

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

Farmland Assessment Act
UCA 59-2-501 to 515
Form TC-582

Owner
PENELOPE ROSE LLC
732 E NORTHCREST DR
SALT LAKE CITY, UT 84013

Date of Application
12/11/2018

Property identification numbers and complete legal description (additional pages if necessary)

Account Number: R031265

Parcel Number: 0502700029

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN TOOELE COUNTY, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND THE WESTERLY LINE OF A STANSBURY PARK IMPROVEMENT DISTRICT PARCEL, RECORDED AS ENTRY NO. 335721; SAID POINT BEING SOUTH 89° 42' 06" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 874.07 FEET, (BASIS OF BEARING SOUTH 89° 42' 06" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.) FROM THE TOOELE COUNTY DEPENDANT RESURVEY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 9 AND RUNNING THENCE SOUTH 61° 06' 15" WEST ALONG THE BOUNDARY OF SAID STANSBURY PARK IMPROVEMENT PARCEL, A DISTANCE OF 210.46 FEET THENCE SOUTH 88° 55' 22" WEST, A DISTANCE OF 258.09 FEET; THAT PORTION OF THE FOLLOWING DESCRIPTION (AS DEEDED IN ENTRY# 306722) LOCATED IN SEC 9, T2S, R4W: BEG AT THE 1/4 COR (STONE AND TACK) COMMON TO SEC 9 AND 16, T2S, R4W, SLB&M, TOOELE COUNTY UTAH: BEG AT A PT WH IS N 89°55'05" E 786.11 FT FR SD 1/4 COR AND TRAVERSING TH AS FOLLOWS: S 63°08'03" W 1244.10 FT; TH N 00°49'06" W 469.42 FT; TH S 88°55'23" W 986.35 FT; THE N 00°50'04" E 109.12 FT; TH N 01°25'00" E 963.87 FT; TH S 86°01'48" E 868.28 FT; TH S 70°17'32" E 88.69 FT; TH S 33°37'23" E 149.32 FT; TH S 56°09'08" E 65.71 FT; TH N 88°45'16" E 76.43 FT; TH S 39°11'20" E 82.68 FT; TH S 75°21'52" E 130.26 FT; TH N 74°38'59" E 177.05 FT; TH S 82°31'34" E 136.98 FT; TH N 23°27'51" E 58.58 FT; TH N 83°16'33" E 19.77 FT; TH S 42°34'35" E 106.22 FT; TH N 58°27'59" E 146.33 FT; TH S 79°45'45" E 69.54 FT; TH S 28°27'29" E 312.12 FT; TH S 81°18'57" E 96.26 FT; TH S 41°37'01" E 308.95 FT; TH LEAVING THE SOUTH LI OF SD KENNECOTT PROPERTY S 63°08'03" W 367.65 FT TO THE POB. -----
-- TOG/ W A 25 FT WIDE EASEMENT FOR INGRESS AND EGRESS, 12.5 FT ON EACH SIDE OF SD CENTER LI DESCRIPTION. ---
BEG AT A PT THAT LIES N 89°56'12" E A DISTANCE OF 786.11 FT M/L TO AN EXISTING FENCE LI AND ALG SD FENCE LI S 63°08'03" W A DISTANCE OF 1231.46 FT FR THE N 1/4 COR OF SEC 16, T2S, R4W, SLB&M; TH S 26°51'57" E A DISTANCE OF 120.81 FT; TH N 62°47'46" E A DISTANCE OF 32.89 FT M/L TO THE CENTER LI OF A EXISTING DEDICATED PUBLIC ST (PORTER WAY A 60 FT WIDE ROAD).----- TOG/W THE FOLLOWING R/W FOR INGRESS AND EGRESS: COM AT A PT ON THE S'LY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY AND RUN IN A S'LY DIRECTION TO A PT ON THE N R/W LI OF HWY 40, SD R/W TO BE 25.00 FT IN WIDTH. ----- EXCEPTING THEREFROM, ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING N OF THE S LI OF MILL CREEK OR DITCH, AS SD SAME MAY BE FOUND TO INTERESECT THE HEREIN DESCRIBED PROPERTY.---LESS 1.332 AC TO 5-27-22 ENTRY #335721. BALANCE OF 5-27-4 AFTER 5-27-22 (ENTRY# 335721) FOR 2010 YEAR. 38.37 AC---- LESS 16.9 AC TO 5-27-28 ENTRY #380004. BALANCE OF 5-27-23 AFTER 5-27-28 (ENTRY #380004) FOR 2014 YEAR. 21.47 AC

Account Number: R029635

Parcel Number: 0503400073

BEG AT A PT S 89°42'13" W 711.76 FT AND S 0°17'47" E 756.85 FT FR THE S 1/4 COR OF SEC 9, T2S, R4W, SLB&M; SD PT ALSO BEING A PT ON A FENCE AND RUN TH ALG SD FENCE N 00°49'35" W 661.84 FT; TH N 88°56'30" E 386.99 FT; TH S 00°47'59" E 469.42 FT; TH S 63°04'13" W 33.63 FT; THE S 62°29'35" W 399.07 FT TO THE POB. OUT OF 5-34-22 FOR 2009 YEAR. 5.02 AC

Account Number: R031266
Parcel Number: 0503400081

THAT PORTION OF THE FOLLOWING DESCRIPTION LOCATED IN SEC 16 AS DEEDED IN ENTRY #306722: BEG AT THE 1/4 COR (STONE AND TACK) COMMON TO SEC 9 AND 16, T2S, R4W, SLB&M, TOOELE COUNTY UTAH: BEG AT A PT WH IS N 89°55'05" E 786.11 FT FR SD 1/4 COR AND TRAVERSING TH AS FOLLOWS: S 63°08'03" W 1244.10 FT: TH N 00°49'06" W 469.42 FT; TH S 88°55'23" W 986.35 FT; THE N 00°50'04" E 109.12 FT; TH N 01°25'00" E 963.87 FT; TH S 86°01'48" E 868.28 FT; TH S 70°17'32" E 88.69 FT; TH S 33°37'23" E 149.32 FT; TH S 56°09'08" E 65.71 FT; TH N 88°45'16" E 76.43 FT; TH S 39°11'20" E 82.68 FT; TH S 75°21'52" E 130.26 FT; TH N 74°38'59" E 177.05 FT; TH S 82°31'34" E 136.98 FT; TH N 23°27'51" E 58.58 FT; TH N 83°16'33" E 19.77 FT; TH S 42°34'35" E 106.22 FT; TH N 58°27'59" E 146.33 FT; TH S 79°45'45" E 69.54 FT; TH S 28°27'29" E 312.12 FT; TH S 81°18'57" E 96.26 FT; TH S 41°37'01" E 308.95 FT; TH LEAVING THE SOUTH LI OF SD KENNECOTT PROPERTY S 63°08'03" W 367.65 FT TO THE POB. ----- TOG WITH A 25 FT WIDE EASEMENT FOR INGRESS AND EGRESS, 12.5 FT ON EACH SIDE OF SD CENTER LI DESCRIPTION. --- BEG AT A PT THAT LIES N 89°56'12" E A DISTANCE OF 786.11 FT M/L TO AN EXISTING FENCE LI AND ALG SD FENCE LI S 63°08'03" W A DISTANCE OF 1231.46 FT FR THE N 1/4 COR OF SEC 16, T2S, R4W, SLB&M; TH S 26°51'57" E A DISTANCE OF 120.81 FT; TH N 62°47'46" E A DISTANCE OF 32.89 FT M/L TO THE CENTER LI OF A EXISTING DEDICATED PUBLIC ST (PORTER WAY A 60 FT WIDE ROAD).----- TOG/W THE FOLLOWING R/W FOR INGRESS AND EGRESS: COM AT A PT ON THE S'LY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY AND RUN IN A S'LY DIRECTION TO A PT ON THE N R/W LI OF HWY 40, SD R/W TO BE 25.00 FT IN WIDTH. ----- EXCEPTING THEREFROM, ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING N OF THE S LI OF MILL CREEK OR DITCH, AS SD SAME MAY BE FOUND TO INTERESECT THE HEREIN DESCRIBED PROPERTY. LESS THAT PORTION WHICH LIES IN SECTION 16 OF QCD ENTRY# 335721 (0.61 AC) TO STANSBURY PARK IMPROVEMENT DISTRICT. BALANCE OF 5-34-20 AFTER 5-34-76 FOR 2010 YEAR. 8.76 AC-----LESS 0.83 ACRES TO 5-27-28 ENTRY #380004. BALANCE OF 5-34-77 AFTER 5-27-28 (ENTRY #380004) FOR 2014 YEAR. 7.93 AC

Account Number: R032766
Parcel Number: 0503400089

THAT PORTION OF THE W 1/2 OF SEC 16, T2S, R4W, LYING N OF S R/W LI OF HWY 138 ---LESS: COM AT THE SE COR OF THE NW 1/4 OF SEC 16, TH N 89°55' W 20 RDS; TH N 1°05'2 160 RDS, TH S 89°55' E 20 RDS, TH S 1°05' E 160 RDS TO BEG. ---LESS 5-34-16. ---LESS 0.80 AC DEEDED TO DELAUN BLAKE 320/384. ---LESS 53.87 AC DEEDED TO CHARLES WARR 326/322-23. ---LESS 1.5 AC TO 5-34-27 FOR 2002 YEAR. ---LESS 0.01 AC DEEDED TO PARCEL 9 PUD COMM PH 1 (922/259) BALANCE DESCRIPTION OF 5-34-28 FOR 2005 YEAR.---LESS 2.62 AC TO 5-34-53. BALANCE OF 5-34-29 AFTER 5-34-53 FOR 2007 YEAR.---LESS 4.8 AC TO 5-34-58. BALANCE OF 5-34-54 AFTER 5-34-58 FOR 2007 YEAR. ----LESS 1.18 AC TO STARSIDE PH 2 - PARCEL 9 PUD. BALANCE OF 5-34-60 FOR 2008 YEAR. 77.88 AC---LESS 0.27 AC TO STANSBURY PARK IMPROVEMENT DISTRICT. --- TOGETHER WITH: A STRIP OF LAND 20 FEET IN WIDTH SITUATED IN THE NORTHEAST QUARTER OF SECTION 17 AND NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WARR FAMILY PROPERTIES PARCEL RECORDED AS ENTRY NO. 200287 SAID POINT BEING NORTH 0°23'31" WEST, ALONG THE SECTION LINE, 880.84 FEET, AND NORTH 89°36'29" EAST, 16.02 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 26°49'40" EAST, 19.96 FEET, THENCE SOUTH 62°26'59" WEST, 198.56 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET TO AFORESAID WARR PARCEL; THENCE NORTH 62°26'59" EAST ALONG SAID WARR PARCEL, 180.57 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE NORTH 62°34'10" EAST, 17.98 FEET TO THE POINT OF BEGINNING. CONTAINS: 3,971 SF OR 0.091 ACRES---SUBJECT TO: A STRIP OF LAND 20.00 FEET IN WIDTH SITUATED IN THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. LOCATED IN. TOOELE COUNTY, STATE OF UTAH, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°23'31" WEST, ALONG THE SECTION LINE, 626.15 FEET AND SOUTH 89°36'29" WEST, 79.07 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 62°44'32" EAST, 198.55 FEET; THENCE SOUTH 26°49'40" EAST, 20.00 FEET; THENCE SOUTH 62°44'32" WEST, 198.55 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET, TO THE POINT OF BEGINNING. CONTAINS: 3,971 SQUARE FEET, OR 0.091 ACRES. BALANCE OF 5-34-63 AFTER 5-35-28 FOR 2012 YEAR. 77.61 AC---LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL LOCATED IN TOOELE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°42'06" WEST ALONG THE NORTH SECTION LINE OF SAID SECTION A DISTANCE OF 659.22 FEET AND SOUTH 0°17'54" EAST, PERPENDICULAR TO SAID SECTION LINE A DISTANCE OF 831.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY LINE OF STARSIDE PHASE 2, PARCEL 9 P.U.D. PER ENTRY NO. 283256; THENCE ALONG THE BOUNDARY LINE AND EXTENSION THEREOF OF SAID SUBDIVISION

THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 26°43'09" EAST 334.32 FEET; 2) SOUTH 14°36'35" WEST ALONG SAID BOUNDARY LINE AND THE EXTENSION THEREOF 711.24 FEET; THENCE SOUTH 30°22'18" EAST 687.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 138, A PUBLIC ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 63°21'12" WEST 372.99 FEET; THENCE NORTH 30°14'40" WEST 596.31 FEET; THENCE NORTH 85°50'46" WEST 113.66 FEET; THENCE NORTH 78°28'14" WEST 472.92 FEET; THENCE NORTH 30°36'02" WEST 611.18 FEET; THENCE NORTH 62°34'10" EAST 1212.48 FEET; THENCE SOUTH 27°10'09" EAST 18.75 FEET; THENCE NORTH 62°46'14" EAST 133.38 FEET TO THE POINT OF BEGINNING. BALANCE OF 5-34-78 AFTER 5-34-86 (ENTRY #422836) FOR 2016 YEAR. 48.51 AC-----LESS 8.40 AC TO WILD HORSE RANCH SUBDIVISION PH 1 (ENTRY # 427785). BALANCE OF 5-34-87 AFTER WILD HORSE RANCH SUBDIVISION PH 1 (19-39) FOR 2017 YEAR. 40.11 AC-----LESS 4.92 AC TO WILD HORSE RANCH SUBDIVISION PHASE 2 (ENTRY 427786) BLANCE OF 5-34-88 AFTER WILD HORSE RANCH SUBDIVISION PH 2 (19-40) FOR 2017 YEAR. 35.19 AC

Account Number: R025796
Parcel Number: 0503500024

BEG AT THE E1/4 COR OF SEC 17, T2S, R4W, SLB&M; TH NLY ALG SEC LI 322.56 FT TO THE S LI OF PARCEL 9, PUD COMMERCIAL PH 1; TH S 62°34'10" W 1084.82 FT ALG S LI OF SD PUD; TH S 30°06'40" E 1163.07 FT TO THE N LI OF HWY 40-50; TH NELY ALG THE N LI OF HWY 40-50 TO THE E LI OF SEC 17; TH NLY ALG SD SEC LI 951.82 FT, M/L TO POB. BALANCE DESC OF 5-35-3 (AFTER 14-91) FOR 2005 YEAR.

Account Number: R030928
Parcel Number: 0503500029

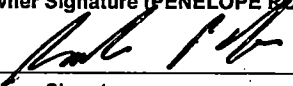
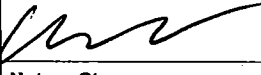
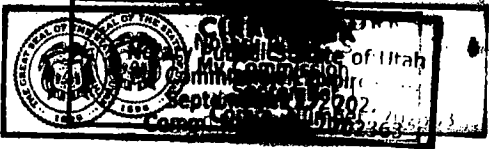
BEG S ALG THE SEC LI 1740.57 FT FR THE NE COR OF SEC 17, T2S, R4W, SLB&M; RUN TH S 62°34'10" W 220.83 FT; TH S 26°49'40" E 441.95 FT M/L TO THE E SEC LI OF SD SEC 17; TH N ALG SD SEC LI 496.13 FT TO POB. BALANCE DESC OF 5-35-3 (AFTER 14-91) FOR 2005 YEAR.---LESS 0.568 AC TO STANSBURY PARK IMPROVEMENT DISTRICT. ---TOGETHER WITH: A STRIP OF LAND 20 FEET IN WIDTH SITUATED IN THE NORTHEAST QUARTER OF SECTION 17 AND NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE WARR FAMILY PROPERTIES PARCEL RECORDED AS ENTRY NO. 200287 SAID POINT BEING NORTH 0°23'31" WEST, ALONG THE SECTION LINE, 880.84 FEET, AND NORTH 89°36'29" EAST, 16.02 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 26°49'40" EAST, 19.96 FEET, THENCE SOUTH 62°26'59" WEST, 198.56 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET TO AFORESAID WARR PARCEL; THENCE NORTH 62°26'59" EAST ALONG SAID WARR PARCEL, 180.57 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE NORTH 62°34'10" EAST, 17.98 FEET TO THE POINT OF BEGINNING. CONTAINS: 3,971 SF OR 0.091 ACRESSUBJECT TO: A STRIP OF LAND 20.00 FEET IN WIDTH SITUATED IN THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. LOCATED IN. TOOELE COUNTY, STATE OF UTAH, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT NORTH 00°23'31" WEST; ALONG THE SECTION LINE, 626.15 FEET AND SOUTH 89°36'29" WEST, 79.07 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 62°44'32" EAST, 198.55 FEET; THENCE SOUTH 26°49'40" EAST, 20.00 FEET; THENCE SOUTH 62°44'32" WEST, 198.55 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET, TO THE POINT OF BEGINNING. BALANCE OF 5-35-23 AFTER 5-35-28 FOR 2012 YEAR. 0.552 AC

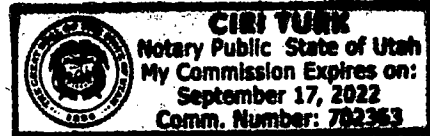
Certification

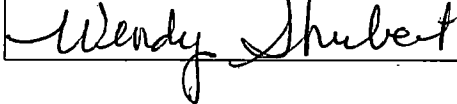
Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 59-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

Owner Signature (PENELOPE ROSE LLC) X 	Date 1/18/2019
Notary Signature 	Date Subscribed and Sworn Before Me 18 th of January 2019
Notary Stamp 	



County Assessor Signature (Subject to review) 	Date 4-3-19
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