

RESOLUTION 2021-__

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. This resolution shall take effect immediately.

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

TOWN OF APPLE VALLEY, UTAH

By: _____
Mayor or Mayor Pro Tem

ATTEST:

By: _____
Town Recorder

EXHIBIT A

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 BOUNDARY DESCRIPTION

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

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

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

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

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

EXHIBIT B

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3 BOUNDARY DESCRIPTION

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

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

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

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

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

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

EXHIBIT C

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

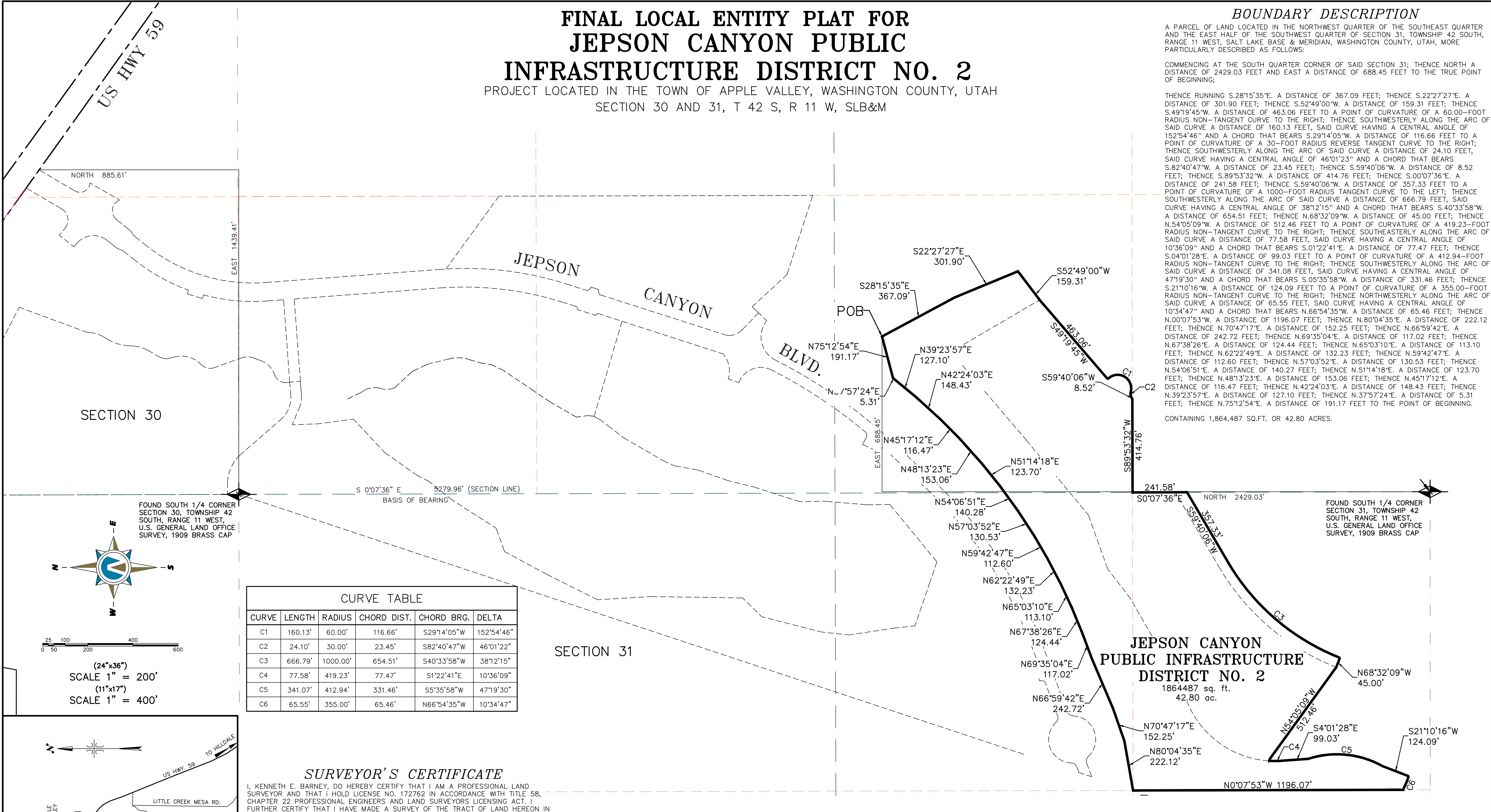
BOUNDARY DESCRIPTION

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

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

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

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



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

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

KENNETH E. BARNEY, P.L.S.

DATE:

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

DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL

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

MAYOR
TOWN OF APPLE VALLEY, UTAH

ATTEST:
RECORDER

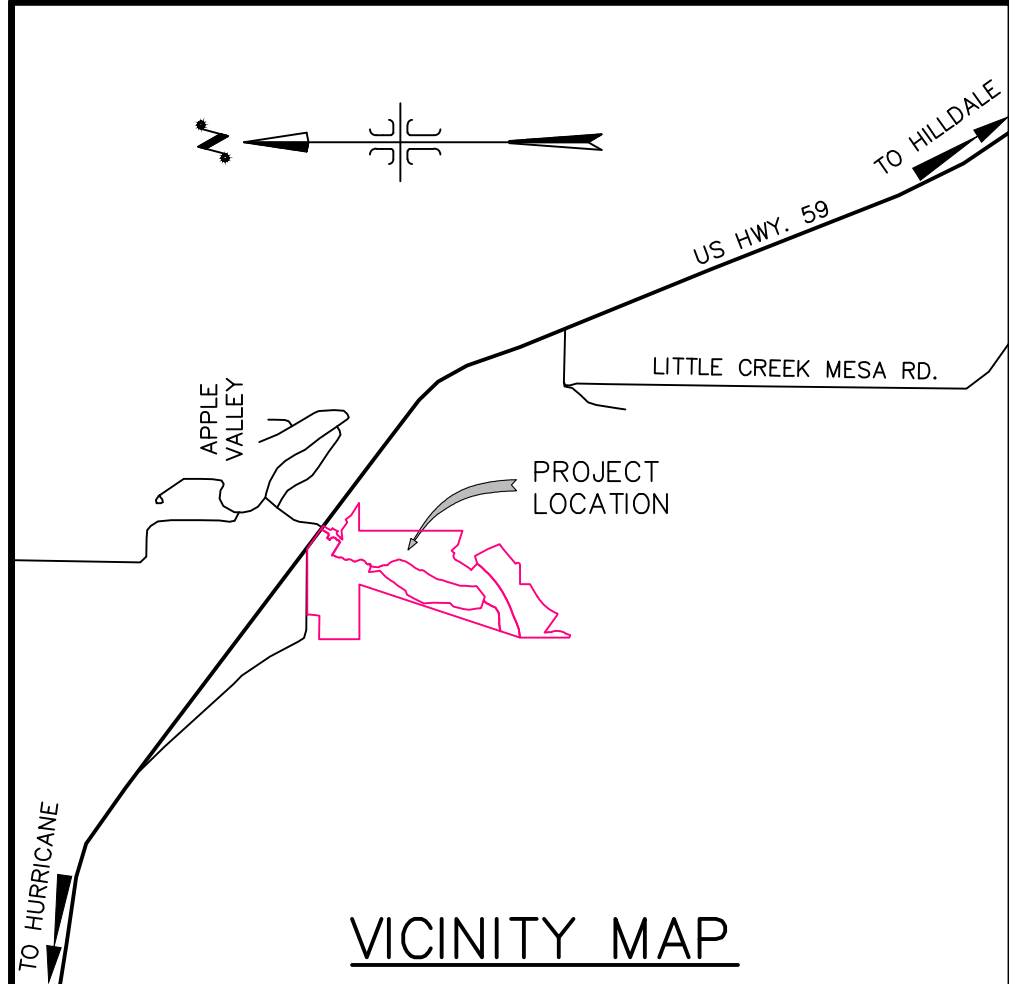
COUNTY SURVEYOR APPROVAL

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

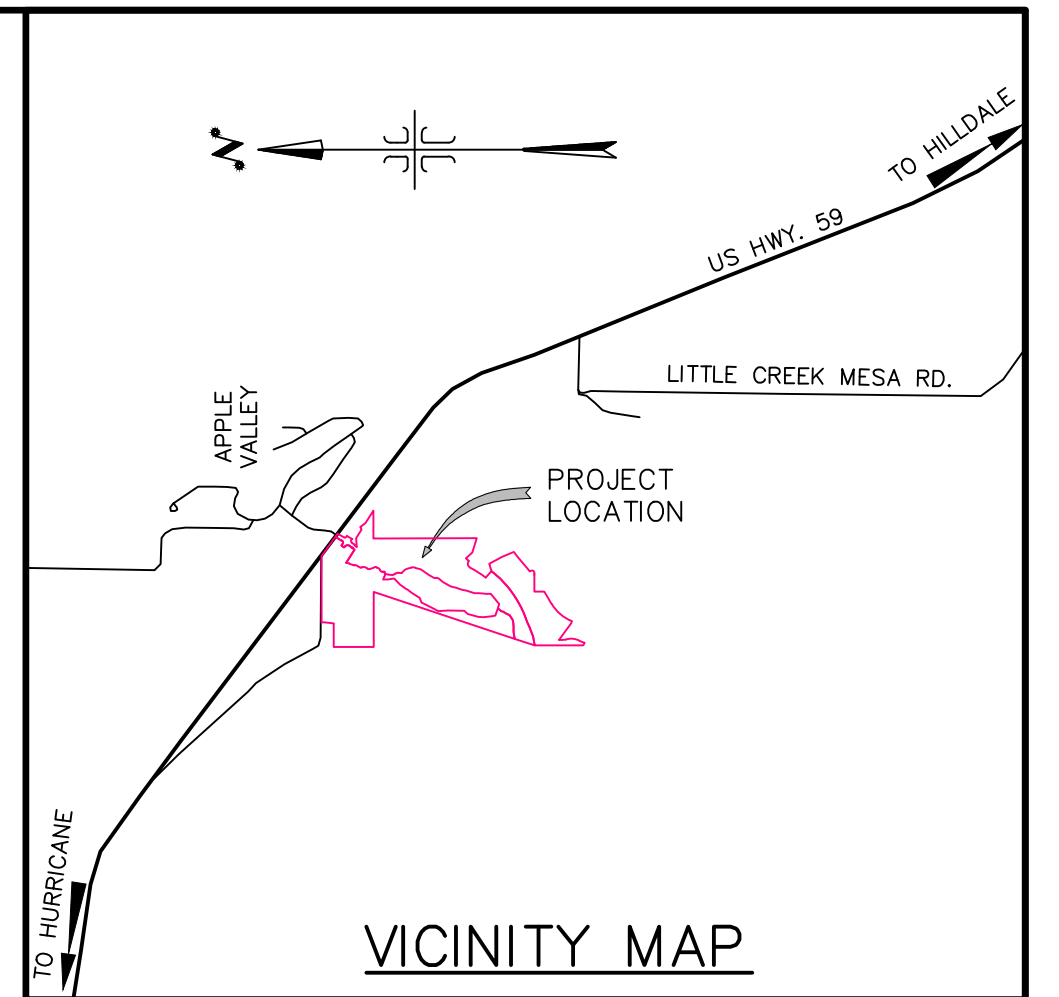
COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



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



SURVEYOR'S CERTIFICATE

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

KENNETH E. BARNEY, P.L.S.

DATE: _____

BOUNDARY DESCRIPTION
SEE SHEET 2 OF 2

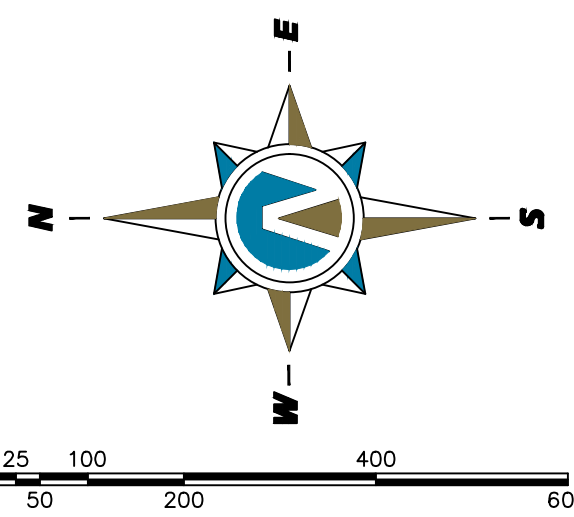
FOUND SOUTH 1/4 CORNER
SECTION 31, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP

JEPSON CANYON
PUBLIC INFRASTRUCTURE
DISTRICT NO. 3
3848380 sq. ft.
88.35 ac.

FOUND SOUTH 1/4 CORNER
SECTION 30, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP

SECTION 30

SECTION 31



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

DATE OF PREPARATION DEC. 08, 2020

TOWN OF APPLE VALLEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ AS A
FINAL LOCAL ENTITY PLAT FOR JEPSON CANYON
INFRASTRUCTURE DISTRICT NO. 3.

MAYOR
TOWN OF APPLE VALLEY, UTAH

ATTEST:
RECORDER

COUNTY SURVEYOR APPROVAL

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

COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

SEE SHEET 1 OF 2

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

BOUNDARY DESCRIPTION

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

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

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

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

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

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