

WHEN RECORDED MAIL TO:  
KPB Land LLC  
922 South State Rd.  
Pleasant Grove, UT 84062  
UW-9016

ENT 74021:2018 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2018 Aug 06 04:13 PM FEE 15.00 BY SM  
RECORDED FOR United West Title  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**Robert D. Smith Properties, L.C.**

Grantor,

hereby CONVEY and WARRANT to

**KPB Land LLC**

Grantee,

for good and valuable consideration, the following tract of land in County, State of Utah, to-wit

See Attached Exhibit "A"

Together with a reservation of a 36' access easement as disclosed with the attached letter from Pleasant Grove City.

**Tax ID: 14-055-0161,,,,,**

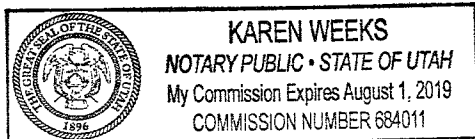
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

WITNESS the hand of said grantor, this July 2, 2018

Robert D. Smith  
Robert D. Smith Properties, L.C.  
By: Robert D. Smith  
Its: Member

STATE OF UTAH )  
 )  
 )  
COUNTY OF UTAH )  
 )  
 )

On July 2, 2018 , personally appeared before me, Robert D. Smith who is the Member of **Robert D. Smith Properties, L.C.** , the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Karen Weeks  
Notary Public

**EXHIBIT "A"****UW-9016**

Beginning at a point being South 00°31'30" East 1609.94 feet along section line and West 3797.20 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence Southwesterly 31.78 feet along the arc of a 465.00 foot radius curve to the left (center bears South 07°01'27" East and the chord bears South 81°01'03" West 31.78 feet with a central angle of 03°54'59"); thence South 79°03'34" West 92.62 feet; thence South 32°44'38" West 16.58 feet; thence North 89°57'00" West 8.71 feet to the Easterly Right-of-Way line of North County Boulevard; thence North 10°56'26" West 100.33 feet along the Easterly Right-of-Way line of said North County Boulevard; thence South 55°56'26" East 28.28 feet; thence North 79°03'34" East 92.62 feet; thence Northeasterly 44.79 feet along the arc of a 535.00 foot radius curve to the right (center bears South 10°56'26" East and the chord bears North 81°27'29" East 44.78 feet with a central angle of 04°47'49"); thence South 00°19'08" East 70.42 feet to the point of beginning.

**ALSO**

Beginning at a point being South 00°31'30" East 1609.94 feet along the section line and West 3797.20 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°19'08" East 36.60 feet; thence North 89°57'00" West 131.50 feet; thence North 32°44'38" East 16.58 feet; thence North 79°03'34" East 92.62 feet; thence Easterly 31.78 feet along the arc of a 465.00 foot radius curve to the right (center bears South 10°56'26" East and the chord bears North 81°01'03" East 31.78 feet with a central angle of 03°54'59") to the point of beginning.



July 19, 2018

To Whom It May Concern:

Pleasant Grove City understands that the property owned by Robert Smith, Utah County Parcel Number 14:055:0161, will likely not be allowed access to North County Boulevard. In light of this, Pleasant Grove City will allow an access of up to 36' on the far east side of the property that is fronted on the proposed 450 South road.

Pleasant Grove City will be able to grant this access upon dedication of the road to the City. A plan showing the access and meeting all applicable city standards will need to be submitted for review and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Scott Darrington". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

J. Scott Darrington  
City Administrator  
Pleasant Grove City