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When recorded, please return to:  
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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/09/2016 12:36 PM  
FEE \$18.00 Pgs: 4  
DEP RT REC'D FOR ARMSTRONG LAW OFF  
ICES

## SCRIVINER'S CORRECTIVE AFFIDAVIT

I, Matthew V. Hess, being first duly sworn under oath, state as follows:

I was the scrivener of that certain "Boundary Line Agreement" between Jay C. Hess and Michelle M. Hess, Pioneer Legacy Properties II, LC, and Howard V. Hess as Successor Trustee of the Suzanne L. Hess Family living Trust u/a/d February 24, 1982, which was recorded January 11, 2016 in the Office of the Davis County Recorder as Entry No. 2914800 at Book 6429 Pages 86 - 101.

The legal description reflected in Exhibit "G" of the Boundary Line Agreement contained a typographical error in the following call:

*6. North 89°31'30" East 64.276 feet to the southwest corner of NORTH MAIN STREET CHURCH SUBDIVISION recorded 7/2/2009 as Entry No. 2464628, Book 4810, Page 426;*

The correct call is:

*6. North 89°31'30" East 164.276 feet to the southwest corner of NORTH MAIN STREET CHURCH SUBDIVISION recorded 7/2/2009 as Entry No. 2464628, Book 4810, Page 426;*

Accordingly, "64.276 feet" is hereby corrected to be "164.276 feet". The correct legal description of the entire Exhibit "G" – the Revised Pioneer Parcel # 2 – is as follows:

*Real property situated in Davis County, Utah, more particularly described as follows:*

*Beginning at a point on the easterly right-of-way line of a frontage road known as Utah Department of Transportation Project No. SP-0067(1)0, said point also being South 89°52'45" West 696.296 feet along the Quarter Section line and North 306.014 feet from the Center of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence along said easterly right-of-way line for the following five courses:*

- 1. North 17°29'15" West 34.201 feet,*
- 2. North 68°05'24" West 46.980 feet,*
- 3. North 18°42'27" West 254.220 feet,*

4. South 67°50'41" West 20.910 feet, and
  5. North 22°16'23" West 40.350 feet;
- thence along an old fence for the following six courses:
1. North 89°01'29" East 84.140 feet;
  2. North 88°07'28" East 79.917 feet,
  3. North 89°09'21" East 337.547 feet,
  4. North 89°07'31" East 284.950 feet,
  5. North 88°45'34" East 267.389 feet, and
  6. North 89°31'30" East 164.276 feet to the southwest corner of NORTH MAIN STREET CHURCH SUBDIVISION recorded 7/2/2009 as Entry No. 2464628, Book 4810, Page 426; thence North 88°47'01" East 358.040 feet along the southerly line of said SUBDIVISION; thence along an old fence for the following three courses:
1. North 89°18'04" East 156.832 feet,
  2. North 87°18'01" East 55.402 feet, and
  3. North 88°46'58" East 55.450 feet (also being a portion of the southerly line of the Rodney L. Hess property recorded on Correction Deed recorded 09/27/2007 as Entry No. 2309314, Book 4376 Page 888-889 [equals the back bearing of said Hess deed course: South 88 degrees 47'02" West rotated to the basis of bearing of this as-surveyed description]); thence along an old fence and a boundary agreement line for the following ten courses:
1. South 07°08'30" East 199.958 feet,
  2. North 82°35'00" East 90.774 feet,
  3. North 80°21'00" East 37.547 feet,
  4. South 25°33'00" East 93.173 feet,
  5. South 85°12'53" West 18.019 feet,
  6. South 79°52'44" West 37.735 feet,
  7. South 44°21'39" West 11.418 feet,
  8. South 82°35'00" West 31.050 feet,
  9. South 00°01'04" East 76.723 feet, and
  10. South 88°58'40" East 337.619 feet to the westerly right-of-way line of State Road No. 106; thence South 33°50'19" East 23.205 feet along said westerly right-of-way line; thence North 89°07'15" West 2122.482 feet along a boundary agreement line to the point of beginning.

Containing 650,471 square feet or 14.93276 acres, more or less.

Subject to all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

Also subject to a slope easement, for the purpose of providing subjacent and lateral support for driveway and related structures, across the following described property:

Beginning at a point on the westerly right-of-way line of State Road No. 106, said point also being South 89°52'45" West 696.296 feet along the Quarter Section line and North 306.014 feet and South 89°07'15" East 2122.482 feet and North 33°50'19" West 23.205 feet along said westerly right-of-way line from the Center of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 88°58'40" West 237.093 feet; thence South

00°01'04" E 5.001 feet; thence South 88°58'40" E 240.485 feet; thence North 33°50'19" W 6.094 feet along said westerly right-of-way line to the point of beginning.

Containing 1,194 square feet or 0.02741 acre, more or less.

Together with all improvements thereon and all water rights, rights-of-way, easements, privileges and appurtenances thereunto now used or enjoyed with the property.

Also together with an easement for access and all other road and utility purposes in favor of Pioneer Legacy Properties II, LC and its successors in title over the northerly 16.5 feet of the following described property:

Beginning at a point South 89°52'45" West 696.296 feet along the Quarter Section line and North 461.823 feet and East 1698.383 feet from the Center of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence North 07°08'30" West 199.958 feet along an old fence also being a boundary agreement line; thence North 88°46'58" East 212.627 feet along an old fence (also being the southerly line of the Rodney L. Hess property recorded on Correction Deed recorded 09/27/2007 as Entry No. 2309314, Book 4376 Page 888-889 (equals the back bearing of said Hess deed course: South 88 degrees 47'02" West rotated to the basis of bearing of this as-surveyed description)) to the westerly right-of-way line of State Road No. 106; thence Southeasterly 180.930 feet along a non-tangent 1465.690 foot radius curve to the left of said right-of-way line (delta = 07°04'22" and chord bears South 27°29'20" East 180.815 feet); thence along an old fence also being a boundary agreement line for the following two courses: South 80°21'00" West 183.765 feet and South 82°35'00" West 90.774 feet to the point of beginning.

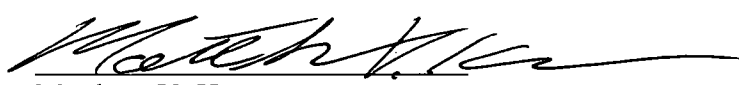
Also together with a right of way in favor of Pioneer Legacy Properties II, LC and its successors in title for ingress and egress over the Southerly 12 feet of the following property:

Beginning at a point on the Westerly line of Highway 106 (a 66 foot wide road) which is North 89° 07'42" East 1590.39 feet along the Quarter Section line and Northwesterly along said Westerly line of Highway 106, 117.32 feet along the arc of a 3404.87 foot radius curve to the left through a central angle of 1°58'27" (radius point bears South 58°07'19" West from the beginning of the curve) to Highway Station 468+14.7 and North 33°51'08" West 202.38 feet from the center of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 88°57'36" West 338.32 feet; thence North 96.88 feet; thence South 88°57'36" East 272.53 feet along the boundary line established in Book 1306, Page 260 of Official Records; thence South 33°51'08" East 118.09 feet along said Westerly line of Highway 106 to the point of beginning.

APN: 08-052-0220

This Corrective Affidavit is prepared pursuant to Utah Code section 57-3-106(9).

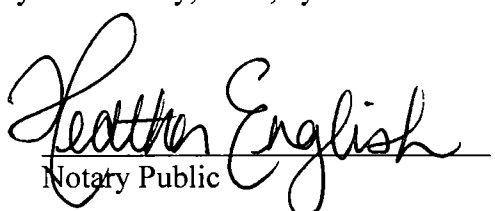
Dated this 8<sup>th</sup> day of February, 2016.

  
Matthew V. Hess

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SALT LAKE )

Subscribed and sworn before me this 8<sup>th</sup> day of February, 2016, by Matthew V. Hess.



  
Notary Public