

When recorded, return to:
Cottonwood Title Ins. Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

13461248
11/13/2020 3:10:00 PM \$40.00
Book - 11060 Pg - 2679-2682
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

File No.: 114754-CAF

AFFIDAVIT OF CLERICAL ERROR

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah and that I have reached the age of majority.
2. I am the Vice President of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That on October 23, 2020, a NOTICE OF LOT LINE ADJUSTMENT APPROVAL was recorded Jeff Reynolds, in the office of the Salt Lake County Recorder as Entry No. 13436438 in Book 11045 at Page 867.
4. The document contained a minor Clerical error in which REVISED PARCEL 2: omitted a directional call, contained within the first line, in paragraph two (2): to wit

"...which is 14.17 feet along said northwesterly line from a northeasterly corner of said Lot 2.

5. The 2nd paragraph should begin as follows:

Beginning at a point on the northwesterly line of said Lot 27, which is 14.17 feet N. 52°31'41" E...."
and is now included in its entirety as Exhibit A, Revised Parcel 2

6. All additional pages and Exhibits beyond page 4 were received and recorded in error. Each document will be corrected, the legal descriptions revised, and recorded separately in the same order.

5. This affidavit pertains to property in Salt Lake County, State of Utah, more particularly described as:

See Exhibit A-1 and A-2 attached hereto

Parcel Identification Number(s): 15-16-452-005 and 15-16-452-021 (for reference purposes only)

Dated this 12th day of November, 2020.

COTTONWOOD TITLE INSURANCE AGENCY, INC.



Cortlund G. Ashton
Vice President

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 12th day of November, 2020 by Cortlund G. Ashton.



NOTARY PUBLIC



Exhibit A-1
NEW Fremont LLC Description

A parcel of land being a part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded September 23, 2019 as Entry No. 13080092 in Book 10834, at Page 3110 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31’41” E. along said northwesterly boundary line from the northwesterly corner of said Lot 27; thence N. 52°31’41” E. (Record = North 37°43’ East) 261.52 feet along said northwesterly boundary line of said Lot 27 to the southwesterly boundary line of that parcel of land described in that Warranty Deed recorded March 7, 2019 as Entry No. 12945774 in Book 10758, at Page 5533 in the Office of said Recorder; thence S. 37°28’19’ E. (Record = South 37°43’ East) 395.00 feet to a northwesterly boundary line of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 in the Office of said Recorder; thence S. 52°31’41” W. (Record = S52°17’00”W) 275.69 feet; thence N. 07°31’41” E. 20.04 feet; thence N. 37°28’19” W. 380.84 feet to the **Point of Beginning**.

EXHIBIT A-2
NEW BMW5 LLC Description

A parcel of land being all of Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B” recorded August 30, 2005 as Entry No. 9476306 in Book 2005 of Plats, at Page 273 and part of Lot 27, Amending and Extending Lot 27, Pioneer Square Industrial Park – Plat “B” recorded June 26, 1978 as Entry No. 3128907 in Book 78-6 of Plats, at Page 178 and described in that Special Warranty Deed recorded January 5, 2018 as Entry No. 12692639 in Book 10636, at Page 1647 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the northwesterly boundary line of said Lot 27, which is 14.17 feet N. 52°31'41" E. along said lines from a northeasterly corner of said Lot 2, Pioneer Square Industrial Park – Plat “C”, and Amending the Amending and Extending Lot 27 Pioneer Square Industrial Park – Plat “B”; thence S. 37°28'19" E. 380.84 feet; thence S. 07°31'41" W. 20.04 feet to an interior corner of said Lot 2; thence along said Lot 2 the following ten (10) courses: 1) N. 52°31'41" E. (Record = N52°17'00"E) 275.69 feet; 2) S. 37°28'19" E. (Record = S37°43'W) 25.00 feet; thence S. 52°31'41" W. (Record = S52°17'00"W) 340.75 feet to a point of tangency with a 966.74 – foot radius curve to the right, concave northwesterly; 3) Southwesterly 423.51 feet along the arc of said curve, through a central angle of 25°06'00" (Chord bears S. 65°04'41" W. 420.13 feet); 4) N. 00°11'41" E. (Record = N0°03'00"W) 396.07 feet to a point of non-tangency with a 60.00 – foot radius curve to the right, concave easterly (Radius point bears N. 37°51'41" E.); 5) Northerly 109.61 feet along the arc of said curve, through a central angle of 104°40'22" (Chord bears N. 00°11'52" E. 94.99 feet); 6) N. 00°11'41" E. (Record = N0°03'00"W) 41.26 feet; 7) S. 89°48'19" E. (Record = N89°57'00"E) 39.54 feet to a point of non-tangency with a 63.00 – foot radius curve to the left, concave northerly (Radius point bears S. 89°48'44" E.); 8) Easterly 196.80 feet along the arc of said curve, through a central angle of 178°58'40" (Chord bears S. 89°18'04" E. 125.99 feet) to a reverse curve with a 25.00 – foot radius curve to the right, concave southeasterly; 9) Northeasterly 22.39 feet along the arc of said curve, through a central angle 51°18'23" (Chord bears N. 26°51'48" E. 21.65 feet); 10) N. 52°31'41" E. (Record = N52°17'00"E) 14.17 feet to the **Point of Beginning**.