

DOC # 20250024906

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 FAA Application  
 Gary Christensen Washington County Recorder  
 07/22/2025 11:01:32 AM Fee \$ 40.00  
 By WASHINGTON COUNTY ASSESSOR



## Application for Assessment and Taxation of Agricultural Land

### Washington County Assessor

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

**Owner**  
 TOLMAN ARLEEN ANN TRUSTEE  
 920 W 5484 N  
 SAINT GEORGE, UT 84770

**Date of Application**  
 07/15/2025

**Total Acres**  
 47.93

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

Account Number: 0851254

Parcel Number: SG-6-1-23-224

(1.82 AC) S: 24 T: 41S R: 16W PARCEL LYING IN SE1/4 SEC 23 & SW1/4 SEC 24 T41S R16W DESC AS FOL: COM AT BRASS CAP MONU SW COR SD SEC 23; TH N89°53'36" E DIST 3945.89 FT; TH N 416.27 FT TO REAL POB: TH N03°07'01" E DIST OF 556.92 FT; TH S88°55'18" E DIST OF 2340.79 FT; TH N 80.72 FT; TH E 302.98 FT; TH S01°07'55" W DIST 642.98 FT; TH N88°55'18" W DIST 2661.41 FT TO POB. LESS: (SG-7265-G) DESC AS FOL: COM AT BRASS CAP MONU SW COR SD SEC 23; TH N DIST OF 849.47 FT & E 6436.40 FT TO POB: TH N89°56'07" E DIST OF 120.00 FT; TH S00°04'06" E DIST OF 120.00 FT; TH S89°56'07" W DIST OF 120.00 FT; TH N00°04'06" W DIST OF 120.00 FT; TO POB. CONT 0.33 AC. ALSO LESS: (SG-7265-H) DESC AS FOL: COM AT BRASS CAP MONU SW COR SD SEC 23; TH N DIST 849.43 FT E 6405.74 FT TO POB: TH N89°56'07" E DIST OF 150.50 FT; TH S00°04'06" E DIST OF 120.00 FT; TH S89°56'07" W DIST 150.60 FT; TH N00°05'39" W DIST OF 120.00 FT TO POB. LESS: SG-7265-G AS DESC ABOVE. CONT 0.08 AC. (OVERALL PARCEL OF LAND CONTAINS 34.05 AC) LESS: ANY LAND PREVIOUSLY CONVEYED (SG-7265-K 0.08 AC) LESS: (SG-6-1-23-225) BEG AT PT S88°52'11" E 1305.802 FT ALG SEC LN & N 493.082 FT FM S1/4 COR SEC 23, T41S R16W, SD PT BEING E LN OF PARCEL P 11, IDENTIFIED BY DOC #20060014545, TH S88°49'50" E 2661.71 FT, TO W1/16 LN SEC 24, T41S, R16W, & E LN OF RC TOLMAN PRPTY; TH N01°19'00" E 518.73 FT- TH N88°50'26" W 1320.01 FT, TO E LN SD SEC 23; TH N01°07'52" E 112.40 FT, ALG SD E LN, TH N88°50'26" W 1165.886 FT\* TO W LN OF PRPTY IDENTIFIED AS PARCEL P 12 BK 1809, PGS 2062-2065, TH ALG E LN OF SD PARCEL P 12 & P 11, FOL 5 COURSES: S37°23'41" W 92.272 FT; TH S39°39'34" W 122.95 FT; TH S04°42'49" W 232.92 FT; TH S19°41'53" W 87.71 FT; TH S01°50'11" W 59.60 FT; TH S03°13'55" W 84.84 FT TO POB.

Account Number: 0744907

Parcel Number: SG-7265-D-1-A

(46.11 AC) S: 24 T: 41S R: 16W S: 23 T: 41S R: 16W W1/2 SW1/4 SEC 24 T41S R16W. ALSO: N 10 FT OF TRACT OF LAND SITUATED IN NW1/4 SW1/4 SEC 24, T41S, R16W, DESC AS FOL: BEG AT PT S82°06'34" E 1332.4 FT FM W1/4 COR SEC 24, T41S, R16W, TH S0°15'45" E 10 FT, TH S89°44'15" W 170 FT, TH N0°15'45" W 10 FT, TH N89°44'15" E 170 FT TO POB. LESS: BEG SE COR SW1/4 SW1/4 SEC 24 T41S R16W TH N 400 FT ALG 1/16 LN; TH W 100 FT; TH S PRL TO 1/16 LN TO SEC/L; TH E ALG SEC/L 100 FT TO POB. LESS: BEG S82°06'34" E 1332.40 FT FM W1/4 COR SEC 24 T41S R16W TH S0°15'45" E 513 FT M/L; TH S89°44'15" E 170 FT; TH N0°15'45" W 513 FT; TH N89°44'15" E 170 FT TO POB. LESS: S 4.72 AC. LESS: BEG PT N 849.43 FT & E 6405.74 FT FM SW COR SEC 23 T41S R16W; TH N89°56'07" E 150.65 FT; TH S0°04'06" E 120 FT; TH S89°56'07" W 150.60 FT; TH N0°05'39" W 120 FT TO POB. LESS: COM AT BRASS CAP MONT SW COR SEC 23; TH N89°53'36" E, 3925.84 FT; TH N00°04'09" W, 90.89 FT; TO POB BEING SAME AS FOL: COM AT BRASS CAP MONT SW COR SEC 23; TH N01°04'45" W 167.76 FT; TH S88°53'14" E, 3929.05 FT; TO REAL POB: TH S88°56'51" E, 2575.28 FT; TH N00°26'16" E, 31.93 FT; TH S88°52'35" E, 100.01 FT; TH N01°10'44" E, 292.73 FT; TH N88°55'18" W, 2661.41 FT; TH S03°07'01" W, 66.51 FT; TH S58°09'38" W, 8.53 FT; TH S02°05'36" W, 254.68 FT BACK TO POB. LESS: PARCEL OF LAND LYING IN SE1/4 SEC 23 & SW1/4 SEC 24,

T41S, R16W, DESC AS FOL: COM AT BRASS CAP MONT SW COR SD SEC 23; TH N89°53'36" E DIST OF 3945.89 FT; TH N 416.27 FT TO REAL POB; TH N03°07'01" E. DIST OF 556.92 FT; TH S88°55'18" E DIST OF 2340.79 FT; TH N 80.72 FT; TH E 302.98 FT; TH S01°07'55" W DIST OF 642.98 FT; TH N88°55'18" W DIST OF 2661.41 FT TO POB.

### 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 (TOLMAN ARLEEN ANN TRUSTEE)		Date
		7-21-25
Printed Name		
Arleen Ann Tolman		
Notary Signature	Date	State of
	7-21-25	UTAH
County of		\$
Washington		
Subscribed and Sworn Before Me By		
TOLMAN ARLEEN ANN TRUSTEE		
Notary Stamp		

County Assessor Signature (Subject to review)

Date

7/22/25