

Application for Assessment and Taxation of Agricultural Land

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

Owner
EBK INVESTMENTS LLC
668 E 12225 SOUTH STE 104
DRAPER, UT 84020

Date of Application
03/10/2021

PAID
MAR 12 2021

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

Account Number: R098140

Parcel Number: 01040A0022

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SECTION 23, T2S, R6W: A TRACT OF LAND, LOCATED IN THE NW1/4 AND THE NE1/4 AND THE SE1/4 OF SECTION 22, AND THE SW1/4 OF SECTION 23 OF TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR DESCRIPTION IS N89°51'07"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 23, ENTIRE TRACT COMPRISED OF, ALL OF PARCELS IDENTIFIED BY TOOELE COUNTY TAX ID. NUMBERS 01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020, AND PART OF 01-115-0-0017 AND 01-040-A-0010, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD LINCOLN HIGHWAY AS ESTABLISHED BY PREVIOUS SUBDIVISIONS AND SURVEYS, BEING S89°48'41"W 2,644.79 FEET ALONG THE SECTION LINE TO A FOUND SECTION CORNER AND S89°48'32"W 146.00 FEET ALONG A SECTION LINE FROM THE NORTHEAST COMER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S60°30'28"E 1,403.98 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE S33°09'09"E 476.29 FEET TO THE WESTERLY DEED LINE OF A WARRANTY DEED AS RECORDED AT ENTRY NO. 454397 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY DEED LINE S00°44'24"E 238.71 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID DEED N89°54'46"E 152.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD LINCOLN HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES, (1) S33°09'09"E 273.60 FEET; THENCE (2) S32°58'50"E 888.24 FEET; THENCE (3) S33°10'04"E 920.24 FEET; THENCE (4) S33°38'57"E 102.25 FEET; THENCE (5) S33°27'52"E 438.32 FEET; THENCE (6) S33°42'20"E 1,962.84 FEET TO THE NORTHEAST CORNER OF SILVER FOX ESTATES SUBDIVISION AS RECORDED AT ENTRY NO. 244610 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SILVER FOX ESTATES TWO (2) CALLS, (1) S88°46'46"W 909.31 FEET; THENCE (2) S22°58'33"W 191.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SR-138 AS ESTABLISHED BY UDOT PROJECT, F-86(12) REVISED 5-12-04; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES, (1) N37°01'30"W 2,141.51 FEET; THENCE (3) N36°59'06"W 1,000.00 FEET; THENCE (3) (N37°06'50"W 1,048.53 FEET; THENCE (4) N38°02'17"W 400.72 FEET; THENCE (5) N38°58'49"W 529.85 FEET TO THE WESTERLY DEED LINE OF A SPECIAL WARRANTY DEED AS RECORDED AT ENTRY NO. 525821 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID DEED LINE THE FOLLOWING TWO (2) COURSES, (1) N00°43'59"W 1,218.99 FEET; THENCE (2) N89°48'32"E 19.02 FEET TO THE POINT OF BEGINNING. OUT OF 1-40-A-10, 1-40-A-19 FOR 2021 YEAR. 30.15 AC

Account Number: R097919

Parcel Number: 0111500020

A TRACT OF LAND, LOCATED IN THE NW1/4 AND THE NE1/4 AND THE SE1/4 OF SECTION 22, AND THE SW1/4 OF SECTION 23 OF TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR DESCRIPTION IS N89°51'07"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 23, ENTIRE TRACT COMPRISED OF, ALL OF PARCELS IDENTIFIED BY TOOELE COUNTY TAX ID. NUMBERS 01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020; AND PART OF 01-115-0-0017 AND 01-040-A-0010, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD LINCOLN

HIGHWAY AS ESTABLISHED BY PREVIOUS SUBDIVISIONS AND SURVEYS, BEING S89°48'41"W 2,644.79 FEET ALONG THE SECTION LINE TO A FOUND SECTION CORNER AND S89°48'32"W 146.00 FEET ALONG A SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S60°30'28"E 1,403.98 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE S33°09'09"E 476.29 FEET TO THE WESTERLY DEED LINE OF A WARRANTY DEED AS RECORDED AT ENTRY NO. 454397 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY DEED LINE S00°44'24"E 238.71 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID DEED N89°54'46"E 152.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD LINCOLN HIGHWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES, (1) S33°09'09"E 273.60 FEET; THENCE (2) S32°58'50"E 888.24 FEET; THENCE (3) S33°10'04"E 920.24 FEET; THENCE (4) S33°38'57"E 102.25 FEET; THENCE (5) S33°27'52"E 438.32 FEET; THENCE (6) S33°42'20"E 1,962.84 FEET TO THE NORTHEAST CORNER OF SILVER FOX ESTATES SUBDIVISION AS RECORDED AT ENTRY NO. 244610 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SILVER FOX ESTATES THE FOLLOWING TWO (2) CALLS, (1) S88°46'46"W 909.31 FEET; THENCE (2) S2°58'33"W 191.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SR-138 AS ESTABLISHED BY UDOT PROJECT, F-86(12) REVISED 5-12-04; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES, (1) N37°01'30"W 2,141.51 FEET; THENCE (3) N36°59'06"W 1,000.00 FEET; THENCE (3) (N37°06'50"W 1,048.53 FEET; THENCE (4) N38°02'17"W 400.72 FEET; THENCE (5) N38°58'49"W 529.85 FEET TO THE WESTERLY DEED LINE OF A SPECIAL WARRANTY DEED AS RECORDED AT ENTRY NO. 525821 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID DEED LINE THE FOLLOWING TWO (2) COURSES, (1) N00°43'59"W 1,218.99 FEET; THENCE (2) N89°48'32"E 19.02 FEET TO THE POINT OF BEGINNING. ---LESS APPROX 44.5 AC IN SAGE ACRES MINOR SUB (ENTRY# 276835), ---LESS APPROX 30.15 AC LYING WITHIN SEC 23, T2S, R6W OUT OF 1-115-3, 1-40-A-10, 1-40-A-19, 1-40-A-20, 1-115-17, & 1-115-19, 16-31-2 FOR 2021 YEAR. 73.40 AC

Account Number: R027899

Parcel Number: 1603100002

LOT 2, SAGE ACRES MINOR SUB, A SUBDIVISION OF TOOELE COUNTY. OUT OF 5-76-20 FOR 2008 YEAR.


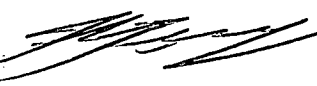

Certification

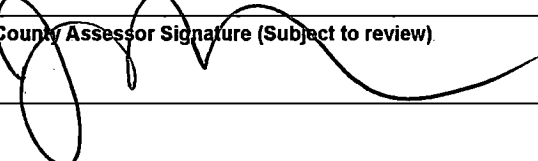
Read the following and sign below.

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

EBK INVESTMENTS, LLC

Owner Signature (EBK INVESTMENTS LLC) X 	Date
Printed Name Derek K. Ellis	
Notary Signature 	Date <u>3/14/21</u> State of <u>UTAH</u> County of <u>SALT LAKE</u>
Subscribed and Sworn Before Me By EBK INVESTMENTS LLC	
Notary Stamp  JEFF BRIDGEFORTH Notary Public State of Utah My Commission Expires on: January 18, 2022 Comm. Number: 698307	

County Assessor Signature (Subject to review) 	Date <u>3/15/21</u>
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