

When Recorded Return to:

T. Smith
3611 S. Arbor Park Dr.
Magna, UT 84044

14008738 B: 11368 P: 7286 Total Pages: 6
08/30/2022 02:47 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

**BOUNDARY LINE AGREEMENT AND
QUIT-CLAIM DEED**

(Affects Tax Parcel Nos: 14-32-201-057; 14-32-201-137;
14-32-201-058; 14-32-201-138; and 14-32-201-089)

This Boundary Line Agreement and Quit-Claim Deed is made this 20 day of July, 2022, by and among Trisha Christensen, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007, who's address is 3611 S Arbor Park Drive, Magna, UT 84044 (the "**Christensen Trust**"), Timothy McArdle and Patricia P. McArdle, husband and wife, as joint tenants, who's address is 3613 S Arbor Park Drive, Magna, UT 84044 (together the "**McArdle's**"), and John Gust, who's address is 8233 W Arbor Park Drive, Magna, UT 84044 ("**Gust**").

WHEREAS, the Christensen Trust is the owner of two parcels of land in Salt Lake County, Utah with Tax Parcel Numbers 14-32-201-057 and 14-32-201-137, more particularly described as follows (the "**Christensen Trust Parcel**"):

Parcel No. 14-32-201-057:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point South 882.78 feet and East 1014.40 feet from the North Quarter corner of said Section 32, basis of bearing being South 89°49'24" East between said North Quarter corner and the Northeast corner of said Section 32; and running thence South 89°44'24" East 239.05 feet; thence South 39°00'00" West 121.25 feet; thence along the arc of a 40.50 foot radius curve left, the bearing to radius point being South 28°29'37" West (the chord of which bears North 75°41'23" West 19.85 feet) a distance of 20.05 feet, having a central angle of 28°21'59"; thence North 89°52'22" West 67.99 feet; thence along the arc of a 19.50 foot radius curve right (the chord of which bears North 64°00'21" West 17.01 feet) a distance of 17.61 feet, having a central angle of 51°44'01"; thence North 38°08'21" West 97.56 feet; thence North 00°10'36" East 6.06 feet to the point of beginning.

Parcel No. 14-32-201-137:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Parcel B of Arbor Park Townhomes, recorded January 24, 2022 in Book 2022P at Page 35 in the Office of the Salt Lake County Recorder.

WHEREAS, the McArdle's are the owners of two parcels of land in Salt Lake County, Utah with Tax Parcel Numbers 14-32-201-058 and 14-32-201-138, more particularly described as follows (the "**McArdle Parcel**"):

Parcel No. 14-32-201-058:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 884.15 feet and East 1316.94 feet from the North Quarter Corner of said Section 32 basis of bearing being South 89°49'24" East between the North Quarter Corner and the Northeast Corner of said Section 32; thence South 140.67 feet; thence West 118.62 feet; thence North 11.14 feet; thence along the arc of a 40.50 foot radius curve to the left (the chord of which bears North 30°45'11" West 41.42 feet) a distance of 43.48 feet having a central angle of 61°30'23"; thence North 39°00'00" East 121.25 feet; thence South 89°44'24" East 63.50 feet to the point of beginning.

Parcel No. 14-32-201-138:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Parcel A of Arbor Park Townhomes, recorded January 24, 2022 in Book 2022P at Page 35 in the Office of the Salt Lake County Recorder.

WHEREAS, Gust is the owner of a parcel of land located in Salt Lake County, Utah (the "**Gust Parcel**"):

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,014.38 feet and South 885.71 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 38°08'21" East 97.56 feet; thence Southeasterly 17.61 feet along the arc of a 19.50 foot radius curve to the left (center bears North 51°51'39" East and the chord bears South 64°00'21" East 17.01 feet with a central angle of 51°44'01"); thence South 89°52'22" East 67.99 feet; thence Southeasterly 63.53 feet along the arc of a 40.50 foot radius curve to the right (center bears South 00°07'38" West and the chord bears South 44°56'11" East 57.21 feet with a central angle of 89°52'22"); thence South 11.14 feet; thence West 136.28 feet; thence South 92.02 feet; thence West 48.37 feet; thence North 00°10'38" East 228.00 feet to the point of beginning.

Tax Parcel No. 14-32-201-089; and

WHEREAS, the parties desire to re-establish the boundary lines for each of their respective parcels of record as set forth herein.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged and for the purpose of permanently establishing a common legal and physical common boundary line the parties hereby agree as follows:

1. Timothy McArdle and Patricia P. McArdle, husband and wife, as joint tenants and John Gust do hereby Quit Claim to Trisha Christensen, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007, all right, title and interest, in and to the following described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the Christensen Trust Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at the Northeast Corner of Parcel B of Arbor Park Townhomes, recorded January 24, 2022 in Book 2022P at Page 35 in the Office of the Salt Lake County Recorder, said point being South 89°49'24" East 1,195.82 feet and South 856.96 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°15'09" West 73.25 feet; thence South 26°58'53" West 49.96 feet; thence North 89°48'18" West 88.94 feet; thence North 39°23'31" West 131.09 feet; thence North 54°49'56" East 15.39 feet; thence Easterly 27.89 feet along the arc of a 45.00 foot radius curve to the right (center bears South 35°10'04" East and the chord bears North 72°35'07" East 27.44 feet with a central angle of 35°30'21"); thence South 89°39'43" East 156.36 feet to the point of beginning.

Contains 18,077 Square Feet or 0.415 Acres

(the "New Christensen Trust Parcel")

2. Trisha Christensen, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007 and John Gust, do hereby Quit Claim to Timothy McArdle and Patricia P. McArdle, husband and wife, as joint tenants all right, title and interest, in and to the following described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the McArdle Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at the Northwest Corner of Parcel A of Arbor Park Townhomes, recorded January 24, 2022 in Book 2022P at Page 35 in the Office of the Salt Lake County Recorder, said point being South 89°49'24" East 1,195.82 feet and South 856.96 feet from the North

Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°39'43" East 55.47 feet; thence Southeasterly 69.56 feet along the arc of a 121.00 foot radius curve to the right (center bears South 00°20'17" West and the chord bears South 73°11'38" East 68.60 feet with a central angle of 32°56'11"); thence South 00°00'28" West 144.01 feet; thence West 119.04 feet; thence North 00°56'58" West 10.88 feet; thence Northwesterly 43.18 feet along the arc of a 35.14 foot radius curve to the left (center bears North 83°36'26" West and the chord bears North 28°48'52" West 40.52 feet with a central angle of 70°24'52"); thence North 89°48'18" West 5.37 feet; thence North 26°58'53" East 49.96 feet; thence North 00°15'09" East 73.25 feet to the point of beginning.

Contains 20,045 Square Feet or 0.460 Acres

(the "New McArdle Parcel")

3. Timothy McArdle and Patricia P. McArdle, husband and wife, as joint tenants and Trisha Christensen, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007, do hereby Quit Claim to John Gust all right, title and interest, in and to the following described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the Gust Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,014.36 feet and South 890.32 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 39°23'31" East 109.56 feet; thence South 89°48'18" East 94.31 feet; thence Southeasterly 43.18 feet along the arc of a 35.14 foot radius curve to the right (center bears South 25°58'42" West and the chord bears South 28°48'52" East 40.52 feet with a central angle of 70°24'52"); thence South 00°56'58" East 10.88 feet; thence West 135.86 feet; thence South 92.02 feet; thence West 48.37 feet; thence North 00°10'35" East 223.40 feet to the point of beginning.

Contains 15,781 Square Feet or 0.362 Acres

(the "New Gust Parcel")

4. The new surveyed legal descriptions set forth above have been prepared and surveyed by a registered professional land surveyor, Patrick M. Harris, License No. 286882 with said survey map on record with the county at File No. 52022-07-0500.

5. This agreement is made for the purposes of re-establishing boundary lines and is intended for that purpose and shall be binding upon the heirs, assignees and successors of the parties hereto.

6. The undersigned owners agree to execute additional quit claim deeds and/or other documents as may be necessary to ensure that the boundary line stated above is recognized as the boundary between the properties.

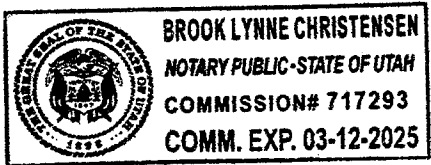
7. Each of the undersigned hereby authorizes and instructs Meridian Title Company to record this agreement upon its full execution.

8. This agreement may be executed in counterparts.

Dated the 20th day of July, 2022.

The Trisha Christensen Trust, u/a/d the 19th day of June, 2007

[Signature]
Trisha Christensen, Trustee



STATE OF UTAH)
COUNTY OF Salt Lake) :ss.

The foregoing instrument was acknowledged before me by Trisha Christensen, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007 on this 20 day of July, 2022, who signed this instrument with authority.

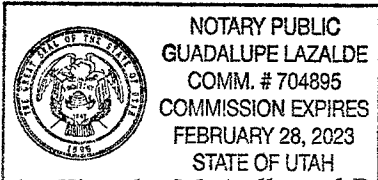
[Signature]
NOTARY PUBLIC

Dated the 23 day of ~~July~~ ^{August}, 2022.

[Signature]
Timothy McArdle

[Signature]
Patricia P. McArdle

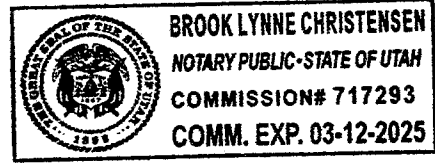
STATE OF UTAH)
COUNTY OF Salt Lake) :ss.



The foregoing instrument was acknowledged before me by Timothy McArdle and Patricia P. McArdle, husband and wife, as joint tenants on this 23 day of ~~July~~ ^{August}, 2022.

[Signature]
NOTARY PUBLIC

Dated the 20 day of July, 2022.



[Signature]
John Gust

STATE OF UTAH

COUNTY OF Wasatch)
:ss.

The foregoing instrument was acknowledged before me by John Gust on this 20 day of July, 2022.

[Signature]
NOTARY PUBLIC