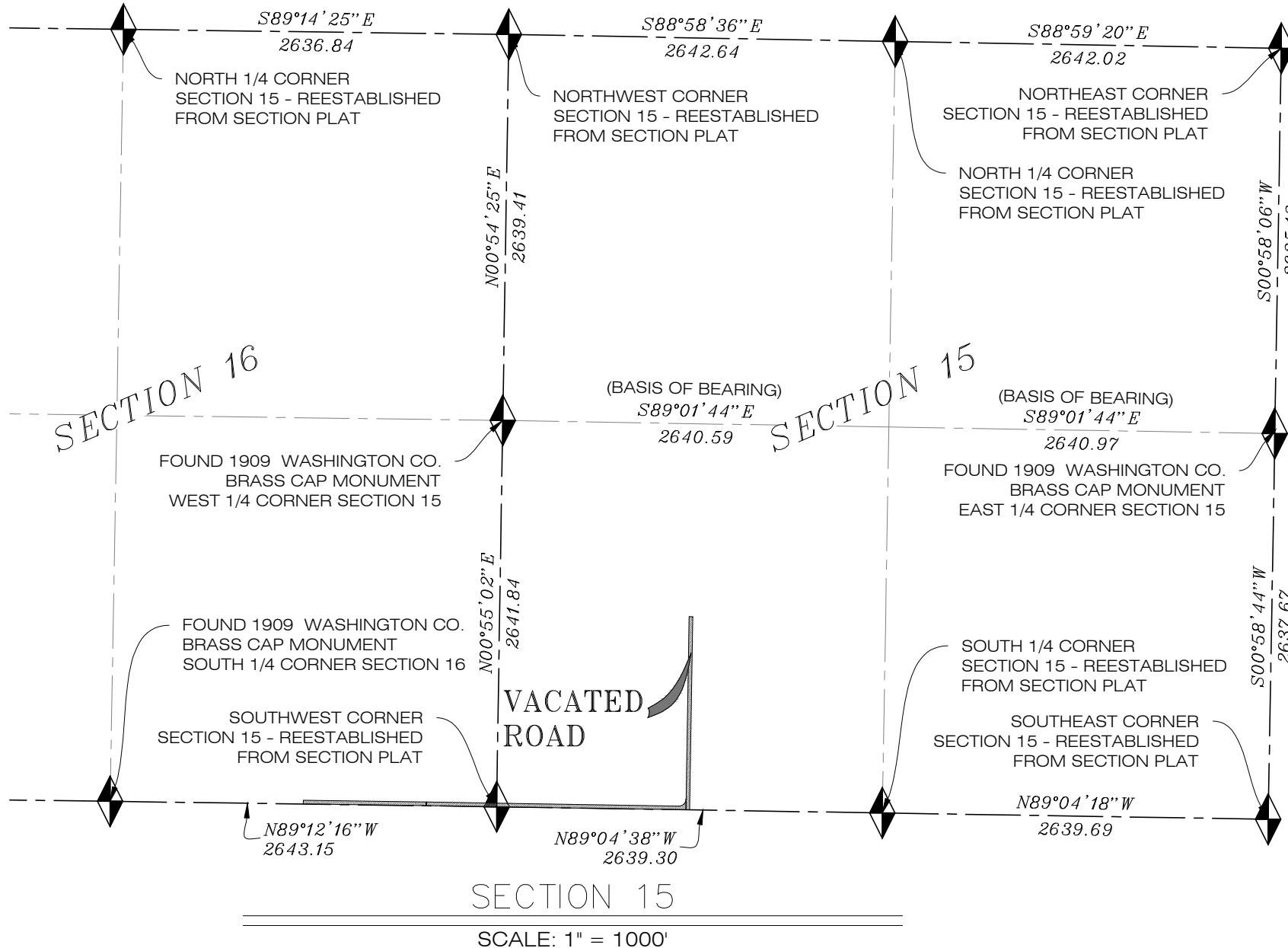
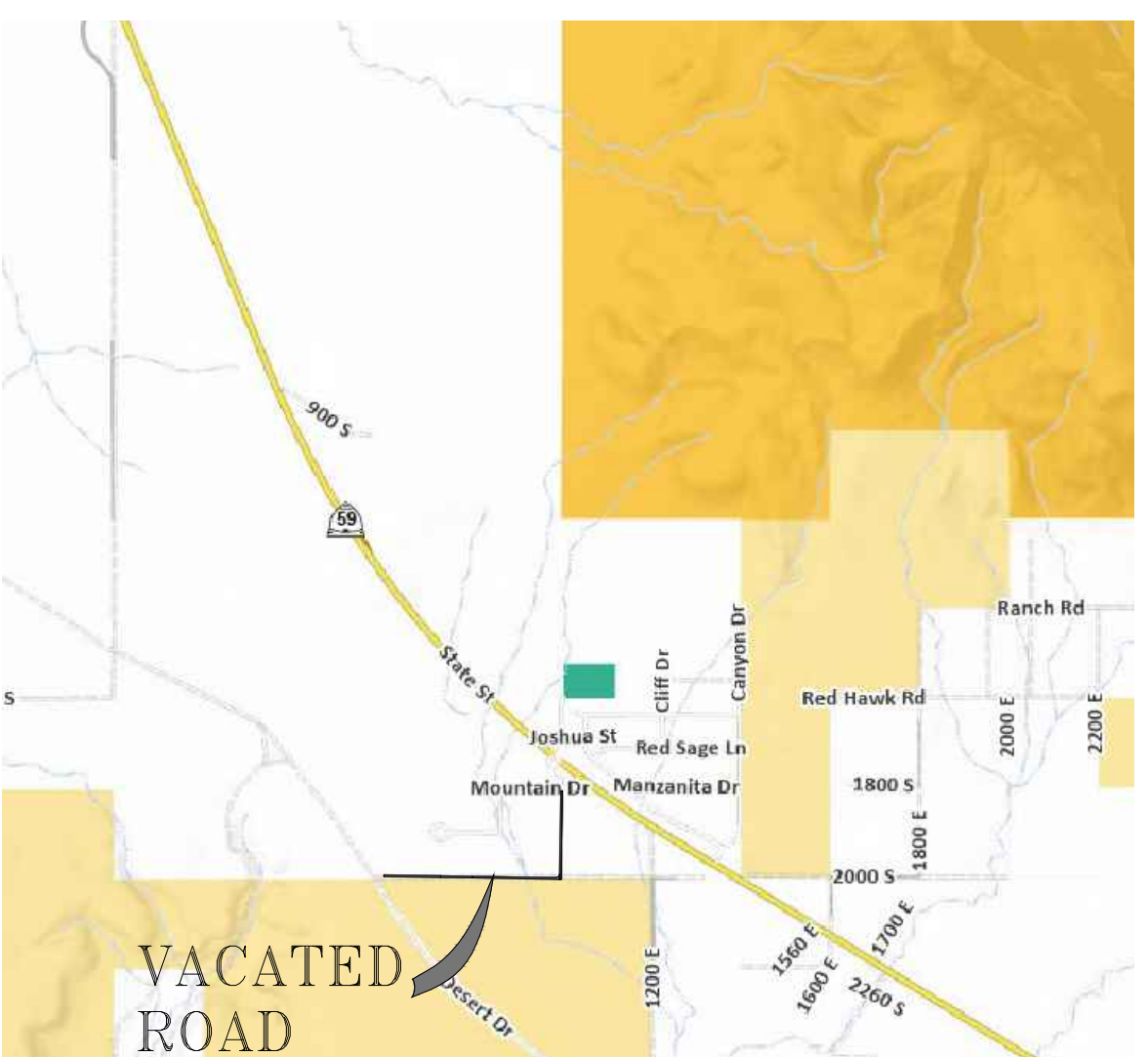
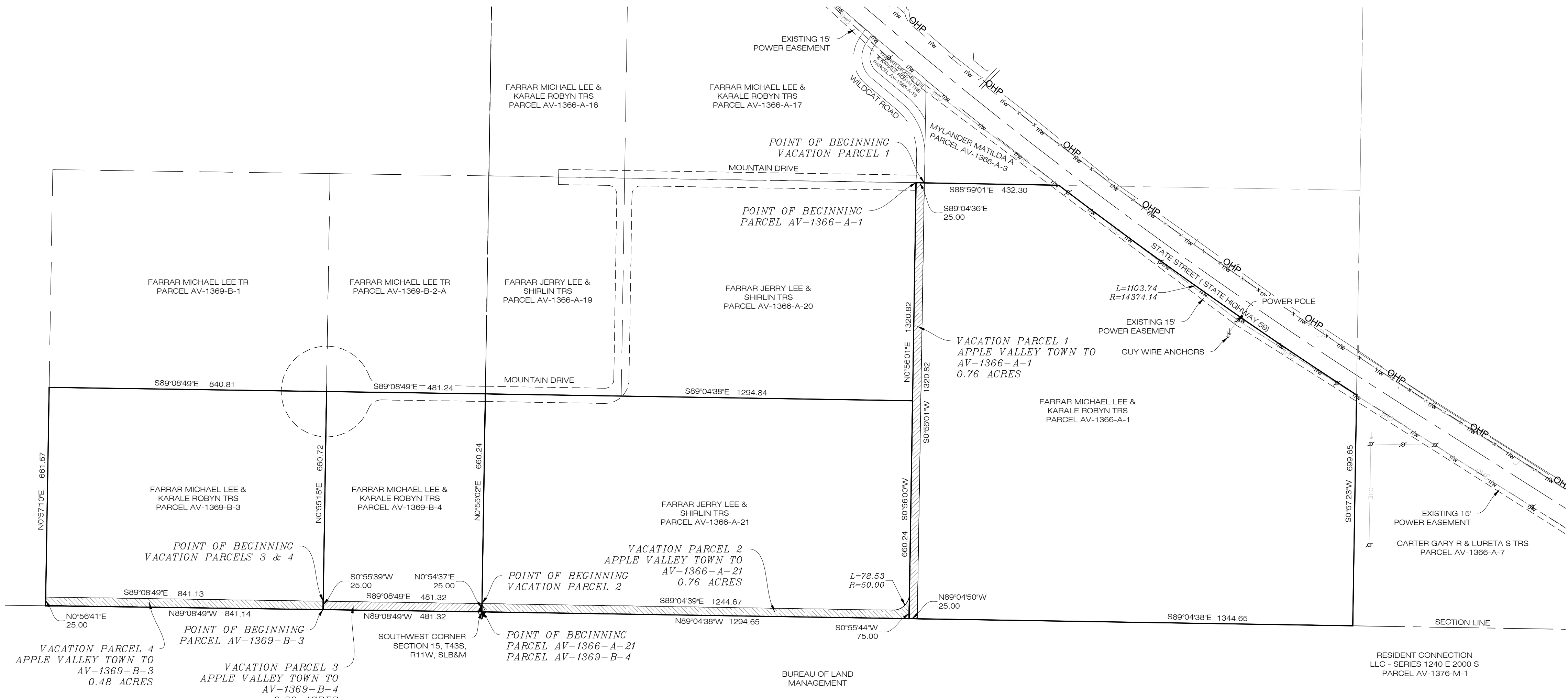




Wildcat Road Vacation Plat for Apple Valley Town

Located in Sections 16 and 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



- LINE LEGEND**

 - RW — RW — PROPOSED RIGHT-OF-WAY LINE
 - ADJOINING PROPERTY LINE
 - EDGE OF ASPHALT
 - CENTER LINE
 - EASEMENT LINE
 - SECTION LINE
 - SUB-SECTION LINE
 - HIGHWAY RIGHT OF WAY LINE
 - EDGE OF ROAD
 - FENCE LINE
 - ROAD VACATION PARCEL
- LEGEND**

 - ◆ SET ◆ FIND ◆ CALC
 - ◆ SECTION MONUMENT
 - ○ PROPERTY CORNER

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°01'44" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 15, T43S, R11W, SLM. ALL DISTANCES ARE GROUND DISTANCES.

PLAT PREPARED BY

SUNRISE ENGINEERING

1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 • FAX 435.896.0220
www.sunrise-eng.com

SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Wildcat Road Vacation Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JACOB T. SAVAGE, PLS 10453280

09/10/2026

DATE

BOUNDARY DESCRIPTIONS

PARCEL AV-1366-A-1 (INCLUDING VACATION PARCEL 1):
BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59); THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-TANGENT SOUTH 54°16' EAST 1103.47 FEET; THENCE SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1344.65 FEET; THENCE NORTH 00°56'01" EAST 1320.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 34.08 ACRES, MORE OR LESS.

PARCEL AV-1366-A-21 (INCLUDING VACATION PARCEL 2):
BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE NORTH 00°55'02" EAST ALONG THE EAST LINE OF TAX PARCEL AV-1369-B-4, 660.24 FEET; THENCE SOUTH 89°04'38" EAST 1294.84 FEET; THENCE SOUTH 00°56'00" WEST 660.24 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SAID SECTION 15, 1294.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 19.63 ACRES, MORE OR LESS.

PARCEL AV-1369-B-4 (INCLUDING VACATION PARCEL 3):
BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE NORTH 89°12'16" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.29 FEET; THENCE NORTH 00°55'18" EAST 660.72 FEET; THENCE SOUTH 89°08'49" EAST 481.24 FEET; THENCE SOUTH 00°55'02" WEST 660.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 7.30 ACRES, MORE OR LESS.

PARCEL AV-1369-B-3 (INCLUDING VACATION PARCEL 4):
BEGINNING AT A POINT WHICH IS LOCATED 481.29 FEET NORTH 89°12'16" WEST ALONG THE SOUTH LINE OF SECTION 15 FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SECTION 15 AND BEING SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE NORTH 89°12'16" WEST ALONG THE SOUTH LINE OF SECTION 15, 841.17 FEET; THENCE NORTH 00°57'10" EAST 661.57 FEET; THENCE SOUTH 89°08'49" EAST 840.81 FEET; THENCE SOUTH 00°55'18" WEST 660.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 12.75 ACRES, MORE OR LESS.

WILDCAT ROAD VACATIONS

VACATION PARCEL 1:
BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'38" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 0.76 ACRES, MORE OR LESS.

VACATION PARCEL 2:
BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 0.76 ACRES, MORE OR LESS.

VACATION PARCEL 3:
BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT OF THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'59" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 0.28 ACRES, MORE OR LESS.

VACATION PARCEL 4:
BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'01" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 0.48 ACRES, MORE OR LESS.

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER _____ DATE _____

APPLE VALLEY TOWN

PRESENTED TO APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD VACATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

RECORDER'S SEAL _____ FEE _____ COUNTY RECORDER _____