

**FINAL LOCAL ENTITY PLAT
SUMMERHAYS ANNEXATION TO SANDY CITY**

**SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
DECEMBER 2025**

WEST 1/4 CORNER OF
SEC 15, T3S, R1E, SLB&M
FOUND 2.5" BRASS CAP
(SLCO NO. 3S1E1606)

NORTHWEST CORNER OF
SEC 14, T3S, R1E, SLB&M
FOUND 2.5" BRASS CAP
(SLCO NO. 3S1E1001)

BASIS OF BEARING = N.89°46'15"W. 5295.58'

N.89°46'15"W. (M)(2)(3)(5)(11)(12)(14)(18) 5295.58' (M)
5295.995' (2)(3)(5)(11)(12)(18) (MON. TO MON.)

WEST 1,
SEC 14,
FOUND
(SLCO N.)

(10)

NORTHWEST CORNER OF
SEC 14, T3S, R1E, SLB&M
FOUND 2.5" BRASS CAP
(SLCO NO. 3S1E1001)

10 11
15 14

N.1°42'19"E. (M) N.01°36'E. (15) →
2601.92' (M) 2602.00' (15)
(MON. TO MON.)

WEST 1/4 CORNER OF
SEC 14, T3S, R1E, SLB&M
FOUND PLUG IN STONE
(SLCO NO. 3S1E1506)

1.89°46'15"W. 5295.58'
(12)(14)(18) 5295.58' (M)
2(18) (MON. TO MON.)

15 X 14
S.89°49'41"E. (C)
(10)(16) 1343.29' (C)

PRELIMINARY - NOT TO BE RECORDED

The logo for Meridian Engineering, Inc. is a vertical graphic. It features a thick, black, stylized letter 'Z' that is partially cut through by a thin white horizontal line. To the left of the 'Z' is a thick, black, wedge-shaped element. To the right of the 'Z' is a thick, grey, semi-circular element. To the right of the semi-circular element, the company name 'MERIDIAN' is written in a bold, black, sans-serif font, with 'ENGINEERING, INC.' in a smaller, black, sans-serif font directly beneath it.



SHANE S. BROWER
PLS NO. 14194408
DATE: JANUARY 6, 2026

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14, 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 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 ALSO AT THE INTERSECTION OF THE NORTH/SOUTH SIXTEENTH LINE IN THE SOUTHWEST QUARTER OF SAID SECTION 14 AND THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF SUMMER OAKS FARMS RECORDED AS ENTRY NO. 8664521 IN BOOK 8804 AT PAGE 7994 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1343.29 FEET S.89°49'41"E. ALONG THE QUARTER SECTION LINE TO THE CENTERWEST SIXTEENTH CORNER AND 588.93 FEET S.00°02'26"E. ALONG SAID NORTH/SOUTH SIXTEENTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING IS N.89°46'15"W. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE WEST QUARTER CORNER OF SAID SECTION 14 AND THE WEST QUARTER CORNER OF SECTION 15); AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE N.89°16'07"E. (N.89°12'00"E. BY RECORD) 716.99 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HUSTON ANNEXATION TO SANDY CITY, RECORDED OCTOBER 9, 2008, AS ENTRY NO. 10538388 IN BOOK 2008 AT PAGE 262 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE NORTHWESTERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD AS ESTABLISHED BY THE LUCKY CHANCE SUBDIVISION, RECORDED AS ENTRY NO. 5308571 IN BOOK 92-8 AT PAGE 162 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N.89°16'07"E. (N.89°12'00"E. BY RECORD) 12.08 FEET AND 2) S.21°06'30"W. 99.51 FEET (102.17 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY BECK/PERRI ANNEXATION TO SANDY CITY, RECORDED APRIL 25, 2005, AS ENTRY NO. 9357271 IN BOOK 2005P AT PAGE 116 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE NORTHWESTERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) S.21°06'30"W. 86.42 FEET, 2) S.22°11'28"W. 10.403 FEET, 3) S.33°00'00"W. 61.00 FEET AND 4) S.52°00'00"W. 82.63 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (BONHAM ANNEXATION), RECORDED SEPTEMBER 22, 1992, AS ENTRY NO. 5335641 IN BOOK 92-9 AT PAGE 200 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE NORTHWESTERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) S.52°00'00"W. 45.37 FEET, 2) S.64°00'00"W. 107.00 FEET, 3) S.69°00'00"W. 61.00 FEET 4) S.74°24'00"W. 306.35 FEET AND 5) S.82°08'30"W. 76.23 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, SAID POINT IS ALSO IN SAID NORTH/SOUTH SIXTEENTH LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTH/SOUTH SIXTEENTH LINE N.00°02'26"W. (N.00°33'34"W. BY RECORD) 465.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 251,478 SQUARE FEET OR 5.77 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 N.89°46'15"W. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE WEST QUARTER CORNER OF SECTION 14 AND THE WEST QUARTER CORNER OF SECTION 15, 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) DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED: ENTRY NO. 9435231 IN BOOK 2005P AT PAGE 211.
- (2) HUSTON ANNEXATION TO SANDY CITY: ENTRY NO. 10538388 IN BOOK 2008 AT PAGE 262.
- (3) BECK / PERRI ANNEXATION TO SANDY CITY: ENTRY NO. 9357271 IN BOOK 2005P AT PAGE 116.
- (4) EXTENSION OF SANDY CITY LIMITS (BONHAM ANNEXATION): ENTRY NO. 5335641 IN BOOK 92-9 AT PAGE 200.
- (5) OAKESON SUBDIVISION: ENTRY NO. 5215860 IN BOOK 92-3 AT PAGE 41.
- (6) TURNING POINT SUBDIVISION: ENTRY NO. 12027908 IN BOOK 2015P AT PAGE 87.
- (7) PEPPERWOOD CREEK PHASE 1: ENTRY NO. 9970466 IN BOOK 2007P AT PAGE 16.
- (8) PEPPERWOOD CREEK PHASE 1, LOTS 101-108 AMENDED: ENTRY NO. 11121613 IN BOOK 2011P AT PAGE 6.
- (9) DIMPLE DELL OAKS: ENTRY NO. 2317013 IN BOOK HH AT PAGE 23.
- (10) LUCKY CHANCE RANCH: ENTRY NO. 8308571 IN BOOK 92-8 AT PAGE 162.
- (11) WARRANTY DEED IN FAVOR OF SUMMER OAKS FARMS: ENTRY NO. 8664519 IN BOOK 8804 AT PAGE 7992.
- (12) WARRANTY DEED IN FAVOR OF SUMMER OAKS FARMS: ENTRY NO. 8664520 IN BOOK 8804 AT PAGE 7993.
- (13) WARRANTY DEED IN FAVOR OF SUMMER OAKS FARMS: ENTRY NO. 8664521 IN BOOK 8804 AT PAGE 7994.
- (14) SPECIAL WARRANTY DEED IN FAVOR OF SALT LAKE COUNTY: ENTRY NO. 2328621 IN BOOK 2848 AT PAGE 75.
- (15) WARRANTY DEED IN FAVOR OF SALT LAKE COUNTY: ENTRY NO. 2370587 IN BOOK 2935 AT PAGE 384.
- (16) QUIT CLAIM DEED IN FAVOR OF JD & EVA T. MORTENSEN: ENTRY NO. 4637622 IN BOOK 6038 AT PAGE 2256.
- (17) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 14, T3S, R1E, SLB&M.
- (18) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 15, T3S, R1E, SLB&M.
- (19) 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.

(c) BEARING AND/OR DISTANCE DATA CALCULATED FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

**FINAL LOCAL ENTITY PLAT
SUMMERHAYS ANNEXATION TO SANDY CITY
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2026**

The logo for Meridian Engineering, Inc. features a stylized 'M' composed of three interlocking arcs in the upper left corner. The company name 'MERIDIAN' is written in large, bold, black capital letters. Below it, 'ENGINEERING, INC.' is written in a slightly smaller, bold, black capital letters. Address details are listed below: '1628 WEST 11010 SOUTH, SUITE 102', 'SOUTH JORDAN, UTAH 84095', and 'PHONE (801) 569-1315 FAX (801) 569-1319'.

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

SANDY CITY APPROVAL

ENGINEER'S CERTIFICATE

| | |
|-----------------|---|
| MAP OF SANDY | SALT LAKE COUNTY SURVEY |
| | APPROVED THIS _____ DAY OF _____ THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL PURSUANT TO SECTION 17-73-507 OF UTAH STATE |

| | |
|--|---|
| <p>OR</p> <p>A.D. 2026 BY ENTITY PLAT, DE.</p> | <p>SALT LAKE COUNTY RI</p> <p>RECORDED AND FILED AT THE REQUEST OF _____</p> <p>RECORDED AS ENTRY NUMBER _____</p> <p>_____</p> <p>DATE: _____ TIME: _____ BOOK: _____</p> |
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| DER | COMP. FILE 25280-11 FINAL ENTITY PLAT |
| PAGE: | PROJECT NO. 25280-11 |
| EORDER | SHEET NO. 1 OF 1 |