



Application for Assessment and
Taxation of Agricultural Land

Washington County Assessor

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

Owner
STRATTON BROTHERS
42 S 850 W STE 201
HURRICANE, UT 84737-3210

Date of Application
08/11/2016

Total Acres
32 AC FAA OF 59.73 TOTAL AC

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

Account Number: 0168156

Parcel Number: H-4-1-36-2000

S: 36 T: 41S R: 14W 3.00 AC STATE ASSESSED - BRENTWOOD GRAVEL PIT SE1/4 SEC 36 T41S R14W LYING N HWY U-9; SE1/4 SW1/4; NE1/4 SW1/4; SE1/4 NW1/4; SW1/4 NE1/4; SE1/4 NE1/4 SEC 36 LYING S & 3 VIRGIN RIVER.

LESS: 10 AC IN GRAVEL PIT. LESS: LAND DEEDED AWAY. LESS: LAND TO WASHINGTON CO CONSERV DIST. LESS: LAND IN STRATTON RD. LESS: BEG SE COR SEC 36, TH N0°08'03" E 1749.74 FT ALG SEC/L; TH N89°51'57" W 5 FT TO W R/W/L PROP STRATTON RD & POB; TH S89°59'55" W 1237 FT; TH N0°08'03" E 998.12 FT; TH S89°51'57" E 1237 FT TO W R/W/L PROP STRATTON RD; TH S0°08'03" W 995.19 FT ALG R/W/L TO POB. LESS: LAND IN 3400 WEST ST. LESS: BEG E1/4 COR SEC 36, TH S88°50'02" W ALG SEC/L 1477.34 FT; TH S 536.44 FT TO POB; TH S08°30'15" W 433.91 FT; TH S89°53'39" W 462.19 FT TO ELY R/W/L 3700 WEST ST; TH N0°03'51" E ALG ELY R/W/L 268.83 FT; TH S85°03'30" E 371.38 FT; TH N06°42'51" E 53.71 FT; TH N40°46'16" E 20.24 FT; TH N52°39'40" E 171.72 FT TO POB. LESS: BEG W COR SEC 31 T41S R13W; TH N0°25'02" E ALG SEC/L 261.97 FT; TH W 5.92 FT TO POB PT BEING WLY R/W/L 3400 W ST; TH N89°35'12" W 189.09 FT; TH N0°24'48" E 104.24 FT TO PT CURV LFT HAV RAD 150 FT & CTL ANG 28°20'28"; TH NLY ALG ARC CUR 74.20 FT; TH N27°55'41" W 81.80 FT TO PT CURV RGT HAV RAD 20 FT & CTL ANG 90°; TH NLY ALG ARC CUR 31.42 FT; TH N62°04'19" E 59.01 FT TO PT CURV RGT HAV RAD 270 FT & CTL ANG 37°35'05"; TH ELY ALG ARC CUR 177.11 FT TO PT CMPD CUR RGT HAV RAD 25 FT & CTL ANG 89°34'34"; TH SELY ALG ARC CUR 39.08 FT TO PT WLY R/W/L 3400 W ST PT BEING PT CURV RVSE CUR LFT RAD PT LIES S80°45'06" E RAD DIST 539.57 FT; TH SLY ALG ARC CUR WLY R/W/L THRU CTL ANG 08°50'37" DIST OF 83.28 FT; TH S0°24'48" ALG WLY R/W/L 219.96 FT TO POB. LESS: LAND IN PARK VIEW SUBD PH 1. LESS: COM AT E1/4 COR SEC 36 T41S R14W; TH S88°34'35" W ALG C/S/L 5.00 FT; TH N00°04'17" E 0.25 FT; TO NE COR CANYON RIDGE SUBD; TH N89°55'58" W, ALG NLY LN SD SUBD DIST 344.93 FT TO POB; TH N89°55'58" W ALG SD NLY LN 285.00 FT; TH N00°04'02" E 120.00 FT; TH N39°19'04" E 64.57 FT; TH N00°04'17" E 378.80 FT; TH N28°16'12" W 185.14 FT TO PT ON NLY LN 600 NORTH STREET; TH N61°43'48" E ALG SD NLY LN 277.71 FT; TH S28°16'20" E 196.86 FT; TH S00°04'17" W 484.05 FT; TH S06°10'04" W 55.03 FT; TH S00°04'02" W 131.47 FT; TO POB. LESS: COM AT E1/4 COR SEC 36 T41S R14W; TH S88°34'35" W ALG C/S/L 5.00 FT; TH N00°04'17" E 0.25 FT; TO NE COR CANYON RIDGE SUB; TH N89°55'58" W ALG NLY LN SD SUB 629.93 FT TO POB; TH N89°55'58" W ALG SD NLY LN 646.07 FT TO PT IN CTR LN OF 600 NORTH STREET, FOL 5 CRSES ALG SD CTR LN; TH N22°55'12" E 271.29 FT; TO PT OF CURV RGT HAV RAD OF 299.00 FT, TH NELY ALG ARC OF SD CUR 134.36 FT, THRU CTL ANG OF 25°44'45"; TH N48°39'57" E 340.97 FT; TO PT OF CURV RGT HAV RAD OF 299.00 FT; TH NELY ALG ARC OF SD CUR 68.18 FT THRU CTL ANG OF 13°03'52"; TH N61°43'48" E 134.19 FT; TH S28°16'12" E 156.14 FT; TH S00°04'17" W 378.80 FT; TH S39°19'04" W 64.57 FT; TH S00°04'02" W 120.00 FT; TO POB. LESS: COM E1/4 COR SEC 36 T41S R14W; TH S88°34'35" W ALG C/S/L 2112.03 FT; TH N 893.26 FT TO POB; TH S75°12'16" W 60.13 FT TO BEG OF CUR LFT HAV RAD OF 244.13 FT & CTL ANG OF 17°40'20"; TH SWLY ALG ARC OF SD CUR 75.30 FT TO PT OF NON-TNGT CUR RGT RAD PT LIES N34°39'33" W RAD DIST OF 569.88 FT; TH WLY ALG ARC OF SD CUR 250.61 FT THRU CTL ANG OF 25°11'47"; TH N09°03'32" E 30.49 FT; TH N33°27'42" W 250.74 FT; TH N56°52'00" E 462.76 FT; TH S16°16'29" E 368.19 FT TO POB. LESS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°09'08" EAST, ALONG THE SECTION LINE, 2,136.22 FEET; THENCE NORTH 90°00'00" WEST, 1,997.45 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF 3700 WEST STREET, AND RUNNING THENCE NORTH 89°51'47" WEST, 60.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 3700 WEST STREET; THENCE NORTH 00°04'54" WEST, 460.18 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°06'20"; THENCE NORTHWESTERLY ALONG SAID CURVE, 31.45 FEET; THENCE SOUTH 89°48'46" WEST, 97.43 FEET; THENCE SOUTH 00°02'00" EAST, 89.54 FEET; THENCE SOUTH 48°50'57" WEST, 135.67 FEET; THENCE SOUTH 37°39'20" WEST, 269.49 FEET; THENCE SOUTH 64°58'48" WEST, 338.02 FEET; THENCE NORTH 55°37'46" WEST, 210.94 FEET; THENCE NORTH 74°44'16" EAST, 185.62 FEET; THENCE NORTH 40°32'56" EAST, 473.77 FEET; THENCE NORTH 00°00'00" EAST, 161.00 FEET; THENCE NORTH 09°51'36" WEST, 426.50 FEET; THENCE NORTH 09°24'03" EAST, 275.62 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 569.88 FEET, AND A CENTRAL ANGLE OF 25°11'47", (RADIUS POINT BEARS NORTH 09°07'15" WEST); THENCE EASTERLY ALONG SAID CURVE, 250.61 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A

RADIUS OF 244.13 FEET, AND A CENTRAL ANGLE OF 17°40'21", (RADIUS POINT BEARS SOUTH 32°07'34" EAST); THENCE NORTHEASTERLY ALONG SAID CURVE, 75.30 FEET; THENCE NORTH 75°32'47" EAST, 55.70 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,057.00 FEET, AND A CENTRAL ANGLE OF 01°26'32", (RADIUS POINT BEARS SOUTH 73°36'39" WEST); THENCE NORTHERLY ALONG SAID CURVE, 51.78 FEET; THENCE NORTH 72°10'07" EAST, 60.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,117.00 FEET, AND A CENTRAL ANGLE OF 05°34'17", (RADIUS POINT BEARS SOUTH 72°10'07" WEST); THENCE SOUTHERLY ALONG SAID CURVE, 205.86 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 760.00 FEET, AND A CENTRAL ANGLE OF 00°50'01"; THENCE SOUTHERLY ALONG SAID CURVE, 11.66 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 86°19'29"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 30.13 FEET; THENCE NORTH 82°14'56" EAST, 103.92 FEET; THENCE SOUTH 00°04'43" WEST, 780.40 FEET; THENCE SOUTH 00°01'07" WEST, 58.51 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 829.00 FEET, AND A CENTRAL ANGLE OF 06°15'46", (RADIUS POINT BEARS NORTH 07°18'53" WEST); THENCE WESTERLY ALONG SAID CURVE, 90.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°01'47"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 31.08 FEET; THENCE SOUTH 00°04'54" EAST, 452.19 FEET TO THE POINT OF BEGINNING. LESS: PARKVIEW DRIVE.

LESS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°55'29"W, ALONG THE EAST-WEST CENTER SECTION LINE, 2,112.36 FEET; THENCE N00°00'00"E, 892.02 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE WEST LINE OF 3700 WEST STREET. SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,056.50 FEET, AND A CENTRAL ANGLE OF 00°14'58". (RADIUS POINT BEARS S73°36'37"W); THENCE SOUTHERLY ALONG SAID STREET AND ALONG SAID CURVE, 8.95 FEET; THENCE DEPARTING SAID LINE AND RUNNING S71°00'17"W, 108.78 FEET; THENCE S10°03'34"E, 92.96 FEET; THENCE N79°55'37"E, 5.79 FEET; THENCE S07°34'31"E, 105.83 FEET; THENCE S89°52'49"E, 2.64 FEET; THENCE S04°20'19"E, 100.52 FEET; THENCE S02°18'34"E, 100.09 FEET; THENCE S89°52'49"E, 2.16 FEET; THENCE S01°13'06"W, 100.02 FEET; THENCE S89°52'49"E, 1.85 FEET; THENCE S01°22'30"W, 100.02 FEET; THENCE S89°52'49"E, 2.42 FEET; THENCE S01°37'41"W, 100.03 FEET; THENCE S89°52'49"E, 2.40 FEET; THENCE S00°55'27"E, 100.02 FEET; THENCE S89°52'49"E, 3.54 FEET; THENCE S02°23'59"W, 100.50 FEET; THENCE N89°48'46"E, 79.16 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°41'35"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.31 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 3700 WEST STREET; THENCE S00°02'34"W, ALONG SAID LINE, 80.95 FEET TO A POINT OF CUSP TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°09'14"; (RADIUS POINT BEARS S89°58'00"W); THENCE DEPARTING SAID STREET LINE AND RUNNING NORTHWESTERLY ALONG SAID CURVE, 31.47 FEET; THENCE S89°48'46"W, 76.58 FEET; THENCE S03°56'08"W, 98.79 FEET; THENCE S37°40'18"E, 13.87 FEET; THENCE S00°02'00"E, 15.80 FEET; THENCE N57°34'31"W, 38.40 FEET; THENCE S62°13'13"W, 18.22 FEET; THENCE S48°50'57"W, 79.92 FEET; THENCE S37°20'10"W, 544.39 FEET; THENCE S65°47'45"W, 27.23 FEET; THENCE S89°39'18"W, 115.00 FEET; THENCE S00°00'00"E, 116.58 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET, AND A CENTRAL ANGLE OF 03°27'27"; (RADIUS POINT BEARS S09°32'43"E); THENCE WESTERLY ALONG SAID CURVE, 25.50 FEET; THENCE N00°00'00"E, 127.01 FEET; THENCE N42°42'31"W, 127.63 FEET; THENCE N88°56'06"W, 86.35 FEET; THENCE N45°32'02"W, 99.22 FEET; THENCE S68°21'42"W, 49.43 FEET; THENCE S59°13'13"W, 76.94 FEET; THENCE S35°35'38"W, 133.32 FEET; THENCE S23°49'17"W, 61.15 FEET; THENCE S53°46'43"W, 110.16 FEET; THENCE S41°16'05"W, 83.20 FEET; THENCE S14°32'24"W, 79.28 FEET TO A POINT LOCATED ON THE NORTH LINE OF BRENTWOOD UTAH RESIDENTIAL, PHASE 3, P.U.D.; THENCE N90°00'00"W, ALONG SAID LINE, 71.72 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID P.U.D.; THENCE DEPARTING SAID LINE AND RUNNING N21°07'05"E, 278.99 FEET; THENCE N62°36'57"E, 328.19 FEET; THENCE N74°44'16"E, 328.03 FEET; THENCE N40°32'56"E, 473.78 FEET; THENCE N00°00'00"E, 161.00 FEET; THENCE N09°51'36"W, 426.30 FEET; THENCE N09°24'03"E, 163.61 FEET; THENCE S80°40'26"E, 100.27 FEET; THENCE N09°25'16"E, 100.19 FEET; THENCE N80°21'04"W, 100.31 FEET; THENCE N09°24'03"E, 11.26 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 569.88 FEET, AND A CENTRAL ANGLE OF 25°11'47"; (RADIUS POINT BEARS N09°07'15"W); THENCE EASTERLY ALONG SAID CURVE, 250.61 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 244.13 FEET, AND A CENTRAL ANGLE OF 02°56'34"; (RADIUS POINT BEARS S32°07'34"E); THENCE NORTHEASTERLY ALONG SAID CURVE, 12.54 FEET; THENCE CONTINUING EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°43'46", AND A DISTANCE OF 62.76 FEET; THENCE N75°32'47"E, 55.20 FEET TO THE POINT OF BEGINNING. SUBJ TO EASEMENT

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 58-2-503 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 (STRATTON BROTHERS) <i>[Signature]</i>	Date 8-25-16
Notary Signature <i>Laura K. Lee</i>	Date Subscribed and Sworn Before Me
Notary Stamp	

County Assessor Signature (Subject to review) <i>Tom Warrant</i>	Date 9-2-16
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