


TC-582 Rev 4/92	GBYR 2024	Recorder use only
<h1>Utah State Tax Commission Application for Assessment and Taxation of Agricultural Land</h1>		<p style="font-size: 24px; font-weight: bold; text-align: center;">RETURNED</p> <p style="font-size: 18px; font-weight: bold; text-align: center;">SEP 28 2023</p> <p style="font-size: 12px;">E 3545692 B 8347 P 561-563 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 9/28/2023 2:35 PM FEE 40.00 Pgs: 3 DEP AAM REC'D FOR DAVIS COUNTY ASSESSOR</p>
1969 Farmland Assessment Act, Utah code 59-2-501 through 59-2-515 (amended in 1992)		Date of Application September 18, 2023
Owner Name(s) Compass Holdings Development LLC		Owner telephone number 801-390-0873
Owner mailing address: 864 North 240 East 422 E Mutton Hollow Rd	City: Rayville	State: UT Zip 84037
Lessee (if applicable)		Owner telephone number 801-390-0873
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	
Irrigation		Orchard
Dry Land		Non - Productive
Meadow		Other (specify) Market
Grazing Land	G3 15.627	Home site
		County Davis
		Total acreage for this application 15.627 AC
Property serial number (additional space on reverse side) 11-036-0096		
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	County Assessor Use	
 <p>KRISTA ALLRED NOTARY PUBLIC STATE OF UTAH COMMISSION# 723024 COMM. EXP. 03-08-2026</p>	<input checked="" type="checkbox"/> Approved (Subject to review) <input type="checkbox"/> Denied	
	Date Application Received:	
	County Assessor signature: X <i>[Signature]</i>	
	Owner: X <i>[Signature]</i>	
Date Subscribed and sworn 9.20.2023		Owner: X
Notary Public Signature: <i>[Signature]</i>		Corporate Name: X <i>Compass Holdings Development LLC</i>

Parcel #11-036-0096

BEG AT THE NE COR OF BROMSFIELD SUB, SD PT BEING ON THE S LINE OF LAYTON CITY, THE S LINE OF TWIN PEAKS COVE NO. 3 SUB, & THE SEC LINE AT A PT S 89°50'45" E 1960.90 FT ALG THE SEC LINE FR THE NW COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH S 89°50'45" E 672.84 FT ALG THE S LINE TO THE SE COR OF LAYTON CITY, THE S LINE TO THE SE COR OF TWIN PEAKS COVE NO. 3 SUB, & ALG THE 1/4 SEC LINE TO THE N 1/4 COR OF SD SEC 25; TH S 0°15'44" W 929.80 FT ALG THE 1/4 SEC LINE; TH N 89°50'45" W 826.11 FT TO THE E LINE PPTY CONV IN SPECIAL WARRANTY DEED RECORDED 10/22/2018 AS E# 3124173 BK 7125 PG 759; TH ALG SD LINE THE FOLLOWING 9 COURSES: N 0°09'15" E 55.00 FT & NW'LY 223.29 FT ALG THE ARC OF A 172.50 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 52°45'44" W 208.03 FT) & NW'LY 130.76 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT (LC BEARS N 32°08'44" W 128.97 FT) & NW'LY 18.68 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 12°56'14" W 17.50 FT) & NE'LY 89.72 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT (LC BEARS N 11°26'20" E 89.14 FT) & N 0°08'25" E 28.27 FT & N'LY 120.73 FT ALG THE ARC OF A 172.50 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 20°11'23" E 118.28 FT) & NE'LY 145.97 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT (LC BEARS N 21°51'30" E 143.48 FT) & N 8°58'01" W 13.36 FT TO THE S LINE OF BROMSFIELD SUB; TH S 89°50'45" E 286.13 FT, M/L, ALG THE S LINE TO THE SE COR OF BROMSFIELD SUB; TH N 0°11'10" E 250.00 FT ALG THE E LINE OF BROMSFIELD SUB TO THE POB. TOGETHER WITH A DESC RIGHT OF ACCESS. LESS & EXCEPT THEREFR THE FOLLOWING: BEG AT A PT S 89°50'45" E 1935.15 FT ALG THE SEC LINE & S 0°09'15" W 379.28 FT FR THE NW COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH S 0°09'15" W 131.16 FT; TH N 89°51'35" W 350.83 FT; TH N 0°08'25" E 2.91 FT; TH N'LY 120.73 FT ALG THE ARC OF A 172.50 FT RADIUS CURVE TO THE RIGHT, (CENTER BEARS S 89°51'35" E & LC BEARS N 20°11'23" E 118.28 FT, WITH A CENTRAL ANGLE OF 40°05'56"); TH N'LY 21.58 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT, (CENTER BEARS N 49°45'39" W & LC BEARS N 37°31'19" E 21.57 FT, WITH A CENTRAL ANGLE OF 5°26'04"); TH S 89°51'35" E 297.21 FT TO THE POB. ALSO LESS & EXCEPT THEREFR THE FOLLOWING: BEG AT A PT S 89°50'45" E 1935.15 FT ALG THE SEC LINE & S 0°09'15" W 510.44 FT FR THE NW COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH S 0°09'15" W 162.22 FT; TH N 89°51'35" W 333.92 FT; TH NW'LY 44.48 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT, (CENTER BEARS S 52°35'24" W & LC BEARS N 43°00'39" W 44.41 FT, WITH A CENTRAL ANGLE OF 11°12'07"); TH N'LY 18.68 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE RIGHT, (CENTER BEARS N 41°23'17" E & LC BEARS N 12°56'14" W 17.50 FT, WITH A CENTRAL ANGLE OF 71°20'57"); TH N'LY 89.72 FT ALG THE ARC OF A 227.50 FT RADIUS CURVE TO THE LEFT, (CENTER BEARS N 67°15'46" W & LC BEARS N 11°26'19" E 89.14 FT, WITH A CENTRAL ANGLE OF 22°35'49"); TH N 0°08'25" E 25.36 FT; TH S 89°51'35" E 350.83 FT TO THE POB. ALSO LESS & EXCEPT THEREFR ALL THAT PORTION OF PPTY CONV TO MUTTON HOLLOW IMPROVEMENT DISTRICT, A PUBLIC CORP OF THE STATE OF UTAH, BY WARRANTY DEED RECORDED 02/24/1966 AS E# 295927 BK 338 PG 641 & MORE PART'LY DESC AS FOLLOWS: A PART OF THE NW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT WH IS 1960.9 FT E, 250 FT S & 60 FT E FR THE NW COR OF SD SEC 25; & RUN TH E 75 FT; TH N 75 FT; TH W 75 FT; TH S 75 FT TO THE POB. CONT. 16.90 ACRES ALSO LESS & EXCEPT THAT PORTION LYING WITHIN ORCHARD RIDGE ESTATES PHASE 3. CONT.

1.273 ACRES TOTAL ACREAGE 15.627 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.)