



\*W3195011\*

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

Account Number: 4441

Change Date: 02-AUG-2021

**Owner and Lessee Information**

Owner's Name: CW LAND CO LLC  
Mailing Address: 1222 W LEGACY CROSSING BLVD #6  
City, State: CENTERVILLE UT Zip: 843179611 Phone:  
Lessee's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_

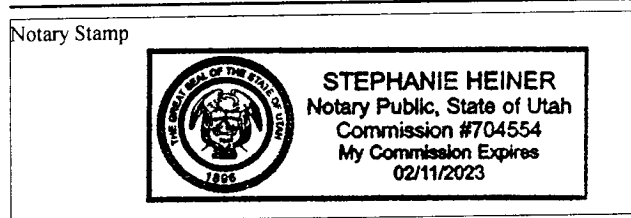
**Property Information**

Total Acres: 53.14  
Serial Numbers: 210050054  
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.



Date Subscribed and Sworn

Notary Signature X *[Signature]* Date 10-20-2021  
County Assessor Signature X *[Signature]* Date 11-1-2021

Owner X *[Signature]* Date 10-20-21  
Owner X \_\_\_\_\_ Date \_\_\_\_\_  
Owner X \_\_\_\_\_ Date \_\_\_\_\_  
Owner X \_\_\_\_\_ Date \_\_\_\_\_  
Owner X \_\_\_\_\_ Date \_\_\_\_\_  
Owner X \_\_\_\_\_ Date \_\_\_\_\_

Account4441

Serial Number: 210050054

Acres: 53.14

Desc Chg: 02-AUG-2021

11 PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION  
12 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND  
13 MERIDIAN. COMPRISING AN ADJUSTED 67.98 ACRES OF WEBER COUNTY  
14 TAX PARCELS 21-005-0048, 21-005-0049, 21-009-0001 AND  
15 21-009-0002. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH  
16 89D55'06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER  
17 COUNTY BRASS CAP WITNESS MONUMENT IN THE INTERSECTION OF 7900  
18 EAST STREET AND STOKER LANE AND THE WEBER COUNTY BRASS CAP  
19 MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION  
20 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS  
21 FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYOR'S BRASS CAP  
22 WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION  
23 6, THENCE NORTH 89D46'57" WEST 210.80 FEET TO THE PURPORTED  
24 SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01D31'28"  
25 EAST 1330.82 FEET COINCIDENT WITH THE WEST LINE OF THE  
26 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6  
27 TO THE NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" MARKNG  
28 THE C-S 1/16TH CORNER; THENCE NORTH 88D53'36" EAST 115.13 FEET  
29 COINCIDENT WITH THE NORTH LINE OF SAID SIXTEENTH SECTION TO A  
30 NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548" AND THE TRUE  
31 POINT OF BEGINNING. THENCE SOUTH 02D22'32" EAST 1088.90 FEET  
32 TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE  
33 SOUTH 03D52'10" EAST 240.34 FEET; THENCE SOUTH 02D41'58" EAST  
34 1142.83 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS  
35 356548"; THENCE THE FOLLOWING 11 (ELEVEN) COURSES ALONG AN  
36 ANCIENT FENCE AND ACQUIESCED BOUNDARY, 1) SOUTH 37D23'12" WEST  
37 66.30 FEET; 2) SOUTH 43D01'05" WEST 117.30 FEET; 3) SOUTH  
38 42D33'35" WEST 115.95 FEET; 4) SOUTH 43D23'09" WEST 90.43  
39 FEET; 5) SOUTH 43D23'09" WEST 50.23 FEET 6) SOUTH 06D12'04"  
40 WEST 31.83 FEET; 7) SOUTH 72D32'41" WEST 127.07 FEET; 8) SOUTH  
41 75D26'50" WEST 81.86 FEET; 9) SOUTH 74D48'09" WEST 241.00  
42 FEET; 10) SOUTH 73D04'52" WEST 330.39 FEET; 11) SOUTH  
43 71D47'59" WEST 73.62 FEET TO A NUMBER FIVE REBAR AND CAP  
44 STAMPED "PLS 356548"; THENCE NORTH 01D39'31" EAST 153.17 FEET  
45 TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE  
46 NORTH 71D02'55" EAST 121.64 FEET TO A NUMBER FIVE REBAR AND  
47 CAP STAMPED "PLS 356548"; THENCE NORTH 09D16'27" WEST 457.19  
48 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548";  
49 THENCE NORTH 01D02'08" WEST 308.85 FEET TO A NUMBER FIVE REBAR  
50 AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89D23'15" WEST  
51 420.26 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS  
52 356548"; THENCE NORTH 00D36'45" WEST 168.00 FEET TO A NUMBER  
53 FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH  
54 89D23'15" EAST 324.97 FEET TO A NUMBER FIVE REBAR AND CAP  
55 STAMPED "PLS 356548"; THENCE NORTH 00D36'45" WEST 413.08 FEET  
56 TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE

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57 SOUTH 89D23'15" WEST 324.42 FEET TO A NUMBER FIVE REBAR AND  
58 CAP STAMPED "PLS 356548"; THENCE NORTH 00D28'12" WEST 239.78  
59 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548";  
60 THENCE NORTH 00D27'53" WEST 348.73 FEET TO A NUMBER FIVE REBAR  
61 AND CAP STAMPED "PLS 356548"; THENCE NORTH 00D43'13" WEST  
62 152.41 FEET TO THE SOUTHWEST CORNER OF WEBER COUNTY TAX PARCEL  
63 21-005-0047 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS  
64 356548"; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH  
65 THE BOUNDARY OF SAID PARCEL 1) EAST 806.34 FEET; 2) NORTH  
66 872.75 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER  
67 OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH  
68 88D53'36" EAST 553.47 FEET COINCIDENT WITH SAID SIXTEENTH  
69 SECTION LINE TO THE POINT OF BEGINNING.

70 TOGETHER WITH AND SUBJECT TO AN EXPANDABLE NON EXCLUSIVE  
71 EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ANY OTHER PURPOSES  
72 WHICH THE THE RALPH H HANSEN & HELEN S HANSEN LIVING TRUST,  
73 U/A DATED APRIL 29, 2017 DEEMS APPROPRIATE OVER AND ACROSS THE  
74 ABOVE DESCRIBED PARCEL OF LAND. TOGETHER WITH A COVENANT WHICH  
75 SHALL RUN APPURTENANT TO THE SUBJECT PARCEL, THAT IF THE  
76 DESCRIBED PARCEL OF LAND IS SUBDIVIDED OR SOLD AN EASEMENT OR  
77 RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES WILL BE GRANTED  
78 TO THE OWNER(S) OF WEBER COUNTY TAX PARCEL 21-005-0043 WHICH  
79 IS DESCRIBED IN THAT CERTAIN PARCEL ADJUSTMENT - QUIT CLAIM  
80 DEED RECORDED MAY 02, 2017 AS ENTRY #2855720. SAID EASMENT  
81 RIGHT OF WAY SHALL BE DESIGNED IN CONJUNCTION WITH AND  
82 APPROVED BY THE OWNER(S) OF SAID PARCEL 21-005-0043.

83 LESS AND EXCEPTING: PART OF THE SOUTHWEST QUARTER OF  
84 SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6  
85 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY,  
86 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT. SAID POINT BEING  
87 NORTH 01D31'28" EAST 468.24 FEET AND NORTH 88D28'32" WEST  
88 415.46 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6  
89 (SAID SOUTH QUARTER CORNER BEING SOUTH 01D31'28" WEST 1330.82  
90 FEET FROM A REBAR AND CAP STAMPED PLS "356548" MARKING THE C-S  
91 1/16TH CORNER OF SAID SECTION 6 AS SHOWN ON THE PARCEL  
92 ADJUSTMENT PLAT PREPARED BY BOUNDARY CONSULTANTS PROJECT  
93 NUMBER 1726001 DATED JULY 2, 2021, SAID LINE BEING THE BASIS  
94 OF BEARINGS); THENCE SOUTH 00D00'01" EAST 421.88 FEET; THENCE  
95 ALONG A NON TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF  
96 212.50 FEET, AN ARC LENGTH OF 48.49 FEET, A DELTA ANGLE OF  
97 13D04'32", A CHORD BEARING OF SOUTH 27D25'49" WEST, AND A  
98 CHORD LENGTH OF 48.39 FEET; THENCE ALONG A REVERSE CURVE  
99 TURNING TO THE RIGHT WITH A RADIUS OF 274.99 FEET, AN ARC  
100 LENGTH OF 136.99 FEET, A DELTA ANGLE OF 28D32'38" A CHORD  
101 BEARING OF SOUTH 35D09'52" WEST, AND A CHORD LENGTH OF 135.58  
102 FEET, THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH

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103 A RADIUS OF 71.94 FEET, AN ARC LENGTH OF 25.47 FEET, A DELTA  
 104 ANGLE OF 20D16'57" A CHORD BEARING OF SOUTH 50D17'21" EAST AND  
 105 A CHORD LENGTH OF 25.33 FEET; THENCE ALONG A COMPOUND CURVE  
 106 TURNING TO THE RIGHT WITH A RADIUS OF 299.99 FEET, AN ARC  
 107 LENGTH OF 9.03 FEET, A DELTA ANGLE OF 01D43'28", A CHORD  
 108 BEARING OF SOUTH 49D28'52" WEST, AND A CHORD LENGTH OF 9.03  
 109 FEET; THENCE SOUTH 50D20'36" WEST 254.91 FEET; THENCE ALONG A  
 110 TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99  
 111 FEET, AN ARC LENGTH OF 218.41 FEET, A DELTA ANGLE OF  
 112 62D34'21", A CHORD BEARING OF SOUTH 19D03'26" WEST, AND A  
 113 CHORD LENGTH OF 207.72 FEET, THENCE SOUTH 12D13'45" EAST 36.30  
 114 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A  
 115 RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, A DELTA  
 116 ANGLE OF 101D23'13", A CHORD BEARING OF SOUTH 38D27'51" WEST,  
 117 AND A CHORD LENGTH OF 309.49 FEET; THENCE SOUTH 89D09'28" WEST  
 118 258.25 FEET; THENCE NORTH 00D50'32" WEST 84.40 FEET; THENCE  
 119 NORTH 89D23'14" EAST 325.32 FEET; THENCE NORTH 00D36'46" WEST  
 120 413.08 FEET; THENCE SOUTH 89D23'14" WEST 324.42 FEET; THENCE  
 121 NORTH 00D31'09" WEST 740.92 FEET; THENCE NORTH 89D59'59" EAST  
 122 806.34 FEET TO THE POINT OF BEGINNING. (AKA PROPOSED LOT 1 SKY  
 123 RANCH)

124 SUBJECT TO TOGETHER WITH ACCESS EASEMENTS E#3172601.

125  
 126 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN  
 127 AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS  
 128 CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]