

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

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

Owner

BEAVER CREEK INVEST LC 18/53%
P O BOX 540478
NORTH SALT LAKE, UT 84054

Date of Application
11/27/2018

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

Account Number: R001124

Parcel Number: 0406600006

BEG ON ERLY R/W LI I-80, 1150 FT E OF S 1/4 COR SEC 26, T1S,R4W,SLM, TH N 55° E 1160 FT, TH S 70° E 615 FT TO THE WLY R/W OF STATE HWY; TH S 14° 28' W 145.95 FT, TH ON CURVE TO RIGHT 622.14 FT TO SEC LINE, TH W 880 FT TO BEG, CONT 15.53 AC

Account Number: R030627

Parcel Number: 0406600012

THAT NORTH PART OF LOT 1, SEC 26, T1S, R4W, SLB&M, LYING WEST OF HWY 40-50 AND EAST OF GREAT SALT LAKE MEANDER LINE. BALANCE OF 4-66-8 AFTER 4-66-11 FOR 2011 YEAR. 4.353 AC

Account Number: R004794

Parcel Number: 0407000036

BEG AT A PT APPROX 465 FT N AND 75 FT W FR CENTER SD SEC 35, T1S, R4W, SLB&M, TH N 52°46'30" W 171.68 FT, NWRLY AND WRLY ALG 395.14 FT RADIUS CURVE TO THE LEFT 411 FT, TH S 9°29'39" E 267.66 FT, SWRLY 749.19 FT ALG 854.93 FT RADIUS CURVE TO THE RIGHT, TH NWRLY 1090.30 FT, M/L ALG 25,141.61 FT RADIUS CURVE TO THE LEFT TO THE POB. --- LESS THAT PORTION CONVEYED TO UINTAH LAND CO LC AND BEAVER CREEK INVESTMENTS LC BY GENERAL WD REC 1/21/98 #105828 BALANCE ACRES 3.44 AC

Account Number: R006498

Parcel Number: 0407000037

BEG AT A PT N 2060.0 FT M/L AND E 1680.0 FT M/L FR SW COR OF SECTION 35 T1S R4W SLB&M, SD POB BEING ON NRLY R/W OF INTERSTATE HGHWY I-80 AND ERLY R/W LI OF AN EXISTING FRNTG RD, SD PT ALSO BEING APPROX 160.3 FT LEFT OF ENGINEER STATION 5189+643 OF W BNDRY LI OF SD HGHWY I-80 AND RUN TH N 21° 56' WEST 982.11 FT ALG SD ACCESS RD, TH N 67° 26'30" E 797.94 FT ALG THE SRLY R/W LI OF HGHWY I-80 EXIT, TH S 9° 29'39" E 267.66 FT ALG THE R/W LI OF SD HGHWY I-80 TO A PT OF TANGENCY WITH A 854.93 FT RADIUS CURVE TO THE RIGHT, TH SWRLY 749.19 FT ALG THE ARC OF SD CURVE & R/W, TH S 40° 42'54" W 335.70 FT ALG SD R/W TO POB OUT OF 4-70 -36

Account Number: R003957

Parcel Number: 0407000049

BEG AT A PT ON THE WLY EXT OF AN EXISTING FENCE LI, SD PT BEING N 00°35'18" E 248.30 FT AND N 89°29'24" W 5.46 FT FROM THE TOOELE CO MONUMENT FOUND MARKING THE S 1/4 COR OF SEC 35, T1S, R4W, SLB&M, THE BASIS OF BEARING BEING S 89°24'42" E 2643.19 FT BETWEEN SD S 1/4 COR AND THE SE COR OF SD SEC 35, TH N 00°35'18" E 287.15 FT TO THE WLY EXT OF THE S LI DESC IN THAT CERTAIN QCD RECORDED IN BK 488 AT PG 480 OF THE TOOELE CO RECORDS; TH N 89°29'21" E 750.51 FT ALG SD LI AND ITS EXT TO WLY LI OF THE BEAVER CREEK INVESTMENTS AND UINTAH LAND COMPANY PPTY, AS DESC IN BK 535 AT PG 226 OF SD RECORDS; TH S 00°45'20" W 300.43 FT ALG SD WLY LI TO AN EXISTING FENCE CORNER; TH N 89°29'24" W 749.50 FT ALG AN EXISTING FENCE LI AND ITS EXTENSION TO POB. ---LESS 0.09 AC TO SAGE LANE (543/683) (AMENDED LEGAL DESCRIPTION AND ACREAGE TO MATCH DOCUMENTATION OF RECORD FOR 2001 YEAR.)

4.97 AC 02/13/2001 02/13/2001 09/18/2003 09/18/2003

Account Number: R019834

Parcel Number: 0407000055

BEG 500 FT W OF NE COR SEC 35, T1S, R4W, SLM, ON W R/W LI ST HWY, S 33 43' W 1835 FT, N 55 49'33" W 60 FT, N 11 40'27" E 444 FT, TH ON CURVE TO LEFT 415.6 FR WITHRADIUS OF 1203.24 FT, N 31 09' E 310.09 FT, N 48 30' E 683 FT TO SEC LINE, E 170 FT TO BEG. (BALANCE AFTER PT TO UDOT BY SWD #146968 620/6 AND NEW PARCELS CREATED AS 4-70-52, 4-70-53, 4-70-55 FOR 2001 YEAR.) 10.00 AC 01/17/2001 01/17/2001

Account Number: R006380

Parcel Number: 0407000068

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SEC 35, T1S, R4W, SLB&M, MORE PARTICULARLY DESC AS FOLL: BEG AT THE SW COR OF BLUE BEACON SUBDIVISION AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 160892, BK 669, PG 9; WHICH PT IS ALSO S 89°24'42" E 744.89 FT AND N 0°35'18" E 2055.47 FT FR THE TOOELE COUNTY MONUMENT FOUND MARKING THE S 1/4 COR OF SD SEC 35; TH ALG SD SUB BDY THE FOLL (2) COURSES: (1) S 89°40'24" E 216.26 FT, (2) N 36°14'43" E 537.49 FT TO A PT ON THE S LI OF NATIONAL AUTO/TRUCKSTOPS PPTY AS DESC BY THAT CERTAIN SWD RECORDED APRIL 15, 1993, AS ENTRY NO. 55600, BK 349, PG 566; TH ALG SD S BDY S 89°48'21" E 31.43 FT M/L TO THE W LI OF THE CARY EDWARD TRATOS PPTY AS DESC IN THAT CERTAIN WD REC FEB 18, 1997, AS ENTRY NO. 93664, IN BK 448, PG 757; TH S 00°16'04" W 708.18 FT ALG THE W LI OF SD TRATOS PPTY; TH S 89°43'56" E 323.06 FT; TH ALG THE SKULL VALLEY COMPANY LTD ETAL PPTY AS DESC IN SWD ENTRY NO. 173242, BK 723, PG 282 OF OFFICIAL RECORDS, THE FOLL (5) COURSES: (1) S 23°25'44" W 808.89 FT, (2) TH ALG A NON-TANGENT 631.00 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS S 37°29'28" W; TH NWLY 30.57 FT ALG SD CURVE THRU A C/ANGLE OF 2°46'34"; (3) TH ALG A NON-TANGENT 120.00 FT RADIUS CURVE TO THE LEFT, TH NWLY 250.63 FT ALG SD CURVE THRU A C/ANGLE OF 119°39'58"; (4) TH ALG A 660.00 FT RADIUS CURVE TO THE LEFT, TH NWLY 213.19 FT ALG SD CURVE THRU A C/ANGLE OF 18°30'26"; (5) TH N 89°20'09" W 171.62 FT TO THE E LI OF THE FLYING "J" SUBDIVISION AMENDED, A PUD ON FILE IN SD OFFICIAL RECORDS; TH ALG SD E LI N 0°36'25" E 559.58 FT; TH ALG A COMMON LI REFERED TO IN BOUNDARY LI AGREEMENTS RECORDED AS ENTRY NO 106670, BK 490, PG 259 AND ENTRY NO. 106072, BK 488, PG 297, N 1°28'02" E 278.77 FT TO THE POB. BALANCE OF 4-70-61 AFTER 4-70-66 FOR 2002 YEAR. 16.91 AC 01/16/2002 01/16/2002

Account Number: R031162

Parcel Number: 0407000083

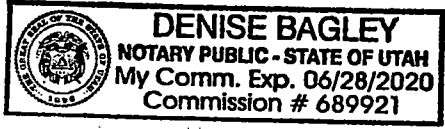
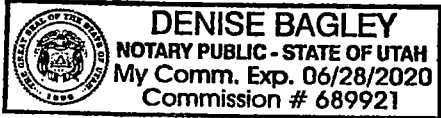
BEG AT THE NE COR OF THE SHERMAN DALE AND CAROLYN WILLIAMS GRIFFITH PPTY, WHICH PT IS N 0°16'04" E 613.21 FT AND N 89°43'56" W 1110.99 FT, FR THE SE COR OF SEC 35, T1S, R4W, SLB&M, TH N 34°15'23" W 350.22 FT TO A PT OF TANGENCY OF A 150.00 FT RADIUS CURVE TO THE LEFT; TH NWLY 26.86 FT ALG SD CURVE THRU A C/ANGLE OF 10°15'40" TO A PT OF TANGENCY OF A 100.00 FT RADIUS CURVE TO THE LEFT; TH SWLY 234.85 FT ALG SD CURVE THRU A C/ANGLE OF 134°33'39"; TH N 82°15'30" W 67.99 FT TO A PT OF NON-TANGENCY OF A 333.11 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS N 87°09'05" E; TH NELY 52.53 FT ALG SD CURVE THRU A C/ANGLE OF 9°02'04" TO A PT OF NON-TANGENCY OF A 339.50 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS S 80°38'15" E; TH NELY 48.99 FT ALG SD CURVE THRU A C/ANGLE OF 8°16'04" TO A PT OF NON-TANGENCY OF A 104.50 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS N 72°22'11" W; TH NELY 36.39 FT ALG SD CURVE THRU A C/ANGLE OF 19°57'00" TO A PT OF NON-TANGENCY OF A 120.00 FT RADIUS CURVE TO THE RIGHT, OF WHICH RADIUS PT BEARS N 46°09'59" E; TH NWLY 98.59 FT ALG SD CURVE THRU A C/ANGLE OF 47°04'26" TO A PT OF NON-TANGENCY OF A 540.00 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS S 15°34'03" W; TH NWLY 140.46 FT ALG SD CURVE THRU A C/ANGLE OF 14°54'11"; TH N 89°30'09" W 171.50 FT TO THE E LI OF THE FLYING "J" SUBDIVISION AMENDED, A PUD ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE; TH S 00°36'25" W 482.07 FT; TH S 0°45'20" W 397.37 FT TO THE NW COR OF THE MICHAEL W & LESLIE A BOND PPTY RECORDED AS ENTRY NO. 69723, BK 385, PG 234; TH ALG SD BOND PPTY THE FOLL (2) COURSES: (1) S 89°24'42" E 197.21 FT; (2) S 00°35'18" W 217.80 FT TO THE S LI OF SD SEC 35; TH S 89°24'30" E ALG SD S LI 208.02 FT M/L TO THE SW COR OF HOWARD M & CLARINE G DAVIES TRUSTEES PPTY; TH N 0°35'18" E 333.79 FT; TH S 89°24'42" E 175.18 FT TO THE W LI OF SHERMAN P & CAROLYN W GRIFFITH PPTY; TH ALG SD GRIFFITH PPTY THE FOLL (2) COURSES: (1) N 0°26'24" W 284.44 FT; (2) S 86°21'12" E 209.83 FT TO POB. BALANCE OF 4-70-61 AFTER 4-70-66 FOR 2002 YEAR. 12.37 AC ---LESS 0.143 AC TO QUESTAR GAS. BALANCE OF 4-70-67 AFTER 4-70-82 FOR 2013 YEAR. 12.227 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
 UINTAH LAND COMPANY, L.C.; BEAVER CREEK INVESTMENTS, L.C.

Owner Signature (UINTAH LAND COMPANY LC) x By: <i>Christopher J. Robinson, Mgr</i> 1/8/2019	Date 1/8/2019	Owner Signature (BEAVER CREEK INVESTMENTS LC) x By: <i>Christopher J. Robinson, Mgr</i> 1/8/2019	Date 1/8/2019
Notary Signature <i>Denise Bagley</i> 1/8/2019	Date 1/8/2019 Subscribed and Sworn Before Me	Notary Signature <i>Denise Bagley</i> 1/8/2019	Date 1/8/2019 Subscribed and Sworn Before Me
Notary Stamp 		Notary Stamp 	

County Assessor Signature (Subject to review) <i>Wendy Shubert</i>	Date 1-16-19
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