

ENT 16450 BK 2409 PG 647  
NINA B REID UTAH COUNTY RECORDER DEP BA  
1987 APR 29 12:08 PM FEE 11.00  
RECORDED FOR SECURITY TITLE AND ABSTRACT

**BOUNDARY LINE AGREEMENT**

AGREEMENT made this 18th day of March, 1987, between CONTROL INC. and CASTLE COUNTRY ENTERPRISES, INC., of Utah, and GARY L. WOODRUFF, SONJA WOODRUFF and THE ARTHUR W. BRIAN FAMILY TRUST, ARTHUR W. BRIAN and GWEN R. BRIAN, Trustees, of Alpine, Utah County, Utah, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by the parties which boundary line is now uncertain because of discrepancies between the established division and fence line as surveyed and the record title.

WHEREAS, CONTROL INC. and CASTLE COUNTRY ENTERPRISES, INC., are in possession of a parcel of land which has been surveyed by a registered land surveyor and described as follows, to-wit:

Commencing at a point located South 89° 52' 34" West along the Section line 1320.00 feet from the Southeast corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° 52' 34" West along the Section line 147.45 feet, thence along the Easterly boundary of Plat "A", Shadow Mountain Estates as follows: North 07° 54' 33" East 30.02 feet, North 09° 45' 39" West 55.71 feet, North 37° 56' 40" East 21.15 feet, North 19° 43' 20" West 67.26 feet; thence more or less along the centerline of East Field Ditch as follows: North 27° 26' 56" West 28.44 feet, North 02° 50' 52" East 41.44 feet, North 39° 05' 29" West 12.41 feet, North 4° 04' 38" West 67.62 feet, North 23° 11' 07" East 25.88 feet, North 16° 47' 40" West 101.61 feet, North 08° 01' 30" East 44.53 feet, North 25° 23' 35" West 65.40 feet, North 07° 27' 29" East 40.17 feet, North 42° 24' 01" East 22.81 feet, North 06° 18' 13" West 22.66 feet; thence North 87° 59' 34" East along a fence line and title line of AIDUKAITIS (Book 1842, Page 667) 207.82 feet; thence South 0° 07' 26" East 618.74 feet to the point of beginning.

WHEREAS, GARY L. WOODRUFF, SONJA WOODRUFF and THE ARTHUR W. BRIAN FAMILY TRUST, ARTHUR W. BRIAN and GWEN R. BRIAN, Trustees, are in possession of a parcel of land adjoining the parcel above described and lying immediately to the West of the same; and

WHEREAS, an East field ditch separates the two parcels of land and constitutes a physical boundary and division line between the same 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 center line of said ditch Commencing at a point located South 89° 52' 34" West along the Section line 1467.45 feet from the Southeast corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the Easterly boundary of Plat "A", Shadow Mountain Estates as follows: North 07° 54' 33" East 30.02 feet, North 09° 45' 39" West 55.71 feet, North 37° 56' 40" East 21.15 feet, North 19° 43' 20" West 67.26 feet; thence more or less along the centerline of East Field Ditch as follows: North 27° 26' 56" West 28.44 feet, North 02° 50' 52" East 41.44 feet, North 39° 05' 29" West 12.41 feet, North 4° 04' 38" West 67.62 feet, North 23° 11' 07" East 25.88 feet, North 16° 47' 40" West 101.61 feet, North 08° 01' 30" East 44.53 feet, North 25° 23' 35" West 65.40 feet, North 07° 27' 29" East 40.17 feet, North 42° 24' 01" East 22.81 feet, North 06° 18' 13" West 22.66 feet to the end.

THE PARTIES AGREE that the established ditch center line as the same now exists shall constitute the boundary and 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 ditch center 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. Parties agree that a new fence <sup>could be</sup> will be constructed on approximately the same line as the existing fence and the cost for the construction of said fence shall be the responsibility and liability of GARY L. WOODRUFF, SONJA WOODRUFF, ARTHUR W. BRIAN AND GWEN R. BRIAN, as agreed.

PURSUANT to the foregoing stipulations and for value received the receipt of which is acknowledged COMTROL INC. and CASTLE COUNTRY ENTERPRISES INC., hereby remise, release and forever quit claim to GARY L. WOODRUFF, SONJA WOODRUFF and THE ARTHUR W. BRIAN FAMILY TRUST, ARTHUR W. BRIAN and GWEN R. BRIAN, Trustees, any and all right, title and interest which they may have in and to all land in the possession of the GARY L. WOODRUFF, SONJA WOODRUFF and THE ARTHUR W. BRIAN FAMILY TRUST, ARTHUR W. BRIAN and GWEN R. BRIAN, Trustees, lying to the West of said ditch center line above described; and for value received, the receipt of which is acknowledged GARY L. WOODRUFF, SONJA WOODRUFF and THE ARTHUR W. BRIAN FAMILY TRUST, ARTHUR W. BRIAN and GWEN R. BRIAN, Trustees hereby remise, release and forever quit claim to COMTROL INC., and CASTLE COUNTRY ENTERPRISES, INC. as their interests appear herein, any and all right, title and interest which they may have in and to all land in the possession of the COMTROL INC., and CASTLE COUNTRY ENTERPRISES, INC. hereinabove described.

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

COMTROL INC.

By: Ralph B. Bush Pres.

CASTLE COUNTRY ENTERPRISES INC.

By: Ralph B. Bush Pres.

Gary L. Woodruff  
GARY L. WOODRUFF

Sonja R. Woodruff  
SONJA WOODRUFF

Arthur W. Brian  
ARTHUR W. BRIAN, Trustee

Gwen R. Brian  
GWEN R. BRIAN, Trustee

STATE OF UTAH )  
:SS  
COUNTY OF UTAH )

On this 27th day of April, 1987, personally appeared before me a Notary Public, in and for the State of Utah, Gary L. Woodruff, Sonja P. Woodruff, Arthur W. Brian, Trustee and Gwen R. Brian, Trustee, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: March 1, 1990

  
Residing at: Provo, Utah

STATE OF UTAH )  
:SS  
COUNTY OF UTAH )

On the 29th day of April, 1987, personally appeared before me Ralph B. Burk, who being by me duly sworn did say, that he, the said Ralph B. Burk is the president, of COMTROL, INC., A Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Ralph B. Burk acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires: March 1, 1990

  
Residing at: Provo, Utah

STATE OF UTAH )  
:SS  
COUNTY OF UTAH )

On the 29th day of April, 1987, personally appeared before me Ralph B. Burk who being by me duly sworn did say, that he, the said Ralph B. Burk is the president, of CASTLE COUNTRY ENTERPRISES, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Ralph B. Burk acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires: March 1, 1990

  
Residing at: Provo, Utah