



Utah State Tax Commission
**Application for Assessment and
 Taxation of Agricultural Land**

Farmland Assessment Act, UCA §59-2-501 to 515 Form TC-582 Rev 8/2003

Morgan County

Application Acres Total Acres Date
 2,249.21 2,249.21 10 MAY 2023 8:55:42AM

County Recorder Use

Ent **163517** Bk **400** Pg **607**
 Date: 24-MAY-2023 4:26:24PM
 Fee: \$40.00 Credit Card Filed By: SM
 BRENDA NELSON, Recorder
 MORGAN COUNTY
 For: WASATCH PEAKS RANCH LLC

WASATCH PEAKS RANCH LLC
 36 S STATE ST STE 500
 SALT LAKE CITY UT 84111-1180

Certification: Read certificate below and sign.

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% 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 the 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% of the rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Land Type	Acres
Irrigated crop land	—
Dry land tillable	—
Wet meadow	—
Grazing land	2249.21
Orchard	—
Irrigated pasture	—
Other (specify)	—
Total	2249.21

County Assessor Use

Approved (Subject to Review) Denied

County Assessor's or Authorized Agent Signature

Date

Stacy Jetz Clum 5-24-23

Parcel Number(s):

00-0090-3191, 00-0090-3192, 00-0090-3193, 00-0090-3194, 00-0090-3195, 00-0090-3196, 00-0090-3197, 00-0090-3200, 00-0090-3205, 00-0090-3208
 00-0090-3217, 00-0091-4038

Complete Legal Description(s) of Agricultural Land

- 00-0090-3191 / 11-WPR1-0001 - ALL OF PARCEL 1, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 100.4682 AC / 100.47 AC, M. OR L.
- 00-0090-3192 / 11-WPR1-0002 - ALL OF PARCEL 2, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 10.1349 / 10.14 AC, M. OR L.
- 00-0090-3193 / 11-WPR1-0003 - ALL OF PARCEL 3, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.4800 / 0.48 AC, M. OR L.
- 00-0090-3194 / 11-WPR1-A - ALL OF OPEN SPACE PARCEL A, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 107.1155 AC / 107.12, AC, M. OR L.
- 00-0090-3195 / 11-WPR1-B - ALL OF OPEN SPACE PARCEL B, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 35.515 AC / 35.52, AC, M. OR L.
- 00-0090-3196 / 11-WPR1-C - ALL OF OPEN SPACE PARCEL C, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 11.1464 AC / 11.15, AC, M. OR L.
- 00-0090-3197 / 11-WPR1-D - ALL OF OPEN SPACE PARCEL D, WASATCH PEAKS RANCH PLAT 1, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON MAY 3, 2022, AS ENTRY NO. 160852, IN BK 391 AT PAGES 382 - 401, IN THE OFFICE OF THE



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MORGAN COUNTY RECORDER. CONT 11.953 AC / 11.95, AC, M. OR L.

00-0090-3200 / 11-004-007-01 - BEG AT THE NW COR OF SEC 1, T4N, R1E, SLB&M. RUN TH E 98 RDS; TH S 320 RDS; TH W 98 RDS; TH N 320 RDS TO THE POB. CONT 196.00 AC, M. OR L. LESS THE FOL AMT SOLD: 391/382-401, DEDICATION OF WASATCH PEAKS RANCH PLAT 1 (172.7695 AC GOING TO 11-005-017-01) LEAVING A NET BALANCE OF 23.2305 / 23.23 AC, M. OR L.

00-0090-3205 / 11-004-008-01 - ALL OF SEC 2, T4N, R1E, SLB&M. CONT 641.60 AC, M. OR L. LESS THE FOL AMT SOLD: 391/382-401, DEDICATION OF WASATCH PEAKS RANCH PLAT 1 (149.0212 AC GOING TO 11-005-017-01) LEAVING A NET BALANCE OF 492.5788 / 492.58 AC, M. OR L.

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00-0090-3217 / 11-004-015-3-1 - THE S1/2 & THE S1/2N1/2 OF SEC 12, T4N, R1E, SLB&M. CONT 480.00 AC, M. OR L. LESS THE FOL AMT SOLD: 391/382-401, DEDICATION OF WASATCH PEAKS RANCH PLAT 1 (17.1311 AC GOING TO 11-005-017-01) LEAVING A NET BALANCE OF 462.8689 / 462.87 AC, M. OR L.

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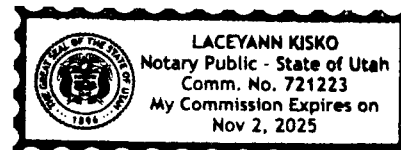
State of Utah }
 County of SALT LAKE }ss

Wasatch Peaks Ranch Llc
 Appeared before me and executed this document.

X [Signature]
 Wasatch Peaks Ranch Llc
 Phone # (720) 495-3889

X [Signature]
 Notary Public Signature
 Sign above, date to the right & place seal on any blank space.

5/23/23
 Date



FARMLAND ASSESSMENT ACT QUESTIONNAIRE

Ownership: WASATCH PEAKS RANCH

Parcel Numbers (s): SEE ATTACHED

Total Acres: 2249.21

Irrigated Crop Land N/A acres Irrigated Pasture Land N/A acres

Dry Crop Land-Tillable N/A acres Dry Graze Land 2249.21 acres

Has land been devoted to agricultural use for at least two successive years immediately preceding the tax year in which application is requested: Yes No

Is property being leased: Yes No (Ag. Use by Owner)

*Formal written lease does not need to be in place, however if the property owner is not using the land agriculturally, then we need to know who is, and what they are doing.

If yes, Lessee name: MORGAN RANCHING CO Ph. # 801/791-9016

Lessee signature [Signature]

This portion must be completed by lessee if leased, or by Property Owner (if Ag. Use is by owner)

Type of livestock: CATTLE Number of animals: 400

Length of time grazed annually: 5 Months Dates of use (ex: May-July): JUNE 1ST TO

Is Dry Graze or Irrigated Pasture fully fenced: Yes No NOV. 1ST

Is gate locked? Yes No

Type of crop grown: N/A Yield per acre: N/A

Is irrigation water available for all crops? N/A

Owner affirms and declares the above information is true and correct.

[Signature]
Signature of Property Owner

WASATCH PEAKS RANCH
JD SCHULTZ
Property Owner Name (Please print)

6/23/2023
Date

720/495-3889
Phone #



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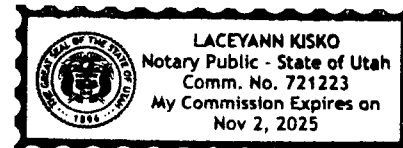
State of Utah }
 County of SALT LAKE } ss

Wasatch Peaks Ranch Llc
 Appeared before me and executed this document.

X [Signature]
 Wasatch Peaks Ranch Llc
 Phone # (720) 495-3889

X [Signature]
 Notary Public Signature
 Sign above, date to the right & place seal on any blank space.

5/23/23
 Date



FARMLAND ASSESSMENT ACT QUESTIONNAIRE

Ownership: WASATCH PEAKS RANCH

Parcel Numbers (s): SEE ATTACHED

Total Acres: 2249.21

Irrigated Crop Land N/A acres Irrigated Pasture Land N/A acres

Dry Crop Land-Tillable N/A acres Dry Graze Land 2249.21 acres

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This portion must be completed by lessee if leased, or by Property Owner (if Ag. Use is by owner)

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Length of time grazed annually: 5 Months Dates of use (ex: May-July): June 1st TO Nov. 1st

Is Dry Graze or Irrigated Pasture fully fenced: Yes X No _____

Is gate locked? Yes X No _____

Type of crop grown: N/A Yield per acre: N/A

Is Irrigation water available for all crops? N/A

Owner affirms and declares the above information is true and correct.

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Signature of Property Owner

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Property Owner Name (Please print)

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720/495-3889
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