

FINAL LOCAL ENTITY PLAT  
MONTE CRISTO  
ANNEXATION TO SANDY CITY

LEGEND

- SECTION CORNER MONUMENT (NOT SEARCHED FOR)
- ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED)
- CURRENT SANDY CITY BOUNDARY
- CURRENT COTTONWOOD HEIGHTS BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT OR PARCEL LINES
- INDICATES RECORD BEARINGS OR DISTANCES

ANNEXATION DESCRIPTION

Beginning at the most southwesterly corner of that parcel of land described in that certain Warranty Deed, recorded November 5, 2020 as Entry No. 13452071 in Book 11054 at Pages 8439-8442 in the office of the Salt Lake County Recorder, according to said Warranty Deed, said point lies North 89°51'28" East 1372.44 feet along the section line and North 827.38 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also lies on the easterly boundary of THE LA CAILLE SUBDIVISION, recorded January 30, 1995 as Entry No. 6012894 in Book 95-1P of plats at Page 17 in the office of said Recorder;

thence along the westerly boundary of that parcel of land described in said Warranty Deed, Entry No. 13452071, and the easterly boundary of said THE LA CAILLE SUBDIVISION, the following two (2) courses:

- (1) North 31°3'01" East 68.36 feet (La Caille record = N 31°4'00" E);
- (2) North 7°35'01" East 200.00 feet (La Caille record = N 7°36'00" E), more or less, to the centerline of Little Cottonwood Creek and the current boundary of Cottonwood Heights, established by the GRANITE ANNEXATION PLAT 2014, recorded December 18, 2014 as Entry No. 11964463 in Book 2014P of plats at Page 317 in the office of said Recorder;

thence along the meandering centerline of Little Cottonwood Creek and the current Cottonwood Heights boundary, Easterly (Warranty Deed, Entry No. 13452071 record = North 89°59'01" East 14.42 feet; South 15°18'15" West 13.18 feet; South 74°50'45" East 64.40 feet; North 70°05'26" East 114.78 feet; South 84°10'43" East 0.25 feet) to a northwesterly corner of the current Sandy City boundary established by the LITTLE COTTONWOOD LANE PART B annexation to Sandy City, recorded May 6, 2015 as Entry No. 12045561 in Book 2015P of plats at Page 106 in the office of said Recorder;

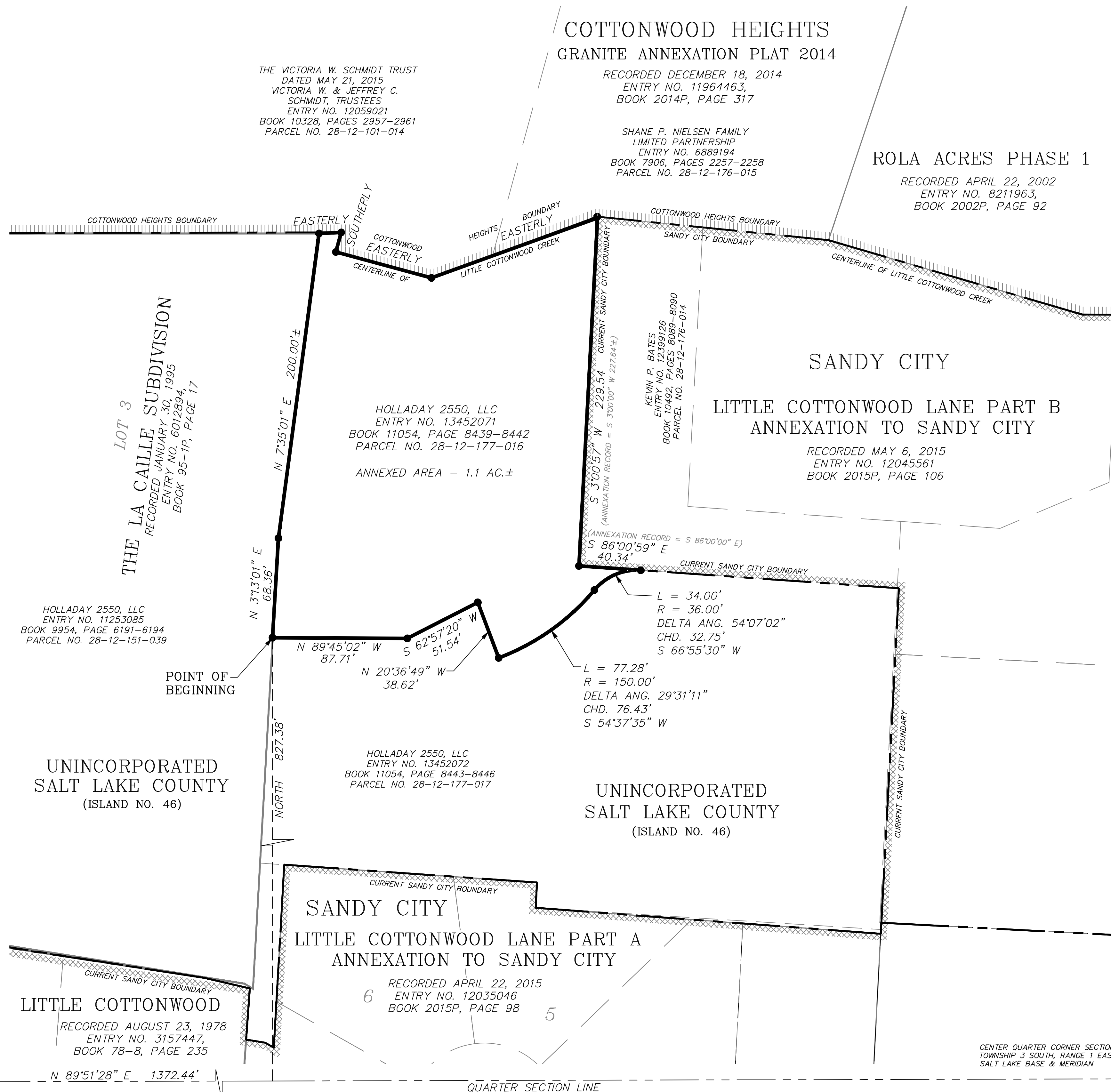
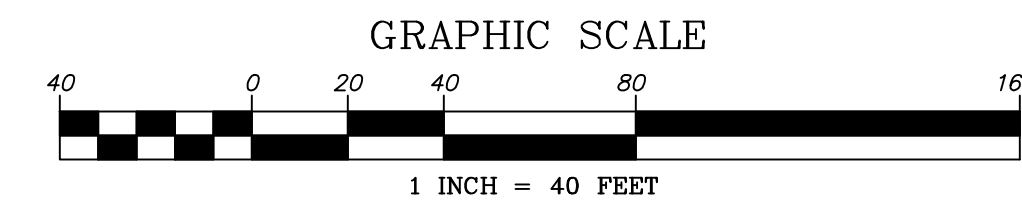
thence along the current boundary of Sandy City as established by said LITTLE COTTONWOOD LANE PART B annexation the following two (2) courses:

  - (1) South 3°00'57" West 229.54 feet, more or less (annexation record = S 3°00'00" W 227.64±);
  - (2) South 86°00'59" East 40.34 feet (annexation record = S 86°00'00" E);

thence departing from said current Sandy City boundary and along the boundary of said parcel of land described in said Warranty Deed, Entry No. 13452071, the following three (3) courses:

  - (1) Southwesterly 34.00 feet along the arc of a 36.00 foot radius curve to the left (center bears South 3°59'01" West and the chord bears South 66°55'30" West 32.75 feet with a central angle of 54°07'02");
  - (2) Southwesterly 77.28 feet along the arc of a 150.00 foot radius curve to the right (center bears North 50°08'01" West and the chord bears South 54°37'35" West 76.43 feet with a central angle of 29°31'11");
  - (3) North 20°36'49" West 38.62 feet;
  - (4) South 62°57'20" West 51.54 feet;
  - (5) North 89°45'02" West 87.71 feet to the Point of Beginning.

The above described area to be annexed into the corporate limits of Sandy City contains approximately 1.1 acres.



SANDY CITY

LITTLE COTTONWOOD LANE PART B  
ANNEXATION TO SANDY CITY

RECORDED MAY 6, 2015  
ENTRY NO. 12045561  
BOOK 2015P, PAGE 106

UNINCORPORATED  
SALT LAKE COUNTY  
(ISLAND NO. 46)

SANDY CITY  
LITTLE COTTONWOOD LANE PART A  
ANNEXATION TO SANDY CITY

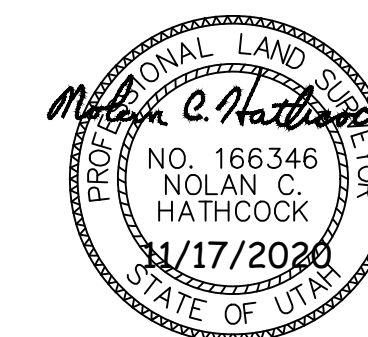
RECORDED APRIL 22, 2015  
ENTRY NO. 12035046  
BOOK 2015P, PAGE 98

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 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. 46.

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 all those parcels of land as well as any public or private streets shown hereon within the bounds of the legal description also found hereon.

FINAL LOCAL ENTITY PLAT

MONTE CRISTO  
ANNEXATION TO SANDY CITY

PROPERTY SITUATE IN THE NORTHWEST QUARTER  
OF SECTION 12, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PREPARED NOVEMBER 17, 2020

SHEET 1 OF 1

SALT LAKE COUNTY SURVEYOR	ENGINEER'S CERTIFICATE	SANDY CITY APPROVAL	SALT LAKE COUNTY
Approved this _____ day of _____ A.D., 20____ as a Final Local Entity Plat by the Salt Lake County Surveyor.	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.	Approved this _____ th day of _____, A.D. 20____ by the Sandy City Council as Ordinance No. _____  SANDY CITY MAYOR      SANDY CITY COUNCIL CHAIR	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
_____ SALT LAKE COUNTY SURVEYOR      DATE _____	_____ SANDY CITY ENGINEER      DATE _____	_____ SANDY CITY ATTORNEY      SANDY CITY RECORDER	

PREPARED BY:  
NOLAN C. HATHCOCK  
SANDY CITY SURVEYOR  
8775 S. 700 W.  
SANDY, UTAH 84070  
PHONE: 801-568-2965

WEST QUARTER CORNER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

CENTER QUARTER CORNER SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE & MERIDIAN