

WHEN RECORDING MAIL TO:

MITCHEL MCCLURE AND KAMI MCCLURE
1641 E COSTANZA WAY
DRAPER, UTAH 84020

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MITCHEL AND KAMI MCCLURE
1641 E COSTANZA WAY DRAPER, UT 84020



(Space above for Recorder's Use Only)

BOUNDARY LINE AGREEMENT/ADJUSTMENT

THIS BOUNDARY LINE AGREEMENT/ADJUSTMENT is made and entered into this 4 day of July, 2022, by and between MITCHEL MCCLURE and KAMI MCCLURE whom reside at 1641 E Costanza Way, Draper Utah 84020, (“**Mitchel**”) and MITCHEL MCCLURE AND KAMI MCCLURE, whom reside at 1641 E Costanza Way, Draper Utah 84020, (“**Kami**”). Mitchel and Kami are referred to herein collectively as the (“**Parties**”).

ADDRESSES

KAMI MCCLURE (Kami)
1641 E COSTANZA WAY
DRAPER, UTAH 84020
PARCEL NO: 28:33:129:024

MITCHEL MCCLURE (Mitchell)
1641 E COSTANZA WAY
DRAPER, UTAH 84020
PARCEL NO: 28:33:177:015

Recitals

- A. Mitchel is the owner, in fee simple, of a parcel of real property located in Salt Lake County, State of Utah with serial number/parcel no. 28:33:177:015 and being more particularly described in Quit Claim Deed recorded as Entry No. 12860519 in the Office of the Salt Lake County Recorder as described in Exhibit A attached hereto (“**the Mitchel Property**”). The Mitchel Property is adjacent to and southerly and easterly of the Kami Property. See Exhibit A.
- B. Kami is the owner, in fee simple, of a parcel of real property located in Salt Lake County, State of Utah with serial number/parcel no. 28:33:129:024 and being more particularly described in Quit Claim Deed recorded as Entry No. 12860519 in the Office of the Salt Lake County Recorder as described in Exhibit C attached hereto (“**the Kami Property**”). The Kami Property is adjacent to and northerly and westerly of the Mitchel Property. See Exhibit B.

POOR COPY -
CO. RECORDER

- C. By entering into this Agreement, the Parties desire to adjust the existing property descriptions and the common boundary between the Mitchel Property and the Kami Property.

Terms and conditions

NOW THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, and for the purpose of permanently establishing the common legal and physical boundary line between the parcels described herein, the Parties hereby agree as follows.

1. **New Boundary line.** The parties agree that the boundary line between the Mitchel Property and the Kami Property is and shall be the line described in Exhibit E attached hereto (the “**New Boundary Line**”). The New Boundary Line is also depicted on that certain Record of Survey Map filed with the Salt Lake County Surveyor’s office as File No. S2022-02-0037.
2. **Quitclaim** In order to further establish the boundary line as described in the surveyed boundary description from Item 1: Mitchel, grantor, hereby releases, remises, and quit claims to Kami, grantee, all right, title and interest which they may have in the following described tract of land in Salt Lake County as described and effected in the boundary description in Exhibit D, excepting a 20 foot wide access easement for ingress and egress as shown on the certain Record of Survey Map Filed with the Salt Lake County Surveyor’s Office as File N. S2022-02-0037; Kami, grantor, hereby releases, remises, and quit claims to Michell, grantee, all right, title and interest which they may have in the following described tract of land in Salt Lake County as described and effected in the boundary description in Exhibit C, inclusive of a 20 foot wide access easement for ingress and egress as shown on the certain Record of Survey Map Filed with the Salt Lake County Surveyor’s Office as File N. S2022-02-0037
3. **Governing Law.** This agreement shall be construed in accordance with the laws of the State of Utah, without regard to conflict of laws principles.
4. **Recording.** This agreement shall be recorded with the office of the Salt Lake County Recorder.
5. **Counterparts.** This agreement may be executed in one or more counterparts each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

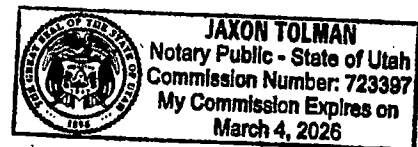
MITCHEL AND KAMI MCCLURE (Kami)

BY: *[Signature]*
MITCHEL MCCLURE
BY: *[Signature]*
KAMI MCCLURE

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

On the 8th day of July, 2022, personally appeared before me MITCHEL MCCLURE AND KAMI MCCLURE personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name is signed on the proceeding Boundary Line Agreement/adjustment, and duly acknowledge to me that they voluntarily executed the document, for its stated purpose.

[Signature]
Notary Public



MITCHEL AND KAMI MCCLURE (Mitchel)

BY: *Mitchel McClure*
MITCHEL MCCLURE

BY: *Kami McClure*
KAMI MCCLURE

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

On the 8 day of JULY, 2022, personally appeared before me MITCHEL MCCLURE AND KAMI MCCLURE personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name is signed on the proceeding Boundary Line Agreement/adjustment, and duly acknowledge to me that they voluntarily executed the document, for its stated purpose.

Jaxon Tolman
Notary Public

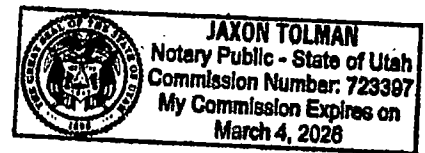


Exhibit A

(Legal Description of Michel Property)

Beginning 1554.2 feet south $00^{\circ}18'36''$ west along the section line and 2724.12 feet West from the Northeast Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence North $89^{\circ}57'08''$ West 189.67 feet; thence South $41^{\circ}36'45''$ West 32.17 feet; thence South $82^{\circ}14'23''$ West 49.54 feet; thence North $77^{\circ}27'48''$ West 113.57 feet; thence West 1.09 feet; thence North $28^{\circ}31'03''$ West 136.57 feet; thence East 430.59 feet; thence South $03^{\circ}21'11''$ East 114.26 feet to the Point of Beginning.

Less the portion thereof lying within the Draper Irrigation Canal.

The above described parcel of land contains 0.97 acres more or less.

Exhibit B

(Legal Description of Kami Property)

The South 60 feet of the following:

Beginning at a point on the West right-of-way line of the Draper Irrigation Company Canal, said point being South 1453.7 feet and East 2267.1 feet from the Northwest Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence West 166.1 feet; thence North 33° West 226.38 feet; Thence North 37° West 86.93 feet; thence North 84°06'17" East 349.53 feet; Thence South 15°35' East 86.02 feet; Thence South 7°48' West 214.3 feet to the Beginning.

The above described parcel of land contains 0.26 acres more or less.

Exhibit C

(New proposed description of Mitchel Property)

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.58 OF AN ACRE OF THAT PARTICULAR PARCEL OF LAND AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE BOOK 10718 PAGE 3420-3421. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR S $00^{\circ} 05' 49''$ W 2681.43 FEET, MEASURED, BETWEEN THE SALT LAKE COUNTY MONUMENTS MONUMENTING THE WEST LINE OF SAID NORTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700, SAID CORNER LIES 1555.83 FEET S $00^{\circ} 17' 33''$ W (1554.19 FEET S $00^{\circ} 18' 36''$ W BY RECORD) ALONG THE SECTION LINE AND 2723.66 FEET (2724.00 FEET BY RECORD) WEST FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER ALSO LIES 1567.12 FEET S $00^{\circ} 05' 49''$ W ALONG THE SECTION LINE AND 2536.41 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING ALONG THE NORTHERLY LINE OF SAID SOMERLINE MEADOWS COURT SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) N $89^{\circ} 59' 05''$ W 189.78 FEET (189.67 FEET N $89^{\circ} 57' 08''$ W BY RECORD), (2) S $41^{\circ} 34' 48''$ W 31.58 FEET (32.17 FEET S $41^{\circ} 36' 45''$ W BY RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL WHICH SAID POINT LIES 16.50 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) N $09^{\circ} 58' 57''$ W 37.50 FEET (N $09^{\circ} 57' 00''$ W BY RECORD) TO THE BEGINNING OF A CURVE; (2) NORTHERLY 100.57 FEET ALONG THE ARC OF A 484.67 FOOT RIGHT OF WAY TO THE RIGHT THROUGH A DELTA ANGLE OF $11^{\circ} 53' 22''$ (NOTE: CHORD BEARS N $04^{\circ} 02' 14''$ W 100.39 FEET) TO THE SOUTHWEST CORNER OF LOT 41 OF THE SOMERSET RIDGE SUBDIVISION AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 7918522; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID SOMERSET SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) N $89^{\circ} 58' 03''$ E (EAST

BY RECORD) 217.59 FEET, (2) S 03° 23' 08" E 113.82 FEET (114.26 FEET S 03° 21' 11" E BY RECORD) TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ON AND ALONG THE OLD EXISTING DIRT ROAD AS SHOWN IN THE RECORD OF SURVEY AS FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE FILE NO. S2022-02-0037.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25,093 SQUARE FEET OR 0.576 OF AN ACRE.

Exhibit D

(New proposed description of Kami property)

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.65 OF AN ACRE OF THAT PARTICULAR PARCELS OF LAND AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE BOOK 8978 PAGE 2134 AND BOOK 10718 PAGE 3420-3421. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 05' 49" W 2681.43 FEET, MEASURED, BETWEEN THE SALT LAKE COUNTY MONUMENTS MONUMENTING THE WEST LINE OF SAID NORTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE INTERSECTION OF AN OLD ESTABLISHED FENCE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL AS CALLED FOR IN THE QUIT-CLAIM DEED AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NO 12860519, WHICH SAID INTERSECTION LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249, SAID INTERSECTION LIES 1453.63 FEET SOUTH (1453.70 FEET BY RECORD) AND 2259.93 FEET EAST (2267.10 FEET BY RECORD) FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES, (1) SOUTHERLY 109.17 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 11° 42' 38" (NOTE: CHORD BEARS S 04° 07' 37" E 108.98 FEET), (2) S 09° 58' 57" E (S 09° 57' 00" E BY RECORD) 35.99 FEET TO THE NORTHERLY LINE OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A, AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (2) TWO COURSES: (1) S 82° 12' 26" W (S 82° 14' 23" BY RECORD) 0.47 FEET; THENCE N 77° 29' 45" W (N 77° 27' 48" W BY RECORD) 113.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, SAID RIGHT-OF-WAY BEING 100 FEET WIDE AND TO A POINT OF CURVATURE; NORTHERLY 207.50 FEET ALONG THE ARC OF A 2915.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 04° 04' 42" (NOTE: CHORD BEARS N 30° 02' 04" W 207.45

FEET), THENCE N 89° 58' 03" E 205.87 FEET (EAST BY RECORD) TO WESTERLY RIGHT-OF-WAY LINE OF SAID DRAPER IRRIGATION CANAL WHICH SAID POINT LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL TO A POINT OF CURVATURE; SOUTHERLY 60.26 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 6° 27' 51" (NOTE: CHORD BEARS S 04° 57' 37" W 60.23 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 28,224 SQUARE FEET OR 0.648 OF AN ACRE.

Exhibit E

(Mutual boundary line of Draper Canal Trail)

(WEST SIDE)

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL SAID POINT LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249, SAID POINT LIES 1393.63 FEET S 00° 05' 49" E. ALONG THE SECTION LINE AND 2267.49 FEET WEST FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES, (1) SOUTHERLY 60.26 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 6° 27' 51" (NOTE: CHORD BEARS S 04° 57' 37" W 60.23 FEET) TO A POINT OF CURVATURE, (2) SOUTHERLY 109.17 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 11° 42' 38" (NOTE: CHORD BEARS S 04° 07' 37" E 108.98 FEET), (3) S 09° 58' 57" E (S 09° 57' 00" E BY RECORD) 35.99 FEET TO THE NORTHERLY LINE OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A, AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700 TO THE POINT OF TERMINUS, SAID POINT OF TERMINUS LIES 1597.78 FEET S 00° 05' 49" W ALONG THE SECTION LINE AND 2276.71 FEET WEST FROM THE SAID NORTHWEST CORNER.

(EAST SIDE)

BEGINNING AT SOUTHWEST CORNER OF LOT 41 OF THE SOMERSET RIDGE SUBDIVISION AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 7918522 SAID CORNER ALSO LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL SAID POINT LIES 16.50 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249, SAID POINT LIES 1453.61 FEET S 00° 05' 49" E. ALONG THE SECTION LINE AND 2311.91 FEET WEST FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1)

SOUTHER 100.57 FEET ALONG THE ARC OF A 484.63 FOOT RIGHT OF WAY TO THE LEFT THROUGH A DELTA ANGLE OF 11° 53' 22" (NOTE: CHORD BEARS S 04° 02' 14" E 100.39 FEET) (2) S 09° 58' 57" E 37.50 FEET TO THE POINT OF TERMINUS, SAID POINT OF TERMINUS LIES 1590.68 FEET S 00° 05' 49" W ALONG THE SECTION LINE AND 2325.71 FEET WEST FROM THE SAID NORTHWEST CORNER.