

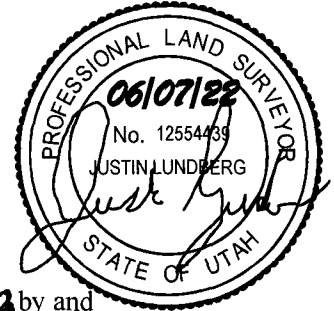
When recorded mail to

Sonrise Baptist Church

3550 South 4400 West

West Valley Utah

BOUNDARY LINE AGREEMENT



THIS AGREEMENT is made and entered into this 11 day of January, 2023 by and between **SONRISE BAPTIST CHURCH**, and **TRINITY UNITED METHODIST CHURCH, INC.**

WHEREAS, **SONRISE BAPTIST CHURCH** Is the owner of the real property located in Salt Lake County, Utah which is more particularly described in Exhibit "A" which is attached hereto and made a part thereof by this reference; and

WHEREAS, **TRINITY UNITED METHODIST CHURCH, INC.** is the owner of the real property located in Salt Lake County, Utah which is more particularly described in Exhibit "B" which is attached hereto and made a part thereof by this reference; and

WHEREAS, both parties have agreed to adjust the common line between **SONRISE BAPTIST CHURCH** and the **TRINITY UNITED METHODIST CHURCH, INC.** and

WHEREAS, the parties desire to establish a definitive boundary line between their separate properties hereinafter referred to as "AGREED UPON LINE" more particularly described in Exhibit "C", which is attached hereto and made a part thereof by this reference.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. That the boundary line between the properties of the parties hereto shall be the "AGREED UPON LINE" described in Exhibit "C"
2. **SONRISE BAPTIST CHURCH** does by these presents Quit-Claim to **TRINITY UNITED METHODIST CHURCH, INC.** all rights, title and interests that he/she may have in and to the property situate and lying South of the boundary line described in Exhibit "C"
3. **TRINITY UNITED METHODIST CHURCH, INC.** does by these presents Quit-Claim to **SONRISE BAPTIST CHURCH** all rights, title and interests that he/she may have in and to the property situate and lying North of the boundary line described in Exhibit "C"

14062161 B: 11395 P: 8088 Total Pages: 6
 01/12/2023 04:18 PM By: adavis Fees: \$40.00
 Rashelle Hobbs, Recorder, Salt Lake County, Utah
 Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
 1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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West Valley Utah

- 4. In connection with this Agreement, **SONRISE BAPTIST CHURCH** obtained a survey of the Parcels (the "Survey") to permanently monument and define the location of the common boundary lines between the Parcels. The Survey was performed By Focus Engineering and Surveying and certified by Justin Lundberg, License Number 12554439 as project number 22-0073. A copy of the Survey (which has been reduced in size for convenience) is attached hereto as Exhibit "D" and is incorporated herein by this reference.

The parties agree that this boundary line agreement determining and forever Establishing a boundary line between the properties of the parties hereto shall be binding on the heirs, successors, executors, administrators and personal representatives of the parties.

IN WITNESS WHEREOF, the parties have hereto affixed their signatures the day and year first above written.

Owner(s)

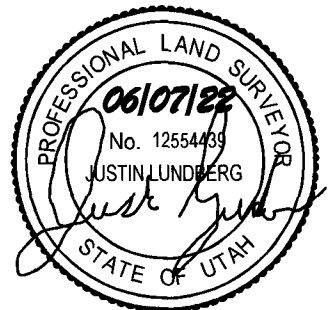
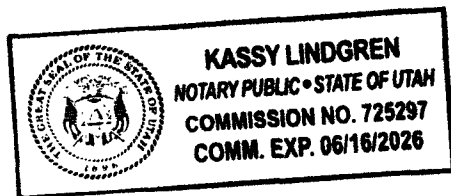
By


 SONRISE BAPTIST CHURCH
 Christopher Thompson, Pastor

State of Utah _____)
) SS.
 County of Salt Lake)

On the 11 day of January, 2023, personally appeared before me Christopher Thompson the signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 06/16/26 
 Notary Public



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3550 South 4400 West
West Valley Utah

Owner

By

Jennifer M Seelinger
TRINITY UNITED METHODIST CHURCH, INC.
Jennifer Seelinger
Board Chair, Trinity United
Methodist Church.

State of Utah)

) SS.

County of Salt Lake County)

On the 11 day of Jan, 2023, personally appeared before me
Jennifer Seelinger the signer(s) of the within instrument who duly acknowledged to me that
they executed the same.

My Commission Expires: 2/7/2026
Notary Public

Eljah Garner

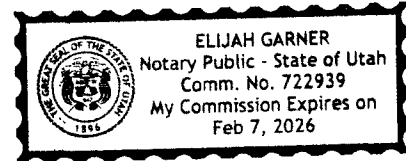
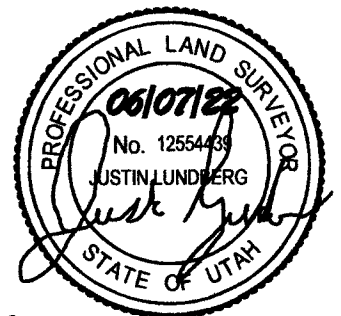


Exhibit "A"

ORIGINAL SONRISE BAPTIST CHURCH PARCEL

PARCEL # 15-31-126-130

Beginning at a point on the Southerly line of 3500 South Street which is South 89°58'19" West 607.18 feet and South 00°03'41" East 350 feet from the North quarter corner of Section 31, Township 1 South, Range 1 West, Salt Lake Meridian and running thence South 00°02'42" West 10 feet; thence South 89°56'19" West 106.344 feet; thence South 00°02'42" East 315.0 feet; thence North 89°56'19" East 680.524 feet to the Westerly line of 4400 West Street; thence North 00°02'42" West 325.0 feet along the Westerly line of 4400 West Street; thence South 89°56'19" West 574.18 feet to the point of beginning.

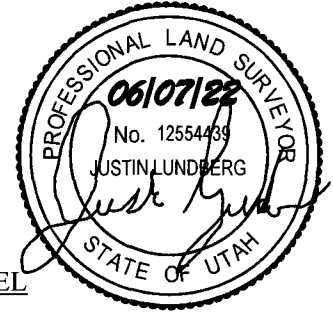


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ADJUSTED SONRISE BAPTIST CHURCH PARCEL

A part of the Northwest Quarter of Section ,31 Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in West Valley City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S89°56'19"W 607.08 feet along the 1/4 Section line and S0°03'41"E 350.00 feet from the North 1/4 Corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence N89°56'19"E to and along the following Deeds: Quit Claim Deed Entry No. 6567748 on file and recorded on February 7th 1997 in the office of the Salt Lake County Recorder; Warranty Deed Entry No. 10544702 on file and recorded on October 20th, 2008 in the office of the Salt Lake County Recorder; Special Warranty Deed Entry No. 12957516 on file and recorded on March 28th, 2019 in the office of the Salt Lake County Recorder, for 573.98 feet to the westerly Right of Way Line of 4400 West Street & the easterly boundary line of WESTHAMPTON P.U.D, Entry No: 3149642 on file and recorded August 8th 1978 in the office of the Salt Lake County Recorder; thence along said line S00°02'42"E 324.91 feet to a rebar & cap marked LS#4861; thence continue along the southerly line of said WESTHAMPTON P.U.E S89°56'19"W 688.09 feet to the easterly boundary line of the property described in Special Warranty Deed Entry No. 12581313 on file and recorded on July 25th 2017 in the office of the Salt Lake County Recorder; thence continue along said deed N00°03'41"W 314.91 feet; thence N89°56'19"E 114.19 feet; thence N00°02'42"E 10.00 feet to the point of beginning.

Area Contains: 5.11 acres+/-

Exhibit "B"

TRINITY UNITED METHODIST CHURCH, INC.

PARCEL # 15-31-126-134 ENTRY # 12673929

BEGINNING AT A POINT SOUTH 0°02'43" EAST 677.42 FEET FROM THE NORTH QUARTER CORNER, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°02'43" EAST 322.08 FEET TO THE CENTER LINE OF THE CANAL; THENCE NORTH 73°06' WEST ALONG SAID CENTER LINE OF CANAL 745.71 FEET; THENCE NORTH 0°02'43" WEST 105.28 FEET; THENCE NORTH 89°56'19" EAST 713.51 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MAY 10, 2001 AS ENTRY NO. 7893480 IN BOOK 8455 AT PAGE 8966 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 4400 WEST STREET, SAID POINT BEING SOUTH 00°02'42" EAST ALONG THE MONUMENT LINE 892.04 FEET AND SOUTH 89°57'18" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°02'42" EAST ALONG SAID RIGHT OF WAY LINE 95.77 FEET TO THE CENTER OF AN EXISTING IRRIGATION CANAL; THENCE ALONG THE CENTER OF SAID CANAL NORTH 73°06'00" WEST 148.29 FEET TO THE EXTENSION OF AN EXISTING WOODEN FENCE; THENCE ALONG SAID WOODEN FENCE AND THE EXTENSIONS THEREOF THE FOLLOWING THREE COURSES AND DISTANCES: (1) NORTH 31°38'56" EAST 54.08 FEET; (2) NORTH 58°51'17" EAST 12.92 FEET; (3) SOUTH 89°58'22" EAST 102.38 FEET TO THE POINT OF BEGINNING.

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Exhibit "C"

(Agreed Upon Line)

A line being located in Northwest Quarter of Section ,31 Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in West Valley City, Salt Lake County, Utah; being described by survey as the following:

Beginning at a rebar and cap marked LS # 4861, said point being an Agreed Upon Line located S89°56'19"W 33.19 feet along the 1/4 Section line and S0°03'41"E 674.91 feet from the North 1/4 Corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence S89°56'19"W 688.09 feet to the easterly boundary line of the property described int Special Warranty Deed Entry No. 12581313 on file and recorded on July 25th 2017 in the office of the Salt Lake County Recorder; said point is the being the end of the (Agreed Upon Line.)

