When recorded, mail document and tax notice to: Pecan Valley Resort Homeowners Association, Inc. 5146 W. 1930 S. Hurricane, UT 84737



Parcel No. H-PEV-3-38 through 60

AFFIDAVIT OF SCRIVENER'S ERROR

David W. Hunter, being duly sworn upon oath, deposes and says:

- 1. I am over eighteen years of age and competent to make this affidavit.
- On February 8, 2024, I drafted and caused a Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort to be recorded in the office of the Washington County Recorder, State of Utah, as Instrument No. 20240003929, which incorrectly included Phase 2 Pecan Valley.
- 3. This Affidavit is being recorded for the sole purpose of correcting the legal description of the Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort referenced above by removing Phase 2 Pecan Valley. The true and correct legal description for the property conveyed pursuant to said Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort is as follows:

See Exhibit "A"

Subject to easements, restrictions, encumbrances and rights-of-way of record, and reservations of record and those enforceable in law and equity.

reservations of record and those enforceaste in law and equity.		
WITNESS the hand o	f said affiant this \underline{l}	day of May, 2024.
		N'
		David W. Hunter
		6
STATE OF UTAH)	
) ss.	
WASHINGTON COUNTY)	
		Inth
This instrument was acknowledged before me this $\sqrt{0^{10}}$ day of May, 2024, by David W. Hunter.		
		Cwanne I Hall
CASSANDE	RELEIGH HALL	Notary Public
1 10 20 10 10	ic. State of Utah	ngotocard I distributor

Affidavit Page 1

Commission # 717700 My Commission Expires On April 09, 2025

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EXHIBIT "A" - LEGAL DESCRIPTION

Pecan Valley Phase 3:

All of Lots 38 - 60, Pecan Valley Phase 3 (H), a Residential Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, restrictions, reservations, and rights of way currently appearing of record and those enforceable in law and equity and property taxes for the year 2021 and subsequent years.

Parcel ID Number: H-PEV-3-38 through 60

Next Phases:

H-4138-B

BEG S 0*03' E ALG SEC/L 440 FT FM NE COR SEC 15 T42S R14W TH S 0*03' E ALG SEC/L 2180.45 FT TO BLM MONT AT E1/4 COR SEC 15 TH S 0*0'54 W ALG SEC/L 1323.21 FT TO MONT AT SE CORNE1/4 SE1/4 SEC 15; TH N89*49'28 W 1323.89 FT TO SW COR; TH N 0*02'42 W 1322.22 FT TO 1/16 COR; TH N0*04'43 W 2625.75 FT TO NW COR NE1/4 NE1/4 SD SEC; TH S 89*38'20 E ALG SEC/L 732.59 FT; TH S 0*03' E 440 FT; TH S 89*38'20 E 594.02 FT TO POB.

LESS: BEG S 0*04'43 E 317.15 FT ALG 1/16 LN FM NW COR NE1/4 NE1/4 SEC 15 T42S R15W TH S 0*04'43 E 2308.60 FT ALG 1/16 TO PT ON E-W C/S/L SEC 15; TH S 0*02'42 E 1322.22 FT ALG 1/16 LN TO SW COR NE1/4 SE1/4 SEC 15; TH S 89*49'28 E 480 FT ALG 1/16 LN; THN 0*02'42 W 1322.58 FT; TH N 0*04'43 W 2306.68 FT; TH S 89*55'17 W 480.01 FT M/L TO POB

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

H-4138-B-1

SE1/4NE1/4 AND NE1/4SE1/4 SEC 15 T42S R14S SLB&M LESS AND EXCEPTING:
BEGINNING AT A POINT SOUTH 0*04'43" EAST, 317.15 FEET ALONG THE 1/16 LINE FROM
THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
(NE1/4NE1/4) OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND
MERIDIAN AND CONTINUE RUNNING THENCE SOUTH 0*04'43" EAST, 2308.60 FEET ALONG THE 1/16
TO A POINT ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 15; THENCE SOUTH
0*02'42" EAST, 1322.22 FEET ALONG THE 1/16 LINE TO THE SOUTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SAID SECTION 15; THENCE
SOUTH 89*49'28" EAST, 480.00 FEET ALONG THE 1/16 LINE; THENCE NORTH 0*02'42" WEST, 1322.58
FEET; THENCE NORTH 0*04'43" WEST, 2306.68 FEET; THENCE SOUTH 89*55'17" WEST, 480.01 FEET,
MORE OR

LESS, TO THE POINT OF BEGINNING