

Application for Assessment and Taxation of Agricultural Land

Tooele County Assessor

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

Owner
RG LAKEVIEW, LLC
2265 E MURRAY HOLLADAY RD
HOLLADAY, UT 84117

Date of Application
04/05/2023

PAID

APR 19 2023

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

Account Number: R100295

Parcel Number: 0112800012

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----LESS 4.61 AC (#574167 LAKEVIEW BUSINESS PARK SUB PH 3) BALANCE OF 1-128-2 AFTER LAKEVIEW BUSINESS PARK SUB PH 3 FOR 2023 YEAR. 155.39 AC

Account Number: R100296

Parcel Number: 0112800013

S 1/2 OF N 1/2 SEC 1, T3S, R5W, SLB&M, ALSO; BEG AT SW COR NW 1/4 NW 1/4 SEC 1, T3S, R5W, N.893.69 FT. M/L TO RR PPTY; S 84°05'41" E 5310.24 FT, S 347.35 FT, M/L TO SE COR NE 1/4 NE 1/4, W 5280 FT M/L TO BEG. 235.54 AC ---- LESS 11.7995 AC TO TOOELE COUNTY RECORDED AS ENTRY 323769---LESS 119.721 TO MILLER MOTORSPORTS BUSINESS PARK PUD NO.1. BALANCE OF 3-38-10 AFTER 17-22 FOR 2010 YEAR. 115.819 AC----LESS 13.39 AC (#574167 LAKEVIEW BUSINESS PARK SUB PH 3) BALANCE OF 1-128-7 AFTER LAKEVIEW BUSINESS PARK SUB PH 3 FOR 2023 YEAR. 102.64 AC

Account Number: R100297

Parcel Number: 0112800014

E 1/2 OF SW 1/4 AND THE NW 1/4 OF SW 1/4 SEC 1, T3S, R5W, SLB&M ---LESS 0.22 AC TO TOOELE COUNTY FOR SHEEP LANE R/W ACQUISITION-S-CURVE AREA (BALANCE OF 3-38-2 FOR 2006 YEAR.) 119.78 AC----LESS 20.866 AC TO MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1. BALANCE OF 3-38-1 AFTER 17-22 AND 3-38-14 FOR 2010 YEAR. 98.914 AC----LESS 48.93 AC (SWD #559895) BALANCE OF 1-128-6 AFTER 1-128-9 & 1-133-8 FOR 2022 YEAR. 49.98 AC---LESS 35.23 AC (#574167 LAKEVIEW BUSINESS PARK SUB PH 3) BALANCE OF 1-128-10 AFTER LAKEVIEW BUSINESS PARK SUB PH 3 FOR 2023 YEAR. 14.75 AC

Account Number: R100298

Parcel Number: 0113300010

ALL OF NE 1/4 OF SEC 12, T3S, R5W, SLB&M. 160.00 AC---LESS 6.50 AC (#574167 LAKEVIEW BUSINESS PARK SUB PH 3) BALANCE OF 1-133-1 AFTER LAKEVIEW BUSINESS PARK SUB PH 3 FOR 2023 YEAR. 153.50 AC

Account Number: R100300

Parcel Number: 0113300012

COM AT NE COR OF NW 1/4 OF SEC 12, T3S, R5W, SLB&M, RUN TH W 2024.22 FT M/L TO W SI OF R/W OF SHEEP LANE, TH S ALG R/W 2640 FT, TH E 2024.22 FT M/L TO CNTR OF SEC, TH N 2640 FT TO BEG. LESS RAIL ROAD (OUT OF 3-47-4 118.45 AC)---LESS 21.80 AC (SWD #559895) BALANCE OF 1-133-2 AFTER 1-133-8 FOR 2022 YEAR. 96.65 AC---LESS 11.71 AC (#574167 LAKEVIEW BUSINESS PARK SUB PH 3) BALANCE OF 1-133-9 AFTER LAKEVIEW BUSINESS PARK SUB PH 3 FOR 2023 YEAR. 84.94 AC

Account Number: R100367

Parcel Number: 170220006B

LOT 6, MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1, A SUBDIVISION OF TOOELE COUNTY. OUT OF 3-38-1 FOR 2010 YEAR.----LESS 4.25 AC (ENTRY 526245) LAKEVIEW BUSINESS PARK SUBDIVISION PH 1 BK 21 PG 48. OUT OF 17-22-6 FOR 2021 YEAR. 4.25 AC----- LESS 0.77 AC (ENTRY # 575194) FOR LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31. BALANCE OF 17-22-6A AFTER LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31 FOR 2023 YEAR. 3.48 AC

Account Number: R100365

Parcel Number: 170220009D

LOT 9, MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1, A SUBDIVISION OF TOOELE COUNTY. OUT OF 3-38-1 AND 3-38-11 FOR 2010 YEAR.----LESS THAT PORTION OF FOLLOWING DESCRIBED PROPERTY WITHIN LOT 9 (SWD # 515282) BALANCE OF 17-22-9 AFTER 17-22-9A FOR 2021 YEAR 22.169 AC-----LESS 6.20 AC (ENTRY # 526245) LAKEVIEW BUSINESS PARK SUBDIVISION PH1 BK 21 PG 48. OUT OF 17-22-9B FOR 2021 YEAR. 5.21 AC ---- LESS 0.85 AC (ENTRY # 575194) FOR LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31. BALANCE OF 17-22-9C AFTER LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31 FOR 2023 YEAR. 4.36 AC

Account Number: R100285

Parcel Number: 2202600004

LOT 4, LAKEVIEW BUSINESS PARK SUBDIVISION PH 3, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-128-7 FOR 2023 YEAR. 6.71 AC

Account Number: R100286

Parcel Number: 2202600005

LOT 5, LAKEVIEW BUSINESS PARK SUBDIVISION PH 3, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-128-7, & 1-128-10 FOR 2023 YEAR. 6.21 AC

Account Number: R100287

Parcel Number: 2202600006

LOT 6, LAKEVIEW BUSINESS PARK SUBDIVISION PH 3, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-128-10 FOR 2023 YEAR. 6.75 AC

Account Number: R100288

Parcel Number: 2202600007

LOT 7, LAKEVIEW BUSINESS PARK SUBDIVISION PH 3, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 1-128-10, & 17-22-1

FOR 2023 YEAR. 14.78 AC

Account Number: R100289

Parcel Number: 2202600008



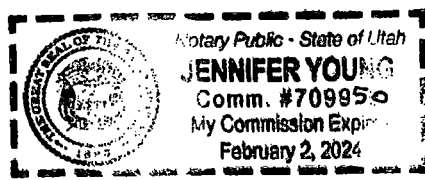
LOT 8, LAKEVIEW BUSINESS PARK SUBDIVISION PH 3, A SUBDIVISION OF GRANTSVILLE CITY. OUT OF 17-22-1 FOR 2023 YEAR. 5.18 AC

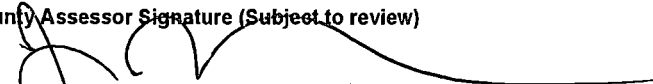
Certification

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 RG Lakeview, LLC

Owner Signature (RG LAKEVIEW LLC) X 	Date <u>4/13/23</u>
Printed Name <u>Anthony Stauffer, Manager</u>	
Notary Signature 	Date <u>4/13/23</u> State of <u>Utah</u> County of <u>Salt Lake</u> Subscribed and Sworn Before Me By RG LAKEVIEW LLC
Notary Stamp 	

County Assessor Signature (Subject to review) 	Date <u>6.6.23</u>
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