



TOWN COUNCIL SPECIAL MEETING 4.2.2021

1777 N Meadowlark Dr, Apple Valley
Friday, April 02, 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 **Friday, April 02, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor Pro Tempore | Dale Beddo |

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

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/89024934455>

To call into meeting, dial (253) 215 8782 and use Meeting ID 890 2493 4455

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

PUBLIC HEARING

DISCUSSION AND ACTION

1. Interview of applicants for the position of Town Mayor.
Applicants: Dale Beddo, Richard Ososki, and Mike Beal.
2. Discussion and Possible Action on the appointment of the Town Mayor
3. Discussion and Possible action on appointing Taylor Pledger as the Town Clerk and Recorder for the Town of Apple Valley.
4. Discussion and Possible Action on Resolution 2021-13, amending the legal description for District 2 and 3 of Jepson Canyon.
5. Discussion and Possible action on the Preliminary Plat for West Temple Village. Applicant: Travis Holm
6. Discussion on requirements for the Special Event Permit for Zion Ultras

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 appointed Administrative Assistant 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> and the Town Website www.applevalleyut.gov on the **1 st day of APRIL 2021**.

Taylor Pledger, Administrative Assistant

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.

RECEIVED MAR 25 2021

RECEIVED MAR 25 2021
3:40 pm -Cshler



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

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

Wrong
Item 1.

APPLICANT INFORMATION:

Name: Mike Beals

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.

Michael 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:

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.

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.

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:

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

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



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.

RECEIVED MAR 23 2021

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Richard Ososki

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 Equipt. 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

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 2nd day of April, 2021.

TOWN OF APPLE VALLEY

Dale Beddo, Mayor Pro Tem

ATTEST:

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 office of
 _____ and 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 2nd day of April, 2021

**Person Administering Oath*

Title

Official Use Only
Town of Apple Valley Utah
Term of Commission

Term of 9 months

From 04/02/2021 To 01/06/2022

*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."

RESOLUTION NO. 2021-11

APPOINTMENT OF TOWN CLERK AND RECORDER

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

WHEREAS, the mayor, with the advice and consent of the town council, is required to appoint a qualified person to the office of town clerk and recorder pursuant to Utah Code Annotated § 10-3-916(1); and

WHEREAS, The Mayor Pro Tem has determined that Taylor Pledger is a qualified person to be appointed to the Office of Town Clerk and Recorder; and

WHEREAS, the Town Council gives its advice and consent to the appointment of Taylor Pledger to the Office of Town Clerk and Recorder.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley that Taylor Pledger is hereby appointed to the Office of Town Clerk and Recorder.

PASSED this 2nd day of April, 2021.

TOWN OF APPLE VALLEY

Mayor Pro Tem Dale Beddo

ATTEST:

Council Member Paul Edwardsen voted _____
Council Member Mike McLaughlin voted _____
Council Member Kevin Sair voted _____
Mayor Pro Tem Dale Beddo voted _____

Town Recorder

RESOLUTION 2021-____

A RESOLUTION OF THE TOWN COUNCIL (THE “COUNCIL”) OF THE TOWN OF APPLE VALLEY, UTAH (THE “TOWN”), AMENDING RESOLUTIONS 2021-002 and 2021-003 TO CORRECT THE LEGAL DESCRIPTIONS STATED THEREIN REGARDING THE BOUNDARIES OF JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AND JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

WHEREAS, on February 17, 2021, the Town enacted Resolution 2021-002 and Resolution 2021-003 (the “**Creation Resolutions**”) to create Jepson Canyon Public Infrastructure District No. 2 and Jepson Canyon Public Infrastructure District No. 3 (the “**Districts**”) pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the “**PID Act**”) and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the “**Act**”); and

WHEREAS, after adopting the Creation Resolutions, the Town was informed that there were minor technical errors in the legal description for the boundaries for the Districts as stated in the Creation Resolutions; and

WHEREAS, the Final Local Entity Plats (the “**Plats**”) that were approved as part of the Creation Resolutions have not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolutions and the Plats, the descriptions reasonably identify the boundaries of the Districts;

WHEREAS, the Plats accurately depicted the boundaries of the Districts, as do the boundary maps that were included with the petition to create the Districts, but the Town wishes to correct the technical errors in the legal descriptions;

WHEREAS, the Town wishes to amend the Creation Resolutions to correct the legal description where provided therein, including as provided in the Plats, so that they use the corrected legal description as specified in **EXHIBIT A** and **EXHIBIT B** to this resolution (the “**Corrected Legal Descriptions**”); and

WHEREAS, the Corrected Legal Descriptions will resolve only technical errors and do not add or remove property from the boundaries that were described in the original Creation Resolutions;

WHEREAS, the Town Council wishes to approve the execution of the amended final local entity plats that are attached hereto as **EXHIBIT C**.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Creation Resolutions (including any exhibit) are hereby amended to replace the legal description for the District boundaries with the Corrected Legal Descriptions.

3. The former Plats are withdrawn and are hereby replaced with the corrected final local entity plats that are provided in **EXHIBIT C** to this Resolution.

4. Other than as specifically provided in this Resolution, all other parts of the Creation Resolutions (including but not limited to the effective date) are not amended or affected by this Resolution.

5. The Council hereby authorizes the Mayor or Mayor Pro Tem to sign the amended final local entity plats that are attached as **EXHIBIT C** to this Resolution and such other documents as may be required to finalize the actions contemplated under the Creation Resolutions or the present Resolution on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

6. The Council hereby authorizes the Mayor or a designee to replace the legal description in the Creation Resolutions with the Corrected Legal Descriptions in the notice of impending boundary action submitted to the Office of the Lieutenant Governor of the State of Utah.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on April 2, 2021.

TOWN OF APPLE VALLEY, UTAH

By: _____
Mayor or Mayor Pro Tem

ATTEST:

By: _____
Town Recorder

EXHIBIT A

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH A DISTANCE OF 2429.03 FEET AND EAST A DISTANCE OF 688.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.28°15'35"E. A DISTANCE OF 367.09 FEET; THENCE S.22°27'27"E. A DISTANCE OF 301.90 FEET; THENCE S.52°49'00"W. A DISTANCE OF 159.31 FEET; THENCE S.49°19'45"W. A DISTANCE OF 463.06 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'46" AND A CHORD THAT BEARS S.29°14'05"W. A DISTANCE OF 116.66 FEET TO A POINT OF CURVATURE OF A 30-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'23" AND A CHORD THAT BEARS S.82°40'47"W. A DISTANCE OF 23.45 FEET; THENCE S.59°40'06"W. A DISTANCE OF 8.52 FEET; THENCE S.89°53'32"W. A DISTANCE OF 414.76 FEET; THENCE S.00°07'36"E. A DISTANCE OF 241.58 FEET; THENCE S.59°40'06"W. A DISTANCE OF 357.33 FEET TO A POINT OF CURVATURE OF A 1000-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S.40°33'58"W. A DISTANCE OF 654.51 FEET; THENCE N.68°32'09"W. A DISTANCE OF 45.00 FEET; THENCE N.54°05'09"W. A DISTANCE OF 512.46 FEET TO A POINT OF CURVATURE OF A 419.23-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°36'09" AND A CHORD THAT BEARS S.01°22'41"E. A DISTANCE OF 77.47 FEET; THENCE S.04°01'28"E. A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'30" AND A CHORD THAT BEARS S.05°35'58"W. A DISTANCE OF 331.46 FEET; THENCE S.21°10'16"W. A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°34'47" AND A CHORD THAT BEARS

N.66°54'35"W. A DISTANCE OF 65.46 FEET; THENCE N.00°07'53"W. A DISTANCE OF 1196.07 FEET; THENCE N.80°04'35"E. A DISTANCE OF 222.12 FEET; THENCE N.70°47'17"E. A DISTANCE OF 152.25 FEET; THENCE N.66°59'42"E. A DISTANCE OF 242.72 FEET; THENCE N.69°35'04"E. A DISTANCE OF 117.02 FEET; THENCE N.67°38'26"E. A DISTANCE OF 124.44 FEET; THENCE N.65°03'10"E. A DISTANCE OF 113.10 FEET; THENCE N.62°22'49"E. A DISTANCE OF 132.23 FEET; THENCE N.59°42'47"E. A DISTANCE OF 112.60 FEET; THENCE N.57°03'52"E. A DISTANCE OF 130.53 FEET; THENCE N.54°06'51"E. A DISTANCE OF 140.27 FEET; THENCE N.51°14'18"E. A DISTANCE OF 123.70 FEET; THENCE N.48°13'23"E. A DISTANCE OF 153.06 FEET; THENCE N.45°17'12"E. A DISTANCE OF 116.47 FEET; THENCE N.42°24'03"E. A DISTANCE OF 148.43 FEET; THENCE N.39°23'57"E. A DISTANCE OF 127.10 FEET; THENCE N.37°57'24"E. A DISTANCE OF 5.31 FEET; THENCE N.75°12'54"E. A DISTANCE OF 191.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,864,487 SQ.FT. OR 42.80 ACRES.

EXHIBIT B

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.89°49'50"W. A DISTANCE OF 1350.41 FEET; THENCE N.00°04'34"E. A DISTANCE OF 990.77 FEET; THENCE S.89°55'26"E. A DISTANCE OF 570.86 FEET TO A POINT OF CURVATURE OF A 1555.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'29" AND A CHORD THAT BEARS N.05°47'46"E. A DISTANCE OF 297.85 FEET; THENCE N.89°55'02"E. A DISTANCE OF 744.46 FEET; THENCE S.89°58'11"E. A DISTANCE OF 887.33 FEET; THENCE S.54°26'16"E. A DISTANCE OF 584.45 FEET; THENCE S.30°25'00"W. A DISTANCE OF 182.63 FEET TO A POINT OF CURVATURE OF A 61.66-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°42'37" AND A CHORD THAT BEARS S.79°58'55"W. A DISTANCE OF 87.73 FEET; THENCE N.50°17'37"W. A DISTANCE OF 39.64 FEET; THENCE S.38°47'54"W. A DISTANCE OF 83.65 FEET; THENCE S.50°18'30"E. A DISTANCE OF 20.73 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS S.05°52'23"E. A DISTANCE OF 133.72 FEET; THENCE S.38°33'44"W. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.30°22'01"W. A DISTANCE OF 19.24 FEET; THENCE S.22°10'18"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.29°21'29"W. A DISTANCE OF 8.26 FEET; THENCE S.38°33'44"W. A DISTANCE OF 53.00 FEET; THENCE N.58°10'40"W. A DISTANCE OF 385.06 FEET; THENCE S.04°00'43"W. A

DISTANCE OF 14.94 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $26^{\circ}00'07''$ AND A CHORD THAT BEARS $S.17^{\circ}00'37''W.$ A DISTANCE OF 56.24 FEET; THENCE $S.30^{\circ}07'30''W.$ A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $26^{\circ}16'27''$ AND A CHORD THAT BEARS $S.16^{\circ}59'17''W.$ A DISTANCE OF 90.91 FEET; THENCE $S.03^{\circ}51'04''W.$ A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $25^{\circ}45'33''$ AND A CHORD THAT BEARS $S.16^{\circ}43'50''W.$ A DISTANCE OF 66.87 FEET; THENCE $S.29^{\circ}36'37''W.$ A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $43^{\circ}43'15''$ AND A CHORD THAT BEARS $S.07^{\circ}44'59''W.$ A DISTANCE OF 37.23 FEET; THENCE $S.13^{\circ}17'02''E.$ A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $59^{\circ}48'20''$ AND A CHORD THAT BEARS $S.16^{\circ}36'34''W.$ A DISTANCE OF 119.65 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $66^{\circ}21'24''$ AND A CHORD THAT BEARS $S.13^{\circ}20'01''W.$ A DISTANCE OF 60.20 FEET; THENCE $S.19^{\circ}50'41''E.$ A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $40^{\circ}36'52''$ AND A CHORD THAT BEARS $S.00^{\circ}27'45''W.$ A DISTANCE OF 55.53 FEET; THENCE $S.20^{\circ}46'11''W.$ A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $50^{\circ}56'43''$ AND A CHORD THAT BEARS $S.46^{\circ}14'32''W.$ A DISTANCE OF 86.02 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $76^{\circ}29'49''$ AND A CHORD THAT BEARS $S.33^{\circ}28'00''W.$ A DISTANCE OF 61.91 FEET; THENCE $S.04^{\circ}46'55''E.$ A DISTANCE OF 15.05 FEET; THENCE $N.85^{\circ}46'30''E.$ A DISTANCE OF 0.47 FEET; THENCE $S.04^{\circ}32'44''E.$ A DISTANCE OF 47.50 FEET; THENCE $S.85^{\circ}41'49''W.$ A DISTANCE OF 62.28 FEET;

TO A POINT OF CURVATURE OF A 117.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $28^{\circ}37'50''$ AND A CHORD THAT BEARS $N.79^{\circ}59'17''W.$ A DISTANCE OF 57.86 FEET TO A POINT OF CURVATURE OF A 1200.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $03^{\circ}48'22''$ AND A CHORD THAT BEARS $N.67^{\circ}34'32''W.$ A DISTANCE OF 79.70 FEET; THENCE $S.02^{\circ}07'27''E.$ A DISTANCE OF 115.89 FEET; THENCE $S.07^{\circ}42'09''E.$ A DISTANCE OF 156.46 FEET; THENCE $S.46^{\circ}58'47''W.$ A DISTANCE OF 202.69 FEET; THENCE $S.35^{\circ}11'51''W.$ A DISTANCE OF 179.48 FEET; THENCE $S.26^{\circ}04'28''W.$ A DISTANCE OF 52.70 FEET; THENCE $S.38^{\circ}41'00''W.$ A DISTANCE OF 130.79 FEET; THENCE $S.32^{\circ}45'26''W.$ A DISTANCE OF 235.34 FEET; THENCE $S.70^{\circ}01'56''W.$ A DISTANCE OF 110.39 FEET; THENCE $S.28^{\circ}22'37''W.$ A DISTANCE OF 211.44 FEET; THENCE $S.26^{\circ}35'03''W.$ A DISTANCE OF 252.82 FEET; THENCE $S.03^{\circ}25'10''E.$ A DISTANCE OF 237.11 FEET; THENCE $S.00^{\circ}50'24''W.$ A DISTANCE OF 406.14 FEET; THENCE $S.44^{\circ}29'19''W.$ A DISTANCE OF 118.83 FEET; THENCE $S.14^{\circ}25'41''W.$ A DISTANCE OF 270.17 FEET; THENCE $S.06^{\circ}13'15''W.$ A DISTANCE OF 126.05 FEET; THENCE $S.08^{\circ}43'37''E.$ A DISTANCE OF 204.60 FEET; THENCE $S.05^{\circ}48'36''E.$ A DISTANCE OF 90.25 FEET; THENCE $S.71^{\circ}06'23''E.$ A DISTANCE OF 198.47 FEET; THENCE $S.42^{\circ}47'04''W.$ A DISTANCE OF 108.69 FEET; THENCE $S.20^{\circ}06'39''W.$ A DISTANCE OF 53.85 FEET; THENCE $S.31^{\circ}08'38''W.$ A DISTANCE OF 76.38 FEET; THENCE $S.24^{\circ}44'44''W.$ A DISTANCE OF 103.22 FEET; THENCE $S.55^{\circ}35'00''W.$ A DISTANCE OF 104.75 FEET; THENCE $S.61^{\circ}16'50''W.$ A DISTANCE OF 43.64 FEET; THENCE $S.85^{\circ}08'22''W.$ A DISTANCE OF 58.23 FEET; THENCE $S.83^{\circ}00'16''W.$ A DISTANCE OF 93.12 FEET; THENCE $S.89^{\circ}47'08''W.$ A DISTANCE OF 134.84 FEET; THENCE $S.82^{\circ}05'58''W.$ A DISTANCE OF 103.48 FEET; THENCE $S.76^{\circ}20'23''W.$ A DISTANCE OF 71.36 FEET; THENCE $N.18^{\circ}19'43''E.$ A DISTANCE OF 3664.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,848,380 SQ.FT. OR 88.35 ACRES.

EXHIBIT C

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 2
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M

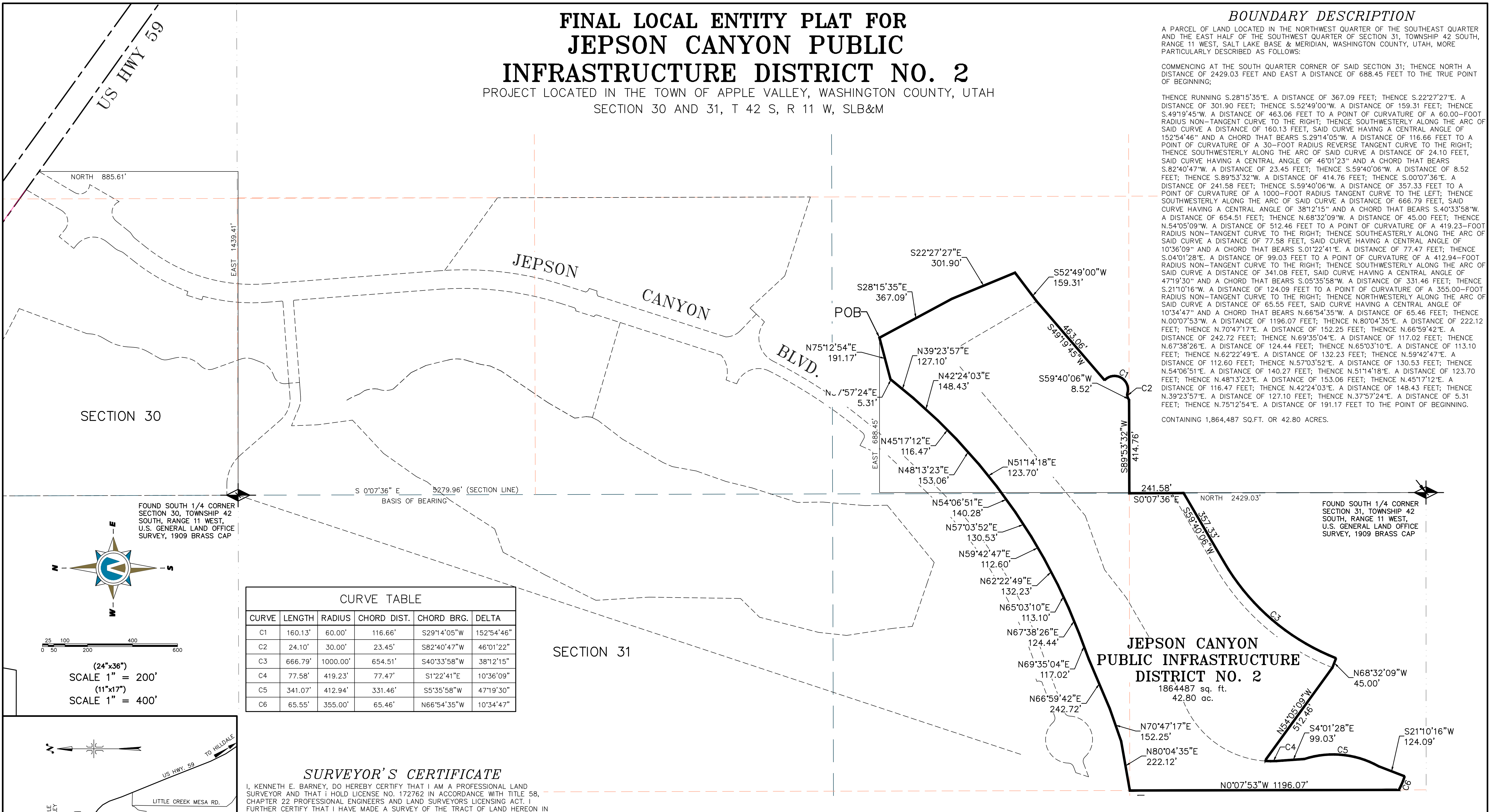
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH A DISTANCE OF 2429.03 FEET AND EAST A DISTANCE OF 688.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.28°15'35"E. A DISTANCE OF 367.09 FEET; THENCE S.22°27'27"E. A DISTANCE OF 301.90 FEET; THENCE S.52°49'00"W. A DISTANCE OF 159.31 FEET; THENCE S.49°19'45"W. A DISTANCE OF 463.06 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'46" AND A CHORD THAT BEARS S.29°14'05"W. A DISTANCE OF 116.66 FEET TO A POINT OF CURVATURE OF A 30-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'23" AND A CHORD THAT BEARS S.82°40'47"W. A DISTANCE OF 23.45 FEET; THENCE S.59°40'06"W. A DISTANCE OF 8.52 FEET; THENCE S.89°53'32"W. A DISTANCE OF 414.76 FEET; THENCE S.00°07'36"E. A DISTANCE OF 241.58 FEET; THENCE S.59°40'06"W. A DISTANCE OF 357.33 FEET TO A POINT OF CURVATURE OF A 1000-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S.40°33'58"W. A DISTANCE OF 654.51 FEET; THENCE N.68°32'09"W. A DISTANCE OF 45.00 FEET; THENCE N.54°05'09"W. A DISTANCE OF 512.46 FEET TO A POINT OF CURVATURE OF A 419.23-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.58 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 10°36'09" AND A CHORD THAT BEARS S.01°22'41"E. A DISTANCE OF 77.47 FEET; THENCE S.04°01'28"E. A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'30" AND A CHORD THAT BEARS S.05°35'58"W. A DISTANCE OF 331.46 FEET; THENCE S.21°10'16"W. A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.55 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 10°34'47" AND A CHORD THAT BEARS N.66°54'35"W. A DISTANCE OF 65.46 FEET; THENCE N.00°07'53"W. A DISTANCE OF 1196.07 FEET; THENCE N.80°04'35"E. A DISTANCE OF 222.12 FEET; THENCE N.70°47'17"E. A DISTANCE OF 152.25 FEET; THENCE N.66°59'42"E. A DISTANCE OF 242.72 FEET; THENCE N.69°35'04"E. A DISTANCE OF 117.02 FEET; THENCE N.67°38'26"E. A DISTANCE OF 124.44 FEET; THENCE N.65°03'10"E. A DISTANCE OF 113.10 FEET; THENCE N.62°22'49"E. A DISTANCE OF 132.23 FEET; THENCE N.59°42'47"E. A DISTANCE OF 112.60 FEET; THENCE N.57°03'52"E. A DISTANCE OF 130.53 FEET; THENCE N.54°06'51"E. A DISTANCE OF 140.27 FEET; THENCE N.51°14'18"E. A DISTANCE OF 123.70 FEET; THENCE N.48°13'23"E. A DISTANCE OF 153.06 FEET; THENCE N.45°17'12"E. A DISTANCE OF 116.47 FEET; THENCE N.42°24'03"E. A DISTANCE OF 148.43 FEET; THENCE N.39°23'57"E. A DISTANCE OF 127.10 FEET; THENCE N.37°57'24"E. A DISTANCE OF 5.31 FEET; THENCE N.75°12'54"E. A DISTANCE OF 191.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,864,487 SQ.FT. OR 42.80 ACRES.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	160.13'	60.00'	116.66'	S29°14'05"W	152°54'46"
C2	24.10'	30.00'	23.45'	S82°40'47"W	46°01'22"
C3	666.79'	1000.00'	654.51'	S40°33'58"W	38°12'15"
C4	77.58'	419.23'	77.47'	S1°22'41"E	10°36'09"
C5	341.07'	412.94'	331.46'	S5°35'58"W	47°19'30"
C6	65.55'	355.00'	65.46'	N66°54'35"W	10°34'47"

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17 OF THE UTAH CODE, AND HEREBY CERTIFY THAT ALL THE MEASUREMENTS AND AND DESCRIPTIONS ARE CORRECT. I FURTHER CERTIFY THAT HAVE MADE A SURVEY OF THE LOCAL ENTITY TO BE HEREINAFTER KNOW AS JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

KENNETH E. BARNEY, P.L.S.

DATE:

Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ AS A
FINAL LOCAL ENTITY PLAT FOR JEPSON CANYON
INFRASTRUCTURE DISTRICT NO. 2.

MAYOR
TOWN OF APPLE VALLEY, UTAH

ATTEST:
RECORDER

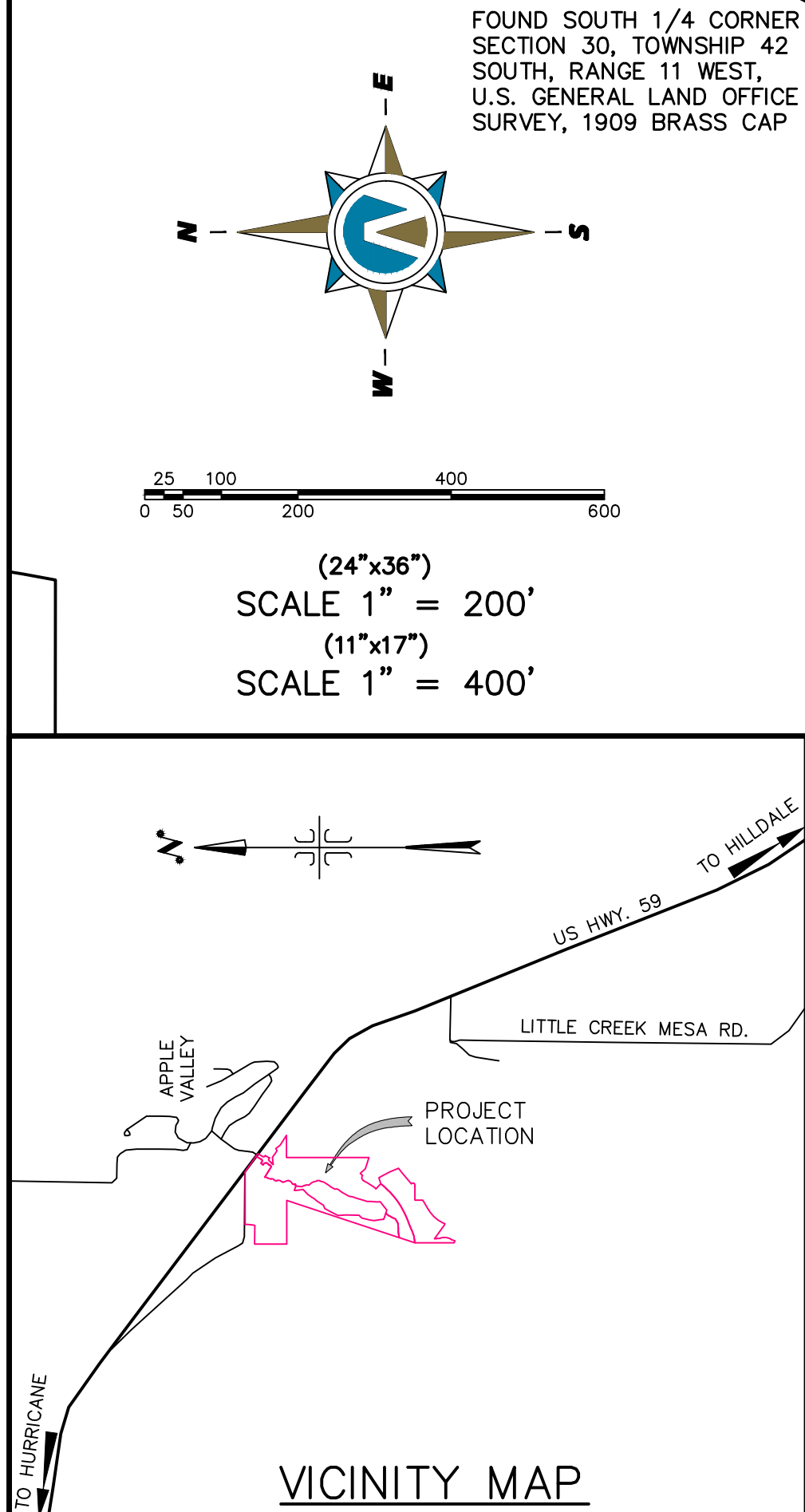
COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.

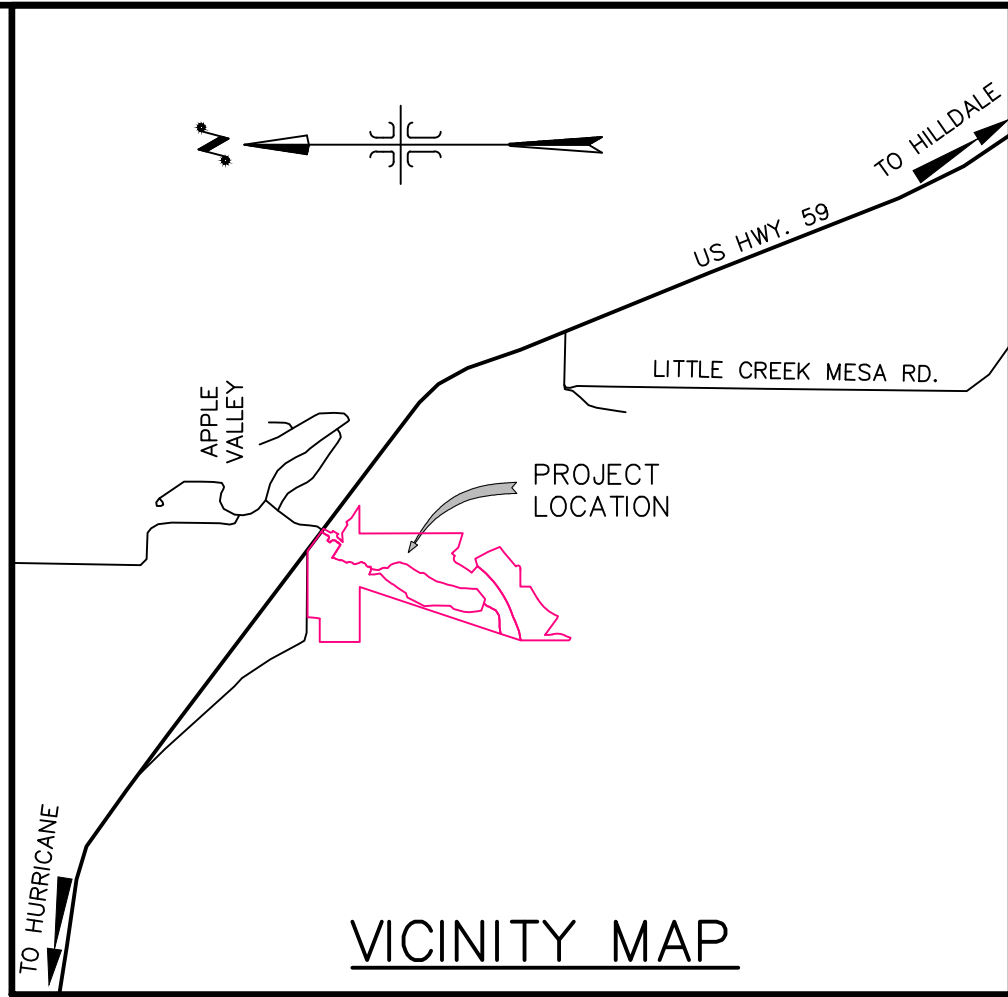
COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 3
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M



SURVEYOR'S CERTIFICATE

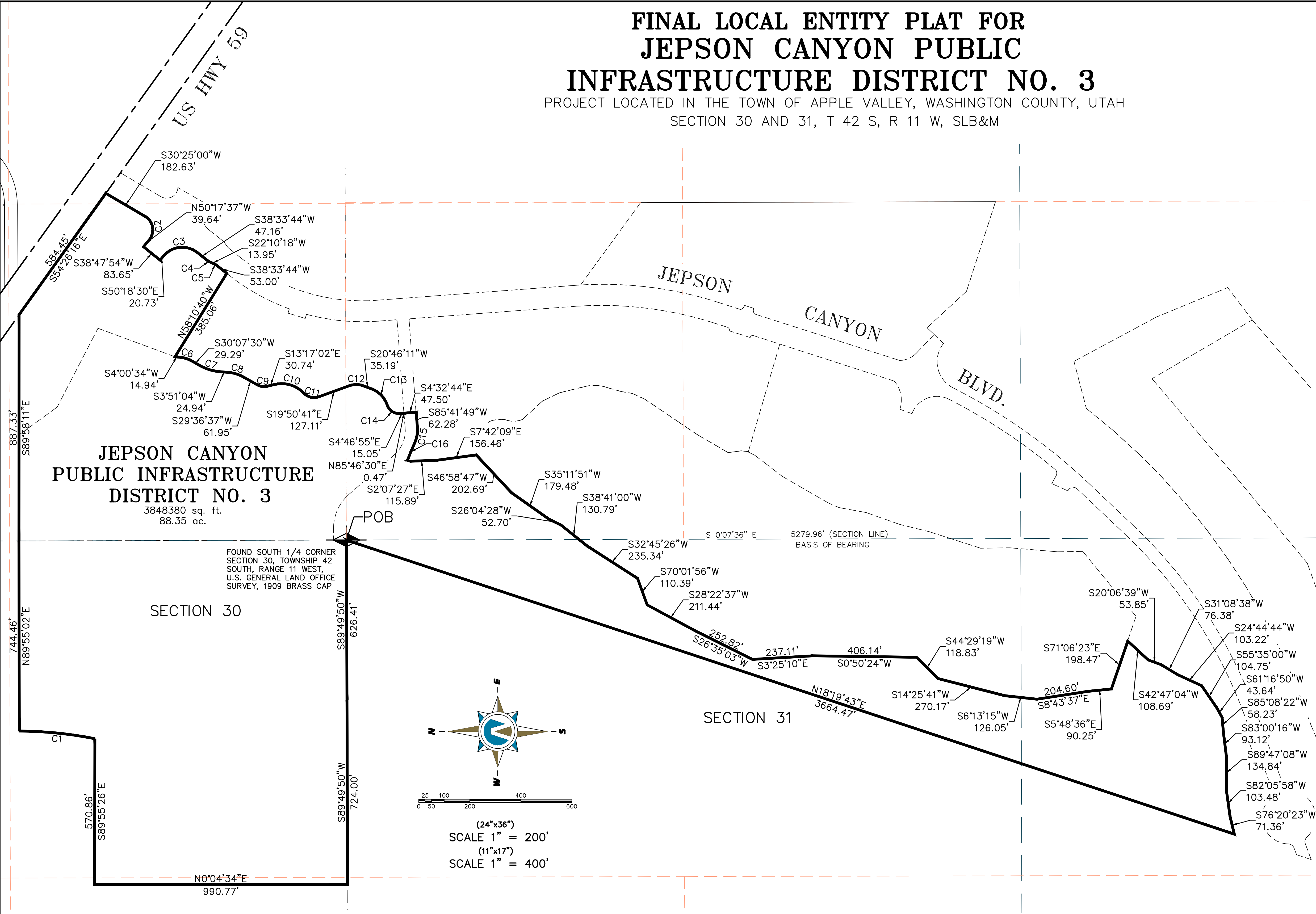
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17 OF THE UTAH CODE, AND HEREBY CERTIFY THAT ALL THE MEASUREMENTS AND AND DESCRIPTIONS ARE CORRECT. I FURTHER CERTIFY THAT HAVE MADE A SURVEY OF THE LOCAL ENTITY TO BE HEREINAFTER KNOWN AS JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

KENNETH E. BARNEY, P.L.S.

DATE:

BOUNDARY DESCRIPTION
SEE SHEET 2 OF 2

FOUND SOUTH 1/4 CORNER
SECTION 31, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP



SEE SHEET 1 OF 2



DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL	COUNTY SURVEYOR APPROVAL	RECORDED NUMBER
APPROVED THIS _____ DAY OF _____, 20____ AS A FINAL LOCAL ENTITY PLAT FOR JEPSON CANYON INFRASTRUCTURE DISTRICT NO. 3.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.	
MAYOR TOWN OF APPLE VALLEY, UTAH	COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER
ATTEST: RECORDER		

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 3
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.89°49'50"W. A DISTANCE OF 1350.41 FEET; THENCE N.00°04'34"E. A DISTANCE OF 990.77 FEET; THENCE S.89°55'26"E. A DISTANCE OF 570.86 FEET TO A POINT OF CURVATURE OF A 1555.00--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'29" AND A CHORD THAT BEARS N.05°47'46"E. A DISTANCE OF 297.85 FEET; THENCE N.89°55'02"E. A DISTANCE OF 744.46 FEET; THENCE S.89°58'11"E. A DISTANCE OF 887.33 FEET; THENCE S.54°26'16"E. A DISTANCE OF 584.45 FEET; THENCE S.30°25'00"W. A DISTANCE OF 182.63 FEET TO A POINT OF CURVATURE OF A 61.66--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°42'37" AND A CHORD THAT BEARS S.79°58'55"W. A DISTANCE OF 87.73 FEET; THENCE N.50°17'37"W. A DISTANCE OF 39.64 FEET; THENCE S.38°47'54"W. A DISTANCE OF 83.65 FEET; THENCE S.50°18'30"E. A DISTANCE OF 20.73 FEET TO A POINT OF CURVATURE OF A 95.50--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS S.05°52'23"E. A DISTANCE OF 133.72 FEET; THENCE S.38°33'44"W. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 67.50--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.30°22'01"W. A DISTANCE OF 19.24 FEET; THENCE S.22°10'18"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 28.96--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.29°21'29"W. A DISTANCE OF 8.26 FEET; THENCE S.38°33'44"W. A DISTANCE OF 53.00 FEET; THENCE N.58°10'40"W. A DISTANCE OF 385.06 FEET; THENCE S.04°00'43"W. A DISTANCE OF 14.94 FEET TO A POINT OF CURVATURE OF A 125.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS S.17°00'37"W. A DISTANCE OF 56.24 FEET; THENCE S.30°07'30"W. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 200.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS S.16°59'17"W. A DISTANCE OF 90.91 FEET; THENCE S.03°51'04"W. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 150.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS S.16°43'50"W. A DISTANCE OF 66.87 FEET; THENCE S.29°36'37"W. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 50.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS S.07°44'59"W. A DISTANCE OF 37.23 FEET; THENCE S.13°17'02"E. A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 120.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS S.16°36'34"W. A DISTANCE OF 119.65 FEET TO A POINT OF CURVATURE OF A 55.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS S.13°20'01"W. A DISTANCE OF 60.20 FEET; THENCE S.19°50'41"E. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 80.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS S.00°27'45"W. A DISTANCE OF 55.53 FEET; THENCE S.20°46'11"W. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 100.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS S.46°14'32"W. A DISTANCE OF 86.02 FEET TO A POINT OF CURVATURE OF A 50.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS S.33°28'00"W. A DISTANCE OF 61.91 FEET; THENCE S.04°46'55"E. A DISTANCE OF 15.05 FEET; THENCE N.85°46'30"E. A DISTANCE OF 0.47 FEET; THENCE S.04°32'44"E. A DISTANCE OF 47.50 FEET; THENCE S.85°41'49"W. A DISTANCE OF 62.28 FEET;

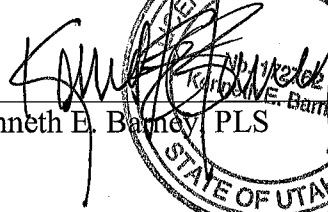
TO A POINT OF CURVATURE OF A 117.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°37'50" AND A CHORD THAT BEARS N.79°59'17"W. A DISTANCE OF 57.86 FEET TO A POINT OF CURVATURE OF A 1200.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°48'22" AND A CHORD THAT BEARS N.67°34'32"W. A DISTANCE OF 79.70 FEET; THENCE S.02°07'27"E. A DISTANCE OF 115.89 FEET; THENCE S.07°42'09"E. A DISTANCE OF 156.46 FEET; THENCE S.46°58'47"W. A DISTANCE OF 202.69 FEET; THENCE S.35°11'51"W. A DISTANCE OF 179.48 FEET; THENCE S.26°04'28"W. A DISTANCE OF 52.70 FEET; THENCE S.38°41'00"W. A DISTANCE OF 130.79 FEET; THENCE S.32°45'26"W. A DISTANCE OF 235.34 FEET; THENCE S.70°01'56"W. A DISTANCE OF 110.39 FEET; THENCE S.28°22'37"W. A DISTANCE OF 211.44 FEET; THENCE S.26°35'03"W. A DISTANCE OF 252.82 FEET; THENCE S.03°25'10"E. A DISTANCE OF 237.11 FEET; THENCE S.00°50'24"W. A DISTANCE OF 406.14 FEET; THENCE S.44°29'19"W. A DISTANCE OF 118.83 FEET; THENCE S.14°25'41"W. A DISTANCE OF 270.17 FEET; THENCE S.06°13'15"W. A DISTANCE OF 126.05 FEET; THENCE S.08°43'37"E. A DISTANCE OF 204.60 FEET; THENCE S.05°48'36"E. A DISTANCE OF 90.25 FEET; THENCE S.71°06'23"E. A DISTANCE OF 198.47 FEET; THENCE S.42°47'04"W. A DISTANCE OF 108.69 FEET; THENCE S.20°06'39"W. A DISTANCE OF 53.85 FEET; THENCE S.31°08'38"W. A DISTANCE OF 76.38 FEET; THENCE S.24°44'44"W. A DISTANCE OF 103.22 FEET; THENCE S.55°35'00"W. A DISTANCE OF 104.75 FEET; THENCE S.61°16'50"W. A DISTANCE OF 43.64 FEET; THENCE S.85°08'22"W. A DISTANCE OF 58.23 FEET; THENCE S.83°00'16"W. A DISTANCE OF 93.12 FEET; THENCE S.89°47'08"W. A DISTANCE OF 134.84 FEET; THENCE S.82°05'58"W. A DISTANCE OF 103.48 FEET; THENCE S.76°20'23"W. A DISTANCE OF 71.36 FEET; THENCE N.18°19'43"E. A DISTANCE OF 3664.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,848,380 SQ.FT. OR 88.35 ACRES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.31'	1555.00'	297.85'	N5°47'46"E	10°59'29"
C2	97.61'	61.66'	87.73'	S79°58'55"W	90°42'37"
C3	148.13'	95.50'	133.72'	S5°52'23"E	88°52'14"
C4	19.31'	67.50'	19.24'	S30°22'01"W	16°23'25"
C5	8.29'	28.96'	8.26'	S29°21'29"W	16°23'25"
C6	56.73'	125.00'	56.24'	S17°00'37"W	26°00'07"
C7	91.71'	200.00'	90.91'	S16°59'17"W	26°16'27"
C8	67.44'	150.00'	66.87'	S16°43'50"W	25°45'33"
C9	38.15'	50.00'	37.23'	S7°44'59"W	43°43'15"
C10	125.26'	120.00'	119.65'	S16°36'34"W	59°48'20"
C11	63.70'	55.00'	60.20'	S13°20'01"W	66°21'24"
C12	56.71'	80.00'	55.53'	S0°27'45"W	40°36'52"
C13	88.92'	100.00'	86.02'	S46°14'32"W	50°56'43"
C14	66.76'	50.00'	61.91'	S33°28'00"W	76°29'49"
C15	58.46'	117.00'	57.86'	N79°59'17"W	28°37'50"
C16	79.71'	1200.00'	79.70'	N67°34'32"W	3°48'22"

SCRIVENER'S AFFIDAVIT FOR THE CORRECTION TO LEGAL DESCRIPTIONS

I, Kenneth E. Barney, do hereby certify that I am a Registered Professional Land Surveyor holding license No. 172762 as prescribed under the laws of the state of Utah. I further certify that under my direction the Final Local Entity Plat for Jepson Canyon Public Infrastructure District No. 2 was prepared. In the written description the horizontal curve numbered C5 was described to the left and was changed to the right. The curve data for curve numbered C5 is correct and was not changed. The total area of the property as shown on the plat and at the conclusion of the description shown on the plat did not change. The property boundary around the District No. 2 did not change. I further certify that under my direction the Final Local Entity Plat for Jepson Canyon Public Infrastructure District No. 3 was prepared. On the boundary description on sheet 2 the curve data for curve number C2 was corrected to match the curve data shown on the curve table for C2. The tangent bearing in the boundary description following curve numbered C2 the bearing and distance of North 50°55'59" West 48.14 feet was changed to North 50°17'37" West 39.64 feet which is the correct bearing and distance as shown on first sheet of the plat of the District No. 3. The total area of the property as shown on the first sheet of the plat and at the conclusion of the description shown on the second sheet did not change. The property boundary around the District No. 3 did not change.


Kenneth E. Barney, PLS

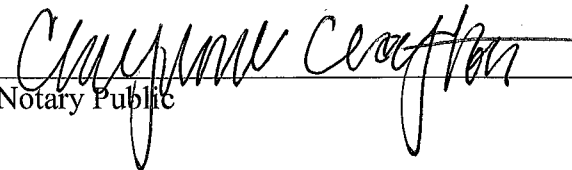
March 24, 2021
Date

State of Utah

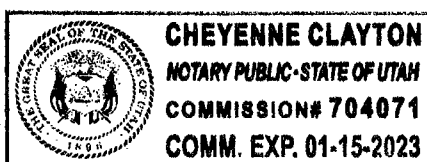
SS

County of Utah

On this 24 day of March, 2021, personally appeared before me the signer of the forgoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

3/24/2021
Date



ACKNOWLEDGEMENT, WAIVER, AND CONSENT

This ACKNOWLEDGEMENT, WAIVER, and CONSENT is signed with an effective date of March 29, 2021 by **Little Creek Land Company, LLC**, a Utah limited liability company, and **Jepson Canyon Resort Development Co., Inc.**, a Utah corporation. These signing parties are sometimes referred to as the “Property Owners.”

Recitals

WHEREAS, on February 17, 2021, the Town of Apple Valley (“Town”) enacted Resolution 2021-002 and Resolution 2021-003 (the “**Creation Resolutions**”) to create Jepson Canyon Public Infrastructure District No. 2 and Jepson Canyon Public Infrastructure District No. 3 (together the “**Districts**”) pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the “**PID Act**”) and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the “**Act**”); and

WHEREAS, after adopting the Creation Resolutions, the Town was informed that there were minor technical errors in the legal description for the boundaries of the Districts as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plats (the “**Plats**”) that were approved as part of the Creation Resolutions have not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolutions and the Plats, those legal descriptions reasonably identify the boundaries of the Districts;

WHEREAS, the Plats accurately depicted the boundaries of the Districts, as did the boundary maps that were included with the petition to create the Districts, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolutions to correct the legal descriptions where provided therein, including as provided in the Plats, so that they use the correct legal descriptions; and

WHEREAS, the corrected legal descriptions resolve only technical errors and do not add or remove property from the boundaries that were described in the original Creation Resolutions;

WHEREAS, the Property Owners wish to acknowledge and provide their consent and waiver regarding the town’s correction of the legal descriptions and the creation of the districts generally.

1. Representations. The Property Owners represent and warrant that the Property Owners are the sole owners of the property included within the Corrected Legal Descriptions, as that term is defined in **EXHIBIT 1**. The Property Owners represent and warrant that there are no registered voters in the area included within the Corrected Legal Descriptions.

Acknowledgement, Consent, and Waiver
Town of Apple Valley, UT

2. Acknowledgement. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the Property Owners have previously petitioned for and consented to the creation of the Districts by the Town and have participated in the meetings and the hearing regarding the creation of the Districts. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the boundaries of the Districts as stated in the original Creation Resolutions reasonably identify the boundaries of the Districts and that the Corrected Legal Descriptions will resolve only technical errors.

3. Waiver. The Property Owners, for themselves, and for their successors in title and assigns, hereby waive:

(a) all rights to contest, protest, or challenge the legality or validity of the creation or establishment of Jepson Canyon Public Infrastructure District No. 1, Jepson Canyon Public Infrastructure District No. 2, or Jepson Canyon Public Infrastructure District No. 3; and

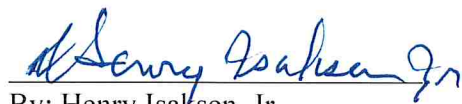
(b) All rights to contest, protest, or challenge the legality or validity of the enactment of a resolution in substantially the form provided in **EXHIBIT 1**.

4. Consent. The Property Owners, for themselves, and for their successors in title, and assigns, hereby consent to the Town of Apple Valley's enactment of a resolution substantially in the form provided in **EXHIBIT 1** to this Acknowledgement, Consent, and Waiver.

5. Reliance. This Acknowledgement, Waiver, and Consent is being provided to the Town of Apple Valley in connection with its consideration and enactment of a resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners hereby acknowledge that the Town of Apple Valley may rely on this Acknowledgement, Consent, and Waiver in the town's consideration and enactment of the resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners further hereby acknowledge that bond and district counsel will rely on the representations, warranties, acknowledgements, consents, and agreements herein contained in issuing opinions related to the issuance of bonds and consequently hereby agree that this Acknowledgement, Consent, and Waiver may not be amended, modified, or changed without the prior written consent of the Town of Apple Valley and such bond and district counsel.

6. Successors and Assigns. This Acknowledgement, Consent, and Waiver shall be binding on the Property Owners and their successors and assigns.

Little Creek Land Company, LLC,
a Utah limited liability company



By: Henry Isaksen, Jr.
Its: Manager

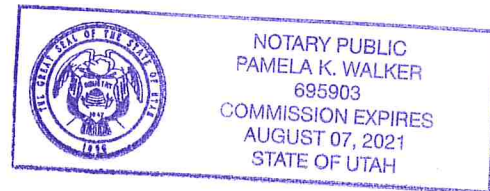
Acknowledgement, Consent, and Waiver
Town of Apple Valley, UT

STATE OF UTAH)
 : ss.
 COUNTY OF WASHINGTON)

On this 29 day of march, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the manager of Little Creek Land Company, LLC, and that this Acknowledgement, Consent, and Waiver was signed on behalf of Little Creek Land Company, LLC by authority of its operating agreement, and that Henry Isaksen, Jr. acknowledged to me that Little Creek Land Company, LLC executed the same.

Pamela K. Walker
 Public Notary

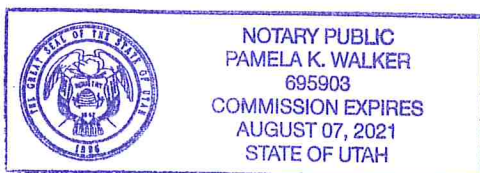
Jepson Canyon Resort Development Co., Inc.,
 a Utah corporation



Henry Isaksen Jr
 By: Henry Isaksen, Jr.
 Its: President

STATE OF UTAH)
 : ss.
 COUNTY OF WASHINGTON)

On this 29 day of march, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the president of Jepson Canyon Resort Development Co., Inc., and that this Acknowledgement, Consent, and Waiver was signed on behalf of Jepson Canyon Resort Development Co., Inc. by authority of its bylaws, and that Henry Isaksen, Jr. acknowledged to me that Jepson Canyon Resort Development Co., Inc. executed the same.



Pamela K. Walker
 Public Notary

Acknowledgement, Consent, and Waiver
 Town of Apple Valley, UT

EXHIBIT 1

RESOLUTION 2021-____

A RESOLUTION OF THE TOWN COUNCIL (THE “COUNCIL”) OF THE TOWN OF APPLE VALLEY, UTAH (THE “TOWN”), AMENDING RESOLUTIONS 2021-002 and 2021-003 TO CORRECT THE LEGAL DESCRIPTIONS STATED THEREIN REGARDING THE BOUNDARIES OF JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AND JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

WHEREAS, on February 17, 2021, the Town enacted Resolution 2021-002 and Resolution 2021-003 (the “**Creation Resolutions**”) to create Jepson Canyon Public Infrastructure District No. 2 and Jepson Canyon Public Infrastructure District No. 3 (the “**Districts**”) pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the “**PID Act**”) and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the “**Act**”); and

WHEREAS, after adopting the Creation Resolutions, the Town was informed that there were minor technical errors in the legal description for the boundaries for the Districts as stated in the Creation Resolutions; and

WHEREAS, the Final Local Entity Plats (the “**Plats**”) that were approved as part of the Creation Resolutions have not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolutions and the Plats, the descriptions reasonably identify the boundaries of the Districts;

WHEREAS, the Plats accurately depicted the boundaries of the Districts, as do the boundary maps that were included with the petition to create the Districts, but the Town wishes to correct the technical errors in the legal descriptions;

WHEREAS, the Town wishes to amend the Creation Resolutions to correct the legal description where provided therein, including as provided in the Plats, so that they use the corrected legal description as specified in **EXHIBIT A** and **EXHIBIT B** to this resolution (the “**Corrected Legal Descriptions**”); and

WHEREAS, the Corrected Legal Descriptions will resolve only technical errors and do not add or remove property from the boundaries that were described in the original Creation Resolutions;

WHEREAS, the Town Council wishes to approve the execution of the amended final local entity plats that are attached hereto as **EXHIBIT C**.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Creation Resolutions (including any exhibit) are hereby amended to replace the legal description for the District boundaries with the Corrected Legal Descriptions.

3. The former Plats are withdrawn and are hereby replaced with the corrected final local entity plats that are provided in **EXHIBIT C** to this Resolution.

4. Other than as specifically provided in this Resolution, all other parts of the Creation Resolutions (including but not limited to the effective date) are not amended or affected by this Resolution.

5. The Council hereby authorizes the Mayor or Mayor Pro Tem to sign the amended final local entity plats that are attached as **EXHIBIT C** to this Resolution and such other documents as may be required to finalize the actions contemplated under the Creation Resolutions or the present Resolution on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

6. The Council hereby authorizes the Mayor or a designee to replace the legal description in the Creation Resolutions with the Corrected Legal Descriptions in the notice of impending boundary action submitted to the Office of the Lieutenant Governor of the State of Utah.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on April 2, 2021.

TOWN OF APPLE VALLEY, UTAH

By: _____
Mayor or Mayor Pro Tem

ATTEST:

By: _____
Town Recorder

EXHIBIT A

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH A DISTANCE OF 2429.03 FEET AND EAST A DISTANCE OF 688.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.28°15'35"E. A DISTANCE OF 367.09 FEET; THENCE S.22°27'27"E. A DISTANCE OF 301.90 FEET; THENCE S.52°49'00"W. A DISTANCE OF 159.31 FEET; THENCE S.49°19'45"W. A DISTANCE OF 463.06 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'46" AND A CHORD THAT BEARS S.29°14'05"W. A DISTANCE OF 116.66 FEET TO A POINT OF CURVATURE OF A 30-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'23" AND A CHORD THAT BEARS S.82°40'47"W. A DISTANCE OF 23.45 FEET; THENCE S.59°40'06"W. A DISTANCE OF 8.52 FEET; THENCE S.89°53'32"W. A DISTANCE OF 414.76 FEET; THENCE S.00°07'36"E. A DISTANCE OF 241.58 FEET; THENCE S.59°40'06"W. A DISTANCE OF 357.33 FEET TO A POINT OF CURVATURE OF A 1000-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S.40°33'58"W. A DISTANCE OF 654.51 FEET; THENCE N.68°32'09"W. A DISTANCE OF 45.00 FEET; THENCE N.54°05'09"W. A DISTANCE OF 512.46 FEET TO A POINT OF CURVATURE OF A 419.23-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°36'09" AND A CHORD THAT BEARS S.01°22'41"E. A DISTANCE OF 77.47 FEET; THENCE S.04°01'28"E. A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'30" AND A CHORD THAT BEARS S.05°35'58"W. A DISTANCE OF 331.46 FEET; THENCE S.21°10'16"W. A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°34'47" AND A CHORD THAT BEARS

N.66°54'35"W. A DISTANCE OF 65.46 FEET; THENCE N.00°07'53"W. A DISTANCE OF 1196.07 FEET; THENCE N.80°04'35"E. A DISTANCE OF 222.12 FEET; THENCE N.70°47'17"E. A DISTANCE OF 152.25 FEET; THENCE N.66°59'42"E. A DISTANCE OF 242.72 FEET; THENCE N.69°35'04"E. A DISTANCE OF 117.02 FEET; THENCE N.67°38'26"E. A DISTANCE OF 124.44 FEET; THENCE N.65°03'10"E. A DISTANCE OF 113.10 FEET; THENCE N.62°22'49"E. A DISTANCE OF 132.23 FEET; THENCE N.59°42'47"E. A DISTANCE OF 112.60 FEET; THENCE N.57°03'52"E. A DISTANCE OF 130.53 FEET; THENCE N.54°06'51"E. A DISTANCE OF 140.27 FEET; THENCE N.51°14'18"E. A DISTANCE OF 123.70 FEET; THENCE N.48°13'23"E. A DISTANCE OF 153.06 FEET; THENCE N.45°17'12"E. A DISTANCE OF 116.47 FEET; THENCE N.42°24'03"E. A DISTANCE OF 148.43 FEET; THENCE N.39°23'57"E. A DISTANCE OF 127.10 FEET; THENCE N.37°57'24"E. A DISTANCE OF 5.31 FEET; THENCE N.75°12'54"E. A DISTANCE OF 191.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,864,487 SQ.FT. OR 42.80 ACRES.

EXHIBIT B

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.89°49'50"W. A DISTANCE OF 1350.41 FEET; THENCE N.00°04'34"E. A DISTANCE OF 990.77 FEET; THENCE S.89°55'26"E. A DISTANCE OF 570.86 FEET TO A POINT OF CURVATURE OF A 1555.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'29" AND A CHORD THAT BEARS N.05°47'46"E. A DISTANCE OF 297.85 FEET; THENCE N.89°55'02"E. A DISTANCE OF 744.46 FEET; THENCE S.89°58'11"E. A DISTANCE OF 887.33 FEET; THENCE S.54°26'16"E. A DISTANCE OF 584.45 FEET; THENCE S.30°25'00"W. A DISTANCE OF 182.63 FEET TO A POINT OF CURVATURE OF A 61.66-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°42'37" AND A CHORD THAT BEARS S.79°58'55"W. A DISTANCE OF 87.73 FEET; THENCE N.50°17'37"W. A DISTANCE OF 39.64 FEET; THENCE S.38°47'54"W. A DISTANCE OF 83.65 FEET; THENCE S.50°18'30"E. A DISTANCE OF 20.73 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS S.05°52'23"E. A DISTANCE OF 133.72 FEET; THENCE S.38°33'44"W. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.30°22'01"W. A DISTANCE OF 19.24 FEET; THENCE S.22°10'18"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.29°21'29"W. A DISTANCE OF 8.26 FEET; THENCE S.38°33'44"W. A DISTANCE OF 53.00 FEET; THENCE N.58°10'40"W. A DISTANCE OF 385.06 FEET; THENCE S.04°00'43"W. A

DISTANCE OF 14.94 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $26^{\circ}00'07''$ AND A CHORD THAT BEARS $S.17^{\circ}00'37''W.$ A DISTANCE OF 56.24 FEET; THENCE $S.30^{\circ}07'30''W.$ A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $26^{\circ}16'27''$ AND A CHORD THAT BEARS $S.16^{\circ}59'17''W.$ A DISTANCE OF 90.91 FEET; THENCE $S.03^{\circ}51'04''W.$ A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $25^{\circ}45'33''$ AND A CHORD THAT BEARS $S.16^{\circ}43'50''W.$ A DISTANCE OF 66.87 FEET; THENCE $S.29^{\circ}36'37''W.$ A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $43^{\circ}43'15''$ AND A CHORD THAT BEARS $S.07^{\circ}44'59''W.$ A DISTANCE OF 37.23 FEET; THENCE $S.13^{\circ}17'02''E.$ A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $59^{\circ}48'20''$ AND A CHORD THAT BEARS $S.16^{\circ}36'34''W.$ A DISTANCE OF 119.65 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $66^{\circ}21'24''$ AND A CHORD THAT BEARS $S.13^{\circ}20'01''W.$ A DISTANCE OF 60.20 FEET; THENCE $S.19^{\circ}50'41''E.$ A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $40^{\circ}36'52''$ AND A CHORD THAT BEARS $S.00^{\circ}27'45''W.$ A DISTANCE OF 55.53 FEET; THENCE $S.20^{\circ}46'11''W.$ A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $50^{\circ}56'43''$ AND A CHORD THAT BEARS $S.46^{\circ}14'32''W.$ A DISTANCE OF 86.02 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $76^{\circ}29'49''$ AND A CHORD THAT BEARS $S.33^{\circ}28'00''W.$ A DISTANCE OF 61.91 FEET; THENCE $S.04^{\circ}46'55''E.$ A DISTANCE OF 15.05 FEET; THENCE $N.85^{\circ}46'30''E.$ A DISTANCE OF 0.47 FEET; THENCE $S.04^{\circ}32'44''E.$ A DISTANCE OF 47.50 FEET; THENCE $S.85^{\circ}41'49''W.$ A DISTANCE OF 62.28 FEET;

TO A POINT OF CURVATURE OF A 117.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $28^{\circ}37'50''$ AND A CHORD THAT BEARS $N.79^{\circ}59'17''W.$ A DISTANCE OF 57.86 FEET TO A POINT OF CURVATURE OF A 1200.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $03^{\circ}48'22''$ AND A CHORD THAT BEARS $N.67^{\circ}34'32''W.$ A DISTANCE OF 79.70 FEET; THENCE $S.02^{\circ}07'27''E.$ A DISTANCE OF 115.89 FEET; THENCE $S.07^{\circ}42'09''E.$ A DISTANCE OF 156.46 FEET; THENCE $S.46^{\circ}58'47''W.$ A DISTANCE OF 202.69 FEET; THENCE $S.35^{\circ}11'51''W.$ A DISTANCE OF 179.48 FEET; THENCE $S.26^{\circ}04'28''W.$ A DISTANCE OF 52.70 FEET; THENCE $S.38^{\circ}41'00''W.$ A DISTANCE OF 130.79 FEET; THENCE $S.32^{\circ}45'26''W.$ A DISTANCE OF 235.34 FEET; THENCE $S.70^{\circ}01'56''W.$ A DISTANCE OF 110.39 FEET; THENCE $S.28^{\circ}22'37''W.$ A DISTANCE OF 211.44 FEET; THENCE $S.26^{\circ}35'03''W.$ A DISTANCE OF 252.82 FEET; THENCE $S.03^{\circ}25'10''E.$ A DISTANCE OF 237.11 FEET; THENCE $S.00^{\circ}50'24''W.$ A DISTANCE OF 406.14 FEET; THENCE $S.44^{\circ}29'19''W.$ A DISTANCE OF 118.83 FEET; THENCE $S.14^{\circ}25'41''W.$ A DISTANCE OF 270.17 FEET; THENCE $S.06^{\circ}13'15''W.$ A DISTANCE OF 126.05 FEET; THENCE $S.08^{\circ}43'37''E.$ A DISTANCE OF 204.60 FEET; THENCE $S.05^{\circ}48'36''E.$ A DISTANCE OF 90.25 FEET; THENCE $S.71^{\circ}06'23''E.$ A DISTANCE OF 198.47 FEET; THENCE $S.42^{\circ}47'04''W.$ A DISTANCE OF 108.69 FEET; THENCE $S.20^{\circ}06'39''W.$ A DISTANCE OF 53.85 FEET; THENCE $S.31^{\circ}08'38''W.$ A DISTANCE OF 76.38 FEET; THENCE $S.24^{\circ}44'44''W.$ A DISTANCE OF 103.22 FEET; THENCE $S.55^{\circ}35'00''W.$ A DISTANCE OF 104.75 FEET; THENCE $S.61^{\circ}16'50''W.$ A DISTANCE OF 43.64 FEET; THENCE $S.85^{\circ}08'22''W.$ A DISTANCE OF 58.23 FEET; THENCE $S.83^{\circ}00'16''W.$ A DISTANCE OF 93.12 FEET; THENCE $S.89^{\circ}47'08''W.$ A DISTANCE OF 134.84 FEET; THENCE $S.82^{\circ}05'58''W.$ A DISTANCE OF 103.48 FEET; THENCE $S.76^{\circ}20'23''W.$ A DISTANCE OF 71.36 FEET; THENCE $N.18^{\circ}19'43''E.$ A DISTANCE OF 3664.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,848,380 SQ.FT. OR 88.35 ACRES.

EXHIBIT C

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 2
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M

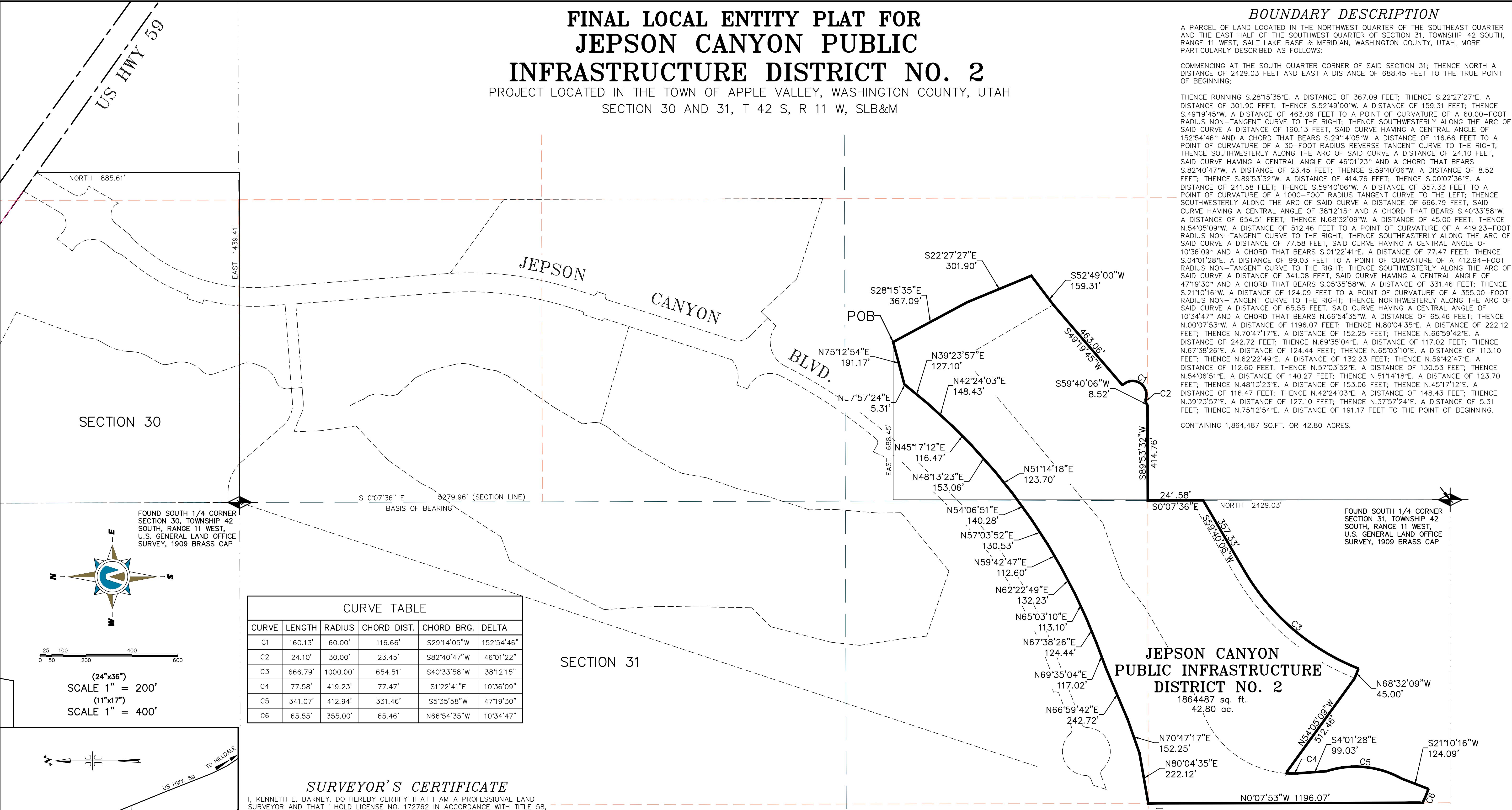
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH A DISTANCE OF 2429.03 FEET AND EAST A DISTANCE OF 688.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.28°15'35"E. A DISTANCE OF 367.09 FEET; THENCE S.22°27'27"E. A DISTANCE OF 301.90 FEET; THENCE S.52°49'00"W. A DISTANCE OF 159.31 FEET; THENCE S.49°19'45"W. A DISTANCE OF 463.06 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'46" AND A CHORD THAT BEARS S.29°14'05"W. A DISTANCE OF 116.66 FEET TO A POINT OF CURVATURE OF A 30-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'23" AND A CHORD THAT BEARS S.82°40'47"W. A DISTANCE OF 23.45 FEET; THENCE S.59°40'06"W. A DISTANCE OF 8.52 FEET; THENCE S.89°53'32"W. A DISTANCE OF 414.76 FEET; THENCE S.00°07'36"E. A DISTANCE OF 241.58 FEET; THENCE S.59°40'06"W. A DISTANCE OF 357.33 FEET TO A POINT OF CURVATURE OF A 1000-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S.40°33'58"W. A DISTANCE OF 654.51 FEET; THENCE N.68°32'09"W. A DISTANCE OF 45.00 FEET; THENCE N.54°05'09"W. A DISTANCE OF 512.46 FEET TO A POINT OF CURVATURE OF A 419.23-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°36'09" AND A CHORD THAT BEARS S.01°22'41"E. A DISTANCE OF 77.47 FEET; THENCE S.04°01'28"E. A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'30" AND A CHORD THAT BEARS S.05°35'58"W. A DISTANCE OF 331.46 FEET; THENCE S.21°10'16"W. A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°34'47" AND A CHORD THAT BEARS N.66°54'35"W. A DISTANCE OF 65.46 FEET; THENCE N.00°07'53"W. A DISTANCE OF 1196.07 FEET; THENCE N.80°04'35"E. A DISTANCE OF 222.12 FEET; THENCE N.70°47'17"E. A DISTANCE OF 152.25 FEET; THENCE N.66°59'42"E. A DISTANCE OF 242.72 FEET; THENCE N.69°35'04"E. A DISTANCE OF 117.02 FEET; THENCE N.67°38'26"E. A DISTANCE OF 124.44 FEET; THENCE N.65°03'10"E. A DISTANCE OF 113.10 FEET; THENCE N.62°22'49"E. A DISTANCE OF 132.23 FEET; THENCE N.59°42'47"E. A DISTANCE OF 112.60 FEET; THENCE N.57°03'52"E. A DISTANCE OF 130.53 FEET; THENCE N.54°06'51"E. A DISTANCE OF 140.27 FEET; THENCE N.51°14'18"E. A DISTANCE OF 123.70 FEET; THENCE N.48°13'23"E. A DISTANCE OF 153.06 FEET; THENCE N.45°17'12"E. A DISTANCE OF 116.47 FEET; THENCE N.42°24'03"E. A DISTANCE OF 148.43 FEET; THENCE N.39°23'57"E. A DISTANCE OF 127.10 FEET; THENCE N.37°57'24"E. A DISTANCE OF 5.31 FEET; THENCE N.75°12'54"E. A DISTANCE OF 191.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,864,487 SQ.FT. OR 42.80 ACRES.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	160.13'	60.00'	116.66'	S29°14'05"W	152°54'46"
C2	24.10'	30.00'	23.45'	S82°40'47"W	46°01'22"
C3	666.79'	1000.00'	654.51'	S40°33'58"W	38°12'15"
C4	77.58'	419.23'	77.47'	S1°22'41"E	10°36'09"
C5	341.07'	412.94'	331.46'	S5°35'58"W	47°19'30"
C6	65.55'	355.00'	65.46'	N66°54'35"W	10°34'47"

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17 OF THE UTAH CODE, AND HEREBY CERTIFY THAT ALL THE MEASUREMENTS AND AND DESCRIPTIONS ARE CORRECT. I FURTHER CERTIFY THAT HAVE MADE A SURVEY OF THE LOCAL ENTITY TO BE HEREINAFTER KNOW AS JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

KENNETH E. BARNEY, P.L.S.

DATE:

Northern
ENGINEERING-INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ AS A
FINAL LOCAL ENTITY PLAT FOR JEPSON CANYON
INFRASTRUCTURE DISTRICT NO. 2.

MAYOR
TOWN OF APPLE VALLEY, UTAH

ATTEST:
RECORDER

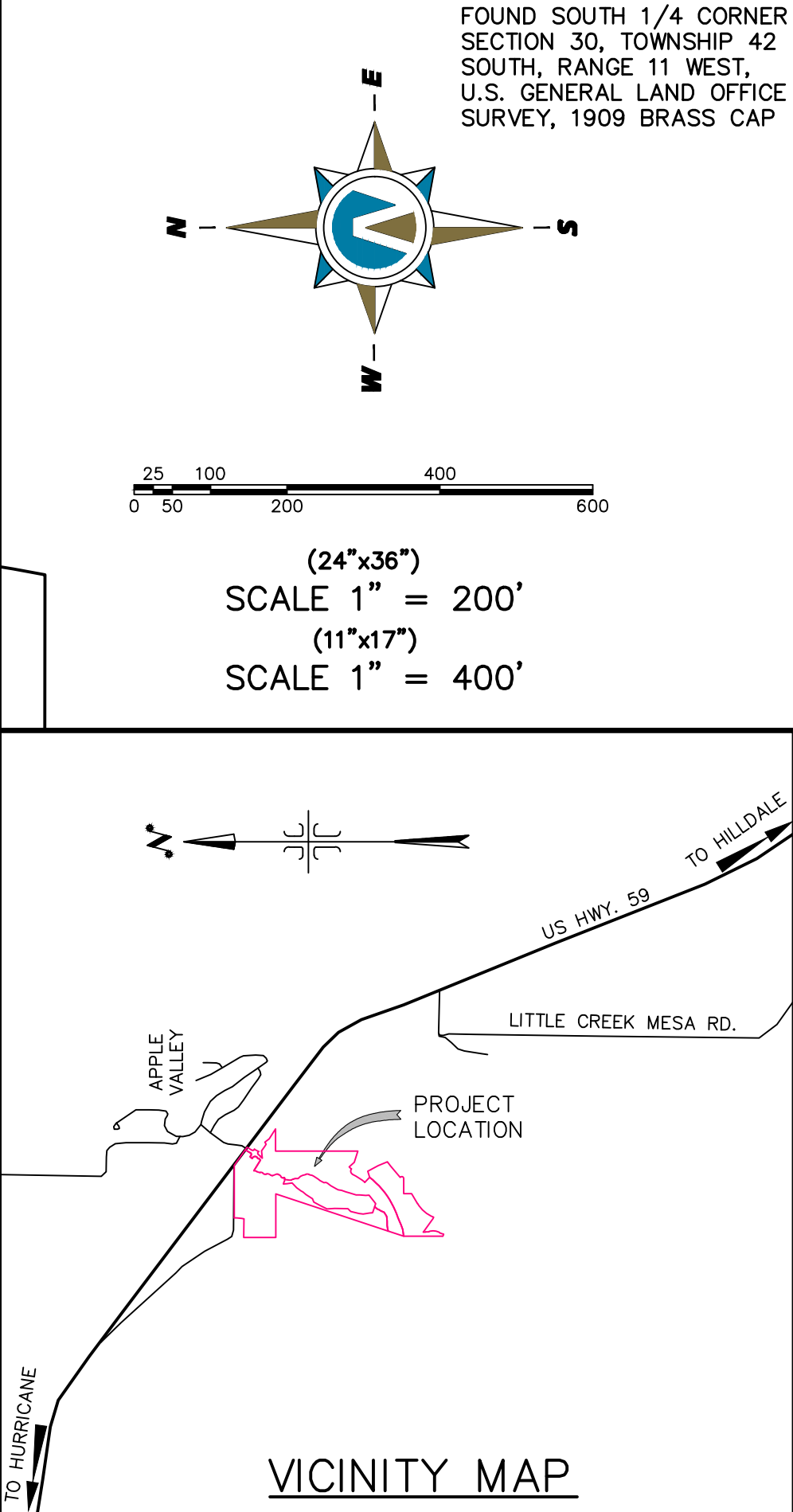
COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.

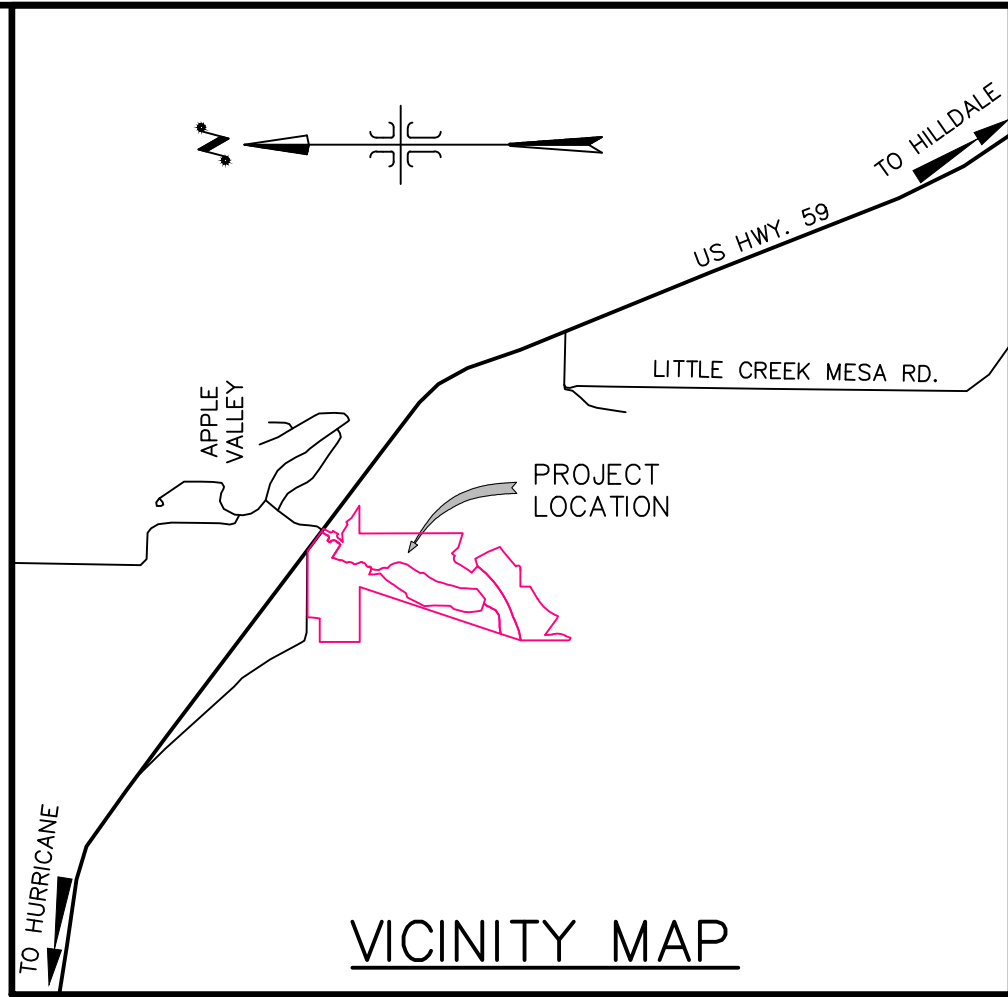
COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 3
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M



SURVEYOR'S CERTIFICATE

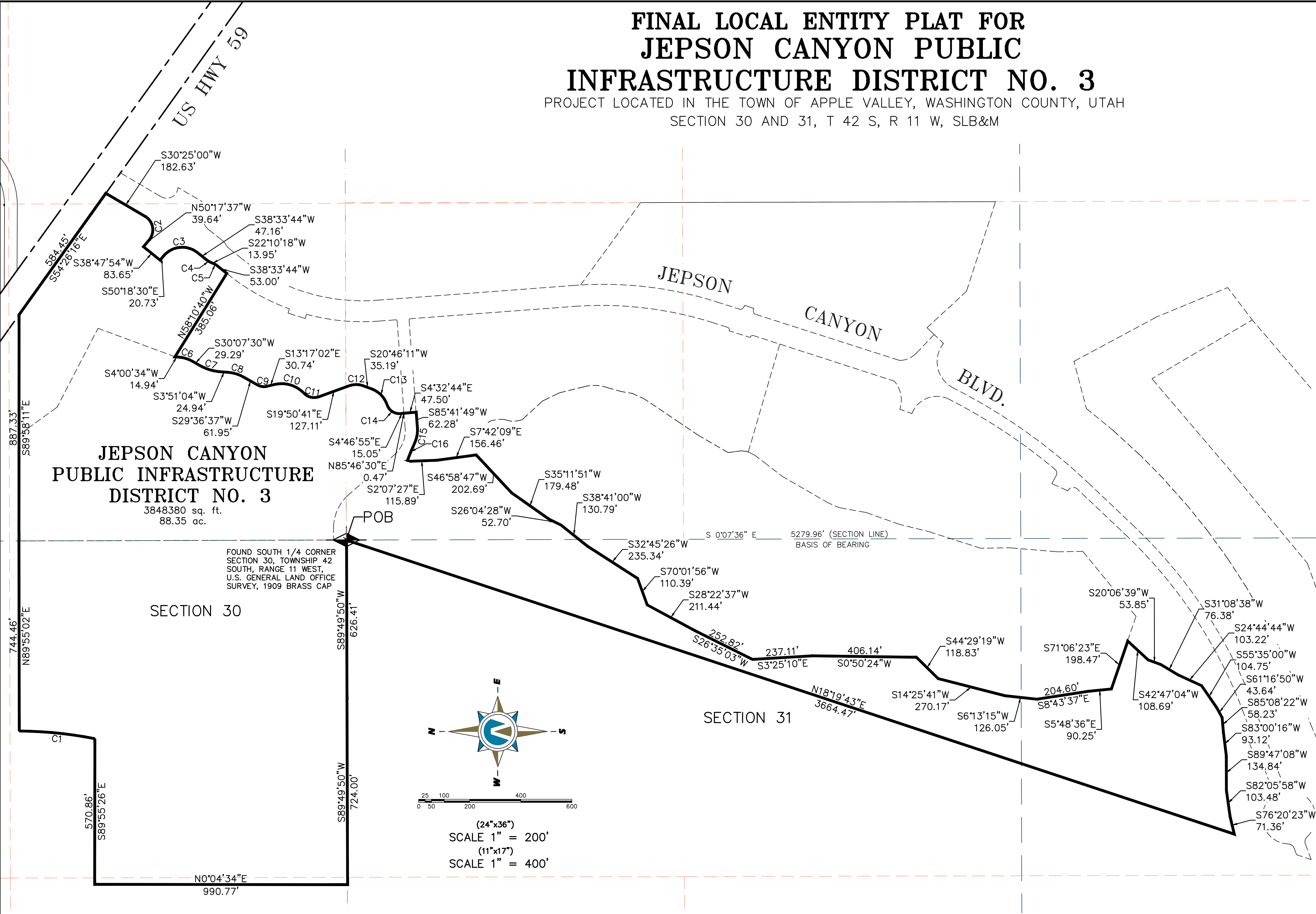
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17 OF THE UTAH CODE, AND HEREBY CERTIFY THAT ALL THE MEASUREMENTS AND AND DESCRIPTIONS ARE CORRECT. I FURTHER CERTIFY THAT HAVE MADE A SURVEY OF THE LOCAL ENTITY TO BE HEREINAFTER KNOWN AS JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

KENNETH E. BARNEY, P.L.S.

DATE:

BOUNDARY DESCRIPTION
SEE SHEET 2 OF 2

FOUND SOUTH 1/4 CORNER
SECTION 31, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP



SEE SHEET 1 OF 2



DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL	COUNTY SURVEYOR APPROVAL	RECORDED NUMBER
APPROVED THIS _____ DAY OF _____, 20____ AS A FINAL LOCAL ENTITY PLAT FOR JEPSON CANYON INFRASTRUCTURE DISTRICT NO. 3.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.	
MAYOR TOWN OF APPLE VALLEY, UTAH	COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER
ATTEST: RECORDER		

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 3
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.89°49'50"W. A DISTANCE OF 1350.41 FEET; THENCE N.0°04'34"E. A DISTANCE OF 990.77 FEET; THENCE S.89°55'26"E. A DISTANCE OF 570.86 FEET TO A POINT OF CURVATURE OF A 1555.00--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'29" AND A CHORD THAT BEARS N.05°47'46"E. A DISTANCE OF 297.85 FEET; THENCE N.89°55'02"E. A DISTANCE OF 744.46 FEET; THENCE S.89°58'11"E. A DISTANCE OF 887.33 FEET; THENCE S.54°26'16"E. A DISTANCE OF 584.45 FEET; THENCE S.30°25'00"W. A DISTANCE OF 182.63 FEET TO A POINT OF CURVATURE OF A 61.66--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°42'37" AND A CHORD THAT BEARS S.79°58'55"W. A DISTANCE OF 87.73 FEET; THENCE N.50°17'37"W. A DISTANCE OF 39.64 FEET; THENCE S.38°47'54"W. A DISTANCE OF 83.65 FEET; THENCE S.50°18'30"E. A DISTANCE OF 20.73 FEET TO A POINT OF CURVATURE OF A 95.50--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS S.05°52'23"E. A DISTANCE OF 133.72 FEET; THENCE S.38°33'44"W. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 67.50--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.30°22'01"W. A DISTANCE OF 19.24 FEET; THENCE S.22°10'18"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 28.96--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.29°21'29"W. A DISTANCE OF 8.26 FEET; THENCE S.38°33'44"W. A DISTANCE OF 53.00 FEET; THENCE N.58°10'40"W. A DISTANCE OF 385.06 FEET; THENCE S.04°00'43"W. A DISTANCE OF 14.94 FEET TO A POINT OF CURVATURE OF A 125.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS S.17°00'37"W. A DISTANCE OF 56.24 FEET; THENCE S.30°07'30"W. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 200.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS S.16°59'17"W. A DISTANCE OF 90.91 FEET; THENCE S.03°51'04"W. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 150.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS S.16°43'50"W. A DISTANCE OF 66.87 FEET; THENCE S.29°36'37"W. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 50.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS S.07°44'59"W. A DISTANCE OF 37.23 FEET; THENCE S.13°17'02"E. A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 120.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS S.16°36'34"W. A DISTANCE OF 119.65 FEET TO A POINT OF CURVATURE OF A 55.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS S.13°20'01"W. A DISTANCE OF 60.20 FEET; THENCE S.19°50'41"E. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 80.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS S.00°27'45"W. A DISTANCE OF 55.53 FEET; THENCE S.20°46'11"W. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 100.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS S.46°14'32"W. A DISTANCE OF 86.02 FEET TO A POINT OF CURVATURE OF A 50.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS S.33°28'00"W. A DISTANCE OF 61.91 FEET; THENCE S.04°46'55"E. A DISTANCE OF 15.05 FEET; THENCE N.85°46'30"E. A DISTANCE OF 0.47 FEET; THENCE S.04°32'44"E. A DISTANCE OF 47.50 FEET; THENCE S.85°41'49"W. A DISTANCE OF 62.28 FEET;

TO A POINT OF CURVATURE OF A 117.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°37'50" AND A CHORD THAT BEARS N.79°59'17"W. A DISTANCE OF 57.86 FEET TO A POINT OF CURVATURE OF A 1200.00--FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°48'22" AND A CHORD THAT BEARS N.67°34'32"W. A DISTANCE OF 79.70 FEET; THENCE S.02°07'27"E. A DISTANCE OF 115.89 FEET; THENCE S.07°42'09"E. A DISTANCE OF 156.46 FEET; THENCE S.46°58'47"W. A DISTANCE OF 202.69 FEET; THENCE S.35°11'51"W. A DISTANCE OF 179.48 FEET; THENCE S.26°04'28"W. A DISTANCE OF 52.70 FEET; THENCE S.38°41'00"W. A DISTANCE OF 130.79 FEET; THENCE S.32°45'26"W. A DISTANCE OF 235.34 FEET; THENCE S.70°01'56"W. A DISTANCE OF 110.39 FEET; THENCE S.28°22'37"W. A DISTANCE OF 211.44 FEET; THENCE S.26°35'03"W. A DISTANCE OF 252.82 FEET; THENCE S.03°25'10"E. A DISTANCE OF 237.11 FEET; THENCE S.00°50'24"W. A DISTANCE OF 406.14 FEET; THENCE S.44°29'19"W. A DISTANCE OF 118.83 FEET; THENCE S.14°25'41"W. A DISTANCE OF 270.17 FEET; THENCE S.06°13'15"W. A DISTANCE OF 126.05 FEET; THENCE S.08°43'37"E. A DISTANCE OF 204.60 FEET; THENCE S.05°48'36"E. A DISTANCE OF 90.25 FEET; THENCE S.71°06'23"E. A DISTANCE OF 198.47 FEET; THENCE S.42°47'04"W. A DISTANCE OF 108.69 FEET; THENCE S.20°06'39"W. A DISTANCE OF 53.85 FEET; THENCE S.31°08'38"W. A DISTANCE OF 76.38 FEET; THENCE S.24°44'44"W. A DISTANCE OF 103.22 FEET; THENCE S.55°35'00"W. A DISTANCE OF 104.75 FEET; THENCE S.61°16'50"W. A DISTANCE OF 43.64 FEET; THENCE S.85°08'22"W. A DISTANCE OF 58.23 FEET; THENCE S.83°00'16"W. A DISTANCE OF 93.12 FEET; THENCE S.89°47'08"W. A DISTANCE OF 134.84 FEET; THENCE S.82°05'58"W. A DISTANCE OF 103.48 FEET; THENCE S.76°20'23"W. A DISTANCE OF 71.36 FEET; THENCE N.18°19'43"E. A DISTANCE OF 3664.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,848,380 SQ.FT. OR 88.35 ACRES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.31'	1555.00'	297.85'	N5°47'46"E	10°59'29"
C2	97.61'	61.66'	87.73'	S79°58'55"W	90°42'37"
C3	148.13'	95.50'	133.72'	S5°52'23"E	88°52'14"
C4	19.31'	67.50'	19.24'	S30°22'01"W	16°23'25"
C5	8.29'	28.96'	8.26'	S29°21'29"W	16°23'25"
C6	56.73'	125.00'	56.24'	S17°00'37"W	26°00'07"
C7	91.71'	200.00'	90.91'	S16°59'17"W	26°16'27"
C8	67.44'	150.00'	66.87'	S16°43'50"W	25°45'33"
C9	38.15'	50.00'	37.23'	S7°44'59"W	43°43'15"
C10	125.26'	120.00'	119.65'	S16°36'34"W	59°48'20"
C11	63.70'	55.00'	60.20'	S13°20'01"W	66°21'24"
C12	56.71'	80.00'	55.53'	S0°27'45"W	40°36'52"
C13	88.92'	100.00'	86.02'	S46°14'32"W	50°56'43"
C14	66.76'	50.00'	61.91'	S33°28'00"W	76°29'49"
C15	58.46'	117.00'	57.86'	N79°59'17"W	28°37'50"
C16	79.71'	1200.00'	79.70'	N67°34'32"W	3°48'22"

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

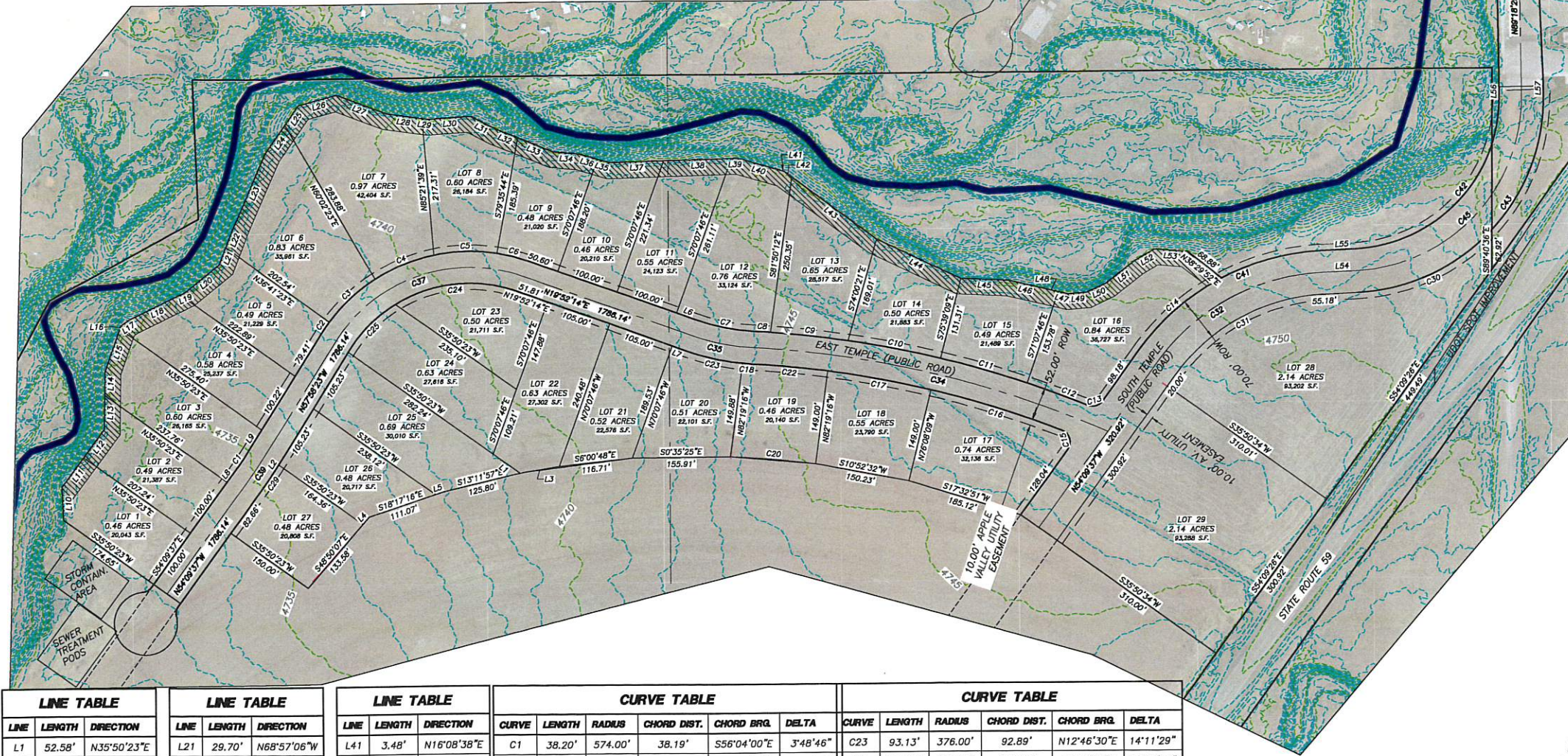
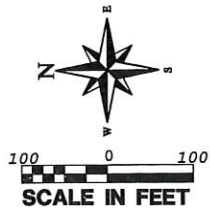
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- RECORD BEARING OR DISTANCE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED UTILITY EASEMENT



LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE						
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
L1	52.58'	N35°50'23"E	L21	29.70'	N68°57'06"W	L41	3.48'	N16°08'38"E	C1	38.20'	574.00'	38.19'	S56°04'00"E	3°48'46"	C23	93.13'	376.00'	92.89'	N12°46'30"E	14°11'29"
L2	8.73'	N57°58'23"W	L22	32.45'	N68°57'06"W	L42	15.12'	N36°41'19"E	C2	22.46'	276.00'	22.46'	S55°38'30"E	4°39'46"	C24	199.60'	224.00'	193.07'	N5°39'26"W	51°03'21"
L3	62.70'	S9°50'44"E	L23	128.63'	N66°26'09"W	L43	166.61'	N36°41'19"E	C3	100.97'	276.00'	100.40'	S42°49'49"E	20°57'36"	C25	107.41'	224.00'	106.38'	N44°54'47"W	27°28'25"
L4	15.09'	S47°47'30"E	L24	54.76'	N55°16'07"W	L44	147.34'	N26°02'36"E	C4	100.97'	276.00'	100.44'	S21°52'00"E	20°58'02"	C29	41.66'	626.00'	41.65'	N56°04'00"W	3°48'46"
L5	12.34'	S18°17'16"E	L25	37.55'	N55°16'07"W	L45	75.62'	N2°39'06"E	C5	100.82'	276.00'	100.26'	S0°55'05"E	20°55'47"	C30	239.79'	310.00'	233.85'	N24°58'30"W	44°19'08"
L6	33.45'	S19°52'14"W	L26	62.44'	N14°50'35"W	L46	58.07'	N13°11'21"E	C6	49.73'	276.00'	49.66'	S14°42'32"W	10°19'25"	C31	277.77'	310.00'	268.57'	N28°29'27"W	51°20'21"
L7	22.24'	N19°52'14"E	L27	85.21'	N21°07'50"E	L47	16.35'	N13°42'45"E	C7	92.51'	324.00'	92.20'	S11°41'26"W	16°21'37"	C32	309.30'	339.77'	298.73'	N28°30'23"W	52°09'24"
L8	19.68'	S54°09'37"E	L28	56.75'	N8°11'18"E	L48	22.24'	N13°42'45"E	C8	27.02'	1641.76'	27.02'	S3°58'55"W	0°56'35"	C34	581.01'	1615.76'	577.89'	N13°48'43"E	20°36'11"
L9	42.24'	S57°58'23"E	L29	9.92'	N8°11'18"E	L49	29.38'	N4°22'04"W	C9	123.43'	1641.76'	123.40'	S6°36'26"W	4°18'27"	C35	99.94'	350.00'	99.60'	N11°41'26"E	16°21'37"
L10	52.98'	S87°52'52"W	L30	67.01'	N3°06'32"W	L50	33.89'	N25°16'55"W	C10	149.39'	1641.76'	149.34'	S11°22'04"W	5°12'49"	C37	339.66'	250.00'	314.13'	N19°03'04"W	77°50'38"
L11	58.22'	N54°09'37"W	L31	45.90'	N27°23'10"E	L51	57.12'	N38°06'03"W	C11	142.36'	1641.76'	142.31'	S16°27'31"W	4°58'05"	C39	39.93'	600.00'	39.92'	N56°04'00"W	3°48'46"
L12	55.58'	N53°51'38"W	L32	36.51'	N22°07'46"E	L52	36.82'	N30°31'43"W	C12	101.96'	1641.76'	101.95'	S20°43'18"W	3°33'30"	C41	340.49'	380.00'	329.22'	N28°29'27"W	51°20'21"
L13	54.07'	N88°54'40"W	L33	60.65'	N22°07'46"E	L53	53.43'	N4°52'06"E	C13	26.76'	20.00'	24.81'	S15°49'47"E	76°39'41"	C42	368.19'	239.70'	333.05'	S46°45'24"E	88°00'31"
L14	37.98'	N88°54'40"W	L34	41.61'	N5°19'22"E	L54	55.37'	S2°49'16"E	C14	176.91'	380.00'	175.32'	S40°49'24"E	26°40'28"	C43	475.49'	310.00'	430.23'	S46°45'24"E	87°52'54"
L15	71.66'	N70°25'15"W	L35	19.62'	N16°30'34"E	L55	55.18'	S2°49'16"E	C15	36.35'	20.00'	31.55'	N73°46'17"E	104°08'10"						
L16	5.30'	N70°25'15"W	L36	29.73'	N16°30'34"E	L56	12.61'	N89°18'29"E	C16	217.51'	1589.76'	217.35'	N17°47'02"E	7°50'22"						
L17	16.38'	N36°21'54"W	L37	86.54'	N1°49'11"W	L57	12.61'	N89°18'29"E	C17	166.39'	1589.76'	166.31'	N10°51'57"E	5°59'48"						
L18	89.90'	N26°04'43"W	L38	107.62'	N1°49'11"W				C18	14.23'	376.00'	14.23'	N4°35'41"E	2°10'08"						
L19	9.93'	N26°04'43"W	L39	10.86'	N1°49'11"W				C20	135.18'	1440.76'	135.13'	S5°11'57"W	5°22'32"						
L20	69.43'	N36°37'29"W	L40	72.01'	N16°08'38"E				C22	198.89'	1589.76'	198.86'	N5°41'26"E	4°21'26"						

GEOLOGICAL HAZARDS

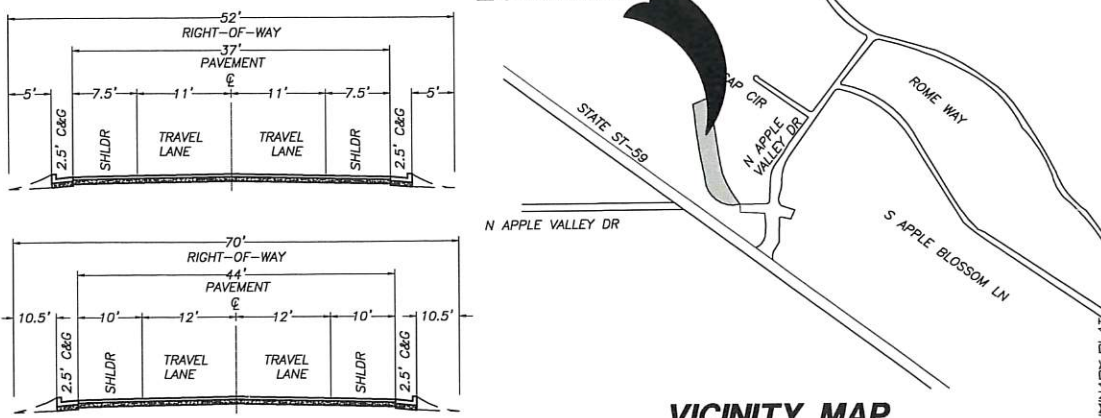
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE 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.

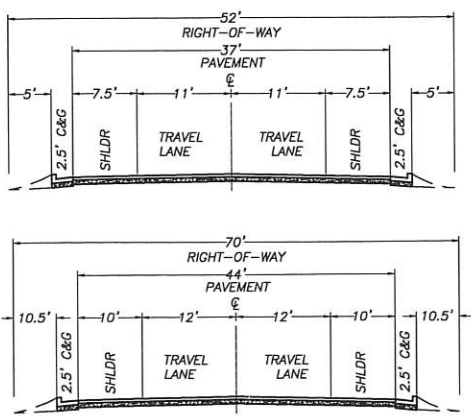
LEGAL DESCRIPTION

BEGINNING AT A POINT HAVING COORDINATES OF N63059.74; E48763.90; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 69.93 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 26.02 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 208.35 FEET TO A POINT; THENCE WITH A BEARING OF N 10°48'48" E A DISTANCE OF 194.14 FEET TO A POINT; THENCE WITH A BEARING OF N 09°17'58" W A DISTANCE OF 101.54 FEET TO A POINT; THENCE WITH A BEARING OF S 79°07'18" W A DISTANCE OF 48.27 FEET TO A POINT; THENCE WITH A BEARING OF N 45°32'43" W A DISTANCE OF 140.47 FEET TO A POINT; THENCE WITH A BEARING OF N 58°54'31" W A DISTANCE OF 123.48 FEET TO A POINT; THENCE WITH A BEARING OF N 31°40'41" W A DISTANCE OF 128.45 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 30.59 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 4.56 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 101.18 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 2.54 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 103.72 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 217.40 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 23°38'30" E AND A CHORD DISTANCE OF 125.80, HAVING A CENTRAL ANGLE OF 05°00'16" AND AN ARC LENGTH OF 209.57, HAVING A CENTRAL ANGLE OF 08°20'29" WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 11°49'57" E AND A CHORD DISTANCE OF 132.42, HAVING A CENTRAL ANGLE OF 05°16'05" AND AN ARC LENGTH OF 132.47 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 08°04'59" E AND A CHORD DISTANCE OF 56.09, HAVING A CENTRAL ANGLE OF 02°13'50" AND AN ARC LENGTH OF 56.09 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 04°38'48" E AND A CHORD DISTANCE OF 116.71, HAVING A CENTRAL ANGLE OF 04°38'33" AND AN ARC LENGTH OF 116.74 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 00°46'35" W AND A CHORD DISTANCE OF 155.91, HAVING A CENTRAL ANGLE OF 05°12'12" AND AN ARC LENGTH OF 155.99 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 06°33'57" W AND A CHORD DISTANCE OF 135.13, HAVING A CENTRAL ANGLE OF 05°22'12" AND AN ARC LENGTH OF 135.18 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 12°14'32" W AND A CHORD DISTANCE OF 150.32, HAVING A CENTRAL ANGLE OF 05°26'38" AND AN ARC LENGTH OF 150.32 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 16°51'10" W AND A CHORD DISTANCE OF 182.03, HAVING A CENTRAL ANGLE OF 07°14'37" AND AN ARC LENGTH OF 182.15 TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 52°47'37" E A DISTANCE OF 321.71 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 317.00 FEET, HAVING A CHORD BEARING OF S 27°07'27" E AND A CHORD DISTANCE OF 274.64, HAVING A CENTRAL ANGLE OF 51°20'21" AND AN ARC LENGTH OF 284.04 TO A POINT; THENCE WITH A BEARING OF N 88°32'44" E A DISTANCE OF 33.00 FEET TO A POINT; THENCE WITH A BEARING OF N 22°43'16" E A DISTANCE OF 68.17 FEET TO A POINT; THENCE WITH A BEARING OF N 02°43'42" E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 128.93 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 120.94 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.65 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 111.24 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING; CONTAINING 1,037,802 SQUARE FEET OR 23.82 ACRES.

PROJECT LOCATION



ROAD TYPICAL SECTIONS



VICINITY MAP

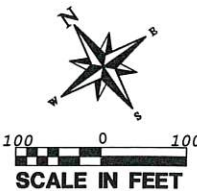
N.T.S.

PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

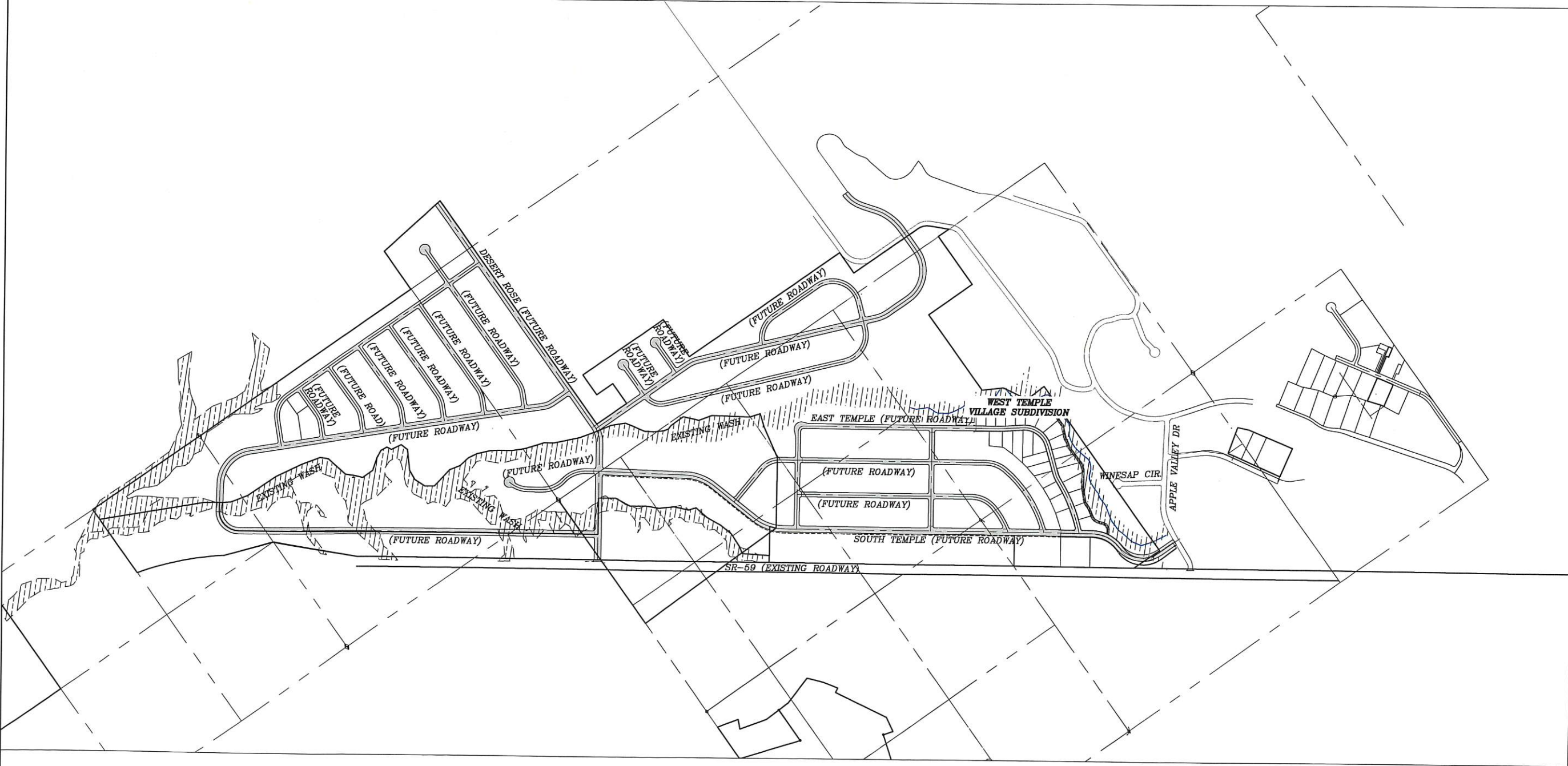
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 3/4/2021
SCALE: 1"=100'
JOB NO.
216-013
SHEET NO.
1 OF 2

**PRELIMINARY PLAT FOR:
FUTURE PLANNED ROADS WEST TEMPLE VILLAGE**
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



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



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-0387



PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 2/17/2021
SCALE: 1" = 100'
JOB NO.
216-013
SHEET NO.
2 OF 2

Fwd: Floodplain Concerns - West Temple Village - Preliminary Plat

2 messages

Travis Holm <holmbrand@gmail.com> Thu, Apr 1, 2021 at 9:24 AM
To: tpledger@applevalleyut.gov

----- Forwarded message -----
From: **Jared Bates** <jaredb@racivil.com>
Date: Thu, Apr 1, 2021, 8:43 AM
Subject: Floodplain Concerns - West Temple Village - Preliminary Plat
To: holmbrand@gmail.com <holmbrand@gmail.com>
Cc: karl@pv-eng.com <karl@pv-eng.com>

Travis,

Based on our preliminary analysis, the lots within the proposed West Temple Subdivision as designed should be above the Gould Wash 100 Year water surface elevations. Currently, portions of this development are within FEMA Zone A (approximate delineation). Upon completion of a detailed study and hydraulic analysis, lots within the development should be removed completely from Special Flood Hazard Area (100 year floodplain). Please contact me if you have any additional questions.

Thanks,

Jared Bates, P.E., CFM



P (435) 673-8586
F (435) 673-8397
C (435) 680-3932
jaredb@racivil.com



Town of Apple Valley
Special Event Requirements
1777 N. Meadowlark Drive, Apple Valley, Utah 84737
Phone: (435) 877-1190 Fax: (435) 877-1192
www.applevalleyut.gov

Item 6.

Special Requirements for Zion Ultra 100:

1. The road of Main Street between the area of Highway 59 and the race staging area must be watered down by a water truck throughout the duration of the event to eliminate any dust clouds.
2. All public bathroom facilities must be serviced a minimum of one time during the duration of the race.
3. All staging set up, booths, and bathroom facilities must be removed no later than 72 hours after the event. A fee of \$500 per day will apply each day staging set up, booths, or bathroom facilities are left on the premises.