



May 5, 2023

Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

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

Re: Abate Delinquent Property Tax
Parcel No: 22-05-127-097, -101, & -104
Name: Property Dynamics II, LLC

Honorable Council Chair Amiee Winder Newton,

We recommend reducing the 2021 and 2022 delinquent general property taxes on the above-named parcels to \$-0-.

These parcels were dedicated as common area on the dedication plat recorded May 13, 2020, as Entry No. 13268524 (known as Sydnee Court Planned Unit Development), described as common area in the legal descriptions, and should be 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.
Salt Lake County Treasurer

Giverny, LLC
1020 S Foothill Dr.
Salt Lake City, UT 84108



Entry Number: 13268524

ID: 2020P 106 **Image:** 2020_106 **Book:** 2020P **Page:** 106 **Sire:** 2020106



Your account is being charged

Subdivision Name:

SYDNEE COURT PLANNED UNIT DEVELOPMENT

Book: 2020P **Page:** 106 **Recorded Date:** 5/13/2020

Dedication Type: PUD

Total Sheets: 1

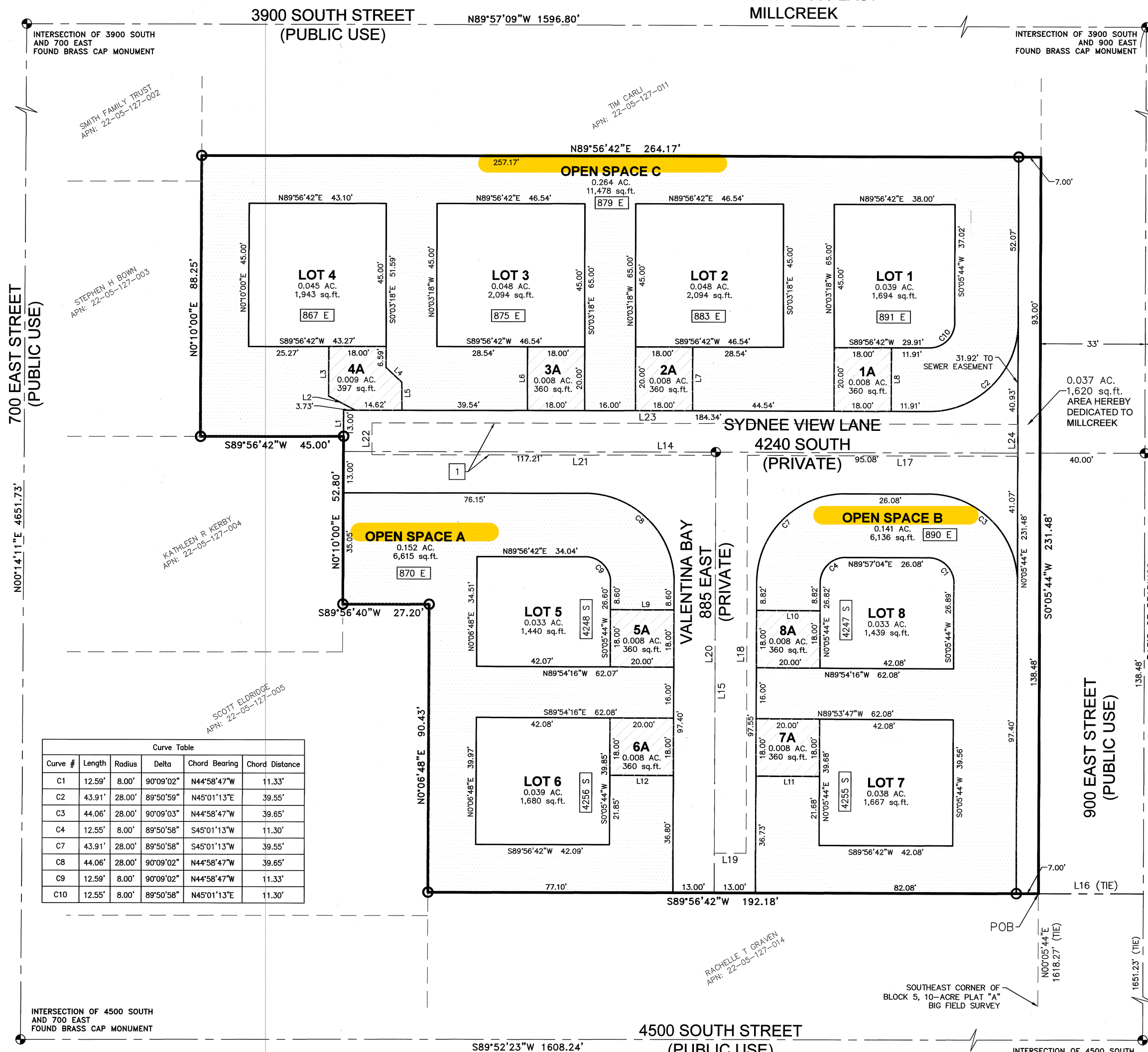
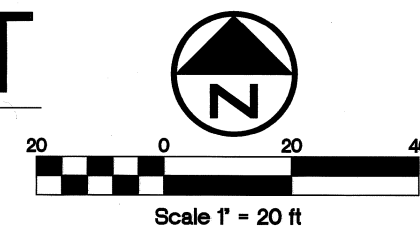
Subdivision Plat Sheets:

[View Page 1](#)

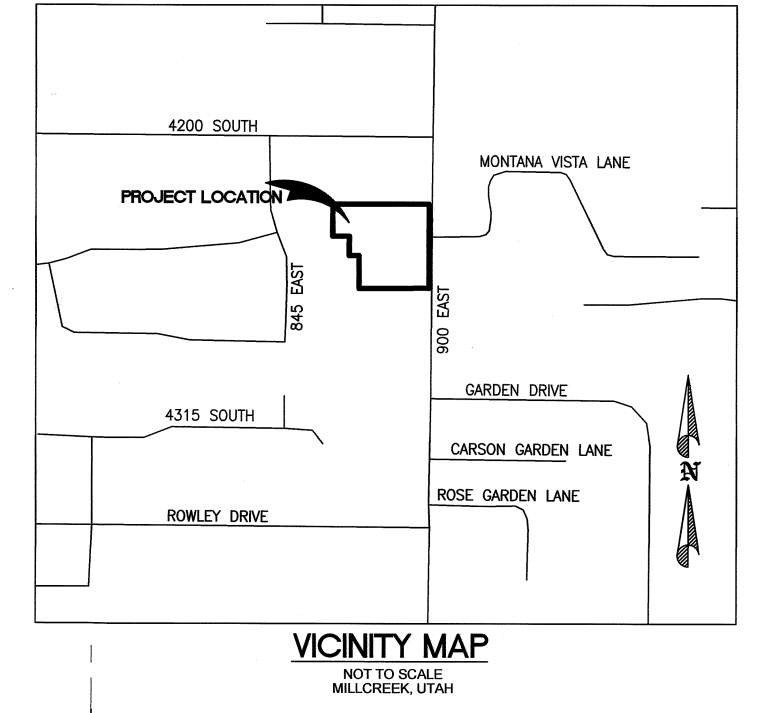
[View All Pages - PDF Image](#)

SYDNEE COURT PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AND ALSO BEING IN LOTS 14 AND 15, BLOCK 5, TEN ACRE PLAT "A" BIG FIELD SURVEY
4236 SOUTH 900 EAST
MILLCREEK



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	12.59'	8.00'	90°09'02"	N44°58'47"W	11.33'
C2	43.91'	28.00'	89°50'58"	N45°01'13"E	39.55'
C3	44.06'	28.00'	90°09'03"	N44°58'47"W	39.55'
C4	12.55'	8.00'	89°50'58"	S45°01'13"W	11.30'
C7	43.91'	28.00'	89°50'58"	S45°01'13"W	39.55'
C8	44.06'	28.00'	90°09'02"	N44°58'47"W	39.55'
C9	12.59'	8.00'	90°09'02"	N44°58'47"W	11.33'
C10	12.55'	8.00'	89°50'58"	N45°01'13"E	11.30'



PUBLIC UTILITY APPROVAL
CENTURYLINK: [Signature] DATE: 4/19/2020
COMCAST: [Signature] DATE: 4/17/2020
DOMINION ENERGY: [Signature] DATE: 4/16/2020
ROCKY MTN POWER: [Signature] DATE: 4-7-20

CHECKED FOR ZONING COMPLIANCE
ZONE: R-1-5 LOT AREA: 1.2 acres
LOT WIDTH: 231.48' FRONT YARD: 20'
SIDE YARD: 5' REAR YARD: 15'
DATE: 5/4/2020

UNIFIED FIRE APPROVAL
APPROVED THIS 5th DAY OF APRIL A.D., 2020

RECORD OF SURVEY
FILE NO: S2019-01-0092

SLCO ADDRESSING
APPROVED THIS 15th DAY OF April A.D., 2020

SALT LAKE COUNTY HEALTH DEPT
APPROVED THIS 6th DAY OF April A.D., 2020

SURVEYOR'S CERTIFICATE
I, KAGAN M. OXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9801091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

PROPERTY DESCRIPTION:
A PARCEL OF LAND BEING ALL OF TWO ENTIRE TRACTS LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID ENTIRE TRACT IS RECORDED IN THAT WARRANTY DEED RECORDED AT ENTRY # 12883708, IN BOOK 10729, ON PAGE 2822 AND IN THAT WARRANTY DEED RECORDED AT ENTRY # 12803454, IN BOOK 10738, ON PAGE 6496, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°05'44" EAST BETWEEN THE MONUMENTS IN 900 EAST STREET MARKING THE INTERSECTIONS OF 3900 SOUTH AND 4500 SOUTH AS SHOWN HEREON.

NARRATIVE:
SEE THE RECORD OF SURVEY FILED WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

SYDNEE COURT PLANNED UNIT DEVELOPMENT
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL AREAS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE - THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAN TO THE PARTIES INDICATED HEREON FOR THE PURPOSES SHOWN AND/OR NOTED HEREON. IN WITNESS WHEREOF I HAVE HEREUNTO SET THIS 6th DAY OF April, 2020

LLC ACKNOWLEDGEMENT
STATE OF UTAH: Salt Lake
COUNTY OF: Salt Lake
ON THIS 6th DAY OF April, A.D. 2020 PERSONALLY APPEARED BEFORE ME
John D. Thomas, who being duly sworn of affirmed, did say that [SHE] IS THE
Manager of Property Dynamic Asst II, LLC AND THAT THE WITHIN OWNER'S
DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

Signature: [Signature]
Print Name: Kyle A. Dennis
Notary Public Commissioned in Utah
705238
03/16/23
COMMISSION NUMBER EXPIRATION DATE

SYDNEE COURT PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AND ALSO BEING IN LOTS 14 AND 15, BLOCK 5, TEN ACRE PLAT "A" BIG FIELD SURVEY
MILLCREEK

RECORDERS OFFICE
#13268524
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Property Dynamics II LLC
DATE: 5/13/2020 TIME: 10:40 AM ENTRY: 13268524 BOOK: 2020 PAGE: 106
\$172.00
\$172.00
K. Paul I. Deputy
SALT LAKE COUNTY RECORDER

G:\DATA\18255 4236S 900E - Brandon Pehrson\dwg\18255 Plat.dwg
PLOT DATE: Apr 01, 2020

* SEE CONSENT TO DEDICATION AND RECONVEYANCE FORM
STORMWATER MAINTENANCE AGREEMENT APPLIES TO ALL LOTS.
AGREEMENT RECORDED AT ENTRY NO. 13239614
BOOK: 10924 PAGE: 9222-9249
* SUBJECT TO ALL CONDITIONS OF DEVELOPMENT AGREEMENT FILE 13035475 AT COUNTY RECORDERS OFFICE

WILDING ENGINEERING
14721 SOUTH HERBERT CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

MILLCREEK COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED THIS 21st DAY OF APRIL A.D., 2020 BY THE MILLCREEK COMMUNITY DEVELOPMENT DEPARTMENT.
[Signature]
MILLCREEK PLANNING COMMISSION CHAIR DIRECTOR

MILLCREEK ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.
[Signature]
4/30/2020
ENGINEER

MILLCREEK PLANNING COMMISSION
APPROVED THIS 21st DAY OF APRIL A.D., 2020 BY THE MILLCREEK PLANNING COMMISSION.
[Signature]
MILLCREEK PLANNING COMMISSION CHAIR

APPROVAL AS TO FORM
APPROVED THIS 7th DAY OF May A.D., 2020
[Signature]
MILLCREEK ATTORNEY

MILLCREEK MAYOR
PRESENTED TO THE MILLCREEK MAYOR THIS 7th DAY OF May A.D., 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
MAYOR'S SEAL

RECORDERS OFFICE
#13268524
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Property Dynamics II LLC
DATE: 5/13/2020 TIME: 10:40 AM ENTRY: 13268524 BOOK: 2020 PAGE: 106
\$172.00
\$172.00
K. Paul I. Deputy
SALT LAKE COUNTY RECORDER

22-05-127-012,020 22-5-12 \$172.00

VTDI 22-05-127-097-0000 DIST ACP TOTAL ACRES 0.26
PROPERTY DYNAMICS II LLC TAX CLASS UPDATE REAL ESTATE
HE LEGAL BUILDINGS
PRINT U TOTAL VALUE

11616 S STATE ST # 1504 NO:
DRAPER UT 84020712516 EDIT 1 FACTOR BYPASS
LOC: 879 E SYDNEE VIEW LN EDIT 0 BOOK 10942 PAGE 7875 DATE 06/04/2020
SUB: SYDNEE COURT PLANNED UNIT DEVELOPMENT TYPE SUBD PLAT
05/05/2023 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
OPEN SPACE C, SYDNEE COURT PLANNED UNIT DEVELOPMENT.

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

VTDI 22-05-127-101-0000 DIST ACP TOTAL ACRES 0.15
PROPERTY DYNAMICS II LLC TAX CLASS UPDATE REAL ESTATE
HE LEGAL BUILDINGS
PRINT U TOTAL VALUE

11616 S STATE ST # 1504 NO:
DRAPER UT 84020712516 EDIT 1 FACTOR BYPASS
LOC: 870 E SYDNEE VIEW LN EDIT 0 BOOK 10942 PAGE 7875 DATE 06/04/2020
SUB: SYDNEE COURT PLANNED UNIT DEVELOPMENT TYPE SUBD PLAT
05/05/2023 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
OPEN SPACE A, SYDNEE COURT PLANNED UNIT DEVELOPMENT.

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

VTDI 22-05-127-104-0000 DIST ACP TOTAL ACRES 0.14
PROPERTY DYNAMICS II LLC TAX CLASS UPDATE REAL ESTATE
HE LEGAL BUILDINGS
PRINT U TOTAL VALUE

11616 S STATE ST # 1504 NO:
DRAPER UT 84020712516 EDIT 1 FACTOR BYPASS
LOC: 890 E SYDNEE VIEW LN EDIT 0 BOOK 10942 PAGE 7875 DATE 06/04/2020
SUB: SYDNEE COURT PLANNED UNIT DEVELOPMENT TYPE SUBD PLAT
05/05/2023 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
OPEN SPACE B, SYDNEE COURT PLANNED UNIT DEVELOPMENT.

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