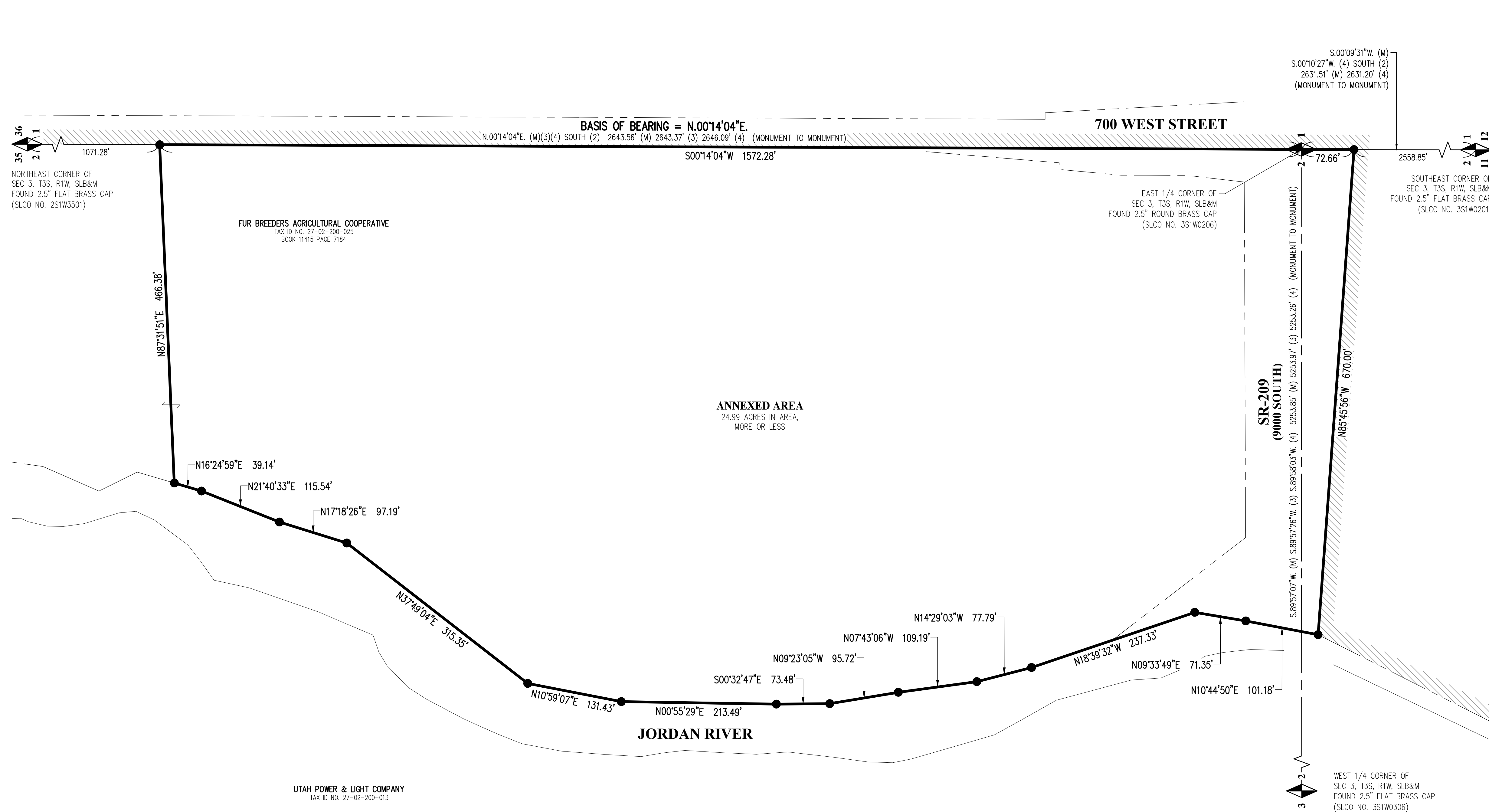


FINAL LOCAL ENTITY PLAT RIVERSCAPE ANNEXATION TO SANDY CITY


SITUATED IN THE EAST 1/2 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.



MICHAEL W. NADEAU
PLS NO. 4938744
DATE: JUNE 13, 2023

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, 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 PREVIOUS ANNEXATION TO SANDY CITY RECORDED OCTOBER 29, 1971 AS ENTRY NO. 2418204 IN BOOK KK AT PAGE 21 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE EAST QUARTER CORNER OF SAID SECTION 2 (BASIS OF BEARING IS N.0014'04"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 2); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) S.00'09'31"W. 72.66 FEET (SOUTH 72.66 FEET BY RECORD), SAID LINE ALSO RUNS ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 2, AND 2) N.85'45'56"W. 670.00 FEET (N.85'45'56"W. BY RECORD); THENCE N.10'44'50"E. 101.18 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF FUR BREEDERS' AGRICULTURAL COOPERATIVE RECORDED AS ENTRY NO. 14099285 IN BOOK 11415 AT PAGE 7184 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE NORTHERLY RIGHT OF WAY LINE OF SR-209; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY THE FOLLOWING TWELVE COURSES: 1) N.09'33'49"E. 71.36 FEET, 2) N.18'39'32"W. 237.33 FEET, 3) N.14'29'03"W. 77.79 FEET, 4) N.07'43'06"W. 109.19 FEET, 5) N.09'23'05"W. 95.72 FEET, 6) N.00'32'47"W. 73.48 FEET, 7) N.00'55'29"E. 213.49 FEET, 8) N.10'59'07"E. 131.43 FEET, 9) N.37'49'04"E. 315.35 FEET, 10) N.17'18'26"E. 97.19 FEET, 11) N.21'40'33"E. 115.54 FEET AND 12) N.16'24'59"E. 39.14 FEET; THENCE N.87'31'51"E. 466.38 FEET TO A POINT IN SAID CURRENT SANDY CITY BOUNDARY LINE, SAID POINT IS ALSO IN THE SECTION LINE; THENCE ALONG SAID BOUNDARY LINE AND SECTION LINE S.00'14'04"W. 1572.28 (SOUTH BY RECORD) FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.99 ACRES IN AREA, MORE OR LESS.

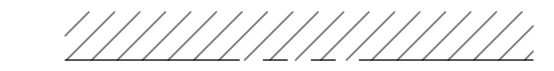

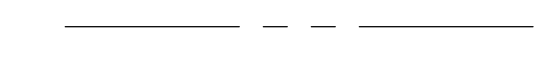



SURVEYOR'S NARRATIVE

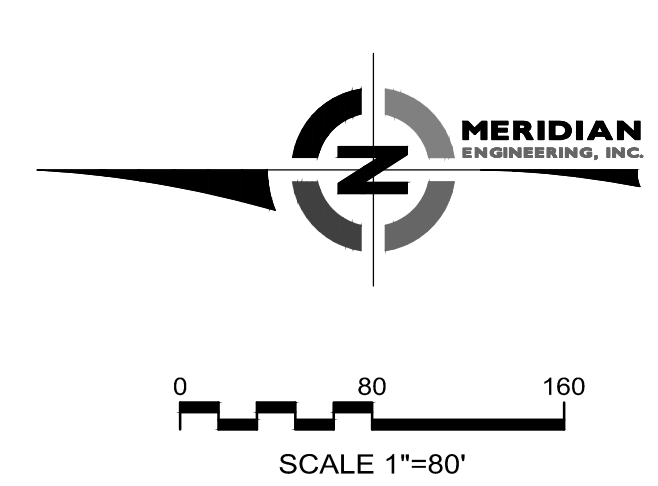
IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.0014'04"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

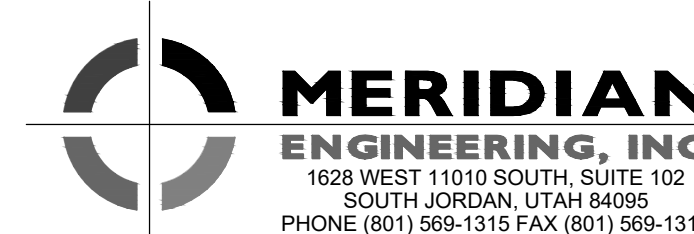
AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD 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 FUR BREEDERS' AGRICULTURAL COOPERATIVE: ENTRY NO. 14099285 IN BOOK 11415 AT PAGE 7184.
- (2) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2418204 IN BOOK KK AT PAGE 21.
- (3) RECORD OF SURVEY PREPARED BY MARK N. GREGORY WITH DOMINION ENGINEERING ASSOCIATES, L.C.: SURVEY NO. S2007-07-0588.
- (4) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 2, T3S, R1W, SLB&M.
- (5) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LEGEND

-  CURRENT SANDY CITY BOUNDARY
-  PROPOSED ANNEXATION BOUNDARY
-  SECTION LINE
-  ADJOINER BOUNDARY
-  BOUNDARY ANGLE POINT
-  FOUND SECTION CORNER



<p>LOCAL ENTITIES:</p> <p>ANNEXATION FROM: SALT LAKE COUNTY</p> <p>ANNEXATION INTO: SANDY CITY</p>	<p>PREPARED BY:</p> <p style="text-align: center;"> MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 569-1319</p>
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**FINAL LOCAL ENTITY PLAT
RIVERSCAPE ANNEXATION TO SANDY CITY**
SITUATED IN THE EAST 1/2 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

<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 _____ DATE _____</p>	<p style="text-align: center;">SANDY CITY APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2023</p> <p>BY THE SANDY CITY COUNCIL.</p> <p>_____ MAYOR</p> <p>_____ COUNCIL CHAIR</p> <p>_____ ATTORNEY</p> <p>_____ CITY RECORDER</p>	<p style="text-align: center;">SALT LAKE COUNTY SURVEYOR</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 2023 AS A FINAL LOCAL ENTITY PLAT BY THE SALT LAKE COUNTY SURVEYOR.</p> <p>_____ SALT LAKE COUNTY SURVEYOR</p> <p>_____ DATE _____</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF _____</p> <p>RECORDED AS ENTRY NUMBER _____</p> <p>DATE: _____ TIME: _____ BOOK: _____</p> <p>_____ SALT LAKE COUNTY RECORDER</p> <p>_____ DATE _____</p>	<p>COMP. FILE 22242-24 FINAL ENTITY PLAT</p> <p>PROJECT NO. 22242</p> <p>SHEET NO. 1 OF 1</p>
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