

FINAL LOCAL ENTITY PLAT CUMMINGS ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
OCTOBER, 2024

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 "CUMMINGS 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 34, 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 ROSSETT GREEN LANE ANNEXATION TO SANDY CITY, RECORDED NOVEMBER 4, 2020 AS ENTRY NO. 13450415 IN BOOK 2020P AT PAGE 274 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE ESTABLISHED BY CITY OF COTTONWOOD HEIGHTS INCORPORATION, RECORDED FEBRUARY 1, 2005 AS ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1322.02 FEET N.89°41'22"W. ALONG THE SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34 (BASIS OF BEARING IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND WEST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG SAID CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE AND SAID SECTION LINE S.89°41'22"E. 188.02 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF BYRON THAD PETERSEN AND JANET YOSHIKO PETERSEN, TRUSTEES OF THE PETERSEN FAMILY TRUST U/A/D/ MAY 15, 2002 RECORDED AS ENTRY NO. 14118359 IN BOOK 11426 AT PAGE 1245 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF VARNEY SUBDIVISION RECORDED AS ENTRY NO. 5179079 IN BOOK 92-1 AT PAGE 1 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY AND SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION S.00°18'38"W. (SOUTH BY RECORD) 291.516 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR CUMMINGS CONSULTING, LLC RECORDED AS ENTRY NO. 14088327 IN BOOK 11409 AT PAGE 8076 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°41'22"E. 5.34 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BRENT STRONG SUBDIVISION RECORDED AS ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 1 SOUTH 137.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1 S.78°42'23"E. 62.04 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY IN FAVOR OF CUMMINGS CONSULTING, LLC; THENCE ALONG SAID EASTERLY BOUNDARY LINE S.04°07'27"W. 314.80 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION), RECORDED SEPTEMBER 10, 1990 AS ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110 AND THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY, SAID POINT IS S.88°07'41"E. 38.22 FEET FROM THE SOUTHWEST CORNER OF SAID BRENT STRONG SUBDIVISION; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SOUTHERLY BOUNDARY LINE N.88°07'41"W. 230.10 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY NORTH (N.00°09'15"E. BY RECORD) 138.71 FEET TO A POINT IN CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID ROSSETT GREEN LANE ANNEXATION TO SANDY CITY; SAID POINT IS ALSO THE SOUTHEAST CORNER OF ROSSETT GREEN P.U.D. RECORDED AS ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF SAID ROSSETT GREEN P.U.D., NORTH 610.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 158,655 SQUARE FEET OR 3.64 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

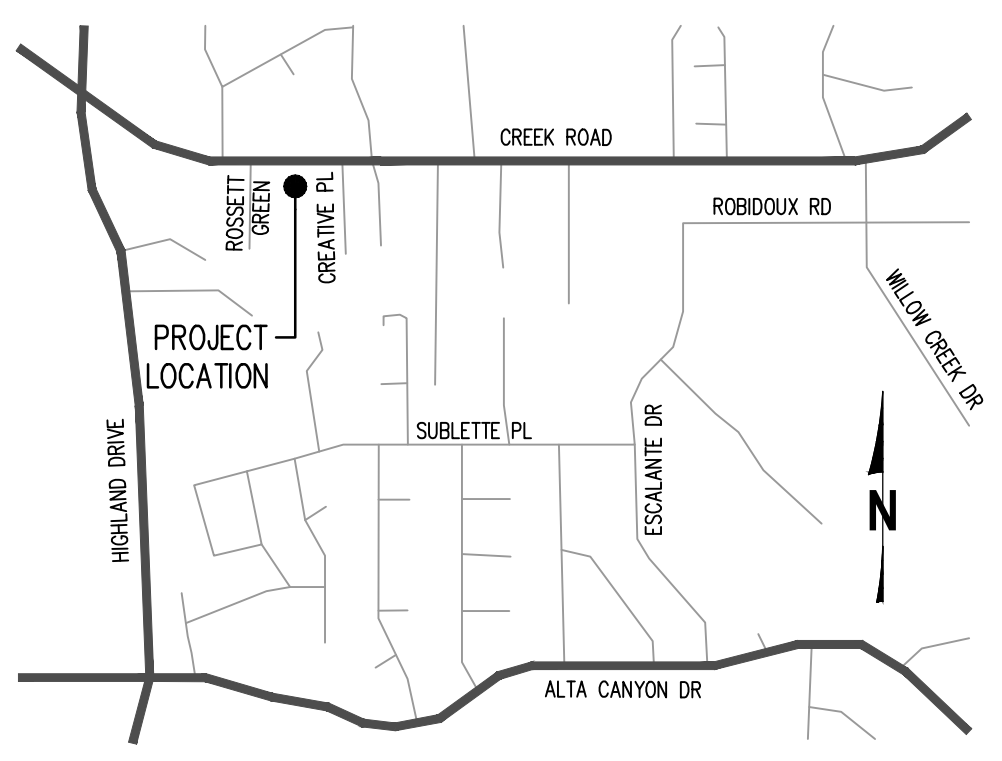
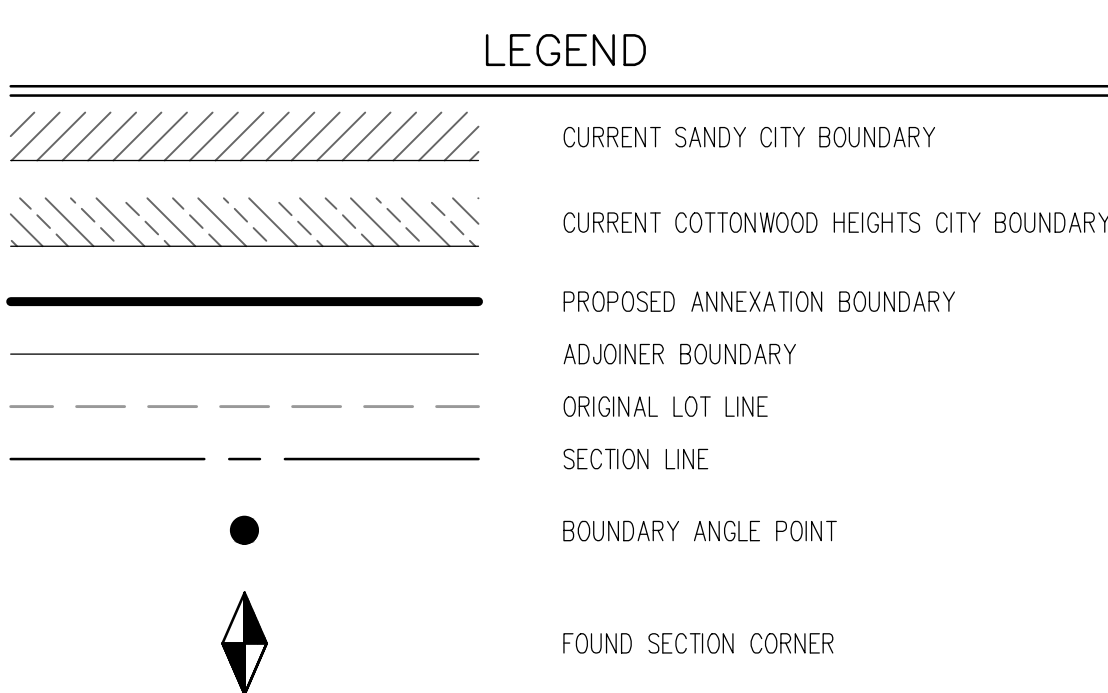
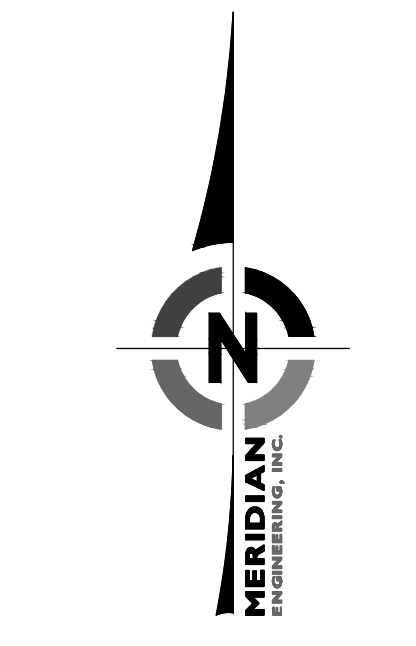
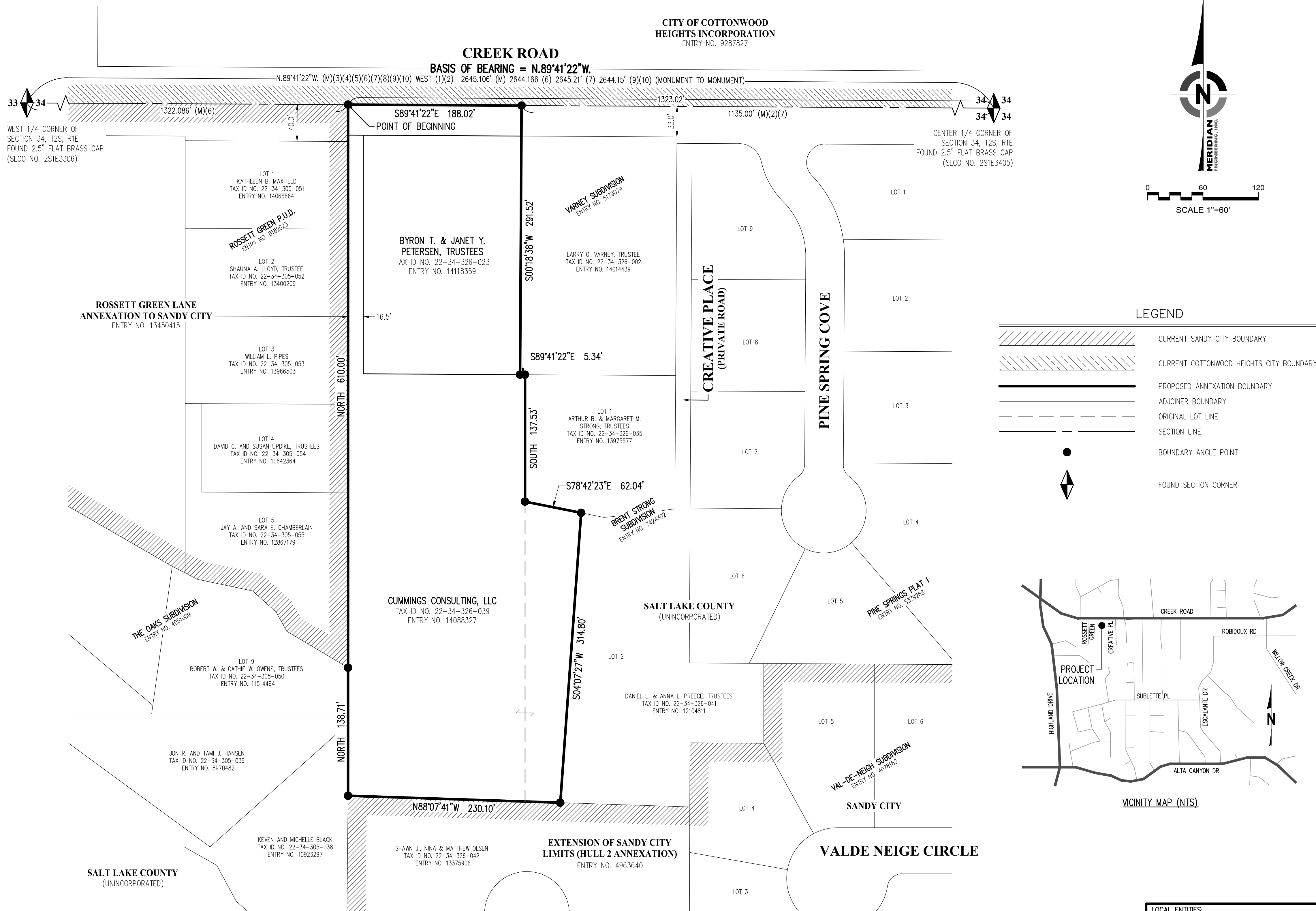
IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY, THE BASIS OF BEARING FOR THIS SURVEY IS S.89°41'22"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE WEST WEST QUARTER CORNER AND THE CENTER CORNER OF SECTION 34, 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) WARRANTY DEED IN FAVOR OF CUMMINGS CONSULTING, LLC; ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
- (2) QUIT CLAIM DEED IN FAVOR OF BYRON T. & JANET Y. PETERSEN, TRUSTEES; ENTRY NO. 14118359 IN BOOK 11426 AT PAGE 1245.
- (3) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION); ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
- (4) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY; ENTRY NO. 13450415 IN BOOK 2020P AT PAGE 274.
- (5) CITY OF COTTONWOOD HEIGHTS INCORPORATION; ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
- (6) ROSSETT GREEN P.U.D.; ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75.
- (7) VARNEY SUBDIVISION; ENTRY NO. 5179079 IN BOOK 91-1 AT PAGE 1.
- (8) BRENT STRONG SUBDIVISION; ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206.
- (9) THE OAKS SUBDIVISION; ENTRY NO. 4051009 IN BOOK 85-2 AT PAGE 25.
- (10) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, S1B&M.
- (11) 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 SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.



LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

**FINAL LOCAL ENTITY PLAT
CUMMINGS ANNEXATION TO SANDY CITY**
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
OCTOBER, 2024

PRELIMINARY - NOT TO BE RECORDED

<p>PREPARED BY:</p> <p>MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 569-1319</p>	<p style="text-align: center;">ENGINEER'S CERTIFICATE</p> <p>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.</p> <p>_____ SANDY CITY ENGINEER</p>	<p style="text-align: center;">SANDY CITY APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2024 BY THE SANDY CITY COUNCIL.</p> <p>_____ MAYOR</p> <p>_____ ATTORNEY</p> <p>_____ COUNCIL CHAIR</p> <p>_____ CITY RECORDER</p>	<p style="text-align: center;">SALT LAKE COUNTY SURVEYOR</p> <p>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.</p> <p>_____ SALT LAKE COUNTY SURVEYOR</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____</p> <p>DATE: _____ TIME: _____ BOOK: _____</p> <p>_____ DEPUTY SALT LAKE COUNTY RECORDER</p>	<p>COMP. FILE 24225-15 FINAL ENTITY PLAT</p> <p>PROJECT NO. 24225</p> <p>SHEET NO. 1 OF 1</p>
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