Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

May 19, 2021

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

Re: Abate delinquent taxes
Parcel No: 27-07-354-001-0000
Name: Glenmoor Greens Development, LLC

Honorable Council Chair Steve DeBry,

We recommend you reduce the 2018, 2019, and 2020 delinquent general property taxes on the above-named parcel to $-0-.

This property was dedicated as common area on the dedication plat recorded on November 5, 2014 as entry no. 11940777 known as Glenmoor Greens.

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

Glenmoor Greens Development, LLC
C/O Remax Results
10757 S River Front PKWY #110
South Jordan, UT 84095

SALT LAKE COUNTY RECORDER

Entry Number: 11940777

ID: 2014P 278 **Image:** 2014_278 **Book:** 2014P **Page:** 278 **Sire:** 2014278

Your account is being charged

Subdivision Name:
GLENMOOR GREENS

Book: 2014P **Page:** 278 **Recored Date:** 11/5/2014

Total Sheets: 1

Subdivision Plat Sheets:

View Page 1

View All Pages - PDF Image

VTDI 27-07-354-001-0000 DIST 38 TOTAL ACRES 0.63
GLENMOOR GREENS DEVELOPMENT, LLC TAX CLASS HE UPDATE LEGAL PRINT U REAL ESTATE BUILDINGS TOTAL VALUE
% REMAX RESULTS
10757 S RIVER FRONT PKWY NO: #110
SOUTH JORDAN UT 84095351957 EDIT 1 FACTOR BYPASS
LOC: 4783 W GLENMOOR DR EDIT 0 BOOK 10203 PAGE 0001 DATE 12/23/2014
SUB: GLENMOOR GREENS TYPE SUBD PLAT
05/19/2021 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
PARCEL B, GLENMOOR GREENS.

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

PIRDM605 SALT LAKE COUNTY TREASURER 04/29/2021
STATEMENT OF DELINQUENT TAXES (RS) 09:16:13

27-07-354-001-0000 PS ___ CATEGORY 202 GENERAL PROP

GLENMOOR GREENS DEVELOPMENT,
%REMAX RESULTS
10757 S RIVER FRONT PKWY #110 RELATED PARCELS
SOUTH JORDAN ADDRESS SUPR
UT 84095-3519-57 ID 21631133

LAST ACTION 09/19/2015 12.52.26 LAST PMT 11/27/2018 40 135 50887262

AMOUNTS DUE

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2015	38			112718-042821	.0700		
2016	38			112718-042821	.0700		
2017	38			112718-042821	.0725		
2018	38	1,904.36	47.61	010119-042821	.0845	383.66	2,335.63
2019	38	1,894.92	47.37	010120-042821	.0775	199.60	2,141.89
2020	38	1,862.59	46.56	010121-042821	.0700	43.20	1,952.35

INTEREST CREDIT RETURN CHECK FEE ADMIN FEE
END OF YEAR DATA TOTAL AS OF 04/29/2021 6,429.87

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

GLENMOOR GREENS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP *STAMPED BENCHMARK ENG.* OR AS NOTED ON PLAT)
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE PROPOSED
- EASEMENT
- LOT LINE
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES:

A. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ACHERE TO THESE NOTES, EASEMENTS CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&RS AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT. AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

B. MANY AREAS IN SOUTH JORDAN CITY HAVE HIGH GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.

C. "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED SEPT 20 2014 PREPARED BY STEWART TITLE GUARANTY COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

ANY AREA OF THE SITE THAT IS NOT OCCUPIED (WITH EXCEPTION TO PARCEL "A" AND "D") BY A HABITABLE STRUCTURE IS SUBJECT TO A PUBLIC UTILITY AND DRAINAGE EASEMENT

THE TRACT DESCRIBED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS LISTED IN A DOCUMENT ENTITLED "GLENMOOR GREENS DEVELOPMENT AGREEMENT", RECORDED AS ENTRY NUMBER 11789704 ON 1/14/2014 IN BOOK 10205 AT PAGE 3411-3486 OF OFFICIAL RECORDS

LENDER'S CONSENT

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT ON BEHALF OF THE LENDER.

NAME OF BANK: Bank of American Fork

BY: SEE SIGNATURE BY ACKNOWLEDGEMENT
AUTHORIZED REPRESENTATIVE

LOT TABLE			
LOT NUMBER	ADDRESS*	AREA	
		SQUARE FEET	ACRES
LOT 1	10123 S	5,753	0.132
LOT 2	10117 S	3,948	0.090
LOT 3	10109 S	3,931	0.090
LOT 4	10103 S	3,915	0.090
LOT 5	10097 S	3,905	0.089
LOT 6	10091 S	3,896	0.089
LOT 7	10083 S	3,889	0.089
LOT 8	10077 S	3,881	0.089
LOT 9	10071 S	6,499	0.149
LOT 10	10076 S	3,356	0.077
	4767 W		
LOT 11	10082 S	3,644	0.083
LOT 12	10088 S	3,644	0.083
LOT 13	10096 S	3,645	0.083
LOT 14	10104 S	4,250	0.098
LOT 15	10122 S	3,921	0.090
LOT 16	10126 S	4,527	0.103
LOT 17	10118 S	3,115	0.072
LOT 18	10106 S	3,115	0.072
LOT 19	10108 S	2,463	0.057
LOT 20	10116 S	2,463	0.057
LOT 21	10114 S	2,644	0.060
LOT 22	10112 S	2,644	0.060
PARCEL A	~~4980 S~~	61,774	1.871
PARCEL B	~~4783 W~~	27,431	0.631
PARCEL C	~~10126 S~~	7,800	0.179
PARCEL D	~~4783 W~~	209,228	4.803

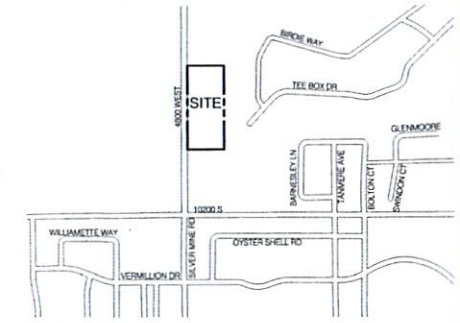
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	63.14	87.31	79°13'39"	S 47°53'09" E	80.52
C2	63.14	9.12	08°16'19"	S 04°08'10" E	9.11
C3	63.14	96.43	87°29'59"	N 43°44'59" W	87.32
C4	17.14	26.92	90°00'07"	S 45°00'03" E	24.24
C5	40.14	63.05	90°00'07"	S 45°00'00" E	56.77

*ALL LOTS ADDRESSED FROM WOODS DRIVE, SEE PARCELS FOR PARCEL ADDRESSES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH



VICINITY MAP
N.T.S

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE 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:

GLENMOOR GREENS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°58'00" EAST 399.02 FEET AND NORTH 00°01'31" EAST 477.91 FEET FROM THE SOUTH-WEST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°57'44" WEST 366.51 FEET; THENCE NORTH 00°02'00" WEST 1232.93 FEET; THENCE NORTH 89°58'00" EAST 362.00 FEET; THENCE SOUTH 00°02'00" EAST 250.29 FEET; THENCE SOUTH 00°15'02" EAST 803.10 FEET; THENCE SOUTH 00°29'56" EAST 180.01 FEET TO BEGINNING.

CONTAINS 10.291 ACRES MORE OR LESS
22 LOTS LOT
4 PARCELS

DALE K. BENNETT No. 103381 — 6-20-14

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 LOT PARCELS AND STREETS TO BE HEREAFTER KNOWN AS THE:

GLENMOOR GREENS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY WE HAVE HERELINTO SET OUR HANDS THIS 20th DAY OF June A.D., 20 14

JOE JOHNSEN
MANAGING MEMBER OF
GLENMOOR DEVELOPMENT, LLC.

CHARLES C. BOHN
PRESIDENT GLENMOOR GOLF COURSE, INC.

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

STATE OF UTAH
County of Salt Lake } ss

ON THIS 27th DAY OF June 2014, PERSONALLY APPEARED BEFORE ME, JOE JOHNSEN WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE MANAGING MEMBER OF GLENMOOR DEVELOPMENT, A UTAH LIMITED LIABILITY CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC.

COMMISSION NUMBER 600566
MY COMMISSION EXPIRES 10/17/14

(SIGNATURE) Debbie J. Hemingway
(PRINTED NAME)
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

STATE OF UTAH
County of Salt Lake } ss

ON THIS 30th DAY OF June 2014, PERSONALLY APPEARED BEFORE ME, CHARLES C. BOHN, WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE PRESIDENT OF GLENMOOR GOLF COURSE, INC. A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION.

COMMISSION NUMBER 659931
MY COMMISSION EXPIRES 7/29/2014

(SIGNATURE) Adam Peterson
(PRINTED NAME)
A NOTARY PUBLIC COMMISSIONED IN UTAH

Trustee's Consent
DARREN HATT, VICE PRESIDENT
Bank of American Fork

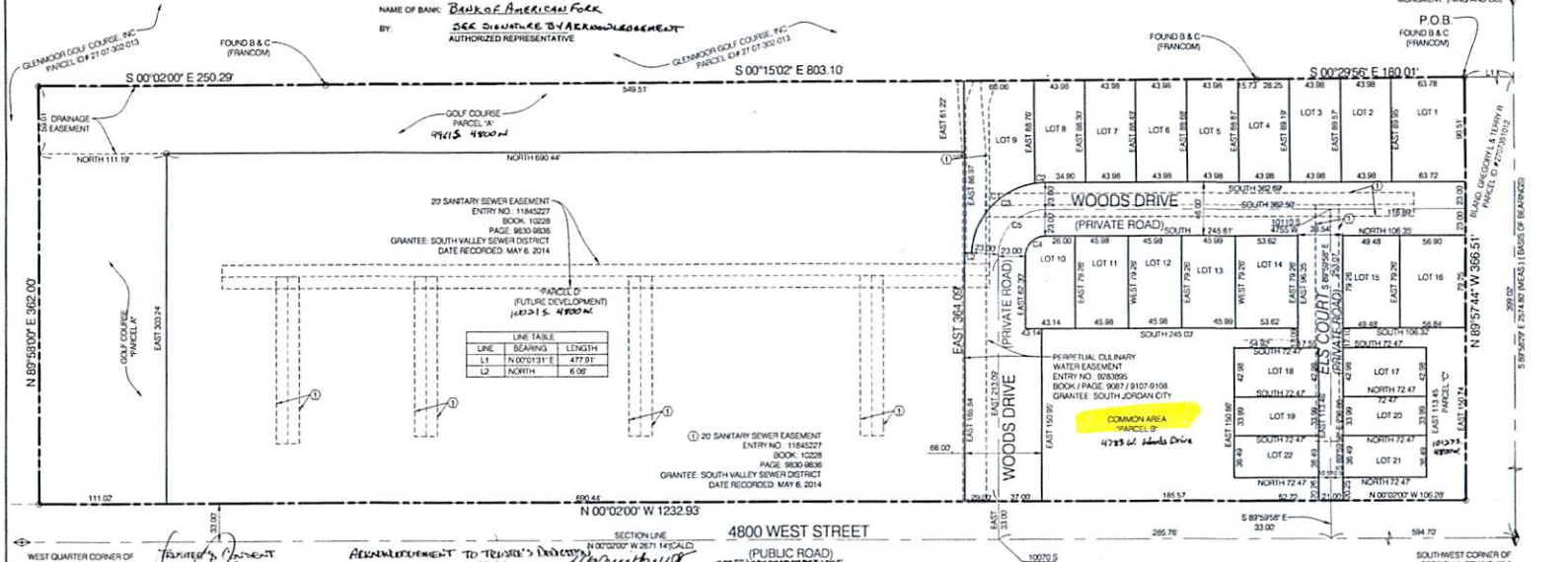
ACKNOWLEDGEMENT TO LENDERS CONSENT

STATE OF UTAH
County of Salt Lake } ss

ON THE 11 DAY OF July 20 14 PERSONALLY APPEARED BEFORE ME Trustee's Name WHO BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE Trustee's Title AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER.

COMMISSION NUMBER 601859
MY COMMISSION EXPIRES 10-15-2014

(SIGNATURE) Lisa Stapley
(PRINTED NAME)
A NOTARY PUBLIC COMMISSIONED IN UTAH



Trustee's Consent
KEVIN RINE
TRUSTEE

Acknowledgement to Trustee's Consent
Commission number 657793
My commission expires August 15, 2016
Notary Public
Marlene Young
Printed name

NOTE:
ALL STREETLIGHTS IN THE SUBDIVISION ARE OWNED AND MAINTAINED BY THE HOA. THEY WILL BE SET ON A SEPARATE METER AND THE STREET LIGHT POWER COSTS WILL BE PAID FOR BY THE HOA.

BOARD OF HEALTH
APPROVED THIS 11 DAY OF July A.D., 20 14
Rich Sidbotton
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 9 DAY OF July A.D., 20 14
SOUTH VALLEY SEWER DISTRICT

CENTURY LINK
APPROVED THIS 22nd DAY OF July A.D., 20 14 BY CENTURY LINK
CENTURY LINK

QUESTAR GAS
APPROVED THIS 23rd DAY OF June A.D., 20 14 BY QUESTAR GAS
QUESTAR GAS

ROCKY MOUNTAIN POWER
APPROVED THIS 23rd DAY OF June A.D., 20 14 BY ROCKY MOUNTAIN POWER
Aubrey Rasmussen
ROCKY MOUNTAIN POWER

COMCAST
APPROVED THIS 23rd DAY OF June A.D., 20 14 BY COMCAST
COMCAST

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

DEVELOPER/OWNER:
JOHNSEN AND ALLPHIN, LLC
DAN ALLPHIN/ JOE JOHNSEN
10757 S. RIVER FRONT PKWY #110
SOUTH JORDAN, UTAH 84095
TELEPHONE: (801) 913-1420
joe.johnsen@gmail.com

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 21 DAY OF October A.D., 20 14 BY THE SOUTH JORDAN CITY MAYOR
ATTEST: CITY CLERK
MAYOR

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 31st DAY OF OCTOBER A.D., 20 14 BY THE SOUTH JORDAN CITY ATTORNEY.
ATTORNEY FOR SOUTH JORDAN CITY

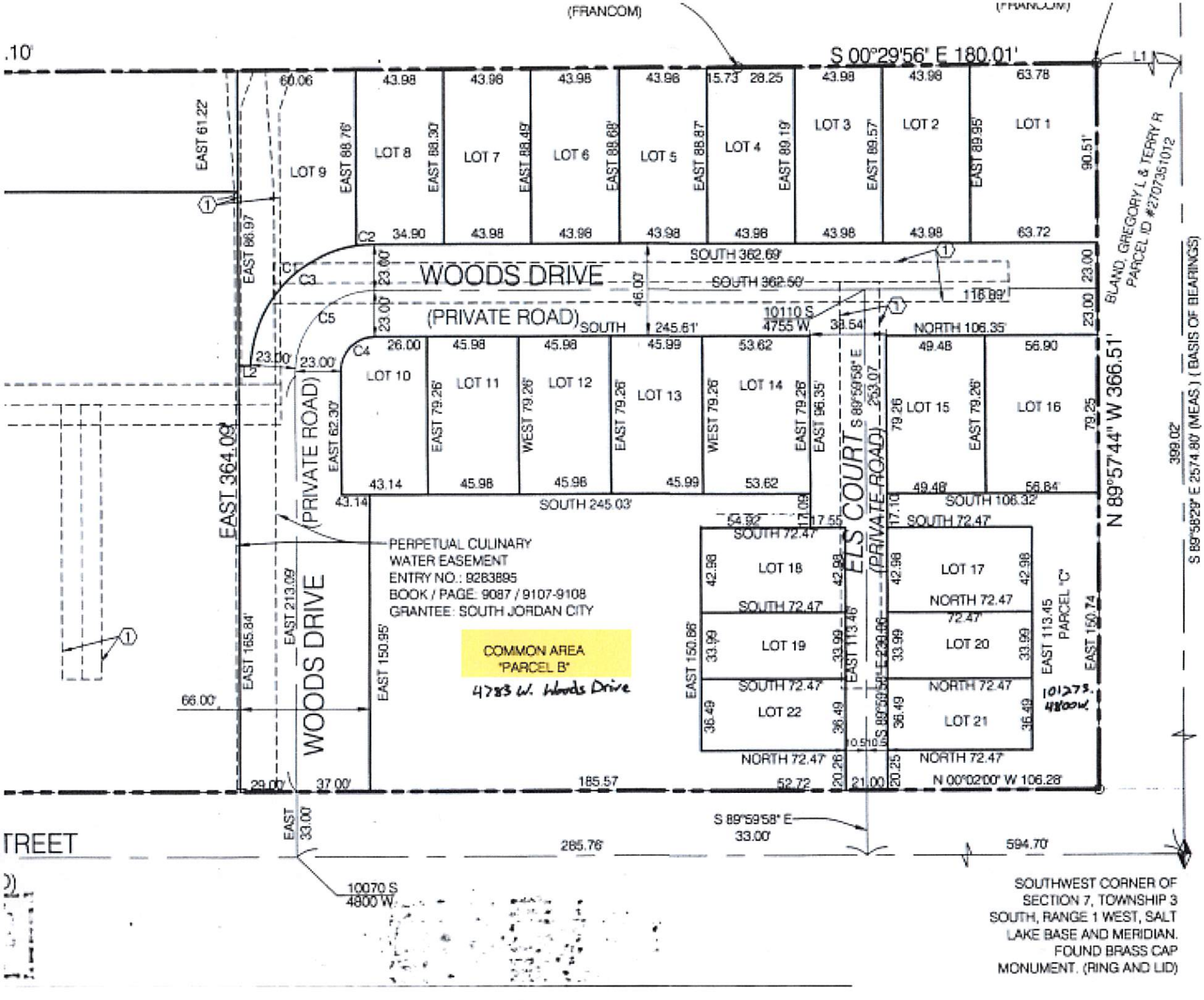
SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
10/30/14 DATE
Brad Klavan
SOUTH JORDAN CITY ENGINEER

SOUTH JORDAN CITY PLANNER
APPROVED THIS 16th DAY OF October A.D., 20 14 BY THE SOUTH JORDAN CITY PLANNER
SOUTH JORDAN CITY PLANNER

SALT LAKE COUNTY RECORDER
RECORDED # 11940777
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF South Jordan
DATE 11/5/2014 TIME 7:59 AM BOOK 2014P PAGE 278
FEE $ 58.00
CHIEF DEPUTY
Deputy Brown Dan
SALT LAKE COUNTY RECORDER

NUMBER
ACCOUNT
SHEET
OF SHEETS

27-07-31 27-07-351-011, 034, 035 27-07-302-003, 017, 018


(FRANCOM)
S 00°29'56" E 180.01'
WOODS DRIVE
(PRIVATE ROAD)
ELS COURT
(PRIVATE ROAD)
WOODS DRIVE
(PRIVATE ROAD)
EAST 364.09'
N 89°57'44" W 366.51'
S 89°58'29" E 2574.80' (MEAS.) (BASIS OF BEARINGS)
399.02'
BLAND, GREGORY L & TERRY A
PARCEL ID #27073510T2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
PERPETUAL CULINARY
WATER EASEMENT
ENTRY NO.: 9283895
BOOK / PAGE: 9087 / 9107-9108
GRANTEE: SOUTH JORDAN CITY
COMMON AREA
"PARCEL B"
4783 W. Woods Drive
PARCEL "C"
SOUTH 362.69'
SOUTH 362.50'
SOUTH 245.61'
SOUTH 245.03'
NORTH 106.35'
SOUTH 106.32'
SOUTH 72.47'
NORTH 72.47'
N 00°02'00" W 106.26'
S 89°59'58" E 253.07'
S 89°59'58" E 33.00'
285.76'
594.70'
185.57'
52.72'
10070 S
4800 W
10110 S
4755 W
SOUTHWEST CORNER OF
SECTION 7, TOWNSHIP 3
SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN.
FOUND BRASS CAP
MONUMENT. (RING AND LID)