

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:

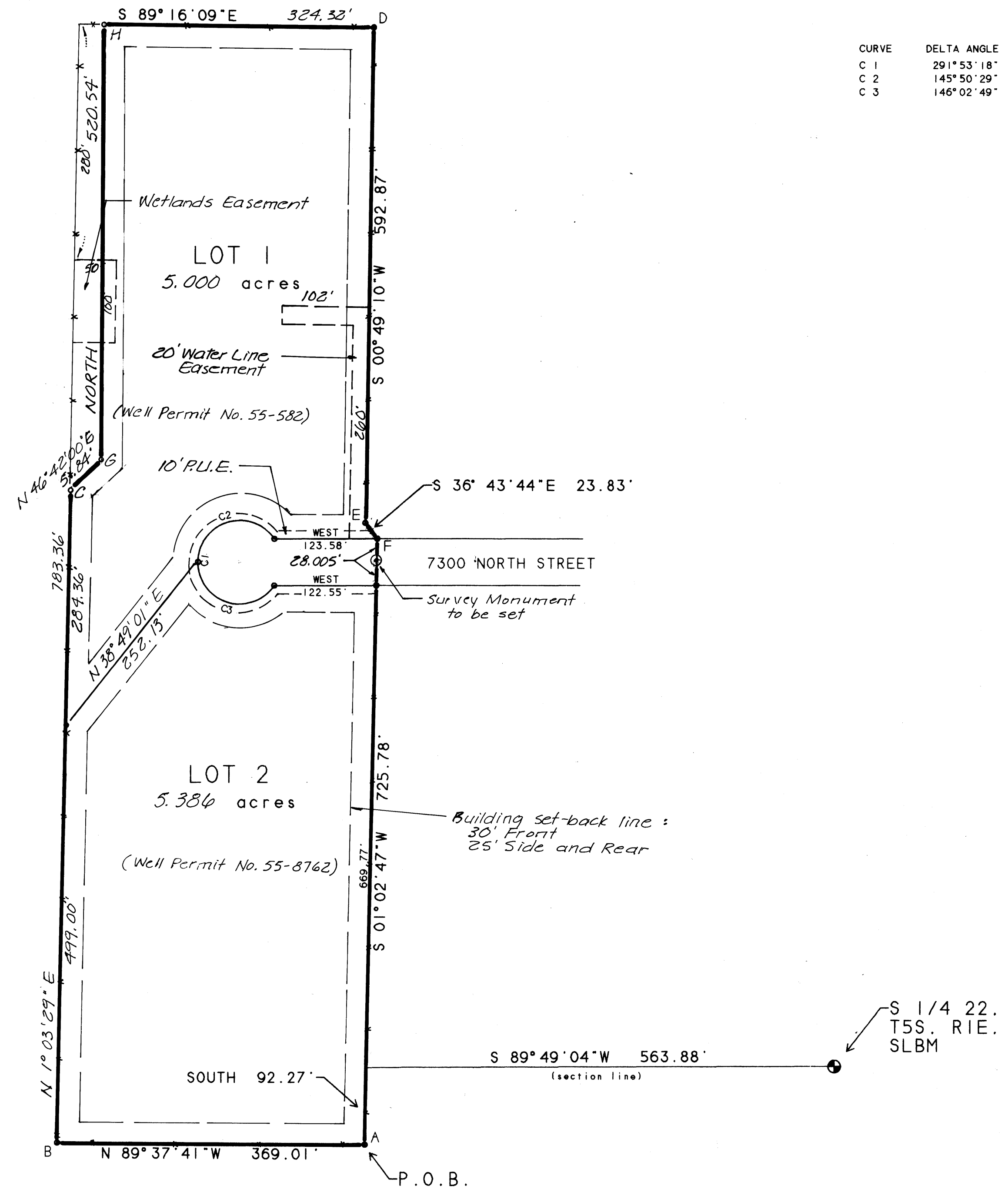
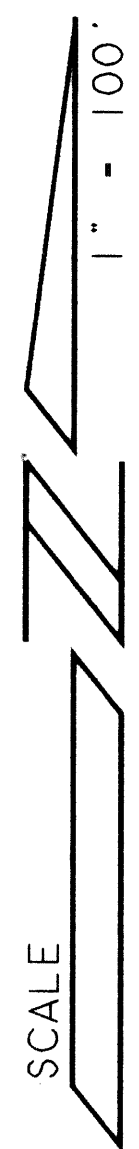
A parcel of land for the dedication of future 900 West road, situate in Section 22, Township 5 South,
Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as
follows:

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.)



CURVE DATA CHART

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	291°53'18"	50.00'	254.72'	33.80'	56.00'	SOUTH
C 2	145°50'29"	50.00'	127.27'	162.74'	95.59'	S 73°01'24"W
C 3	146°02'49"	50.00'	127.45'	163.78'	95.64'	S 72°55'15"E

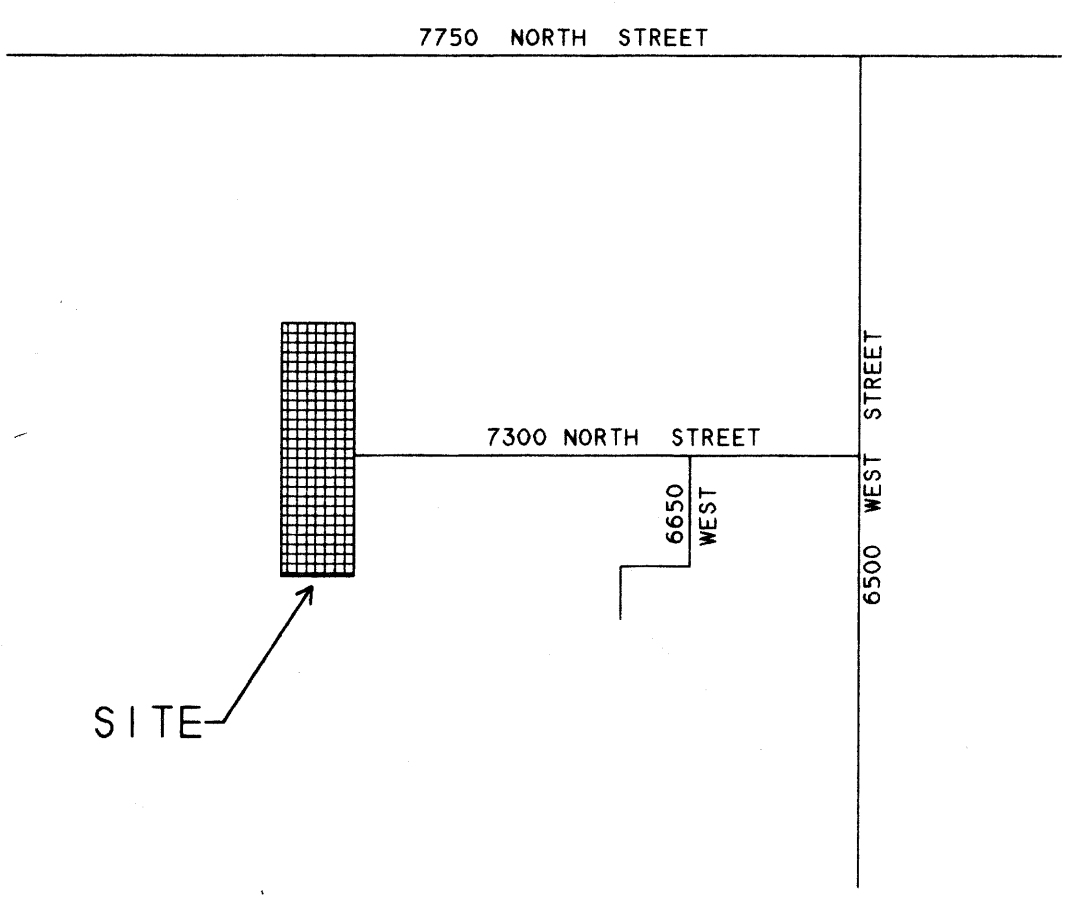
STATE PLANE COORDINATES

	NORTHING	EASTING
S 1/4 22	739263.62	1910875.78
A	739169.58	1910312.06
B	739171.97	1909943.16
C	739754.98	1909957.62
D	740506.79	1910319.54
E	739914.14	1910311.06
F	739895.04	1910325.31

- NOTES**
1. Water rights will not be sold separately from the lots.
 2. All surface drainage water will be retained on the lots.
 3. No building permit for a dwelling will be issued until the well is drilled and found to meet the water requirements.
 4. No basements allowed

STATE PLANE COORDINATES

	N	E
G	739990.53	1909995.34
H	740510.92	1909995.34



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, DONALD CLAIR ALLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154551 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning South 89°49'04" West 563.88 feet along the section line and SOUTH 92°27' feet from the south quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base Meridian; thence

COURSE	DISTANCE	REMARKS
N 89°37'41" W	369.01	along a fence line
N 1°03'29" E	783.36	along a fence line
N 46°42'00" E	51.84	
NORTH	520.54	
S 89°16'09" E	324.32	along a fence line
S 0°49'10" W	592.87	along a fence line
S 36°43'44" E	23.83	along a fence line
S 1°00'47" W	725.78	along a fence line to the point of beginning.

Containing 10.717 acres.

BASIS OF BEARING: South 89°49'04" West along the section line as shown hereon.

DATE 1 March, 1996 SURVEYOR Donald Clair Allen
(SEE SEAL BELOW)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREET AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 8th DAY OF March, A.D., 1996
Grant B. Penrod GRANT B. PENROD
Ann M. Penrod ANN M. PENROD

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)
ON THE 8 DAY OF March, A.D., 1996 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 5-17-98
Christine S. Christensen
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE Board OF County Commissioners OF THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17th DAY OF September, A.D., 1996

APPROVED [Signature] ENGINEER
(SEE SEAL BELOW) ATTEST [Signature] CLERK - RECORDER
(SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY - COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 19____
PLANNING COMMISSION.
DIRECTOR - SECRETARY _____ CHAIRMAN PLANNING COMMISSION _____

PLAT "A"

BOOK 78756 HW #6791
RANDALL A. COULSTON
UTAH COUNTY RECORDER
12th FLOOR 2200 WEST 300th ST
SALT LAKE CITY, UTAH 84119

B. K. PENROD

SUBDIVISION

UTAH COUNTY, UTAH
SCALE: 1" = 100'

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6791-80