

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 ROAD
HOLLADAY, UT 84117

Date of Application
08/24/2023

PAID
SEP 08 2023

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

Account Number: R100366

Parcel Number: 17022000A2

LOT A, MILLER MOTORSPORTS BUSINESS PARK PUD NO. 1, A SUBDIVISION OF TOOELE COUNTY. OUT OF 3-38-1 FOR 2010 YEAR.-----LESS 10.36 AC (ENTRY # 526245) LAKEVIEW BUSINESS SUB PH1. OUT OF 17-22-A FOR 2021 YEAR. 1.99 AC ----- LESS 0.30 AC (ENTRY # 575194) FOR LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31. BALANCE OF 17-22-A1 AFTER LAKEVIEW BUSINESS PARK SUB PH 1, LOT 1 AMD & EXT, BK 22 PG 31 FOR 2023 YEAR. 1.69 AC

Account Number: R032064

Parcel Number: 0113000005

BEG AT A PT N 89°36'38" E 100 FT FR W 1/4 COR OF SEC 3, T3S, R5W, SLB&M, RUN TH S 0°07'43" W 337 FT TO THE STATE HWY 112 R/W, TH S 59°23'53" E 892 FT ALG SD ROW, TH N 0°07'43" E 796.32 FT TO THE 1/4 SEC LI, TH S 89°36'38" W ALG THE 1/4 SEC LI 768.82 FT TO THE POB. OUT OF 3-40-1 10.00 AC OUT OF 3-40-9 FOR 2015 YEAR. 10.0 AC

Account Number: R098358

Parcel Number: 0113300006

ALL THAT PORTION OF THE ABANDONED WARNER BRANCH RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY (FORMERLY WESTERN PACIFIC RAILROAD COMPANY) SITUATE IN THE SOUTH HALF AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE SALT LAKE MERIDIAN AS DESCRIBED IN THE DONATIVE QUITCLAIM DEED RECORDED JANUARY 12, 1994 AS ENTRY NO. 61883 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF THE EXISTING RAIL TRAIL, WHICH IS 1060.00 FEET SOUTH 00°22'15" EAST ALONG THE SECTION LINE AND 2604.73 FEET SOUTH 89°36'48" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE SOUTH 89°36'48" WEST 144.92 FEET TO A POINT ON A 2927.53 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 408.47 FEET ALONG THE ARC OF SAID CURVE AND THE WESTERLY BOUNDARY LINE OF SAID RAIL TRAIL THROUGH A CENTRAL ANGLE OF 07°59'39" (CHORD BEARS NORTH 41°43'17" WEST 408.14 FEET) TO A TANGENT LINE; THENCE NORTH 37°43'28" WEST 2485.09 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID RAIL TRAIL TO THE EASTERLY BOUNDARY AND RIGHT-OF-WAY LINE OF SHEEP LANE AS SHOWN ON THAT CERTAIN ROAD DEDICATION PLAT FOR SHEEP LANE - SR 112 TO SR 138 PREPARED FOR TOOELE COUNTY BY MERIDIAN ENGINEERING BY MICHAEL W. NADEAU, PLS AND DATED 2-APR-2019; THENCE NORTH 00°22'15" WEST 164.82 FEET ALONG SAID ROAD TO THE EASTERLY BOUNDARY LINE OF SAID RAIL TRAIL; THENCE SOUTH 37°43'28" EAST 2616.10 FEET ALONG SAID RAIL TRAIL TO A POINT OF CURVATURE WITH A 2827.53 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 497.60 FEET ALONG SAID CURVE AND RAIL TRAIL THROUGH A CENTRAL ANGLE OF 10°04'59" (CHORD BEARS SOUTH 42°45'57" EAST 496.96 FEET) TO THE POINT OF BEGINNING.-----LESS 1.52 AC (#537740 SWD) BALANCE OF 3-47-13 AFTER 1-133-4 FOR 2022 YEAR. 6.80 AC

Account Number: R100299

Parcel Number: 0113300011

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

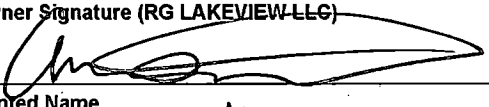
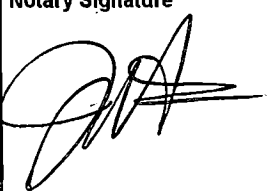
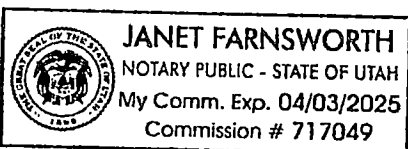
BEGINNING AT A POINT 3341.23 FEET SOUTH AND 768.75 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARINGS IS SOUTH 00°39'55" EAST 2646.97 FEET MEASURED BETWEEN THE NORTHWEST CORNER AND SAID WEST QUARTER CORNER OF SAID SECTION 1); AND RUNNING THENCE NORTH 89°39'53" EAST 1151.83 FEET; THENCE SOUTH 00°10'47" EAST 80.00 FEET; THENCE SOUTH 89°39'53" WEST 1143.96 FEET TO A POINT ON A 3050.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 80.37 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'35" (CHORD BEARS NORTH 05°48'04" WEST 80.37 FEET) TO THE POINT OF BEGINNING.
CONTAINS 2.108 ACRES, MORE OR LESS.

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 _____	Owner Signature (RG LAKEVIEW, LLC) X _____	Date _____
Printed Name <u>Arthur Stanthor, Manager</u>		Printed Name _____	
Notary Signature 	Date <u>9/6/23</u> State of <u>Utah</u> County of <u>Salt Lake</u> Subscribed and Sworn Before Me By RG LAKEVIEW LLC	Notary Signature _____	Date _____ State of _____ County of _____ Subscribed and Sworn Before Me By RG LAKEVIEW, LLC
Notary Stamp 		Notary Stamp _____	

County Assessor Signature (Subject to review) 	Date <u>07/01/2024</u>
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