

Application for Assessment and Taxation of Agricultural Land

Summit County Utah Recorder Assessor

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

Owner
DEER MEADOWS RANCH LLC
48 W BROADWAY STE 2502
SALT LAKE CITY, UT 84101

Date of Application
01/04/2021

ENTRY NO. 01160283

04/06/2021 03:44:28 PM B: 2654 P: 1223

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY DEER MEADOWS RANCH LLC



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

Account Number: 0507030

Parcel Number: OT-3-B-LLA-C

A TRACT OF LAND BEING PART OF SEC 16 AND 21 OF T1S, R6E, SLB&M AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 89°31'24" EAST 1111.39 FEET ALONG THE SECTION LINE AND NORTH 1494.79 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, T1S, R6E, SLB&M AND RUNNING THENCE NORTH 57°18'12" EAST 274.73 FEET ALONG WEBER CANYON ROAD; THENCE SOUTH 12°50'45" EAST 267.04 FEET TO PARCEL OT-3-C; THENCE SOUTH 11°34'08" EAST 43.39 FEET; THENCE NORTH 89°59'00" EAST 304.60 FEET; THENCE SOUTH 12°01'23" EAST 1351.39 FEET; THENCE SOUTH 78°38'25" WEST 538.64 FEET; THENCE NORTH 11°21'35" WEST 1301.51 FEET; THENCE NORTH 18°14'40" WEST 322.41 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 18.49 ACRES, MORE OR LESS. 2495-1950 2512-724 2528-1062 2621-1429

Account Number: 0507047

Parcel Number: OT-3-B-LLA-D

A TRACT OF LAND BEING PART OF SECTION 16 AND 21 OF TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 89°31'24" EAST 1468.70 FEET ALONG THE SECTION LINE AND SOUTH 84.45 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, T1S, R6E, SLB&M AND RUNNING THENCE NORTH 78°38'25" EAST 538.64 FEET; THENCE NORTH 12°01'23" WEST 1351.39 FEET; THENCE SOUTH 89°59'00" WEST 128.64 FEET; THENCE NORTH 05°48'42" WEST 349.38 FEET TO A POINT BEING MARKED WITH A "WILDE" REBAR & CAP; THENCE NORTH 77°53'28" EAST 71.78 FEET ALONG WEBER CANYON ROAD; THENCE NORTH 87°11'49" EAST 146.15 FEET ALONG SAID ROAD TO A FENCE CORNER; THENCE SOUTH 00°19'52" EAST 369.79 FEET; THENCE SOUTH 12°39'24" EAST 206.95 FEET; THENCE SOUTH 11°14'30" EAST 394.37 FEET; THENCE SOUTH 12°01'23" EAST 539.41 FEET; THENCE SOUTH 11°31'06" EAST 288.95 FEET; THENCE SOUTH 08°31'40" EAST 465.76 FEET; THENCE SOUTH 11°14'18" EAST 756.30 FEET; THENCE SOUTH 09°25'46" EAST 363.87 FEET; THENCE SOUTH 42°49'38" WEST 198.41 FEET; THENCE SOUTH 44°40'13" WEST 90.59 FEET; THENCE SOUTH 45°53'44" WEST 73.23 FEET; THENCE NORTH 09°07'50" WEST 75.52 FEET; THENCE NORTH 68°46'48" WEST 69.72 FEET; THENCE NORTH 59°48'25" WEST 127.37 FEET; THENCE NORTH 23°52'54" EAST 162.61 FEET; THENCE NORTH 33°52'04" WEST 71.77 FEET; THENCE NORTH 86°37'56" WEST 45.00 FEET; THENCE NORTH 24°30'42" WEST 76.95 FEET; THENCE NORTH 06°05'43" WEST 94.03 FEET; THENCE NORTH 04°01'14" EAST 109.65 FEET; THENCE NORTH 03°16'51" WEST 107.81 FEET; THENCE NORTH 11°39'02" WEST 100.84 FEET; THENCE NORTH 29°04'32" WEST 36.21 FEET; THENCE NORTH 59°32'04" WEST 62.16 FEET; THENCE NORTH 85°26'34" WEST 105.91 FEET; THENCE NORTH 11°21'35" WEST 60.59 FEET; THENCE NORTH 11°21'35" WEST 825.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 23.48 ACRES, MORE OR LESS. 2495-1950 2512-724 2528-1062 2621-1429

Account Number: 0510951

Parcel Number: OT-255-3-AG

A TRACT OF LAND BEING PART OF SECTION 21 OF TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 89° 31' 24" EAST 1468.70 FEET ALONG THE SECTION LINE THENCE SOUTH 84.45 FEET; THENCE SOUTH 11°21'35" EAST 825.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, T1S, R6E, SLB&M AND RUNNING THENCE SOUTH 11°21'35" EAST 60.59 FEET TO A POINT ON THE NORTHERN EDGE OF AN EXISTING ROAD; THE FOLLOWING (10) COURSES ARE ALONG THE NORTHERLY AND EASTERLY EDGE OF AN EXISTING ROAD: THENCE SOUTH 85°26'34" EAST 105.91 FEET; THENCE SOUTH 59°32'04" EAST 62.16 FEET; THENCE SOUTH 29°04'32" EAST 36.21 FEET; THENCE SOUTH 11°39'02" EAST 100.84 FEET; THENCE SOUTH 03°16'51" EAST 107.81 FEET; THENCE SOUTH 04°01'14" WEST 109.65 FEET; THENCE SOUTH 06°05'43" EAST 94.03 FEET; THENCE SOUTH 24°30'42" EAST 76.95 FEET; THENCE SOUTH 86°37'56" EAST 45.00 FEET; THENCE SOUTH 33°52'04" EAST 71.77 FEET TO A POINT ALONG THE CENTERLINE OF THE WEBER RIVER; THE FOLLOWING (4) COURSES ARE ALONG SAID CENTERLINE: THENCE SOUTH 23°52'54" WEST 162.61 FEET; THENCE SOUTH 59°48'25" EAST 127.37 FEET; THENCE SOUTH 68°46'48" EAST 69.72 FEET; THENCE SOUTH 09°07'50" EAST 75.52 FEET TO A POINT ON THE SOUTHEASTERLY PROPERTY LINE; THENCE SOUTH 45°53'44" WEST 337.27 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 21°50'56" WEST 667.03 FEET; THENCE NORTH 06°54'45" WEST 472.63 FEET; THENCE NORTH 34°54'12" EAST 160.30 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 6.91 ACRES, MORE OR LESS. 2532-1251 (SAID PARCEL CREATED AS AN AGRICULTURAL PARCEL SEE NOTE ON 2532-1251) 2618-378 2621-1429

Account Number: 0507023

Parcel Number: OT-255-A-LLA-B

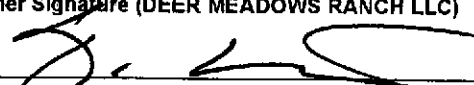
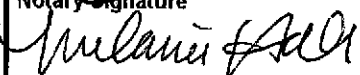

A TRACT OF LAND BEING PART OF SECTION 16 AND 21 OF TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 89°31'24" EAST 1468.70 FEET ALONG THE SECTION LINE AND SOUTH 84.45 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, T1S, R6E, SLB&M AND RUNNING THENCE SOUTH 78°38'25" WEST 538.64 FEET; THENCE NORTH 11°07'15" WEST 1000.00 FEET; THENCE NORTH 10°33'37" WEST 183.77 FEET; THENCE NORTH 13°50'37" WEST 104.61 FEET; THENCE NORTH 55°29'28" EAST 314.25 FEET; THENCE NORTH 34°12'07" WEST 119.47 FEET; THENCE NORTH 57°8'12" EAST 274.00 FEET ALONG WEBER CANYON ROAD; THENCE SOUTH 18°14'40" EAST 322.41 FEET; THENCE SOUTH 11°21'35" EAST 1301.51 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 17.88 ACRES, MORE OR LESS. 2495-1950 2512-724 2528-1062 2621-1429

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

Owner Signature (DEER MEADOWS RANCH LLC) X 	Date
Notary Signature 	Date <u>2/26/21</u> State of <u>Utah</u> County of <u>SALT LAKE</u> §
Subscribed and Sworn Before Me By DEER MEADOWS RANCH LLC	
Notary Stamp 	

RECORDERS NOTE
DUE TO THE COLOR OF THE INK
OF THE NOTARY SEAL AFFIXED
TO THIS DOCUMENT, THE
SEAL MAY BE UNSATISFACTORY
FOR COPYING.

County Assessor Signature (Subject to review) 	Date <u>2/26/21</u> <u>4/6/21</u>
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