

13349599  
8/4/2020 10:28:00 AM \$40.00  
Book - 10992 Pg - 3205-3213  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
KIRTON & MCCONKIE  
BY: eCASH, DEPUTY - EF 9 P.

WHEN RECORDED RETURN TO:

Kirton McConkie  
Attn: Peter Schofield  
2600 West Executive Parkway, Suite 400  
Lehi, Utah 84043

Parcel Nos.: 22-07-157-030; 22-07-157-035

---

*(Space Above for Recorder's Use)*

### BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (this "**Agreement**") is entered into as of the 21st day of July, 2020 (the "**Effective Date**"), by and between HCVI PROPERTY L.L.C., a Utah limited liability company ("**HCVI**"), and LOREE HAINES, an individual ("**Haines**"). HCVI and Haines may be referred to herein collectively as the "**Parties**" or each individually as a "**Party**."

### RECITALS

A. HCVI owns certain real property located in Salt Lake County, Utah, commonly known as parcel number 22-07-157-030, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**HCVI Property**").

B. Haines owns certain real property located adjacent and to the south of the HCVI Property, commonly known as parcel number 22-07-157-035 as more particularly described on Exhibit B, attached hereto and incorporated herein by this reference (the "**Haines Property**"). The HCVI Property and the Haines Property may be referred to herein collectively as the "**Properties**" or each individually as a "**Property**".

C. The Properties are contiguous to each other, sharing a common boundary line along the south of the HCVI Property and the north of the Haines Property.

D. Pursuant to Utah Code Ann. § 57-1-45 (2019), the Parties, as the owner of the Properties, desire to redefine the common boundary line between the Properties without effectuating a subdivision or creating any new tax parcels.

E. Upon execution of this Agreement, the common boundary line between the Properties will be adjusted as set forth herein.

### TERMS AND CONDITIONS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and based upon the mutual covenants and promises hereinafter set forth, the Parties agree as follows:

1. Recitals. The above Recitals are hereby incorporated by this reference.



8. **Applicable Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Utah.

9. **Severability.** In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other condition, covenant or other provision herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such condition, covenant or other provision shall be deemed valid to the extent of the scope and breadth permitted by law.

10. **Recording.** This Agreement shall be recorded with the Recorder's office of Salt Lake County, State of Utah.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

*[Signatures and Acknowledgements Follow]*





**EXHIBIT A**

(Legal Description of the HCVI Property)

COMMENCING AT A POINT IN THE CENTER OF VINE STREET BEARING SOUTH 63°EAST, BEING 1.7 CHAINS SOUTH AND SOUTH 63° EAST ALONG THE CENTER OF VINE STREET 194.83 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED AND RUNNING THENCE ALONG AN OLD FENCE LINE SOUTH 14°45' WEST 154.57 FEET; THENCE NORTH 75°15' WEST 2.00 FEET TO A POINT 1.5 FEET NORTHERLY FROM THE NORTHWEST CORNER OF A CONCRETE SHED; THENCE SOUTH 14°45' WEST 28.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 81° EAST 58.8 FEET TO THE WEST SIDE OF A 40- FOOT STREET; THENCE NORTH 14°45' EAST 163 FEET TO THE CENTER OF VINE STREET; THENCE NORTH 63° WEST 57.95 FEET ALONG THE CENTER OF VINE STREET TO THE POINT OF BEGINNING.

Parcel No.: 22-07-157-030

Exhibit A

4843-3930-8214

**BK 10992 PG 3210**

---

**EXHIBIT B**

(Legal Description of the Haines Property)

PARCEL 1:

BEGINNING AT A POINT WITH IS SOUTH 354.00 FEET FROM THE NORTHEAST CORNER OF LOT 2, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 49.66 FEET; THENCE SOUTH 88°40'20" EAST 96.00 FEET; THENCE NORTH 01°19'40" EAST, 2.75 FEET; THENCE SOUTH 88°40'20" EAST 70.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JONES COURT AS DETERMINED BY THE MURRAY CITY ENGINEER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 14°57'40" EAST 19.54 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF THE IRENE K. MERRICK PROPERTY, AS DESCRIBED IN THE AT CERTAIN WARRANTY DEED RECORDED JUNE 11, 1976, AS ENTRY NO.: 2823639, IN BOOK 4230, AT PAGE 261, OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE NORTH 81°00'00" WEST, 58.80 FEET TOT HE SOUTHWEST CORNER OF SAID MERRICK PROPERTY; THENCE NORTH 78°42' WEST 115.80 FEET TO THE POINT OF BEGINNING.

Parcel No.: 22-07-157-035

**EXHIBIT C**

(Legal Description of the Reconfigured HCVI Property)

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MURRAY CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF VINE STREET, SAID POINT BEING SOUTH 63°04'40" EAST, ALONG THE VINE STREET MONUMENT LINE, (*BASIS OF BEARING BEING SOUTH 0°05'19" WEST, ALONG THE STATE STREET MONUMENT LINE, BETWEEN MONUMENTS FOUND AT VINE STREET AND 5300 SOUTH STREET*) A DISTANCE OF 741.21, TO THE RECORD POINT OF BEGINNING OF THAT CERTAIN TRACT OF LAND CONVEYED TO HCVI PROPERTY, L.L.C., BY WARRANTY DEED RECORDED AS ENTRY NO.: 12855839, OF OFFICIAL RECORDS (*SAID RECORD POINT OF BEGINNING BEING THEREIN DESCRIBED AS 1.7 CHAINS SOUTH AND SOUTH 63° EAST ALONG THE CENTER OF VINE STREET 194.83 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SECTION 07, TOWNSHIP 2 SOUTH, RANGE 1 EAST*) AND SOUTH 14°40'20" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 33.77 FEET, FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF STATE STREET AND VINE STREET; AND RUNNING THENCE SOUTH 63°04'40" EAST, A DISTANCE OF 57.95 FEET, MORE OR LESS, TO THE WESTERLY LINE OF JONES COURT; THENCE SOUTH 14°40'20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 117.81 FEET, TO A POINT OF INTERSECTION WITH A WROUGHT IRON FENCE; THENCE SOUTH 88°57'05" WEST, ALONG SAID WROUGHT IRON FENCE AND THE PROJECTION THEREOF, A DISTANCE OF 60.91 FEET, TO THE WEST LINE OF OF SAID TRACT; THENCE ALONG THE SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 14°40'20" EAST, A DISTANCE OF 25.81 FEET; (2) SOUTH 75°19'40" EAST, A DISTANCE OF 2.00 FEET; (3) NORTH 14°40'20" EAST, A DISTANCE OF 120.80 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 7,522 SQUARE FEET, OR 0.173 OF AN ACRE

Parcel No.: 22-07-157-030

Exhibit C

4843-3930-8214

**BK 10992 PG 3212**



**EXHIBIT D**

(Legal Description of the Reconfigured Haines Property)

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MURRAY CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 63°04'40" EAST, ALONG THE VINE STREET MONUMENT LINE, A DISTANCE OF 546.38 FEET AND SOUTH, A DISTANCE OF 239.66 FEET AND EAST, A DISTANCE OF 1.39 FEET, FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF VINE STREET AND STATE STREET (*BASIS OF BEARING BEING SOUTH 0°05'19" WEST, ALONG THE STATE STREET MONUMENT LINE, BETWEEN MONUMENTS FOUND AT VINE STREET AND 5300 SOUTH STREET*), (*SAID BEGINNING POINT BEING DESCRIBED BY RECORD AS SOUTH 354.00 FEET FROM THE NORTHEAST CORNER OF LOT 2 SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST*); AND RUNNING THENCE SOUTH 78°46'24" EAST, A DISTANCE OF 126.57 FEET (115.80' BY RECORD), TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO HCVI PROPERTY, L.L.C., BY WARRANTY DEED RECORDED AS ENTRY NO.: 12855839, OF OFFICIAL RECORDS; THENCE NORTH 14°40'20" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2.19 FEET, TO THE PROJECTION OF A WROUGHT IRON FENCE; THENCE NORTH 88°57'06" EAST, ALONG SAID WROUGHT IRON FENCE AND THE PROJECTION THEREOF, A DISTANCE OF 60.91 FEET, MORE OR LESS, TO THE WESTERLY LINE OF JONES COURT; THENCE SOUTH 14°40'20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.37 FEET, TO THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO LOREE HAINES, RECORDED AS ENTRY NO.: 12882149, OF OFFICIAL RECORDS; THENCE NORTH 88°45'00" WEST, A DISTANCE OF 81.89 FEET (70.57 FEET BY RECORD); THENCE SOUTH 01°15'00" WEST, A DISTANCE OF 2.75 FEET; THENCE NORTH 88°45'00" WEST, A DISTANCE OF 96.00 FEET, TO THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS "PARCEL 1", IN WARRANTY DEED RECORDED AS ENTRY NO.: 13186444, OF OFFICIAL RECORDS; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 49.66 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 6,352 SQUARE FEET, OR 0.145 OF AN ACRE

Parcel No.: 22-07-157-035

Exhibit D

BK 10992 PG 3213

4843-3930-8214