

D25715
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
STATION PARK TOWNHOMES, LLC
c/o BRIGHTON DEVELOPMENT UTAH LLC
43 E. Center Street, Suite 103
North Salt Lake, UT 84054

WARRANTY DEED

THE C LIMITED PARTNERSHIP

Grantor,

of Centerville, County of Davis, State of UT
hereby CONVEY and WARRANT to

STATION PARK TOWNHOMES, LLC, a Utah limited liability

Grantee,

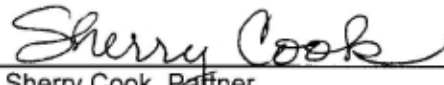
of North Salt Lake, County of Davis, State of UT,

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the following tract of land in the County of DAVIS, State of UT, to-wit

See Attached Exhibit "A"
08-486-0118

WITNESS the hand of said grantor, this 18 day of July, 2020

THE C LIMITED PARTNERSHIP

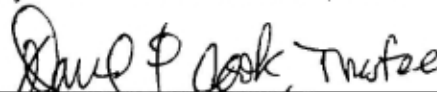


By: Sherry Cook, Partner

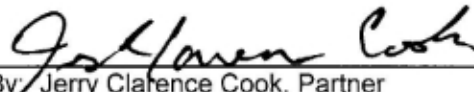


By: Jeffrey Dean Cook, Partner

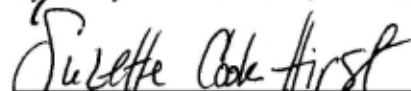
By: The David P Cook Trust, dated 3/3/17, Partner



By: David P Cook, Trustee



By: Jerry Clarence Cook, Partner



By: Suzette Cook Hirst, Partner

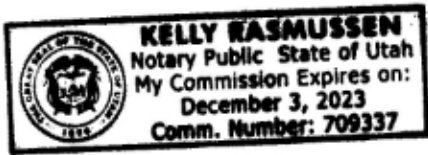
n

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 18 day of July, 2020, personally appeared before me Sherry Cook, Jeffery Dean Cook , David P Cook Trustees of the David P Cook Trust, dated 3/3/17, Jerry Clarence Cook, and Suzette Cook Hirst, Partners of THE C LIMITED PARTNERSHIP, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



ORDER NUMBER: D25715

EXHIBIT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING NORTH 00°00'21" WEST 691.01 FEET AND SOUTH 89°59'39" WEST 447.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14 AND RUNNING THENCE SOUTH 61°45'46" WEST 91.25 FEET; THENCE SOUTH 00°03'29" WEST 210.02 FEET; THENCE NORTH 89°47'29" WEST 417.01 FEET; THENCE NORTH 00°20'20" WEST 266.80 FEET; THENCE SOUTH 89°47'29" EAST 317.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 42.54 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF SOUTH 79°48'04" EAST, AND A CHORD LENGTH OF 42.33 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 101.43 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF SOUTH 86°08'09" EAST, AND A CHORD LENGTH OF 100.07 FEET; THENCE NORTH 77°32'21" EAST 37.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY; THENCE SOUTH 24°16'47" EAST ALONG SAID RIGHT OF WAY 8.57 FEET TO THE POINT OF BEGINNING.

E 3279406 B 7570 P 1182-1183
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/07/2020 11:27 AM
FEE \$40.00 Pgs: 2
DEP RTT REC'D FOR TREVOR J HATCH

WHEN RECORDED, MAIL TO:
REEVE & ASSOCIATES,
5160 S 1500 W
RIVERDALE UT 84405

AFFIDAVIT

For correction of a scrivener's error in Exhibit A of that certain Boundary Line Agreement recorded in the office of the Davis County recorder as entry # 3273180 with regards to parcel # 08-486-0118.

I, Trevor J. Hatch, do hereby affirm that I am a professional Land Surveyor in the State of Utah, holding License No. 9031945, and that my office prepared the legal description recorded as exhibit "A" in that certain Warranty Deed recorded in the office of the Davis County recorder as entry # 3273180. I further certify in the last call in the legal description contained therein reads "THENCE SOUTH 24°16'47" EAST ALONG SAID RIGHT OF WAY 8.75 FEET TO THE POINT OF BEGINNING." Whereas it should read "THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 8.57 FEET, A DELTA ANGLE OF 00°36'22", A CHORD BEARING OF S24°16'47"E, AND A CHORD LENGTH OF 8.57 FEET; TO THE POINT OF BEGINNING."

The entire exhibit A should read as follows:

Exhibit A

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,

RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING N00°00'21"W 691.01 FEET AND S89°59'39"W 447.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14 AND RUNNING THENCE S61°45'46"W 91.25 FEET; THENCE S00°03'29"W 210.02 FEET; THENCE N89°47'29"W 417.01 FEET; THENCE N00°20'20"W 266.80 FEET; THENCE S89°47'29"E 317.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 42.54 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF S79°48'04"E, AND A CHORD LENGTH OF 42.33 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 101.43 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF S86°08'09"E, AND A CHORD LENGTH OF 100.07 FEET; THENCE N77°32'21"E 37.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 8.57 FEET, A DELTA ANGLE OF 00°36'22", A CHORD BEARING OF S24°16'47"E, AND A CHORD LENGTH OF 8.57 FEET; TO THE POINT OF BEGINNING.

CONTAINING 112,297 SQUARE FEET OR 2.578 ACRES MORE OR LESS.

RETURNED
AUG 07 2020

SIGNED THIS 6th DAY OF August, 2020.



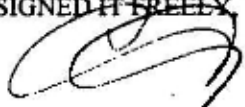
Trevor Hatch, P.L.S.

STATE OF UTAH)SS.
COUNTY OF Davis)

ON THIS 6th DAY OF August, 2020, PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, Trevor J. Hatch SIGNER OF THE ABOVE AFFIDAVIT, WHO BEING
BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT ~~FREE~~LY, VOLUNTARILY, AND
FOR THE PURPOSES THEREIN MENTIONED.

01-29-22

COMMISSION EXPIRES



NOTARY PUBLIC

