

TC-582 Rev 4/92

GBYR 2021

Recorder use only

F 3525978 B 8240 P 578-579

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

RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/24/2023 3:38 PM  
FEE 40.00 Pgs. 2  
DEP CTA RECD FOR DAVIS  
COUNTY ASSESSOR

RETURNED

APR 24 2023

1969 Farmland Assessment Act, Utah code 59-2-501 through 59-2-515 (amended in 1992)

Date of Application  
March 3, 2023

Owner Name(s): JF Cold Springs LLC

Owner telephone number

Owner mailing address: 1216 E Legacy Crossing Blvd  
Staf#300

City: Centerville

State: UT Zip 84014

Lessee (if applicable)

Owner telephone number

Lessee mailing address

City

State Zip Code

If the land is leased, provide the dollar amount per acres of the rental agreement

Rental amount per acre:

**Land Type**

	Acres		Acres	County	Total acreage for this application
Irrigation		Orchard		Davis	24.415 AC
Dry Land		Non - Productive			Property serial number (additional space on reverse side)
Meadow		Other (specify) Market			12-039-0057
Grazing Land	G2	24.15	Home site		

Complete legal description of agricultural land (continue on reverse side or attach additional pages)

SEE ATTACHED LEGAL

Certification: Read certificate 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 home site 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 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 review and the creation of a lien. 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 \$10.00 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.

Notary Public



Notary Public - State of Utah  
KAILA JOHNSON  
Comm. #711263  
My Commission Expires  
April 25, 2024

County Assessor Use

Approved (Subject to review)  Denied  
Date Application Received:

County Assessor signature:

*Jim M. Murray*

Owner:

X

Owner:

X

Date Subscribed and  
sworn 4/10/2023

Notary Public Signature:

*K. Johnson*

Corporate Name:

X

Parcel(s)

#12-039-0057

A TRACT OF LAND BEING ALL OF AN ENTIRE TRACT OF PPTY SIT IN THE NW 1/4 SW 1/4 OF SEC 5-T4N-R2W, SLB&M. THE BNDRY OF SD ENTIRE TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT ON THE N BNDRY LINE OF GRANTOR'S ENTIRE TRACT, SD POB BEING S 89<sup>48'32"</sup> E 34.45 FT ALG THE N LINE OF SD SW 1/4 OF SD SEC 5 & S 00<sup>11'28"</sup> W 46.00 FT FR THE W 1/4 COR OF SD SEC 5; & RUN TH S 89<sup>48'32"</sup> E 297.49 FT ALG SD N BNDRY LINE OF GRANTOR'S ENTIRE TRACT TO THE NE COR OF GRANTOR'S ENTIRE TRACT; SD PT ALSO BEING ON A 13,875.00 FT RAD NON-TANGENT CURVE TO THE RIGHT; TH SE'LY 1276.19 FT ALG THE ARC OF SD CURVE (NOTE: THE CHORD TO SD CURVE BEARS S 44<sup>15'48"</sup> E 1275.74 FT); TH S 31<sup>52'39"</sup> E 169.64 FT; TH S 00<sup>06'45"</sup> E 214.53 FT TO THE SE COR OF GRANTOR'S ENTIRE TRACT; TH N 89<sup>50'03"</sup> W 47.76 FT ALG GRANTOR'S S'LY BNDRY LINE TO THE MOST E'LY PT OF PPTY CONV IN WARRANTY DEED RECORDED 02/21/2023 AS E# 3518191 BK 8197 PG 254; TH ALG THE N'LY LINE OF SD DEED THE FOLLOWING COURSES: TH W'LY 204.46 FT ALG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 9359.00 FT (CHORD BEARS N 83<sup>46'40"</sup> W 204.45 FT); TH W'LY 82.14 FT ALG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 8735.0 FT (CHORD BEARS N 84<sup>24'47"</sup> W 82.14 FT); TH W'LY 926.19 FT ALG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 7043.00 FT (CHORD BEARS N 85<sup>35'21"</sup> W 925.52 FT); TH NW'LY 28.70 FT ALG THE ARC OF A CURVE TO THE RIGHT A RADIUS OF 20.00 FT (CHORD BEARS N 45<sup>19'56"</sup> W 26.30 FT) TO A PT ON THE E R/W LINE OF COLD SPRINGS RD, RECORDED & ON FILE AS E# 2311639; TH N'LY ALG SD E R/W LINE THE FOLLOWING TWO (2) COURSES: (1) N'LY 127.17 FT ALG THE ARC OF A 75,033.00 FT RAD NON-TANGENT CURVE TO THE LEFT (NOTE: THE CHORD TO SD CURVE BEARS N 00<sup>08'52"</sup> W 127.17 FT), (2) N 00<sup>11'47"</sup> W 1026.59 FT, M/L, TO THE N'LY BNDRY LINE OF PPTY & TO THE POB. (ROTATE BEARINGS 0<sup>20'42"</sup> CLOCKWISE FOR NAD83 UTAH NORTH, STATE PLANE)  
CONT. 24.415 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)