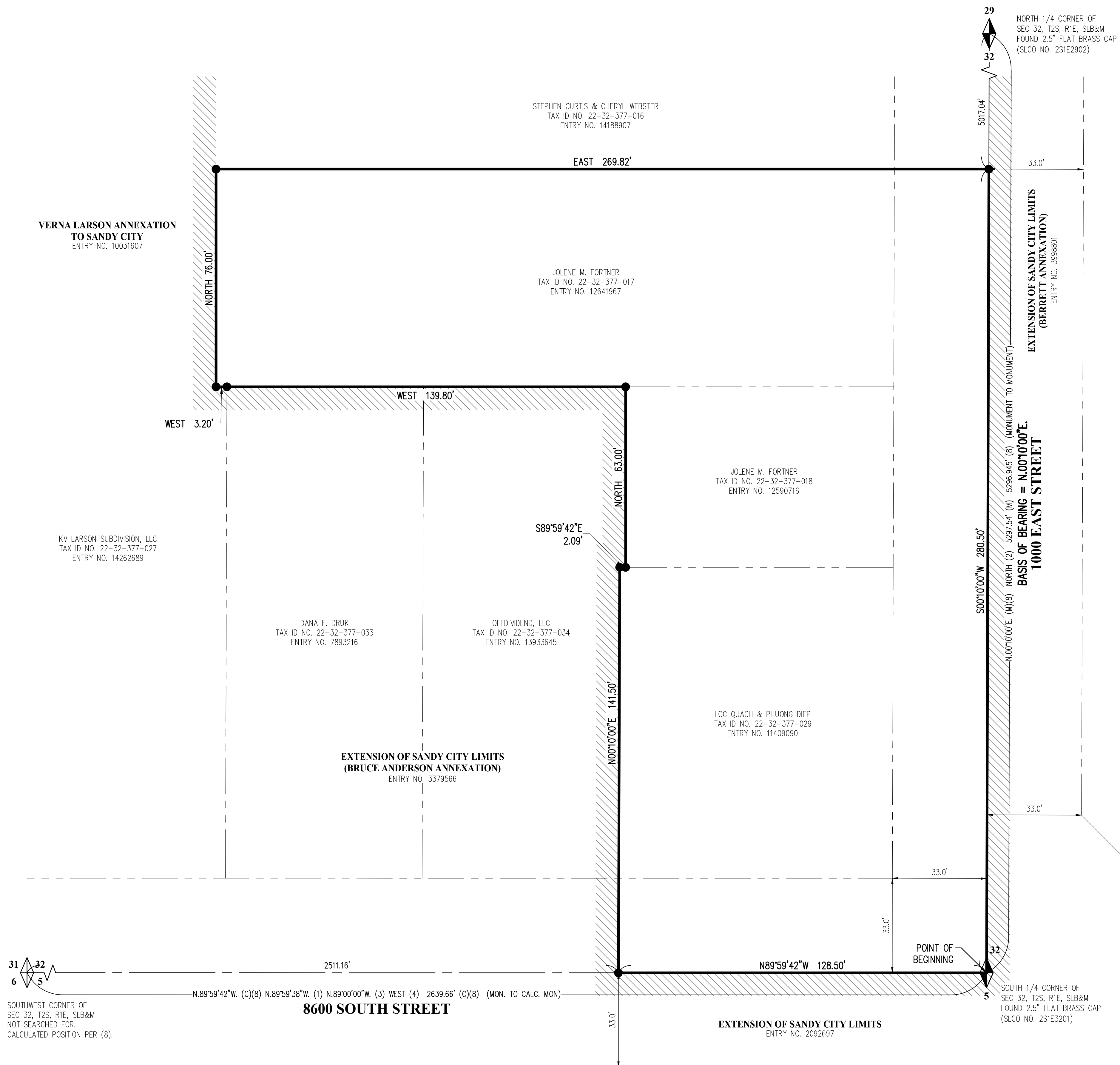


FINAL LOCAL ENTITY PLAT FORTNER ANNEXATION TO SANDY CITY

**SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, STATE OF UTAH
AUGUST 2025**



SURVEYOR'S CERTIFICATE

I, SHANE S. BROWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 14194408, 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 "FORTNER ANNEXATION TO SANDY CITY".



SHANE S. BROWER
PLS NO. 14194408
DATE: AUGUST 12, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 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 EXTENSION OF SANDY CITY LIMITS, RECORDED JUNE 29, 1965, AS ENTRY NO. 2092697 IN BOOK CC AT PAGE 94 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), RECORDED SEPTEMBER 28, 1984, AS ENTRY NO. 3998801 IN BOOK 84-9 AT PAGE 143 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 32 (BASIS OF BEARING IS N.00°10'00"E. (NORTH BY RECORD) ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS AND THE QUARTER SECTION LINE N.89°59'42"W. (N.89°59'38"W. BY RECORD) 128.50 TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (BRUCE ANDERSON ANNEXATION), RECORDED DECEMBER 19, 1979, AS ENTRY NO. 3379566 IN BOOK 79-12 AT PAGE 362 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) N.00°10'00"E. (NORTH BY RECORD) 141.50 FEET, 2) S.89°59'42"E. 2.09 FEET (S.89°00'00"E. 2.50 FEET BY RECORD), 3) NORTH 63.00 FEET AND 4) WEST (N.89°00'00"W. BY RECORD) 139.80 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY VERNA LARSEN ANNEXATION TO SANDY CITY, RECORDED MARCH 13, 2007, AS ENTRY NO. 10031607 IN BOOK 2007 AT PAGE 114 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) WEST 3.20 FEET AND 2) NORTH 76.00 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF JOLENE M. FORTNER RECORDED AS ENTRY NO. 12641967 IN BOOK 10611 AT PAGE 4971 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY EAST 269.82 FEET (269.00 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), SAID POINT ALSO IN THE QUARTER SECTION LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID QUARTER SECTION LINE S.00°10'00"W. (SOUTH BY RECORD) 280.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 46,650 SQUARE FEET OR 1.07 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAN 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.00°01'00"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 32, 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) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2092697 IN BOOK CC AT PAGE 94
- (2) EXTENSION OF SANDY CITY LIMITS (BERRETT ANNOTATION): ENTRY NO. 399880 IN BOOK 84-9 AT PAGE 143.
- (3) EXTENSION OF SANDY CITY LIMITS (BRUCE ANDERSON ANNOTATION): ENTRY NO. 337956 IN BOOK 79-12 AT PAGE 362
- (4) VERNIA LARSON ANNOTATION TO SANDY CITY: ENTRY NO. 10031607 IN BOOK 2007 AT PAGE 114
- (5) WARRANTY DEED IN FAVOR OF JOLENE M. FORTNER: ENTRY NO. 12641967 IN BOOK 10611 AT PAGE 4971
- (6) QUIT CLAIM DEED IN FAVOR OF JOLENE M. FORTNER: ENTRY NO. 12590716 IN BOOK 10585 AT PAGE 5171
- (7) WARRANTY DEED IN FAVOR OF LOU QUACH AND PHUONG DIEP: ENTRY NO. 11409090 IN BOOK 10025 AT PAGE 7012
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 32, T2S, R1E, SLB&M.
- (9) 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.

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. 2025
BY THE SANDY CITY COUNCIL.

_____ MAYOR	_____ COUNCIL CHAIR
_____ ATTORNEY	_____ 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

**FINAL LOCAL ENTITY PLAT
FORTNER ANNEXATION TO SANDY CITY
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
AUGUST 2025**

PREPARED BY:



LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: TIME: BOOK:

FEE \$ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE
24225-47
FINAL ENTITY PLAT

PROJECT NO.
24225-47

SHEET NO.
1 OF 1

PRELIMINARY - NOT TO BE RECORDED