

WHEN RECORDED, MAIL TO:
American Fork City
51 East Main Street
American Fork, Utah 84003



ENT 39585:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 06 4:24 pm FEE 0.00 BY MG
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED
(900 WEST)
Utah County

Affecting Tax ID No: 35:280:0001
35:280:0002
Project: AF Penrod Annexation

AF PD, LLC

_____, as Grantor, hereby
CONVEYS AND WARRANTS to AMERICAN FORK CITY, at 51 East Main Street, American Fork,
Utah 84003, Grantee, for the sum of ten (10) Dollars, and other good and valuable considerations,
the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land for the dedication of future 900 West road, situate in Section 22, Township 5 South,
Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as
follows:

Beginning at a point which is North 00°01'56" East 1103.01 feet and West 559.03 feet from the
South Quarter corner said Section 22; and running:

thence along the arc of a 330.50 foot radius curve to the left a distance of 306.30 feet (curve having
a central angle of 53°06'00" and a long chord bearing S26°33'09"W 295.45 feet); thence South
00°00'09" West 191.76 feet to a point along the right-of-way line of 7300 North cul-de-sac; thence
along said right-of-way the arc of a non-tangent 50.00 foot radius curve to the left a distance of
208.70 feet (curve having a central angle of 239°09'09" and a long chord bearing S00°19'55"W
86.97 feet); thence South 00°00'09" West 532.82 feet; thence along the arc of a 644.00 foot radius
curve to the right a distance of 121.04 feet (curve having a central angle of 10°46'08" and a long
chord bearing S05°23'13"W 120.86 feet); thence North 89°37'41" West 81.53 feet; thence along the
arc of a 564.00 foot radius curve to the left a distance of 120.72 feet (curve having a central angle of
12°15'51" and a long chord bearing N06°08'04"E 120.49 feet); thence North 00°00'09" East 552.55
feet; thence North 89°01'53" West 8.51 feet; thence North 00°00'09" East 258.86 feet; thence along
the arc of a 419.50 foot radius curve to the right a distance of 424.28 feet (curve having a central
angle of 57°56'55" and a long chord bearing N28°58'36"E 406.43 feet); thence North 57°57'04" East
30.34 feet; thence South 00°49'10" West 107.37 feet to the point of beginning.

The above described parcel contains 104,508 square feet in area or 2.40 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of
N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South,
Range 1 East to the Northwest Corner of said Section 22.)

