



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

| | | | |
|---|-------------------|---|--|
| Owner: Farrar Family Trust | | Phone: [REDACTED] | |
| Address: [REDACTED] | | Email: [REDACTED] | |
| City: [REDACTED] | State: [REDACTED] | Zip: [REDACTED] | |
| Agent: (If Applicable) | | Phone: | |
| Address/Location of Property: 900 East Mountain Drive | | Parcel ID: AV-1390, AV-1366-A-1, AV-1369-A | |
| Existing Zone: OST | | Proposed Zone: A-X | |
| For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ²¹⁸ _____ | | | |
| Reason for the request Switch from OST to AG | | | |

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

- A. The name and address of owners in addition to above owner.
- 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. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address 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
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

| | |
|---------------------|------------------------|
| Applicant Signature | Date 5/16/24 |
|---------------------|------------------------|

| | | | |
|-------------------|-----------------------|-----------------------------------|-------------|
| Official Use Only | RECEIVED MAY 16 2024 | Amount Paid: \$ | Receipt No: |
| Date Received: | RECEIVED MAY 6 1 2024 | Date Application Deemed Complete: | |
| By: | By: | | |



Parcels (1)

☆ Account Summary



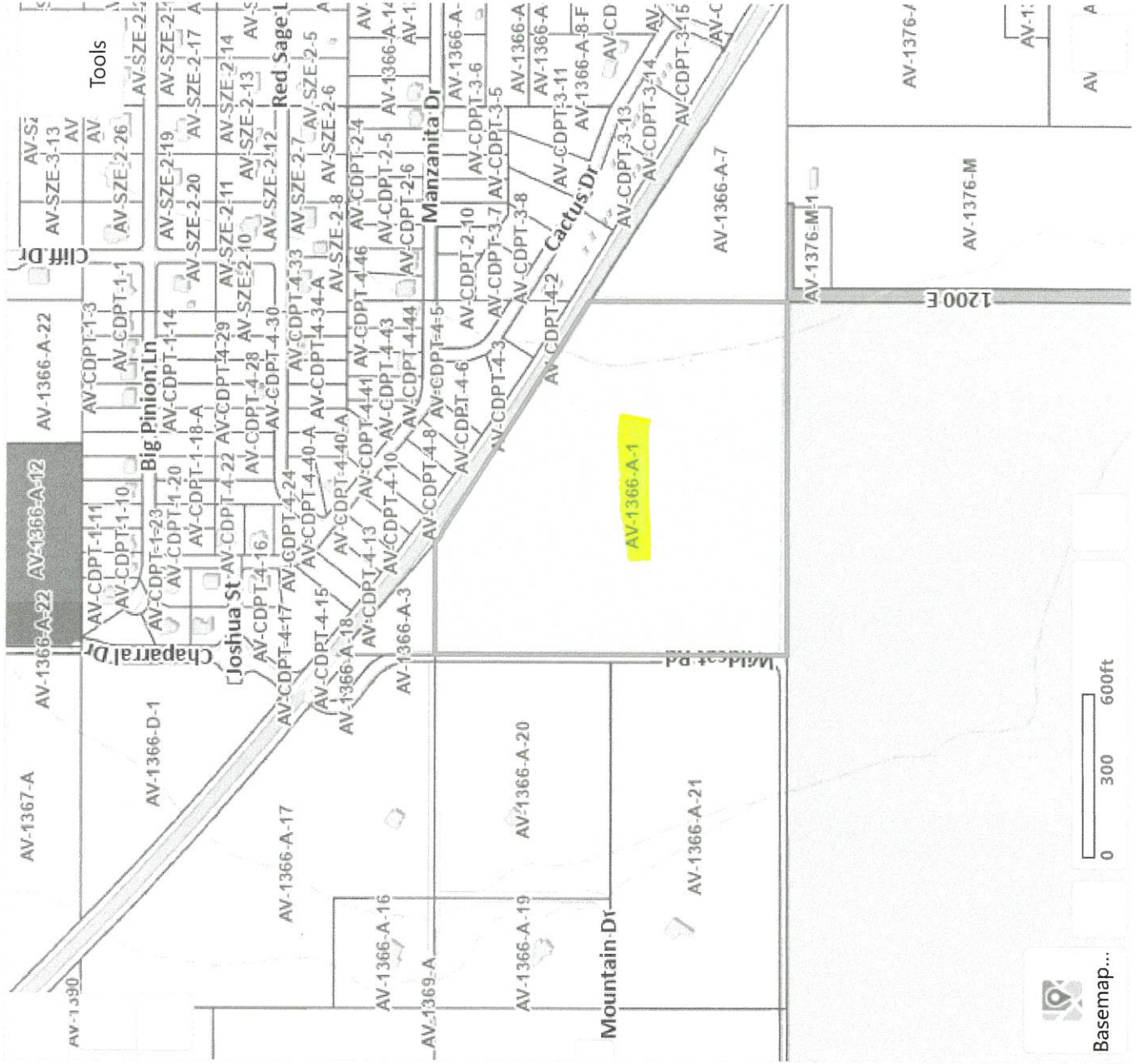
Account Number: 0155443
 Parcel Number: AV-1366-A-1
 Owner Name: FARRAR MICHAEL LEE & KARALE ROBYN
 TRS
 Subdivision Name:
 Situs Address:

- [Account Overview](#)
- [Create a Property Report](#)
- [Property Images](#)
- [Property Sketches](#)
- [Email Us About This Account](#)

Displaying 1 - 1 (Total: 1)

Search...

Sign in





Parcels (1)

☆ Account Summary



Account Number: 0155492
 Parcel Number: AV-1369-A
 Owner Name: FARRAR MICHAEL LEE & KARALE ROBYN
 TRS
 Subdivision Name:
 Situs Address:

- [Account Overview](#)
- [Create a Property Report](#)
- [Property Images](#)
- [Property Sketches](#)
- [Email Us About This Account](#)

Displaying 1 - 1 (Total: 1)

Search...

Sign in





Parcels (1)

★ Account Summary



Account Number: 1196769
 Parcel Number: AV-1390
 Owner Name: FARRAR MICHAEL LEE TR, FARRAR
 KARALE ROBYN TR
 Subdivision Name:
 Situs Address:

- [Account Overview](#)
- [Create a Property Report](#)
- [Property Images](#)
- [Property Sketches](#)
- [Email Us About This Account](#)

Displaying 1 - 1 (Total: 1)

Search...

Sign in

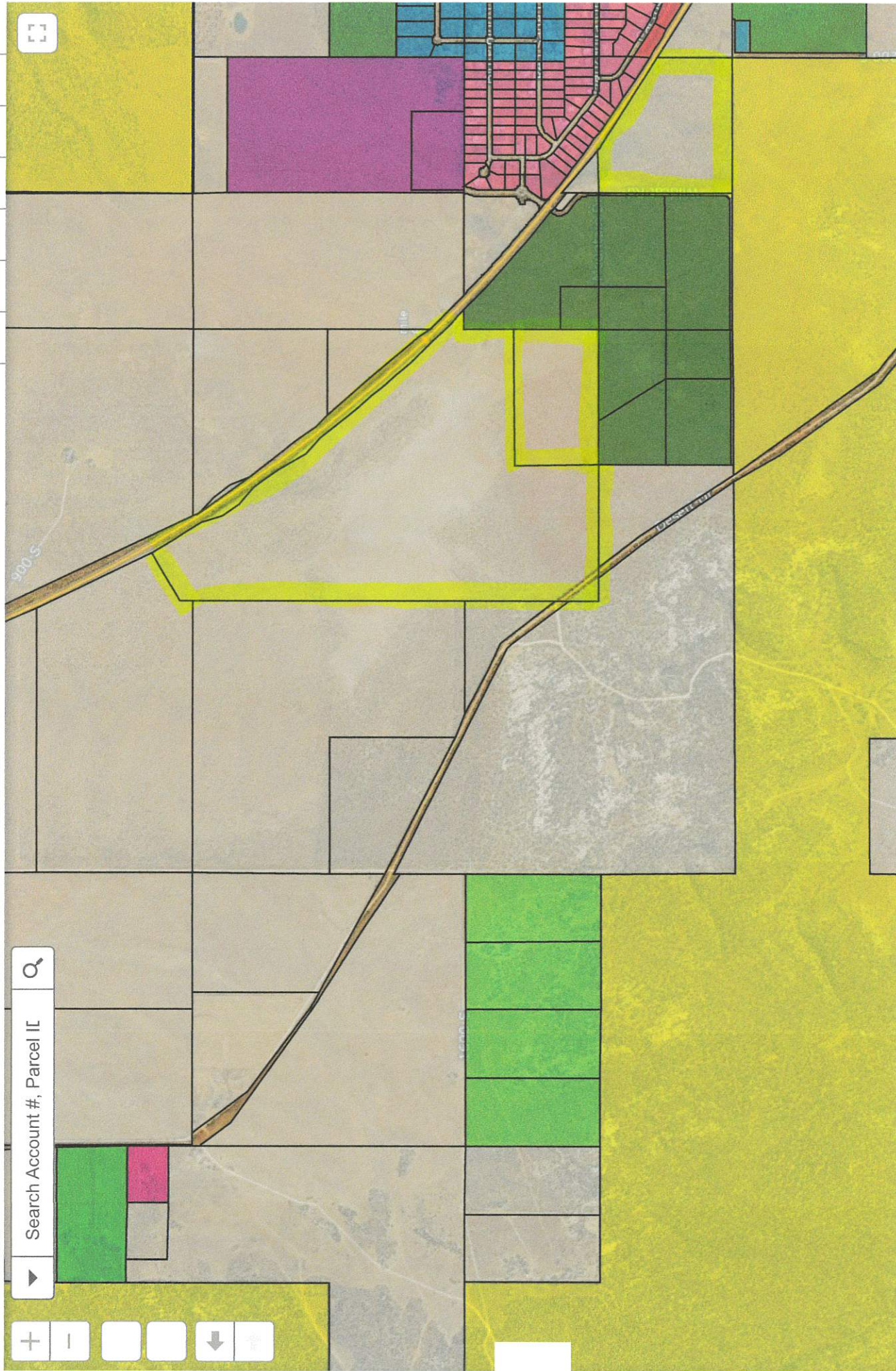
Tools



Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



-113.059001 37.056717 Degrees

DOC # 20230031762

Quit Claim Deed Page 1 of 3
Gary Christensen Washington County Recorder
10/24/2023 10:24:58 AM Fee \$ 40.00
By TRANSIT PRODUCTS AND SERVICES



When recorded mail deed and tax notice to:
Michael and Karale Farrar
900 Mountain Drive
Apple Valley, UT 84737

TAX ID NO. AV-1390

For Recorder's use only

QUIT-CLAIM DEED

THE MICHAEL AND KARALE ROBYN FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, AS TRUSTEES, of Apple Valley, County of Washington, State of Utah, grantor(s).

Hereby QUIT CLAIMS to:

THE MICHAEL AND KARALE FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, AS TRUSTEES, of Apple Valley, County of Washington, State of Utah, grantee.

For the sum on TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tract of land, located in Washington County, State of Utah.

PARCELS: AV-1390

See attached Legal Descriptions on Exhibits, "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

*****THIS DEED IS BEING RECORDED TO CORRECT THE TRUSTEES NAME OF THE GRANTEE FROM THE ORIGINAL DEED RECORDED AS DOC# 20230022856.**

*Notary Acknowledgments are on the following page.

WITNESS the hand of said Grantors this the 24 day of October 2023.

THE MICHAEL AND KARALE ROBYN FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, AS TRUSTEES, of Apple Valley, County of Washington, State of Utah, as Trustees, and signers of bother parcels of land.

BY: [Signature] TRUSTEE
MICHAEL LEE FARRAR, Trustee

BY: [Signature] Trustee
KARALE ROBYN FARRAR, Trustee

OWNER ACKNOWLEDGEMENT

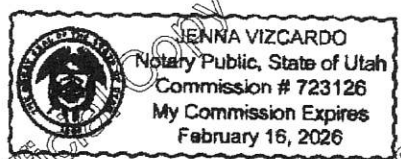
State of Utah)

:ss

County of Washington)

On the 24 day of October, 2023 personally appeared before me, Michael and Karale Farrar personally appeared THE **MICHAEL AND KARALE ROBYN FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, AS TRUSTEES**, of Apple Valley, County of Washington, State of Utah , **AS TRUSTEES**, and known to me to be authorized owners agents that executed the Quit Claim Deed and acknowledged the Quit Claim Deed to be the free and voluntary act and Quit Claim Deed, by authority of statute, for the uses and purposes therein mentioned, and on oath that they are authorized to execute this Quit Claim Deed and in fact executed the Quit Claim Deed on behalf of the owner(s).

By: [Signature] Residing at: Utah
Notary Public in and for the State of Utah
My Commission Expires:



“EXHIBIT A”**LEGAL DESCRIPTION OF OUIT CLAIM PARCEL**

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'54"W ALONG THE QUARTER LINE OF SECTION 9, 121.78 FEET; THENCE N59°16'01"E 542.19 FEET TO THE RIGHT-OF-WAY OF UTAH STATE ROUTE 59; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 577.30 FEET, HAVING A RADIUS OF 14262.60 FEET AND A RADIAL BEARING OF N59°53'18"E, THROUGH A CENTRAL ANGLE OF 02°19'09" (LONG CHORD BEARS: S31°16'17"E 577.26 FEET); THENCE S18°52'10"E 207.26 FEET; THENCE S33°37'04"E 201.38 FEET; THENCE S48°23'28"E 207.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 301.05 FEET, HAVING A RADIUS OF 14374.00 FEET AND A RADIAL BEARING OF N55°10'41"E, THROUGH A CENTRAL ANGLE OF 01°12'00" (LONG CHORD BEARS: S35°25'19"E 301.04 FEET); THENCE S31°57'45"E 302.34 FEET; THENCE S44°42'58"E 202.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 1615.61 FEET, HAVING A RADIUS OF 14374.00 FEET AND A RADIAL BEARING OF N51°58'41"E, THROUGH A CENTRAL ANGLE OF 06°26'24" (LONG CHORD BEARS: S41°14'31"E 1614.76 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 14374.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 251.55 FEET, THROUGH A CENTRAL ANGLE OF 01°00'10", (LONG CHORD BEARS: S44°57'48"E 251.55 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING N89°57'56"W ALONG THE QUARTER SECTION LINE OF SECTION 15, 177.66 FEET TO THE EAST QUARTER (1/4) CORNER OF SECTION 16; THENCE S00°01'11"E ALONG THE QUARTER SECTION LINE OF SECTION 16, 495.85 FEET; THENCE S89°52'17"W 1321.28 FEET; THENCE S00°00'42"W 825.00 FEET; THENCE S89°52'17"W 1321.73 FEET TO THE QUARTER SECTION LINE OF SECTION 16; THENCE N00°02'36"E ALONG SAID LINE, 3960.63 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 6,969,649 SQUARE FEET OR 160.001 ACRES.

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
KARALE FARRAR and MIKE FARRAR
14620 South Highland Home Road
Banning, CA 92220

File Number: 2021-4891
Parcel ID: AV-1366-A-1

Warranty Deed

ACCOMODATION RECORDING ONLY. INFINITY TITLE, A UTAH TITLE INSURANCE AGENCY, MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, OR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

Know All Men By These Presents that

KARALE FARRAR and MIKE FARRAR

(henceforth referred to as "Grantor") of 14620 South Highland Home Road, Banning, CA 92220, for consideration paid, hereby CONVEY(s) and WARRANTS to:

MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, TRUSTEES OF THE MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SPETMEMBER 27, 2019

(henceforth referred to as "Grantee") of 14620 South Highland Home Road, Banning, CA 92220, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**All of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian, State of Utah.
Less and Excepting any portion of the above described property lying within and North of the bounds of State Highway U-59.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

In Witness Whereof, the said Grantor, hereunto set by hands and seals this 23rd day of March, 2021.

Karale Farrar
KARALE FARRAR

Mike Farrar
MIKE FARRAR

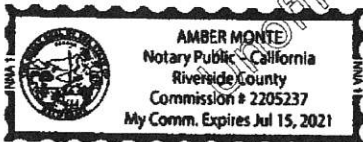
STATE OF California

COUNTY OF Riverside

On this 23rd day of March, 2021, before me Amber Monte, a notary public, personally appeared KARALE FARRAR and MIKE FARRAR, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she they executed the same.

Witness my hand and official seal

Amber Monte
Notary Public



WARRANTY DEED

MAIL TAX NOTICES TO GRANTEE(S) AT:
(ADDRESS UNASSIGNED)
SANTA CLARA, UT 84765



Property Reference Information:

Tax Parcel No(s): AV-1369-A
Property Address(es) (if any):
(ADDRESS UNASSIGNED), SANTA CLARA, UT 84765

WARRANTY DEED

JAMES L. MARTIN AND RHONDA L. MARTIN AND THE PHILLIP M. JENSEN AND DEBRA R. JENSEN REVOCABLE LIVING TRUST ("Grantor(s)"),

in exchange for good and valuable consideration, hereby conveys and warrant(s) to

MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR AS TRUSTEES OF THE MICHAEL KARALE FARRAR FAMILY TRUST U/A/D SEPTEMBER 27, 2019 ("Grantee(s)")

in fee simple the following described real property located in WASHINGTON County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 60 RODS; THENCE WEST 80 RODS; THENCE SOUTH 50 RODS; THENCE EAST 80 RODS; MORE OR LESS TO THE POINT OF BEGINNING.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **W45275**

Tax Parcel No(s): **AV-1369-A**

Property Address(es) (if any):

(ADDRESS UNASSIGNED), SANTA CLARA, UT 84765

Signature Page to Warranty Deed

Witness the hand of Grantor(s) this 17 day of **SEPTEMBER, 2021**.



JAMES L. MARTIN

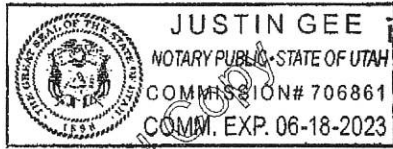


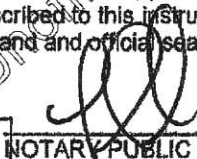
RHONDA L. MARTIN

STATE OF UTAH

COUNTY OF Washington

On this 17 day of **September, 2021**, personally appeared before me **JAMES L. MARTIN** and **RHONDA L. MARTIN**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.





JUSTIN GEE NOTARY PUBLIC