

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



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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.)

IN WITNESS WHEREOF, said AF PD, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 8<sup>th</sup> day of April, A.D. 20 19.

X [Signature]  
Scott Smithson  
Type or print name of grantor

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STATE OF Utah )  
COUNTY OF Utah ) ss.

On the date first above written personally appeared before me, Scott Smithson, who, being by me duly sworn, says that he is the CEO of AF PD, LLC, a ~~corporation~~ <sup>LLC</sup>, and that the within and foregoing instrument was signed in behalf of said ~~corporation~~ <sup>LLC</sup> by authority of ~~Scott Smithson~~ and said ~~Scott Smithson~~ <sup>Scott Smithson</sup> acknowledged to me that said corporation executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:  
[Signature]  
Notary Public

