



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

Farmland Assessment Act, UCA §§ 59-2-501 to 515 Form TCA-82 Rev. 10/2003

Morgan County

Application Acres	Total Acres	Date
2.29	2.29	08 APR 2024 11:50:24AM

**County Recorder Use**

Ent 165917 Bk 409 Pg 1474  
 Date: 15-MAY-2024 4:45:11PM  
 Fee: \$40.00 Credit Card Filed By: JM  
 BRENDA NELSON, Recorder  
 MORGAN COUNTY  
 For: WASATCH PEAKS RANCH LLC

WASATCH PEAKS RANCH LLC  
 136 E SOUTH TEMPLE STE 2425  
 SALT LAKE CITY UT 84111-0000

**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	
Orchard	
Irrigated pasture	
Other (specify)	
<b>Total</b>	

**County Assessor Use**

Approved (Subject to Review)  Denied

County Assessor's or Authorized Agent Signature

Date

*[Signature]* 05/14/24

Parcel Number(s):  
 00-0092-5757

**Complete Legal Description(s) of Agricultural Land**

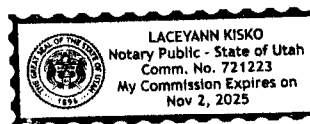
00-0092-5757 / 12-WPR3D-0043 - ALL OF LOT D43, WASATCH PEAKS RANCH PLAT 3A, MORGAN COUNTY, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD AS RECORDED ON NOVEMBER 8, 2023, AS ENTRY NO. 164599, IN BK 404, AT PGS 811-831, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 2.289 AC / 2.29 AC, M, OR L.

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 # ( )

X *[Signature]* 5/14/24  
 Notary Public Signature Date  
 Sign above, date to the right & place seal on any blank space.





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Morgan County

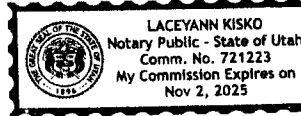
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County of SALT LAKE } ss

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x [Signature]  
Wasatch Peaks Ranch Llc  
Phone # ( )

x [Signature] 5/14/24  
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