

Application for Assessment and Taxation of Agricultural Land

Summit County Utah Recorder Assessor

Farmland Assessment Act
UCA 89-2-501 to 515
Form TC-582

Owner
HIDDEN BEAR RANCH LLC
2584 E EVERGREEN AVE
SALT LAKE CITY, UT 84109

Date of Application
11/09/2020

ENTRY NO. 01149444

12/07/2020 09:56:52 AM B: 2623 P: 0538

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 40.00 BY MONVISO INVESTMENTS LLC



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

Account Number: 0158141

Parcel Number: SS-2161

TRACT OF LAND LOCATED IN SEC 35 T3N, R10E, SLB&M & IN SEC'S 2 & 11, T2N, R10E, SLB&M MORE PARTICULARLY DESCRIBED AS FOLLOW:

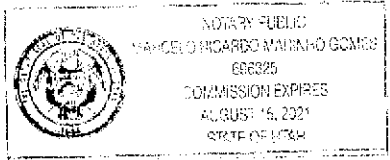
BEGINNING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 3823.40 FEET; THENCE SOUTH 4453.44 FEET; THENCE SOUTH 35°40'04" WEST 1017.42 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 1603.60 FEET; THENCE NORTH 74°49'33" WEST 351.36 FEET; THENCE SOUTH 30°20'30" WEST 334.77 FEET; THENCE SOUTH 74°49'33" EAST 526.58 FEET; THENCE SOUTH 749.10 FEET TO THE CENTERLINE OF MILLCREEK; THENCE ALONG THE CENTERLINE OF MILLCREEK THE FOLLOWING FOURTEEN (14) CALLS: COURSE 1) SOUTH 35°31'32" EAST 48.49 FEET; COURSE 2) NORTH 72°46'16" EAST 211.60 FEET; COURSE 3) SOUTH 52°21'21" EAST 200.67 FEET; COURSE 4) SOUTH 02°02'50" WEST 78.04 FEET; COURSE 5) SOUTH 82°22'20" EAST 136.67 FEET; COURSE 6) SOUTH 20°34'14" EAST 193.42 FEET; COURSE 7) NORTH 83°02'11" EAST 264.03 FEET; COURSE 8) SOUTH 00°54'36" EAST 178.22 FEET; COURSE 9) SOUTH 69°02'29" EAST 181.88 FEET; COURSE 10) SOUTH 09°15'54" EAST 207.47 FEET; COURSE 11) SOUTH 66°07'09" EAST 411.91 FEET; COURSE 12) NORTH 69°50'43" EAST 217.37 FEET; COURSE 13) NORTH 9°39'33" EAST 103.51 FEET; COURSE 14) SOUTH 66°37'45" EAST 280.74 FEET TO THE EAST LINE OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°14'00" WEST 1635.02 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01°05'27" WEST ALONG THE EAST LINE OF SECTION 11, 2639.07 FEET TO THE EAST QUARTER OF SAID SECTION 11; THENCE WEST 1320.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 1320.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WEST 660.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 28°01'14" WEST 1421.39 FEET TO THE SOUTH QUARTER OF SAID SECTION 2; THENCE NORTH 25°26'15" WEST 5932.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 35, 5280.00 FEET TO THE POINT OF BEGINNING. CONT 899.68 AC M/L M25-208 M199-766-769 732-287 (REF:928-828) 928-831-833 1388-1194 2493-1578 2493-1584

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 homestead 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 Hidden Bear Ranch, LLC

Owner Signature (HIDDEN BEAR RANCH LLC) <i>X [Signature]</i>	Date <u>11/23/20</u>
Notary Signature <i>[Signature]</i>	Date <u>11/23/20</u> State of <u>UTAH</u> County of <u>Salt Lake</u>
Subscribed and Sworn Before Me By HIDDEN BEAR RANCH LLC	
Notary Stamp	
	

County Assessor Signature (Subject to review) <i>[Signature]</i>	Date <u>12/4/2020</u>
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