

Entry 2020001956  
Book 1645 Pages 191-193 \$40.00  
23-Mar-20 01:24  
BRENDA MCDONALD  
RECORDER, UINTAH COUNTY, UTAH  
COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120, SALT LAKE CITY, UTAH 84121  
Rec By: Dana Brown, Deputy Recorder  
Electronic Recording

When recorded, return to:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South Suite 120  
Murray, UT 84121

File No.: 124440-JCP  
Tax Parcel No. 04-133-0022 (for reference only)  
SNSE

Ent 2020001956  
Book 1645 Pg 191

**AFFIDAVIT OF CLERICAL ERROR**

The undersigned, having been duly sworn, does hereby depose and say:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. I am the President of Founders Title Company of Davis (hereafter "Founders Title"), which maintains its principal place of business at 748 West Heritage Park Blvd., Suite 205, Layton, State of Utah.
3. That on October 14, 2016 a Special Warranty Deed wherein Boyer Terra Academy, L.C., a Utah limited liability company, was the Grantor, and Terra Academy, Inc., a Utah non-profit corporation, was the Grantee, was recorded by Founders Title in the office of the Uintah County Recorder as Entry No. 2016007090.
4. The Special Warranty Deed contained a minor clerical error in the legal description in which a bearing and distance call that relates to the "true point of beginning" was inadvertently missing.
5. This Affidavit pertains to real property in Uintah County, State of Utah, more particularly and correctly described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

6. This Affidavit is given to clarify the record title to the real property described herein and give notice of the correction to the legal description in the Special Warranty Deed.

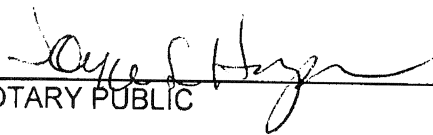
Dated this 23<sup>rd</sup> day of March, 2020.



\_\_\_\_\_  
Jim C. Morris

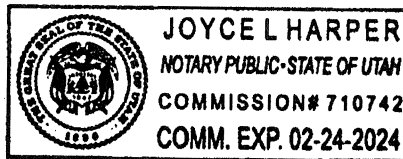
State of Utah    )  
                          ss.  
County of Davis )

Subscribed and sworn to before me this 23rd day of March, 2020 by Jim C. Morris.

  
\_\_\_\_\_  
NOTARY PUBLIC

Residing at: Davis County, UT

Commission Expires:  
02/24/2024



**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, VERNAL CITY, UINTAH COUNTY, UTAH, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 02°04'00" WEST 2654.82 FEET; THENCE NORTH 02°04'00" WEST 1190.58 FEET **ALONG THE EAST LINE OF SAID SECTION 21**; THENCE **SOUTH 87°56'00" WEST 1627.50 FEET** TO A FOUND REBAR WITH CAP LABELED, PLS 6028691 SET BY RECORD OF SURVEY FILE NUMBER 3534 IN THE OFFICIAL RECORDS OF UINTAH COUNTY, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°15'05" WEST 425.66 FEET ALONG SAID SURVEY LINE TO A FOUND REBAR WITH CAP LABELED, PLS 6028691 SET ON THE EASTERLY RIGHT-OF-WAY LINE OF AGGIE BOULEVARD, SAID POINT BEING ON A 800.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 38°54'37" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'03" A DISTANCE OF 127.07 FEET (CHORD = NORTH 55°38'25" WEST 126.94 FEET); THENCE NORTH 60°11'26" WEST 199.84 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A 700.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'48" A DISTANCE OF 541.19 FEET (CHORD = NORTH 38°02'32" WEST 527.81 FEET) ALONG SAID RIGHT-OF-WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041; THENCE NORTH 88°32'18" EAST 1131.03 FEET TO A 5/8" REBAR CAP LABELED, "A.A. HUDSON, PLS 375041 SET ON THE WEST LINE OF THE STEINAKER SERVICE CANAL EASEMENT, SAID POINT BEING ON THE 445.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 65°45'24" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'52" A DISTANCE OF 128.01 FEET (CHORD = SOUTH 16°00'09" WEST 127.56 FEET) TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041; THENCE SOUTH 07°45'43" WEST 491.84 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS AS CONTAINED IN RIGHT-OF-WAY EASEMENT RECORDED MAY 7, 2012, AS ENTRY NO. 2012003930 IN BOOK 1276 AT PAGE 185.