



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

Fee: \$500.00 + Acreage Fee	
1 – 100 Acres:	\$50.00/Acre
101 – 500 Acres:	\$25.00/Acre
501 + Acres:	\$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Allred Heber R		Phone: [REDACTED]	
Address: [REDACTED]		Email:	
City: Apple Valley	State: UT	Zip: 84737	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>West of HWY 59, South end of Main St.</small>		Parcel ID: AV-1-3-5-211	
Existing Zone: Open Space		Proposed Zone: C-3, TC, SF-, 50	
Reason for the request		<i>General Commercial, Tourist Commercial, Single family 1/2 acre</i>	

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

- A. The name and address of every person or company the applicant represents
- 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. Stamped envelopes with the names and address's 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
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: <i>6-28-2011</i>	By: <i>[Signature]</i>
Date Application Deemed Complete:	By:

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

Warranty Deed Page 1 of 3
 Russell Shirts Washington County Recorder
 01/10/2014 09:41:23 AM Fee \$16.00 By
 PROVO LAND TITLE ST. GEORGE BRANCH



PROVO LAND
 TITLE COMPANY
 File # 62311

WARRANTY DEED

A.V. Holdings, LLC

GRANTOR(S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Heber R. Allred

GRANTEE(S), of (vacant), Apple Valley UT, 84737

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in WASHINGTON County, Utah:

SBI/4 Section 5, Parcel 1 description:

All of the Southeast quarter of Section 5, Township 43 South, Range 11 West of the Salt Lake Base and Meridian.

LESS that portion of land lying Easterly of the Westerly right of way line of Utah State Route-59 (SR-59), said parcel being more completely described as follows:

Beginning at the South quarter corner of Section 5, Township 43 South, Range 11 West, of the Salt Lake Base and Meridian; thence North 01 deg. 15' 03" East along the North-South center Section line, 2,642.84 feet to the center quarter corner; thence South 88 deg. 42' 08" East along the East-West center section line, 2,500.91 feet to a point located on the Westerly right of way line of Utah State Route-59 (SR-59); thence departing said Section line and running South 21 deg. 17' 44" East along said highway line, 383.06 feet to a point located on the East line of said Section 5; thence departing said highway line and running South 01 deg. 19' 35" West along said Section line 2,288.71 feet to the Southeast corner of said Section 5; thence North 88 deg. 42' 43" West along the South line of said Section 5, 2,644.76 feet to the point of beginning.

Together with 50 acre feet of Water right 81-4536 used for the irrigation of 10 acres

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. AV-1-3-5-111

WITNESS our hands on this 8th day of January, 2014

A.V. Holdings, LLC

by John Bagley, President of Teton West Construction Inc who is a managing member of MFG Property Management LLC, who is a managing member of A.V. Holdings, LLC

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a utah Limited Liability Company
 Grantee: Heber R. Allred
 Tax ID Number(s): AV-1-3-5-111

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
- 2 Only a portion of Grantor's water rights are being conveyed.
 (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed.
- 4 Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Section	Important Notes (see other side)
A The water right(s) being conveyed include Water Right No(s) _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N1 N2 N3
B Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s) _____ <input checked="" type="checkbox"/> 50 acre-feet from Water Right No. 81-4536 for: _____ families; 10 acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input checked="" type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s) <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: [Signature]

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 414 S Coyote Rd Apple Valley, UT 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

LEGAL DESCRIPTION

AV-1-3-5-211

SECTION :5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS:
~~COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43~~
SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 660.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Heber R. Allred, being duly sworn, deposed 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.

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

AGENT AUTHORIZATION

I (We), Heber R. Allred, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Karl Rasmussen 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.

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

DOC # 20210011921

Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02:55:38 PM Fee \$ 40.00
By ALLRED HEBER



TAX ID. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor**,

Hereby **CONVEYS** to:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, of Apple Valley, County of Washington, State of Utah, **Grantee**,

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS**, located in Washington County, State of Utah, being described as follows:

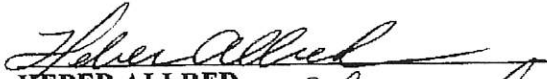

**A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15"; THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

WITNESS the hand of said Grantors this the 19 day of Feb, 2021.


HEBER ALLRED

JAMES ALLRED

STATE OF UTAH)

Ss

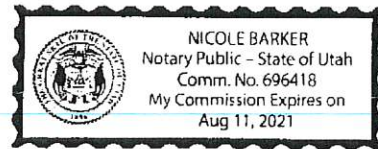
COUNTY OF WASHINGTON)

On this the 19 day of February, 2021, before me, the undersigned Notary Public, personally appeared **HEBER ALLRED, AND JAMES ALLRED**, the signers of this **DEED OF DEDICATION**, and acknowledged to me that they executed the same.

Residing in Washington County, Utah

My commission expires: Aug 11, 2021


NOTARY PUBLIC



WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-321

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-321 Account Number: 0903269

Date of Withdrawal from FAA: June 25, 2021

Number of Acres to be Withdrawn: 1.48

Reason for Withdrawal: Roadway

Date FAA In-lieu Fee is Due: July 25, 2021

FAA In-lieu Fee: \$310.42

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office**.

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

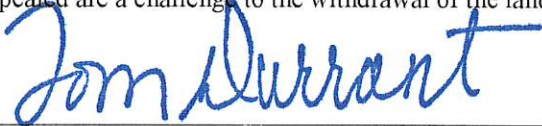
PARCEL NUMBER: AV-1-3-5-321
ACCOUNT NUMBER: 0903269
ACRES: 1.480
WITHDRAWAL DATE: 06-25-2021
PAYMENT DUE DATE: 07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	\$6,660	0.009505	\$6,660	\$7	\$63.30	\$0.07
2020	45	\$6,660	0.009505	\$6,660	\$7	\$63.30	\$0.07
2019	45	\$6,660	0.009803	\$6,660	\$7	\$65.29	\$0.07
2018	45	\$6,660	0.010514	\$6,660	\$7	\$70.02	\$0.07
2017	45	\$4,662	0.010480	\$4,662	\$7	\$48.86	\$0.07

TOTAL TAXES DUE: \$310.77
LESS FAA TAXES PAID: \$0.35
TOTAL FEE-IN-LIEU DUE: \$310.42

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated **cannot** be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.



County Assessor

JUN 25 2021

Date

WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-322

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-322 **Account Number: 0913097**
Date of Withdrawal from FAA: June 25, 2021
Number of Acres to be Withdrawn: 1.40
Reason for Withdrawal: Roadway
Date FAA In-lieu Fee is Due: July 25, 2021
FAA In-lieu Fee: \$293.18

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office**.

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

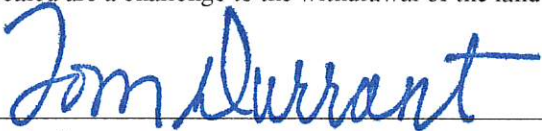
PARCEL NUMBER: AV-1-3-5-322
ACCOUNT NUMBER: 0913097
ACRES: 1.400
WITHDRAWAL DATE: 06-25-2021
PAYMENT DUE DATE: 07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	\$6,300	0.009505	\$6,300	\$15	\$59.88	\$0.14
2020	45	\$6,300	0.009505	\$6,300	\$15	\$59.88	\$0.14
2019	45	\$6,300	0.009803	\$6,300	\$15	\$61.76	\$0.15
2018	45	\$6,300	0.010514	\$6,300	\$17	\$66.24	\$0.18
2017	45	\$4,410	0.010480	\$4,410	\$18	\$46.22	\$0.19

TOTAL TAXES DUE: \$293.98
LESS FAA TAXES PAID: \$0.80
TOTAL FEE-IN-LIEU DUE: \$293.18

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.



County Assessor

JUN 25 2021

Date

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

DOC # 20210011921

Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02:55:38 PM Fee \$ 40.00
By ALLRED HEBER



TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor**,

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For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS**, located in Washington County, State of Utah, being described as follows:

**A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15"; THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

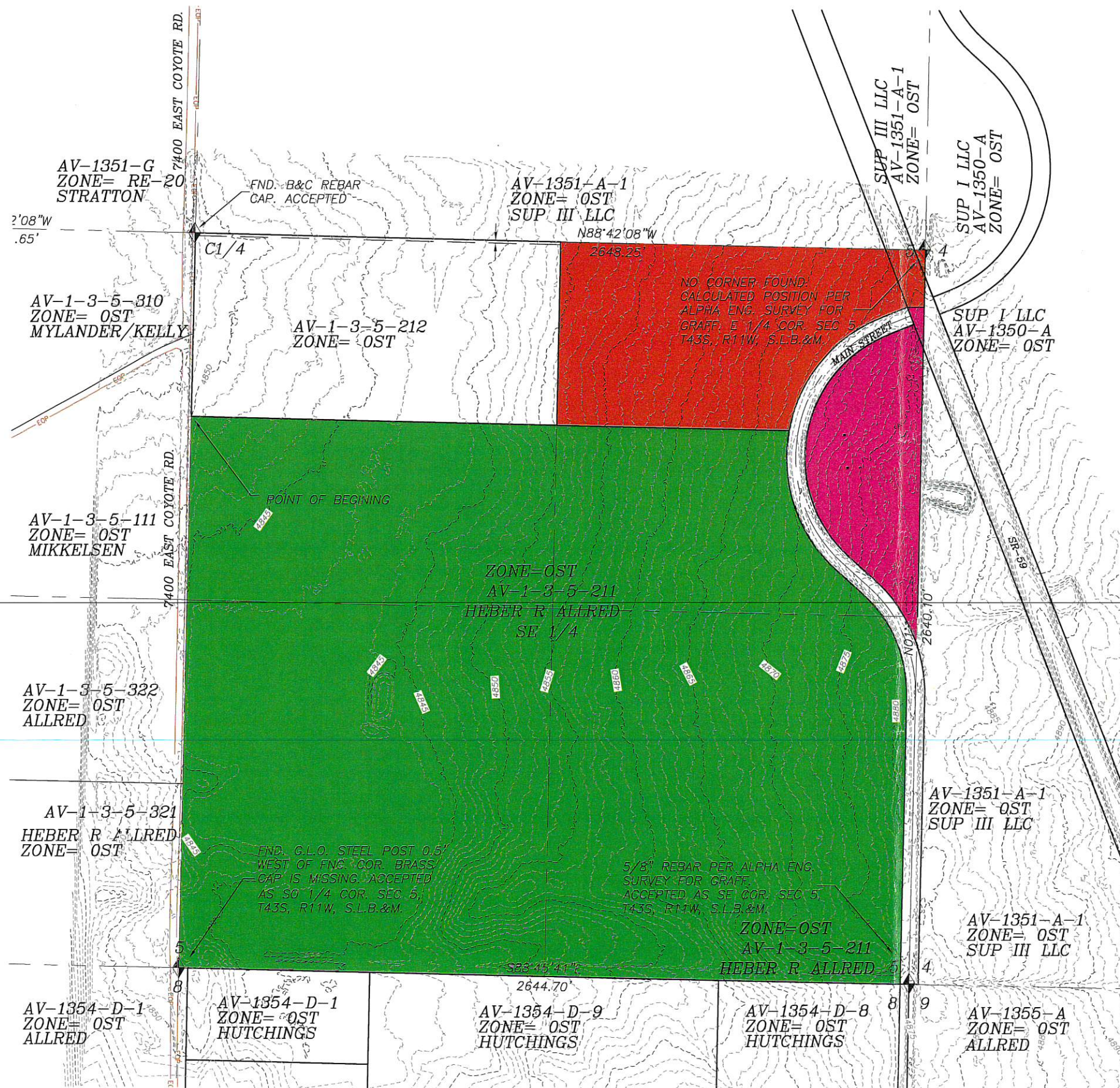
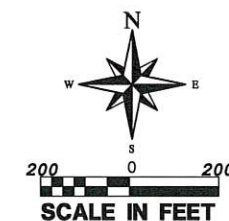
ZONE CHANGE MAP FOR: ALLRED ZONE CHANGE MAP #2

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED

- ZONE C-3 - GENERAL COMMERCIAL
- ZONE TC - TOURIST COMMERCIAL
- SF-.50 - SINGLE FAMILY 1/2 ACRE



LEGAL DESCRIPTION

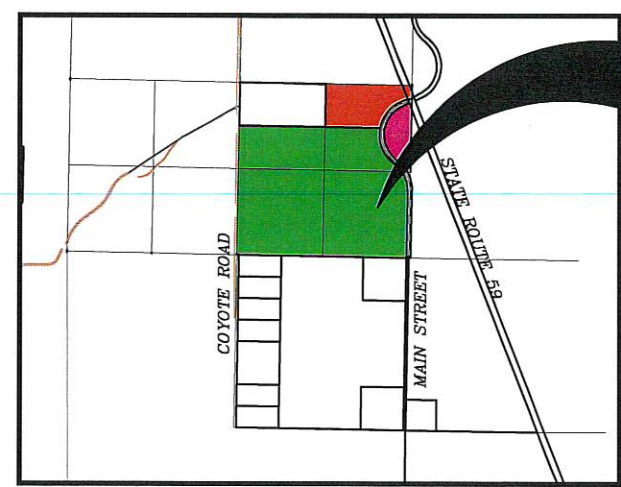
SECTION :5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 860.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.



NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Provo, Utah 84601
Phone: (435) 468-9801



ZONE CHANGE MAP FOR:
ALLRED ZONE CHANGE MAP #2
LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.

DATE: 6/28/2021
SCALE: 1"=200'

JOB NO.
607-002

SHEET NO.
2 OF 2



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

607-002