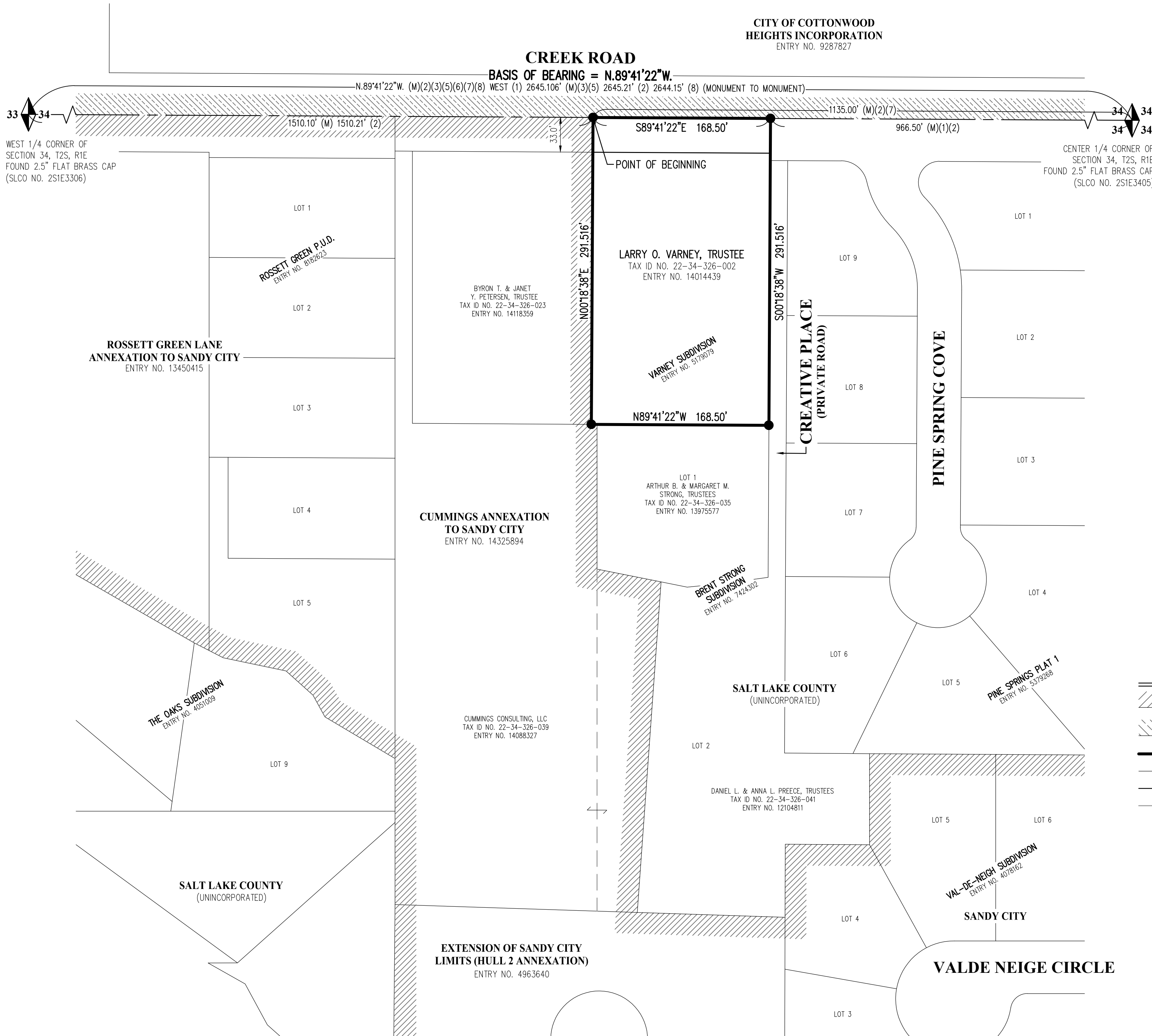


FINAL LOCAL ENTITY PLAT
VARNEY ANNEXATION TO SANDY CITY

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
DECEMBER, 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 "VARNEY ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: DECEMBER 19, 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 CUMMINGS ANNEXATION TO SANDY CITY, RECORDED DECEMBER 17, 2024 AS ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268 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 ALSO THE INTERSECTION OF THE 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, SAID POINT IS 1135.00 FEET N.89°41'22"W. ALONG SAID 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. 168.50 FEET TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND ITS EXTENSION S.0018°38'W. 291.516 FEET TO THE SOUTHEAST CORNER OF SAID VARNEY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION N.89°41'22"W. 168.50 FEET TO THE SOUTHWEST CORNER OF SAID VARNEY SUBDIVISION, SAID POINT IS ALSO IN SAID CURRENT SANDY CITY BOUNDARY LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE WESTERLY BOUNDARY LINE AND ITS EXTENSION OF SAID VARNEY SUBDIVISION N.0018°38'E. 291.516 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49,120 SQUARE FEET OR 1.13 ACRES IN AREA, MORE OR LESS.

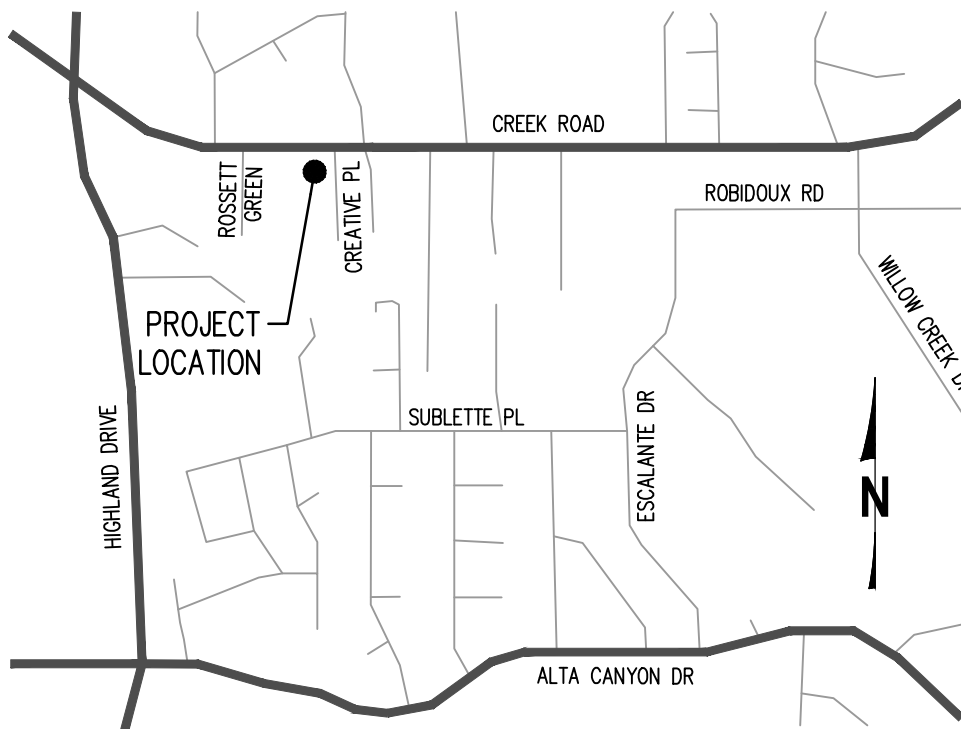
SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ANNEXATION BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE WEST QUARTER 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 LARRY O. VARNEY, TRUSTEE: ENTRY NO. 14014439 IN BOOK 11371 AT PAGE 7520.
(2) VARNEY SUBDIVISION: ENTRY NO. 5179079 IN BOOK 91-1 AT PAGE 1.
(3) CUMMINGS ANNEXATION TO SANDY CITY: ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268.
(4) CITY OF COTTONWOOD HEIGHTS INCORPORATION: ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
(5) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION): ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
(6) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY: ENTRY NO. 13450415 IN BOOK 2005P AT PAGE 274.
(7) BRENT STRONG SUBDIVISION: ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206.
(8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, SLB&M.
(9) 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.



VICINITY MAP (NTS)

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

FINAL LOCAL ENTITY PLAT
VARNEY 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
DECEMBER, 2024

PREPARED BY:



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

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2024
BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

SALT LAKE COUNTY SURVEYOR

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.

SALT LAKE COUNTY SURVEYOR

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
24225-22
FINAL ENTITY PLAT

PROJECT NO.
24225

SHEET NO.
1 OF 1