

DOC # 2020019833

FAA Application Page 1 of 2
Russell Shirts Washington County Recorder
04/22/2020 02:49:34 PM Fee \$ 40.00
By WASHINGTON COUNTY ASSESSOR



**Application for Assessment and
Taxation of Agricultural Land**

Washington County Assessor

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

Owner
ZION CANYON TRAILRIDES AT JACOBS RANCH LLC
PO BOX 790370
VIRGIN, UT 84779-0370

Date of Application
03/11/2020

Total Acres
18.11 LESS 1 AC HOMESITE

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

Account Number: 0298367

Parcel Number: V-2140-A-4-A-1

S: 23 T: 41S R: 12W BEG W 1/4 SEC COR SEC 23 T41S R12W TH S 01°06'15.53 W ALG SEC/L 1134.22 FT TO N R/W LN HWY U-9; TH N 87°04'33.7 E ALG R/W LN 300.74 FT TO POB; TH N 01°06'15.53 E 316.992 FT; TH S 69°56'07 E 139.71 FT; TH S 73°59'18 E 183.82 FT; TH S 78°04'53 E 225.62 FT; TH S 85°14'15 E 335.91 FT; TH N 83°27'49 E 287.3 FT; TH S 79°15'52 E 454.73 FT; TH N 68°51'16 E 123.61 FT; TH N 40°39'42 E 128.76 FT; TH S 88°36'21 E 470.8 FT; TH S 0°33'40E 269.75 FT TO THREAD NORTH CREEK; TH S57°31'51 W ALG SD THREAD 437.18 FT; THS 34°34'51 W ALG SD THREAD 302.05 FT TO R/W LN HWY U-9; TH WLY ALG R/W N 57°12'14 W 408.98 FT TO PT TNGY WITH 1950.1 FT RAD CUR LFT; TH WLY ALG ARC CUR 123.64 FT TO 1/16 SEC/L; TH S 88°54'23.5 E ALG 1/16 SEC/L 21.08 FT TO PT ON 1960.1 FT RAD CUR LFT; TH WLY ALG SD CUR 1115.66 FT TH S 87°04'33.7 W 214.39 FT TO POB. LESS: LAND FOR HWY. ALSO: BEG W 1/4 COR SEC23 TH S 01°06'15 W ALG SEC/L 1134.22 FT TO N R/W LN HWY U-9; TH N 87°04'33.7 E ALG R/W LN 200.49 FT TO POB; TH N 01°06'15.53 E MODIFIED STATE PLANE OR N 0°04'35 E G.L.C. ALG DADE PRPTY LN 358.39 FT; TH S 69°56'07 E 105.74 FT; TH S 01°06'15.53 W 316.992 FT TO HWY R/W LN; TH S 87°04'33.7 W 100.25 FT TO POB. ALSO: BEG W LN SEC 23 244.41 FT N 01°06'16 E ALG W LN FM SW COR NW1/4 SW1/4 SEC 23; THN 01°06'16 E 109.72 FT; TH S 88°53'44E 200 FT; TH S 01°06'16 W 100.15 FT TO NLY R/W LN HWY U-9; TH SWLY ALG NLY R/W LN S 87°02'21 W 57.04 FT; TH S 88°54'55 W 143.20 FT TO POB

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

Zion Canyon Trailrides at Jacobs Ranch

Owner Signature (ZION CANYON TRAILRIDES AT JACOBS RANCH LLC)		Date
		4/20/20
Notary Signature		Date
		4/20/20
		State of <u>Utah</u>
		County of <u>Washington</u>
		Subscribed and Sworn Before Me By
		ZION CANYON TRAILRIDES AT JACOBS RANCH LLC
Notary Stamp		

County Assessor Signature (Subject to review)	Date
	4-22-2020