

ENT 48710:2025 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 30 03:48 PM FEE 0.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
City of Springville, a municipal corporation
110 South Main Street
Springville, UT 84663



File No.: 189256-MCM

WARRANTY DEED

Lakeside Land Partners, LLC, a Utah limited liability company,

GRANTOR(S), of Midvale, State of Utah, hereby conveys and warrants to

City of Springville, a municipal corporation,

GRANTEE(S), of Springville, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 21-096-0005, 21-096-0016 and 21-096-0011 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 16th day of June, 2025.

Lakeside Land Partners, LLC, a Utah limited
liability company

BY: _____

Stephen C. Broadbent
Manager



Conveyance accepted by:
Springville City, a municipal corporation

By: _____

Name: _____

Its: Authorized Employee/Officer

Dated this day of May, 2025.

Lakeside Land Partners, LLC, a Utah limited
liability company

BY: _____

Stephen C. Broadbent
Manager

Conveyance accepted by:
Springville City, a municipal corporation

By: Matt Packard
Name: Matt Packard Mayor
Its: Authorized Employee/Officer



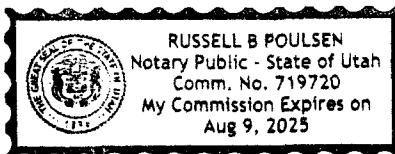
Attest: K. Lee
Springville City Recorder

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16th day of June, 2025, before me, personally appeared Stephen C. Broadbent, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Lakeside Land Partners, LLC, a Utah limited liability company.


Notary Public



STATE OF UTAH

COUNTY OF UTAH

June

On this 21 day of May, 2025, before me, personally appeared Matt Packard, Mayor proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Springville City, a municipal corporation.

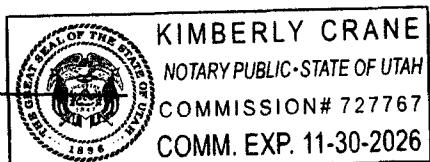

Notary Public

EXHIBIT A
Legal Description

A part of the Northeast quarter of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, located in Springville City, Utah County, Utah, being more particularly described as follows:

Beginning at a point South 00°21'07" East 1670.60 feet along the section line and South 89°38'53" West 412.00 feet from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; running thence West 130.99 feet; thence North 00°20'53" West 384.56 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 568.00 feet (radius bears: North 89°39'13" East) a distance of 195.14 feet through a central angle of 19°41'04" chord: North 09°29'45" East 194.18 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 8.72 feet through a central angle of 49°56'32" chord: North 05°37'59" West 8.44 feet; thence North 30°36'15" West 21.38 feet; thence along the arc of a curve to the left with a radius of 25.00 feet a distance of 25.74 feet through a central angle of 58°59'57" chord: North 60°06'14" West 24.62 feet; thence North 89°36'12" West 71.06 feet; thence North 00°23'48" East 60.00 feet; thence North 61°56'13" East 221.81 feet; thence North 25°16'04" East 557.00 feet; thence South 00°10'13" East 301.89 feet; thence South 25°00'00" West 322.28 feet; thence South 33°38'35" East 0.89 feet; thence along the arc of a curve to the left with a radius of 35.00 feet a distance of 34.18 feet through a central angle of 55°57'37" chord: South 61°37'24" East 32.84 feet; thence South 89°36'12" East 54.11 feet; thence South 00°23'48" West 60.00 feet; thence North 89°36'12" West 4.36 feet; thence along the arc of a curve to the left with a radius of 201.50 feet a distance of 72.96 feet through a central angle of 20°44'48" chord: South 80°01'24" West 72.56 feet; thence South 61°42'40" West 6.91 feet; thence South 53°46'21" West 75.12 feet; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 65.09 feet through a central angle of 37°17'40" chord: South 35°07'31" West 63.95 feet; thence South 00°20'47" East 500.51 feet to the point of beginning.