

When recorded mail to:

Sonrise Baptist Church

3550 South 4400 West

West Valley Utah

14128074 B: 11431 P: 3887 Total Pages: 7

07/12/2023 12:48 PM By: dsalazar 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

151095-CAF

BOUNDARY LINE AGREEMENT

THIS AGREEMENT is made and entered into this 02 day of June, 2023 by and between **SONRISE BAPTIST CHURCH**, and **WESTHAMPTON ASSOCIATION**

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, **WESTHAMPTON ASSOCIATION** 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 **WESTHAMPTON ASSOCIATION** 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 **WESTHAMPTON ASSOCIATION** 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"
3. **WESTHAMPTON ASSOCIATION** 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 South of the boundary line described in Exhibit "C"

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- 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
 BY: CHRISTOPHER THOMPSON

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

On the 22 day of June, 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: 07/29/2026 Christa F
 Notary Public



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Owner

By

Karla B. McManama
WESTHAMPTON ASSOCIATION
BY: KARLA B. MCMANAMA

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

On the 22 day of June, 2023, personally appeared before me
Karla McManama the signer(s) of the within instrument who duly acknowledged to me that
they executed the same.

My Commission Expires: Myecelle Miller
Notary Public



730186
3/24/2027

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 at the Southwest corner of that real property described in Warranty Deed Entry No. 5614258, on file and recorded in the office of the Salt Lake County Recorder, said point also being 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; said point being on the easterly boundary line of WESTHAMPTON P.U.D Entry No. 3149642 as recorded August 8th 1978 in the office of the Salt Lake County Recorder; 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; thence along said westerly right-of-way line S00°02'42"E 324.91 feet to a rebar & cap marked LS#4861; thence 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 313.17 feet; thence along a fence the following four (4) courses: (1) S89°54'46"E 36.76 feet; thence (2) N89°22'16"E 30.34 feet; thence (3) N89°15'39"E 23.41 feet; thence (4) N89°25'53"E 23.68 feet; thence N00°02'42"E 11.05 feet to the point of beginning.

Area Contains: 5.10 acres+/-

Exhibit "B"

WESTHAMPTON ASSOCIATION

PARCEL # 15-31-126-129 ENTRY # 3149642

Beginning at a point on the southerly line of 3500 south street which is S 89°56'19" W 607.18' and S 0°02'42" E 40' from the N 1/4 Cor. of Sec. 31, T1S, R1W, S.L.B.&M; running thence S 89°56'19" W 106.344' along the southerly line of 3500 South Street; thence S 0°02'42" E 635.0'; thence N 89°56'19" E 680.524' to the westerly line of 4400 West Street; thence N 0°02'42" W 325.0' along the westerly line of 4400 West Street; thence S 89°56'19" W 574.18'; thence N 0°02'42" W 310.0' to the point of beginning

Contains 5.83 Acres



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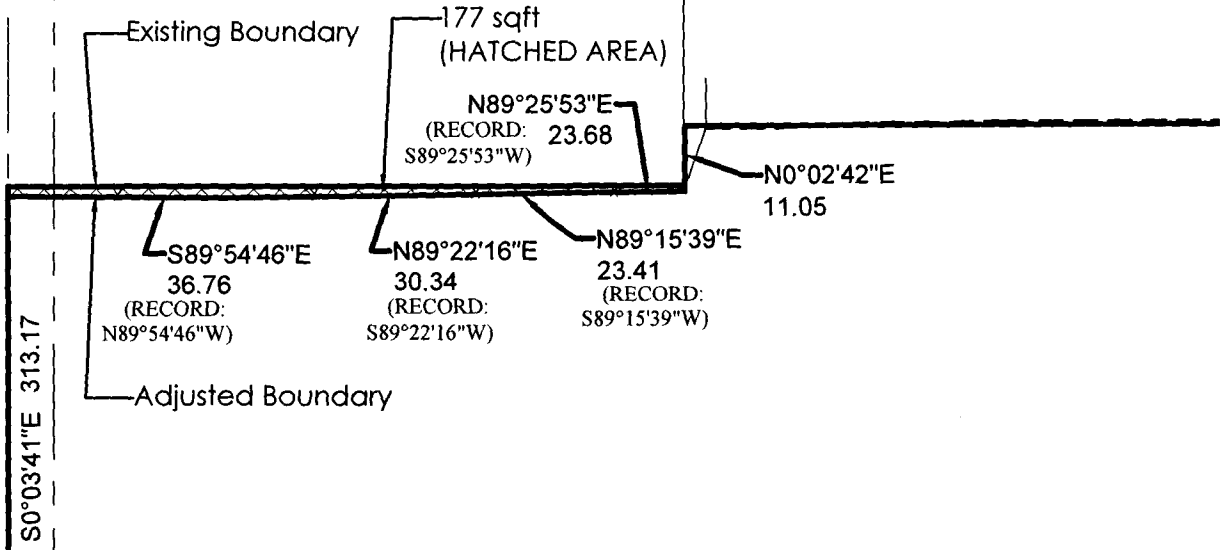
Exhibit "C"

(Agreed Upon Line)

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 on a point located at the Westerly line of that Boundary Line Agreement recorded January 12, 2023 as Entry No. 14062160 in Book 11395 at Page 8082 in the Salt Lake County Recorder's Office, said point also being located S89°56'19"W 721.28 feet along the 1/4 Section line and S0°03'41"E 361.74 feet from the North 1/4 Corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence along said Boundary Line Agreement the following five (5) courses: (1) S89°54'46"E 36.76 feet; thence (2) N89°22'16"E 30.34 feet; thence (3) N89°15'39"E 23.41 feet; thence (4) N89°25'53"E 23.68 feet; thence (5) N00°02'42"E 11.05 feet to the point of terminus.

**WESTHAMPTON
ASSOCIATION**



**SONRISE BAPTIST CHURCH
PARCEL ID 15-31-126-130**



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BOUNDARY LINE AGREEMENT

Date Created: 1/06/22
Scale: NTS
Drawn: RM
Job: 22-0073
Sheet:

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