



22242-38_OLSEN FARMS 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 ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN WARRANTY DEED RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 14112602, IN BOOK 11423, AT PAGE 820; 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 167.16 FEET) TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED, AND THE NORTH LINE OF THAT CERTAIN QUIT CLAIM DEED RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 6278763, IN BOOK 7328, AT PAGE 2652; THENCE ALONG SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES: 1) SOUTH 85°25'20" WEST (SOUTH 86°23'00" WEST (BY RECORD) 47.65 FEET, 2) SOUTH 02°59'40" EAST (SOUTH 02°02'00" WEST BY RECORD) 120.90 FEET AND 3) NORTH 88°51'20" EAST (NORTH 89°49'00" EAST BY RECORD) 0.38 FEET TO THE NORTHWEST CORNER OF TIMBERLANE ESTATES, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 12861913 IN BOOK 2018P AT PAGE 344 OF PLATS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TIMBERLANE ESTATES NORTH 88°51'20" EAST (NORTH 88°46'58" EAST BY RECORD) A DISTANCE OF 27.52 FEET TO THE NORTHWEST CORNER OF LOT 101 OF SAID TIMBERLANE ESTATES, SAID POINT IS ALSO IN THE EASTERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD AND THE BEGINNING OF A 1979.47 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ARC 202.59 FEET THROUGH A CENTRAL ANGLE OF 05°51'50" (CHORD BEARS SOUTH 04°24'52" EAST 202.50 FEET) TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID TIMBERLANE ESTATES; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND ITS EXTENSION SOUTH 89°02'14" WEST (SOUTH 88°57'52" WEST BY RECORD) A DISTANCE OF 55.07 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE, AND A PROLONGATION THEREOF, THE FOLLOWING THREE (3) COURSES: 1) NORTH 03°48'56" WEST 48.55 FEET, 2) NORTH 02°47'07" WEST 92.87 FEET AND 3) NORTH 01°52'43" WEST 18.05 FEET TO THE NORTH LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 10789601, IN BOOK 9759, AT PAGE 9726; 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 AND SPECIAL WARRANTY DEED, ON RECORD WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 5418041, IN BOOK 6591, AT PAGE 684, AND ENTRY NO. 12683339, IN BOOK 10631, AT PAGE 5161, RESPECTIVELY, A DISTANCE OF 308.01 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED WITH THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 7854204, IN BOOK 8438, AT PAGE 5047; 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) 84.48 FEET (83.10 FEET BY RECORD), 2) NORTH 74°14'40" WEST (NORTH 73°17'00" WEST BY RECORD) 101.71 FEET (103.30 FEET BY RECORD), AND 3) NORTH 11°20'02" EAST (NORTH 10°25'00" EAST BY RECORD), PASSING THROUGH AN ALUMINUM CAP SET BY THE SALT LAKE COUNTY SURVEYOR A DISTANCE OF 532.59 FEET (530.70 FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.30 ACRES, MORE OR LESS.