



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
MANGO-SPIRAL JETTY LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111

Date of Application
07/28/2022

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

Account Number: R0094867

Parcel Number: 040070067

THE EAST HALF AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.

THE EAST HALF OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART SITUATED IN THE WEST HALF OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF GRANTOR'S PROPERTY, BEING THE NORTH QUARTER CORNER OF SAID SECTION 29 AND RUNNING THENCE SOUTH 00°00'43" WEST 927.09 FEET ALONG THE EAST LINE OF GRANTOR'S PROPERTY TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 43°03'12" WEST 1307.40 FEET; AND (2) NORTH 02°38'12" EAST 2999.34 FEET TO THE EAST LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 01°31'18" EAST 3053.25 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 87°38'25" EAST 674.24 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF GRANTOR'S PROPERTY BEING A POINT ON THE NORTH LINE OF SAID SECTION 20 LOCATED 1968.03 FEET NORTH 88°16'22" EAST ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 88°16'22" EAST 526.53 FEET ALONG THE NORTH LINE OF GRANTOR'S PROPERTY BEING THE NORTH LINE OF SAID SECTION 20 TO AN EXISTING FENCE LINE; THENCE SOUTH 11°33'19" WEST 2327.06 FEET ALONG SAID EXISTING FENCE LINE TO THE WEST LINE OF GRANTOR'S PROPERTY; THENCE NORTH 01°31'18" WEST 2264.82 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART SITUATED IN THE EAST HALF OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT GRANTOR'S SOUTHWEST QUARTER BEING THE SOUTH QUARTER CORNER OF SAID SECTION 29 AND RUNNING THENCE NORTH 00°00'43" EAST 4364.77 FEET ALONG GRANTOR'S WEST LINE TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 43°05'39" EAST 3836.73 FEET; AND (2) SOUTH 00°32'05" EAST 1521.05 FEET TO GRANTOR'S SOUTH LINE BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°05'08" WEST 2636.70 FEET ALONG SAID SOUTH LINES TO THE POINT OF BEGINNING.

Account Number: R0094864

Parcel Number: 030080048

THE WEST HALF OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE

7 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY BEING THE SOUTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 01°02'30" WEST 212.38 FEET ALONG THE WEST LINE OF GRANTOR'S PROPERTY BEING THE WEST LINE OF SAID SOUTHWEST QUARTER TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°56'39" EAST 1277.75 FEET; AND (2) NORTH 19°30'44" EAST 258.11 FEET TO GRANTOR'S EAST LINE; THENCE ALONG THE BOUNDARY OF GRANTOR'S PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°57'08" EAST 394.40 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; AND (2) SOUTH 87°22'49" WEST 1368.08 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

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ALL FRACTION OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LOTS 1, 2, 3, 4 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.

ALL FRACTION OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.


TOGETHER WITH THAT CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART SITUATED IN THE SOUTH HALF OF SECTIONS 28, 29 & 30, TOWNSHIP 9 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHEAST CORNER OF GRANTOR'S PROPERTY, BEING THE SOUTHEAST CORNER OF SAID SECTION 28 AND RUNNING THENCE ALONG THE BOUNDARY OF GRANTOR'S PROPERTY THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 89°48'30" WEST 2614.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28; (2) NORTH 89°48'30" WEST 2614.51 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; (3) SOUTH 88°31'28" WEST 2604.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 29; (4) SOUTH 88°32'22" WEST 2604.40 FEET TO THE SOUTHEAST QUARTER OF SAID SECTION 30; (5) SOUTH 88°28'28" WEST 2618.29 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 30; (6) SOUTH 88°28'20" WEST 2619.15 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30 BEING THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY; AND (7) NORTH 00°30'59" EAST 734.92 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°19'39" EAST 10428.35 FEET; (2) SOUTH 89°21'36" EAST 2616.64 FEET; AND (3) SOUTH 89°22'16" EAST 2623.93 FEET TO THE EAST LINE OF GRANTOR'S PROPERTY, BEING THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 00°30'20" WEST 298.96 FEET ALONG SAID EAST LINES TO THE POINT OF BEGINNING.

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 (MANGO - SPIRAL JETTY LLC) Date X <i>Matt B Gaff</i> 9-9-2022	Owner Signature (MANGO-SPIRAL JETTY LLC) Date X
Printed Name <i>Matthew B. Gaff</i>	Printed Name
Notary Signature Date <u>9/9/2022</u> State of <u>UT</u> <i>Tina Bourgeois</i> County of <u>Salt Lake</u> § Subscribed and Sworn Before Me By MANGO - SPIRAL JETTY LLC	Notary Signature Date _____ State of _____ County of _____ § Subscribed and Sworn Before Me By MANGO-SPIRAL JETTY LLC
Notary Stamp 	Notary Stamp

County Assessor Signature (Subject to review) <i>Dilana Gerhardt / chief deputy</i>	Date 9/15/2022
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