

When Recorded Mail To:
Lesco Irrevocable Trust
7015 West 9600 South
South Jordan, UT 84095

Tax Parcel Nos: 12-054-0025 and 12-054-0126

(Space above for Recorder's Use Only)

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (this "Agreement" is made and entered into this 21 day of November, 2024, by and between Trent Lynn Smith, Trustee of the Lesco Irrevocable Trust Dated February 17, 2011 whose address is 7015 West 9600 South, South Jordan, UT 84095 ("Owner 1") and Boyd J. Wathen and Joyce P. Wathen, Co-Trustees of the Boyd and Joyce Wathen Family Trust Dated 3/21/12, as amended ("Owner 2") Whose address is 7045 West 9600 North, Lehi, UT 84043. Owner 1 and Owner 2 are sometimes referred to herein collectively as the "Parties" and individually as a "Party."

RECITALS

- A. Owner 1 is the owner of that certain property located in Utah County, State of Utah described on Exhibit A attached hereto (the "Owner 1 Property");
- B. Owner 2 is the owner of that certain property located in Utah County, State of Utah described on Exhibit B attached hereto (the "Owner 2 Property"). The Owner 2 Property is adjacent to the Owner Property;
- C. On January 25, 2023 a Record of Survey was prepared by Justin Lundberg of Focus Engineering and Surveying, LLC, holding License No.: 12554439, in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act, and said Record of Survey was filed with the Utah County Surveyors Office as File No.: 23-275, in accordance with the Section 17-23-17 (the "Record of Survey");
- D. Conflicts exist with the occupation of the parcel and the record lines with respect to the Owner 1 Property and Owner 2 Property, as disclosed by the Record of Survey; and
- E. The parties desire to establish a definitive boundary line between their respective parcels by entering into this Agreement.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, and for the purpose of permanently establishing the common legal as physical boundary line between the parcels described herein, the Parties hereby agree as follows.

1. **New Boundary Line.** Owner 1 and Owner 2 agree that the boundary line between the Owner 1 Property and the Owner 2 Property is and shall be the lines described in Exhibit C attached hereto (the "New Boundary Line").
2. **Quitclaim.** Owner 1 does hereby remise, release and Quit-Claim unto Owner 2 all right, title, interest, and estate in the real property being West of the New Boundary Line; Owner 2 does hereby remise, release and Quit-Claim unto Owner 1 all right, title, interest, and estate in the real property being East of the New Boundary Line.
3. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah, without regard to conflict of laws principals.
4. **Recording.** This agreement shall be recorded with the office of the Utah County Recorder.
5. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together with shall constitute but one and the same instrument.
6. **Establishing Boundary.** The Parties agree that this 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 person representatives of the parties.

[NO FURTHER TEXT ON THIS PAGE]

OWNER 2:

Boyd and Joyce Wathen Family Trust Dated 3/21/12, as amended

Boyd J. Wathen
Boyd J. Wathen, Co-Trustee

Joyce P. Wathen
Joyce P. Wathen, Co-Trustee

State of Utah)
)
) :ss
County of Utah)

On this 12 day of November in the year of 2024, before me, the undersigned, a notary public in and for said state personally appeared Boyd J. Wathen and Joyce P. Wathen, known or identified to me to be the persons who names are subscribed to the within instrument, as Co-Trustees of the Boyd and Joyce Wathen Family Trust Dated 3/21/12, as amended and acknowledged to me that they executed the same as Co-Trustees.

Skye Muhlestein

Notary Public

Residing In: Lehi, Utah

My Commission Expires: 4-30-28

(seal)

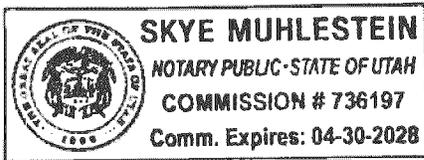


EXHIBIT A

(Legal Description of Owner 1 Property)

Commencing at a fence intersection East along the Section line 1006.40 feet and South 16.50 feet from the Northwest corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 125.00 feet along a fence line; thence South 392.04 feet; thence West 125.00 feet; thence North 392.04 feet to the point of beginning.

Tax ID No. 12-054-0025

EXHIBIT B

(Legal Description of Owner 2 Property)

COM S 14.5 FT & E 1007.1 FT FR NW COR. SEC. 10 T5S R1E SLB&M.; S 0 DEG 48' 0" E 634.05 FT;
W 9.06 FT; N 0 DEG 30' 7" W 634.01 FT; E 5.76 FT TO BEG. AREA 0.108 AC.

Tax ID No. 12-054-0126

By: CGR

Job: Hunt Day Highland

Date: October 30, 2024

Exhibit C

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY LINE BETWEEN HIGHLAND CITY AND UTAH COUNTY, SAID POINT BEING NORTH 89°52'22" EAST 1006.49 FEET ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE; NORTH 89°52'22" EAST 124.76 FEET ALONG THE BOUNDARY LINE OF UTAH COUNTY AND HIGHLAND CITY;

THENCE SOUTH 00°07'38" EAST 408.54 FEET ALONG AN EXISTING FENCE LINE, MORE OR LESS, TO A POINT LOCATED ON THE NORTHERLY LINE AS DESCRIBED BY THAT CERTAIN AFFIDAVIT OF CORRECTION, RECORDED ON SEPTEMBER 18, 2019 AS ENTRY NO. 92459:2019 OF OFFICIAL RECORDS, ALSO BEING ALONG THE BOUNDARY LINE OF HIGHLAND CITY;

THENCE SOUTH 89°52'22" WEST 127.82 FEET ALONG SAID AFFIDAVIT OF CORRECTION TO A POINT ON AN EXISTING FENCE LINE RUNNING NORTH AND SOUTH;

THENCE ALONG SAID FENCE LINE ALSO BEING THE BOUNDARY LINE BETWEEN UTAH COUNTY AND LEHI CITY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°15'04" WEST 112.53 FEET;
2. NORTH 00°38'30" EAST 126.08 FEET;
3. NORTH 00°24'54" EAST 169.95 FEET TO A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET TO THE POINT OF BEGINNING.

CONTAINING 51,775 SQUARE FEET OR 1.189 ACRES, MORE OR LESS.

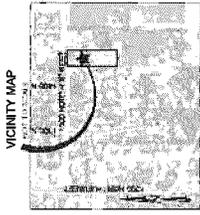
SMITH LOT LINE EXHIBIT
 LOCATED IN THE NORTHWEST QUARTER, SECTION 10,
 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 HIGHLAND CITY, UTAH COUNTY, UTAH

ADJUSTED BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINS AT A POINT ON THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE
 NORTH 89°32'27" EAST 124.76 FEET ALONG THE BOUNDARY LINE OF UTAH COUNTY AND HIGHLAND CITY,
 LOCATED ON THE NORTHERN 1/4 LINE AS DESCRIBED BY THAT COUNTY AFFIDAVIT OF CORRECTION
 THE BOUNDARY LINE OF PARCELS 13, 14, 15 AND ENTRY NO. 69682919 OF OFFICIAL RECORDS, ALSO BEING ALONG
 THENCE SOUTH 89°32'27" WEST 172.82 FEET ALONG SAID ADJUTANT OF CORRECTION TO A POINT ON AN
 EXISTING FENCE LINE, ALSO BEING ALONG THE BOUNDARY LINE BETWEEN UTAH COUNTY AND LEHI CITY,
 THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. NORTH 0°07'04" WEST 112.24 FEET;
 2. NORTH 0°07'24" EAST 14.07 FEET;
 3. NORTH 0°07'24" EAST 14.84 FEET TO A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET TO
 CONTAINING 51,775 SQUARE FEET OR 1.189 ACRES, MORE OR LESS.

DESCRIPTION OF AREA BEING TRANSFERRED TO TRENT SMITH

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINS AT A POINT ON THE BOUNDARY LINE BETWEEN HIGHLAND CITY AND UTAH COUNTY SAID POINT
 LOCATED ON THE NORTHERN 1/4 LINE AS DESCRIBED BY THAT COUNTY AFFIDAVIT OF CORRECTION
 CORNER OF SAID SECTION 10 AND RUNNING THENCE
 THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. SOUTH 0°27'54" WEST 16.84 FEET;
 2. SOUTH 0°28'30" WEST 12.84 FEET;
 3. SOUTH 0°15'04" EAST 112.84 FEET
 THENCE NORTH 89°32'27" EAST 14.07 FEET
 THENCE NORTH 0°07'24" EAST 14.84 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1483.54 S.F., OR 0.042 ACRES, MORE OR LESS.



- LEGEND**
- ◊ COUNTY MONUMENT AS DESIGNED
 - ◻ PROPERTY CORNER AS DESIGNED
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE EXISTING BOUNDARIES OF SAID PARCELS FOR THE PURPOSE OF ADJUSTING THE LOT LINE ALONG THE EXISTING FENCE ON THE WEST PORTION OF THE PARCEL. THE SURVEY IS BASED ON THE SURVEY WAS ORDERED BY TURT DAY CO. THE BASIS OF SAID SURVEY IS THE STATE PLANE GRID BEARING WHICH BEARS NORTH 89°32'27" EAST, UTAH COUNTY, UTAH, AND IS BASED ON THE STATE PLANE GRID BEARING.

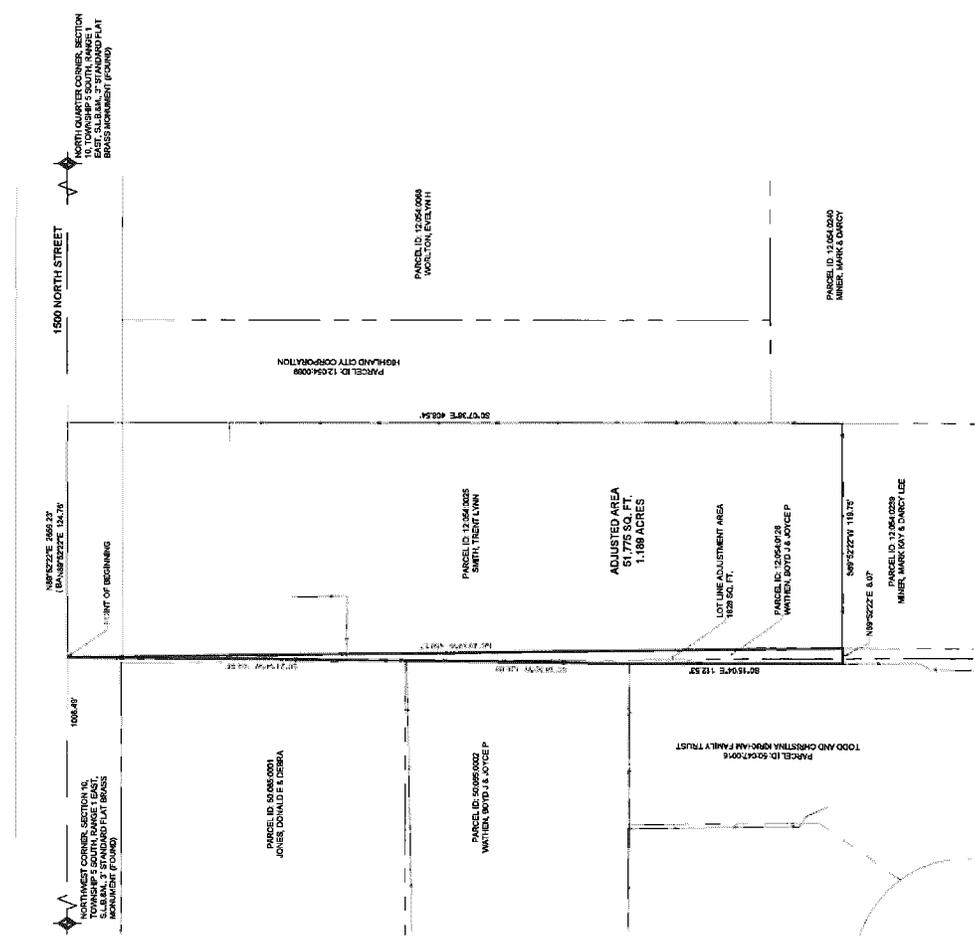
SURVEYOR'S CERTIFICATE

I, WALLIS D. LOKAL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 123456789 IN THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I AM A CORRECT REPRESENTATION OF THE LAND SURVEYED AND I HAVE CORRECTLY STATED THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF THE LAND SURVEYED. THIS SURVEY IS IN ACCORDANCE WITH SECTION 142-3-103(1) HAS BEEN CERTIFIED AND SIGNED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 18, CHAPTER 21, PROFESSIONAL ENGINEERS AND SURVEYORS ACT.



WALLIS D. LOKAL, 15 SOUTH TOWNHALL

LS
LAYTON SURVEYS LLC
 Professional Land Surveyor
 License No. 123456789
 State of Utah





***Community Development Department –
Planning Division***

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

November 7, 2024

To whom it may concern,

Lehi City gives permission for a lot line adjustment or boundary agreement between parcels 12:054:0025 and 12:054:0126. We are aware that this adjustment will result in property that is in Lehi moving into Highland.

Regards,

Brittney Harris, AICP
Planner 3