

# FINAL LOCAL ENTITY PLAT

## WELLS - TARASSOV ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2024

**SURVEYOR'S CERTIFICATE**

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "WELLS-TARASSOV ANNEXATION TO SANDY CITY".



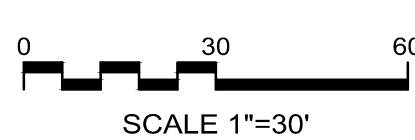
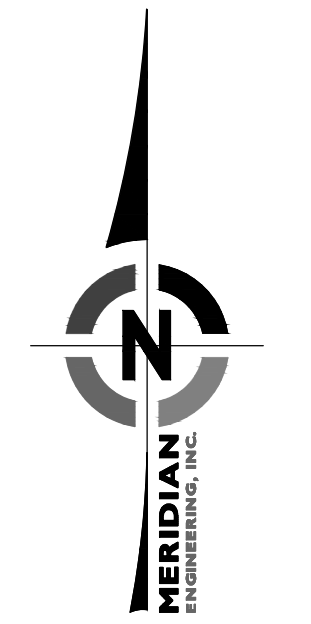
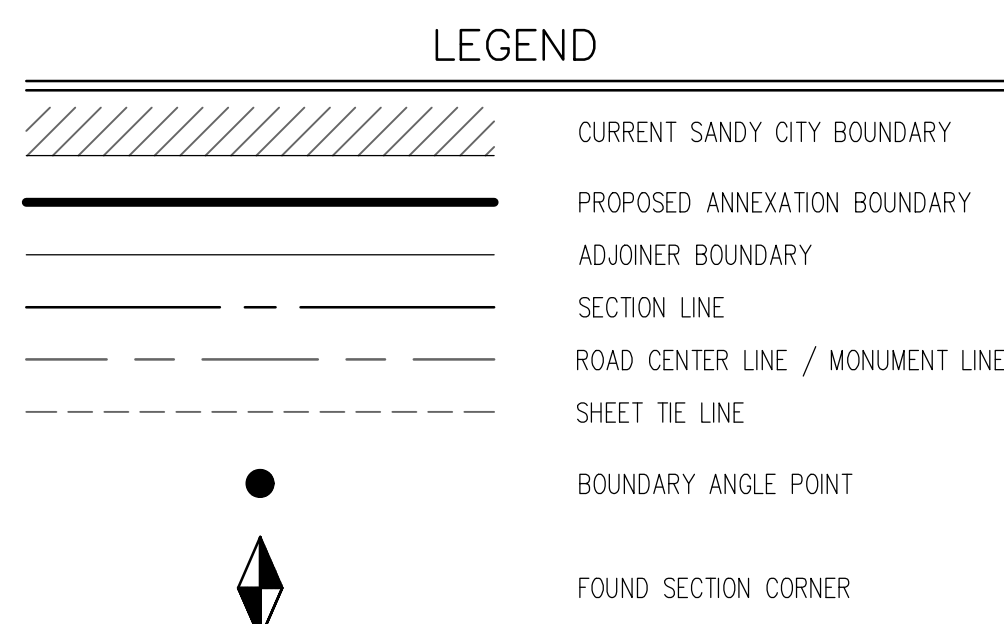
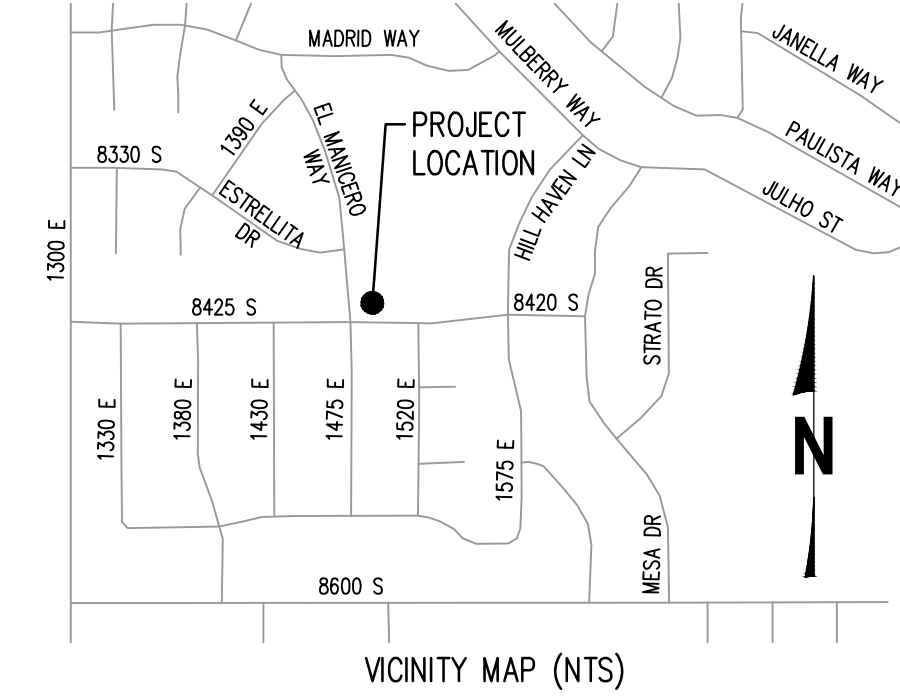
TRAVIS R. WILLIAMS  
P.L.S. NO. 13941945  
DATE: OCTOBER 8, 2024

**ANNEXATION DESCRIPTION**

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, 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 (JJ-52), RECORDED JULY 15, 1971, AS ENTRY NO. 2397644 IN BOOK JJ AT PAGE 52 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS (KK-16), RECORDED OCTOBER 15, 1971, AS ENTRY NO. 2415666 IN BOOK KK AT PAGE 16 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE NORTHEAST CORNER OF PERUVIAN PARK RECORDED AS ENTRY NO. 1465225 IN BOOK Q AT PAGE 15 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1320.00 FEET N.00°11'23"E. (N.00°10'15"E. BY RECORD) ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID PERUVIAN PARK AND 1319.92 FEET (1320.00 FEET BY RECORD) S.89°56'15"E. ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION FROM THE SOUTHWEST CORNER OF SAID SECTION 33 (BASIS OF BEARING IS S.89°56'15"E. ALONG THE TOWNSHIP LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 33); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY (KK-16) S.00°10'15" W. 131.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID PERUVIAN PARK; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PERUVIAN PARK S.00°10'15" W. 30.00 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY LINE AND THE CENTERLINE OF 8425 SOUTH STREET AS SHOWN ON SAID PERUVIAN PARK; THENCE ALONG SAID CENTERLINE N.89°56'15" W. 168.75 FEET TO THE INTERSECTION OF SAID CENTERLINE OF 8425 SOUTH STREET AND THE CENTERLINE OF 1475 EAST STREET AS SHOWN ON SAID PERUVIAN PARK; THENCE ALONG SAID CENTERLINE OF 1475 EAST STREET N.03°49'40" W. 161.37 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE NORTHERLY BOUNDARY LINE OF SAID PERUVIAN PARK, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY LIMITS (JJ-52); THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTHERLY BOUNDARY LINE S.89°56'15"E. 180.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 28,074 SQUARE FEET OR 0.64 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 IS S.89°56'15"E. ALONG THE TOWNSHIP LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND 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) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2397644 IN BOOK JJ AT PAGE 52.
  - (2) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2415665 IN BOOK KK AT PAGE 16.
  - (3) PERUVIAN PARK SUBDIVISION: ENTRY NO. 1465225 IN BOOK Q AT PAGE 15.
  - (4) RECONDO HILLS NO. 2 SUBDIVISION: ENTRY NO. 2481162 IN BOOK MM AT PAGE 35.
  - (5) AVALON VILLAGE NO. 1 SUBDIVISION: ENTRY NO. 2371058 IN BOOK II AT PAGE 66.
  - (6) RECORD OF SURVEY PREPARED BY MERIDIAN ENGINEERING, INC.: SURVEY NO. S2020-09-0669.
  - (7) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).
- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.

**LOCAL ENTITIES:**

**ANNEXATION FROM:** SALT LAKE COUNTY

**ANNEXATION INTO:** SANDY CITY

**FINAL LOCAL ENTITY PLAT**  
**WELLS - TARASSOV ANNEXATION TO SANDY CITY**  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2024

PRELIMINARY - NOT TO BE RECORDED

<p>PREPARED BY:</p> <p><b>MERIDIAN ENGINEERING, INC.</b> 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 568-1315 FAX (801) 569-1319</p>	<p><b>ENGINEER'S CERTIFICATE</b></p> <p>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.</p> <p>SANDY CITY ENGINEER _____ DATE _____</p>	<p><b>SANDY CITY APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2024</p> <p>BY THE SANDY CITY COUNCIL.</p> <p>MAYOR _____ COUNCIL CHAIR _____</p> <p>ATTORNEY _____ CITY RECORDER _____</p>	<p><b>SALT LAKE COUNTY SURVEYOR</b></p> <p>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.</p> <p>SALT LAKE COUNTY SURVEYOR _____</p>	<p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORDED AND FILED AT THE REQUEST OF _____</p> <p>RECORDED AS ENTRY NUMBER _____</p> <p>DATE: _____ TIME: _____ BOOK: _____</p> <p>FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____</p>	<p>COMP. FILE 24225-12 FINAL ENTITY PLAT</p> <p>PROJECT NO. 24225-12</p> <p>SHEET NO. 1 OF 1</p>
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