



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 APPLE HOLLOW COVE 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 APPLE HOLLOW COVE 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 21st day of MAY, 2026 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson", is written over a horizontal line.

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:

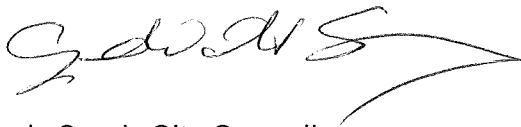
Annexations in Sandy City are approved by the City Council – the City's legislative body. On or about May 5, 2026, the City Council adopted an ordinance approving the following annexation:

Apple Hollow Cove 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. 26-43

APPLE HOLLOW COVE ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 2.45 ACRES, FOR HOMES LOCATED AT 3002, 3014, 3019 AND 3020 E. APPLE HOLLOW COVE, IN SALT LAKE COUNTY INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.

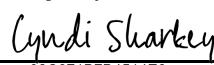
WHEREAS, the Sandy City Council finds and determines as follows:

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 property proposed to be annexed, located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove, is a contiguous area and is 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 31, 2026, the City adopted Resolution No. 26-47C, 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 April 3, 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 May 5, 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-1-20A 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 5 day of May, 2026.

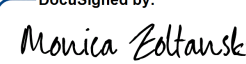
Signed by:

02c674b7b4514e8
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:
DocuSigned by:

688e7e82720114b1
City Recorder, Wendy Downs

PRESENTED to the Mayor of Sandy City for her approval this ____ day of
5/12/2026, 2026.

APPROVED this ____ day of 5/12/2026, 2026.

DocuSigned by:

2FEF8CAF412042D
Monica Zoltanski, Mayor

ATTEST:
DocuSigned by:



City Recorder, Wendy Downs



RECORDED this 6 day of May, 2026.

SUMMARY PUBLISHED this _____ day of 5/12/2026, 2026.

EXHIBIT “A”

RESOLUTION #26-47C

APPLE HOLLOW COVE ANNEXATION

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

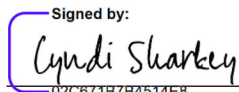
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 2.45 acres, for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. These 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 May 5, 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 31st day of March, 2026.

Signed by:

Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

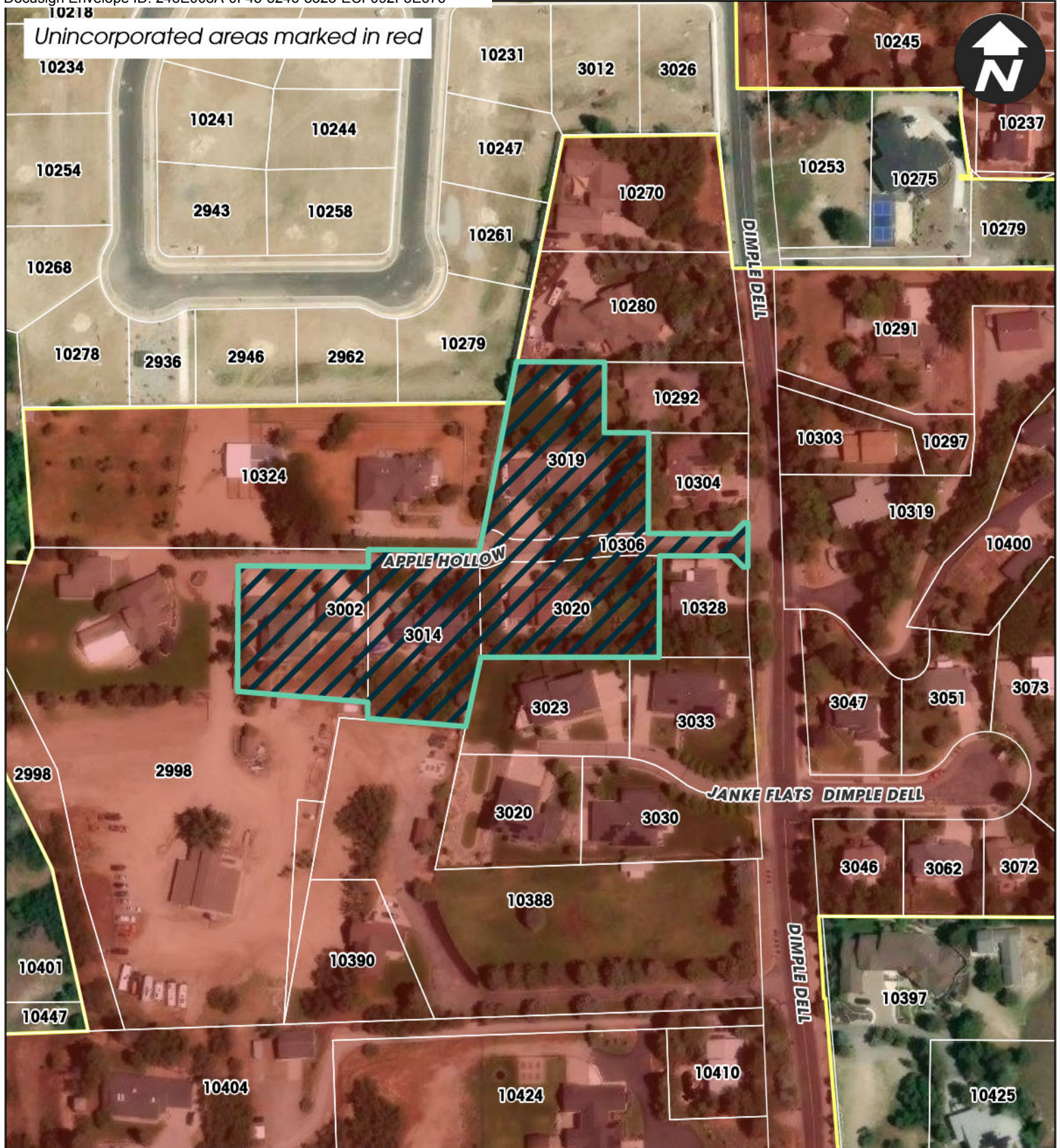
DocuSigned by:

688E7E8272014B1...
City Recorder



RECORDED this 1st day of April, 2026.

APPENDIX “A”



3002, 3014, 3019 and 3020
Apple Hollow Cove Annexation



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 **May 5, 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 May 5, 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 May 5, 2026 meeting agenda at <https://sandyutah.legistar.com/Calendar.aspx> to obtain the Zoom Webinar link or for information regarding in-person attendance. The May 5, 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 #26-45C – WILCOX ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.62 acres for a home located at 10275 S. Altavilla Drive. The area under consideration is being proposed to annex the property to the City with the R-1-40A zone.

Resolution #26-46C – KSEL 2 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.78 acres for homes located at 2811, 2813 and 2815 E. Ksel Drive. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Resolution #26-47C – APPLE HOLLOW COVE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.45 acres for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. The area under consideration is being proposed to annex the property to the City with the R-1-20A zone.

Resolution #26-48C – DIMPLE DELL CIRCLE ANNEXATION

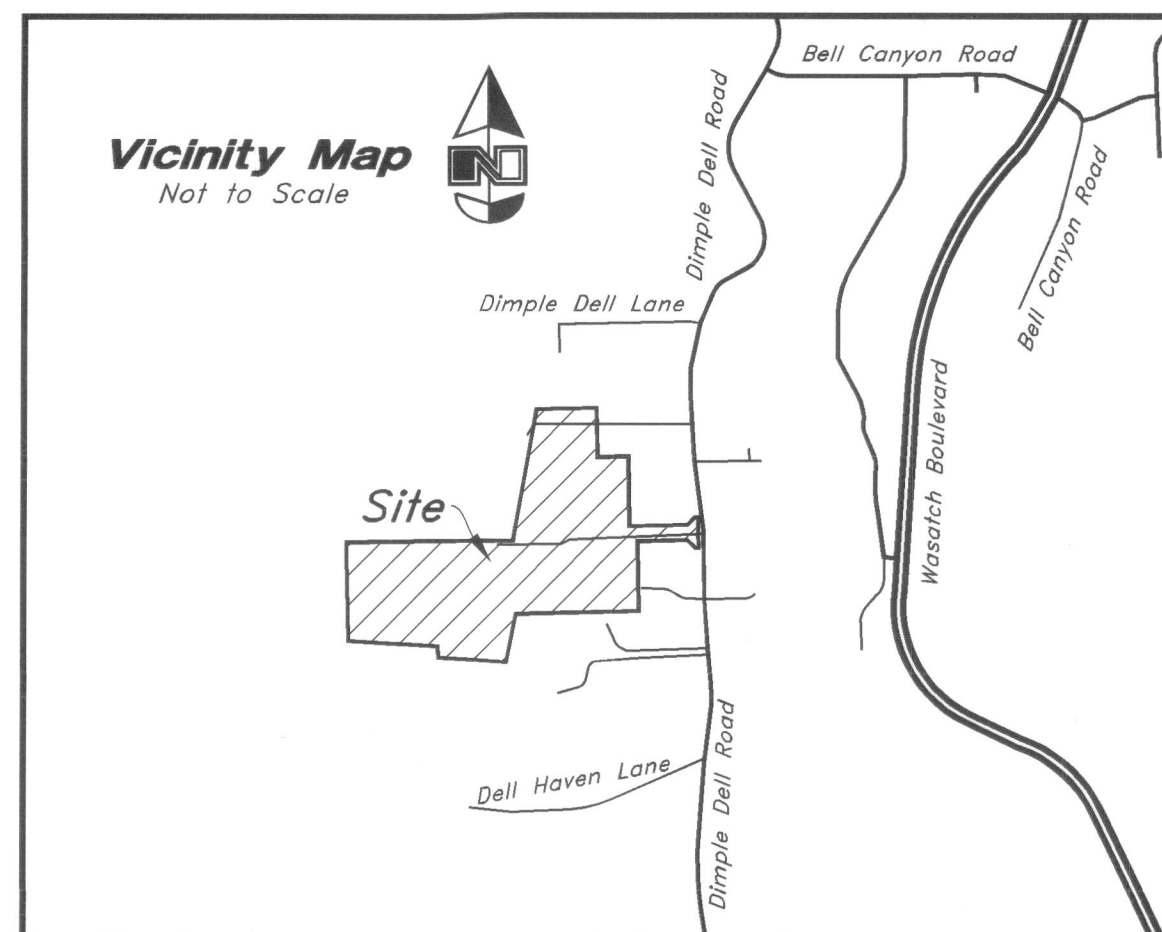
Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.34 acres for homes located at 3046, 3047 and 3072 E. Dimple Dell Circle. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-49C – VAN LEEUWEN ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .5 acres for a home located at 9520 S. Ksel Drive. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Posted: April 3, 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

Apple Hollow Annexation To Sandy City

A Part of the Northwest Quarter of Section 14, T3S, R1E, SLB&M, U.S. Survey
Sandy City, Salt Lake County, Utah

Olsen Farms Annexation Plat
Entry No. 14194387

Jim Moller
28-14-126-053
Warranty Deed Entry No.
14245413

North Quarter Corner Section 14,
T3S, R1E, SLB&M, U.S. Survey
(Calculated)
2667.53'
441.19'

Northwest Corner Section 14,
T3S, R1E, SLB&M, U.S. Survey
(Calculated)
N 89°02'20" E
2226.34'

Michael J. & Toni A. McCarthy
28-14-126-038

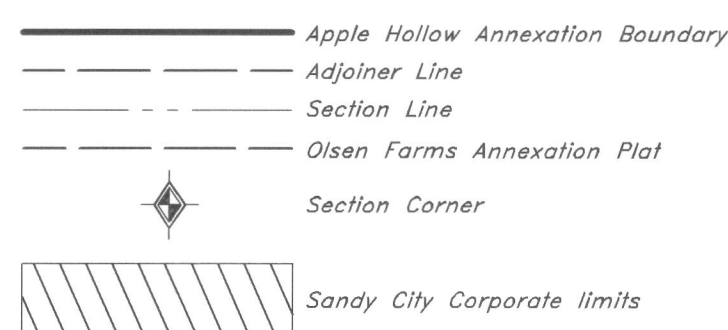
Douglas C. Burch & Mary B. Cook Burch
28-14-126-052

Robert & Allison Gibbons
28-14-126-051
Special Warranty Deed
12683339

RAFAEL F. & SAMMIE A. SAUCEDO
28-14-126-049

Dimple Dell Road
(Public Road)

Legend



Scale: 1" = 30'

Trust Not Identified
28-14-126-019
Warranty Deed Entry No.
7854204

G Miller Annexation
Entry _____ Page _____

SCRUB OAK TRUST
28-14-126-061
Special Warranty Deed Entry No.
13390732

Scrub Oak Annexation to Sandy City
Entry _____ Page _____

Brian S., J.T., & Jennifer Curley
28-14-126-027

Heidi Hilten Zabocky Et Al
28-14-126-032

Gregory J. Daniels Et Al
28-14-126-029

Michael & Judith Brown Family Trust
28-14-126-036
Quit Claim Deed
14091578

Teddy A. & Cherie Bank
28-14-126-060

Janke Estates P.U.D.
Entry No. 12045409

Lot 4
Mark D. Bradley
28-14-126-064

Lot 5
David P. & Michele Y. Chaffings
28-14-126-065

Janke Flats Annexation to Sandy City
Entry _____ Page _____

Cory & Summer Tanner
28-14-126-068
Warranty Deed Entry No.
13969253

Certification

I, Jeremiah J. Gore, do hereby certify that I am a Professional Land Surveyor, holding certificate number 14263134 as prescribed by the laws of the State of Utah. I further certify that a Final Local Entity Plat, in accordance with section 17-73-507, was made by me and shown hereon is true and correct representative of said Final Local Entity Plat.

Date: 30 Apr 2026

Jeremiah J. Gore
Utah PLS No. 14263134

Annexation Description

A Tract of Land being situate in the Northwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, SLB&M, U.S. Survey, in Salt Lake County, Utah:

Beginning at a point on the West line of Dimple Dell Road, said point also being the East line of Parcel 2 in Exhibit A of that certain Special Warranty Deed Recorded 20 December, 2017 as Entry No. 12683339 said point being 2226.34 feet North 89°02'20" East along said Section line and 798.84 feet South along the Centerline of Dimple Dell Road and 30.00 feet West from said Northwest Corner of said Section 14; and running thence South 25.00 feet; along the said West line of Dimple Dell Road; thence along the Southerly line of Parcel 2 of said 2017 Special Warranty Deed the following three courses: West 5.00 feet; North 45°00'00" West 17.68 feet; and West 82.47 feet to the Northeast corner of the property described in that certain Quitclaim Deed Recorded 4 October, 2023 as Entry No. 14091578; thence South 114.78 feet along the East line of said 2023 Quitclaim Deed to the North line of Janke Estates P.U.D. Entry No. 12045409 also being the Corporate limits of Sandy City specified in that certain Janke Flats Annexation to Sandy City Recorded _____, 2026 as Entry No. _____; thence along said Corporate limit line the following two courses: South 89°44'00" West 202.04 feet; and South 11°55'47" West 80.60 feet to the Northeast corner of that certain Warranty Deed recorded 13 June, 2022 as Entry No. 13969253; thence North 85°32'21" West 111.66 feet along the North line of said 2022 Warranty Deed to the East boundary in that certain Special Warranty Deed recorded 11 September, 2020 as Entry No. 13390732 also being Corporate limits of Sandy City specified in that certain Scrub Oak Annexation to Sandy City Recorded _____, 2026 as Entry No. _____; thence along Corporate limit line the following six courses: North 18.46 feet; North 85°32'21" West 147.95 feet; North 142.16 feet; South 89°55'52" East 29.51 feet; South 89°39'38" East 118.00 feet; and North 20.03 feet to the South line of the that certain Warranty Deed recorded March 28, 2001 as Entry No. 7854204 also being Corporate limits of Sandy City specified in that certain G Miller Annexation Recorded _____, 2026 as Entry No. _____; thence along the South and Easterly lines of said Corporate limit line the following two courses: South 89°39'38" East 125.81 feet to the Southeast corner thereof; and North 11°09'00" East 170.74 feet to the corporate limits of Sandy City specified in that certain Olsen Farms Final Local Entity Plat recorded 16 January, 2024 as Entry No. 14194387; thence continuing North 11°09'00" East 47.60 feet along said Easterly line of said Corporate limit line to the Northwest Corner of that property described in said 2017 Special Warranty Deed; thence along the Northerly and Easterly lines of Parcel 1 of said 2017 Special Warranty Deed the following four courses: East 98.58 feet; South 80.00 feet; North 89°59'28" East 50.35 feet; and South 114.00 feet to a point on the Northerly line of Parcel 2 of said 2017 Special Warranty Deed; thence along said Northerly line the following three courses: East 95.52 feet; North 45°00'00" East 17.68 feet; and East 5.00 feet to the West line of Dimple Dell Road; thence South 25.00 feet along said West line to the point of beginning.

Contains 105,878 sq. ft.
or 2.431 acres

Narrative

This Final Local Entity Plat was requested by Sandy City for the purpose of annexing these parcels into Sandy City.

AWA Engineering prepared this Final Local Entity Plat based on record information only. Locations of the shown section corners were calculated based on the area reference plat for Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

A line between monuments of record for the Northwest Corner and the North Quarter Corner of Section 14 was assigned the record bearing of North 89°02'20" East to match the underlying Olsen Farm Annexation Plat

The following documents were reviewed and checked against adjoining vesting deeds for the completion of this Final Local Entity Plat;

1. Warranty Deed Entry No. 14036091 B: 11382 P: 4991
2. Warranty Deed Entry No. 13470502 B: 11066 P: 2191-2193
3. Special Warranty Deed Entry No. 12683339 B: 10631 P: 5161-5162
4. Quit Claim Deed Entry No. 14091578 B: 11411 P: 5670

Local Entities:

Annexation From: Salt Lake County

Annexation To: Sandy City

Final Local Entity Plat
Apple Hollow Annexation To Sandy City
A Part of the Northwest Quarter of Section
14, T3S, R1E, SLB&M, U.S. Survey
Sandy City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded No. _____
State of Utah, County of Salt Lake, Recorded and Filed at the Request of
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Deputy Salt Lake County Recorder

SHEET 1
OF 1 SHEETS



2010 North Redwood Road
Salt Lake City, Utah 84116
(801) 821-8829 - awaeng.com

Engineer's Certificate

I hereby certify that this is a true and correct map of that area to be Annexed to the Corporate Limits of Sandy City, Utah.

Britt Wood
Sandy City Engineer

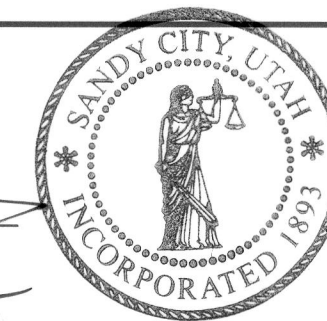
9/5/2020
Date

Sandy City Approval

Approved this 5 day of May 2026, by the Sandy City Council

David P. & Michele Y. Chaffings
Sandy City Mayor

David P. & Michele Y. Chaffings
Sandy City Recorder



Salt Lake County Surveyor

Approved as to form this 8 day of May 2026, by the Salt Lake County Surveyor as a Final Local Entity Plat, Pursuant to Section 17-73-507 if Utah State Code

David P. & Michele Y. Chaffings
Salt Lake County Surveyor