



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 TAVACI ANNEXATION, located in the CITY OF COTTONWOOD HEIGHTS, dated FEBRUARY 18, 2025, complying with §10-2-425, 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 TAVACI 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 24th day of April, 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 ORDINANCES ("TAVACI" ANNEXATION)

PLEASE TAKE NOTICE that:

A. Effective 17 December 2024 the city council (the "*Council*") of the city of Cottonwood Heights (the "*City*") enacted its ordinance no. 427 annexing approximately 95 acres located within or near the "Tavaci" subdivision abutting the City's Easterly boundary, situated to the East of Wasatch Blvd. and to the North of Big Cottonwood Canyon, commonly known as the "Tavaci" annexation (the "*Annexation*"); and

B. Effective 18 February 2025 the Council enacted its ordinance no. 431 confirming and ratifying Annexation; and

C. An approved final local entity plat showing such annexation (the "*Annexation*") 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

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

E. The undersigned certify that (1) true and correct photocopies of the City's Ordinance Nos. 427 and 431 (the "*Ordinances*") are attached as exhibits hereto; (2) the Council duly adopted the Ordinances on 17 December 2024 and 18 February 2025, respectively, and that the Ordinances have not been amended, revoked or otherwise modified; and

F. Pursuant to UTAH CODE ANN. 10-2-425(4), the Annexation will be effective 1 July 2025.

DATED 18 February 2025.

ATTEST:

By:

Tiffany Janzen, Recorder

By:

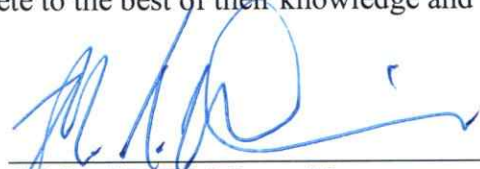
Michael T. Weichers, Mayor




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 Ordinances" 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 17 ^{March} day of February 2025.





Notary Public

**EXHIBITS TO NOTICE OF IMPENDING BOUNDARY ACTION
AND CERTIFICATION OF ATTACHED ORDINANCES**

(Attach Copies of Ordinances 427 and 431)

COTTONWOOD HEIGHTS

ORDINANCE No. 427

AN ORDINANCE ANNEXING APPROXIMATELY 95 ACRES LOCATED NEAR 7200 SOUTH WASATCH BLVD. ("TAVACI" ANNEXATION)

WHEREAS, the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") met in regular session on 17 December 2024 to consider, among other things, annexing an area of approximately 95 acres (the "*Property*") located within or near the "Tavaci" subdivision development abutting the City's Easterly boundary, situated to the East of Wasatch Blvd. and to the North of Big Cottonwood Canyon, commonly known as the Tavaci 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 16 November 2023 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;

WHEREAS, on 6 February 2024, 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. §10-2-407(6) and/or §10-2-408, 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. §10-2-425.

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. §10-2-425(4), which is anticipated to be 1 July 2025, 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) six months from the effective date of the annexation, which is assumed to be 1 January 2026 (i.e., six months after the anticipated 1 July 2025 effective date of this annexation).

Section 4. **Roadways.** The Council hereby affirms its intent that this annexation shall not effect any public dedication of any of the roadways within the Tavaci subdivision portion of the Property (including the bridged access roadway from Big Cottonwood Canyon Road). Instead, such roadways are private roads concerning which the City has no ownership interest or maintenance, repair or replacement obligations.

Section 5. **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 6. **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 7. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8. **Effective Date.** This Ordinance, assigned no. 427, 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. §10-2-425(5), as amended; and (b) Section 3 of this Ordinance shall take effect upon the effective date of this annexation under UTAH CODE ANN. §10-2-425(5), as amended.

PASSED AND APPROVED this 17th day of December 2024.

ATTEST:

COTTONWOOD HEIGHTS CITY COUNCIL

By: 
Maria Devereux, Deputy 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 type="checkbox"/>	Nay <input checked="" type="checkbox"/>

DEPOSITED in the Recorder's office this 17th day of December 2024.

POSTED this 17th day of December 2024.

COTTONWOOD HEIGHTS

ORDINANCE NO. 431

AN ORDINANCE CONFIRMING AND RATIFYING THE ANNEXATION OF APPROXIMATELY 95 ACRES LOCATED NEAR 7200 SOUTH WASATCH BLVD. ("TAVACI" ANNEXATION)

WHEREAS, pursuant to its Ordinance 427 ("*Ordinance 427*") dated 17 December 2024 the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") approved annexation of an area of approximately 95 acres (the "*Property*") located within or near the "Tavaci" subdivision development abutting the City's Easterly boundary, situated to the East of Wasatch Blvd. and to the North of Big Cottonwood Canyon as shown on the attached map (the "*Map*"), commonly known as the Tavaci annexation; and

WHEREAS, it now is desirous for the Council to confirm and ratify annexation of the Property pursuant to Ordinance 427 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 February 2025 to consider, among other things, confirming and ratifying annexation of the Property pursuant to Ordinance 427; 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 427.

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 427 and UTAH CODE ANN. §10-2-407(6) and/or §10-2-408.

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.** Sections 3 and 4 of Ordinance 427 concerning zoning of the Property and the private nature of roadways within the Property are hereby ratified and confirmed, as are all other portions of Ordinance 427.

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. 431, 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), 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), as amended.

PASSED AND APPROVED this 18th day of February 2025.

ATTEST:

By: _____

Tiffany Janzen, Deputy Recorder

COTTONWOOD HEIGHTS CITY COUNCIL

By: _____

Michael T. Weichers, Mayor



VOTING:

Michael T. Weichers

Yea ☒ Nay ☐

Matt Holton

Yea ☒ Nay ☐

Suzanne Hyland

Yea ☒ Nay ☐

Shawn E. Newell

Yea ☒ Nay ☐

Ellen Birrell

Yea ☐ Nay ☒

DEPOSITED in the Recorder's office this 18th day of February 2025.

POSTED this 18th day of February 2025.

COTTONWOOD HEIGHTS

ORDINANCE NO. 427

AN ORDINANCE ANNEXING APPROXIMATELY 95 ACRES LOCATED NEAR 7200 SOUTH WASATCH BLVD. ("TAVACI" ANNEXATION)

WHEREAS, the city council (the "*Council*") of the city of Cottonwood Heights, Utah (the "*City*") met in regular session on 17 December 2024 to consider, among other things, annexing an area of approximately 95 acres (the "*Property*") located within or near the "Tavaci" subdivision development abutting the City's Easterly boundary, situated to the East of Wasatch Blvd. and to the North of Big Cottonwood Canyon, commonly known as the Tavaci 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 16 November 2023 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;

WHEREAS, on 6 February 2024, 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. §10-2-407(6) and/or §10-2-408, 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. §10-2-425.

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. §10-2-425(4), which is anticipated to be 1 July 2025, 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) six months from the effective date of the annexation, which is assumed to be 1 January 2026 (i.e., six months after the anticipated 1 July 2025 effective date of this annexation).

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Section 6. **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 7. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8. **Effective Date.** This Ordinance, assigned no. 427, 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. §10-2-425(5), as amended; and (b) Section 3 of this Ordinance shall take effect upon the effective date of this annexation under UTAH CODE ANN. §10-2-425(5), as amended.

PASSED AND APPROVED this 17th day of December 2024.

ATTEST:

COTTONWOOD HEIGHTS CITY COUNCIL

By: 
Maria Devereux, Deputy 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 type="checkbox"/>	Nay <input checked="" type="checkbox"/>

DEPOSITED in the Recorder's office this 17th day of December 2024.

POSTED this 17th day of December 2024.

COTTONWOOD HEIGHTS

ORDINANCE NO. 431

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WHEREAS, it now is desirous for the Council to confirm and ratify annexation of the Property pursuant to Ordinance 427 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 February 2025 to consider, among other things, confirming and ratifying annexation of the Property pursuant to Ordinance 427; 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 427.

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 427 and UTAH CODE ANN. §10-2-407(6) and/or §10-2-408.

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.** Sections 3 and 4 of Ordinance 427 concerning zoning of the Property and the private nature of roadways within the Property are hereby ratified and confirmed, as are all other portions of Ordinance 427.

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. 431, 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), 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), as amended.

PASSED AND APPROVED this 18th day of February 2025.


ATTEST:

By:


Tiffany Janzen, Deputy 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 type="checkbox"/> Nay <input checked="" type="checkbox"/>

DEPOSITED in the Recorder's office this 18th day of February 2025.

POSTED this 18th day of February 2025.

FINAL LOCAL ENTITY PLAT
COTTONWOOD CANYON ESTATES SUBDIVISION &
JB&RE WALKER INC. ADDITION TO COTTONWOOD HEIGHTS CITY

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
1/30/2025

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. DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF SALT LAKE COUNTY AND COTTONWOOD HEIGHTS CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF COTTONWOOD HEIGHTS CITY, TO BE HEREAFTER KNOWN AS COTTONWOOD CANYON ESTATES SUBDIVISION & JB AND RE WALKER INC. ADDITION TO COTTONWOOD HEIGHTS CITY.



JOSH F. MADSEN
LICENSE NO. 5152657

SURVEYOR'S NARRATIVE

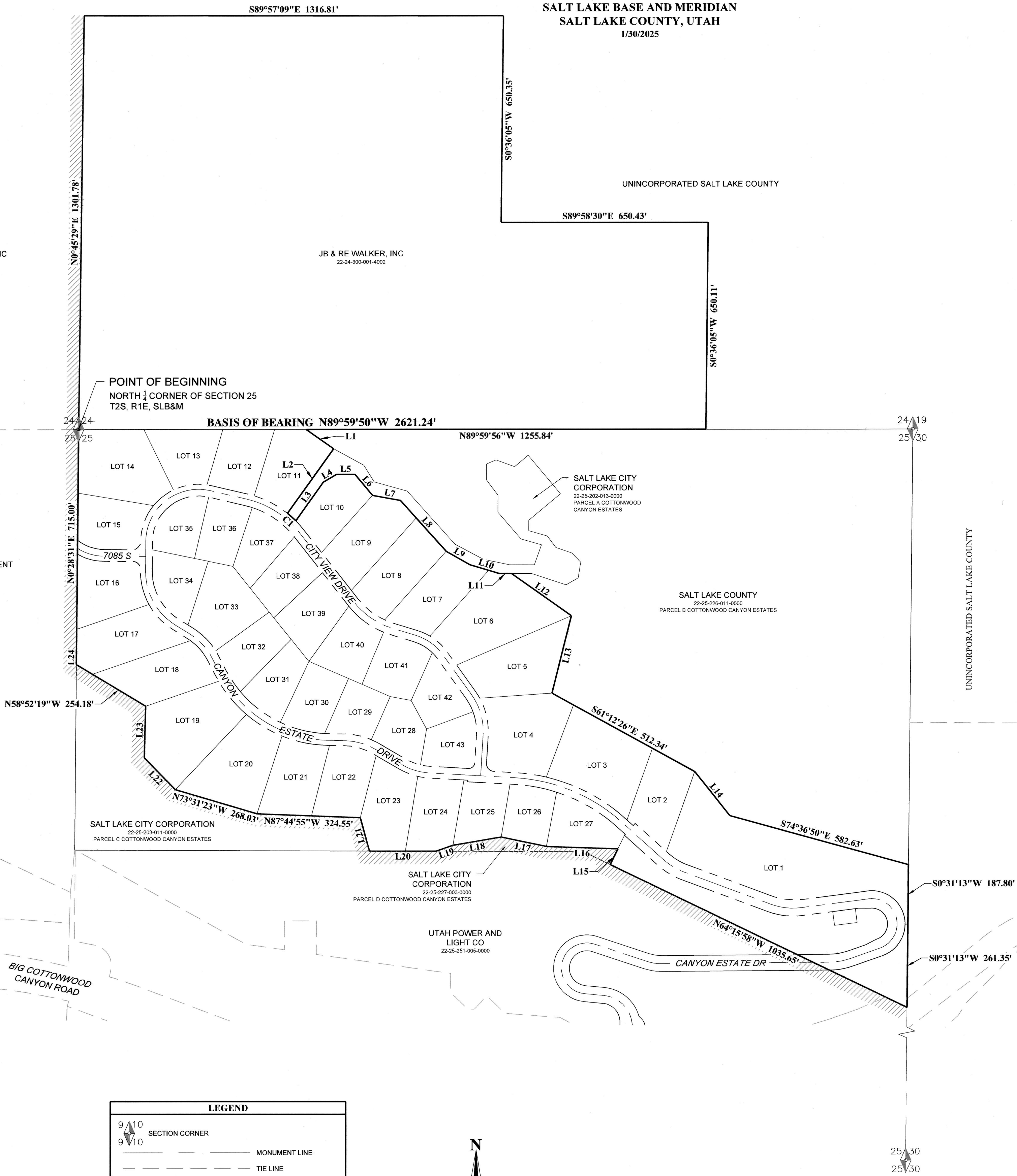
THIS MAP HAS BEEN PREPARED FOR COTTONWOOD HEIGHTS CITY AND THE WALKER FAMILY PARTNERSHIP. THE INFORMATION SHOWN HEREON IS BASED UPON THE COUNTY PARCEL DATA AND RECORD SUBDIVISION PLAT AS WELL AS SECTION INFORMATION FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE AND BLM ORIGINAL SURVEYS. THIS PLAT DOES NOT 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 COTTONWOOD CANYON ESTATES AND JB & RE WALKER INC. PARCEL # 22-25-300-001-4002 ANNEXATION MAP. THE BASIS OF BEARING FOR THIS MAP IS BASED ON THE COTTONWOOD CANYON ESTATES SUBDIVISION AND IS LABELED FROM THE NORTH QUARTER CORNER TO THE NORTHEAST CORNER SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THIS MAP WAS CREATED ON JANUARY 29TH 2025.

ANNEXATION DESCRIPTION

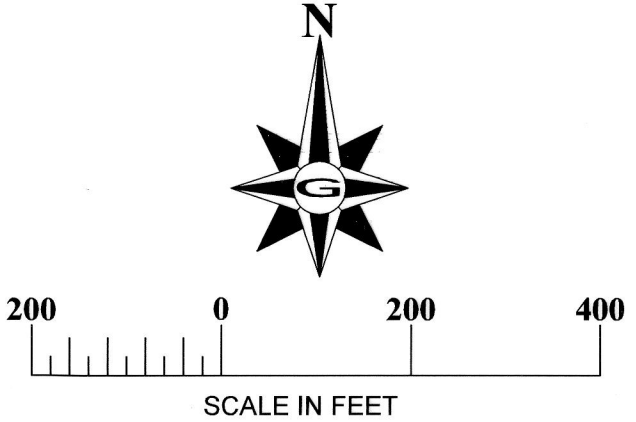
A PORTION OF THE COTTONWOOD CANYON ESTATES SUBDIVISION, AS RECORDED IN BOOK 2004 PAGE 388 BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN & ALL OF SALT LAKE COUNTY PARCEL # 22-24-300-001-4002 BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24 AND GOVERNMENT LOT 4 SECTION 24 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
OVERALL AREA BEING ALSO DESCRIBED AS FOLLOWS, BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°45'29" EAST 1301.78 FEET ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°57'09" EAST 1316.81 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 0°36'05" WEST 650.35 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°58'30" EAST 660.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SAID SECTION 24; THENCE SOUTH 0°36'05" WEST 650.11 FEET ALONG THE EASTERLY LINE OF AFORESAID ALIQUOT PART TO THE SOUTHEAST CORNER OF AFORESAID ALIQUOT PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF THE COTTONWOOD CANYON ESTATES SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION NORTH 89°59'56" WEST 1255.84 FEET MORE OR LESS TO THE MOST WESTERLY POINT OF PARCEL B OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 11 AFORESAID SUBDIVISION; THENCE SOUTH 54°53'05" EAST 105.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 35°32'17" WEST 249.37 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 TO THE NORTHERLY RIGHT OF WAY LINE OF CITY VIEW DRIVE, SAID POINT BEING ON THE ARC OF A 316.00 RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 35.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'16" (CENTER BEARS SOUTH 38°36'02" WEST) TO THE WESTERLY MOST CORNER OF LOT 10 AFORESAID SUBDIVISION; THENCE FOLLOWING ALONG THE BOUNDS OF LOTS 10, 9, 8, 7, 6, 5, 4, 3, 2, AND LOT 1 FOR THE FOLLOWING (15) FIFTEEN COURSES: NORTH 35°32'17" EAST 148.99 FEET; NORTH 59°00'00" EAST 48.00 FEET; EAST 58.00 FEET; SOUTH 40°00'00" EAST 86.58 FEET; SOUTH 79°39'00" EAST 88.51 FEET; SOUTH 42°00'00" EAST 215.37 FEET; SOUTH 60°17'35" EAST 85.18 FEET; SOUTH 75°00'00" EAST 97.00 FEET; EAST 38.64 FEET; SOUTH 54°53'05" EAST 230.46 FEET; SOUTH 14°08'44" WEST 251.02 FEET; SOUTH 61°12'26" EAST 512.34 FEET; SOUTH 38°24'40" EAST 177.23 FEET; SOUTH 74°36'50" EAST 582.63 FEET TO A POINT ON THE EASTERLY LINE OF SAID SUBDIVISION; SOUTH 0°31'13" WEST 187.80 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID SUBDIVISION SOUTH 0°31'13" WEST 261.35 FEET; THENCE NORTH 64°15'58" WEST 1035.65 FEET; THENCE NORTH 25°44'02" EAST 54.82 FEET TO THE SOUTHEAST CORNER OF LOT 27 COTTONWOOD CANYON ESTATES SUBDIVISION; THENCE FOLLOWING ALONG THE SOUTHERLY LINE OF LOTS 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, AND 17 THE FOLLOWING (11) ELEVEN COURSES: NORTH 88°00'00" WEST 224.58 FEET; THENCE NORTH 78°19'45" WEST 145.34 FEET; SOUTH 80°24'51" WEST 153.44 FEET; SOUTH 71°00'00" WEST 56.96 FEET; NORTH 89°48'18" WEST 208.15 FEET; NORTH 15°45'21" WEST 108.91 FEET; NORTH 87°44'55" WEST 324.55 FEET; NORTH 73°31'23" WEST 268.03 FEET; NORTH 44°07'59" WEST 139.63 FEET; NORTH 1°25'35" EAST 162.09 FEET; NORTH 58°52'19" WEST 254.18 FEET TO THE WEST BOUNDARY OF COTTONWOOD CANYON ESTATE SUBDIVISION; THENCE NORTH 0°28'43" EAST 24.31 FEET ALONG THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 0°28'31" EAST 715.00 FEET ALONG AFORESAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 94.46 ACRES MORE OR LESS.

Line Table		
LINE #	LENGTH	DIRECTION
L1	105.46	S54° 53' 05"E
L2	249.37	S35° 32' 17"W
L3	148.99	N35° 32' 17"E
L4	48.00	N59° 00' 00"E
L5	58.00	N50° 00' 00"E
L6	86.58	S40° 00' 00"E
L7	88.51	S79° 39' 00"E
L8	215.37	S42° 00' 00"E
L9	85.18	S60° 17' 35"E
L10	97.00	S73° 00' 00"E
L11	38.64	N90° 00' 00"E
L12	230.46	S54° 53' 05"E
L13	251.02	S14° 05' 44"W
L14	177.23	S38° 24' 40"E
L15	54.82	N25° 44' 02"E
L16	224.58	N88° 00' 00"W
L17	145.34	N78° 19' 45"W
L18	153.44	S80° 24' 51"W
L19	56.96	S71° 00' 00"W
L20	208.15	N89° 48' 18"W
L21	108.91	N15° 45' 21"W
L22	139.63	N44° 07' 59"W
L23	162.09	N1° 25' 35"E
L24	24.31	N0° 28' 43"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	35.23	316.00	6°23'16"	17.63	35.21	S48°12'20"E



LEGEND	
9/10	SECTION CORNER
9/10	MONUMENT LINE
---	TIE LINE
---	ROW LINE
---	ANNEXATION LINE
---	LOT LINE
---	ROAD CENTERLINE
---	PARCEL LINE
---	EXISTING COTTONWOOD HEIGHTS CITY BOUNDARY



SALT LAKE COUNTY SURVEYOR
APPROVED THIS 19 DAY OF April 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
G. R. Le for 4/19/25
SALT LAKE COUNTY SURVEYOR DATE

COTTONWOOD HEIGHTS CITY ENGINEER
APPROVED THIS April 9, 2025
DAY OF A.D., 2025
Matthew F. Shipp, P.E.
CITY ENGINEER, MATTHEW F. SHIPP, P.E.

COTTONWOOD HEIGHTS CITY ATTORNEY
APPROVAL AS TO FORM THIS 10th
DAY OF April A.D., 2025
W. Shane Topham
WM. SHANE TOPHAM, CITY ATTORNEY

COTTONWOOD HEIGHTS CITY COUNCIL
PRESENTED TO THE COTTONWOOD HEIGHTS CITY
COUNCIL THIS 18th DAY OF Feb. A.D., 2025
Michael T. Weichers, Mayor
ATTEST: Tiffany Janzen
Tiffany Janzen
CITY RECORDER

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