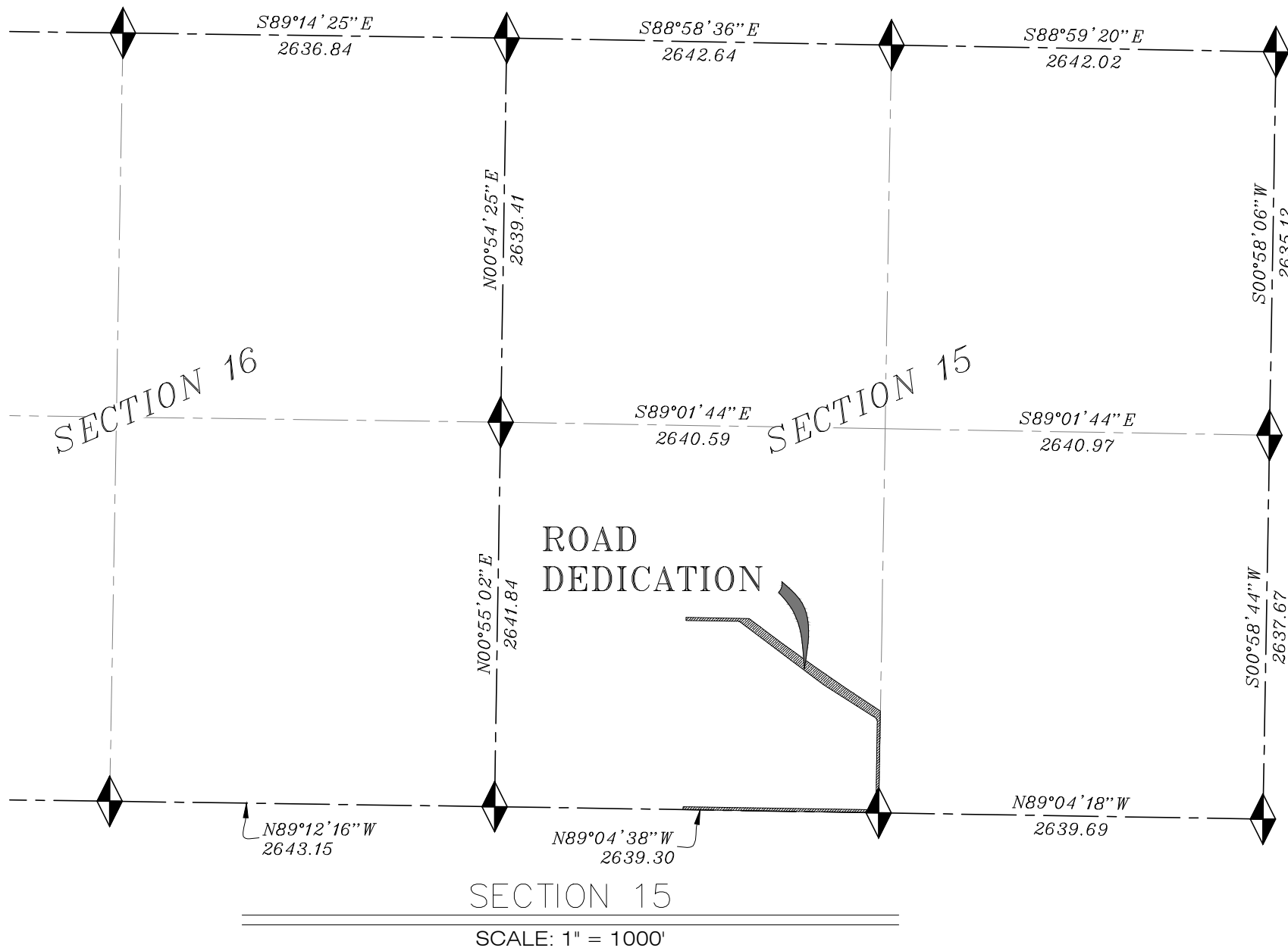
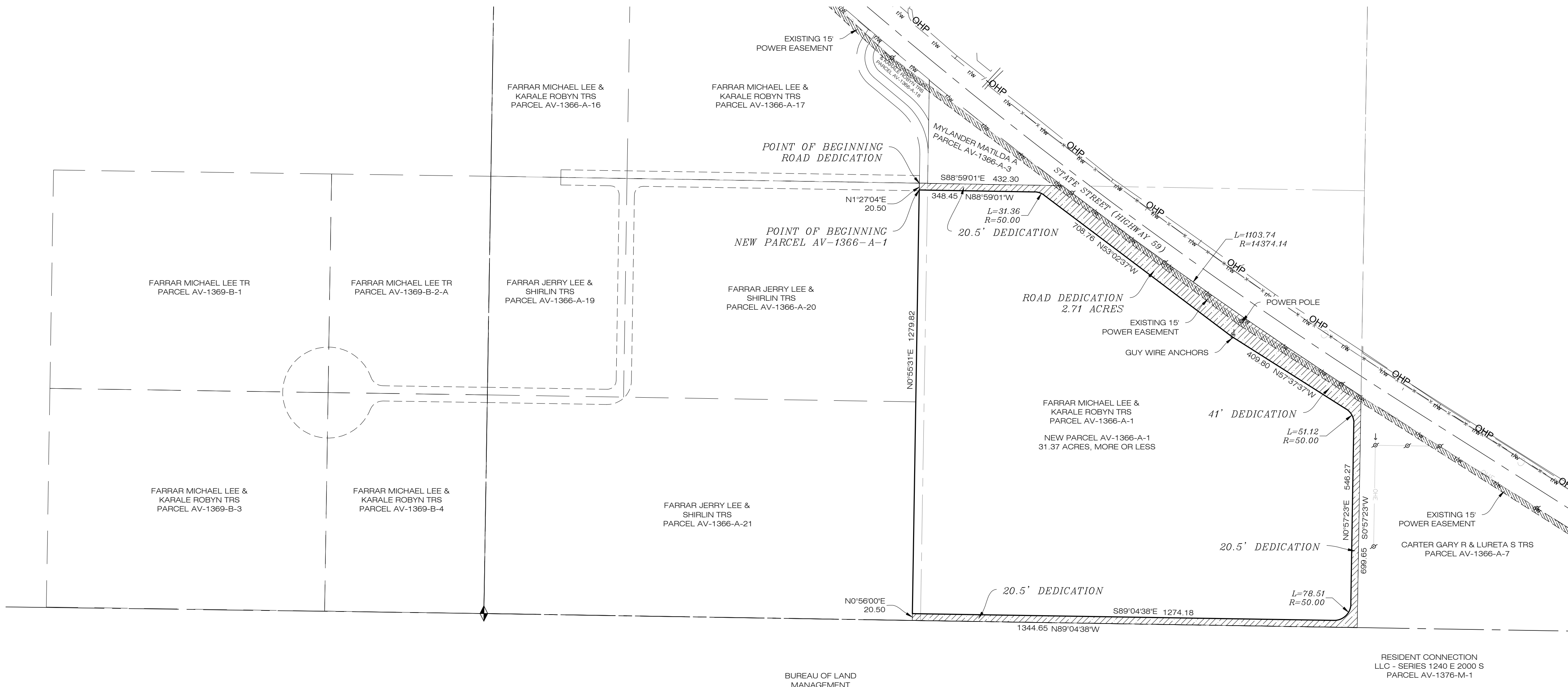




Wildcat Road Dedication Plat for Apple Valley Town

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

- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- PROPERTY BOUNDARY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- SECTION LINE
- SUB-SECTION LINE
- OVERHEAD POWER LINE
- EDGE OF ASPHALT
- FENCE LINE
- EXISTING POWER POLE w/ GUY WIRE ANCHORS
- ROAD DEDICATION PARCEL

LEGEND

- SET AND CALC
- SECTION MONUMENT
- PROPERTY CORNER

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

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

ATTEST: CLERK MAYOR

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:

Road Dedication 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

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1366-A-1(EXCEPTING NEW WILDCAT ROAD)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.20 FEET AND SOUTH 1362.20 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 348.45 FEET TO A POINT OF CURVATURE, THENCE 31.36 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 71°00'49" EAST 30.85 FEET); THENCE SOUTH 53°02'37" EAST 708.76 FEET; THENCE SOUTH 57°37'37" EAST 409.80 FEET TO A POINT OF CURVATURE, THENCE 51.12 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 28°20'07" EAST 48.93 FEET); THENCE SOUTH 00°57'23" WEST 546.27 FEET TO A POINT OF CURVATURE, THENCE 78.51 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 45°56'22" WEST 70.69 FEET); THENCE NORTH 89°04'38" WEST 1274.18 FEET; THENCE NORTH 00°55'31" EAST 1273.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 31.37 ACRES, MORE OR LESS.

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-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 CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'46" 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°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET); THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51.12 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 28°20'07" WEST 48.93 FEET); THENCE NORTH 89°04'38" WEST 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 45°56'22" WEST 70.69 FEET); THENCE SOUTH 57°37'37" EAST 409.80 FEET; THENCE SOUTH 53°02'37" EAST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31.36 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 71°00'49" WEST 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

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.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____.

MICHAEL LEE FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

KARALE ROBYN FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD _____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Wildcat Road Dedication Plat for Apple Valley Town

LOCATED IN THE SW QUARTER OF SECTION 15,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

RECORDED # _____

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

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

