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Page 1 of 3

Rhonda Francis Summit County Recorder

11/02/2021 03:50:09 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

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

File No.: 146034-WHF

**CORRECTION OF AFFIDAVIT OF SCRIVENER'S 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, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Licensed Title Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, County of Salt Lake, State of Utah.
3. That on July 12, 2021 Cottonwood Title Insurance Agency, Inc. caused to be recorded the following documents:

Warranty Deed Entry No. 1168146 in Book 2678 at Page 405.

Deed of Trust Entry No. 1168147 in Book 2678 at Page 413.

4. That due to a minor typographical/clerical error, the legal description referenced the incorrect Township of "2 South". The correct Township is "2 North".
5. The legal description of the affected property is correctly described as follows:

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

Parcel Nos. CT-446, CT-446-A, CT-446-B AND CT-448.

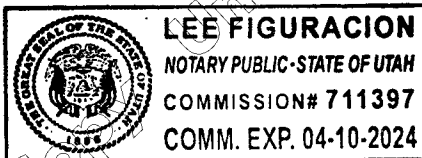
DATED this 2nd day of November, 2021

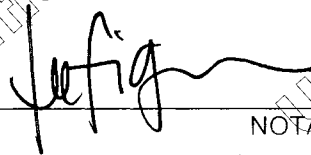
COTTONWOOD TITLE INSURANCE AGENCY, INC.

  
\_\_\_\_\_  
JON MCKINNON – Title Officer

STATE OF UTAH  
COUNTY OF SALT LAKE

On November 2nd, 2021, personally appeared before me Jon McKinnon, known to be employed as a Title Officer of Cottonwood Title Insurance Agency, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that Jon McKinnon was authorized to executed the instrument.



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

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

A parcel of land located in Section 18, Township 2 **North**, Range 5 East, Salt Lake Base and Meridian, Coalville, Summit County, Utah, more particularly described as follows:

Beginning at a point which is N89°11'21"E 2365.67 feet along the North Section Line of Section 18 from the Northwest corner of Section 18, Township 2 **North**, Range 5 East, Salt Lake Base and Meridian; thence North 89°11'21" East 60.01 feet; thence South 10°28'25" East 134.39 feet to a point on a 100.00 foot radius curve to the right, the center of which bears South 79°31'35" West; thence Southerly 23.58 feet along the arc of said curve through a central angle of 13°30'27" (chord bears South 03°43'12" East 23.52 feet) to a point on a 443.00 foot radius compound curve to the right, the center of which bears North 86°57'58" West; thence Southerly 171.95 feet along the arc of said curve through a central angle of 22°14'21" (chord bears South 14°09'13" West 170.87 feet) to a point on a 133.00 foot radius compound curve to the right, the center of which bears North 64°43'37" West; thence Southwesterly 70.46 feet along the arc of said curve through a central angle of 30°21'13" (chord bears South 40°27'00" West 69.64 feet) to a point on a 87.00 foot radius reverse curve to the left, the center of which bears South 34°22'24" East; thence Southwesterly 28.35 feet along the arc of said curve through a central angle of 18°40'16" (chord bears South 46°17'28" West 28.23 feet); thence South 36°57'21" West 96.91 feet to a point on a 15.00 foot radius non-tangent curve to the left, the center of which bears South 58°07'52" East; thence Southerly 21.21 feet along the arc of said curve through a central angle of 81°01'24" (chord bears South 08°38'34" East 19.49 feet); thence South 49°09'15" East 35.06 feet to a point on a 100.00 foot radius curve to the left, the center of which bears North 40°50'45" East; thence Easterly 158.59 feet along the arc of said curve through a central angle of 90°51'52" (chord bears North 85°24'49" East 142.48 feet); thence North 39°58'53" East 116.77 feet to a point on a 275.00 foot radius curve to the right, the center of which bears South 50°01'07" East; thence Northeasterly 81.89 feet along the arc of said curve through a central angle of 17°03'41" (chord bears North 48°30'44" East 81.59 feet); thence North 57°02'34" East 200.87 feet to a point on a 125.00 foot radius curve to the right, the center of which bears South 32°57'26" East; thence Easterly 193.95 feet along the arc of said curve through a central angle of 88°53'57" (chord bears South 78°30'27" East 175.07 feet); thence South 34°03'29" East 29.90 feet to a point on a 125.00 foot radius curve to the left, the center of which bears North 55°56'31" East; thence Southeasterly 85.51 feet along the arc of said curve through a central angle of 39°11'40" (chord bears South 53°39'19" East 83.85 feet); thence South 73°15'09" East 93.68 feet to a point on a 175.00 foot radius curve to the right, the center of which bears South 16°44'51" West; thence Southeasterly 53.64 feet along the arc of said curve through a central angle of 17°33'48" (chord bears South 64°28'14" East 53.43 feet); thence South 55°41'20" East 26.36 feet to a point on a 125.00 foot radius curve to the left, the center of which bears North 34°18'40" East; thence Easterly 143.66 feet along the arc of said curve through a central angle of 65°50'53" (chord bears South 88°36'47" East 135.88 feet); thence North 58°27'47" East 49.23 feet to a point on a 125.00 foot radius curve to the right, the center of which bears South 31°32'13" East; thence Easterly 157.41 feet along the arc of said curve through a central angle of 72°09'00" (chord bears South 85°27'43" East 147.21 feet); thence North 40°36'47" East 189.93 feet; thence North 10°37'48" East 189.19 feet; thence North 89°11'21" East 79.72 feet; thence South 56°22'29" East 169.81 feet; thence South 33°37'31" West 193.48 feet; thence South 52°52'18" East 156.58 feet; thence South 09°56'22" East 480.27 feet; thence South 86°16'33" West 82.25 feet; thence South 01°41'07" West 263.56 feet; thence South 88°18'53" East 198.14 feet; thence South 09°08'58" West 1,261.94 feet; thence North 83°04'19" West 187.88 feet; thence South 12°12'25" West 558.18 feet; thence North 77°47'35" West 481.29 feet; thence South 12°12'25" West 332.08 feet; thence South 87°51'01" West 380.73 feet to a point on a 275.00 foot radius non-tangent curve to the left, the center of which bears North 87°04'58" East; thence Southerly 25.05 feet along the arc of said curve through a central angle of 05°13'07" (chord bears South 05°31'36" East 25.04 feet); thence South 81°51'51" West 50.00 feet; thence South 58°47'03" West 205.16 feet; thence North 51°26'07" West 137.45 feet; thence North 32°37'56" West 218.97 feet; thence North 53°04'13" East 243.33 feet; thence North 30°45'49" East 650.95 feet; thence North 19°44'42" East 259.65 feet; thence North 44°52'50" East 169.31 feet; thence North 14°57'19" West 813.24 feet; thence North 22°01'51" East 621.24 feet; thence North 07°47'43" East 216.90 feet to a point on a 175.00 foot radius non-tangent curve to the right, the center of which bears North 16°44'51" East; thence Northwesterly 119.71 feet along the arc of said curve through a central angle of 39°11'40" (chord bears North 53°39'19" West 117.39 feet); thence North 34°03'29" West 29.90

feet to a point on a 75.00 foot radius curve to the left, the center of which bears South 55°56'31" West; thence Westerly 116.37 feet along the arc of said curve through a central angle of 88°53'57" (chord bears North 78°30'27" West 105.04 feet); thence South 57°02'34" West 200.87 feet to a point on a 225.00 foot radius curve to the left, the center of which bears South 32°57'26" East; thence Southwesterly 67.00 feet along the arc of said curve through a central angle of 17°03'41" (chord bears South 48°30'44" West 66.75 feet); thence South 39°58'53" West 116.77 feet to a point on a 150.00 foot radius curve to the right, the center of which bears North 50°01'07" West; thence Westerly 237.88 feet along the arc of said curve through a central angle of 90°51'52" (chord bears South 85°24'49" West 213.73 feet); thence North 49°09'15" West 35.10 feet to a point on a 15.00 foot radius curve to the left, the center of which bears South 40°50'45" West; thence Westerly 22.20 feet along the arc of said curve through a central angle of 84°47'03" (chord bears South 88°27'13" West 20.23 feet); thence North 43°56'49" West 50.01 feet to a point on a 375.00 foot radius non-tangent curve to the left, the center of which bears North 43°56'49" West; thence Northeasterly 59.54 feet along the arc of said curve through a central angle of 09°05'51" (chord bears North 41°30'16" East 59.48 feet); thence North 36°57'21" East 95.87 feet to a point on a 87.00 foot radius curve to the left, the center of which bears North 53°02'39" West; thence Northeasterly 31.85 feet along the arc of said curve through a central angle of 20°58'33" (chord bears North 26°28'04" East 31.67 feet); thence North 15°58'48" East 34.77 feet to a point on a 133.00 foot radius curve to the right, the center of which bears South 74°01'12" East; thence Northerly 23.12 feet along the arc of said curve through a central angle of 09°57'40" (chord bears North 20°57'38" East 23.09 feet) to a point on a 357.00 foot radius reverse curve to the left, the center of which bears North 64°03'32" West; thence Northerly 154.59 feet along the arc of said curve through a central angle of 24°48'39" (chord bears North 13°32'09" East 153.39 feet); thence North 00°56'51" East 79.63 feet to a point on a 100.00 foot radius curve to the left, the center of which bears North 89°03'09" West; thence Northerly 4.98 feet along the arc of said curve through a central angle of 02°51'03" (chord bears North 00°28'41" West 4.98 feet); thence North 01°54'12" West 53.81 feet to the Point of Beginning.

PARCEL 1A:

Perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access and Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

Tax Id No.: CT-446, CT-446-A, CT-446-B and CT-448