



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

March 10, 2023

The Salt Lake County Council
Attn: Amiee Winder Newton
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2022 Property Tax
Parcel No: 27-17-178-019 & 27-17-178-020
Name: Preston Day & Kelsey Ann Day/Utah Department of Transportation

Honorable Council Chair Amiee Winder Newton,

Please allow the Treasurer's Office to create a delinquent tax record for parcel 27-17-178-019 in the amount of \$1,016.76 to apply funds received for the pro-rated 2022 property tax. This parcel was transferred through a Warranty Deed (Entry #14022381) from UDOT to Preston Day & Kelsey Ann Day on September 20, 2022. This parcel was inadvertently dead filed by the Recorder's Office when UDOT acquired it in 2018. The parcel was resurrected in September of 2022 to apply the assessable property tax for 9/20/22 to 12/31/22.

Please allow the Treasurer's Office to adjust the 2022 property tax record on parcel 27-17-178-020 from \$0.00 to \$1.45. This is a reduction in the owner exemption due to the change of ownership from UDOT to Preston Day & Kelsey Ann Day on September 20, 2022, warranty deed entry #14022381. This parcel is taxable from 9/20/22 to 12/31/22.

If you agree with these recommendations, please notify the Salt Lake County Treasurer's office to make the appropriate changes to the tax records and apply funds accordingly.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

DC/MK

Cc: Salt Lake County Assessor Greenbelt Dept
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

Preston Day & Kelsey Ann Day
5387 W Mount Maclure Pl
Herriman, UT 84096

ASSESSOR'S OFFICE - SALT LAKE COUNTY GOVERNMENT CENTER
2001 South State Street, Rm N2-600 • PO Box 147421 • Salt Lake City, UT 84114-7421
Tel: 385.468.8000 • Fax: 385.468.8092-CAMA, 385.468.8093-Personal Property

PIN No. 8166
Project No. S-0154(58)3
Parcel No. 0154:914:TAQ
Ref PIN No. 14415
Ref Project No. S-0154(84)14
Parcel No. 0154:914:TAQ

14022381 B: 11375 P: 6894 Total Pages: 4
09/28/2022 02:05 PM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed
(CONTROLLED ACCESS)
Salt Lake County

MTL #324977
Tax ID. No. 27-17-178-019
27-17-178-020
PIN No. 8166
Project No. S-0154(58)3
Parcel No. 0154:914:TAQ
Ref PIN No. 14415
Ref Project No. S-0154(84)14

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to **Preston Day and Kelsey Ann Day, husband and wife as joint tenants**, Grantee, at 5387 W Mount Maclure Place, Herriman, County of Salt Lake, State of Utah, Zip 84096, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, upon UDOT parcel 0154:914:T being all of Lot 425, and a portion of UDOT parcel 0154:913:T, being part of an entire tract of property situate in Lot 426, Rushton Meadows Phase 4 Subdivision, according to the Official Plat thereof recorded November 19, 2014 as Entry No. 11948011 in Book 2014P on Page 290 in the office of the Salt Lake County Recorder, in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

All of Lot 425, RUSHTON MEADOWS PHASE 4 SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.

ALSO:

Beginning at the northwest corner of said Lot 426, and running thence S.89°57'00"E. 2.87 feet along the northerly boundary line of said Lot 426, to a point in the westerly highway right of way and no-access line of SR-154 (Bangerter Highway) as established by Project No. S-0154(84)14; thence along said westerly highway right of way and no-access line S.07°09'15"E. 102.83 feet to a point in the southerly boundary line of said Lot 426; thence along said southerly boundary line S.68°52'05"W. 31.66 feet to the southwest corner of said Lot 426 being in the existing easterly right of way line of Big Meadow Drive said point also being the point of curvature of a non-tangent curve to the left with a radius of 48.00 feet; thence northwesterly along said right of way line along said curve with an arc length of 37.13 feet, chord bears N.42°51'39"W. 36.21 feet; thence N.23°53'14"E. 95.05 feet to the point of beginning.

The above described Lot 425 contains 5,356 square feet or 0.123 acre. The above described portion of Lot 426 contains 3,237 square feet in area or 0.074 acre.

The combined areas of the above described tracts of land contain 8,593 square feet in area or 0.197 acres.

(Note: Rotate above bearings 00°13'03" clockwise to equal Highway bearings).

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future

construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadway over and across the easterly boundary line of said tract of land.

354:EQ

Subject to a portion of a Perpetual Sewer Easement described below for the purpose to install, maintain, operate, repair, remove, replace or relocate sewer facilities, including the right of ingress and egress, within said Perpetual Easement. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns

A Perpetual easement over the above described tract of land, more particularly described as follows:

Beginning at the southeast corner of said Lot 346 of Rushton Meadows, Phase 3 Subdivision and running thence N.07°20'11"W. 50.41 feet to a point in the northerly boundary line of said Lot 346; thence along said northerly boundary line S.89°57'40"W. 82.79 feet; thence N.00°22'15"W. 386.35 feet to a point in the existing easterly right of way line of Big Meadow Drive being the point of curvature of a non-tangent curve to the left with a radius of 48.00 feet; thence northerly along said right of way line along said curve with an arc length of 39.18 feet, chord bears N.00°22'15"W. 38.10 feet; thence N.00°22'15"W. 78.50 feet; thence N.09°09'56"W. 375.61 feet to a point in the westerly highway right of way and no-access line of SR-154 (Bangerter Highway); thence along said highway right of way and no-access line and extension thereof the following two (2) courses and distance, (1) N.00°44'56"W. 347.26 feet; thence (2) N.46°47'48"W. 61.99 feet; thence S.86°03'20"E.

PIN No. 8166
Project No. S-0154(58)3
Parcel No. 0154:914:TAQ
Ref PIN No. 14415
Ref Project No. S-0154(84)14

28.93 feet; thence S.89°56'45"E. 2.47 feet; thence S.46°47'48"E. 46.28 feet; thence S.00°44'56"E. 354.28 feet; thence S.09°09'56"E. 375.67 feet; thence S.00°22'15"E. 484.61 feet; thence N.89°57'40"E. 70.62 feet to a point in said westerly highway right of way and no-access line; thence along said highway right of way and no-access line and extension thereof the following two (2) courses and distance, (1) S.07°20'11"E. 113.33 feet; thence (2) S.03°51'11"E. 75.02 feet; thence S.89°37'01"W. 20.00 feet to a point in the east boundary line of said Rushton Meadows, Phase 3 Subdivision; thence along said subdivision boundary line N.00°22'59"W. 117.38 feet to the point of beginning.

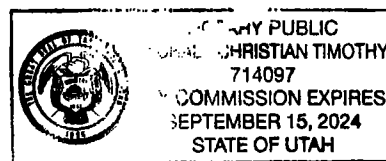
The above described easement contains 29,408 square feet in area or 0.675 acre.

STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE)

By *Charles A. Stormont*
Charles A. Stormont, Director of Right of Way

On this 20th day of September, in the year 2022, before me personally appeared Charles A. Stormont, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public



Melissa Kelly

From: Robyn Jacob
Sent: Thursday, October 6, 2022 2:19 PM
To: Ray Y. Lancaster; Melissa Kelly
Subject: RE: 27-17-178-019 - UDOT Parcel
Attachments: 27-17-12.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

New parcels are 27-17-178-026 & -027. Tax map attached. It will run to MF tonight.

Thank you!



ROBYN JACOB

DIVISION ADMINISTRATOR
GIS/CAD DEPARTMENT

SALT LAKE COUNTY RECORDER
2001 S STATE ST, SUITE N1-600
SALT LAKE CITY, UTAH 84190

OFFICE: 385-468-8173
EMAIL: rjacob@slco.org

From: Ray Y. Lancaster <RLancaster@slco.org>
Sent: Friday, September 30, 2022 2:07 PM
To: Robyn Jacob <RJacob@slco.org>; Melissa Kelly <MKelly@slco.org>
Subject: RE: 27-17-178-019 - UDOT Parcel

Sounds good, thank you!

Let me know when you have the new parcels number assigned to the combined lot.

Ray Lancaster
Tax Lien Coordinator
Salt Lake County Treasurer's Office
385-468-8329
rlancaster@slco.org

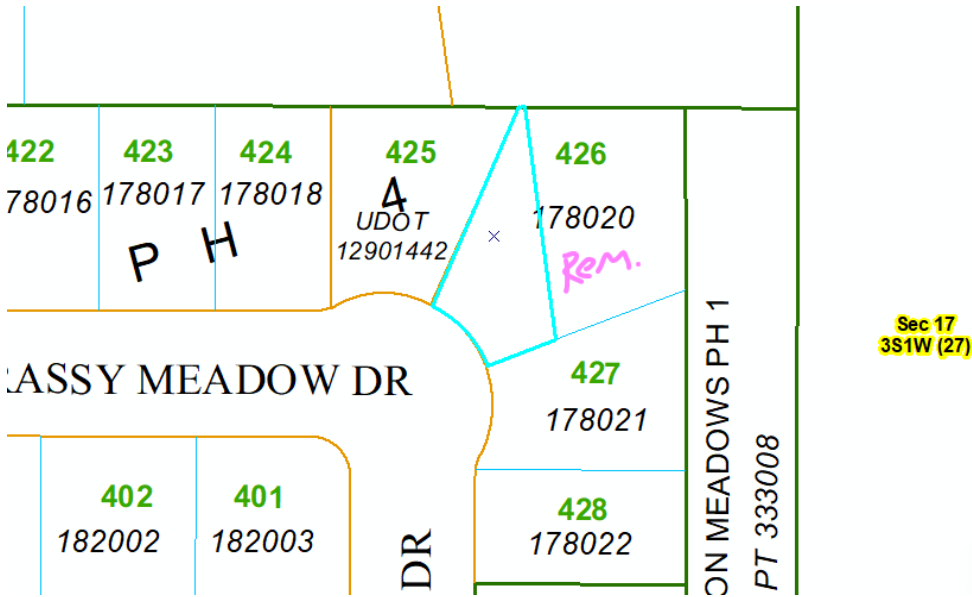
From: Robyn Jacob <RJacob@slco.org>
Sent: Friday, September 30, 2022 1:56 PM
To: Melissa Kelly <MKelly@slco.org>; Ray Y. Lancaster <RLancaster@slco.org>
Subject: 27-17-178-019 - UDOT Parcel

Ray & Melissa –

I spoke to Ray about this earlier today. I'm not sure why the decision was made to deadfile this particular parcel. But it shouldn't have been done. I think with the deed they just recorded on 9/28/2022 Entry 14022381, we can "resurrect" lot 425 Rushton Meadows Ph 4 and combine it with the portion of lot 426 (in cyan below as per 14022381 "also"

description) and put it into Preston & Kelsey Ann Day's names. And then we will create a remainder parcel for what's leftover from lot 426 (27-17-178-020) and leave it in UDOT's name.

Does that sound good to everyone? Let me know if that causes any more issues.



Thank you!



ROBYN JACOB

DIVISION ADMINISTRATOR
GIS/CAD DEPARTMENT

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SALT LAKE CITY, UTAH 84190

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