

After recording, return to:

Paxton Guymon  
YORK HOWELL & GUYMON  
10610 South Jordan Gateway #200  
South Jordan, Utah 84095  
(801) 527-1040

13876531 B: 11298 P: 2368 Total Pages: 8  
01/25/2022 02:27 PM By: ggasca Fees: \$40.00  
BLAGRE - BOUNDARY LINE AGREEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PAXTON GUYMON  
10610 SOUTH JORDAN GATEWAY #200 SOUTH JORDAN, UT 84095



Space above for County Recorder's use

## PROPERTY BOUNDARY LINE AGREEMENT

(Affects Salt Lake County Tax Parcels 26-22-300-005 and 26-22-300-004)

This *Property Boundary Line Agreement* (this "**Agreement**") is made pursuant to Utah Code Ann. Sections 57-1-45 and 10-9a-524 on this 24 day of January, 2022, by the following parties:

- (i) South Valley Water Reclamation Facility, as owner of the real property located at 7102 West 11800 South, South Jordan, Utah, identified as Salt Lake County Tax Parcel 26-22-300-005 (the "**East Parcel**"); and
- (ii) South Valley Water Reclamation Facility, as owner of the real property located at 7102 West 11800 South, South Jordan, Utah, identified as Salt Lake County Tax Parcel 26-22-300-004 (the "**West Parcel**").

### RECITALS

A. The East Parcel and the West Parcel are adjacent parcels, with the East Parcel being adjacent to the east side of the West Parcel. The East Parcel is currently comprised of approximately 24.23 acres, and the West Parcel is currently comprised of approximately 40 acres.

B. South Valley Water Reclamation Facility (the "**Owner**"), as the legal owner of both parcels, desires to adjust the common boundary line between the East Parcel and the West Parcel as described below.

C. As a result of this boundary line adjustment, the acreage of the East Parcel will be reduced to approximately 4.184 acres, and the acreage of the West Parcel will be increased to approximately 60 acres, as depicted in the Record of Survey Map attached hereto as Exhibit B.

D. Prior to the recordation of this Agreement, the legal descriptions of the East Parcel and the West Parcel were as set forth collectively in Exhibit A hereto (the "**Prior Descriptions**").

E. The desired adjustment of the common boundary line between the South Valley Water

Reclamation parcels will not create a new or additional parcel. In addition, the East Parcel and the West Parcel are not lots in a recorded subdivision plat. Accordingly, no plat amendment is required to effectuate this boundary line adjustment.

## AGREEMENT

NOW, THEREFORE, in consideration of the representations, warranties, covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. **Recitals.** The above Recitals are incorporated herein and made part of this Agreement.
  
2. **Record of Survey Map.** In accordance with Utah Code Ann. Section 57-1-45(2)(vi), the common boundary line between the subject parcels shall be, and hereby is adjusted to be, as shown on the Record of Survey Map (or boundary line agreement map) dated May 18, 2021, attached hereto as Exhibit B, which survey was prepared and signed by Karen F. White, a licensed Professional Land Surveyor (License No. 191326). The file number of said survey map is: 2021-05-0281 in the office of the Salt Lake County Surveyor.
  
3. **New Common Boundary Line.** The new common boundary line between the subject parcels shall be, and is hereby adjusted to be, as follows:

A common boundary between easterly and southerly boundary line of Parcel No. 26-22-300-004 and the westerly and northerly boundary line of Parcel No. 26-22-300-005. Said common boundary line is located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°56'45" West 871.84 feet along the along the South Section Line of Section 22 and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 00°05'50" East 405.00 feet; thence South 89°45'45" East 450.00 feet to the 40-Acre Line, said point also being on the westerly boundary line of the Daybreak West Village Roadway Dedication Plat and the point of terminus.

4. **Map of New Parcel Boundaries.** After giving effect to the new common boundary line under this Agreement, the boundaries of the subject parcels shall be as shown in the map attached hereto as Exhibit B.

5. **New Boundaries/Legal Description of East Parcel (Tax Parcel 26-22-300-005).** The new/adjusted boundary line description of the East Parcel is:

A parcel of land located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°56'45" West 871.84 feet along the along the South Section Line of Section 22 and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South,

Range 2 West, Salt Lake Base and Meridian; and running  
thence North 00°05'50" East 405.00 feet;  
thence South 89°45'45" East 450.00 feet to the 40-Acre Line, said point also being on the  
westerly boundary line of the Daybreak West Village Roadway Dedication Plat;  
thence South 00°05'50" West 405.00 feet along said 40-Acre Line and said westerly  
boundary line to said Northerly Right-of-Way Line of 11800 South Street;  
thence North 89°45'45" West 450.00 feet along said Northerly Right-of-Way Line to the  
point of beginning.  
Contains 182,251 Square Feet or 4.184 Acres

6. New Boundaries/Legal Description of West Parcel (Tax Parcel 26-22-300-004). The new/adjusted boundary line description of the West Parcel is:

A parcel of land located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:  
Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being North 00°08'18" East 33.00 feet along the West Section Line of Section 22 from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 00°08'18" East 2,117.51 feet along said West Section Line;  
thence South 89°44'58" East 1,320.38 feet to the 40-Acre Line, said point also being on the  
westerly boundary line of the Daybreak West Village Roadway Dedication Plat;  
thence South 00°05'50" West 1,712.21 feet along said 40-Acre Line and said westerly  
boundary line;  
thence North 89°45'45" West 450.00 feet;  
thence South 00°05'50" West 405.00 feet to said Northerly Right-of-Way Line of 11800  
South Street;  
thence North 89°45'45" West 871.90 feet along said Northerly Right-of-Way Line to the  
point of beginning.  
Contains 2,615,083 Square Feet or 60.034 Acres

WHEREFORE, this Property Boundary Line Agreement is effective upon recordation with the Salt Lake County Recorder's Office, State of Utah.

**OWNER:**

SOUTH VALLEY WATER RECLAMATION FACILITY

By: *Lee Rawlings*  
Name: *Lee Rawlings*  
Title: *General Manager*



## EXHIBIT A

### LEGAL DESCRIPTIONS OF THE SUBJECT PARCELS

#### EXISTING PARCEL DESCRIPTIONS

##### Parcel 26-22-300-004

All of an entire tract of land described in that certain Quit Claim Deed as Parcel No. 4, recorded December 20, 2004 as Entry No. 9253359 in Book 9074 at Page 6109-6166 in the Office of the Salt Lake County Recorder. Said entire tract of land being described as follows:

Beginning at the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°45'45" East 823.47 feet along the South Line of said Section 22; thence North 0°05'46" East 2150.33 feet; thence North 89°44'58" West 822.38 feet to the West Line of said Section 22; thence South 0°07'31" West 2150.51 feet along the West Line of said Section 22 to the point of beginning. Less Street.

##### Parcel 26-22-300-005

All of an entire tract of land described in that certain Quit Claim Deed as Parcel No. 5, recorded December 20, 2004 as Entry No. 9253359 in Book 9074 at Page 6109-6166 in the Office of the Salt Lake County Recorder. Said entire tract of land being described as follows:

Beginning at a point South 89°45'45" East 823.47 feet along the South Line of Section 22 from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 0°05'46" East 2150.33 feet; thence South 89°44'58" East 498.48 feet to the 40 acre line; thence South 0°05'48" West 2150.22 feet to the South Line of said Section 22; thence North 89°45'45" West 498.47 feet to the point of beginning. Less Street.

#### NEW PARCEL BOUNDARIES DESCRIPTIONS

##### Parcel 26-22-300-004

A parcel of land located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being North 00°08'18" East 33.00 feet along the West Section Line of Section 22 from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°08'18" East 2,117.51 feet along said West Section Line;

thence South 89°44'58" East 1,320.38 feet to the 40-Acre Line, said point also being on the westerly boundary line of the Daybreak West Village Roadway Dedication Plat;

thence South 00°05'50" West 1,712.21 feet along said 40-Acre Line and said westerly boundary line;

thence North 89°45'45" West 450.00 feet;

thence South 00°05'50" West 405.00 feet to said Northerly Right-of-Way Line of 11800 South Street;

thence North 89°45'45" West 871.90 feet along said Northerly Right-of-Way Line to the point of beginning.

Contains 2,615,083 Square Feet or 60.034 Acres

Parcel 26-22-300-005

A parcel of land located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°45'45" West 871.84 feet along the along the South Section Line of Section 22 and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°05'50" East 405.00 feet;

thence South 89°45'45" East 450.00 feet to the 40-Acre Line, said point also being on the westerly boundary line of the Daybreak West Village Roadway Dedication Plat;

thence South 00°05'50" West 405.00 feet along said 40-Acre Line and said westerly boundary line to said Northerly Right-of-Way Line of 11800 South Street;

thence North 89°45'45" West 450.00 feet along said Northerly Right-of-Way Line to the point of beginning.

Contains 182,251 Square Feet or 4.184 Acres

**NEW COMMON BOUNDARY LINE DESCRIPTION**

A common boundary between easterly and southerly boundary line of Parcel No. 26-22-300-004 and the westerly and northerly boundary line of Parcel No. 26-22-300-005. Said common boundary line is located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°45'45" West 871.84 feet along the along the South Section Line of Section 22 and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°05'50" East 405.00 feet;

thence South 89°45'45" East 450.00 feet to the 40-Acre Line, said point also being on the westerly boundary line of the Daybreak West Village Roadway Dedication Plat and the point of terminus.

**EXHIBIT B**

**RECORD OF SURVEY MAP/BOUNDARY LINE AGREEMENT MAP**

Attached

