

Mail Recorded Deed and Tax Notice To:
Salisbury Developers Inc
494 West 1300 North
Springville, UT 84663



File No.: 152761-EDP

WARRANTY DEED

Salisbury Developers Inc and Salisbury Land Development, LLC

GRANTOR(S) of Springville, State of Utah hereby Conveys and Warrants to

Salisbury Developers Inc

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.: 27-037-0112 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

EXHIBIT A
Legal Description

Preliminary Description Mapleton Village Preliminary Plat Village Area, January 2021:

A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the West line of the Strawberry Canal Right-of-Way, said point being located South 00°03'08" East along the section line 1366.58 feet and West 1294.75 feet from the Northeast corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along said line the following nine (9) courses: South 17°59'00" East 5.85 feet; thence North 89°44'32" East 24.63 feet; thence South 17°59'00" East 33.17 feet; thence along the arc of a 754.46 foot radius curve to the left 303.81 feet through a central angle of 23°04'19" (chord: South 29°31'09" East 301.76 feet); thence South 41°10'57" East 321.59 feet; thence along the arc of a 113.13 foot radius curve to the right 124.24 feet through a central angle of 62°55'26" (chord: South 09°43'14" East 118.09 feet); thence South 21°39'03" West 496.33 feet; thence along the arc of a 1462.32 foot radius curve to the left 206.74 feet through a central angle of 08°06'02" (chord: South 17°36'02" West 206.57 feet); thence South 13°33'03" West 33.96 feet to the quarter section line; thence South 89°24'59" West along said line 1519.25 feet to the center quarter corner; thence North 00°11'11" West along the quarter section line 55.25 feet; thence South 87°18'35" West 864.43 feet to the Easterly line of Highway 89; thence along said Easterly line and the arc of a 5729.58 foot radius non-tangent curve (radius bears: South 71°20'46" West) to the left 151.61 feet through a central angle of 01°30'58" (chord: North 19°24'43" West 151.60 feet); thence North 87°55'14" East 664.84 feet; thence North 00°00'34" West 1079.85 feet; thence North 89°29'56" East 245.72 feet to the quarter section line; thence North 00°11'11" West along said line 85.76 feet; thence North 89°21'40" East along the sixteenth line 1360.14 feet to the point of beginning.