


**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

**ENTRY NO. 01228615**  
12/06/2024 12:32:59 PM B: 2842 P: 0454  
Farmland Assessment Application PAGE 1/3  
RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 40.00 BY DEER MEADOWS RANCH LLC



**Owner**  
DEER MEADOWS RANCH LLC  
155 N 400 W STE 580  
SALT LAKE CITY, UT 84103

**Date of Application**  
04/25/2024

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

Account Number: 0104475

Parcel Number: CD-258

THAT PORTION OF THE FOLLOWING 2 DESCRIBED PARCELS LYING IN THE NW 1/4 SEC 22, T1SR6E, SLBM; BEG AT THE W 1/4 COR OF SEC 15 T1SR6E, SLBM; TH S 1023.71 FT; TH W 351.59 FT TO THE PT OF BEG; TH S13°22'22" E 2643.22 FT TO THE WEBER RIVER; TH S 68°39'00" W ALG THE WEBER RIVER 334.89 FT; TH N.10°56'15" W 574.10 FT; TH N 10°10'40" W 151.16 FT; TH S 51°04'05" W 71.98 FT; TH N 10°19'47" W 401.87 FT; TH N 10°01'21" W 810.37 FT; TH N 09°41'07" W 541.52 FT; TH N 89°10'13" W 305.25 FT; TH N 0°11'50" E 366.08 FT TO THE S'LY BNDRY OF WEBER CANYON ROAD; TH ALG SD ROAD S 83°14'16" E 236.05 FT; TH ALG SD ROAD S 80°41'12" E 269.51 FT TO THE PT OF BEG CONT 3.51 AC IN SEC 22; ALSO: BEG AT THE W 1/4 COR OF SEC 15, T1SR6E, SLBM; TH S 1163.10 FT; TH E 191.12 FT TO THE PT OF BEG, SD PT BEG, SD PT BEING AT THE INT/SEC OF THE S'LY BNDRY OF WEBER CANYON ROAD, & THE C/T LINE OF WHITES CREEK; TH ALG SD CREEK THE FOLLOWING 11 DISTANCES; TH S 04°56'02" E 204.80 FT; TH S 07°16'07" W 89.10 FT; TH S 12°46'26" W 236.69 FT; TH S 02°42'33" E 183.52 FT; TH S 09°28'06" E 255.08 FT; TH S 64°40'03" E 80.66 FT; TH S 11°29'00" W 115.73 FT; TH S 68°16'44" E 55.76 FT; TH S 14°17'39" E 130.46 FT; TH S 04°21'51" E 210.45 FT; TH S 60°49'07" E 136.10 FT TO THE WEBER RIVER, & ALG THE WEBER RIVER THE FOLLOWING FOUR COURSES; TH S 0°09'00" E 185.00 FT; TH S 26°13'00" E 275.50 FT; TH S 03°49'00" W 352.80 FT; TH S 68°39'00" W 325.81 FT; TH N 13°22'22" W 2643.22 FT; TH S 80°41'12" E ALG THE S'LY BNDRY OF WEBER CANYON ROAD 259.75 FT TO THE BEG OF A CURVE; TH ALG THE ARC OF A 920.00 FT RAD CUR TO THE R 303.86 FT (CHORD BEARING & DISTANCE OF SD CUR BEING S 71°13'30" E 302.48 FT) TO THE PT OF BEG CONT 8.02ACRES IN SEC 22 BAL 11.53 ACRES IN SEC 22; M120-712 519-657 529-480 534-751 991-666 1881-200-2356-599 (2350-1288) 2364-222 2751-1490 2751-1490 2764-623 2802-1165

Account Number: 0507023

Parcel Number: OT-255-A-LLA-B

A TRACT OF LAND BEING PART OF SECTION 16 AND 21 OF TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'24" EAST 1162.34 FEET ALONG THE SECTION LINE AND NORTH 1527.92 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, T1S, R6E, SLB&M (SAID POINT BEING ON THE RIGHT OF WAY LINE OF WEBER CANYON ROAD) AND RUNNING THENCE SOUTH 07°41'53" EAST 188.93 FEET; THENCE NORTH 89°59'00" EAST 202.54 FEET; THENCE NORTH 12°23'45" WEST 118.64 FEET; THENCE NORTH 77°09'15" EAST 20.00 FEET TO PARCEL OT-3-C; THENCE SOUTH 12°0'45" EAST 79.80 FEET; THENCE SOUTH 11°34'08" EAST 43.39 FEET; THENCE NORTH 89°59'00" EAST 175.97 FEET; THENCE NORTH 05°48'42" WEST 349.38 FEET TO WEBER CANYON ROAD; THENCE NORTH 77°53'28" EAST 71.78 FEET ALONG SAID WEBER CANYON ROAD; THENCE NORTH 87°1 1'49" EAST 146.15 FEET ALONG SAID ROAD; THENCE SOUTH 00°19'52" EAST 369.79 FEET; THENCE SOUTH 12°39'24" EAST 206.95 FEET; THENCE SOUTH 11°14'30" EAST 394.37 FEET; THENCE SOUTH 12°01'23" EAST 539.41 FEET; THENCE SOUTH 11°31'06" EAST 288.95 FEET; THENCE SOUTH 08°31'40" EAST 465.76 FEET; THENCE SOUTH 11°14'18" EAST 756.30 FEET; THENCE SOUTH 09°25'46" EAST 61.75 FEET; THENCE SOUTH 78°55'21" WEST 709.93 FEET THENCE NORTH 06°54'45" WEST 434.20 FEET; THENCE NORTH 34°54'12" EAST 160.30 FEET; THENCE

NORTH 11°21'35" WEST 825.00 FEET; THENCE SOUTH 78°38'25" WEST 538.64 FEET; THENCE NORTH 11°07'15" WEST 1000.00 FEET; THENCE NORTH 10°33'37" WEST 183.77 FEET; THENCE NORTH 13°50'37" WEST 104.61 FEET; THENCE NORTH 55°29'28" EAST 314.25 FEET; THENCE NORTH 34°12'07" WEST 119.47 FEET; THENCE NORTH 57°18'12" EAST 334.54 FEET TO THE POINT OF BEGINNING. CONT 57.86 AC M/L. 2495-1950 2512-724 2528-1062 2621-1429 2739-380 2750-1175 2764-623 2802-1165

Account Number: 0104442

Parcel Number: OT-255-B

COMM AT A PT 5285.94 FT E OF THE SW COR OF SEC 16 & SD PT IS ALSO 5289.48 FT N 89°52' W OF THE SE COR OF SEC 15 T1SR6E SLBM; SD PT IS THE LOCATION OF THE LOST SEC COR COMMON TO SECS 15,16,21 & 22; TH N 1315.5 FT & W 855.3 FT TO AN OLD FENCE POST & PT OF BEG; TH N 0°11'50" E 351 FT ALONG AN OLD FENCE TO EDGE OF COUNTY ROAD; TH N 89°16'18" W 33 FT ALONG SD RD; TH S 0°5'43" W 351 FT; TH S 11°41'12" E 211.15 FT ALONG AN EXISTING FENCE; TH S 11°36'15" E 253.5 FT ALONG AN EXISTING FENCE; TH S 11°22'27" E 613.9 FT ALONG SD FENCE; TH S 11°02' E 403.34 FT; TH S 10°34'58" E 505.41 FT; TH S 9°36'38" E 669.61 FT TO AN OLD CEDAR POST; TH S 9°36'38" E 362.63 FT; TH N 43°12'18" E 464.88 FT; TH N 10°43'54" W 808.09 FT ALONG AN EXISTING FENCE TO AN OLD POST; TH N 10°10'40" W 151.16 FT ALONG AN EXISTING FENCE; TH S 51°04'05" W 71.98 FT; TH N 10°19'47" W 401.87 FT ALONG AN EXISTING FENCE; TH N 10°01'21" W 810.37 FT; TH N 52°11' W 277.84 FT ALONG AN EXISTING FENCE; TH N 46°7'4" W 186.83 FT; TH N 10°10'4" W 241.48 FT M/L TO THE PT OF BEG CONT 18.98 AC; EXCEPTING THEREFROM THE FOLLOWING DESC PARCEL: COMM AT A PT 5285.94 FT E OF THE SW COR OF SEC 16 & SD PT IS ALSO 5289.48 FT N 89°52' W OF THE SE COR OF SEC 15 T1SR6E SLBM; SD PT IS THE LOCATION OF THE LOST SEC COR COMMON TO SECS 15,16,21 & 22; TH N 1103.77 FT & W 842.81 FT TO AN OLD CEDAR POST ON AN OLD FENCE LINE; TH S 46°7'4" E 44.75 FT; TH N 10°10'4" W 241.48 FT TO AN OLD FENCE TO EDGE OF COUNTY RD N 0°11'50" E 366.08 FT ALONG AN OLD FENCE LINE TO EDGE OF COUNTY RD; TH N 89°16'18" W 33.04 FT ALONG EDGE OF COUNTY RD TO A FENCE POST; TH S 0°5'43" W 366.40 FT ALONG AN OLD FENCE LINE; TH ALONG SD FENCE S 11°41'12" E 211.15 FT TO PT OF BEG CONT 0.42 AC (NOTE: THE ABOVE EXCEPTION IS ALSO A R/W FOR INGRESS & EGRESS IN COMMON WITH OTHERS) BAL 18.56 AC M4-267 M36-442 M17-258 M61-255 773-318-334 (773-335 VESTING) 773-355 (REF:1881-200) 1898-84 2356-599 (2350-1288) 2364-222 2764-623 2802-1165

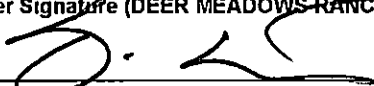

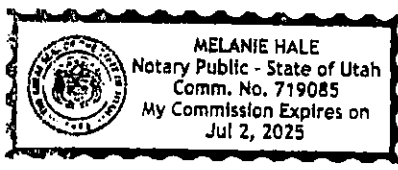
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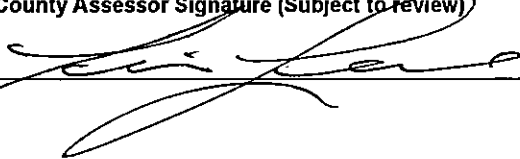
### Certification

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 (DEER MEADOWS RANCH LLC)<br>X  | Date  |
| Printed Name<br><b>Steven Smith</b>   |   |
| Notary Signature                               | Date <u>5/14/24</u><br>State of <u>Utah</u><br>County of <u>SUL</u> § |
| Subscribed<br>and Sworn<br>Before Me By<br><b>DEER MEADOWS RANCH LLC</b>  |   |
| Notary Stamp  |   |
|    |   |

|  |                          |
|--|--------------------------|
| County Assessor Signature (Subject to review)<br> | Date<br><u>6/21/2024</u> |
|--|--------------------------|