

PINE CREST

5844 W. 3800 S.
HOOPER, UT 84315



W275252

E# 2275252 PG 1 OF 5
ERNEST D ROWLEY, WEBER COUNTY RECORDER
02-JUL-07 3:12 PM FEE \$18.00 DEP VD
REC FOR: BACKMAN NTP
ELECTRONICALLY RECORDED

Handwritten initials and date:
JLB
Aug 10 2006

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE ("Agreement") is entered into this 26 day of June, 2006, by and between Pine Crest Properties, LLC, "Pine" and John E. Lochner and Veronica Lochner, "Lochner", hereinafter jointly referred to as the "Parties".

RECITALS:

- A. WHEREAS, Pine is the owner of that certain real property located in Weber County, State of Utah, and more particularly described in Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.
- B. WHEREAS, Lochner is the owner of that certain real property located in Weber County, State of Utah, and more particularly described in Exhibit "B", a copy of which is attached hereto and by this reference incorporated herein.
- C. WHEREAS, pursuant to this Agreement, the Parties desire to clarify and establish the Fence line between their respective properties described herein which Fence lines have been delineated and established by a survey prepared by Pinnacle Engineering and Land Surveying Inc.

NOW, THEREFORE, for ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by, between and among the Parties, and each of them, that:

- 1. The foregoing recitals are hereby incorporated by reference as though fully set forth herein.
- 2. The Parties, and each of them, hereby acknowledge and agree that their rights of occupancy in their respective properties heretofore enjoyed should continue except as modified herein.
- 3. The Parties, and each of them, hereby acknowledge and agree that the Fence line established by the herein described survey between the Pine Property and the Lochner Property is the established Boundary Line between the respective properties, and the legal description establishing the Fence Line, located in Weber County, State of Utah, is more particularly described as follows:

See attached Legal 4
Tax Id no's: 09-081-0055 and 09-081-0037

- 4. The Parties, and each of them, hereby quit claim, relinquish, convey and transfer, one to the other that portion of their respective properties, and only that portion, necessary to establish the Fence Line between the Pine Property and the Lochner Property according to the Fence line between the respective properties.
- 5. In any event if any party defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all cost and expenses, including reasonable attorney fees, incurred by the non-defaulting party or parties.

IN WITNESS WHEREOF we have caused this Boundary Line Agreement to be executed this day and year first written above



Pine Crest Properties, LLC
By: Brad Beus, it's managing member

STATE OF UTAH)

1558 North Woodland Park Drive #410
Layton, Utah 84041
Phone: (801) 774-8818 - Fax: (801) 774-9090
www.backmantitle.com

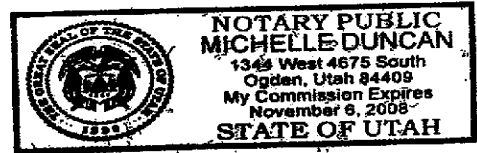
Handwritten number: 9

COUNTY OF WEBER)
:SS

On the 20 day of August, 2006, personally appeared before me Brad Beus, the managing member of Pine Crest Properties, LLC, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Michelle Duncan
Notary Public
Residing at: Weber
Commission Expires:

John E. Lochner
John E. Lochner
Veronica Lochner
Veronica Lochner



STATE OF UTAH)
:SS
COUNTY OF WEBER)

On the 20 day of August, 2006, personally appeared before me John E. Lochner and Veronica Lochner, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Michelle Duncan
Notary Public
Residing at: Weber
Commission Expires:

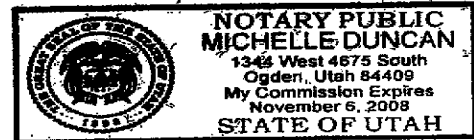


EXHIBIT A

LF. *[Handwritten initials]*

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 - 081 - 0037 TAXING UNIT

OWNER PINE CREST PROPERTIES LLC 5844 W 3800 S 31
HOOVER UT
84315

DESCRIPTION OF PROPERTY 1991 R/P ACRES; 6.43

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1.03 CHAINS WEST AND 7.90 CHAINS SOUTH 0D30' WEST AND 233 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89D45' WEST 1123.30 FEET; THENCE SOUTH 0D30' WEST 238.94 FEET, THENCE SOUTH 89D16'20" EAST (SOUTH 89D45' EAST) 1206.3 FEET, THENCE NORTH 0D30' EAST 138.94 FEET, THENCE WEST 83 FEET, THENCE NORTH 100 FEET TO THE PLACE OF BEGINNING.

COMMENTS;

EXHIBIT B LF.

DESCRIPTION OF PROPERTY	SERIAL NUMBER	09 - 081 - 0055	TAXING UNIT
OWNER LOCHNER, JOHN E	5713 S 5500 W HOOPER UT 84315		31

DESCRIPTION OF PROPERTY 1979 ORIG ACRES; .53

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1.03 CHAINS WEST AND 7.90 CHAINS SOUTH 30' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 30' WEST 100 FEET; THENCE NORTH 89D45' WEST 233 FEET; THENCE NORTH 30' EAST 100 FEET; THENCE SOUTH 89D45' EAST 233 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD ALONG THE EAST SIDE THEREOF.

COMMENTS;

FENCE LINE AGREEMENT (DEEDS 0055 & 0037) #4

BEGINNING AT A POINT ON THE EXTENSION OF AN EXISTING FENCE LINE SAID POINT BEING LOCATED NORTH 89°27'35" WEST ALONG SECTION LINE 320.16 FEET AND SOUTH 524.33 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°57'40" WEST TO AND ALONG AN EXISTING FENCE LINE 97.23 FEET TO A FENCE CORNER; THENCE SOUTH 89°44'12" EAST ALONG SAID FENCE LINE 97.85 FEET.

09-081-0092 (09-081-0037) LF.
09-081-0093 (09-081-0055)