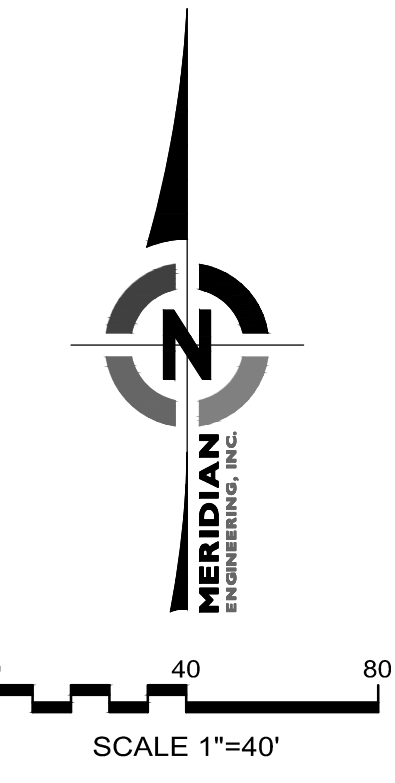
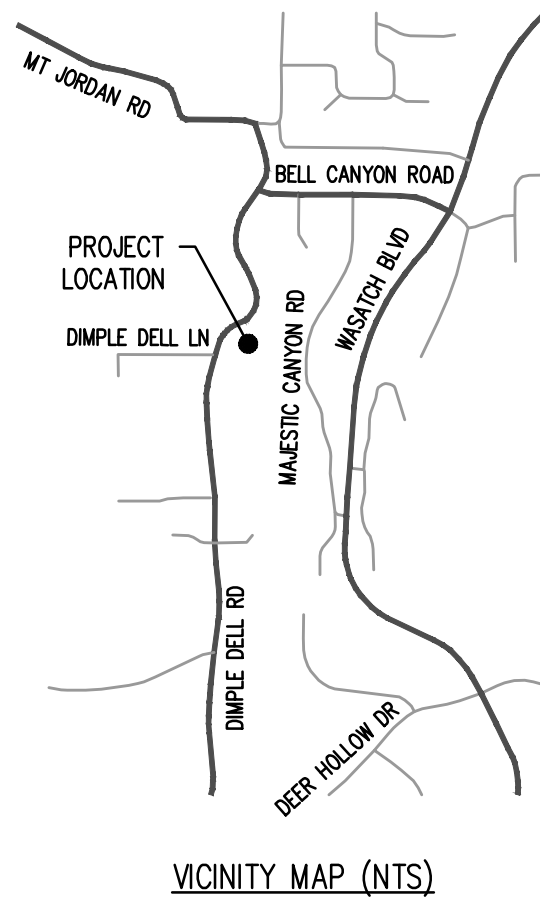


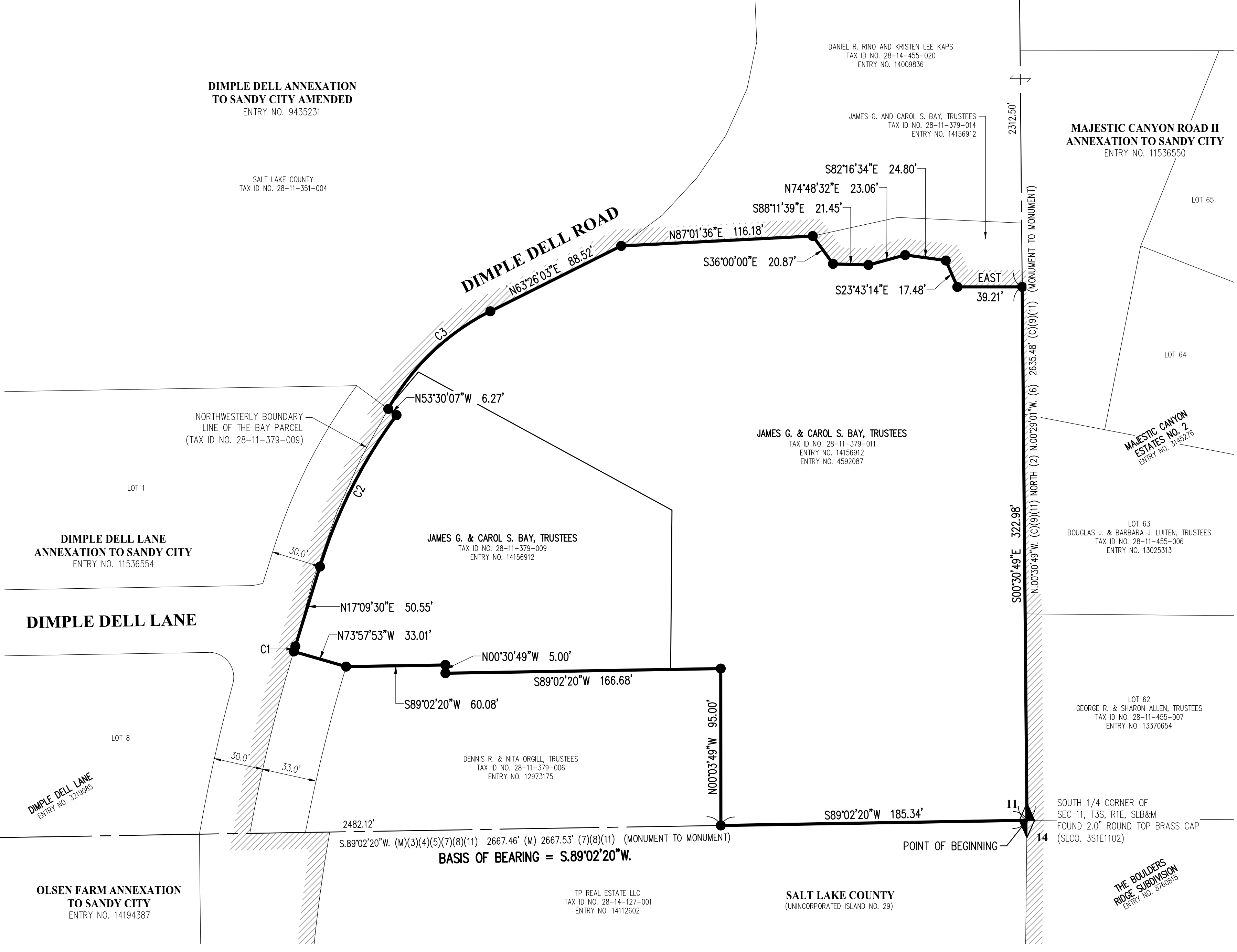
FINAL LOCAL ENTITY PLAT

BAY ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
OCTOBER, 2024



SOUTHWEST CORNER OF SEC 11, T3S, R1E, S1B&M FOUND 2.5" FLAT BRASS CAP (SLCO. 351E1101)



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 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 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 "BAY ANNEXATION TO SANDY CITY".

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: OCTOBER 31, 2024

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 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 MAJESTIC CANYON ROAD II ANNEXATION, RECORDED DECEMBER 14, 2012 AS ENTRY NO. 11536550 IN BOOK 2012P AT PAGE 208 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 11; SAID POINT IS ALSO THE SOUTHEAST CORNER OF WARRANTY DEED IN FAVOR OF JAMES G. AND CAROL S. BAY RECORDED AS ENTRY NO. 4592087 IN BOOK 6008 AT PAGE 117 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 11); AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY AND THE SECTION LINE S.89°02'20"W. (WEST BY RECORD) 185.34 FEET (185.25 FEET BY RECORD) TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF DENNIS RAY AND NITA JEAN ORGILL RECORDED AS ENTRY NO. 12973175 IN BOOK 10772 AT PAGE 8389 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY N.00°03'49"W. (NORTH BY RECORD) 95.00 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED PROPERTY IN FAVOR OF DENNIS RAY AND NITA JEAN ORGILL; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY THREE (3) COURSES: 1) S.89°02'20"W. (WEST BY RECORD) 166.68 FEET (165.94 FEET BY RECORD), 2) N.00°30'49"W. (NORTH BY RECORD) 5.00 FEET AND 3) S.89°02'20"W. (WEST BY RECORD) 60.08 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY IN FAVOR OF JAMES G. AND CAROL S. BAY; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N.73°57'53"W. (N.73°00'13"W. BY RECORD) 33.00 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY 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 AND THE BEGINNING OF A NON-TANGENT 955.37 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE 3.26 FEET THROUGH A CENTRAL ANGLE OF 0°11'44" (NOTE: CHORD FOR SAID CURVE BEARS N.17°03'38"E. FOR A DISTANCE OF 3.26 FEET), 2) N.17°09'30"E. 50.55 FEET TO THE BEGINNING OF A 305.94 FOOT RADIUS CURVE TO THE RIGHT 3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 103.27 FEET THROUGH A CENTRAL ANGLE OF 19°20'23" (NOTE: CHORD FOR SAID CURVE BEARS N.26°49'42"E. FOR A DISTANCE OF 102.78 FEET) AND 4) N.53°30'07"W. 6.27 FEET TO A POINT IN 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 AND THE BEGINNING OF A NON-TANGENT 145.00 FOOT RADIUS CURVE TO THE RIGHT; SAID POINT IS ALSO IN THE CENTERLINE OF DIMPLE DELL ROAD; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID CENTERLINE OF DIMPLE DELL ROAD THE FOLLOWING TWO (2) COURSE: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 86.85 FEET THROUGH A CENTRAL ANGLE OF 34°19'09" (NOTE: CHORD FOR SAID CURVE BEARS N.46°16'28"E. FOR A DISTANCE OF 85.56 FEET) AND 2) N.63°26'03"E. 88.52 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID MAJESTIC CANYON ROAD II ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES: 1) N.87°01'36"E. (N.87°03'24"E. BY RECORD) 116.18 FEET, 2) S.36°00'00"E. (S.35°58'12"E. BY RECORD) 20.87 FEET, 3) S.88°11'39"E. (S.88°09'51"E. BY RECORD) 21.45 FEET, 4) N.74°48'32"E. (N.74°50'20"E. BY RECORD) 23.06 FEET, 5) S.82°16'34"E. (S.82°14'46"E. BY RECORD) 24.80 FEET, 6) S.23°43'14"E. (S.23°41'26"E. BY RECORD) 17.48 FEET, 7) EAST (S.89°58'12"E. BY RECORD) 39.21 FEET TO A POINT IN THE QUARTER SECTION LINE AND 8) S.00°30'49"E. (SOUTH BY RECORD) 322.98 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 113,916 SQUARE FEET OR 2.62 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.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

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 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 JAMES G. & CAROL S. BAY, TRUSTEES: ENTRY NO. 14156912 IN BOOK 11447 AT PAGE 1689.
- (2) WARRANTY DEED IN FAVOR OF JAMES G. & CAROL S. BAY: ENTRY NO. 4592087 IN BOOK 6008 AT PAGE 117.
- (3) QUIT CLAIM DEED IN FAVOR OF DENNIS R. & NITA J. ORGILL, TRUSTEES: ENTRY NO. 12973175 IN BOOK 10772 AT PAGE 8389.
- (4) DIMPLE DELL LANE ANNEXATION TO SANDY CITY: ENTRY NO. 11536554 IN BOOK 2012P AT PAGE 208.
- (5) DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED: ENTRY NO. 9435231 IN BOOK 2005P PAGE 211.
- (6) MAJESTIC CANYON ROAD II ANNEXATION: ENTRY NO. 11536550 IN BOOK 2012P PAGE 208.
- (7) OLSEN FARMS ANNEXATION TO SANDY CITY: ENTRY NO. 14194387 IN BOOK 2024P AT PAGE 5.
- (8) DIMPLE DELL LANE: ENTRY NO. 3219085 IN BOOK 79-1 AT PAGE 4.
- (9) MAJESTIC CANYON ESTATES NO. 2: ENTRY NO. 3145276 IN BOOK 78-7 AT PAGE 207.
- (10) THE BOULDERS RIDGE SUBDIVISION: ENTRY NO. IN BOOK 2003P AT PAGE 225.
- (11) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
- (12) 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 ACTUAL FIELD MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL FIELD MEASUREMENTS COUPLED WITH RECORD DATA.

LEGEND

	CURRENT SANDY CITY BOUNDARY
	PROPOSED ANNEXATION BOUNDARY
	ADJOINER BOUNDARY
	SECTION LINE
	BOUNDARY ANGLE POINT
	FOUND SECTION CORNER
	NOT FOUND SECTION CORNER

PRELIMINARY - NOT TO BE RECORDED

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	955.37'	0°11'44"	3.26'	N17°03'38"E	3.26'
C2	305.94'	19°20'23"	103.27'	N26°49'41"E	102.78'
C3	145.00'	34°19'09"	86.85'	N46°16'28"E	85.56'

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: _____

DEPUTY SALT LAKE COUNTY RECORDER _____

FINAL LOCAL ENTITY PLAT

BAY ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
OCTOBER, 2024

COMP. FILE 24225-15
FINAL ENTITY PLAT
PROJECT NO. 24225
SHEET NO. 1 OF 1

PREPARED BY:

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

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY