



Utah State Tax Commission
**Application for Assessment and
 Taxation of Agricultural Land**

Farmland Assessment Act, UCA §59-2-501 to 515 Form TC-582 Rev 8/2003

Morgan County

Application Acres	Total Acres	Date
12,291.51	12,474.17	09 MAY 2022 3:55:41PM

County Recorder Use

Ent 161149 Bk 392 Pg 631
 Date: 02-JUN-2022 11:13:30AM
 Fee: \$134.00 Check Filed By: JP
 BRENDA NELSON, Recorder
 MORGAN COUNTY
 For: WASATCH PEAKS RANCH

WASATCH PEAKS RANCH LLC
 136 E SOUTH TEMPLE STE 2425
 SALT LAKE CITY UT 84111-1180

Certification: Read certificate below and sign.

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% 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 the 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% of the rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Land Type	Acres
Irrigated crop land	
Dry land tillable	
Wet meadow	
Grazing land	
Orchard	
Irrigated pasture	
Other (specify)	
Total	

County Assessor Use

Approved (Subject to Review) Denied

County Assessor's or Authorized Agent Signature

Date

x

[Signature]

6-2-22

Parcel Number(s):

00-0000-3408, 00-0000-3432, 00-0000-3465, 00-0001-1526, 00-0001-1559, 00-0001-1583, 00-0001-1617, 00-0001-1666, 00-0001-1690, 00-0001-1724
 00-0001-1849, 00-0001-1872, 00-0001-1922, 00-0001-1963, 00-0001-2003, 00-0001-2045, 00-0001-2276, 00-0001-2292, 00-0001-2409, 00-0001-2466
 00-0001-6517, 00-0002-6177, 00-0002-6185, 00-0002-6227, 00-0002-6292, 00-0002-6334, 00-0002-6359, 00-0002-6375, 00-0002-6391, 00-0002-6417
 00-0002-6490, 00-0002-6623, 00-0002-6680, 00-0002-6722, 00-0085-9420, 00-0085-9593, 00-0089-8784, 00-0089-8865

Complete Legal Description(s) of Agricultural Land

- 00-0000-3408 / 11-003-002 - ALL OF SEC 2, T3N, R1E, SLB&M. CONT 646.61 AC, M. OR L.
- 00-0000-3432 / 11-003-003 - ALL OF SEC 3, T3N, R1E, SLB&M. CONT 645.52 AC, M. OR L.
- 00-0000-3465 / 11-003-004 - ALL OF SEC 11, T3N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-1526 / 11-004-007 - BEG AT THE NW COR OF SEC 1, T4N, R1E, SLB&M. RUN TH E 98 RDS; TH S 320 RDS; TH W 98 RDS; TH N 320 RDS TO THE POB. CONT 196.00 AC, M. OR L.
- 00-0001-1559 / 11-004-008 - ALL OF SEC 2, T4N, R1E, SLB&M. CONT 641.60 AC, M. OR L.
- 00-0001-1583 / 11-004-009 - ALL OF SEC 3, T4N, R1E, SLB&M. CONT 641.80 AC, M. OR L.
- 00-0001-1617 / 11-004-010 - THE E1/2SW1/4 & THE SE1/4 OF SEC 4, T4N, R1E, SLB&M. CONT 240.00 AC, M. OR L.
- 00-0001-1666 / 11-004-012 - ALL OF SEC 9, T4N, R1E, SLB&M. CONT 640.00 AC. LESS THE FOL: BEG ON THE S LN OF SEC 9, AFORESAID, AT A PT WHERE SD SEC LN CROSSES THE TOP OF THE MOUNTAIN; TH N ALG THE TOP OF THE MOUNTAIN TO THE N LN OF SD SEC 9; TH W TO THE NW COR OF SD SEC; TH S 1 MILE TO THE SW COR OF SD SEC; TH E TO THE POB. (100.00 AC) LEAV 540.00 AC, M. OR L.
- 00-0001-1690 / 11-004-013 - ALL OF SEC 10, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-1724 / 11-004-014 - ALL OF SEC 11, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-1849 / 11-004-019 - ALL OF SEC 13, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-1872 / 11-004-020 - THE W1/2 & SE1/4 OF SEC 14, T4N, R1E, SLB&M. CONT 480.00 AC, M. OR L.



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WASATCH PEAKS RANCH LLC
 136 E SOUTH TEMPLE STE 2425
 SALT LAKE CITY UT 84111-1180

- 00-0001-1922 / 11-004-022 - ALL OF SEC 15, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-1963 / 11-004-023 - THE E1/2 & E1/2W1/2 OF SEC 22, T4N, R1E, SLB&M. CONT 480.00 AC, M. OR L.
- 00-0001-2003 / 11-004-024 - ALL OF SEC 23, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-2045 / 11-004-026 - THE N1/2N1/2 OF SEC 24, T4N, R1E, SLB&M. CONT 160.00 AC, M. OR L.
- 00-0001-2276 / 11-004-040 - THE W1/2, & THE W1/2SE1/4 OF SEC 26, T4N, R1E, SLB&M. CONT 400.00 AC, M. OR L.
- 00-0001-2292 / 11-004-041 - ALL OF SEC 27, T4N, R1E, SLB&M. CONT 640.00 AC, M. OR L.
- 00-0001-2409 / 11-004-047 - THE SW1/4 & THE E1/2 NW1/4 OF SEC 35, T4N, R1E, SLB&M. CONT 240.00 AC, M. OR L.
- 00-0001-2466 / 11-004-049 - THE SE1/4NW1/4 OF SEC 36, T4N, R1E, SLB&M. CONT 40.00 AC, M. OR L.
- 00-0001-6517 / 11-004-262 - THE NW1/4 OF SEC 19, T4N, R2E, SLB&M. EXCEPT THEREFROM THE S1/2NW1/4NW1/4 & N1/2SW1/4NW1/4. AS RECORDED AUGUST 11, 2011, AS ENTRY NO 123753, IN BK 292 AT PG 1336 DEEDED TO W.B.W.C.D. LEAV 121.60 AC, M. OR L.
- 00-0002-6177 / 11-005-057 - BEG AT A PT 11.50 CHS E FRM THE SW COR OF THE NW1/4SW1/4 OF SEC 26, T5N, R1E, SLB&M; RUN TH N 5°30' W 7.39 CHS M. OR L. TO U.P.R.R. FNC; TH FOL SD FNC S 83°30' E 24.30 CHS; TH S 9°00' E 4.66 CHS, M. OR L. TO THE 1/41/4 LN; TH W 24.50 CHS TO THE POB. CONT 14.67 AC, M. OR L.
- 00-0002-6185 / 11-005-057-01 - BEG AT THE SE COR OF SEC 26, T5N, R1E, SLB&M, TH W 80 RDS; TH N 30 RDS, M. OR L, TO THE WEBER RIVER; TH UP SD RIVER S 75°00' E 20.86 CHS; TH S 8 RDS TO THE POB. LESS & EXCEPT LAND CONVEYED TO W.B.W.C.D BY FINAL ORDER OF CONDEMNATION RECORDED IN BK R OF DEEDS AT PGS 119 THRU 122, & BY DEEDS RECORDED IN BK 292, AT PG 1337 & IN BK 297 AT PG 794. CONT 9.50 AC, M. OR L.
- 00-0002-6227 / 11-005-058 - THE S1/2SW1/4 & THE SW1/4SE1/4 SEC 26, T5N, R1E, SLB&M. LESS & EXCEPT THAT PORT LYING WITH W.B.W.C.D. AS RECORDED IN BK R AT PG 119; & THAT U.S.A. EASEMENT AS RECORDED IN MISC 4 AT PG 512 ENTRY #31973 & #31974; #123754 (292/1337) & #125702 (297/794) (11.232 AC GOING TO: W.B.W.C.D. 01-005-058-NA3 / 00-0080-6129) LEAV 91.908 AC / 91.91 AC, M. OR L.
- 00-0002-6292 / 11-005-059 - BEG AT THE CTR OF THE SE1/4 OF SEC 27, T5N, R1E, SLB&M. RUN TH N 8.00 CHS, M. OR L, TO THE R. OF W OF THE U.P.R.R. CO; TH W 3.50 CHS; TH S 78°00' W ALG SD R. OF W 17 CHS, M. OR L, TO THE W LN OF THE SE1/4 OF SEC 27; TH S ON SD LN 3 CHS, M. OR L, TO THE 1/41/4 COR; TH E 20 CHS TO THE POB. EXCEPT THEREFROM THAT PORT THEREOF CONVEYED TO THORNLEY K. SWAN AND J.W. SWAN BY DEED RECORDED IN BK "R" OF DEEDS, PG 624. DESC AS FOLS: BEG AT A PT 528.5 FT N FRM THE S1/4 COR OF SD SEC 27, SD PT BEING ON THE N R. OF W LN OF THE GATEWAY CANAL, TH ALG SD R. OF W LN S 53°33' E 216.5 FT; TH N 81°01' E 259.8 FT; TH N 43°00' E 153.1 FT; TH 281.2 FT ALG A REG CUR TO THE RGT WITH A RAD OF 400.0 FT; TH N 83°17' E 149.9 FT TO GATEWAY CANAL R. OF W STATION 420+07.4 ON SD N R. OF W LN; TH N 979.6 FT M. OR L. TO THE S R. OF W LN OF U.P.R.R. CO; TH ALG SD R.R. R. OF W LN S 74°40' W 964.2 FT M. OR L, TO THE W LN OF THE SE1/4 OF SEC 27; TH S 890.5 FT TO THE POB. LEAV 3.58 AC, M. OR L.
- 00-0002-6334 / 11-005-062-01 - BEG AT THE SE COR OF SEC 27, T5N, R1E, RUN TH N 80 RDS; TH W 660 FT; TH S 660 FT; TH W 1320 FT; TH N 660 FT; TH W 660 FT; TH S 80 RDS; TH E 160 RD TO POB. LESS & EXCEPT LAND CONVEYED TO W.B.W.C.D., BY FINAL ORDER OF CONDEMNATION RECORDED IN BK R OF DEEDS AT PGS 119 THRU 122. ALSO EXCEPT THEREFROM THAT PORT THEREOF CONVEYED TO THORNLEY K. SWAN & J.W. SWAN BY DEED RECORDED IN BK R OF DEEDS, PG 624, DESC AS FOLS: BEG AT A PT 528.5 FT N FRM THE S1/4 COR OF SD SEC 27, SD PT BEING ON THE N R. OF W LN OF THE GATEWAY CANAL, TH ALG SD R. OF W LN S 53°33' E 216.5 FT; TH N 81°01' E 259.8 FT; TH N 43°00' E 153.1 FT; TH 281.2 FT ALG A REG CUR TO THE RGT WITH A RAD OF 400.0 FT; TH N 83°17' E 149.9 FT TO GATEWAY CANAL R. OF W STATION 420+07.4 ON SD N R. OF W LN; TH N 979.6 FT M. OR L. TO THE S R. OF W LN OF U.P.R.R. CO; TH ALG SD R.R. R. OF W LN S 74°40' W 964.2 FT, M. OR L. TO THE W LN OF THE SE1/4 OF SEC 27; TH S 890.5 FT TO THE POB. LEAV 25.46 AC.
- 00-0002-6359 / 11-005-060 - BEG 13.50 CHS S FRM THE NW COR OF THE SE1/4 OF SEC 27, T5N, R1E, SLM; TH S 3 CHS, M. OR L. TO THE R. OF W OF THE U.P.R.R. CO; TH N 78°00' E ALG SD R. OF W 10 CHS; TH N 10°00' E 2 CHS; M. OR L TO THE N LN OF THE CO RD; TH S 80°00' W ALG LN 10 CHS TO THE POB. CONT 1.25 AC, M. OR L. RESERVING THEREFROM THE CO RD AS NOW CONSTRUCTED.
- 00-0002-6375 / 11-005-061 - BEG AT THE CTR OF THE SE1/4 OF SEC 27, T5N, R1E, SLB&M; RUN TH N 8 CHS TO THE U.P.R.R. R. OF W. TH RUN ALG THE S SIDE OF U.P.R.R. R. OF W ELY 11.55 CHS; TH S 8 CHS TO THE 1/4 SEC LN; TH W 11.55 CHS TO THE POB. CONT 9.24 AC, M. OR L.
- 00-0002-6391 / 11-005-062 - BEG 1320 FT N & 660 FT W FRM THE SE COR OF SEC 27, T5N, R1E, SLM; TH S 660 FT; TH W 1320 FT; TH N 660 FT; TH E 1320 FT TO BEG. CONT 20.00 AC. LESS & EXCEPT LAND CONVEYED TO W.B.W.C.D. BY FINAL ORDER OF CONDEMNATION RECORDED IN BK R OF DEEDS PGS 119 THRU 122, & BY DEEDS RECORDED IN BK 292 AT PG 1337 & IN BK 297 AT PG 794. ALSO EXCEPT THEREFROM THAT PORT THEREOF CONVEYED TO THORNLEY K. SWAN & J.W. SWAN BY DEED RECORDED IN BK R OF DEEDS, AT PG 624, DESC AS FOLS: BEG AT A PT 528.5 FT N FRM THE S1/4 COR OF SD



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 136 E SOUTH TEMPLE STE 2425
 SALT LAKE CITY UT 84111-1180

SEC 27, SD PT BEING ON THE N R. OF W LN OF THE GATEWAY CANAL. TH ALG SD R. OF W LN S 53°33' E 216.5 FT; TH N 81°01' E 259.8 FT; TH N 43°00' E 153.1 FT; TH 281.2 FT ALG A REG CUR TO THE RGT WITH A RAD OF 400.0 FT; TH N 83°17' E 149.9 FT TO GATEWAY CANAL R. OF W STATION 420+07.4 ON SD N R. OF W LN; TH N 979.6 FT M. OR L TO THE S R. OF W LN OF U.P.R.R. CO; TH ALG SD R.R. R. OF W LN S 74°40' W 964.2 FT M. OR L TO THE W LN OF THE SE 1/4 OF SEC 27; TH S 890.5 FT TO THE POB. LEAV 11.34 AC. M. OR L. TOG/W RESERVED ACCESS AS DESC IN BK 292 AT PG 1337 & IN BK 297 AT PG 794.

00-0002-6417 / 11-005-062-03 - A TRACT OF LAND IN THE SE 1/4 OF SEC 27, T5N, R1E, SLB&M BEING MORE PART DESC AS FOLS: BEG AT PT 528.5 FT N FRM THE S 1/4 COR OF SD SEC 27, SD PT BEING ON THE N R. OF W LN OF GATEWAY CANAL. TH ALG SD R. OF W LN S 53°33' E 216.5 FT; TH N 81°01' E 259.8 FT; TH N 43°00' E 153.1 FT; TH 281.2 FT ALG THE REG CUR TO THE RGT WITH A RAD OF 400.0 FT; TH N 83°17' E 149.9 FT TO THE GATEWAY CANAL R. OF W STATION 420+07.04 ON SD N R. OF W LN; TH N 979.6 FT M. OR L TO THE S R. OF W LN OF U.P.R.R. CO; TH ALG SD R.R. R. OF W LN S 74°40' W 964.2 FT M. OR L TO THE W LN OF THE SE 1/4 OF SEC 27; TH S 890.5 FT TO POB. CONT 21.90 AC, M. OR L.

00-0002-6490 / 11-005-065 - THE S 1/2 SW 1/4 OF SEC 27, T5N, R1E, SLM, & ALL OF THE N 1/2 SW 1/4 OF SEC 27, T5N, R1E, SLM, OWNED BY GRANTOR & SIT S OF THE U.P.R.R. CO R. OF W. RE: LESS THE FOL AMT SOLD: Q/409 EXCEPT THEREFRM THE PROP CONVEYED TO W.B.W.C.D. LEAV 74.80 AC; ALSO: A PT OF THE SE 1/4 SW 1/4 OF SEC 27, T5N, R1E, SLB&M. BEG AT A PT WH BEARS N 984.7 FT & W 312.0 FT FRM THE S 1/4 SEC COR OF THE SD SEC 27 °SEE DEED °° (0.055 AC -GOING TO 01-005-065-01-NA); AL SO LESS M4/499 (1.98 AC -GOING TO 01-005-065-NA) LEAV 72.765 / 72.77 AC. M. OR L. SUBJ TO A R. OF W A STRIP OF LAND 2 RDS WIDE IN THE SW 1/4 OF SEC 27. T5N, R1E. °SEE DEED °°

00-0002-6623 / 11-005-069 - THE S 1/2 SE 1/4 & SE 1/4 SW 1/4 OF SEC 28, T5N, R1E, SLB&M. CONT 120.00 AC, M. OR L.

00-0002-6680 / 11-005-070 - ALL OF SEC 33, T5N, R1E, SLB&M. CONT 640.00 AC, M. OR L.

00-0002-6722 / 11-005-071 - ALL OF THE E 1/2 & THE E 1/2 W 1/2 OF SEC 34, T5N, R1E, SLB&M. EXCEPT THEREFROM LAND CONVEYED TO W.B.W.C.D. PROP S.N. 01-005-071-NA, AS RECORDED IN BK R OF DEEDS PGS 119 THRU 122 DESC AS FOLS: A TRACT OF LAND IN THE NE 1/4 NW 1/4 OF SEC 34, T5N, R1E, SLB&M. BEING MORE PART DESC AS FOLS: BEG AT A PT ON THE N LINE OF VENDOR'S PROP. ALSO BEING A PT ON THE N LN OF SD SEC 34, FRM WH PT THE N 1/4 COR OF SD SEC 34 BEARS N 88°48' E 417.4 FT & RUN TH S 49°16' W 283.7 FT; TH N 53°51' W 297.5 FT TO THE N LN OF SD SEC 34; TH N 88°48' E ALG THE N LN OF SD SEC 34, 455.3 FT TO THE POB. LEAV 480.00 AC, M. OR L.

00-0085-9420 / 11-004-015-3 - THE S 1/2 & THE S 1/2 N 1/2 OF SEC 12, T4N, R1E, SLB&M. CONT 480.00 AC, M. OR L.

00-0085-9593 / 11-004-262-3 - THE S 1/2 NW 1/4 NW 1/4 & THE N 1/2 SW 1/4 NW 1/4 OF SEC 19, T4N, R2E, SLB&M. CONT 41.60 AC, M. OR L.

00-0089-8784 / 11-005-072-03 - THAT PORT OF THE FOL LYING WITHIN THE WPR UTILITY & ROAD AND FIRE DISTRICT: ALL OF SEC 35, T5N, R1E, SLB&M CONT 640.00 AC, M. OR L. LESS THE FOL: EXCEPT THAT PORT CONDEMNED FOR GATEWAY CANAL IN BK R PG 119 (35.00 AC) & MISC BK 4 PG 512 -U.S.A. EASE (0.93 AC & 6.5 AC -OF WH 1.25 AC LIES IN THIS SEC); BK 292 PG 1337 (2.77 AC) GOING TO: 01-005-058-NA3; BK 297 PG 794 (102.231 AC) GOING TO: 01-005-072-NA1; LESS (0.29 AC, GOING TO 01-005-072-04 - WH LIES OUTSIDE SD DIST) LEAV A NET BAL OF 497.529 / 497.53 AC, M. OR L

00-0089-8865 / 01-005-072-04 - THAT PORT OF THE FOL LYING OUTSIDE THE WPR UTILITY DISTRICT & ALSO THE ROAD AND FIRE DISTRICT: ALL OF SEC 35, T5N, R1E, SLB&M CONT 640.00 AC, M. OR L. LESS THE FOL: EXCEPT THAT PORT CONDEMNED FOR GATEWAY CANAL IN BK R PG 119 (35.00 AC) & MISC BK 4 PG 512 -U.S.A. EASE (0.93 AC & 6.5 AC -OF WH 1.25 AC LIES IN THIS SEC); BK 292 PG 1337 (2.77 AC) GOING TO: 01-005-058-NA3; BK 297 PG 794 (102.231 AC) GOING TO: 01-005-072-NA1; LESS (497.529 AC, GOING TO 11-005-072-03 - WH LIES WITHIN THE SD DIST) LEAV A NET BAL OF 0.29 AC, M. OR L.

State of Utah }
 County of SALT LAKE } ss

Wasatch Peaks Ranch Llc
 Appeared before me and executed this document
 LACEYANN RISSKO

 Notary Public Signature

Laceyann Risko
 Date 5/26/22

X *[Signature]*
 Wasatch Peaks Ranch Llc
 Phone # (720/450-5889)

X
 Sign above, date to the right & place seal on any blank space.