

ENT 83848 BK 4745 PG 151
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Aug 20 8:50 am FEE 13.00 BY SS
RECORDED FOR EMPIRE LAND TITLE COMPANY

BOUNDARY LINE AGREEMENT

Agreement made this 18th day of ~~October~~ ^{August} 1998, by and between JOHN P. HARR SENIOR PROPERTIES L.C., a Utah Limited Liability Company, hereinafter referred to as party of the first part; and WILLIAM A. HOPKINS and JUDITH L. HOPKINS, Husband and Wife, hereinafter referred to as party of the second part; 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, party of the first part is 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°44'08" West along the Section line 350.71 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'33" East along a Fence line 666.61 feet; thence North 89°33'14" West along a fence line 860.95 feet; thence North 00°06'10" East along a fence line 562.00 feet; thence South 89°50'14" West along a fence line 455.98 feet; thence North along the Easterly boundary line of 4250 East Street 93.13 feet to the Section line; thence North 89°44'08" East along the Section line 1315.81 feet to the point of beginning.

Whereas, party of the second part is in possession of a parcel of land adjoining the above described and lying immediately to the West of the same; and

Whereas, an existing fence line 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 division fence line is described as follows, to-wit:

Commencing at the Westerly terminus of the course described above as "North 89°33'14" West along a fence line 860.95 feet"; thence North 00°06'10" East along a fence line 862.00 feet to the point of termination.

The parties agree that the established fence line as the same now exists shall constitute the boundary and division line between the parcels of land in 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.

Pursuant to the foregoing stipulations and for value received the receipt of which is acknowledged, party of the first part hereby remise, release and forever quit claim to party of the second part any and all title and interest which they may have in and to all land in the possession of the party of the second part lying to the West and South of said fence line above described; and for value received, the receipt of which is acknowledged, party of the second part hereby remise, release and forever quit claim to party of the first part 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 party of the first part hereinabove described.

In witness whereof, the parties have signed their names to this Agreement.

Party(s) of the First Part

Party(s) of the Second Part

JOHN P. HARR SENIOR PROPERTIES L.C.

BY John P. Harr
JOHN P. HARR, Member

William A. Hopkins
WILLIAM A. HOPKINS

Judith L. Hopkins
JUDITH L. HOPKINS

(Continued)

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,continued)

STATE OF UTAH)
COUNTY OF UTAH)

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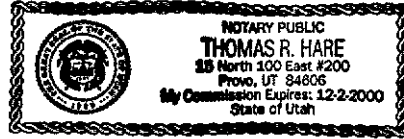
On this 18th day of ^{August, 1998} ~~October, 1996~~, personally appeared before me WILLIAM A. HOPKINS and JUDITH L. HOPKINS, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

William A. Hopkins

NOTARY PUBLIC

My commission expires:

Residing in:



State of Utah)

County of Utah)

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On the 15 day of ^{August 1998} ~~October, 1996~~ personally appeared before me JOHN P. HARR, as Member of JOHN P. HARR SENIOR PROPERTIES L.C., the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on the behalf of JOHN P. HARR SENIOR PROPERTIES L.C..

Carole G. Sweeten

Notary Public

My commission expires: 3/01/02

Residing in:

Pleasant Grove, UT

