

When recorded, return to:  
Cottonwood Title Ins. Agency, Inc.  
1996 East 6400 South #120  
Salt Lake City, UT 84121

File No.: 118436-CAF

## **AFFIDAVIT OF CLERICAL ERROR**

The undersigned, having been duly sworn, hereby deposes and says as follows:


1. I am a resident of Salt Lake County, State of Utah and that I have reached the age of majority.
2. I am the Vice President of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That on February 28, 2020, various documents were recorded by Cottonwood Title Insurance Agency, Inc. with the Davis County Recorder, specifically:
  1. A Special Warranty Deed was recorded in the office of the Davis County Recorder as Entry No. 3230448 in Book 7459 at Page 3565.
  2. A Deed of Trust, Security Agreement, Assignment of Leases and Rents, Assignment of Permits, Contracts and Plans and Fixture Filing was recorded in the office of the Davis County Recorder as Entry No. 3230449 in Book 7459 at Page 3568.
  3. A Declarants Rights Assignment, Exemption, and Plan Approval Agreement recorded in the office of the Davis County Recorder as Entry No. 3230450 in Book 7459 at Page 3603.
4. The above documents all contained a minor typographical error in which there was a point of reference line missing from the legal description.. The correct legal description is shown in Exhibit B (with an underline on the missing reference line).
5. This affidavit pertains to property in Davis County, State of Utah, more particularly described as:

**See Exhibit A attached hereto**

Parcel Identification Number(s): 10-063-0035 (for reference purposes only)

Dated this March 20, 2020.


COTTONWOOD TITLE INSURANCE AGENCY, INC.

  
\_\_\_\_\_  
Cortlund G. Ashton  
Vice President

State of Utah

County of Salt Lake

On the March 20, 2020, personally appeared before me Cortlund G. Ashton who being by me duly sworn, did say that he is the Vice President of Cottonwood Title Insurance Agency, Inc., and that said instrument was signed in behalf of said corporation by authority of its bylaws (or by a resolution of its board of directors) and said Cortlund G. Ashton acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**  
**Legal Description**

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at the Southwest corner of the proposed The Park PRUD - Phase 1 (Layton City, Davis County, Utah), said point also being the Southeast corner of the Intersection of 2200 West Street and the proposed 800 North Street, said point being 33.00 feet North 89°50'40" East along the quarter section line and 1,051.07 feet South 00°11'10" West along the Easterly right-of-way line of said 2200 West Street from the Northwest corner of said Section 19; and running thence East 577.52 feet along the Southerly right-of-way line of said proposed 800 North Street; thence South 189.27 feet to a point on the Northerly line of the Layton City Corporation Property; thence South 89°50'40" West 578.14 feet along said Northerly line to the Easterly right-of-way line of said 2200 West Street; thence North 00°11'10" East 190.84 feet along said Easterly right-of-way line to the Southerly right-of-way line of said proposed 800 North Street and the point of beginning. (aka the proposed The Park PRUD - Phase 6)

ALSO:

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly right-of-way line of the proposed 800 North Street, also at a point on the Southerly line of the proposed The Park PRUD - Phase 3 (Layton City, Davis County, Utah), said point being 604.25 feet North 89°50'40" East along the quarter section line and 1,052.71 feet South 00°09'20" East from the Northwest corner of said Section 19; and running thence along the boundary of said proposed The Park PRUD - Phase 3 the following five (5) courses: (1) East 725.13 feet; (2) South 155.00 feet; (3) East 112.46 feet; (4) Southeasterly along the arc of a 50.00 foot radius curve to the left a distance of 36.58 feet (Central Angle equals 41°54'45" and long chord bears South 69°11'58" East 35.77 feet) to a point of non-tangency; and (5) South 00°09'20" East 19.20 feet to the Northerly line of the Layton City Parcel; thence South 89°50'40" West 871.08 feet along said Northerly line to the Easterly line of the proposed The Park PRUD - Phase 6; thence North 189.27 feet to the Southerly right-of-way line of said proposed 800 North Street and the Southerly line of the proposed The Park PRUD - Phase 3 and the point of beginning. (aka the proposed The Park PRUD - Phase 7)

**EXHIBIT B**  
**Correction Highlight**

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at the Southwest corner of the proposed The Park PRUD - Phase 1 (Layton City, Davis County, Utah), said point also being the Southeast corner of the Intersection of 2200 West Street and the proposed 800 North Street, said point being 33.00 feet North 89°50'40" East along the quarter section line and 1,051.07 feet South 00°11'10" West along the Easterly right-of-way line of said 2200 West Street from the Northwest corner of said Section 19; and running thence East 577.52 feet along the Southerly right-of-way line of said proposed 800 North Street; thence South 189.27 feet to a point on the Northerly line of the Layton City Corporation Property; thence South 89°50'40" West 578.14 feet along said Northerly line to the Easterly right-of-way line of said 2200 West Street; thence North 00°11'10" East 190.84 feet along said Easterly right-of-way line to the Southerly right-of-way line of said proposed 800 North Street and the point of beginning. (aka the proposed The Park PRUD - Phase 6)

ALSO:

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly right-of-way line of the proposed 800 North Street, also at a point on the Southerly line of the proposed The Park PRUD - Phase 3 (Layton City, Davis County, Utah), said point being 604.25 feet North 89°50'40" East along the quarter section line and 1,052.71 feet South 00°09'20" East from the Northwest corner of said Section 19; and running thence along the boundary of said proposed The Park PRUD - Phase 3 the following five (5) courses: (1) East 725.13 feet; (2) South 155.00 feet; (3) East 112.46 feet; (4) Southeasterly along the arc of a 50.00 foot radius curve to the left a distance of 36.58 feet (Central Angle equals 41°54'45" and long chord bears South 69°11'58" East 35.77 feet) to a point of non-tangency; and (5) South 00°09'20" East 19.20 feet to the Northerly line of the Layton City Parcel; thence South 89°50'40" West 871.08 feet along said Northerly line to the Easterly line of the proposed The Park PRUD - Phase 6; thence North 189.27 feet to the Southerly right-of-way line of said proposed 800 North Street and the Southerly line of the proposed The Park PRUD - Phase 3 and the point of beginning. (aka the proposed The Park PRUD - Phase 7)