

After recording, please send to:

City of Bluffdale  
Attn: City Recorder  
2222 West 14400 South  
Bluffdale, Utah 84065

14035273 B: 11382 P: 472 Total Pages: 5  
10/27/2022 11:07 AM By: dsalazar Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BLUFFDALE CITY  
2222 W 14400 SBLUFFDALE, UT 84065



Parcel No(s):

**SPECIAL WARRANTY DEED**

Sundborn, LLC, grantor, of Salt Lake County, hereby conveys and warrants against all who claim by, through, or under the grantor to the City of Bluffdale, grantee, of Salt Lake County, for the sum of ten dollars, the following described tract of land in Salt Lake County, Utah, to wit:

SEE EXHIBIT A ATTACHED HERETO

Witness the hand of said grantor this 4<sup>th</sup> day of October, 2022.

GRANTOR  
Sundborn, LLC

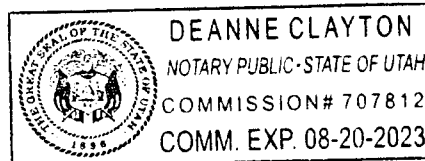
By: James G. Seaberg  
Its: Manager  
Managing Member

State of Utah )  
                                  )  
County of Utah )

On this 4<sup>th</sup> day of OCTOBER 2022, personally appeared before me James G. Seaberg, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Managing Member of Sundborn, LLC and that said document was signed by him/her in behalf of said limited liability company by Authority of its Operating Agreement, and said James G. Seaberg acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Deanne Clayton  
(Notary signature)



(notary seal)

**EXHIBIT A**

**LEGAL DESCRIPTION  
PREPARED FOR  
*Pond Description*  
Bluffdale, UTAH**

6/8/22  
12-063  
AS/MJT

**POND LEGAL DESCRIPTION**

A detention pond located in the Northeast Corner Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Bluffdale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S89°28'05"W 1624.38 feet along the 1/4 Section line and N0°33'38"W 2658.78 feet from the East Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; Said point of beginning being a Rebar & Cap; thence N28°24'18"E 737.29 feet; thence S0°13'46"W 648.59 feet to a Rebar & Cap; thence to and along a fence line N89°59'25"W 348.13 feet to the point of beginning.

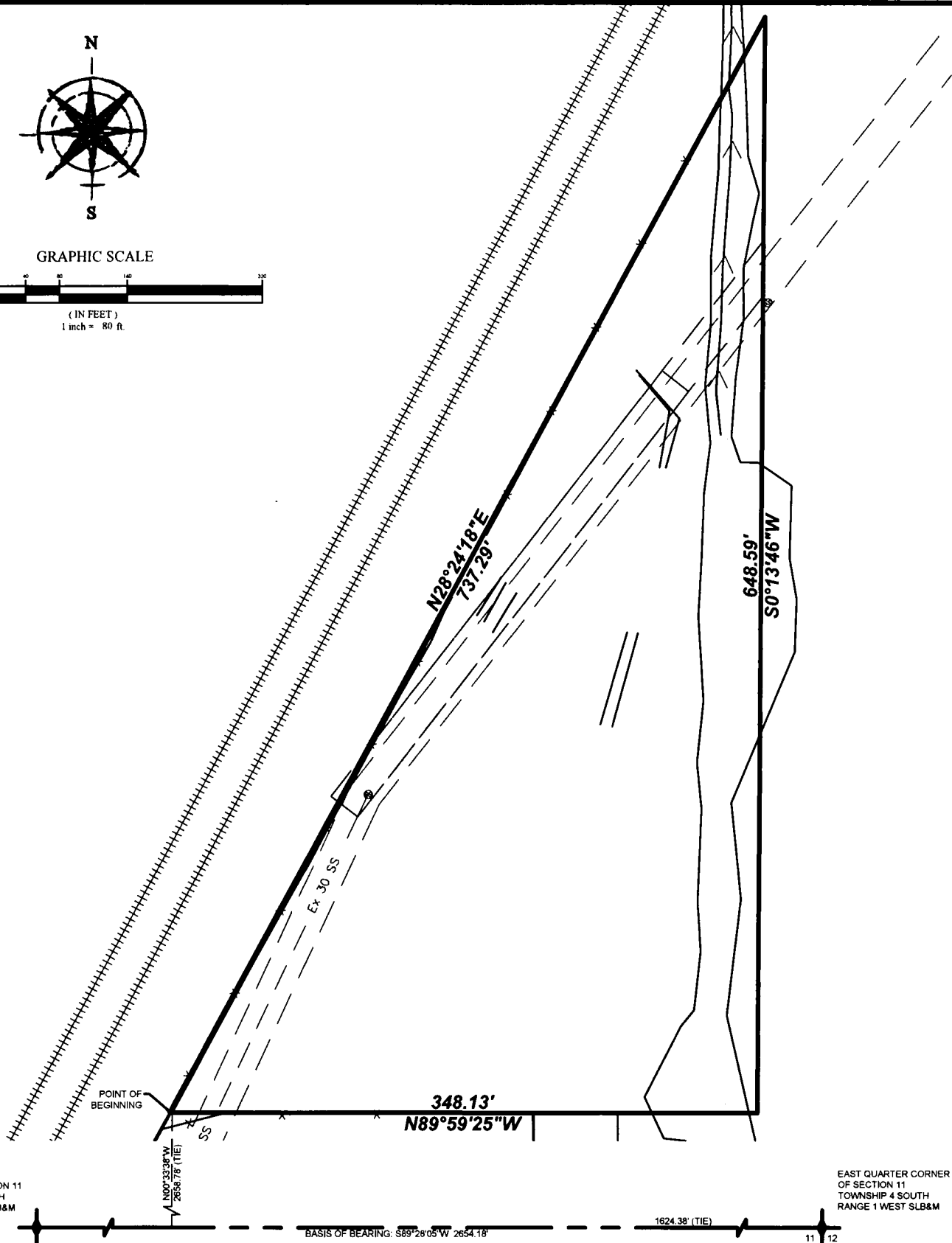
Contains 2.59 +/- Acres



GRAPHIC SCALE



(IN FEET)  
1 inch = 80 ft.



CENTER OF SECTION 11  
TOWNSHIP 4 SOUTH  
RANGE 1 WEST SL&M

POINT OF BEGINNING

N00°33'38\"/>

348.13'  
N89°59'25\"/>

648.59'  
S0°13'46\"/>

EAST QUARTER CORNER  
OF SECTION 11  
TOWNSHIP 4 SOUTH  
RANGE 1 WEST SL&M

BASIS OF BEARING: S89°28'05\"/>

1624.38' (TIE)

11 12



ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH. (801) 352-0075  
www.focusutah.com

# POND DESCRIPTION

Date Created 6/8/22  
Scale 1"=80'  
Drawn MJT  
Job 12-063  
Sheet

1 OF 1

11746251  
10/22/2013 4:51:00 PM \$12.00  
Book - 10187 Pg - 491-492  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Sundborn LLC  
978 Woodoak Ln.  
Salt Lake City, UT 84117



File No. 60362-AF

## WARRANTY DEED

Sundborn, LLC, a Utah limited liability company as to its undivided 85% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to Sundborn, LLC as to an undivided 75.68% interest and Burbs, L.L.C., a Utah limited liability company as to an undivided 9.32% interest

GRANTEE(S) of Salt Lake City, State of Utah  
for the sum of Ten and no/100 (\$10.00) DOLLARS  
and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Beginning at point on the Easterly boundary of the Center Point Business Park Plat "A" P.U.D. as recorded with the office of the Salt Lake County Recorder, said point being located North 89°28'05" East 509.77 feet along the section line and North 00°13'52" East 1178.56 feet along said Easterly boundary of Center Point Business Park Plat "A" P.U.D. from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Easterly boundary of said Center Point Business Park Plat "A" P.U.D. North 00°13'52" East 579.99 feet to a point on the South right-of-way line of the Denver & Rio Grande Railroad; thence along said South right-of-way line North 28°19'44" East 1764.73 feet; thence South 00°12'37" West 648.51 feet; thence South 89°53'40" West 132.43 feet; thence South 01°06'41" East 1327.29 feet; thence South 00°20'07" West 1158.33 feet; thence North 88°16'29" West 168.93 feet; thence North 00°35'10" West 967.27 feet; thence South 83°49'15" West 76.48 feet; thence South 77°35'41" West 45.39 feet; thence North 02°18'03" West 13.48 feet; thence North 40°48'59" West 35.84 feet; thence North 89°10'10" West 400.88 feet to the point of beginning.

TAX ID NUMBER 33-11-200-036 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2013 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of October, 2013.

Sundborn, LLC

BY:   
James G. Seaberg  
Manager

~~Ent 11746251 BK 10187 PG 491~~

State of Utah

County of Salt Lake

On the 22nd day of October, 2013, personally appeared before me James G. Seaberg, who acknowledged himself/herself to be the Manager of Sundbom, LLC, ~~Carrara Properties LLC and Modena LLC, a limited liability company~~, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public



~~BK 10187 PG 492~~