

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

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

Owner

SCOTT LAVELL CLUFF ETAL
3866 ROSE SPRINGS RD
ERDA, UT 84074

Date of Application

02/11/2019

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

Account Number: R033153

Parcel Number: 0501700050

A PARCEL OF LAND PREVIOUSLY IDENTIFIED AS PARCELS 05-017-0-0035 AND 05-021-0-0011 LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE TOOELE COUNTY MONUMENT ESTABLISHED BY THE TOOELE COUNTY SURVEYOR IN 2010 REPRESENTING THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID MONUMENT LIES SOUTH 12°01'03" WEST 66.27 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ESTABLISHED IN 1983 INTENDED BY SAID DEPENDENT RESURVEY TO REPRESENT SAID WEST QUARTER CORNER OF SAID SECTION 2 (BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°28'44" EAST 2656.62 FEET ALONG THE QUARTER SECTION LINE DEFINED BY SAID TOOELE COUNTY MONUMENT ESTABLISHED IN 2010 REPRESENTING THE WEST QUARTER CORNER OF SAID SECTION 2 AND THE TOOELE COUNTY MONUMENT ESTABLISHED IN 2010 REPRESENTING THE CENTER QUARTER CORNER OF SAID SECTION 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY PLAT PREPARED BY THE TOOELE COUNTY SURVEYOR FOUND AS FILE NO. 2012-0027-01 IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR. THIS BEARING BASE IS THAT OF THE STANSBURY SPECIAL TCS ZONE COORDINATE DATUM ESTABLISHED BY SAID TOOELE COUNTY SURVEYOR.); THENCE FROM SAID POINT OF BEGINNING, ALONG AN ANCIENT FENCE LINE, SOUTH 89°44'55" WEST 443.76 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 36 AS DETERMINED FROM EXISTING RIGHT-OF-WAY MONUMENTS; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 33°42'43" EAST 1611.68 FEET TO INTERSECT AN OLD, ESTABLISHED FENCE LINE; THENCE ALONG SAID FENCE LINE AND THAT BOUNDARY DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JANUARY 31, 2008, FOUND AS ENTRY NO. 301377 IN THE OFFICE OF THE TOOELE COUNTY RECORDER THE FOLLOWING THREE (3) COURSES: (NOTE: THE BEARINGS OF SAID DESCRIPTION HAVE BEEN ROTATED 0°28'28" COUNTERCLOCKWISE TO THE BEARING BASE OF THIS DESCRIPTION), (1) SOUTH 89°58'28" EAST 434.688 FEET; (2) SOUTH 89°43'28" EAST 450.00 FEET; (3) NORTH 89°46'32" EAST 79.37 FEET TO THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN A CORRECTIVE WARRANTY DEED RECORDED OCTOBER 13, 2005, FOUND AS ENTRY NO. 248446 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (NOTE: THE BEARINGS OF SAID DESCRIPTION HAVE BEEN ROTATED 0°28'28" COUNTERCLOCKWISE TO THE BEARING BASE OF THIS DESCRIPTION), (1) SOUTH 2°56'22" EAST 752.83 FEET; (2) NORTH 89°31'32" EAST 821.859 FEET; (3) NORTH 59°21'32" EAST 416.194 FEET; (4) NORTH 82°46'32" EAST 22.00 FEET TO THE WEST BOUNDARY OF LANDSLIDE ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FOUND AS ENTRY NO. 249540 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (NOTE: THE BEARINGS OF SAID SUBDIVISION HAVE BEEN ROTATED 0°28'30" COUNTERCLOCKWISE TO THE BEARING BASE OF THIS DESCRIPTION), (1) SOUTH 0°06'00" EAST 782.36 FEET TO THE TOOELE COUNTY MONUMENT PLACED IN 2010 REPRESENTING THE CENTER QUARTER CORNER OF SAID SECTION 2; (2) SOUTH 0°06'00" EAST 764.79 FEET; (3) SOUTH 66°38'00" WEST 52.49 FEET; THENCE ALONG THE BOUNDARY OF LUCIN ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF FOUND AS ENTRY NO. 106929 IN BOOK 491 AT PAGE 46 IN THE OFFICE OF THE TOOELE COUNTY RECORDER THE FOLLOWING FOUR (4) COURSES: (NOTE: THE BEARINGS OF SAID SUBDIVISION HAVE BEEN ROTATED 0°28'30" COUNTERCLOCKWISE TO THE BEARING BASE OF THIS DESCRIPTION), (1) SOUTH 66°38'00" WEST 48.96 FEET; (2) SOUTH 62°54'34" WEST 41.85 FEET; (3) SOUTH 59°31'30" WEST 111.79 FEET; (4) SOUTH 0°24'00" WEST 508.00 FEET TO A POINT

ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER STREET WHICH IS 30 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID CENTER STREET AS ESTABLISHED BY THE TOOELE COUNTY SURVEYOR; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, SOUTH 43°59'33" WEST 170.493 FEET; THENCE NORTHWESTERLY 39.168 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 46°00'27" WEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°46'01" AND A CHORD BEARING AND LENGTH OF NORTH 0°53'27" WEST 35.283 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°46'28" WEST 44.351 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 145.348 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, HAS A CENTRAL ANGLE OF 46°15'56" AND A CHORD BEARING AND LENGTH OF NORTH 22°38'30" WEST 141.431 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 41.094 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND WHOSE CENTER BEARS NORTH 89°30'32" WEST, HAS A CENTRAL ANGLE OF 94°10'47" AND A CHORD BEARING AND LENGTH OF NORTH 46°35'56" WEST 36.621 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 124.872 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET A CENTRAL ANGLE OF 42°05'10" AND A CHORD BEARING AND LENGTH OF SOUTH 65°16'06" WEST 122.084 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44°13'31" WEST 427.793 FEET; THENCE SOUTH 0°16'29" EAST 96.084 FEET; THENCE SOUTH 72°44'56" WEST 219.572 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 0°16'29" WEST 352.00 FEET; (2) NORTH 1°05'00" EAST 111.50 FEET (3) NORTH 0°04'51" WEST 1335.05 FEET TO INTERSECT THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, SOUTH 89°28'44" WEST 1575.87 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS APPROXIMATELY 94.61 ACRES. OUT OF 5-17-35, 5-18-15, 5-18-10, 5-18-11 AND 5-21-11 FOR 2016 YEAR. 94.61 AC-----LESS 50.82 AC (WD ENTRY #435799). BALANCE OF 5-18-18 AFTER 5-18-26 FOR 2017 YEAR. 43.34 AC

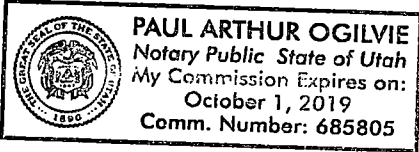
Certification

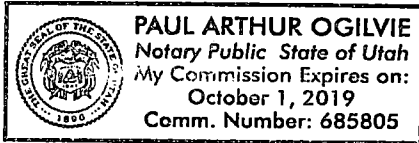
Read the following and sign below.

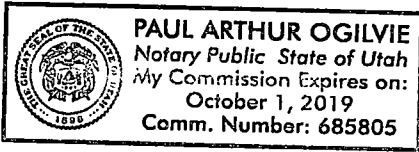
I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 59-2-503 for waiver). (3) The land is currently devoted to agricultural 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

<p>Owner Signature (OWEN L CLUFF AKA)</p> <p><i>[Signature]</i></p> <p>Date <i>3/11/19</i></p>	<p>Owner Signature (IAL E CLUFF AKA)</p> <p><i>[Signature]</i></p> <p>Date <i>3/11/19</i></p>
<p>Notary Signature</p> <p><i>[Signature]</i></p> <p>Date Subscribed and Sworn Before Me <i>3/11/19</i></p>	<p>Notary Signature</p> <p><i>[Signature]</i></p> <p>Date Subscribed and Sworn Before Me <i>3/11/19</i></p>
<p>Notary Stamp</p>	<p>Notary Stamp</p>

Owner Signature (SCOTT LAVELL CLUFF ETAL) X <i>Scott Lavell Cluff</i>	Date 3/11/19
Notary Signature <i>Paul Arthur Ogilvie</i>	Date 3/11/19 Subscribed and Sworn Before Me
Notary Stamp	
	

Owner Signature (ESTATE OF ILA ELAIN CLUFF) X <i>Ilaine Cluff TTEE</i>	Date 3/11/19
Notary Signature <i>Paul Arthur Ogilvie</i>	Date 3/11/19 Subscribed and Sworn Before Me
Notary Stamp	
	

Owner Signature (ESTATE OF OWEN LAVELL CLUFF) X <i>Owen Cluff TTEE</i>	Date 3/11/19
Notary Signature <i>Paul Arthur Ogilvie</i>	Date 3/11/19 Subscribed and Sworn Before Me
Notary Stamp	
	

County Assessor Signature (Subject to review) <i>Wendy Shubert</i>	Date 4-3-19
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