

Mail Tax Notice To:
SILVER OAKS HOMEOWNERS' ASSOCIATION
223 Cougar Blvd #101
Provo, UT 84604
UW-14281

ENT 51862:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 02 12:42 PM FEE 358.00 BY LM
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

SCRIVENERS AFFIDAVIT

WHEREAS, a **Plat Map for SILVER OAKS PHASE 1 PLAT "A"** was recorded on **April 29, 2024**, as Entry No. **27164:2024** of the official records of Utah County.

WHEREAS, there was a typographical error on the recorded document within the CONVEYANCE OF COMMON AREAS TO ASSOCIATION;

NOW THEREFORE, this affidavit is being recorded to identify and correct the typographical error as follows:

- The plat now reads: "CONVEYANCE OF COMMON AREA... has designated certain areas of the land as private driveways, streets, limited common areas and other common areas intended for the use by members of Ercanbrack Property Homeowners Association, their guests and invitees. Such Areas are to be conveyed to the appropriate parties, including the conveyance of common areas to Summit Townhomes Homeowners Association, by deed."

Ercanbrack Property Homeowners' Association and Summit Townhomes Homeowners Association do not exist as registered entities and there was no intention for either named association to acquire the common area.

- It *should* read: "CONVEYANCE OF COMMON AREA... has designated certain areas of the land as private driveways, streets, limited common areas and other common areas intended for the use by members of **Silver Oaks Homeowners' Association**, their guests and invitees. Such Areas are to be conveyed to the appropriate parties, including the conveyance of common areas to **Silver Oaks Homeowners' Association pursuant to Utah Code 10-9-A-604(D)**"

This affidavit is effective to the following described property:

See Attached Exhibit "A"

Dated: July 30, 2024

United West Title Insurance Agency, Inc.

By: David Nimmer
Its: Vice President

STATE OF UTAH)
) SS
County of Utah)

On the 30th of July, 2024 personally appeared before me **David Nimmer** who being duly sworn did say, for himself, that he, the said **David Nimmer** is the **Vice President**, of **United West Title Insurance Agency, Inc.**, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said **David Nimmer** duly acknowledged to me that said corporation executed the same.

Notary Public



EXHIBIT "A"**UW-14281**

Beginning at the Northwest corner of Randolph's Acre Subdivision Plat "A", which point lies North 89°45'12" East 54.56 feet along the section line and South 1270.83 feet from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along the boundary of said subdivision the following two (2) courses to wit: (1) South 00°58'08" East 87.85 feet, (2) South 67°30'00" East 237.34 feet; thence South 03°23'14" West 410.46 feet; thence North 88°06'09" West 244.70 feet; thence South 64.91 feet; thence North 84°57'48" West 95.86 feet; thence North 00°30'26" East 52.56 feet; thence North 89°59'42" West 109.93 feet; thence North 04°11'33" East 387.92 feet; thence North 85°48'27" West 282.01 feet; thence South 38°59'57" West 335.51 feet to the Northerly line of U.S.Highway 6; thence along Highway 6 the following four (4) courses to wit: (1) North 55°00'24" West 73.99 feet, (2) North 51°05'26" West 333.63 feet, (3) North 51°29'54" West 480.77 feet, (4) North 49°41'03" West 63.18 feet; thence North 14°06'45" East 355.65 feet; thence South 71°45'22" East 472.28 feet along the remnants of an old fence; thence South 01°20'49" West 4.13 feet; thence South 71°10'53" East 115.14 feet; thence South 00°01'23" West 11.74 feet; thence South 70°28'44" East 150.20 feet; thence North 04°00'00" West 21.60 feet; thence South 70°45'00" East 39.68 feet; thence North 23.23 feet; thence South 70°47'24" East 332.91 feet along an existing Boundary Line Agreement (Entry No. 36074:1986); thence South 69°30'48" East 245.96 feet continuing along said Boundary Line Agreement; thence South 27.27 feet; thence South 70°45'01" East 46.53 feet; thence North 00°21'44" East 34.04 feet; thence North 00°09'44" West 162.79 feet to the South line of Lark Street; thence South 50°42'27" East 50.17 feet along said street; thence South 207.06 feet; thence East 12.75 feet to the point of beginning.

Now known as

Lots 1-165 and Lots A, B, and C, Plat "A", SILVER OAKS PHASE 1 SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the UTAH County Recorder, State of Utah.

TOGETHER WITH the undivided ownership interest in said Project's common areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the Composition of the Common Areas and Facilities to which said interest relates.