When Recorded, Mail To: MacArthur, Heder & Metler, PLLC 4844 N. 300 W. Suite 300 Provo, Utah 84604 ENT 52716:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Aug 11 03:44 PM FEE 232.00 BY AC
RECORDED FOR MacArthur, Heder & Metler
ELECTRONICALLY RECORDED

AFFIDAVIT OF CORRECTION

STATE OF UTAH :

:SS

COUNTY OF UTAH :

Bill O. Heder, being first duly sworn, and intending to correct errant recordings with regard to the subject properties, does hereby attest and declare:

- 1. I am an attorney in good standing, practicing in Utah, and personally acquainted with the facts and issues presented herein.
- 2. This Affidavit of Correction pertains to parcels falling within the legal description(s) on Exhibit A attached hereto, regardless of assigned parcel numbers.
- 3. On July 9, 2021, Vista View SF, LLC, a Utah Limited Liability Company, as "Declarant," caused to be recorded with the Utah County Recorder's office the "Declaration of Condominium for Vista View Condominiums," as entry no. 122012:2021 (hereafter, "Declaration").
- 4. Subsequently, Declarant amended the Declaration, and then did so a second and third time to account for the completion of successive phases of the development.
- 5. Inadvertently, an attempt to amend Article III (Mortgagee Protection) of the Declaration was misnamed the "First Amendment to the Amended and Restated Declaration of Condominium." Entry no. 99034:2022 dated September 9, 2022. In fact, it should have been titled "Fourth Amendment to Declaration of Condominium.".
- 6. Subsequent technical amendments to other articles of the Declaration promulgated the naming error, referencing an "Amended and Restated Declaration of Condominium" which did not exist at that time.
- 7. Thus, that document titled "Second Amendment to the Amended and Restated Declaration of Condominium" (Entry no. 100705:2022 dated September 15, 2022) should have been named, "Fifth Amendment to Declaration of Condominium."
- 8. That document titled "Third Amendment to the Amended and Restated Declaration of Condominium" (Entry no. 20574:2023 dated April 3, 2023) should have been named, "Sixth Amendment to Declaration of Condominium."
- 9. Any and all reference to an "Amended and Restated Declaration of Condominium" for Vista View Condominiums prior to the recording of this Affidavit of Correction should be disregarded, as no such document yet exists.
- 10. Future amendments to the Declaration following the recording of this Affidavit of Correction will add sequentially to the three original amendments and the three corrected amendments, and will therefore be named the Seventh Amendment to the Declaration of Condominium, Eighth Amendment, etc.

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SIGNED by Affiant this _// day of August, 2023.

Bill O. Heder, Affiant

STATE OF UTAH

: :ss

COUNTY OF UTAH

The foregoing instrument was subscribed and sworn to before me this <u>uthan</u> day of August, 2023, by Bill O. Heder, he being personally known to me.



MOTARY PUBLIC

EXHIBIT A

Vista View Condo Areas Descriptions Phases 1-4

BEGINNING AT A POINT IN AN EXISTING FENCE ON THE SOUTH SIDE OF 750 SOUTH STREET, WHICH POINT LIES SOUTH 00°24'38" EAST 20.32 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°12'19" EAST 68.66 FEET ALONG THE SOUTHERLY LINE OF U.S. HIGHWAY 6; THENCE SOUTH 00°24'38" EAST 300.98 FEET; THENCE EAST 453.40 FEET; THENCE ALONG THE WEST LINE OF EAST BENCH COMMERCIAL SUBDIVISION THE FOLLOWING TWO (2) COURSES TO WIT: (1) SOUTH 00°24'38" EAST 892.83 FEET, (2) SOUTH 00°24'36" EAST 104.13 FEET TO THE NORTH LINE OF HUNTER'S CROSSING PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) SOUTH 89°41'07" WEST 377.54 FEET, (2) SOUTH 00°31'02" EAST 330.49 FEET TO THE NORTH LINE OF STATE ROAD 198; THENCE NORTH 69°52'28" WEST 153.54 FEET ALONG SAID STREET; THENCE NORTH 00°01'27" EAST 276.98 FEET ALONG AN EXISTING FENCE: THENCE WEST 3.44 FEET TO THE SECTION LINE; THENCE NORTH 00°24'38" WEST 1299.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 13.43 ACRES.

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, BUILDING 2, PHASE 2, VISTA VIEW CONDOMINIUMS 1ST SUPPLEMENTAL, A CONVERTIBLE LAND CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH AS ENTRY NO. 203678:2021 AND MAP FILING NO. 18047

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, BUILDING 3, PHASE 3, VISTA VIEW CONDOMINIUMS 2ND SUPPLEMENTAL, A CONVERTIBLE LAND CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH AS ENTRY NO. 38910:2022 AND MAP FILING NO. 18250

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, BUILDING 4, PHASE 4, VISTA VIEW CONDOMINIUMS 3rd SUPPLEMENTAL, A CONVERTIBLE LAND CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH AS ENTRY NO. 49867:2022 AND MAP FILING NO. 18304

Metes and Bounds Descriptions

Beginning at a point which lies South 00°24'38" East 723.64 feet along the section line and East 68.66 feet from the Northwest corner of Section 28, Township 8 South, Range 3 East, Salt Lake Base Meridian; and running thence Northeasterly 15.78 feet along the arc

of a 10.00 foot radius curve to the right through a central angle of 90°23'33", the chord bears North 44°47'08" East 14.19 feet; thence North 89°58'55" East 443.33 feet to the East line of Canyon Gate Subdivision; thence South 00°24'38" East 499.74 feet along said subdivision; thence South 89°41'25" West 264.22 feet; thence Southwesterly 39.53 feet along the arc of a 310.00 foot radius curve to the left through a central angle of 07°18'19". the chord bears South 86°02'16" West 39.50 feet; thence South 82°23'06" West 30.01 feet; thence Northwesterly 46.22 feet along the arc of a 43.50 foot radius curve to the right through a central angle of 60°52'44", the chord bears North 67°10'32" West 44.08 feet; thence North 36°44'10" West 81.02 feet; thence Northwesterly 50.94 feet along the arc of a 321.510 foot radius curve to the right through a central angle of 09°04'43", the chord bears North 32°11'48" West 50.89 feet; thence Northwesterly 33.89 feet along the arc of a 96.00 foot radius curve to the right through a central angle of 20°13'38", the chord bears North 17°32'37" West 33.72 feet; thence Northwesterly 30.85 feet along the arc of a 203.99 foot radius curve to the left through a central angle of 08°39'55", the chord bears North 11°45'46" West 30.82 feet; thence Northwesterly 53.09 feet along the arc of a 313.50 foot radius curve to the right through a central angle of 09°42'09", the chord bears North 11°14'38" West 53.02 feet; thence Northeasterly 100.11 feet along the arc of a 386.50 foot radius curve to the right through a central angle of 14°50'26", the chord bears North 01°01'39" East 99.83 feet; thence North 08°26'53" East 93.85 feet; thence Northeasterly 56.20 feet along the arc of a 363.50 foot radius curve to the left through a central angle of 08°51'31", the chord bears North 04°01'07" East 56.15 feet; thence North 00°24'38" West 9.58 feet to the point of beginning. Containing 5.19 acres.

Metes and Bounds for future Phases

Beginning at a point which lies South 00°24'38" East 320.35 feet along the section line and East 68.66 feet from the Northwest corner of Section 28, Township 8 South, Range 3 East, Salt Lake Base Meridian; and running thence East 453.40 feet to the West line of Canyon Gate Subdivision; thence South 00°24'38" East 333.08 feet along said subdivision; thence South 89°58'55" West 443.47 feet; thence Northwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the right through a central angle of 89°36'27", the chord bears North 45°12'52" West 14.09 feet; thence North 00°24'38" West 323.29 feet to the point of beginning. Containing 3.47 acres.