

When recorded, mail document and tax notice to:
Pecan Valley Resort Homeowners Association, Inc.
5146 W. 1930 S.
Hurricane, UT 84737

DOC # 20240014642

Affidavit Miscellaneous Page 1 of 2
Gary Christensen Washington County Recorder
05/10/2024 03:35:42 PM Fee \$ 40.00
By FISHER & HUNTER LLC



Parcel No. H-PEV-3-38 through 60

AFFIDAVIT OF SCRIVENER'S ERROR

David W. Hunter, being duly sworn upon oath, deposes and says:

1. I am over eighteen years of age and competent to make this affidavit.
2. On January 17, 2023, I drafted and caused a First Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort to be recorded in the office of the Washington County Recorder, State of Utah, as Instrument No. 20230001353, which incorrectly included Phase 2 Pecan Valley.
3. This Affidavit is being recorded for the sole purpose of correcting the legal description of the First Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort referenced above by removing Phase 2. The true and correct legal description for the property conveyed pursuant to said First Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pecan Valley Resort is as follows:

See Exhibit "A"

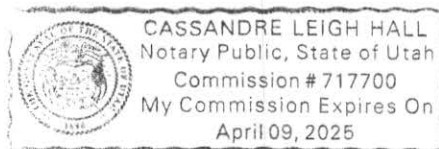
Subject to easements, restrictions, encumbrances and rights-of-way of record, and reservations of record and those enforceable in law and equity.

WITNESS the hand of said affiant this 10th day of May, 2024.

David W. Hunter

STATE OF UTAH)
) ss.
WASHINGTON COUNTY)

This instrument was acknowledged before me this 10th day of May, 2024, by David W. Hunter.



Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION**Pecan Valley Phase 3:**

All of Lots 38 - 60, Pecan Valley Phase 3, a Residential Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, restrictions, reservations, and rights of way currently appearing of record and those enforceable in law and equity and property taxes for the year 2021 and subsequent years.

Parcel ID Number:
H-PEV-3-38 through 60

Next Phases:

H-4138-B

BEG S 0°03' E ALG SEC/L 440 FT FM NE COR SEC 15 T42S R14W TH S 0°03' E ALG SEC/L 2180.45 FT TO BLM MONT AT E1/4 COR SEC 15 TH S 0°0'54" W ALG SEC/L 1323.21 FT TO MONT AT SE CORNE1/4 SE1/4 SEC 15; TH N89°49'28" W 1323.89 FT TO SW COR; TH N 0°02'42" W 1322.22 FT TO 1/16 COR; TH N0°04'43" W 2625.75 FT TO NW COR NE1/4 NE1/4 SD SEC; TH S 89°38'20" E ALG SEC/L 732.59 FT; TH S 0°03' E 440 FT; TH S 89°38'20" E 594.02 FT TO POB.

LESS: BEG S 0°04'43" E 317.15 FT ALG 1/16 LN FM NW COR NE1/4 NE1/4 SEC 15 T42S R15W TH S 0°04'43" E 2308.60 FT ALG 1/16 TO PT ON E-W C/S/L SEC 15; TH S 0°02'42" E 1322.22 FT ALG 1/16 LN TO SW COR NE1/4 SE1/4 SEC 15; TH S 89°49'28" E 480 FT ALG 1/16 LN; THN 0°02'42" W 1322.58 FT; TH N 0°04'43" W 2306.68 FT; TH S 89°55'17" W 480.01 FT M/L TO POB

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

H-4138-B-1

SE1/4NE1/4 AND NE1/4SE1/4 SEC 15 T42S R14S SLB&M LESS AND EXCEPTING:
BEGINNING AT A POINT SOUTH 0°04'43" EAST, 317.15 FEET ALONG THE 1/16 LINE FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND CONTINUE RUNNING THENCE SOUTH 0°04'43" EAST, 2308.60 FEET ALONG THE 1/16 TO A POINT ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 15; THENCE SOUTH 0°02'42" EAST, 1322.22 FEET ALONG THE 1/16 LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SAID SECTION 15; THENCE SOUTH 89°49'28" EAST, 480.00 FEET ALONG THE 1/16 LINE; THENCE NORTH 0°02'42" WEST, 1322.58 FEET; THENCE NORTH 0°04'43" WEST, 2306.68 FEET; THENCE SOUTH 89°55'17" WEST, 480.01 FEET, MORE OR
LESS, TO THE POINT OF BEGINNING