



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: Holm House LLC - Travis Holm	Phone: [REDACTED]
Address: [REDACTED]	Email: [REDACTED]
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Agent: (If Applicable) Matt Loo	Phone: [REDACTED]
Address/Location of Property: S. of Hwy 59 near Apple Valley Drive	Parcel ID: AV-1313-D-1
Subdivision Name: West Temple	Phase: 1-7
For Planned Development Purposes: Acreage in Parcel <u>497.25</u> Acreage in Application <u>220 Acres</u> # of Lots <u>167</u>	
Proposed Use Mixed-Use Residential and Commercial	
Signature 	Title Matt Loo Date 8-15-23

Official Use Only	Amount Paid: \$ 2,700	Receipt No: 44495
Date Received: RECEIVED AUG 16 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.)
 - _____ d. The location, width and names/numbers of all existing streets within two hundred (200)

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.



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Parcel ID# AV-1325, AV-1317-D, AV-1317-B
AV-1313-D-2
AV-1313-D-1

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as

Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s)

AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.

AV-1313-D-1

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):

[Signature]

Name

Applicant/Owner

4-3-23

Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

)§

County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, 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.

[Signature]
(notary signature)

(seal)



Account 0425028

Location	Owner	Value		
Account Number 0425028	Name HOLM HOUSE LLC	Market (2022)	\$3,256,440	
Parcel Number AV-1313-D-1	2120 S COTTONWOOD CANYON # 125	Taxable	\$73,810	
Tax District 45 - Apple Valley Town	CANNONVILLE, UT 84718	Tax Area: 45	Tax Rate: 0.007228	
Acres 497.25		Type	Actual	Assessed Acres
Situs 0, 0		Farm		
		Land	\$3,256,440	\$73,810 542.740
		FAA		
Legal S: 19 T: 42S R: 11W BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E 1866.76 FEET, THENCE S. 0°08'17" E 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E 134.35 FEET), THENCE S. 44°50'54" E 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD C				

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
 01/24/2023 02:56:30 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Standard Development LLC
 2120 S Cottonwood Canyon, #125
 Cannonville, UT 84718



SOUTHERN UTAH
 TITLE COMPANY
 "Doing good Deeds for over 70 years"
 sutl.com

Order No. 226766 - EFP
 Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

Space Above This Line for Recorder's Use

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Standard Development LLC, a Utah limited liability company , grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ ²⁰²³.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
 Kerry Holt, Manager

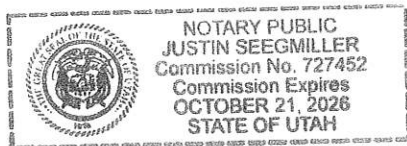
KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
 Kerry Holt, Manager

STATE OF Utah)
) :ss.

COUNTY OF Washington)

On the 19 day of January, ~~2013~~ ²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



Justin Seegmiller
 NOTARY PUBLIC

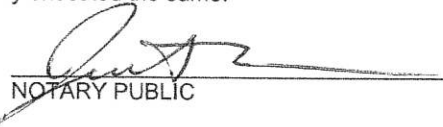
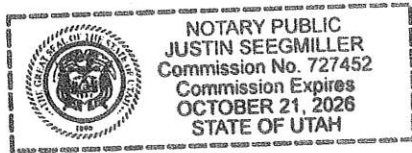
My Commission Expires:

STATE OF Utah)

:ss.

COUNTY OF Washington)

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NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Standard Development LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PROPOSED "WEST TEMPLE VILLAGE PHASE 1"

PARCEL 4: (AV-1359)

The West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 10, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 5: (AV-1349)

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) and the South 4.5 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 6: (AV-1348-B)

The North 35.5 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Initials

KH *KH*

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder

01/24/2023 02:56:30 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Holm House LLC

2120 S Cottonwood Canyon, #125

Cannonville, UT 84718



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
www.sutitle.com

Order No. 226766 - EFP

Space Above This Line for Recorder's Use

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

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TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, 2023

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt

Kerry Holt, Manager

KDRL LLC, a Nevada Limited Liability Company

By: Kerry Holt

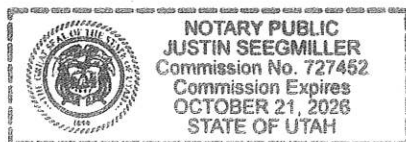
Kerry Holt, Manager

STATE OF Utah)

:ss.

COUNTY OF Washington)

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Justin Seegmiller
NOTARY PUBLIC

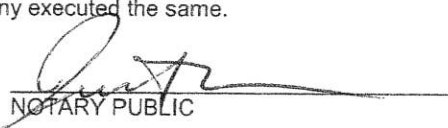
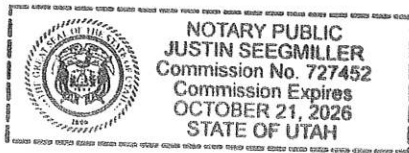
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Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$); the West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

The North half of the West half of the Northwest Quarter (N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Initials KH, KH



Big Plains Water Special Service District

1777 N. Meadowlark Dr, Apple Valley, Utah 84737

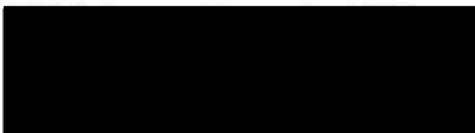
Phone: 435-877-1190 Fax: 435-877-1192

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

West Temple Village

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 27 of West Temple Village. Lots 28 and 29 will be dealt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 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: West Temple Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the West Temple 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



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: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is 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 development until its new substation currently under construction is completed.

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

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

DIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY

OWNER

STATE OF UTAH

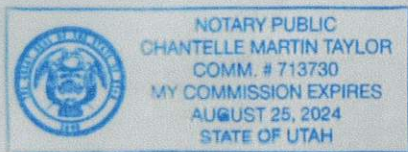
COUNTY OF WASHINGTON

I (We) Travis 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 7th day of April, 20 2023



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

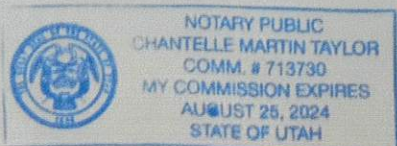
AGENT AUTHORIZATION

I (We), Travis Holm, the owner(s) of the real property described in the attached application, do authorize as my(our) agent(s) Scott 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 7th day of April, 20 23



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires:

**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, 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 certificate is attached, and not the truthfulness, accuracy, or validity of that.

California State)
San Joaquin County)

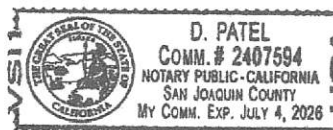
On June 29, 2023 before me, D. Patel Notary Public

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, TRTEE
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)

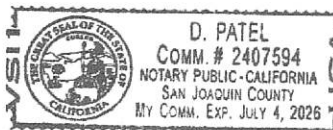
On June 29, 2023 before me, D. Patel Notary Public

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)



4
When Recorded Mail Deed and Tax Notice To:
Holm House LLC
2120 S Cottonwood Canyon Rd. #125
Cannonville, Utah 84718

DOC # 20230023162

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
08/02/2023 04:02:33 PM Fee \$ 40.00
By HOLM HOUSE LLC



QUIT-CLAIM DEED

Holm House LLC, a Utah limited liability company, who took title as Holm House LLC,
grantors, hereby **QUIT-CLAIMS** to

Holm House LLC, a Utah limited liability company, grantee(s) of Canonville, County of
Garfield, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND**
VALUABLE CONSIDERATION the following described tract of land in Washington County,
State of UTAH:

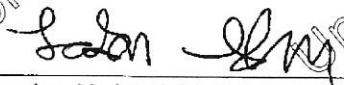
See Exhibit "A" - Attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being **SUBJECT TO** easements,
rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 2nd day of August, 2023.

Holm House LLC, a Utah limited liability
company

By: Onland Management LLC, a Utah
limited liability company, Manager

By: 
Landon Holm, Member

See Attached page for the Notary Acknowledgment

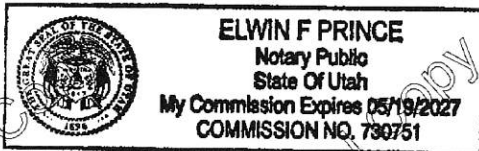
Notary Attachment to that certain QUIT CLAIM DEED executed by Holm House LLC, a Utah limited liability company, grantor, in favor of Holm House LLC, a Utah limited liability company, grantee.

STATE OF UTAH

ss

County of Washington)

On the 2nd day of August, 2023, personally appeared before me Landon Holm, who being by me duly sworn, says that he is the Member of Onland Management LLC, a Utah limited liability company, the Manager of Holm House, LLC, a Utah limited liability company the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.




Notary Public

EXHIBIT A

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. $0^{\circ}04'55''$ W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. $54^{\circ}10'15''$ W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. $54^{\circ}09'33''$ W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. $54^{\circ}10'49''$ W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. $45^{\circ}00'21''$ W. 873.58 FEET TO A FOUND REBAR, THENCE N. $70^{\circ}39'33''$ W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. $67^{\circ}02'27''$ W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. $0^{\circ}02'22''$ W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. $89^{\circ}59'21''$ E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. $0^{\circ}01'23''$ W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. $82^{\circ}38'25''$ E. 771.67 FEET TO A FOUND REBAR, THENCE S. $0^{\circ}07'25''$ E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. $89^{\circ}52'51''$ E. 370.34 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}02'39''$ W. 247.22 FEET TO A FOUND REBAR, THENCE N. $89^{\circ}59'16''$ W. 197.73 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}06'40''$ W. 248.04 FEET, THENCE S. $89^{\circ}58'49''$ E. 998.19 FEET, THENCE S. $0^{\circ}05'58''$ E. 466.69 FEET, THENCE S. $89^{\circ}58'49''$ E. 1866.76 FEET, THENCE S. $0^{\circ}08'17''$ E. 255.62 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}59'43''$ E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 437.89 FEET (THE CHORD OF SAID CURVE BEARS S. $67^{\circ}25'19''$ E. 134.35 FEET), THENCE S. $44^{\circ}50'54''$ E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. $39^{\circ}37'37''$ E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. $89^{\circ}59'57''$ W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. $0^{\circ}07'44''$ E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}51'24''$ W. 541.18 FEET TO A FOUND REBAR, THENCE S. $0^{\circ}08'20''$ E. 951.93 FEET TO A FOUND REBAR, THENCE S. $61^{\circ}36'17''$ E. 219.25 FEET, THENCE S. $28^{\circ}39'03''$ E. 268.82 FEET, THENCE N. $87^{\circ}41'09''$ E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. $0^{\circ}07'44''$ E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. $0^{\circ}06'03''$ E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S.

89°45'20" W. 4.46 FEET, THENCE N. 89°41'59" W. 23.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

TAX ID: AV-1313-D-1; AV-1-2230-240

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED RETENTION BASINS SHOWN FOR EACH PHASE.

THERE ARE NO IRRIGATION FACILITIES.

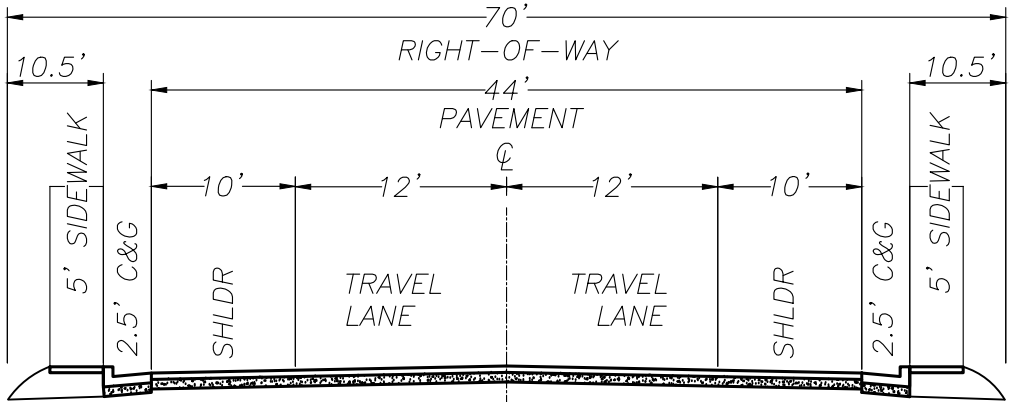
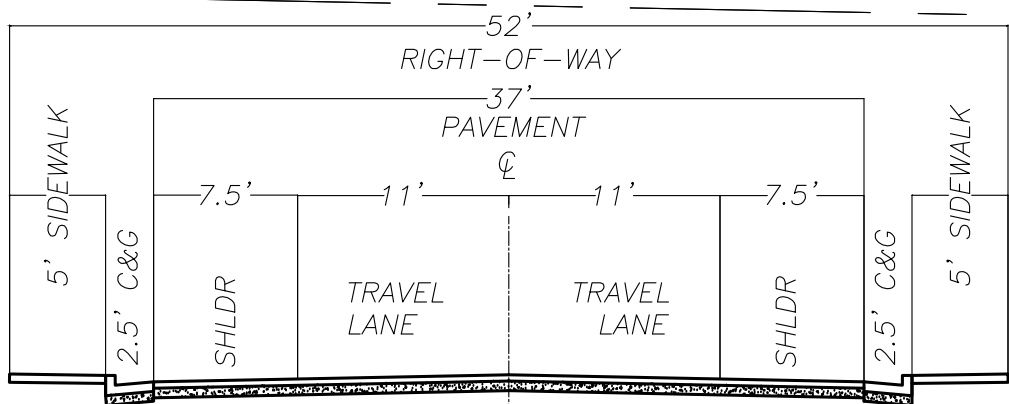
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

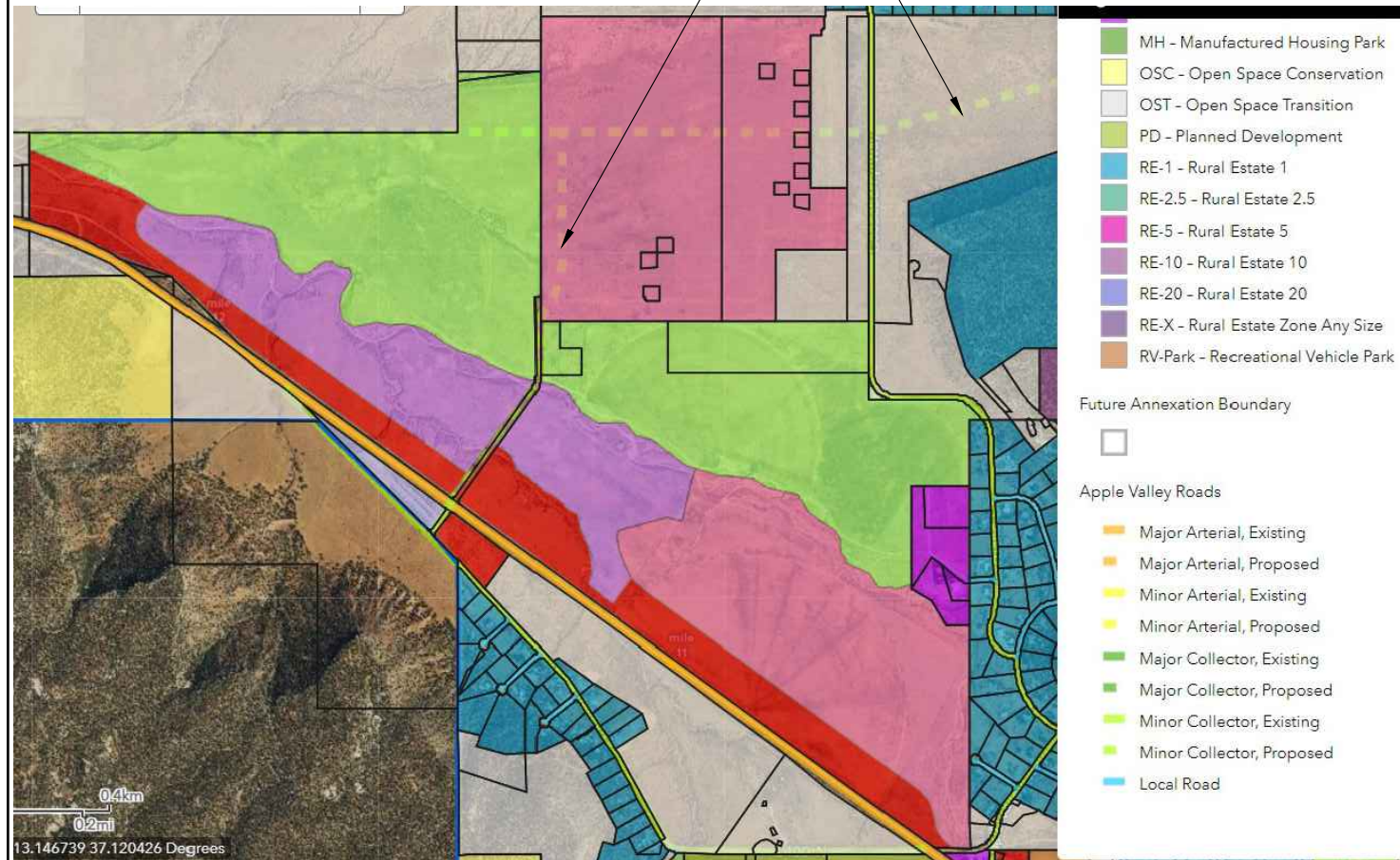
IT IS RECOMMENDED THAT THE FOLLOWING RETENTION BASINS BE DESIGNED FOR EACH PHASE:

PHASE: 1,3,4,6&7= 60,000 CUBIC FEET
PHASE 2= 80,000 CUBIC FEET
PHASE 5= 85,000 CUBIC FEET



ROAD TYPICAL SECTIONS

60 FOOT MASTER ROAD (MINOR ARTERIAL)



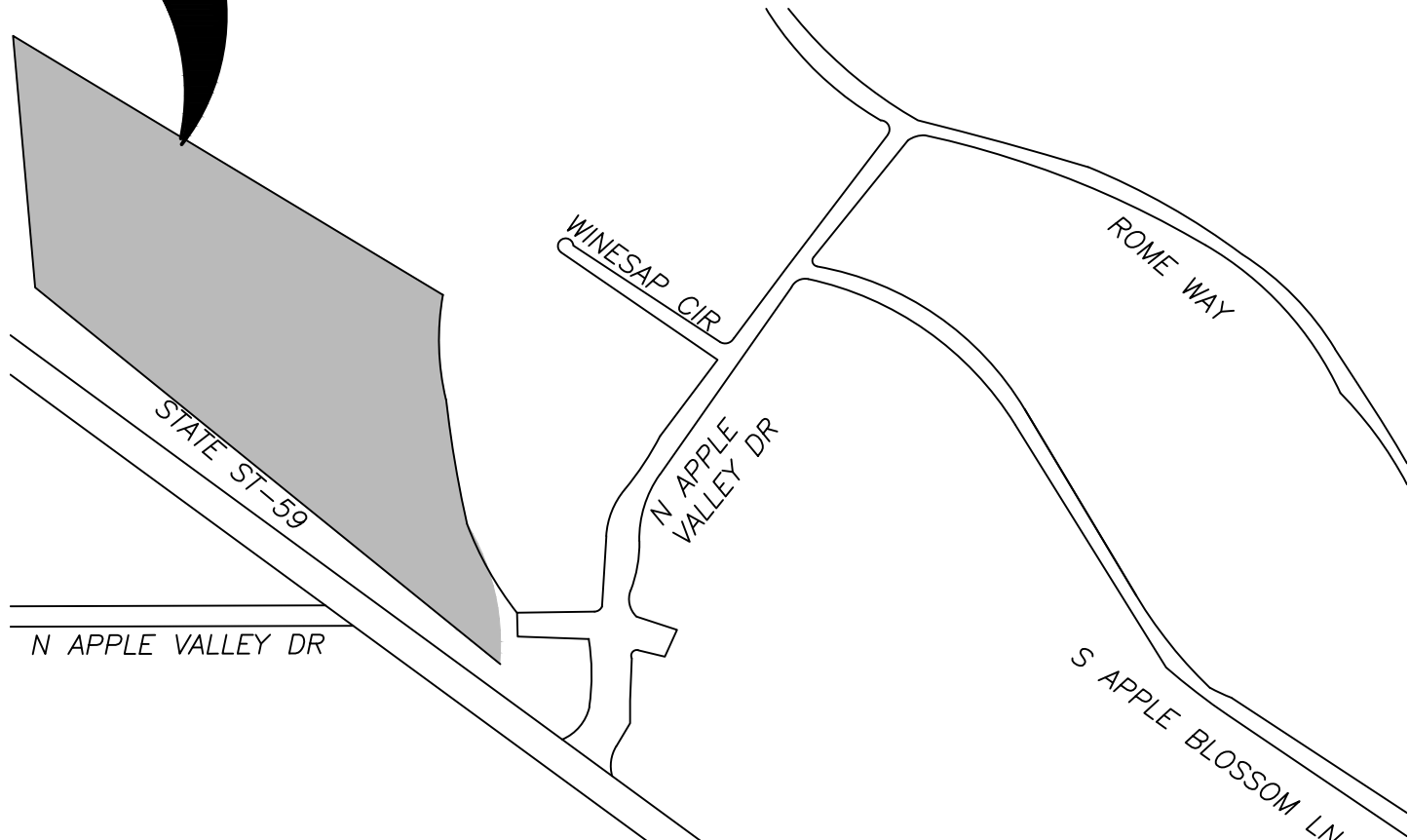
MASTER ROADS MAP



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- EXISTING WATERLINE, 10"
- EXISTING POWER
- PHASE LINE

PROJECT LOCATION



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°10'04"E 1316.76 FEET; THENCE N00°49'56"E 1333.50 FEET TO THE POINT OF BEGINNING; THENCE N88°43'08"W 319.59 FEET; THENCE N53°11'58"W 7946.13 FEET; THENCE N44°01'30"W 873.58 FEET; THENCE N69°19'25"W 704.90 FEET; THENCE N38°48'51"E 1118.27 FEET; THENCE S56°28'26"E 2471.55 FEET; THENCE S60°46'56"E 1482.66 FEET; THENCE S89°08'18"E 370.34 FEET; THENCE S53°39'58"E 176.44 FEET; THENCE S60°39'27"E 599.87 FEET; THENCE S59°29'53"E 414.30 FEET; THENCE S57°15'27"E 738.63 FEET; THENCE S50°01'56"E 945.63 FEET; THENCE S53°23'21"E 696.31 FEET; THENCE S70°27'25"E 299.79 FEET; THENCE S27°40'12"E 268.82 FEET; THENCE N88°40'00"E 220.17 FEET; THENCE S00°51'07"W 751.16 FEET; THENCE S00°52'48"W 1305.97 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 13,701,081 SQUARE FEET OR 314.534 ACRES.

GENERAL NOTES:

- A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
- 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.
- ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.
- BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
- SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.
- STORM WATER SYSTEM WILL HAVE STORM PIPES.
- 1 ACRE LOTS WILL HAVE CIRCULAR DRIVES.

OWNER'S INFORMATION

HOLM HOUSE LLC
2120 S COTTONWOOD CANYON # 125
CANNONVILLE, UT 84718

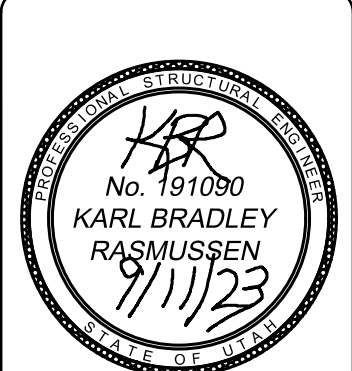
GEOLOGICAL HAZARDS

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
GYPSEFEROUS 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
Hurricane, Utah 84757
Phone: (435) 668-0801

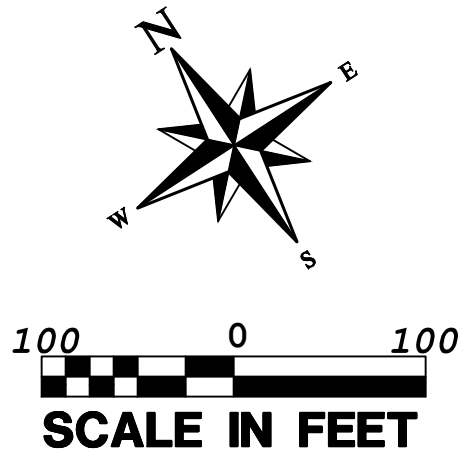


PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=500'
JOB NO.
276-013
SHEET NO:
1 OF 9

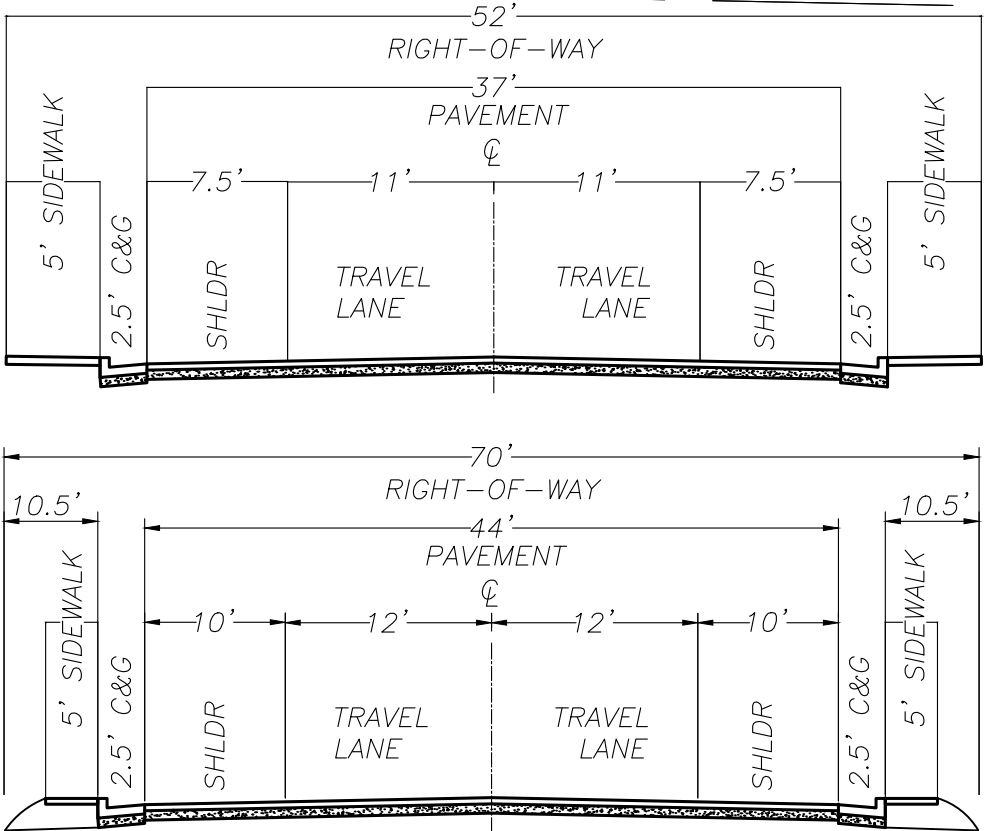
PHASE 1 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - SECTION LINE
 - 5100 EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - PHASE LINE
 - SECTION CORNER AS DESCRIBED
 - SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
 - SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- PHASE 1 LOTS= 28+2 COMMERCIAL



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

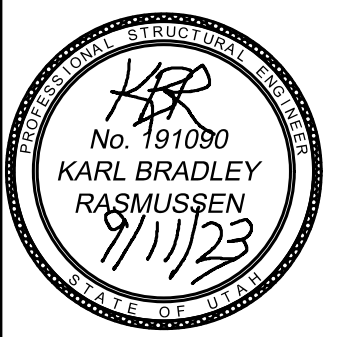
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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



REVISIONS		DATE	BY
NO	DESCRIPTION		

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84501
Phone: 435-288-0801



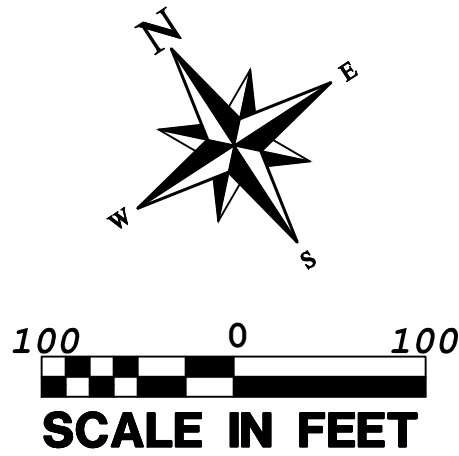
PHASE 1 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023 SCALE: 1"=100'
JOB NO. 276-013
SHEET NO. 2 OF 9

MATCHLINE SEE NEXT SHEET

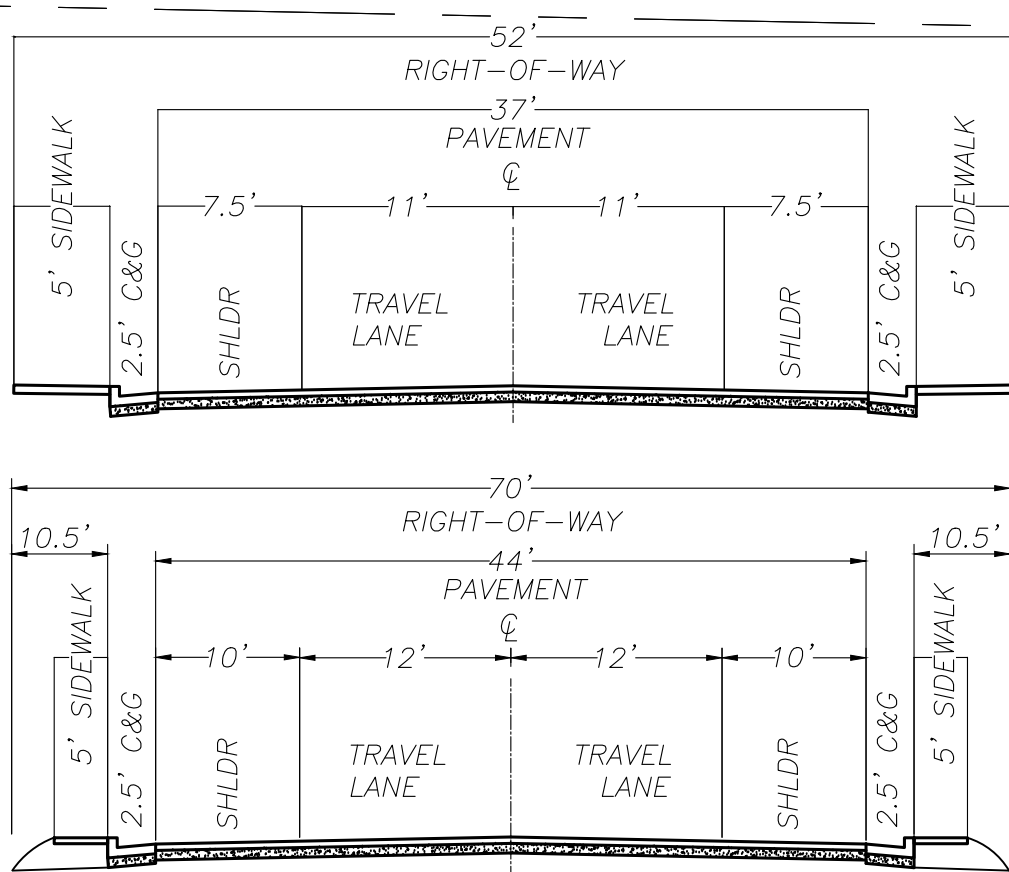
PHASE 2 PLAN FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84501
Phone: (435) 888-8801

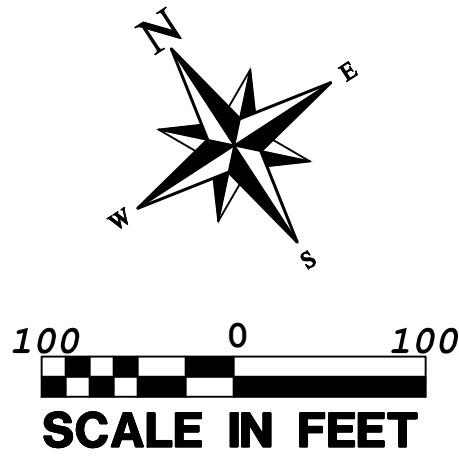


PHASE PLAN 2 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023 SCALE: 1"=100'
JOB NO. 276-013
SHEET NO: 3 OF 9

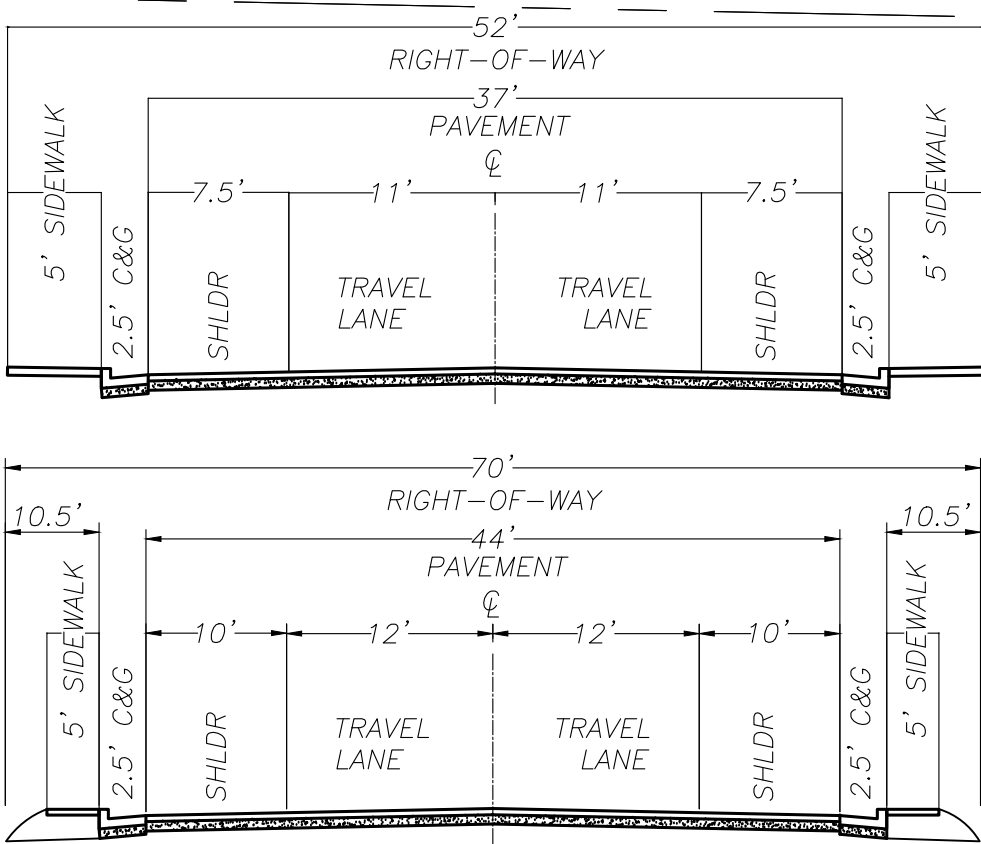
PHASE 3 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

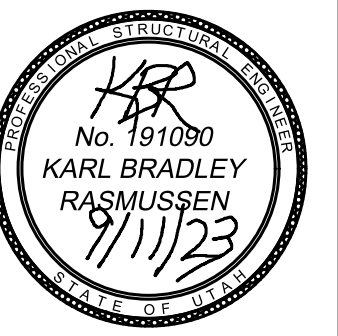
MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84501
Phone: (435) 688-0801



PHASE PLAN 3 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

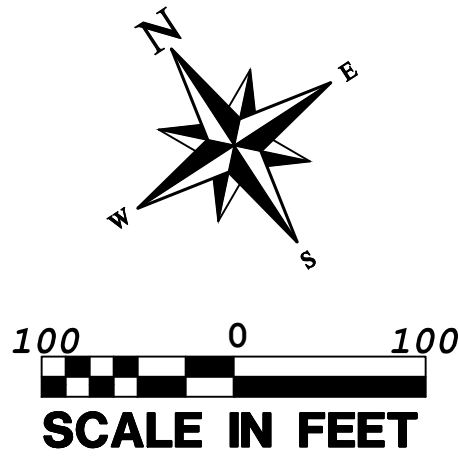
DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
4 OF 9

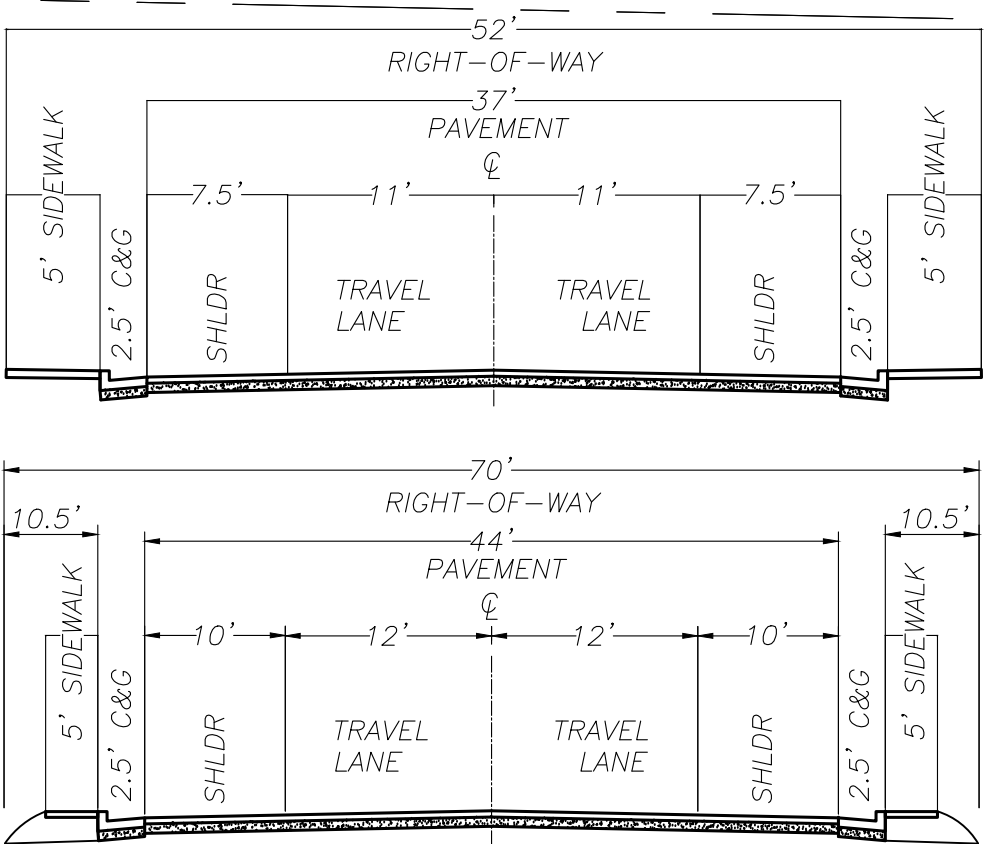
PHASE 4 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
CENTER LINE
SECTION LINE
- 5100
EXISTING CONTOUR MAJOR
EXISTING CONTOUR MINOR
PHASE LINE
- SECTION CORNER AS DESCRIBED
SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

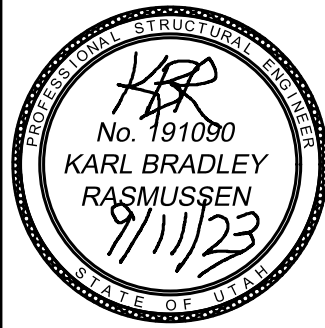
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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Hurricane, Utah 84501
Phone: (435) 888-8801



PHASE PLAN 4 FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

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

JOB NO.
276-013

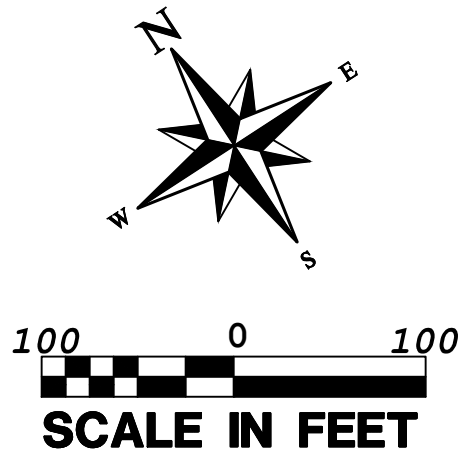
SHEET NO:
5 OF 9

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PHASE PLAN 4

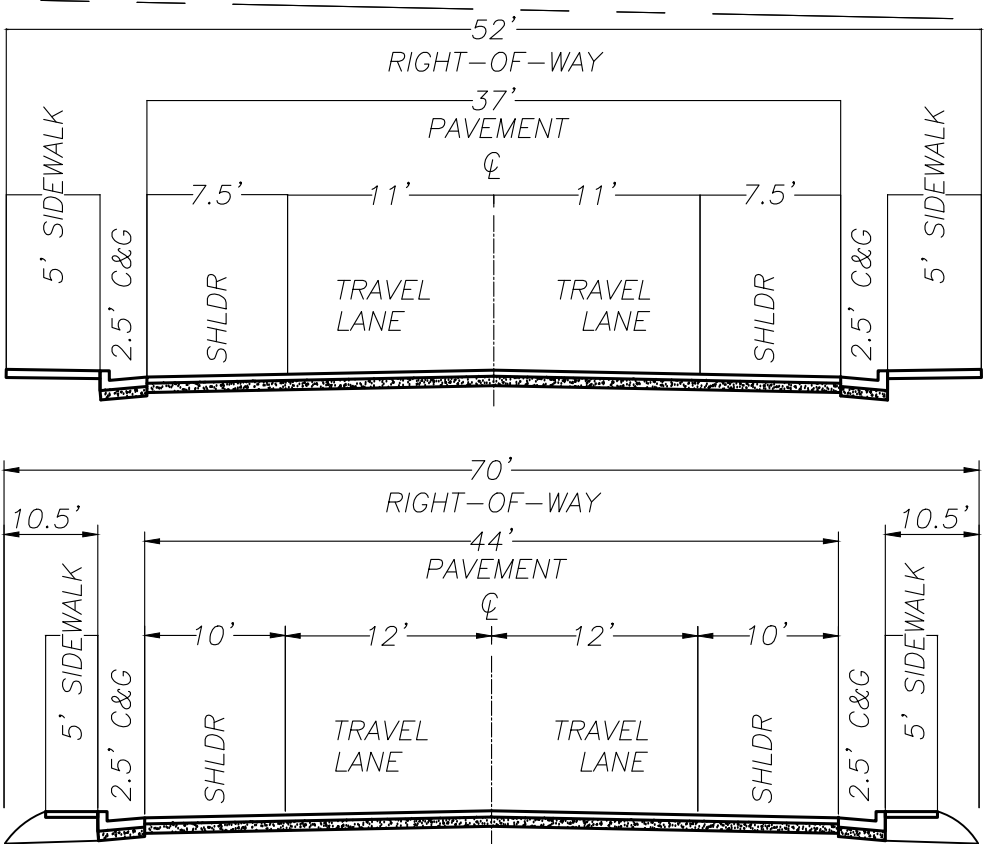
PHASE 5 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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THERE ARE NO IRRIGATION FACILITIES.

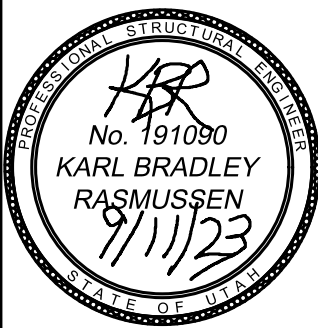
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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

20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 668-0801



PHASE PLAN 5 FOR:

WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

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

JOB NO.
276-013

SHEET NO:
6 OF 9

MATCHLINE SEE NEXT SHEET

MATCHLINE SEE PREVIOUS SHEET

PHASE 6 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

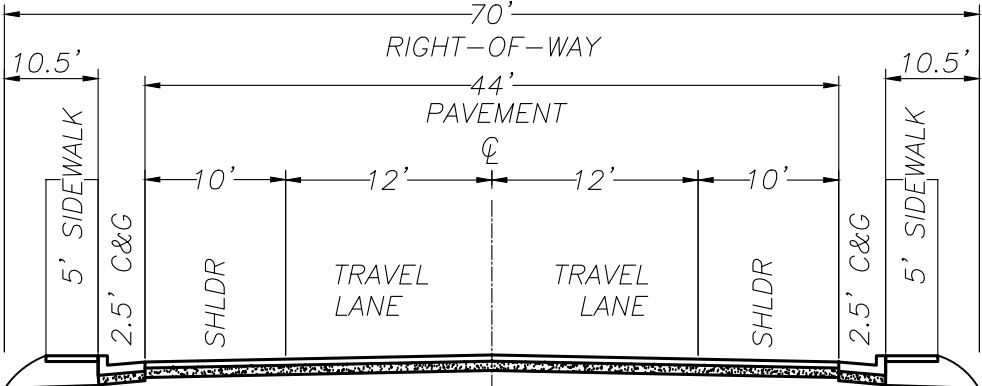
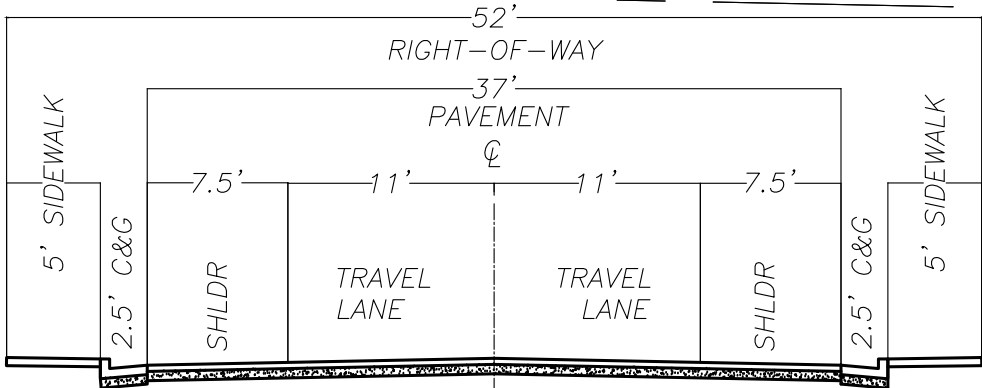
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

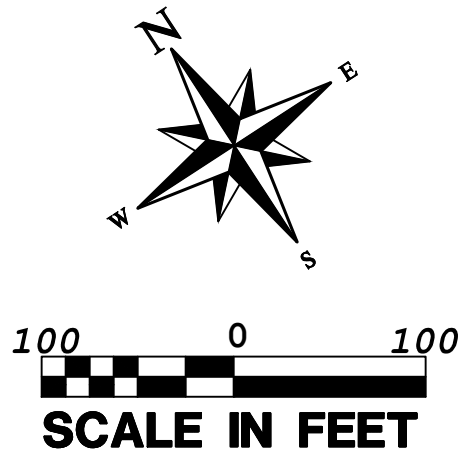
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.



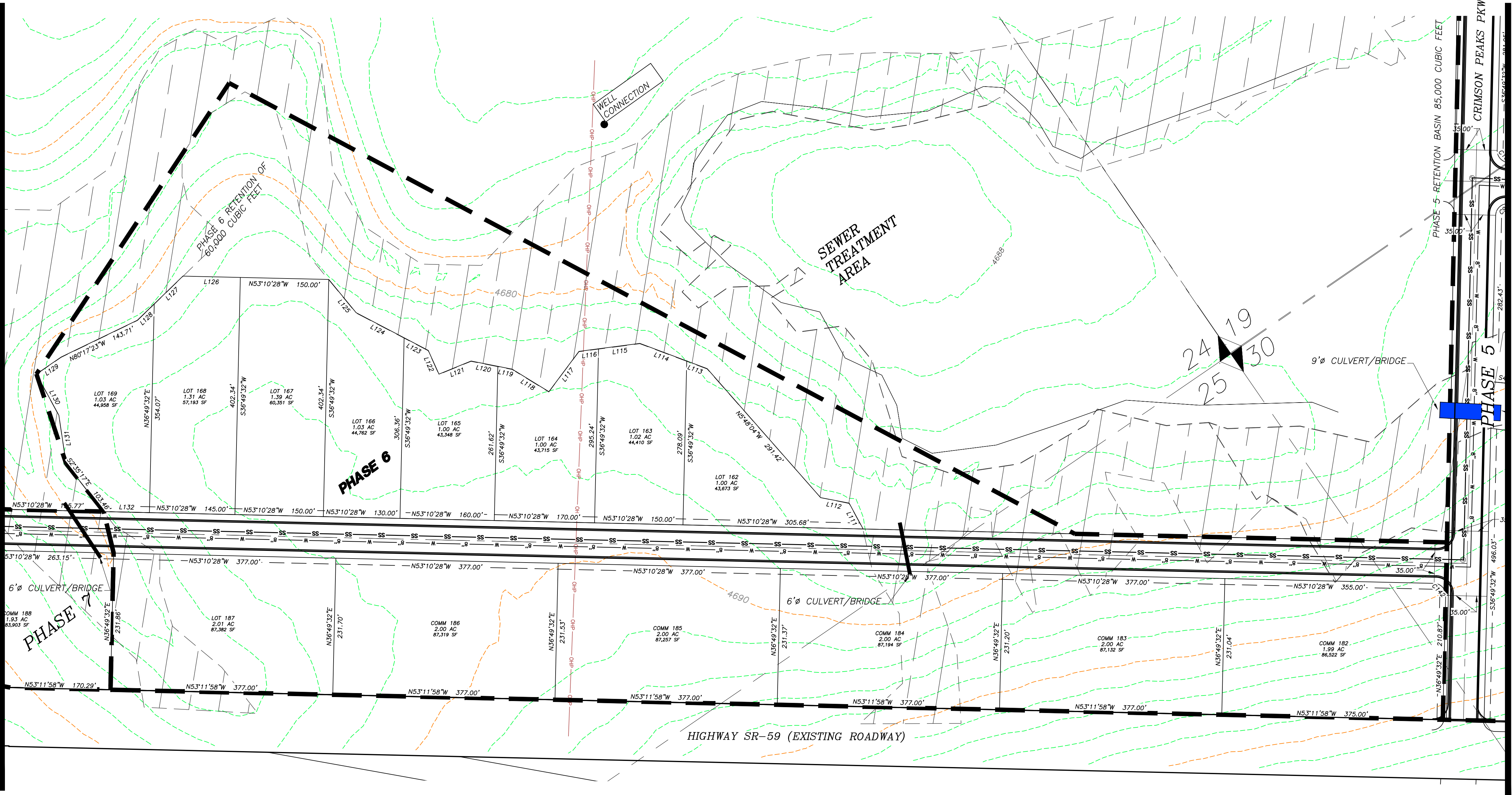
ROAD TYPICAL SECTIONS



LEGEND

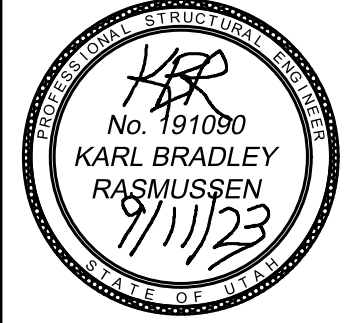
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

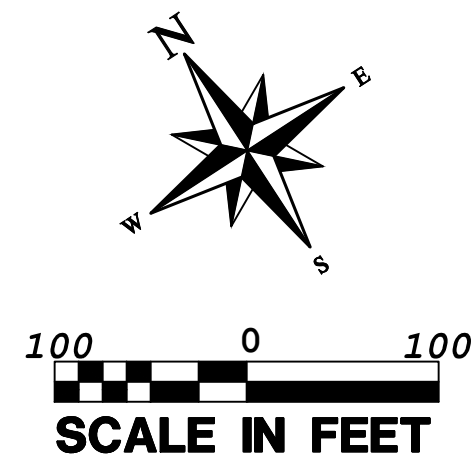
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 888-0801



PHASE PLAN 6 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

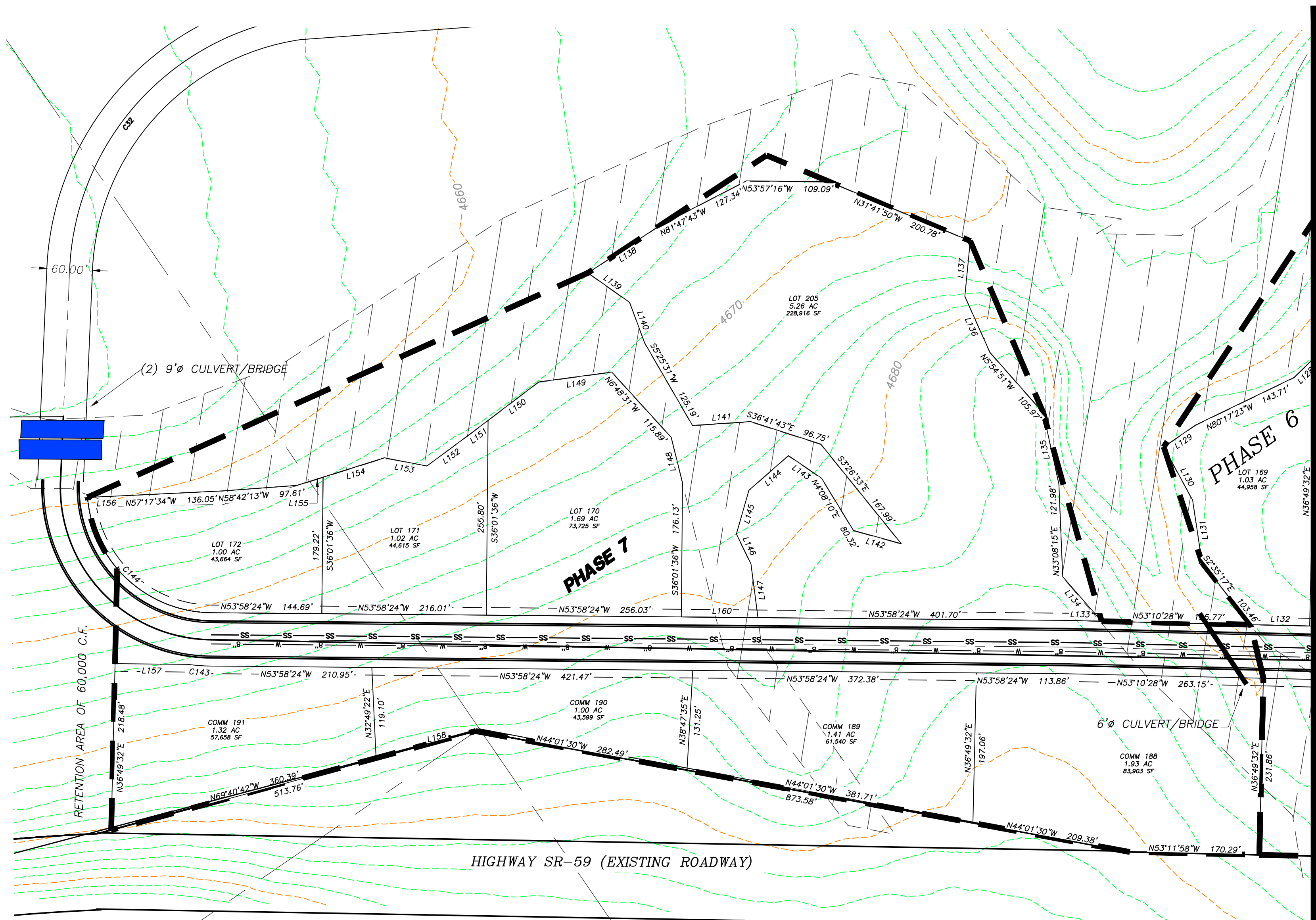
DATE: 9/11/2023
SCALE: 1"=100'
JOB NO.
276-013
SHEET NO:
7 OF 9

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**

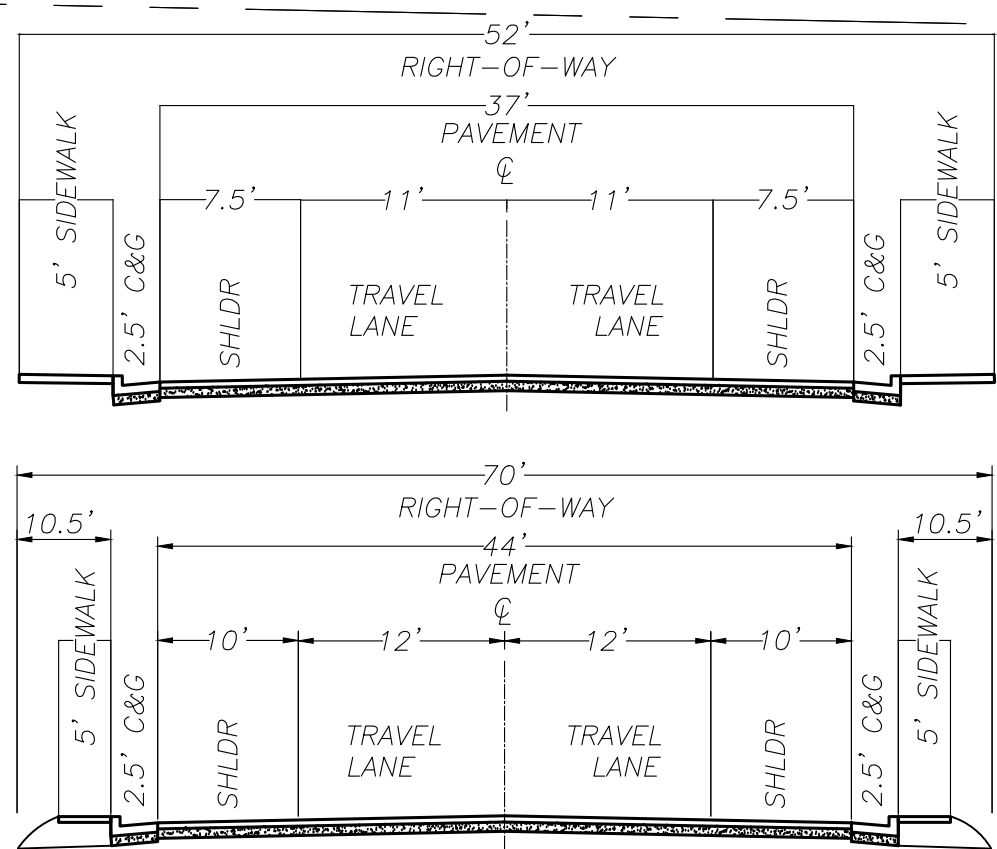


LEGEND

- | | | | | | |
|---|------------------------|---|------|---|------------------------|
|  | PROPERTY LINE |  | 5100 |  | EXISTING CONTOUR MAJOR |
|  | ADJACENT PROPERTY LINE |  | |  | EXISTING CONTOUR MINOR |
| | CENTER LINE | | | | PHASE LINE |
|  | SECTION LINE | | | | |
-
- | | |
|---|---|
|  | SECTION CORNER AS DESCRIBED |
|  | SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685 |
|  | SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION |



MATCHLINE SEE PREVIOUS SHEET



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

HERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

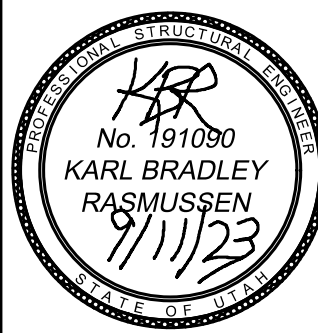
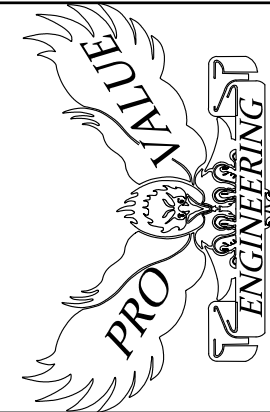
HERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

[illegible]

PROVALUE ENGINEERING, INC.

VALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



PHASE PLAN 1 FOR:

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

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

JOB NO
276-013

SHEET NO.

8 OF 9

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C2	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C3	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C4	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C5	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C6	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C7	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C8	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C9	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C10	30.85'	20.00'	27.88'	S72°15'57"E	88°22'58"
C11	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C12	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C13	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C14	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C15	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C16	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C17	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C18	31.12'	276.00'	5153.40'	N56°25'38"W	6°27'38"
C19	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C20	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C21	93.14'	72.22'	86.82'	S61°00'51"W	73°53'24"
C22	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C23	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C36	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C37	86.88'	465.00'	86.75'	S47°51'01"E	10°42'17"
C38	230.56'	465.78'	228.21'	S28°18'27"E	28°21'40"
C39	31.42'	20.00'	28.28'	S30°01'13"W	89°59'54"
C40	171.30'	224.00'	167.16'	N83°14'30"W	43°49'01"
C41	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C42	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C86	13.62'	174.00'	5153.32'	S81°18'59"W	4°29'06"
C87	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C90	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"
C91	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C92	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C93	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C94	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C95	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C96	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C97	129.53'	1291.76'	129.48'	S7°03'39"W	5°44'44"
C98	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C99	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C100	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C101	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C102	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C103	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C104	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C105	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C106	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C107	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C108	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C109	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C110	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C111	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C112	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C113	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C114	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C118	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C119	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"
C120	29.13'	251.00'	29.11'	N40°06'48"E	6°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C121	28.00'	20.00'	25.77'	N3°20'06"E	80°12'19"
C122	85.43'	326.00'	85.18'	N29°15'37"W	15°00'52"
C128	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C129	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C130	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C131	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C132	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C133	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C134	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C135	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C136	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C137	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C138	142.36'	1641.76'	142.31'	N17°24'58"E	4°58'05"
C139	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C140	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C141	176.91'	380.00'	175.32'	S39°51'56"E	26°40'28"
C142	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C143	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C144	244.18'	165.00'	222.50'	N11°34'39"W	84°47'31"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.11'	S88°43'08"E
L2	68.88'	N39°27'20"E
L3	53.43'	N5°49'34"E
L4	36.82'	N29°34'15"W
L5	57.12'	N37°08'35"W
L6	33.89'	N24°19'27"W
L7	29.38'	N3°24'36"W
L8	16.35'	N14°40'13"E
L9	22.24'	N14°40'13"E
L10	58.07'	N14°08'49"E
L11	75.62'	N3°36'33"E
L12	15.12'	N37°38'47"E
L13	75.49'	N17°06'06"E
L14	10.86'	N0°51'43"W
L15	107.62'	N0°51'43"W
L16	86.54'	N0°51'43"W
L17	19.62'	N17°28'02"E
L18	29.73'	N17°28'02"E
L19	41.61'	N6°16'50"E
L20	60.65'	N23°05'14"E
L21	36.51'	N23°05'14"E
L22	45.90'	N28°20'37"E
L23	67.01'	N2°09'04"W
L24	9.92'	N9°08'46"E
L25	56.75'	N9°08'46"E
L26	85.21'	N22°05'18"E
L27	62.44'	N13°53'07"W
L28	37.55'	N54°18'39"W
L29	54.76'	N54°18'39"W
L30	32.45'	N67°59'39"W
L31	29.70'	N67°59'39"W
L32	69.43'	N38°40'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	9.93'	N25°07'16"W
L34	89.90'	N25°07'16"W
L35	16.38'	N35°24'27"W
L36	5.30'	N69°27'47"W
L37	71.66'	N69°27'47"W
L38	37.98'	N87°57'13"W
L39	54.07'	N87°57'13"W
L40	55.58'	N52°54'11"W
L41	58.10'	S53°12'12"E
L42	52.98'	N88°50'19"E
L43	100.00'	N53°12'10"W
L44	100.00'	S53°12'10"E
L45	19.68'	S53°12'10"E
L46	42.24'	S57°00'55"E
L47	100.22'	S57°00'55"E
L48	79.41'	S57°00'55"E
L49	50.60'	S20°49'42"W
L50	100.00'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	33.45'	S20°49'42"W
L53	25.47'	S9°25'38"W
L54	25.47'	N8°24'52"E
L55	56.67'	N4°45'45"E
L59	10.65'	N53°12'10"W
L60	54.85'	N57°00'55"W
L61	165.92'	S37°14'48"W
L66	86.10'	S20°49'42"W
L67	25.47'	N9°25'38"E
L68	25.47'	S8°24'52"W
L69	56.67'	N4°45'45"E
L70	36.83'	N4°45'45"E
L71	14.58'	N4°45'45"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L74	72.95'	S83°33'32"W
L82	28.91'	N36°48'05"E
L83	40.69'	N55°12'03"W
L84	5.54'	N39°33'37"W
L85	94.65'	N39°33'37"W
L86	60.26'	N81°34'09"W
L87	9.16'	N81°34'09"W
L88	106.98'	N38°11'29"W
L89	33.64'	N50°51'53"W
L90	38.46'	N29°29'37"W
L91	7.13'	N56°39'40"W
L92	16.26'	N56°39'40"W
L93	60.84'	N78°07'05"W
L94	70.63'	S46°48'02"W
L95	50.38'	N72°48'14"W
L96	94.84'	S67°15'35"W
L97	55.55'	S40°26'06"E
L98	49.44'	S53°12'10"E
L99	15.98'	N24°06'01"E
L103	74.21'	S53°12'10"E
L104	40.36'	N33°46'12"W
L105	77.32'	N49°41'08"W
L106	101.53'	S51°33'25"E
L107	75.53'	N14°58'44"W
L108	101.51'	N51°33'25"W
L109	52.52'	S39°54'15"E
L110	89.70'	N36°48'16"E
L111	49.89'	N7°05'46"E
L112	49.26'	N43°40'05"W
L113	37.07'	N33°56'51"W
L114	84.92'	N33°56'51"W
L115	70.65'	N61°58'42"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L116	33.47'	N61°58'42"W
L117	85.27'	S72°15'08"W
L118	72.94'	N22°57'43"W
L119	24.84'	N43°14'59"W
L120	46.22'	N43°14'59"W
L121	58.91'	N76°40'40"W
L122	44.12'	N11°14'10"E
L123	46.18'	N26°50'54"W
L124	91.92'	N26°50'54"W
L125	72.90'	N3°56'49"W
L126	97.50'	N53°10'28"W
L127	67.72'	S81°22'10"W
L128	39.58'	S81°22'10"W
L129	50.89'	N88°58'26"W
L130	79.45'	S6°57'09"W
L131	83.00'	S26°57'39"W
L132	77.47'	N53°10'28"W
L133	49.53'	N53°10'28"W
L134	77.55'	N5°39'20"W
L135	95.63'	N23°06'28"E
L136	80.51'	N11°26'42"E
L137	72.95'	N41°04'56"E
L138	113.30'	N87°50'00"W
L139	67.12'	S19°11'43"E
L140	56.74'	S15°11'53"W
L141	76.55'	S58°18'59"E
L142	65.12'	N39°05'02"W
L143	52.67'	N20°09'53"W
L144	68.97'	S84°18'30"W
L145	59.77'	S51°31'31"W
L146	43.88'	S9°36'35"W
L147	70.99'	S28°03'15"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L148	61.49'	N21°32'27"E
L149	96.71'	N62°10'18"W
L150	83.56'	S88°21'02"W
L151	33.47'	S88°21'02"W
L152	66.74'	S88°58'46"W
L153	56.74'	N43°34'20"W
L154	84.58'	N71°58'54"W
L155	36.06'	N71°58'54"W
L156	41.67'	N56°54'00"W
L157	96.90'	N53°52'53"W
L158	135.28'	N69°40'42"W
L159	20.00'	N53°12'10"W
L160	100.72'	S53°58'24"E

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.



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 (QAO) TYPICALLY FORM INOISED, 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.

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