

# Application for Assessment and Taxation of Agricultural Land

## Summit County Utah Recorder Assessor

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

Owner  
RICHINS SHARON S TRUSTEE  
633 E CHALK CREEK RD  
COALVILLE, UT 84017

Date of Application  
06/17/2019

# ENTRY NO. 01153106

01/19/2021 09:31:20 AM B: 2634 P: 0141

Farmland Assessment Application PAGE 1/5

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY SHARON S RICHINS



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

Account Number: 0084487

Parcel Number: NS-510

BEG SW COR SEC 27 T2NR5E; TH N 495 FT; S 88°45' E 2539.8 FT; S 89°51' E 2640 FT; S 495 FT; W 2640 FT; N 88°36' W 2532 FT TO BEG CONT 59.97 AC UWD496 M14-432 M15-233 500-456 (SEE QCD 1313-153 NO CHANGE IN OWNERS BUT USES A NEW DESC THAT DOES NOT CLOSE) 1327-1019 1849-416-422 1939-1824-1829 2157-1296-1302 (2167-1469) 2185-834-843 2216-595 2335-669 2512-103

DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDDOWAY TRUSTEE OF THE GARY L SIDDOWAY LIVING TRUST & KENNETH R SIDDOWAY AND SUSAN B SIDDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843; ROGER B WILSON & LUANN B WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595;

Account Number: 0085203

Parcel Number: NS-553-A

BEG N 781.01 FT & E 1693.24 FT FROM SW COR SE 1/4 SEC 28 T2NR5E SLBM; RUN TH S 04°15' W 110.0 FT; TH E 355.27 FT; TH N 109.70 FT; TH W 347.12 FT TO BEG CONT 0.685 AC ALSO THAT PORTION OF THE FOLLOWING PARCEL NOT ENCOMPASSED BY THE ABOVE DESC PARCEL: BEG AT A PT WH IS N 789.39 FT & W 605.10 FT FROM THE SE COR OF SEC 28 T2NR5E SLBM (SD PT BEING ON AN EXISTING FENCE LINE) & RUN TH S 113.55 FT TO A PT WH IS S 89°02'14" E 24.50 FT FROM AN EXISTING FENCE COR; TH N 89°02'14" W 290.79 FT ALONG AN EXISTING FENCE TO THE E'LY R/W FENCE OF THE HOYTYSVILLE RD; TH N 04°55'19" E 113.74 FT ALONG SD R/W FENCE; TH S 89°03'04" E 281.03 FT ALONG AN OLD EXISTING FENCE TO THE PT OF BEG BAL 0.75 AC M/L M24-645 496-122 1323-1455 (NOTE: FOR PURPOSES OF ASSESSMENT BASIS OF BEARINGS IS THE SE COR OF SEC 28 T2NR5E SLBM BEARS S 89°39'17" E 2644.25 FT FROM THE S 1/4 COR OF SD SEC & IS FOUND ON THE BULL RUN SUBDIVISION PLAT) 1327-1019 1819-416-422 1849-422 1939-1824-1829 2157-1296-1302 2185-834-843 2216-595 2335-669

DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDDOWAY TRUSTEE OF THE GARY L SIDDOWAY LIVING TRUST & KENNETH R SIDDOWAY AND SUSAN B SIDDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843; ROGER B WILSON & LUANN B WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595;

Account Number: 0085237

Parcel Number: NS-554-A

PARCEL 1: BEG AT SE COR SEC 28 T2NR5E; TH W 419.4 FT; N 1°45' W 417.65 FT; S 82°04' W 241 FT; N 5°45' W 100.8 FT; N 82°02' E 76.59 FT; N 281.44 FT; E 600 FT; S 776.8 FT TO BEG CONT 9.62 AC (LESS 0.02 AC 1176-737 NS-554-E); ALSO PARCEL 2: THAT PORTION OF THE FOLLOWING DESC PARCEL LYING WITHIN SD SEC 28 & NOT EMBRACED BY THE ABOVE DESC PARCEL1; BEG AT A PT WH IS N 495.00 FT FROM THE SW COR SEC 27 T2NR5E SLBM (SD PT BEING LOCATED ON THE SEC LINE) & RUN TH S 88°52'56" E 2516.67 FT; TH 89°57'45" E 2729.95 FT TO A PT LOCATED ON THE E'LY SEC LINE OF ABOVE SD SEC ALSO SD

PT BEING W 10.00 FT +/- FROM AN EXISTING FENCE; TH S 00°57'18" E 495.00 FT ALONG THE E'LY SEC LINE TO THE SE COR OF ABOVE SD SEC (SD PT BEING A 3" MONUMENT IN CONCRETE AT THE BASE OF A LARGE CEDAR POST); TH S 89°53'15" W 2759.95 FT ALONG THE S'LY SEC LINE TO THE S1/4 COR OF ABOVE SD SEC (SD PT BEING A 3" MONUMENT IN CONCRETE ON AN EXISTING FENCE); TH N 88°43'32" W 2101.31 FT ALONG THE S'LY SEC LINE; TH S 27°13'00" W 179.13 FT TO AN EXISTING FENCE; THE NEXT 9 COURSES ARE ALONG SD FENCE; TH N 83°47'32" W 802.26 FT; TH N 06°34'50" E 367.99 FT; TH N 07°12'51" E 71.27 FT; TH N 86°54'39" W 86.16 FT; TH N 88°59'20" W 117.91 FT; TH N 00°48'25" W 97.95 FT; TH S 89°29'20" E 15.89 FT; TH N 01°06'55" E 108.78 FT; TH N 87°46'01" W 13.10 FT TO THE W'LY LINE OF DEED # BK 500-456-457; TH N 221.30 FT TO AN EXISTING FENCE; TH S 89°03'04" E 605.18 FT ALONG SD FENCE TO THE W'LY SEC LINE OF ABOVE SD SEC; TH S 284.37 FT ALONG SD SEC LINE TO THE PT OF BEG CONT 0.29 AC M/L NOT EMBRACED BY PARCEL 1 & LYING WITHIN SD SEC 28 (LESS ANY PORTION LYING WITHIN 425-315 1183-759 NS-553-B) BAL 9.89 AC M/L (NOTE: QCD-1313-153 DOES NOT CLOSE) VWD73 UWD496 M15-233 500-456 1313-153 1327-1019 1849-416-422 1939-1824-1829 2157-1296-1302 (2167-1469) 2185-834-843 2216-595 2335-669

DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDDOWAY TRUSTEE OF THE GARY L SIDDOWAY LIVING TRUST & KENNETH R SIDDOWAY AND SUSAN B SIDDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843; ROGER B WILSON & LUANN B WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595;

Account Number: 0086151

Parcel Number: NS-611-A

PARCEL 1: BEG AT NE COR SEC 33 T2NR5E SLM; TH S 134.64 FT; N 84°0' W 421.7 FT; N 1°45' W 90.50 FT; E 419.4 FT TO BEG CONT 1.09 AC; ALSO PARCEL 2: THAT PORTION OF THE FOLLOWING DESC PARCEL LYING WITHIN SD SEC 33 & NOT EMBRACED BY THE ABOVE DESC PARCEL 1; BEG AT A PT WH IS N 495.00 FT FROM THE SW COR SEC 27 T2NR5E SLBM (SD PT BEING LOCATED ON THE SEC LINE) & RUN TH S 88°52'56" E 2516.67 FT; TH S 89°57'45" E 2729.95 FT TO A PT LOCATED ON THE E'LY SEC LINE OF ABOVE SD SEC ALSO SD PT BEING W 10.00 FT +/- FROM AN EXISTING FENCE; TH S 00°57'18" E 495.00 FT ALONG THE E'LY SEC LINE TO THE SE COR OF ABOVE SD SEC (SD PT BEING A 3" MONUMENT IN CONCRETE AT THE BASE OF A LARGE CEDAR POST); TH S 89°53'15" W 2759.95 FT ALONG THE S'LY SEC LINE TO THE S1/4 COR OF ABOVE SD SEC (SD PT BEING A 3" MONUMENT IN CONCRETE ON AN EXISTING FENCE); TH N 88°43'32" W 2101.31 FT ALONG THE S'LY SEC LINE; TH S 27°13'00" W 179.13 FT TO AN EXISTING FENCE; THE NEXT 9 COURSES ARE ALONG SD FENCE; TH N 83°47'32" W 802.26 FT; TH N 06°34'50" E 367.99 FT; TH N 07°12'51" E 71.27 FT; TH N 86°54'39" W 86.16 FT; TH N 88°59'20" W 117.91 FT; TH N 00°48'25" W 97.95 FT; TH S 89°29'20" E 15.89 FT; TH N 01°06'55" E 108.78 FT; TH N 87°46'01" W 13.10 FT TO THE W'LY LINE OF DEED # BK 500-456-457; TH N 221.30 FT TO AN EXISTING FENCE; TH S 89°03'04" E 605.18 FT ALONG SD FENCE TO THE W'LY SEC LINE OF ABOVE SD SEC; TH S 284.37 FT ALONG SD SEC LINE TO THE PT OF BEG CONT 0.06 AC M/L NOT EMBRACED BY PARCEL 1 & LYING WITHIN SD SEC 33 BAL 1.15 AC M/L (NOTE: DESC DOES NOT CLOSE) M14-432 M15-233 500-456 1313-153 1327-1019 1849-416 1939-1824-1829 2157-1296-1302 (2167-1469) 2185-834-843 2216-595 2367-561 2383-634

DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDDOWAY TRUSTEE OF THE GARY L SIDDOWAY LIVING TRUST & KENNETH R SIDDOWAY AND SUSAN B SIDDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843 2383-634; ROGER B WILSON & LUANN B WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302 2367-561; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595 2383-634;

Account Number: 0369839

Parcel Number: NS-637-A

BEG AT A PT WH IS S 88°43'32" E 423.76 FT FROM THE SW COR SEC 27 T2NR5E SLBM; & RUN TH S 88°43'32" E 134.91 FT ALONG THE SEC LINE TO AN EXISTING FENCE; TH S 51°11'17" W 252.81 FT ALONG SD FENCE; TH N 83°47'32" W 19.93 FT; TH N 27°13'00" E 179.13 FT TO THE PT OF BEG CONT 0.29 AC WWD-515 M184-61 859-488-491 1313-151 (REF:1324-557) 1323-1451-1452 1327-1019 1849-416-422 1939-1824-1829 2157-1296-1302 2185-834-843 2216-595 2367-561

DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDDOWAY TRUSTEE OF THE GARY L SIDDOWAY LIVING TRUST & KENNETH R SIDDOWAY AND SUSAN B SIDDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843; ROGER B WILSON & LUANN B

WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595;

Account Number: 0086573  
 Parcel Number: NS-638

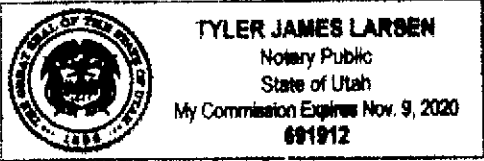

BEG AT NW COR SEC 34 T2NR5E SLM; TH S 1°19' E 135.4 FT; S 85°06' E 342 FT; N 27°13' E 186.2 FT; N 89°53' W 429 FT TO BEG CONT 1.35 AC M15-233 UWD496 M14-432 500-456 (SEE QCD-1313-153 NO CHANGE IN OWNERS BUT USES A NEW DESC THAT DOES NOT CLOSE) 1327-1019 1849-416-422 1939-1824-1829 2157-1296-1302 (2167-1469) 2185-834-843 2216-595 2367-561 DENNIS K RICHINS & SHARON S RICHINS TRUSTEES OF THE KAY & SHARON RICHINS LIVING TRUST & GARY L SIDOWAY TRUSTEE OF THE GARY L SIDOWAY LIVING TRUST & KENNETH R SIDOWAY AND SUSAN B SIDOWAY TRUSTEES OF THE KENNETH AND SUSAN SIDOWAY TRUST DATED FEB 25 2016 2512-103; UND 1/2 INT 2185-843; ROGER B WILSON & LUANN B WILSON TRUSTEES OF THE ROGER & LUANN WILSON FAMILY TRUST AN UND 1/4 INT 2157-1302; STEFAN V BOWEN & GENIEL G BOWEN CO-TRUSTEES OF THE STEFAN & GENIEL BOWEN LIVING TRUST UND 1/4 INT 2216-595;

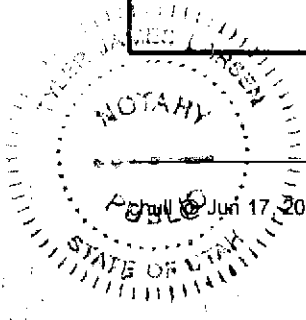
**Certification**

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

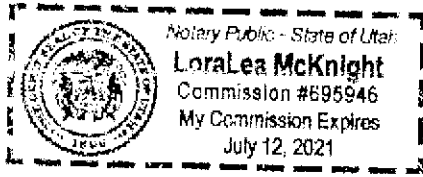
<p>Owner Signature (SIDOWAY KENNETH R TRUSTEE) <i>Kenneth R Sidoway</i> Date <u>9/12/2020</u></p> <p>Notary Signature <i>Tyler James Larsen</i> Date _____ State of Utah _____ County of <u>Summit</u> \$ _____</p> <p>Subscribed and Sworn Before Me By <b>SIDOWAY KENNETH R TRUSTEE</b></p>	<p>Owner Signature (RICHINS SHARON S TRUSTEE) <i>Sharon S Richins</i> Date _____</p> <p>Notary Signature <i>Lora Lea McKnight</i> Date _____ State of Utah _____ County of <u>Summit</u> \$ _____</p> <p>Subscribed and Sworn Before Me By <b>RICHINS SHARON S TRUSTEE</b></p>
<p>Notary Stamp</p> 	<p>Notary Stamp</p> 



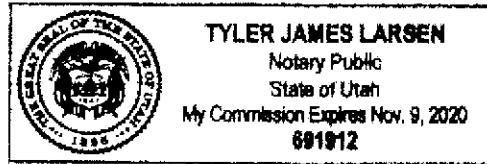
Owner Signature (RICHINS DENNIS K TRUSTEE) Date  
 X *Dennis Kay Richins*  
 Notary Signature Date  
 State of Utah  
 County of Summit §  
 Subscribed and Sworn Before Me By  
 RICHINS DENNIS K TRUSTEE

Owner Signature (SIDDOWNAY SUSAN B TRUSTEE) Date  
 X *Susan B Siddoway* 9/12/2020  
 Notary Signature Date  
 State of Utah  
 County of Summit §  
 Subscribed and Sworn Before Me By  
 SIDDOWNAY SUSAN B TRUSTEE

Notary Stamp



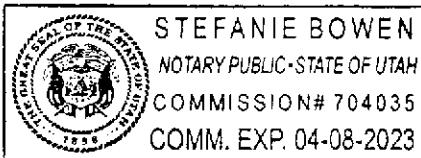
Notary Stamp



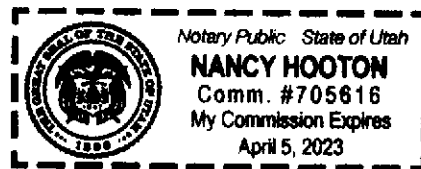
Owner Signature (WILSON LUANN B TRUSTEE) Date  
 X *Luann B. Wilson*  
 Notary Signature Date  
 State of Utah  
 County of Summit §  
 Subscribed and Sworn Before Me By  
 WILSON LUANN B TRUSTEE

Owner Signature (SIDDOWNAY GARY L TRUSTEE) Date  
 X *Gary L Siddoway*  
 Notary Signature Date  
 State of Utah  
 County of Summit §  
 Subscribed and Sworn Before Me By  
 SIDDOWNAY GARY L TRUSTEE

Notary Stamp

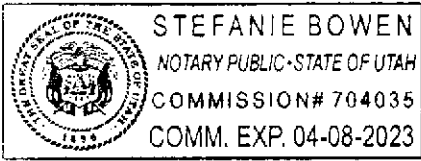


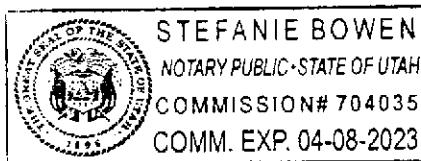
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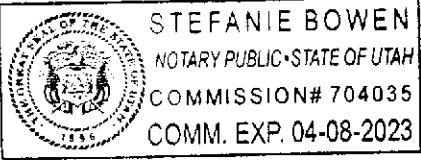
Owner Signature (BOWEN GENIEL G CO-TRUSTEE) \_\_\_\_\_ Date \_\_\_\_\_  
 X *Geniel G. Bowen* 6/20/2019  
 Notary Signature \_\_\_\_\_ State of Utah \_\_\_\_\_  
*Stefanie Bowen* County of Summit §  
 Subscribed and Sworn Before Me By  
 BOWEN GENIEL G CO-TRUSTEE

Owner Signature (BOWEN STEFAN V CO-TRUSTEE) \_\_\_\_\_ Date \_\_\_\_\_  
 X *Stefan V Bowen* 6/20/19  
 Notary Signature \_\_\_\_\_ State of Utah \_\_\_\_\_  
*Stefanie Bowen* County of Summit §  
 Subscribed and Sworn Before Me By  
 BOWEN STEFAN V CO-TRUSTEE

Notary Stamp  


Notary Stamp  


Owner Signature (WILSON ROGER B TRUSTEE) \_\_\_\_\_ Date \_\_\_\_\_  
 X *Roger B. Wilson*  
 Notary Signature \_\_\_\_\_ 6/20/2019 Date  
 State of Utah \_\_\_\_\_  
*Stefanie Bowen* County of Summit §  
 Subscribed and Sworn Before Me By  
 WILSON ROGER B TRUSTEE

Notary Stamp  


County Assessor Signature (Subject to review) \_\_\_\_\_ Date \_\_\_\_\_  
*Hansen* 6/17/19