



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: Hutchings Shayne E & Julie TRS		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 450 S Main St, aprox		Parcel ID: AV-1354-D-8	
Existing Zone: Open Space Transition		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel ¹⁰		Acreage in Application ¹⁰	
Reason for the request Our land is used for Agriculture. We would like our land to be in Agriculture.			

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 <i>Julie Hutchings</i>	Date <i>June 19, 2024</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUL 02 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



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Owner: Hutchings Shayne E & Julie TRS		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 760 S Coyote Rd, approx		Parcel ID: AV-1354-D-7	
Existing Zone: Open Space Transition		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel ⁵ _____		Acreage in Application ⁵ _____	
Reason for the request Our land is used for Agriculture. We would like our land to be in Agriculture.			

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

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Applicant Signature: <i>Julie Hutchings</i>	Date: <i>June 19, 2024</i>
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Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Hutchings Shayne E & Julie TRS		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 720 S Coyote Rd, aprox		Parcel ID: AV-1354-D-6	
Existing Zone: Open Space Transition		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel ⁵ _____		Acreage in Application ⁵ _____	
Reason for the request <p style="text-align: center;">Our land is used for Agriculture. We would like our land to be in Agriculture.</p>			

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

- A. The name and address of owners in addition to above owner.
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- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
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Applicant Signature <i>Julie Hutchings</i>	Date <i>June 19, 2024</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUL 02 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



Pan



Zoom In



Zoom Out



Initial View



Full Extent



Next Extent



Previous Extent

Getting Around



Identify



Show Layers



Show Legend



Bookmarks



Quick Start Guide



Email Us

GIS

Washington Co.
Map Inventory

Info

Location

Help



Navigation Maps & Data Sources Analysis Tasks Search



Tool Labels X



Pan



Zoom In



Zoom Out



Initial View



Full Extent



Previous Extent

Getting Around



Identify



Show Layers



Show Legend



Bookmarks



Quick Start Guide



Email Us

GIS

Washington Co.
Map Inventory

Info

Location

Help

AV-1-3-5-211

AV-1361-A-1

AV-1-3-5-321

AV-1-3-5-324

Coyote Rd

AV-1354-C 450 S

AV-1354-D-1

AV-1354-D-8

AV-1354-D-2

AV-1354-D-3

AV-1354-B-1

AV-1354-D-4

AV-1354-D-9

AV-1354-B-2

620 S

AV-1354-D-5

A

AV-1354-B-3

AV-1354-D-6

AV-1354-D-10

AV-1354-D-7

AV-1354-NP-6-A

AV-1354-NP-8

AV-1354-A-1

AV-1354-B

P-7 Cliffface Ranch Dr

Basemap...

0 300 600ft

Navigation Maps & Data Sources Analysis Tasks Search

Tool Labels X

- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent

Getting Around

- Identify
- Show Layers
- Show Legend
- Bookmarks
- Quick Start Guide
- Email Us
- GIS Washington Co. Map Inventory

Info

Location

Help



AV-1-3-5-211

AV-1351-A-1

AV-1-3-5-321

AV-1-3-5-324

Coyote Rd

AV-1354-C 450 S

AV-1354-D-1

AV-1354-D-8

AV-1354-D-2

AV-1354-B-1

AV-1354-D-3

AV-1354-D-4

AV-1354-D-9

AV-1354-B-2

620 S

AV-1354-D-5

A

AV-1354-B-3

AV-1354-D-6

AV-1354-D-10

AV-1354-D-7

AV-1354-NP-6-A

AV-1354-NP-8

AV-1354-A-1

AV-1354-B

P-7

0 300 600ft

Basemap...

Account Number 1098472
Parcel Number AV-1354-D-8
Tax District 45 - Apple Valley Town
Acres 10.00
Situs 0, 0

Name HUTCHINGS SHAYNE E & JULIE S TRS
PO BOX 703
HURRICANE, UT 84737-0703

Legal S: 8 T: 43S R: 11W COMMENCING AT THE
NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43
SOUTH,
RANGE 11 WEST, OF THE SALT LAKE BASE AND
MERIDIAN; THENCE N88°42'44"W,
ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF
BEGINNING; SAID POINT
BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF
MAIN STREET; THENCE
S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 660.00
FEET; THENCE DEPARTING
SAID LINE AND RUNNING N88°42'44"W, 660.00 FEET;
THENCE N01°12'45"E, 660.00
FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID
SECTION 8; THENCE
S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET TO
THE POINT OF BEGINNING.
SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

Parent Accounts 0697584

Parent Parcels AV-1354-D

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Account Number 1098465
Parcel Number AV-1354-D-7
Tax District 45 - Apple Valley Town
Acres 5.01
Situs 0, 0

Name HUTCHINGS SHAYNE E & JULIE S TRS
PO BOX 703
HURRICANE, UT 84737-0703

Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

Parent Accounts 0697584
Parent Parcels AV-1354-D
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Account Number 1098458
Parcel Number AV-1354-D-6
Tax District 45 - Apple Valley Town
Acres 5.01
Situs 0, 0

Name HUTCHINGS SHAYNE E & JULIE S TRS
PO BOX 703
HURRICANE, UT 84737-0703

Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,981.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'30"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'23"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

Parent Accounts 0697584
Parent Parcels AV-1354-D
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Quit Claim Deed Page 1 of 6
Gary Christensen Washington County Recorder
01/21/2021 10:09:26 AM Fee \$40.00 By AMERICAN
SECURE TITLE ST. GEORGE

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
HUTCHINGS
621 S. COYOTE RD.
APPLE VALLEY UT. 84737

QUIT CLAIM DEED

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantor,

of APPLE VALLEY, County of WASHINGTON, State of UT
hereby QUIT CLAIM to

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantee,

of APPLE VALLEY, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in county, State of , to-wit

See Attached Exhibit "A"

AV-1354-D

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 19th day of January, 2021

**THE HUTCHINGS REVOCABLE TRUST,
DATED OCTOBER 14, 1999**

COURTESY

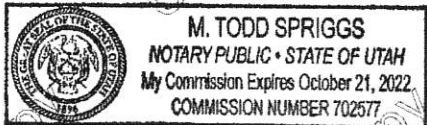
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. American Secure Title hereby expressly disclaims any responsibility of liability for the accuracy or the content thereof.

Shayne E. Hutchings
SHAYNE E. HUTCHINGS
Julie S. Hutchings
JULIE S. HUTCHINGS,

STATE OF UTAH)

COUNTY OF WASHINGTON)

On the 19th day of January, 2021, personally appeared before me, **SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



M. Todd Spriggs
Notary Public
Residing at: *Wash 15 for ut*
My commission expires: *10/21/22*

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 330.32 FEET; THENCE N88°42'41"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITIES EASEMENT ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL OF LAND, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 2:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'41"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'37"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 3:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 660.62 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'37"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'34"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 4:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 990.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'34"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 5:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,321.24 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE 1/16TH SECTION LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING S88°42'30"E, ALONG SAID 1/16TH SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 660.00 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 6:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,981.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'30"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'23"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 7:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 8:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'44"W, 660.00 FEET; THENCE N01°12'45"E, 660.00 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 8; THENCE S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 9:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 693.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 1,258.86 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°12'45"W, 660.00 FEET; THENCE S88°42'44"E, 660.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID LINE, 1,322.80 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'16"W, 660.00 FEET; THENCE S01°12'45"W, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE N88°42'16"W, ALONG THE SECTION LINE, 1,258.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°11'55"E, 2,642.56 FEET TO THE POINT OF BEGINNING. CONTAINING 96.39 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 10:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 1,982.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'45"W, ALONG SAID LINE, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N88°42'16"W, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°12'45"E, 660.00 FEET; THENCE S88°42'16"E, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.