

When Recorded return to:
Craig Jacobsen
498 North Kays Drive, Suite 230
Kaysville, UT 840374

E 3203418 B 7389 P 420-421
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/14/2019 10:07 AM
FEE \$75.00 Pgs: 2
DEP RT REC'D FOR LAYTON CITY

SCRIVENER'S AFFIDAVIT
UCA 57-3-106(9)

The undersigned, Trevor J. Hatch, registered professional land surveyor, hereby states as follows:

1. I am a resident of the State of Utah, over the age of twenty-one years and in all respects am competent to testify to the matters contained herein. I have reviewed the statements set forth herein, and, based upon my personal knowledge and expertise, I attest them to be true and accurate.
2. I am a registered land surveyor, employed with Reeve & Associates, Inc., and was responsible for the surveys by which legal descriptions were created for the various plats for the land development projects known as The Cottages at Kays Creek and the Villas at Kays Creek, located in Layton, Davis County, Utah. In this capacity, I am duly authorized to execute this affidavit.
3. A Supplemental Declaration of Covenants, Conditions and Restrictions (the "Supplemental Declaration") was recorded with the Davis County Recorder on October 11, 2018, as Entry No. 3122136 in Book 7118, Pages 163 – 211.
4. Said Supplemental Declaration contained minor typographical errors within the legal description set forth in the document, specifically in Entry No. 3122136 in Book 7118, Pages 163 and 164.
5. The erroneous legal description is corrected, as follows and the real property to be encompassed and governed by the Supplemental Declaration is more particularly described as:

11-087-0089, 0092, 0107
11-831-0101 — 0112, 0129 — 0130, 0137, 0138

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

11-843-0209 — 0223 & 0225

BEGINNING AT THE A POINT, SAID POINT BEING N89°57'40"E 1907.14 FEET AND S00°02'20"E 833.81 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31 AND RUNNING THENCE S00°01'05"W 191.57 FEET; THENCE N61°30'02"W 5.69 FEET; THENCE S00°01'31"W 571.79 FEET; THENCE N39°20'40"W 529.15 FEET; THENCE N39°20'41"W 397.98 FEET; THENCE N39°15'59"W 24.76 FEET; THENCE N90°00'00"W 17.40 FEET; THENCE N39°12'10"W 291.28 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4347.40 FEET, AN ARC LENGTH OF 441.78 FEET, A DELTA ANGLE OF 05°49'20", A CHORD BEARING OF N42°06'50"W,

AND A CHORD LENGTH OF 441.59 FEET; THENCE N00°02'34"W 271.25 FEET; THENCE N89°57'40"E 514.73 FEET; THENCE S00°05'26"W 170.86 FEET; THENCE N89°55'19"W 111.75 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 64.98 FEET, AN ARC LENGTH OF 31.84 FEET, A DELTA ANGLE OF 28°04'17", A CHORD BEARING OF S14°24'36"W, A RADIAL BEARING OF N89°37'33"W, AND A CHORD LENGTH OF 31.52 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 10.11 FEET, A DELTA ANGLE OF 28°57'18", A CHORD BEARING OF S14°33'11"W, A RADIAL BEARING OF S60°58'10"E, AND A CHORD LENGTH OF 10.00 FEET; THENCE S00°04'32"W 155.61 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 171.00 FEET, AN ARC LENGTH OF 117.65 FEET, A DELTA ANGLE OF 39°25'12", A CHORD BEARING OF S19°38'04"E, AND A CHORD LENGTH OF 115.34 FEET; THENCE S39°20'40"E 658.49 FEET; THENCE N50°39'20"E 71.03 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 229.00 FEET, AN ARC LENGTH OF 47.17 FEET, A DELTA ANGLE OF 11°48'06", A CHORD BEARING OF N44°45'17"E, AND A CHORD LENGTH OF 47.09 FEET; THENCE S51°08'46"E 114.98 FEET; THENCE N35°40'06"E 91.66 FEET; THENCE N14°45'03"E 106.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 456,118 SQUARE FEET OR 10.471 ACRES MORE OR LESS.

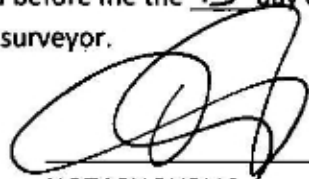
- 6. The forgoing legal description should hereby be incorporated into the Supplemental Declaration as if it had been included in the original document.
- 7. Further Affiant sayeth not.

Dated 11-13-19


BY: Trevor J. Hatch

STATE OF UTAH)
 :SS
COUNTY OF Davis)

The foregoing instrument was acknowledged before me the 13 day of November, 2019 by Trevor J. Hatch, registered professional land surveyor.


NOTARY PUBLIC

