

**Application for Assessment and
Taxation of Agricultural Land**

DOC # 20190014525

FAA Application Page 1 of 2
Russell Shirts Washington County Recorder
04/19/2019 11:50:44 AM Fee \$ 22.00
By ASSESSOR



Washington County Assessor

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

Owner
ZION RED ROCK RETREAT LLC
5513 W 11000 N # 222
HIGHLAND, UT 84003

Date of Application
02/28/2019

Total Acres
27.91 LESS 1 AC HOMESITE

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

Account Number: 0370646

Parcel Number: R-1248-A-2 C

(1.38 AC) S: 2 T: 42S R: 11W BEG AT PT N 594.7 FT & W 300 FT FM S 1/4 COR SEC 2 T42S R11W TH W 405.7 FT M/L; TH N 23°25'54" E 224.34 FT; TH N 54°37'05" E 228.61 FT; TH N 31°04'35" E 251.18 FT; TH S 555.39 FT TO POB LESS: LAND IN ROADWAY LESS: BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°17'35" WEST 1075.87 FEET ALONG THE QUARTER SECTION LINE AND WEST 298.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTHWESTERLY 52.79 FEET ALONG THE ARC OF A 380.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 67°48'15" WEST, AND THE LONG CHORD BEARS SOUTH 26°10'32" WEST 52.75 FEET THROUGH A CENTRAL ANGLE OF 7°57'35"); THENCE SOUTH 30°09'20" WEST 130.84 FEET; THENCE SOUTHWESTERLY 36.25 FEET ALONG THE ARC OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 59°50'40" WEST, AND THE LONG CHORD BEARS SOUTH 40°32'25" WEST 36.05 FEET THROUGH A CENTRAL ANGLE OF 20°46'11"); THENCE SOUTH 50°55'30" WEST 117.70 FEET; THENCE SOUTHWESTERLY 229.77 FEET ALONG THE ARC OF A 320.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 39°04'30" EAST, AND THE LONG CHORD BEARS SOUTH 30°21'17" WEST 224.87 FEET, THROUGH A CENTRAL ANGLE OF 41°08'27"); THENCE SOUTH 9°47'04" WEST 23.73 FEET; THENCE SOUTH 89°44'01" WEST 76.05 FEET; THENCE NORTH 22°05'38" EAST 223.69 FEET; THENCE NORTH 59°04'23" EAST 228.62 FEET; THENCE NORTH 30°31'48" EAST 251.19 FEET; THENCE SOUTH 0°28'35" EAST 77.94 FEET TO THE POINT OF BEGINNING.

Account Number: 0354657

Parcel Number: R-1248-B-2-A-1

(10.73 AC) S: 2 T: 42S R: 11W COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°17'29"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 650.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING N89°58'11"W, 300.00 FEET; THENCE N00°17'29"W, 670.90 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE S89°51'01"E, ALONG SAID LINE, 300.00 FEET TO THE CENTER SOUTH 1/16TH CORNER; THENCE S00°17'29"E, ALONG SAID NORTH-SOUTH CENTER SECTION LINE, 170.28 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°58'11"E, 570.00 FEET; THENCE S00°17'29"E, 500.00 FEET; THENCE N89°58'11"W, 570.00 FEET TO THE POINT OF BEGINNING. LESS: LAND IN ROADWAY LESS: BEGINNING AT A POINT WHICH IS LOCATED NORTH 0°17'35" WEST 1075.87 FEET ALONG THE QUARTER SECTION LINE AND WEST 298.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 0°28'35" WEST 248.75 FEET; THENCE NORTH 89°54'26" EAST 39.44 FEET; THENCE SOUTHWESTERLY 29.80 FEET ALONG THE ARC OF A 200.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 78°01'59" EAST, AND THE LONG CHORD BEARS SOUTH 7°41'55" WEST 29.77 FEET THROUGH A CENTRAL ANGLE OF 8°32'41"); THENCE SOUTH 3°25'50" WEST 98.67 FEET; THENCE SOUTHWESTERLY 124.46 FEET ALONG THE ARC OF A 380.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 86°34'10" WEST, AND THE LONG CHORD BEARS SOUTH 12°48'47" WEST 123.90 FEET, THROUGH A CENTRAL ANGLE OF 18°45'55"), TO THE POINT OF BEGINNING.

Account Number: 0153133

Parcel Number: R-1249-A

(1.38 AC) S: 2 T: 42S R: 11W NE 1/4 SW 1/4 SEC 2 T42S R11W. LESS: LAND TO SPRINGDALE TOWN LESS: 17.59 AC TO COOPER. LESS: BEG AT PT ON C/S/L W 561 FT FM NE COR SW 1/4 SEC 2 T42S R11W TH S 527.96 FT; TH N 67°04'18" W 977.81 FT M/L TO PT ON C/S/L; TH E ALG C/S/L 797 FT M/L TO POB LESS: LAND IN ROADWAY LESS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE SAID POINT BEING SOUTH 89°50'24" WEST 46.06 FEET ALONG SAID SECTION LINE FROM THE MONUMENTED CENTER QUARTER CORNER OF

SECTION 2, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTHWESTERLY 74.20 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 65°17'11" EAST AND THE LONG CHORD BEARS SOUTH 12°12'37" WEST 73.61 FEET THROUGH A CENTRAL ANGLE OF 25°00'24") ALONG THE ARC OF A FUTURE ROAD RIGHT-OF-WAY; THENCE NORTH 0°17'35" WEST 71.90 FEET TO THE SAID QUARTER SECTION LINE; THENCE NORTH 89°50'24" EAST 15.94 FEET ALONG SAID QUARTER SECTION LINE, TO THE POINT OF BEGINNING.

Account Number: 0369068

Parcel Number: R-1249-C

(14.42 AC) S: 2 T: 42S R: 11W BEG AT PT ON 1/4 SEC/L BEING N89°42'05 W 495 FT FM NE COR SW 1/4 SEC 2 T42S R11W TH N89°42'05 W 66 FT ALG 1/4 SEC/L; TH S0°22'06 W 527.96 FT; TH S20°41'46 W 844.81 FT TO 1/16 LN; TH S89°41'15 E 865.98 FT TO 1/4 SEC/L; TH N0°08'01 W 924.08 FT ALG 1/4 SEC/L; TH N51°12'42 W 636.26 FT TO POB. LESS: COM AT CTR 1/4 COR SEC 2 T42S R11W; TH N89°51'01" W ALG C/S/L 561.08 FT; TH S00°13'10" W 225.27 FT TO POB; TH S66°38'28" E 148.15 FT; TH S85°59'45" E 137.45 FT; TH S31°20'00" E 71.50 FT; TH S11°15'15" E 73.87 FT; TH S44°34'38" E 82.60 FT; TH S12°22'01" E 93.74 FT; TH S87°15'48" W 73.00 FT; TH N79°58'00" W 66.32 FT; TH N66°21'15" W 140.56 FT; TH N71°39'09" W 144.03 FT TO PT ON N-S C/S/L; TH N00°13'10" E ALG SD LN 242.48 FT TO POB. LESS: LAND IN ROADWAY

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

Zion Red Rock Retreat, LLC

Owner Signature (ZION RED ROCK RETREAT LLC) X	Date
Notary Signature 	Date Subscribed and Sworn Before Me 3/28/19
Notary Stamp 	

County Assessor Signature (Subject to review)

Tom Durran

Date

4-18-19