

FINAL LOCAL ENTITY PLAT OLSEN FARM ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED

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: NOVEMBER 8, 2023

ANNEXATION DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT HAVING A BASIS OF BEARINGS OF NORTH 89°02'20" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SECTION LINE AND THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, RECORDED JULY 18, 2005 AS ENTRY NO. 9435231 IN BOOK 2005P AT PAGE 211 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS NORTH 89°02'20" EAST ALONG THE SECTION LINE A DISTANCE 1,374.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE NORTH 89°02'20" EAST A DISTANCE OF 25.23 FEET TO THE SOUTHWEST CORNER OF DIMPLE DELL LANE ANNEXATION TO SANDY CITY, RECORDED DECEMBER 14, 2012 AS ENTRY NO. 11536554 IN BOOK 2012P AT PAGE 208 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE NORTH 89°02'20" EAST A DISTANCE OF 797.66 FEET; THENCE CONTINUING ALONG SAID SECTION LINE NORTH 89°02'20" EAST A DISTANCE OF 48.30 FEET TO THE BEGINNING OF A 922.70 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT IS ALSO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 14112602 IN BOOK 11423 AT PAGE 820 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURVE, AND THE WESTERLY LINE OF SAID WARRANTY DEED A DISTANCE OF 167.39 FEET (167.50 FEET BY RECORD) THROUGH A CENTRAL ANGLE OF 10°23'39" (CHORD BEARS SOUTH 04°53'40" WEST A DISTANCE OF 167.16 FEET) TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED, AND THE NORTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NO. 6278763 IN BOOK 7328 AT PAGE 2652 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID QUIT CLAIM DEED THE FOLLOWING TWO (2) COURSES: 1) SOUTH 85°25'20" WEST (SOUTH 86°23'00" WEST (BY RECORD) A DISTANCE OF 47.65 FEET AND 2) SOUTH 02°02'00" WEST (BY RECORD) A DISTANCE OF 120.90 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY THE FUNK ANNEXATION TO SANDY CITY, RECORDED JUNE 10, 2008 AS ENTRY NO. 10450160 IN BOOK 2008P AT PAGE 158 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S02°59'40"E 202.17 FEET TO THE SOUTHWEST CORNER OF SAID FUNK ANNEXATION TO SANDY CITY, SAID POINT IS ALSO IN THE EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF TIMBERLANE ESTATES RECORDED AS ENTRY NO. 12861913 IN BOOK 2018P AT PAGE 344 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID EXTENSION SOUTH 89°02'14" WEST (SOUTH 88°57'52" WEST BY RECORD) A DISTANCE OF 22.14 FEET TO A POINT IN AN EXISTING FENCE LINE, SAID POINT IS ALSO IN THE WESTERLY RIGHT OF WAY OF DIMPLE DELL ROAD; THENCE ALONG SAID EXISTING FENCE AND WESTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1) NORTH 03°48'56" WEST A DISTANCE OF 48.55 FEET, 2) NORTH 02°47'07" WEST A DISTANCE OF 92.87 FEET AND 3) NORTH 01°52'43" WEST A DISTANCE OF 18.05 FEET TO THE NORTH LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 10789601 IN BOOK 9759 AT PAGE 9726 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°02'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 185.38 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 11°09'00" WEST ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, AND THE WEST LINE OF THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 5418041 IN BOOK 6591 AT PAGE 684 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 12683339 IN BOOK 10631 AT PAGE 5161 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER A DISTANCE OF 308.01 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 7854204 IN BOOK 8438 AT PAGE 5047 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°02'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 551.20 FEET (551.25 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 04°22'52" WEST (NORTH 01°40'00" WEST BY RECORD) A DISTANCE OF 84.48 FEET (83.10 FEET BY RECORD), 2) NORTH 74°14'40" WEST (NORTH 73°17'00" WEST BY RECORD) A DISTANCE OF 101.71 FEET (103.30 FEET BY RECORD), AND 3) NORTH 11°20'02" EAST (NORTH 10°25'00" EAST BY RECORD), A DISTANCE OF 532.59 FEET (530.70 FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.17 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE

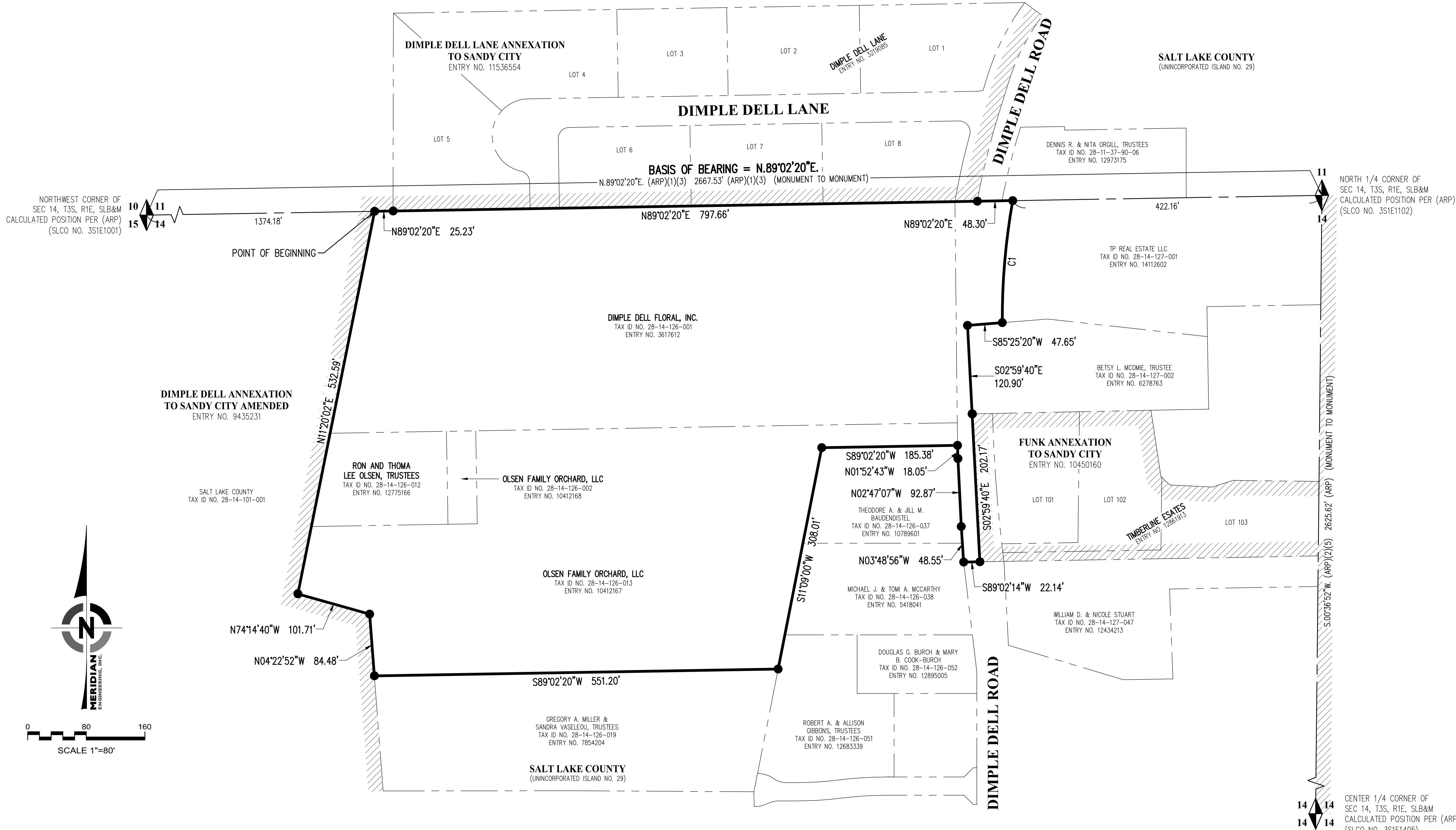
IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.89°02'20"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

MERIDIAN ENGINEERING PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. LOCATION OF SHOWN SECTION CORNERS WAS CALCULATED BASED ON SALT LAKE COUNTY AREA REFERENCE PLAT FOR SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

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) DIMPLE DALE LANE: ENTRY NO. 3219085 IN BOOK 79-1 AT PAGE 4.
- (2) TIMBERLANE ESTATES: ENTRY NO. 12861913 IN BOOK 2018P AT PAGE 344.
- (3) DIMPLE DELL LANE ANNEXATION TO SANDY CITY: ENTRY NO. 11536554 IN BOOK 2012P PAGE 208.
- (4) DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED: ENTRY NO. 9435231 IN BOOK 2005P PAGE 211.
- (5) FUNK ANNEXATION TO SANDY CITY: ENTRY NO. 10450160 IN BOOK 2008 AT PAGE 158.
- (6) RECORD DESCRIPTION OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

(APR) BEARING AND/OR DISTANCE DATA TAKEN FROM SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

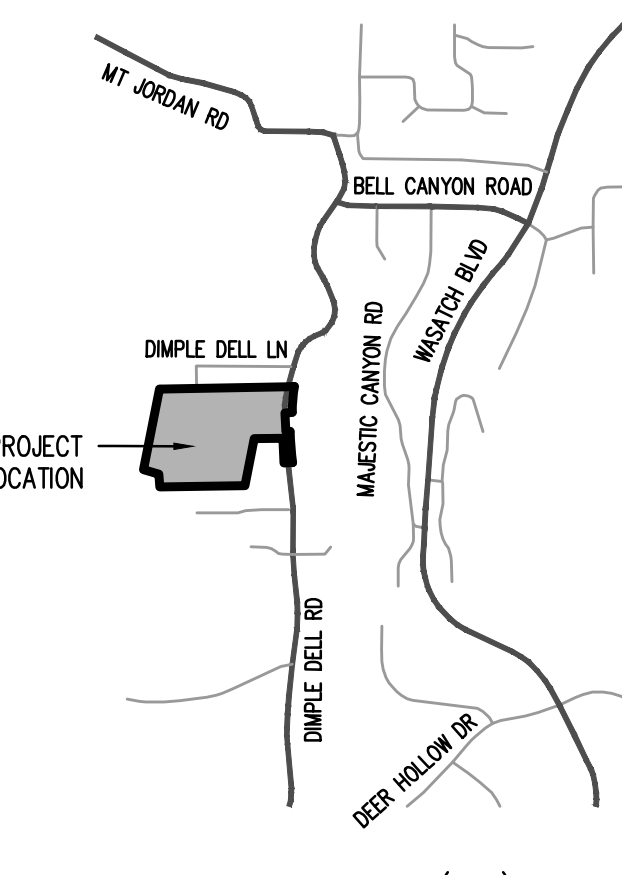
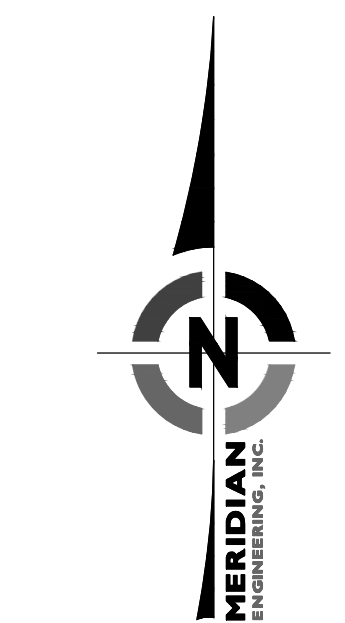


NORTHWEST CORNER OF SEC 14, T3S, R1E, SLB&M CALCULATED POSITION PER (ARP) (SLCO NO. 351E1001)

NORTH 1/4 CORNER OF SEC 14, T3S, R1E, SLB&M CALCULATED POSITION PER (ARP) (SLCO NO. 351E1102)

MONUMENT TO MONUMENT (APR) (SLCO NO. 351E1405)

CENTER 1/4 CORNER OF SEC 14, T3S, R1E, SLB&M CALCULATED POSITION PER (ARP) (SLCO NO. 351E1405)



LEGEND

- CURRENT SANDY CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- SECTION LINE
- ADJOINER BOUNDARY
- BOUNDARY ANGLE POINT
- SECTION CORNER

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	922.70'	10°23'39"	167.39'	S04°53'40"W	167.16'

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

FINAL LOCAL ENTITY PLAT OLSEN FARMS ANNEXATION TO SANDY CITY SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1638 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

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. 2023
BY THE SANDY CITY COUNCIL.

MAYOR _____ COUNCIL CHAIR _____
ATTORNEY _____ CITY RECORDER _____

SALT LAKE COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____ A.D. 2023 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 22242-38
FINAL ENTITY PLAT
PROJECT NO. 22242
SHEET NO. 1 OF 1