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:	Real Property Tax
Parcel No:	26-26-429-008
Name:	Anthem 11 Homeowners Association

Honorable Council Chair Laurie Stringham,

A request has been made by Jeff Garner of HOA Living on behalf of the Anthem 11 Homeowners Association to abate delinquent property taxes for the 2019 from $11.55 to zero and 2020 tax year from $11.36 to zero.

This property was dedicated as open space on the plat recorded on entry 12709935 dated February 05, 2018, and should be exempt for the tax years 2019 forward.

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

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

CS/kh

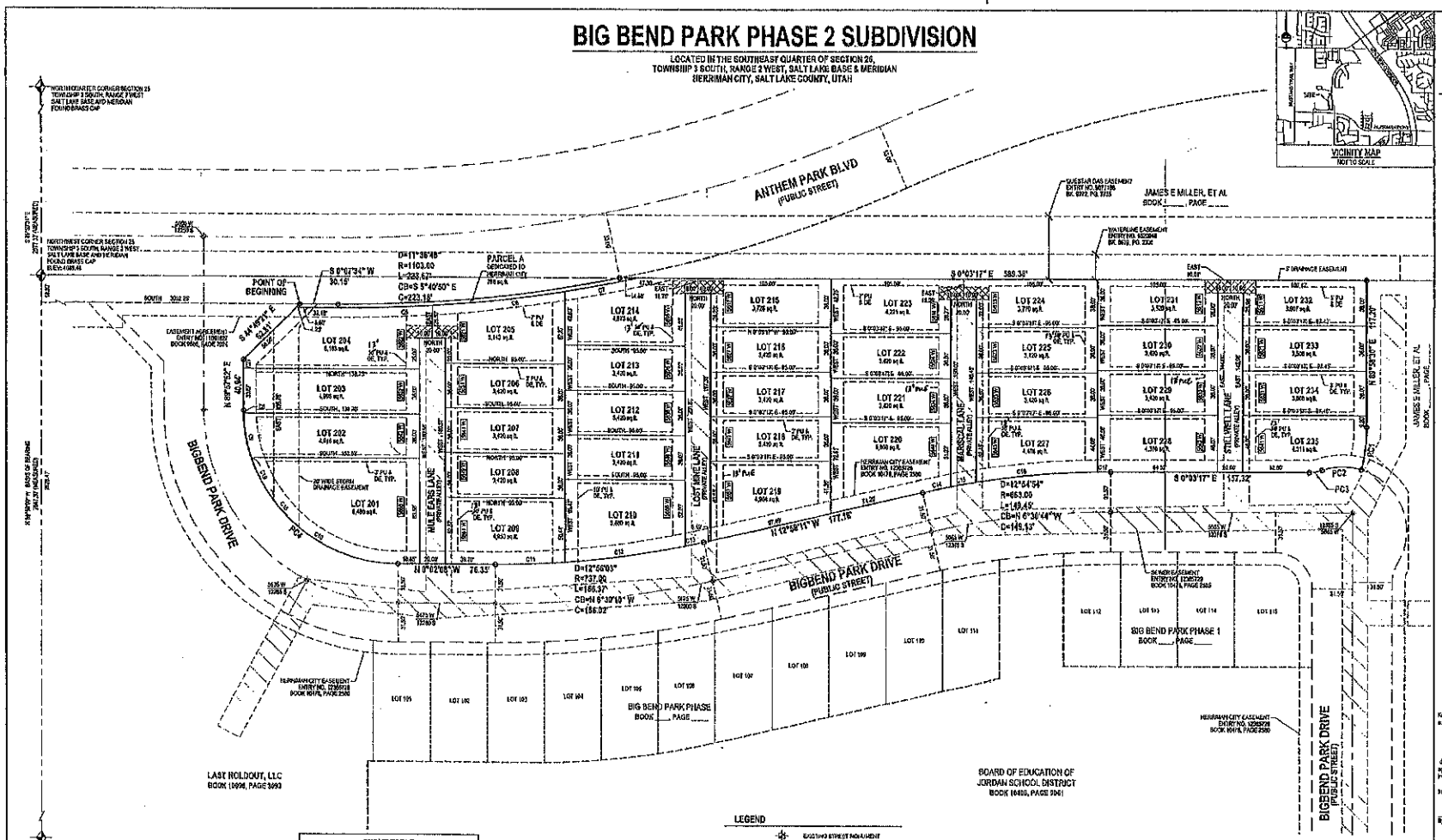
enclosures

12709935 2/5/2018

26-26-429-008

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	1106.00'	74.11'	3°50'53"	S14°07'21" E	74.09'
C6	1106.00'	106.17'	5°30'35"	S9°35'06" E	106.07'
C7	1106.00'	56.19'	2°55'33"	S00°45'31" E	56.20'
C8	1106.00'	2.34'	1°00'36"	S02°16'54" E	2.34'
C9	132.00'	38.66'	16°47'00"	S09°18'23" W	38.53'
C10	132.00'	123.64'	53°40'30"	S33°49'21" W	119.21'
C11	132.00'	53.26'	4°14'12"	S57°14'17" E	53.04'
C12	132.00'	95.88'	77°37'37"	S16°56'17" E	88.82'
C13	132.00'	15.02'	1°16'46"	S32°23'32" E	15.02'
C14	663.00'	22.84'	2°00'16"	N11°58'07" W	22.83'
C15	663.00'	20.31'	1°45'30"	N10°06'18" W	20.31'
C16	663.00'	95.88'	8°16'54"	N2°05'09" W	95.80'
C17	663.00'	35.69'	3°04'35"	N0°30'27" W	35.62'
C18	132.00'	26.28'	12°16'02"	S46°42'11" W	26.23'
C19	132.00'	38.30'	16°36'00"	S42°30'16" W	38.16'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	190.00'	34.22'	10°19'00"	N83°33'31" W	34.66'
PC2	30.00'	31.25'	59°42'23"	N1°21'42" W	30.00'
PC3	30.00'	14.08'	19°19'44"	N9°40'28" W	14.00'
PC4	132.00'	191.86'	90°00'00"	N41°57'31" E	172.79'

NOTES:
1. SHALLOW SEWER DEPTH: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND EST FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE GRAVITY SEWER AVAILABLE FOR BASEMENT.
2. THE PRIVATE ALLEYS ARE HONESTY RESERVED AS A WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY EASEMENT.

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "ENSIGN ENG. & LAND SURVY"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- 10 PUE AND SBDW EASEMENT

NO CITY MAINTENANCE ON PRIVATE STREETS

HORIZONTAL GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 ft.

DEVELOPER

SURVEYOR'S CERTIFICATE

I, MASON E. WHITE do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 191918 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, hereafter to be known as BIG BEND PARK 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 monuments have been set and lots meet the requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Beginning at a point on the Westerly Right of Way Line of Anthem Park Boulevard, said point being South 89°59'00" West 1,643.1 feet along the section line and South 2,002.62 feet from the North one Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°00'34" West 30.15 feet along the Westerly Right of Way Line of said Anthem Park Boulevard;
thence Southwesterly 205.82 feet along the arc of a 1,106.00 foot radius curve to the left (center bears South 89°59'26" East and the chord bears South 04°46'58" East 205.53 feet) with a central angle of 10°39'48" along the Westerly Right of Way Line of said Anthem Park Boulevard;
thence South 09°16'52" East 580.38 feet;
thence South 89°59'30" West 112.00 feet;
thence Northwesterly 34.79 feet along the arc of a 190.00 foot radius curve to the right (center bears North 00°00'30" West and the chord bears West 34.72 feet) with a central angle of 10°29'31";
thence Northwesterly 31.31 feet along the arc of a 30.00 foot radius curve to the left (center bears South 79°29'01" West and the chord bears North 41°27'47" West 28.98 feet) with a central angle of 59°47'31";
thence Northwesterly 53.98 feet along the arc of a 30.00 foot radius curve to the right (center bears North 17°41'15" East and the chord bears North 08°40'03" West 46.23 feet) with a central angle of 103°04'01";
thence North 60°10'17" West 17.53 feet;
thence Northwesterly 142.43 feet along the arc of a 663.00 foot radius curve to the left (center bears South 62°35'43" West and the chord bears North 06°30'41" West 142.13 feet) with a central angle of 12°18'54";
thence North 12°51'11" West 177.16 feet;
thence Northwesterly 166.37 feet along the arc of a 132.00 foot radius curve to the right (center bears North 77°08'49" East and the chord bears North 40°30'12" West 156.02 feet) with a central angle of 72°08'02";
thence North 80°03'17" West 29.35 feet;
thence Northwesterly 157.34 feet along the arc of a 132.00 foot radius curve to the right (center bears North 10°56'43" East and the chord bears North 44°16'52" East 152.53 feet) with a central angle of 68°26'00";
thence North 87°57'57" East 47.84 feet;
thence South 01°02'31" East 62.83 feet to the point of beginning

Contains 150,569 Square Feet or 3.457 Acres and 35 Lots

Jan 9, 2018
DATE
MASON E. WHITE
P.L.S. 191918

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

BIG BEND PARK 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 easement or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand(s) this 27 day of January, AD, 18

By: DERK E. WRIGHT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } ss

On the 27 day of January, in the year of 18, before me, CHRISTIE L. HYATT personally appeared DERK E. WRIGHT, who being a CONSTRUCTION TEAM, THAT CHRISTIE L. HYATT of Sandy, Utah 84092, UTAH LIMITED LIABILITY COMPANY, and is authorized to execute the BIG BEND PARK AGREEMENT in its behalf and that the owner, BIG BEND PARK.

Christie L. Hyatt Exp: 11/09/19
NOTARY SIGNATURE

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

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

SHEET 1 OF 1
PROJECT NUMBER: 4092
MANAGER: BGE
DRAWN BY: RTH
CHECKED BY: NPM
DATE: 11/08/17

TABULATIONS

TOTAL PLAT ACREAGE	3.457 ACRES
TOTAL LOT ACREAGE	3.356 ACRES
TOTAL ACREAGE PRIVATE STREETS	0.101 ACRES
TOTAL ACREAGE IN PUBLIC STREETS	0.018 ACRES
NUMBER OF LOTS	35

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 12 DAY OF JAN, 20 18 BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT MANAGER

HEALTH DEPARTMENT APPROVAL
APPROVED THIS 18 DAY OF January, 20 18 BY THE HEALTH DEPARTMENT
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

CENTURYLINK COMMUNICATIONS
APPROVED THIS 18 DAY OF January, 20 18 BY THE CENTURYLINK COMMUNICATIONS
CENTURYLINK COMMUNICATIONS

CHECKED FOR ZONING
ZONE R-2-10 DATE 10/11/18
AREA 5.2±17-23 WIDTH 2.0±12-17
NAME Craig Thomas

CONCAST
APPROVED THIS 18 DAY OF January, 20 18 BY THE CONCAST
CONCAST

PLANNING COMMISSION APPROVAL
APPROVED THIS 25 DAY OF January, 20 18, BY THE HERRIMAN PLANNING COMMISSION
CHAIR, HERRIMAN PLANNING COMMISSION

DOMINION ENERGY
APPROVED THIS 18th DAY OF January, 20 18 BY THE DOMINION ENERGY
DOMINION ENERGY

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS 2nd DAY OF Feb, 20 18 BY THE HERRIMAN CITY MUNICIPAL WATER
HERRIMAN CITY

ROCKY MOUNTAIN POWER
APPROVED THIS 18 DAY OF January, 20 18 BY THE ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER

HERRIMAN 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.
1-25-18
DATE
HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 31 DAY OF Jan, 20 18
HERRIMAN CITY ATTORNEY

HERRIMAN CITY
APPROVED THIS 23 DAY OF January, 20 18 BY THE HERRIMAN CITY COUNCIL
ATTEST: CITY RECORDER
MAYOR

RECORDED # 12709935
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Integrated Title Ins Services
DATE: 2-5-2018 TIME: 8:28 AM BOOK: 2018P PAGE: 54
2/5/2018
DATE
COUNTY RECORDER
COUNTY OF SALT LAKE COUNTY RECORDER

$66.00

20-26-429
26-26-429-008
2018P-54

VIDI 26-26-429-008-0000 DIST 70 TOTAL ACRES 0.31

ANTHEM II HOMEOWNERS ASSOCIATION	TAX CLASS	UPDATE	REAL ESTATE	800
		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	800

PO BOX 5555 NO:
DRAPER UT 840202055 EDIT 1 FACTOR BYPASS
LOC: 12307 S BIGBEND PARK DR EDIT 0 BOOK 11283 PAGE 0476 DATE 01/04/2022
SUB: BIG BEND PARK PHASE 2 SUBDIVISION TYPE SUBD PLAT

01/20/2022 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG N 89¬59' W 18.83 FT & S 3092.25 FT FR NE COR SEC 26, T3S, R2W, SLM; S 0¬07'34" W 30.15 FT; SE'LY ALG 1103 FT RADIUS CURVE TO L, 223.57 FT (CHD S 5¬40'50" E); S 0¬03'17" E 589.38 FT; S 89¬58'30" W 117.20 FT; NW'LY ALG 150 FT RADIUS CURVE TO R, 34.73 FT (CHD N 83¬23'31" W); NW'LY ALG 50 FT RADIUS CURVE TO L, 31.31 FT (CHD N 1¬21'43" W); NW'LY ALG 30 FT RADIUS CURVE TO R, 10.08 FT (CHD N 9¬40'39" W); N 0¬03'17" W 157.32 FT; NW'LY ALG 663 FT RADIUS CURVE TO L, 149.45 FT (CHD N 6¬30'44" W); N 12¬58'11" W 177.18 FT; NW'LY ALG 737 FT RADIUS CURVE TO R, 166.37 FT (CHD N 6¬30'10" W); N 0¬02'08" W 76.35 FT; NE'LY ALG 122 FT RADIUS CURVE TO R, 191.64 FT (CHD N 44¬57'52" E); N 89¬57'52" E 40.94 FT; S 44¬49'21" E 62.81 FT TO BEG. 3.687 AC. LESS LOTS & PARCELS. (BEING PRIVATE ALLEYS WITHIN BIG BEND PARK PHASE 2

PRESS ENTER FOR MORE LEGAL DESCRIPTION ADDITIONAL NAMES

2019 PARCEL NUMBER 26-26-429-008-0000 T A X L E D G E R RIGLB941 PAGE 264,070

REFERENCE PARCEL NUMBERS:
FROM 26-26-429-004-0000

2019 26-26-429-008-0000
YOSEMITE PARK LLC
5355 W HERRIMAN MAIN ST
HERRIMAN UT 84096

BEG N 89^59' W 18.83 FT & S 3092.25 FT FR NE COR SEC 26, T3S, R2W, SLM; S 0^07'34" W 30.15 FT; SE'LY ALG 1103 FT RADIUS CURVE TO L, 223.57 FT (CHD S 5^40'50" E); S 0^03'17" E 589.38 FT; S 89^58'30" W 117.20 FT; NW'LY ALG 150 FT RADIUS CURVE TO R, 34.73 FT (CHD N 83^23'31" W); NW'LY ALG 50 FT RADIUS CURVE TO L, 31.31 FT (CHD N 1^21'43" W); NW'LY ALG 30 FT RADIUS CURVE TO R, 10.08 FT (CHD N 9^40'39" W); N 0^03'17" W 157.32 FT; NW'LY ALG 663 FT RADIUS CURVE TO L, 149.45 FT (CHD N 6^30'44" W); N 12^58'11" W 177.18 FT; NW'LY ALG 737 FT RADIUS CURVE TO R, 166.37 FT (CHD N 6^30'10" W); N 0^02'08" W 76.35 FT; NE'LY ALG 122 FT RADIUS CURVE TO R, 191.64 FT (CHD N 44^57'52" E); N 89^57'52" E 40.94 FT; S 44^49'21" E 62.81 FT TO BEG. 3.687 AC. LESS LOTS & PARCELS. (BEING PRIVATE ALLEYS WITHIN BIG BEND PARK PHASE 2 SUBDIVISION). 0.3092 AC.

2019 26-26-429-008-0000

ID NUMBER:	0000	TAX CLASS 1:	
DISTRICT:	70	TAX CLASS 2:	
B OF E:		TAX CLASS 3:	
AMEND NOTICE:		TAX SALE:	N

ATT GARB:	N
ATT PERS PROP:	N
MTG HLDR:	0000
BANKRUPT YR:	
APPENDIX YR:	

RELIEF

VETERAN:	0.00
BLIND:	0.00
LOC CRC BR:	0.00
ST CRC BR:	0.00
INDIGENT:	0.00
DISABL:	0.00
HARDSHIP:	0.00
BOARD LTR:	0.00
C/B BRD LTR:	0.00

T A X C A L C U L A T I O N S

LAND:	800	+ RETURNED CHECK:	0.00
+ BUILDINGS:	0	= TOTAL CHARGES:	11.55
= FULL MARKET VAL:	800	- TAX RELIEF:	0.00
- GREENBLT REDUCT:	0	- PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	= TOTAL TAXES DUE:	11.55
- STATUTE REDUCT:	0	- COLLECTIONS:	11.55
- RESIDENT EXEMPT:	0	= BALANCE DUE:	0.00
= TAXABLE VALUE:	800		
- VETERAN EXEMPT:	0	PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0	RET CK FEE PD:	0.00
= RESIDUAL VALUE:	800		
* TAX RATE:	.0144420	REFUND CHECK AMT:	
= COMPUTED TAXES:	11.55		

COLLECTIONS

PREPAY:	0.00
PAYMENT:	11.55
REC/TRN:	50947434 / 177
REC DATE:	11/13/2019
MACH/RUN:	40 / 4318
PAID PROTEST:	N

-----> END OF PARCEL: 26-26-429-008-0000 <----- END OF PARCEL
****

2020 PARCEL NUMBER 26-26-429-008-0000 T A X L E D G E R RIGLB941 PAGE 266,473

2020 26-26-429-008-0000
YOSEMITE PARK LLC
5355 W HERRIMAN MAIN ST
HERRIMAN UT 84096

BEG N 89^59' W 18.83 FT & S 3092.25 FT FR NE COR SEC 26, T3S, R2W, SLM; S 0^07'34" W 30.15 FT; SE'LY ALG 1103 FT RADIUS CURVE TO L, 223.57 FT (CHD S 5^40'50" E); S 0^03'17" E 589.38 FT; S 89^58'30" W 117.20 FT; NW'LY ALG 150 FT RADIUS CURVE TO R, 34.73 FT (CHD N 83^23'31" W); NW'LY ALG 50 FT RADIUS CURVE TO L, 31.31 FT (CHD N 1^21'43" W); NW'LY ALG 30 FT RADIUS CURVE TO R, 10.08 FT (CHD N 9^40'39" W); N 0^03'17" W 157.32 FT; NW'LY ALG 663 FT RADIUS CURVE TO L, 149.45 FT (CHD N 6^30'44" W); N 12^58'11" W 177.18 FT; NW'LY ALG 737 FT RADIUS CURVE TO R, 166.37 FT (CHD N 6^30'10" W); N 0^02'08" W 76.35 FT; NE'LY ALG 122 FT RADIUS CURVE TO R, 191.64 FT (CHD N 44^57'52" E); N 89^57'52" E 40.94 FT; S 44^49'21" E 62.81 FT TO BEG. 3.687 AC. LESS LOTS & PARCELS. (BEING PRIVATE ALLEYS WITHIN BIG BEND PARK PHASE 2 SUBDIVISION). 0.3092 AC.

2020 26-26-429-008-0000

ID NUMBER:	0000	TAX CLASS 1:	
DISTRICT:	70	TAX CLASS 2:	
B OF E:		TAX CLASS 3:	
AMEND NOTICE:		TAX SALE:	Y

ATT GARB:	N
ATT PERS PROP:	N
MTG HLDR:	0000
BANKRUPT YR:	
APPENDIX YR:	

RELIEF

VETERAN:	0.00
BLIND:	0.00
LOC CRC BR:	0.00
ST CRC BR:	0.00
INDIGENT:	0.00
DISABL:	0.00
HARDSHIP:	0.00
BOARD LTR:	0.00
C/B BRD LTR:	0.00

* DELQ BAL OUTSTANDING **
*** DELQ BAL TO PIRD ****

T A X C A L C U L A T I O N S

LAND:	800	+ RETURNED CHECK:	0.00
+ BUILDINGS:	0	= TOTAL CHARGES:	11.36
= FULL MARKET VAL:	800	- TAX RELIEF:	0.00
- GREENBLT REDUCT:	0	- PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	= TOTAL TAXES DUE:	11.36
- STATUTE REDUCT:	0	- COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0	= BALANCE DUE:	11.36
= TAXABLE VALUE:	800		
- VETERAN EXEMPT:	0	PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0	RET CK FEE PD:	0.00
= RESIDUAL VALUE:	800		
* TAX RATE:	.0141990	REFUND CHECK AMT:	
= COMPUTED TAXES:	11.36		

COLLECTIONS

PREPAY:	0.00
PAYMENT:	0.00
REC/TRN:	
REC DATE:	
MACH/RUN:	
PAID PROTEST:	N

-----> END OF PARCEL: 26-26-429-008-0000 <----- END OF PARCEL
****