

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

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

Owner
LAKE POINT VISTAS L C
925 W 100 N STE F
NORTH SALT LAKE, UT 84054

Date of Application
07/23/2019

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

Account Number: R033364

Parcel Number: 150710004B

LOT 4, LANDSLIDE ESTATES, A SUBDIVISION OF TOOELE COUNTY. ----- LESS/EXCEPTING THE FOLLOWING: COMMENCING AT THE TOOELE COUNTY MONUMENT PLACED IN 2010 REPRESENTING THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (DEPENDENT RESURVEY MONUMENT 1984 BEARS NORTH 5°15'31" EAST 37.70 FEET); THENCE, SOUTH 00°06'00" EAST 700.20 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY 70.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 18°28'28" EAST HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 22°16'04" AND A CHORD BEARING AND LENGTH OF NORTH 82°40'34" EAST 69.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 21.56 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°20'40" AND A CHORD BEARING AND LENGTH OF NORTH 52°39'16" EAST 19.75 FEET; THENCE EAST 67.06 FEET; THENCE SOUTH 11°31'30" WEST 61.08 FEET; TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 103.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, HAS A CENTRAL ANGLE OF 59°30'30" AND A CHORD BEARING AND LENGTH OF SOUTH 18°13'45" EAST 99.26 FEET; THENCE SOUTH 47°59'00" EAST 83.20 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER STREET WHICH IS 30 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID CENTER STREET AS ESTABLISHED BY THE TOOELE COUNTY SURVEYOR; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, SOUTH 42°01'00" WEST 280.00 FEET; THENCE NORTH 16°38'30" WEST 325.18 FEET; THENCE, NORTH 66°38'00" EAST 52.50 FEET; THENCE, NORTH 0°06'00" WEST 64.58 FEET TO THE POINT OF BEGINNING. BALANCE OF 15-71-4 AFTER 15-71-4A FOR 2017 YEAR. 32.938 AC-----
-----LEGAL DESCRIPTION FROM 15-071-0-0004 OUT OF 12-54-12 AND 12-70-1 FOR 2006 YEAR.

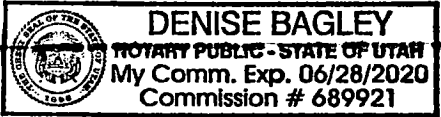
Certification

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

LAKE POINT VISTAS L.C.

Owner Signature (LAKE POINT VISTAS L C)		Date
X	By: <i>Christopher J. Roberts</i>	12/9/2019
Notary Signature		Date
<i>Denise Bagley</i>		12/9/2019
		State of Utah
County of <i>Davis</i>		§
Subscribed and Sworn Before Me By LAKE POINT VISTAS L C		
Notary Stamp		
		

County Assessor Signature (Subject to review)	Date
<i>Wendy Shubert</i>	3-10-2020