

E

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



ENT 31707:2019 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Apr 16 3:09 pm FEE 0.00 BY SM  
RECORDED FOR AMERICAN FORK CITY

## WARRANTY DEED (900 West/350 South)

Affecting Tax ID Nos: 13:040:0055  
13:040:0056  
Projects: AF 21 Annexation

**AF 21 LLC**, Grantors, hereby CONVEY AND WARRANT 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, as a Public Right-of-Way, to-wit:

A parcel of land for the dedication of future 900 West and 350 South 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 1103.02 feet and West 559.02 feet from the South Quarter corner of said Section 22; and running:

thence North 00°49'10" East 107.37 feet; thence North 57°57'04" East 77.81 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 329.85 feet (curve having a central angle of 57°10'58" and a long chord bearing N29°21'35"E 316.33 feet); thence North 00°46'05" East 979.43 feet; thence along the arc of a 20.00 foot radius curve to the left a distance of 31.47 feet (curve having a central angle of 90°09'36" and a long chord bearing N44°18'43"W 28.32 feet); thence North 89°23'31" West 191.13 feet; thence North 00°53'51" East 43.49 feet; thence South 89°22'15" East 530.71 feet; thence South 01°00'42" West 5.56 feet; thence along the arc of a non-tangent 447.00 foot radius curve to the left a distance of 15.50 feet (curve having a central angle of 01°59'13" and a long chord bearing S79°53'38"W 15.50 feet); thence South 78°54'02" West 120.20 feet; thence along the arc of a 503.00 foot radius curve to the right a distance of 79.47 feet (curve having a central angle of 09°03'08" and a long chord bearing S83°25'35"W 79.39 feet); thence along the arc of a 20.00 foot radius curve to the left a distance of 30.43 feet (curve having a central angle of 87°11'04" and a long chord bearing S44°21'37"W 27.58 feet); thence South 00°46'05" West 980.36 feet; thence along the arc of a 419.50 foot radius curve to the right a distance of 418.67 feet (curve having a central angle of 57°10'58" and a long chord bearing S29°21'35"W 401.51 feet); thence South 57°57'04" West 108.16 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 27.95 feet (curve having a central angle of 04°50'44" and a long chord bearing S55°31'42"W 27.94 feet) to the point of beginning.

The above described parcel contains 151,390 square feet in area or 3.48 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.)

WITNESS, the hands of said Grantors, this 15<sup>th</sup> day of April, A.D. 20 19

Dan [Signature] as manager

D AF21 LLC  
Type or print name of grantor

\_\_\_\_\_  
Type or print name of grantor

State of Utah )  
  ) ss.

County of Utah )

On the date first above written personally appeared before me,  
Darwin Fielding who, being by me duly sworn, says that he is the Manager of AF21, LLC, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation ~~by authority of~~ and said \_\_\_\_\_

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

