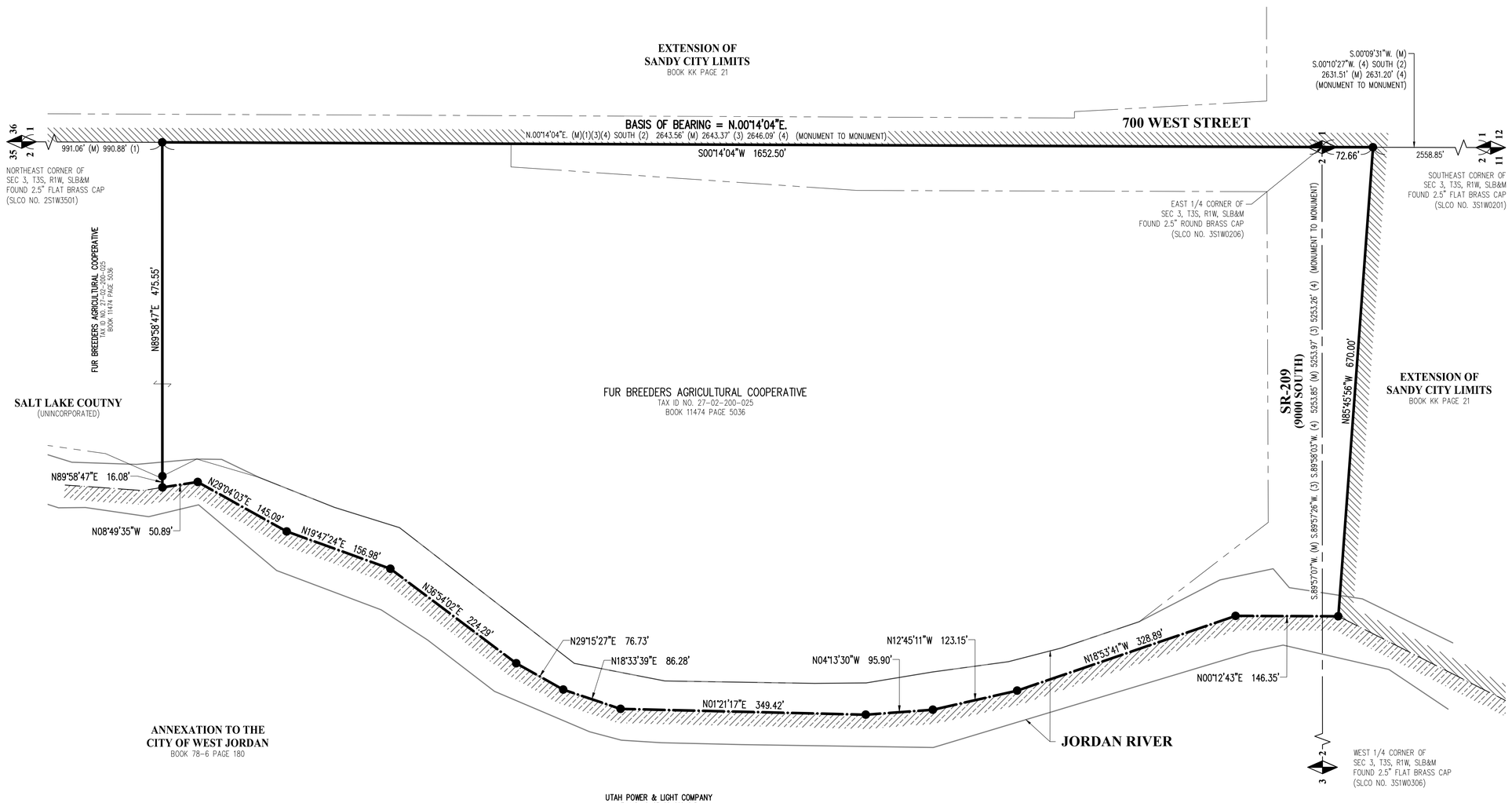
FINAL LOCAL ENTITY PLAT
RIVERSCAPE ANNEXATION TO SANDY CITY

SITUATED IN THE EAST 1/2 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



LEGEND

- CURRENT SANDY CITY BOUNDARY
- CURRENT WEST JORDAN CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- CENTERLINE OF THE JORDAN RIVER
- SECTION LINE
- ADJOINER BOUNDARY
- BOUNDARY ANGLE POINT
- FOUND SECTION CORNER

MERIDIAN ENGINEERING, INC.

0 80 160
SCALE 1"=80'

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

MICHAEL W. NADEAU
PLS NO. 4938744
DATE: MARCH 7, 2024

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS RECORDED OCTOBER 29, 1971 AS ENTRY NO. 2418204 IN BOOK KK AT PAGE 21 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE EAST QUARTER CORNER OF SAID SECTION 2 (BASIS OF BEARING IS N.00°14'04"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 2); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) S.00°09'31"W. 72.66 FEET (SOUTH 72.65 FEET BY RECORD), SAID LINE ALSO RUNS ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 2, AND 2) N.85°45'56"W. (N.86°00'00"W. BY RECORD) 670.00 FEET TO A POINT IN THE CURRENT WEST JORDAN CITY BOUNDARY LINE ESTABLISHED BY ANNEXATION TO THE CITY OF WEST JORDAN RECORDED JUNE 27, 1978 AS ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CENTERLINE OF THE JORDAN RIVER; THENCE ALONG SAID CURRENT WEST JORDAN CITY BOUNDARY LINE AND SAID CENTERLINE OF THE JORDAN RIVER THE FOLLOWING ELEVEN (11) COURSES: 1) N.00°12'43"E. 146.35 FEET, 2) N.18°53'41"W. 328.89 FEET, 3) N.12°45'11"W. 123.15 FEET, 4) N.04°13'30"W. 95.90 FEET, 5) N.01°21'17"E. 349.42 FEET, 6) N.18°33'39"E. 86.28 FEET, 7) N.29°15'27"E. 76.73 FEET, 8) N.36°54'02"E. 224.29 FEET, 9) N.19°47'24"E. 156.98 FEET, 10) N.29°04'03"E. 145.09 FEET AND 11) N.08°49'35"W. 50.89 FEET TO THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE RECORDED AS ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION THE FOLLOWING TWO (2) COURSES: 1) N.89°58'47"E. 16.08 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY AND 2) N.89°58'47"E. 475.55 FEET TO A POINT IN SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, SAID POINT IS ALSO IN THE SECTION LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SECTION LINE S.00°14'04"W. (SOUTH BY RECORD) 1652.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27.68 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.00°14'04"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

ANNEXATION TO THE CITY OF WEST JORDAN RECORDED AS ENTRY NO. 3130208 IN BOOK 78-6 IN BOOK 180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER CALLS TO AND ALONG THE CENTERLINE OF THE JORDAN RIVER AS THE MUNICIPAL BOUNDARY. THE SURVEYOR FIELD SURVEYED IN THE JORDAN RIVER TO LOCATE THE CURRENT CENTERLINE OF SAID JORDAN RIVER.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE: ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036.
(2) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2418204 IN BOOK KK AT PAGE 21.
(3) RECORD OF SURVEY PREPARED BY MARK N. GREGORY WITH DOMINION ENGINEERING ASSOCIATES, L.C.: SURVEY NO. S2007-07-0588.
(4) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 2, T3S, R1W, SLB&M.
(5) ANNEXATION TO THE CITY OF WEST JORDAN: ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180.
(6) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

FINAL LOCAL ENTITY PLAT
RIVERSCAPE ANNEXATION TO SANDY CITY
SITUATED IN THE EAST 1/2 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER — DATE

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2024 BY THE SANDY CITY COUNCIL.

MAYOR — COUNCIL CHAIR

ATTORNEY — CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2024 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____

FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 22242-24 FINAL ENTITY PLAT

PROJECT NO. 22242

SHEET NO. 1 OF 1

U:\Projects\2022\22242-WWP-Sandy City Public Works Survey Services 2022-23\22242-24 Annexation from SLCO to Sandy City\22242\dwg\22242-24_Riverscape Annexation.dwg Mar 07, 2024 - 7:04pm