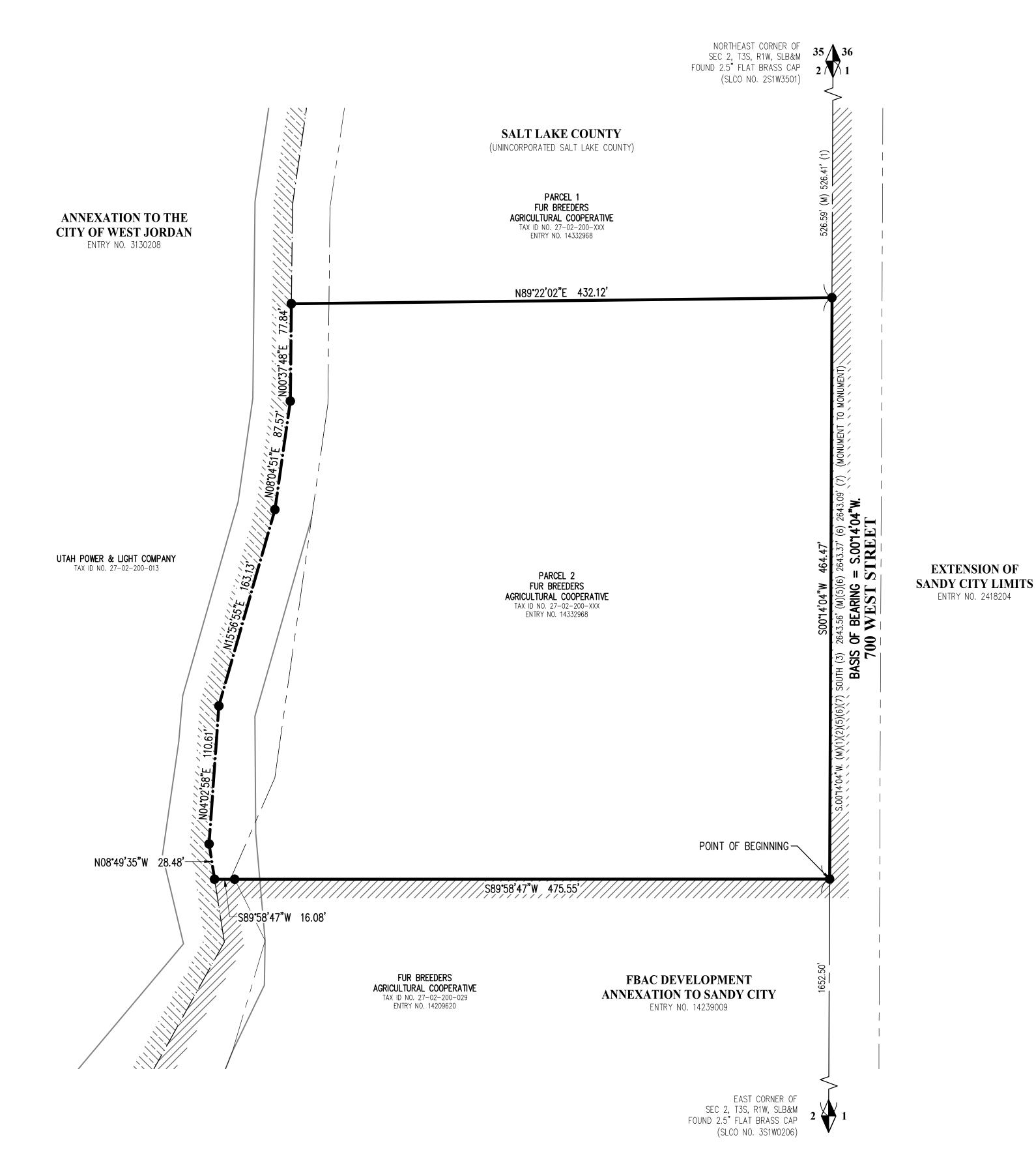
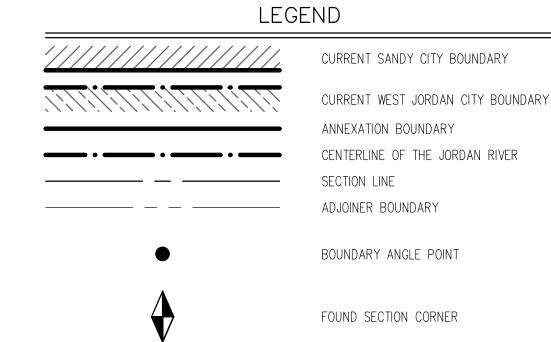
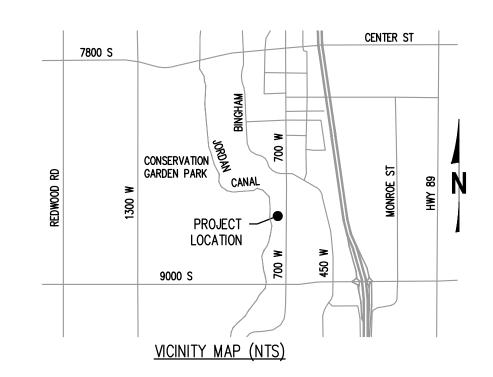
## FINAL LOCAL ENTITY PLAT FBAC DEVELOPMENT ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH JANUARY 2025









## SURVEYOR'S CERTIFICATE

TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, I ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S 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 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 "FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS PLS NO. 13941945 DATE: JANUARY 9, 2025

## **ANNEXATION DESCRIPTION**

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE NORTHEAST QUARTER OF SECTION 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 FBAC DEVELOPMENT ANNEXATION TO SANDY CITY RECORDED MAY 10, 2024 AS ENTRY NO. 14239009 IN BOOK 2024P AT PAGE 125 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS. RECORDED OCTOBER 29, 1971 AS ENTRY NO. 2418204 IN BOOK KK AT PAGE 21 IN THE CENTERLINE OF THE JORDAN RIVER; THENCE ALONG SAID CURRENT WEST JORDAN CITY BOUNDARY LINE AND SAID CENTERLINE THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION N.89°22'02"E. 432.12 FEET TO A POINT IN SAID CURRENT SANDY CIT BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, SAID POINT IS ALSO IN SAID SECTION LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SECTION LINE S.00°14'04"W. (SOUTH BY RECORD) 464.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 214,094 SQUARE FEET OR 4.92 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 S.00°14'04"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER 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.

MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE ANI 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 OF 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. 14332968 IN BOOK 11543 AT PAGE 3562.
- 2) WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE: ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036. (3) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2418204 IN BOOK KK AT PAGE 21.
- (4) ANNEXATION TO THE CITY OF WEST JORDAN: ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180.
- (5) FBAC DEVELOPMENT ANNEXATION TO SANDY CITY: ENTRY NO. 14239009 IN BOOK 2024P AT PAGE 125.
- (6) RECORD OF SURVEY PREPARED BY DOMINION ENGINEERING ASSOCIATES, LC: SURVEY NO. S2007-07-0588. (7) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 2, T2S, R1W, SLB&M.
- (8) RECORD DESCRIPTION OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.
- (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 FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH JANUARY 2025

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

ENGINEER'S CERTIFICATE

SANDY CITY ENGINEER

**EXTENSION OF** 

ENTRY NO. 2418204

HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY

SANDY CITY APPROVAL APPROVED THIS \_\_\_ BY THE SANDY CITY COUNCIL.

ATTORNEY

COUNCIL CHAIR

CITY RECORDER

SALT LAKE COUNTY SURVEYOR APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_ \_ A.D. 2025 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

PROJECT NO. SHEET NO. 1 OF 1 DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 24225-26 FINAL ENTITY PLA

PRELIMINARY - NOT TO BE RECORDED