

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
112.74	113.74	09 JAN 2019 12:39:57PM

Ent 146715 Bl 348 Pt 795  
 Date: 09 JAN 2019 1:45:48PM  
 Fee: \$38.00 Credit Card Filed By: JP  
 BRENDA NELSON, Recorder  
 MORGAN COUNTY  
 For: WHITEAR RONNIE B MANAGER

LONE TREE LAND LLC  
 WHITEAR RONNIE B MANAGER  
 3900 W 4050 N  
 MORGAN UT 84050-0000

**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	80
Dry land tillable	13
Wet meadow	
Grazing land	
Orchard	
Irrigated pasture	20
Other (specify)	20 <i>Halls ranch</i>
<b>Total</b>	<del>113</del> 113

**County Assessor Use**

Approved (Subject to Review)     Denied

County Assessor's or Authorized Agent Signature

Date

*[Signature]*

1/24/19

**Parcel Number(s):**

00-0001-1419, 00-0001-1427, 00-0001-1443, 00-0001-1518, 00-0001-3290, 00-0001-3647, 00-0001-4082, 00-0079-6227, 00-0082-1391

**Complete Legal Description(s) of Agricultural Land**

00-0001-1419 / 01-004-001 - A PT OF THE N1/2 OF SEC 1, T4N, R1E, SLB&M BEG AT A PT WH BEARS N 0°08' W 762.3 FT FRM THE E1/4 COR STONE OF THE SD SEC 1 & RUN TH W 207 0 FT TO THE E BDY OF THE WEBER BASIN CANAL R OF W, TH FOL SD CANAL THE FOL 2 COURS N 11°59'24" W 879 89 FT; TH N 76°00' E 49.50 FT; TH N 11°00' W 20 FT; TH N 90°00' E 343 50 FT TO THE ELY LN OF SD SEC 1, TH S 0°08' E 892 3 FT TO THE POB CONT 6.13 AC, M OR L ALSO THE FOL. SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO 121360, IN BK 287 AT PG 679, OF WH 0.078 AC IS ACQUIRED FROM USA, 0.03 AC COMING FROM 01-004-005-02 / 00-0001-1500 & 0.048 AC ACQUIRED FROM USA. CONT COMBINED TOTAL AC = 6.208 AC / 6.21 AC, M. OR L SD BDY LN ADJ AGREE LEGAL DESC BEING CORRECTED IN THAT CERTAIN CORRECTION AFF. RECORDED AS ENT # 122918 IN BK 290 AT PG 1701, IN THE OFFICE OF THE MORGAN COUNTY RECORDER, TO CORRECT LEGAL DESC.

00-0001-1427 / 01-004-001-01 - A PT OF THE NE1/4NE1/4 OF SEC 1, T4N, R1E, SLB&M T B BEG AT A PT WH BEARS S 0°08' E 426 7 FT FRM THE NE COR HUB OF THE SD SEC 1 (HUB SET BY U.S. BLM 1952 RESTORATION) & RUN TH S 0°08' E 558.1 FT ALG THE SEC LN; TH W 429.6 FT, TH N 37°30' E 703 5 FT ALG A FENCE TO THE POB. CONT 2.752 AC LESS THE FOL AMT SOLD. (0.08 AC - GOING TO WEBER BASIN). LEAV 2 672 AC / 2 67 AC, M OR L. SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT AS RECORDED AS ENTRY NO 121360, IN BK 287 AT PG 679, OF WH 0.072 AC IS ACQUIRED FROM THE USA, 01-004-005-02-NA / 00-0001-1500 CONT COMBINED TOTAL AC = 2 744 AC / 2.74 AC, M. OR L SD BDY LN ADJ AGREE LEGAL DESC BEING CORRECTED IN THAT CERTAIN CORRECTION AFF RECORDED AS ENT # 122918 IN BK 290 AT PG 1701;

00-0001-1443 / 01-004-002-01 - A PT OF THE SE1/4NE1/4 OF SD SEC 1 - BEG AT PT WH BEARS N 627.0 FT & W 108 0 FT FRM THE E1/4 SEC COR MON OF SD SEC 1, & RUN TH N 36°17' W 165 1 FT ALG THE E BDY OF THE WEBER BASIN CANAL R. OF W; TH E 207 0 FT; TH S 99 3 FT TO POB CONT 0 44 AC SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO 121360, IN BK 287, AT PG 679, OF WH 0.025 AC IS ACQUIRED FROM THE USA, & 0.013 AC IS ACQUIRED FRM THE USA #01-004-128-NA / 00-0001-4140 CONT COMBINED TOTAL AC = 0 478 AC, M. OR L. SD BDY LN ADJ AGREE LEGAL DESC BEING CORRECTED IN THAT CERTAIN CORRECTION AFF RECORDED AS ENT # 122918 IN BK 290 AT PG 1701. IN THE OFFICE OF THE MORGAN COUNTY RECORDER.

00-0001-1518 / 01-004-006 - A PT OF SEC 1, T4N, R1E, SLB&M, BEG AT A PT 38 CHS N FRM THE SE COR OF SEC 1, & RUN TH N 2 48 CHS, TH W 56 CHS, TH S 2.48 CHS; TH E 56 CHS. TO THE POB. CONT 13.55 AC, M OR L.

00-0001-3290 / 01-004-096 - TRACT #8 IN SEC 31, T5N, R2E, SLB&M & IN SEC 6, T4N, R2E, SLB&M. T.B. BEG AT THE SW COR OF SEC 31 (THE COR STONE IS MISSING; SD COR IS RELOC AT A PT 5440.0 FT W FRM THE SE COR STONE OF SEC 31 & 2645 0 FT N FRM THE SW COR OF THE NW1/4 OF SEC 6) RUN TH W



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
112.74	113.74	09 JAN 2019 12:39:57PM

County Recorder Use

LONE TREE LAND LLC  
 WHITEAR RONNIE B MANAGER  
 3900 W 4050 N  
 MORGAN UT 84050-0000

198.0 FT, TH N 1056.0 FT; TH E 198.0 FT; TH N 113.0 FT; TH E 11.25 FT TO THE N LN OF SHEPHERD PARCEL AS RECORDED IN BK 221 PG 338, S.N. #01-005-129-06 AS RECORDED; TH ALG SD PCL THE FOL 4 COUR 1) N 87°06'22" E 157.02 FT, 2) S 12°28'35" E 112.94 FT, 3) S 86°28'58" E 130.12 FT, 4) N 89°43'09" W 65.62 FT WH PT IS ALSO THE NW COR OF YOUNG PARCEL AS RECORDED IN BK 206, AT PG 681, S.N. #01-005-124, TH S 680.0 FT, TH S 88°25' E 428.0 FT; TH S 10°50' E 208.0 FT, TH S 44°25' E 181.0 FT; TH S 24°20' E 80.0 FT; TH S 16°30' E 77.0 FT; TH S 75° W 280.0 FT, TH S 60°20' W 500.0 FT; TH S 79°05' W 304.0 FT; TH S 37°30' W 48.0 FT; TH N 426.7 FT TO POB. ALL BEAR ARE MEASURED FRM TRUE N IN THIS DESC CONT 24.062 AC / 20.06 AC, M. OR L. NOTE THIS DESC IS FOR TAXING & MAPPING PURPOSES ONLY. IT IS THE REMAINING PARCEL DESC AFTER THE FOL IS LESSED FRM THE 24.60 AC 223/248 (0.538 AC GOING TO #01-005-129-06 - WH IS A CLEAN-UP OF THE OVERLAP / CONFLICT OF SD PARCEL) LEAV 24.062 AC, M. OR L. (NOTE: DESC INCONSIST ON ENTRY 146316 FROM HISTORICAL RECORD- SD APPEARS SALT FOR SLB&M IS SPELLED SLAT ON SD ENTRY NO)

00-0001-3647 / 01-004-112 - A PT OF THE W1/2 OF SEC 6, T4N, R2E, SLB&M T.B. BEG AT A PT WH BEARS N 0°08' W 663.0 FT FRM THE W1/4 SEC COR STONE OF SD SEC 6, & RUN TH N 0°08' W 1549.7 FT ALG THE W BDY OF SD SEC 6; TH N 37°30' E 48.0 FT; TH N 79°05' E 304.0 FT; TH N 60°20' E 340.0 FT, TH S 2°30' E 218.0 FT; TH S 52° E 225.0 FT, TH S 0°10' E 1021.0 FT, TH S 42°30' E 233.0 FT; TH S 87°30' E 855.0 FT; TH S 4°20' W 51.51 FT; TH N 87°28'03" W 155 FT; TH S 4°20' W 457 FT, TH S 377.218 FT TO 1/4 SEC LN, TH W 550 FT M. OR L TO THE E BDY LN OF 01-004-128-003. TH N 47° W 153.0 FT; TH N 59° W 720.7 FT, TH N 26°25' W 280.0 FT, TH S 72°50' W 216.0 FT TO THE POB TOG/W A 20 FT R. OF W THE CTR LN OF WH IS DESC AS FOLS BEG AT A PT WH IS 1725.5 FT E & 72 FT S FRM THE W1/4 COR OF SEC 6, T4N, R2E, & RUN TH E 245 FT M OR L TO THE W LN OF THE DONALD CRAIG WHITEAR PROP AS DEEDED IN BK M15 PG 608 & PT OF TERMINATION. CONT 49.475 / 49.48 AC, M. OR L. ALSO LESS THE FOL AMT SOLD. 285/300 (4.15 AC GOING TO #01-004-112-02) LEAV 45.325 AC / 45.33 AC, M OR L. NOTE. THIS DESC IS FOR TAXING & MAPPING PURPOSES ONLY IT IS THE REMAINING PARCEL DESC AFTER THE FOL IS LESSED FRM THE 51.070 AC. 153/71 (1.595 AC -GOING TO 01-004-119-02-03) LEAV 49.48 AC ALSO LESS THE FOL AMT SOLD. 285/300 (4.15 AC GOING TO #01-004-112-02) LEAV 45.325 AC / 45.33 AC, M. OR L. SUBJ TO THOSE CERTAIN R. OF W & EASEMENT GRANTS (QPC 3726) AS RECORDED ON ENTRY #120930 BK 286 PG 631

00-0001-4082 / 01-004-128-03 - A PT OF THE SE1/4NE1/4 OF SEC 1, T4N, R1E, A PT OF SW1/4NW1/4 & PT OF NW1/4SW1/4 OF SEC 6, T4N, R2E, SLB&M. T.M IS B B BEG AT A PT ON E BDY LN OF GATEWAY CANAL R. OF W AT PT WH BEARS N 627.0 FT & W 108.0 FT FRM W1/4 SEC COR OF SD SEC 6, (USBLM SET A METAL MON AT THE SITE OF OLD 1/4 SEC COR IN 1952 RESURVEY) & RUN TH N 72°50' E 327.0 FT ALG A FNC TO BROW OF A BENCH; TH ALG BROW OF SD BENCH 4 COUR AS FOLS: S 26°25' E 280.0 FT; S 59°00' E 720.7 FT; S 47°00' E 153.0 FT, S 42°00' E 72.0 FT, TH S 30°00' W 124.0 FT, TH S 32°10' W 445.0 FT TO E BDY LN OF SD GATEWAY CANAL R. OF W; TH ALG SD E BDY LN 11 COUR AS FOLS. N 18°37' W 99.0 FT, N 47°10' W 177.7 FT, S 42°50' W 70.0 FT; N 47°10' W 288.6 FT, N 33°55' W 546.2 FT, N 56°05' E 30.0 FT, N 26°06' W 128.0 FT, N 22°38' W 137.9 FT; N 36°17' W 65.5 FT, S 53°43' W 30.0 FT, N 36°17' W 76.0 FT TO POB. CONT 13.30 AC. LESS THE FOL AMT SOLD. 0.10 AC GOING TO #01-004-113 LEAVING 13.20 AC, M. OR L. SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO. 121360, IN BK 287 AT PG 679, OF WH 0.007 AC GOING TO THE USA, #01-004-128-NA / 00-0001-4140 AND 0.701 AC IS ACQUIRED FROM THE USA, 01-004-128-NA / 0-0001-4140 SD BDY LN ADJ AGREEMENT'S LEGAL DESC BEING CORRECTED IN THAT CERTAIN CORRECTION AFF RECORDED AS ENT #122918 IN BK 290 AT PG 1701. LEAVING COMBINED TOTAL AC = 13.894 AC, 13.89 AC, M OR L.

00-0079-6227 / 01-004-005-03 - THAT PORTION OF THE FOL LYING E OF THE WEBER BASIN CANAL, SERIAL NO 01-004-005-02-NA / 00-0001-1500. BEING FURTHER DESC AS FOLS: IN SEC 1, T4N, R1E, SLB&M BEG AT THE NE COR OF SD SEC 1, & RUN TH S 426.7 FT, TH ALG A FNC S 37°30' W 790.0 FT, TH S 21° E 27.0 FT; TH LEAV FNC W 3225.0 FT, TH N 1075.3 FT, TH E 3696.0 FT TO POB SD PORT CONT 3.99 AC, M OR L. (SEE 01-004-005 / 00-0001-1492 FOR ASSESSMENT FOR PORT LYING W OF THE CANAL). SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO 121360, IN BK 287 AT PG 679, OF WH 0.397 AC AC IS ACQUIRED FROM THE USA. 01-004-005-02-NA / 00-0001-1500 CONT COMBINED TOTAL AC = 4.387 AC / 4.39 AC, M. OR L.

00-0082-1391 / 01-004-107-06-1 - A TRACT OF LAND SIT IN THE NW1/4SW1/4 OF SEC 6, T4N, R2E, OF THE SLB&M BEING MORE PART DESC AS FOLS: COM AT THE W1/4 COR OF SEC 6, THE T.POB, TH S 0°08' E ALG THE W LN OF SD SEC 6. 307.83 FT, TH S 52°12' E 687.24 FT; TH N 43°05' E 50.0 FT; TH N 18°37' W 56.34 FT, TH N 33°22' W 98.2 FT; TH N 47°10' W 57.3 FT; TH N 30°13' W 105.3 FT, TH N 47°10' W 210.5 FT; TH N 33°55' W 342.73 FT, TH N 89°55' W 65.51 FT TO THE POB CONT 3.030 AC / 3.03 AC, M. OR L. (PCL 1), ALSO. PT OF THE NW1/4 OF SEC 6, T4N, R2E, SLB&M U.S. SUR. COM AT THE W1/4 COR OF SD SEC SIX: RUN TH S 89°55' E 65.51 FT ALG THE S LN OF SD NW1/4; TH N 33°55' W 74.07 FT, TH S 56°05' W 28.80 FT TO A PT ON THE W LN OF SD NW1/4, TH S 0°08' E 45.30 FT TO THE POB. CONT 0.059 AC / 0.06 AC, M. OR L. (PCL 2); CONT A COMBINED TOTAL OF 3.089 AC / 3.09 AC, M. OR L.



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
112.74	113.74	09 JAN 2019 12:39:57PM

County Recorder Use

LONE TREE LAND LLC  
WHITEAR RONNIE B MANAGER  
3900 W 4050 N  
MORGAN UT 84050-0000

State of Utah            }  
County of Morgan       }ss

Lone Tree Land Llc  
Appeared before me and executed this document

x *Ronnie B Whitear* x

x *Tammy Sommers* x

Lone Tree Land Llc  
Phone # ( 801-876-3083 )

Notary Public Signature  
Sign above, date to the right & place seal on any blank space

<sup>TS</sup>  
9-2 1.29.19  
Date

