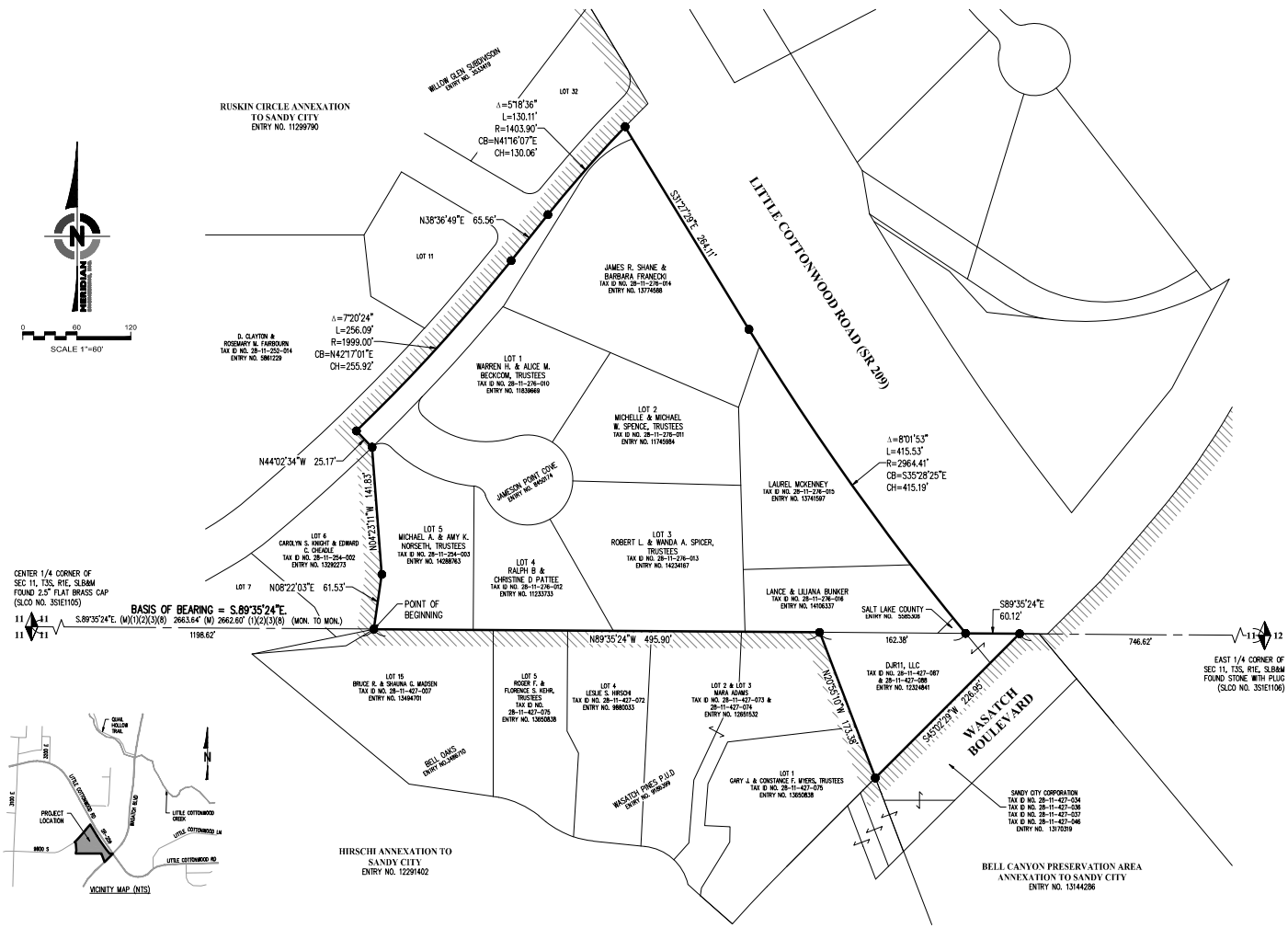
FINAL LOCAL ENTITY PLAT
JAMESON POINT ANNEXATION TO SANDY CITY

SITUATED IN THE EAST 1/2 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JULY 2025



LEGEND

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

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 "JAMESON POINT ANNEXATION TO SANDY CITY".

PROFESSIONAL LAND SURVEYOR — Electronically SHANE S. BROWER — LICENSE NO. 14194408 — STATE OF UTAH — 07/14/2025

SHANE S. BROWER
PLS NO. 14194408
DATE: JULY 14, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 3 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 HIRSCHI ANNEXATION TO SANDY CITY, RECORDED JUNE 1, 2016 AS ENTRY NO. 12291402 IN BOOK 2016P AT PAGE 117 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE SOUTHWESTERLY CORNER OF LOT 5, JAMESON POINT COVE SUBDIVISION RECORDED AS ENTRY NO. 8450174 IN BOOK 2002P AT PAGE 355 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1198.62 FEET N.89°35'24"W. ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 11 (BASIS OF BEARING IS S.89°35'24"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 11); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) N.08°22'03"E. 61.53 FEET, 2) N.04°23'11"W. 141.83 FEET AND 3) N.44°02'34"W. 25.17 FEET (25.00+/- FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE AS ESTABLISHED BY RUSKIN CIRCLE ANNEXATION TO SANDY CITY, RECORDED DECEMBER 19, 2011 AS ENTRY NO. 11299790 IN BOOK 2016 AT PAGE 161 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND THE BEGINNING OF A NON-TANGENT 1999.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 256.09 FEET THROUGH A CENTRAL ANGLE OF 07°20'24" (NOTE: CHORD FOR SAID CURVE BEARS N.42°17'01"E. FOR A DISTANCE OF 255.92 FEET), 2) N.38°36'49"E. 65.56 FEET TO THE BEGINNING OF A 1403.90 FOOT RADIUS CURVE TO THE RIGHT AND 3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 130.11 FEET THROUGH A CENTRAL ANGLE OF 05°18'36" (NOTE: CHORD FOR SAID CURVE BEARS N.41°16'07"E. FOR A DISTANCE OF 130.06 FEET) TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LITTLE COTTONWOOD ROAD (SR-209); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S.31°27'29"E. 264.11 FEET TO THE BEGINNING OF A 2964.41 FOOT RADIUS CURVE TO THE LEFT, 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 415.53 FEET THROUGH A CENTRAL ANGLE OF 08°01'53" (NOTE: CHORD FOR SAID CURVE BEARS S.35°28'25"E. FOR A DISTANCE OF 415.19 FEET) TO A POINT IN SAID QUARTER SECTION LINE AND 3) S.89°35'24"E. 60.12 FEET ALONG SAID QUARTER SECTION LINE TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY, RECORDED DECEMBER 11, 2019 AS ENTRY NO. 13144286 IN BOOK 2019P AT PAGE 339 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.45°02'29"W. 226.95 FEET (S.45°00'00"W. 219.47 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID HIRSCHI ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) N.20°55'10"W. 173.38 FEET TO A POINT IN THE SAID QUARTER SECTION LINE AND 2) ALONG SAID QUARTER SECTION LINE N.89°35'24"W. 495.90 FEET (496.08+/- FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 228,956 SQUARE FEET OR 5.26 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 IS S.89°35'24"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 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) HIRSCHI ANNEXATION TO SANDY CITY: ENTRY NO. 12291402 IN BOOK 2016P AT PAGE 117
(2) RUSKIN CIRCLE ANNEXATION TO SANDY CITY: ENTRY NO. 11299790 IN BOOK 2011P AT PAGE 161.
(3) BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY: ENTRY NO 13144286 IN BOOK 2019P AT PAGE 339
(4) JAMESON POINT COVE SUBDIVISION: ENTRY NO. 8450174 IN BOOK 2002P AT PAGE 355
(5) WILLOW GLEN SUBDIVISION: ENTRY NO. 3533419 IN BOOK 81-2 AT PAGE 45
(6) WASATCH PINES P.U.D.: ENTRY NO. 9186399 IN BOOK 2004P AT PAGE 284
(7) BELL OAKS: ENTRY NO. 3486710 IN BOOK 80-10 AT PAGE 166
(8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 11, T3S, 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.

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JAMESON POINT ANNEXATION TO SANDY CITY
SITUATED IN THE EAST 1/2 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JULY 2025

PREPARED BY:
MERIDIAN ENGINEERING, INC.
1629 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 566-1315 FAX (801) 566-1319

LOCAL ENTITIES:
ANNEXATION FROM: SALT LAKE COUNTY
ANNEXATION INTO: SANDY CITY

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

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 24225-13 FINAL ENTITY PLAT
PROJECT NO. 24225-13
SHEET NO. 1 OF 1