



Ent 1184035 Bk 1979 Pg 569
 Date: 9-Nov-2017 04:10 PM Fee \$1.00
 Cache County, UT
 Michael Gleed, Rec. - Filed By SA
 For LOGAN CITY

BOUNDARY LINE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

1. The undersigned hereby agree that the following described line is and shall constitute the boundary line between the property of BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended on the North and the property of THOMAS EDISON CHARTER SCHOOL, INC. on the South.

BOUNDARY LINE:

Commencing at the Northeast Corner of Lot 2 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178, from which the Southeast Corner of said Lot 2 bears South 00°29'09" East; and running thence North 00°29'09" West 153.34 feet along the Westerly right of way line of 1200 West Street to a 5/8" rebar with cap labeled, "A.A Hudson, PLS 375041" and the TRUE POINT OF BEGINNING; and running thence North 89°20'48" West 435.05 feet to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision; thence South 85°30'27" West 306.39 feet to the point of termination.

See attached Exhibit A for the record legal description and new legal description for BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended. See attached Exhibit "B" for the record legal description and new legal description for THOMAS EDISON CHARTER SCHOOL, INC.

2. BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended hereby quit claims and conveys to THOMAS EDISON CHARTER SCHOOL, INC. all of their right, title and interest in and to the property on the South side of the Boundary Line.
3. THOMAS EDISON CHARTER SCHOOL, INC. hereby quit claims and conveys to BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended all of its right, title, and interest in and to the property on the North side of the Boundary Line.
4. The terms of this agreement shall be binding upon and shall insure to the benefit of BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended and THOMAS EDISON CHARTER SCHOOL, INC., their heirs, executors, administrators, trustees successors and assigns.

kdt

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IN WITNESS whereof, we have executed this Boundary Line Agreement this 8th day of November, 2017.

LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended

Bernice C. Nielsen
By: BERNICE C. NIELSEN, Co-Trustee

[Signature]
By: DAVID L. NIELSEN, Co-Trustee

THOMAS EDISON CHARTER SCHOOL, INC.

[Signature]
By: ADAM BURRIS, Governing Board President

READ AND APPROVED BY LOGAN CITY:

By: Bill Young
BILL YOUNG, City Engineer

PREPARED BY:
Kylie D. Trautvein, Title Officer
HICKMAN LAND TITLE COMPANY

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH)
 SS
County of Cache)

On this 8th day of November, 2017 personally appeared before me, BERNICE C. NIELSEN and DAVID L. NIELSEN known to me to be the Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the same in said Trust name, and that said Trust executed the same.

Commission expires: June 19, 2021
Residing in: Logan, Utah

[Signature]
Notary Public



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CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
SS
County of Cache)

On the 8th day of November, 2017 personally appeared before me ADAM BURRIS who, being by me duly sworn, did say that he is the Governing Board President of the THOMAS EDISON CHARTER SCHOOL, INC. and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

Commission expires: *June 19, 2021*
Residing in: *Logan, Utah*

Kylie D. Trautwein
Notary Public



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EXHIBIT A

Record legal descriptions:

Parcel 03-007-0023:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Beginning at the point of intersection of the South right of way line of an East – West road and the West right of way line of a North – South road, as now established, said point being further described as being South 25 feet and West 18.4 feet from the center of said Section 17, and running thence South 701.5 feet along said West line of said road to the center of an irrigation ditch; thence Northwesterly 478 feet along the center line of said ditch to an established fence corner; thence North 427.65 feet along said fence; thence West 86.9 feet; thence North 108.9 feet to the South line of said East – West road to a point which is West 540.5 feet from the point of beginning; thence East 66 feet; thence South 108 feet; thence East 165 feet; thence North 108 feet; thence East 309.5 feet along said South right of way line of said road to the point of beginning.

Parcel 03-007-0010:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point in the South right of way line of a farm road, said point being by record 25.0 feet South and 555.5 feet West of the Center of said Section 17; running thence South 03°46'30" East 108.9 feet; thence North 85°48'30" East 86.9 feet; thence South 00°55'30" East 431.0 feet; thence South 54°06'30" West 237.0 feet; thence North 69°42'00" West 39.4 feet; thence North 46°40'30" West 52.8 feet; thence North 32°50'30" West 35.0 feet; thence North 24°35'30" West 223.0 feet; thence North 66°25'30" West 123.7 feet; thence North 22°28'30" East 99.0 feet; thence South 57°59'30" East 30 feet; thence Northerly to a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 89°52'30" East 308.3 feet to the point of beginning. All courses subject to local variation.

ALSO, beginning in the South right of way line of an East-West road, 25 feet South and 491 feet West of the Northeast Corner of the Southwest Quarter of said Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 108 feet; thence West 1.9 feet; thence North 108 feet; thence East 1.9 feet to the point of beginning.

LESS AND EXCEPTING therefrom A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South 00°29'09" East 561.81 feet along the East line of said Southwest Quarter; thence South 89°30'51" West 467.97 feet to the point of beginning, said point being in the Southeast Corner of Parcel 2, as described in Entry #671342, in Book 777, at Page 232, as filed with the Recorder of Cache County; also being the Northerly Corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South 55°22'22" West 233.69 feet (239.69 feet by deed); (2) North 78°46'42" West 24.89 feet; (3) North 66°12'42" West 14.69 feet; (4) North 47°04'08" West 45.23 feet; (5) North 40°06'34" West 19.26 feet; (6) North 29°34'24" West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North 85°30'27" East 306.39 feet to the point of beginning.

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New legal descriptions:

Parcel 03-007-0023:

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Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Beginning at the point of intersection of the South right of way line of an East – West road and the West right of way line of a North – South road, as now established, said point being further described as being South 25 feet and West 18.4 feet from the center of said Section 17, and running thence South along said West line of said road to a 5/8" rebar with cap labeled, "A.A Hudson, PLS 375041" which is located at a point North 00°29'09" West 153.34 feet along the Westerly right of way line of 1200 West Street from the Northeast Corner of Lot 2 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178; thence North 89°20'48" West 435.05 feet to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision and an established fence corner; thence North 427.65 feet, more or less, along said fence; thence West 86.9 feet; thence North 108.9 feet to the South line of said East – West road to a point which is West 540.5 feet from the point of beginning; thence East 66 feet; thence South 108 feet; thence East 165 feet; thence North 108 feet; thence East 309.5 feet along said South right of way line of said road to the point of beginning.

Parcel 03-007-0010:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point in the South right of way line of a farm road, said point being by record 25.0 feet South and 555.5 feet West of the Center of said Section 17; running thence South 03°46'30" East 108.9 feet; thence North 85°48'30" East 86.9 feet; thence South 00°55'30" East 431.0 feet, more or less, to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision and an established fence corner; thence South 85°30'27" West 306.39 feet to the Northwest Corner of Lot 1 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178; thence North 24°35'30" West to a point which is described of record as being South 66°25'30" East 123.7 feet and South 22°28'30" West 99.0 feet and North 57°59'30" West 30 feet and Southerly from a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 66°25'30" West 123.7 feet; thence North 22°28'30" East 99.0 feet; thence South 57°59'30" East 30 feet; thence Northerly to a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 89°52'30" East 308.3 feet to the point of beginning. All courses subject to local variation.

ALSO, beginning in the South right of way line of an East-West road, 25 feet South and 491 feet West of the Northeast Corner of the Southwest Quarter of said Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 108 feet; thence West 1.9 feet; thence North 108 feet; thence East 1.9 feet to the point of beginning.

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EXHIBIT B

Record legal descriptions:

Parcel 03-007-0026:

A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South 00°29'09" East 561.81 feet along the East line of said Southwest Quarter; thence South 89°30'51" West 467.97 feet to the point of beginning, said point being in the Southeast Corner of Parcel 2, as described in Entry #671342, in Book 777, at Page 232, as filed with the Recorder of Cache County; also being the Northerly Corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South 55°22'22" West 233.69 feet (239.69 feet by deed); (2) North 78°46'42" West 24.89 feet; (3) North 66°12'42" West 14.69 feet; (4) North 47°04'08" West 45.23 feet; (5) North 40°06'34" West 19.26 feet; (6) North 29°34'24" West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North 85°30'27" East 306.39 feet to the point of beginning.

Parcel 03-007-0027:

Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder.

New legal description:

Parcel 03-007-0026 and Parcel 03-007-0027 combined:

A parcel of land located partially in Lot 1 of Sierra Park Phase 1, the plat of which is recorded as Number 948178 in the office of the Cache County Recorder in the official records of Cache County, which subdivision is located in Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Cache County, Utah, and more particularly described as follows: Beginning at the Center of said Section 17, from which the South Quarter Corner of Section 17 bears South 00°29'09" East; thence South 00°29'09" East 723.81 feet along the Meridional Centerline of said Section 17; thence South 89°30'51" West 33.00 feet to the Northeast Corner of Lot 2 of said Subdivision, and the True Point of Beginning; thence along the lot lines of said Lot 2 the following 5 courses: 1) thence North 70°13'47" West 279.46 feet; 2) thence South 20°34'48" West 187.23 feet; 3) thence South 11°10'11" East 111.15 feet; 4) thence South 85°51'58" East 85.90 feet; 5) thence North 74°30'54" East 231.14 feet to a point on the West right of way line of 1200 West Street; thence South 00°29'09" East 24.46 feet along said West right of way line to the beginning of a 15.00 foot radius curve concave to the Northwest; thence Southwesterly along said curve through a central angle of 89°28'18" a distance of 23.42 feet (chord = South 44°15'00" West 21.12 feet) to a point on the North right of way line of Nibley Park Avenue; thence South 89°30'27" West 20.77 feet along said North right of way line to the beginning of a 383.00 foot radius right of way curve concave to the Southeast; thence Southwesterly along said right of way curve through a central angle of 31°52'00" a distance of 213.02 feet (chord = South 73°32'27" West 210.28 feet); thence South 57°36'27" West 412.32 feet along said North right of way to the beginning of a 317.00 foot radius right of way curve concave to the Northwest; thence Southwesterly along said right of way curve through a central angle of 30°13'10" a distance of 167.20 feet (chord = South 72°43'02" West 165.26 feet) to a point of non tangency with the West line of said Lot 1; thence North 637.90 feet along said West line to the Northwest Corner of said Lot 1; thence North 85°30'27" East 306.39 feet along the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust Property; thence South 89°20'48" East 435.05 feet to the

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West right of way line of said 1200 West Street; thence South 00°29'09" East 153.34 feet along said West right of way line to the point of beginning.

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