



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

February 11, 2022

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

Re: Abate Delinquent Tax
Parcel No: 26-26-429-013
Name: Herriman City

Honorable Council Chair Laurie Stringham,

We recommend reducing the 2019 and 2020 delinquent general property tax on the above-named parcel as indicated below.

	From	To
2019	\$1.44	\$-0-
2020	\$1.42	\$-0-

This property was dedicated to Herriman City on the dedication plat recorded on February 5, 2018, as Entry No. 12709935, known as Big Bend Park 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

DC/MK

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

Cc: Salt Lake County Treasurer

Herriman City
5355 W Herriman Main St
Herriman, UT 84096

VTDI 26-26-429-013-0000 DIST 70
HERRIMAN CITY TAX CLASS UPDATE REAL ESTATE 100
LEGAL BUILDINGS 0
PRINT P TOTAL VALUE 100

5355 W HERRIMAN MAIN ST NO:
HERRIMAN UT 84096 EDIT 1 FACTOR BYPASS
LOC: 12274 S ANTHEM PARK BLVD EDIT 0 BOOK 10644 PAGE 3402 DATE 12/03/2021
SUB: BIG BEND PARK PHASE 2 SUBDIVISION TYPE SUBD PLAT
02/11/2022 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
PARCEL A, BIG BEND PARK PHASE 2 SUBDIVISION

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

02/01/2022
11:04:26

26-26-429-013-0000 PS _____ CATEGORY 202 GENERAL PROP

HERRIMAN CITY

5355 W HERRIMAN MAIN ST
HERRIMAN
UT 84096

ADDRESS SUPR
ID 21634070

LAST ACTION 02/08/2020 11.58.22 LAST PMT

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

YEAR	DST	TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR	TOTAL
2019	70	1.44		10.00	010120-013122	.0775	1.85		13.29
2020	70	1.42		10.00	010121-013122	.0700	.87		12.29
2021	70				010122-013122	.0700			

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 02/01/2022

25.58

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

*In house completed
12/23/21*

2/5/2018

12709935

BIG BEND PARK PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I have carefully examined the plat and description of the subdivision shown on this plat and described below, and have satisfied said plat and description, and that the same has been correctly surveyed and staked on the ground as shown on this plat, further certifying that all laws, rules, regulations and other requirements of the applicable zoning ordinances have been complied with.

BOUNDARY DESCRIPTIONS

Beginning at a point on the Westerly Right of Way Line of Anthem Park Boulevard, said point being North 89°58'50" West 18.00 feet along the section line and South 3,082.25 feet from the Northwest Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running:

Thence South 89°58'50" West 36.15 feet along the Westerly Right of Way Line of said Anthem Park Boulevard;

Thence Northwesterly 233.57 feet along the arc of a 1,432.00 foot radius curve to the left (center bears South 89°52'20" East and the chord bears South 02°48'50" East 223.18 feet with a central angle of 11°36'40") along the Westerly Right of Way Line of said Anthem Park Boulevard;

Thence South 89°58'50" East 588.36 feet;

Thence South 89°58'50" West 117.23 feet;

Thence Northwesterly 34.73 feet along the arc of a 502.00 foot radius curve to the right (center bears South 89°51'32" West and the chord bears North 89°25'20" West 34.85 feet with a central angle of 11°36'40");

Thence Northwesterly 31.07 feet along the arc of a 502.00 foot radius curve to the left (center bears North 72°25'20" West and the chord bears North 81°21'32" West 30.80 feet with a central angle of 22°52'20");

Thence Northwesterly 65.58 feet along the arc of a 20.00 foot radius curve to the right (center bears North 79°41'32" East and the chord bears North 89°43'28" West 65.03 feet with a central angle of 10°14'40");

Thence North 00°02'47" West 157.32 feet;

Thence Northwesterly 160.45 feet along the arc of a 602.00 foot radius curve to the left (center bears South 89°58'50" West and the chord bears North 89°23'44" West 160.13 feet with a central angle of 12°54'20");

Thence North 00°02'47" West 76.35 feet;

Thence Northwesterly 190.44 feet along the arc of a 737.00 foot radius curve to the right (center bears North 77°14'40" East and the chord bears North 84°47'52" West 190.12 feet with a central angle of 12°54'20");

Thence Northwesterly 190.44 feet along the arc of a 737.00 foot radius curve to the right (center bears North 89°52'52" East and the chord bears North 84°47'52" West 190.12 feet with a central angle of 12°54'20");

Thence South 44°42'47" East 62.81 feet to the point of beginning.

Covers 100,580 Square Feet on 5.887 Acres and 26 Lots

Jan 9, 2018

 KAREN F. WHITE
 P.L.S. 10286

OWNER'S DEDICATION

I, the undersigned owner(s) of the above described tract of land, having owned same to be subdivided, heretofore known as the

BIG BEND PARK PHASE 2 SUBDIVISION

do hereby dedicate for personal 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 claims or other encumbrances on a dedicated street which will interfere with the City's care, maintenance, and operation of the street.

In witness whereof I have hereunto set our hand(s) this 22 day of January, A.D. 2018.

David E. Wright

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Salt Lake ss:
 On this 22 day of January, in the year of 18 before me, Christie W. Hume, personally appeared David E. Wright, a duly qualified and acknowledged member of the Board of Directors of Big Bend Park, LLC, a Utah limited liability company, and he acknowledged to me the foregoing agreement with respect to the subdivision of the above described tract of land.

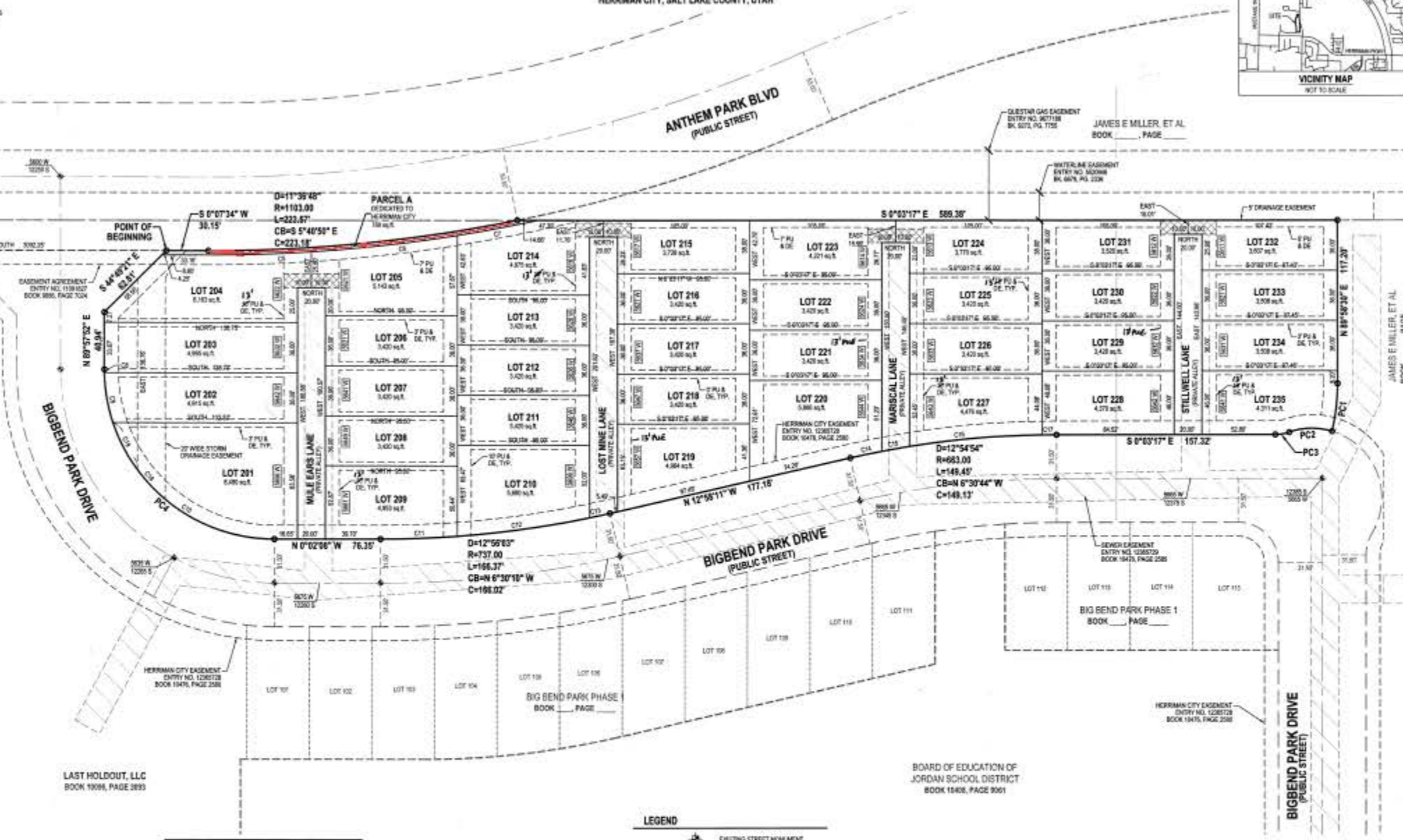
CHRISTIE W. HUME
 Notary Public

NORTH QUARTER CORNER SECTION 25
 TOWNSHIP 3 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 FOUND BRASS CAP
 380.00 W
 1229.00 S

NORTHWEST CORNER SECTION 25
 TOWNSHIP 3 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 FOUND BRASS CAP
 380.00 W
 1229.00 S

NORTH QUARTER CORNER SECTION 26
 TOWNSHIP 3 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 FOUND BRASS CAP

NORTH QUARTER CORNER SECTION 26
 TOWNSHIP 3 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 FOUND BRASS CAP



ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 12-214-B(3)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF RECORDING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO BEING THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER MAY HAVE.
 2. A RECORDED EASEMENT OR RIGHT-OF-WAY.
 3. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
 4. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 5. ANY OTHER PROVISION OF LAW.

COMMON ENERGY NOTE:
 COMMON ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. COMMON ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO BEING THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR WARRANTY OF ANY OTHER EASEMENTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR CONTRACT. THIS APPROVAL DOES NOT CONSTITUTE CERTIFICATION, APPROVAL, OR ACKNOWLEDGMENT OF ANY TOWNSHIP CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULATE MATTER, NITROGEN DIOXIDE, OR OTHER AIR QUALITY INFORMATION. PLEASE CONTACT COMMON ENERGY REGARD OF ANY DEPARTMENT AT 801-968-8622.

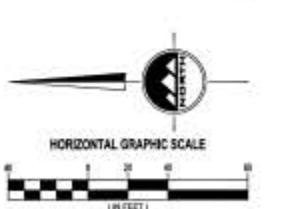
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	1108.00	36.15	5°50'21"	81°47'31"E	34.85
C6	1108.00	105.71	5°29'34"	89°21'04"E	100.67
C7	1108.00	99.73	3°52'31"	81°42'38"E	96.72
C8	122.28	2.34	1°05'52"	88°24'59"W	2.34
C9	122.28	36.88	11°13'58"	88°15'22"W	36.57
C10	122.28	192.84	11°49'58"	88°14'21"W	182.87
C11	737.00	58.29	4°18'12"	82°11'45"E	55.34
C12	737.00	96.52	1°27'33"	88°54'17"E	95.88
C13	737.00	18.38	1°58'58"	81°52'21"E	18.09
C14	602.00	23.19	2°08'18"	81°15'33"E	23.19
C15	602.00	20.31	1°46'28"	81°07'39"W	20.31
C16	602.00	25.48	2°14'58"	80°52'28"W	25.28
C17	602.00	10.48	0°54'20"	80°30'27"W	10.48
C18	122.28	20.28	1°34'52"	84°47'14"W	20.21
C19	122.28	36.30	1°19'58"	82°10'51"W	36.14

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	158.00	34.32	13°18'58"	180°23'17"E	34.65
PC2	58.00	31.31	30°12'58"	181°24'19"W	30.80
PC3	38.00	18.00	18°14'44"	18°42'37"W	18.02
PCA	122.00	181.68	80°00'00"	184°17'52"E	172.57



NO CITY MAINTENANCE ON PRIVATE STREETS

NOTES:
 1. SHALLOW SEWER DEPTH CONTRACTOR SHALL VERIFY SEWER LATERAL FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICES AVAILABLE FOR BASEMENT.
 2. THE PRIVATE ALLEYS ARE HEREBY RESERVED AS A WATER, SANITARY, SEWER, STORM SEWER, PUBLIC UTILITY EASEMENT.



TOTAL PLAT ACREAGE	3.887 ACRES
TOTAL LOT ACREAGE	3.358 ACRES

SOUTH VALLEY SEWER DISTRICT
 APPROVED THIS 17 DAY OF January
2018 BY THE SOUTH VALLEY SEWER DISTRICT

HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 18 DAY OF January
2018 BY THE HEALTH DEPARTMENT

CHECKED FOR ZONING
 ZONE R-2-2-0 DATE 1/24/18
2018 BY THE HERRIMAN CITY ENGINEER

PLANNING COMMISSION APPROVAL
 APPROVED THIS 25 DAY OF January
2018 BY THE HERRIMAN CITY ENGINEER

HERRIMAN CITY MUNICIPAL WATER
 APPROVED THIS 22 DAY OF January
2018 BY THE HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY ENGINEER
 HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH

APPROVAL AS TO FORM
 APPROVED TO FORM THIS 31 DAY OF Jan
2018

HERRIMAN CITY
 APPROVED THIS 30 DAY OF January
2018

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Interstate Title Ins Services

CENTURYLINK COMMUNICATIONS APPROVED THIS <u>18</u> DAY OF <u>January</u> <u>2018</u> BY THE CENTURYLINK COMMUNICATIONS 	COMCAST APPROVED THIS <u>18</u> DAY OF <u>January</u> <u>2018</u> BY THE COMCAST 	DOMINION ENERGY APPROVED THIS <u>18</u> DAY OF <u>January</u> <u>2018</u> BY THE DOMINION ENERGY 	ROCKY MOUNTAIN POWER APPROVED THIS <u>18</u> DAY OF <u>January</u> <u>2018</u> BY THE ROCKY MOUNTAIN POWER 	SALT LAKE CITY 45 W. 1000 S., Suite 100 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.0440 www.saltlakecity.gov	LAYTON Phone: 801.467.0000 PROVO Phone: 435.466.0000 KERRAN CITY Phone: 435.466.0000 HERRIMAN Phone: 435.466.0000	SHEET 1 OF 1 PROJECT NUMBER: 4056 DRAWN BY: RGE CHECKED BY: KTW DATE: 1/18/18
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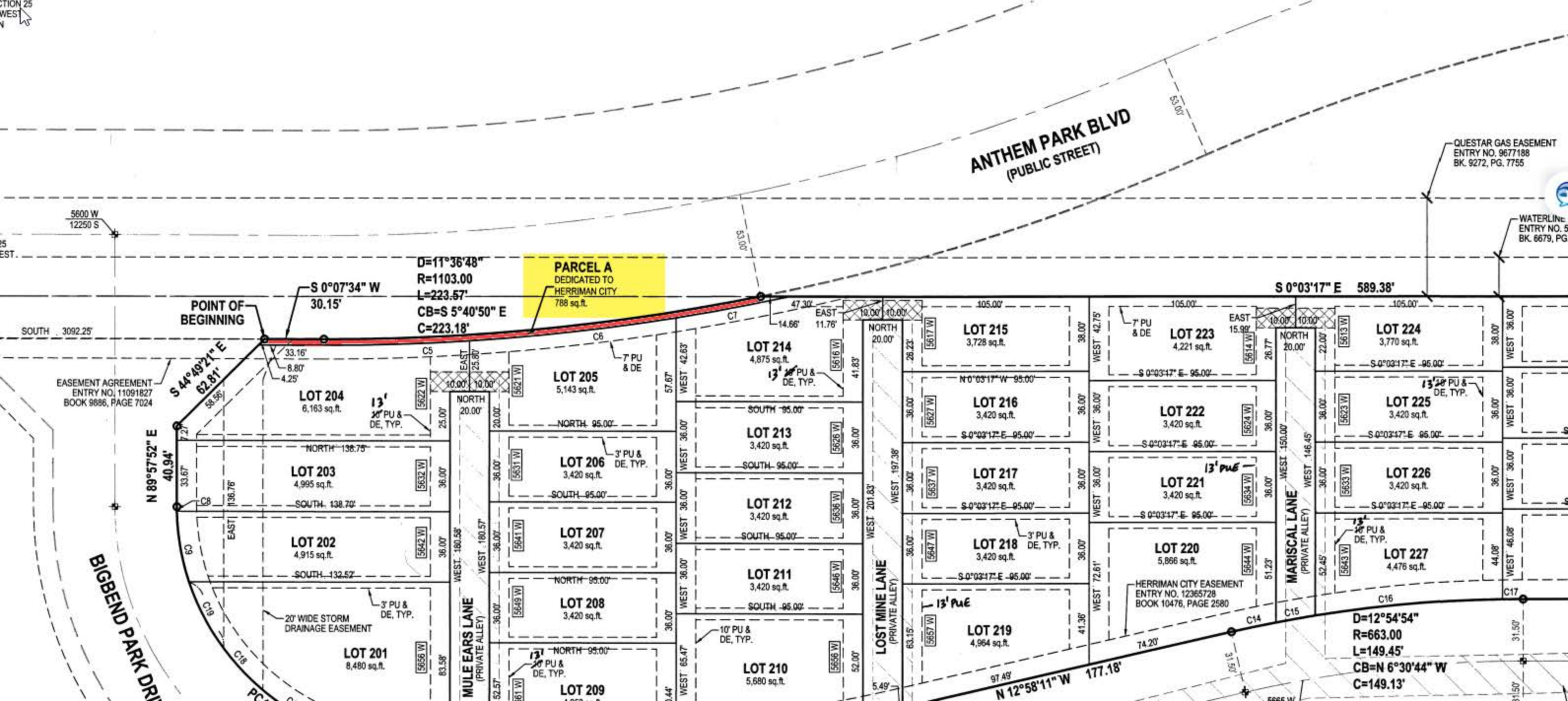
BIG BEND PARK PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED 11 2018

BIG BEND PARK PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SECTION 25
WEST



PARCEL A
DEDICATED TO
HERRIMAN CITY
788 sq.ft.

ANTHEM PARK BLVD
(PUBLIC STREET)

QUESTAR GAS EASEMENT
ENTRY NO. 9677188
BK. 9272, PG. 7755

WATERLINE
ENTRY NO. 5
BK. 6679, PG.

EASEMENT AGREEMENT
ENTRY NO. 11091827
BOOK 9886, PAGE 7024

HERRIMAN CITY EASEMENT
ENTRY NO. 12365728
BOOK 10476, PAGE 2580

$D=12^{\circ}54'54''$
 $R=663.00$
 $L=149.45'$
 $CB=N\ 6^{\circ}30'44''\ W$
 $C=149.13'$

BIG BEND PARK DRIVE

MULE EARS LANE
(PRIVATE ALLEY)

LOST MINE LANE
(PRIVATE ALLEY)

MARISCAL LANE
(PRIVATE ALLEY)

POINT OF BEGINNING

LOT 204
6,163 sq.ft.

LOT 203
4,995 sq.ft.

LOT 202
4,915 sq.ft.

LOT 201
8,480 sq.ft.

LOT 205
5,143 sq.ft.

LOT 206
3,420 sq.ft.

LOT 207
3,420 sq.ft.

LOT 208
3,420 sq.ft.

LOT 209

LOT 214
4,875 sq.ft.

LOT 213
3,420 sq.ft.

LOT 212
3,420 sq.ft.

LOT 211
3,420 sq.ft.

LOT 210
5,680 sq.ft.

LOT 215
3,728 sq.ft.

LOT 216
3,420 sq.ft.

LOT 217
3,420 sq.ft.

LOT 218
3,420 sq.ft.

LOT 219
4,964 sq.ft.

LOT 223
4,221 sq.ft.

LOT 222
3,420 sq.ft.

LOT 221
3,420 sq.ft.

LOT 220
5,866 sq.ft.

LOT 224
3,770 sq.ft.

LOT 225
3,420 sq.ft.

LOT 226
3,420 sq.ft.

LOT 227
4,476 sq.ft.

SOUTH 3092.25'

5600 W
12250 S

$S\ 0^{\circ}03'17''\ E\ 589.38'$

$N\ 12^{\circ}58'11''\ W\ 177.18'$