

When Recorded Return to:
Meridian Title Company
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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
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MTC File No. 202943

BOUNDARY LINE AGREEMENT AND QUIT CLAIM

THIS AGREEMENT is made this 21 day of January, 2011, by and between the following described parties: (a) Jacob C. Case, hereinafter referred to as Case; and (b) Fred A. Hamilton, Trustee of the Fred A. Hamilton Trust, dated September 16, 1996, hereinafter referred to as Hamilton.

RECITALS

WHEREAS, Jacob C. Case is/are the owner(s) or has/have an ownership interest in the following described property located in Davis County, Utah (herein referred to as the Case property), to-wit:

Beginning at a point South 89°52' West 2094.60 feet from the South Quarter Corner of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 21°32' East 169.99 feet to an old fence line; thence North 69°44' West 63.18 feet; thence South 22°46' West 82.5 feet; thence South 37°59' West 89.3 feet; thence South 19°33' West 28.7 feet; thence South 89°52' East 94.70 feet to the point of beginning.

Less and excepting:

A parcel of land in fee for the widening of Center Street in North Salt Lake, being part of an entire tract of property, situate in the SW1/4SW1/4 of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the Southeast Corner of said entire tract; which is 2094.60 feet North 89°52'00" West along the section line from the South Quarter Corner of said Section 1; and running thence North 89°52'00" West 94.70 feet along the section line to the southwest corner of said entire tract; thence North 19°33'00" East 12.99 feet along the westerly boundary line of said entire tract; thence South 89°37'27" East 95.03 feet to the easterly boundary line of said entire tract; thence South 21°32'00" West 12.73 feet along said easterly boundary line to the point of beginning.

Tax Parcel No. 01-047-0323.

WHEREAS, Fred A. Hamilton, Trustee of the Fred A. Hamilton Trust, dated September 16, 1996 is/are the owner(s) or has/have an ownership interest in the following described property located in Davis County, Utah (herein referred to as the Hamilton property), to-wit:

Beginning at a point South 89 degrees 52'00" East 293.53 feet along the Section Line and

North 19 degrees 26'15" East 13.73 feet from the Southwest Corner of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian (South 89 degrees 52'00" East = North 89 degrees 54'24" East Davis County Topical Survey Reference Plat) and running thence North 19 degrees 26'15" East 112.29 feet; thence South 69 degrees 43'00" East 146.71 feet; thence South 27 degrees 53'00" West 63.35 feet to said Section Line; thence North 89 degrees 52'00" West 143.41 feet along said Section line to the point of beginning.

Tax Parcel No. 01-047-0327.

WHEREAS, there has heretofore been an uncertainty and discrepancy in the actual boundary between the deed descriptions of the two properties owned by the parties as described above. Said uncertainty and discrepancy has been based on mesne deeds of record in the chain of the title of the respective parties hereto, as well as the actual location of an existing fence between the two properties.

WHEREAS, Case has caused a survey to be made of the Case property; and the East Boundary of the Fred A. Hamilton, Trustee of the Fred A. Hamilton Trust, dated September 16, 1996 property. Said property survey having been made by John W. Francom a registered land surveyor in the State of Utah.

WHEREAS, the parties hereto have reached an agreement with regard to the actual location of the common boundary between the two properties described above and desire to reduce said agreement to writing.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the adequacy of which is hereby acknowledged the parties hereto STIPULATE AND AGREE AS FOLLOWS:

1. The parties agree that the Common Boundary between their respective parcels of property as described above is the following described line:

Beginning at a point on the North line of Center Street, and at the Southeast Corner of the Hamilton Parcel, said point being South 89 degrees 54'24" West 2,212.06 feet along the Section line and North 27 degrees 39'24" East 13.94 feet from the South Quarter Corner of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence North 27 degrees 39'24" East 63.34 feet to the Northeast Corner of said Hamilton Parcel; thence North 34 degrees 08'57" East 72.90 feet to the Northeast corner of the Ledo Enterprises parcel and the Southeast corner of the Holbrook parcel; thence North 33 degrees 13'29" East 64.78 feet along the Easterly line of said Holbrook parcel to the Northerly line of the Warnock parcel and the terminus of this Boundary Line Agreement.

2. Hamilton does hereby stipulate and agree that Case is the owner in fee simple of the property described above and referred to as the Case parcel; and Hamilton does hereby remise, release and forever Quit-Claim to Hamilton all of the Hamilton property, all of which lies East of the above-described Boundary Line as more fully set forth above, including any and all property acquired

