" WEST 180.29 FEET, SOUTH 66°36'40" EAST 115.38 FEET TO POINT OF BEGINNING. BEING A PART OF LOT 10, BLOCK 14, PLAT A, MANTUA SURVEY.

03-059-0042: BEGINNING AT A POINT 31 CHAINS EAST AND 17.25 CHAINS SOUTH OF NORTHWEST CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM, NORTH 3.5° WEST 4.89 CHAINS, THENCE NORTH 84° WEST 10 LINKS, THENCE NORTH 5° EAST 2.90 CHAINS, THENCE SOUTH 84° EAST 3.37 CHAINS, THENCE SOUTH 3°20' EAST 8.84 CHAINS, THENCE NORTH 69°36' WEST 3.95 CHAINS TO BEGINNING. BEING PART OF LOT 10, BLOCK 14, PLAT A, MANTUA SURVEY.

03-059-0039: BEGINNING AT POINT 23.94 CHAINS EAST AND 10.23 CHAINS SOUTH OF NORTHWEST CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM, NORTH 6° EAST 1.45 CHAINS, SOUTH 83.75° EAST 6.85 CHAINS, SOUTH 6° WEST 1.45 CHAINS, NORTH 6° WEST 1.45 CHAINS, NORTH 83.75° WEST 6.85 CHAINS TO BEGINNING, BEING PART OF LOT 10, BLOCK 14, PLAT A, MANTUA SURVEY.

03-059-0059: SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM. BEGINNING AT A POINT 3403.8 FEET WEST AND 1561.96 FEET NORTH EAST QUARTER CORNER OF SECTION 27 (BASIS OF BEARING, EAST LINE OF SECTION AS NORTH) SAID POINT OF BEGINNING BEING ON THE NORTH LINE OF FISH HATCHERY ROAD, NORTH 5°49'07" EAST 292.71 FEET TO AN EXISTING FENCE, THENCE SOUTH 84°01'49" EAST 99.00 FEET TO AN EXISTING FENCE CORNER, SOUTH 4°06'45" EAST 348.00 FEET ALONG AN EXISTING FENCE TO SAID NORTH LINE, NORTH 66°36'40" WEST 166.81 FEET TO POINT OF BEGINNING. PART OF LOT 10, BLOCK 14, PLAT A, MANTUA.

03-059-0058: SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST, SLM. BEGINNING AT A POINT 3403.8 FEET WEST AND 1561.96 FEET NORTH OF EAST QUARTER CORNER OF SECTION 27, SAID POINT OF BEGINNING BEING ON NORTH LINE OF FISH HATCHERY ROAD, NORTH 5°49'07" EAST 292.71 FEET TO AN EXISTING FENCE, NORTH 84°01'49" WEST 152.67 FEET ALONG SAID FENCE, SOUTH 5°49'07" WEST 244.77 FEET TO SAID NORTH LINE, SOUTH 63°36'40" EAST 60.14 FEET ALONG SAID LINE TO POINT OF BEGINNING.

In order to establish the boundary line between the property belonging to the First Parties and the property belonging to the Second Parties to avoid future conflict and confusion, in consideration of the agreements herein contained, and in consideration of the premises, it is hereby covenanted and agreed as follows:

1. That there is an established fence running along the line which is coterminous with the property belonging to the First Parties and the Second Parties, which said fence is a fence of long standing, and which has been accepted by the parties as boundary line between said parties, and between the respective owners of said property for many years.

2. That the description of the said fence line is as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST PLATTED RIGHT-OF-WAY LINE OF MAIN STREET LOCATED NORTH 89°29'32" WEST 3706.01 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°00'00" WEST 694.60 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE COURSES: (1) SOUTH 83°53'10" EAST 437.35 FEET; (2) SOUTH 05°51'50" WEST 95.70 FEET; (3) NORTH 83°53'10" WEST 437.01 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 05°39'42" EAST 95.70 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

3. That all the parties to this Agreement accept said fence and boundary line as the true boundary line dividing and separating thee respective properties of the First Parties from the Second Party, and relinquish any right or claim to property on the other side of said fence line.

4. That this agreement is binding upon the heirs at law, administrators, executors, successors in interest, and assigns of the respective parties hereto.

WITNESS the hands of the parties this the 2nd day of May, 1997.

Signed in the presence of:

Shauna N. Jensen
Shauna N. Jensen

Mary D. Nelson

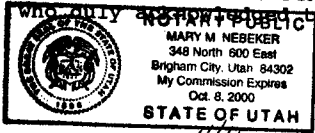
Gary Baron
Rebecca J. Baron
Rebecca J. Baron
Glen R. Palmer
Glen R. Palmer
Craig Allen Russell
Craig Allen Russell
Sandra Lee Russell
Sandra Lee Russell
Ruth P. Nelson
Ruth P. Nelson, Trustee
Melvern F. Palmer
Melvern F. Palmer
Vauna J. Palmer
Vauna J. Palmer
Grant Nelson
Grant Nelson
Kayla T. Nelson
Kayla T. Nelson

First Parties

Second Parties

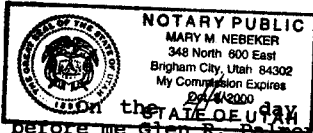
State of Utah
County of Box Elder

On the 4th day of May, 1997, personally appeared before me Shauna N. Jensen the signer of the with in instrument, who duly acknowledged to me that she executed the same.



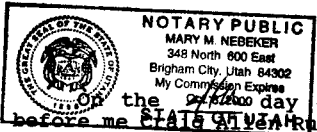
Mary M. Nebeker
Notary Public

On the 4th day of May, 1997, personally appeared before me Gary Baron and Rebecca J. Baron the signer of the with in instrument, who duly acknowledged to me that she executed the same.



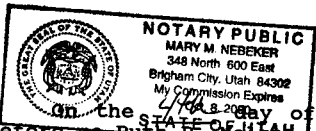
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On the 4th day of May, 1997, personally appeared before me Glen R. Palmer the signer of the with in instrument, who duly acknowledged to me that she executed the same.



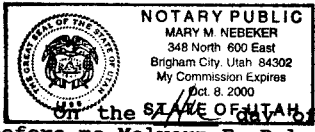
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On the 4th day of May, 1997, personally appeared before me Craig A. Russell and Sandra Lee Russell the signer of the with in instrument, who duly acknowledged to me that she executed the same.



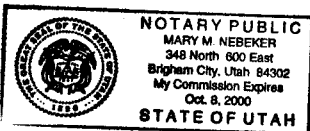
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On the 4th day of May, 1997, personally appeared before me Ruth P. Nelson, Trustee of the Ruth P. Nelson Trust the signer of the with in instrument, who duly acknowledged to me that she executed the same.



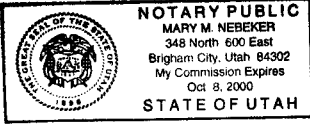
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On the 4th day of May, 1997, personally appeared before me Melvern F. Palmer and Shauna J. Palmer the signer of the with in instrument, who duly acknowledged to me that she executed the same.



Mary M. Nebeker
Notary Public

On the 4th day of May, 1997, personally appeared before me Grant Nelson and Kayla T. Nelson the signer of the with in instrument, who duly acknowledged to me that she executed the same.



Mary M. Nebeker
Notary Public

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Signed in the presence of:

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Shauna N. Jensen

Mary D. Nelson

Gary Baron

Rebecca J. Baron

Glen R. Palmer

Craig Allen Russell

Sandra Lee Russell

Ruth P. Nelson

Melvern F. Palmer

Vauna J. Palmer

Grant Nelson

Kayla T. Nelson

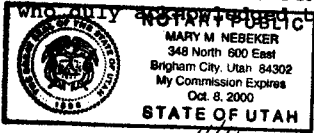
Kayla T. Nelson

First Parties

Second Parties

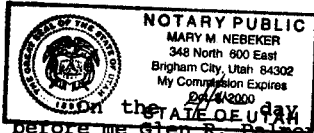
State of Utah
County of Box Elder

On the 4th day of May, 1997, personally appeared before me Shauna N. Jensen the signer of the with in instrument, who duly acknowledged to me that she executed the same.



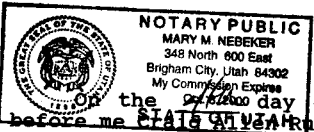
Mary M. Nebeker
Notary Public

On the 4th day of May, 1997, personally appeared before me Gary Baron and Rebecca J. Baron the signer of the with in instrument, who duly acknowledged to me that she executed the same.



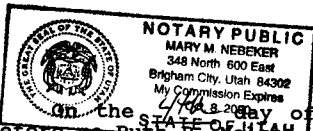
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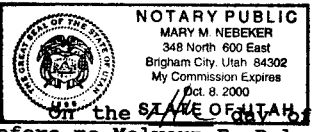
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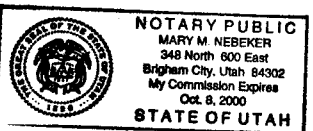
Mary M. Nebeker
Notary Public

On the 4th day of May, 1997, personally appeared before me Ruth P. Nelson, Trustee of the Ruth P. Nelson Trust the signer of the with in instrument, who duly acknowledged to me that she executed the same.



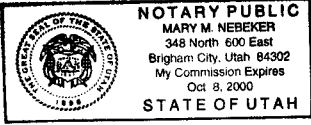
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On the 4th day of May, 1997, personally appeared before me Grant Nelson and Kayla T. Nelson the signer of the with in instrument, who duly acknowledged to me that she executed the same.



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