



WEBER COUNTY

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



W2992132

E# 2992132 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
19-JUL-19 2:19 PM FEE \$40.00 DEP ZB
REC FOR: YAMAGATA ENTERPRISES

Account Number: 2694

Change Date: 01-FEB-2019

Owner and Lessee Information

Owner's Name: EDEN HEIGHTS LLC
Mailing Address: 6385 S RAINOW BLVD STE 120
City, State: LAS VEGAS NV

Zip: 891183201 Phone:

Lessee's Name: Red Cliff Ranch [c/o Kevin Bongard]
Mailing Address: 13554 E. Highway 39
City, State: Huntsville, Utah

Zip: 84317

Property Information

Total Acres: 215.42
Serial Numbers: 220060037
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

see attached Notary Block

Notary Signature

X

County Assessor Signature

X

Angel H O

Date

7-19-19

Owner

X

Date

7.17.2019

Owner

X

Date

Owner

X

Date

Owner

X

Date

Owner

X

Date

Owner

X

Date

STATE OF: NEVADA

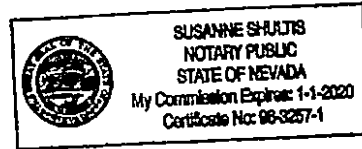
E# 2992132 PG 2 OF 5

COUNTY OF: CLARK

Subscribed and sworn to before me, a notary public, on this the 17th day of July, 2019 by Benny Yamagata, who personally appeared before me.

Susanne Shultz

Notary Public



[stamp]

Account 2694

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Desc Chg: 01-FEB-2019

11 THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WITHIN
12 SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, PART OF SECTIONS
13 10 & 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE &
14 MERIDIAN, U S SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT THE
15 WEST 1/4 CORNER OF SAID SECTION 10, RUNNING THENCE SOUTH
16 89D32'53" EAST 3142.32 FEET, THENCE SOUTH 5790 FEET, MORE OR
17 LESS, TO A POINT INTERSECTING THE NORTH LINE OF COUNTY ROAD,
18 (220060012), THENCE IN A NORTHEASTERLY DIRECTION ALONG THE
19 NORTH LINE OF SAID ROAD TO THE INTERSECTION OF THE EAST LINE
20 OF SECTION 15 AND THE NORTH LINE OF SAID ROAD, THENCE SOUTH
21 ALONG THE EAST LINE OF SECTION 15, 4426.45 FEET, MORE OR LESS,
22 TO THE SOUTHEAST CORNER OF SECTION 15, THENCE WEST 2780.80
23 FEET, MORE OR LESS, TO THE EAST LINE OF SNOWFLAKE SUBDIVISION
24 NO. 2, THENCE NORTH 33D21'37" EAST ALONG THE EAST LINE OF SAID
25 SUBDIVISION 448.00 FEET, THENCE NORTH 28D47'14" EAST 212.18
26 FEET, THENCE NORTH 07D18'56" EAST 174.75 FEET, THENCE NORTH
27 01D02'19" EAST 93.65 FEET, THENCE NORTH 43D57'41" WEST 91.06
28 FEET, THENCE NORTH 46D02'19" EAST 60 FEET, THENCE WESTERLY
29 ALONG THE NORTH SIDE OF A ROAD 16.70 FEET, THENCE NORTH
30 17D29'55" EAST 205.94 FEET, THENCE NORTH 00D35'18" EAST 175
31 FEET TO THE SOUTH LINE OF THE DICKENS PROPERTY (220060017)
32 THENCE EAST ALONG SAID SOUTH LINE 1058.25 FEET, MORE OR LESS,
33 TO THE SOUTHEAST CORNER OF SAID DICKENS PROPERTY, THENCE NORTH
34 660 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID
35 DICKENS PROPERTY THENCE WEST 1320 FEET, MORE OR LESS, TO THE
36 NORTHWEST CORNER OF SAID DICKENS PROPERTY THENCE SOUTH 660.00
37 FEET, MORE OR LESS, TO THE NORTH LINE OF SNOWFLAKE SUBDIVISION
38 NO. 2, THENCE NORTH 77D43'19" WEST 396.99 FEET, THENCE SOUTH
39 14D43'12" EAST 201 FEET TO THE NORTH LINE OF SNOWFLAKE
40 SUBDIVISION NO.3, THENCE SOUTH 83D13'57" WEST 761.53 FEET TO
41 THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION
42 15, (220060019), THENCE NORTH ALONG SAID EAST LINE 1531.23
43 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 1/2
44 OF SAID SOUTHWEST 1/4, THENCE WEST 1845 FEET, MORE OR LESS, TO
45 THE WEST LINE OF SECTION 15, THENCE NORTH ALONG SAID WEST LINE
46 5280 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
47 LESS AND EXCEPTING THEREFROM THE COUNTY ROAD. (220060012)
48 LESS AND EXCEPTING THEREFROM SNOWFLAKE SUBDIVISION PHASE
49 3 OPEN SPACE (221870001)
50 SUBJECT TO THE COUNTY ROAD AND A 30 FOOT RIGHT OF WAY AS
51 SHOWN ON THE COUNTY PLAT (22006)
52 EXCEPTING THEREFROM PARCEL OF LAND IN FEE FOR THE
53 WIDENING OF THE EXISTING STATE HIGHWAY SR-158 KNOWN AS PROJECT
54 NO. 0158, BEING PART OF AN ENTIRE TRACT SITUATE IN THE
55 NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH,
56 RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY,

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57 UTAH. THE BOUNDARY OF SAID PARCEL IS DESCRIBED AS FOLLOWS:
58 BEGINNING ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY
59 SR-158 AT A POINT 48.92 FEET PERPENDICULARLY DISTANT WESTERLY
60 FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER STATION
61 384+74.61, SAID POINT ALSO BEING 1382.48 FEET NORTH 0D19'52"
62 EAST ALONG THE QUARTER SECTION LINE, AND 93.00 FEET WEST FROM
63 THE SOUTH QUARTER CORNER OF SAID SECTION 15, RUNNING THENCE
64 ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2)
65 COURSES NORTH 14D24'10" EAST A DISTANCE OF 195.84 FEET; 2)
66 NORTHEASTERLY 112.00 FEET ALONG THE ARC OF A 2304.05-FOOT
67 RADIUS CURVE TO THE RIGHT (NOTE: CHORD BEARS NORTH 17D09'08"
68 EAST FOR A DISTANCE OF 111.99 FEET); THENCE SOUTHWESTERLY
69 226.35 FEET ALONG THE ARC OF A 172.79-FOOT RADIUS CURVE TO THE
70 LEFT (NOTE: CHORD BEARS SOUTH 40D48'46" WEST FOR A DISTANCE OF
71 210.51 FEET); THENCE NORTH 86D42'57" WEST A DISTANCE OF 15.00
72 FEET, THENCE SOUTHEASTERLY 58.04 FEET ALONG THE ARC OF A
73 187.79-FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD BEARS SOUTH
74 5D34'11" EAST FOR A DISTANCE OF 57.81 FEET); THENCE NORTH
75 75D34'35" EAST A DISTANCE OF 15.00 FEET, THENCE SOUTHEASTERLY
76 99.86 FEET ALONG THE ARC OF A 172.79-FOOT RADIUS CURVE TO THE
77 LEFT (NOTE: CHORD BEARS SOUTH 30D58'46" EAST FOR A DISTANCE OF
78 98.47 FEET) TO THE POINT OF BEGINNING. AS SHOWN ON THE
79 OFFICIAL PLANS FOR SAID PROJECT ON FILE IN THE OFFICE OF THE
80 UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED TRACT
81 OF CONTAINS 20959 SQUARE FEET OR 0.481 ACRE IN AREA.

82 LESS AND EXCEPTING: BEGINNING AT THE SOUTHEAST CORNER OF
83 SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE &
84 MERIDIAN; AND RUNNING THENCE NORTH 88D07'25" WEST ALONG THE
85 SECTION LINE (RECORDED NORTH 88D07'05" WEST), A DISTANCE OF
86 2654.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15;
87 THENCE NORTH 89D13'05" WEST ALONG THE SECTION LINE 156.86 FEET
88 TO THE SOUTHEAST CORNER OF THE SNOWFLAKE SUBDIVISION NO. 2 AS
89 RECORDED WITH ENTRY NO. 1342554 IN BOOK 39 AT PAGE 79 IN THE
90 WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST BOUNDARY
91 LINE OF SAID SNOWFLAKE SUBDIVISION NO. 2 THE FOLLOWING NINE
92 (9) COURSES: THENCE NORTH 33D21'37" EAST 448.00 FEET; THENCE
93 NORTH 28D47'14" EAST 212.18 FEET; THENCE NORTH 07D18'56" EAST
94 174.75 FEET; THENCE NORTH 01D02'19" EAST 93.65 FEET; THENCE
95 NORTH 43D57'41" WEST 91.06 FEET; THENCE NORTH 46D02'19" EAST
96 60.00 FEET TO A POINT ON A 271.42 FOOT NON-TANGENT RADIUS
97 CURVE TO THE LEFT; THENCE NORTHWESTERLY 16.70 FEET ALONG THE
98 ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF
99 03D31'28" (WHICH LONG CHORD BEARS NORTH 45D43'23" WEST 16.70
100 FEET); THENCE NORTH 17D29'55" EAST 205.94 FEET; THENCE NORTH
101 00D35'18" EAST 175.36 FEET TO THE SOUTH LINE OF COTTONWOOD
102 CREEK SUBDIVISION AS RECORDED WITH ENTRY NO. 2488394 IN BOOK

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103 71 AT PAGE 48 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE
104 ALONG THE SOUTH, EAST AND NORTH LINES OF SAID COTTONWOOD CREEK
105 SUBDIVISION THE FOLLOWING THREE (3) COURSES: THENCE SOUTH
106 88D07'09" EAST (RECORD=SOUTH 88D08'07" EAST) 1086.82 FEET TO A
107 FOUND 3/4" REBAR; THENCE NORTH 00D26'45" EAST (RECORD=NORTH
108 00D24'29" EAST) 662.47 FEET; THENCE NORTH 88D13'53" WEST
109 (RECORD=NORTH 88D12'39" WEST) 1068.24 FEET TO THE EASTERLY
110 RIGHT-OF-WAY LINE OF POWDER MOUNTAIN ROAD; THENCE ALONG SAID
111 EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
112 THENCE NORTHEASTERLY 122.33 FEET ALONG THE ARC OF A 10,870.94
113 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
114 00D38'41" (WHICH LONG CHORD BEARS NORTH 42D24'59" EAST 122.33
115 FEET); THENCE NORTH 45D15'31" EAST 242.89 FEET; THENCE NORTH
116 3032.47 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE
117 SOUTH 88D36'40" EAST ALONG SAID NORTH LINE 2162.87 FEET TO THE
118 NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00D20'13"
119 WEST ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
120 2643.61 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15;
121 THENCE SOUTH 00D26'00" WEST ALONG SAID EAST LINE 2656.86 FEET
122 TO THE POINT OF BEGINNING. CONTAINS 11,373,432 SQUARE FEET OR
123 261.10 ACRES.

124 LESS AND EXCEPTING THEREFROM THE FOLLOWING: ALL OF THE
125 SNOWFLAKE SUBDIVISION PHASE 3, OPEN SPACE, WEBER COUNTY, UTAH.
126

127 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN
128 AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS
129 CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]