

FINAL LOCAL ENTITY PLAT
GARZA
ANNEXATION TO SANDY CITY

GARZA ANNEXATION DESCRIPTION
These two (2) parcels of land designated by the Salt Lake County Assessor for the year 2018 as Parcel No. 28-11-104-026, described in that certain Special Entry Plat recorded September 8, 2018 as Entry No. 78945181 in Book 10710 and Parcel No. 28-11-104-028, described in that certain Special Entry Plat recorded September 8, 2018 as Entry No. 78945182 in Book 10710 and Parcel No. 28-11-104-028, described in that certain Special Entry Plat recorded September 8, 2018 as Entry No. 12510552 in Book 10595 at Pages 6244-6246 in the office of said County Recorder, situate in the Northwest Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:
Beginning at a point on the current Sandy City boundary established by the plat of said PINECONE SUBDIVISION, North 89°43'53" East 335.124 feet to the southeast corner of said PINECONE SUBDIVISION;
thence along the easterly and southerly boundary of said Parcel No. 28-11-104-028 the following three (3) courses:
(1) South 072°34' West (reced = South) 288.89 feet, more or less, to a BEVELLY PARK ANNEXATION in the current Sandy City boundary, established by the plat of said BEVELLY PARK ANNEXATION, North 89°43'53" East 335.124 feet from the southeast corner of said Parcel No. 28-11-104-028;
(2) South 073°34' West (reced = West) 132.33 feet, more or less, along said current Sandy City boundary established by said BEVELLY PARK ANNEXATION, to the southeast corner of said ISABELLA ESTATES ANNEXATION;
(3) North 014°42' East 291.54 feet, more or less;
(4) North 23°55'32" West 13.57 feet to the Point of Beginning.

The above described area contains approximately 2.3 acres.

SURVEYOR'S CERTIFICATION
I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 59, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 168346, do hereby certify that a final local entity plat, including this plat, has been prepared and that the boundaries shown hereon are a true and correct representation of said Final Local Entity Plat.

DATE: _____
NOLAN C. HATHCOCK, PROFESSIONAL LAND SURVEYOR

FINAL LOCAL ENTITY PLAT
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PROPERTY SITUATE IN
THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

RECORDED SEPTEMBER 17, 2018
SALT LAKE COUNTY
RECORDED # _____ A.C. # _____
Filed at the recorder's office
Date: _____ Time: _____ Page: _____
SANDY CITY MAYOR: _____ SANDY CITY COUNCIL CHAIR: _____
SANDY CITY ATTORNEY: _____ SANDY CITY RECORDER: _____
For \$ _____ COUNTY SALT LAKE COUNTY RECORDER

PREPARED BY:
NOLAN C. HATHCOCK
SANDY CITY SURVEYOR
SANDY, UTAH 84070
PHONE: 801-568-2865

SECTION CORNER MONUMENT (NOT SEARCHED FOR)
ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED)
PREVIOUS ANNEXATION BOUNDARY
CURRENT SANDY CITY BOUNDARY
BOUNDARY OF ANNEXED AREA
LOT OR PARCEL LINES

SURVEYOR'S NARRATIVE
This plat and the description contained herein have been prepared for the purpose of annexing into the corporate limits of Sandy City portions of two parcels of land situated in the Salt Lake County Assessor as Parcel No. 28-11-104-026 and Parcel No. 28-11-104-028 as herein described and graphically depicted.
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 on this plat and the description found hereon is a portion of the area designated as Island No. 23.
This plat and the description found hereon have been prepared for annexation purposes only and are not to be used for any other purpose. This plat does 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 of those parcels of land as well as any public or private streets shown hereon within the bounds of the legal description set forth herein.

UNINCORPORATED
SALT LAKE
COUNTY ISLAND NO. 23

SANDY CITY

BENNING ANNEXATION
RECORDED DECEMBER 21, 1996
ENTRY NO. 6534071
BOOK 98-197 PAGE 428

SANDY CITY

BEVERLY PARK ANNEXATION
RECORDED APRIL 1, 1976
ENTRY NO. 78945182
BOOK 10710 PAGE 66

SANDY CITY

LITTLE COTTONWOOD ROAD

HIDDEN PINE LANE

PARCEL NO. 28-11-104-028
TOTAL AREA TO BE ANNEXED INTO THE
CORPORATE LIMITS OF SANDY CITY =
APPROXIMATELY 2.3 ACRES

GRAPHIC SCALE
1 INCH = 30 FEET

LEGEND

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SANDY, UTAH 84070
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SALT LAKE COUNTY SURVEYOR

ENGINEER'S CERTIFICATE

SANDY CITY APPROVAL

SANDY CITY APPROVAL

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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 on this plat and the description found hereon is a portion of the area designated as Island No. 23.
This plat and the description found hereon have been prepared for annexation purposes only and are not to be used for any other purpose. This plat does 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 of those parcels of land as well as any public or private streets shown hereon within the bounds of the legal description set forth herein.

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SALT LAKE
COUNTY ISLAND NO. 23

SANDY CITY

BENNING ANNEXATION
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SANDY CITY

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HIDDEN PINE LANE

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LOT OR PARCEL LINES

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GARZA ANNEXATION DESCRIPTION

Those two (2) parcels of land designated by the Salt Lake County Assessor for tax year 2018 as Parcel No. 28-11-104-026, described in that certain Special Warranty Deed recorded September 6, 2018 as Entry No. 12844161 in Book 10710 at Pages 1977-1978 in the office of the Salt Lake County Recorder and Parcel No. 28-11-104-028 described in that certain Warranty Deed recorded September 5, 2017 as Entry No. 12610552 in Book 10595 at Pages 6244-6246 in the office of said County Recorder, situate in the Northwest Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point on the current Sandy City boundary established by the ISABELLA ESTATES ANNEXATION to Sandy City, recorded May 14, 2008 as Entry No. 10427584 in Book 2008P of Plats at Page 119 in the office of said County Recorder, said point also being the most southwesterly corner of PINECONE SUBDIVISION, recorded May 8, 2001 as Entry No. 7890962 in Book 2001P of Plats at Page 104 in the office of said County Recorder, said point lies North 89°43'53" East 983.23 feet along the section line and South 1016.00 feet from the Northwest Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence departing from said current Sandy City boundary, along the southerly boundary of said PINECONE SUBDIVISION, North 89°43'53" East 335.124 feet to the southeast corner of said PINECONE SUBDIVISION;

thence along the easterly and southerly boundary of said Parcel No. 28-11-104-028 the following three (3) courses:

(1) South 0°05'34" West (record = South) 286.89 feet, more or less, to a northwesterly corner of the current Sandy City boundary, established by the BENNION ANNEXATION to Sandy City, recorded December 23, 1996 as Entry No. 6534071 in Book 96-12P of Plats at Page 426 in the office of said County Recorder;

(2) South 0°05'34" West (record = South) along the westerly boundary of said BENNION ANNEXATION, 16.13 feet, more or less, to the northeast corner of the BEVERLY PARK ANNEXATION to Sandy City, recorded April 1, 1976 as Entry No. 2800062 in Book 76-4 of Plats at Page 66 in the office of said County Recorder;

(3) South 89°36'28" West (record = West) 332.33 feet, more or less, along said current Sandy City boundary established by said BEVERLY PARK ANNEXATION, to the southeast corner of said ISABELLA ESTATES ANNEXATION;

thence along the boundary of said ISABELLA ESTATES ANNEXATION the following two (2) courses:

(1) North 0°42'43" East 291.54 feet, more or less;

(2) North 25°56'32" West 13.57 feet to the Point of Beginning.

The above-described area contains approximately 2.3 acres.

GARZA ANNEXATION DESCRIPTION

Beginning at a point which lies North 89°43'53" East 983.23 feet along the section line and South 1016.00 feet from the Northwest Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence North 89°43'53" East 335.124 feet;

thence South 0°05'34" West 286.89 feet;

thence South 0°05'34" West 16.13 feet;

thence South 89°36'28" West 332.33 feet;

thence North 0°42'43" East 291.54 feet;

thence North 25°56'32" West 13.57 feet to the Point of Beginning.

The above-described area contains approximately 2.3 acres.