



W2807645

E# 2807645 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
05-Aug-16 02:07 PM FEE \$12.00 DEP TT
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

SCRIVENER'S AFFIDAVIT

WHEREAS, a Declaration of Easements was recorded on September 24, 2007 as Entry Number 2293736 in the Official Records of the Weber County Recorder, with Sandstone Shopping Center, LLC, a Utah limited liability company, as the Declarant.

WHEREAS, some information in the recorded document was omitted or incorrect;

NOW, THEREFORE, this affidavit is being recorded to identify and / or correct the incorrect items as follows:

A. The fourth paragraph in the body of the Declaration, captioned "Easement in Favor of Lot 3," was erroneous. The correct text is as follows:

The Owner hereby declares for the benefit of Lot 3, and grants to the owner of Lot 3 and its respective successors, and assigns, for the use and benefit of Lot 3 and of such owner and its employees, representatives, agents, invitees, guests and tenants, with Lot 1 being the burdened property and Lot 3 being the benefited property, a non-exclusive easement for vehicle and pedestrian access, ingress and egress to and from 3300 South Street, but not for parking, over and across the portion of Lot 1 described on Exhibit "D," which exhibit is attached hereto and made a part hereof, (the "Easement in Favor of Lot 3"). Such Easement in Favor of Lot 3 shall run with the land and shall be appurtenant to Lot 3, and shall be for the benefit of the owner of Lot 3.

B. Exhibit "D" to the Declaration, "Legal Description of Easement in Favor of Lot 3" was erroneous. The correct Exhibit "D" legal description is as follows:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 3300 SOUTH STREET 2059.80 FEET NORTH 89°50'28" WEST ALONG THE SECTION LINE AND 33.00 FEET NORTH 00°09'32" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 36 AND RUNNING THENCE NORTH 02°12'59" EAST 468.07 FEET; THENCE SOUTH 89°50'28" EAST 25.00 FEET; THENCE SOUTH 02°12'59" WEST 468.07 FEET TO THE SAID NORTH LINE OF 3300 SOUTH STREET, THENCE NORTH 89°50'28" WEST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING.

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C. Exhibit "2" to the Declaration; "Legal Description of Lot 2" was erroneous. The correct Exhibit "2" legal description is as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, T. 6N., R. 2W, S.L.B.& M., U.S. SURVEY.

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING FEET N89°50'28"W. 892.57 AND N00°09'32"E 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 36; THENCE N89°50'28"W ALONG SAID NORTH RIGHT OF WAY LINE 365.67 FEET; THENCE N00°21'53" W 585.27 FEET TO THE FMC TECHNOLOGIES, INC. PROPERTY LINE; THENCE S89°50'28"E ALONG SAID LINE 369.26 FEET; THENCE S00°00'47"E ALONG THE WEST LINE OF THE WEBER HUMAN SERVICES PROPERTY AS MONUMENTED ON THE GROUND 585.24 FEET TO THE POINT OF BEGINNING.

This affidavit is effective to the following described properties: Lot 1, Lot 2 and Lot 3, Wall Commercial Subdivision, according to the Official Plat thereof, recorded in the Office of the County Recorder of Weber County, State of Utah.

Executed this 5 day of Aug., 2016.

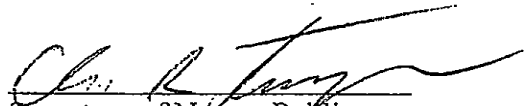


Founders Title Company
By: Jim C. Morris
Its: President

STATE OF UTAH)
DAVIS COUNTY)

SS.

On this 5th day of August, 2016 personally appeared before me Jim. C. Morris known to me to be the individual who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary deed. For the uses and purposes herein mentioned. Given under my hand and official seal this 5 day of August, 2016.


Signature of Notary Public
Notary Public for the State of Utah

