



W2685468

EH 2685468 PG 1 OF 5
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-MAY-14 11:11 AM FEE \$22.00 DEP SEC
REC FOR: FRANK BLAIR

**Application for Assessment and
Taxation of Agricultural Land**
UCA 59-2-501 to 515

Account Number: 160

Change Date: 31-JAN-2014

Owner and Lessee Information

Owner's Name: FRANK S BLAIR FAMILY LTD PARTNERSHIP
Mailing Address: 2731 SKYVIEW DR
City, State: LAYTON UT Zip: 840402746

Lessee's Name: Mark Hodson
Mailing Address: 499 S. 1200W
City, State: Marriott Spokeville UT Zip: 84404

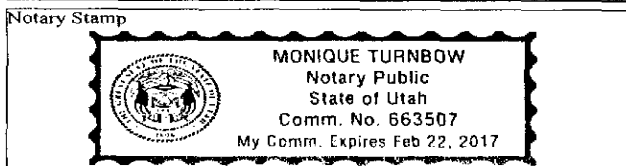
Property Information

Total Acres: 53.86
Serial Numbers: 150310020 ✓ 5000
Legal Description: SEE ATTACHED

Certification

Read the following and sign below. Signature(s) must be notarized.

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 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 co-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.



Owner X Frank Blair Ltd Date 5/1/14
Owner X Frank Blair Date 5/1/14
Owner X _____ Date _____
Owner X _____ Date _____

Date Subscribed and Sworn 1st of May 2014
Monique Turnbow
Notary Signature X

County Assessor Signature X Angela Hill Date 5-2-14

Owner X _____ Date _____
Owner X _____ Date _____
Owner X _____ Date _____

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Serial Number: 150310020 Acres: 53.86 Desc Chg: 31-JAN-2014

11 PART OF THE WEST HALF OF SECTION 12, AND NORTHEAST QUARTER OF
 12 SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
 13 MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 264 FEET NORTH
 14 791.78 FEET EAST AND 235.12 FEET NORTH OF THE SOUTHWEST CORNER
 15 OF THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION
 16 12, RUNNING THENCE NORTH 15D11'13" WEST 246.99 FEET, THENCE
 17 NORTH 11D20'19" WEST 359.58 FEET, THENCE NORTH 03D41'34" EAST
 18 766.47 FEET, THENCE SOUTH 87D48'20" EAST 439.91 FEET, THENCE
 19 NORTH 83D28'28" EAST 347.29 FEET, THENCE NORTH 1010 FEET, MORE
 20 OR LESS, THENCE NORTH 89D45' WEST ALONG SAID LINE 1573.78
 21 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE INTERSTATE
 22 HIGHWAY, THENCE SOUTH 1D15' WEST ALONG SAID HIGHWAY 64 FEET,
 23 MORE OR LESS, THENCE SOUTH 1D12' EAST ALONG SAID HIGHWAY
 24 500.04 FEET, MORE OR LESS, THENCE SOUTH 2D11' EAST ALONG SAID
 25 HIGHWAY 592 FEET, MORE OR LESS, TO A POINT 28 RODS NORTH OF
 26 THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11,
 27 THENCE EAST 25 FEET TO THE QUARTER SECTION LINE, THENCE SOUTH
 28 ALONG SAID SECTION LINE TO THE EASTERLY RIGHT OF WAY OF
 29 INTERSTATE 15, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO THE
 30 NORTH RIGHT OF WAY OF PIONEER ROAD, THENCE EASTERLY ALONG SAID
 31 NORTHERLY LINE TO A POINT SOUTH OF BEGINNING, THENCE NORTH TO
 32 THE POINT OF BEGINNING.

33 EXCEPT THOSE PORTIONS THEROF CONVEYED, IN FEE SIMPLE TO
 34 STATE ROAD COMMISSION OF UTAH FOR HIGHWAY.

35 ALSO EXCEPTING: E# 2451320 PARCEL OF LAND IN FEE FOR THE
 36 CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS
 37 AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER
 38 F-3432 (2) 1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12,
 39 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND
 40 SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND
 41 RECORDED AS ENTRY 1637939, BOOK 2013 PAGE 315 AT THE WEBER
 42 COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS
 43 FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE
 44 OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 1882.39
 45 FEET ALONG THE SECTION LINE AND EAST 435.22 FEET FROM THE
 46 SOUTHWEST CORNER OF SAID SECTION 12 (BASIS OF BEARING NORTH
 47 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST
 48 CORNER OF SAID SECTION 12); THENCE NORTH 34D41'23" EAST 138.54
 49 FEET, THENCE NORTH 89D31'51" EAST 87.84 FEET, THENCE NORTH
 50 42D53'15" EAST 125.28 FEET TO THE GRANTORS EAST BOUNDARY LINE,
 51 THENCE SOUTH 15D11'13" EAST 231.85 FEET ALONG SAID GRANTORS
 52 EAST BOUNDARY LINE, THENCE SOUTH 00D34'25" WEST 141.20 FEET
 53 ALONG SAID GRANTORS EAST BOUNDARY LINE TO THE NORTH RIGHT OF
 54 WAY LINE OF 400 NORTH STREET, THENCE NORTHWESTERLY 243.00 FEET

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55 ALONG A NON-TANGENT CURVE TO THE RIGHT (RADIUS 748.51 FEET,
 56 CHORD BEARING NORTH 64D36'37" WEST, CHORD 241.94 FEET) ALONG
 57 SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH
 58 59D25'13" WEST 107.68 ALONG SAID NORTH RIGHT OF WAY LINE OF
 59 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 61522
 60 SQUARE FEET OR 1412 ACRES MORE OR LESS.

61 ALSO EXCEPTING : E#2451319 PARCEL OF LAND IN FEE FOR THE
 62 CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS
 63 AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER
 64 F-3432(2)1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12 AND
 65 THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2
 66 WEST, SALT LAKE BASE & MERIDIAN, AND SAID PARCEL BEING A
 67 PORTION OF AN ENTIRE TRACT OF LAND AS RECORDED AS ENTRY
 68 1637939, BOOK 2013, PAGE 315 AT THE WEBER COUNTY RECORDERS
 69 OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A
 70 UDOT RIGHT OF WAY MONUMENT, SAID POINT ALSO BEING AT A POINT
 71 ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING
 72 NORTH 00D12'35" WEST 2052.75 FEET ALONG THE SECTION LINE AND
 73 WEST 11.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12,
 74 (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST
 75 CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE
 76 NORTH 05D27'49" WEST 163.45 FEET ALONG A MONUMENTED LINE TO A
 77 UDOT RIGHT OF WAY MONUMENT; THENCE NORTH 09D14'45" WEST 240.89
 78 FEET ALONG A MONUMENTED LINE TO A UDOT RIGHT OF WAY MONUMENT,
 79 THENCE NORTH 05D58'24" WEST 158.98 FEET ALONG A MONUMENTED
 80 LINE TO THE CENTERLINE OF FOUR MILE CREEK, THENCE ALONG THE
 81 CENTERLINE OF SAID FOUR MILE CREEK THE FOLLOWING 11 COURSES:
 82 SOUTH 57D39'20" EAST 19.27 FEET, SOUTH 23D05'37" EAST 165.81
 83 FEET, SOUTH 01D00'51" WEST 143.31 FEET, SOUTH 21D11'53" EAST
 84 119.49 FEET TO A CURVE TO THE LEFT, EASTERLY 45.96 FEET ALONG
 85 SAID CURVE (RADIUS 25.00 FEET, CHORD BEARING SOUTH 73D52'07"
 86 EAST, CHORD 39.76 FEET, TANGENT 32.78 FEET); NORTH 53D27'39"
 87 EAST 60.37 FEET TO THE CURVE TO THE RIGHT, EASTERLY 100.23
 88 FEET ALONG SAID CURVE (RADIUS 90.00 FEET, CHORD BEARING NORTH
 89 85D21'50" EAST , CHORD 95.13 FEET, TANGENT 56.03 FEET) SOUTH
 90 62D43'59" EAST 99.96 FEET, SOUTH 56D06'57" EAST 39.43 FEET,
 91 SOUTH 33D24'01" EAST 165.91 FEET SOUTH 34D41'23" WEST 115.73
 92 FEET TO A NON TANGENT CURVE TO THE RIGHT ON THE NORTH RIGHT OF
 93 WAY LINE OF 400 NORTH STREET, THENCE WESTERLY 350.38 FEET
 94 ALONG SAID CURVE (RADIUS 878.53 FEET, CHORD BEARING NORTH
 95 69D53'03" WEST, CHORD 348.06 FEET) ALONG SAID RIGHT OF WAY
 96 LINE OF 400 NORTH STREET, THENCE NORTH 81D18'35" WEST 53.52
 97 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO
 98 THE POINT OF BEGINNING. CONTAINING 100566 SQUARE FEET 2.309

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99 ACRES MORE OR LESS.

100 EXCEPT: PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 6
 101 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, IN
 102 WEBER COUNTY, UTAH. BEGINNING AT AN EXISTING BOUNDARY LINE
 103 FENCE CORNER LOCATED 2086.03 FEET SOUTH 0D12'35" EAST ALONG
 104 THE SECTION LINE, AND 670.11 FEET NORTH 89D47'25" EAST FROM
 105 THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE
 106 ALONG EXISTING FENCE LINES THE FOLLOWING SEVEN COURSES: SOUTH
 107 89D23'09" EAST 757.22 FEET, SOUTH 88D51'45" EAST 722.79 FEET
 108 SOUTH 88D30'30" EAST 239.67 FEET SOUTH 26D33'30" EAST 238.03
 109 FEET SOUTH 0D47'40" EAST 128.46 FEET SOUTH 2D17'35" WEST 92.27
 110 FEET AND SOUTH 12D22'56" WEST 83.46 FEET TO AN EXISTING FENCE
 111 CORNER, THENCE SOUTH 60D32'56" WEST 172.22 FEET TO AN ANGLE
 112 POINT IN THE NORTHERLY BOUNDARY LINE OF VENTURE ACADEMY
 113 SUBDIVISION, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE
 114 FOLLOWING TWO COURSES: SOUTH 61D38'15" WEST 33.36 FEET AND
 115 SOUTH 53D59'03" WEST 33.60 FEET TO THE CENTER OF CREEK, THENCE
 116 ALONG THE CENTER OF SAID CREEK AND CONTINUING ALONG THE
 117 NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING
 118 SEVEN COURSES: NORTH 69D48'42" WEST 13.19 FEET, NORTH
 119 81D36'16" WEST 12.27 FEET SOUTH 69D24'18" WEST 12.81 FEET
 120 SOUTH 61D19'56" WEST 63.67 FEET, SOUTH 59D18'58" WEST 86.00
 121 FEET, SOUTH 56D27'35" WEST 34.66 FEET AND SOUTH 52D12'22" WEST
 122 63.62 FEET TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION,
 123 THENCE CONTINUING ALONG THE CENTER OF THE CREEK THE FOLLOWING
 124 SEVENTEEN COURSES: SOUTH 52D30'29" WEST 1.16 FEET SOUTH
 125 53D03'21" WEST 28.01 FEET SOUTH 57D45'44" WEST 113.58 FEET
 126 SOUTH 54D45'47" WEST 37.86 FEET, SOUTH 50D00'17" WEST 60.28
 127 FEET SOUTH 47D49'36" WEST 17.80 FEET SOUTH 42D43'04" WEST
 128 26.55 FEET SOUTH 36D10'08" WEST 16.02 FEET SOUTH 28D01'07"
 129 WEST 26.48 FEET SOUTH 18D44'53" WEST 38.97 FEET SOUTH
 130 17D49'54" WEST 40.79 FEET SOUTH 19D44'03" WEST 37.90 FEET
 131 SOUTH 13D08'21" WEST 15.32 FEET SOUTH 8D58'34" WEST 76.54 FEET
 132 SOUTH 18D02'42" WEST 22.73 FEET SOUTH 25D11'47" WEST 100.81
 133 FEET AND SOUTH 26D46'53" WEST 54.66 FEET THENCE CONTINUING
 134 ALONG THE CENTER OF CREEK THE FOLLOWING FOUR COURSES: SOUTH
 135 30D19'21" WEST 42.72 FEET SOUTH 51D51'36" WEST 16.87 FEET
 136 SOUTH 87D05'31" WEST 130.28 FEET AND NORTH 83D41'13" WEST
 137 29.08 FEET, THENCE NORTH 0D34'25" EAST 28.62 FEET THENCE NORTH
 138 89D25'35" WEST 116.00 FEET THENCE SOUTH 0D34'25" WEST 212.81
 139 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 400 NORTH STREET,
 140 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES:
 141 NORTH 87D55'25" WEST 191.92 FEET NORTH 82D27'30" WEST 213.21
 142 FEET AND NORTHWESTERLY ALONG THE ARC OF A 748.51 FOOT RADIUS

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143 CURVE TO THE RIGHT A DISTANCE OF 182.95 FEET (CENTER BEARS
144 NORTH 2D02'22" EAST CENTRAL ANGLE EQUALS 14D00'16" AND LONG
145 CHORD BEARS NORTH 80D57'30" WEST 182.50 FEET) THENCE NORTH
146 0D34'25" EAST 139.56 FEET THENCE NORTH 16D09'49" WEST 230.96
147 FEET TO AN EXISTING FENCE LINE THENCE ALONG SAID FENCE LINE
148 THE FOLLOWING FIVE COURSES: NORTH 11D52'26" WEST 343.77 FEET
149 NORTH 8D32'28" WEST 9.26 FEET, NORTH 2D28'23" EAST 23.49 FEET,
150 NORTH 3D41'34" EAST 451.60 FEET AND NORTH 3D46'32" EAST 354.61
151 FEET TO THE POINT OF BEGINNING. (E# 2673829)