



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

Wasatch County

Application Acres	Total Acres	Date
781.28	781.28	28 MAR 2025 10:12:57AM

County Recorder Use

AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON WY 83014-1749

Ent 558737 Bk 1513 Pg 508-509
Date: 25-APR-2025 1:17:03PM
Fee: \$40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: AJ FIRESIDE PARK CITY LLC

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	781.28
Orchard	
Irrigated pasture	
Other (specify)	
Total	781.28

County Assessor Use

☒ Approved (Subject to Review) ☐ Denied

County Assessor's or Authorized Agent Signature

Date

x

Carol Cummings

4-25-2025

Parcel Number(s):

00-0007-6880, 00-0007-6898, 00-0007-7193, 00-0016-2649, 00-0020-6259, 00-0020-9370, 00-0021-0644, 00-0021-0645, 00-0021-5550

Complete Legal Description(s) of Agricultural Land

00-0007-6880 / OWC-0456-1-002-035 - BEGINNING AT THE SE CORNER OF SEC 3 T3S R5E SLM: N0-0-15E 2106.15; S53-11-39E 220.81; THENCE ALONG THE ARC OF A 502 FOOT RADIUS CURVE TO THE LEFT ALONG THE ARC 215.48 FEET (RADIUS POINT BEARS N36-48-29E); S81-40-2E 525.45; THENCE ALONG THE ARC OF AN 850 FOOT RADIUS CURVE TO THE RIGHT ALONG THE ARC 553.84 FEET (RADIUS POINT BEARS S08-11-57W); N79-53-42W 36.62; S9-3-57W 341.65; S49-48-59E 109.89; THENCE ALONG THE ARC OF A 45 FOOT RADIUS CURVE TO THE RIGHT ALONG THE ARC 56.88 FEET (RADIUS POINT BEARS N28-35-22W); S43-49-42W 30; S46-10-18E 14.47; S43-49-42W 30; THENCE ALONG THE ARC OF A 45 FOOT RADIUS CURVE TO THE RIGHT ALONG THE ARC 62.83 FEET (RADIUS POINT BEARS S43-49-45W); S33-49-57W 155.56; THENCE ALONG THE ARC OF A 475 FOOT RADIUS CURVE TO THE RIGHT ALONG THE ARC 58.76 FEET (RADIUS POINT BEARS N55-46-51W); S41-18-25W 45.68; S48-41-35E 50; N41-16-14E 2.35; N88-34-32E 22.04; S44-9-21E 33.92; S41-18-25W 200.31; S62-15-31E 399.08; S43-59-33E 170.97; S40-35-33E 187.17; S42-11-28E 196.76; S24-29-43E 52.61; N89-55-22W 1840.8 TO THE BEGINNING. AREA: 58.08 ACRES +/-

00-0007-6898 / OWC-0457-0-003-035 - PARCEL 1: BEGINNING AT A POINT N0-0-15E 2106.15 FEET FROM THE SE CORNER OF SEC 3 T3S R5E SLM: S0-0-15W 2106.15; S89-48-57W 2645.37; N0-10-58W 2082.27; N89-39-13E 663.05; N0-7-45W 425.56; THENCE ALONG THE ARC OF A 370 FOOT RADIUS CURVE TO THE LEFT ALONG AN ARC 161.68 FEET (RADIUS POINT BEARS N10-13-29W); N54-44-17E 193.9; THENCE ALONG THE ARC OF A 345 FOOT RADIUS CURVE TO THE RIGHT ALONG AN ARC 360.52 FEET; (RADIUS POINT BEARS S35-15-42E); S65-23-16E 277.05; THENCE ALONG THE ARC OF A 326.15 FOOT RADIUS CURVE TO THE LEFT ALONG AN ARC 112.86 FEET (RADIUS POINT BEARS N24-36-23E); S85-13-12E 148.63; THENCE ALONG THE ARC OF A 345 FOOT RADIUS CURVE TO THE RIGHT ALONG AN ARC 307.39 FEET (RADIUS POINT BEARS S04-47-04W); S34-9-58E 71.2; THENCE ALONG THE ARC OF A 357 FOOT RADIUS CURVE TO THE LEFT ALONG AN ARC 294.28 FEET (RADIUS POINT BEARS S57-38-55E); S81-23-45E 139.79; THENCE ALONG THE ARC OF A 350 FOOT RADIUS CURVE TO THE RIGHT ALONG THE ARC 225.95 FEET (RADIUS POINT BEARS S15-2-29W); S35-43-15E 234.31; S36-46-49E 363.81; S1-46-43E 98.05; N37-16-6W 434.09; N36-29-42W 20.26; N35-43-14W 229.98; THENCE ALONG THE ARC OF A 270 FOOT RADIUS CURVE TO THE LEFT ALONG THE ARC 195.3 FEET (RADIUS POINT BEARS S53-14-36W); N78-12-2W 148.66; THENCE ALONG THE ARC OF A 270 FOOT RADIUS CURVE TO THE LEFT ALONG THE ARC 393.07 FEET (RADIUS POINT BEARS S11-47-56W); S17-7-14W 332.11; S14-43-50W 441.67; THENCE ALONG THE ARC OF AN 830 FOOT RADIUS CURVE TO THE RIGHT



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ALONG THE ARC 145.01 FEET (RADIUS POINT BEARS N75-16-21W); S26-13-2W 42.87; S28-20-24W 39.54; THENCE ALONG THE ARC OF A 95 FOOT RADIUS CURVE TO THE LEFT ALONG THE ARC 21.01 FEET (RADIUS POINT BEARS S61-33-25E); N74-13-44W 63.87; S24-40-46W 60.41; THENCE ALONG THE ARC OF A 270.34 FOOT RADIUS CURVE TO THE LEFT ALONG THE ARC 107.53 FEET (RADIUS POINT BEARS S65-19-12E); S89-50-48W 1216.86 TO THE BEGINNING. NET AREA: 27.62 ACRES +/- TOTAL ACREAGE FOR PARCEL 1 AND 2 173.25 ACRES +/-

00-0007-7193 / OWC-0488-0-010-035 - NE1/4; W1/2SE1/4 SEC 10, T3S, R5E, SLM. AREA 240 ACRES.

00-0016-2649 / OWC-0491-1-011-035 - BEGINNING NW CORNER SEC 11 T3S R5E SLM: N.89°55'38"E.1776.31FT; S.24°43'58"E.71.77FT; S.16°31'47"E.186.15FT; S.19°25'34"E.230.79FT; S.43°25'47"E.238.47FT; S.64°12'26"E.181.47FT; S.57°01'23"E.160.25FT; S.41°37'42"E.81.06FT; N.89°14'28"E.428.28FT; S.79°15'36"E.460.08FT; S.08°38'39"E.205.41FT; N.73°41'03"E.176.65FT; ALONG THE ARC OF A 2025FT RADIUS CURVE TO THE LEFT 339.99FT (CHORD BEARS S.15°51'0"E.); S.20°39'34"E.237.48FT; N.89°46'08"W.3677.93FT; N.01°05'27"W.1626.86FT TO THE BEGINNING. AREA: 101.37 ACRES+/-

00-0020-6259 / OWC-0491-2-011-035 - BEGINNING W.746.37FT & S.1649.98FT FROM NE CORNER SEC 11 T3S R5E SLM: N.48°58'08"W.156.968FT; ALONG THE ARC OF A 525FT RADIUS CURVE TO THE RIGHT 388.93FT (CHORD BEARS N.27°44'45"W.); N.06°31'22"W.134.902FT; ALONG THE ARC OF A 375FT RADIUS CURVE TO THE LEFT 126.18FT (CHORD BEARS N.16°09'44"W.); N.25°48'0"W.27.032FT; S.63°15'57"W.331.801FT; N.14°54'16"W.82.758FT; S.73°41'03"W.302.19FT; ALONG THE ARC OF A 1975FT RADIUS CURVE TO THE LEFT 336.32FT (CHORD BEARS S.15°46'54"E.); S.20°39'35"E.256.41FT; S.89°55'18"E.783.22FT TO THE BEGINNING. AREA: 9.57 ACRES +-

00-0020-9370 / OWC-0457-8-003-035 - BEGINNING AT A POINT SOUTH 525.7 FEET FROM THE NE CORNER OF SEC 3 T3S R5E SLM: S0-29-45W 355.95; S56-18-35W 0.01; S58-40-18W 14.51; S43-23-26W 152.72; S31-4-14W 117.65; S9-27-44W 0.02; S19-24-53W 138.23; S9-27-44W 0.02; S6-55-11W 89.43; S89-46-30W 154.57; N35-43-57W 8.86; N47-0-45W 129.21; N68-15-13W 114.02; N78-11-59W 50.44; N78-12-1W 98.14; N88-43-34W 120.56; S69-43-37W 126.18; S53-25-51W 60.65; S41-0-19W 82.22; S26-3-15W 35.05; S89-46-29W 232.07; N0-17-35E 1237.48; N80-53-5E 18.97; S3-53-41E 65.64; S76-14-21W 0.17; S7-7-30W 0.03; S13-48-21E 0.99; S3-50-29E 1.37; S13-42-48E 136.21; THENCE ALONG THE ARC OF A 205 FOOT RADIUS CURVE TO THE LEFT 284.69 FEET (CHORD BEARS S57-41-43E); N78-19-41E 384.54; THENCE ALONG THE ARC OF A 545 FOOT RADIUS CURVE TO THE RIGHT 96.06 FEET (CHORD BEARS N83-23-5E); N88-26-22E 216.48; THENCE ALONG THE ARC OF A 283 FOOT RADIUS CURVE TO THE RIGHT 208.96 FEET (CHORD BEARS S69-53-43E); S48-13-47E 76.88; THENCE ALONG THE ARC OF A 458.98 FOOT RADIUS CURVE TO THE LEFT 107 FEET (CHORD BEARS S55-11-35E); S61-23-22E 0.04 TO THE BEGINNING. AREA: 25.19 ACRES +/-

00-0021-0644 / OWC-0458-5-003-035 - BEGINNING AT A POINT NORTH 90 FEET AND WEST 226.37 FEET FROM THE SE CORNER OF THE NW QUARTER OF SEC 35 T3S R4E SLM: N0-3-54E 2639.61; S89-57-9E 1227.36; S0-1-39W 617.22; N63-45-12E 7.29; THENCE ALONG THE ARC OF A 365 FOOT RADIUS CURVE TO THE RIGHT WITH AN ARC 200 FEET (RADIUS POINT BEARS S25-40-28E); S84-16-42E 122.9; THENCE ALONG THE ARC OF A 345 FOOT RADIUS CURVE TO THE LEFT WITH AN ARC 251.34 FEET (RADIUS POINT BEARS N5-43-17E); N54-7-32E 316.34; THENCE ALONG THE ARC OF A 810 FOOT RADIUS CURVE TO THE RIGHT WITH AN ARC 292.01 FEET (RADIUS POINT BEARS S33-28-17E); N77-11-1E 144.76; S0-48-48W 363.17; S0-10-58E 2082.27; N89-55-52W 2456.71 TO THE BEGINNING. AREA: 136.17 ACRES +/-

00-0021-0645 / OWC-0458-6-003-035 - BEGINNING AT A POINT SOUTH 1390.5 FEET AND EAST 2651.2 FEET FROM THE NW CORNER OF SEC 3 T3S R5E SLM: N0-12-29W 1154.91; S88-4-43E 728.96; S85-29-7E 131.71; N75-32-6E 491.82; S0-17-35W 1237.48; S89-45-47W 1325.57 TO THE BEGINNING. AREA: 35.19 ACRES +/-

00-0021-5550 / OWC-0456-8-002-035 - BEGINNING AT A POINT SOUTH 588.35 FEET FROM THE NW CORNER OF SEC 2 T3S R5E SLM: S62-43-47E 35.96; THENCE ALONG THE ARC OF A 450 FOOT RADIUS CURVE TO THE LEFT 150 FEET (CHORD BEARS S75-35-14E); S86-56-59E 210.04; THENCE ALONG THE ARC OF A 320 FOOT RADIUS CURVE TO THE RIGHT 177.53 FEET (CHORD BEARS S70-55-14E); S35-11-14W 99.42; THENCE ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE LEFT 104.51 FEET (CHORD BEARS S10-17-54W); S79-11-39W 49.13; N33-53-53W 177.36; S60-49-33W 383.31; N0-29-43E 355.95 TO THE BEGINNING. AREA: 2.46 ACRES +/-

State of ~~Utah~~ Wyoming }
County of ~~Wasatch~~ Teton } ss

Aj Fireside Park City Llc
Appeared before me and executed this document.

x Jamie M
Aj Fireside Park City Llc
Phone # (307-413-3131)

x B. Larson
Notary Public Signature
Sign above, date to the right & place seal on any blank space.

4/22/25
Date

