



February 11, 2022

**Chris Stavros**  
Salt Lake County Assessor

**Tyler Andrus**  
Chief Deputy Assessor

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: 26-25-151-022-0000  
Name: Anthem I Homeowners Association

Honorable Council Chair Laurie Stringham,

We recommend reducing the 2016 through 2020 delinquent general property tax on the above-named parcel as indicated below:

	From	To
2016	\$765.27	\$-0-
2017	\$734.18	\$-0-
2018	\$725.97	\$-0-
2019	\$714.88	\$-0-
2020	\$731.25	\$-0-

This property was dedicated as common area on the dedication plat recorded on March 20, 2015, as Entry No. 12014186 known as Yosemite Park Ph 1A.

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.  
Salt Lake County Treasurer

Anthem I Homeowners Association  
PO Box 5555  
Draper, UT 84020

VTDI 26-25-151-022-0000 DIST 70  
ANTHEM I HOMEOWNERS TAX CLASS UPDATE REAL ESTATE 51500  
ASSOCIATION LEGAL BUILDINGS 0  
PRINT P TOTAL VALUE 51500

PO BOX 5555 NO:  
DRAPER UT 840202055 EDIT 1 FACTOR BYPASS  
LOC: 5441 W CLOUDS REST LN EDIT 0 BOOK 11283 PAGE 0480 DATE 01/05/2022  
SUB: YOSEMITE PARK PH 1A TYPE SUBD PLAT  
02/11/2022 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
PARCEL A, YOSEMITE PARK PHASE 1A SUB.  
10286-4305  
10306-6702

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)

01/12/2022  
10:57:39

26-25-151-022-0000 PS \_\_\_\_\_ CATEGORY 202 GENERAL PROP

ANTHEM I HOMEOWNERS  
ASSOCIATION  
PO BOX 5555  
DRAPER  
UT 84020-2055

MEMOS

ADDRESS SUPR  
ID 21634194

LAST ACTION 02/05/2017 13.00.40 LAST PMT

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

YEAR	DST	TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2016	70	765.27	19.13	010117-011122	.0700	276.35	1,060.75	
2017	70	734.18	18.35	010118-011122	.0725	220.03	972.56	
2018	70	725.97	18.15	010119-011122	.0845	190.70	934.82	
2019	70	714.88	17.87	010120-011122	.0775	115.44	848.19	
2020	70	731.25	18.28	010121-011122	.0700	54.05	803.58	
2021	70			010122-011122	.0700			

INTEREST CREDIT  
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 01/12/2022

4,619.90

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  
complete  
1/25*



# YOSEMITE PARK PHASE 1A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

I, **MARKE WHEEL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **19128** 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 into lots and streets, hereinafter to be named, and that the same have been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage with area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at a point on the Southerly Right-of-Way Line of Anthem Park Boulevard, said point also being South 89°52'31" East 500.22 feet along the Section Line and South 1,175.21 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running

Thence Northwesterly 289.04 feet along the arc of a 1,147.33 foot radius curve to the right (center bears South 35°02'44" East and the chord bears North 62°12'09" East 286.27 feet with a central angle of 14°29'17");

Thence South 67°27'09" East 114.51 feet;

Thence Northwesterly 500.50 feet along the arc of a 1,156.50 foot radius curve to the right (center bears North 14°54'52" East and the chord bears North 62°42'14" East 348.07 feet with a central angle of 17°20'22");

Thence South 87°36'09" East 185.52 feet;

Thence South 82°54'49" East 175.21 feet;

Thence North 87°36'09" West 106.10 feet;

Thence Southwesterly 185.09 feet along the arc of a 1,139.00 foot radius curve to the left (center bears South 62°22'31" West and the chord bears South 89°27'18" West 176.57 feet with a central angle of 07°19'10");

Thence South 82°49'59" East 115.23 feet;

Thence North 87°34'42" East 8.00 feet;

Thence South 82°49'59" East 183.29 feet;

Thence South 26°21'58" East 84.15 feet;

Thence Southwesterly 127.82 feet along the arc of a 456.82 foot radius curve to the right (center bears South 52°29'24" West and the chord bears South 22°56'42" East 127.45 feet with a central angle of 14°42'52");

Thence South 17°08'22" East 42.50 feet;

Thence Southwesterly 42.04 feet along the arc of a 1,804.38 foot radius curve to the left (center bears South 67°14'47" East and the chord bears South 87°23'11" West 42.04 feet with a central angle of 02°16'42");

Thence South 82°49'59" East 115.23 feet;

Thence North 87°34'42" East 8.00 feet;

Thence South 82°49'59" East 183.29 feet;

Thence South 26°21'58" East 84.15 feet;

Thence Southwesterly 127.82 feet along the arc of a 456.82 foot radius curve to the right (center bears South 52°29'24" West and the chord bears South 22°56'42" East 127.45 feet with a central angle of 14°42'52");

Thence South 17°08'22" East 42.50 feet;

Thence Southwesterly 82.02 feet along the arc of a 456.82 foot radius curve to the right (center bears South 77°18'57" West and the chord bears South 22°56'42" East 82.02 feet with a central angle of 07°49'20");

Thence South 87°18'17" West 90.00 feet;

Thence Southwesterly 38.45 feet along the arc of a 448.00 foot radius curve to the right (center bears South 89°10'11" West and the chord bears South 02°52'31" West 38.45 feet with a central angle of 05°39'37");

Thence North 82°21'58" West 124.76 feet;

Thence Northwesterly 140.82 feet along the arc of a 220.82 foot radius curve to the left (center bears North 62°41'02" West and the chord bears North 17°01'22" West 140.82 feet with a central angle of 36°42'39");

Thence North 82°21'58" West 114.40 feet to the point of beginning.

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1147.33	400.00	27°42'36"	S74°14'54"W	48.27
C2	1156.50	500.50	17°20'22"	S70°01'14"W	284.47
C3	1147.33	348.07	17°20'22"	S68°26'09"W	204.47
C4	1156.50	500.50	17°20'22"	S70°01'14"W	284.47
C5	1139.00	185.09	7°19'10"	S82°22'31"W	47.32
C6	1804.38	42.04	2°16'42"	S67°14'47"W	42.04
C7	456.82	127.82	14°42'52"	S52°29'24"W	38.45
C8	456.82	82.02	7°49'20"	S77°18'57"W	22.50
C9	448.00	38.45	5°39'37"	S89°10'11"W	38.45

### OWNER'S DEDICATION

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

## YOSEMITE PARK PHASE 1A 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 assessments or other encumbrances on a dedicated street which will interfere with the City's maintenance and control of the street. Also, the owner(s) hereby dedicate a non-exclusive public utility easement within the private roads and open space shown herein for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision.

In witness whereof, I have hereunto set my hand (s) this 28 day of February, A.D. 2015

*Mark Wheel*  
Mark Wheel, Surveyor  
No. 19128  
Salt Lake City, Utah  
P.L.S. 19128

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake

ON the 28 day of February, A.D. 2015, Mark Wheel 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 IS THE Surveyor OF SAID SUBDIVISION, AND VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES HEREIN SET FORTH AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXISTED TO THE DATE.

MY COMMISSION EXPIRES: 12-15-15  
NAME: Mark Wheel  
NO. 19128  
A NOTARY PUBLIC COMMISSION IN UTAH  
RESIDING IN Salt Lake COUNTY

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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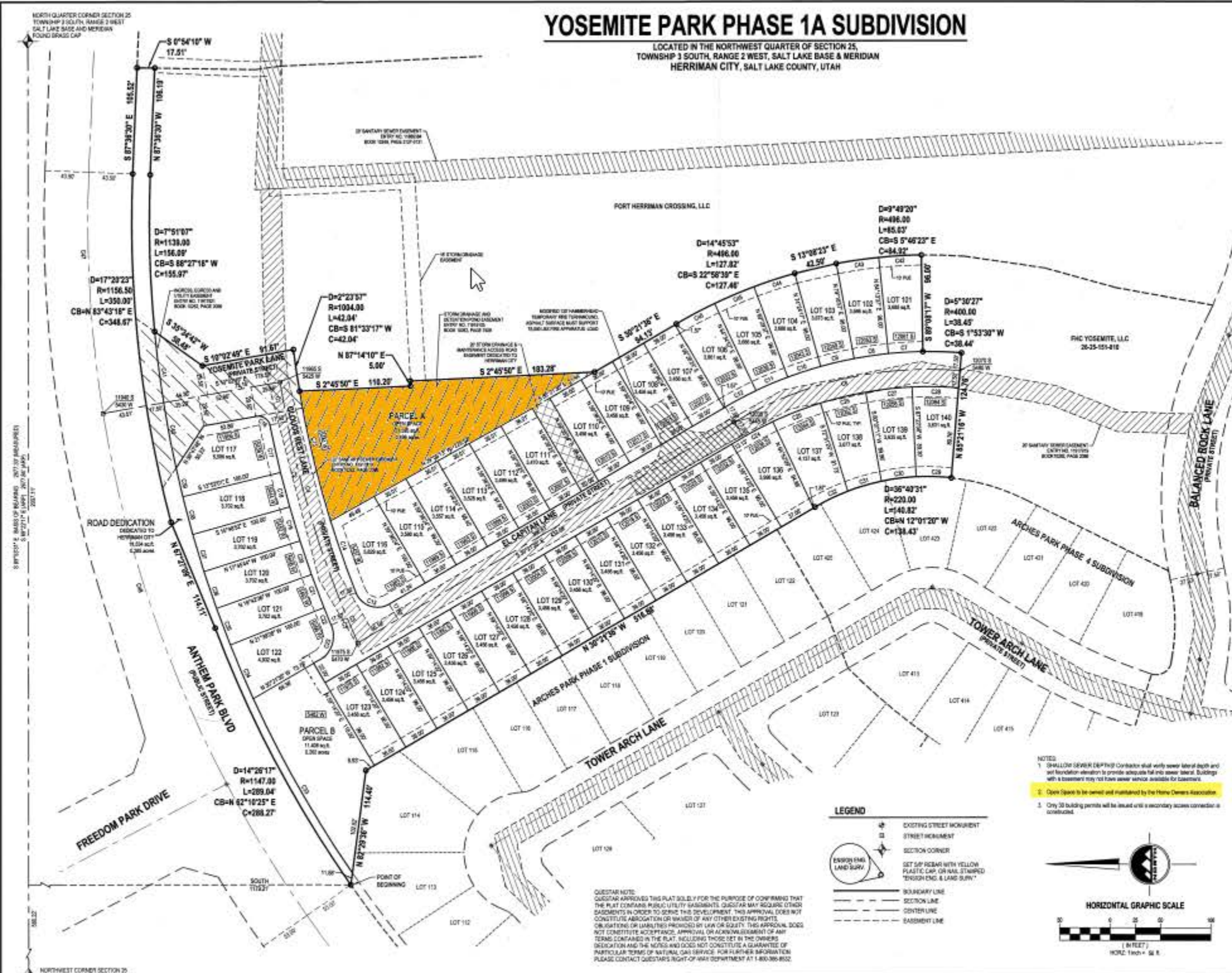
### CORPORATE ACKNOWLEDGMENT

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COUNTY OF Salt Lake

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MY COMMISSION EXPIRES: 12-15-15  
NAME: Mark Wheel  
NO. 19128  
A NOTARY PUBLIC COMMISSION IN UTAH  
RESIDING IN Salt Lake COUNTY

DEVELOPER  
ANTHEM UTAH, LLC  
6150 SOUTH REDWOOD ROAD  
TAYLORSVILLE, UTAH



**HEALTH DEPARTMENT APPROVAL**

APPROVED THIS 24 DAY OF February, 2015, BY THE HEALTH DEPARTMENT.

*Rick Johnson*  
RICK JOHNSON, HEALTH DEPARTMENT

**COMCAST**

APPROVED THIS 26 DAY OF Feb., 2015, BY THE COMPANY.

*John Smith*  
JOHN SMITH, COMCAST

**CENTURYLINK COMMUNICATIONS**

APPROVED THIS 25 DAY OF February, 2015, BY THE COMPANY.

*C.M.T. Smith*  
CENTURYLINK COMMUNICATIONS

**ROCKY MOUNTAIN POWER**

APPROVED THIS 26 DAY OF February, 2015, BY THE ROCKY MOUNTAIN POWER.

*Laura Smith*  
ROCKY MOUNTAIN POWER

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS 23 DAY OF February, 2015, BY THE SOUTH VALLEY SEWER DISTRICT.

*Deanna Adolphson*  
SOUTH VALLEY SEWER DISTRICT

**QUESTAR GAS**

APPROVED THIS 26 DAY OF Feb., 2015, BY THE QUESTAR GAS.

*Deanna Adolphson*  
QUESTAR GAS

**CHECKED FOR ZONING**

ZONE: R-2-10 DATE: 3-3-15

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 2 DAY OF March, 2015, BY THE HERRIMAN PLANNING COMMISSION.

**HERRIMAN CITY MUNICIPAL WATER**

APPROVED THIS 2 DAY OF March, 2015, BY THE HERRIMAN CITY MUNICIPAL WATER.

**HERRIMAN CITY ENGINEER**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 16 DAY OF March, 2015, BY THE HERRIMAN CITY ENGINEER.

**HERRIMAN CITY**

RECORDED # 12014186

**SALT LAKE CITY**  
45 West 5000 South, Suite 500  
Salt Lake, UT 84119  
Phone: 801.255.8229  
Fax: 801.255.4449

**LAYTON**  
Phone: 801.541.1156

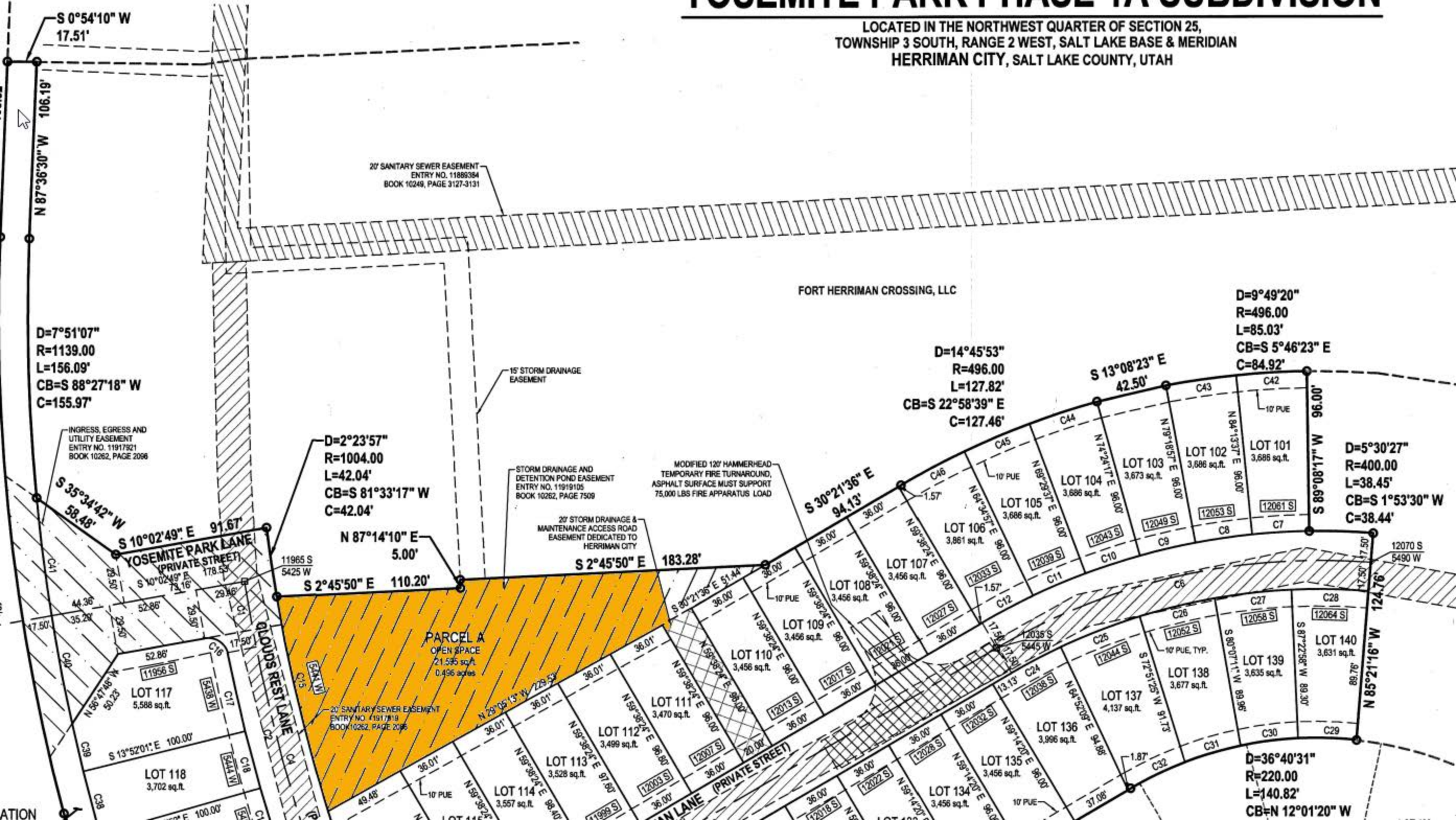
**TOOELE**  
Phone: 432.963.3556

**JARRAR CITY**  
Phone: 432.963.3556



# YOSEMITE PARK PHASE 1A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



FORT HERRIMAN CROSSING, LLC

S 0°54'10" W  
17.51'  
N 87°36'30" W  
106.19'

D=7°51'07"  
R=1139.00  
L=156.09'  
CB=S 88°27'18" W  
C=155.97'

INGRESS, EGRESS AND  
UTILITY EASEMENT  
ENTRY NO. 11917921  
BOOK 10262, PAGE 2096

S 35°34'42" W  
58.48'

S 10°02'49" E  
91.67'

S 10°02'49" E  
178.53'

S 13°52'01" E  
100.00'

S 13°52'01" E  
100.00'

S 13°52'01" E  
100.00'

D=2°23'57"  
R=1004.00  
L=42.04'  
CB=S 81°33'17" W  
C=42.04'

N 87°14'10" E  
5.00'

S 2°45'50" E  
110.20'

S 2°45'50" E  
183.28'

S 2°45'50" E  
110.20'

S 2°45'50" E  
110.20'

S 2°45'50" E  
110.20'

S 2°45'50" E  
110.20'

15' STORM DRAINAGE  
EASEMENT

STORM DRAINAGE AND  
DETENTION POND EASEMENT  
ENTRY NO. 11919105  
BOOK 10262, PAGE 7509

20' STORM DRAINAGE &  
MAINTENANCE ACCESS ROAD  
EASEMENT DEDICATED TO  
HERRIMAN CITY

MODIFIED 120' HAMMERHEAD  
TEMPORARY FIRE TURNAROUND.  
ASPHALT SURFACE MUST SUPPORT  
75,000 LBS FIRE APPARATUS LOAD

D=14°45'53"  
R=496.00  
L=127.82'  
CB=S 22°58'39" E  
C=127.46'

D=9°49'20"  
R=496.00  
L=85.03'  
CB=S 5°46'23" E  
C=84.92'

D=5°30'27"  
R=400.00  
L=38.45'  
CB=S 1°53'30" W  
C=38.44'

D=36°40'31"  
R=220.00  
L=140.82'  
CB=N 12°01'20" W

PARCEL A  
OPEN SPACE  
21,595 sq.ft.  
0.496 acres

20' SANITARY SEWER EASEMENT  
ENTRY NO. 41517919  
BOOK 10262, PAGE 2096

YOSEMITE PARK LANE  
(PRIVATE STREET)

CLOUDS REST LANE

PRIVATE STREET

LOT 117  
5,588 sq.ft.

LOT 118  
3,702 sq.ft.

LOT 119  
3,702 sq.ft.

LOT 120  
3,702 sq.ft.

LOT 121  
3,702 sq.ft.

LOT 122  
3,702 sq.ft.

LOT 123  
3,702 sq.ft.

LOT 124  
3,702 sq.ft.

LOT 125  
3,702 sq.ft.

LOT 126  
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LOT 127  
3,702 sq.ft.

LOT 128  
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LOT 129  
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LOT 130  
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LOT 131  
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LOT 132  
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LOT 133  
3,702 sq.ft.

LOT 134  
3,702 sq.ft.

LOT 135  
3,702 sq.ft.

LOT 136  
3,702 sq.ft.

LOT 137  
4,137 sq.ft.

LOT 138  
3,677 sq.ft.

LOT 139  
3,635 sq.ft.

LOT 140  
3,631 sq.ft.

LOT 141  
3,631 sq.ft.

LOT 142  
3,631 sq.ft.

LOT 143  
3,631 sq.ft.

LOT 144  
3,631 sq.ft.

LOT 145  
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LOT 146  
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LOT 147  
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LOT 151  
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LOT 152  
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LOT 153  
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LOT 162  
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LOT 163  
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LOT 165  
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LOT 166  
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LOT 167  
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LOT 168  
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LOT 169  
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LOT 170  
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LOT 171  
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LOT 173  
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LOT 174  
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LOT 175  
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LOT 176  
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LOT 177  
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LOT 178  
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LOT 179  
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LOT 181  
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LOT 182  
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LOT 183  
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LOT 184  
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LOT 186  
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LOT 187  
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LOT 188  
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LOT 189  
3,631 sq.ft.

LOT 190  
3,631 sq.ft.

LOT 191  
3,631 sq.ft.

LOT 192  
3,631 sq.ft.

LOT 193  
3,631 sq.ft.

LOT 194  
3,631 sq.ft.

LOT 195  
3,631 sq.ft.

LOT 196  
3,631 sq.ft.

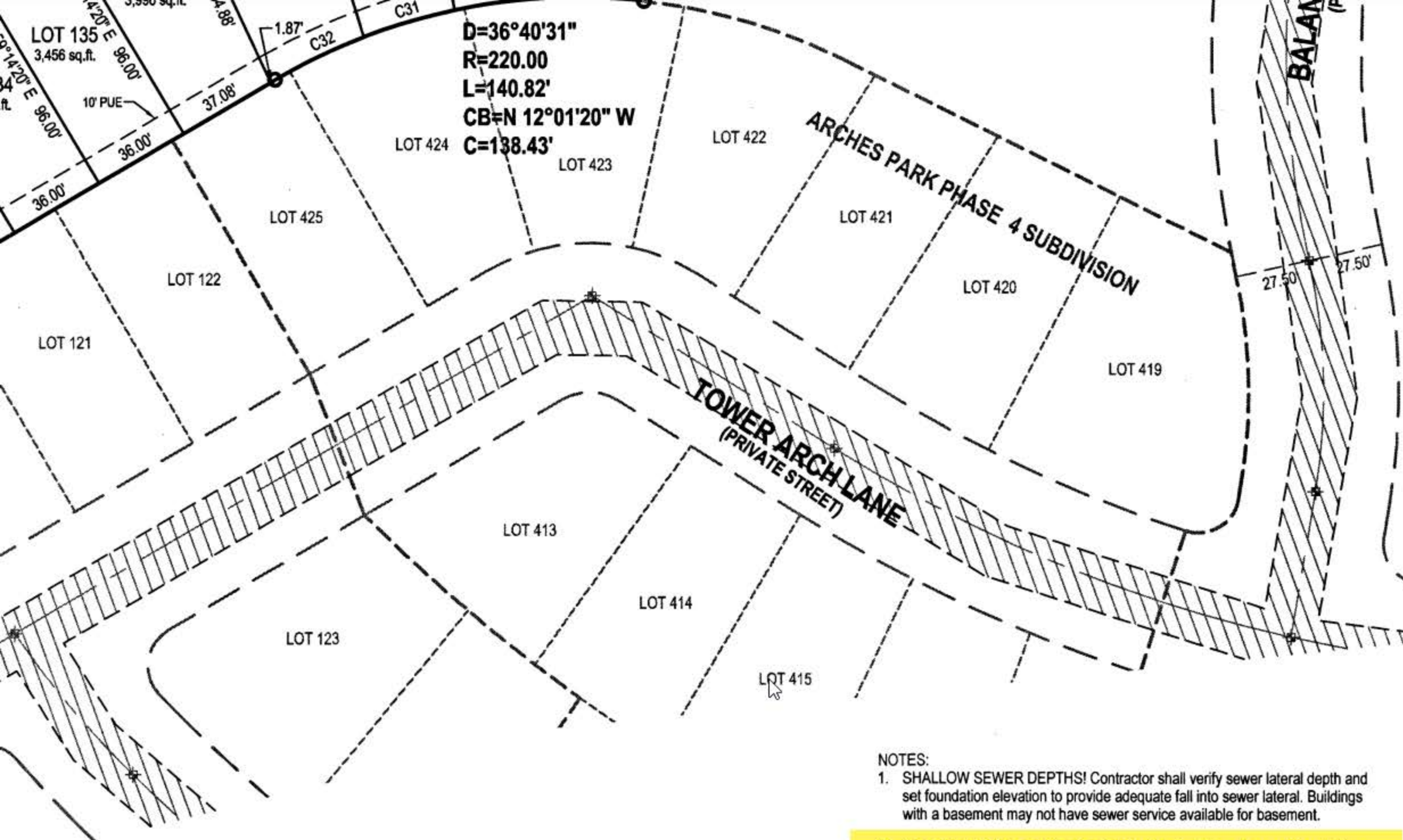
LOT 197  
3,631 sq.ft.

LOT 198  
3,631 sq.ft.

LOT 199  
3,631 sq.ft.

LOT 200  
3,631 sq.ft.








C19	1039.00'	35.32'	1°5'
C20	1039.00'	35.32'	1°5'
C21	1039.00'	35.32'	1°5'
C22	1039.00'	18.51'	1°0'
C23	28.00'	40.23'	82°1'
C24	365.00'	33.31'	5°1'
C25	365.00'	50.89'	7°5'
C26	365.00'	46.27'	7°1'
C27	365.00'	46.27'	7°1'
C28	365.00'	46.27'	7°1'
C29	220.00'	34.93'	9°0'
C30	220.00'	34.93'	9°0'
C31	220.00'	34.81'	9°0'
C32	220.00'	36.15'	9°2'
C33	1139.00'	199.21'	10°0'
C34	1139.00'	58.18'	2°5'
C35	1139.00'	38.72'	1°5'
C36	1139.00'	38.72'	1°5'
C37	1139.00'	38.72'	1°5'
C38	1139.00'	38.72'	1°5'
C39	1139.00'	29.40'	1°2'
C40	1139.00'	66.10'	3°1'
C41	1139.00'	71.40'	3°3'
C42	496.00'	42.51'	4°5'
C43	496.00'	42.51'	4°5'
C44	496.00'	42.51'	4°5'
C45	496.00'	42.51'	4°5'
C46	496.00'	42.79'	4°5'
C47	1200.00'	240.94'	11°3'
C48	1200.00'	390.19'	18°3'

- NOTES:
1. SHALLOW SEWER DEPTHS! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.
  2. Open Space to be owned and maintained by the Home Owners Association.
  3. Only 30 building permits will be issued until a secondary access connection is constructed.

**LEGEND**

-  EXISTING STREET MONUMENT
-  STREET MONUMENT
-  SECTION CORNER

