



Town of Apple Valley

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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Travis Holm, Scout Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks subdivision		Parcel ID: Attached***	
Subdivision Name: Crimson Peaks		Phase: 1-12	
For Planned Development Purposes: Acreage in Parcel 176.087		Acreage in Application 176.087 # of Lots 262	
Proposed Use Single Family 1/2			
Signature 	Title Agent	Date 4-1-23	

Official Use Only	Amount Paid: \$ 2,700	Receipt No: 44496
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

- ☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- ☐ a. The proposed name of the subdivision
 - ☐ b. The location of the subdivision, including the address and section, township and range.
 - ☐ c. The names and addresses of the owner or subdivider, if other than named above.
 - ☐ d. Date of preparation, and north point.
 - ☐ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
- ☐ a. The location of the nearest monument.
 - ☐ b. The boundary of the proposed subdivision and the acreage included.
 - ☐ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

- _____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _____ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area.

☐ 3. Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- _____ b. The layout, numbers and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- _____ l. Will this subdivision be phased? If yes, show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

- _____ a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

PARCEL ID:

AV-1325

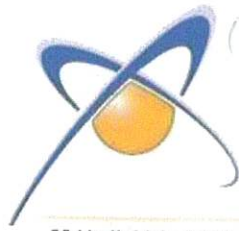
AV-1317-B, AV-1317-D, AV-1313-D-2

AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315,

AV-1-2-19-316, AV-1-2-19-317

AV-1322-A, AV-1323-A,

AV-1324-A



Affiliated Real Estate Solutions

Search, Signing, and Recording Services

20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-986-9349

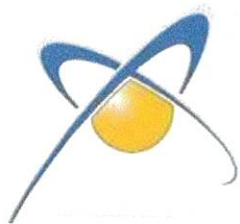
Effective Date	March 29, 2023	File #	25298
Property and Ownership Report			
Client	Elwin Prince / SUTC	Order #	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"	Apple Valley	Utah
APN #/Parcel #	See attached Exhibit "Parcel No. / Taxes"	County Location	Washington

Vesting Deed Information			
Grantor Prior Owner	*See attached Exhibit "FULL VESTING"	Deed Date	N/A
Grantee (s)		Recorded Date	N/A
Consideration	\$10.00 and other good and valuable consideration	Instrument #	N/A
Notes:	See Attached for complete legal and vesting	Deed Type	N/A
See attached for additional ownership documents			

Additional Information		
<i>Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.</i>		
Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

Property Information			
Land	*NOT INCLUDED IN THIS REPORT	2022 Tax Amount	\$0.00
Improvements			
Total		DUE 11/30/2022	

Judgments and Liens			
Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			



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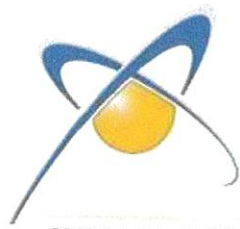
Phone: (435) 632-1131 Fax: 435-986-9349

EXHIBIT "A" LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South $00^{\circ}04'01''$ West 764.72 feet to the point of beginning, said point being on the Northwestern right-of-way line of State Highway SR-59; running thence North $53^{\circ}09'51''$ West along said line, 100.00 feet; thence departing said line and running Easterly along the arc of a 25.00 foot radius curve to the Left a distance of 39.27 feet, through a central angle of $90^{\circ}00'00''$ (long chord bears: North $81^{\circ}50'09''$ East 35.36 feet); thence North $36^{\circ}50'09''$ East 1200.72 feet; thence Northerly along the arc of a 275.00 foot radius curve to the Left a distance of 172.56 feet, through a central angle of $35^{\circ}57'09''$ (long chord bears: North $18^{\circ}51'34''$ East 169.74 feet); thence North $00^{\circ}53'02''$ East 707.83 feet; thence South $88^{\circ}59'07''$ East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North $00^{\circ}53'02''$ East along said Lot lines, 2577.40 feet; thence South $88^{\circ}54'25''$ East 2640.76 feet; thence South $88^{\circ}49'25''$ East 12.94 feet; thence Northeasterly along the arc of a non-tangent curve to the right, having a radius of 120.00 feet and a radial bearing of South $60^{\circ}17'48''$ East, A distance of 128.57 feet, through a central angle of $61^{\circ}23'24''$ (long chord bears: North $60^{\circ}23'54''$ East 122.51 feet); thence South $88^{\circ}54'24''$ East 242.78 feet; thence Northeasterly along the arc of a 25.00 foot radius curve to the Left a distance of 46.98 feet, through a central angle of $107^{\circ}40'13''$ (long chord bears: North $37^{\circ}15'29''$ East 40.37 feet); thence Southerly along the arc of a non-tangent curve to the Right, having a radius of 271.45 feet and a radial bearing of South $73^{\circ}16'35''$ West, a distance of 84.16 feet, through a central angle of $17^{\circ}45'48''$ (long chord bears: South $07^{\circ}50'31''$ East 83.82 feet); thence South $00^{\circ}53'44''$ West 12.32 feet; thence North $88^{\circ}54'24''$ West 197.95 feet; thence South $00^{\circ}53'44''$ West 2146.14 feet; thence North $89^{\circ}00'18''$ West 659.20 feet; thence South $00^{\circ}59'42''$ West 660.12 feet; thence North $88^{\circ}59'07''$ West 144.30 feet; thence North $88^{\circ}59'07''$ West 2035.53 feet; thence South $00^{\circ}53'02''$ West 474.73 feet; thence Southerly along the arc of a 325.00 foot radius curve to the Right a distance of 203.93 feet, through a central angle of $35^{\circ}57'06''$ (long chord bears: South $18^{\circ}51'35''$ West 200.60 feet); thence South $36^{\circ}50'09''$ West 1200.72 feet; thence Southerly along the arc of a 25.00 foot radius curve to the Left a distance of 39.26 feet, through a central angle of $89^{\circ}59'59''$ (long chord bears: South $08^{\circ}09'51''$ East 35.35 feet) to the point of beginning.

Proposed "CRIMSON PEAKS"

Tax Serial No.(s) AV-1325, AV-1317-B, AV-1323-A, AV-1322-A, AV-1324-A, AV-1313-D-2, AV-1317-D, AV-1-2-19-420, AV-1-2-19-317, AV-1-2-19-316, AV-1-2-19-315, AV-1-2-19-314, AV-1-2-19-312, AV-1-2-19-313



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"FULL VESTING"

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counselling, Inc., a Utah corporation, as to a portion (that portion being taxed under Tax Serial No.AV-1325);

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1317-B, AV-1317-D, AV-1313-D-2);

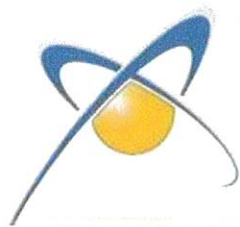
Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

Fred Kravetz and Jackie Kravetz, husband and wife, as joint tenants, as to the remainder (that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A).

NOTE: The effect of WARRANTY DEED, executed by Fred Kravetz and Jackie Kravetz, in favor of The Kravetz Family Living Trust, Dated September 26, 2008, recorded March 15, 2023, as Doc No. 20230006906, Official Washington County Records.

(Note: Said document was rejected by the Washington County Recorders office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

(Affects that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A)



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"Parcel No.'s / Taxes"

Taxes for the year 2021, in the following amount(s), which are liens, now due and payable, but will not become delinquent until December 1, 2021: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

\$16.04 under Tax Serial No. AV-1313-D-2, Account No. 0583172;

\$527.41 under Tax Serial No. AV-1317-D, Account No. 0798641;

\$106.02 under Tax Serial No. AV-1-2-19-420, Account No. 0897049;

\$106.02 under Tax Serial No. AV-1-2-19-312, Account No. 0897272;

\$106.02 under Tax Serial No. AV-1-2-19-313; Account No. 0897289.

(NOTE: Taxes for the year 2021, in the following amount(s), are PAID:

\$5,232.26 under Tax Serial No. AV-1317-B, Account No. 0314685;

\$106.02 under Tax Serial No. AV-1323-A, Account No. 0896084;

\$106.02 under Tax Serial No. AV-1322-A, Account No. 0896077;

\$106.02 under Tax Serial No. AV-1324-A, Account No. 0897001;

\$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

\$106.02 under Tax Serial No. AV-1-2-19-316, Account No. 0905498;

\$106.02 under Tax Serial No. AV-1-2-19-315, Account No. 0905481;

\$106.02 under Tax Serial No. AV-1-2-19-314, Account No. 0905474.

THIS IS AN OWNERSHIP REPORT ONLY AND SHOULD BE ACKNOWLEDGED AS SUCH. THE SERVICE FOR PROVIDING THIS REPORT IS TO SHOW ONLY THE OWNERSHIP, LEGAL DESCRIPTION AND PARCEL NUMBER'S FOR PROPERTIES FOR "PROPOSED CRIMSON PEAKS". THERE ARE NO ENCUMBRANCES, LIENS OR ANY OTHER ITEMS INCLUDED IN THIS REPORT, AND SHOULD NOT BE CONSIDERED AS SUCH.



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This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

Subject to the effects of:

Rights of way for any roads, ditches, fences, canals, Utilities, improvements, bridges, foot or bike paths, public access, right-of-ways, or transmission lines now existing over, under, or across said property. Subject to any matters that may be disclosed by a Survey.

Various Covenants, Conditions, Restrictions, Resolutions, Annexations, Ordinances and Maps may have been recorded in the abstract records of the parcel in this report and are not specifically referenced in this report. Copies can be obtained upon request.

Said documents may have the ability to assess and collect fees. All such resolutions and special service districts should be contacted by the lender to verify payoff and/or status of fees owing if any.

Documents represent conveyances recorded in the abstract of the County Recorder under the tax parcel I.D. number of the current vested owner(s) at the address provided, other than those listed above, if any.

Judgments not recorded with the County Recorder in Utah are NOT considered liens against the property.

No search bankruptcy or federal tax Lien records. No search for unrecorded liens was performed.

Subject to Information:

No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

No representation is made to the effect, completeness, validity or the accuracy of the various documents reported herein. No opinion as to the effects if any, of said documents are to be inferred or interpreted other than being recorded and abstracted under the legal description of a portion thereof.

This is a report on a Limited Search from the recorded date of the current Vesting Deed or the last Encumbrance of Record, whichever document was recorded last to the effective date of this report. If evidence of Title is required, Title Insurance or an Abstract should be purchased. Liability of this report is limited to the fee paid to Affiliated Real Estate Solutions for this report.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF



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Notes and Comments:

24 Month Chain – Vesting Deed recorded, and no subsequent deeds recorded. See attached additional documents in chain as referenced above, if any.

Assessment verifications will need to be confirmed with the existing Municipality. Proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be must be paid in full or paid current.

Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

- Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

- Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

- Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

- Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof.

- Claim, right, title or interest to water or water rights whether or not shown by the Public Records.



Phone: (435) 632-1131 Fax: 435-986-9349

Date Good through: MARCH 29, 2023



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen



Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Big Plains Water Special Service District

1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022

Travis Holm



Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.

A Final Water Service Letter (Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD



April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

**AFFIDAVIT
PROPERTY OWNER**

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** being duly sworn, depose and say that I am the owner of the property identified in the attached subdivision application for CRIMSON PEAKS SUBDIVISION and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that

California State }
San Joaquin County }

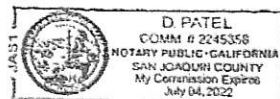
On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, am the owner of the real property described in the attached application, do authorize as my agent, **STANDARD DEVELOPMENT/TRAVIS HOLMES**, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my agent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn Bryan
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

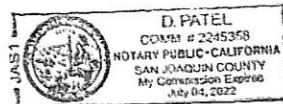
On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Patel (Seal)



**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH

COUNTY OF Washington
I (we) Brandon Hansen

, 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Brandon Hansen
(Property Owner)

[Signature]

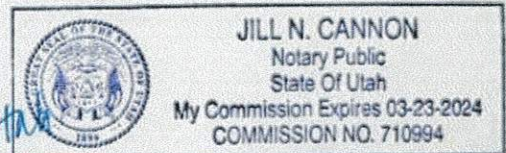
Fountain Head Consulting
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

[Signature]
(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24



AGENT AUTHORIZATION

I (we), Brandon Hansen, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm 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.

Brandon Hansen
(Property Owner)

[Signature]

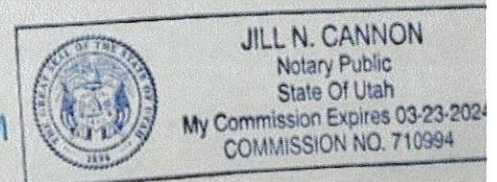
Fountain Head Consulting
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

[Signature]
(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24



Survey Authorization

Frederick and/or Jackie Kravetz, owners of the real property described as lots, AV1322-A, AV-1323A and AV-1324-A in the town of Apple Valley, Utah, authorize Scout Holm, representative of Standard Development, to conduct the necessary surveys needed in developing the forementioned lots and finalizing the final plat application.

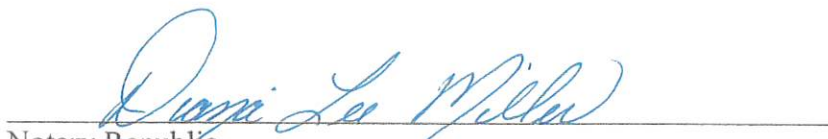

Frederick Kravetz


Jackie Kravetz

State of: NEVADA)

County of: WASHOE)

Subscribed and sworn to me this 18TH day of JANUARY 2022.


Notary Republic

Residing In: 1265 BERING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY

OWNER

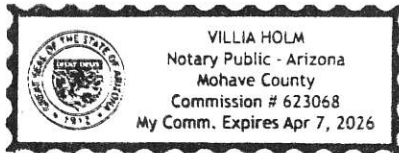
STATE OF ~~UTAH~~ ARIZONA)
)S
COUNTY OF ~~WASHINGTON~~ MOHAVE)

I (We) Scout Holm, 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 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

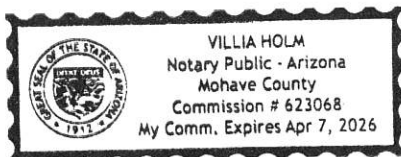
AGENT AUTHORIZATION

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

**AFFIDAVIT
PROPERTY OWNER**

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, depose and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan, TRUSTEE
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that.

California State)
San Joaquin County)

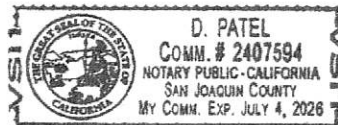
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)



AGENT AUTHORIZATION

I, Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

Mark-Linn Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this document is attached, and not to the truthfulness, accuracy, or validity of that document.

California State)
San Joaquin County)

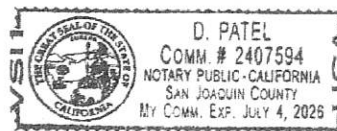
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

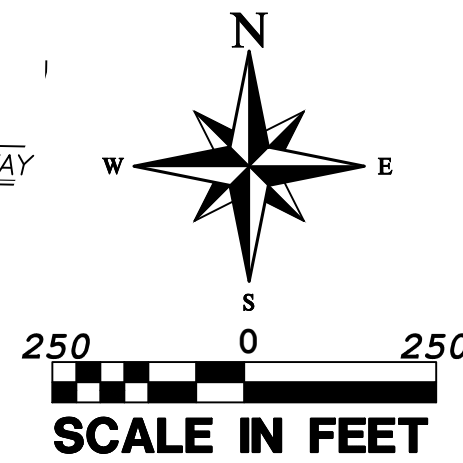
WITNESS my hand and official seal.

Signature [Signature] (SEAL)



PRELIMINARY PLAT FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S04°01'11" W 764.72 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-59;

RUNNING THENCE N53°09'51" W ALONG SAID LINE, 100.00 FEET;

THENCE DEPARTING SAID LINE AND RUNNING EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N81°50'09"E 35.36 FEET);

THENCE N36°50'09"E 1200.72 FEET;

THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'09" (LONG CHORD BEARS: N18°51'34"E 169.74 FEET);

THENCE N00°53'02"E 70.73 FEET;

THENCE S88°59'07"E 50.00 FEET TO THE WEST SECTIONAL LOT LINES OF LOTS 11, 8 AND 5; THENCE N00°53'02"E ALONG SAID LOT LINES, 2577.40 FEET; THENCE S88°54'25"E 2640.76 FEET; THENCE S88°49'25"E 12.94 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S60°17'48", A DISTANCE OF 128.57 FEET, THROUGH A CENTRAL ANGLE OF 61°23'24" (LONG CHORD BEARS: N60°23'54"E 122.51 FEET);

THENCE S88°54'24"E 242.78 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.98 FEET, THROUGH A CENTRAL ANGLE OF 107°40'13" (LONG CHORD BEARS: N37°15'29"E 40.37 FEET);

THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 271.45 FEET AND A RADIAL BEARING OF S73°16'35" W, A DISTANCE OF 84.16 FEET, THROUGH A CENTRAL ANGLE OF 17°45'48" (LONG CHORD BEARS: S07°50'31"E 83.82 FEET);

THENCE S00°53'44" W 12.32 FEET; THENCE N88°54'24" W 197.95 FEET;

THENCE S00°53'44" W 2146.14 FEET; THENCE N89°00'18" W 659.20 FEET;

THENCE S00°59'42" W 660.12 FEET; THENCE N88°59'07" W 144.30 FEET;

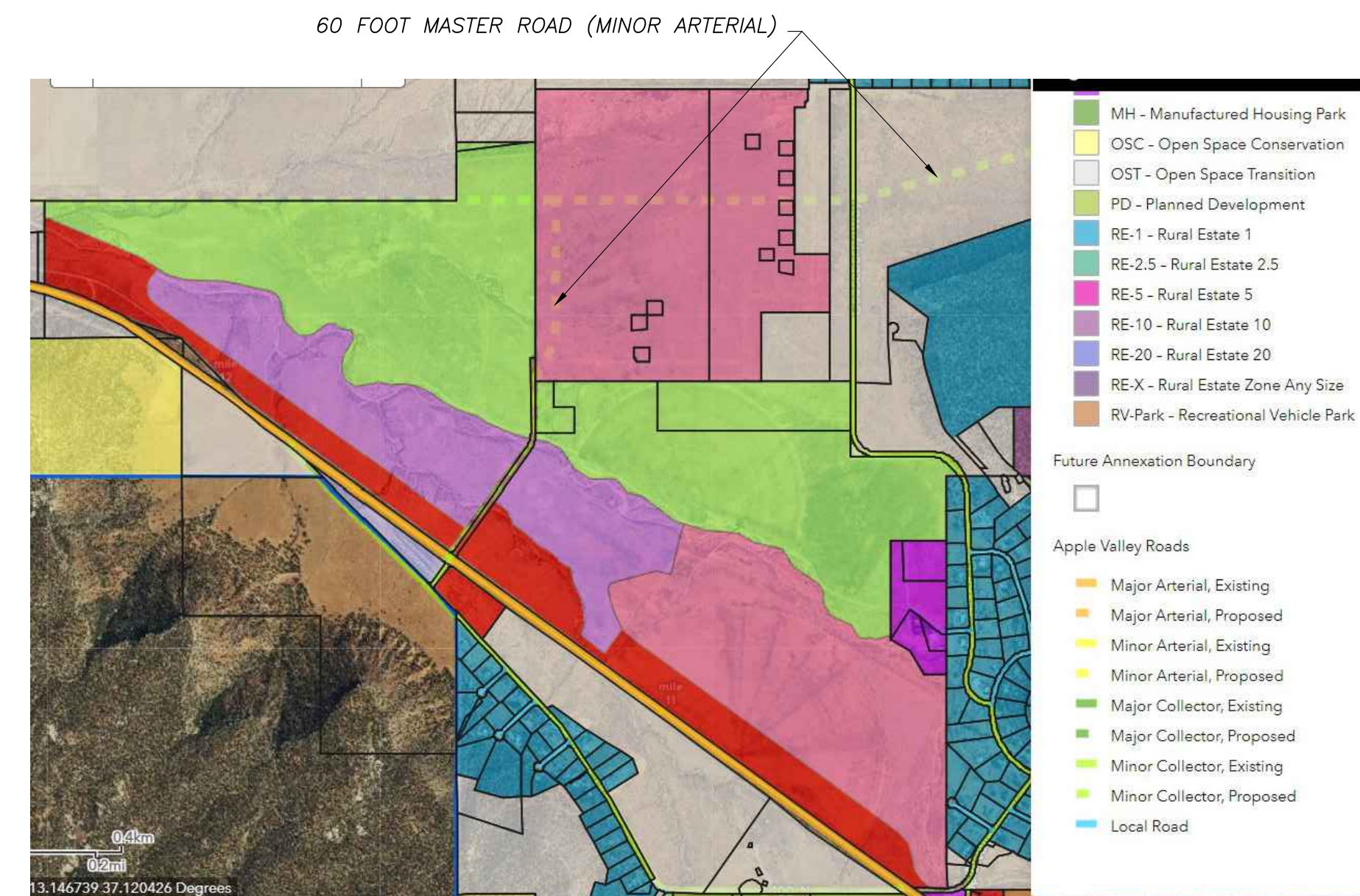
THENCE N88°59'07" W 2035.53 FEET; THENCE S00°53'02" W 474.73 FEET;

THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'06" (LONG CHORD BEARS: S18°51'35" W 200.60 FEET);

THENCE S36°50'09" W 1200.72 FEET;

THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.26 FEET, THROUGH A CENTRAL ANGLE OF 89°59'59" (LONG CHORD BEARS: S08°09'51"E 35.35 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 7,670,369 SQUARE FEET OR 176.087 ACRES.



MASTER ROADS MAP

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. TWO BASINS ARE PROPOSED. NORTHWEST BASIN SHALL BE 200,000 CUBIC FEET. SOUTHWEST BASIN SHALL BE 276,000 CUBIC FEET.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

STORM WATER SYSTEM WILL HAVE STORM PIPES.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

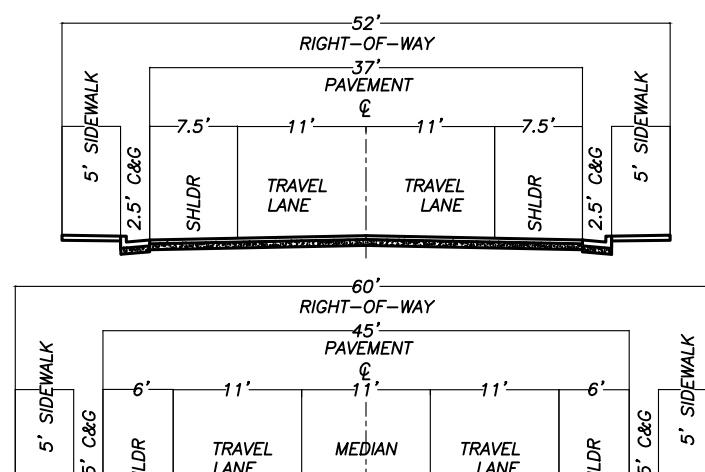
LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- 2' CONTOUR
- 10' CONTOUR
- EXISTING 8" WATERLINE
- EXISTING POWER
- EXISTING WASH

SECTION CORNER AS DESCRIBED

SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685

SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



TYPICAL SECTIONS

PHASE TABLE

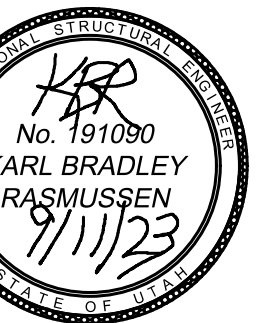
PHASE NO.	NO. OF LOTS
PHASE 1	29
PHASE 2	34
PHASE 3	20
PHASE 4	20
PHASE 5	20
PHASE 6	20
PHASE 7	22
PHASE 8	12
PHASE 9	22
PHASE 10	22
PHASE 11	18
PHASE 12	23
TOTAL	262

GENERAL NOTES:

1. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
2. ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.
3. THIS SUBDIVISION WILL HAVE PRESSURIZED SEWER AND EACH LOT IS REQUIRED TO INSTALL A SEPTIC TANK WITH AN EFFLUENT PUMP AND A DUAL CHECK VALVE. THE SEPTIC TANK SHALL BE AT LEAST 1,000 GALLONS FOR 1 TO 3 BEDROOMS AND ADDITIONAL 250 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.
4. ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.
5. BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
6. SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1
APPLE VALLEY CITY, Utah 84737
Phone: (435) 668-8307



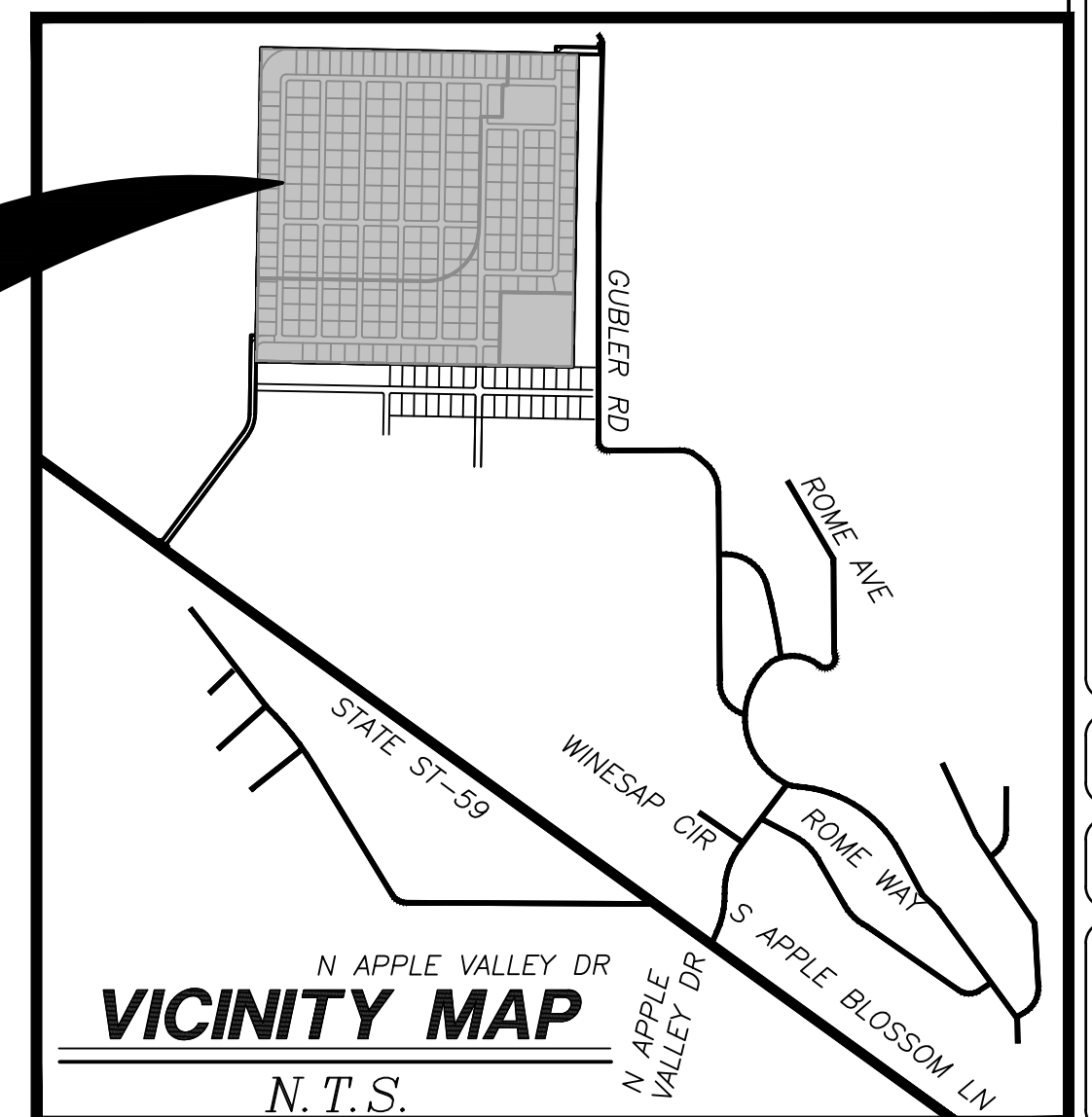
PRELIMINARY PLAT FOR:

LOCATED IN SECTION 15, 142S, R11W, S11E.B.1N.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023

JOB NO.

SHEET NO:

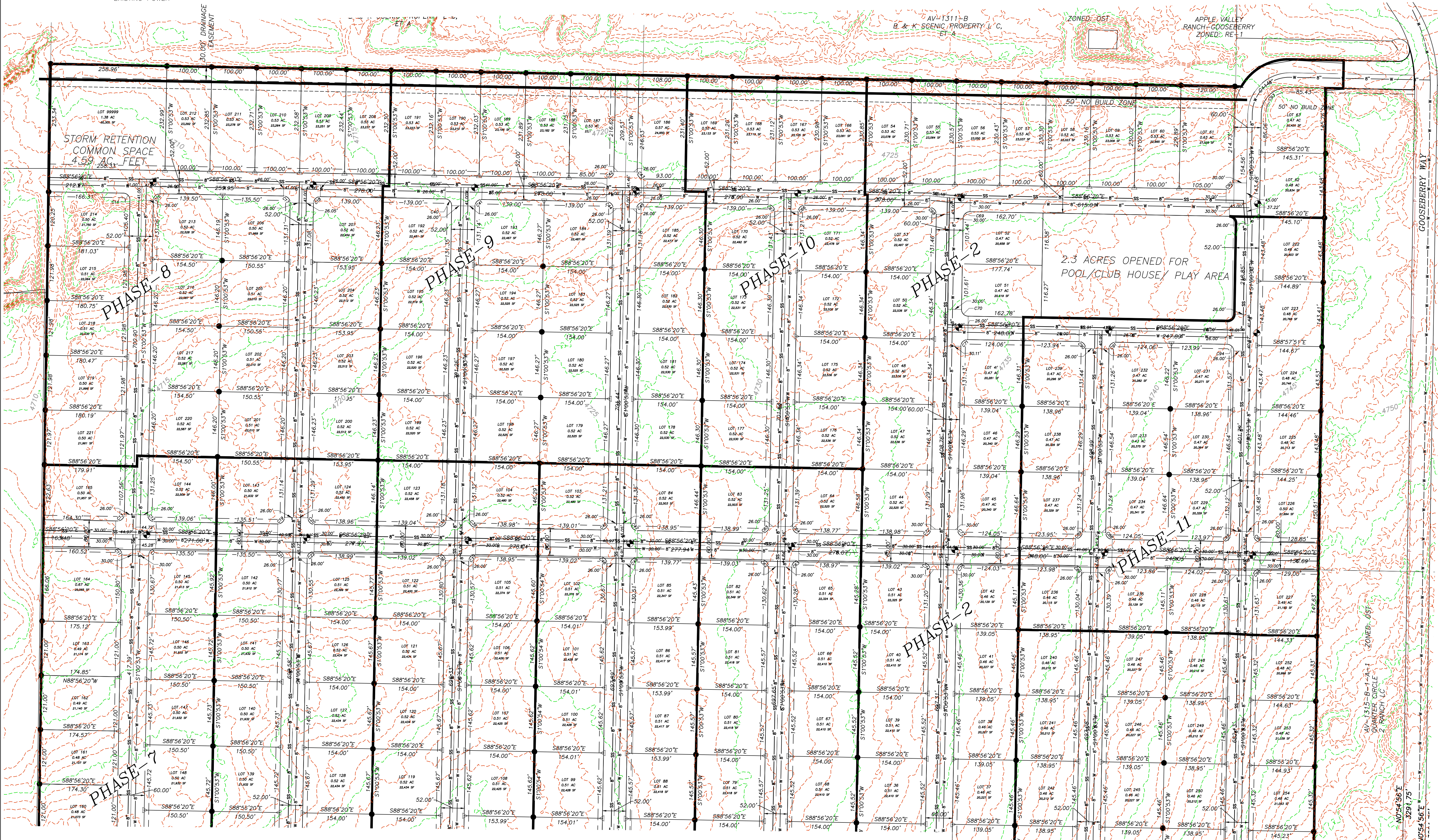
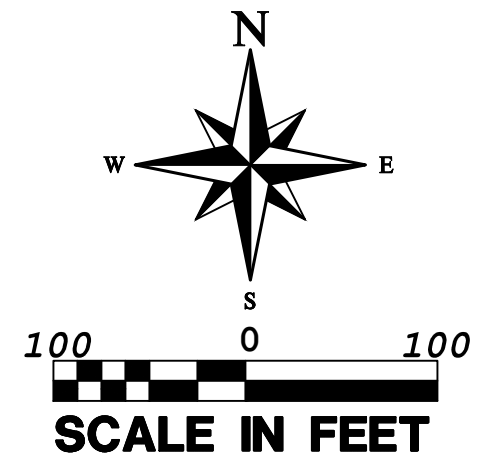


NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

ADJACENT PROPERTY LINE	SECTION CORNER AS DESCRIBED
PHASE LINE	SET PROVALUE ENGINEERING REBAR & CAP P.I.S. #7837885
STREET CENTERLINE	SET CENTERLINE MONUMENT WITH RING AND LID
10' PUBLIC UTILITY EASEMENT (P.U.E.)	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
SECTION LINE	PROPOSED 8" WATERLINE
EXISTING WASH	PROPOSED 8" SEWERLINE
50' NO BUILD ZONE	
2' CONTOUR	
10' CONTOUR	
EXISTING 8" WATERLINE	
EXISTING POWER	



NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers and Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84717
Phone: 435-868-6861



NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

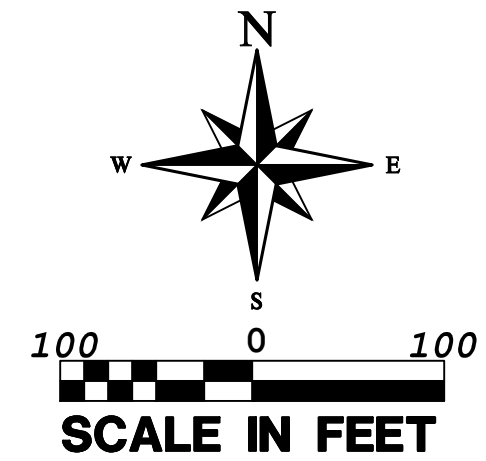
DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.: 276-029

SHEET NO.:
2 OF 4

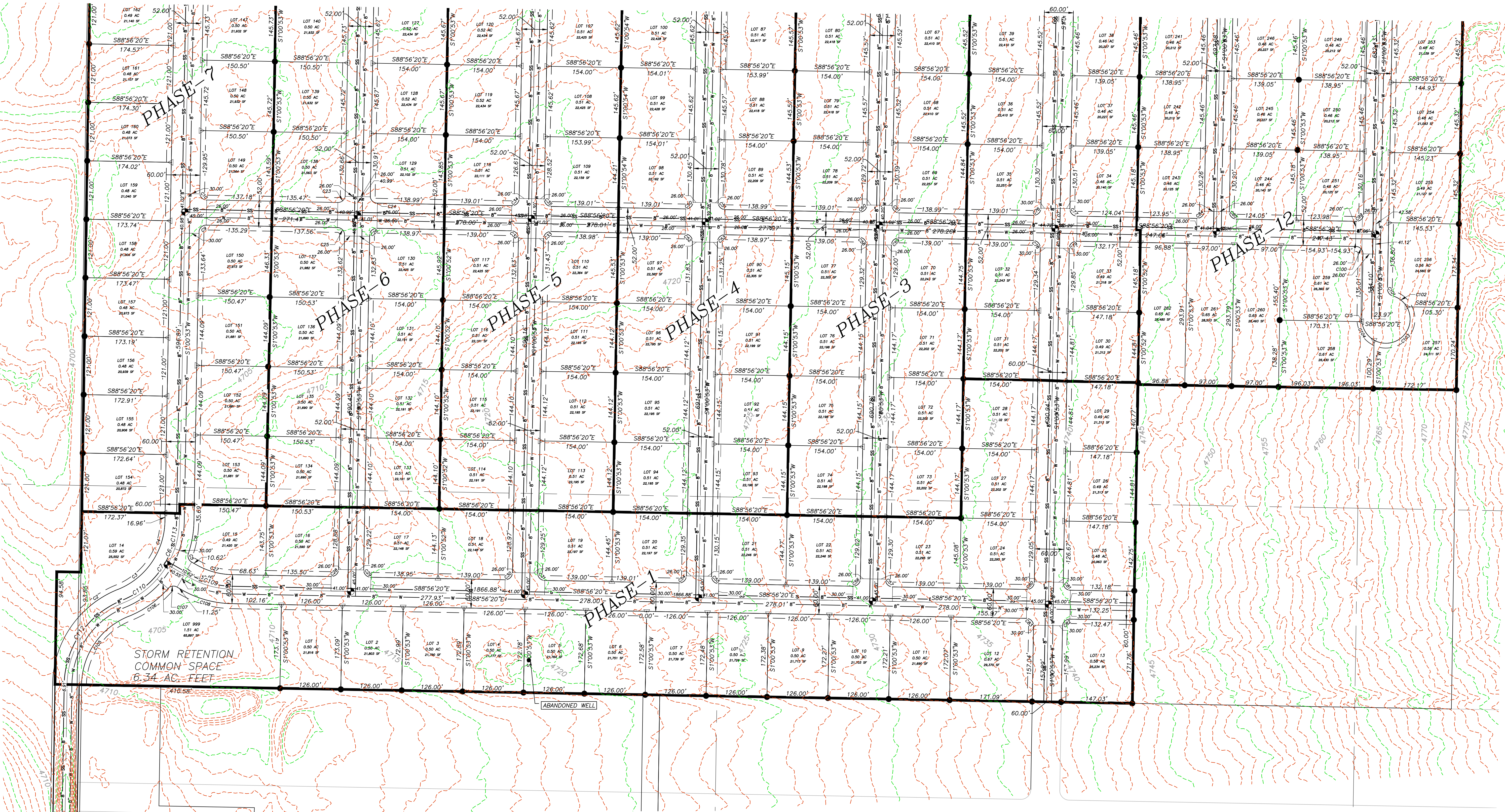
SOUTH LOTS IN PRELIMINARY PLAT FOR: CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

	ADJACENT PROPERTY LINE		SECTION CORNER AS DESCRIBED
	PHASE LINE		SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
	STREET CENTERLINE		SET CENTERLINE MONUMENT WITH RING AND LID
	10' PUBLIC UTILITY EASEMENT (P.U.E.)		SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
	SECTION LINE		
	EXISTING WASH		
	50' NO BUILD ZONE		
	2' CONTOUR		
	10' CONTOUR		
	EXISTING 8" WATERLINE		
	EXISTING POWER		



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY, UTAH 84717
PHONE: 435.668.6567



SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'
JOB NO:
276-029
SHEET NO:
3 OF 4

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	S45°34'32"W	90°57'16"
C2	95.35'	215.00'	94.58'	N55°29'52"E	25°24'41"
C3	90.88'	155.00'	89.59'	N51°24'23"E	33°35'40"
C4	90.88'	155.00'	89.59'	N17°48'43"E	33°35'40"
C5	20.62'	15.00'	19.04'	N20°38'07"W	78°46'36"
C6	36.43'	185.00'	36.37'	S24°27'22"W	11°16'58"
C7	36.43'	185.00'	36.37'	N35°44'21"E	11°16'58"
C8	66.80'	215.00'	66.53'	N9°56'34"E	17°48'06"
C9	21.60'	15.00'	19.78'	N51°08'00"E	82°30'42"
C10	20.67'	15.00'	19.07'	S43°18'07"E	78°56'38"
C11	23.82'	15.00'	21.39'	N43°26'33"W	90°58'08"
C12	23.77'	15.00'	21.36'	S45°16'29"E	90°47'22"
C13	23.49'	15.00'	21.16'	S46°53'32"W	89°43'43"
C14	23.56'	15.00'	21.21'	N43°59'08"W	89°59'59"
C15	5.27'	50.00'	5.27'	S3°00'45"E	6°02'13"
C16	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C17	23.61'	15.00'	21.25'	N44°04'51"W	90°11'29"
C18	23.54'	15.00'	21.20'	N45°52'08"E	89°54'35"
C19	23.44'	15.00'	21.13'	N46°23'03"E	89°32'26"
C20	23.42'	15.00'	21.11'	S44°12'48"E	89°27'41"
C21	23.72'	15.00'	21.33'	N43°40'48"W	90°36'42"
C22	23.77'	15.00'	21.36'	S45°38'57"W	90°48'34"
C23	21.65'	15.00'	19.82'	N50°20'14"E	82°41'07"
C24	21.61'	15.00'	19.79'	S48°17'38"E	82°33'42"
C25	20.42'	15.00'	18.88'	S42°23'11"E	78°00'45"
C26	21.78'	15.00'	19.92'	N49°58'37"E	83°12'38"
C27	79.20'	155.00'	78.34'	N74°32'23"W	29°16'35"
C28	23.45'	15.00'	21.14'	S46°21'06"W	89°34'55"
C29	23.54'	15.00'	21.19'	N44°13'38"W	89°54'03"
C30	23.71'	15.00'	21.32'	S45°43'56"W	90°34'25"
C31	23.78'	15.00'	21.37'	N43°34'34"W	90°49'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.96'	15.00'	20.05'	S47°24'38"E	83°53'24"
C33	22.70'	15.00'	20.60'	N47°50'54"E	86°43'28"
C34	26.01'	15.00'	22.87'	N41°57'43"E	99°21'40"
C35	24.26'	15.00'	21.70'	S42°38'03"E	92°39'13"
C36	23.52'	15.00'	21.19'	N44°00'02"W	89°51'03"
C37	23.63'	15.00'	21.26'	S46°04'20"W	90°15'05"
C38	23.48'	15.00'	21.15'	N46°01'46"E	89°40'42"
C39	23.56'	15.00'	21.21'	S44°03'25"E	89°58'16"
C40	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C41	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C42	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C43	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C44	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	S46°00'51"W	90°00'00"
C46	23.62'	15.00'	21.25'	N45°52'44"E	90°13'03"
C47	23.70'	15.00'	21.31'	S43°54'07"E	90°30'49"
C48	23.49'	15.00'	21.16'	N44°05'11"W	89°44'21"
C49	22.71'	15.00'	20.60'	N44°38'14"E	86°43'38"
C50	22.36'	15.00'	20.34'	N48°30'02"E	85°23'57"
C51	22.38'	15.00'	20.36'	N46°27'47"W	85°30'08"
C52	22.33'	15.00'	20.32'	S46°33'25"E	85°17'18"
C53	22.51'	15.00'	20.46'	N48°16'36"E	85°59'19"
C54	23.64'	15.00'	21.27'	S45°49'58"W	90°18'21"
C55	23.19'	15.00'	20.95'	N44°42'23"W	88°35'28"
C56	24.31'	15.00'	21.74'	S44°38'59"W	92°52'16"
C57	24.38'	15.00'	21.79'	N42°29'51"W	93°08'02"
C58	24.42'	15.00'	21.81'	S42°26'07"E	93°17'20"
C59	24.32'	15.00'	21.74'	N44°37'51"E	92°53'47"
C60	23.35'	15.00'	21.06'	S46°23'11"W	89°12'02"
C61	23.04'	15.00'	20.84'	S45°02'47"E	88°01'01"
C62	23.36'	15.00'	21.07'	S44°16'11"E	89°14'19"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C63	23.57'	15.00'	21.22'	S46°05'37"W	90°01'44"
C64	24.00'	15.00'	21.52'	S44°01'51"E	91°39'28"
C65	23.75'	15.00'	21.34'	N45°42'18"E	90°42'49"
C66	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C68	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C69	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C70	23.24'	15.00'	20.98'	N44°38'26"W	88°45'35"
C71	23.54'	15.00'	21.20'	S45°58'28"W	89°55'11"
C72	23.86'	15.00'	21.43'	N45°31'06"E	91°09'18"
C73	23.25'	15.00'	20.99'	S44°34'23"E	88°47'22"
C74	22.65'	15.00'	20.56'	N45°44'51"W	86°30'54"
C75	23.33'	15.00'	21.05'	N46°33'06"E	89°05'45"
C76	23.09'	15.00'	20.88'	N46°54'35"E	88°12'09"
C77	23.26'	15.00'	21.00'	N44°35'40"W	88°51'20"
C78	23.99'	15.00'	21.51'	S43°11'51"E	91°38'01"
C79	23.89'	15.00'	21.44'	N45°26'05"E	91°15'15"
C80	24.62'	15.00'	21.95'	S44°07'24"W	94°03'10"
C81	24.70'	15.00'	22.00'	N41°57'49"W	94°21'03"
C82	22.26'	15.00'	20.27'	N47°42'57"E	85°01'15"
C83	23.49'	15.00'	21.16'	S44°06'49"E	89°43'14"
C84	23.47'	15.00'	21.15'	S46°11'17"W	89°39'39"
C85	23.55'	15.00'	21.21'	N43°59'52"W	89°58'11"
C86	23.61'	15.00'	21.25'	S43°47'00"E	90°11'52"
C87	23.46'	15.00'	21.14'	N46°56'04"E	89°36'57"
C88	23.97'	15.00'	21.50'	S43°11'29"E	91°34'16"
C89	23.96'	15.00'	21.50'	N45°17'51"E	91°31'58"
C90	23.63'	15.00'	21.26'	N43°56'12"W	90°15'53"
C91	23.49'	15.00'	21.17'	S46°03'59"W	89°44'31"
C92	23.56'	15.00'	21.21'	N46°01'30"E	89°58'46"
C93	94.03'	60.00'	84.70'	S46°12'00"W	89°47'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C94	23.20'	15.00'	20.95'	N44°33'53"W	88°36'49"
C95	23.07'	15.00'	20.87'	N46°56'58"E	88°08'14"
C96	23.33'	15.00'	21.05'	N45°18'30"W	89°07'10"
C97	23.01'	15.00'	20.82'	S44°47'43"E	87°52'57"
C98	24.02'	15.00'	21.54'	N45°14'20"E	91°46'03"
C99	23.55'	15.00'	21.20'	S45°56'37"W	89°56'09"
C100	23.71'	15.00'	21.31'	S43°40'58"E	90°32'57"
C101	19.58'	15.00'	18.22'	N36°21'30"W	74°47'02"
C102	37.78'	50.00'	36.89'	N52°11'30"W	43°17'27"
C103	131.00'	50.00'	96.62'	N44°30'47"E	150°07'07"
C104	47.47'	50.00'	45.71'	S33°13'46"E	54°23'47"
C105	182.12'	155.00'	171.82'	S34°32'37"W	67°19'11"
C106	100.65'	215.00'	99.74'	N54°47'31"E	26°49'23"
C107	20.61'	15.00'	19.03'	N80°44'21"E	78°43'02"
C108	109.05'	215.00'	107.88'	S74°36'07"E	29°03'39"
C109	93.75'	185.00'	92.75'	S74°25'14"E	29°02'11"
C110	86.61'	185.00'	85.82'	N54°47'31"E	26°49'23"
C112	217.37'	185.00'	205.08'	N34°32'37"E	67°19'11"
C113	57.47'	185.00'	57.24'	N9°54'53"E	17°48'01"



SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAE0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS, STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF GOULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

GEOLOGICAL HAZARDS

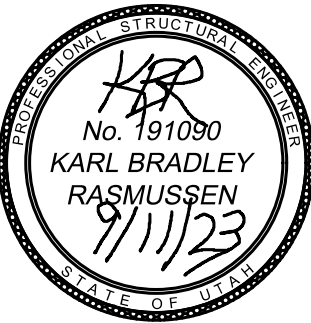
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY, UTAH 84717
Phone: (435) 666-0501



CURVE AND LINE TABLE FOR:

CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO:
4 OF 4