

## WARRANTY DEED

ENT 19143:2016 PG 1 of 2 JEFFERY SMITH UTAH COUNTY RECORDER 2016 Mar 07 3:44 pm FEE 0.00 BY VM RECORDED FOR SPRINGVILLE CITY CORPORATIO

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LPH CHECKER, LC a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at Salem, of County of Utah, State of Utah, grantor,

hereby CONVEY AND WARRANT to

SPRINGVILLE CITY, a Utah Municipal Corporation,

grantees,

of 110 S. Main Street, Springville, Utah 84663

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah.

See Exhibit "A" attached hereto for legal description.

Subject to easements and restrictions of record.

day of _	In witness whereof, the grant	or has caused its name to be hereunto affixe _, A.D. 2016.	d by its duly authorized officers this	<u> </u>
		LPH CHECKER, LC		

By: CLIFFORD B. HALES, manager

STATE OF UTAH ) ss.
County of UTAH )

Notary Public Lunde & Winkelmon

My commission expires: Residing in:

2-11-18 Prous, UT.

Provo Abstract Company, Inc. has prepared this document as a courtesy only. The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.

COURTESY RECORDING

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LINDAS. WINKELMAN NOTARY PUBLIC-STATE OF UTAH COMMISSION# 674499 COMM. EXP. 02-11-2018

## EXHIBIT "A"

## CENTER STREET AND 2000 WEST ROADWAY DEDICATION

A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SPRINGVILLE, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 18419:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY, SAID POINT BEING LOCATED NORTH 2952.52 FEET AND EAST 1550.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: NORTH 0 DEG. 21' 29" WEST BETWEEN THE SOUTHWEST CORNER AND THE WEST ONE QUARTER CORNER OF SECTION 31); THENCE NORTH 1 DEG. 33' 41" EAST ALONG THE WEST LINE OF SAID REAL PROPERTY 6.25 FEET; THENCE SOUTH 89 DEG. 35' 42" EAST 630.37 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90 DEG. 00' 54" (CHORD: NORTH 45 DEG. 23' 50" EAST 21.22 FEET); THENCE NORTH 0 DEG. 23' 23" EAST 382.15 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 18419:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: SOUTH 89 DEG. 36' 09" EAST 6.65 FEET; THENCE SOUTH 0 DEG. 23' 23" WEST 403.40 FEET; THENCE NORTH 89 DEG. 35' 42" WEST 652.14 FEET TO THE POINT OF BEGINNING.