

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 SW RECORDED FOR AMERICAN FORK CITY

## WARRANTY DEED (900 West/350 South)

Affecting Tax ID Nos: 13:040:0055

13:040:0056

Projects: AF21 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 \$79°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	s of said Grantors, this	15 ts	dov
74 17	, A.D. 20 <u>/</u> 9		day
Dan Me as man			
AF2124C Type or print name of grantor			
Type or print name of grantor			
State of <u>Utah</u>	) ) ss.		
County of Hah	)		
On the date first above writte	en personally appeared h	efore me	
		who, being by	me duly
of <u>Of 21, LLC</u> and foregoing instrument wa		, a corporation, and that I corporation <del>by authority</del> d	the within
acknowledged to me that sa	id corporation executed t	he same.	
withess my hand a written:	nd official stamp the date	in this certificate first ab	ove
Notary Public///			
GREG WILLIAM Notary Public, Sta Commission # My Commission E February 11,	ate of Utah) 704586 Expires On)		

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

, 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 \$26°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 \$00°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 \$05°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.)

	nas caused
this instrument to be executed by its proper officers thereunto duly authorized, this day of day of A.D. 20	
Type or print name of grantor  ENT 3958:	5: <b>2019</b> PG 2 of
STATE OF ///ah ) ss. COUNTY OF ///ah )	
On the date first above written personally appeared before me,  Scott Smithson, who, being b	y me duly
sworn, says that _he is the	t the within
WITNESS my hand and official stamp the date in this certificate first a written:  Notary Public	above
GREG WILLIAM JEPPESEN Notery Public, State of Utah Commission # 704586 My Commission Expires On February 11, 2023	