


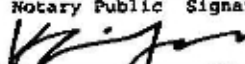


	GBYR 2020	Recorder use only			
<h1 style="margin: 0;">Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land</h1>		E 3315708 B 7638 P 3730-3731 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 11/16/2020 03:18 PM FEE \$40.00 Pgs: 2 DEP RT REC'D FOR DAVIS COUNTY ASSE SSOR			
1969 Farmland Assessment Act, Utah code 59-2-501 through 59-2-515 (amended in 1992)		Date of Application November 6, 2020		Owner telephone number	
Owner Name(s): JF Cold Springs LLC		City: Centerville		State: UT	Zip 84014
Owner mailing address: 1148 West Legacy Crossing Blvd Ste 400		City: Centerville		State: UT	Zip 84014
Lessee (if applicable)		City		State	Zip Code
Lessee mailing address		City		State	Zip Code
If the land is leased, provide the dollar amount per acre of the rental agreement		Rental amount per acre:			
Land Type					
	Acres		Acres	County	Total acreage for this application
Irrigation		Orchard		Davis	26.12 ac
Dry Land		Non - Productive		Property serial number (additional space on reverse side) 12-039-0045 ✓	
Meadow		Other (specify) Market			
Grazing Land	G2	26.12			
Complete legal description of agricultural land (continue on reverse side or attach additional pages):					
SEE ATTACHED LEGAL					
Certification: Read certificate 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 home site 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 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 review and the creation of a lien. 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 \$10.00 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.					
Notary Public		County Assessor Use			
 <p>Notary Public - State of Utah KAILA JOHNSON Comm. #711263 My Commission Expires April 25, 2024</p>		<input checked="" type="checkbox"/> Approved (Subject to review) <input type="checkbox"/> Denied Date Application Received:			
		County Assessor signature: X 			
		Owner: X 			
		Owner: X			
Date Subscribed and sworn	Notary Public Signature:		Corporate Name:		
11/09/2020			X JF Cold Springs, LLC		

Parcel # 12-039-0045

A TRACT OF LAND BEING ALL OF AN ENTIRE TRACT OF PPTY SIT IN THE NW 1/4 SW 1/4 OF SEC 5-T4N-R2W, SLB&M. THE BNDRY OF SD ENTIRE TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT ON THE N BNDRY LINE OF GRANTOR'S ENTIRE TRACT, SD POB BEING S 89°48'32" E 34.45 FT ALG THE N LINE OF SD SW 1/4 OF SD SEC 5 & S 00°11'28" W 46.00 FT FR THE W 1/4 COR OF SD SEC 5; & RUN TH S 89°48'32" E 297.49 FT ALG SD N BNDRY LINE OF GRANTOR'S ENTIRE TRACT TO THE NE COR OF GRANTOR'S ENTIRE TRACT; SD PT ALSO BEING ON A 13,875.00 FT RAD NON-TANGENT CURVE TO THE RIGHT; TH SE'LY 1276.19 FT ALG THE ARC OF SD CURVE (NOTE: THE CHORD TO SD CURVE BEARS S 44°15'48" E 1275.74 FT); TH S 31°52'39" E 169.64 FT; TH S 00°06'45" E 214.53 FT TO THE SE COR OF GRANTOR'S ENTIRE TRACT; TH N 89°50'03" W 1273.67 FT ALG GRANTOR'S S'LY BNDRY LINE OF ENTIRE TRACT TO A PT ON THE E R/W LINE OF COLD SPRINGS RD, RECORDED & ON FILE AS E# 2311639; TH N'LY ALG SD E R/W LINE THE FOLLOWING TWO (2) COURSES: (1) N'LY 127.17 FT ALG THE ARC OF A 75,033.00 FT RAD NON-TANGENT CURVE TO THE LEFT (NOTE: THE CHORD TO SD CURVE BEARS N 00°08'52" W 127.17 FT), (2) N 00°11'47" W 1142.33 FT TO THE POB. CONT. 26.12 ACRES