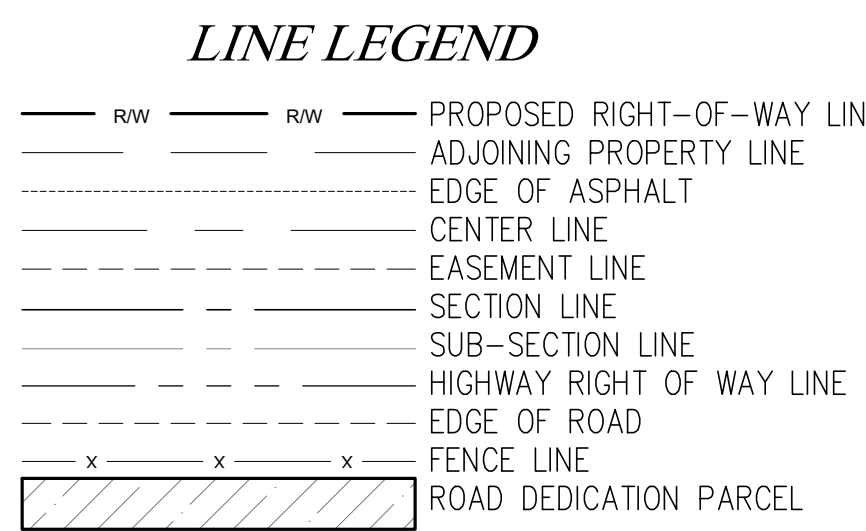
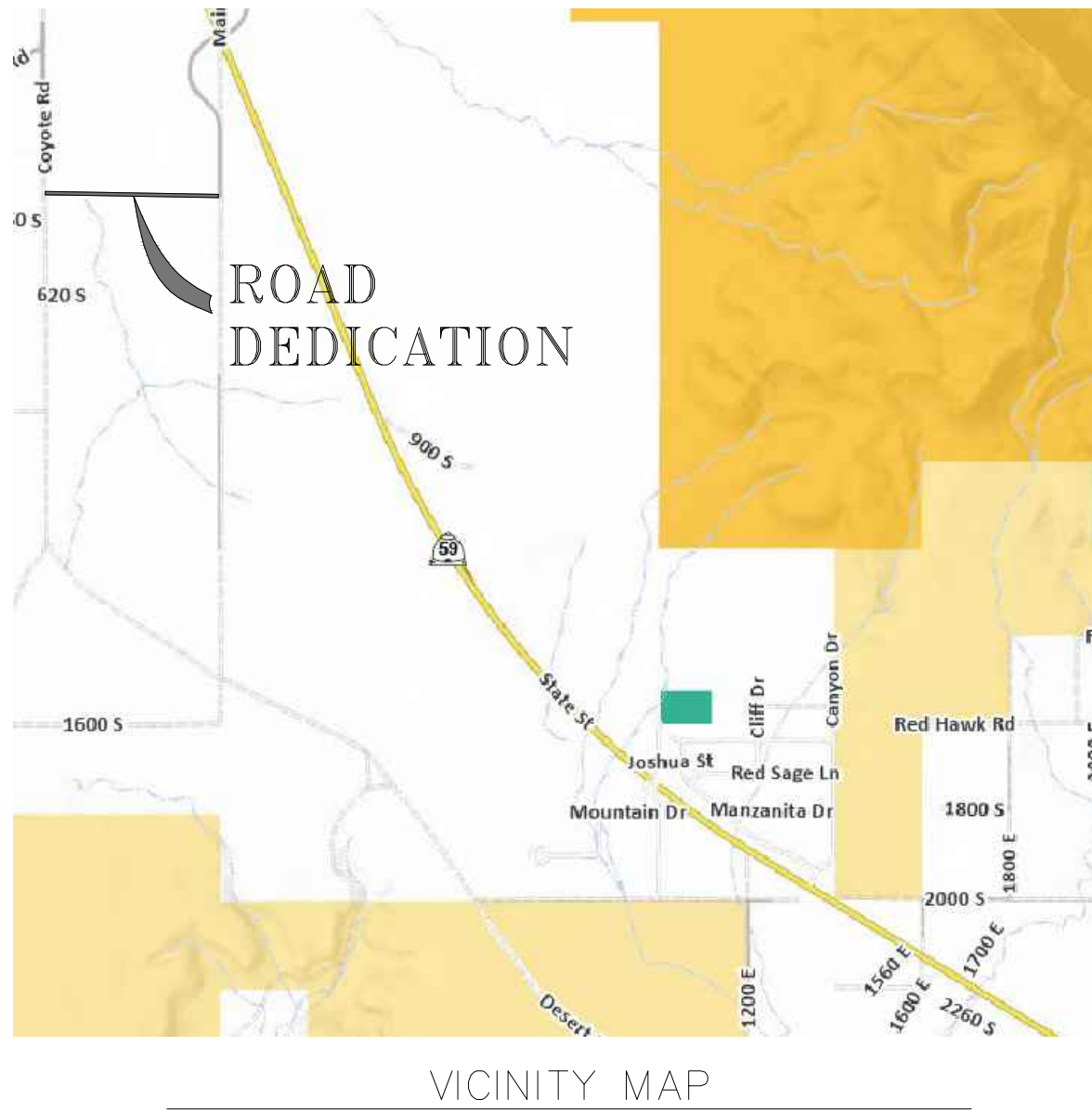
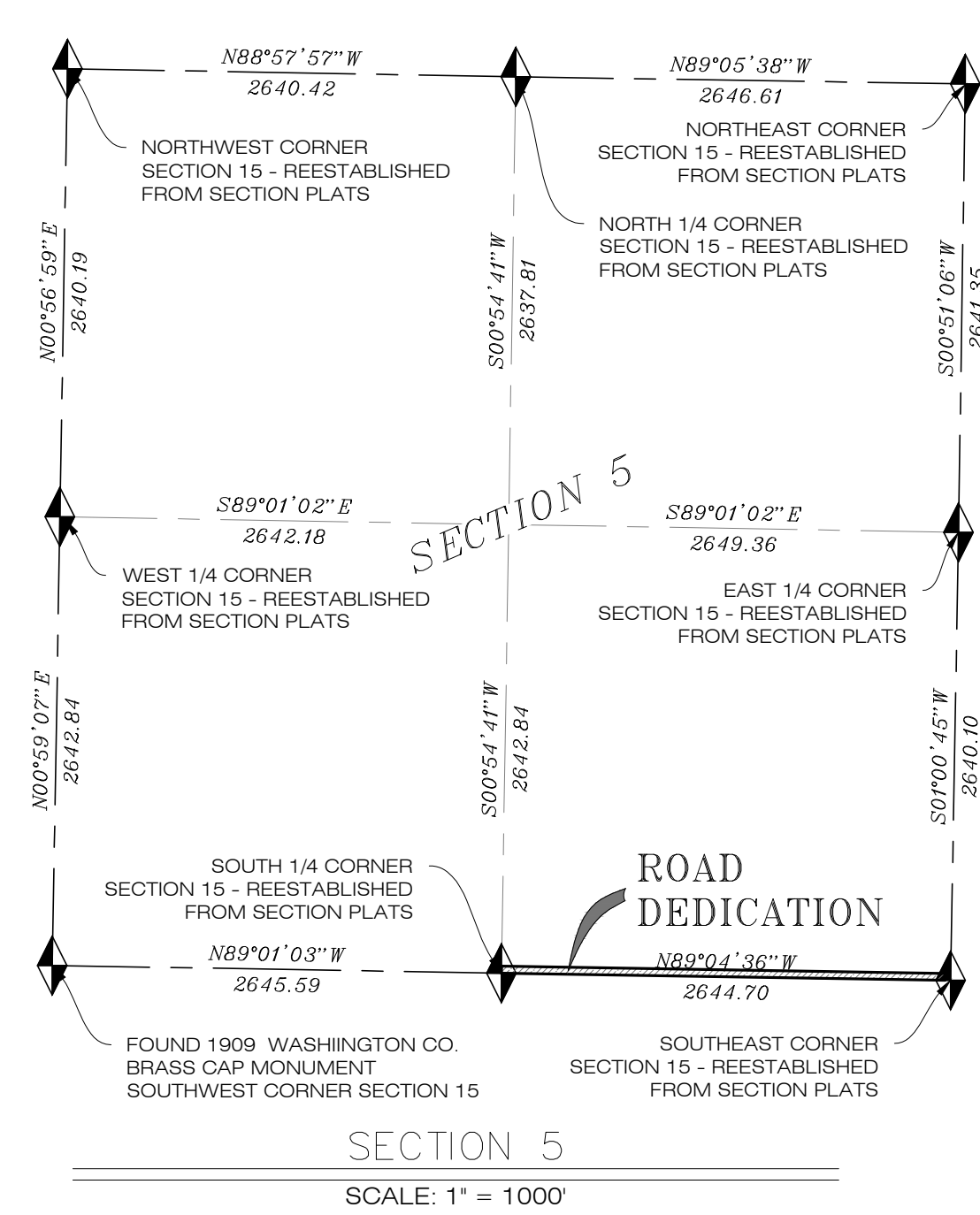
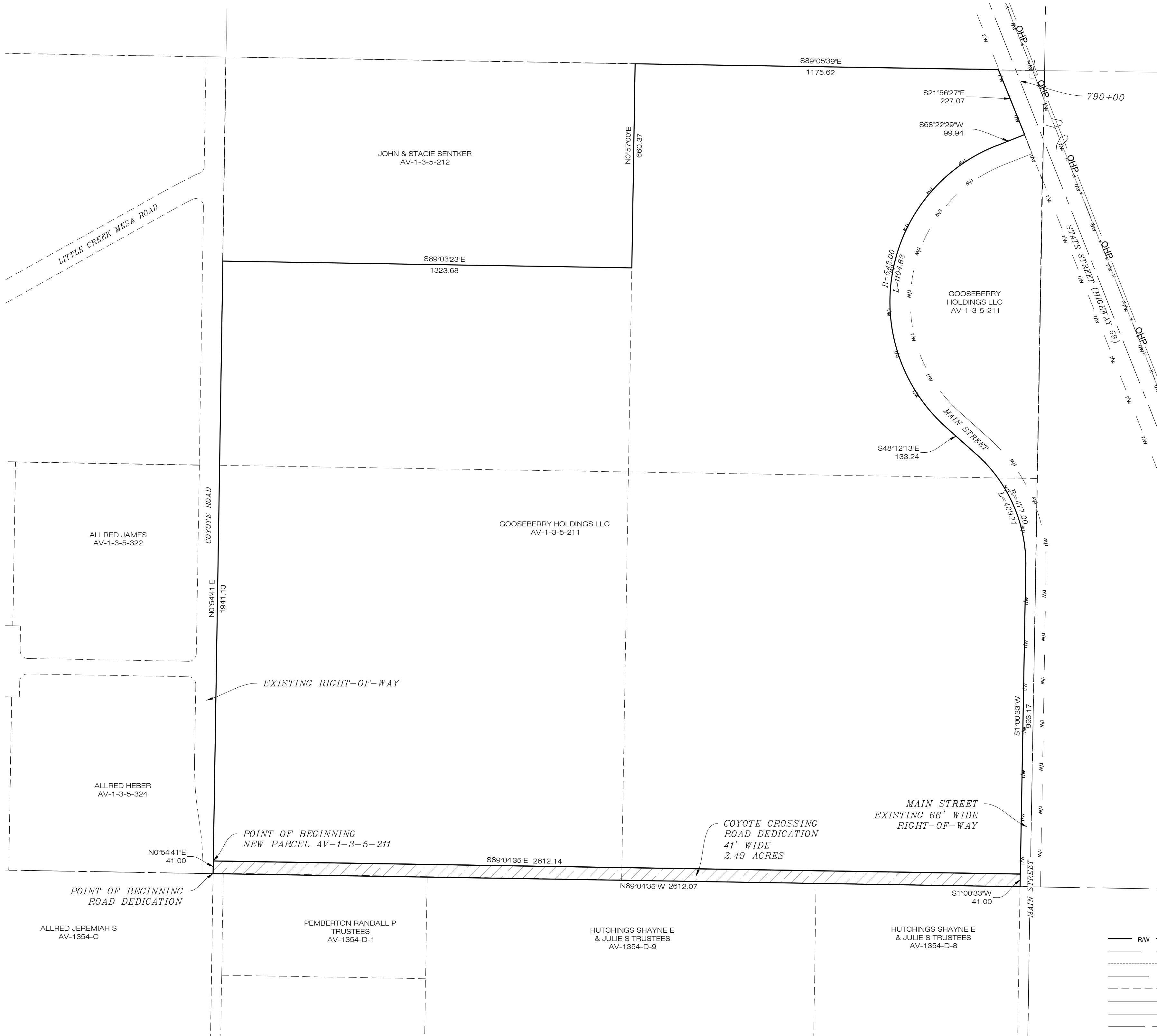




Coyote Crossing Road Dedication Plat for Apple Valley Town

Located in Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



LEGEND

SECT FIND 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

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:

Coyote Crossing 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

09/10/2026

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1-3-5-211 (EXCEPTING ROAD DESCRIPTION)

BEGINNING AT A POINT WHICH IS LOCATED EAST 2645.86 FEET AND SOUTH 3.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH QUARTER SECTION LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG SAID QUARTER SECTION LINE, 1941.13 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1-2-5-212, THENCE SOUTH 89°03'23" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 1323.68 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL, THENCE NORTH 00°57'00" EAST ALONG THE EAST LINE OF SAID TAX PARCEL, 660.37 FEET, THENCE SOUTH 89°05'39" EAST 1175.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 59, THENCE SOUTH 21°56'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 227.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE ALONG THE MAIN STREET RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 89°22'29" WEST 99.94 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET) A DISTANCE OF 1104.83 FEET, SOUTH 48°12'13" EAST 133.24 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 477.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 23°35'50" EAST 397.23 FEET) A DISTANCE OF 409.71 FEET AND SOUTH 01°00'39" WEST 993.17 FEET, THENCE NORTH 89°04'35" WEST 2612.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 126.87 ACRES, MORE OR LESS.

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET, THENCE SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE SOUTH 01°00'39" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00 FEET TO THE SOUTH LINE OF SECTION 5, THENCE NORTH 89°04'35" WEST ALONG THE SOUTH LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

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 ____

GOOSEBERRY HOLDINGS, LLC.

NAME: _____ ITS: _____

ACKNOWLEDGEMENT

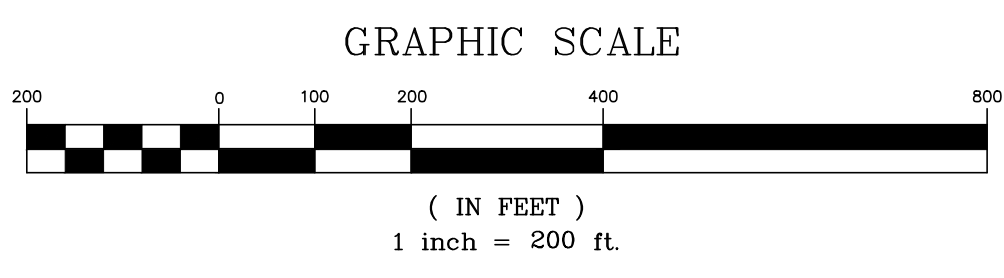
STATE OF UTAH :)
COUNTY OF WASHINGTON : S.S.

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

**Coyote Crossing Road Dedication Plat
for Apple Valley Town**

LOCATED IN THE SE QUARTER OF SECTION 5,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH



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 DEDICATION 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 _____ _____ FEE _____ COUNTY RECORDER RECORDER'S SEAL
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