



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 HIDDEN PINE ANNEXATION located in SANDY CITY, dated MAY 13, 2026 complying with §67-1a-6.5, 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 HIDDEN PINE 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 MAY, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

Notice of Impending Boundary Action with Approved Final Local Entity Plat

MAY 12, 2026

Diedre Henderson, Lieutenant Governor
Lieutenant Governor's Office
Utah State capital Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Dear Lieutenant Governor Henderson:

Annexations in Sandy City are approved by the City Council – the City's legislative body. On or about April 7, 2026, the City Council adopted an ordinance approving the following annexation:

Hidden Pine Annexation to Sandy City

As chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plat which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code, Section 10-2-813 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully Submitted,



Chair, Sandy City Council

ORDINANCE NO. 26-28

HIDDEN PINE ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 1.25 ACRES, FOR HOMES LOCATED AT 9516 S. HIDDEN PINE LANE AND 9525 S. HIDDEN PINE LANE, IN SALT LAKE COUNTY INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTIES; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.

WHEREAS, the Sandy City Council finds and determines as follows:

1. Section 10-2-812, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including, without limitation: (1) the properties proposed to be annexed, located at 9516 S. Hidden Pine Lane and 9525 S. Hidden Pine Lane, are a contiguous area and are contiguous to the City; (2) the area proposed to be annexed is within the City's adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.
3. On March 3, 2026, the City adopted Resolution No. 26-30C, attached hereto as Exhibit "A", describing the Area and indicating the City's intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.
4. The City Public Notice to hold a public hearing on the proposed annexation of the Area was posted in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://www.utah.gov/pmn> on March 17, 2026. The required notices were posted in or near the affected area in a location reasonably likely to be seen by residents of the affected area.
5. The City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit "B", complied with all statutory requirements.
6. On or about April 7, 2026, the City Council held a public hearing on the proposed annexation.
7. The annexation of the Area is completed and takes effect on the date of the Lieutenant Governor's issuance of a certificate of annexation as per Section 10-2-813, Utah Code Annotated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City that it does hereby:

1. Adopt this ordinance annexing the Area as shown in Exhibit "A" and on the plat field in the office of the Sandy City Recorder.
2. Annex this property with the Zone of R-1-15 for the subject area.
3. Determine that not annexing the entire island or peninsula is in the City's best interest.
4. Confirm that, pursuant to Section 10-2-813, Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.
5. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
6. Affirm that this ordinance shall become effective upon publication.

PASSED AND APPROVED this 7th day of April, 2026.

Signed by:



Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

DocuSigned by:



City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of
4/14/2026, 2026.

APPROVED this ____ day of 4/14/2026, 2026.

DocuSigned by:



Monica Zoltanski, Mayor

ATTEST:
DocuSigned by:

688E7E8272014B1...
City Recorder



RECORDED this 9th day of April, 2026.

SUMMARY PUBLISHED this _____ day of 4/15/2026, 2026.

EXHIBIT “A”

RESOLUTION #26-30C

HIDDEN PINE ANNEXATION

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

The City Council of Sandy City, State of Utah, finds and determines as follows:

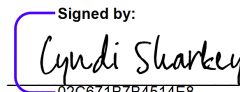
1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 1.25 acres, for homes located at 9516 S. Hidden Pine Lane and 9525 S. Hidden Pine Lane. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY
AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for April 7, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 3rd day of March, 2026.

Signed by:

02C67B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

DocuSigned by:
Wendy P.

688E7E8272014B1...
City Recorder



RECORDED this 6th day of March, 2026.

APPENDIX “A”



0 30 60 120 180 240 300 Feet

*Hidden Pine Annexation
9516 S. Hidden Pine Lane
9525 S Hidden Pine Lane*



Subject Property

EXHIBIT “B”



SANDY CITY PUBLIC NOTICE INTENT TO ANNEX

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted resolutions indicating its intent to annex unincorporated areas. A list of resolutions with descriptions has been attached to this notice. On **April 7, 2026**, no earlier than 5:15 pm in a hybrid meeting, in accordance with Utah Code 52-4-207(4) Open and Public Meeting Act the Sandy City Council will hold a public hearing regarding the proposed annexations.

The April 7, 2026 Sandy City Council meeting will be conducted both virtually, via Zoom Webinar, and in-person at Sandy City Hall (10000 S. Centennial Parkway). Residents wishing to attend may access the April 7, 2026 meeting agenda at <https://sandyutah.legistar.com/Calendar.aspx> to obtain the Zoom Webinar link or for information regarding in-person attendance. The April 7, 2026 agenda will be published at least 24 hours prior to the beginning of the meeting. If a resident is unable to access the Zoom Webinar link or attend the meeting in person, they may submit a written comment via e-mail at CitizenComment@sandy.utah.gov.

Each of the proposed annexations described in the attached list is a separate annexation. For each proposed annexation, the City Council will annex that area unless, at or before the public hearing, written protests are filed 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.

Any questions you may have regarding this annexation, may be directed to Brian McCuistion in the Community Development Department – 801-568-7268, bmccuistion@sandy.utah.gov

Resolution #26-09C – WALTERS ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .26 acres for a home located at 2587 E. Little Cottonwood Road. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Resolution #26-10C – SIEVERTS ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.06 acres for a home located at 9876 South 2700 East. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-11C – ANDERSON ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .79 acres for a home located at 9635 South 3100 East. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-12C – CLARK ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .54 acres for a home located at 2875 East 9460 South. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Resolution #26-13C – MILLER ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .97 acres for a home located at 3017 E Granite Meadow Lane. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-14C – PINGREE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .70 acres for a home located at 9620 South 3100 East. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-15C – PARRISH ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.59 acres for a home located at 2995 E. Mt. Jordan Road. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-16C – LACAILLE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 10.63 acres for a home located at 9565 S. Wasatch Blvd. The area under consideration is being proposed to annex the property to the City with the R-1-40 and CC zones.

Resolution #26-17C – HILTON ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.56 acres for a home located at 10424 S. Dimple Dell Road. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-18C – SOUTHWICK ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.91 acres for a home located at 10524 S. Dimple Dell Road. The area under consideration is being proposed to annex the property to the City with the R-1-40A zone.

Resolution #26-19C – TP REAL ESTATE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.63 acres for a home located at 10209 S. Dimple Dell Road. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-20C – BROWN ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.08 acres for a home located at 3149 East 9800 South. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-21C – SCRUB OAK ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 3.81 acres for a home located at 2998 E. Apple Hollow Cove. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-22C – MSMR ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.09 acres for a home located at 9682 S. Oakwood Lane. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-23C – JAANDKIN ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.45 acres for a home located at 2627 East 10000 South. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-24C – KNIGHT ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.61 acres for a home located at 10116 S. Alta Villa Dr. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-25C – S MILLER ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.63 acres for a home located at 10345 S. Alta Villa Dr. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-26C – FRICKS ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.01 acres for a home located at 10364 S. Alta Villa Dr. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-27C – KSEL ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.51 acres for homes located at 9538 S. Deer Run Place, 2802 E. Ksel Dr., and 2798 E. Ksel Dr. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Resolution #26-28C – ALTA VILLA 1 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 3.65 acres for homes located at 10093 S. Alta Villa Dr., 10088 S. Grouse Creek, and 10058 S. Grouse Creek. The area under consideration is being proposed to annex the property to the City with the R-1-40A and R-1-40 zones.

Resolution #26-29C – ALTA VILLA 2 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 3.2 acres for homes located at 10149 S. Alta Villa Dr. and 10181 S. Alta Villa Dr. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-30C – HIDDEN PINE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.25 acres for homes located at 9516 S. Hidden Pine Lane and 9525 S. Hidden Pine Lane. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-31C – LCR 1 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.93 acres for homes located at 3249, 3251, and 3269 E. Little Cottonwood Road. The area under consideration is being proposed to annex the property to the City with the R-1-20A and R-1-20 zones.

Resolution #26-32C – LCR 2 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 13.12 acres for homes located at 4118, 4124, 4246 E. Little Cottonwood Road, 4010 E. Alta Approach Road and the Alta Approach Condominiums. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-33C – ALTA APPROACH ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.89 acres for homes located at 3877, 3855, and 3863 E. Alta Approach Road. The area under consideration is being proposed to annex the property to the City with the R-1-15 zone.

Resolution #26-34C – JANKE FLATS ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.34 acres for homes located at 3023, 3033, 3020, and 3030 E. Janke Flats Lane. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-35C – TURNING POINT ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 5.62 acres for homes located at 2955, 2945, 2961, 2977, and 3003 E Turning Point Cir. The area under consideration is being proposed to annex the property to the City with the R-1-40 zone.

Resolution #26-36C – FINLEY MINI ANNEXATION

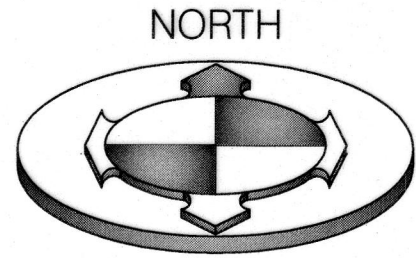
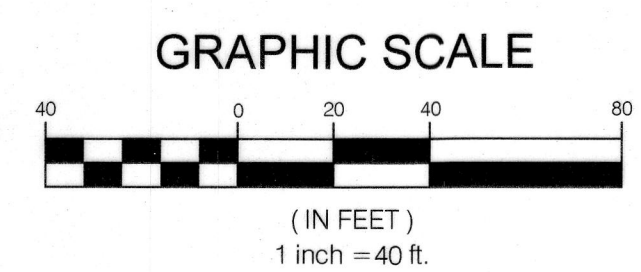
Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.99 acres for homes located at 2030 and 2060 E. 10765 S. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-37C – NEWMAN ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 3.34 acres for homes located at 10713, 10715, 10745, and 10747 S. 2000 E. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Posted: March 17, 2026

Utah Public Notice Website <https://www.utah.gov/pmn/>
Sandy City Website – <https://www.sandy.utah.gov/>
Sandy City Hall
Sandy Parks & Recreation
Salt Lake County Library - Sandy



FINAL LOCAL ENTITY PLAT
HIDDEN PINE ANNEXATION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY, UTAH
MAY 2026

BASIS OF REFERENCE
N 89°43'53" E 2639.34'

NORTHWEST QUARTER CORNER, SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER, SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

GRANDVIEW ACRES NO.3 SUBDIVISION
RECORDED: MARCH 21, 1977
ENTRY NO: 2921683
BOOK/PAGE: 77-3 / 77
(UNINCORPERATED)

RONALD J BIRD SEPARATE PROPERTY ET AL
2842 EAST KSEL DRIVE
LOT 5, GRANDVIEW ACRES #3
PARCEL# 28-11-104-003
(UNINCORPORATED)

EBERT, CARL TR ET AL
2887 EAST 9460 SOUTH
PARCEL# 28-11-104-004
(UNINCORPORATED)

KS SLAUGH FAM TR ET AL
9548 SOUTH HIDDEN PINE LANE
LOT 5, PINECONE SUB
PARCEL# 28-11-104-005
(INCORPORATED)

ISABELLA ESTATES ANNEXATION TO SANDY CITY
RECORDED: MAY 14, 2008
SLOCO RECORDED NO.: 10427584
BOOK / PAGE: 2008P / 119

N 00°39'20" E 100.95'

N 89°43'53" E 246.38'

P.O.B.

S 89°43'54" W 84.01'

S 25°36'19" W 167.83'

JEFFREY W & CHELSEA B GOBLE
9518 SOUTH HIDDEN PINE LANE
LOT 1 & PART OF LOT 5 PINECONE SUBDIVISION
PARCEL# 28-11-104-029

SMITH CRANG W & SHARON, TRS FAM REV L
9519 SOUTH HIDDEN PINE LANE
LOT 2, PINECONE SUB
PARCEL# 28-11-104-022
(UNINCORPORATED)

S 89°43'53" W 17.31'
S 00°16'07" E 30.00'

N 89°43'47" E 56.98'

N 77°36'15" W 51.86'

NORTH 23.76'

KS SLAUGH FAM TR ET AL
9522 SOUTH HIDDEN PINE LANE
LOT 5, PINECONE SUB
PARCEL# 28-11-104-030
(UNINCORPORATED)

HIDDEN PINE LANE
(PRIVATE LANE)

CASSANDRA & MARK PIERCE
9526 SOUTH HIDDEN PINE LANE
LOT 4 PINECONE SUBDIVISION
PARCEL# 28-11-104-024

CHAM FAM TR ET AL
2901 LITTLE COTTONWOOD ROAD
LOT 3, PINECONE SUB
PARCEL# 28-11-104-025
(UNINCORPORATED)

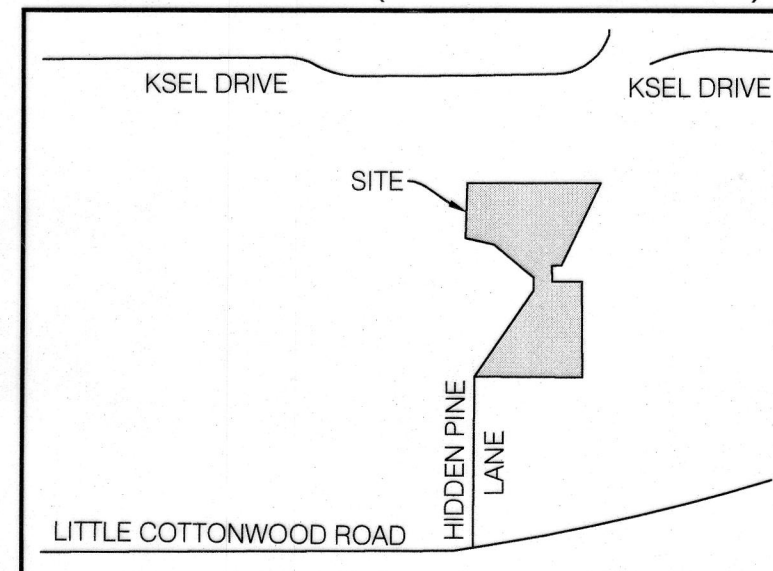
S 89°43'53" W 199.24'

KANE, JAMES AND TERRI
9569 SOUTH HIDDEN PINE LANE
LOT 1, GRANITE GLEN SUBDIVISION
PARCEL# 28-11-104-043
(INCORPORATED)

STERLING & ALANA ROBISON TR ET AL
9579 SOUTH HIDDEN PINE LANE
LOT 2, GRANITE GLEN SUBDIVISION
PARCEL# 28-11-104-044
(INCORPORATED)

GARZA ANNEXATION TO SANDY CITY
RECORDED: DECEMBER 26, 2018
ENTRY NO.: 12909251
BOOK / PAGE: 2018P / 421

VICINITY MAP (NOT TO SCALE)

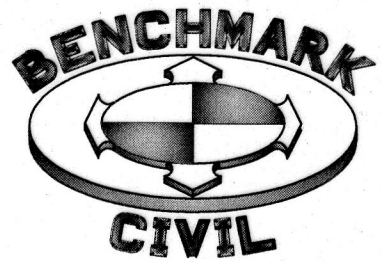


LEGEND

SECTION CORNER (NOT SURVEYED - NOT LOCATED)
STREET MONUMENT (NOT SURVEYED - NOT LOCATED)
ANNEXATION BOUNDARY & ANGLE POINTS
(NOT SURVEYED - NOT SET)

ADJACENT PROPERTIES
RIGHT OF WAY CENTERLINE
RIGHT OF WAY

EXISTING SANDY CITY LIMITS
ANNEXATION AREA

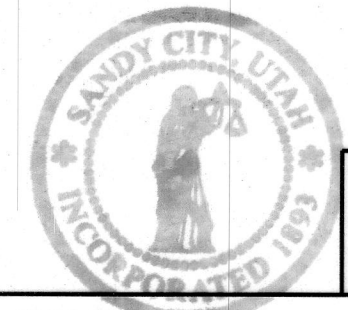


**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SANDY CITY ENGINEER
APPROVED THIS 7 DAY OF May, A.D. 2026
Bill Wicks
SANDY CITY ENGINEER

SALT LAKE COUNTY SURVEYOR
APPROVED THIS 8 DAY OF May, A.D. 2026 BY THE SANDY CITY COUNCIL.
PLAT, PURSUANT TO SECTION 17-73-507 OF UTAH STATE CODE.
Gale for
SALT LAKE COUNTY SURVEYOR

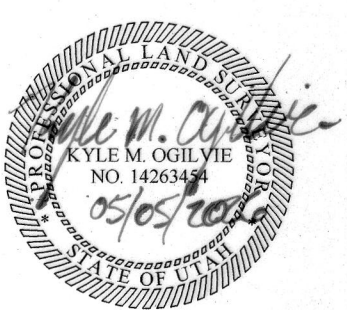
SANDY CITY
APPROVED THIS 7 DAY OF May, A.D. 2026, BY THE SANDY CITY COUNCIL.
Mayor SANDY CITY MAYOR
Chair COUNCIL CHAIR
Recorder CITY RECORDER
ATTORNEY



SHEET NO.
1 OF 1

SURVEYOR'S CERTIFICATE

I, KYLE M. OGILVIE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 14263454, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT, A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH 17-73-507 HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION, I FURTHER CERTIFY THAT BY THE AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY, TO BE KNOWN HEREFTER AS "HIDDEN PINE ANNEXATION".



BOUNDARY DESCRIPTION

COMPRISING OF 2 PARCELS 28-11-104-024 AND 28-11-104-029, ON FILE AND RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCELS SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH THE BASIS OF REFERENCE BEING NORTH 89°43'53" EAST, AS REFERENCED IN THE DRAWING.

BEGINNING AT A POINT NORTH 89°43'53" EAST 1320.00 FEET ALONG THE SECTION LINE AND SOUTH 00°05'34" WEST 660.00 FEET AND SOUTH 89°43'54" WEST 84.01 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 25°36'19" WEST 167.83 FEET; THENCE SOUTH 89°43'53" WEST 17.31 FEET; THENCE SOUTH 0°16'07" EAST 30.00 FEET; THENCE NORTH 89°43'47" EAST 56.98 FEET; THENCE SOUTH 0°16'01" EAST 175.00 FEET TO THE NORTHERLY LINE OF GARZA ANNEXATION TO SANDY CITY, RECORDED AS ENTRY NO. 12909251 IN BOOK 2018P AT PAGE 421 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°43'53" WEST 199.24 FEET ALONG SAID NORTHERLY LINE TO THE CENTERLINE OF HIDDEN PINE LANE; THENCE NORTH 34°10'17" EAST 193.38 FEET ALONG SAID CENTERLINE; THENCE NORTH 23.76 FEET; THENCE NORTH 51°02'58" WEST 95.61 FEET; THENCE NORTH 77°36'15" WEST 51.86 FEET TO THE EASTERLY BOUNDARY OF ISABELLA ESTATES ANNEXATION TO SANDY CITY, RECORDED MAY 14, 2008 AS ENTRY NO. 10427584 IN BOOK 2008P AT PAGE 119 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG EASTERLY LINE NORTH 0°39'20" EAST 100.95 FEET; THENCE NORTH 89°43'53" EAST 246.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.249 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE

THIS PLAT HAS BEEN GENERATED AT THE REQUEST OF SANDY CITY FOR THE PURPOSE OF ANNEXING THIS PARCEL OF LAND FROM UNINCORPORATED SALT LAKE COUNTY TO SANDY CITY, AS DESCRIBED HEREON. THE BOUNDARIES OF THE ANNEXATION PLAT ARE BASED SOLELY UPON THE AVAILABLE RECORDS, NO FIELD WORK WAS CONDUCTED AS PART OF THIS ANNEXATION PLAT. THIS IS NOT A SURVEY.

BASIS OF REFERENCE FOR THIS PLAT IS NORTH 89°43'53" EAST 2639.34 FEET BETWEEN THE NORTHWEST QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

THE RECORDS USED ARE AS FOLLOWS:

- R1) PINECONE SUBDIVISION, RECORDED MAY 8, 2001 AS ENTRY NO. 7890962 IN BOOK 2001P AT PAGE 104 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R2) GRANITE GLEN SUBDIVISION, RECORDED OCTOBER 25, 2019 AS ENTRY NO. 13107845 IN BOOK 2019P AT PAGE 286 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R3) WARRANTY DEED, RECORDED AS ENTRY NO. 12843922 IN BOOK 10710 AT PAGES 1025-1026 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (PARCEL 28-11-1104-024).
- R4) WARRANTY DEED, RECORDED AS ENTRY NO. 13605113 IN BOOK 11140 AT PAGE 9481 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (PARCEL 28-11-104-029).
- R5) RECORD OF SURVEY, ISABELLA ESTATES ANNEXATION TO SANDY CITY, PERFORMED BY NOLAN C. HATHCOCK, RECORD NUMBER S2008-05-0443 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R6) RECORD OF SURVEY PERFORMED BY DENNIS K. WITHERS, RECORD NUMBER S2006-08-0750 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R7) RECORD OF SURVEY, EBERT PROPERTY, PERFORMED BY JOSH F. MADSEN, RECORD NUMBER S2020-07-0489 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R8) ISABELLA ESTATES ANNEXATION TO SANDY CITY, RECORDED MAY 14, 2008 AS ENTRY NUMBER 10427584 IN BOOK 2008P AT PAGE 119 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R9) GARZA ANNEXATION TO SANDY CITY, RECORDED DECEMBER 26, 2018 AS ENTRY NUMBER 12909251 IN BOOK 2018P AT PAGE 421 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

FINAL LOCAL ENTITY PLAT
HIDDEN PINE ANNEXATION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____