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07/17/2000 04:30 PM 16.00  
Book - 8375 Pg - 3364-3367  
**NANCY WORKMAN**  
RECORDER, SALT LAKE COUNTY, UTAH  
SUPERIOR TITLE  
BY: ZJM, DEPUTY - WI 4 P.

When Recorded Mail to:

WCS Investments  
220 W. 2150 North  
Centerville UT 84014  
46671

**BOUNDARY LINE AGREEMENT**

Agreement made this 28<sup>th</sup> day of March, 2000, by and between MURRIEL S. SMITH AS TRUSTEE IN TRUST OF THE VERNON D. SMITH LIVING TRUST DATED FEBRUARY 14, 1992, AS RESTATED and (hereinafter referred to as SMITH); and SOUTH JORDAN RIVER, LLC., (hereinafter referred to as (SJR, LLC.)), for the purpose of fixing and determining the boundary and division line between their adjoining parcels of land as owned by said parties, which boundary line is now uncertain because of discrepancies between the established division and fence line, as surveyed and the record title.

Whereas, SMITH are in possession of a parcel of land which is more particularly described as follows:

COMMENCING AT A POINT ON THE EAST BANK OF THE JORDAN RIVER, SAID POINT BEING WEST 394.82 FEET AND SOUTH 233.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING SOUTH 88 DEGREES 47' EAST 144.9 FEET; THENCE SOUTH 5 DEGREES 50' EAST 187 FEET; THENCE SOUTH 85 DEGREES WEST 274.47 FEET, MORE OR LESS TO THE EAST BANK OF THE JORDAN RIVER; THENCE NORTHEASTERLY ALONG SAID EAST BANK TO THE POINT OF COMMENCEMENT.

21-02-227-003

Whereas, SJR LLC. is in possession of a parcel of land adjoining the parcel above described, lying immediately to the South of same; and more particularly described as shown on EXHIBIT "A" attached hereto and by reference made a part hereof:

Whereas, an existing fence line separates the SMITH and SJR LLC. parcels and constitutes a physical boundary and division line between said parcels that has long been recognized by the parties hereto and their predecessors in title as the boundary and division line between the said parcels of land, which surveyed division fence line is described as follows:

BEGINNING AT A POINT ON THE EXTENSION OF A FENCE ON THE EAST BANK OF THE JORDAN RIVER LOCATED 690.34 FEET SOUTH 50 DEGREES 16' 54" WEST FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89 DEGREES 54' 15" EAST BETWEEN THE SALT LAKE COUNTY MONUMENTS LOCATED IN 3900 SOUTH STREET AT 700 AND 500 WEST STREETS); THENCE NORTH 86 DEGREES 03' 22" EAST 274.23 FEET ALONG A FENCE LINE AND EXTENSION OF SAID FENCE LINE, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL 21-02-227-006 AS RECORDED IN ENTRY 6743276 IN BOOK 7761 AT PAGE 2005 OF THE SALT LAKE COUNTY RECORDER.

The parties agree that the established fence line as the same now exists shall constitute the boundary division line between the parcels of land in the possession of the parties hereto, and each of the said parties hereby recognizes and agrees that the other party is the legal owner up to said fence line 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.

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Pursuant to the foregoing stipulations and for value received the receipt of which is hereby acknowledged SMITH hereby remise, release and forever quitclaim to SJR LLC. any and all right title and interest which they may have in and to all land in possession of SJR LLC. lying to South of said fence line above described; and for value received, the receipt of which is hereby acknowledged SJR LLC. hereby remise, release and forever quitclaim to SMITH as their interest appear herein, any and all right, title and interest which they may have in and to all land in the possession of SMITH, herein above described.

IN WITNESS WHEREOF, the parties have signed there names to this Agreement

SOUTH JORDAN RIVER, L.L.C.

Richard G. Jensen  
BY: RICHARD G. JENSEN, its Managing Member

STATE OF UTAH        }  
                                  }ss.  
County of Salt Lake    }

31 day of March, A.D. 2000 personally appeared before me, RICHARD G. JENSEN being by me duly sworn, did say, that he is the Managing Member of SOUTH JORDAN RIVER LLC., and that the within and forgoing instrument was signed in behalf of said L.L.C. by authority of a resolution of its Members and the said RICHARD G. JENSEN acknowledged to me that said L.L.C. executed the same.

My Commission Expires 8-29-03.

Lori A. Pymm  
Notary Public

MURRIEL S. SMITH, TRUSTEE



STATE OF UTAH        }  
                                  }ss.  
COUNTY OF UTAH    }

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2000 personally appeared before me a Notary Public, in and for the State of Utah MURRIEL S. SMITH, TRUSTEE the signer of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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*LEGAL DESCRIPTION*  
*EXHIBIT A*

*Order No. 46671*

**BEGINNING at a point on the Northerly top bank of Big Cottonwood Creek; said point being South 0 Degrees 05' 36" East 877.81 feet and North 71 Degrees 39' 20" West 176.81 feet from the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 6 Degrees 30' 35" West 383.12 feet; thence West 6.45 feet more or less; thence Southeasterly 10.62 feet more or less; thence North 50 Degrees 29' 40" West 49.95 feet; thence South 87 Degrees 22' 40" West 268 feet more or less to the top bank of the Jordan River; thence Southeasterly along said river and Big Cottonwood Creek to the point of BEGINNING.**

21-02-227-010

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