FINAL LOCAL ENTITY PLAT
KASTELER
ANNEXATION TO SANDY CITY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
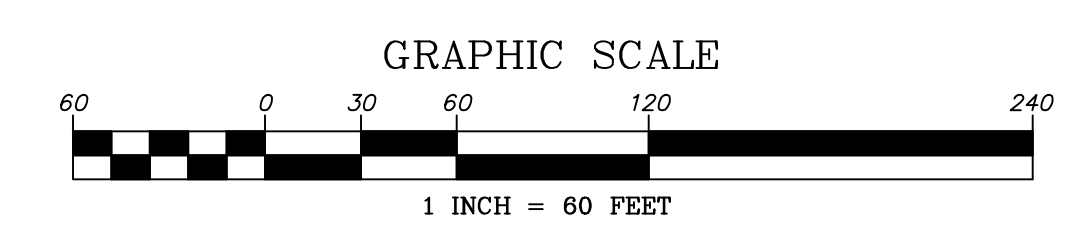
ANNEXATION DESCRIPTIONS

PARCEL NO. 28-10-476-043

Beginning at a point on the current Sandy City boundary established by a previous annexation to Sandy City recorded September 23, 1980 as Entry No. 3480782 in Book 80-9 of plats at Page 150 in the office of the Salt Lake County Recorder, said Point also being on the westerly boundary of ALTAVILLA ESTATES, recorded October 23, 1979 as Entry No 3354475 in Book 79-10 of plats at Page 334 in the office of said Recorder and the southeasterly corner of that parcel of land described in that certain Warranty Deed recorded September 3, 2020 as Entry No. 13383849 in Book 11012 at Pages 5775-5776 also in the office of said Recorder, said Point lies North 89°37'42" West 667.02 feet (annexation record = North 89°38'50" West 660.00 feet) and North 0°11'30" East 396.98 feet (annexation record = North 400.86 feet) from the Southeast Corner of Section 10, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current boundary of Sandy City established by said annexation and the southerly boundary of said parcel of land described in said Warranty Deed, North 89°17'00" West 336.25 feet, more or less, (annexation record = N 89°58'12" West) to an angle point in the current Sandy City boundary established by the MARITA MUIR annexation to Sandy City recorded November 7, 1994 as Entry No. 5960515 in Book 94-11 of plats at Page 339 in the office of said Recorder; thence along the current Sandy City boundary as established by said annexation and the boundary of said parcel of land described in said Warranty Deed the following two (2) courses:
(1) North 7°11'00" East 203.34 feet;
(2) South 89°58'12" East 311.48 feet, more or less, to the northeasterly corner of said parcel of land described in said Warranty Deed and to intersect the westerly boundary of said ALTAVILLA ESTATES;
thence departing from the current Sandy City boundary, along the easterly boundary of said parcel of land described in said Warranty Deed and said westerly boundary of ALTAVILLA ESTATES, South 0°11'28" West 205.78 feet (subdivision record = South 0°09'06" West) to the Point of Beginning.
The above-described area to be annexed into the corporate limits of Sandy City contains approximately 1.52 acres.

PARCELS NO. 28-10-476-044 & 045

Beginning at a point on the current Sandy City boundary established by the MARITA MUIR annexation to Sandy City recorded November 7, 1994 as Entry No. 5960515 in Book 94-11 of plats at Page 339 in the office of the Salt Lake County Recorder, said Point also being on the westerly boundary of ALTAVILLA ESTATES, recorded October 23, 1979 as Entry No 3354475 in Book 79-10 of plats at Page 334 in the office of said Recorder and a southeasterly corner of that parcel of land currently (January 2021) identified by the Salt Lake County Assessor as Parcel No. 28-10-476-044 and described in that certain Quit Claim Deed recorded February 27, 1992 as Entry No. 5206364 in Book 6416 at Pages 2956-2957 also in the office of said Recorder, said Point lies North 89°38'50" West 666.10 feet (MARITA MUIR annexation = N 89°37'42" West) and North 0°11'28" East 1088.88 feet from the Southeast Corner of Section 10, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current boundary of Sandy City established by said MARITA MUIR annexation and the southerly boundary of said parcel of land described in said Quit Claim Deed, North 89°58'12" West 130.90 feet to the northeasterly corner of that parcel of land currently (January 2021) identified by the Salt Lake County Assessor as Parcel No. 28-10-476-045, described in that certain Warranty Deed, recorded October 16, 2018 as Entry No. 12869093 in Book 10722 at Pages 2552-2554 in the office of said Recorder; thence along the current Sandy City boundary and the boundary of said parcel of land the following three (3) courses:
(1) South 0°11'28" West 120.00 feet;
(2) North 89°58'12" West 135.67 feet;
(3) North 7°11'00" East 370.38 feet along the westerly boundary of said Parcels No. 28-10-476-045 and 28-10-476-044 to intersect the centerline of 10000 South Street and the current Sandy City boundary established by the NEBEKER annexation to Sandy City, recorded December 9, 2014 as Entry No. 11958794 in Book 2014P of plats at Page 307 in the office of said Recorder;
thence along said current Sandy City boundary and centerline of 10000 South Street, South 89°58'12" East 221.48 feet (NEBEKER annexation = South 89°42'50" East);
thence along the easterly boundary of said Parcel No. 28-10-476-044 and to and along the westerly boundary of said ALTAVILLA ESTATES, South 0°11'28" West 247.50 feet to the Point of Beginning.

The above-described area to be annexed into the corporate limits of Sandy City contains approximately 1.70 acres.
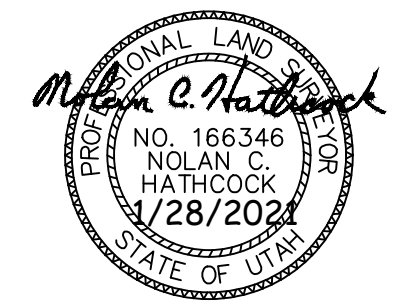
SURVEYOR'S NARRATIVE

As a result of Senate Bill 199 which was signed into law May 30, 2015, unincorporated Salt Lake County "islands" were identified and given a number designation by the Office of the Salt Lake County Clerk and then described by the office of the Salt Lake County Surveyor. The area shown hereon to be annexed into the corporate limits of Sandy City is a portion of the area designated as Island No. 24.

This plat and the description found hereon have been prepared for annexation purposes only, relying on information of record, and do not purport to be based upon an actual field survey. The intent of this plat and the description found hereon is to annex into the corporate limits of Sandy City three parcels of land currently (January 2021) identified by the Salt Lake County Assessor as Parcel No. 28-10-476-043, Parcel No. 28-10-476-044 and Parcel No. 28-10-476-045 and the portion of 10000 South Street abutting northerly, as shown and described hereon.

SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that a final local entity plat, in accordance with Section 17-23-20, was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

_____
NOLAN C. HATHCOCK, PROFESSIONAL LAND SURVEYOR   DATE:

[Surveyor's seal: PROFESSIONAL LAND SURVEYOR, NO. 166346, NOLAN C. HATHCOCK, STATE OF UTAH, 1/28/2021]

LEGEND

Symbol	Description
◆	SECTION CORNER MONUMENT (NOT SEARCHED FOR)
●	ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED)
	CURRENT SANDY CITY BOUNDARY
	PROPOSED ANNEXATION BOUNDARY
	SUBDIVISION BOUNDARY
	LOT OR PARCEL LINES
(N 49°15'00" W)	RECORD BEARINGS (TYP)

GRAPHIC SCALE
60   0   30   60   120   240
1 INCH = 60 FEET

TOTAL ANNEXED AREA = 3.22 ACRES±

Map Labels

SANDY CITY
NEBEKER ANNEXATION
ANNEXATION RECORDED DECEMBER 9, 2014
ENTRY NO. 11958794,
BOOK 2014P, PAGE 307

10000 SOUTH ST.
(NEBEKER ANNEX. – S 89°42'50" E)
S 89°58'12" E   221.48'   CURRENT SANDY CITY BOUNDARY
CENTERLINE
10000 SOUTH ST.

PARCEL NO. 28-10-476-044
ENTRY NO. 5206364,
BOOK 6416, PAGES 2956-2957
ANNEXED AREA – 1.70 ACRES±

28-10-476-008
LOT 6
UNINCORPORATED SALT LAKE COUNTY
LOT 7

N 7°11'00" E 370.38'
S 0°11'28" W 247.50'

POINT OF BEGINNING
PARCELS NO. 28-10-476-044 & 045

PARCEL NO. 28-10-476-045
ENTRY NO. 12869093,
BOOK 10722, PAGES 2552-2554

N 89°58'12" W 130.90'
S 0°11'28" W 120.00
N 89°58'12" W 135.67'
CURRENT SANDY CITY BOUNDARY

28-10-476-009
LOT 5

ALTAVILLA DRIVE
LOT 8
LOT 9

SANDY CITY
ANNEXATION RECORDED JANUARY 3, 1975
ENTRY NO. 2672536,
BOOK 75-1, PAGE 4

UNITED STATES OF AMERICA
ENTRY NO. 100317007, BOOK 426, PAGE 329
28-10-476-002

SANDY CITY

MARITA MUIR ANNEXATION
ANNEXATION RECORDED NOVEMBER 7, 1994
ENTRY NO. 5960515,
BOOK 94-11, PAGE 339

KLK WILD GOOSE LLC
28-10-476-026

28-10-476-010
LOT 4

28-10-476-011
LOT 3

ALTAVILLA ESTATES
RECORDED OCTOBER 23, 1979
ENTRY NO. 3354475,
BOOK 79-10, PAGE 334

LOT 9
LOT 10

(PARCELS NO. 28-10-476-044 & 045) – N 0°11'28" E 1088.88'

CURRENT SANDY CITY BOUNDARY
S 89°58'12" E   311.48'
S 0°11'28" W 205.78' (ALTAVILLA ESTATES – S 0°09'06" W)

CURRENT SANDY CITY BOUNDARY
N 7°11'00" E 203.34'

PARCEL NO. 28-10-476-043
ENTRY NO. 13383849,
BOOK 11012, PAGES 5775-5776
ANNEXED AREA – 1.52 ACRES±

28-10-476-012
LOT 2

LOT 11

UNINCORPORATED SALT LAKE COUNTY

POINT OF BEGINNING
PARCEL NO. 28-10-476-043

CURRENT SANDY CITY BOUNDARY N 89°17'00" W 336.25'
(ANNEXATION = N 89°58'12" W)

SANDY CITY
ANNEXATION RECORDED SEPTEMBER 23, 1980
ENTRY NO. 3480782,
BOOK 80-9, PAGE 150

LOT 9
LOT 8

ALTA VISTA NO. 1
RECORDED FEBRUARY 28, 1984
ENTRY NO. 3909961,
BOOK 84-2, PAGE 23

LOT 10

(ANNEXATION = NORTH 400.86')
(PARCEL NO. 28-10-476-043) N 0°11'30" E 396.98'
CURRENT SANDY CITY BOUNDARY

28-10-476-013
LOT 1

LOT 12

10
15

(MARITA MUIR ANNEXATION = N 89°37'42" W 664.53')
(PARCELS NO. 28-10-476-044 & 045) – N 89°38'50" W 666.10'
(PARCELS NO. 28-10-476-043) – N 89°37'42" W 667.02'

SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
10 11
15 14

SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY SURVEYOR

Approved this _____ day of _____ A.D., 20__ as a Final Local Entity Plat by the Salt Lake County Surveyor.

_____
SALT LAKE COUNTY SURVEYOR   DATE

PREPARED BY:
NOLAN C. HATHCOCK
SANDY CITY SURVEYOR
UTAH LICENSE NO. 166346
8775 S. 700 W.
SANDY, UTAH 84070
PHONE: 801-568-2965

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 _____nd day of _____, A.D. 20___ by the Sandy City Council as Ordinance No. _____

_____
SANDY CITY MAYOR   SANDY CITY COUNCIL CHAIR

_____
SANDY CITY ATTORNEY   SANDY CITY RECORDER

SALT LAKE COUNTY

RECORDED # _____
State of Utah, County of Salt Lake, Recorded and Filed at the request of:

_____

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____   DEPUTY SALT LAKE COUNTY RECORDER

FINAL LOCAL ENTITY PLAT
KASTELER
ANNEXATION TO SANDY CITY

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE PREPARED: NOVEMBER 9, 2020
REVISED: JANUARY 28, 2021