

ENTRY NO. 01181847

01/20/2022 04:10:47 PM B: 2719 P: 0104

Farmland Assessment Application PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY JANN LEFLER TRUSTEE

Application for Assessment and Taxation of Agricultural Land

Summit County Assessor - Recorder - Auditor Assessor

Farmland Assessment Act
UCA 69-2-601 to 616
Form TC-682

Owner
LEFLER JANN TRUSTEE
3544 E STATE RD 35
KAMAS, UT 84036

Date of Application
01/11/2022

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

Account Number: 0151088

Parcel Number: CD-2233-A

BEGINNING AT A POINT SOUTH 0°29'25" WEST 1533.72 FEET ALONG THE SECTION LINE AND EAST 1325.53 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT BEING LOCATED AT AN EXISTING FENCE CORNER, AND RUNNING THENCE SOUTH 78°09'54" EAST 188.69 FEET ALONG A FENCE LINE; THENCE NORTH 87°12'22" EAST 217.32 FEET ALONG A FENCE LINE; THENCE SOUTH 62°22'20" EAST 131.46 FEET ALONG A FENCE LINE; THENCE SOUTH 25°50'11" WEST 125.86 FEET; THENCE SOUTH 64°19'25" EAST 193.92 FEET; THENCE SOUTH 75°32'49" EAST 32.26 FEET TO THE CENTERLINE OF A 24 FOOT WIDE DRIVEWAY; THENCE SOUTH 14°27'11" WEST 44.31 FEET ALONG SAID CENTERLINE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 131.85 FEET, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 75°32'49", A CHORD OF 122.51 FEET BEARING SOUTH 52°13'35" WEST; THENCE WEST 392.63 FEET ALONG SAID CENTERLINE LINE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 112.15 FEET, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 42°50'12", A CHORD OF 109.55 FEET BEARING SOUTH 68°34'54" WEST; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 79.54 FEET, HAVING A RADIUS OF 96.42 FEET A CENTRAL ANGLE OF 47°16'05", AND A CHORD OF 77.31 FEET BEARING SOUTH 66°40'01" WEST; THENCE NORTH 00°29'20" EAST 483.01 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES. JQC-37 WWD373 WWD-452 UWD-435 M58-253-4 (REF:344-47-49, 769-719) 470-180 (SEE QCD-539-466 MILO J & SUSANNE E LEFLER TO DAVID J & DEBBIE LEFLER) 769-720 (REF:771-616, 1162-643) 2015-1889 2090-1648 2195-1166 2700-1070 PARCEL 2
JANN LEFLER TRUSTEE OF THE JANN LEFLER LIVING TRUST DATED MARCH 20 2020 2700-1070:

Account Number: 0369805

Parcel Number: CD-2233-A-1

BEGINNING AT A POINT SOUTH 0°29'25" WEST 1994.38 FEET ALONG THE SECTION LINE AND EAST 1142.01 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 04°19'44" WEST 673.05 FEET TO THE CENTERLINE OF THE PROVO RIVER; THENCE NORTH 83°52'02" WEST 113.46 FEET ALONG SAID RIVER; THENCE NORTH 50°17'28" WEST 99.46 FEET ALONG SAID RIVER; THENCE NORTH 34°36'05" WEST 62.47 FEET ALONG SAID RIVER; THENCE NORTH 68°02'20" WEST 50.25 FEET ALONG SAID RIVER; THENCE NORTH 54°47'23" WEST 46.76 FEET ALONG SAID RIVER; THENCE NORTH 79°09'05" WEST 26.91 FEET ALONG SAID RIVER; THENCE NORTH 00°06'24" EAST 494.21 FEET ALONG THE EASTERLY LINE OF PARCEL CD-2227-A-1 TO A FENCE CORNER; THENCE SOUTH 89°51'18" EAST 385.91 FEET TO THE POINT OF BEGINNING. CONT 5.00 ACRES. TWD-67 (EASEMENTS WWD-373, JQC-37) WWD-452 UWD-435 M58-253-4 470-180 769-720 1312-720 (REF:1335-689) 2015-1889 2090-1648 2195-1166 2700-1070 PARCEL 5
JANN LEFLER TRUSTEE OF THE JANN LEFLER LIVING TRUST DATED MARCH 20 2020 2700-1070:

Account Number: 0279541

Parcel Number: CD-2233-B

BEGINNING AT A POINT SOUTH 0°29'25" WEST 1994.38 FEET ALONG THE SECTION LINE AND EAST 1142.01 FEET FROM THE

NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°51'18" EAST 183.34 FEET TO A FENCE CORNER; THENCE SOUTH 21.89 FEET TO THE CENTERLINE OF A 24 FOOT DRIVEWAY; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 79.54 FEET, HAVING A RADIUS OF 96.42 FEET A CENTRAL ANGLE OF 47°16'05", AND A CHORD OF 77.31 FEET BEARING NORTH 66°40'01" EAST; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 49.17 FEET, HAVING A RADIUS OF 150.00 FEET A CENTRAL ANGLE OF 18°46'50", AND A CHORD OF 48.95 FEET BEARING NORTH 56°33'13" EAST; THENCE SOUTH 03°38'19" EAST 657.70 FEET TO THE CENTERLINE OF THE PROVO RIVER; THENCE SOUTH 88°02'31" WEST 155.24 FEET ALONG SAID RIVER; THENCE SOUTH 80°53'23" WEST 133.53 FEET ALONG SAID RIVER; THENCE SOUTH 76°49'59" WEST 103.44 FEET ALONG SAID RIVER; THENCE NORTH 04°19'44" EAST 673.05 FEET TO THE POINT OF BEGINNING. CONT 5.00 ACRES. 539-466 628-196 707-547-548 1312-720 (REF:1335-689) 1335-688 2015-1889 2090-1648 2195-1172 2700-1070 PARCEL 4

JANN LEFLER TRUSTEE OF THE JANN LEFLER LIVING TRUST DATED MARCH 20 2020 2700-1070;

Account Number: 0151104

Parcel Number: CD-2234

BEGINNING AT A POINT SOUTH 0°29'25" WEST 1489.04 FEET ALONG THE SECTION LINE AND EAST 2059.20 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT BEING LOCATED MORE OR LESS ON THE SOUTHERLY LINE OF STATE ROAD 35; AND RUNNING THENCE SOUTH 60°35'01" EAST 84.24 FEET MORE OR LESS ALONG ROAD LINE; THENCE SOUTH 68°54'00" EAST 61.70 FEET MORE OR LESS ALONG ROAD LINE; THENCE SOUTH 16°45'53" WEST 167.60 FEET; THENCE SOUTH 72°28'06" EAST 86.68 FEET TO A FENCE LINE; THENCE SOUTH 13°34'53" WEST (452.14 FEET ASSUMED CORRECT SEE S-10685) ALONG A FENCE LINE AND THE EXTENSION OF SAID FENCE; THENCE NORTH 79°10'27" WEST 135.28 FEET ALONG A FENCE LINE AND EXTENSION; THENCE SOUTH 15°38'46" WEST 424.43 FEET ALONG A FENCE LINE TO THE CENTERLINE OF THE PROVO RIVER; THENCE SOUTH 82°00'31" WEST 59.16 FEET ALONG SAID RIVER CENTERLINE; THENCE NORTH 04°24'50" WEST 626.07 FEET TO THE CENTERLINE OF 24 FOOT WIDE DRIVEWAY; THENCE EAST 122.22 FEET ALONG SAID CENTERLINE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 131.85 FEET, HAVING A RADIUS 100.00 FEET, A CENTRAL ANGLE OF 75°32'49", AND A CHORD OF 122.51 FEET BEARING NORTH 52°13'35" EAST; THENCE NORTH 14°27'11" EAST 44.31 FEET ALONG SAID CENTERLINE; THENCE NORTH 75°32'49" WEST 32.26 FEET; THENCE NORTH 64°19'25" WEST 193.92 FEET; THENCE NORTH 25°50'11" EAST 125.86 FEET; THENCE SOUTH 62°22'20" EAST 180.38 FEET; THENCE NORTH 14°27'11" EAST 224.49 FEET TO THE POINT OF BEGINNING. CONTAINING 5.42 ACRES. JQC37 M83-89 1267-11 1272-432 1312-718 1602-1882-1899 1683-392-419 2015-1889 2090-1648 2181-297-308 2195-1162 (BDY 2250-1269) (BDY 2700-1068) 2700-1070 PARCEL 1

JANN LEFLER TRUSTEE OF THE JANN LEFLER LIVING TRUST DATED MARCH 20 2020 2700-1070;

(NOTE: BDY 2700-1068 DOES NOT MATCH THE ABOVE PARCEL: THE ABOVE CLOSSES THEREFORE IT'S DESC 2700-1071 PARCEL 1; IS ASSUMED TO BE CORRECT)

Account Number: 0151120

Parcel Number: CD-2236

BEGINNING AT A POINT SOUTH 0°29'25" WEST 1959.13 FEET ALONG THE SECTION LINE AND EAST 1436.87 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT BEING LOCATED AT THE CENTERLINE OF A 24 FOOT WIDE DRIVEWAY; AND RUNNING THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 62.98 FEET, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 24°03'22", AND A CHORD OF 62.52 FEET BEARING NORTH 77°58'19" EAST; THENCE EAST 270.41 FEET ALONG SAID DRIVEWAY CENTERLINE; THENCE SOUTH 04°24'50" EAST 626.07 FEET TO THE CENTERLINE OF THE PROVO RIVER; THENCE SOUTH 82°00'31" WEST 319.79 FEET ALONG SAID RIVER; THENCE SOUTH 88°02'30" WEST 21.32 FEET ALONG SAID RIVER; THENCE NORTH 03°38'19" WEST 657.70 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES. M83-87 WWD-411 QC-418-510 470-160 1312-720 2015-1889 2090-1648 2195-1166 2700-1070 PARCEL 3

JANN LEFLER TRUSTEE OF THE JANN LEFLER LIVING TRUST DATED MARCH 20 2020 2700-1070:

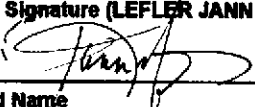
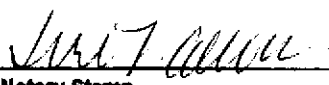

Certification

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 homestead 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
Jann Lefler Living Trust

Owner Signature (LEFLER JANN TRUSTEE) X  Trustee	Date
Printed Name <u>Jann Lefler Trustee</u>	
Notary Signature 	Date <u>1-14-22</u> State of <u>UTAH</u> County of <u>Summit</u> Subscribed and Sworn Before Me By LEFLER JANN TRUSTEE
Notary Stamp 	

County Assessor Signature (Subject to review) 	Date <u>1-19-22</u>
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