



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

April 14, 2023

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

Re: Real Property Tax
Parcel No: 32-10-376-013
Name: Cove at Herriman Springs Owners Association

We recommend that the 2018 delinquent general property tax for the above named parcel be adjusted to \$-0- . This parcel was dedicated as common area for the Cove at Herriman Springs Phase 5 subdivision (Book 2006P, Page 371) 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
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

Cove at Herriman Springs
C/O Community Manager
2940 W Maple Loop Dr. #101
Lehi, UT 84043

The Cove at Herriman Springs Phase 5C

A part of the Southwest Quarter of Section 10 T4S, R2W, SLB&M, U.S. Survey
Herriman City, Salt Lake County, Utah

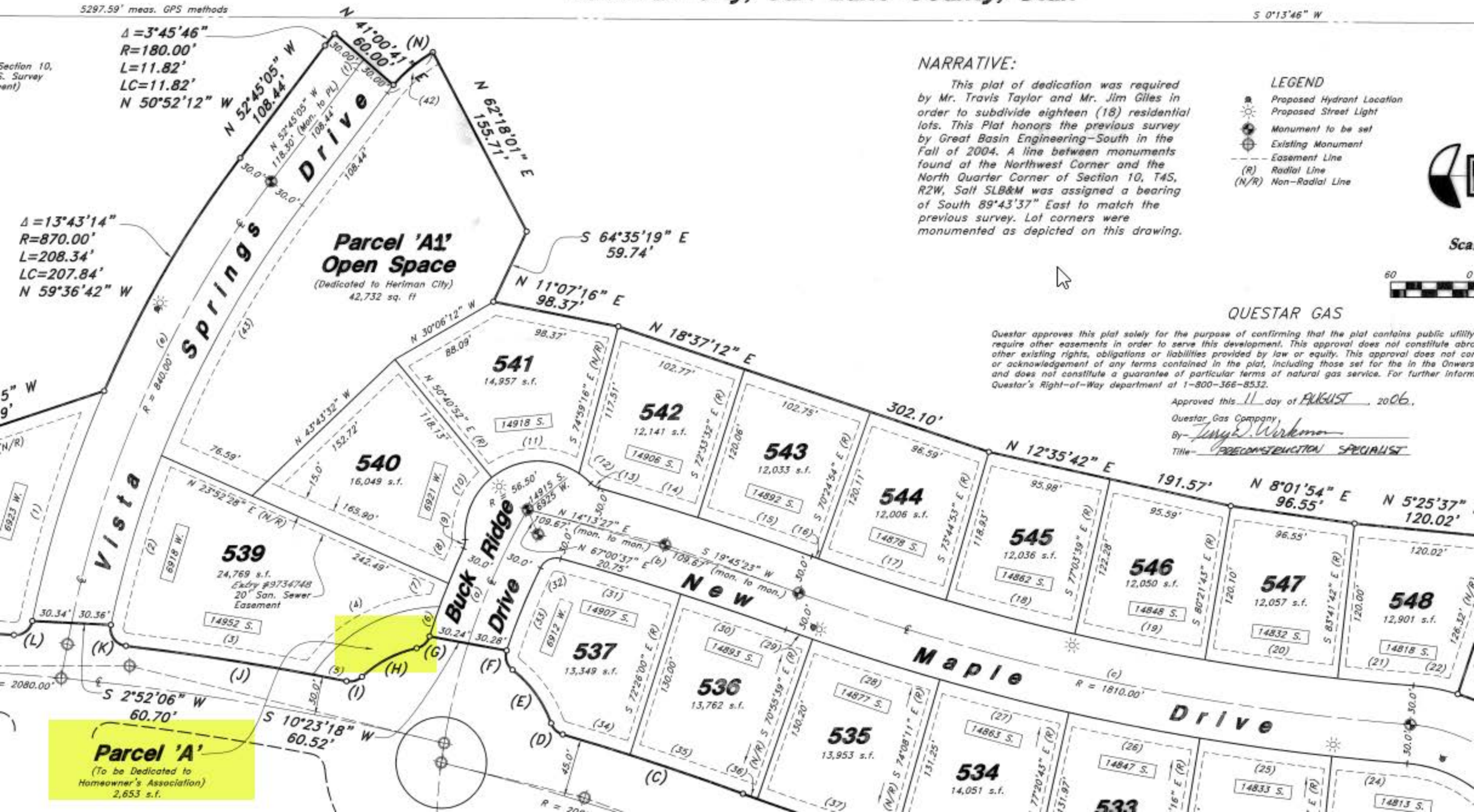
5297.59' meas. GPS methods

S 0°13'46" W

Section 10,
S. Survey
(part)

$\Delta = 3^{\circ}45'46''$
 $R = 180.00'$
 $L = 11.82'$
 $LC = 11.82'$
N 50°52'12" W

$\Delta = 13^{\circ}43'14''$
 $R = 870.00'$
 $L = 208.34'$
 $LC = 207.84'$
N 59°36'42" W



NARRATIVE:

This plat of dedication was required by Mr. Travis Taylor and Mr. Jim Giles in order to subdivide eighteen (18) residential lots. This Plat honors the previous survey by Great Basin Engineering-South in the Fall of 2004. A line between monuments found at the Northwest Corner and the North Quarter Corner of Section 10, T4S, R2W, Salt SLB&M was assigned a bearing of South 89°43'37" East to match the previous survey. Lot corners were monumented as depicted on this drawing.

LEGEND

- Proposed Hydrant Location
- Proposed Street Light
- Monument to be set
- Existing Monument
- Easement Line
- Radial Line
- Non-Radial Line

QUESTAR GAS

Questar approves this plat solely for the purpose of confirming that the plat contains public utility require other easements in order to serve this development. This approval does not constitute a warranty or acknowledgement of any terms contained in the plat, including those set for the in the Owners and does not constitute a guarantee of particular terms of natural gas service. For further information contact Questar's Right-of-Way department at 1-800-368-8532.

Approved this 11 day of AUGUST, 2006.

Questar Gas Company
By Jorge D. Workman
Title PRECONSTRUCTION SPECIALIST

Parcel 'A'
(To be Dedicated to
Homeowner's Association)
2,653 s.f.

COVE AT HERRIMAN SPRINGS OWNER ASSOCIATION
c/o COMMUNITY MANAGEMENT
PO BOX 571885
SLC, UT 84157

12717642
02/15/2018 04:19 PM \$13.00
Book - 10647 Pg - 6748-6749
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
COMMUNITY MANAGEMENT
PO BOX 571885
SLC UT 84157
BY: NDP, DEPUTY - WI 2 P.

Misc



QUIT CLAIM DEED

HERRIMAN SPRINGS DEVELOPERS LLC, a Utah Limited Liability Company

a limited liability company organized and existing under the laws of the State of Utah, grantor(s), with its principal office at the State of Utah, hereby QUIT CLAIMS to:

THE COVE AT HERRIMAN SPRINGS OWNER ASSOCIATION, INC.

grantee(s) of c/o Community Management PO Box 571885, SLC UT 84157; for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in County, State of Utah.

Parcel A, THE COVE AT HERRIMAN SPRINGS, Phase 5C, according to the official plat recorded in the office of the Recorder of Salt Lake County, Utah.

Parcel A, THE COVE AT HERRIMAN SPRINGS, Phase 5E, according to the official plat recorded in the office of the Recorder of Salt Lake County, Utah.

Parcel No. 32-10-376-013 & 32-10-381-006

****This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY without the benefit of a title search and its accuracy is not guaranteed.**

In witness whereof, the grantor(s) has caused its name and seal to be hereunto affixed by its duly authorized managing member, this 09 day of February A.D. 2018.

HERRIMAN SPRINGS DEVELOPERS LLC,
a Utah Limited Liability Company
By: OAKRIDGE DEVELOPMENT, INC., Manager

By: STAN T. ROWLAN, Director

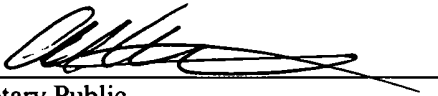
JSH

Misc

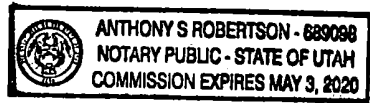
ACKNOWLEDGMENT

STATE OF UTAH }
 SS
County of DAVIS }

On the 14 day of February A.D. 2018 personally appeared before me STAN T. ROWLAN, who, being by me duly sworn, did say that he is a Director of OAKRIDGE DEVELOPMENT, INC., manager of HERRIMAN SPRINGS DEVELOPERS LLC, a Utah Limited Liability Company and the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public
Commission expires: 5/3/2020
Residing in: SANDY, UT



JSH

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

04/14/2023
13:15:16

32-10-376-013-0000 PS _____ CATEGORY 202 GENERAL PROP

COVE AT HERRIMAN SPRINGS
%COMMUNITY MANAGEMENT
2940 W MAPLE LOOP DR #101
LEHI
UT 84043-5662

TAX SALE CERTIFIED
MEMOS

ADDRESS SUPR
ID 21633993

LAST ACTION 02/05/2016 21.20.17 LAST PMT 11/30/2016 77 179 179

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

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2015	70			113016-041323	.0700		
2016	70			010117-041323	.0700		
2017	70			010118-041323	.0725		
2018	70	48.40	10.00	010119-041323	.0845	21.15	79.55
2019	70			010120-041323	.0775		
2020	70			010121-041323	.0700		

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

MORE YEAR DATA AVAILABLE

TOTAL AS OF 04/14/2023

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