



SPECIAL PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Tuesday, August 27, 2024 at 6:00 PM

HEARING NOTICE

Public Notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold Public Hearings on **Tuesday, August 27, 2024 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

1. Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Change to RE-1."
2. Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is "Change to RE-1 and C-2."
3. Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313, AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."
4. Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice 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 15th day of August, 2024.

Dated this 15th day of August, 2024

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.



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

See Fee Schedule Page 2

Item 1.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Jepson Canyon Resort Development Company INC		Phone:	
Address: PO BOX 126		Email:	
City: ST GEORGE		State: UTAH	Zip: 84771
Agent: (If Applicable)		Phone:	
Address/Location of Property: South of 59 Across from Chevron		Parcel ID: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347	
Existing Zone: Planned Development		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel <u>44.19</u>		Acreage in Application <u>44.19</u>	
Reason for the request Change to RE-1			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</i> 	Date <i>8/14/24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED AUG 15 2024	Date Application Deemed Complete:	
By:	By:	



Search...

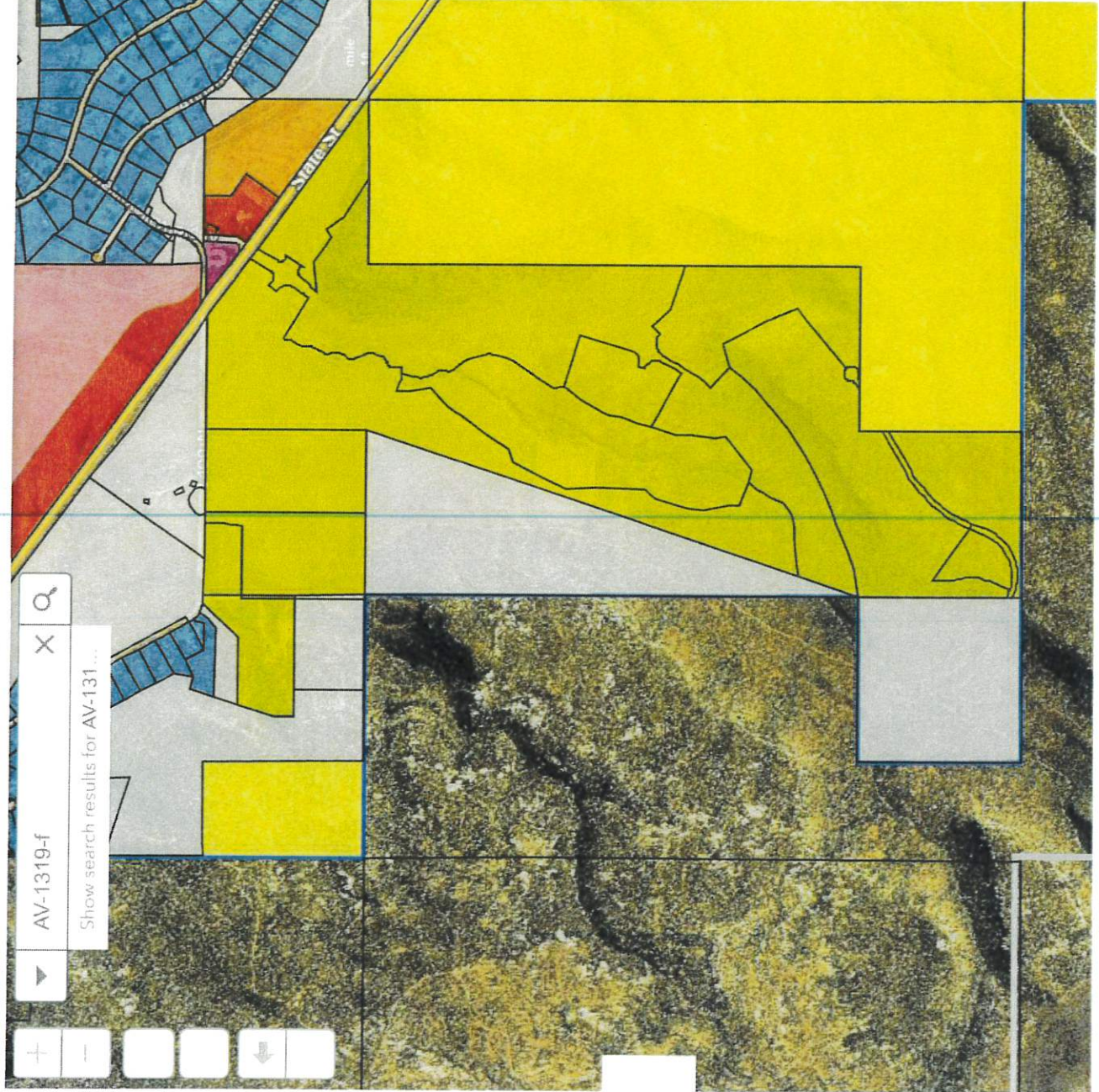
Sign in



Item 1.

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Apple Valley Zoning Districts Viewer



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary



Jepson Canyon Legal Descriptions

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-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 S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

Legal S: 30 T: 42S R: 11W W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 63 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

Legal S: 30 T: 42 R: 11 W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 30 T: 42S R: 11W E1/2 SE1/4 SW1/4 SEC 30 T42S R11W

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

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LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD

THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

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DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN TAX DISTRICT 61 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 1.
 LESS: LAND IN TAX DISTRICT 62 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 2.
 LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 31 T: 42S R: 11W COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

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TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-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 S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

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Account 0946644

Item 1.

Location

Account Number 0946644
Parcel Number AV-1353-JC2
Tax District 62 - Jepson Canyon PID 2
Acres 0.32
Situs 0, 0

Owner

Name JEPSON CANYON RESORT DEVELOPMENT
 COMPANY INC
 PO BOX 1026
 SAINT GEORGE, UT 84771-1026

Value

Market (2024) \$1,000
Taxable \$1,000
Tax Area: 62 **Tax Rate:**
 0.006853
Type Actual Assessed Acres
 Ag Land \$1,000 \$1,000 0.320

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Parent Accounts 0155039

Parent Parcels AV-1337-A-1-A-1-A

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

20130026020
20150020964
20190000956
20210047961
20220051468

Recording Date

07/05/2013 02:57:33 PM
06/18/2015 11:20:18 AM
01/09/2019 11:15:43 AM
07/15/2021 04:11:54 PM
11/30/2022 08:24:08 AM



Application for Assessment and Taxation of Agricultural Land

Washington County Assessor

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

Owner
JEPSON CANYON RESORT DEVELOPMENT COMPANY INC
PO BOX 1026
SAINT GEORGE, UT 84771-1026

Date of Application
10/02/2015

Total Acres
44.19

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

Account Number: 0946536

Parcel Number: AV-1340

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°17'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

Account Number: 0946543

Parcel Number: AV-1341

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

Account Number: 0946550

Parcel Number: AV-1347

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF

Item 1.

463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

Account Number: 0946620
Parcel Number: AV-1352

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 656.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

Account Number: 0946644
Parcel Number: AV-1353

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING

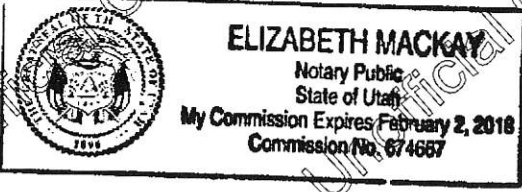
Certification

Read the following and sign below.

I certify (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

Item 1.

Owner Signature (JEPSON CANYON RESORT DEVELOPMENT COMPANY INC) By: <i>Henry Walker</i> manager	Date 10/20/15
Notary Signature <i>Elizabeth Mackay</i>	Date Subscribed and Sworn Before Me 10/20/15
Notary Stamp 	

County Assessor Signature (Subject to review) <i>Tom Harrant</i>	Date 11-2-15
---	-----------------



August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a property owner, regarding a request to re-zone the above-listed parcel(s) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is “Change to RE-1.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

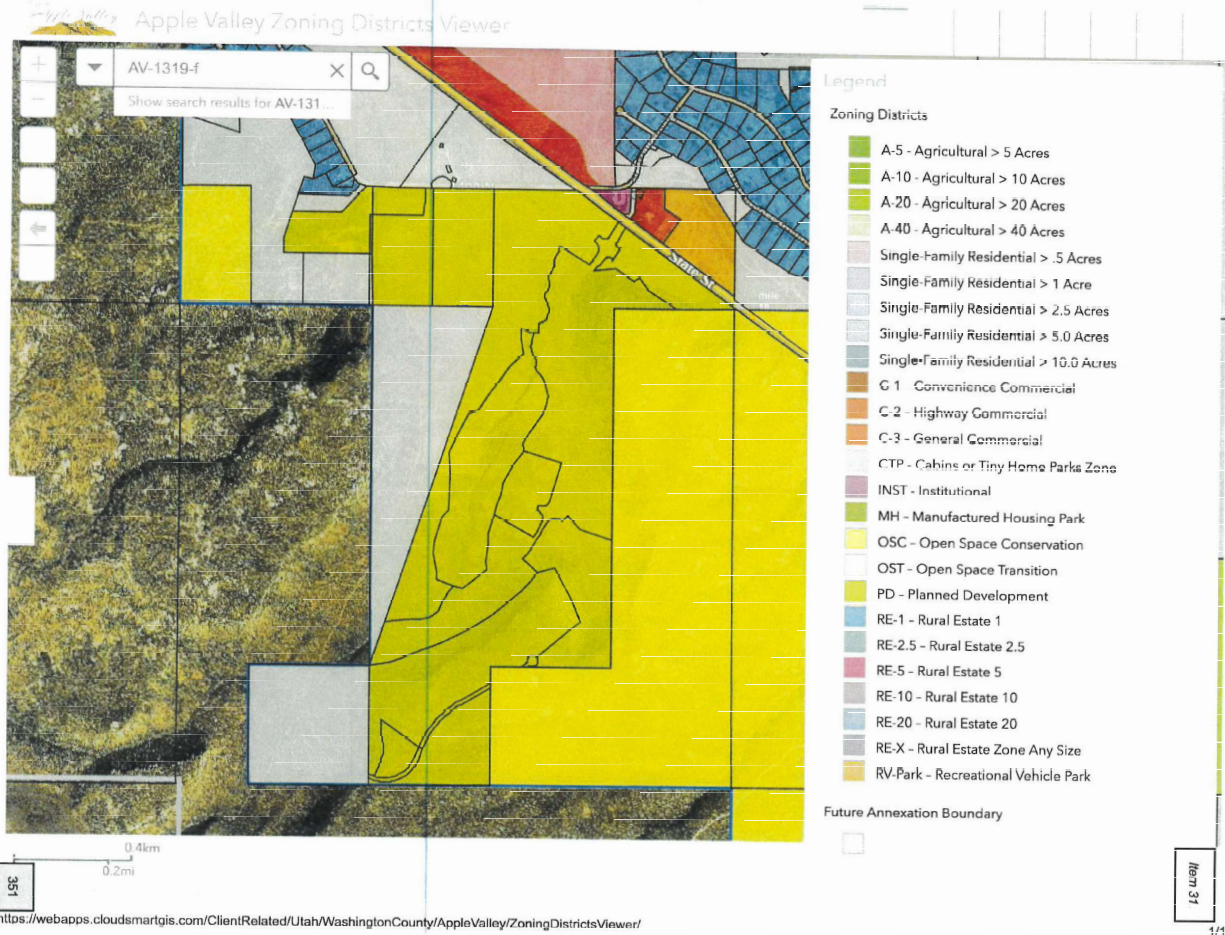
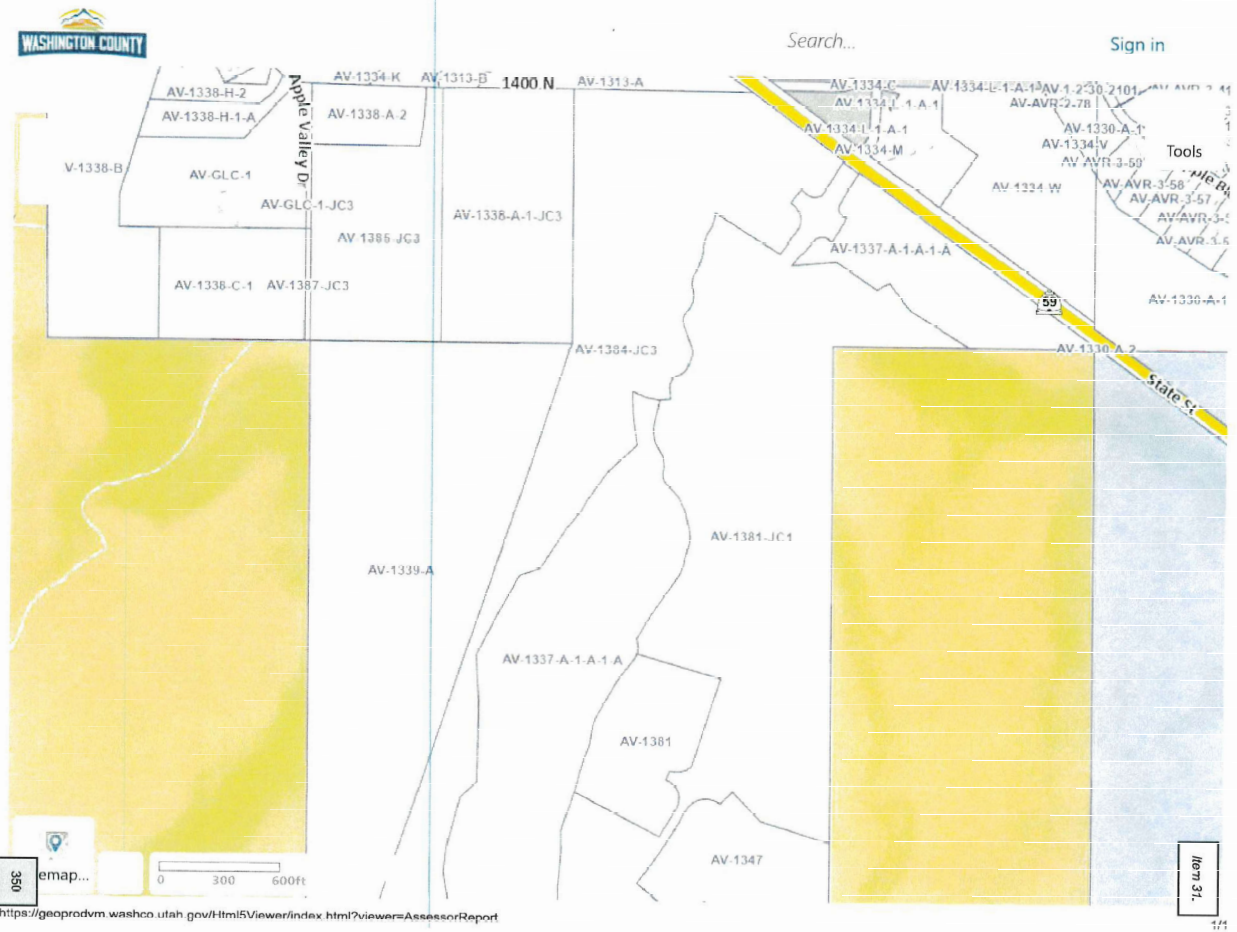
https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held **Tuesday, August 27, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk





August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is “Change to RE-1.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

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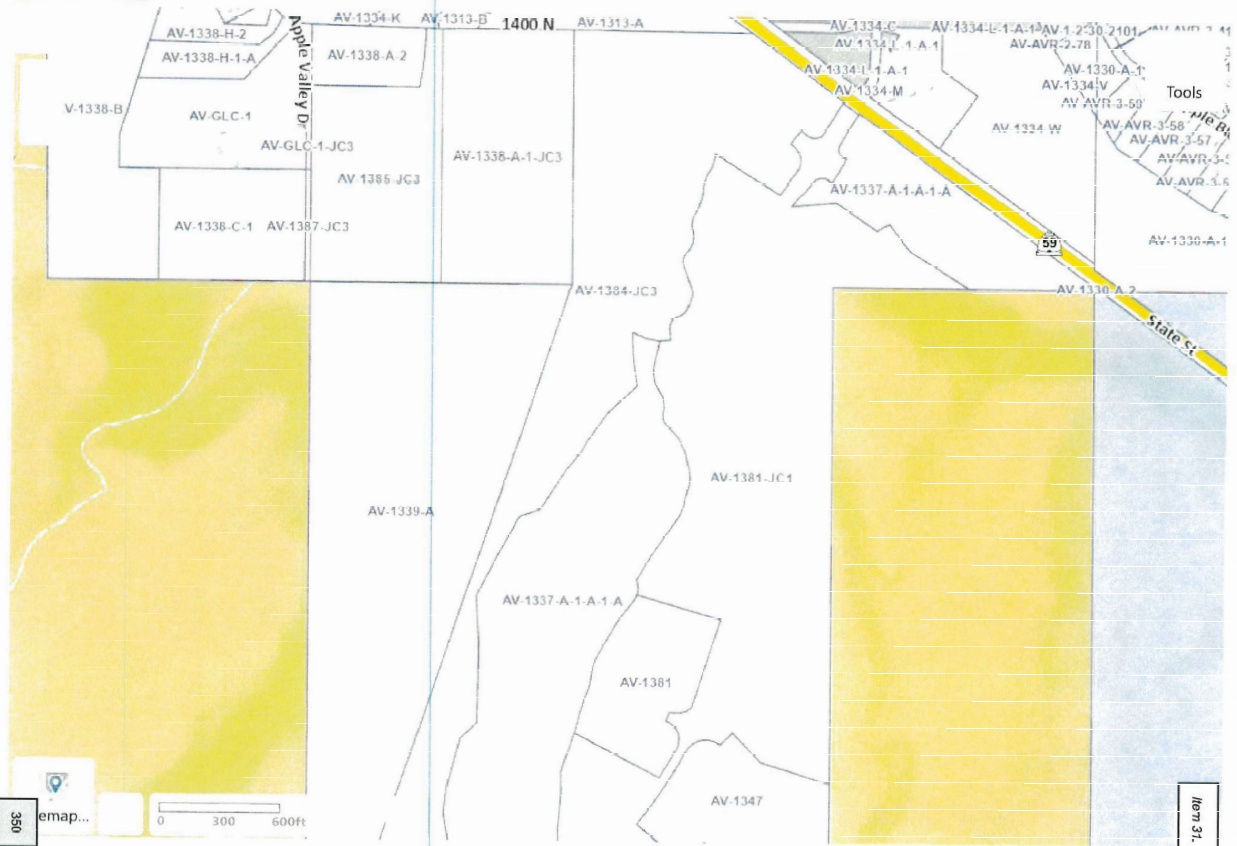
Kind Regards,

Jenna Vizcardo
Town Clerk



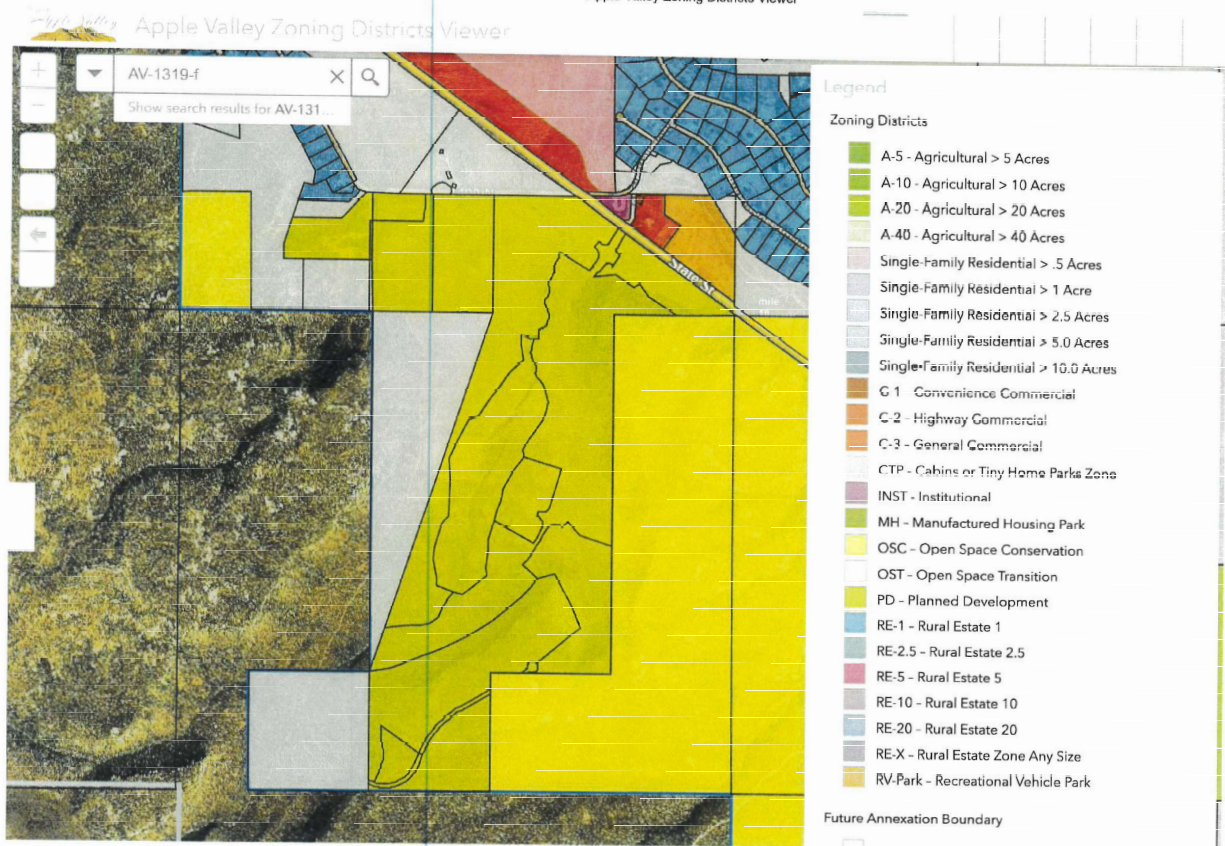
Search...

Sign in



350

Item 31.



351

Item 31



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

See Fee Schedule Page 2

Item 2.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: LITTLE CREEK LAND co LLC		Phone:	
Address: PO BOX 126		Email:	
City: ST GEORGE		State: UTAH	Zip: 84771
Agent: (If Applicable)		Phone:	
Address/Location of Property: South of 59 Across from Chevron		Parcel ID: <small>AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2</small>	
Existing Zone: Planned Development		Proposed Zone: RE-1 and C-2	
For Planned Development Purposes: Acreage in Parcel <u>268.33</u>		Acreage in Application <u>268.33</u>	
Reason for the request Change to RE-1 and C-2			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</i> 	Date 8/14/24
--	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED AUG 15 2024	Date Application Deemed Complete:	
By:	By:	



Search... Sign in



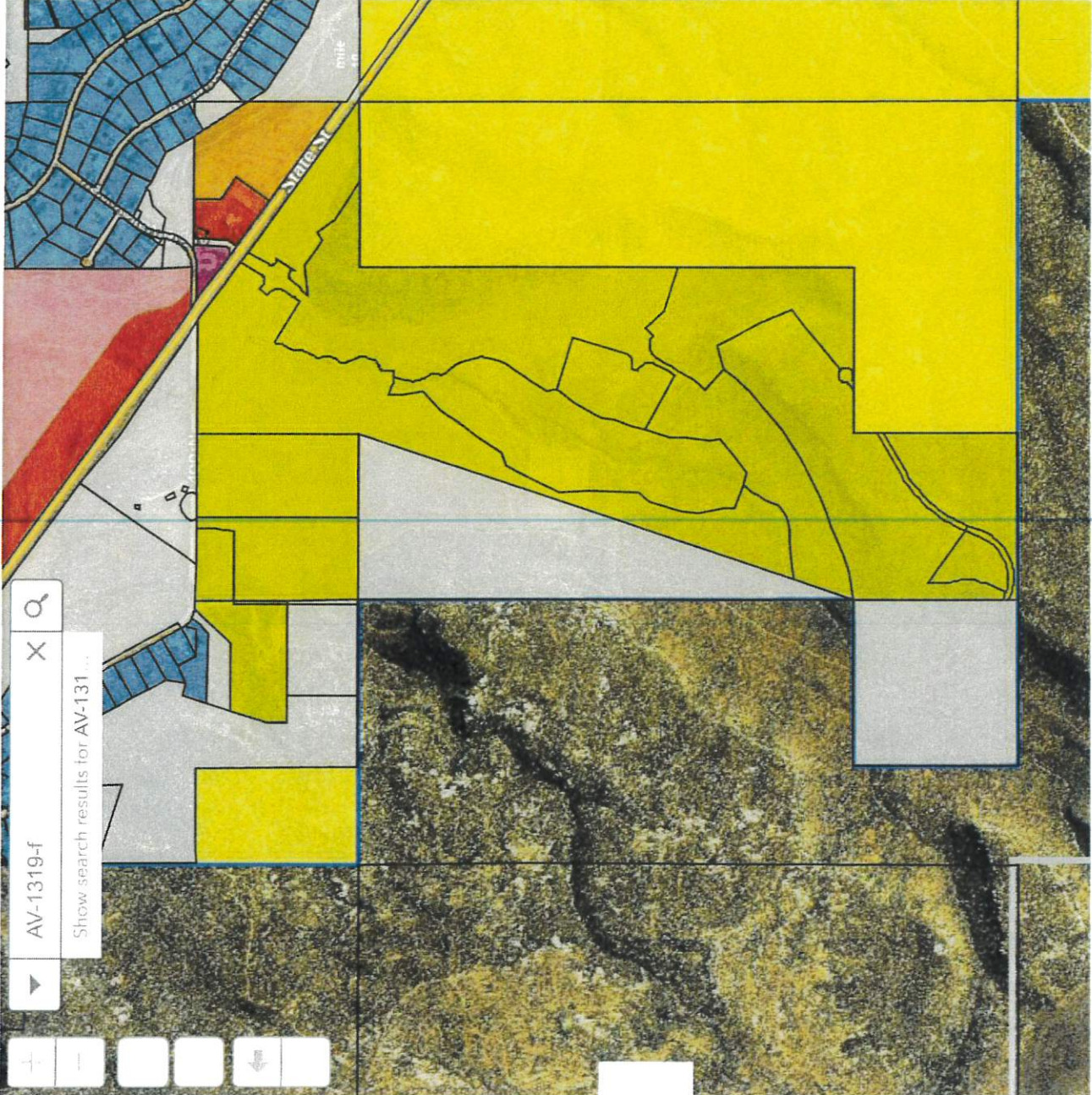
Item 2.



emap...

Apple Valley Zoning Districts Viewer

Show search results for AV-1319-f



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary



**BOUNDARY DESCRIPTION
NORTHWEST COMMERCIAL PARCEL
APPLE VALLEY, UTAH
AUGUST 12, 2024**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE S.89 49°24"W. A DISTANCE OF 1611.65 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 477.36 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.58 10°40"W. A DISTANCE OF 363.59 FEET; THENCE N.20 05°38"E. A DISTANCE OF 337.02 FEET; THENCE N.62 38°04"W. A DISTANCE OF 315.67 FEET; THENCE N.36 01°31"W. A DISTANCE OF 184.75 FEET; THENCE S.89 58°11"E. A DISTANCE OF 438.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 59; THENCE S.54 26°16"E. A DISTANCE OF 557.66 FEET ALONG SAID RIGHT OF WAY; THENCE S.35 33°44"W. A DISTANCE OF 183.03 FEET TO A POINT OF CURVATURE OF A 62.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99 44°33" AND A CHORD THAT BEARS S.85 26°01"W. A DISTANCE OF 95.57 FEET; THENCE N.44 41°43"W. A DISTANCE OF 35.51 FEET; THENCE S.45 18°17"W. A DISTANCE OF 73.69 FEET TO A POINT OF CURVATURE OF A 155.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.18 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.46 34°45"W. A CENTRAL ANGLE OF 74 29°46" AND A CHORD THAT BEARS S.06 10°20"E. A DISTANCE OF 188.24 FEET TO A POINT OF CURVATURE OF A 1554.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01 49°23" AND A CHORD THAT BEARS S.30 09°52"W. A DISTANCE OF 49.44 FEET TO A POINT OF CURVATURE OF A 62.50-FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.41 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18 42°46" AND A CHORD THAT BEARS S.19 53°47"W. A DISTANCE OF 20.32 FEET; THENCE S.10 32°24"W. A DISTANCE OF 6.82 FEET TO A POINT OF CURVATURE OF A 37.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16 53°46" AND A CHORD THAT BEARS S.18 59°17"W. A DISTANCE OF 11.02 FEET TO A POINT OF CURVATURE OF

A 1546.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $01^{\circ} 12' 11''$ AND A CHORD THAT BEARS $S.26^{\circ} 50' 04'' W.$ A DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 319,027 SQ. FT. OR 7.32 AC

**BOUNDARY DESCRIPTION
VILLAGE OF MANY NATIONS
APPLE VALLEY, UTAH
AUGUST 8, 2024**

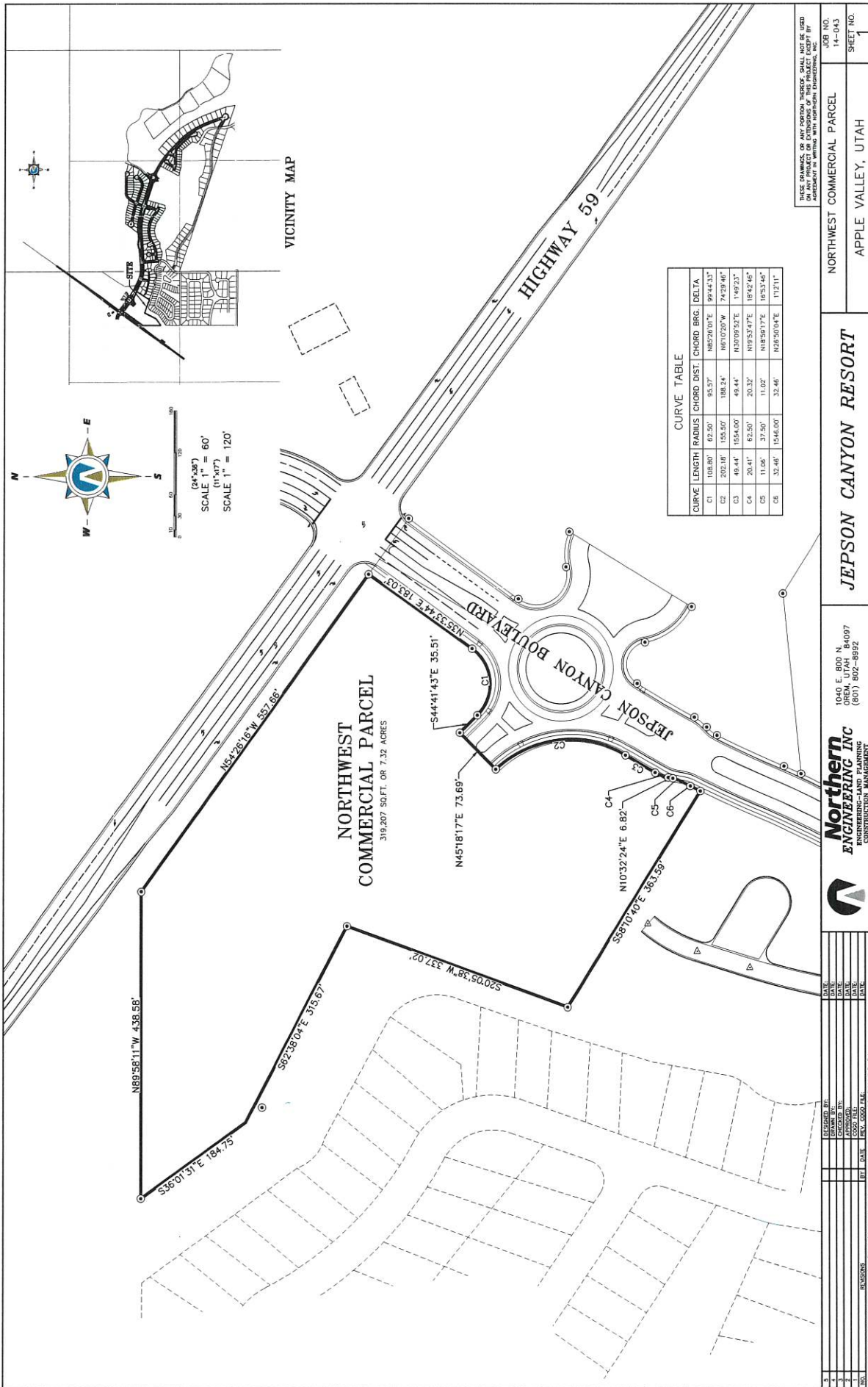
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN.

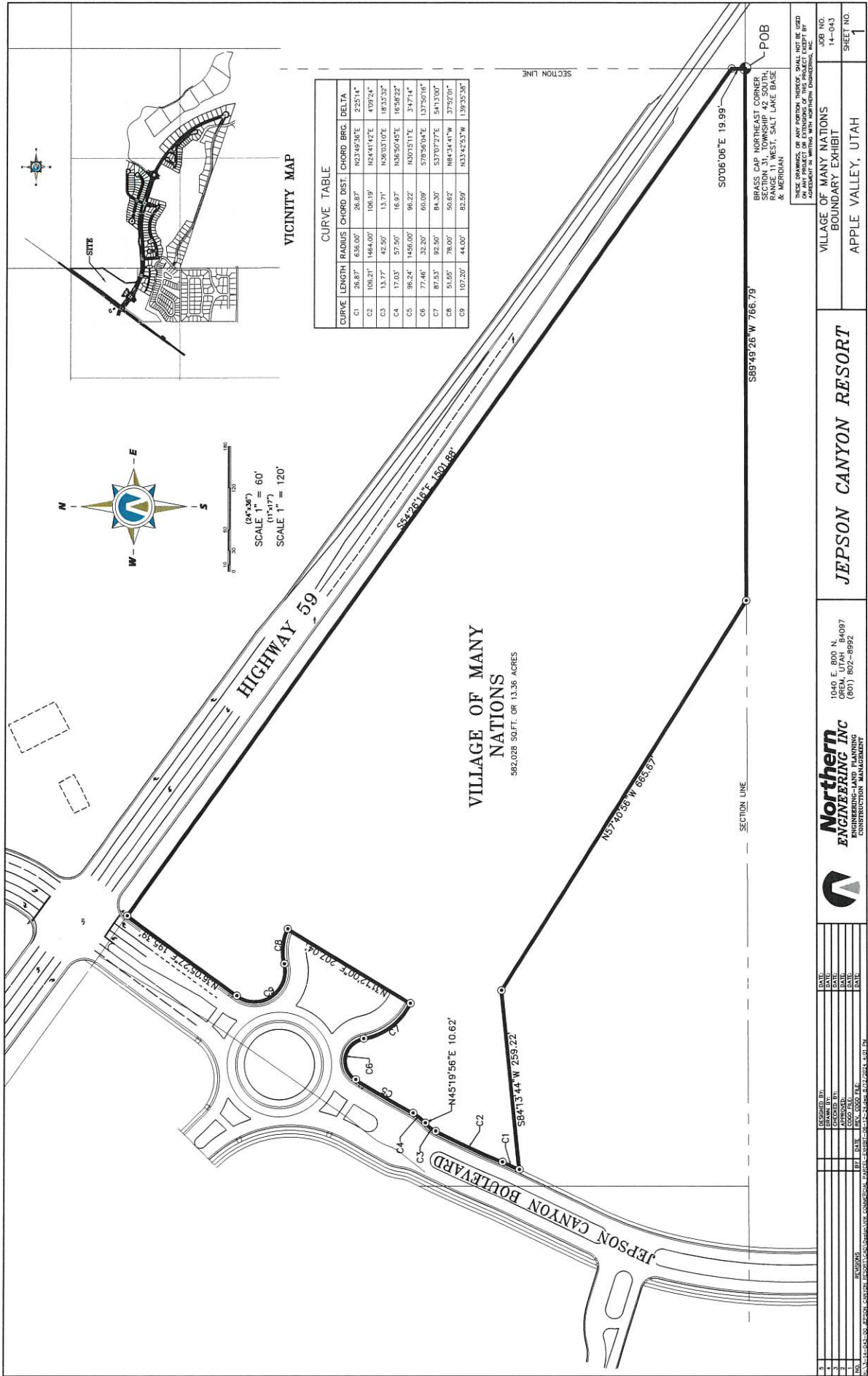
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, SAID POINT BEING THE REAL POINT OF BEGINNING.

THENCE S89°49'26"W A DISTANCE OF 766.79 FEET ALONG THE SECTION LINE; THENCE N57°40'56"W A DISTANCE OF 665.67 FEET; THENCE S84°13'44"W A DISTANCE OF 259.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JEPSON CANYON BOULEVARD, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 636.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE THE FOLLOWING 12(TWELVE) COURSES ALONG SAID RIGHT OF WAY; (1)THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 26.87 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.64 57'47"W. A CENTRAL ANGLE OF 02 25'14" AND A CHORD THAT BEARS N.23 49'36"E. A DISTANCE OF 26.87 FEET TO A POINT OF CURVATURE OF A 1464.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (2)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04 09'24" AND A CHORD THAT BEARS N.24 41'42"E. A DISTANCE OF 106.19 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT COMPOUND CURVE TO THE RIGHT; (3)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18 33'32" AND A CHORD THAT BEARS N.36 03'10"E. A DISTANCE OF 13.71 FEET; (4)THENCE N.45 19'56"E. A DISTANCE OF 10.62 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; (5)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16 58'22" AND A CHORD THAT BEARS N.36 50'45"E. A DISTANCE OF 16.97 FEET TO A POINT OF CURVATURE OF A 1456.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (6)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03 47'14" AND A CHORD THAT BEARS N.30 15'11"E. A DISTANCE OF 96.22 FEET TO A POINT OF CURVATURE OF A 32.20-FOOT RADIUS TANGENT COMPOUND CURVE TO THE RIGHT; (7)THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 137 50'16" AND A CHORD THAT

BEARS S.78 56'04"E. A DISTANCE OF 60.09 FEET TO A POINT OF CURVATURE OF A 92.50-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; (8)THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.53 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 54 13'00" AND A CHORD THAT BEARS S.37 07'27"E. A DISTANCE OF 84.30 FEET; (9)THENCE N.31 12'00"E. A DISTANCE OF 207.04 FEET TO A POINT OF CURVATURE OF A 78.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (10)THENCE NORTHWESTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 51.55 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.24 21'19"W. A CENTRAL ANGLE OF 37 52'01" AND A CHORD THAT BEARS N.84 34'41"W. A DISTANCE OF 50.62 FEET TO A POINT OF CURVATURE OF A 44.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (11)THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 139 35'38" AND A CHORD THAT BEARS N.33 42'53"W. A DISTANCE OF 82.59 FEET; (12)THENCE N.36 05'27"E. A DISTANCE OF 195.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 59; THENCE S.54 26'16"E. A DISTANCE OF 1501.88 FEET ALONG SAID RIGHT OF WAY; THENCE S.00 06'06"E. A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 582,028 SQ. FT. OR 13.36 AC





DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
BY DATE	DATE
BY DATE	DATE
BY DATE	DATE
BY DATE	DATE
BY DATE	DATE
BY DATE	DATE

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-9992

VILLAGE OF MANY NATIONS
BOUNDARY EXHIBIT
APPLE VALLEY, UTAH

JEPSON CANYON RESORT

JOB NO.
14-043
SHEET NO.
1

THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

Jepson Canyon Legal Descriptions

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-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 S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

Legal S: 30 T: 42S R: 11W W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 63 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

Legal S: 30 T: 42 R: 11 W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 30 T: 42S R: 11W E1/2 SE1/4 SW1/4 SEC 30 T42S R11W

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-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 S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD

THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A

DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN TAX DISTRICT 61 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 1.
LESS: LAND IN TAX DISTRICT 62 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 2.
LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 31 T: 42S R: 11W COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

Legal S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

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TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-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 S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

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Account 1124621

Location

Account Number 1124621
Parcel Number AV-1382-JC2
Tax District 62 - Jepson Canyon PID 2
Acres 41.39
Situs 0, 0

Owner

Name LITTLE CREEK LAND CO LLC
Additional Names C/O: HANK ISAKSEN
 PO BOX 1026
 SAINT GEORGE, UT 84771-1026

Value

Market (2024)	\$239,000
Taxable	\$239,000
Tax Area: 62	Tax Rate: 0.006853
Type	Actual Assessed Acres
Ag	\$239,000 \$239,000 41.390
Land	

Legal S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89*54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0*03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0*05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89*58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0*03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89*57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0*03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18*24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0*04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89*38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54*06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0*13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00*08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96*55'03" AND A CHORD THAT BEARS N69*55'23"E A DISTANCE OF 531.42 FEET; THENCE N21*27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38*12'15" AND A CHORD THAT BEARS N40*33'58"E A DISTANCE OF 683.96 FEET; THENCE N59*40'06"E A DISTANCE OF 383.53 FEET; THENCE S00*07'46"E A DISTANCE OF 52.06 FEET; THENCE S59*40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF

When recorded mail deed and tax notice to:
Jepson Canyon Resort Development Company, Inc.
P. O. Box 1026
St. George, UT 84771

DOC # 20150020967

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
06/18/2015 11:20:18 AM Fee \$ 14.00
By JEPSON CANYON RESORT DEVELOPMENT CO INC



Space Above This Line for Recorder's Use

WARRANTY DEED

Little Creek Land Company, LLC, grantor(s) of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

Jepson Canyon Resort Development Company, Inc., grantee(s) of St. George, County of Washington, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in WASHINGTON County, State of UTAH:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Serial No. **AV1337-A-1-A-1-A**

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

WITNESS the hand(s) of said grantor(s), this 18 day of June, A. D. 2015.

Little Creek Land Company, LLC

By: Henry Isaksen, Jr.
Henry Isaksen, Jr., Manager

See attached page for the Notary Acknowledgment.

Notary Attachment for that certain Warranty Deed executed by Little Creek Land Company, LLC, grantor, in favor of Jepson Canyon Resort Development Company, Inc., grantee.

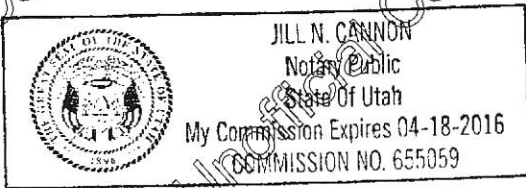
Order No.:
Tax Id Number:

STATE OF UTAH

ss

County of Washington)

On the 18th day of June, A.D. 2015, personally appeared before me Henry Isaksen, Jr., who being by me duly sworn, says that he is the Manager of Little Creek Land Company, LLC, the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.



My Commission Expires: 4.18.16

[Handwritten Signature]

, Notary Public

Notary Public residing at: St. George, Utah

Attachment to that certain Warranty Deed executed by Little Creek Land Company, LLC, grantor, in favor of Jepson Canyon Resort Development Company, Inc., grantee.

Tax Id Number: AV-1337-A-1-A-1-A

EXHIBIT "A" - LEGAL DESCRIPTION

**BOUNDARY DESCRIPTION
JEPSON CANYON RESORT
SOUTHWEST SCIENCE CENTER**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

**Application for Assessment and
Taxation of Agricultural Land**

Washington County Assessor

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

Owner
JEPSON CANYON RESORT DEVELOPMENT COMPANY INC
PO BOX 1026
SAINT GEORGE, UT 84771-1026

Date of Application
10/02/2015

Total Acres
44.19

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

Account Number: 0946536

Parcel Number: AV-1340

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

Account Number: 0946543

Parcel Number: AV-1341

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

Account Number: 0946550

Parcel Number: AV-1347

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF

463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

Account Number: 0946620

Parcel Number: AV-1352

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 695.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 656.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

Account Number: 0946644

Parcel Number: AV-1353

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING

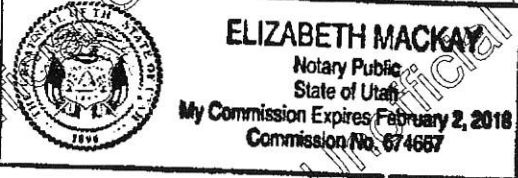
Certification

Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

Item 2.

Owner Signature (JEPSON CANYON RESORT DEVELOPMENT COMPANY INC) By: <i>Henry Gathen</i> manager	Date 10/20/15
Notary Signature <i>Elizabeth Mackay</i>	Date 10/20/15
Subscribed and Sworn Before Me	
Notary Stamp	
	

County Assessor Signature (Subject to review) <i>Tom Warrant</i>	Date 11-2-15
---	-----------------



August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3,
AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a property owner, regarding a request to re-zone the above-listed parcel(s) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is “Change to RE-1 and C-2.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050 RE Rural Estates Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone)

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030 C Commercial Zones](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030_C_Commercial_Zones)

The hearing will be held **Tuesday, August 27, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk



August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3,
AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is “Change to RE-1 and C-2.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030_C_Commercial_Zones

The hearing will be held **Tuesday, August 27, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk



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

See Fee Schedule Page 2

Item 3.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Mark Byran TR		Phone: [REDACTED]	
Address: PO BOX 240		Email:	
City: Victor	State: CA	Zip: 95253	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks Subdivision		Parcel ID: AV-1317-B, AV-1317-D	
Existing Zone: SF-.5		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel ^{62.34} _____ Acreage in Application ^{62.34} _____			
Reason for the request Changing SF-.5 to RE-1			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN [Signature]	Date 8/14/24
--	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED AUG 15 2024	Date Application Deemed Complete:	
By: [Signature]	By:	



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

See Fee Schedule Page 2

Item 3.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Fountainhead Consulting Inc		Phone: [REDACTED]	
Address: 1224 S River Rd Ste A106		Email:	
City: St George	State: UT	Zip: 84790	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks Subdivision		Parcel ID: AV-1325	
Existing Zone: SF-.5		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel <u>106.87</u>		Acreage in Application <u>106.87</u>	
Reason for the request Changing SF-.5 to RE-1			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>TOWN INITIATED ZONE CHANGE</i> <i>TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</i>	Date <i>8/14/24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	



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

See Fee Schedule Page 2

Item 3.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Scout Reggie Holm		Phone: [REDACTED]	
Address: PO Box 234		Email:	
City: Tropic	State: UT	Zip: 84776	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks Subdivision		Parcel ID: <small>AV-1-2-19-313, AV-1-2-19-312, AV-1-2-129-314, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420</small>	
Existing Zone: SF-.5		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel <u>3.04</u>		Acreage in Application <u>3.04</u>	
Reason for the request Changing SF-.5 to RE-1			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN. 	Date 8/14/24
--	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	



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

See Fee Schedule Page 2

Item 3.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Kravetz Frederick M Tr		Phone: [REDACTED]	
Address: 3431 Ranch View St		Email:	
City: Las Vegas	State: NV	Zip: 8918	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks Subdivision		Parcel ID: AV-1324-A, AV-1323-A, AV-1322-A	
Existing Zone: SF-.5		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel <u>1.45</u>		Acreage in Application <u>1.45</u>	
Reason for the request Changing SF-.5 to RE-1			

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

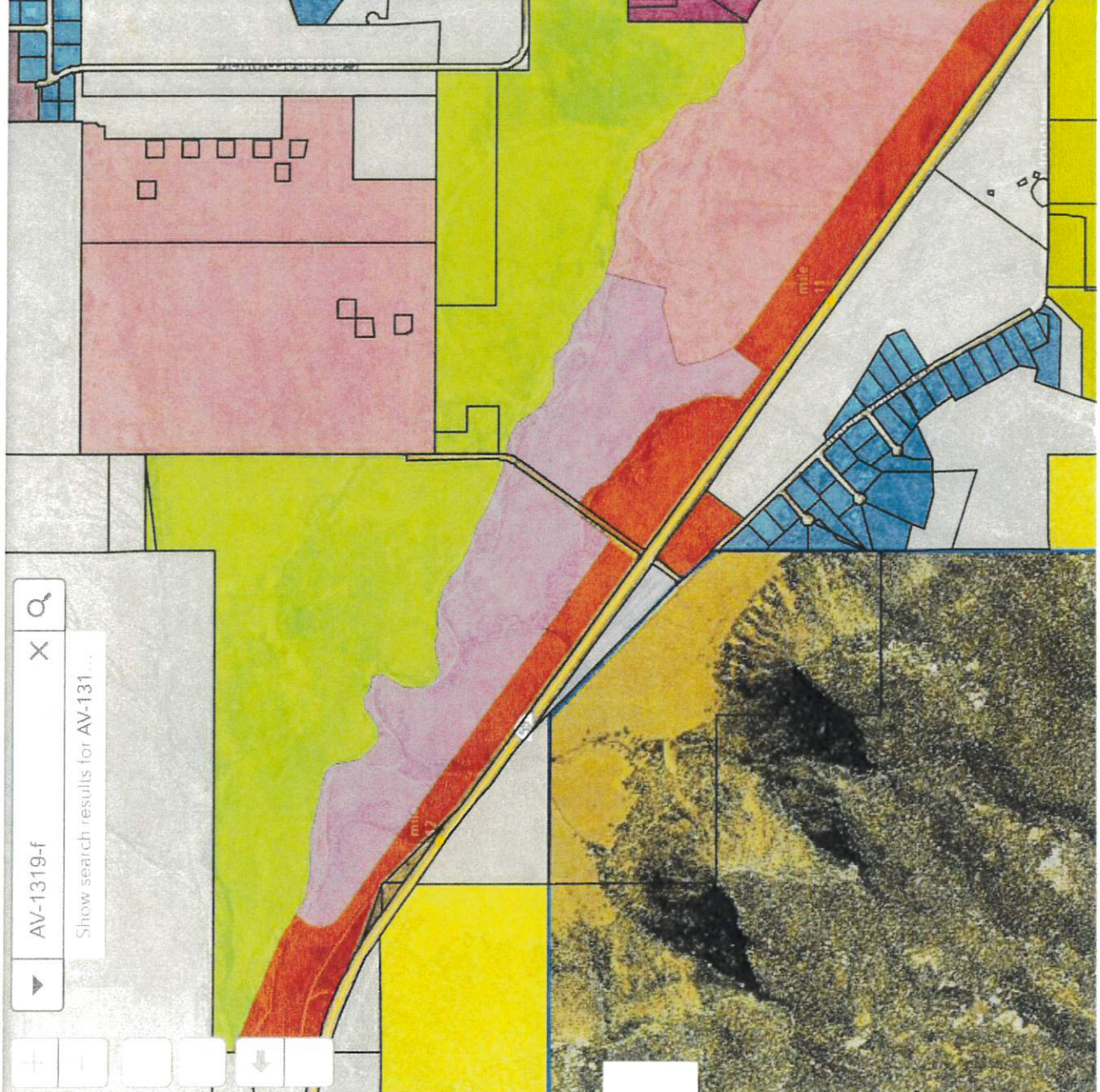
- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature TOWN INITIATED ZONE CHANGE TOWN IS APPLICANT. MAYOR SIGN FOR TOWN. 	Date 8/14/24
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer

Show search results for AV-131...



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

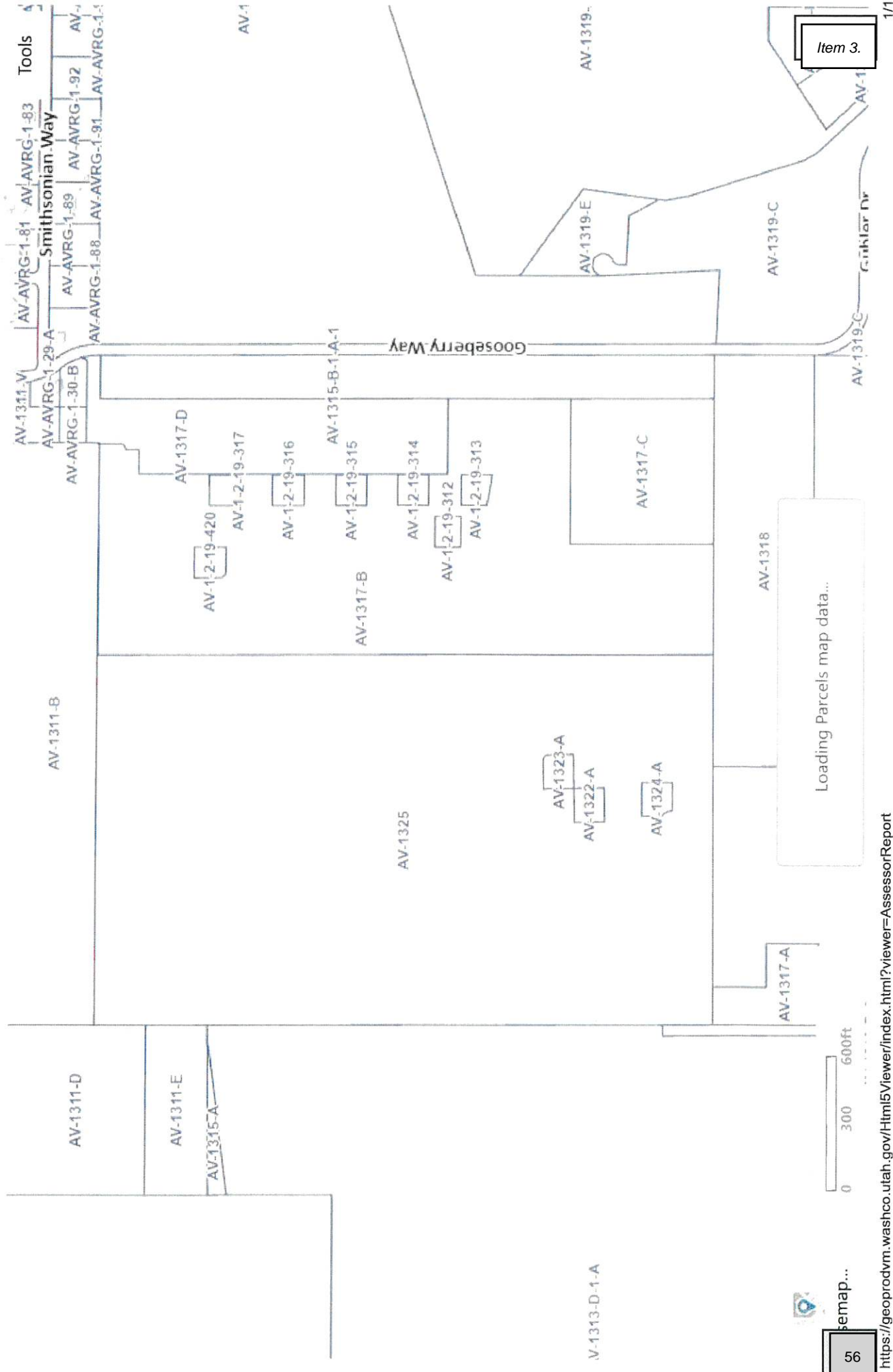
Future Annexation Boundary



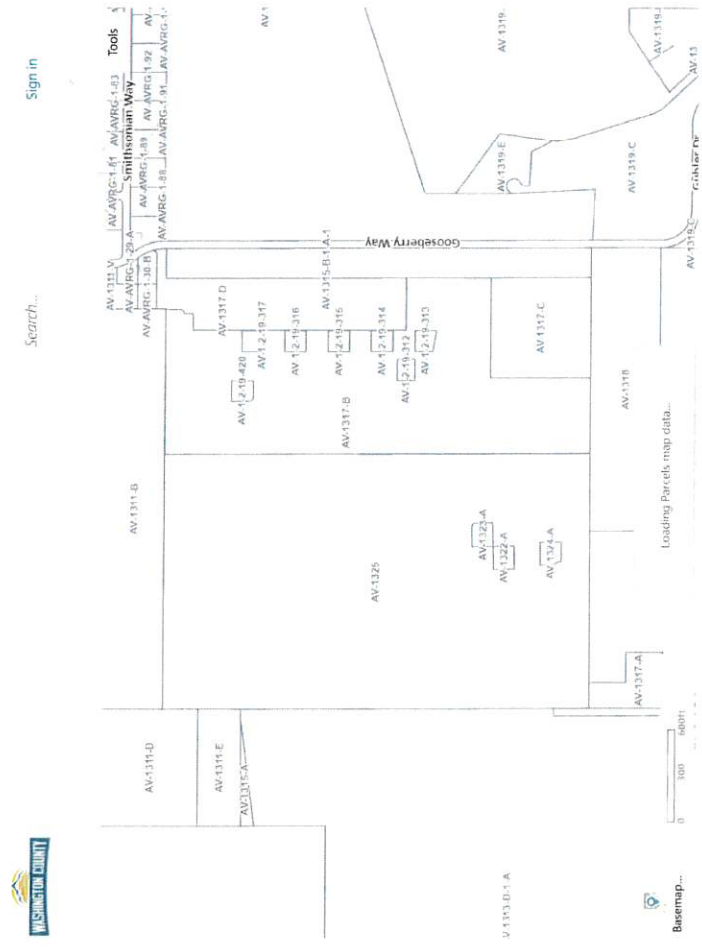
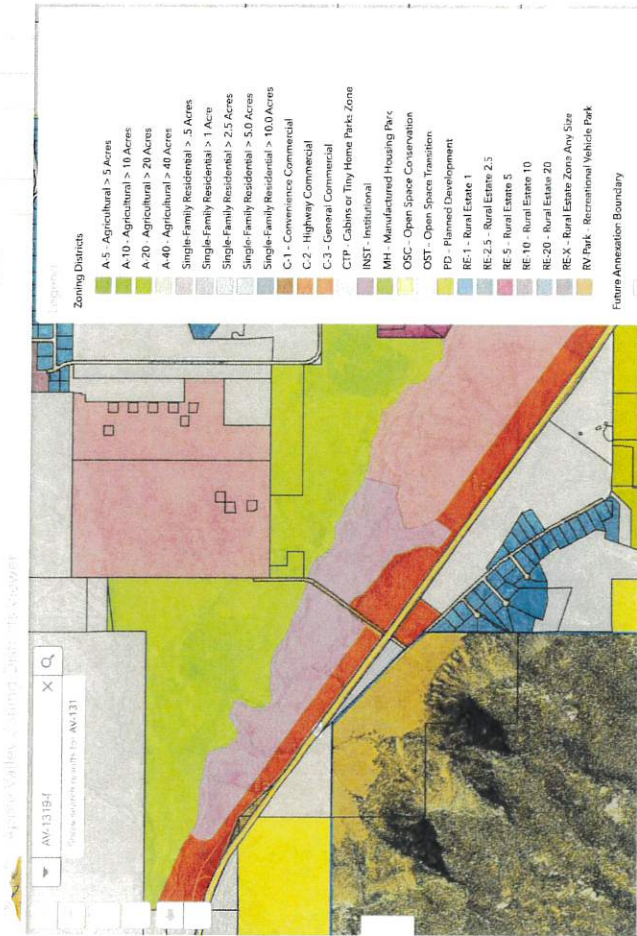


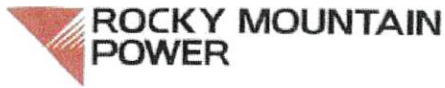
Search...

Sign in



semap...





Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen



Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Big Plains Water Special Service District

1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Item 3.

December 15, 2022

Travis Holm



Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.

A Final Water Service Letter (Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD



April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

When Recorded Mail Deed and Tax Notice To:
Mark Bryan, Trustee
PO Box 240
Victorville, CA 95253

QUIT-CLAIM DEED
Corporate Form

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead, Counselling, Inc., a Utah corporation, organized and existing under the laws of the State of Utah, with its principal office at St. George, of County of Washington, State of Utah, State of Utah, grantor(s), hereby QUIT-CLAIMS to

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), of Victor California, County of San Joaquin, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

See Exhibit "A" - Attached hereto and made a part hereof.

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th of ~~October~~ November, 2021.

JW

Fountainhead Consulting, Inc.

Brandon Hansen
Brandon Hansen, President


STATE OF UTAH

County of Washington

ss

On the 4th day of ~~October~~ November, 2021, personally appeared before me, Brandon Hansen, who being by me duly sworn, did say, that he is the President of Fountainhead Consulting, Inc., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and he duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Jill N. Cannon
Notary Public

 JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

Attachment to that certain Quit-Claim Deed executed by Fountainhead Consulting, Inc., a Utah corporation, also appears of record as Fountainhead, Consulting, Inc., a Utah corporation, grantor(s), to Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantee(s):

EXHIBIT "A"

PARCEL 1: (AV-1317-B)

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 2,840.76; THENCE SOUTH 0°05'58" EAST 2,806.50 FEET; THENCE NORTH 89°58'49" WEST 2,840.18 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATION (EASEMENT) SHALL RUN FROM GUBLER ROAD, WEST AND SOUTH TO GRANTORS WEST PROPERTY LINE AND SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE WEST.

LESS AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING SOUTH 0°06'40" EAST ALONG THE LOT LINE 412.46 FEET AND SOUTH 89°58'49" EAST 2,840.18 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°58'49" WEST 660.35 FEET; THENCE NORTH 0°00'00" EAST 660.12 FEET; THENCE NORTH 90°00'00" EAST 659.20 FEET; THENCE SOUTH 0°05'58" EAST 660.35 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1,680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 07°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO BEING ALL OF LOT 201 DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2936.09 FEET AND 3138.61 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE WEST 114.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE NORTH 119.02 FEET; THENCE EAST 139.78 FEET; THENCE SOUTH 00°00'59" EAST 144.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 75 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3076.37 FEET AND NORTH 2073.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUNNING THENCE SOUTH 89°58'23" WEST 140.22 FEET; THENCE NORTH 00°00'39" WEST 114.84 FEET, THENCE NORTH 89°58'03" EAST 140.18 FEET; THENCE SOUTH 00°01'57" EAST 114.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 79 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 1929.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 80°12'09" WEST 140.69 FEET TO A POINT OF THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°12'19" WEST); THENCE ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 09°49'49" A DISTANCE OF 8.58 FEET; THENCE NORTH 00°01'57" WEST 110.40 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 81 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 2215.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 83 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.12 FEET AND NORTH 2500.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 85 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.95 FEET AND NORTH 2786.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 87 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.99 FEET AND NORTH 3072.15 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (AV-1317-D)

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 107°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (AV-1313-D-2)

BEGINNING AT A POINT SOUTH $0^{\circ}10'48''$ WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH $54^{\circ}09'33''$ WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH $35^{\circ}50'27''$ EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE NORTH $35^{\circ}50'27''$ EAST 1,200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY TO THE LEFT, ALONG THE ARC OF SAID CURVE 172.56 FEET, THROUGH A CENTRAL ANGLE OF $35^{\circ}57'07''$; THENCE NORTH $0^{\circ}06'40''$ WEST 707.83 FEET; THENCE SOUTH $89^{\circ}58'49''$ EAST 50.00 FEET; THENCE SOUTH $0^{\circ}06'40''$ EAST 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY, TO THE RIGHT, ALONG THE ARC OF SAID CURVE 203.93 FEET, THROUGH A CENTRAL ANGLE OF $35^{\circ}57'07''$; THENCE SOUTH $35^{\circ}50'27''$ WEST 1,200.72 FEET TO THE BEGINNING A 25.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$ TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH $54^{\circ}09'33''$ WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

Account 0314685

Location

Account Number 0314685
Parcel Number AV-1317-B
Tax District 45 - Apple Valley Town
Acres 49.87
Situation 0, 0

Owner

Name BRYAN MARK TR
PO BOX 240
VICTOR, CA 95253-0240

Value

Market (2024) \$822,900
Taxable \$822,900
Tax Area: 45 Tax Rate: 0.006853
Type Actual Assessed Acres
Ag \$822,900 \$822,900 49.870
Land

Legal S: 19 T: 42S R: 11W BEG N0*06'40 W ALG L/L 528 FT FM SW COR LOT 8 SEC 19 T42S R11W; TH N0*06'40 W ALG L/L 1896.93 FT; TH S89*54'06 E 2840.76 FT; TH S0*05'58 E 2806.50 FT; TH N89*58'49 W 2840.18 FT; TH N0*06'40 W ALG L/L LOT 11 DIST OF 910.73 FT TO POB.

LESS: BEG S0*06'40 E ALG L.L 412.46 FT & S89*58'49 E 2840.18 FT FM SW COR LOT 8 SEC 19; TH N89*58'49 W 660.35 FT; TH N0* E 660.12 FT; TH N90* E 659.20 FT; TH S0*05'58 E 660.35 FT TO POB.

LESS: BEG PT S89*59'43 E ALG SEC/L 3612.19 FT & N0*05'58 W 2132.66 FT FM SW COR SEC 19 T42S R11W; TH S90* W 343.02 FT; TH N0* W 1403.85 FT; TH S90* E 110.74 FT; TH N0* W 58 FT TO PT 25 FT RAD CUR BEARING N0* W; TH NELY LFT ALG ARC CUR 39.27 FT THRU CTL ANG 90*; TH N0* W 95.95 FT; TH S89*54'06 E 4.55 FT; TH N0*05'58 W 62.53 FT; TH S89*54'06 E 361.27 FT TO BEG TNGT CUR CNCV NW RAD 25 FT; TH NELY LFT ALG ARC CUR 46.98 FT THRU CTL ANG 107*40'11" TO END CUR & ON ARC NON-TNGT CUR CNCV WLY RAD LN 275.90 FT BEARS S72*25'28 W; TH SWLY RGT ALG ARC CUR 84.15 FT THRU CTL ANG 17*28'28"; TH S0*05'58 E 12.32 FT; TH N89*54'08 W 197.95 FT; TH S0*05'58 E 1582.45 FT TO POB.

LESS: ALL OF LOT 27 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT EAST 1868.98 FT & N 1376.70 FT FM SW COR SD SEC 19, TH N89*59'18" W 154.00 FT; TH N 139.25 FT; TH S89*59'18" E 154.00 FT; TH S 139.26 FT TO POB.

LESS: ALL OF LOT 29 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT EAST 2022.98 FT & N 1515.95 FT FM SW COR SD SEC 19; TH N89*59'18" W 154.00 FT; TH N 139.26 FT; TH N89*59'58" E 129.00 FT TO PT OF CURV; TH SELY ALG ARC OF 25.00 FT RAD CUR RGT THRU CTL ANG OF 90*00'02" DIST OF 39.27 FT; TH S 114.27 FT TO POB.

LESS: ALL OF LOT 25 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT E 1868.98 FT & N 1098.18 FT FM SW COR SEC 19; TH N89*59'04" W 129.09 FT TO PT ON ARC OF 50.00 FT RAD CUR LFT (CTR BEARS N86*33'12" W); TH NWLY ALG ARC OF SD 50.00 FT RAD CUR THRU CTL ANG OF 51*38'11" DIST OF 45.06 FT TO PT OF RVSE CURV; TH NWLY ALG ARC OF 25.00 FT RAD

MAIL TAX NOTICE TO:
The Kravetz Family Living Trust,
Dated September 26, 2008
3431 Ranch View Street
Las Vegas, NV 89108
APN: AV-1322-A, AV-1323-A, AV-1324-A

WARRANTY DEED

Fred Kravetz and Jackie Kravetz, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to The Kravetz Family Living Trust, Dated September 26, 2008, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

See Exhibit "A"

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 13 day of March, 2023.

Fred Kravetz

Jackie Kravetz

State of Nevada
County of Clark

On this 13 day of March, 2023 before me, Lisa Fershin, a notary public, personally appeared Fred and Jackie Kravetz, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal.

Notary Public Lisa Fershin
My Commission Expires: 11/12/2023

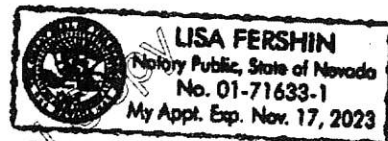


EXHIBIT "A"
LEGAL DESCRIPTION**Parcel 1-0896077- AV-1322-A**

S: 19 T: 42S R: 11W All Of Lot 27 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 1868.98 Ft & N 1376.70 Ft Fm Sw Cor Sd Sec 19, Th N89*5918" W 154.00 Ft; Th N 139.25 Ft; Th S89*5918" E 154.00 Ft; Th S 139.26 Ft To Pob.

Parcel 2-0896084- AV-1323-A

S: 19 T: 42S R: 11W All Of Lot 29 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 2022.98 Ft & N 1515.95 Ft Fm Sw Cor Sd Sec 19, Th N89*5918" W 154.00 Ft; Th N 139.26 Ft; Th N89*5958" E 129.00 Ft To Pt Of Curv; Th Sely Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 90*0002" Dist Of 39.27 Ft; Th S 114.27 Ft To Pob.

Parcel 3-0897001- AV-1324-A

S: 19 T: 42S R: 11W All Of Lot 25 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt E 1868.98 Ft & N 1098.18 Ft Fm Sw Cor Sec 19; Th N89*5904" W 129.09 Ft To Pt On Arc Of 50.00 Ft Rad Cur Lft (Ctr Bears N86*3312" W); Th Nwly Alg Arc Of Sd 50.00 Ft Rad Cur Thru Ctl Ang Of 51*3811" Dist Of 45.06 Ft To Pt Of Rvse Curv; Th Nwly Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 48*1123" Dist Of 21.02 Ft; Th N 80.35 Ft; Th S89*5918" E 154.00 Ft; Th S 139.26 Ft To Pob.

Account 0897001

Location

Account Number 0897001
Parcel Number AV-1324-A
Tax District 45 - Apple Valley Town
Acres 0.47
Situs 0, 0

Legal S: 19 T: 42S R: 11W ALL OF LOT 25 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT E 1868.98 FT & N 1098.18 FT FM SW COR SEC 19; TH N89*59'04" W 129.09 FT TO PT ON ARC OF 50.00 FT RAD CUR LFT (CTR BEARS N86*33'12" W); TH NWLY ALG ARC OF SD 50.00 FT RAD CUR THRU CTL ANG OF 51*38'11" DIST OF 45.06 FT TO PT OF RVSE CURV; TH NWLY ALG ARC OF 25.00 FT RAD CUR RGT THRU CTL ANG OF 48*11'23" DIST OF 21.02 FT; TH N 80.35 FT; TH S89*59'18" E 154.00 FT; TH S 139.26 FT TO POB.

Parent Accounts 0314685

Parent Parcels AV-1317-B

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

- [20110017581](#)
- [20110025840](#)
- [20110027549](#)
- [20110031703](#)
- [20110031704](#)
- [20140028440](#)
- [20140028441](#)
- [20150006002](#)
- [20150006908](#)
- [20190000956](#)
- [20220051468](#)
- [20220051469](#)
- [20230006906](#)
- [20230012317](#)

Recording Date

- [06 08 2011 04:39:10 PM](#)
- [08 24 2011 04:42:34 PM](#)
- [09 09 2011 04:28:07 PM](#)
- [10 18 2011 02:16:28 PM](#)
- [10 18 2011 02:16:28 PM](#)
- [09 17 2014 09:55:02 AM](#)
- [09 17 2014 09:55:02 AM](#)
- [02 25 2015 09:34:48 AM](#)
- [03 04 2015 09:11:13 AM](#)
- [01 09 2019 11:15:43 AM](#)
- [11/30/2022 08:24:08 AM](#)
- [11/30/2022 08:24:08 AM](#)
- [03 15 2023 09:07:03 AM](#)
- [05/01 2023 04:09:22 PM](#)

Tax

Tax Year

Taxes

*2024	\$119.93
2023	\$118.27

Images

- [GIS](#)

* Estimated

Value

Market (2024)	\$17,500
Taxable	\$17,500
Tax Area: 45	Tax Rate: 0.006853
Type	Actual Assessed Acres
Non	
Primary Land	\$17,500 \$17,500 0.470

Quit Claim Deed Page 1 of 4

Gary Christensen Washington County Recorder

11/09/2021 08:54:43 AM Fee \$40.00 By

FOUNTAINHEAD CONSULTING, INC

When recorded mail deed and tax notice to:

Fountainhead Consulting, Inc

1732 Cliff Point Dr

St. George, Utah 84790

QUIT-CLAIM DEED

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), hereby QUIT CLAIMS to

Fountainhead Consulting, Inc., a Utah corporation, grantor(s), of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described land in Washington County, State of UTAH

See Exhibit "A" - Attached hereto and made a part hereof.

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

WITNESS the hand(s) of said grantor(s), this 27 day of October, 2021.

Apple Valley Development Trust,
dated September 27, 2016

Mark-Linn Bryan
Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document. accuracy, or validity of that document.

California State
San Joaquin County

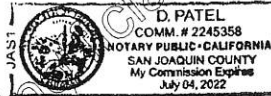
On October 27, 2021 before me, D. Patel Notary Public

personally appeared Mark Bryan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Attached to Quit-Claim Deed executed by Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor, to Fountainhead Consulting, Inc., a Utah corporation, grantee.

Tax I.D. No. AV-1317-B and AV-1313-D-2

EXHIBIT "A"

PARCEL 1: (AV-1317-B)

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING

RESERVING UNTO GRANTOR A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATION (EASEMENT) SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE EAST.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 25 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1098.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'04" WEST 129.09 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°33'12" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 51°38'11" A DISTANCE OF 45.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23" FOR A DISTANCE OF 21.02 FEET; THENCE NORTH 80.35 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 27 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1376.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.25 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 29 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2022.98 FEET AND NORTH 1515.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.26 FEET; THENCE NORTH 89°59'58" EAST 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'02" A DISTANCE OF 39.27 FEET; THENCE SOUTH 114.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (AV-1313-D-2)

A RIGHT OF WAY FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROEPRTY.

BEGINNING AT A POINT SOUTH 0°10'48" WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH 54°09'33" WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH 35°50'27" EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'; THENCE NORTH 35°50'27" EAST 1,200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY TO THE LEFT, ALONG THE ARC OF SAID CURVE 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE NORTH 0°06'40" WEST 707.83 FEET; THENCE SOUTH 89°58'49" EAST 50.00 FEET; THENCE SOUTH 0°06'40" EAST 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY, TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE SOUTH 35°50'27" WEST 1,200.72 FEET TO THE BEGINNING A 25.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH 54°09'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SHALL AUTOMATICALLY EXPIRE IF THE ABOVE PARCEL IS DEDICATED FOR PUBLIC USE.

Attached to and made a part of that certain Trust Deed executed between Reggie Scout Holm, as TRUSTOR, and Fountainhead Consulting, Inc., a Utah corporation as BENEFICIARY.

Order No. 221182

Tax I.D. No. AV-1-2-19-312, AV-1-2-19-313, and AV-1-2-19-420

EXHIBIT "A"

Parcel 1:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 201 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 2936.09 feet and 3138.61 feet North of the Southwest Corner of said Section 19, and running thence West 114.82 feet to a point of curvature; thence Northwesterly along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" a distance of 39.27 feet; thence North 119.02 feet; thence East 139.78 feet; thence South 00°00'59" East 144.02 feet to the point of beginning.

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 75 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3076.37 feet and North 2073.43 feet from the Southwest Corner of said Section 19, running thence South 89°58'23" West 140.22 feet; thence North 00°00'39" West 114.84 feet; thence North 89°58'03" East 140.18 feet; thence South 00°01'57" East 114.99 feet to the point of beginning

Parcel 3:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 79 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.44 feet and North 1929.74 feet from the Southwest Corner of said Section 19, and running thence North 80°12'09" West 140.69 feet to a point of the arc of a 50.00 foot radius curve to the left (center bears North 80°12'19" West); thence along the arc of said 50.00 foot radius curve through a central angle of 09°49'49" a distance of 8.58 feet; thence North 00°01'57" West 110.40 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Initials *RA* /

Attached to and made a part of that certain Trust Deed executed between Reggie Scout Holm, as TRUSTOR, and Fountainhead Consulting, Inc., a Utah corporation as BENEFICIARY.

Order No. 221183
Tax I.D. No. AV-1-2-19-314, AV-1-2-19-315, AV-1-2-19-316, and AV-1-2-19-317

EXHIBIT "A"

Parcel 1:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 81 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.28 feet and North 2215.34 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 83 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.12 feet and North 2500.94 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 3:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 85 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3263.95 feet and North 2786.54 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 4:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 87 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3263.99 feet and North 3072.15 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Initials 

Account 0897289

Location

Account Number 0897289
Parcel Number AV-1-2-19-313
Tax District 45 - Apple Valley Town
Acres 0.41
Situs 0, 0

Owner

Name HOLM REGGIE SCOUT
 PO BOX 234
 TROPIC, UT 84776

Value

Market (2024) \$17,500
Taxable \$17,500
Tax Area: 45 **Tax Rate:** 0.006853
Type **Actual** **Assessed** **Acres**
 Non
 Primary \$17,500 \$17,500 0.410
 Land

Legal S: 19 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 79 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 1929.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 80*12'09" WEST 140.69 FEET TO A POINT OF THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80*12'19" WEST); THENCE ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 09049'49" A DISTANCE OF 8.58 FEET; THENCE NORTH 00*01'57" WEST 110.40 FEET; THENCE SOUTH 89*58'23" EAST 137.84 FEET; THENCE SOUTH 00*01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

Parent Accounts 0314685

Parent Parcels AV-1317-B

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

- [20110031382](#)
- [20140028440](#)
- [20140028441](#)
- [20150006002](#)
- [20150006908](#)
- [20190000956](#)
- [20220002585](#)
- [20220051468](#)
- [20220051469](#)

Recording Date

- [10/14/2011 04:44:41 PM](#)
- [09/17/2014 09:55:02 AM](#)
- [09/17/2014 09:55:02 AM](#)
- [02/25/2015 09:34:48 AM](#)
- [03/04/2015 09:11:13 AM](#)
- [01/09/2019 11:15:43 AM](#)
- [01/13/2022 03:11:43 PM](#)
- [11/30/2022 08:24:08 AM](#)
- [11/30/2022 08:24:08 AM](#)

Tax

Tax Year

Taxes

*2024 \$119.93
 2023 \$118.27

Images

- [GIS](#)

* Estimated

PARCEL ID:

AV-1325

AV-1317-B, AV-1317-D, AV-1313-D-2

AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315,

AV-1-2-19-316, AV-1-2-19-317

AV-1322-A, AV-1323-A,

AV-1324-A



Affiliated Real Estate Solutions

Search, Signing, and Recording Services

20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-986-9349

Item 3.

Effective Date	March 29, 2023	File #	25298
Property and Ownership Report			
Client	Elwin Prince / SUTC	Order #	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"	Apple Valley	Utah
APN #/Parcel #	See attached Exhibit "Parcel No. / Taxes"	County Location	Washington

Vesting Deed Information			
Grantor Prior Owner	*See attached Exhibit "FULL VESTING"	Deed Date	N/A
Grantee (s)		Recorded Date	N/A
Consideration	\$10.00 and other good and valuable consideration	Instrument #	N/A
Notes:	See Attached for complete legal and vesting	Deed Type	N/A
<i>See attached for additional ownership documents</i>			

Additional Information		
<i>Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.</i>		
Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

Property Information			
Land	*NOT INCLUDED IN THIS REPORT	2022 Tax Amount	\$0.00
Improvements			
Total		DUE 11/30/2022	

Judgments and Liens			
Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			

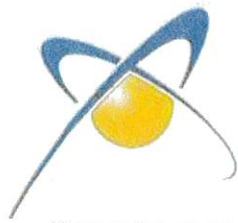


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°04'01" West 764.72 feet to the point of beginning, said point being on the Northwesterly right-of-way line of State Highway SR-59; running thence North 53°09'51" West along said line, 100.00 feet; thence departing said line and running Easterly along the arc of a 25.00 foot radius curve to the Left a distance of 39.27 feet, through a central angle of 90°00'00" (long chord bears: North 81°50'09" East 35.36 feet); thence North 36°50'09" East 1200.72 feet; thence Northerly along the arc of a 275.00 foot radius curve to the Left a distance of 172.56 feet, through a central angle of 35°57'09" (long chord bears: North 18°51'34" East 169.74 feet); thence North 00°53'02" East 707.83 feet; thence South 88°59'07" East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North 00°53'02" East along said Lot lines, 2577.40 feet; thence South 88°54'25" East 2640.76 feet; thence South 88°49'25" East 12.94 feet; thence Northeasterly along the arc of a non-tangent curve to the right, having a radius of 120.00 feet and a radial bearing of South 60°17'48" East, A distance of 128.57 feet, through a central angle of 61°23'24" (long chord bears: North 60°23'54" East 122.51 feet); thence South 88°54'24" East 242.78 feet; thence Northeasterly along the arc of a 25.00 foot radius curve to the Left a distance of 46.98 feet, through a central angle of 107°40'13" (long chord bears: North 37°15'29" East 40.37 feet); thence Southerly along the arc of a non-tangent curve to the Right, having a radius of 271.45 feet and a radial bearing of South 73°16'35" West, a distance of 84.16 feet, through a central angle of 17°45'48" (long chord bears: South 07°50'31" East 83.82 feet); thence South 00°53'44" West 12.32 feet; thence North 88°54'24" West 197.95 feet; thence South 00°53'44" West 2146.14 feet; thence North 89°00'18" West 659.20 feet; thence South 00°59'42" West 660.12 feet; thence North 88°59'07" West 144.30 feet; thence North 88°59'07" West 2035.53 feet; thence South 00°53'02" West 474.73 feet; thence Southerly along the arc of a 325.00 foot radius curve to the Right a distance of 203.93 feet, through a central angle of 35°57'06" (long chord bears: South 18°51'35" West 200.60 feet); thence South 36°50'09" West 1200.72 feet; thence Southerly along the arc of a 25.00 foot radius curve to the Left a distance of 39.26 feet, through a central angle of 89°59'59" (long chord bears: South 08°09'51" East 35.35 feet) to the point of beginning.

Proposed "CRIMSON PEAKS"

Tax Serial No.(s) AV-1325, AV-1317-B, AV-1323-A, AV-1322-A, AV-1324-A, AV-1313-D-2, AV-1317-D, AV-1-2-19-420, AV-1-2-19-317, AV-1-2-19-316, AV-1-2-19-315, AV-1-2-19-314, AV-1-2-19-312, AV-1-2-19-313



“FULL VESTING”

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counselling, Inc., a Utah corporation, as to a portion (that portion being taxed under Tax Serial No.AV-1325);

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1317-B, AV-1317-D, AV-1313-D-2);

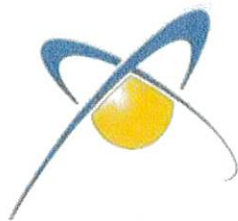
Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

Fred Kravetz and Jackie Kravetz, husband and wife, as joint tenants, as to the remainder (that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A).

NOTE: The effect of WARRANTY DEED, executed by Fred Kravetz and Jackie Kravetz, in favor of The Kravetz Family Living Trust, Dated September 26, 2008, recorded March 15, 2023, as Doc No. 20230006906, Official Washington County Records.

(Note: Said document was rejected by the Washington County Recorders office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

(Affects that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A)



"Parcel No.'s / Taxes"

Taxes for the year 2021, in the following amount(s), which are liens, now due and payable, but will not become delinquent until December 1, 2021: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

\$16.04 under Tax Serial No. AV-1313-D-2, Account No. 0583172;

\$527.41 under Tax Serial No. AV-1317-D, Account No. 0798641;

\$106.02 under Tax Serial No. AV-1-2-19-420, Account No. 0897049;

\$106.02 under Tax Serial No. AV-1-2-19-312, Account No. 0897272;

\$106.02 under Tax Serial No. AV-1-2-19-313; Account No. 0897289.

(NOTE: Taxes for the year 2021, in the following amount(s), are PAID:

\$5,232.26 under Tax Serial No. AV-1317-B, Account No. 0314685;

\$106.02 under Tax Serial No. AV-1323-A, Account No. 0896084;

\$106.02 under Tax Serial No. AV-1322-A, Account No. 0896077;

\$106.02 under Tax Serial No. AV-1324-A, Account No. 0897001;

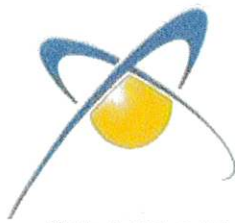
\$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

\$106.02 under Tax Serial No. AV-1-2-19-316, Account No. 0905498;

\$106.02 under Tax Serial No. AV-1-2-19-315, Account No. 0905481;

\$106.02 under Tax Serial No. AV-1-2-19-314, Account No. 0905474.

THIS IS AN OWNERSHIP REPORT ONLY AND SHOULD BE ACKNOWLEDGED AS SUCH. THE SERVICE FOR PROVIDING THIS REPORT IS TO SHOW ONLY THE OWNERSHIP, LEGAL DESCRIPTION AND PARCEL NUMBER'S FOR PROPERTIES FOR "PROPOSED CRIMSON PEAKS". THERE ARE NO ENCUMBRANCES, LIENS OR ANY OTHER ITEMS INCLUDED IN THIS REPORT, AND SHOULD NOT BE CONSIDERED AS SUCH.



Affiliated Real Estate Solutions

Search, Signing, and Recording Services

20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-966-9349

Item 3.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

Subject to the effects of:

Rights of way for any roads, ditches, fences, canals, Utilities, improvements, bridges, foot or bike paths, public access, right-of-ways, or transmission lines now existing over, under, or across said property. Subject to any matters that may be disclosed by a Survey.

Various Covenants, Conditions, Restrictions, Resolutions, Annexations, Ordinances and Maps may have been recorded in the abstract records of the parcel in this report and are not specifically referenced in this report. Copies can be obtained upon request.

Said documents may have the ability to assess and collect fees. All such resolutions and special service districts should be contacted by the lender to verify payoff and/or status of fees owing if any.

Documents represent conveyances recorded in the abstract of the County Recorder under the tax parcel I.D. number of the current vested owner(s) at the address provided, other than those listed above, if any.

Judgments not recorded with the County Recorder in Utah are NOT considered liens against the property.

No search bankruptcy or federal tax Lien records. No search for unrecorded liens was performed.

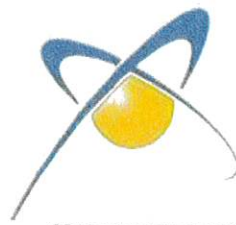
Subject to Information:

No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

No representation is made to the effect, completeness, validity or the accuracy of the various documents reported herein. No opinion as to the effects if any, of said documents are to be inferred or interpreted other than being recorded and abstracted under the legal description of a portion thereof.

This is a report on a Limited Search from the recorded date of the current Vesting Deed or the last Encumbrance of Record, whichever document was recorded last to the effective date of this report. If evidence of Title is required, Title Insurance or an Abstract should be purchased. Liability of this report is limited to the fee paid to Affiliated Real Estate Solutions for this report.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF



Notes and Comments:

24 Month Chain – Vesting Deed recorded, and no subsequent deeds recorded. See attached additional documents in chain as referenced above, if any.

Assessment verifications will need to be confirmed with the existing Municipality. Proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be must be paid in full or paid current.

Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

- Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

- Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

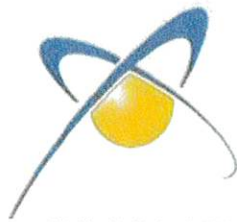
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

- Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

- Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof.

- Claim, right, title or interest to water or water rights whether or not shown by the Public Records.



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20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-986-9349

•Rights of way for any roads, ditches, fences, rivers, public access, utilities, canals, or transmission lines now existing over, under, or across said property.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

•Any defect in title to said property by reason of the failure of said property to be assessed on the Washington County Assessment and/or tax rolls.

•Subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.

•Taxes for the current year, and prior are not being assessed on the General Property Tax Rolls.

•Subject to any claim or assertion that title is deemed unmarketable as the result of, or failure of said land to be located within a recorded subdivision.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

The procedures used by the Company to determine validity of the Title, including any search and examination, are proprietary to the Company, and were performed solely for the benefit of the Company, and create NO extra Contractual Liability to any person, or other entity.

The Company's obligation under this report is to issue a Public Record Summary report as requested to a proposed Client identified in accordance with the terms and provisions of this Report. The Company has no liability or obligation involving the content of this Report to any other person and or firm other than the one contracting and paying for this service.

Affiliated Real Estate Solutions

by _____
Britani' K. Cowdin, Title Officer

Date Good through: ___MARCH 29, 2023___
* * * *

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust**, dated September 27, 2016, am the owner of the real property described in the attached application, do authorize as my agent, **STANDARD DEVELOPMENT/TRAVIS HOLMES**, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my agent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn Bryan
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

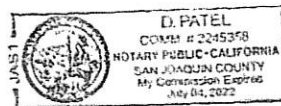
On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust**, dated September 27, 2016, am the owner of the real property described in the attached application. do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

Mark-Lynn Bryan, TRTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this document is attached, and not to the truthfulness, accuracy, or validity of that document.

California State)
San Joaquin County)

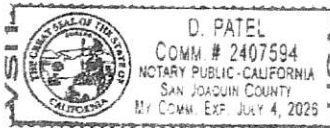
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (SEAL)

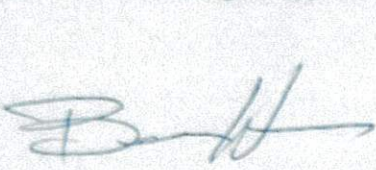


**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH

COUNTY OF Washington

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



Brandon Hansen
(Property Owner)

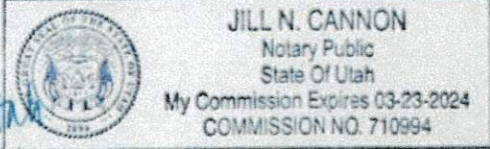
Fountain Head Consulting
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

Jill Cannon
(Notary Public)

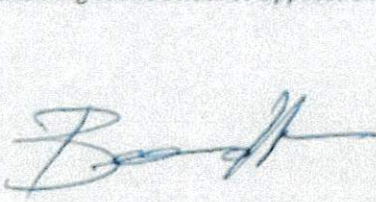
Residing in: St. George, Utah
3-23-24

My Commission Expires: _____



AGENT AUTHORIZATION

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



Brandon Hansen
(Property Owner)

Fountain Head Consulting
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

Jill Cannon
(Notary Public)

Residing in: St. George, Utah
3-23-24

My Commission Expires: _____



Survey Authorization

Frederick and/or Jackie Kravetz, owners of the real property described as lots, AV1322-A, AV-1323A and AV-1324-A in the town of Apple Valley, Utah, authorize Scout Holm, representative of Standard Development, to conduct the necessary surveys needed in developing the forementioned lots and finalizing the final plat application.



Frederick Kravetz


Jackie Kravetz

State of: NEVADA)

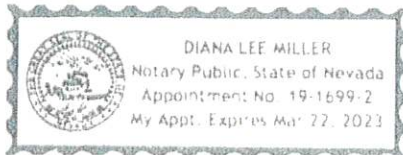
County of: WASHOE)

Subscribed and sworn to me this 18TH day of JANUARY 2022.


Notary Republic

Residing In: 1285 BERING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023



AFFIDAVIT PROPERTY

OWNER

Item 3.

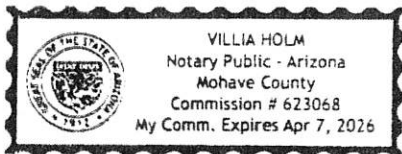
STATE OF ~~UTAH~~ ARIZONA)
)S
COUNTY OF ~~WASHINGTON~~ MOHAVE)

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

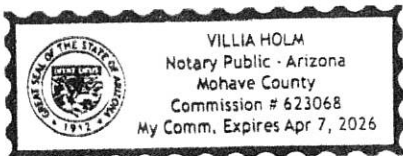
AGENT AUTHORIZATION

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026



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

Parcel ID# AV-1325, AV-1317-D, A
 AV-1313-D-2
 AV-1313-D-1

Item 3.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as
Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s)
AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.
AV-1313-D-1

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

[Signature]
 Name

 Applicant/Owner

4-5-23
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

State of Utah)

)S

County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougall a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. [Signature]
 (notary signature)

(seal)





August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313, AV-1-2-19-312, AV-1-2-19-315,
AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have as a property owner and/or neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is “Changing SF-.5 to RE-1.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

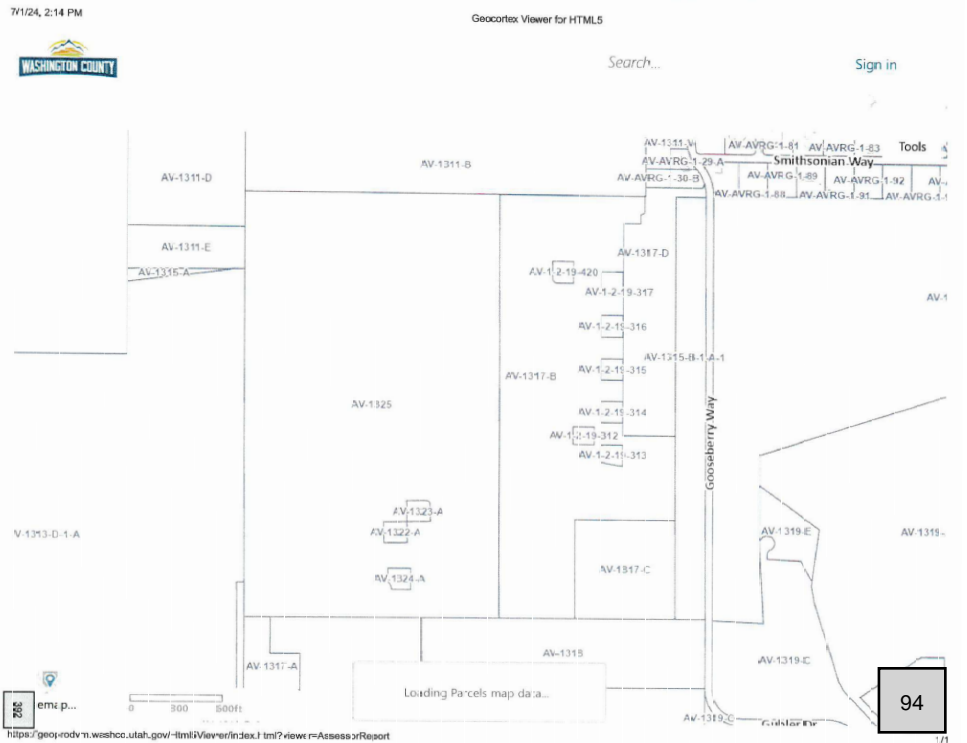
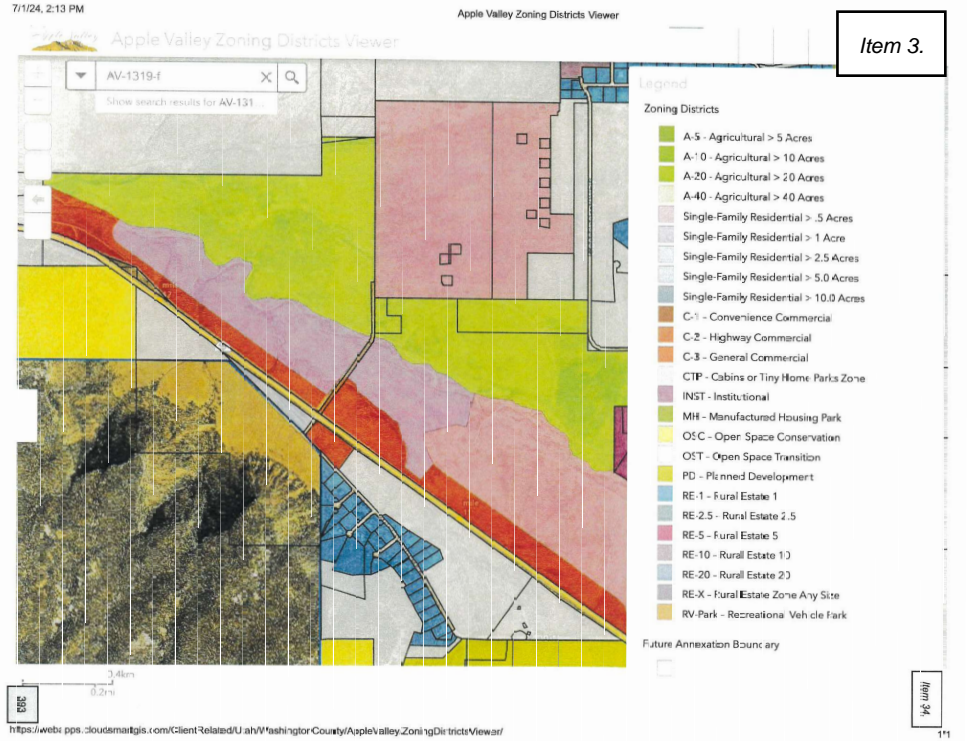
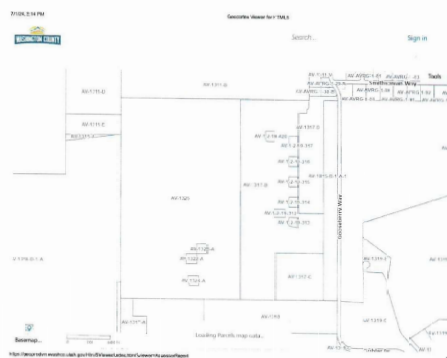
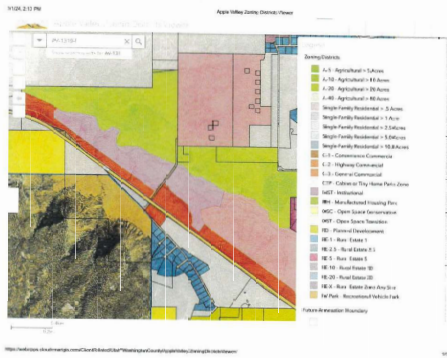
https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held **Tuesday, August 27, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk





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

See Fee Schedule Page 2

Item 4.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Holm House LLC		Phone: [REDACTED]	
Address: 2120 S Cottonwood Canyon #125		Email:	
City: Cannonville	State: UT	Zip: 84737	
Agent: (If Applicable)		Phone:	
Address/Location of Property: West Temple Subdivision		Parcel ID: AV-1313-D-1-A and AV-1313-D-2	
Existing Zone: SF-.5, SF-1, C-2, A-40		Proposed Zone: RE-1, C-2, A-40	
For Planned Development Purposes: Acreage in Parcel <u>531.76</u>		Acreage in Application <u>531.76</u>	
Reason for the request Changing SF-.5 and SF-1 to RE-1, C-2 and A-40 will remain the same,			

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

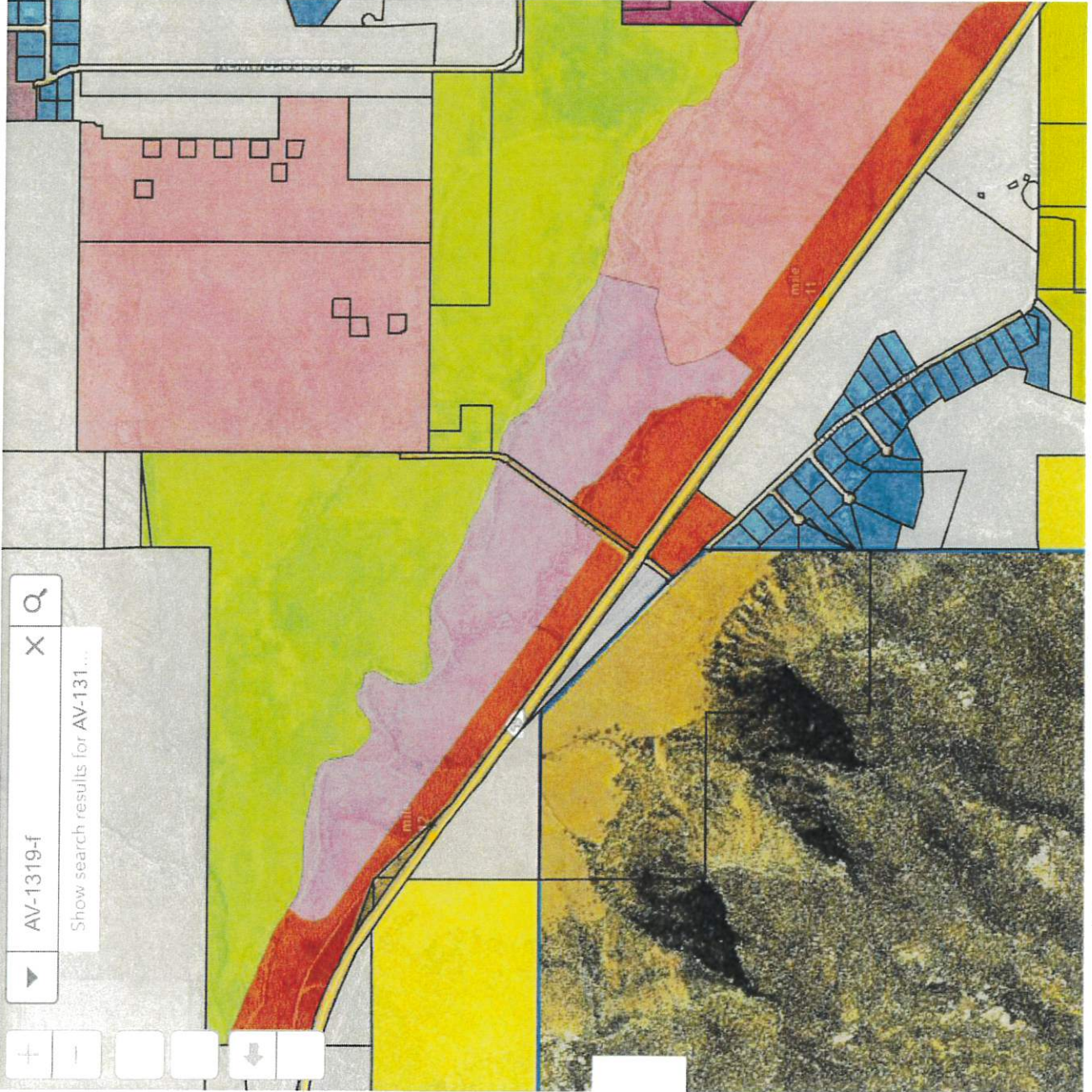
- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature TOWN INITIATED ZONE CHANGE TOWN IS APPLICANT. MAYOR SIGN FOR TOWN 	Date 8/14/24
--	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED AUG 15 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer

Show search results for AV-131...



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary



ZONE CHANGE DESCRIPTION TO RE-1

BEGINNING AT A POINT LOCATED S01°34'11"W ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N53°00'50"W 59.53 FEET; THENCE N53°00'58"W 3517.69 FEET; THENCE NORTHERLY ALONG THE ARC OF A 201.89 FOOT RADIUS CURVE TO THE RIGHT 320.09 FEET (CHORD BEARS: N07°35'43"W 287.61 FEET); THENCE N38°22'41"E 84.38 FEET; THENCE S51°37'19"E 3.00 FEET; THENCE S56°37'46"E 79.45 FEET; THENCE S75°07'42"E 188.16 FEET; THENCE S87°29'05"E 347.52 FEET; THENCE S87°44'25"E 286.98 FEET; THENCE S73°55'11"E 206.47 FEET; THENCE S43°33'50"E 85.08 FEET; THENCE S11°11'46"E 235.79 FEET; THENCE S45°31'36"E 101.59 FEET; THENCE S38°40'43"E 81.40 FEET; THENCE S89°24'57"E 124.64 FEET; THENCE S4°06'32"E 136.57 FEET; THENCE N65°47'13"E 83.67 FEET; THENCE S82°37'08"E 69.25 FEET; THENCE S28°30'43"E 50.62 FEET; THENCE S78°38'21"E 112.03 FEET; THENCE S15°34'59"E 80.48 FEET; THENCE S30°13'29"W 214.74 FEET; THENCE S26°38'13"W 110.03 FEET; THENCE S20°51'34"E 116.18 FEET; THENCE S52°47'02"E 101.47 FEET; THENCE N79°29'11"E 230.12 FEET; THENCE S75°11'00"E 113.68 FEET; THENCE N83°39'51"E 117.08 FEET; THENCE S78°41'52"E 98.88 FEET; THENCE S6°27'43"E 137.50 FEET; THENCE S56°19'41"E 104.86 FEET; THENCE S53°05'21"E 127.29 FEET; THENCE S63°20'15"E 131.75 FEET; THENCE S70°56'06"E 193.54 FEET; THENCE S54°04'35"E 112.94 FEET; THENCE S65°44'22"E 263.34 FEET; THENCE S73°41'58"E 157.83 FEET; THENCE S76°36'19"E 184.12 FEET; THENCE S62°24'25"E 149.64 FEET; THENCE S30°30'32"E 213.44 FEET; THENCE S50°45'40"E 89.51 FEET; THENCE S59°10'31"E 110.98 FEET; THENCE S76°24'50"E 45.71 FEET; THENCE S73°47'26"E 43.66 FEET; THENCE S89°12'41"E 156.11 FEET; THENCE S40°20'01"E 162.32 FEET; THENCE S73°42'57"E 145.99 FEET; THENCE S51°04'07"E 381.44 FEET; THENCE S71°40'00"E 113.94 FEET; THENCE S20°10'32"W 141.19 FEET; THENCE S12°42'34"W 342.88 FEET; THENCE S37°15'11"W 725.54 FEET; THENCE N39°42'17"W 66.94 FEET; THENCE S37°12'32"W 300.01 FEET; THENCE N49°13'29"W 276.67 FEET; THENCE N15°29'28"E 73.23 FEET; THENCE N03°52'10"E 157.24 FEET; THENCE S14°24'30"W 148.77 FEET; THENCE N23°40'11"W 153.54 FEET; THENCE N11°58'01"W 152.66 FEET; THENCE N69°16'55"W 81.39 FEET; THENCE N41°11'42"W 151.39 FEET; THENCE N59°42'24"W 151.69 FEET; THENCE N44°35'31"W 149.73 FEET; THENCE S4°31'55"W 151.51 FEET; THENCE N24°34'21"W 167.73 FEET; THENCE N52°35'39"W 175.37 FEET; THENCE S37°13'50"W 375.34 FEET; TO TO THE POINT OF BEGINNING.

AREA: 4512554 SQUARE FEET OR 103.594 ACRES.

ZONE CHANGE DESCRIPTION TO RE-1

BEGINNING AT A POINT LOCATED S01°20'31"W 1552.26 FEET; THENCE N90°00'00"E 1657.40 FEET ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N37°15'11"E 725.54 FEET; THENCE N12°42'34"E 342.88 FEET; THENCE N20°10'32"E 141.19 FEET; THENCE S69°49'28"E 99.83 FEET; THENCE S74°45'13"E 146.32 FEET; THENCE S86°16'40"E 153.57 FEET; THENCE S10°46'47"E 149.27 FEET; THENCE S56°58'52"E 147.27 FEET; THENCE S74°34'26"E 292.24 FEET; THENCE S29°00'06"E 184.10 FEET; THENCE S54°57'26"E 302.35 FEET; THENCE S28°09'04"E 95.49 FEET; THENCE S02°49'27"W 108.29 FEET; THENCE S17°30'28"E 71.40 FEET; THENCE S12°12'29"E 57.67 FEET; THENCE S67°23'39"E 59.44 FEET; THENCE S58°00'44"E 64.70 FEET; THENCE S66°56'41"E 113.63 FEET; THENCE S29°45'43"E 110.55 FEET; THENCE S53°17'09"E 63.70 FEET; THENCE N82°32'41"E 1.57 FEET; THENCE S73°37'16"E 67.53 FEET; THENCE N75°29'54"E 133.83 FEET; THENCE S56°13'22"E 20.90 FEET; THENCE S13°14'53"W 20.76 FEET; THENCE S60°12'54"E 219.25 FEET; THENCE S27°15'40"E 268.82 FEET; THENCE N89°04'32"E 220.17 FEET; THENCE S01°16'43"W 2057.13 FEET; THENCE N88°18'36"W 113.24 FEET; THENCE S79°28'56"E 96.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE [TURNINGLR] 457.02 FEET (CHORD BEARS: N45°05'49"W 414.09 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 313.61 FEET (CHORD BEARS: N27°07'27"W 303.23 FEET); THENCE N52°47'37"W 3149.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT 80.73 FEET (CHORD BEARS: N48°10'01"E 1.6 FEET); TO TO THE POINT OF BEGINNING.

AREA: 4778198 SQUARE FEET OR 109.692 ACRES.

Item 38.

436

Account 0425028

Location

Account Number 0425028
Parcel Number AV-1313-D-1
Tax District 45 - Apple Valley Town
Acres 497.25
Situs 0, 0

Owner

Name HOLM HOUSE LLC
 2120 S COTTONWOOD CANYON # 125
 CANNONVILLE, UT 84718

Value

Market (2022) \$3,256,440
Taxable \$73,810
Tax Area: 45 Tax Rate: 0.007228
Type Actual Assessed Acres
 Farm
 Land \$3,256,440 \$73,810 542.740
 FAA

Legal S: 19 T: 42S R: 11W BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M. THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E 1866.76 FEET, THENCE S. 0°08'17" E 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E 134.35 FEET), THENCE S. 44°50'54" E 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD C



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

Item 4.

March 31, 2023

Karl Rasmussen

[REDACTED]
Re: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this development until its new substation currently under construction is completed.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: West Temple Subdivision

Kyle,

Ash Creek SSD is providing a conditional will serve for the West Temple Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Big Plains Water Special Service District

1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Item 4.

December 15, 2022

Travis Holm



Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

West Temple Village

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 27 of West Temple Village. Lots 28 and 29 will be dealt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.

A Final Water Service Letter (Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

When recorded mail deed and tax notice to:
Holm House LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718



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

Order No. 226766 - EFP Space Above This Line for Recorder's Use
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Holm House LLC, a Utah limited liability company , grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

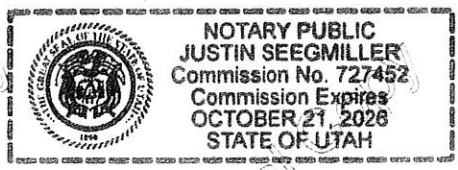
WITNESS the hand(s) of said grantor(s), this 19 day of January, 2023.

K & D Family, L.L.C., a Utah limited liability company
By: Kerry Holt
Kerry Holt, Manager

KDLR LLC, a Nevada Limited Liability Company
By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
) ss.
COUNTY OF Washington)

On the 19 day of January, 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



Justin
NOTARY PUBLIC
My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Holm House LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 807.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°50'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E. THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$); the West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

The North half of the West half of the Northwest Quarter (N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Initials KA, KA

Quit Claim Deed Page 1 of 4

Gary Christensen Washington County Recorder

11/09/2021 08:54:43 AM Fee \$40.00 By

FOUNTAINHEAD CONSULTING, INC

When recorded mail deed and tax notice to:

Fountainhead Consulting, Inc

1732 Cliff Point Dr

St. George, Utah 84790

QUIT-CLAIM DEED

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), hereby QUIT CLAIMS to

Fountainhead Consulting, Inc., a Utah corporation, grantor(s), of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described land in Washington County, State of UTAH:

See Exhibit "A" - Attached hereto and made a part hereof.

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

WITNESS the hand(s) of said grantor(s), this 27 day of October, 2021.

Apple Valley Development Trust,
dated September 27, 2016

Mark-Linn Bryan
Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document. accuracy, or validity of that document.

California State
San Joaquin County

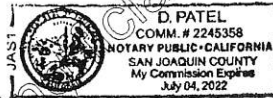
On October 27, 2021 before me, D. Patel Notary Public

personally appeared Mark Bryan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Attached to Quit-Claim Deed executed by Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor, to Fountainhead Consulting, Inc., a Utah corporation, grantee.

Tax I.D. No. AV-1317-B and AV-1313-D-2

EXHIBIT "A"

PARCEL 1: (AV-1317-B)

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING

RESERVING UNTO GRANTOR A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATION (EASEMENT) SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE EAST.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 25 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1098.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'04" WEST 129.09 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°33'12" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 51°38'11" A DISTANCE OF 45.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23" FOR A DISTANCE OF 21.02 FEET; THENCE NORTH 80.35 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 27 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1376.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.25 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 29 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2022.98 FEET AND NORTH 1515.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.26 FEET; THENCE NORTH 89°59'58" EAST 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'02" A DISTANCE OF 39.27 FEET; THENCE SOUTH 114.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (AV-1313-D-2)

A RIGHT OF WAY FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 0°10'48" WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH 54°09'33" WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH 35°50'27" EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'; THENCE NORTH 35°50'27" EAST 1,200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY TO THE LEFT, ALONG THE ARC OF SAID CURVE 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE NORTH 0°06'40" WEST 707.83 FEET; THENCE SOUTH 89°58'49" EAST 50.00 FEET; THENCE SOUTH 0°06'40" EAST 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY, TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE SOUTH 35°50'27" WEST 1,200.72 FEET TO THE BEGINNING A 25.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH 54°09'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SHALL AUTOMATICALLY EXPIRE IF THE ABOVE PARCEL IS DEDICATED FOR PUBLIC USE.



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

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1 Item 4.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s) AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

<u>[Signature]</u>		<u>4-5-23</u>
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date
_____	_____	_____

State of Utah)
)§
 County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougall a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal, [Signature]
 (notary signature)





August 15, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1313-D-1-A, AV-1313-D-2
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have as a property owner and/or neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is “Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held **Tuesday, August 27, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

