



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: Aaron Brekke		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: 1820 E 2000 S		Parcel ID: AV-HWC-2	
Existing Zone: RE-5		Proposed Zone: AG-5	
For Planned Development Purposes: Acreage in Parcel <u>4.60</u>		Acreage in Application <u>4.60</u>	
Reason for the request Farming, Livestock and Orchards			

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. **NA** 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 05/22/2025
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Official Use Only	Amount Paid: \$ 1219.52	Receipt No: 56167
Date Received: 5/22/25	Date Application Deemed Complete:	
By:	By:	



Zoning Districts

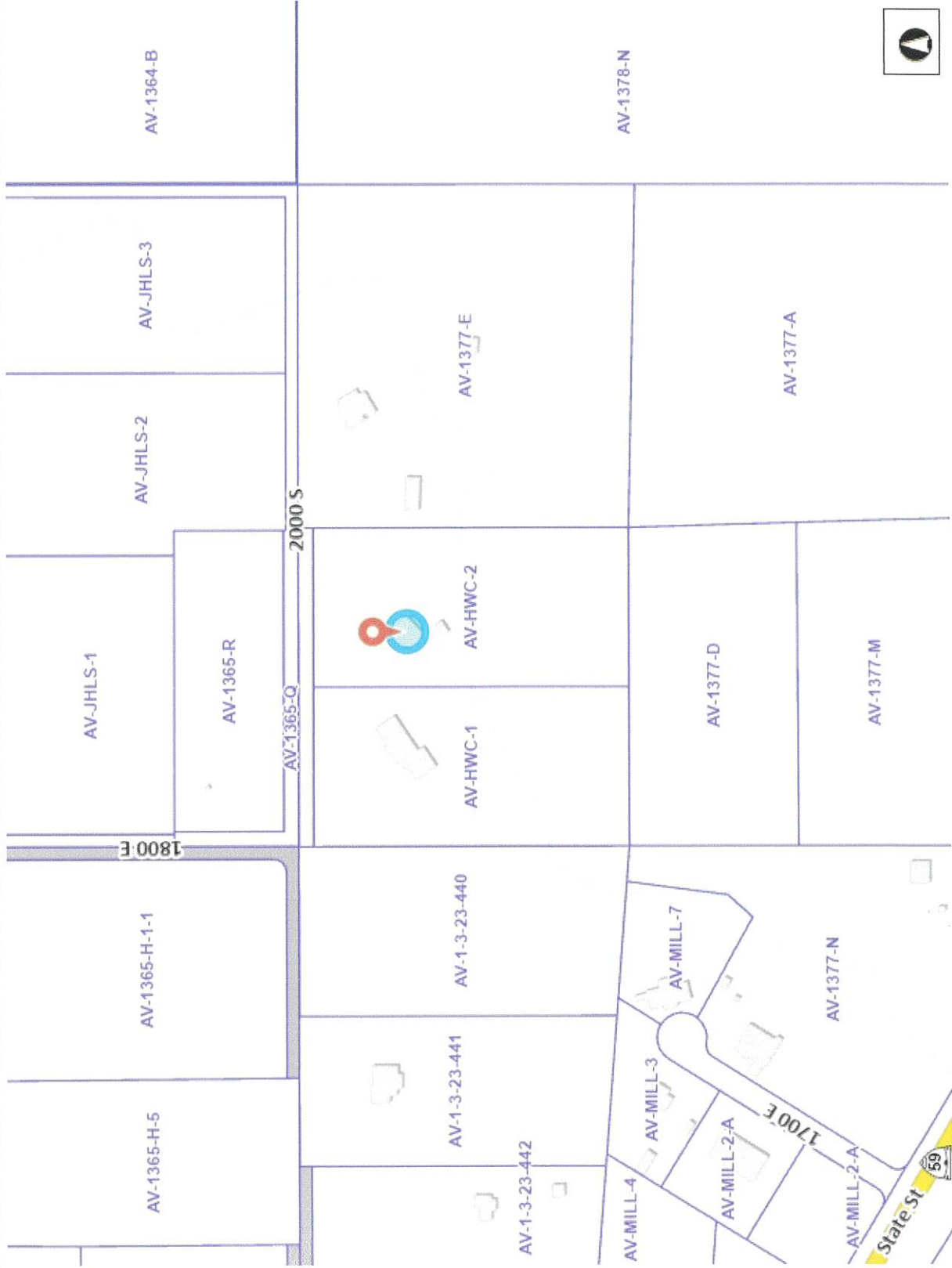
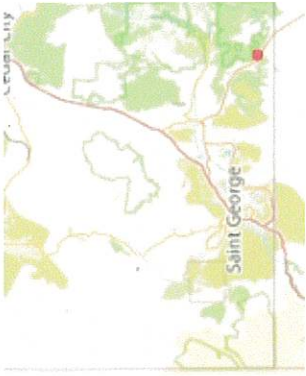
- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - A Agriculture
- Single-Family Residential > .5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary





Title



Legend



Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wide
- National Park Service
- Shiwiits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

752.3 0 376.17 752.3 Feet

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

WGS_1984_Web_Mercator_Auxiliary_Sphere

Account 1028385 Viewing Doc Owner

Name
GARVIN ERIN GRAY

In Care Of Attention

Address1
1820 E 2000 S
Address2

City State Zip Country
APPLE VALLEY UT 84737

Phone Email

Date	Remarks
—	—

Remarks 1
Date
Remarks

Corporate Name

DBA Name

Account 1028385 Viewing Doc Owner

Name

BREKKE AARON CHARLES

In Care Of

Attention

Address1

1820 E 2000 S

Address2

City

State Zip

Country

APPLE VALLEY UT 84737

Phone

Email

Date Remarks

- -

Remarks 1

Date

Remarks

Corporate Name

DBA Name

Quit Claim Deed Page 1 of 1

Gary Christensen Washington County Recorder

03/20/2024 03:45:35 PM Fee \$40.00 By OLD

REPUBLIC TITLE (ST GEORGE BLVD)



MAIL TAX NOTICE TO GRANTEE:

Erin Gray Garvin
1820 East 2000 South
Apple Valley, Utah 84737
File Number: 2400325BC

QUIT CLAIM DEED

Erin Gray Garvin

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

Erin Gray Garvin and Aaron Charles Brekke, As Joint Tenants

GRANTEE

the following tract of land in Washington, County, State of UTAH, to-wit

Lot Two (2), HWC PROPERTIES LOT SPLIT, according to the official plat thereof, on file and
of record in the office of the Washington County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: AV-HWC-2

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to
general property taxes for the year 2023 and thereafter.

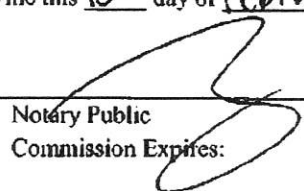
Effective as of this 13th day of February, 2024.

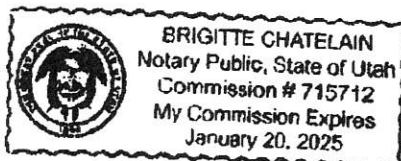

Erin Gray Garvin

STATE OF: UTAH

COUNTY OF: Washington

The foregoing instrument was acknowledged before me this 13th day of February, 2024 by Erin Gray
Garvin


Notary Public
Commission Expires:



Account 1028385 Viewing Doc Quit Claim Deed

Entry Number 20240008429 Book Page Recording Date 03/20/2024 03:45:35 PM

Fee \$40.00 Consideration \$10.00 Instrument Date 02/13/2024

From	To
GARVIN ERIN GRAY	GARVIN ERIN GRAY
	BREKKE AARON CHARLES

Legal Information

Subdivision	Lot	Block	Unit	Building
HWC PROPERTIES LOT SPLIT (AV)	2			
Section	Township	Range		

Legal Description

Parcel Number Account Number Vesting Deed

AV-HWC-2 1028385 [Account](#) 

This document references more accounts than can be displayed. The number of accounts on this document is 1

Related Information

Entry Number	Book	Page
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Prepared By Prospect Title Insurance
Agency, LLC
104532-24

Mail Property Tax Notice to:
1820 E 2000 S
Apple Valley, UT 84737

Space Above This Line for Recorder's Use

WARRANTY DEED

GRANTOR(S) Megan Lebaron and Christian Holt

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Erin Gray Garvin, an unmarried woman

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of
land in Washington County, State of Utah:

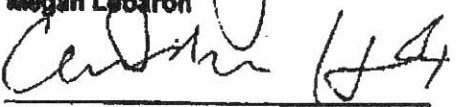
See Attached Exhibit "A"

Tax Parcel No. AV-HWC-2

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants,
Conditions and Restrictions now of record.

WITNESS our hands on 14th day of February, 2024.

Grantor:


Megan Lebaron

Christian Holt

STATE OF UTAH
COUNTY OF WASHINGTON

On this 14th day of February, 2024, before me Kiley Blood, a notary public, personally appeared Megan Lebaron and Christian Holt, 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.


Notary Public

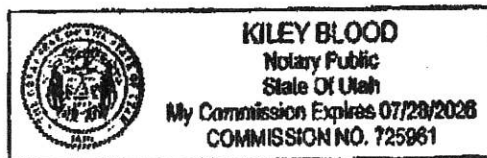
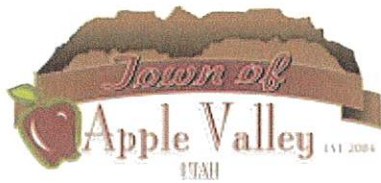


EXHIBIT A

Lot 2, Final Plat HWC Properties Lot Split, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.



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Parcel ID# _____

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, **Aaron Brekke** am/are the applicant(s) of the application known as
1820 E 2000 S located on parcel(s)
AV-HWC-2 within the Town of Apple Valley, Washington County, Utah.

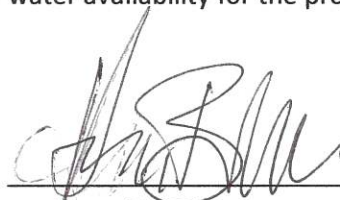
By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Aaron Brekke

Name


Applicant/Owner

5/21/25

Date

Erin Brekke

Name

Applicant/Owner

5/21/25

Date

Name

Applicant/Owner

Date

State of **Utah**)

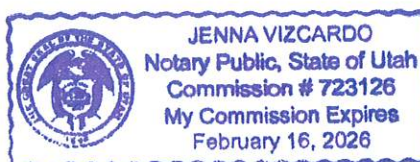
County of **Washington**)s

On this **22** day of **May**, in the year **2025**, before me, **Jenna Vizcardo** a notary public, personally appeared **Aaron Brekke**, 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. _____

(notary signature)

(seal)



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Aaron Brekke and Erin Brekke, being duly sworn, depose 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.

[Signature]
Property Owner

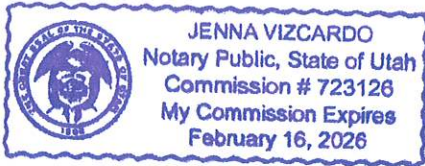
Property Owner

Subscribed and sworn to me this 22 day of May, 2025.

[Signature]
Notary Public

Residing in: Washington

My Commission Expires: 2/16/26



AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

TAX_ID	FIELD5	FIELD6	FIELD8	FIELD9	FIELD10
AV-1377-E	KHULY JORGE A, FERNANDEZ LOURDES M	6030 SW 78TH ST	SOUTH MIAMI	FL	33143
AV-1377-D	CANAAN VIEW RANCH LLC	782 S RIVER RD # 148	SAINT GEORGE	UT	84790
AV-HWC-2	GARVIN ERIN GRAY, BREKKE AARON CHARLES	1820 E 2000 S	APPLE VALLEY	UT	84737
AV-1377-A	CANAAN VIEW RANCH LLC	782 S RIVER RD # 148	SAINT GEORGE	UT	84790
AV-HWC-1	ZITTING ROBERT C TRUSTEES, ZITTING MELANIE	1810 E 2000 S	APPLE VALLEY	UT	84737-4935

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND
RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 18 AND SECTION 17 TO THE NORTHEAST CORNER OF SAID SECTION 17;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 17 TO THE NORTHWEST CORNER OF SECTION 21: THENCE EASTERLY ALONG THE NORTH
LINE OF SAID SECTION 21 AND SECTION 22 TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EAST LINE OF
SECTIONS 22, 27 AND 34 TO THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND
MERIDIAN; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER OF SECTION 11; THENCE EASTERLY
ALONG THE NORTH LINE OF SAID SECTION 11 AND SECTION 12 TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTHERLY ALONG
THE EAST LINE OF SAID SECTION 12 TO THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE
AND MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 18 TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE
SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 18 AND SECTION 19 TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE
WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 11
WEST, SALT LAKE BASE AND MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTIONS 24, 23, 22, 21 AND 20 TO THE
SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY ALONG THE WEST LINE OF SECTIONS 20, 17, 8 AND 5 TO THE SOUTHEAST
CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'17" WEST,
ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 2,642.59 FEET; THENCE SOUTH 89°52'29" WEST, ALONG SAID SOUTH LINE A
DISTANCE OF 2,640.00 FEET, TO THE SOUTHEAST CORNER OF SECTIONAL LOT 10; THENCE NORTH 00°13'22" WEST, ALONG SAID SECTIONAL
LOT A DISTANCE OF 1,315.50 FEET, TO THE SOUTHWEST CORNER OF SECTIONAL LOT 8; THENCE NORTH 89°48'42" EAST, ALONG SAID LOT A
DISTANCE OF 1,320.00 FEET; THENCE NORTH 00°13'22" WEST, A DISTANCE OF 1316.95 FEET, TO THE SOUTHEAST CORNER OF SECTIONAL
LOT 5; THENCE NORTH 00°13'22" WEST, ALONG SAID LOT A DISTANCE OF 2642.99 FEET, TO A POINT ON THE NORTH LINE OF SAID
SECTION 31; THENCE SOUTH 89°44'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 2,100.92 FEET, TO THE
SOUTHWEST CORNER OF SECTION 30; THENCE NORTH 00°05'21" WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF
2,651.79 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 30; THENCE NORTH 00°10'22" WEST, ALONG SAID WEST LINE, A DISTANCE OF
1,461.75 FEET; THENCE NORTH 47°24'33" WEST, A DISTANCE OF 1,742.36 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF
1,360.03 FEET, TO THE SOUTH ¼ CORNER OF SECTION 24 TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°52'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,643.58 FEET, TO THE SOUTHWEST
CORNER OF SAID SECTION 24; THENCE SOUTH 89°53'47" WEST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 1,318.89 FEET, TO
A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #499255, FILED AND ON RECORD AT THE WASHINGTON COUNTY
RECORDERS OFFICE, SAID POINT ALSO BEING ON THE EAST 1/16TH LINE OF SECTION 26; THENCE ALONG SAID PARCEL THE FOLLOWING THREE
(3) COURSES SOUTH 00°01'41" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,321.07 FEET, TO A POINT ON THE NORTH 1/16TH LINE OF
SAID SECTION 26; THENCE SOUTH 89°55'07" WEST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,318.01 FEET; THENCE SOUTH
89°55'27" WEST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,319.14 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY
DESCRIBED IN INSTRUMENT #423108 IN SAID WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING ON THE WEST 1/16TH LINE

OF SAID SECTION 26; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES SOUTH 00°04'51" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,320.13 FEET, TO A POINT ON THE CENTER SECTION LINE; THENCE SOUTH 89°56'29" WEST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 1,318.80 FEET, TO THE EAST ¼ CORNER OF SECTION 27; THENCE SOUTH 89°54'58" WEST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 2,642.24 FEET, TO THE CENTER SECTION LINE OF SAID SECTION 27; THENCE SOUTH 00°03'39" EAST, ALONG THE CENTER SECTION LINE, A DISTANCE OF 2,637.96 FEET, TO THE SOUTH ¼ CORNER OF SAID SECTION 27; THENCE SOUTH 89°53'25" WEST, ALONG THE SOUTH SECTION LINE, A DISTANCE OF 2,638.36 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE WEST, ALONG THE SOUTH LINE OF SECTION 28, A DISTANCE OF 2,640.51 FEET, TO THE SOUTH ¼ CORNER OF SAID SECTION 28; THENCE SOUTH 89°50'50" WEST, ALONG THE SOUTH SECTION LINE, A DISTANCE OF 2,635.69 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF SAID SECTION 28, THE FOLLOWING TWO (2) COURSES NORTH 00°07'18" WEST, A DISTANCE OF 2,638.66 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 28 ; THENCE NORTH 00°07'15" WEST, A DISTANCE OF 2,640.42 FEET, TO THE SOUTHWEST CORNER OF SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21 THE FOLLOWING TWO (2) COURSES NORTH 00°05'43" WEST, A DISTANCE OF 2,638.43 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 21; THENCE NORTH 00°06'22" WEST, A DISTANCE OF 2,639.01 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 00°06'22" WEST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 631.70 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SR-59; THENCE SOUTH 73°32'44" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5,512.18 FEET, TO THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 00°02'25" EAST, ALONG SAID EAST LINE, A PORTION OF WHICH IS ALSO ALONG A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345 IN SAID WASHINGTON COUNTY RECORDERS OFFICE, A DISTANCE OF 1,705.68 FEET, TO THE EAST ¼ CORNER OF SAID SECTION 21; THENCE ALONG SAID PARCEL THE FOLLOWING TWENTY NINE (29) COURSES NORTH 89°53'29" EAST, ALONG THE CENTER SECTION LINE A DISTANCE OF 1,319.79 FEET, TO A POINT ON THE WEST 1/16TH LINE; THENCE SOUTH 00°03'53" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 2,636.52 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE SOUTH 00°04'17" EAST, ALONG THE WEST 1/16TH LINE A DISTANCE OF 1,319.53 FEET, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 27; THENCE NORTH 89°55'00" EAST, ALONG SAID 1/16TH LINE A DISTANCE OF 184.32 FEET; THENCE NORTH 33°44'12" EAST, A DISTANCE OF 248.06 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 27°10'52", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 189.7 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 31°14'05", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.77 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 47°09'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 288.10 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 13°04'57" THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 23°10'41", THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 202.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 56°24'18", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.60 FEET; THENCE NORTH 30°32'12" EAST, A DISTANCE OF 165.67 FEET; THENCE SOUTH 79°09'39" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 27; THENCE NORTH 00°03'39" WEST, ALONG SAID CENTER SECTION LINE A DISTANCE OF 309.44 FEET; THENCE NORTH 89°54'23"

EAST, A DISTANCE
OF 1,117.67 FEET; THENCE NORTH 00°04'41" WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 00°05'93" WEST, A
DISTANCE OF
1,318.70 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SECTION 22; THENCE NORTH 89°53'56" EAST ALONG SAID
1/16TH LINE, A
DISTANCE OF 202.70 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 22; THENCE NORTH 00°03'03"
WEST, ALONG SAID
1/16TH LINE, A DISTANCE OF 1,318.73 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 22;
THENCE NORTH 89°53'29"
EAST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 1,319.79 FEET, TO THE WEST ¼ CORNER OF SECTION
23, TOWNSHIP 42 SOUTH,
RANGE 12 WEST; THENCE NORTH 89°51'31" EAST, ALONG THE CENTER SECTION LINE OF SAID SECTION 23, A
DISTANCE OF 1,319.71
FEET, TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23; THENCE SOUTH 00°05'26" EAST, ALONG SAID
1/16TH LINE, A DISTANCE
OF 2,177.10 FEET; THENCE NORTH 72°04'06" EAST, A DISTANCE OF 777.03 FEET, TO A POINT ON THE NORTH RIGHT-
OF-WAY LINE OF 0460
WASHINGTON COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES
NORTH 60°46'58" EAST, A
DISTANCE OF 156.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND
A CENTRAL ANGLE OF
11°17'08", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 196.97 FEET; THENCE NORTH
72°04'06" EAST, A
DISTANCE OF 1,521.72 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SAID SECTION 23; THENCE LEAVING SAID
RIGHT-OF-WAY NORTH
89°52'39" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,450.46 FEET, TO A POINT ON THE EAST LINE OF SAID
SECTION 23; THENCE
ALONG THE EAST LINE OF SAID SECTION 23 THE FOLLOWING TWO (2) COURSES NORTH 00°08'56" WEST, A
DISTANCE OF 1,320.87 FEET, TO
THE EAST ¼ CORNER OF SECTION 23; THENCE NORTH 00°08'34" WEST, A DISTANCE OF 2,638.10 FEET, TO THE
SOUTHEAST CORNER OF
SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION 14 THE FOLLOWING TWO (2) COURSES AND
LEAVING SAID PARCEL NORTH
00°06'02" WEST, A DISTANCE OF 2,645.85 FEET, TO THE EAST ¼ CORNER OF SAID SECTION 14; THENCE NORTH
00°08'45" WEST, A
DISTANCE OF 2,645.08 FEET, TO THE NORTHWEST CORNER OF SECTION 13; THENCE NORTH 89°51'81" EAST, ALONG
THE NORTH LINE OF
SAID SECTION 13, A DISTANCE OF 2,641.91 FEET, TO THE NORTH ¼ CORNER OF SAID SECTION 13; THENCE NORTH
89°50'51" EAST, ALONG
SAID NORTH LINE, A DISTANCE OF 2,642.17 FEET, TO THE POINT OF BEGINNING.
SAID BOUNDARY IS THE MUNICIPAL BOUNDARY OF APPLE VALLEY TOWN.