

WHEN RECORDED RETURN TO:

Whitaker Morgan

3545 East Avondale Drive

Cottonwood Heights, Utah 84121

14319147 B: 11535 P: 6970 Total Pages: 5  
11/27/2024 01:50 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To WHITAKER MORGAN  
3545 EAST AVONDALE DRIVE COTTONWOOD HEIGHTS, UT 84121



### BONDARY LINE AGREEMENT

This Agreement, entered into this 21 day of, October 2024, by and between MORGAN, ERIKA M; JT MORGAN, WHITAKER JT, (hereinafter "MORGAN") and DODGE, BRANDON & JENNIFER; JT, (hereinafter "DODGE").

WHEREAS MORGAN is the owner of, the following described property, situate In the County of Salt Lake, State of Utah, to wit:

LOT 122 SHERWOOD HILLS NO 1 ALSO COM AT NE COR SD LOT 122 S 77°40'50" W 114.08 FT N 0°03'40" W 10 FT N 83°40'10" E 112.38 FT TO BEG.. (Parcel 22-25-356-009)

and

WHEREAS, DODGE is the owner of the following described property, situated In the County of Salt Lake, State of Utah, to wit:

LOT 123 SHERWOOD HILLS NO 1. (Parcel 22-25-356-010)

and

WHEREAS both parties desire to adjust the location of the boundary line between the above-described properties,

and

WHEREAS it is the desire of MORGAN and DODGE to establish the common boundary line between their properties.

NOW THEREFORE, by the mutual covenants and agreements of said parties, and in further considerations of the payment of each of the parties by the other of ONE DOLLAR, the receipt and sufficiency of which is hereby acknowledged, it is agreed that the boundary line between the above properties will be described as follows:

COMMENCING AT THE NORTH END OF THE DESCRIBED BOUNDARY LINE; SAID POINT BEING NORTH 00°02'52" WEST, ALONG THE SECTION LINE, 293.53 FEET AND NORTH 89°57'08" EAST 300.82 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE MERIDIAN, A FOUND BRASS CAP, TO THE SOUTHERLY RIGHT OF WAY LINE OF AVONDALE DRIVE AND

THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING CONCRETE CURB; THENCE SOUTH 35°44'09" WEST, ALONG SAID CURB AND CURB EXTENDED, 58.50 FEET; THENCE SOUTH 52°15'22" WEST ALONG THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 20.55 FEET; THENCE SOUTH 02°54'09" WEST ALONG THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 58.53 FEET TO THE POINT OF TERMINUS OF THIS BOUNDARY LINE DESCRIPTION.

WHEREAS, MORGAN is the owner of, the following adjusted described property, situate In the County of Salt Lake, State of Utah, to wit:

COMMENCING AT THE NORTHEAST CORNER OF THE DESCRIBED PARCEL; SAID POINT BEING NORTH 00°02'52" WEST, ALONG THE SECTION LINE, 293.53 FEET AND NORTH 89°57'08" EAST 300.82 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE MERIDIAN, A FOUND BRASS CAP, TO THE SOUTHERLY RIGHT OF WAY LINE OF AVONDALE DRIVE AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING CONCRETE CURB; THENCE SOUTH 35°44'09" WEST, ALONG SAID CURB AND CURB EXTENDED, 58.50 FEET; THENCE SOUTH 52°15'22" WEST ALONG THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 20.55 FEET; THENCE SOUTH 02°54'09" WEST ALONG THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 58.53 FEET; THENCE SOUTH 89°56'20" WEST 89.38 FEET; THENCE NORTH 00°03'40" WEST 146.98 FEET; THENCE NORTH 82°40'08" EAST 112.38 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF AVONDALE DRIVE; THENCE ALONG A 65.00 FOOT RADIUS CURVE TO THE LEFT 54.64 FEET ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 48°09'42", CHORD BEARS SOUTH 36°22'36" EAST 53.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,986 SQ. FT. OR 0.39 ACRES

and

WHEREAS, DODGE is the owner of the following adjusted described property, situated In the County of Salt Lake, State of Utah, to wit:

COMMENCING AT THE NORTHWEST CORNER OF THE DESCRIBED PARCEL; SAID POINT BEING NORTH 00°02'52" WEST, ALONG THE SECTION LINE, 293.53 FEET AND NORTH 89°57'08" EAST 300.82 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE MERIDIAN, A FOUND BRASS CAP, TO THE SOUTHERLY RIGHT OF WAY LINE OF AVONDALE DRIVE AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING CONCRETE CURB; THENCE ALONG A 65.00 FOOT RADIUS CURVE TO THE LEFT 74.05 FEET ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 65°16'16", CHORD BEARS NORTH 86°53'25" EAST 70.11 FEET; THENCE SOUTH 00°03'40" EAST 122.19 FEET; THENCE SOUTH 89°56'20" WEST 123.52 FEET, TO


THE EASTERLY EDGE OF AN EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED; THENCE NORTH 02°54'09" WEST, ALONG SAID EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 58.53 FEET; THENCE NORTH 52°15'22" WEST, ALONG SAID EXISTING CONCRETE WALL AND CONCRETE WALL EXTENDED, 20.55 FEET; THENCE NORTH 35°44'09" WEST, ALONG THE EASTERLY EDGE OF AN EXISTING CONCRETE CURB AND CONCRETE CURB EXTENDED, 58.50 FEET TO THE POINT OF BEGINNING.  
CONTAINS 12,319 SQ. FT. OR 0.28 ACRES

MORGAN does hereby Quit Claim and Convey to DODGE, that portion of the property described above as being owned by MORGAN which lies East of the boundary line established above.

DODGE does hereby Quit Claim and Convey to MORGAN, that portion of the property described above as being owned by DODGE which lies West of the boundary line established above.

THIS AGREEMENT is executed by the undersigned on behalf of themselves, their successors and assigns in interest.

  
ERIKA M MORGAN

  
WHITAKER MORGAN



JULY 28, 2027  
# 732416

STATE OF UTAH )

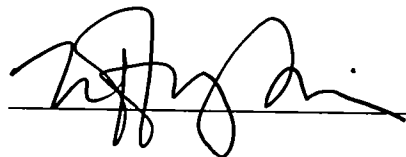
COUNTY OF SALT LAKE ) ss


On this 21<sup>st</sup> of November 2024, personally appeared before me ERIKA M & WHITAKER MORGAN, the owner of MORGAN, ERIKA M; JT MORGAN, WHITAKER JT, who duly acknowledged to me that he executed the same.


My Commission Expires: 7-28-27

Residing At: Salt Lake County

Notary Public:



  
BRANDON DODGE

  
JENNIFER DODGE

STATE OF UTAH            )

COUNTY OF SALT LAKE   )ss

On this 22 of November 2024, personally appeared before me BRANDON & JENNIFER DODGE,  
the Owner of DODGE, BRANDON & JENNIFER; JT, who duly acknowledged to me that  
he executed the same.

My Commission Expires: 05/31/2028

Residing At: Zions Bank, Notary Public Jaden

