



WHEN RECORDED, MAIL TO:  
Provo City  
351 West Center Street  
Provo, Utah 84601

ENT 79793:2018 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Aug 22 9:41 am FEE 0.00 BY CS  
RECORDED FOR PROVO CITY CORPORATION

## Warranty Deed (CORPORATION) Utah County

Affecting Tax ID No. 21-028-0035, 21-028-0041, 21-028-0042 & 21-029-0074  
Project: Provo Lakeview Parkway and Trail

**DESPAIN RANCH, L.C.**, a corporation of the State of Utah, of 1185 East 2080 North, Provo, Utah 84604, County of Utah, State of Utah, Grantor, hereby CONVEYS AND WARRANTS to **PROVO CITY CORPORATION**, a municipal corporation, of 351 West Center Street, Provo, Utah 84601, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcels of land in Utah County, State of Utah, to-wit:

### **DESPAIN PARCEL 1 (21-028-0035)**

A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 442.18 FEET AND WEST 1118.92 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT ALSO LOCATED SOUTH 00°13'53" EAST ALONG THE SECTION LINE 2222.10 FEET AND WEST 1116.86 FEET FROM SAID NORTH QUARTER CORNER OF SECTION 4); THENCE SOUTH 24°37'00" EAST 284.38 FEET; THENCE SOUTH 18°00'00" EAST 33.48 FEET; THENCE NORTHWESTERLY 120.58 FEET ALONG THE ARC OF A 398.84 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 22°47'38" EAST AND THE CHORD BEARS NORTH 58°32'42" WEST 120.12 FEET WITH A CENTRAL ANGLE OF 17°19'19"); THENCE NORTHWESTERLY 88.98 FEET ALONG THE ARC OF A 403.49 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°35'35" EAST AND THE CHORD BEARS NORTH 43°05'21" WEST 88.80 FEET WITH A CENTRAL ANGLE OF 12°38'08"); THENCE NORTHWESTERLY 31.44 FEET ALONG THE ARC OF A 781.07 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 53°49'11" EAST AND THE CHORD BEARS NORTH 35°01'37" WEST 31.44 FEET WITH A CENTRAL ANGLE OF 02°18'23"); THENCE NORTHWESTERLY 57.98 FEET ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 54°30'07" WEST AND THE CHORD BEARS NORTH 41°40'22" WEST 57.87 FEET WITH A CENTRAL ANGLE OF 12°20'57"); THENCE WESTERLY 213.50 FEET ALONG THE ARC OF A 419.24 FOOT RADIUS

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CURVE TO THE LEFT (CENTER BEARS SOUTH 36°15'19" WEST AND THE CHORD BEARS NORTH 68°20'01" WEST 211.20 FEET WITH A CENTRAL ANGLE OF 29°10'41"); THENCE NORTH 01°30'00" WEST 8.37 FEET; THENCE NORTH 88°30'00" EAST 287.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,621 SQUARE FEET OR 0.818 ACRES.

**DESPAIN PARCEL 2 (21-028-0041)**

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO INCLUDE ALL OF PARCEL 21:028:0041 AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°13'53"W ALONG THE SECTION LINE 187.79 FEET AND WEST 937.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N79°30'00"E 220.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING (2) COURSES; THENCE S03°44'27"E 163.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 46.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 56.76 FEET (CHORD BEARS: S34°48'51"W 53.23 FEET); THENCE S00°32'06"E 21.26 FEET; THENCE N89°59'59"W 134.21 FEET; THENCE N18°27'53"W 197.99 FEET TO THE POINT OF BEGINNING.

AREA: 39,048 SQUARE FEET OR 0.896 ACRES.

**DESPAIN PARCEL 3 (21-028-0042)**

A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO INCLUDE ALL OF PARCEL 21:028:0042 AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°13'53"W ALONG THE SECTION LINE 400.61 FEET AND WEST 1119.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'00"E 389.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKEVIEW

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PARKWAY; THENCE S03°44'27"E ALONG SAID RIGHT-OF-WAY LINE 196.22 FEET; THENCE S79°30'00"W 289.51 FEET; THENCE N24°26'57"W 284.25 FEET TO THE POINT OF BEGINNING.

AREA: 78,001 SQUARE FEET OR 1.791 ACRES.

**DESPAIN PARCEL 4 (21-029-0074)**

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO INCLUDE ALL OF PARCEL 21:029:0074 AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WEST FROM THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°32'07"E 81.02 FEET; THENCE N89°27'53"E 8.00 FEET; THENCE S00°32'07"E 203.56 FEET; THENCE S82°29'47"W 6.09 FEET; THENCE S75°33'46"W 15.23 FEET; THENCE S22°00'11"E 57.70 FEET; THENCE S88°21'22"E 74.57 FEET; THENCE S03°44'26"E 68.93 FEET; THENCE N88°00'09"E 92.04 FEET; THENCE N03°44'26"W 62.68 FEET; THENCE S88°02'34"E 218.12 FEET; THENCE N04°56'14"E 279.46 FEET; THENCE S46°00'00"E 151.76 FEET; THENCE S17°15'00"W 92.37 FEET; THENCE S49°30'00"W 211.14 FEET; THENCE S88°00'00"W 311.43 FEET; THENCE N37°00'00"W 257.32 FEET; THENCE N26°00'00"E 236.87 FEET; THENCE N90°00'00"E 20.57 FEET TO THE POINT OF BEGINNING.

AREA: 65,477 SQUARE FEET OR 1.503 ACRES

