

ENTRY NO. 01216365

02/29/2024 03:42:15 PM B: 2810 P: 1361

Farmland Assessment Application PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY PROMONTORY INVESTMENTS



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

**Summit County Assessor - Recorder -
Auditor Assessor**

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

Owner
PROMONTORY INVESTMENTS LLC
8758 PROMONTORY RANCH RD
PARK CITY, UT 84098

Date of Application
01/03/2024

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

Account Number: 0370779

Parcel Number: SS-51-C

THAT PORTION OF THE FOLLOWING DESC PARCEL LYING IN SEC 23 T1SR4E SLBM: BEG AT THE SW COR OF SEC 36 T1SR4E SLBM SUMMIT COUNTY UTAH (BASIS OF BEARING BEING N 00°03'26" W FROM THE SD SW COR TO THE W1/4 COR OF SD SEC 36 BOTH BEING FOUND STONE MONUMENTS) & RUN TH ALONG THE W SEC LINE OF SD SEC 36 N 00°03'26" W 2664.42 FT TO A STONE FOUND AT THE W1/4 COR OF SD SEC 36; TH N 00°38'03" W 2697.90 FT TO A STONE FOUND AT THE NW COR OF SD SEC 36; TH S 89°40'24" W 1316.90 FT TO THE SW COR OF THE SE1/4 OF THE SE1/4 OF SEC 26; TH N 00°06'02" W 2661.08 FT TO THE NW COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 26; TH S 89°40'42" W 1316.04 FT TO THE SW COR OF THE NE1/4 OF SD SEC 26; TH N 00°04'55" W 2667.46 FT TO A STONE FOUND AT THE N1/4 COR OF SD SEC 26; TH N 00°02'27" W 2642.55 FT TO THE SW COR OF THE NE1/4 OF SEC 23; TH N 89°58'47" W 1858.84 FT M/L TO THE E'LY LINE OF THE STATE OF UTAH DIVISION OF PARKS & RECREATION R/W (FORMERLY THE UPRR R/W); TH ALONG SD R/W LINE THE FOLLOWING TEN (10) COURSES: 1) N 17°11'48" W 60.67 FT; TH 2) N 88°45'48" E 52.25 FT; TH 3) N 17°06'43" W 719.18 FT; TH 4) N 19°47'10" W 992.62 FT M/L TO A PT ON A NON-TANGENT 950.00 FT RAD CUR TO THE LEFT RAD PT BEARS N 07°16'05" W; TH 5) E'LY 153.29 FT ALONG THE ARC OF SD CUR THROUGH A CENTRAL ANGLE OF 09°14'43"; TH 6) N 19°43'58" W 298.63 FT; TH 7) S70°16'02" W 153.37 FT; TH 8) N 20°21'29" W 444.80 FT; TH 9) S 75°29'27" W 48.91 FT; & TH 10) N 20°05'58" W 344.63 FT; TH LEAVING SD R/W LINE S 89°36'59" E 114.14 FT TO A STONE FOUND AT THE NW COR OF SD SEC 23; TH S 89°36'59" E 2672.06 FT ALONG THE N LINE OF SD SEC 23 TO A STONE FOUND AT THE N1/4 COR OF SD SEC 23; TH N 00°23'35" E 1335.49 FT TO THE NE COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 89°42'03" W 1339.30 FT TO THE NW COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 00°15'11" E 1333.52 FT TO THE NW COR OF THE NE1/4 OF THE SW1/4 OF SEC 14; TH N 00°14'50" E 1334.05 FT TO THE NW COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°51'19" E 1345.97 FT TO THE NE COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°47'40" E 1332.03 FT TO THE SW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 00°17'53" E 1335.93 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 89°48'16" W 1329.81 FT ALONG THE N LINE OF SD SEC 14 TO AN EXISTING IRON ROD AT THE N1/4 COR OF SD SEC 14; TH CONT ALONG SD N LINE; N 89°55'31" W 2698.76 FT TO A FOUND ALUMINUM CAP AT THE NW COR OF SD SEC 14 & THE SW COR OF SEC 11; TH N 00°13'55" W 2642.81 FT TO A STONE FOUND AT THE W1/4 COR OF SD SEC 11; TH N 07°10'37" W 2817.61 FT TO A STONE FOUND AT THE NW COR OF SD SEC 11 & THE SW COR OF SEC 2; TH N 00°48'17" E 4816.75 FT TO A STONE FOUND AT THE NW COR OF SEC 2 T1SR4E SLBM; TH S 89°36'41" E 567.30 FT TO A STONE FOUND AT THE SW COR OF SEC 35 T1NR4E SLBM; TH N 00°47'21" E 5248.25 FT TO A FENCE COR FOUND AT THE NW COR OF SD SEC 35; TH S 89°57'25" E 5053.95 FT TO A STONE FOUND AT THE NE COR OF SD SEC 35; TH S 00°24'17" W ALONG THE E LINE OF SD SEC 5268.15 FT TO A STONE FOUND AT THE SE COR OF SD SEC 35; TH N 88°48'36" E 2528.81 FT TO A REBAR FOUND AT THE N1/4 COR OF SEC 1 T1SR4E SLBM; TH S 00°07'57" E 2309.38 FT TO THE SW COR OF THE NE1/4 OF SD SEC 1; TH S 89°25'16" E 2682.59 FT TO THE E1/4 COR OF SD SEC 1; TH S 00°05'47" E 2676.60 FT ALONG THE E LINE OF SEC 1 TO THE NE COR OF SEC 12; TH S 00°05'47" E ALONG THE E LINE OF SD SEC 5353.21 FT TO A STONE FOUND AT THE SE COR OF SD SEC 12; TH S 00°35'51" E 5311.76 FT TO A STONE FOUND AT THE SE COR OF SEC 13; TH S 00°02'26" W 5315.33 FT TO A REBAR FOUND AT THE SE COR OF SEC 24; TH N 89°50'58" W 1338.50 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SEC 25; TH S 00°01'14"E 2660.23 FT TO THE SW COR OF THE SE1/4 OF THE NE1/4 OF SD SEC 25; TH S 00°00'30" E 1343.62 FT TO THE SW COR OF THE NE1/4 OF THE SE1/4 OF SEC 25; TH S 89°49'21" E 1336.97 FT TO THE SE COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 25; TH S 00°01'22" W 1321.75 FT TO A STONE FOUND AT THE

SE COR OF SD SEC 25; TH S 00°52'12" E 2688.62 FT TO A STONE FOUND AT THE E1/4 COR OF SEC 36; TH S 00°30'19" W 2609.87 FT TO A STONE FOUND AT THE SE COR OF SD SEC 36; TH N 89°59'51" W 2652.94 FT TO A STONE FOUND AT THE S1/4 COR OF SD SEC 36; TH N 89°31'22" W 2666.73 FT M/L TO THE PT OF BEG CONT 459.05 AC M/L IN SD SEC 23
(LESS 1.75 AC 1412-994 SS-51-C-1)
(LESS 46.12 AC 1515-1444 SS-51-C-2-X)
(LESS 4.06 AC 1609-571 NS-PROM-RD)
(LESS 73.6 AC 1699-772 SS-51-C-3)
(LESS 3.59 AC 2803-512 SS-51-C-4) BAL 329-93 AC M/L 1314-147 (REF:1422-644) 2015-1789 2803-512

Account Number: 0532025

Parcel Number: SS-51-C-4

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND LOCATED IN SUMMIT COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

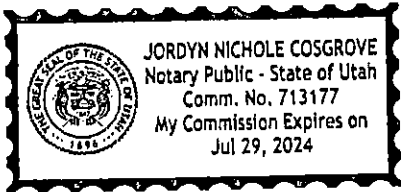
BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL D, SILVER GATE RANCHES, A MASTER PLANNED COMMUNITY PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY #783699, SAID POINT BEING SOUTH 89°35'56" EAST ALONG THE SECTION LINE 1438.50 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°35'56" EAST ALONG SAID SOUTH LINE 324.86 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, OF SAID SILVER GATES RANCHES SUBDIVISION; THENCE SOUTH 0°16'14" WEST 551.84 FEET TO A POINT ON A 458.60 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 29°56'30" WEST); THENCE NORTHWESTERLY ALONG SAID 458.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°00'25", A DISTANCE OF 136.12 FEET (CHORD BEARS NORTH 68°33'42" WEST 135.63 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 345.18 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°47'17", A DISTANCE OF 113.19 FEET (CHORD BEARS NORTH 86°27'33" WEST 112.58 FEET); THENCE SOUTH 84°08'49" WEST 111.03 FEET TO A POINT ON THE EASTERLY 100.00 FOOT WIDE RIGHT OF WAY LINE, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN BOOK 1506 ON PAGES 1541-1545; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 20°21'24" EAST 77.37 FEET TO THE POINT OF CURVATURE OF A 550.00 RADIUS CURVE TO THE LEFT, 2) NORTHEASTERLY ALONG SAID 550.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'54", A DISTANCE OF 295.64 FEET (CHORD BEARS NORTH 4°57'26" EAST 292.10 FEET), 3) NORTH 10°26'31" WEST 110.64 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, 4) NORTHWESTERLY ALONG SAID 450.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°42'10", A DISTANCE OF 36.93 FEET (CHORD BEARS NORTH 8°05'25" WEST 36.92 FEET) TO THE POINT OF BEGINNING. CONT 156,315 SQ FT OR 3.588 AC (LOT 1) 2803-512

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

Owner Signature (PROMONTORY INVESTMENTS LLC) X <i>[Signature]</i>	Date <i>2/27/24</i>
Printed Name	
<i>Jordyn Nichole Cosgrove</i>	Date <i>2/27/24</i>
Notary Signature	State of <i>Utah</i>
County of <i>Summit</i> §	
Subscribed and Sworn Before Me By PROMONTORY INVESTMENTS LLC	
Notary Stamp	
	

County Assessor Signature (Subject to review) <i>[Signature]</i>	Date <i>2-29-24</i>
---	------------------------