



Application for Assessment and Taxation of Agricultural Land

Box Elder County Assessor

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

Owner

JEPPSEN JOANN G TTEE ETAL
398 EAST ROCKY DUGWAY ROAD
MANTUA, UT 84324

Date of Application

07/01/2019

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

Account Number: R0091982

Parcel Number: 030610030

BEG AT POINT 555.7 FT EAST & N 64°28'00" E 165 FT FROM S/4 CORNER SEC 27, T 09N, R 01W, SLM; SD 1/4 CORNER MARKED BY CONCRETE MONUMENT, ALSO POB MARKED BY CONCRETE MONUMENT, NORTH 3200 FT M/L TO POINT MARKED BY MONUMENT, S 69°38'00" E 229 FT, N 35°00'00" E 70 FT TO RD, SOUTHEASTERLY ALONG RD 1010.4 FT, SOUTHEASTERLY ALONG RD 849.4 FT, SOUTHEASTERLY ALONG RD 643.5 FT, SOUTHEASTERLY ALONG RD 653.4 FT TO EAST LINE OF SD SEC 27, SOUTH ALONG SD SEC LINE 396 FT, SOUTH ALONG SEC LINE 340 FT M/L TO POINT 363 FT NORTH FROM SE CORNER OF SD SEC 27, WEST 165 FT, N 75°00'00" W 363 FT, N 58°00'00" W 706 FT, S 75°45'00" W 363 FT, S 02°00'00" E 125.6 FT, S 48°30'00" W 356 FT, S 01°03'30" E 99 FT, S 49°15'00" W 171.6 FT, S 64°28'00" W 140 FT TO POB.

LESS: [03-061-0008] PART OF SE/4 OF SEC 27, T 9N, R 1W, SLM. BEG AT POINT LOCATED N 00°16'47" E 168.00 FT ALONG EAST LINE OF SD SE/4 FROM SE CORNER OF SD SE/4, N 74°57'15" W 294.08 FT (292 FT M/L OF RECORD), N 41°40'47" E 430.00 FT TO SD EAST LINE, S 00°16'47" W 397.50 FT ALONG SD EAST LINE TO POB.

LESS: [03-061-0013] BEG AT POINT ON WESTERLY R/W LINE OF FISH HATCHERY RD, LOCATED N 00°16'47" E 2430.72 FT ALONG EAST LINE OF SD SEC & WEST 432.39 FT FROM SE CORNER OF SD SEC 27, THENCE S 58°27'09" W 237.99 FT, N 00°08'30" E 409.21 FT TO SD R/W LINE, S 35°19'53" E 348.96 FT ALONG SD R/W LINE TO POB.

LESS: [03-255-0001 THRU 0018] MAPLE SPRINGS ESTATES SUBDIVISION, MPD. PART OF THE E/2 OF SEC 27, T 09N, R 01W, SLBM. BEGINNING AT THE OWNERS NW PROPERTY CORNER 2028.97 FT N 89°12'57" W ALONG THE NORTH LINE OF SD SEC 27 AND S 00°00'00" W 1867.60 FT FROM THE NE CORNER OF SD SEC 27, BEING A BE COUNTY BRASS CAP MONUMENT AND RUNNING THENCE ALONG THE OWNERS NORTHERLY PROPERTY LINE THE FOLLOWING TWO (2) COURSES: 1) S 69°38'00" E A DISTANCE OF 197.13 FT; 2) N 82°24'00" E A DISTANCE OF 129.86 FT TO THE CURRENT SOUTH R/W LINE OF FISH HATCHERY RD, THENCE N 28°54'33" E A DISTANCE OF 66.00 FT TO THE NORTH R/W LINE OF FISH HATCHERY RD; THENCE IN A SOUTHEASTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 2033.00 FT RADIUS CURVE A DISTANCE OF 179.16 FT, CHORD BEARS S 58°33'58" E 179.10 FT, HAVING A CENTRAL ANGLE OF 05°02'57"; THENCE IN A SOUTHEASTERLY DIRECTION TO THE LEFT OF A REVERSE TANGENT 2500.00 FT RADIUS CURVE A DISTANCE OF 231.99 FT, CHORD BEARS S 58°42'00" E 231.91 FT, HAVING A CENTRAL ANGLE OF 05°19'01" TO THE SOUTHERLY BANK OF AN EXISTING CONCRETE DITCH, THENCE ALONG SD SOUTHERLY BANK OF THE EXISTING CONCRETE DITCH THE FOLLOWING ONE (1) COURSE: 1) IN A SOUTHEASTERLY DIRECTION TO THE RIGHT OF A REVERSE TANGENT 5005.08 FT RADIUS CURVE, A DISTANCE OF 215.19 FT, CHORD BEARS S 60°07'37" E 215.14 FT, HAVING A CENTRAL ANGLE OF 02°27'48"; THENCE S 31°06'17" W A DISTANCE OF 490.27 FT; THENCE N 58°13'01" W A DISTANCE OF 80.03 FT; THENCE S 31°46'59" W A DISTANCE OF 218.24 FT; THENCE S 63°59'16" E A DISTANCE OF 64.43 FT; THENCE S 03°07'40" W A DISTANCE OF 34.26 FT; THENCE S 89°46'28" W A DISTANCE OF 251.69 FT; THENCE S 00°13'03" E A DISTANCE OF 50.78 FT; THENCE S 89°46'57" W A DISTANCE OF 247.50 FT TO OWNERS WESTERLY PROPERTY LINE; THENCE N 00°13'03" W A DISTANCE OF 993.03 FT ALONG SD WESTERLY PROPERTY LINE AND PARTLY ALONG THE EASTERLY BOUNDARY LINE OF JEPPSEN SUBDIVISION, PH 08, TO THE POB.

LESS: [03-061-0023] PART OF THE E/2 OF SEC 27, T 09N, R 01W, SLBM. BEGINNING AT THE NE CORNER OF MAPLE SPRINGS ESTATES MPD PHASE 01, BEING 1145.90 FT N 89°12'57" W ALONG THE NORTH LINE OF SAID SECTION 27 AND S 00°00'00" W 2170.22 FT FROM THE NE CORNER OF SAID SEC 27, BEING A BOX ELDER COUNTY BRASS CAP MONUMENT; SAID POINT ALSO BEING ON THE SOUTHERLY BANK OF AN EXISTING CONCRETE DITCH; THENCE ALONG SAID SOUTHERLY BANK OF THE EXISTING CONCRETE DITCH THE FOLLOWING FOUR (4) COURSES: 1) IN A SOUTHEASTERLY DIRECTION TO THE RIGHT

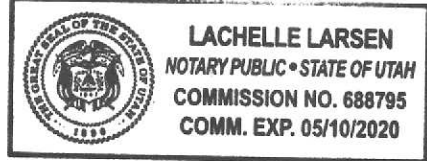
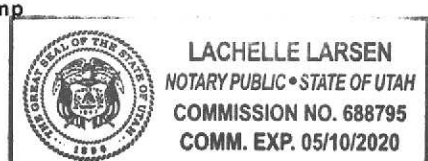
OF A 5005.08 FT RADIUS CURVE, A DISTANCE OF 115.79 FT, CHORD BEARS S 58°13'57" E 115.79 FT, HAVING A CENTRAL ANGLE OF 01°19'32", 2) S 57°34'11" E A DISTANCE OF 149.59 FT, 3) IN A SOUTHEASTERLY DIRECTION TO THE RIGHT OF A 2100.00 FT RADIUS CURVE, A DISTANCE OF 268.10 FT, CHORD BEARS S 53°54'44" E 267.92 FT, HAVING A CENTRAL ANGLE OF 07°18'53", 4) IN A SOUTHEASTERLY DIRECTION TO THE RIGHT OF A COMPOUND CURVE 750.00 FT RADIUS CURVE, A DISTANCE OF 120.22 FT, CHORD BEARS S 45°39'47" E 120.09 FT, HAVING A CENTRAL ANGLE OF 09°11'02"; THENCE S 48°34'12" W A DISTANCE OF 260.65 FT; S 45°55'57" E A DISTANCE OF 78.19 FT; S 47°57'44" W A DISTANCE OF 254.26 FT; THENCE IN A NORTHWESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 1717.00 FT RADIUS CURVE, A DISTANCE OF 35.19 FT, CHORD BEARS N 42°37'29" W 35.19 FT, HAVING A CENTRAL ANGLE OF 01°10'27"; S 49°45'51" W A DISTANCE OF 157.05 FT; N 56°53'32" W A DISTANCE OF 341.10 FT; N 62°14'23" W A DISTANCE OF 167.17 FT TO THE NE CORNER OF LOT 06 OF SAID MAPLE SPRINGS ESTATES MPD PHASE 01; THENCE ALONG THE EASTERLY LINE OF SAID MAPLE SPRINGS ESTATES MPD PHASE 01 THE FOLLOWING (4) COURSES: 1) N 63°59'16" W A DISTANCE OF 64.43 FT, 2) N 31°46'59" E A DISTANCE OF 218.24 FT, 3) S 58°13'01" E A DISTANCE OF 80.03 FT, (4) N 31°06'17" E A DISTANCE OF 490.27 FT TO THE POINT OF BEGINNING.
 LESS: [03-061-0028] PART OF THE SE/4 OF SEC 27, T 09N, R 01W, SLBM. BEGINNING AT A POINT LOCATED 641.83 FT N 89°12'56" W ALONG THE NORTH LINE OF SAID SEC AND 2746.41 FT S 00°08'30" W FROM THE NE CORNER OF SAID SEC 27; THENCE S 00°08'30" W 160.75 FT; N 37°07'38" W 134.14 FT; N 56°31'46" E 97.54 FT TO THE POINT OF BEGINNING.
 LESS: [03-255-0035 THRU 0051] MAPLE SPRINGS ESTATES, PH 03, TCS. PART OF SEC 27, T 09N, R 01W, SLBM.



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 (JEPPSEN STEVEN M TTEE) X <i>Steven M Jeppsen</i> 7-22-19	Owner Signature (STEVEN M JEPPSEN INTER VIVOS TRUST DATED 07/09/2004) X <i>Steven M Jeppsen</i> 7-22-19
Notary Signature <i>Lachelle Larsen</i> State of Utah County of <u>Box Elder</u> Subscribed and Sworn Before Me By JEPPSEN STEVEN M TTEE	Notary Signature State of Utah County of <u>Box Elder</u> Subscribed and Sworn Before Me By STEVEN M JEPPSEN INTER VIVOS TRUST DATED 07/09/2004
Notary Stamp 	Notary Stamp 

<p>Owner Signature (JEPPSEN JOANN G TTEE ETAL) Date <i>X</i> <i>Joann G Jeppsen Trustee</i> Notary Signature Date <i>Lachelle Larsen</i> State of Utah County of <i>Box Elder</i> § Subscribed and Sworn Before Me By JEPPSEN JOANN G TTEE ETAL</p>	<p>Owner Signature (JOANN G JEPPSEN INTER VIVOS TRUST DATED 07/09/2004) Date <i>X</i> <i>Joann G Jeppsen Trustee</i> Notary Signature Date <i>Lachelle Larsen</i> State of Utah County of <i>Box Elder</i> § Subscribed and Sworn Before Me By JOANN G JEPPSEN INTER VIVOS TRUST DATED 07/09/2004</p>
<p>Notary Stamp</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">  <p>LACHELLE LARSEN NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 688795 COMM. EXP. 05/10/2020</p> </div>	<p>Notary Stamp</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">  <p>LACHELLE LARSEN NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 688795 COMM. EXP. 05/10/2020</p> </div>

<p>County Assessor Signature (Subject to review)</p> <p><i>Dilena Gerhardt</i> / <i>Chief deputy</i></p>	<p>Date</p> <p><i>7/22/19</i></p>
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