

MONTE CRISTO ANNEXATION DESCRIPTION

Beginning at the most southwesterly corner of that parcel of land described in that certain Warranty Deed, recorded November 5, 2020 as Entry No. 13452071 in Book 11054 at Pages 8439-8442 in the office of the Salt Lake County Recorder, according to said Warranty Deed, said point lies North 89°51'28" East 1372.44 feet along the section line and North 827.38 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also lies on the easterly boundary of THE LA CAILLE SUBDIVISION, recorded January 30, 1995 as Entry No. 6012894 in Book 95-1P of plats at Page 17 in the office of said Recorder; thence along the westerly boundary of that parcel of land described in said Warranty Deed, Entry No. 13452071, and the easterly boundary of said THE LA CAILLE SUBDIVISION, the following two

(2) courses:

(1) North 3°13'01" East 68.36 feet (La Caille record = N 3°14'00" E);

(2) North 7°35'01" East 200.00 feet (La Caille record = N 7°36'00" E), more or less, to the centerline of Little Cottonwood Creek and the current boundary of Cottonwood Heights, established by the GRANITE ANNEXATION PLAT 2014, recorded December 18, 2014 as Entry No. 11964463 in Book 2014P of plats at Page 317 in the office of said Recorder;

thence along the meandering centerline of Little Cottonwood Creek and the current Cottonwood Heights boundary, Easterly (Warranty Deed, Entry No. 13452071 record = North 89°59'01" East 14.42 feet; South 15°18'15" West 13.18 feet; South 74°50'45" East 64.40 feet; North 70°05'26" East 114.78 feet; South 84°10'43" East 0.25 feet) to a northwesterly corner of the current Sandy City boundary established by the LITTLE COTTONWOOD LANE PART B annexation to Sandy City, recorded May 6, 2015 as Entry No. 12045561 in Book 2015P of plats at Page 106 in the office of said Recorder;

thence along the current boundary of Sandy City as established by said LITTLE COTTONWOOD LANE PART B annexation the following two (2) courses:

(1) South 3°00'57" West 229.54 feet, more or less (annexation record = S 3°00'00" W 227.64'±);

(2) South 86°00'59" East 40.34 feet (annexation record = S 86°00'00" E);

thence departing from said current Sandy City boundary and along the boundary of said parcel of land described in said Warranty Deed, Entry No. 13452071, the following three (3) courses:

(1) Southwesterly 34.00 feet along the arc of a 36.00 foot radius curve to the left (center bears South 3°59'01" West and the chord bears South 66°55'30" West 32.75 feet with a central angle of 54°07'02");

(2) Southwesterly 77.28 feet along the arc of a 150.00 foot radius curve to the right (center bears North 50°08'01" West and the chord bears South 54°37'35" West 76.43 feet with a central angle of 29°31'11");

(3) North 20°36'49" West 38.62 feet;

(4) South 62°57'20" West 51.54 feet;

(5) North 89°45'02" West 87.71 feet to the Point of Beginning.

The above described area to be annexed into the corporate limits of Sandy City contains approximately 1.1 acres.