



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: 27-23-405-010-0000
Name: Fox Landing, LLC

Honorable Council Chair Steve DeBry,

We recommend you reduce the 2017, 2018, 2019, and 2020 delinquent general property taxes on the above-named parcel to \$-0-.

This property was dedicated to being owned and maintained by the HOA according to the dedication plat recorded on November 30, 2016 as Entry No. 12423890 known as Fox Landing PH 1.

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

Fox Landing
6150 S Redwood Rd
Taylorsville, UT 84123



Entry Number: 12423890

ID: 2016P 303 **Image:** 2016_303 **Book:** 2016P **Page:** 303 **Sire:** 2016303



Your account is being charged

Subdivision Name:

FOX LANDING PH 1

Book: 2016P **Page:** 303 **Recorded Date:** 11/30/2016

Total Sheets: 1

Subdivision Plat Sheets:

View Page 1

[View All Pages - PDF Image](#)

VTDI 27-23-405-010-0000	DIST 51		TOTAL ACRES	0.38
FOX LANDING, LLC	TAX CLASS	UPDATE	REAL ESTATE	
	HE	LEGAL	BUILDINGS	
		PRINT U	TOTAL VALUE	

6150 S REDWOOD RD NO:
TAYLORSVILLE UT 84123533350 EDIT 1 FACTOR BYPASS
LOC: 11572 S FOX VISTA DR EDIT 0 BOOK 10392 PAGE 7264 DATE 01/03/2017
SUB: FOX LANDING PH 1 TYPE SUBD PLAT
05/19/2021 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
PARCEL A, FOX LANDING PH 1 SUB.

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)

05/10/2021

11:23:35

27-23-405-010-0000 PS CATEGORY 202 GENERAL PROP

FOX LANDING, LLC

6150 S REDWOOD RD

TAYLORSVILLE

UT 84123-5333-50

ADDRESS SUPR

ID 21633655

LAST ACTION 02/10/2018 11.05.27 LAST PMT

YEAR DST		TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2017	51	1,851.54		46.29	010118-050921	.0725	461.78	2,359.61
2018	51	1,773.87		44.35	010119-050921	.0845	362.00	2,180.22
2019	51	688.07		17.20	010120-050921	.0775	74.13	779.40
2020	51	700.53		17.51	010121-050921	.0700	17.76	735.80

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

END OF YEAR DATA

TOTAL AS OF 05/10/2021

6,055.03

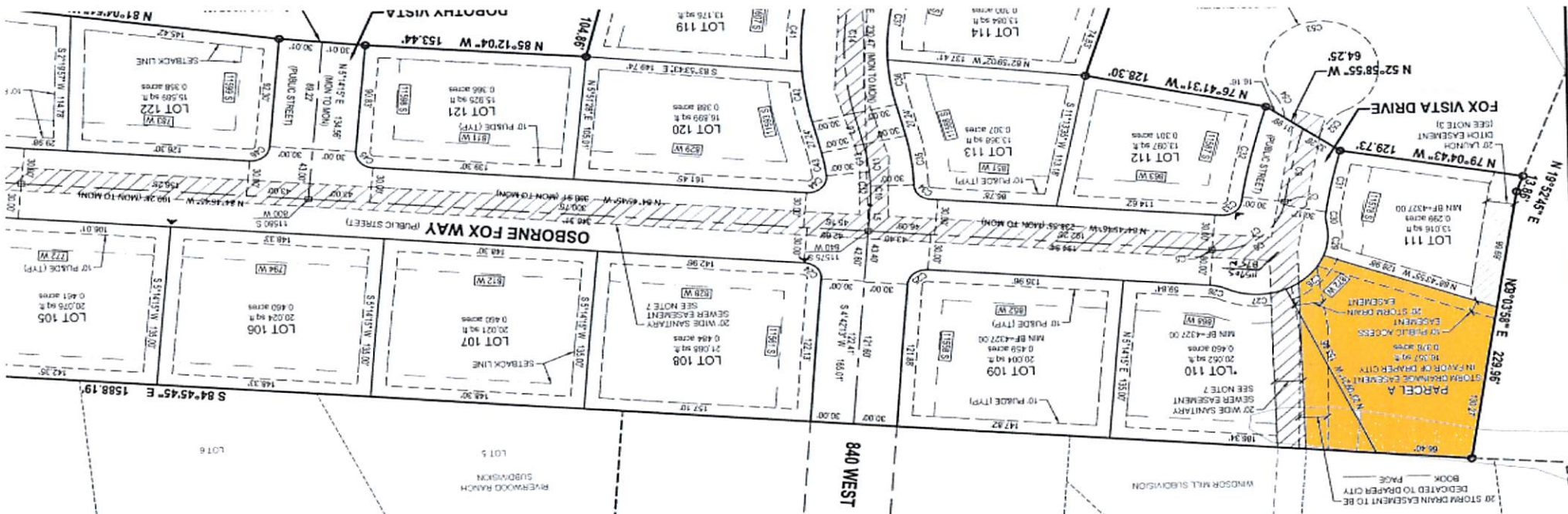
PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
 PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

FOX LANDING PHASE 1 SUBDIVISION

FOX LANDING PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
DECEMBER 2015

STATE OF UTAH
County of Salt Lake
On the 30 day of November A.D. 2016
I, Derek Wright
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/She/They signed the Owner's Declaration
in number, 686105, duly and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES 12-15-19
RESIDING IN Salt Lake COUNTY
Brian Rammell Notary Public
#686105

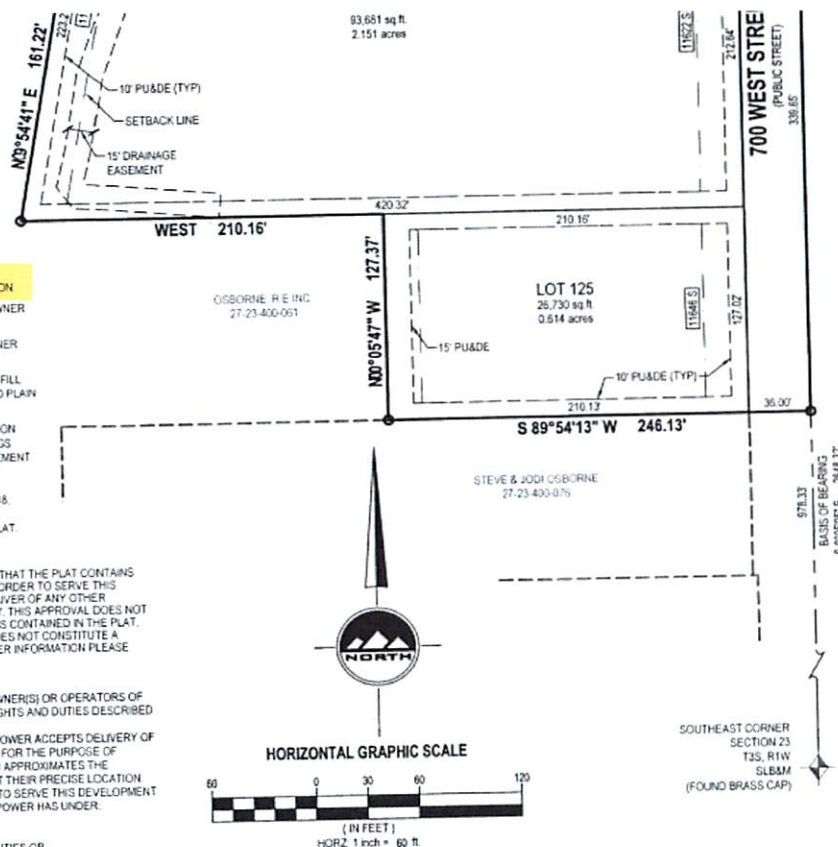


- NOTE**
1. PARCEL 'A' TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION
 2. TAIL WATER DITCH TO BE OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER OF LOT 124.
 3. LAUNCH TRENCH TO BE OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER LOT 111.
 4. LOTS DESIGNATED WITH AN "*" WILL REQUIRE A LETTER OF MAP REVISION FILL (LOWRFF) TO CERTIFY LOTS ARE CONSTRUCTED ABOVE THE 100 YR FLOOD PLAIN ELEVATION.
 5. 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.
 6. LOT 101 SHALL FRONT ONTO OSBORNE FOX WAY.
 7. 20' WIDE SANITARY SEWER EASEMENT RECORDED AS ENTRY NO. 12176818, BOOK 10382, PAGE 496-498. PORTIONS OF EASEMENT LOCATED WITHIN DEDICATED ROADWAYS TO BE VACATED UPON RECORDATION OF THIS PLAT.

QUESTAR NOTE
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTES

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - 2.3. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - 2.4. ANY OTHER PROVISION OF LAW



LAYTON

SHEET 1 OF 1

SURVEY RECORDING DATA

Pre-construction Rep.

OWNER'S DEDICATION

Known all men by these presents that I/we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and name said plat.

FOX LANDING PHASE 1 SUBDIVISION

and do hereby dedicate, grant and convey to Draper City, Utah, (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, (3) those parcels designated as public open space, parks, trail or easements, or of similar designation.

In witness whereof I/we have hereunto set our hand(s) this 30 day of December A.D., 20 15

By Derek Wright Derek Wright
By Ronald G. Osborne Beckie F. Osborne

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the 30 day of December A.D., 20 15, personally appeared before me Derek Wright, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the manager of Fox Landing, LLC, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the 30 day of December A.D., 20 15, personally appeared before me Derek Wright, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a manager of Fox Landing, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 12-15-19 RESIDING IN Salt Lake COUNTY.

Brian Rammell Comm # 686105

FOX LANDING