

## SCRIVENER'S AFFIDAVIT

STATE OF UTAH  
COUNTY OF SALT LAKE } :SS

**Karl Minnick**, being of legal age and being first duly sworn deposes and states as follows:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. A Special Warranty Deed was recorded on **December 12, 2022, as Entry No. 583735**, in the Tooele County Recorder's Office. This document contains a minor typographical or clerical error as to the a portion of the **legal description**.
3. This affidavit, in compliance with Utah Code Ann. Section 57-3-106(8), augments, amends or corrects this error. The portion of the **legal description** recorded in Entry No. 583735 read as follows, section highlighted in bold that need correction:

PARCEL 3: (03-007-0-0033) Now 01-401-0-0003

BEING A PORTION OF A TOOELE COUNTY RIGHT OF WAY RECORDED AS ENTRY NO. 278669, TOOELE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOELE, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH 89°39'20" EAST 9.83 FEET FROM THE TOOELE COUNTY WITNESS MONUMENT FOR SAID NORTHWEST CORNER; THENCE NORTH 89°39'20" EAST 130.67 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE EAST RIGHT OF WAY OF SR-36; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 00°25'45" EAST 1325.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID TOOELE COUNTY RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 89°38'33" EAST 6.66 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARING IS NORTH 60°30'29" WEST HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 61°30'16" AN ARC DISTANCE OF 53.67 FEET; THENCE **SOUTH 89°00'14" EAST 1052.55 FEET** TO SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°38'33" WEST 1106.80 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING OF SOUTH 00°25'43" EAST BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 3.

- 4. This affidavit, in compliance with Utah Code Ann. Section 57-3-106(8), augments, amends or corrects this error. The portion of the legal description should read as follows:


PARCEL 3: (03-007-0-0033) Now 01-401-0-0003

BEING A PORTION OF A TOOEELE COUNTY RIGHT OF WAY RECORDED AS ENTRY NO. 278669, TOOEELE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOEELE, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH 89°39'20" EAST 9.83 FEET FROM THE TOOEELE COUNTY WITNESS MONUMENT FOR SAID NORTHWEST CORNER; THENCE NORTH 89°39'20" EAST 130.67 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE EAST RIGHT OF WAY OF SR-36; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 00°25'45" EAST 1325.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID TOOEELE COUNTY RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 89°38'33" EAST 6.66 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARING IS NORTH 60°30'29" WEST HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 61°30'16" AN ARC DISTANCE OF 53.67 FEET; **THENCE SOUTH 89°00'14" EAST 1062.55' FEET** TO SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°38'33" WEST 1106.80 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING OF SOUTH 00°25'43" EAST BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 3.

Dated this 7 day of February, 2023

  
Karl Minnick

Subscribed and sworn to before me this 7 day of February 2023, by Karl Minnick who acknowledged to me that he executed the above instrument.

  
Notary Public

