

When recorded mail to:
Harris Community Village LLC
66 West Vine Street
Tooele Utah 84074

02-042-0-0008
275291

BOUNDARY LINE AGREEMENT

THIS AGREEMENT is made and entered into this 22 day of November 2022, by and between James Buckley and Jeri Buckley, husband and wife and joint tenants hereinafter referred to as "Buckley", & Harris Community Village LLC, A Utah Limited Liability Company, hereinafter referred to as "HCV".

WHEREAS, "Buckley" is the owner of the real property located in Tooele City, Tooele County, Utah which is more particularly described in Exhibit "A" which is attached hereto and made a part thereof by this reference (the "Buckley Parcel"); and

WHEREAS, "HCV" is the owner of the real property located in Tooele City, Tooele County, Utah which is more particularly described in Exhibit "B" which is attached hereto and made a part thereof by this reference (the "HCV Parcel"); and

WHEREAS, ambiguities exist between record deed line and lines of occupation; and

WHEREAS, both parties have agreed to adjust the common line between the Buckley Parcel and the HCV Parcel, to be along the existing fence line between their respective properties; and

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

WHEREAS, the existing fence line has been recognized as the common dividing line between their respective parcels; and

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. "Buckley" does by these presents Quit-Claim to "HCV" all rights, title and interests that he/she may have in and to the property situate and lying East of the boundary line described in Exhibit "C"
3. "HCV" does by these presents Quit-Claim to "Buckley" all rights, title and interests that he/she may have in and to the property situate and lying West of the boundary line described in Exhibit "C"

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 _____
James Buckley JT

Jeri Lea Buckley

Jeri Lea Buckley JT

State of Utah)
) SS.
County of _____)

On the _____ day of _____, 2022, personally appeared before me _____ the signer(s)
of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: _____
Notary Public
Residing at _____, Utah

Owner(s)
By _____
Harris Community Village, LLC, A Utah
Limited Liability Company

State of ~~Utah~~ ILLINOIS)
) SS.
County of Champaign)

On the 22 day of November, 2022, personally appeared before me
Jeri Lea Buckley the signer(s)
of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 4/5/2023 *Christine D. Beamer*
Notary Public
Residing at Ogden, ILLINOIS, ~~Utah~~ ILLINOIS



Exhibit A

Original Description:

("Buckley", Entry No.: 555006)

Commencing at the Northwest corner of Lot 13, Block 26, Plat "A", Tooele City Survey, Tooele City; and running thence East 9 rods; thence South 50 feet; thence West 9 rods; thence North 50 feet to the point of beginning.

Tooele County Parcel No.: 02-042-0-0008

As Surveyed Description:

A parcel of land situated in the Northeast Quarter of Section 28, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Said parcel more particularly described as follows:

Beginning at the Northwest corner of Lot 13, Block 26, Plat "A", Tooele City Survey, said point being located North 89°40'35" East 2021.24 feet along the section line and South 1°28'58" West 57.87 feet from the found monument representing the South Quarter Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence East 9 rods (measured South 89°01'44" East 145.36 feet);
thence South 50 feet (measured South 1°24'27" West 49.07 feet) along the agreed upon line;
thence West 9 rods (measured North 89°01'44" West 145.42 feet) to the East right-of-way line of 100 East;
thence North 50 feet (measured North 1°28'58" East 49.07 feet) along said right-of-way line, to the Point of Beginning.

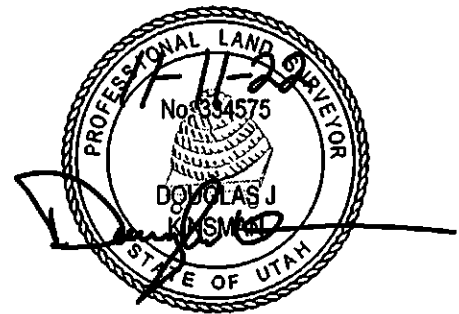


Exhibit B**Original Description:**

("HVC" Entry No.: 563693)

Beginning at a point which is North 200 feet and West 122 feet from the Southeast corner of Lot 8, Melrose Addition, Block 26, Plat "A" of the Tooele City Survey and extending thence West 490 feet; thence North 221 feet; thence West 146 feet; thence North 266 feet; thence East 750 feet; thence South 287 feet, thence West 122 feet; thence South 200 feet, more or less to the Point of Beginning.

Tooele County Parcel No.: 02-042-0-0033

As Surveyed Description:

A Parcel of land, situate in the Northwest Quarter of Section 27, and the Northeast Quarter of Section 28, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and in Block 26, Tooele City Survey, Plat A, more particularly described as follows:

Beginning at a point located South 89°09'55" West 2389.97 feet along the Section line and South 0°21'08" West 362.76 feet from the North Quarter Corner of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 89°49'02" West 126.92 feet following an existing chain-link fence, to a corner thereof;
 thence South 0°22'36" West 199.38 feet along an existing chain-link fence, to the north line of a 20-foot wide private alley, as shown on the Melrose Addition Plat;
 thence North 89°38'27" West 477.08 feet along said north line;
 thence North 1°57'44" East 230.40 feet along and past the corner of an existing chainlink fence;
 thence North 89°01'44" West 143.31 feet to an existing chain-link fence;
 thence North 1°24'27" East 258.57 feet along said existing fence to a corner thereof;
 thence South 89°50'02" East 185.07 feet along said existing chainlink fence, to a corner thereof;
 thence South 88°53'40" East 557.26 feet;
 thence South 1°35'19" West 284.03, to the Point of Beginning.

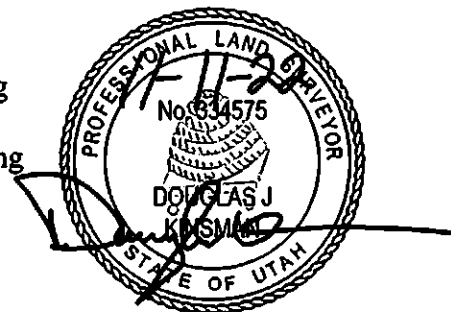


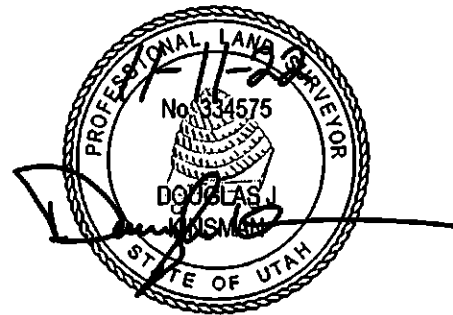
Exhibit C

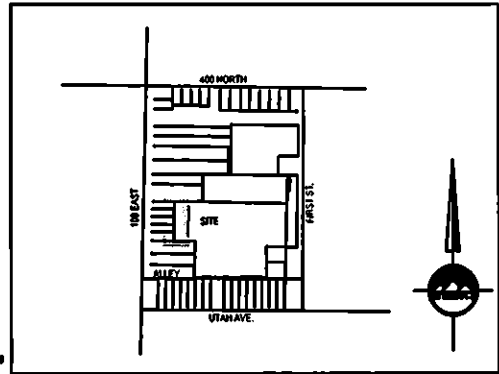
(Agreed Upon Line)

A line being located in the Northeast Quarter of Section 28, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Said line more particularly described as follows:

Beginning at a point located South $89^{\circ}09'55''$ West 2643.82 feet and South $76^{\circ}52'06''$ West 496.96 feet from the found monument marking the South Quarter Corner of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running:

thence North $1^{\circ}24'27''$ East 49.07 feet along the agreed upon line, to the end.





VICINITY MAP
NO SCALE

JAMIE HENDRIKSEN JT
ENTRY #97335

S 89°01'44" E 145.36' S 89°50'02" E 185.07'

JAMES BUCKLEY
ENTRY #555006
7,134 sq.ft.
0.16 acres

S 1°24'27" W 49.07'
8.40'
8.43'

S 89°01'44" E 145.42'

HILLARY CLEGG
ENTRY #3556962

ASTRID BAER
ENTRY #569266

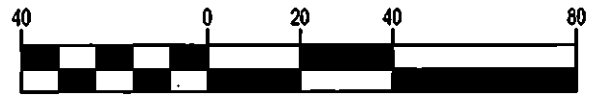
JEFFRY J. PATTON
ENTRY #550455

THE ROBERT WARR WHITEHOUSE LIVING
TRUST
ENTRY #523158

TOOELE VALLEY APARTMENTS LLC
ENTRY #410254

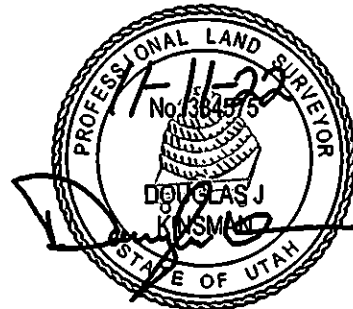
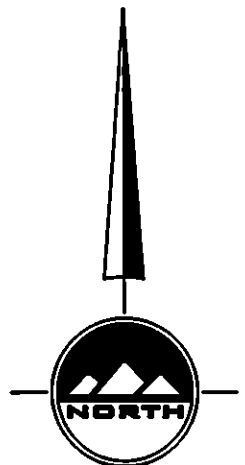
N 89°01'44" W 143.31'

HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 40 ft.

PARCEL 2



PROJECT # DATE
T1957B 11/11/22

1 OF 1

FILE
FA

JAMES BUCKLEY
BOUNDARY LINE AGREEMENTS

251 NORTH 1ST STREET
TOOELE, UTAH 84074

EXHIBIT D

FOR:
TOOELE COUNTY
HOUSING AUTHORITY
118 EAST VINE STREET
TOOELE, UTAH 84074
PHONE: 435-830-4267

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Fax: 435.578.0108
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