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11/4/2020 2:56:00 PM \$48.00
Book - 11054 Pg - 4494-4498
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 5 P.

AFTER RECORDING RETURN TO:
Old Republic National Title
898 N. 1200 W. #101
Orem, UT 54057

SCRIVENER'S AFFIDAVIT

State of Utah)
) ss.
County of Utah)

Hillary Morgan, being first duly sworn, deposes and says that:

1. I am of adult age, have personal knowledge of all matters stated herein, and am in all respects competent to make this affidavit.
2. I am an employee of Old Republic Title in the capacity of Escrow Officer.
3. I am a Licensed Settlement Agent in the State of Utah.
4. A Memorandum of Development Rights and Agreement to Contribute Land was recorded on June 30, 2017 as Entry 12566628, in Book 10573, at Page 2029, in the official records of the Salt Lake County Recorder that was recorded with a portion of the legal description was missing.
5. This Affidavit is being recorded to give notice of the correct legal description including the missing portion.
 SEE EXHIBIT "A"
6. Further affiant sayeth not.

Dated this 19 day of October, 2020

Hillary Morgan
Hillary Morgan

STATE OF UTAH)
) :ss.
COUNTY OF UTAH)

On the 19 day of October, 2020, personally appeared before me Hillary Morgan, signer of the foregoing instrument who duly acknowledged to me that it was executed with authority.

Stacy L Brown
Notary Public Stacy L Brown
American Fork UT

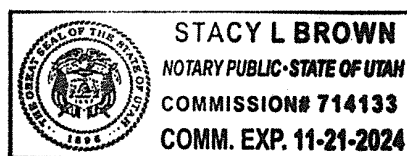


EXHIBIT A

File No.: 1722025HM

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF NORTH MEADOWS PHASE 2 SUBDIVISION AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY #10526016, SAID POINT LIES SOUTH 89°54'03" WEST 16.501 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS IS NORTH 89°54'07" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 21) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 89°54'03" WEST 1642.829 FEET ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE SOUTHEAST CORNER OF ENSIGN MEADOWS SUBDIVISION AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY #7978172; THENCE ALONG THE BOUNDARY OF SAID ENSIGN MEADOWS SUBDIVISION THE FOLLOWING (2) COURSES: 1) NORTH 00°07'17" EAST 1326.345 FEET TO THE NORTHEAST CORNER OF SAID ENSIGN MEADOWS SUBDIVISION; 2) SOUTH 89°56'16" WEST 995.167 FEET TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°08'32" EAST 1167.400 FEET ALONG SAID SECTION LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 201 (ALSO KNOWN AS EXPRESSWAY PROJECT 018-1); THENCE NORTH 89°55'57" EAST 2155.242 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 00°05'53" WEST 1167.610 FEET; THENCE NORTH 89°56'17" EAST 331.714 FEET; THENCE NORTH 00°05'28" EAST 1167.642 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: 1) NORTH 89°55'57" EAST 806.570 FEET TO A POINT ON A 5699.600 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 00°04'03" EAST); 2) ALONG THE ARC OF SAID CURVE 354.407 FEET THROUGH A CENTRAL ANGLE OF 03°33'46" TO THE NORTHWEST CORNER OF PARCEL #14-21-401-005 AS DESCRIBED IN A NOTICE OF ROUTINE LOT LINE ADJUSTMENT AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY #12258842; THENCE SOUTH 00°09'13" EAST 1119.552 FEET ALONG THE WEST LINE OF SAID PARCEL #14-21-401-005 TO THE SOUTHWEST CORNER OF SAID PARCEL #14-21-401-005; THENCE NORTH 89°56'20" EAST 341.063 FEET ALONG THE SOUTH LINE OF SAID PARCEL #14-21-401-005 AND THE SOUTH LINE OF PARCEL #14-21-401-008 AS DESCRIBED IN SAID NOTICE OF ROUTINE LOT LINE ADJUSTMENT TO THE SOUTHEAST CORNER OF SAID PARCEL #14-21-401-008; THENCE NORTH 00°02'02" WEST 1088.085 FEET ALONG THE EAST LINE OF SAID PARCEL #14-21-401-008 AND THE EAST LINE OF PARCEL #14-21-401-007 AS DESCRIBED IN SAID NOTICE OF ROUTINE LOT LINE ADJUSTMENT TO THE NORTHEAST CORNER OF SAID PARCEL #14-21-401-007 ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (5) COURSES: 1) SOUTH 83°39'03" EAST 461.761 FEET TO A POINT ON A 447.460 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 06°20'57" WEST); 2) ALONG THE ARC OF SAID CURVE 219.578 FEET THROUGH A CENTRAL

ANGLE OF 28°06'59"; 3) SOUTH 55°32'03" EAST 252.000 FEET TO A POINT ON A 507.460 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 34°27'57" EAST); 4) ALONG THE ARC OF SAID CURVE 305.245 FEET THROUGH A CENTRAL ANGLE OF 34°27'52"; 5) NORTH 89°59'57" EAST 79.953 FEET TO A POINT ON THE WEST LINE OF A PARCEL GRANTED TO WEST VALLEY CITY IN ENTRY #11811108 AT BOOK 10214, PAGE 1712 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE OF THE WEST VALLEY CITY PARCEL THE FOLLOWING (3) COURSES: 1) SOUTH 40°16'39" EAST 30.141 FEET; 2) SOUTH 00°09'19" EAST 38.500 FEET; 3) SOUTH 02°16'53" EAST 287.537 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 7200 WEST STREET; THENCE SOUTH 00°09'19" EAST 916.569 FEET ALONG SAID WEST RIGHT-OF-WAY LINE ALSO BEING A LINE 40.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO THE NORTHEAST CORNER OF PARCEL #14-21-426-003, ALSO KNOWN AS ENTHEOS ACADEMY; THENCE ALONG THE BOUNDARY OF SAID ENTHEOS ACADEMY PROPERTY THE FOLLOWING (2) COURSES: 1) SOUTH 89°56'27" WEST 670.150 FEET; 2) SOUTH 00°09'19" EAST 334.057 FEET ALONG THE WEST LINE OF SAID ENTHEOS ACADEMY AND WEST LINE EXTENDED TO THE NORTH LINE OF COPPERVIEW SUBDIVISION AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY #3130827; THENCE SOUTH 89°58'47" WEST 1048.701 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID COPPERVIEW SUBDIVISION; THENCE NORTH 00°01'13" WEST 3.612 FEET TO A LINE 495.000 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°54'07" WEST 318.871 FEET ALONG SAID LINE; THENCE SOUTH 00°05'16" WEST 13.803 FEET TO THE NORTHEAST CORNER OF SAID NORTH MEADOWS PHASE 2 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID NORTH MEADOWS PHASE 2 THE FOLLOWING (2) COURSES: 1) SOUTH 89°54'07" WEST 592.210 FEET; 2) SOUTH 00°04'58" WEST 481.198 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO SALT LAKE COUNTY BY SPECIAL WARRANT DEED RECORDED SEPTEMBER 18, 1987 AS ENTRY NO. 4524364 IN BOOK 5962 AT PAGE 1136 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 8000 WEST, SAID POINT BEING NORTH 1884.65 FEET AND EAST 42.03 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°22'23" WEST 119.67 FEET; THENCE SOUTH 65°16'14" EAST 53.91 FEET; THENCE NORTH 54°43'46" EAST 60.77 FEET; THENCE NORTH 35°16'14" WEST 42.12 FEET; THENCE NORTH 45°17'14" WEST 103.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION OF LAND LYING WITH THE RIGHT-OF-WAY OF 8000 WEST STREET.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

A PORTION OF THE SW1/4 & SE1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MAGNA, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°54'03"W ALONG THE SECTION LINE 16.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, T1S, R2W, S.L.B.& M.; THENCE S89°54'03"W ALONG THE SECTION LINE 1,642.83 FEET; THENCE N0°07'17"E 925.19 FEET; THENCE N89°58'17"E 1,208.05 FEET TO THE SOUTHERLY LINE OF THE RITER CANAL; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING 7 (SEVEN) COURSES AND DISTANCES: SOUTHEASTERLY ALONG THE ARC OF A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N23°45'02"E) 134.92 FEET THROUGH A CENTRAL ANGLE OF 20°36'52" (CHORD: S76°33'24"E 134.19 FEET); THENCE S86°51'49"E 1,072.09 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT 122.89 FEET THROUGH A CENTRAL ANGLE OF 7°49'24" (CHORD: N89°13'29"E 122.79 FEET); THENCE N85°18'46"E 261.20 FEET; THENCE ALONG THE ARC OF A 1,250.00 FOOT RADIUS CURVE TO THE RIGHT 78.69 FEET THROUGH A CENTRAL ANGLE OF 3°36'25" (CHORD: N87°06'58"E 78.68 FEET); THENCE N88°55'11"E 498.06 FEET; THENCE N89°18'31"E 901.86 FEET TO THE WESTERLY LINE OF 7200 WEST STREET; THENCE S0°09'19"E ALONG SAID STREET 52.26 FEET; THENCE S89°56'27"W 670.15 FEET; THENCE S0°09'19"E 329.02 FEET; THENCE S89°54'07"W 1,367.56 FEET; THENCE S0°05'16"W 13.80 FEET; THENCE S89°54'06"W 575.71 FEET; THENCE S89°54'07"W 16.54 FEET; THENCE S0°04'58"W 481.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SR-201 FRONTAGE ROAD ``S" AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP ENTITLED SR-201 BOUNDARY SURVEY FILED AS NO. S2004-08-0511 IN THE RECORDS OF THE SALT LAKE COUNTY SURVEYOR AND THE WEST LINE OF 7200 WEST STREET, SAID POINT BEING SOUTH 00°09'19" EAST 558.19 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING) AND WEST 70.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21, AND THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING THREE COURSES: 1) SOUTH 40°16'39" EAST 30.00 FEET, 2) SOUTH 00°09'19" EAST 38.50 FEET AND 3) SOUTH 02°16'53" EAST 227.52 FEET; THENCE SOUTH 89°50'41" WEST 100.33 FEET; THENCE SOUTH 00°00'17" WEST 22.00 FEET; THENCE SOUTH 89°50'41" WEST 300.52 FEET; THENCE NORTH 00°00'17" EAST 289.30 FEET; THENCE NORTH 28°12'24" EAST 96.82 FEET TO SAID SOUTH LINE OF FRONTAGE ROAD ``S" AND A POINT ON THE ARC OF A 507.46 FOOT NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 28°51'34" EAST; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: 1) EASTERLY 256.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'53" AND A LONG CHORD OF SOUTH 75°38'53" EAST 254.24 FEET AND 2) NORTH 89°50'41" EAST 80.20 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A 30.00 FOOT WIDE EASEMENT FOR THE PURPOSES STATED IN THAT CERTAIN GRANT OF EASEMENT RECORDED APRIL 13, 2016 AS ENTRY NO. 12258848 IN BOOK 10420 AT PAGE

8036, LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POWER POLE THAT LIES SOUTH 89°54'07" WEST 1292.084 FEET ALONG THE SECTION LINE AND NORTH 2179.449 FEET FROM THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 05°07'30" WEST 191.443 FEET TO A POWER POLE; THENCE SOUTH 00°02'06" WEST 194.526 FEET TO A POWER POLE; THENCE SOUTH 00°16'19" EAST 183.791 FEET TO A POWER POLE; THENCE SOUTH 00°03'35" WEST 205.577 FEET TO A POWER POLE; THENCE SOUTH 00°01'08" WEST 192.634 FEET TO A POWER POLE ALSO BEING THE POINT OF TERMINUS.

The following is for informational purposes only:

Tax ID No. 14-21-300-014
Tax ID No. 14-21-300-002
Tax ID No. 14-21-300-003
Tax ID No. 14-21-300-004
Tax ID No. 14-21-300-006
Tax ID No. 14-21-300-005
Tax ID No. 14-21-300-011
Tax ID No. 14-21-300-012
Tax ID No. 14-21-300-017
Tax ID No. 14-21-300-016
Tax ID No. 14-21-401-002
Tax ID No. 14-21-401-001
Tax ID No. 14-21-426-005
Tax ID No. 14-21-451-013