

**AFFIDAVIT  
CLARIFYING LEGAL DESCRIPTION**

Re: A Master Development Agreement recorded July 01, 2025, as **Entry No. W3375299** in the official records of the Weber County Recorder.

**AFFECTED PARCEL ID:** 15-028-0071

Weber County and Heritage Land Holdings, LLC hereby state as follows:

1. On July 01, 2025, a Master Development Agreement (“MDA”) between **Heritage Land Holdings, LLC** and **Weber County** was recorded in the office of the Weber County Recorder as **Entry No. W3375299** (the "MDA").
2. Due to a clerical error and scrivener's mistake in the legal description attached to said MDA, **Parcel No. 15-028-0071** was inadvertently included as being subject to the MDA, and **Parcel No. 15-028-0072** was inadvertently excluded from the MDA.
3. Weber County and Heritage Land Holdings, LLC acknowledge and agree that the inclusion of Parcel No. 15-028-0071 and the exclusion of **Parcel No. 15-028-0072** was a mistake and that it was never the intent of the parties for this parcel to be encumbered by or subject to the terms of the MDA.
4. This Affidavit is being recorded pursuant to U.C.A. § 57-3-106(9) for the purpose of clarifying the public record and providing notice that **PARCEL NO. 15-028-0071 IS NOT SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT** recorded as Entry No. W3375299, and **PARCEL NO. 15-028-0072** is.
5. The legal description of the parcel being excluded by this Affidavit is as follows:

**Parcel # 15-028-0071**

AREA BETWEEN 15-028-0019 AND THE BROW/UPPER BANK OF THE OLDWEBER RIVER CHANNEL. PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN MONUMENTED WITH A WEBER COUNTY ALUMINIUM CAP, THENCE NORTH 03D56'16" WEST 1779.92 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, THENCE NORTH 86D03'44" EAST 963.77 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE ALONG THE BOUNDARY OF WARRANTY DEED

RECORDED IN THE WEBER COUNTY RECORDERS OFFICE UNDER E#3225236 ON MARCH 22, 2022 THE NEXT SIX COURSES: 1) THENCE SOUTH 10D23'44" WEST 226.81 FEET, 2) THENCE SOUTH 81D34'43" WEST 247.99 FEET, 3) THENCE SOUTH 26D40'32" WEST 327.20 FEET, 4) THENCE SOUTH 06D35'23" EAST 153.19 FEET, 5) THENCE SOUTH 61D30'49" EAST 526.19 FEET 6) THENCE NORTH 83D59'38" EAST 365.31 FEET 7) THENCE NORTH 00D00'00" WEST 62.74 FEET 8) THENCE NORTH 18D22'18" EAST 365.63 FEET TO THE CENTER OF THE MAIN CHANNEL OF THE WEBER RIVER AS DEFINED BY RIVER SIDE STATES (WEBER COUNTY RECORDERS OFFICE BOOK 04 PAGE 005) THENCE ALONG SAID CENTER OF MAIN CHANNEL THE NEXT TWO COURSES: 1) THENCE SOUTH 43D59'42" EAST 175.84 FEET, 2) THENCE SOUTH 87D10'07" EAST 73.16 FEET, THENCE SOUTH 01D06'19" WEST 205.87 FEET, THENCE ALONG THE BRIM/UPPER BANK OF THE OLD WEBER RIVER CHANNEL THE NEXT TWENTY FOUR COURSES: 1) THENCE SOUTH 33D51'33" WEST 47.75 FEET, 2) THENCE SOUTH 46D24'48" WEST 94.81 FEET, 3) THENCE SOUTH 64D40'00" WEST 108.21 FEET, 4) THENCE SOUTH 83D31'15" WEST 53.45 FEET 5) THENCE NORTH 74D14'44" WEST 65.63 FEET, 6) THENCE NORTH 38D21'09" WEST 23.58 FEET, 7) THENCE NORTH 63D51'01" WEST 34.19 FEET, 8) THENCE SOUTH 76D30'56" WEST 216.77 FEET, 9) THENCE NORTH 82D26'43" WEST 33.76 FEET, 10) THENCE SOUTH 61D30'58" WEST 67.33 FEET, 11) THENCE NORTH 81D08'42" WEST 88.25 FEET, 12) THENCE NORTH 62D06'52" WEST 46.11 FEET, 13) THENCE NORTH 11D28'50" WEST 37.75 FEET, 14) THENCE NORTH 53D23'26" WEST 34.59 FEET, 15) THENCE NORTH 65D47'27" WEST 160.79 FEET 16) THENCE SOUTH 84D14'51" WEST 23.58 FEET, 17) THENCE NORTH 50D46'04" WEST 71.33 FEET. 18) THENCE NORTH 65D23'41" WEST 112.56 FEET 19) THENCE NORTH 19D13'06" WEST 206.96 FEET, 20) THENCE NORTH 00D21'38" EAST 141.95 FEET, 21) THENCE NORTH 20D03'35" EAST 159.36 FEET, 22) THENCE NORTH 39D07'57" EAST 86.21 FEET, 23) THENCE NORTH 64D58'36" EAST 140.06 FEET, 24) THENCE SOUTH 83D58'39" EAST 69.58 FEET THENCE NORTH 23D45'53" EAST 272.45 FEET TO THE CENTER OF MAIN CHANNEL OF THE WEBER RIVER, THENCE SOUTH 47D54'14" EAST 114.06 FEET ALONG SAID CENTER OF MAIN CHANNEL TO THE POINT OF BEGINNING. CONTAINING 5.829 ACRES MORE OR LESS.

6. The legal description of the parcel being included by this Affidavit is as follows:

**Parcel # 15-028-0072**

PART OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF WEBER RIVER. EXCEPT THAT PORTION DEEDED #1719913 2085-1583 PARCEL 1. LESS AND EXCEPTING: AREA BETWEEN 15-028-0019 AND THE BROW/UPPER BANK OF THE OLD WEBER RIVER CHANNEL. PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN MONUMENTED WITH A WEBER COUNTY ALUMINIUM CAP, THENCE NORTH 03D56'16" WEST 1779.92 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, THENCE NORTH 86D03'44" EAST 963.77 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE ALONG THE BOUNDARY OF WARRANTY DEED RECORDED IN THE WEBER

COUNTY RECORDERS OFFICE UNDER E# 3225236 ON MARCH 22, 2022 THE NEXT SIX COURSES: 1) THENCE SOUTH 10D23'44" WEST 226.81 FEET, 2) THENCE SOUTH 81D34'43" WEST 247.99 FEET, 3) THENCE SOUTH 26D40'32" WEST 327.20 FEET, 4) THENCE SOUTH 06D35'23" EAST 153.19 FEET, 5) THENCE SOUTH 61D30'49" EAST 526.19 FEET 6) THENCE NORTH 83D59'38" EAST 365.31 FEET 7) THENCE NORTH 00D00'00" WEST 62.74 FEET 8) THENCE NORTH 18D22'18" EAST 365.63 FEET TO THE CENTER OF THE MAIN CHANNEL OF THE WEBER RIVER AS DEFINED BY RIVER SIDE ESTATES (WEBER COUNTY RECORDERS OFFICE BOOK 04 PAGE 005) THENCE ALONG SAID CENTER OF MAIN CHANNEL THE NEXT TWO COURSES: 1) THENCE SOUTH 43D59'42" EAST 175.84 FEET, 2) THENCE SOUTH 87D10'07" EAST 73.16 FEET, THENCE SOUTH 01D06'19" WEST 205.87 FEET, THENCE ALONG THE BRIM/UPPER BANK OF THE OLD WEBER RIVER CHANNEL THE NEXT TWENTY FOUR COURSES: 1) THENCE SOUTH 33D51'33" WEST 47.75 FEET, 2) THENCE SOUTH 46D24'48" WEST 94.81 FEET, 3) THENCE SOUTH 64D40'00" WEST 108.21 FEET, 4) THENCE SOUTH 83D31'15" WEST 53.45 FEET 5) THENCE NORTH 74D14'44" WEST 65.63 FEET, 6) THENCE NORTH 38D21'09" WEST 23.58 FEET, 7) THENCE NORTH 63D51'01" WEST 34.19 FEET, 8) THENCE SOUTH 76D30'56" WEST 216.77 FEET, 9) THENCE NORTH 82D26'43" WEST 33.76 FEET, 10) THENCE SOUTH 61D30'58" WEST 67.33 FEET, 11) THENCE NORTH 81D08'42" WEST 88.25 FEET, 12) THENCE NORTH 62D06'52" WEST 46.11 FEET, 13) THENCE NORTH 11D28'50" WEST 37.75 FEET, 14) THENCE NORTH 53D23'26" WEST 34.59 FEET, 15) THENCE NORTH 65D47'27" WEST 160.79 FEET 16) THENCE SOUTH 84D14'51" WEST 23.58 FEET, 17) THENCE NORTH 50D46'04" WEST 71.33 FEET. 18) THENCE NORTH 65D23'41" WEST 112.56 FEET 19) THENCE NORTH 19D13'06" WEST 206.96 FEET, 20) THENCE NORTH 00D21'38" EAST 141.95 FEET, 21) THENCE NORTH 20D03'35" EAST 159.36 FEET, 22) THENCE NORTH 39D07'57" EAST 86.21 FEET, 23) THENCE NORTH 64D58'36" EAST 140.06 FEET, 24) THENCE SOUTH 83D58'39" EAST 69.58 FEET THENCE NORTH 23D45'53" EAST 272.45 FEET TO THE CENTER OF MAIN CHANNEL OF THE WEBER RIVER, THENCE SOUTH 47D54'14" EAST 114.06 FEET ALONG SAID CENTER OF MAIN CHANNEL TO THE POINT OF BEGINNING. CONTAINING 5.829 ACRES MORE OR LESS. (E#3351785).

IN WITNESS WHEREOF, the Parties hereto have executed this Affidavit by and through their respective, duly authorized representatives.

**DEVELOPER:**

**HERITAGE LAND HOLDINGS, LLC**

a Utah limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**DEVELOPER ACKNOWLEDGMENT**

STATE OF UTAH \_\_\_\_\_ )

:ss.

COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Heritage Land Holdings, LLC, a Utah limited liability company, and that the foregoing instrument was executed on behalf of said company.

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

WEBER COUNTY

By: \_\_\_\_\_

Gage Froerer

Chair, Weber County Commission

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Ricky D. Hatch, CPA

Weber County Clerk/Auditor