

Weber County Roll-Back Tax

Statement of Tax Due and Lien



W3018296

Original County Parcel Number: 220060037
 Acres Withdrawn: 163.6000
 Owner(s) / Applicant(s) of Record: EDEN HEIGHTS LLC
 Mailing Address: 6385 S RAINBOW BLVD STE 120
 LAS VEGAS NV 891183201

EH 3018296 PG 1 OF 3
 LEANN H KILTS, WEBER COUNTY RECORDER
 22-NOV-19 11:35 AM FEE \$1.00 DEP DC
 REC FOR: WEBER COUNTY ASSESSOR

New County Parcel Number: 220060022 New Owner(s) of Record: BROADMOUTH INVESTMENTS LLC

Calculation of Roll-Back Tax

Tax Year	Market Value Per Acre	Total Taxable Value	Tax Area	Tax Rate	Total Market Tax	FAA Value Per Acre	FAA Tax Paid	ROLLBACK TAX DUE
2019	10,000	1,636,000	28	.012042	19,700.71	12	23.64	19,677.07
2018	10,000	1,636,000	28	.012042	19,700.71	13	25.61	19,675.10
2017	10,000	1,636,000	28	.012224	19,998.46	14	28.00	19,970.46
2016	10,000	1,636,000	317	.012385	20,261.86	14	28.37	20,233.49
2015	10,000	1,636,000	317	.012514	20,472.90	14	28.66	20,444.24
Total Roll-back Tax Due								\$100,000.36

On 14-MAY-2019 the above described property became subject to Roll-back Tax in accordance with Utah Code Annotated 59-2-506. Should the tax issued herein not be paid within 30 days hereof, the tax shall be considered delinquent and will begin to accrue interest.

To ensure the tax due is not filed as a lien against the respective legal description with the County Recorder, please pay the entire tax due no later than: 14-JUN-2019

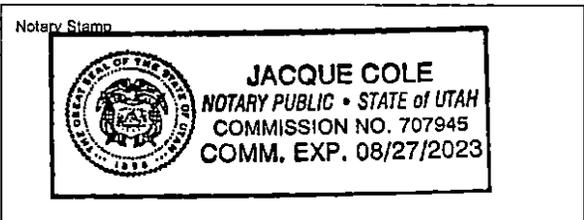
If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the County Clerk/Auditor no later than 45 days after receipt of this notice. The market/taxable value and amount of rollback tax imposed is not appealable. The only matters which may be appealed are a challenge to the mathematical computation or a challenge to the withdrawal of the land from FAA (greenbelt).

Recorded as a Lien:

Dated: 11-22-19

Angela Hill
 County Assessor

Jacque Cole
 Notary Public



Account 2694

Serial Number: 220060022 Acres: 260.6 Desc Chg: 01-FEB-2019

11 BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 7
 12 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING
 13 THENCE NORTH 88D07'25" WEST ALONG THE SECTION LINE (RECORDED
 14 NORTH 88D07'05" WEST), A DISTANCE OF 2654.01 FEET TO THE SOUTH
 15 QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89D13'05" WEST
 16 ALONG THE SECTION LINE 156.86 FEET TO THE SOUTHEAST CORNER OF
 17 THE SNOWFLAKE SUBDIVISION NO. 2 AS RECORDED WITH ENTRY NO.
 18 1342554 IN BOOK 39 AT PAGE 79 IN THE WEBER COUNTY RECORDER'S
 19 OFFICE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SNOWFLAKE
 20 SUBDIVISION NO. 2 THE FOLLOWING NINE (9) COURSES: THENCE NORTH
 21 33D21'37" EAST 448.00 FEET; THENCE NORTH 28D47'14" EAST 212.18
 22 FEET; THENCE NORTH 07D18'56" EAST 174.75 FEET; THENCE NORTH
 23 01D02'19" EAST 93.65 FEET; THENCE NORTH 43D57'41" WEST 91.06
 24 FEET; THENCE NORTH 46D02'19" EAST 60.00 FEET TO A POINT ON A
 25 271.42 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE
 26 NORTHWESTERLY 16.70 FEET ALONG THE ARC OF SAID NON-TANGENT
 27 CURVE THROUGH A CENTRAL ANGLE OF 03D31'28" (WHICH LONG CHORD
 28 BEARS NORTH 45D43'23" WEST 16.70 FEET); THENCE NORTH 17D29'55"
 29 EAST 205.94 FEET; THENCE NORTH 00D35'18" EAST 175.36 FEET TO
 30 THE SOUTH LINE OF COTTONWOOD CREEK SUBDIVISION AS RECORDED
 31 WITH ENTRY NO. 2488394 IN BOOK 71 AT PAGE 48 IN THE WEBER
 32 COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH, EAST AND
 33 NORTH LINES OF SAID COTTONWOOD CREEK SUBDIVISION THE FOLLOWING
 34 THREE (3) COURSES: THENCE SOUTH 88D07'09" EAST (RECORD=SOUTH
 35 88D08'07" EAST) 1086.82 FEET TO A FOUND 3/4" REBAR; THENCE
 36 NORTH 00D26'45" EAST (RECORD=NORTH 00D24'29" EAST) 662.47
 37 FEET; THENCE NORTH 88D13'53" WEST (RECORD=NORTH 88D12'39"
 38 WEST) 1068.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POWDER
 39 MOUNTAIN ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE
 40 THE FOLLOWING TWO (2) COURSES: THENCE NORTHEASTERLY 122.33
 41 FEET ALONG THE ARC OF A 10,870.94 FOOT RADIUS CURVE TO THE
 42 RIGHT THROUGH A CENTRAL ANGLE OF 00D38'41" (WHICH LONG CHORD
 43 BEARS NORTH 42D24'59" EAST 122.33 FEET); THENCE NORTH
 44 45D15'31" EAST 242.89 FEET; THENCE NORTH 3032.47 FEET TO THE
 45 NORTH LINE OF SAID SECTION 15; THENCE SOUTH 88D36'40" EAST
 46 ALONG SAID NORTH LINE 2162.87 FEET TO THE NORTHEAST CORNER OF
 47 SAID SECTION 15; THENCE SOUTH 00D20'13" WEST ALONG THE EAST
 48 LINE OF SAID SECTION 15, A DISTANCE OF 2643.61 FEET TO THE
 49 EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00D26'00"
 50 WEST ALONG SAID EAST LINE 2656.86 FEET TO THE POINT OF
 51 BEGINNING. CONTAINS 11,373,432 SQUARE FEET OR 261.10 ACRES.
 52 LESS AND EXCEPTING THEREFROM THE FOLLOWING: ALL OF THE
 53 SNOWFLAKE SUBDIVISION PHASE 3, OPEN SPACE, WEBER COUNTY, UTAH.
 54 LESS AND EXCEPTING: A STRIP OF LAND 100 FEET WIDE LYING
 55 50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE TO
 56 BE USED AS A PUBLIC THOROUGHFARE; SAID STRIP OF LAND BEING A

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57 PART OF SECTION 1, 11, 12, 14, 15, AND 22, TOWNSHIP 7 NORTH,
 58 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE
 59 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE
 60 CENTERLINE OF AN EXISTING ROAD BEING 3100 FEET, MORE OR LESS,
 61 WEST AND 400 FEET, MORE OR LESS, SOUTH FROM THE NORTHEAST
 62 CORNER OF SAID SECTION 22; THENCE NORTHEASTERLY ALONG THE
 63 CENTERLINE OF THE EXISTING ROAD 6250 FEET, MORE OR LESS, TO A
 64 POINT ON THE EAST LINE OF SAID SECTION 15; SAID POINT BEING
 65 955 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF SAID
 66 SECTION 15; THENCE NORTHEASTERLY ALONG THE CENTERLINE EXISTING
 67 ROAD 3010 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID
 68 SECTION 14; SAID POINT BEING WEST 2500 FEET, MORE OR LESS,
 69 FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE
 70 NORTHEASTERLY ALONG THE CENTERLINE OF THE EXISTING ROAD 2780
 71 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID
 72 SECTION 11; SAID POINT BEING 1255 FEET, MORE OR LESS, NORTH OF
 73 THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE BEGINNING AT A
 74 POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID
 75 SECTION 12; SAID POINT BEING 2170 FEET SOUTH OF THE NORTH
 76 QUARTER CORNER OF SAID SECTION 12; THENCE NORTHEASTERLY ALONG
 77 THE CENTER LINE OF THE EXISTING ROAD 2630 FEET, MORE OR LESS,
 78 TO A POINT ON THE NORTH LINE OF SAID SECTION 12; THENCE
 79 NORTHEASTERLY 2210 FEET; THENCE NORTHWESTERLY ALONG THE CENTER
 80 LINE OF THE EXISTING ROAD 3460 FEET, MORE OR LESS, TO A POINT
 81 1300 FEET AND WEST 600 FEET FROM THE NORTHEAST CORNER OF THE
 82 NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHEASTERLY 2500
 83 FEET, MORE OR LESS, TO A POINT SOUTH 200 FEET AND WEST 1400
 84 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1.

85 EXCEPT SNOWFLAKE SUBDIVISION NO. 2 (BOOK 39 PAGE 79).

86 LESS AND EXCEPTING: PART OF THE SOUTHEAST QUARTER OF
 87 SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE &
 88 MERIDIAN, US SURVEY BETTER DESCRIBED AS FOLLOWS: BEGINNING AT
 89 A POINT THAT FALLS NORTH 00D26'18" EAST 691.66 FEET ALONG THE
 90 SECTION LINE AND NORTH 89D47'26" WEST 142.38 FEET FROM THE
 91 BRASS MONUMENT LOCATING AT THE SOUTHEAST CORNER OF SAID
 92 SECTION 15, BASIS OF BEARING BEING THAT OF NAD 83 UTAH NORTH
 93 STATE PLANE GRID BETWEEN THE SAID SOUTHEAST CORNER AND THE
 94 EAST QUARTER CORNER OF SECTION 15 AND RUNNING THENCE SOUTH
 95 87D30'30" WEST 56.03 FEET THENCE NORTH 88D08'24" WEST 91.67
 96 FEET, THENCE NORTH 00D12'34" EAST 147.60 FEET, THENCE SOUTH
 97 89D47'26" EAST 147.60 FEET THENCE SOUTH 00D12'34" WEST 147.60
 98 FEET TO THE POINT OF BEGINNING. CONTAINS 0.50 ACRES.

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100 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN
 101 AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS
 102 CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]