

FINAL LOCAL ENTITY PLAT
OAK HAVEN 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
JANUARY, 2025

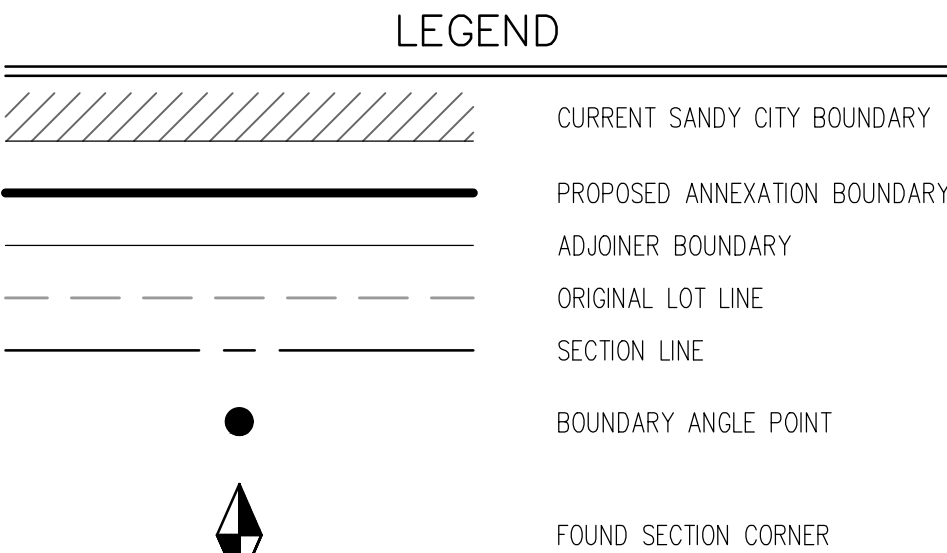
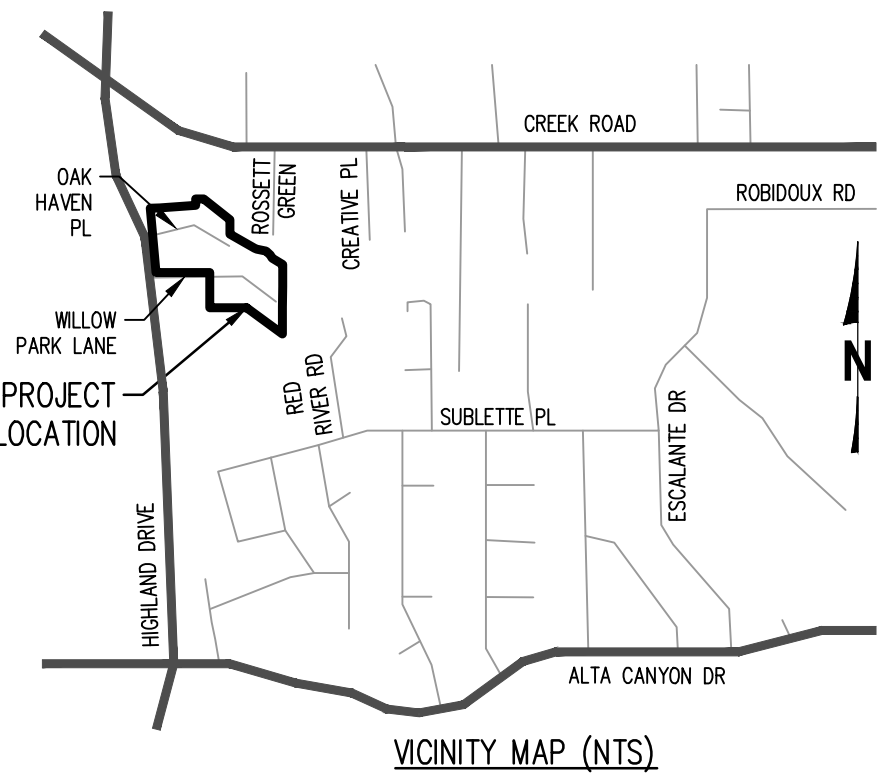
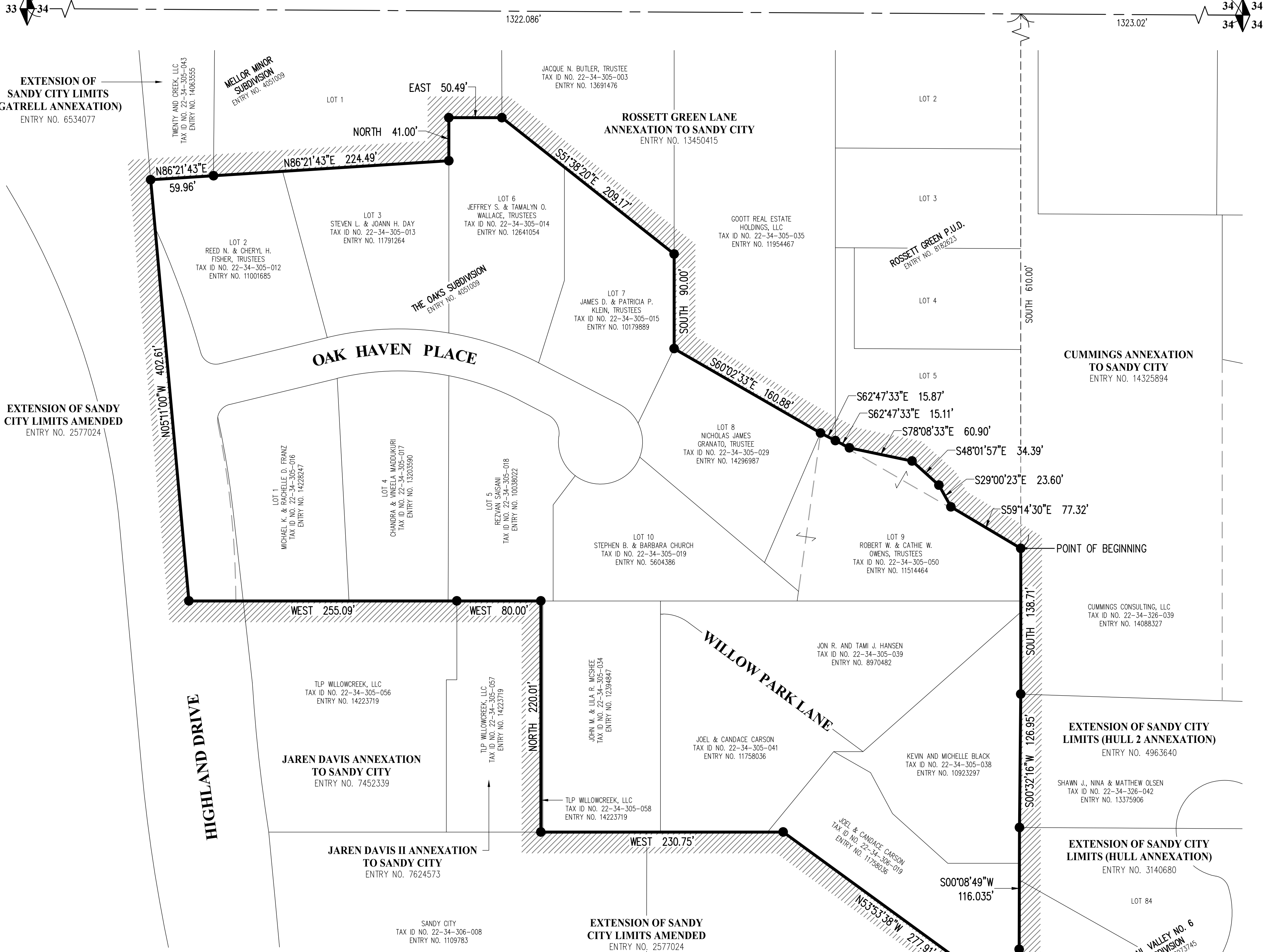
WEST 1/4 CORNER OF
SECTION 34, T2S, R1E
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 251E3306)

CENTER 1/4 CORNER OF
SECTION 34, T2S, R1E
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 251E3405)

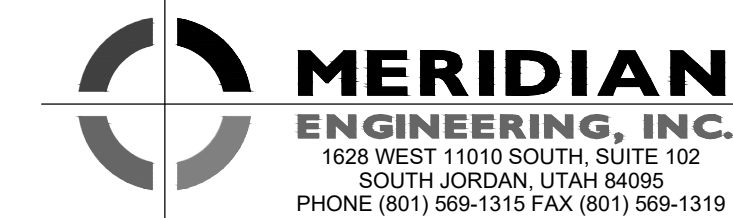
CREEK ROAD

BASIS OF BEARING = N.89°41'22"W.

N.89°41'22"W. (M)(4)(5)(6)(11)(12)(15)(16) WEST (1)(8)(10)(13) 2645.106' (M)(6) 2644.115' (4)(16) 2644.166' (15) (MONUMENT TO MONUMENT)



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. 2025 BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

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 "OAK HAVEN ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: JANUARY 7, 2025

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 AND 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 THE NORTHEAST CORNER OF LOT 9 OF THE OAKS SUBDIVISION RECORDED AS ENTRY NO. 4051009 IN BOOK 85-2 AT PAGE 25 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1323.02 FEET N.89°41'22"W. ALONG THE QUARTER SECTION LINE AND 610.00 FEET SOUTH 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 SANDY CITY BOUNDARY LINE ESTABLISHED BY CUMMING ANNEXATION TO SANDY CITY SOUTH 138.71 FEET TO THE SOUTHWEST CORNER 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, SAID POINT IS ALSO 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 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.00°32'16"W. 126.95 FEET (S.00°09'13"W. 127.00 FEET BY RECORD) TO THE NORTHWEST CORNER OF LOT 84 OF QUAIL VALLEY NO. 6 RECORDED AS ENTRY NO. 3073745 IN BOOK 73-3 AT PAGE 32 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (HULL ANNEXATION), RECORDED JULY 20, 1978 AS ENTRY NO. 3140680 IN BOOK 78-7 AT PAGE 200 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE WESTERLY BOUNDARY LINE OF SAID QUAIL VALLEY NO. 6 S.00°08'49"W. (SOUTH BY RECORD) 116.035 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (BUSCH ANNEXATION), RECORDED MAY 12, 1978 AS ENTRY NO. 3107072 IN BOOK 78-5 AT PAGE 144 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID WESTERLY BOUNDARY LINE S.00°08'49"W. 52.08 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF JOEL & CANDACE CARSON RECORDED AS ENTRY NO. 11758036 IN BOOK 10191 AT PAGE 9195 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (GATRELL ANNEXATION), RECORDED DECEMBER 19, 1973 AS ENTRY NO. 2577024 IN BOOK 73-10 AT PAGE 98 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) N.53°53'38"W. 277.91 FEET (280.00 FEET BY RECORD) AND 2) WEST 230.75 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED AS PARCEL 2 IN SPECIAL WARRANTY DEED IN FAVOR OF TLP WILLOWCREEK, LLC RECORDED AS ENTRY NO. 14223719 IN BOOK 11482 AT PAGE 1662 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY JAREN DAVIS II ANNEXATION TO SANDY CITY, RECORDED APRIL 25, 2000 AS ENTRY NO. 7624573 IN BOOK 2000P AT PAGE 103 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID PARCEL 2 THE FOLLOWING TWO (2) COURSES: 1) NORTH 220.00 FEET (214.60 FEET BY RECORD) AND 2) WEST 80.00 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED AS PARCEL 1 IN SAID SPECIAL WARRANTY DEED IN FAVOR OF TLP WILLOWCREEK, LLC, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY JAREN DAVIS ANNEXATION TO SANDY CITY, RECORDED AUGUST 26, 1999 AS ENTRY NO. 7452339 IN BOOK 99-8P AT PAGE 246 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE WEST 255.09 FEET (255.48 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID THE OAKS SUBDIVISION, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY LIMITS AMENDED; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND WESTERLY BOUNDARY LINE OF SAID THE OAKS SUBDIVISION N.05°11'00"W. (N.05°53'00"W. BY RECORD) 402.61 FEET TO THE NORTHWEST CORNER OF SAID THE OAKS SUBDIVISION, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (GATRELL ANNEXATION), RECORDED DECEMBER 23, 1996 AS ENTRY NO. 6534077 IN BOOK 96-12P AT PAGE 429 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY LIMITS AND NORTHERLY BOUNDARY LINE OF SAID THE OAKS SUBDIVISION N.86°21'43"E. 59.96 FEET (N.86°21'37"E. 63.10 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID ROSSETT GREEN LANE ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE NORTHERLY BOUNDARY LINE OF SAID THE OAKS SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: 1) N.86°21'43"E. 224.49 FEET, 2) NORTH 41.00 FEET, 3) EAST 50.49 FEET, 4) S.51°38'20"E. 209.17 FEET, 5) SOUTH 90.00 FEET, 6) S.60°02'33"E. 160.88 FEET AND 7) S.62°47'33"E. 15.87 FEET TO THE SOUTHWEST CORNER OF ROSSETT GREEN P.L.D. RECORDED AS ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE CONTINUING ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE SOUTHERLY BOUNDARY LINE OF SAID ROSSETT GREEN P.L.D. THE FOLLOWING FIVE (5) COURSES: 1) S.62°47'33"E. 15.11 FEET, 2) S.78°08'33"E. 60.90 FEET, 3) S.48°01'57"E. 34.39 FEET, 4) S.29°00'23"E. 23.60 FEET AND 5) S.59°14'30"E. 77.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 365,271 SQUARE FEET OR 8.39 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.

MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

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. 14088327 IN BOOK 11409 AT PAGE 8076.
- (2) WARRANTY DEED IN FAVOR OF JOEL CARSON AND CANDACE CARSON: ENTRY NO. 11758036 IN BOOK 10191 AT PAGE 9195.
- (3) SPECIAL WARRANTY DEED IN FAVOR OF TLP WILLOWCREEK, LLC: ENTRY NO. 14223719 IN B 11482 AT PAGE 1662.
- (4) THE OAKS SUBDIVISION: ENTRY NO. 4051009 IN BOOK 85-2 AT PAGE 25.
- (5) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY: ENTRY NO. 13450415 IN BOOK 2020P AT PAGE 274.
- (6) CUMMINGS ANNEXATION TO SANDY CITY: ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268.
- (7) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION): ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
- (8) EXTENSION OF SANDY CITY LIMITS (HULL ANNEXATION): ENTRY NO. 3140680 IN BOOK 78-7 AT PAGE 200.
- (9) EXTENSION OF SANDY CITY LIMITS (BUSCH ANNEXATION): ENTRY NO. 3107072 IN BOOK 78-5 AT PAGE 144.
- (10) EXTENSION OF SANDY CITY LIMITS AMENDED: ENTRY NO. 2577024 IN BOOK 73-10 AT PAGE 98.
- (11) JAREN DAVIS ANNEXATION TO SANDY CITY: ENTRY NO. 7452339 IN BOOK 99-8P AT PAGE 246.
- (12) JAREN DAVIS II ANNEXATION TO SANDY CITY: ENTRY NO. 7624573 IN BOOK 20009 AT PAGE 103.
- (13) EXTENSION OF SANDY CITY LIMITS GATRELL ANNEXATION: ENTRY NO. 6534077 IN BOOK 96-12P AT PAGE 429.
- (14) QUAIL VALLEY NO. 6 SUBDIVISION: ENTRY NO. 3073745 IN BOOK 73-3 AT PAGE 32.
- (15) ROSSETT GREEN P.L.D.: ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75.
- (16) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, SLB&M.
- (17) 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.

FINAL LOCAL ENTITY PLAT
OAK HAVEN 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
JANUARY, 2025

SALT LAKE COUNTY SURVEYOR	SALT LAKE COUNTY RECORDER	COMP. FILE
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.	RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____ DATE: _____ TIME: _____ BOOK: _____ FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____	24225-24 FINAL ENTITY PLAT PROJECT NO. 24225 SHEET NO. 1 OF 1