



WEBER COUNTY

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



W3245684

E# 3245684 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
13-JUL-22 412 PM FEE \$40.00 DC
REC FOR: PEGASUS INVEST (NIELSEN)

Account Number: 4521

Change Date: 03-FEB-2022

Owner and Lessee Information

Owner's Name: GARY L NIELSEN REVOCABLE TRUST

Mailing Address: 455 N 5900 W

City, State: OGDEN UT

Zip: 844049178

Phone:

Lessee's Name:

Mailing Address:

City, State:

N/A

Zip:

Property Information

Total Acres: 6.54

Serial Numbers: 100340030

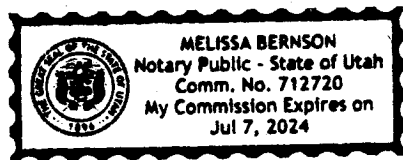
Legal Description: SEE ATTACHED

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



Owner

X

Date

6-30-22

Owner

X

Date

Owner

X

Date

Owner

X

Date

Owner

X

Date

Owner

X

Date

Date Subscribed and Sworn

6/30/2022

Notary Signature

X

County Assessor Signature

X

Angela Hill

Date

7-5-22

[Handwritten signature]

Account 4521

Serial Number: 100340030

Acres: 7.54

Desc Chg: 03-FEB-2022

11 PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH,
12 RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, WARREN,
13 WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE NORTHERLY LINE
14 OF A CANAL, SAID POINT BEING ON THE SECTION LINE, AND BEING
15 999.45 FEET NORTH 0D46'09" EAST ALONG SAID SECTION LINE FROM
16 THE SOUTHEAST CORNER OF SAID EAST ALONG SAID SECTION LINE FROM
17 THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUNNING THENCE
18 SIX (6) COURSES ALONG SAID NORTHERLY LINE OF A CANAL AS
19 FOLLOWS: (1) NORTH 89D02'50" WEST 66.86 FEET TO A POINT OF
20 CURVATURE; (2) WESTERLY ALONG THE ARC OF A 190.00 FOOT RADIUS
21 CURVE TO THE LEFT A DISTANCE OF 48.86 FEET (DELTA ANGLE EQUALS
22 14D44'01", LONG CHORD BEARS SOUTH 83D17'09" WEST 48.72 FEET);
23 (3) SOUTH 75D55'09" WEST 371.76 FEET TO A POINT OF CURVATURE:
24 (4) WESTERLY ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE TO
25 THE RIGHT A DISTANCE OF 45.95 FEET (DELTA ANGLE EQUALS
26 14D00'19", LONG CHORD BEARS SOUTH 82D55'19" WEST 45.84 FEET);
27 (5) SOUTH 89D55'28" WEST 320.30 FEET TO A POINT OF CURVATURE;
28 AND (6) WESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO
29 THE RIGHT A DISTANCE OF 31.20 FEET (DELTA ANGLE EQUALS
30 44D41'08", LONG CHORD BEARS NORTH 67D43'58" WEST 30.41 FEET);
31 THENCE NORTH 45D23'24" WEST 37.78 FEET, THENCE NORTH 43D15'56"
32 EAST 9.96 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG
33 THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF
34 33.89 FEET (DELTA ANGLE EQUALS 97D04'42", LONG CHORD BEARS
35 NORTH 5D16'24", WEST 29.98 FEET); THENCE NORTH 53D48'45" WEST
36 46.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG
37 THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE
38 OF 95.59 FEET (DELTA ANGLE EQUALS 24D20'31", LONG CHORD BEARS
39 NORTH 41D38'30" WEST 94.87 FEET); THENCE NORTH 45D38'03" EAST
40 114.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY
41 ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT A
42 DISTANCE OF 39.32 FEET (DELTA ANGLE EQUALS 9D35'09", CENTER
43 BEARS NORTH 44D21'58" WEST, LONG CHORD BEARS NORTH 40D50'28"
44 EAST 39.27 FEET); THENCE NORTH 36D02'54" EAST 110.87 FEET TO A
45 POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A
46 40.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.63 FEET
47 (DELTA ANGLE EQUALS 55D20'14", LONG CHORD BEARS NORTH
48 63D43'01" EAST 37.15 FEET); THENCE SOUTH 88D36'52" EAST 344.00
49 FEET; THENCE NORTH 42D01'53" EAST 33.21 FEET TO A POINT OF
50 CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 112.00 FOOT
51 RADIUS CURVE TO THE RIGHT A DISTANCE 104.24 FEET (DELTA ANGLE
52 EQUALS 53D19'28", LONG CHORD BEARS NORTH 68D41'36" EAST 100.52
53 FEET); THENCE SOUTH 84D38'40" EAST 333.29 FEET TO THE SECTION
54 LINE; THENCE SOUTH 0D46'09" WEST 309.38 FEET ALONG SAID
55 SECTION LINE TO THE POINT OF BEGINNING. CONTAINS: 7.658 ACRES.
56

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57 LESS & EXCEPTING: BEGINNING 2 RODS WEST OF THE SOUTHEAST
58 CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT
59 LAKE MERIDIAN, US SURVEY; THENCE NORTH 120 RODS; THENCE WEST 1
60 ROD; THENCE SOUTH 120 RODS; THENCE EAST 1 ROD TO THE PLACE OF
61 BEGINNING.

62
63 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN
64 AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS
65 CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]