



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

November 10, 2022

The Salt Lake County Council
Attn: Laurie Stringham
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Abate Delinquent Property Tax
Parcel No: 21-30-355-011-0000
Name: Wood Farms Homeowners

Honorable Council Chair Laurie Stringham,

We recommend reducing the 2019, 2020 and 2021 delinquent general property taxes on the above-named parcel to \$-0-.

This property was dedicated as common area, to be owned and maintained by the HOA, on the dedication plat recorded September 6, 2018, as Entry No. 12843885 (known as Wood Farms Phase 2 Subdivision) and should have been exempt from taxation.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

SH/MK

cc Salt Lake County Assessor Greenbelt Dept.
Salt Lake County Treasurer

Wood Farm Homeowners
C/O Advance Community Solutions
P.O. Box 179
Lehi, UT 84043

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

11/10/2022
14:42:30

21-30-355-011-0000 PS ___ CATEGORY 202 GENERAL PROP

WOOD FARMS HOMEOWNERS
%ADVANCED COMMUNITY SOLUTIONS
PO BOX 179
LEHI
UT 84043-0179

RELATED PARCELS

ADDRESS SUPR
ID 21631226

LAST ACTION 09/13/2019 19.05.51 LAST PMT

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2019	37	661.83	16.55	010120-110922	.0775	150.38	828.76
2020	37	829.14	20.73	010121-110922	.0700	110.51	960.38
2021	37	778.12	19.45	010122-110922	.0700	47.88	845.45
2022	37			010123-110922	.0700		

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

END OF YEAR DATA

TOTAL AS OF 11/10/2022

2,634.59

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT



Entry Number: 12843885

ID: 2018P 311 **Image:** 2018_311 **Book:** 2018P **Page:** 311 **Sire:** 2018311



Your account is being charged

Subdivision Name:

WOOD FARMS PHASE 2 SUB

Book: 2018P **Page:** 311 **Recorded Date:** 9/6/2018

Dedication Type: SUBDIVISION

Total Sheets: 1

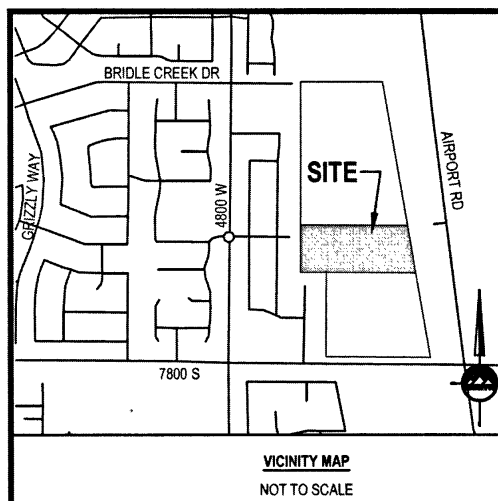
Subdivision Plat Sheets:

[View Page 1](#)

[View All Pages - PDF Image](#)

WOOD FARMS PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

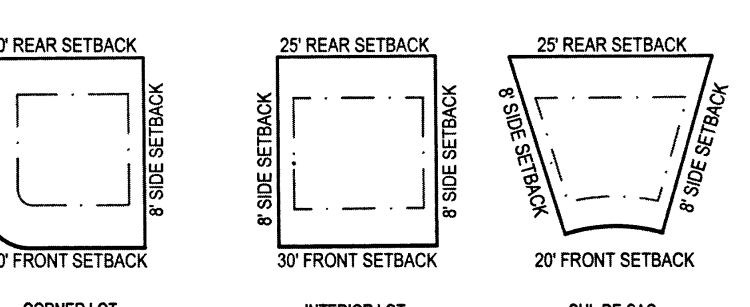
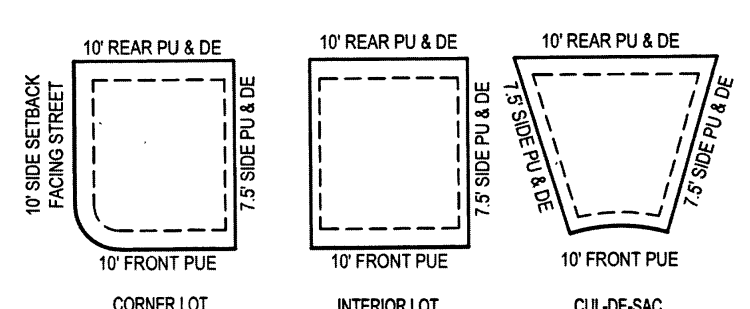
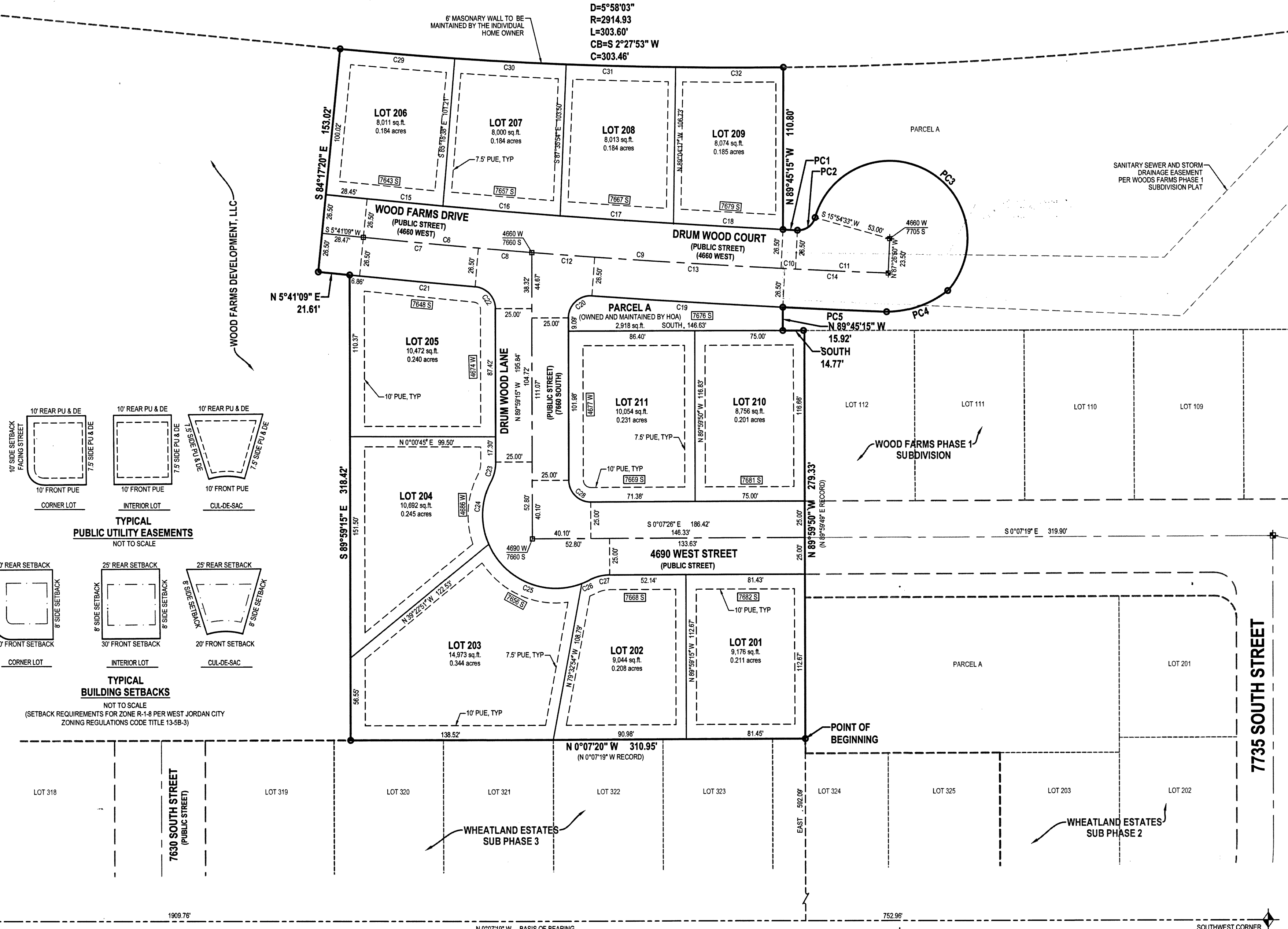


DENVER & RIO GRANDE
WESTERN RAILROAD

D=5°58'03"
R=2914.93
L=303.60'
CB=S 2°27'53" W
C=303.46'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	6000.00'	9.84'	0°05'38"	S2°54'56"W	9.84'
PC2	12.00'	16.12'	76°57'34"	S5°36'51"E	14.93'
PC3	53.00'	190.69'	206°09'02"	S28°59'04"W	103.25'
PC4	67.06'	44.85'	38°19'07"	N19°09'33"W	44.01'
PC5	6053.00'	71.01'	0°40'20"	N2°36'09"E	71.01'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	6026.50'	115.51'	1°05'54"	S5°08'12"W	115.51'
C7	6026.50'	78.95'	0°45'02"	S5°18'38"W	78.95'
C8	6026.50'	36.56'	0°20'51"	S4°45'41"W	36.56'
C9	6026.50'	170.93'	1°37'30"	S3°46'30"W	170.92'
C10	6026.50'	9.88'	0°05'38"	S2°54'56"W	9.88'
C11	6026.50'	63.45'	0°36'12"	S2°34'01"W	63.45'
C12	6026.50'	43.14'	0°24'37"	S4°22'57"W	43.14'
C13	6026.50'	130.29'	1°14'19"	S3°33'29"W	130.29'
C14	6026.50'	70.83'	0°40'24"	S2°36'07"W	70.83'
C15	6000.00'	52.16'	0°29'53"	S5°26'12"W	52.16'
C16	6000.00'	80.29'	0°48'00"	S4°48'16"W	80.29'
C17	6000.00'	77.71'	0°44'32"	S4°03'00"W	77.71'
C18	6000.00'	75.02'	0°42'59"	S3°19'15"W	75.02'
C19	6053.00'	130.86'	1°14'19"	S3°33'29"W	130.86'
C20	15.00'	24.65'	94°09'54"	N42°54'16"W	21.97'
C21	6053.00'	79.30'	0°45'02"	S5°18'38"W	79.30'
C22	15.00'	22.27'	85°04'38"	N47°28'26"E	20.28'
C23	30.00'	14.28'	27°15'58"	S76°21'16"E	14.14'
C24	50.00'	44.14'	50°34'48"	N88°00'41"W	42.72'
C25	50.00'	76.20'	87°19'00"	S23°02'25"W	69.04'
C26	50.00'	5.91'	6°48'20"	S24°00'15"E	5.91'
C27	30.00'	14.28'	27°15'58"	N13°45'25"W	14.14'
C28	15.00'	23.60'	90°06'11"	S44°56'39"W	21.24'
C29	2914.93'	78.82'	1°32'57"	S4°40'26"W	78.82'
C30	2914.93'	76.19'	1°29'51"	S3°09'02"W	76.19'
C31	2914.93'	74.94'	1°28'23"	S1°39'55"W	74.94'
C32	2914.93'	73.64'	1°26'51"	S0°12'16"W	73.64'

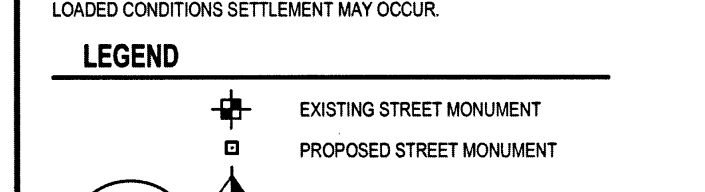


NOT TO SCALE
(SETBACK REQUIREMENTS FOR ZONE R-1-8 PER WEST JORDAN CITY ZONING REGULATIONS CODE TITLE 13-5B-3)

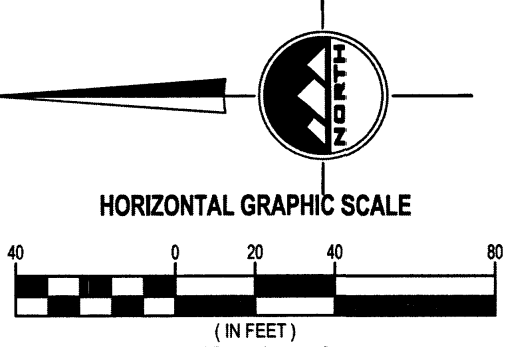
NOTE: PARCEL A ALSO SERVES AS A PUBLIC UTILITY EASEMENT.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-303(A)(1)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



DEVELOPER
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084



ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 433.843.3500
CEDAR CITY
Phone: 433.965.1400
RICHFIELD
Phone: 433.968.2900

SHEET 1 OF 1
PROJECT NUMBER: 7600
MANAGER: JKF
DRAWN BY: JWF
CHECKED BY: PMH
DATE: 7/30/18

EASEMENT APPROVAL
DATE: 8/9/18
DATE: 8/9/18

BOARD OF HEALTH APPROVAL
APPROVED THIS 1 DAY OF August, 2018

PLANNING COMMISSION APPROVAL
APPROVED THIS 21st DAY OF August, 2018

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
DATE: 21 August 2018

CITY ATTORNEY
APPROVED THIS 22nd DAY OF August, 2018

CERTIFICATION OF FINAL CITY APPROVAL
I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THE 27 DAY OF August, A.D. 2018

RECORDED # 12843085
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: COUNTY LAND HOLDINGS OF UTAH
DATE: 9-6-2018 TIME: 2:02 PM BOOK: 2018P PAGE: 311
FEES: \$ 4200
DEPUTY SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as, WOOD FARMS PHASE 2 SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the Easterly Line of Wheatland Estates Subdivision Phase 3, said point being North 00°07'19" West 752.96 feet along the section line and East 592.09 feet from the Southwest Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 00°07'20" West 310.95 feet along said Easterly line of Wheatland Estates Subdivision Phase 3;
thence South 89°59'15" East 318.42 feet;
thence North 05°41'09" East 21.61 feet;
thence South 84°17'20" East 153.02 feet to the Westerly Right-of-Way Line of the Denver and Rio Grande Western Railroad;
thence Southwesterly 303.60 feet along the arc of a 2,914.93 foot radius curve to the left (center bears South 67°43'05" East and the chord bears South 02°27'53" West 303.46 feet with a central angle of 05°58'03") along said Westerly Right-of-Way Line of the Denver and Rio Grande Western Railroad;
thence North 89°45'15" West 110.80 feet;
thence Southerly 9.84 feet along the arc of a 6,000.00 foot radius curve to the left (center bears South 87°02'15" East and the chord bears South 02°54'56" West 9.84 feet with a central angle of 00°05'38");
thence Southeasterly 16.12 feet along the arc of a 12,000 foot radius curve to the left (center bears South 87°08'04" East and the chord bears South 35°36'51" East 14.93 feet with a central angle of 76°57'34");
thence Southwesterly 190.69 feet along the arc of a 53.00 foot radius curve to the right (center bears South 15°54'33" West and the chord bears South 29°59'04" West 103.25 feet with a central angle of 206°09'02");
thence Northerly 44.85 feet along the arc of a 67.06 foot radius curve to the right (center bears North 51°40'53" East and the chord bears North 19°09'33" West 44.01 feet with a central angle of 38°19'07");
thence Northerly 71.01 feet along the arc of a 6,053.00 foot radius curve to the right (center bears South 67°44'00" East and the chord bears North 02°36'09" East 71.01 feet with a central angle of 00°40'20");
thence North 89°45'15" West 15.92 feet;
thence South 14.77 feet;
thence North 89°59'50" West 279.33 feet to the point of beginning.

Contains 153,694 Square Feet or 3.528 Acres and 11 Lots and 1 Parcel
DATE: July 30, 2018
PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION
Known all men by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
WOOD FARMS PHASE 2 SUBDIVISION
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street; and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.
In witness whereof I/we have hereunto set our hand (s) this 1st day of August, A.D. 2018

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
ON the 1st day of August, A.D. 2018, KAMEERN SPENCER, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the authorized signatory of County Land Holdings of Utah, LLC, a limited liability company and that he/she signed the owners' dedication for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.
MY COMMISSION EXPIRES: October 9, 2019
NAME: JALAN CHRISTENSEN
NO. 286872
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN UTAH COUNTY

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
ON the 1st day of August, A.D. 2018, I, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, did say to me that, is the, and that the foregoing instrument was signed in behalf of said corporation by authority of its organizational documents, and said duly acknowledged to me that said corporation executed the same.
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY

WOOD FARMS PHASE 2 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

WOOD FARMS PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

