



# WEBER COUNTY

## Application for Assessment and Taxation of Agricultural Land UCA 59-2-501 to 515



\*W3228398\*

E# 3228398 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
05-APR-22 309 PM FEE \$40.00 DC  
REC FOR: MJNJB WEBER INVESTMENT

Account Number: 4473

Change Date: 07-JAN-2022

### Owner and Lessee Information

Owner's Name: MJNJB WEBER INVESTMENT LLC

Mailing Address: 14034 S 145 E STE 204

City, State: DRAPER UT

Zip: 840205755

Phone:

Lessee's Name: Cedar Crest Brothers, LLC - (Ken Hansen)

Mailing Address: 2253 W. 4250 S.

City, State: Roy, UT

Zip: 84067

### Property Information

Total Acres: 25.07

Serial Numbers: 080050007 080050008

Legal Description: SEE ATTACHED

### Certification

#### Read the following and sign below. Signature(s) must be notarized.

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 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.

Notary Stamp



Date Subscribed and Sworn

March 29, 2022

Notary Signature

X Gina Francom 3-29-22

County Assessor Signature

X Angela Hill 4-1-22

Owner

X

Owner

X

Owner

X

Owner

X

Owner

X

Owner

X

Date

3-29-22

Date

Date

Date

Date

Date

Account 4473

**Serial Number: 080050007          Acres: 2.93          Desc Chg: 25-JAN-2001**

11 PART OF LOT 9, IN THE SOUTHWEST QUARTER OF SECTION 36,  
12 TOWNSHIP 6 NORTH, RANGE 2 WEST, AND PART OF THE NORTHWEST  
13 QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT  
14 LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT  
15 A POINT ON THE SOUTH LINE OF SAID SECTION 36 AND THE EAST  
16 LINE OF STATE HIGHWAY 84, 0.2 FEET SOUTH AND 80.8 FEET EAST  
17 FROM THE SOUTHWEST CORNER OF SAID SECTION 36; RUNNING THENCE  
18 NORTH 0D04' EAST 28.28 FEET ALONG THE EAST LINE OF SAID  
19 HIGHWAY TO THE SOUTH LINE OF STATE HIGHWAY 37; AS DESCRIBED  
20 ENTRY NUMBER 1748427, THENCE NORTH 80D19'00" EAST 111.64 FEET  
21 MORE OR LESS TO A POINT OF CURVE, THENCE ALONG THE ARC OF  
22 1179.3 FOOT RADIUS CURVE TO THE LEFT 20.7 FEET (LONG CHORD  
23 BEARS NORTH 80D49'10" EAST 20.68 FEET) ALONG SAID SOUTH LINE  
24 OF HIGHWAY 37; THENCE ALONG THE ARC OF 67 FOOT RADIUS CURVE TO  
25 THE RIGHT 99.9 FEET (LONG CHORD BEARS SOUTH 58D01' EAST 90.9  
26 FEET); THENCE SOUTH 15D18' EAST 15.2 FEET; THENCE ALONG THE  
27 ARC OF A 183 FOOT RADIUS CURVE TO THE LEFT 131.2 FEET (LONG  
28 CHORD BEARS SOUTH 35D50'20" EAST 128.41 FEET); THENCE SOUTH  
29 0D04' WEST 112.0 FEET; THENCE NORTH 89D56' WEST 556.35 FEET  
30 TO THE EAST LINE OF STATE HIGHWAY 84; THENCE NORTH 0D04' EAST  
31 ALONG SAID EAST LINE 163.99 FEET TO THE POINT OF BEGINNING.  
32 SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY  
33 APPEARING OF RECORD, OR ENFORCABLE IN LAW & EQUITY, IF ANY.

**Serial Number: 080050008          Acres: 22.14          Desc Chg: 05-OCT-2005**

11 ALL OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1,  
12 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
13 U.S. SURVEY: THE BOUNDARIES OF WHICH ARE DESCRIBED AS  
14 FOLLOWS: THE POINT OF BEGINNING OF THIS TRACT BEING SOUTH  
15 0.2 FEET AND EAST 80.8 FEET AND SOUTH 0D4' WEST 163.99 FEET  
16 FROM THE NORTHWEST CORNER OF REFERENCED SECTION 1, THE SAME  
17 POINT BEING ON THE EAST RIGHT-OF-WAY OF THAT PORTION OF UTAH  
18 STATE HIGHWAY NO. 84, KNOWN AS F.A. PROJECT NO. 214-C; THENCE  
19 SOUTH 0D04' WEST 946.01 FEET ALONG THE EAST RIGHT-OF-WAY  
20 LINE OF SAID HIGHWAY TO A POINT; THENCE SOUTH 2D34' EAST 218  
21 FEET, MORE OR LESS, ALONG SAME RIGHT-OF-WAY LINE TO THE SOUTH  
22 LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
23 SECTION 1; THENCE EASTERLY ALONG THE 1/16 SECTION LINE, 222  
24 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF  
25 THE UNION PACIFIC RAILROAD; THENCE NORTH 42D38' EAST TO THE  
26 SOUTH LINE 3300 SOUTH STREET; THENCE WESTERLY ALONG SAID  
27 SOUTH LINE TO A POINT SOUTH 89D56' EAST 556.35 FEET AND NORTH  
28 0D04' EAST 112 FEET FROM BEGINNING; THENCE SOUTH 0D04' WEST  
29 112 FEET; THENCE NORTH 89D56' WEST 556.35 FEET TO BEGINNING.  
30 EXCEPTING: PARCEL OF LAND IN FEE FOR THE "WEBER COUNTY TO  
31 SALT LAKE COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT,  
32 SITUATE IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5

Account4473

Serial Number: 080050008

Acres: 22.14

Desc Chg: 05-OCT-2005

33 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND  
34 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF  
35 THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE  
36 RAILROAD AND THE SOUTH LINE OF 3300 SOUTH STREET, SAID POINT  
37 BEING SOUTH 89D02'11" WEST 1210.75 FEET ALONG THE SECTION LINE  
38 AND SOUTH 00D57'49" EAST 33.00 FEET FROM THE NORTH QUARTER  
39 CORNER OF SAID SECTION 1; THENCE SOUTH 42D45'31" WEST 62.22  
40 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH  
41 47D14'29" WEST 18.60 FEET; THENCE NORTH 42D45'31" EAST 44.43  
42 FEET TO THE SOUTH LINE OF 3300 SOUTH STREET; THENCE NORTH  
43 89D02'11" EAST 25.73 FEET ALONG SAID SOUTH LINE TO THE POINT  
44 BEGINNING. (E#2133912)