



W3262455

When recorded mail to:

Reed Rawson
3165 East Millrock Dr. Ste. 500
Salt Lake City, Utah 894121

E# 3262455 PG 1 OF 8
Leann H. Kilts, WEBER COUNTY RECORDER
07-Nov-22 1045 AM FEE \$40.00 DEP DAC
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL
ELECTRONICALLY RECORDED

6195936

Tax Parcel Numbers: 08-022-0004, 08-022-0045,
08-022-0046, 08-022-0063, 08-022-0064, and
08-022-0001

Boundary Line Agreement

This Agreement is made this 6th day of October 2022, by and among Rawson Family Partnership, LLC, a Utah limited liability company (hereinafter referred to as "**Rawson**") and Tou Lee Yang and Pai Yang, husband and wife (hereafter referred to collectively as "**Yang**"), and Debra K. Wilde (hereinafter referred to as "**Wilde**").

RECITALS

1. Rawson is the owner in fee simple of the following described parcel of real property, situated in Weber County, State of Utah, hereinafter referred to as the "**Rawson Parcel**", and being more particularly described as follows:

Part of the Southwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point South 89°57'30" East 869.50 feet and South 0°02'30" West 38 feet from the West Quarter Corner of said Section 2, running thence East along the South line of County Road 520 feet to the West line of the Ogden Hooper Road, also known as Midland Drive, thence Southwesterly along said West line of said road 456.8 feet, more or less, thence South 89°28' West 280 feet, more or less, thence North 15°16' East 335.46 feet to the point of beginning; excepting the following:

A part of the Southwest 1/4 of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of 3600 South Street said point being 1088.45 feet South 88°58'51" East (State Plane Grid Bearing) and 37.52 feet South from the West 1/4 corner of said Section 2, and running thence South 89°01'21" East 254.86 feet along said South line of 3600 South Street to the Westerly line of Midland Drive; thence South 44°28'33" West 304.81 feet along said Westerly line of Midland Drive; thence North 45°31'27" West 182.79 feet; thence North 43°33'09" East 129.40 feet to the point of beginning.

Also, less and excepting that portion deeded by Warranty Deed, recorded on November 20, 2008, as Entry No. 2376404 described as follows:

A parcel of land in fee for the extension and widening of the existing highway State Route 79 known as Project No. STP-0079(2)0, being part of an entire tract of property, situate in the Northwest 1/4 Southwest 1/4 of Section 2, in Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Northwesterly right of way line of the existing State Route 108, at a point approximately 30.25 feet perpendicularly distant Northwesterly from the SR-108 centerline of said project at Engineer Station 226+78.15. Said point of beginning is 1,144.93 feet South 89°14'41" East (South 89°57'30" East by record) along the East-West Quarter Section line of said Section 2 and 274.74

feet South 0°45'19" West from the West Quarter corner of said Section 2; and running thence South 44°23'56" West 125.33 feet along said Northwesterly right of way line to the Southerly boundary line of said entire tract; thence North 89°40'22" West (South 89°28' West by record) 36.04 feet, more or less, along said Southerly boundary line to a point 55.00 feet perpendicularly distant Northwesterly from said project centerline at approximate Engineer Station 225+27.57; thence North 44°50'00" East 150.43 feet along a line parallel to said project centerline to a Northeasterly boundary line of said entire tract; thence South 45°31'27" East 24.75 feet, more or less, along said Northeasterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(For reference purposes only: Tax Parcel No. 08-022-0004)

2. Yang is the owner in fee simple of the following described parcel of real property, situated in Weber County, State of Utah, hereinafter referred to as the "**Yang Parcel**", and being more particularly described as follows:

Parcel 1:

Part of the Southwest quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 89°57'30" East 724.50 feet and South 0°02'30" West 38 feet from the West quarter corner of said Section 2, running thence East along the South line of County Road 48.50 feet; thence South 21°11'52" West 250.53 feet; thence North 10°12' East 237.34 feet, more or less, to the point of beginning.

(For reference purposes only: Tax Parcel No. 08-022-0045)

Parcel 2:

Part of the Southwest quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 736.99 feet South 88°58'51" East and 37.78 feet South and 147.96 feet South 89°01'21" East along the South line of 3600 South Street and 110.00 feet South 5°43'51" West and 301.32 feet South 45°45'59" West from the West quarter corner of Section 2, running thence South 89°28' East 109.87 feet; thence North 15°16' East 150.85 feet; thence South 45°45'59" West 200 feet, more or less, to the point of beginning.

(For reference purposes only: Tax Parcel No. 08-022-0046)

Parcel 3:

Part of the Southwest quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 736.99 feet South 88°58'51" East and 37.78 feet South and 147.98 feet South 89°01'21" East along the South line of 3600 South Street and 110.00 feet South 5°43'51" West and 301.32 feet South 45°45'59" West 301.32 feet from the West quarter corner of Section 2, running thence West 10.13 feet, thence North 10°12' East 110 feet, more or less, to the Weber County Sewer Service Area No. 2; thence North 43°40' East along said Line 254.77 feet; thence South 15°16' West 158.38 feet, more or less, to a point North 45°45'59" East of beginning; thence South 45°45'59" West 200 feet, more or less, to the point of beginning.

(For reference purposes only: Tax Parcel No. 08-022-0063)

Parcel 4:

Part of the Southwest quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of 3600 South Street said point being 724.50 feet South 89°57'30" East and 38 feet South 0°02'30" West and 150 feet East from the West quarter corner, running thence South 15°16' West 35.46 feet, more or less, to the Weber County Sewer Service Area No. 2 line, thence South 43°40' West 254.77 feet, thence North 21°11'52" East to the South line of 3600 South Street, thence East 101.50 feet, more or less, to the point of beginning.

(For reference purposes only: Tax Parcel No. 08-022-0064)

3. Wilde is the owner in fee simple of the following described parcel of real property, situated in Weber County, State of Utah, hereinafter referred to as the "**Wilde Parcel**", and being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, further described as follows: Beginning 510.4 feet East and 365.0 feet South of the West Quarter Corner of said Section 2; thence South 133.9 feet; thence North 89°28' East 424.3 feet to an existing right of way fence along Midland Drive; thence North 43°40' East 186 feet along said fence line; thence South 89°28' West 552.3 feet to the point of beginning.

Less and excepting that portion deeded by Warranty Deed, recorded on November 20, 2008, as Entry No. 2376406 described as follows:

A parcel of land in fee for the extension and widening of the existing highway State Route 79 known as Project No. STP-0079(2)0, being part of an entire tract of property, situate in the Northwest 1/4 Southwest 1/4 of Section 2, in Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northwesterly right of way line of the existing State Route 108 and the northerly boundary line of said entire tract, said point being approximately 29.30 feet perpendicularly distant northwesterly from the SR-108 centerline of said project at Engineer Station 225+52.83. Said point of beginning is 1,058.43 feet South 89°14'41" East (East by record) along the East-West Quarter Section line of said Section 2 and 365.44 feet South 0°45'19" West from the West Quarter corner of said Section 2; and running thence South 44°23'56" West 185.60 feet (South 43°40' West 186 feet by record) along said northwesterly right of way line to the southerly boundary line of said entire tract; thence North 89°40'22" West (South 89°28' West by record) 38.01 feet, more or less, along said southerly boundary line to a point 55.00 feet perpendicularly distant northwesterly from said project centerline at approximate Engineer Station 223+40.59; thence North 44°50'00" East 186.97 feet along a line parallel to said project centerline, to said northerly boundary line; thence South 89°40'22" East (North 89°28' East by record) 36.04 feet, more or less, along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(For reference purposes only: Tax Parcel No. 08-022-0001)

4. The Rawson Parcel lies immediately to the East of the Yang Parcel, and the Rawson Parcel and the Yang Parcel lie immediately to the North of Wilde Parcel.

5. The exact location of the boundaries between the Rawson Parcel, the Yang Parcel and the Wilde Parcel are currently in dispute. In order to eliminate any confusion and to forever determine the issue of the common boundary line between the Rawson, Yang and Wilde Parcels, the undersigned parties desire to establish said boundary lines.

6. Fence lines have divided the real estate between the Rawson Parcel, the Yang Parcel and the Wilde Parcel for more than twenty (20) years, with the respective present owners and their predecessors in title all treating said fence lines as the true boundary lines between the Rawson Parcel, the Yang Parcel and the Wilde Parcel. Rawson has obtained a survey prepared by Layton Surveys LLC and certified by Willis D. Long, a Licensed Professional Land Surveyor, signed October 6, 2022, and submitted for filing as Survey Filing No. 7368 on October 12, 2022, in the Official Records of Weber County, Utah, that among other things, purports to set the boundary lines between these three parcels at the existing historical fence lines between the parcels. The intent of this Agreement is to agree and establish the historical fence lines as the boundary

line between the parcels notwithstanding the previously recorded deeds of Rawson, Yang and Wilde.

NOW, THEREFORE, in consideration of the above Recitals, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing the common legal and physical boundary lines between the parcels described herein, it is hereby agreed as follows:

1. The Westerly boundary line of the Rawson Parcel and the Easterly boundary line of the Yang Parcel shall be hereafter described as follows:

Beginning at a point along the south line of 3600 South Street which is South 88°58'00" East 884.87 feet and South 01°02'00" West 37.77 feet from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said point being a tee in a T-post and wire fence and vinyl fence; and running thence along said vinyl fence the following two (2) courses: 1) South 04°56'59" West, a distance of 191.09 feet; and, 2) South 04°56'48" West, a distance of 134.32 feet to an old wood and wire fence.

THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

(hereinafter referred to as "**Common Boundary Line #1**")

2. The Southerly boundary line of the Rawson Parcel and the Yang Parcel and the Northerly boundary line of the Wilde Parcel shall be hereafter described as follows:

Beginning at a point which is South 88°58'00" East 884.87 feet, South 01°02'00" West 37.77 feet, North 88°59'01" West 151.63 feet, South 05°04'06" West 327.15 feet and North 89°32'12" West 197.71 feet from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, that same point being the corner of an old wood and wire fence; and running thence along said fence and the projection thereof the following three (3) courses: 1) South 89°32'12" East, a distance of 197.71 feet; 2) South 89°36'54" East, a distance of 152.44 feet; and 3) South 89°41'27" East, a distance of 161.38 feet to the West right of way line of Midland Drive.

THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

(hereinafter referred to as "**Common Boundary Line #2**")

3. In order to effectuate this agreement:

a. Rawson hereby releases, remises, and quit-claims to Yang all of its right, title and interest in and to any real property lying immediately to the West of the Common Boundary Line #1 described above; and Yang hereby releases, remises, and quit-claims to Rawson all of their right, title and interest in and to any real property lying immediately to the East of the Common Boundary Line #1 described above, and

b. Rawson and Yang hereby release, remise, and quit-claim to Wilde all of their right, title and interest in and to any real property lying immediately to the South of the Common Boundary Line #2 described above; and Wilde hereby releases, remises, and quit-claims to Rawson and Yang all of her right, title and interest in and to any real property lying immediately to the North of the Common Boundary Line #2 described above.

4. The legal description of the Rawson Parcel after the recordation of this Boundary Line Agreement will be described as follows:

BEGINNING AT A POINT ALONG THE SOUTH LINE OF 3600 SOUTH STREET WHICH IS SOUTH 88°58'00" EAST 884.87 FEET AND SOUTH 01°02'00" WEST 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A TEE IN A T-POST AND WIRE AND VINYL FENCE; RUNNING THENCE ALONG THE SOUTH LINE OF 3600 SOUTH STREET SOUTH 89°01'21" EAST, A DISTANCE OF 204.25 FEET TO THE WEST LINE OF UDOT PARCEL 080220049 THAT SAME PARCEL FORMERLY KNOWN AS RAWSON SUBDIVISION NO. 1; THENCE ALONG THE BOUNDARY OF PARCEL 080220049 THE FOLLOWING TWO CALLS; SOUTH 43°35'02" WEST, A DISTANCE OF 129.36 FEET; THENCE SOUTH 45°30'36" EAST, A DISTANCE OF 178.50 FEET TO THE WEST RIGHT OF WAY OF MIDLAND DRIVE; THENCE SOUTH 46°41'52" WEST, A DISTANCE OF 149.87 FEET ALONG MIDLAND DRIVE; THENCE DEPARTING FROM THE RIGHT OF WAY OF MIDLAND DRIVE, NORTH 89°41'27" WEST, A DISTANCE OF 161.38 FEET ALONG AN OLD WOOD AND WIRE FENCE; THENCE NORTH 04°56'48" EAST, A DISTANCE OF 134.32 FEET ALONG A VINYL FENCE; THENCE NORTH 04°56'59" EAST, A DISTANCE OF 191.09 FEET ALONG A VINYL FENCE TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINS 61,481.38 SQUARE FEET OR 1.4114 ACRES, MORE OR LESS.

5. The legal description of the Yang Parcel after the recordation of this Boundary Line Agreement will be described as follows:

BEGINNING AT A POINT ALONG THE SOUTH LINE OF 3600 SOUTH STREET WHICH IS SOUTH 88°58'00" EAST 884.87 FEET AND SOUTH 01°02'00" WEST 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A TEE IN A T-POST AND WIRE AND VINYL FENCE; THENCE SOUTH 04°56'59" WEST ALONG A VINYL FENCE, A DISTANCE OF 191.09 FEET; THENCE SOUTH 04°56'48" WEST ALONG A VINYL FENCE, A DISTANCE OF 134.32 FEET TO AN OLD WOOD AND WIRE FENCE; THENCE NORTH 89°36'54" WEST ALONG SAID WOOD AND WIRE FENCE, A DISTANCE OF 152.44 FEET TO ANOTHER WOOD AND WIRE FENCE; THENCE NORTH 05°04'06" EAST ALONG A WOOD AND WIRE FENCE, A DISTANCE OF 327.15 FEET TO THE SOUTH LINE OF 3600 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 3600 SOUTH STREET SOUTH 88°59'01" EAST, A DISTANCE OF 151.63 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINS 49,464.55 SQUARE FEET OR 1.1355 ACRES, MORE OR LESS.

6. The legal description of the Wilde Parcel after the recordation of this Boundary Line Agreement will be described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 88°58'00" EAST 884.87 FEET, SOUTH 01°02'00" WEST 37.77 FEET, NORTH 88°59'01" WEST 151.63 FEET, SOUTH 05°04'06" WEST 327.15 FEET AND NORTH 89°32'12" WEST 197.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING THE CORNER OF AN OLD WOOD AND WIRE FENCE; THENCE SOUTH 01°37'25" WEST 132.25 FEET ALONG AN OLD WOOD AND WIRE FENCE; THENCE SOUTH 89°26'20" EAST ALONG AN OLD WOOD AND

WIRE FENCE 374.82 FEET TO THE WEST RIGHT OF WAY OF MIDLAND DRIVE; THENCE NORTH 46°41'52" EAST 193.01 FEET ALONG THE WEST RIGHT OF WAY OF MIDLAND DRIVE TO THE PROJECTION OF AN OLD WOOD AND WIRE FENCE; THENCE NORTH 89°41'27" WEST 161.38 FEET ALONG SAID FENCE; THENCE NORTH 89°36'54" WEST 152.44 FEET ALONG SAID FENCE; THENCE NORTH 89°32'12" WEST 197.71 FEET TO THE POINT OF BEGINNING.


THE BASIS OF BEARING IS N00°51'40"E 2644.88 BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINS 58,802 SQFT OR 1.35 ACRES.

7. This Agreement may be executed in any number of identical counterparts, each of which shall be considered an original, but together shall constitute but one and the same agreement.

Rawson

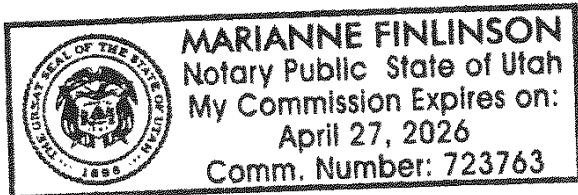
Rawson Family Partnership, LLC, a Utah limited liability company



Kirk S. Rawson, Manager and Authorized Agent

STATE OF UTAH)
County of Davis) ss.

On October 28 2022 before me, the undersigned notary public, personally appeared Kirk S. Rawson as Manager and Authorized Agent for Rawson Family Partnership, LLC, a Utah limited liability company, personally known by me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal




Notary Public

Yang

Tou Lee Yang
Tou Lee Yang

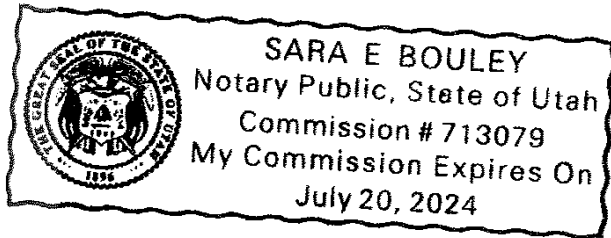
Pai Yang
Pai Yang

STATE OF UTAH)
County of Weber) ss.

On October 27, 2022 before me, the undersigned notary public, personally appeared Tou Lee Yang and Pai Yang, personally known by me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal

Sara E Bouley
Notary Public



Wilde

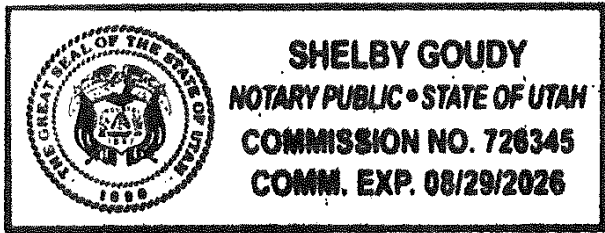
Debra K. Wilde

Debra K. Wilde

STATE OF UTAH)
County of Weber) ss.

On November 3rd, 2022 before me, the undersigned notary public, personally appeared Debra K. Wilde personally known by me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



[Signature]
Notary Public