

**AFFIDAVIT OF CORRECTION
GIBB SUBDIVISION, PLAT A**

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

Affiant, Kagan M. Dixon, having been first duly sworn, states and certifies that:

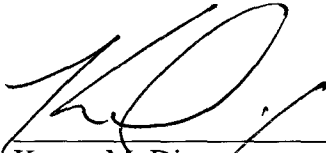
1. I am over 21 years of age.
2. I have personal knowledge of all matters stated herein and am otherwise competent to make this Affidavit.
3. I am an employee of Wilding Engineering, in Bluffdale, Utah, and am a Professional Land Surveyor licensed in the State of Utah and having license number 9061091 as set forth in Utah State Code, Title 58, Chapter 22.
4. I prepared a record of survey, and subsequently prepared the plat of subdivision for Storrs Court Subdivision, a proposed plat of subdivision for certain real property located in American Fork, Utah (the “**Storrs Court Plat**”).
5. In connection with my preparation of the Storrs Court Plat, I evaluated a purported boundary discrepancy between the eastern boundary of the Storrs Court Plat and the western boundary of the Gibb Subdivision, Plat A, recorded in the Office of the Utah County Recorder on August 22, 1977, as Entry No. 27038 (the “**Gibb Plat**”).
6. Pursuant to my evaluation, I determined that the purported boundary discrepancy resulted from an errant call in the boundary description included on the face of the Gibb Plat (the “**Boundary Description**”) that resulted in an of-record shift of the Lots within the Gibb Subdivision, which Lots are more particularly described on Exhibit A attached hereto, to the west and away from the eastern boundary of the Gibb Subdivision expressly identified in such description as running “ALONG 100 WEST STREET’
7. The above-described shift is inconsistent with the depiction of the Lots created pursuant to the Gibb Subdivision as well as the presently existing fence running along the western boundary of the Lots created pursuant to the Gibb Subdivision.
8. The following legal description is consistent with the depiction of the platted boundary, and Lots created pursuant to the Gibb Subdivision:

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING ALL OF GIBB SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 1860-6, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°10'31" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2068.57 FEET AND EAST 18.31 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 100 WEST STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION, AND RUNNING THENCE NORTH 89°02'46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 400 SOUTH STREET A DISTANCE OF 200.30 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE NORTH 01°06'00" EAST ALONG THE PROJECTION OF AN OLD FENCE A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 89°36'26" EAST 198.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 100 WEST STREET; THENCE SOUTH 00°46'26" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 334.00 FEET TO THE POINT OF BEGINNING.

9. I am filing this Affidavit of Correction for the sole purpose of correcting the legal description set forth on the face of the Gibb Subdivision Plat.

DATED this 26 day of NOVEMBER, 2024.


Kagan M. Dixon

Subscribed and sworn to before me this 26th day of November, 2024.



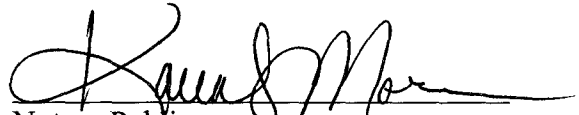

Notary Public

EXHIBIT A
TO
AFFIDAVIT OF CORRECTION

Lots 1 through 5, Gibb Subdivision, Plat A, according to the official plat thereof on file of record in the office of the Utah County Recorder.

Tax Parcel Nos. 40-072-0001 thru 0005