



TOWN COUNCIL SPECIAL MEETING 4.19.2021

1777 N Meadowlark Dr, Apple Valley
Monday, April 19, 2021 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Monday, April 19, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor Pro Tem | Dale Beddo |

Council Members | Kevin Sair | Paul Edwardsen | Mike McLaughlin |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/89417563258>

if the meeting requests a password use 386004

To call into meeting, dial (253) 215 8782 and use Meeting ID 894 1756 3258

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

PUBLIC COMMENTS

DISCUSSION AND ACTION

1. Interviews of the applicants for the vacant Mayor position.

Applicants: William Dale Beddo, Richard Ososki, Mike Beals & Dina Mason Walters.

2. Discussion and Possible Action on Appointing a Mayor for the vacant position.

3. Discussion and Possible Action on the Zone Change of AV-1365-G from RE-10 to RE-5

Planning Commission: Recommendation of approval during a public meeting held on April 7th, 2021. Vote: 4-0 & 1 abstention

4. Discussion and Possible Action on the Preliminary Plat for Travis Wells.

Planning Commission: Recommendation of approval with conditions during a public meeting held on April 7th, 2021. Vote: 5-0

5. Discussion and Action on the Preliminary Plat for Majestic Eagle.

Planning Commission: Recommendation of approval with conditions during a public meeting held on April 15th, 2021. Vote: 4-0

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing administrator@applevalley.gov. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Taylor Pledger, as duly appointed Town Clerk for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town Website www.applevalleyut.gov and sent to The Spectrum on the **16 th day of April, 2021**.

Taylor Pledger, Town Clerk

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

mek



Application for Vacant Seat-Mayor

Term will expire January 3, 2021

Application Deadline: 5:00 p.m. Wednesday, March 25, 2021

APPLICANT INFORMATION:

Name:

William Dale Beddo

Address:

[Redacted Address]

Street City State Zip Code

Telephone Number:

[Redacted Telephone Number]

Email Address:

[Redacted Email Address]

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States.

☒ Yes ☐ No

I am a registered voter in the Town of Apple Valley.

☒ Yes ☐ No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months.

☒ Yes ☐ No

I have not been convicted of a felony.

☒ Yes ☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.


Applicant's Signature

3/22/21
Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

oct 26, 2021

rev'd 4/14/21
TP

Item 1.

William Dale Beddo

To: Apple Valley Town Council

Mike McLaughlin

Kevin Sair

Paul Edwardson

Re: Town Mayor

April 13, 2021

Members;

Thank you for your time and consideration of my desire to serve as the Mayor of Apple Valley.

This marks the second time that my wife, Anne, and I have lived in Apple Valley. In considering the option to return to the area we looked at many different factors and conditions. Through our observation we found that there were many areas in the town where we could offer our time and efforts to help grow Apple Valley while protecting the areas natural beauty. We visited with Mayor Lisonbee, our church Bishop and our old friends who still live here and even those who have left the area. We looked into the reason that caused families to move away and reasons why families continued to call Apple Valley "home".

We discovered that our interest and the environment we value could be found here in the valley. We also discovered the challenges a bed and breakfast community faces. Infrastructure in water, sewer, roadways, recreation and a lifestyle that should accompany a community such as ours. We felt we had something to offer to our neighbors our friends and those of whom we had not yet made friends with. We simply felt this could be a great place to live.

My work experience, combined with a surplus of time, made for an ideal situation to "lend a hand". While "Politics" is not a "Hobby" and not something one probably aspires to engage in, our community is a great investment of one's time and energy. It is for these types of reasons that I would like to serve as the Mayor, so that we may give of ourselves in support of our town.

Thank you,



W Dale Beddo

rev'd 4/14/21
JP

Item 1.

RESUME FOR W DALE BEDDO

WORK EXPERIENCE:

35 YEARS OF EXCAVATION
UNDERGROUND UTILITIES
LAND PLANNING
DEVELOPMENT ACQUISITIONS
ENTITLEMENTS
GOLF COURSE DESIGN & BUILD

SKILLS:

ORGANIZATION
PROJECT MANAGEMENT
COMMUNICATION
MANAGEMENT STRUCTURE
JOB TRACKING
COST ANALYSIS & BENEFITS

PERSONAL:

Married to Anne S Beddo, 4 children, 7 grandchildren and 1 on the way!
Member of the Church of Jesus Christ of Latter-Day Saints, 35 years
Member of the Golf Course Superintendents Association of America, 17 years
Professional Golfer, 32 years

HOBBIES:

Pilot, horses, golf, music and old westerns.

I have been involved in over 45 new golf course projects and or major renovations. Residential development projects exceeding 10,000 home sites. Parks, landscape commercial and residential.

Apple Valley Planning commission chairman, Apple Valley Town Council member and Pro-Tem Mayor.



Application for Vacant Seat-Mayor

Term will expire January 3, 2021

Application Deadline: 5:00 p.m. Wednesday, March 25, 2021

APPLICANT INFORMATION:

Name:

Richard Ososki

Address:

Street

City

State

Zip Code

Telephone Number:

Email Address:

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States.

☒ Yes ☐ No

I am a registered voter in the Town of Apple Valley.

☒ Yes ☐ No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months.

☒ Yes ☐ No

I have not been convicted of a felony.

☒ Yes ☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Applicant's Signature

March 22 2021
Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

Richard Ososki

mek

WORK EXPERIENCE:

2005 Through 2003	Superintendent/ General Foreman	Caesars Forum Shops Fire Alarm & Energy Management
2003 Through 2002	Superintendent/ General Foreman	Venetian Casino Resort Fire Alarm, Voice Data, Audio-Video, Energy Management
2002 Through 2001	Superintendent/ General Foreman	Palm Casino, Noordstrom Department Store Fire Alarm, Boom Room, Security Cameras and cables
2001 Through 2000	Superintendent/ General Foreman	Venetian Casino, Aladdin Casino, Boulder City Golf Course, Anasazi Restaurant Fire Alarm, Lighting, Kitchen Equip. Audio
2000 Through 1980's	Superintendent/ General Foreman	Board of Directors Room for Mirage Hotel Steve & Elaine Wynn, Ethel M Chocolate Factory, McCarran 2000 Airport, Las Vegas Town Council Chambers for Oscar Goodman, Paris Hotel, Flamingo Hotel Phase VI & VIA, Luxor Hotel & Casino, Caesars Hotel, Las Vegas Hilton, Flamingo Hotel Laughlin, Sands Convention, Harrahs Casino. Fire Alarms, Energy Management, Race & Sports Books, Lighting, Kitchen equipment, Audio, Switch Gears, Voice Data, Security Systems, Lighting for signs, Set vaults for NV Power, Main Switch Gear

EARLIER DATES

Nevada Test Site "N" tunnel
Down holes for bombs
Nuclear Power House Bridman, MI
Steel Mills along Lake Michigan

CLEARANCES & CERTIFICATION:

Nevada Test Site "Q" Clearance for Area 2 & 3 and
"N" Tunnel

CERTIFICATIONS:

Fire Alarm F Card	Energy Management
CAT 5- Fiber	Fiber Optics
High Voltage Splicing	Booms & Scissor Lift
Hazard Communications	Hiliti Firestop Installer
3M Fire Stop Installer	Aerial Work Platform Safety
Hiliti Powder Actuated tools	Telephone Installer

EDUCATION:

High School:	South Central High School, Union Mills, In Graduated 1963
Apprenticeship	NECA-IBEW Apprenticeship Local 531 LaPorte, IN

MILITARY SERVICE: U. S. Army, Rank SP5
Honorable Discharge

VOLUNTEER SERVICE

1983 Thru Present	Board of Directors, Plus Credit Union, 109+ million dollar strong financial institution. Works with board to approve the credit union strategic plan. Contributes expertise to discussion of key matters, such as Finances Provides content for strategic discussion and advocating critical thinking by volunteers. Re-elected to board for over 30 years, every 3 years
11/7/2018 Thru 7/16/303	Apple Valley Code Enforcer Enforce the town Codes.
Intermittent:	Events Committee Help with ice-cream socials, set up and take down holiday events

I have live in Apple Valley, UT since August of 2009. Over the years I have attended many Town and Planning Commission meetings. It is hard not to see that there are many problems in Apple Valley, roads, flooding, code issues, lack of money. As Mayor, I will help the TC address these continuing issues. The Town is having growing pains and committees or departments do not have to be micro managed. That is why you have qualified people to help. Like the previous administrations, I will be accessible. I will donate any salary to the Water Department. The codes need to be enforced as written, or the result is chaos. We can't use the excuse, "this is a new town". Its almost 20 years since it has been incorporated. If I make a mistake then I made one and fix it like it has been done in the past. I know I am a long shot for the position, but maybe it's time the Town Council looks outside of the box and appoint someone by their qualifications and not by friendships.

Richard Ososki

RECEIVED MAR 25 2021
3:40 pm -Cohler

RECEIVED MAR 25 2021



Application for Vacant Seat-Mayor
Term will expire January 3, 2021

Application Deadline: 5:00 p.m. Wednesday, March 25, 2021

APPLICANT INFORMATION:

Name: Mike Beals

Address: [Redacted]
Street City State Zip Code

Telephone Number: [Redacted]

Email Address: [Redacted]

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States.

☒ Yes ☐ No

I am a registered voter in the Town of Apple Valley.

☒ Yes ☐ No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months.

☒ Yes ☐ No

I have not been convicted of a felony.

☒ Yes ☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Mike Beals
Applicant's Signature

3/25/21
Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

Michael E. Beals: [REDACTED]

Professional Strengths:

Business Turnaround – Facilitator - Corporate Development - Infrastructure Development - Strategic Partnerships - Organizational Change , Merger / Acquisition - International Relations – Advanced Technologies -

Todays Business

President: Southern Utah Welding Services LLC

President: Ring a Sculpture LLC Artist

President: TWD Consulting, LLC – Golf Course Resort Development, Business Process - Organizational Performance - Capital Strategies.

Founder / President: Vision Renewable Group- A solution based provider of renewable energy focusing efforts on providing energy, summit analysis & audit services – energy efficiencies- ENVIRONMENTAL sustainability.

Owner: Timber Wolf Vacations, Alaskan based vacation resort, Guide services, remote fly-outs fishing – Bear viewing, Corporate outings.

Artist: Metal media fabrication

Past Achievements

Board Member - Vice President – Division of Fujitsu Corporation Tokyo Japan. Key principle SPARC technologies hyper-SPARC development M-bus collaboration, worked with Steven Job's of Pixar to deliver a Disney animated movie “ **TOY STORY** ” Designed, implemented & led internal business division.

US Embassy Ghana, Togo, Cote d'Ivoire: 7 week Africa program Humanitarian effort Water Filtration / Renewable Energy .

Founder / President- ACI Corporation- Austin, Texas- Manufacturing company of high – end mission critical server systems providing specialized solutions in the defense sectors.

Personal Benchmarks: Married 37 years: wife Michelle / sons Michael- 27, Jason- 24. Resident of Apple Valley Utah,

GOP-Member, Environmentalist, Golfer, Skydiver, Scuba diver, Downhill skier, Surfer, Experienced Horseman.

Contact: [REDACTED]

Dated 3/25/2021

Statement Explaining reasons

- 1) To provide guidance and leadership to the Town of Apple Valley.
- 2) To provide a open door policy to all residence of Apple Valley.
- 3) To promote controlled growth to the town of Apple Valley.
- 4) To Reexamine city ordinances.
- 5) To install a Apple Valley First Policy.
- 6) To Examine the current infrastrucutor of the Apple Valley Waterboard.

These are a few reasons Mike Beals is interested in serving the Town of Apple Valley.

Rec'd 4/12/2021
TP

Verified
4/12/2021

Item 1.



Application for Vacant Seat-Mayor

Term will expire January 6, 2021

Application Deadline: 5:00 p.m. Thursday, April 15, 2021

APPLICANT INFORMATION:

Name:

Dina Mason Walters

Address:

Street

City

State

Zip Code

Telephone Number:

Email Address:

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States.



Yes



No

I am a registered voter in the Town of Apple Valley.



Yes



No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months.



Yes



No

I have not been convicted of a felony.



Yes



No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Dina Mason Walters

Applicant's Signature

4/8/21

Date

All applicants must submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

RCV's
4/12/2011
TP

Resume

Dina Mason Walters

- General Manager
Zion River Resort
Virgin, Utah
2002- present

Zion River Resort is one of the highest rated RV resorts in the country. ZRR is a multi-million dollar business with an annual budget twice that of Apple Valley. My employers regularly recognized me for strictly managing our budget and having good stewardship over our resources. I have been with ZRR for over 19 years and in that time have either directly coordinated or overseen:

- Cleanup and recovery after three floods, including one significant flash flood that required the evacuation of all guests and staff and one that required evacuation in the middle of the night.
- Managing 150 employees.
- Serving on average 40,000 guests annually with long-term residents in the winter months. We are responsible for providing safe, well-maintained facilities for them just as will be needed for the residents of Apple Valley. On a regular basis, I personally address guest concerns and complaints.
- Resurfacing and crack sealing our interiors roads multiple times.
- Maintaining our Large Underground Sewer System that is inspected and permitted annually. This system has six large leach fields.
- Maintaining and replacing as needed HVAC, laundry, pool and spa, and sprinkler systems.
- Performing safety evaluations of facilities and grounds.
- Performing annual water safety tests.
- Performing marketing efforts to attract visitors to ZRR.
- And many more functions that will translate to leading Apple Valley as mayor.
- Treasurer, Apple Valley Republican Party
Currently

The reason I give my time and belong to the Republican Party is stated in the preamble.

As our preamble states: Affirm our belief in God and declare our support for government based upon a moral and spiritual foundation. We affirm freedom for every individual as expressed in the Declaration of Independence and protected by the Constitution.

- Spa Specialist
Red Mountain Resort and Spa
Ivins, Utah
2000-2002

Spa Specialist booking appointments and care for individuals with injuries and maintenance for a healthy lifestyle. Working with and for management to make a cohesive work environment for a spa with national prestige.

- Secretary for the Smithsonian Fire District

At the formation of our new district, I assumed the duties of taking the transcripts of each meeting and filing with the appropriate parties. It was important that everything be accurate as this helped lead to Smithsonian Fire District being able to purchase better Fire Engines and build the new Fire Station by obtaining grants that helped our town stay safe with improvements of Fire Safety.

- Manager, Legal Department
Tidewater Credit Services – Tidewater Finance Company
Chesapeake, Virginia
1996-2000

Managed Paralegals, represented cases in Civil Court when uncontested, represented chapter 11 and Chapter 13 cases in Federal Bankruptcy Court when uncontested in Virginia and Maryland.

- Clerk, Chesapeake Civil Court
Chesapeake, Virginia
1995-1996

Entered court rulings, maintained case files. As governments come under stricter rules than a general business this gives me inside knowledge not known to the normal laymen on keeping records and how proceedings operate in government and law.

Personal

- Married 25 years
- Lived in Apple Valley since 2000
- Avid Reader on many subjects on Personal Improvements
- Author: Book Shadow Hawk: On Sacred Ground
- Author: Play "A Comanche's Sacred Love"
- Performer: starred in community theater plays
- Television: Appearance on "Home & Family" on the Family Channel
- Performer at the New Orleans Cable Television Convention, the Hollywood Cable Television Convention
- Professional Announcer at World Title Fights
- Movie roles in: Shadow Hawk: On Sacred Ground, Half-Breed, and Way of The Arrow

RWD
4/12/21
TD

Item 1.

Letter of Intent

As a country, we are being torn apart. I have submitted my name to be considered for mayor of Apple Valley because I believe to save our country, we must strengthen and unite our individual communities. It will require each citizen to stand up with their neighbors to create a place of safety and a place of refuge. This cannot be a half-hearted effort. It demands someone who is committed to the principle of service to lead. In the last six months I have felt the internal conviction that this is a cause that demands my complete participation.

Platitudes will not get the job done. My experience in running, what is essentially, a small town will. I am the general manager of Zion River Resort, one of the highest rated RV resorts in the country. ZRR is a multi-million dollar business with an annual budget twice that of Apple Valley. I have been with ZRR for over 19 years and in that time have managed and directed the daily operations.

Before we became a town, I served as the secretary for our community's former Smithsonian Fire District. I am currently the treasurer for the Apple Valley Republican Party.

I will listen to our residents and work in conjunction with the Planning Commission and Town Council to address their needs. I will not make a promise I cannot keep. Honesty and integrity will be key principles of my office and representation.

I appreciate your consideration and would be honored to represent our community.

Mason Walters



RESOLUTION NO. 2021-12***APPOINTMENT OF MAYOR***

WHEREAS, the Town of Apple Valley is a Utah municipal corporation; and

WHEREAS, a vacancy has occurred in the office of Mayor; and

WHEREAS, after compliance with the requirements of UCA §§ 10-3-302 and 20A-1-510, the

Town Council has determined that _____ is a qualified person to be appointed as Mayor.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Town Council of the Town of Apple Valley that _____ is hereby appointed as Mayor with a 10-month term ending January 6, 2020.

PASSED this 19th day of April, 2021.

TOWN OF APPLE VALLEY

Dale Beddo, Mayor Pro Tem

ATTEST:

Taylor Pledger, Town Recorder

Council Member Kevin Sair voted _____

Council Member Michael McLaughlin voted _____

Council Member Paul Edwardsen voted _____

OATH OF OFFICE

STATE OF UTAH

I, _____ having been appointed to the
Print Name

office of _____ do solemnly swear (or
 affirm) that I will support, obey and defend the Constitution of the United States and the Constitution of the
 State of Utah, and that I will discharge the duties of my office with fidelity.

Signature

State of Utah

County of Washington

Subscribed and sworn to before me this _____ day of _____, 20____

**Person Administering Oath*

Title

Official Use Only
Town of Apple Valley Utah
Term of Commission

Term of _____ months/years

From _____ To _____

*Utah Code §78B-1-142: "Every court, every judge, clerk and deputy clerk of any court, every justice, every notary public, and every officer or person authorized to take testimony in any action or proceeding, or to decide upon evidence, has the power to administer oaths or affirmations."



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Total - \$2000

Item 3.

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Andrew Loundsbury	Phone: [REDACTED]
Address: [REDACTED]	Email: [REDACTED]
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Agent: (If Applicable) [REDACTED]	Phone: [REDACTED]
Address/Location of Property: 30 ac parcel between Red Hawk and Ranch Road	Parcel ID: AV-1365-G
Existing Zone: RE-10	Proposed Zone: RE-5
Reason for the request Making 5 acre building lots.	

Submittal Requirements: The zone change application shall provide the following:

- ☒ A. The name and address of every person or company the applicant represents
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing present zoning classifications
- ☒ D. An accurate legal description of the property to be rezoned
- ☒ E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.**

Official Use Only	
Date Received: <i>March 17, 2021</i>	By: <i>Colleen Phelan</i>
Date Application Deemed Complete: <i>3/24/2021</i>	By: <i>Taylor Phelan</i>

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

Warranty Deed Page 1 of 1

Gary Christensen, Washington County Recorder

03/03/2021 03:52:50 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Desert Star Financial, LLC, a Utah limited
liability company

1186 N. Tropic Road 3867 Transam Lane
St. George, UT 84770 84790



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 217014 - JLB
Tax I.D. No. AV-1365-G

Space Above This Line for Recorder's Use

WARRANTY DEED

Bruce Hubrecht, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Desert Star Financial, LLC, a Utah limited liability company, grantee(s), of St. George, County of Washington, State of UT, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

The East 30.0 acres of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Less and excepting therefrom the West 10.0 acres of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 24^{JUN} day of February, 2021.

Bruce Hubrecht

Bruce Hubrecht

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 24 day of February, 2021, personally appeared before me, Bruce Hubrecht, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

NOTARY PUBLIC

My Commission Expires:

**JENNIFER L. BAILEY**Notary Public
State Of UtahMy Commission Expires 04-17-2021
COMMISSION NO. 693925

KOPP RICHARD M & DEBORAH A
AV-1365-K
2222 E RANCH RD
APPLE VALLEY , UT 84737

GEORGE JONATHAN
AV-1365-O
PO BOX 824
SPRINGDALE, UT 84767

NEVADA & UTAH HOLDING CO INC
AV-1365-M-1
2632 W 410 N
HURRICANE, UT 84737

CHATELAIN PIERRE
AV-1365-B
6 MT MINTON
FERNIE, BC VOB -1M3

BACK COUNTRY HOLDINGS LLC
AV-1365-J
PO BOX 2044
SOUTH SAN FRANCISCO, CA 94083

NUANCE MGMT LLC
AV-1364-A-2
1125 W FIELD AVE PO BOX 701
HILDALE, UT 84784

CLARK DENNIS B JR TR
AV-1365-E
PO BOX 2254
SAINT GEORGE, UT 84771-2254

NEVADA & UTAH HOLDING CO INC
AV-1365-M-1
2632 W 410 N
HURRICANE, UT 84737

GEMSTONE PROPERTIES INC
AV-1365-U
2608 W 510 N
HURRICANE, UT 84737

BROWN DOUGLAS ANDREW TR, ET AL
AV-1365-A
8271 RUN OF THE KNOLLS
SAN DIEGO, CA 92127

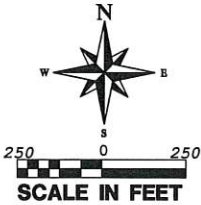
DESERT STAR FINANCIAL LLC
AV-1365-G
3867 TRANS AM LN
SAINT GEORGE, UT 84790

CLARK DENNIS B JR TR
AV-1365-P
PO BOX 2254
SAINT GEORGE, UT 84771-2254

FISCHER ERWIN
AV-1364-A-1
782 S RIVER RD # 318
SAINT GEORGE, UT 84790

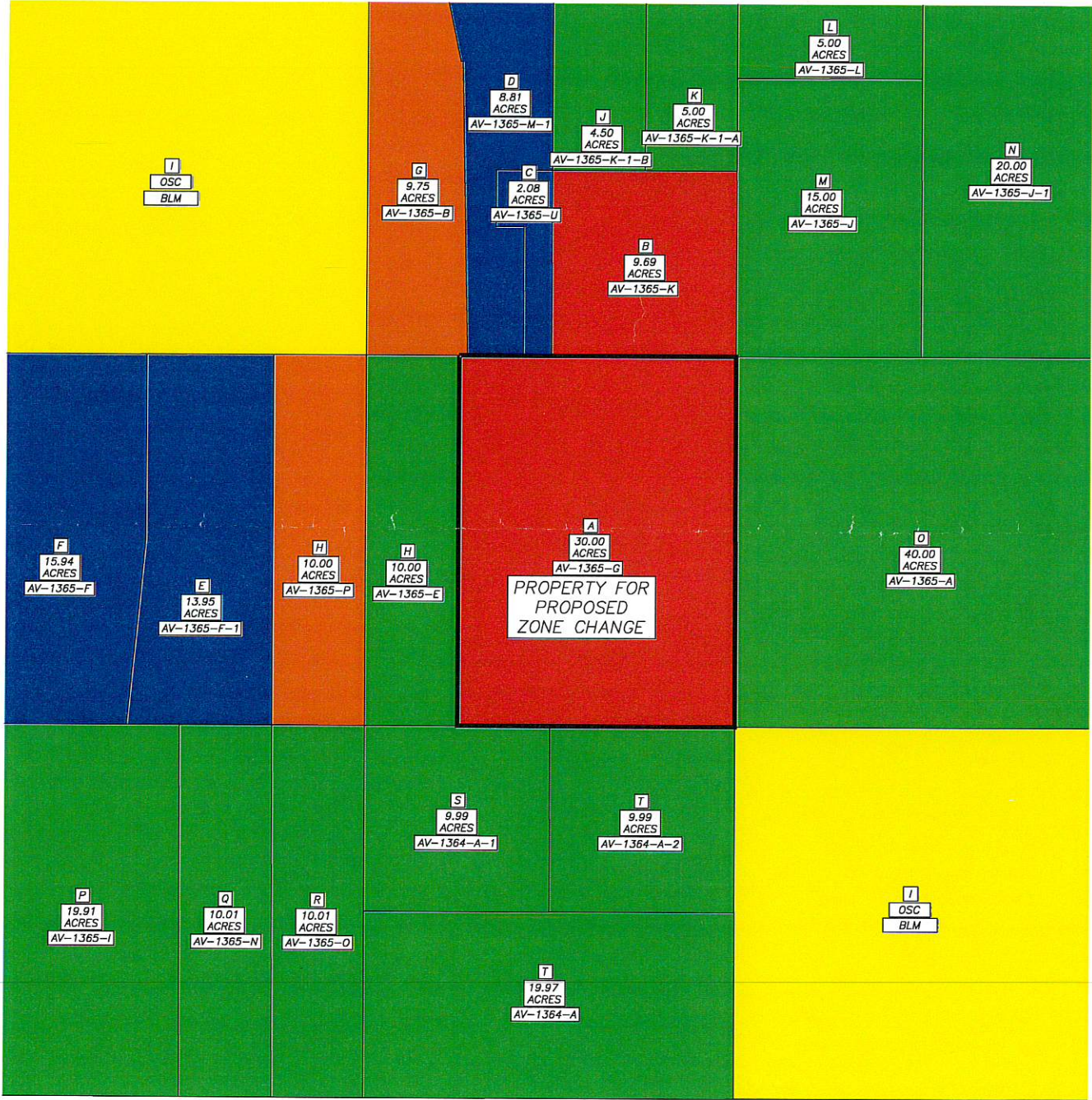
PROPOSED ZONE CHANGE MAP FOR:
DESERT STAR FINANCIAL LLC

PARCEL: AV-1365-G, LOCATED IN SECTION 14, T43S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE



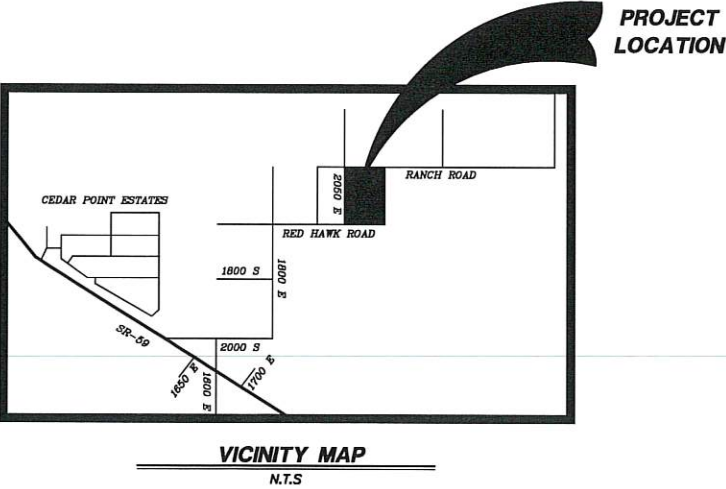
- DESERT STAR FINANCIAL LLC - PARCEL: AV-1365-G
- KOPP RICHARD M & DEVORAH A - PARCEL: AV-1365-K
- GEMSTONE PROPERTIES INC - PARCEL: AV-1365-U
- NEVADA & UTAH HOLDING CO INC - PARCEL: AV-1365-M-1
- VITORINO JOSEPH R & KELLY A TRS - PARCEL: AV-1365-F-1
- GREGGSON GLENN ROSS & RANDIE B - PARCEL: AV-1365-F
- CHATELAIN PIERRE - PARCEL: AV-1365-B
- CLARK DENNIS B JR TR - PARCELS: AV-1365-P, AV-1365-E
- BUREAU OF LAND MANAGEMENT: OPEN SPACE CONSERVATION
- KOPP RICHARD M & DEBORAH TRS - PARCEL: AV-1365-K-1-B
- COOKE TRAVIS - PARCEL: AV-1365-K-1-A
- HACKWORTH KAYLENE B TR - PARCEL: AV-1365-L
- BACK COUNTRY HOLDINGS LLC - PARCEL: AV-1365-J
- PIERSON MARK & LAUREL - PARCEL: AV-1365-J-1
- BROWN DOUGLAS ANDREW TR, MILDICE LORNA LOUISE TR - PARCEL: AV-1365-A
- FLEDDERJOHN ALEX - PARCEL: AV-1365-I
- CHAMVERLIN TODD - PARCEL: AV-1365-N
- GEORGE JONATHAN - PARCEL: AV-11365-O
- FISCHER ERWIN - PARCEL: AV-1364-A-1
- NUANCE MANAGEMENT LLC - PARCELS: AV-1364-A-2, AV-1364-A

- OSC: OPEN SPACE CONSERVATION
- OST: OPEN SPACE TRANSITION
- RE-1: RESIDENTIAL ESTATE 1
- RE-5: RESIDENTIAL ESTATE 5
- RE-10: RESIDENTIAL ESTATE 10

LEGAL DESCRIPTION OF PARCEL: AV-1365-G
THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER(SW1/4NE1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.
LESS AND EXCEPTING THEREFROM THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER(SW1/4NE1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN

CONTAINING 30 ACRES
(REFERENCED FROM WARRANTY DEED, DATED 2/24/2021, PARCEL AV-1365-G, FILE 20210014934)

NARRATIVE
SAID PROPERTY PARCEL AV-1365-G IS REQUESTED BY DESERT STAR FINANCIAL TO BE REZONED FROM RE-10 (RESIDENTIAL ESTATE 10) TO RE-5 (RESIDENTIAL ESTATE 5)



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Salt Lake City, Utah 84119
Phone (435) 468-4301 Kari Rasmussen



PROPOSED ZONE CHANGE MAP FOR:
DESERT STAR FINANCIAL LLC
PARCEL: AV-1365-G, LOCATED AT IN SECTION 14, T43S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3/11/2021
SCALE: 1"=250'
JOB NO:
250-013
SHEET NO:
1 OF 1

Keep your 811 before you dig.

811

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**APPLE VALLEY TOWN
ORDINANCE O-2021-03**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR PARCEL AV-1365-G FROM RE-10 TO RE-5

WHEREAS, the Town of Apple Valley ("Town") has been petitioned for a change in the zoning classification of parcel AV-1365-G from RE-10 (Rural Estate 10 Acres) to RE-5 (Rural Estate 5 Acres), and,

WHEREAS, the Planning Commission has reviewed the petition and has received and reviewed pertinent information in the public hearing held on the 7th day of April, 2021 with recommendation that the property be so rezoned; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and has received and reviewed pertinent information; and

WHEREAS, in making these reviews the Town Council finds that the Planning Commission's recommendation on the requested zone change for this property is rationally based and consistent with the Town's General Plan.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 19th day of April 2021, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: The zoning classification for a portion of Parcel AV-1365-G is changed from RE-10 to RE-5

SECTION II: Update of Official Zoning Map. The Official Zoning Map is amended to reflect the adoption of this ordinance.

Effective Date: This amendment shall be effective upon passage, without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 19th day of April, 2021.

Mayor or Mayor Pro Tem

ATTEST:

Taylor Pledger, Town Recorder

Mayor Pro Tem Dale Beddo
Kevin Sair
Michael McLaughlin
Paul Edwardsen

Aye ___ Nay ___
Aye ___ Nay ___
Aye ___ Nay ___
Aye ___ Nay ___

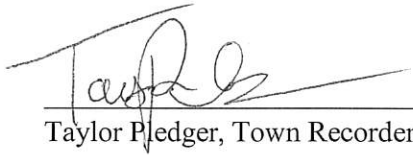


April 15th, 2021

RE: Recommended conditions for approval: Preliminary Plat for Travis Wells.

During a public meeting held on April 7th, 2021, the Planning Commission carried a motion to recommend the approval of the preliminary plat for Travis Wells with the condition a will serve letter is obtained before final approval.

This motion was carried with a 5-0 vote.


Taylor Pledger, Town Recorder

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
 1777 North Meadowlark Dr.
 Apple Valley, Utah 84737
 (435)877-1190
 Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. _____

Receipt No. _____

Name: Wells Estate for TLW Investments LLC **Telephone:** 208-589-5407

Address: 1363 N Rome Way, Apple Valley, UT, 84737 **Fax No.** N/A

Email: libbywells@infowest.com

Agent (If Applicable): Craig Coats (Alliance Consulting) **Telephone:** 435-673-8060

Address/Location of Subject Property: NW 1/4 section 29, T-42S R-11W, S.L.B&M

Tax ID of Subject Property: Tax ID **Zone District:** RE 1 & RE 2.5

Proposed Use: (Describe, use extra sheet if necessary) Residential

Submittal Requirements: The preliminary plat application shall provide the following:

- _____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- _____ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating

yes show possible phasing lines.

providing non-discriminatory access to the subdivision for
communications infrastructure, and for purposes of placement of

ings

1 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is
that size).

other document (see attached Affidavit) showing
property

NOTE:

An incor
missed
meeting

tion noted above is submitted with the application.
for Planning Commission consideration. A deadline
result in a month's delay. Planning Commission
fourth Wednesday of each month at 6:00 p.m. The
deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full
business days before the Planning Commission meeting at which you plan for your application to be
heard.

(Office Use Only)

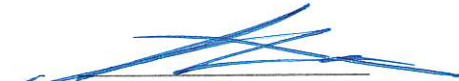
The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
:SS

COUNTY OF Wash.)

I (we) Travis Wells, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.


(Property Owner)

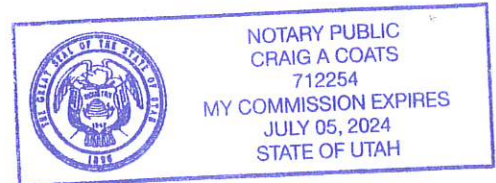
H. Elizabeth Wells
(Property Owner)

Subscribed and sworn to me this 18 day of March 2021


(Notary Public)

Residing in: Wash. Co.

My Commission Expires: July 5 2024



AGENT AUTHORIZATION

I (we), Travis Wells, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.


(Property Owner)

H. Elizabeth Wells
(Property Owner)

Subscribed and sworn to me this 18 day of March 2021


(Notary Public)

Residing in: Wash. Co.

My Commission Expires: July 5, 2024



Date Received: 3/25/21

Application Complete: YES

☒ NO☐Date application deemed to be complete: 3/25/21 Completion determination made by: JP

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

Craig Coats

From: Rod Mills <RodMills@GallowayUS.com>
Sent: Saturday, March 6, 2021 11:21 AM
To: Craig Coats
Cc: Boyd Preece; Tom Brown; 'Harold Merritt'; Dale Harris
Subject: RE: Travis Wells Subdivision (Gooseberry Estate Preliminary Plat)

Thank you. I will get into the BPWSSSD Coordination. We will need to do modeling and a submittal to DDW. I see 12" WL which is good. The requirements for off site improvements to support this proposal are not known yet. If any are needed they can be accounted for as proportional credits again the system as an enhancement. We will try and get a handle on any such items as soon as possible. Often, for the District, a simple Development Agreement is what we use to clarify specific points for everyone's understanding. District cost for review and processing are not charged as a fixed fee but rather as a cost of service consistent with State Code.

Thank you again for making this available to me today.

PS Because of the length of the dead end line we may need to add a blow off or reconfigure the hydrant locations. This will be coordinated with our system operator if it hasn't already. Don't do any changes just yet. One more thought- we have a subdivision which is named Gooseberry. But I don't know if it is officially Gooseberry Estates.

Galloway

Rod
Mills, PE

UTAH REGIONAL BUSINESS DEVELOPMENT MANAGER

2015 W. Grove Parkway, Suite H
 Pleasant Grove, UT 84062
 O 385.248.0460 C 801.918.7203
RodMills@GallowayUS.com
GallowayUS.com

COLORADO | CALIFORNIA | UTAH
 Nationally Recognized. Locally Preferred.

From: Craig Coats <cocoats@allianceconsulting.us>
Sent: Saturday, March 6, 2021 6:26 AM
To: Rod Mills <RodMills@GallowayUS.com>
Subject: Travis Wells Subdivision (Gooseberry Estate Preliminary Plat)

Rod
 Thanks for contacting my yesterday. Here is the preliminary plat for Travis Wells. We are calling it Gooseberry Estates. We are proposing 25 lots on 58 acres.

Please let us know if you have any questions. You may call anytime.

Thanks

Warranty Deed Page 1 of 3
 Gary Christensen, Washington County
 Recorder
 01/13/2021 03:17:11 PM Fee \$40.00 By GT
 TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
 1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

GTITLE
 File No. W39905

Tax ID No(s): AV-1329

WARRANTY DEED

CEDAR VISTA LLC, a UTAH limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

TLW INVESTMENTS LLC

of **WASHINGTON** County, State of **Utah** (hereafter "**Grantee**"),

the certain real property located in **WASHINGTON** County, Utah, which is described as follows:

See Attached Exhibit "A"

(Street Address(es) (if any) for Reference Purposes):

VACANT LAND, ST GEORGE, UT 84790

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 17 day of **DECEMBER**, 2020.

CEDAR VISTA LLC

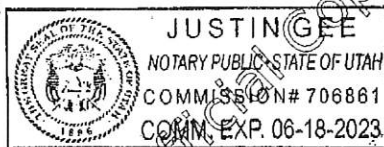
By: _____

JOHN BAGLEY, MANAGER

STATE OF UTAH

COUNTY OF WASHINGTON

On this 17 day of December, 2020, personally appeared before me **JOHN BAGLEY**, who stated that he/she is the **MANAGER** of **CEDAR VISTA LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC

File Number: W39905
County Parcel Number(s) (For Reference Purposes Only)
AV-1329

EXHIBIT "A"

THE NORTHWEST QUARTER, LESS AND EXCEPTING THE SOUTH 40.00 ACRES, (AS MEASURED ALONG THE SOUTH LINE) OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;

ALSO LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57'52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 0°05'25" EAST ALONG THE QUARTER SECTION LINE 1019.60 FEET; THENCE NORTH 89°57'52" WEST 2639.41 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 0°06'46" WEST ALONG THE SECTION LINE 1019.60 FEET TO THE POINT OF BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDSGrantor: CEDAR VISTA LLCGrantee: TLW INVESTMENTS LLCTax ID Number(s): AV-1329

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only1 ☒ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.2 ☒ Only a portion of Grantor's water rights are being conveyed.

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 ☐ No water rights are being conveyed.4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)**Section**

A	The water right(s) being conveyed include Water Right No(s). <u>81-4536</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N1 N2 N6
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Right No(s). _____ ☒ <u>17.46</u> acre-feet from Water Right No. <u>81-4536</u> for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____ ☐ _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ ☐ Culinary water service is provided by: _____ ☐ Outdoor water service is provided by: _____ ☐ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures: _____	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

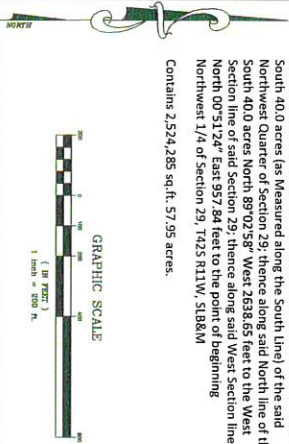
The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS



FOR
TRAVIS WELLS
LOCATED IN SEC 29
T 42 SOUTH, R 11 WEST SUBAM
APPLE VALLEY, WASHINGTON CO., UTAH

Drawn By:	EMH	Scale:	1"=30'
Client No.	4537	Project No.	4537-20
Drawing Sheet			
1			

PRELIMINARY PLAT APPLICATION

Town of Apple Valley

1777 North Meadowlark Dr.

Apple Valley, Utah 84737

(435)877-1190

Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. Majestic Eagle

Receipt No. 33197

Name: Richard Wrye

Telephone: [REDACTED]

Address: [REDACTED]

Fax No. _____

Email: [REDACTED]

Agent (If Applicable): Darcy Thompson

Telephone: [REDACTED]

Address/Location of Subject Property: West of Gooseberry Way, North of Hwy 59

Tax ID of Subject Property: See Attached Page Zone District: SF-1/2, Agricultural (Road), open space

Proposed Use: (Describe, use extra sheet if necessary) To build a subdivision of 204 lots.

Submittal Requirements: The preliminary plat application shall provide the following:

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:

- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- _____ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- _____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:

- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- _____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- N/A e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

- ☒ 3. Proposed Plan: The subdivision plans shall show:
 - ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
 - ☒ b. The layout, numbers and typical dimensions of lots.
 - ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ☒ g. Approximate radius of all center line curves on highways or streets.
 - ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
 - ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
 - ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
 - ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
 - ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ☒ 4. Required copies of plans:
 - ☒ a. Three copies of all full scale drawings
 - ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).
- 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: 2/25/2021 Application Complete: YES ☒ NO ☐
 Date application deemed to be complete: 4/13/2021 Completion determination made by: JWC

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

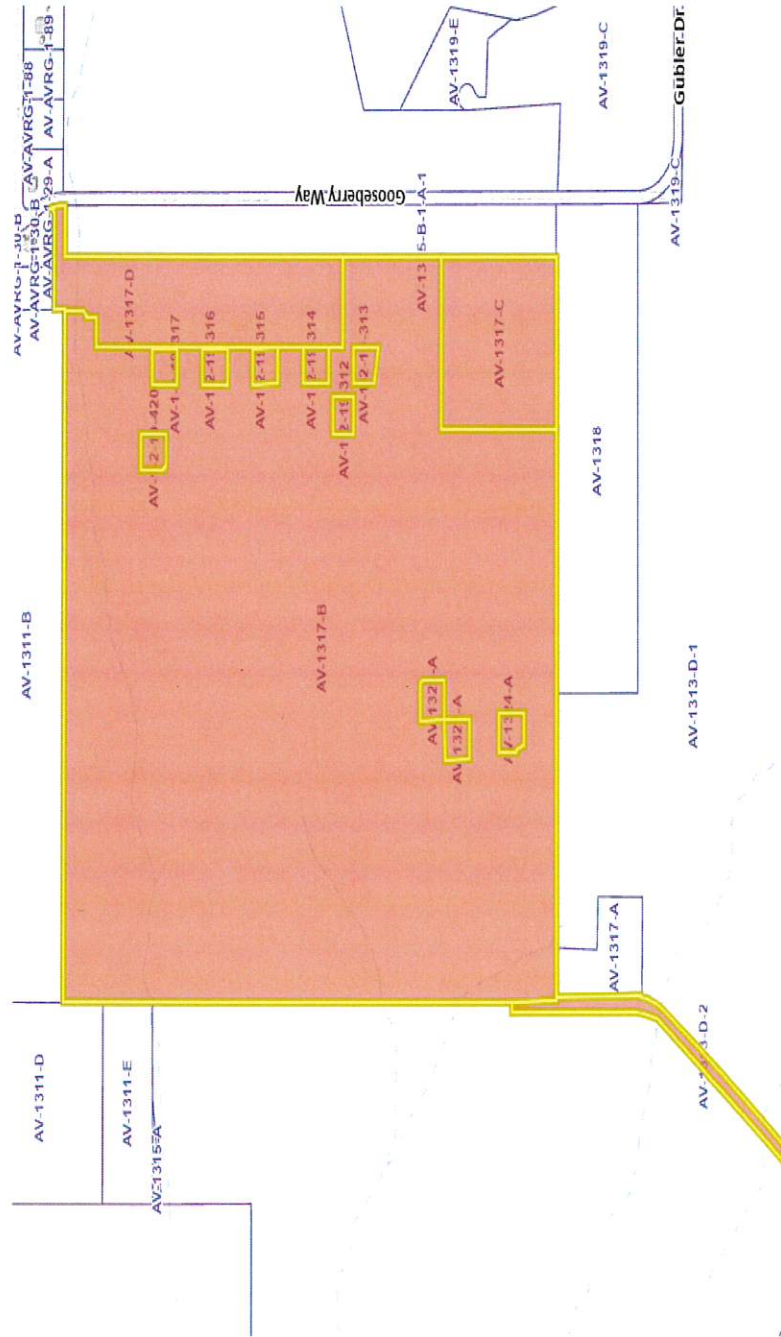
- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

TAX ID	OWNER	ADDRESS	CITY	STATE	ZIP	Phone #s
AV-1-2-19-312	STEINBECK JOHN CHARLES & LYNETTE TRS	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1-2-19-313	STEINBECK JOHN CHARLES & LYNETTE TRS	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1-2-19-314	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-315	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-316	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-317	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-420	STEINBECK JOHN	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1313-D-2	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-193	435-673-669
AV-1317-B	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-1930	
AV-1317-D	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-1930	
AV-1317-C	CURTIS JEFF & TONI, HUGHES DENICE & BECKY	1359 S 920 W	HURRICANE	UT	84737	Toni 435-632-5039
AV-1322-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	
AV-1323-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	
AV-1324-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	





April 15th, 2021

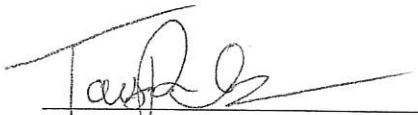
RE: Recommended conditions for approval: Preliminary Plat for Majestic Eagle

During a public meeting held on April 15th, 2021, the Planning Commission carried a motion to recommend the approval of the preliminary plat for Majestic Eagle with the conditions recommended to them by the Joint Utility Commission.

Conditions:

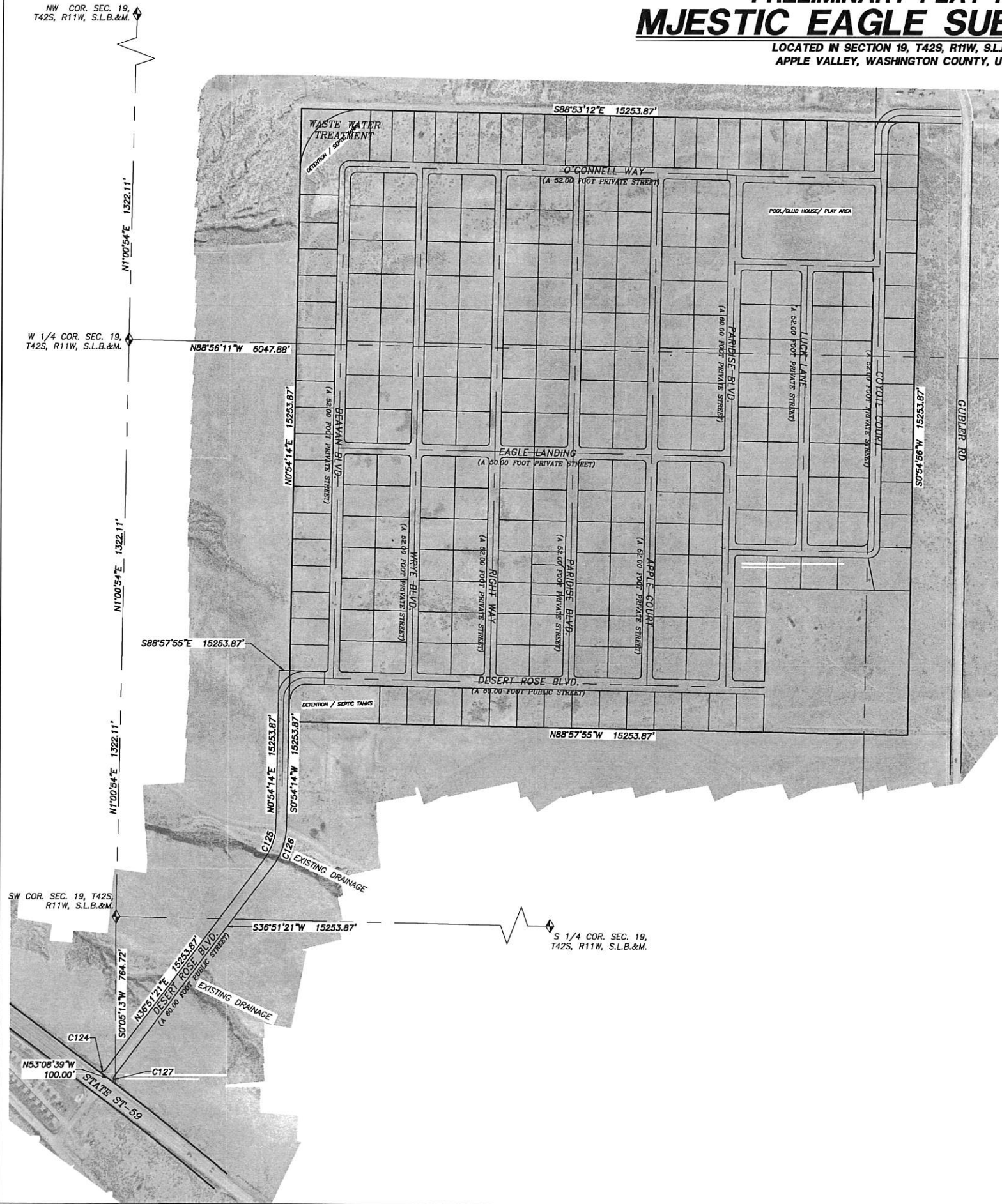
1. Primary access to be served from UDOT Hwy 59.
2. The asphaltting of Gooseberry Way beginning where Gubler Rd ends to the corner where Smithsonian Way begins.
3. Secondary access onto Gubler Rd. to support fire safety and emergency services.
4. Water storage facility to accommodate the project.
5. Infrastructure of water systems including the provision of water shared to be offered by the developer adequate to support their application.
6. The development of a joint sewer system in support of town standards and goals.

This motion was carried with a 4-0 vote.


Taylor Pledger, Town Recorder

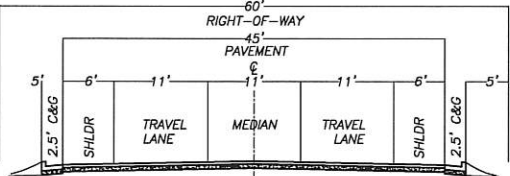
PRELIMINARY PLAT FOR:
MJESTIC EAGLE SUBDIVISION

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

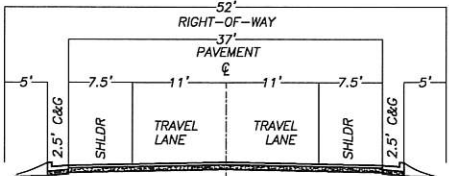


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- (00.00) RECORD BEARING OR DISTANCE



60' ROAD TYPICAL SECTIONS



52' ROAD TYPICAL SECTIONS

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, T42S, R11W SALT LAKE BASE AND MERIDIAN; THENCE S00°05'13"W 764.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE N33°08'39"W 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.27 FEET THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS: N81°51'21"E 35.36 FEET); THENCE N36°51'21"E 1200.72 FEET; THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 172.56 FEET THROUGH THE CENTRAL ANGLE OF 35°57'09" (CHORD BEARS: N18°52'46"E 169.74 FEET); THENCE N00°54'14"E 707.83 FEET; THENCE S88°57'55"E 50.00 FEET; THENCE N00°54'14"E 2577.40 FEET; THENCE S88°53'12"E 2840.76 FEET; THENCE S00°54'58"W 2808.50 FEET; THENCE N88°57'55"W 2840.18 FEET; THENCE S00°54'14"W 474.73 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 203.83 FEET THROUGH THE CENTRAL ANGLE OF 35°57'08" (CHORD BEARS: S18°52'47"W 200.60 FEET); THENCE S36°51'21"W 1200.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.26 FEET THROUGH THE CENTRAL ANGLE OF 89°59'59" (CHORD BEARS: S08°08'39"E 35.35 FEET);

CONTAINING 8,083,643 SQUARE FEET OR 185.575 ACRES.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

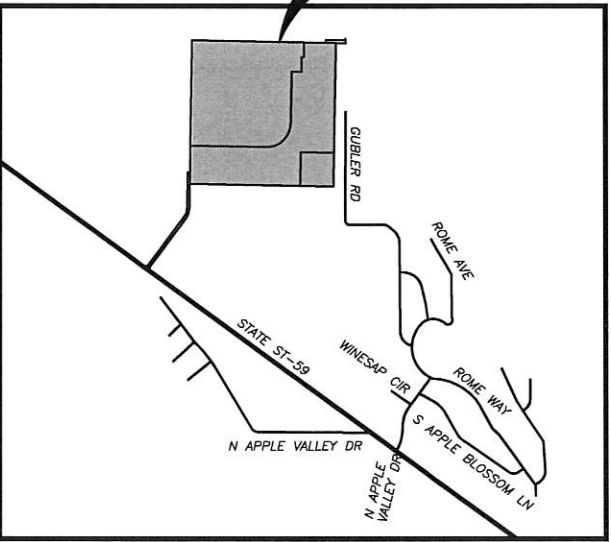
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.
THERE ARE NO IRRIGATION FACILITIES.
PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-L0W2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
American Fork, Utah 84303
Phone: (435) 666-0667



PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3-31-2021

SCALE: 1"=60'

JOB NO.
6071-001

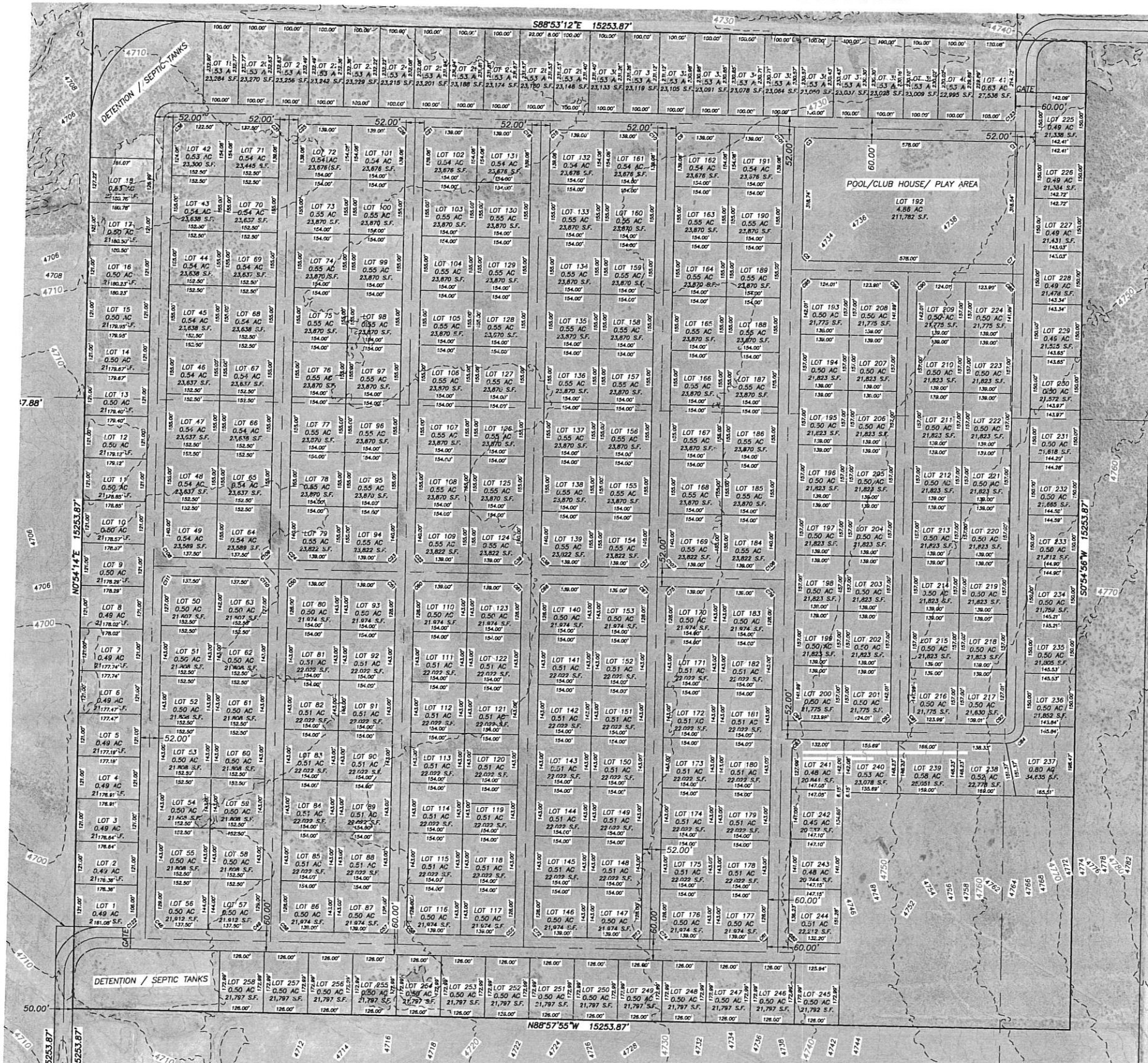
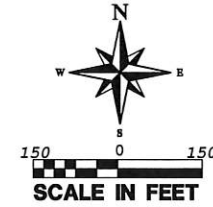
SHEET NO.
1 OF 2

PRELIMINARY PLAT FOR: MAJESTIC EAGLE SUBDIVISION

LOCATED IN SECTION 19, T42S, R11W, S1B&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 2' MINOR EXISTING GRADE CONTOUR
- 10' MAJOR EXISTING GRADE CONTOUR
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- RECORD BEARING OR DISTANCE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C3	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C5	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C7	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"
C9	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C10	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C15	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C16	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C21	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C22	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C23	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C24	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C25	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C26	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C31	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C36	47.12'	30.00'	42.43'	S46°02'05"W	90°00'00"
C37	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C38	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C39	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C48	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C49	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C50	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C51	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C56	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C57	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C58	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C59	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C60	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C61	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C66	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C72	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C73	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C74	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C75	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C76	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C81	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C82	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C83	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C84	78.52'	50.00'	70.70'	N46°01'29"W	89°58'49"
C85	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"
C90	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C91	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C92	47.11'	30.00'	42.42'	N46°01'29"E	89°58'49"
C93	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"
C94	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C95	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C96	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"
C101	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C106	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C107	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C108	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C109	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C110	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C111	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C122	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C123	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C124	39.27'	25.00'	35.36'	N81°51'21"E	90°00'00"
C125	172.56'	275.00'	169.74'	N18°52'46"E	35°57'09"
C126	203.93'	325.00'	200.60'	S18°52'47"W	35°57'06"
C127	39.26'	25.00'	35.35'	S8°08'39"E	89°59'59"

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South Main Street, Suite 100
Provo, UT 84601
Phone: (435) 468-8301

PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION
LOCATED IN SECTION 19, T42S, R11W, S1B&M,
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3-31-2021
SCALE: 1"=150'

JOB NO.
6-01-001

SHEET NO:
2 OF 2