

# 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 CREEK ROAD WEST ANNEXATION, located in COTTONWOOD HEIGHTS CITY, dated MAY 22, 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 CREEK ROAD WEST 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 10<sup>th</sup> day of December, 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 ("CREEK ROAD WEST" ANNEXATION)

**PLEASE TAKE NOTICE** that:

A. Effective 20 May 2025 the city council (the "*Council*") of the city of Cottonwood Heights (the "*City*") enacted its Ordinance No. 440 (the "*Ordinance*") annexing approximately 32 acres abutting the City's Southerly boundary, situated along and to the South of Creek Road at or near approximately 2300 East, on or near, *inter alia*, Set Point Circle, Creative Place, Creek Hollow Cove, Cravalan Circle, Pine Springs Cove, and Creek Road, commonly known as the "Creek Road West" annexation (the "*Annexation Area*"); and

B. An approved final local entity 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 20 May 2025; and (3) the Ordinance has not been amended, revoked or otherwise modified; and

F. Pursuant to UTAH CODE ANN. 10-2-813(4), the Annexation will be effective 1 January 2026.

**DATED** 22 May 2025.

**ATTEST:**

**COTTONWOOD HEIGHTS**

By:

Tiffany Janzen, Recorder



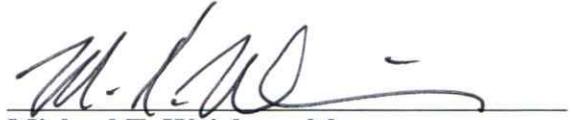
By:

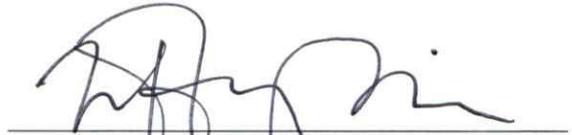
Michael T. Weichers, Mayor

VERIFICATION

STATE OF UTAH )  
:SS.  
COUNTY OF SALT LAKE )

**Michael T. Weichers** and **Tiffany Janzen**, being sworn, say that they are the mayor and the recorder, respectively, of **COTTONWOOD HEIGHTS**, a Utah municipality, and that the facts set forth in the foregoing “Notice of Impending Boundary Action and Certification of Attached Ordinance” are true, accurate, and complete to the best of their knowledge and belief.

  
Michael T. Weichers, Mayor

  
Tiffany Janzen, Recorder

SUBSCRIBED AND SWORN to before me this 30 day of May 2025.



  
Notary Public

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

(Attach Copy of Ordinance 440)

# COTTONWOOD HEIGHTS

## ORDINANCE NO. 440

### AN ORDINANCE ANNEXING APPROXIMATELY 32 ACRES LOCATED NEAR 2300 EAST CREEK ROAD ("CREEK ROAD WEST" ANNEXATION)

**WHEREAS**, the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") met in regular session on 20 May 2025 to consider, among other things, annexing an area of approximately 32 acres (the "*Property*") abutting the City's Southerly boundary, situated along and to the South of Creek Road at or near approximately 2300 East, on or near, *inter alia*, Set Point Circle, Creative Place, Creek Hollow Cove, Cravalan Circle, Pine Springs Cove, and Creek Road, commonly known as the "Creek Road West" annexation; and

**WHEREAS**, various owners of the Property heretofore caused a petition for annexation (the "*Petition*") to be filed with the City, together with an accurate plat or map of the Property which was prepared by a licensed surveyor (the "*Map*"); and

**WHEREAS**, the Council accepted the Petition for further consideration; and

**WHEREAS**, on or about 21 March 2025 the Council received a notice of certification (the "*Certification*") from the City Recorder certifying that the Petition meets the requirements of state law; and

**WHEREAS**, the Council caused notice of the Certification to be timely provided as required by UTAH CODE ANN. §10-2-406 and no timely protests were filed; and

**WHEREAS**, the Council caused notice of a public hearing regarding the proposed annexation to be timely provided as required by UTAH CODE ANN. §§10-2-407 and/or 10-2-810(7)(b);

**WHEREAS**, on 20 May 2025, the Council held the required public hearing regarding the proposed annexation; 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 and to grant the Petition.

**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. §10-2-810(6) the real property described on the Map (a copy of which is attached hereto as 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(3), which is anticipated to be 1 January 2026, 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 from the effective date of the annexation, which is assumed to be 30 June 2026 (i.e., six months after the anticipated 1 January 2026 effective date of this annexation).

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. 440, 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 20<sup>th</sup> day of May 2025.

**ATTEST:**

**COTTONWOOD HEIGHTS CITY COUNCIL**

By:   
**Tiffany Janzen**, Recorder



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 20<sup>th</sup> day of May 2025.

**POSTED** this 20<sup>th</sup> day of May 2025.

# EXHIBIT "A"

(Attach Map Circulated with Annexation Petition)



E Creek Rd

E Creek Rd

8216 8215 2236 8215 8214 8217 2314 2338 2400 2426 2432 2446 2460 247

8254 8234 8229 8215 8227 8228 8247 8235 2350

8270 8274 8245 8229 8227 8244 8233 8271 8291 8291

8284 8270 8263 8266 8275 8258 8274 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

8216 8215 8229 8215 8214 8217 8233 8271 8281 8304 8305 8291

E

Sublette Pl

Snow Basin Dr

Ridge Point Rd

Cravalan Cir

Escalante Dr

Sublette Pl

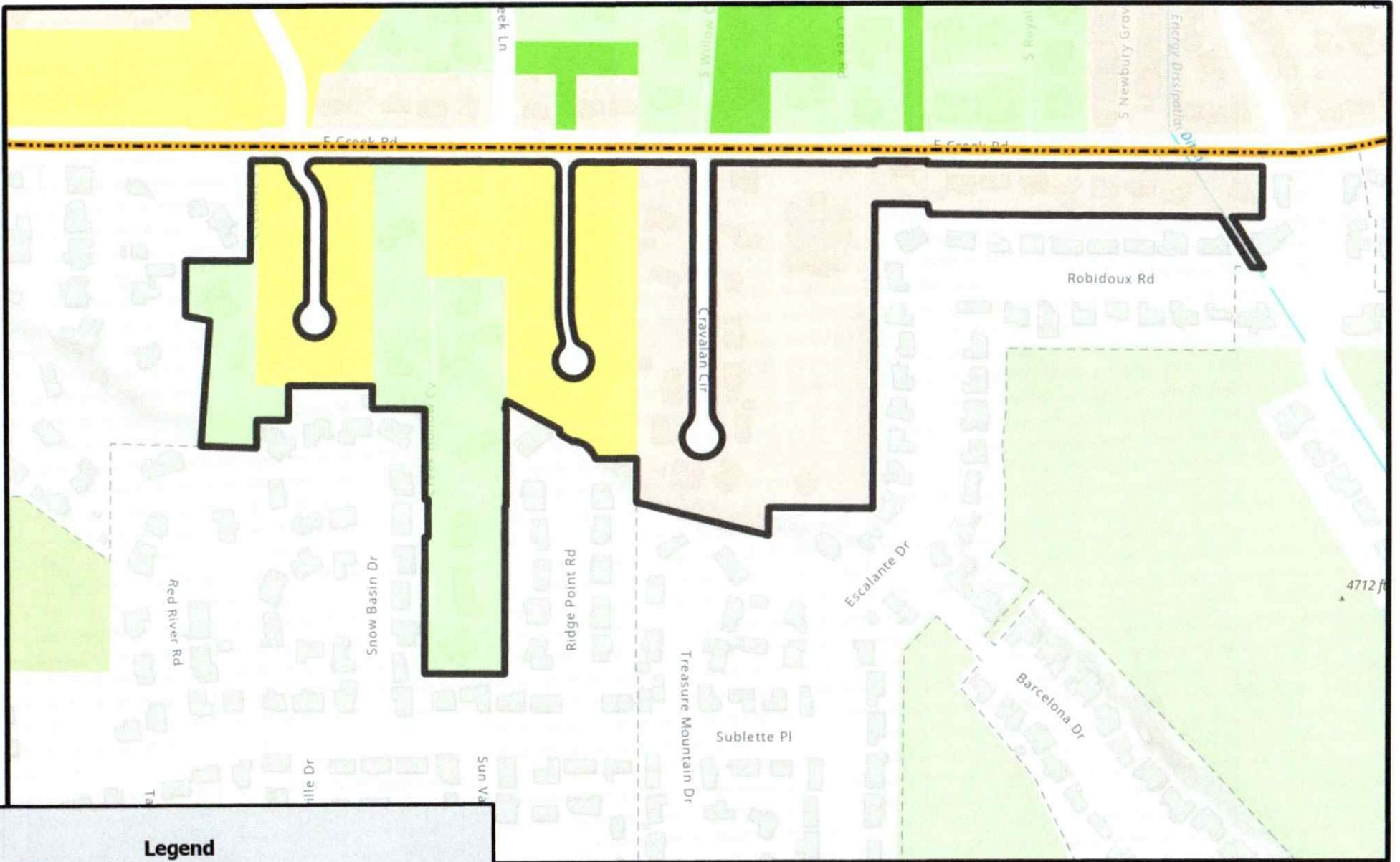
Treasure Mountain Dr

Barcelona Dr

Robida

## EXHIBIT "B"

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



**Legend**

- City Boundary
- Creek West Annexation

**Zoning**

- RR-1-43, Rural Residential
- RR-1-21, Rural Residential
- R-1-15, Residential Single Family
- R-1-8, Residential Single Family

0 200 400 800  
Feet

# Temporary Zoning Designation



# COTTONWOOD HEIGHTS

## ORDINANCE NO. 447

### AN ORDINANCE CONFIRMING AND RATIFYING THE ANNEXATION OF APPROXIMATELY 32 ACRES LOCATED NEAR 2300 EAST CREEK ROAD ("CREEK ROAD WEST" ANNEXATION)

**WHEREAS**, pursuant to its Ordinance 440 ("*Ordinance 440*") dated 20 May 2025 the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") approved annexation of an area of approximately 32 acres (the "*Property*") abutting the City's Southerly boundary, situated along and to the South of Creek Road at or near approximately 2300 East, on or near, *inter alia*, Set Point Circle, Creative Place, Creek Hollow Cove, Cravalan Circle, Pine Springs Cove, and Creek Road, as shown on the map (the "*Map*") attached to Ordinance 440 and commonly known as the "Creek Road West" annexation; and

**WHEREAS**, it now is desirous for the Council to confirm and ratify annexation of the Property pursuant to Ordinance 447 to facilitate certain filings with the office of the Lt. Governor of Utah as required by statute; and

**WHEREAS**, consequently, the Council met in regular session on 15 July 2025 to consider, among other things, confirming and ratifying annexation of the Property pursuant to Ordinance 440; and

**WHEREAS**, after 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 confirm and ratify annexation of the Property pursuant to Ordinance 440;

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

Section 1. **Annexation of the Property.** The Council hereby confirms and ratifies annexation into the City of the real property described on the Map and corresponding extension of the corporate limits of the City, all as provided in Ordinance 440 and UTAH CODE ANN. §10-2-407(6) or §10-2-810(6) and/or §10-2-408, as amended.

Section 2. **Notices and Filings.** The City shall provide all required notices and make all required filings concerning such annexation.

Section 3. **Zoning; Roadways; Etc.** Section 3 of Ordinance 440 concerning zoning of the Property is hereby ratified and confirmed, as are all other portions of Ordinance 440.

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 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.

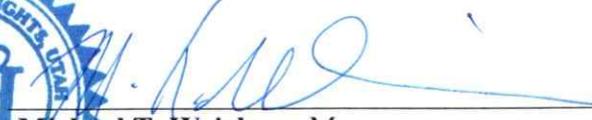
Section 6. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 7. **Effective Date.** This Ordinance, assigned no. 447, 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 ratified and confirmed hereby shall take effect as required by UTAH CODE ANN. §10-2-425(5) or 10-2-813(5), as amended; and (b) Section 3 of this Ordinance shall take effect upon the effective date of such annexation under UTAH CODE ANN. §10-2-425(5) or 10-2-813(5), as amended.

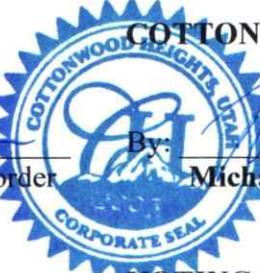
**PASSED AND APPROVED** this 15<sup>th</sup> day of July 2025.

ATTEST:

**COTTONWOOD HEIGHTS CITY COUNCIL**

By:  

By: Tiffany Janzen, Deputy Recorder      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 type="checkbox"/>	Nay <input type="checkbox"/>
Ellen Birrell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

**DEPOSITED** in the Recorder's office this 15<sup>th</sup> day of July 2025.

**POSTED** this 15<sup>th</sup> day of July 2025.

# COTTONWOOD HEIGHTS

## ORDINANCE NO. 449

### AN ORDINANCE AGAIN CONFIRMING AND RATIFYING THE ANNEXATION OF APPROXIMATELY 32 ACRES LOCATED NEAR 2300 EAST CREEK ROAD ("CREEK ROAD WEST" ANNEXATION)

**WHEREAS**, pursuant to its Ordinance 440 ("*Ordinance 440*") dated 20 May 2025 the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") approved annexation of an area of approximately 32 acres (the "*Property*") abutting the City's Southerly boundary, situated along and to the South of Creek Road at or near approximately 2300 East, on or near, *inter alia*, Set Point Circle, Creative Place, Creek Hollow Cove, Cravalan Circle, Pine Springs Cove, and Creek Road, as shown on the map (the "*Map*") attached to Ordinance 440 and commonly known as the "Creek Road West" annexation; and

**WHEREAS**, pursuant to its Ordinance 447 the Council confirmed and ratified annexation of the Property; and

**WHEREAS**, it now is desirous for the Council to again confirm and ratify annexation of the Property to facilitate certain filings with the office of the Lt. Governor of Utah as required by statute; and

**WHEREAS**, consequently, the Council met in regular session on 18 November 2025 to consider, among other things, again confirming and ratifying annexation of the Property pursuant to Ordinance 440 as previously confirmed and ratified pursuant to Ordinance 447; and

**WHEREAS**, after 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 so act;

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

Section 1. **Annexation of the Property**. The Council hereby confirms and ratifies annexation into the City of the real property described on the Map and corresponding extension of the corporate limits of the City, all as provided in Ordinance 440 and UTAH CODE ANN. §10-2-407(6) or §10-2-810(6) and/or §10-2-408, as amended, as previously confirmed and ratified pursuant to Ordinance 447.

Section 2. **Notices and Filings**. The City shall provide all required notices and make all required filings concerning such annexation.

Section 3. **Zoning; Roadways; Etc.** Section 3 of Ordinance 440 concerning zoning of the Property is hereby ratified and confirmed, as are all other portions of Ordinances 440 and 447.

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 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. 449, 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 ratified and confirmed hereby shall take effect as required by UTAH CODE ANN. §10-2-425(5) or 10-2-813(5), as amended; and (b) Section 3 of this Ordinance shall take effect upon the effective date of such annexation under UTAH CODE ANN. §10-2-425(5) or 10-2-813(5), as amended.

**PASSED AND APPROVED** this 18<sup>th</sup> day of November 2025.

**ATTEST:**

By:    
Tiffany Janzen, Deputy Recorder      Michael T. Weichers, Mayor



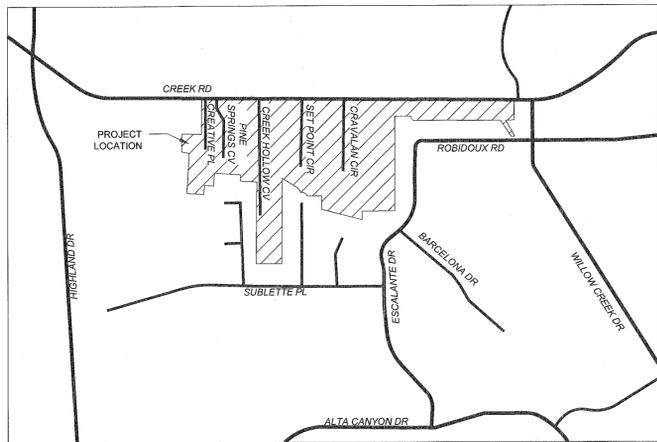
**VOTING:**

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 18<sup>th</sup> day of November 2025.

**POSTED** this 18<sup>th</sup> day of November 2025.

VICINITY MAP: NOT TO SCALE



FINAL LOCAL ENTITY PLAT
CREEK ROAD WEST
ADDITION TO COTTONWOOD HEIGHTS CITY

LOCATED IN THE SOUTH 1/2 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
8/6/2025

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER # 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT...

JOSH F. MADSEN
LICENSE NO. 5152657

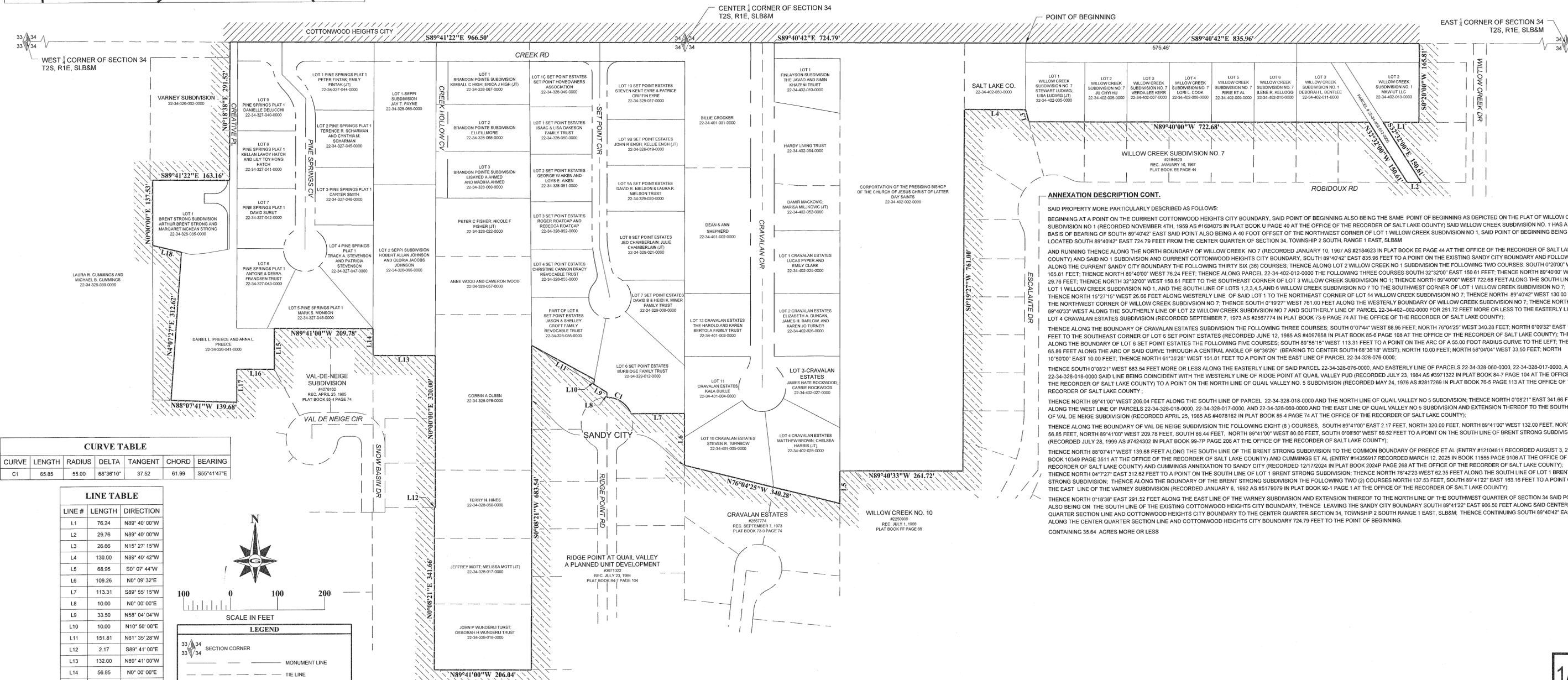


SURVEYOR'S NARRATIVE

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...

ANNEXATION DESCRIPTION

PART OF WILLOW CREEK ESTATES SUBDIVISION NO 7 (RECORDED JANUARY 10, 1967 AS #2184623 IN PLAT BOOK EE PAGE 44 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY), PART OF WILLOW CREEK ESTATES SUBDIVISION NO 1 (RECORDED NOVEMBER 4, 1959 AS #1684075 IN PLAT BOOK U PAGE 40 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)...

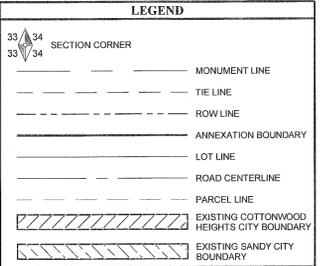
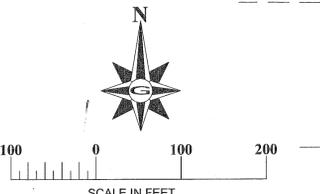


ANNEXATION DESCRIPTION CONT.

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CURRENT COTTONWOOD HEIGHTS CITY BOUNDARY, SAID POINT OF BEGINNING ALSO BEING THE SAME POINT OF BEGINNING AS DEPICTED ON THE PLAT OF WILLOW CREEK SUBDIVISION NO 1 (RECORDED NOVEMBER 4TH, 1959 AS #1684075 IN PLAT BOOK U PAGE 40 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)...

Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Row C1: 65.85, 55.00, 68°36'10", 37.52, 61.99, S55°41'47"E

Table with 3 columns: LINE #, LENGTH, DIRECTION. Rows L1-L18 with various bearings and lengths.



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

SALT LAKE COUNTY SURVEYOR
APPROVED THIS DAY OF AUGUST, 2025
BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL
LOCAL ENTITY PLAT, PURSUANT TO SECTION
17-23-20 OF UTAH STATE CODE.
Signature: Josh F. Madsen

COTTONWOOD HEIGHTS CITY ENGINEER
APPROVED THIS 4th Day of November, 2025
Signature: Matthew F. Shipp, P.E.

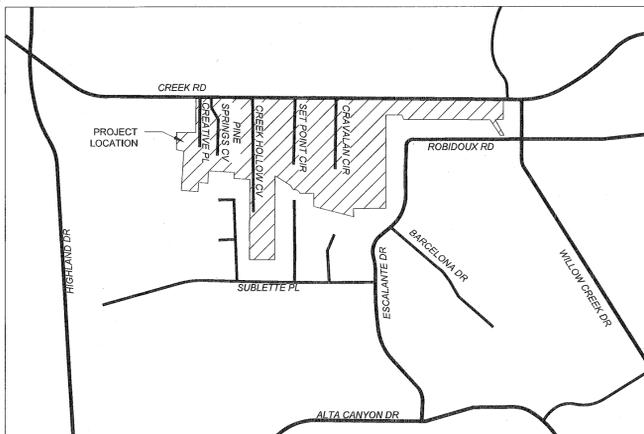
COTTONWOOD HEIGHTS CITY ATTORNEY
APPROVAL AS TO FORM THIS 4th Day of November, 2025
Signature: W. Shane Topham

COTTONWOOD HEIGHTS CITY COUNCIL
PRESENTED TO THE COTTONWOOD HEIGHTS CITY
COUNCIL THIS 10th Day of November, 2025
Signature: Michael F. Weichers, Mayor

COUNTY RECORDER
RECORDED NO.
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEES DEPUTY SALT LAKE COUNTY

GILSON ENGINEERING
Consulting Engineers & Surveyors
18401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

VICINITY MAP: NOT TO SCALE



FINAL LOCAL ENTITY PLAT
CREEK ROAD WEST
ADDITION TO COTTONWOOD HEIGHTS CITY

LOCATED IN THE SOUTH 1/2 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE COUNTY, UTAH
8/6/2025

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER # 5152657 IN ACCORDANCE WITH TITLE 80, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT...

SURVEYOR'S NARRATIVE

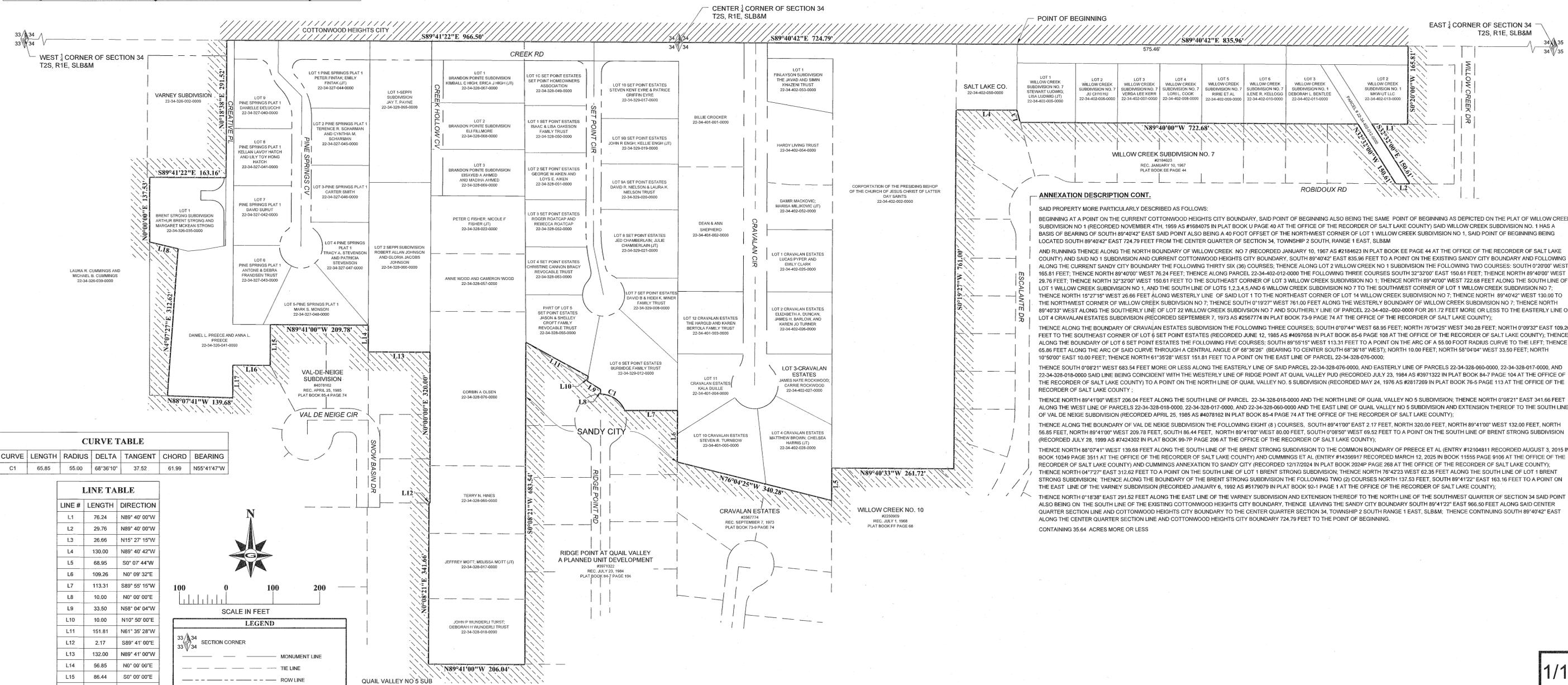
THIS MAP HAS BEEN PREPARED FOR COTTONWOOD HEIGHTS CITY AND VARIOUS LANDOWNERS. THE INFORMATION SHOWN HEREON IS BASED UPON THE COUNTY PARCEL DATA AND RECORD SUBDIVISION PLATS, AS WELL AS SECTION INFORMATION FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE...

JOSH F. MADSEN
LICENSE NO. 5152657



ANNEXATION DESCRIPTION

PART OF WILLOW CREEK ESTATES SUBDIVISION NO 7 (RECORDED JANUARY 10, 1967 AS #218423 IN PLAT BOOK EE PAGE 44 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY), PART OF WILLOW CREEK ESTATES SUBDIVISION NO 1 (RECORDED NOVEMBER 4, 1959 AS #164076 IN PLAT BOOK U PAGE 40 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)...

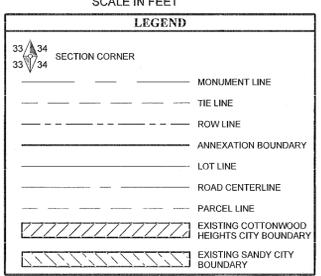
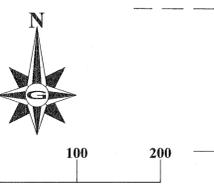


ANNEXATION DESCRIPTION CONT.

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CURRENT COTTONWOOD HEIGHTS CITY BOUNDARY, SAID POINT OF BEGINNING ALSO BEING THE SAME POINT OF BEGINNING AS DEPICTED ON THE PLAT OF WILLOW CREEK SUBDIVISION NO 1 (RECORDED NOVEMBER 4TH, 1959 AS #164076 IN PLAT BOOK U PAGE 40 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)...

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING

LINE TABLE with columns: LINE #, LENGTH, DIRECTION



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

SALT LAKE COUNTY SURVEYOR
APPROVED THIS 3 DAY OF December 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

COTTONWOOD HEIGHTS CITY ENGINEER
APPROVED THIS 12 DAY OF December A.D., 2025
MATTHEW F. SHIPP, P.E.
CITY ENGINEER, MATTHEW F. SHIPP, P.E.

COTTONWOOD HEIGHTS CITY ATTORNEY
APPROVAL AS TO FORM THIS 22 DAY OF December A.D., 2025
WM. SHANE TOPHAM, CITY ATTORNEY

COTTONWOOD HEIGHTS CITY COUNCIL
PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS 15 DAY OF December A.D., 2025
MICHAEL WEICHERS, MAYOR
ATTY: GUY FANZANI, CITY RECORDER

COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEES DEPUTY SALT LAKE COUNTY

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 971-8414 FAX: (801) 971-8449