

MNT: 24209  
WHEN RECORDED MAIL TO:



\*W2544426\*

R.F. Rawson Co., Inc.  
Attn: Radene R. Hatfield  
5175 West 4000 South  
Hooper, Utah 84315

E# 2544426 PG 1 OF 6  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
07-Oct-11 0836 AM FEE \$22.00 DEP SY  
REC FOR: AMERICAN PREFERRED TITLE  
ELECTRONICALLY RECORDED

APN: 12-029-0003; and  
12-029-0004

*File # 250910cy  
25097cy*

**BOUNDARY LINE AGREEMENT**

This Boundary Line Agreement is made and entered into on this 6 day of October 2011 by R.F. RAWSON CO., INC., a Utah corporation of Hooper, Weber County, State of Utah (hereinafter "Rawson").

WHEREAS, Rawson is the owner of the Normandie Apartments located in Ogden, Weber County, State of Utah that are more particularly described on the Exhibit "A" that is attached hereto and by this reference made a part hereof (hereinafter the "Normandie Property").

WHEREAS, Rawson is the owner of the Jefferson Townhomes also located in Ogden, Weber County, State of Utah that are more particularly described on the Exhibit "B" that is attached hereto and by this reference made a part hereof (hereinafter the "Townhomes Property").

WHEREAS, the North and East deed lines of the Townhomes Property are adjacent to the South deed line of the Normandie Property but said property lines do not correspond to the location of the existing fence that Rawson considers to be the common boundary line between the Normandie Property and the Townhomes Property. Furthermore, the adjacent portions of the record descriptions for the Normandie Property and the Townhomes Property are not contiguous.

WHEREAS, Rawson is desirous of establishing a common boundary line between the Normandie Property and the Townhomes Property at a location that runs along the centerline line of said existing fence.

THEREFORE, Rawson hereby agrees as follows:

1. The boundary between the Normandie Property and the Townhomes Property shall be fixed to coincide with the centerline line of an existing fence that presently separates the Normandie Property from the Townhomes Property.

*12-029-0003 } = A.  
0004*



## EXHIBIT "A"

## The "Normandie Property"

12-029-0003

All of lots 26 through 32, Block 4, CROPSEY ADDITION, Ogden City, Weber County, Utah, and a part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Intersection of the North right of way line of 1st Street and the East right of way line of Jefferson Avenue, said point being 1783.06 feet North  $89^{\circ}02'00''$  West and 884.75 feet South  $0^{\circ}58'00''$  West from the Northeast corner of said quarter section; running thence South  $0^{\circ}58'00''$  West 33.00 feet along said West right of way line; thence South  $89^{\circ}09'45''$  East 158.73 feet; thence South  $57^{\circ}08'45''$  East 11.16 feet; thence South  $21^{\circ}53'00''$  East 101.99 feet; thence South  $89^{\circ}09'45''$  East 23.18 feet to the West boundary of Meadow Homes Subdivision No. 2 in Ogden City, Weber County, Utah; thence three (3) courses along said West boundary as follows: North  $0^{\circ}58'00''$  East 249.73 feet; South  $89^{\circ}09'45''$  East 53.56 feet and North  $0^{\circ}58'00''$  East 146.05 feet to the South boundary of the Ogden-Weber Applied Technology Center Property; thence North  $89^{\circ}09'45''$  West 473.62 feet along said South boundary; thence South  $0^{\circ}56'04''$  West 130.29 feet; thence North  $89^{\circ}09'45''$  West 15.02 feet; thence South  $0^{\circ}57'34''$  West 132.50 feet to said North right of way line; thence south  $89^{\circ}09'45''$  East 204.00 feet along said North right of way line to the point of beginning.

## EXHIBIT "B"

The "Townhomes Property"

12-029-0004

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 89°02' WEST 1813.06 FEET, SOUTH 0°58' WEST 917.82 FEET AND SOUTH 89°09'45" EAST 39.29 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT IS ALSO SOUTH 89°09'45" EAST 39.29 FEET FROM THE INTERSECTION OF THE CENTERLINE OF FIRST STREET AND JEFFERSON AVENUE; RUNNING THENCE SOUTH 89°09'45" EAST 149.44 FEET; THENCE SOUTH 57°08' EAST 11.16 FEET, THENCE SOUTH 21°53' EAST 102.00 FEET, THENCE NORTH 89°09'45" WEST TO THE LINE OF JEFFERSON AVE; THENCE NORTH 0°58' EAST 100.00 FEET; THENCE SOUTH 89°09'45" EAST 9.29 FEET TO BEGINNING. (PARCEL NO. 12-029-0004)

## EXHIBIT "C"

## The "Common Property Line"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF JEFFERSON AVENUE, SAID POINT BEING LOCATED SOUTH  $89^{\circ}09'45''$  EAST 30.00 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF SAID JEFFERSON AVENUE AND 1<sup>ST</sup> STREET (BASIS OF BEARING IS NORTH  $89^{\circ}9'45''$  WEST 1242.41 FEET BETWEEN THE CENTERLINE MONUMENTS LOCATED AT ORCHARD AVENUE AND COOK STREET AND ADAMS AVENUE AND COOK STREET) SAID POINT ALSO BEING LOCATED 821.08 EAST AND SOUTH 915.98 FEET (PARTIAL) FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH  $88^{\circ}33'43''$  EAST ALONG A FENCE IN A CONCRETE CURB WALL 136.72 FEET TO A FENCE CORNER; THENCE SOUTH  $48^{\circ}03'21''$  EAST ALONG A CHAIN LINK FENCE IN CONCRETE 28.96 FEET; THENCE SOUTH  $18^{\circ}38'52''$  EAST ALONG FENCE AND CONCRETE RETAINING WALL 84.35 FEET TO THE END FROM WHICH THE POINT OF BEGINNING BEARS NORTH  $60^{\circ}59'10''$  WEST 211.76 FEET.