

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

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

Owner
BOYER 136 GRANTSVILLE LAND, L.C.
101 S 200 E
SALT LAKE CITY, UT 84111

Date of Application
02/15/2022

PA

APR 20 2022

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

Account Number: R099206

Parcel Number: 0112800009 22-026-0-0004 & 22-026-0-0010

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 830.20 FEET SOUTH 00°39'37" EAST ALONG THE SECTION LINE AND 89.75 FEET NORTH 89°39'53" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 1 (THE BASIS OF BEARINGS IS SOUTH 00°39'55" EAST 2646.97 FEET MEASURED BETWEEN THE NORTHWEST CORNER AND SAID WEST QUARTER CORNER OF SAID SECTION 1); AND RUNNING THENCE NORTH 89°39'53" EAST 2182.39 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'52" (CHORD BEARS SOUTH 45°21'41" EAST 35.34 FEET) TO A TANGENT LINE; THENCE SOUTH 00°23'16" EAST 1215.00 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 39.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'08" (CHORD BEARS SOUTH 44°38'19" WEST 35.37 FEET) TO A TANGENT LINE; THENCE SOUTH 89°39'53" WEST 1360.75 FEET TO A POINT OF CURVATURE WITH A 386.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 162.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'21" (CHORD BEARS SOUTH 77°34'12" WEST 161.75 FEET) TO A TANGENT LINE; THENCE SOUTH 65°28'32" WEST 319.78 FEET TO A POINT OF CURVATURE WITH A 39.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 61.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'00" (CHORD BEARS NORTH 69°31'58" WEST 55.15 FEET) TO THE EASTERLY BOUNDARY AND RIGHT-OF-WAY LINE OF SHEEP LANE AS SHOWN ON THAT CERTAIN UNRECORDED ROAD DEDICATION PLAT FOR SHEEP LANE - SR 112 TO SR 138, DATED 2-APR-2019 AND A TANGENT LINE; THENCE NORTH 24°32'28" WEST 247.94 FEET ALONG SAID ROAD TO A POINT OF CURVATURE WITH A 2950.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 1181.07 FEET ALONG SAID ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°56'21" (CHORD BEARS NORTH 13°04'18" WEST 1173.20 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 39.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 62.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°16'00" (CHORD BEARS NORTH 44°01'53" EAST 55.76 FEET) TO THE POINT OF BEGINNING. (AKA PROPOSED LOTS 1 AND 2, LAKEVIEW BUSINESS PARK PHASE 3) OUT OF 1-128-3, & 1-128-6 FOR 2022 YEAR. 63.39 AC

Account Number: R099209

Parcel Number: 0113300008

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2640.11 FEET SOUTH 00°39'37" EAST ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 1 AND 785.61 FEET SOUTH 00°04'20" EAST ALONG THE SECTION LINE AND 745.48 FEET NORTH 89°39'53" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 1 (THE BASIS OF BEARINGS IS SOUTH 00°39'55" EAST 2646.97 FEET MEASURED BETWEEN THE NORTHWEST CORNER AND SAID WEST QUARTER COMER OF SAID SECTION 1) TO A POINT ON THE EASTERLY BOUNDARY AND RIGHT-OF-WAY LINE OF SHEEP LANE AS SHOWN ON THAT CERTAIN UNRECORDED ROAD DEDICATION PLAT FOR SHEEP LANE - SR 112 TO SR 138, DATED 2-APR-2019 AND A POINT ON A 3050.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 1037.77 FEET ALONG SAID ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'42" (CHORD BEARS NORTH 14°47'37" WEST 1032.77 FEET) TO A TANGENT LINE;




THENCE NORTH 24°32'28" WEST 58.93 FEET ALONG SAID ROAD AND TO A POINT OF CURVATURE WITH A 39.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 61.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'00" (CHORD BEARS NORTH 20°28'02" EAST 55.16 FEET) TO A TANGENT LINE; THENCE NORTH 65°28'32" EAST 319.74 FEET TO A POINT OF CURVATURE WITH A 320.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 135.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'21" (CHORD BEARS NORTH 77°34'12" EAST 134.10 FEET) TO A TANGENT LINE; THENCE NORTH 89°39'53" EAST 987.04 FEET; THENCE SOUTH 00°10'47" EAST 1264.50 FEET; THENCE SOUTH 89°39'53" WEST 1143.96 FEET TO THE POINT OF BEGINNING. OUT OF 1-133-2, 1-128-3, 1-128-6, & 14-15-6 FOR 2022 YEAR. 36.57 AC
 ----LESS LOT 4, DESERET PEAK SUBDIVISION.

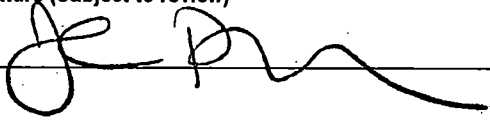
Certification

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 BOYER 136 GRANTSVILLE LAND, L.C.

Owner Signature (BOYER 136 GRANTSVILLE LAND, L.C.) X		Date
Printed Name	Brian Gochnour Manager	
Notary Signature		Date <u>4/5/2022</u> State of <u>Utah</u> County of <u>Salt Lake</u> ^S
Subscribed and Sworn Before Me By BOYER 136 GRANTSVILLE LAND, L.C.		
Notary Stamp		
 AVRY BYINGTON Notary Public State of Utah My Commission Expires on: August 28, 2025 Comm. Number: 719523		

County Assessor Signature (Subject to review) 	Date 5/18/22
--	-----------------