

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the WATER VISTA WAY ANNEXATION, located in the CITY OF COTTONWOOD HEIGHTS, dated JULY 2, 2025, complying with §10-2-813, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the WATER VISTA WAY ANNEXATION, located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19th day of August, 2025 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

COTTONWOOD HEIGHTS

NOTICE OF IMPENDING BOUNDARY ACTION AND CERTIFICATION OF ATTACHED ORDINANCE ("WATER VISTA WAY" ANNEXATION)

PLEASE TAKE NOTICE that:

A. Effective 1 July 2025 the city council (the "*Council*") of the city of Cottonwood Heights (the "*City*") enacted its Ordinance No. 446 (the "*Ordinance*") annexing approximately 16.41 acres abutting the City's Southerly boundary, situated along and/or to the South of Creek Road at or near approximately 2704 East Creek Road and 2703-2902 East Water Vista Way, commonly known as the "Water Vista Way" annexation (the "*Annexation Area*"); and

B. An approved final local entity plat (the "*Plat*") showing the Annexation Area has been or soon will be filed with the office of the Utah Lieutenant Governor by the office of the Salt Lake County Surveyor, and all other requirements applicable to the Annexation have been met; and

C. Pursuant to UTAH CODE ANN. 67-1a-6.5(3)(e)(i), the City certifies that all requirements applicable to the annexation (the "*Annexation*") of the Annexation Area have been met and that the Council has approved the Annexation; and

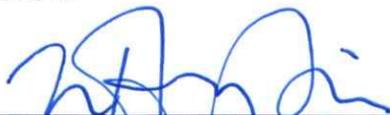
D. The undersigned certify that (1) a true and correct photocopy of the Ordinance is attached as an exhibit hereto; (2) the Council duly adopted the Ordinance on 1 July 2025; and (3) the Ordinance has not been amended, revoked or otherwise modified; and

F. Pursuant to UTAH CODE ANN. 10-2-813(4)(b), the Annexation will be effective on the date that the following are completed: (1) the Utah Lieutenant Governor's issuance under UTAH CODE ANN. 67-1a-6.5 of a certificate of annexation for the Annexation Area (the "*Certificate*"), and (2) the Council's submission to the Salt Lake County Recorder of the documents specified in UTAH CODE ANN. 10-2-813(1)(b)(i), namely (a) the original of this Notice of Impending Boundary Action, (b) the original of the Certificate, (c) the original of the Plat, and (d) a certified copy of the Ordinance.

DATED 2 July 2025.

ATTEST:

By:



Tiffany Janzen, Recorder

COTTONWOOD HEIGHTS

By:



Michael T. Weichers, Mayor

EXHIBIT TO NOTICE OF IMPENDING BOUNDARY ACTION
AND CERTIFICATION OF ATTACHED ORDINANCE

(Attach Copy of Ordinance 446)

COTTONWOOD HEIGHTS

ORDINANCE NO. 446

AN ORDINANCE ANNEXING APPROXIMATELY 16.41 ACRES LOCATED NEAR 2703-2902 EAST WATER VISTA WAY AND 2704 EAST CREEK ROAD ("WATER VISTA WAY" ANNEXATION)

WHEREAS, the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") met in regular session on 1 July 2025 to consider, among other things, annexing an area of approximately 16.41 acres (the "*Property*") abutting the City's Southerly boundary, situated along and/or to the South of Creek Road at or near approximately 2704 East Creek Road and 2703-2902 East Water Vista Way, commonly known as the "Water Vista Way" annexation; and

WHEREAS, the Property is described and shown on Exhibit "A" attached to this resolution; and

WHEREAS, the owners of at least 75% of the total private land area within the Property representing at least 75% of the value of the private real property within the Property have filed with the City their written consents to the annexation; and

WHEREAS, at its 15 April 2025 public meeting the Council enacted its Resolution 2025-26 indicating its intent to annex the Property and setting a public hearing for 7:00 p.m. on 20 May 2025; and

WHEREAS, such public hearing occurred on 20 May 2025 as contemplated by UTAH CODE ANN. §10-2-812(3), following all noticing required by UTAH CODE ANN. §10-2-812(4) – (5); and

WHEREAS, no protests to the proposed annexation have been received by the City; and

WHEREAS, after public comment and careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the City and its residents to annex the Property as contemplated by UTAH CODE ANN. §10-2-812;

NOW, THEREFORE, BE IT ORDAINED by the city council of the city of Cottonwood Heights as follows:

Section 1. ***Annexation of the Property.*** Pursuant to UTAH CODE ANN. §10-2-812(6) the Property described and shown on attached Exhibit "A" is hereby annexed to the City and the corporate limits of the City are hereby extended accordingly.

Section 2. ***Notices and Filings.*** The City shall provide all required notices and make all required filings concerning this annexation, including, without limitation, those required by UTAH CODE ANN. §10-2-813.

Section 3. ***Zoning.*** Pursuant to UTAH CODE ANN. §10-9a-504, the Council hereby finds that the Property may be unregulated as of the effective date of its annexation into the City, which the Council deems to be of compelling, countervailing public interest. Based upon such finding, the Council (a) establishes temporary zoning regulations for the annexed Property to be

effective immediately upon the effective date of this annexation under UTAH CODE ANN. §10-2-813, which is anticipated to be the date of the lieutenant governor’s issuance under UTAH CODE ANN. 67-1a-6.5 of a certificate of annexation of the Property, and (b) pursuant to such temporary zoning regulations, imposes on the Property the zoning designations specified on attached Exhibit “B,” except that any planned unit development conditional use under those zoning designations shall not be available to the Property during the pendency of such temporary zoning regulations; and (c) also imposes on the Property zoning conditions that are identical to any zoning conditions currently imposed on the Property by Salt Lake County. Such zoning designations and zoning conditions shall remain in effect until the first to occur of (y) re-zone of the annexed Property by the Council, or (z) 180 days after the effective date of the annexation (which is assumed to be the date of the lieutenant governor’s issuance under UTAH CODE ANN. 67-1a-6.5 of a certificate of annexation of the Property).

Section 4. **Action of Officers.** All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 5. **Severability.** All parts of this Ordinance are severable, and if any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Ordinance.

Section 6. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 7. **Effective Date.** This Ordinance, assigned no. 446, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City’s Recorder, or such later date as may be required by Utah statute; provided, however, that (a) the annexation effected hereby shall take effect as required by UTAH CODE ANN. §10-2-813(4), as amended; and (b) Section 3 of this Ordinance shall take effect upon the effective date of this annexation under UTAH CODE ANN. §10-2-813(4), as amended.

PASSED AND APPROVED this 1st day of July 2025.

ATTEST:

By: 
Tiffany Janzen, Recorder



COTTONWOOD HEIGHTS CITY COUNCIL
 By: 
Michael T. Weichers, Mayor

VOTING:

Michael T. Weichers	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Matt Holton	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Suzanne Hyland	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Shawn E. Newell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Ellen Birrell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

DEPOSITED in the Recorder's office this 1st day of July 2025.

POSTED this 16th day of July 2025.

EXHIBIT "A"

Legal Description of Property:

ALL OF WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAG BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) TOGETHER WITH A PORTION OF CREEK ROAD, SALT LAKE COUNTY PARCEL 22-35-328-007-4002, PARCEL 22-35-152-041-0000 AND PARCEL 22-34-284-001-0000;

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE WEST ¼ CORNER OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN WHICH IS COINCIDENT WITH SOUTHWEST CORNER OF LOT 16 WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAT BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) AND THE SOUTHEAST CORNER OF OAKCREEK ESTATES NO. 3 (RECORDED JULY 30, 1964 AS #2017230 IN PLAT BOOK BB PAGE 66 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID LOT 16 AND THE EAST AND NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO. 3 THE FOLLOWING TWO (2) COURSES:

NORTH 0°12'55" WEST 144.61 FEET AND NORTH 61°05'00" WEST 180.84 FEET TO THE WESTERLY CORNER OF SAID LOT 16, AND SOUTHEAST CORNER OF SALT LAKE COUNTY PARCEL 22-34-284-001-0000 (PER SALT LAKE COUNTY RECORDER ENTRY #5119415 RECORDED AUGUST 30, 1991 IN BOOK 6351 PAGES 1293-1294);

CONTINUING ALONG THE NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO.3 AND ALONG SAID PARCEL 22-34-284-001-0000 NORTH 34°24'57" WEST 95.25 FEET MORE OR LESS (NORTH 34°25'06" WEST 95.24 CALCULATED) TO THE SOUTHERLY RIGHT OF WAY CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE NORTH 38°32'16" WEST 40.00 FEET TO THE CENTERLINE OF CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES, SAID POINT ALSO BEING COINCIDENT WITH THE EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY PER CITY OF COTTONWOOD HEIGHTS INCORPORATION (RECORDED FEBRUARY 1, 2005 AS #9287827 IN PLAT BOOK 20005P PAGE 22 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID CENTERLINE AND SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION THE FOLLOWING FOUR (4) COURSES

A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST SAID CURVE HAS

A RADIUS OF 500.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 38°32'16" WEST, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°27'44" AN ARC DISTANCE OF 73.85 TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE IS CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 500.00 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'00" AN ARC DISTANCE OF 357.79 FEET; THENCE NORTH 84°00'00" EAST 120.25 FEET TO A POINT OF CURVATURE , SAID CURVE IS CONCAVE TO THE NORTHWEST, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'33" AN ARC DISTANCE OF 247.63 FEET;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION SOUTH 35°45'00" EAST 33.01 FEET (NON-RADIAL) TO THE NORTHERLY CORNER OF LOT 4 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF LOTS 5,6,7,8,9,10,11 & 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES THE FOLLOWING EIGHT (8) COURSES:

SOUTH 35°45'00" EAST 23.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 369.20 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°15'00" AN ARC DISTANCE OF 240.03 FEET, SOUTH 6°00'00" WEST 45.00 FEET, SOUTH 22°00'00" EAST 175.00 FEET, NORTH 87°00'00" EAST, 232.00 FEET, NORTH 31°30'00" EAST 80.00 FEET, SOUTH 68°30'00" EAST 167.02 FEET AND SOUTH 77°30'00" EAST 135.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES

CONTINUING SOUTH 77°30'00" EAST 6.24 FEET MORE OR LESS ALONG SAID EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY TO THE WESTERLY BOUNDARY OF FINLANDIA SUBDIVISION (RECORDED JULY 16, 1976 AS #2835575 IN PLAT BOOK 76-7 PAGE 149 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY);

THENCE SOUTH 402.22 FEET ALONG SAID FINLANDIA SUBDIVISION, SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND SALT LAKE COUNTY PARCEL #22-35-328-007-4002 (PER SALT LAKE COUNTY RECORDER ENTRY #14283345, RECORDED SEPTEMBER 3, 2024 IN BOOK 11515 PAGE 5059-5060); TO THE SOUTHEAST CORNER OF LOT 9 OF SAID FINLANDIA SUBDIVISION;

THENCE ALONG SAID PARCEL 22-34-284-001-0000 THE FOLLOWING THREE (3) COURSES:

WEST 6.36 FEET, SOUTH 35.12 FEET AND NORTH 68°21'00" WEST 71.06 TO A POINT ALONG THE WEST BOUNDARY OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE SOUTH 7.56 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES, COINCIDENT WITH THE NORTH BOUNDARY OF WILLOW CREEK SUBDIVISION NO.3 (RECORDED APRIL 7, 1961 AS #1770931 IN PLAT BOOK W PAGE 72 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTH BOUNDARY OF LOT 12, 11, 10, 9, 8, 13, 14, 15 & 16 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES AND THE NORTH BOUNDARY OF SAID WILLOW CREEK SUBDIVISION NO.3 AND THE NORTH BOUNDARY OF WILLOW CREEK SUBDIVISION NO.2 (RECORDED APRIL 7, 1961 AS #1770930 IN PLAT BOOK W PAGE 71 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

NORTH 68°21'00" WEST 142.11 FEET, NORTH 76°03'00" WEST 115.04 FEET, NORTH 83°45'00" WEST 115.04 FEET, NORTH 88°45'00" WEST 102.50 FEET, NORTH 88°48'00" WEST 100.02 FEET, NORTH 75°36'54" WEST 314.67 FEET AND NORTH 89°59'24" WEST 394.41 FEET TO THE POINT OF BEGINNING

CONTAINING 16.141 ACRES MORE OR LESS



EXHIBIT "B"

(Attach Plat Showing Annexation Property's
Zoning Designations Under Temporary Zoning Regulations)



Water Vista Way Annexation Proposed Zoning

Map Legend

- Water/Vista Way Area
- Parcels
- City Boundary

Zoning

- RR-1-21, Rural Residential
- R-1-10, Residential Single Family
- R-1-8, Residential Single Family

0 100 200 Feet

Little
Cottonwood
Creek Valley

COTTONWOOD HEIGHTS

RESOLUTION NO. 2025-26

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

(“WATER VISTA WAY” ANNEXATION)

WHEREAS, on 15 April 2025 the city council (the “*Council*”) of the city of Cottonwood Heights (“*City*”) met in regular session to consider, among other things, expressing its intent to annex certain parcels of contiguous real property totaling approximately 16.141 acres (the “*Annexation Area*”) located at or near 2704 East Creek Road and 2703-2902 East Water Vista Way in unincorporated Salt Lake County; and

WHEREAS, the Annexation Area is specifically shown and described on the attached exhibit(s) (the “*Exhibit*”); and

WHEREAS, after careful consideration, the Council believes that it is in the City’s best interests to annex the Annexation Area portion of any surrounding unincorporated island or peninsula, leaving unincorporated the remainder of such island or peninsula;

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Cottonwood Heights that it does hereby:

1. Indicate the Council’s intent to annex the Annexation Area shown or described on the Exhibit; and
2. Determine that not annexing the entirety of any surrounding unincorporated island or unincorporated peninsula is in City’s best interest; and
3. Indicate the Council’s intent to withdraw the Annexation Area shown or described on the Exhibit from the municipal services district; and
4. Set a public hearing to begin at 7:00 p.m. (or as soon thereafter as possible) on May 20, 2025 to consider the annexation; and
5. Direct the City Recorder to publish and send notice of such hearing as required by UTAH CODE ANN. 10-2-418 and any other applicable requirements of the Utah Code.

This Resolution, assigned no. 2025-26, shall take effect immediately upon passage.

PASSED AND APPROVED this 15th day of April 2025.

ATTEST:

By: 

Tiffany Janzen, Recorder

COTTONWOOD HEIGHTS CITY COUNCIL

By: 

Michael T. Weichers, Mayor

VOTING:

Michael T. Weichers	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Matt Holton	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>
Suzanne Hyland	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Shawn E. Newell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Ellen Birrell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

DEPOSITED in the office of the City Recorder this 15th day of April 2025.

RECORDED this 15th day of April 2025.

**FINAL LOCAL ENTITY PLAT
WATER VISTA WAY ENVIRONS
ADDITION TO COTTONWOOD HEIGHTS CITY**

LOCATED IN THE WEST 1/2 OF SECTION 35 AND THE NORTHEAST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
7/21/2025



JOSH F. MADSEN
LICENSE NO. 5152657

SURVEYOR'S NARRATIVE

THIS MAP HAS BEEN PREPARED FOR COTTONWOOD HEIGHTS CITY AND VARIOUS LANDOWNERS. THE INFORMATION SHOWN HEREON IS BASED UPON THE COUNTY PARCEL DATA AND RECORD SUBDIVISION PLATS, AS WELL AS SECTION INFORMATION FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE. THIS PLAT DOES NOT PURPORT TO REPRESENT AN ACTUAL SURVEY ON THE GROUND NOR DOES IT PURPORT TO CREATE OR ESTABLISH PROPERTY OWNERSHIP LINES, BUT IS INTENDED SOLELY FOR THE PURPOSE OF ACCURATELY DEFINING THE AREAS DEPICTED ON THE MAP OF PROPOSED ANNEXATION OF WATER VISTA WAY ENVIRONS ADDITION TO COTTONWOOD HEIGHTS CITY. THE BASIS OF BEARING FOR THIS MAP IS BASED ON THE WILLOW CREEK COUNTRY CLUB ESTATES SUBDIVISION AND IS LABELED FROM THE EAST 1/4 QUARTER CORNER TO THE CENTER 1/2 CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THIS MAP WAS CREATED ON APRIL 9, 2025.

ANNEXATION DESCRIPTION

ALL OF WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAT BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) TOGETHER WITH A PORTION OF CREEK ROAD, SALT LAKE COUNTY PARCEL 22-35-328-007-4002, PARCEL 22-35-152-041-0000 AND PARCEL 22-34-284-001-0000;

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN WHICH IS COINCIDENT WITH SOUTHWEST CORNER OF LOT 16 WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAT BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) AND THE SOUTHEAST CORNER OF OAKCREEK ESTATES NO. 3 (RECORDED JULY 30, 1964 AS #2017230 IN PLAT BOOK 88 PAGE 66 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID LOT 16 AND THE EAST AND NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO. 3 THE FOLLOWING TWO (2) COURSES:

NORTH 0°12'55" WEST 144.61 FEET AND NORTH 61°05'00" WEST 180.84 FEET TO THE WESTERLY CORNER OF SAID LOT 16, AND SOUTHEAST CORNER OF SALT LAKE COUNTY PARCEL 22-34-284-001-0000 (PER SALT LAKE COUNTY RECORDER ENTRY #5119415 RECORDED AUGUST 30, 1991 IN BOOK 6351 PAGES 1293-1294)

CONTINUING ALONG THE NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO. 3 AND ALONG SAID PARCEL 22-34-284-001-0000 NORTH 34°24'57" WEST 95.25 FEET MORE OR LESS (NORTH 34°25'06" WEST 95.24 CALCULATED) TO THE SOUTHERLY RIGHT OF WAY CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE NORTH 38°32'16" WEST 40.00 FEET TO THE CENTERLINE OF CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES, SAID POINT ALSO BEING COINCIDENT WITH THE EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY PER CITY OF COTTONWOOD HEIGHTS INCORPORATION (RECORDED FEBRUARY 1, 2005 AS #9287827 IN PLAT BOOK 2005P6 PAGE 22 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID CENTERLINE AND SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION THE FOLLOWING FOUR (4) COURSES:

A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST SAID CURVE HAS A RADIUS OF 500.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 38°32'16" WEST, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°27'44" AN ARC DISTANCE OF 73.85 TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE IS CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 500.00 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'00" AN ARC DISTANCE OF 357.79 FEET; THENCE NORTH 84°00'00" EAST 120.25 FEET TO A POINT OF CURVATURE, SAID CURVE IS CONCAVE TO THE NORTHWEST, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'33" AN ARC DISTANCE OF 247.63 FEET;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION SOUTH 35°45'00" EAST 33.01 FEET (NON-RADIAL) TO THE NORTHERLY CORNER OF LOT 4 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF LOTS 5, 6, 7, 8, 9, 10, 11 & 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES THE FOLLOWING EIGHT (8) COURSES:

SOUTH 35°45'00" EAST 23.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 369.20 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°15'00" AN ARC DISTANCE OF 240.03 FEET, SOUTH 61°00'00" WEST 45.00 FEET, SOUTH 22°00'00" EAST 175.00 FEET, NORTH 87°00'00" EAST, 232.00 FEET, NORTH 31°30'00" EAST 80.00 FEET, SOUTH 68°30'00" EAST 187.02 FEET AND SOUTH 77°30'00" EAST 135.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES

CONTINUING SOUTH 77°30'00" EAST 6.24 FEET MORE OR LESS ALONG SAID EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY TO THE WESTERLY BOUNDARY OF FINLANDIA SUBDIVISION (RECORDED JULY 16, 1976 AS #2835575 IN PLAT BOOK 76-7 PAGE 148 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY);

THENCE SOUTH 402.22 FEET ALONG SAID FINLANDIA SUBDIVISION, SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND SALT LAKE COUNTY PARCEL #22-35-328-007-4002 (PER SALT LAKE COUNTY RECORDER ENTRY #14283345 RECORDED SEPTEMBER 3, 2024 IN BOOK 11515 PAGE 5058-5060), TO THE SOUTHEAST CORNER OF LOT 9 OF SAID FINLANDIA SUBDIVISION;

THENCE ALONG SAID PARCEL 22-34-284-001-0000 THE FOLLOWING THREE (3) COURSES:

WEST 6.36 FEET, SOUTH 35.12 FEET AND NORTH 68°21'00" WEST 71.06 TO A POINT ALONG THE WEST BOUNDARY OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE SOUTH 7.56 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES, COINCIDENT WITH THE NORTH BOUNDARY OF WILLOW CREEK SUBDIVISION NO. 3 (RECORDED APRIL 7, 1961 AS #1770931 IN PLAT BOOK W PAGE 72 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

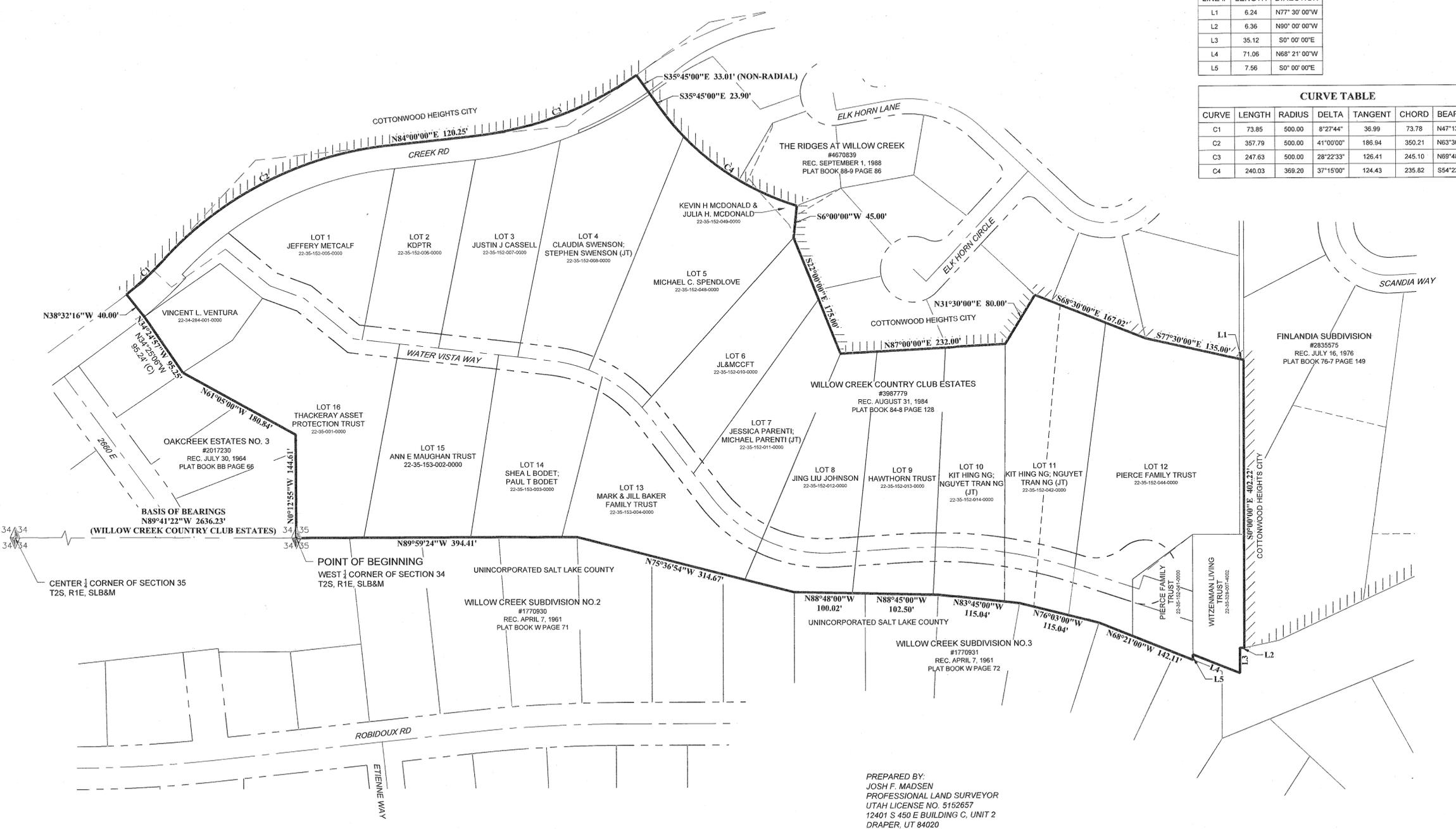
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CONTAINING 16.141 ACRES MORE OR LESS

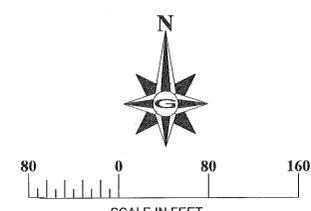
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.24	N77° 30' 00"W
L2	6.36	N90° 00' 00"W
L3	35.12	S0° 00' 00"E
L4	71.06	N68° 21' 00"W
L5	7.56	S0° 00' 00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	73.85	500.00	8°27'44"	36.99	73.78	N47°13'52"E
C2	357.79	500.00	41°00'00"	186.94	350.21	N63°30'00"E
C3	247.63	500.00	28°22'33"	126.41	245.10	N69°48'44"E
C4	240.03	369.20	37°15'00"	124.43	235.82	S54°22'30"E



PREPARED BY:
JOSH F. MADSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 5152657
12401 S 450 E BUILDING C, UNIT 2
DRAPER, UT 84020
PHONE 801-571-9414

LEGEND	
	SECTION CORNER
	MONUMENT LINE
	TIE LINE
	ROW LINE
	ANNEXATION BOUNDARY
	LOT LINE
	ROAD CENTERLINE
	PARCEL LINE
	EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY



SALT LAKE COUNTY SURVEYOR	COTTONWOOD HEIGHTS CITY ENGINEER	COTTONWOOD HEIGHTS CITY ATTORNEY	COTTONWOOD HEIGHTS CITY COUNCIL	COUNTY RECORDER
APPROVED THIS 30 DAY OF July 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	APPROVED THIS July 21st DAY OF A.D., 2025	APPROVAL AS TO FORM THIS 22nd DAY OF July A.D., 2025	PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 22nd DAY OF July A.D., 2025	RECORDER NO. _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
				DATE _____ TIME _____ BOOK _____ PAGE _____
SALT LAKE COUNTY SURVEYOR	CITY ENGINEER, MATTHEW F. SHIPP, P.E.	WM. SHANE TOPHAM, CITY ATTORNEY	ATTEST: PIFFANY WENZEL, CITY RECORDER	FEES _____ DEPUTY SALT LAKE COUNTY _____

NOTICE OF INTENT TO ANNEX AND OF PUBLIC HEARING
("WATER VISTA WAY" ANNEXATION)

Pursuant to UTAH CODE ANN. § 10-2-418, the city council (the "*Council*") of the city of Cottonwood Heights (the "*City*") gives the following notice:

1. On 15 April 2025 the Council enacted its Resolution 2025-26 indicating its intent to annex certain parcels of contiguous real property (the "*Annexation Area*") located at or near 2704 East Creek Road and 2703-2902 East Water Vista Way in unincorporated Salt Lake County.

2. On 20 May 2025, beginning at 7:00 p.m. or as soon thereafter as practicable, in the Council's chambers at 2277 East Bengal Blvd., Cottonwood Heights, UT, the Council will hold a public hearing regarding the proposed annexation of the Annexation Area.

3. The agenda for the Council's 20 May 2025 meeting will be published at least 24 hours before the beginning of the meeting and can be found at <https://www.cottonwoodheights.utah.gov/your-government/elected-officials/council-meeting-agendas-and-minutes>. If a citizen is unable to attend the meeting, they may (a) mail a written comment to the City Recorder at 2277 East Bengal Blvd., Cottonwood Heights, UT 84121, or (b) email a written comment to tjanzen@ch.utah.gov, provided that any such written comments must be received before 5:00 p.m. on the meeting date to be timely.

4. The Council will annex the Annexation Area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m. on the hearing date with the City Recorder at 2277 East Bengal Blvd., Cottonwood Heights, UT, by the owners of private real property that:

- (a) Is located within the area proposed for annexation;
- (b) Covers a majority of the total private land area within the entire area proposed for annexation; and
- (c) Is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation;

Provided, however, that pursuant to UTAH CODE ANN. 10-2-418(8)(b)(i) upon conclusion of the public hearing the City may adopt an ordinance approving the annexation of the area proposed for annexation without allowing or considering such protests if the owners of at least 75% of the total private land area within the entire area proposed for annexation, representing at least 75% of the value of the private real property within the entire area proposed for annexation, have consented in writing to the annexation.

5. The Annexation Area comprises approximately 16.141 acres. It is being proposed to annex these properties to the City with the following zoning designations: (a) 2704 Creek Road—R-1-10; and (b) all other properties--RR-1-21.

6. The legal description of the Annexation Area is as follows:

ALL OF WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAG BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) TOGETHER WITH A PORTION OF CREEK ROAD, SALT LAKE

COUNTY PARCEL 22-35-328-007-4002, PARCEL 22-35-152-041-0000 AND PARCEL 22-34-284-001-0000;

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE WEST $\frac{1}{4}$ CORNER OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN WHICH IS COINCIDENT WITH SOUTHWEST CORNER OF LOT 16 WILLOW CREEK COUNTRY CLUB ESTATES (RECORDED AUGUST 31, 1984 AS #3987779 IN PLAT BOOK 84-8 PAGE 128 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY) AND THE SOUTHEAST CORNER OF OAKCREEK ESTATES NO. 3 (RECORDED JULY 30, 1964 AS #2017230 IN PLAT BOOK BB PAGE 66 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID LOT 16 AND THE EAST AND NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO. 3 THE FOLLOWING TWO (2) COURSES:

NORTH $0^{\circ}12'55''$ WEST 144.61 FEET AND NORTH $61^{\circ}05'00''$ WEST 180.84 FEET TO THE WESTERLY CORNER OF SAID LOT 16, AND SOUTHEAST CORNER OF SALT LAKE COUNTY PARCEL 22-34-284-001-0000 (PER SALT LAKE COUNTY RECORDER ENTRY #5119415 RECORDED AUGUST 30, 1991 IN BOOK 6351 PAGES 1293-1294);

CONTINUING ALONG THE NORTHEAST BOUNDARY OF SAID OAKCREEK ESTATES NO.3 AND ALONG SAID PARCEL 22-34-284-001-0000 NORTH $34^{\circ}24'57''$ WEST 95.25 FEET MORE OR LESS (NORTH $34^{\circ}25'06''$ WEST 95.24 CALCULATED) TO THE SOUTHERLY RIGHT OF WAY CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE NORTH $38^{\circ}32'16''$ WEST 40.00 FEET TO THE CENTERLINE OF CREEK ROAD PER SAID WILLOW CREEK COUNTRY CLUB ESTATES, SAID POINT ALSO BEING COINCIDENT WITH THE EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY PER CITY OF COTTONWOOD HEIGHTS INCORPORATION (RECORDED FEBRUARY 1, 2005 AS #9287827 IN PLAT BOOK 20005P PAGE 22 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE ALONG SAID CENTERLINE AND SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION THE FOLLOWING FOUR (4) COURSES

A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST SAID CURVE HAS A RADIUS OF 500.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH $38^{\circ}32'16''$ WEST, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $8^{\circ}27'44''$ AN ARC DISTANCE OF 73.85 TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE IS CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 500.00 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ}00'00''$ AN ARC DISTANCE OF 357.79 FEET; THENCE NORTH $84^{\circ}00'00''$ EAST 120.25 FEET TO A POINT OF CURVATURE , SAID CURVE IS CONCAVE TO THE NORTHWEST,

NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'33" AN ARC DISTANCE OF 247.63 FEET;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION SOUTH 35°45'00" EAST 33.01 FEET (NON-RADIAL) TO THE NORTHERLY CORNER OF LOT 4 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

CONTINUING ALONG SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF LOTS 5,6,7,8,9,10,11 & 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES THE FOLLOWING EIGHT (8) COURSES:

SOUTH 35°45'00" EAST 23.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 369.20 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°15'00" AN ARC DISTANCE OF 240.03 FEET, SOUTH 6°00'00" WEST 45.00 FEET, SOUTH 22°00'00" EAST 175.00 FEET, NORTH 87°00'00" EAST, 232.00 FEET, NORTH 31°30'00" EAST 80.00 FEET, SOUTH 68°30'00" EAST 167.02 FEET AND SOUTH 77°30'00" EAST 135.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES

CONTINUING SOUTH 77°30'00" EAST 6.24 FEET MORE OR LESS ALONG SAID EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY TO THE WESTERLY BOUNDARY OF FINLANDIA SUBDIVISION (RECORDED JULY 16, 1976 AS #2835575 IN PLAT BOOK 76-7 PAGE 149 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY);

THENCE SOUTH 402.22 FEET ALONG SAID FINLANDIA SUBDIVISION, SAID CITY OF COTTONWOOD HEIGHTS INCORPORATION AND SALT LAKE COUNTY PARCEL #22-35-328-007-4002 (PER SALT LAKE COUNTY RECORDER ENTRY #14283345, RECORDED SEPTEMBER 3, 2024 IN BOOK 11515 PAGE 5059-5060); TO THE SOUTHEAST CORNER OF LOT 9 OF SAID FINLANDIA SUBDIVISION;

THENCE ALONG SAID PARCEL 22-34-284-001-0000 THE FOLLOWING THREE (3) COURSES:

WEST 6.36 FEET, SOUTH 35.12 FEET AND NORTH 68°21'00" WEST 71.06 TO A POINT ALONG THE WEST BOUNDARY OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES;

THENCE SOUTH 7.56 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES, COINCIDENT WITH THE NORTH BOUNDARY OF WILLOW CREEK SUBDIVISION NO.3 (RECORDED APRIL 7, 1961 AS #1770931 IN PLAT BOOK W PAGE 72 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTH BOUNDARY OF

LOT 12, 11, 10, 9, 8, 13, 14, 15 & 16 OF SAID WILLOW CREEK COUNTRY CLUB ESTATES AND THE NORTH BOUNDARY OF SAID WILLOW CREEK SUBDIVISION NO.3 AND THE NORTH BOUNDARY OF WILLOW CREEK SUBDIVISION NO.2 (RECORDED APRIL 7, 1961 AS #1770930 IN PLAT BOOK W PAGE 71 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

NORTH 68°21'00" WEST 142.11 FEET, NORTH 76°03'00" WEST 115.04 FEET, NORTH 83°45'00" WEST 115.04 FEET, NORTH 88°45'00" WEST 102.50 FEET, NORTH 88°48'00" WEST 100.02 FEET, NORTH 75°36'54" WEST 314.67 FEET AND NORTH 89°59'24" WEST 394.41 FEET TO THE POINT OF BEGINNING

THIS NOTICE IS PROVIDED PURSUANT TO UTAH CODE ANN. 10-2-418 BY ORDER OF THE COTTONWOOD HEIGHTS CITY COUNCIL.