

UTAH STATE TAX COMMISSION

Application for Assessment and
Taxation of Agricultural Land

TC-582
Rev. 4/92

NOV 26 1996

1969 Farmland Assessment Act, Utah Code 59-2-501 through 59-2-515 (amended in 1992).

Date of application
10/31/96

Owner's name

MONTE VISTA RANCH L.C.

Owner's mailing address

502 E NEW HAVEN AV

City

MELBOURNE

State

FL

ZIP Code

32901

Lessee (if applicable)

Cedar Valley Farms

Lessee's mailing address

90 No. 500 West

City

hehi

State

UTAH

ZIP Code

84043

If the land is leased, provide the dollar amount per acre of the rental agreement

THIS LAND IS LEASED ON A SHARE CROP & GRAZING

Rental amount per acre

\$

Land type

	Acres		Acres	County	Acres: (Total on back, if multiple)
Irrigation crop land	683.0	Orchard		UTAH	40.85
Dry land tillable		Irrigated pastures		Property serial number(s). Additional space available on reverse side.	
Wet meadow		Other (specify)		59:007:0015	
Grazing land	6139.57			ADDITIONAL SERIALS MAY EXIST ON BACK	

Complete legal description of agricultural land (continue on reverse side or attach additional pages)

...59:007:0015


SW 1/4 OF SW 1/4, ALSO DESCRIBED AS FOLLOWS: COM FR SW CORNER SEC 7, T6S, R1W, SLM; N 0 DEG 25'54"E 1333.33 FT; S 89 DEG 43'27"E 1334.63 FT; S 0 DEG 21'23"W 1 331.3 FT; N 89 DEG 48'39"W 1336.39 FT TO BEG. AREA 40.847 AC.

Certification Read certificate and sign

I certify: (1) 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(3) for waiver). (2) The above described eligible 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. (3) The land produces in excess of 50% of the average agricultural production per acre for the given type of land and the given county or area. (4) I am fully aware of the 5 year roll-back tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that I must notify the county assessor of any change in use of the land to any non-qualifying use, and that a 100% penalty of the computed roll-back tax due will be imposed on failure to notify the assessor within 180 days after change in use.

Owner	Corporate name
Owner	
Owner	Owner <i>[Signature]</i>
Owner	Owner

Notary Public

Notarized Public signature	Date	Place notary stamp in this space
x <i>Margaret A. Manning</i>	11/20/96	

<p>County Assessor Use 7600</p> <p><input checked="" type="checkbox"/> Approved (subject to review)</p> <p><input type="checkbox"/> Denied</p> <p><i>CMarline</i> <i>12-4-96</i></p> <p>Assessor Office Signature Date</p>	<p>County Recorder Use</p> <p>ENT 98180 BK 4138 PG 391 RANDALL A. COVINGTON UTAH COUNTY RECORDER 1996 Dec 05 9:07 am FEE 90.00 BY AC RECORDED FOR MONTE VISTA RANCH</p>
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** ADDITIONAL LEGAL **

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...59:007:0016

SE 1/4 OF SW 1/4, ALSO DESCRIBED AS: COM S 12.3 FT & W 0.07 FT FR S 1/4 CORNER S EC 7, T6S, R1W, SLM; W 1336.43 FT; N 0 DEG 21'23"E 1348.02 FT; S 89 DEG 43'27"E 1334.64 FT; S 0 DEG 16'52"W 1341.58 FT TO BEG. AREA 41.231 AC.

...59:007:0017

SOUTH 1/2 OF NW 1/4, NW 1/4 OF SW 1/4, ALSO DESCRIBED AS FOLLOWS: COM N 1272.29 FT & E 35.3 FT FR W 1/4 CORNER SEC 7, T6S, R1W, SLM; E 2630.41 FT; S 1289.18 FT; N 89 DEG 38'13"W 1332.89 FT; S 0 DEG 21'23"W 1331.29 FT; N 89 DEG 43'27"W 1289.28 FT; N 2605.79 FT TO BEG. AREA 116.904 AC.

~~C-W 20.78 FT FR E R, T6S, R1W, SLM; W 1336.43 FT;
N 0 DEG 21'23"E 1348.02 FT; N 0 DEG 21'23"E 1348.02 FT; S 89 DEG
A CURVE TO R (CHORD) 130.94 FT, RADIUS 2200 FT;
S 89 DEG 43'27"E 1334.64 FT; S 0 DEG 16'52"W 1341.58 FT TO BEG. AREA 41.231 AC.~~

...59:007:0023

COM AT SE CORNER SEC 7, T6S, R1W, SLM; N 89 DEG 44'7"W 2662.66 FT; N 0 DEG 19'39"E 1406.73 FT; E 2654.59 FT; S 1419.01 FT TO BEG. AREA 86.232 AC.

...59:008:0001

SE 1/4 OF SW 1/4 SEC 8, T6S, R1W, SLM. AREA 40 ACRES.

...59:017:0003

COM AT NW CORNER SEC 17, T6S, R1W, SLM; S 89 DEG 40'8"E 2668.57 FT; S 89 DEG 40'16"E 1340.64 FT; S 0 DEG 55'40"W 2664.63 FT; S 0 DEG 56'45"W 2662.29 FT; N 89 DEG 43'53"W 1397.49 FT; N 89 DEG 41'23"W 2642.04 FT; N 1 DEG 15'29"E 385.08 FT; E 3951.55 FT; N 385 FT; W 3943.1 FT; N 1 DEG 15'29"E 770.19 FT; E 3926.19 FT; N 385 FT; W 3917.73 FT; N 1 DEG 15'29"E 734.71 FT; N 1 DEG 16'0"E 2669.6 FT TO BEG. AREA 422.736 AC.

...59:018:0013

COM N 37.94 FT & E 0.34 FT FR W 1/4 CORNER SEC 18, T6S, R1W, SLM; N 0 DEG 29'50"E 2631.76 FT; S 89 DEG 48'39"E 1336.38 FT; S 0 DEG 43'11"W 1335.27 FT; S 89 DEG 47'41"E 1331.2 FT; S 0 DEG 56'32"W 1335.69 FT; S 0 DEG 56'32"W 412.55 FT; N 87 DEG 43'58"W 219.06 FT; N 3 DEG 3'20"E 419.66 FT; N 89 DEG 13'44"W 2448.59 FT TO BEG. AREA 122.84 AC.

...59:018:0014

COM N 2253.61 FT & E 37.06 FT FR S 1/4 CORNER SEC 18, T6S, R1W, SLM; N 0 DEG 56'32"E 412.55 FT; N 0 DEG 56'32"E 2671.39 FT; S 89 DEG 44'7"E 2662.66 FT; S 1 DEG 16'0"W 2669.6 FT; S 1 DEG 15'29"W 734.71 FT; W 1705.14 FT; N 2 DEG 7'48"E 295.09 FT; N 87 DEG 43'58"W 944.77 FT TO BEG. AREA 200.9 AC.

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...59:018:0015

COM S 1.2 FT & E 879.68 FT FR S 1/4 CORNER SEC 18, T6S, R1W, SLM; N 3 DEG 7'31"E 1089.63 FT; N 2 DEG 7'48"E 449.85 FT; E 1677.17 FT; E 33.83 FT; S 1 DEG 15'29"W 770.19 FT; W 1726.92 FT; S 385 FT; E 1710 FT; E 8.46 FT; S 1 DEG 15'29"W 385.08 FT; N 89 DEG 55'14"W 1753.31 FT TO BEG. AREA 45.867 AC.

...59:018:0016

COM N 1330.03 FT & E 1342.78 FT FR W 1/4 CORNER SEC 18, T6S, R1W, SLM; N 0 DEG 4'31"E 1335.27 FT; S 89 DEG 48'39"E 1336.39 FT; S 0 DEG 56'32"W 1335.7 FT; N 89 DEG 47'41"W 1331.2 FT TO BEG. AREA 40.89 AC.

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...59:019:0008

COM AT N 1/4 CORNER SEC 19, T6S, R1W, SLM; S 0 DEG 11'17"W 1918.8 FT; W 76.21 FT; N 25 FT; W 50 FT; S 50 FT; E 50 FT; N 24.99 FT; E 76.21 FT; S 0 DEG 11'17"W 747.04 FT; S 0 DEG 11'17"W 1334.25 FT; N 89 DEG 52'17"W 1320.68 FT; S 0 DEG 16'20"W 1333.42 FT; N 89 DEG 50'6"W 1322.64 FT; N 0 DEG 21'24"E 2060.53 FT; S 88 DEG 5'5"E 2240.46 FT; N 3 DEG 11'17"E 3313.97 FT; S 89 DEG 55'21"E 225.58 FT TO BEG. AREA 106.936 AC.

...59:020:0001

SE 1/4 OF NW 1/4; SW 1/4 SEC 20, T6S, R1W, SLM. AREA 200 AC.

...59:020:0002

N 1/2 OF NW 1/4; NW OF NE OF SEC 20, T6S, R1W, SLM. AREA 120 AC.

...59:027:0001

S 1/2 OF NW 1/4; SW 1/4 OF NE 1/4; SW 1/4 SEC 28, T 6 S, R 1 W, SLM. AREA 269.31 ACRES.

...59:028:0004

LOTS 3 & 4, SEC 29, T6S, R1W, SLM, ALSO DESCRIBED AS FOLLOWS: COM FR NW CORNER SEC 29, T6S, R1W, SLM; S 89 DEG 42'11"E 2641.04 FT; S 0 DEG 3'15"W 1338.14 FT; N 89 DEG 44'6"W 2638.74 FT; N 0 DEG 2'40"W 1339.62 FT TO BEG. AREA 81.14 AC.

...59:028:0005

LOT 8, SEC 29, T6S, R1W, SLM, ALSO DESCRIBED AS FOLLOWS: COM E 0.37 FT FR E 1/4 CORNER SEC 29, T6S, R1W, SLM; N 89 DEG 46'1"W 1373.83 FT; N 0 DEG 12'41"E 1337.36 FT; S 89 DEG 44'6"E 1377.86 FT; S 0 DEG 23'3"W 1336.6 FT TO BEG. AREA 42.228 AC.

...59:029:0003

NE 1/4 OF NE 1/4; SW 1/4 OF NE 1/4; SE 1/4 OF NW 1/4; E 1/2 OF SW 1/4; SE 1/4 SEC 30, T 6 S, R 1 W, SLM. AREA 360 ACRES

...59:030:0003

PART LOTS 1, 2, 3 & 4; SW 1/4 OF NE 1/4; SE 1/4 OF NW 1/4; EAST 1/2 OF SW 1/4; SOUTH 1/2 OF SE 1/4; NE 1/4 OF SE 1/4; NE 1/4 OF NW 1/4; NORTH 1/2 OF NE 1/4; DESCRIBED AS; COM S 0.91 FT & E 82.5 FT FR NW CORNER SEC 31, T6S, R1W, SLM; S 89 DEG 22'14"E 2585.73 FT; S 89 DEG 19'0"E 2676.14 FT; S 0 DEG 19'37"W 1331.02 FT; N

89 DEG 23'27"W 1337.87 FT; S O DEG 19'8"W 1332.76 FT; N 89 DEG 27'55"W 1337.67 FT; S O DEG 18'39"W 1323.23 FT; S 89 DEG 35'14"E 1336.5 FT; N O DEG 21'41"E 1320.38 FT; S 89 DEG 27'55"E 1337.67 FT; S O DEG 24'44"W 2635.07 FT; N 89 DEG 42'34"W 2670.66 FT; N 89 DEG 46'9"W 2662.03 FT; N O DEG 14'36"E 53.99 FT; E 517.53 FT; N 1055.99 FT; W 412.5 FT; N 4223.07 FT TO BEG. AREA 548.718 AC.

...59:043:0004

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COM. S 88 49' W 1319.58 FT & SO 13'30" E 437.30 FT FR NE COR SEC 11, T6S, R2W, SLM; S35 37' W 2590.6 FT; S 87 21' E 1518.8 FT; N 13'30" W 2176.2 FT TO BEG.

...59:043:0007

SE 1/4 OF SE 1/4, ALSO DESCRIBED AS FOLLOWS: COM N 0.01 FT & W 0.01 FT FR SE CORNER SEC 11, T6S, R2W, SLM; N 89 DEG 33'48"W 1334.3 FT; N 1 DEG 9'58"W 1207.29 FT; S 87 DEG 49'11"E 1310.38 FT; S 2 DEG 25'23"E 1168.4 FT TO BEG. AREA 36.001 AC.

...59:044:0004

SOUTH 1/2 OF SW 1/4 AND SOUTH 1/2 OF SE 1/4, ALSO DESCRIBED AS FOLLOWS: COM FR SW CORNER SEC 12, T6S, R2W, SLM; N 2 DEG 25'23"W 1168.4 FT; N 88 DEG 40'12"E 2728.52 FT; N 88 DEG 42'42"E 2669.32 FT; S O DEG 25'54"W 1333.33 FT; N 89 DEG 32'12"W 2667.08 FT; N 89 DEG 32'56"W 2670.06 FT TO BEG. AREA 154.105 AC.

...59:045:0003

SE 1/4 OF NE 1/4 OF SEC 13, T6S, R2W, SLM, ALSO DESCRIBED AS FOLLOWS: COM N 37.94 FT & E 0.33 FT FR E 1/4 CORNER SEC 13, T6S, R2W, SLM; N 89 DEG 13'44"W 1334.89 FT; N O DEG 31'35"E 1293.04 FT; S 89 DEG 23'42"E 1334.22 FT; S O DEG 29'50"W 1296.91 FT TO BEG. AREA 39.674 AC.

...59:046:0001

ALL SEC 14, T 6 S, R 2 W, SLM. AREA 640 ACRES.

...59:047:0002

NE 1/4; NW 1/4; SW 1/4 OF SEC 15, T 6 S, R 2 W, SLM. AREA 480 ACRES.

...59:054:0003

NE 1/4 NE 1/4 SEC 22, T6S, R2W, SLM. AREA 40 ACRES.

...59:055:0001

N 1/2 OF NE 1/4 OF SEC 23, T 6 S, R 2 W, SLM. AREA 80 ACRES.

...59:056:0003

COM S 3269.79 FT & W 19.65 FT FR NE CORNER SEC 24, T6S, R2W, SLM; S O DEG 21'24"W 2060.54 FT; N 88 DEG 58'30"W 2671.19 FT; N 88 DEG 58'33"W 2671.19 FT; N O DEG 25'55"E 2663.82 FT; S 88 DEG 59'22"E 2682.47 FT; S O DEG 27'5"W 601.31 FT; S 88 DEG 55'5"E 2657.43 FT TO BEG. AREA 289.881 AC.

...59:056:0004

COM N 49.97 FT & W 2650.85 FT FR NE CORNER SEC 24, T6S, R2W, SLM; S O DEG 27'5"W 2668.37 FT; N 88 DEG 59'22"W 2682.47 FT; N O DEG 46'13"E 2673.86 FT; S 88 DEG 52'8"E 2645.2 FT; S 88 DEG 55'11"E 22.45 FT TO BEG. AREA 164.029 AC.

...59:057:0001

THE W 3/4 OF SEC 25, T 6 S, R 2 W, SLB&M; AREA 480 ACRES.

...59:068:0004

NE 1/4 OF SEC 35, T 6 S, R 2 W, SLM. AREA 160 ACRES. ENT **98180 BK 4138 PG 395**

...59:069:0002

COM AT NW CORNER SEC 36, T6S, R2W, SLM; S 89 DEG 21'28"E 2582.01 FT; S 89 DEG 24'13"E 2405.78 FT; S 5283.44 FT; E 307.45 FT; S 0 DEG 14'36"W 53.98 FT; N 89 DEG 37'47"W 2667.67 FT; N 88 DEG 48'20"W 2557.91 FT; N 0 DEG 4'27"W 2660.28 FT; N 1 DEG 25'41"W 2661.39 FT TO BEG. AREA 605.137 AC.

...59:084:0002

SE 1/4 OF NW 1/4; NE 1/4 OF SW 1/4; NW 1/4 OF SE 1/4; SW 1/4 OF NE 1/4; SW 1/4 OF SE 1/4; SW 1/4 OF SW 1/4 SEC 6, T 7 S, R 1 W, SLM. AREA 239.48 ACRES.

...59:093:0001

W 1/2 OF SE 1/4 & E 1/2 OF SW 1/4 SEC 19, T7S, R1W, SLM. AREA 160 ACRES.

...59:102:0003

COM. 100 RDS N OF CEN OF SEC 30, T 7 S, R 1 W, SLM; E 80 RDS; N 60 RDS; W 160 RDS; S 60 RDS; E 80 RDS TO BEG. AREA 60 ACRES.

...59:121:0002

NE 1/4 OF SEC 13, T 7 S, R 2 W, SLM. AREA 160 ACRES.

...TOTAL ACREAGE = 6762.57