



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

See Fee Schedule Page 2

## Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Mark Byran TR</b>		Phone: [REDACTED]	
Address: <b>PO BOX 240</b>		Email:	
City: <b>Victor</b>	State: <b>CA</b>	Zip: <b>95253</b>	
Agent: (If Applicable) <b>Travis Holm</b>		Phone: [REDACTED]	
Address/Location of Property: <b>Crimson Peaks Subdivision</b>		Parcel ID: <b>AV-1317-B, AV-1317-D</b>	
Existing Zone: <b>SF-.5</b>		Proposed Zone: <b>RE-1</b>	
For Planned Development Purposes: Acreage in Parcel <sup>62.34</sup> _____ Acreage in Application <sup>62.34</sup> _____			
Reason for the request <b>Changing SF-.5 to RE-1</b>			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <b>TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN</b> 	Date <b>8/14/24</b>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED AUG 15 2024</b>	Date Application Deemed Complete:	
By:	By:	



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## Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Fountainhead Consulting Inc</b>		Phone: [REDACTED]	
Address: <b>1224 S River Rd Ste A106</b>		Email:	
City: <b>St George</b>	State: <b>UT</b>	Zip: <b>84790</b>	
Agent: (If Applicable) <b>Travis Holm</b>		Phone: [REDACTED]	
Address/Location of Property: <b>Crimson Peaks Subdivision</b>		Parcel ID: <b>AV-1325</b>	
Existing Zone: <b>SF-.5</b>		Proposed Zone: <b>RE-1</b>	
For Planned Development Purposes: Acreage in Parcel <u>106.87</u>		Acreage in Application <u>106.87</u>	
Reason for the request <b>Changing SF-.5 to RE-1</b>			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>TOWN INITIATED ZONE CHANGE TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</i>	Date <i>8/14/24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
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**Zone Change Application**

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Scout Reggie Holm</b>		Phone: [REDACTED]	
Address: <b>PO Box 234</b>		Email:	
City: <b>Tropic</b>	State: <b>UT</b>	Zip: <b>84776</b>	
Agent: (If Applicable) <b>Travis Holm</b>		Phone: [REDACTED]	
Address/Location of Property: <b>Crimson Peaks Subdivision</b>		Parcel ID: <small>AV-1-2-19-313, AV-1-2-19-312, AV-1-2-129-314, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420</small>	
Existing Zone: <b>SF-.5</b>		Proposed Zone: <b>RE-1</b>	
For Planned Development Purposes: Acreage in Parcel <u>3.04</u>		Acreage in Application <u>3.04</u>	
Reason for the request <b>Changing SF-.5 to RE-1</b>			

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <b>TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</b> 	Date <b>8/14/24</b>
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Official Use Only	Amount Paid: \$	Receipt No:
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See Fee Schedule Page 2

## Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Kravetz Frederick M Tr</b>		Phone: [REDACTED]	
Address: <b>3431 Ranch View St</b>		Email:	
City: <b>Las Vegas</b>	State: <b>NV</b>	Zip: <b>8918</b>	
Agent: (If Applicable) <b>Travis Holm</b>		Phone: [REDACTED]	
Address/Location of Property: <b>Crimson Peaks Subdivision</b>		Parcel ID: <b>AV-1324-A, AV-1323-A, AV-1322-A</b>	
Existing Zone: <b>SF-.5</b>		Proposed Zone: <b>RE-1</b>	
For Planned Development Purposes: Acreage in Parcel <u>1.45</u>		Acreage in Application <u>1.45</u>	
Reason for the request <b>Changing SF-.5 to RE-1</b>			

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

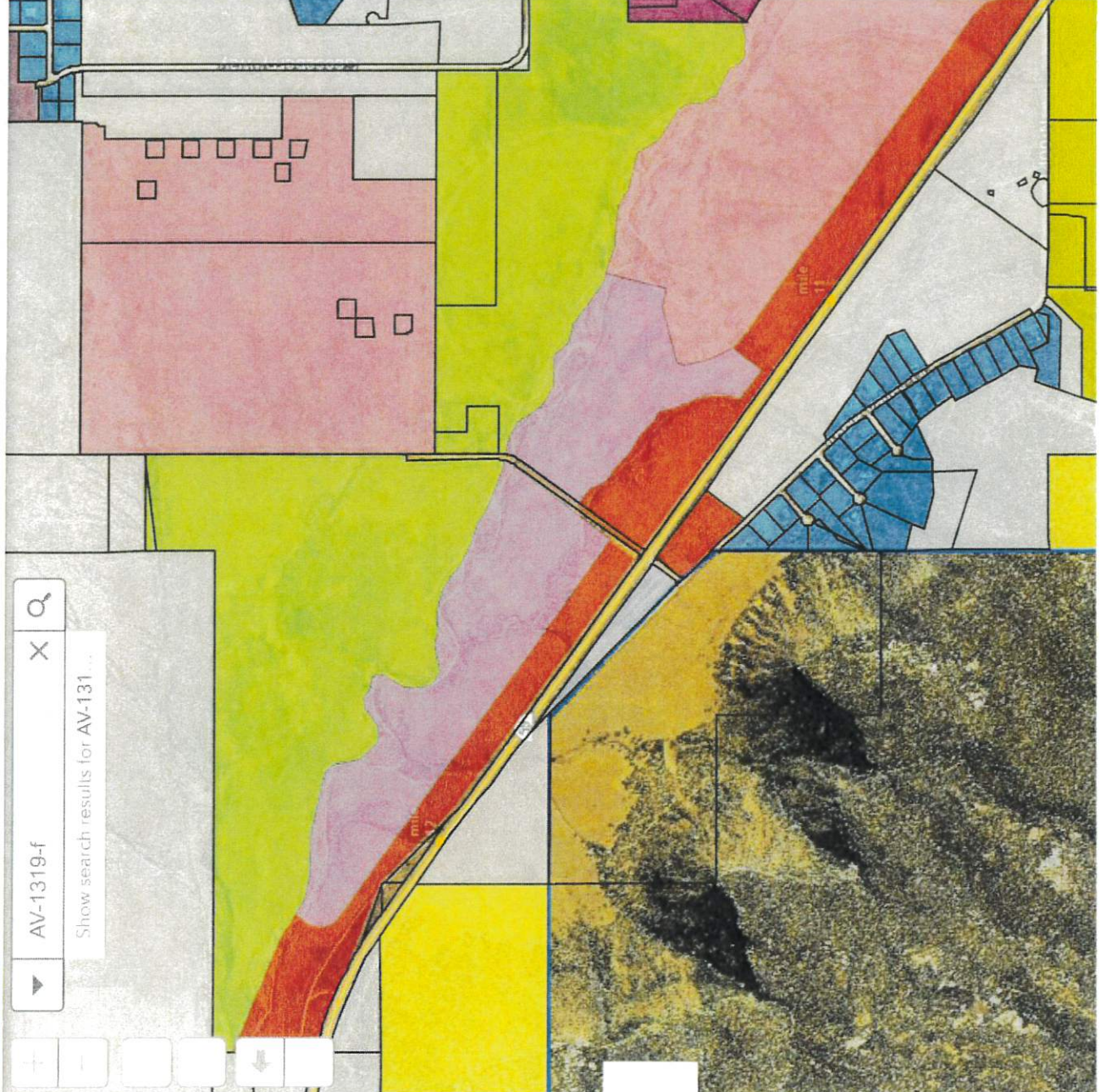
- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <b>TOWN INITIATED ZONE CHANGE TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</b> 	Date <b>8/14/24</b>
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Official Use Only	Amount Paid: \$	Receipt No:
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# Apple Valley Zoning Districts Viewer

Show search results for AV-131...



## Legend

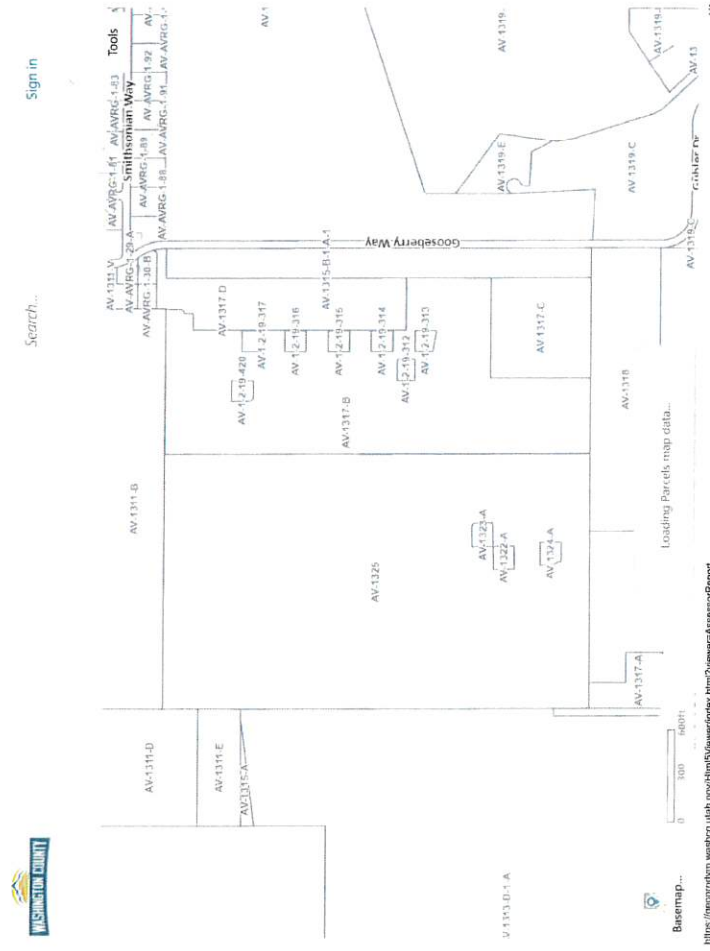
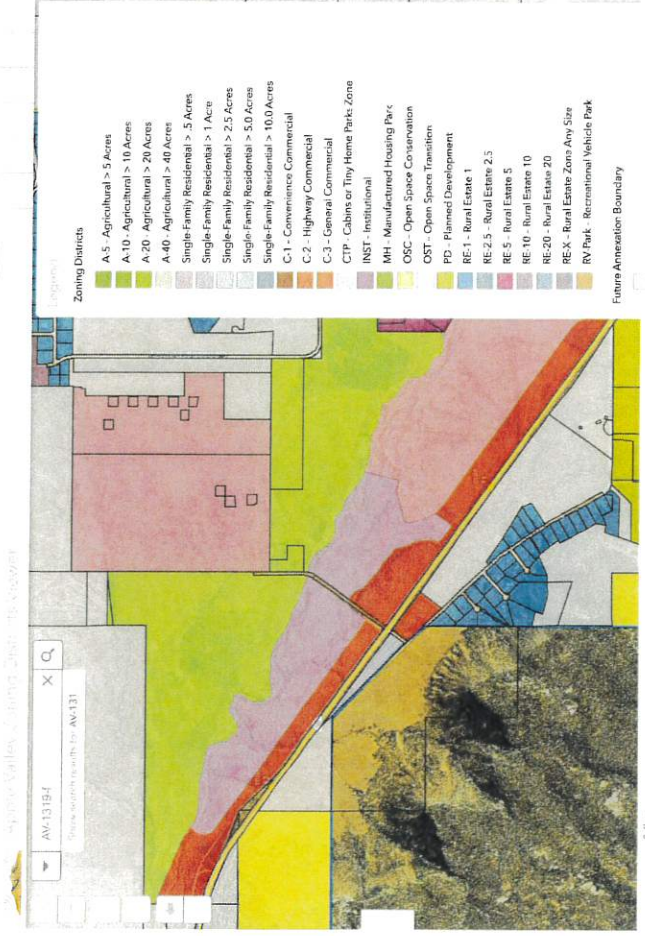
### Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary









*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

Item 7.

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,

A handwritten signature in blue ink that reads "Amber Gillette".

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

When Recorded Mail Deed and Tax Notice To:  
Mark Bryan, Trustee  
PO Box 240  
Victorville, CA 95253

**QUIT-CLAIM DEED**  
Corporate Form

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead, Counsulting, Inc., a Utah corporation, organized and existing under the laws of the State of Utah, with its principal office at St. George, of County of Washington, State of Utah, State of Utah, grantor(s), hereby QUIT-CLAIMS to

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), of Victor California, County of San Joaquin, State of California, 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.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th of ~~October~~ November, 2021.

JW

Fountainhead Consulting, Inc.

*Brandon Hansen*  
Brandon Hansen, President


STATE OF UTAH

County of Washington

ss

On the 4th day of ~~October~~ November, 2021, personally appeared before me, Brandon Hansen, who being by me duly sworn, did say, that he is the President of Fountainhead Consulting, Inc., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and he duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

*Jill Cannon*  
Notary Public

 JILL N. CANNON  
Notary Public  
State Of Utah  
My Commission Expires 03-23-2024  
COMMISSION NO. 710994

Attachment to that certain Quit-Claim Deed executed by Fountainhead Consulting, Inc., a Utah corporation, also appears of record as Fountainhead, Consulting, Inc., a Utah corporation, grantor(s), to Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantee(s):

## EXHIBIT "A"

**PARCEL 1: (AV-1317-B)**

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 2,840.76; THENCE SOUTH 0°05'58" EAST 2,806.50 FEET; THENCE NORTH 89°58'49" WEST 2,840.18 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATION (EASEMENT) SHALL RUN FROM GUBLER ROAD, WEST AND SOUTH TO GRANTORS WEST PROPERTY LINE AND SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE WEST.

LESS AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING SOUTH 0°06'40" EAST ALONG THE LOT LINE 412.46 FEET AND SOUTH 89°58'49" EAST 2,840.18 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°58'49" WEST 660.35 FEET; THENCE NORTH 0°00'00" EAST 660.12 FEET; THENCE NORTH 90°00'00" EAST 659.20 FEET; THENCE SOUTH 0°05'58" EAST 660.35 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1,680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 07°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO BEING ALL OF LOT 201 DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2936.09 FEET AND 3138.61 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE WEST 114.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE NORTH 119.02 FEET; THENCE EAST 139.78 FEET; THENCE SOUTH 00°00'59" EAST 144.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 75 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3076.37 FEET AND NORTH 2073.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUNNING THENCE SOUTH 89°58'23" WEST 140.22 FEET; THENCE NORTH 00°00'39" WEST 114.84 FEET, THENCE NORTH 89°58'03" EAST 140.18 FEET; THENCE SOUTH 00°01'57" EAST 114.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 79 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 1929.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 80°12'09" WEST 140.69 FEET TO A POINT OF THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°12'19" WEST); THENCE ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 09°49'49" A DISTANCE OF 8.58 FEET; THENCE NORTH 00°01'57" WEST 110.40 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 81 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 2215.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 83 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.12 FEET AND NORTH 2500.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 85 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.95 FEET AND NORTH 2786.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 87 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.99 FEET AND NORTH 3072.15 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: (AV-1317-D)**

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 107°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

**PARCEL 3: (AV-1313-D-2)**

BEGINNING AT A POINT SOUTH  $0^{\circ}10'48''$  WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH  $54^{\circ}09'33''$  WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH  $35^{\circ}50'27''$  EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'$ ; THENCE NORTH  $35^{\circ}50'27''$  EAST 1,200.72 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  $35^{\circ}57'07''$ ; THENCE NORTH  $0^{\circ}06'40''$  WEST 707.83 FEET; THENCE SOUTH  $89^{\circ}58'49''$  EAST 50.00 FEET; THENCE SOUTH  $0^{\circ}06'40''$  EAST 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  $35^{\circ}57'07''$ ; THENCE SOUTH  $35^{\circ}50'27''$  WEST 1,200.72 FEET TO THE BEGINNING 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  $90^{\circ}00'$  TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH  $54^{\circ}09'33''$  WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

# Account 0314685

Location

Account Number 0314685  
 Parcel Number AV-1317-B  
 Tax District 45 - Apple Valley Town  
 Acres 49.87  
 Situs 0, 0

Owner

Name BRYAN MARK TR  
 PO BOX 240  
 VICTOR, CA 95253-0240

Value

Market (2024)	\$822,900
Taxable	\$822,900
Tax Area: 45	Tax Rate: 0.006853
<b>Type</b>	<b>Actual</b> <b>Assessed</b> <b>Acres</b>
Ag	\$822,900 \$822,900 49.870
Land	

Legal S: 19 T: 42S R: 11W BEG N0\*06'40 W ALG L/L 528 FT FM SW COR LOT 8 SEC 19 T42S R11W; TH N0\*06'40 W ALG L/L 1896.93 FT; TH S89\*54'06 E 2840.76 FT; TH S0\*05'58 E 2806.50 FT; TH N89\*58'49 W 2840.18 FT; TH N0\*06'40 W ALG L/L LOT 11 DIST OF 910.73 FT TO POB.

LESS: BEG S0\*06'40 E ALG L.L 412.46 FT & S89\*58'49 E 2840.18 FT FM SW COR LOT 8 SEC 19; TH N89\*58'49 W 660.35 FT; TH N0\* E 660.12 FT; TH N90\* E 659.20 FT; TH S0\*05'58 E 660.35 FT TO POB.

LESS: BEG PT S89\*59'43 E ALG SEC/L 3612.19 FT & N0\*05'58 W 2132.66 FT FM SW COR SEC 19 T42S R11W; TH S90\* W 343.02 FT; TH N0\* W 1403.85 FT; TH S90\* E 110.74 FT; TH N0\* W 58 FT TO PT 25 FT RAD CUR BEARING N0\* W; TH NELY LFT ALG ARC CUR 39.27 FT THRU CTL ANG 90\*; TH N0\* W 95.95 FT; TH S89\*54'06 E 4.55 FT; TH N0\*05'58 W 62.53 FT; TH S89\*54'06 E 361.27 FT TO BEG TNGT CUR CNCV NW RAD 25 FT; TH NELY LFT ALG ARC CUR 46.98 FT THRU CTL ANG 107\*40'11" TO END CUR & ON ARC NON-TNGT CUR CNCV WLY RAD LN 275.90 FT BEARS S72\*25'28 W; TH SWLY RGT ALG ARC CUR 84.15 FT THRU CTL ANG 17\*28'28"; TH S0\*05'58 E 12.32 FT; TH N89\*54'08 W 197.95 FT; TH S0\*05'58 E 1582.45 FT TO POB.

LESS: ALL OF LOT 27 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT EAST 1868.98 FT & N 1376.70 FT FM SW COR SD SEC 19, TH N89\*59'18" W 154.00 FT; TH N 139.25 FT; TH S89\*59'18" E 154.00 FT; TH S 139.26 FT TO POB.

LESS: ALL OF LOT 29 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT EAST 2022.98 FT & N 1515.95 FT FM SW COR SD SEC 19; TH N89\*59'18" W 154.00 FT; TH N 139.26 FT; TH N89\*59'58" E 129.00 FT TO PT OF CURV; TH SELY ALG ARC OF 25.00 FT RAD CUR RGT THRU CTL ANG OF 90\*00'02" DIST OF 39.27 FT; TH S 114.27 FT TO POB.

LESS: ALL OF LOT 25 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT E 1868.98 FT & N 1098.18 FT FM SW COR SEC 19; TH N89\*59'04" W 129.09 FT TO PT ON ARC OF 50.00 FT RAD CUR LFT (CTR BEARS N86\*33'12" W); TH NWLY ALG ARC OF SD 50.00 FT RAD CUR THRU CTL ANG OF 51\*38'11" DIST OF 45.06 FT TO PT OF RVSE CURV; TH NWLY ALG ARC OF 25.00 FT RAD





MAIL TAX NOTICE TO:  
The Kravetz Family Living Trust,  
Dated September 26, 2008  
3431 Ranch View Street  
Las Vegas, NV 89108  
APN: AV-1322-A, AV-1323-A, AV-1324-A

WARRANTY DEED

Fred Kravetz and Jackie Kravetz, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to The Kravetz Family Living Trust, Dated September 26, 2008, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

See Exhibit "A"

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 13 day of March, 2023.

[Signature]  
Fred Kravetz

[Signature]  
Jackie Kravetz

State of Nevada  
County of Clark

On this 13 day of March, 2023 before me, Lisa Ferishin, a notary public, personally appeared Fred and Jackie Kravetz, 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 Public Lisa Ferishin  
My Commission Expires: 11/12/23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1-0896077- AV-1322-A**

S: 19 T: 42S R: 11W All Of Lot 27 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 1868.98 Ft & N 1376.70 Ft Fm Sw Cor Sd Sec 19, Th N89\*5918" W 154.00 Ft; Th N 139.25 Ft; Th S89\*5918" E 154.00 Ft; Th S 139.26 Ft To Pob.

**Parcel 2-0896084- AV-1323-A**

S: 19 T: 42S R: 11W All Of Lot 29 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 2022.98 Ft & N 1515.95 Ft Fm Sw Cor Sd Sec 19, Th N89\*5918" W 154.00 Ft; Th N 139.26 Ft; Th N89\*5958" E 129.00 Ft To Pt Of Curv; Th Sely Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 90\*0002" Dist Of 39.27 Ft; Th S 114.27 Ft To Pob.

**Parcel 3-0897001- AV-1324-A**

S: 19 T: 42S R: 11W All Of Lot 25 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt E 1868.98 Ft & N 1098.18 Ft Fm Sw Cor Sec 19; Th N89\*5904" W 129.09 Ft To Pt On Arc Of 50.00 Ft Rad Cur Lft (Ctr Bears N86\*3312" W); Th Nwly Alg Arc Of Sd 50.00 Ft Rad Cur Thru Ctl Ang Of 51\*3811" Dist Of 45.06 Ft To Pt Of Rvse Curv; Th Nwly Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 48\*1123" Dist Of 21.02 Ft; Th N 80.35 Ft; Th S89\*5918" E 154.00 Ft; Th S 139.26 Ft To Pob.

# Account 0897001

Location

**Account Number** 0897001  
**Parcel Number** AV-1324-A  
**Tax District** 45 - Apple Valley Town  
**Acres** 0.47  
**Situs** 0, 0

**Legal S:** 19 T: 42S R: 11W ALL OF LOT 25 OF PROP DESERT ROSE SUB DESC AS FOL: BEG AT PT E 1868.98 FT & N 1098.18 FT FM SW COR SEC 19; TH N89\*59'04" W 129.09 FT TO PT ON ARC OF 50.00 FT RAD CUR LFT (CTR BEARS N86\*33'12" W); TH NWLY ALG ARC OF SD 50.00 FT RAD CUR THRU CTL ANG OF 51\*38'11" DIST OF 45.06 FT TO PT OF RVSE CURV; TH NWLY ALG ARC OF 25.00 FT RAD CUR RGT THRU CTL ANG OF 48\*11'23" DIST OF 21.02 FT; TH N 80.35 FT; TH S89\*59'18" E 154.00 FT; TH S 139.26 FT TO POB.

**Parent Accounts** 0314685

**Parent Parcels** AV-1317-B

**Child Accounts**

**Child Parcels**

**Sibling Accounts**

**Sibling Parcels**

Transfers

**Entry Number**

20110017581  
20110025840  
20110027549  
20110031703  
20110031704  
20140028440  
20140028441  
20150006002  
20150006908  
20190000956  
20220051468  
20220051469  
20230006906  
20230012317

**Recording Date**

06 08 2011 04:39:10 PM  
08 24 2011 04:42:34 PM  
09 09 2011 04:28:07 PM  
10 18 2011 02:16:28 PM  
10 18 2011 02:16:28 PM  
09 17 2014 09:55:02 AM  
09 17 2014 09:55:02 AM  
02 25 2015 09:34:48 AM  
03 04 2015 09:11:13 AM  
01 09 2019 11:15:43 AM  
11/30/2022 08:24:08 AM  
11/30/2022 08:24:08 AM  
03 15 2023 09:07:03 AM  
05/01 2023 04:09:22 PM

Value

**Market (2024)** \$17,500  
**Taxable** \$17,500  
**Tax Area:** 45 **Tax Rate:** 0.006853  
**Type** **Actual** **Assessed** **Acres**  
 Non  
 Primary \$17,500 \$17,500 0.470  
 Land

Tax

**Tax Year**

**Taxes**

\*2024 \$119.93  
 2023 \$118.27

Images

• [GIS](#)

\* Estimated

Quit Claim Deed Page 1 of 4

Gary Christensen Washington County Recorder

11/09/2021 08:54:43 AM Fee \$40.00 By

FOUNTAINHEAD CONSULTING, INC

When recorded mail deed and tax notice to:

Fountainhead Consulting, Inc

1732 Cliff Point Dr

St. George, Utah 84790

**QUIT-CLAIM DEED**

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), hereby QUIT CLAIMS to

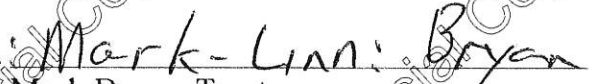
Fountainhead Consulting, Inc., a Utah corporation, grantor(s), of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described land in Washington County, State of UTAH

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

TOGETHER WITH all improvements and appurtenances thereunto belonging, and 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 27 day of October, 2021.

Apple Valley Development Trust,  
dated September 27, 2016

  
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 the document.

California State  
San Joaquin County

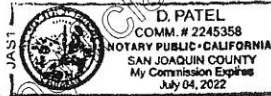
On October 27, 2021 before me, D. Patel Notary Public

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 [Signature] (Seal)



Attached to Quit-Claim Deed executed by Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor, to Fountainhead Consulting, Inc., a Utah corporation, grantee.

Tax I.D. No. AV-1317-B and AV-1313-D-2

EXHIBIT "A"

**PARCEL 1: (AV-1317-B)**

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING

RESERVING UNTO GRANTOR A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATION (EASEMENT) SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE EAST.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 25 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1098.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'04" WEST 129.09 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°33'12" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 51°38'11" A DISTANCE OF 45.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23" FOR A DISTANCE OF 21.02 FEET; THENCE NORTH 80.35 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 27 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1376.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.25 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 29 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2022.98 FEET AND NORTH 1515.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.26 FEET; THENCE NORTH 89°59'58" EAST 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'02" A DISTANCE OF 39.27 FEET; THENCE SOUTH 114.27 FEET TO THE POINT OF BEGINNING.

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

A RIGHT OF WAY FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROEPRTY.

BEGINNING AT A POINT SOUTH 0°10'48" WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH 54°09'33" WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH 35°50'27" EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'; THENCE NORTH 35°50'27" EAST 1,200.72 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 NORTH 0°06'40" WEST 707.83 FEET; THENCE SOUTH 89°58'49" EAST 50.00 FEET; THENCE SOUTH 0°06'40" EAST 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 SOUTH 35°50'27" WEST 1,200.72 FEET TO THE BEGINNING 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' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH 54°09'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SHALL AUTOMATICALLY EXPIRE IF THE ABOVE PARCEL IS DEDICATED FOR PUBLIC USE.

Attached to and made a part of that certain Trust Deed executed between Reggie Scout Holm, as TRUSTOR, and Fountainhead Consulting, Inc., a Utah corporation as BENEFICIARY.

Order No. 221182

Tax I.D. No. AV-1-2-19-312, AV-1-2-19-313, and AV-1-2-19-420

EXHIBIT "A"

Parcel 1:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 201 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 2936.09 feet and 3138.61 feet North of the Southwest Corner of said Section 19, and running thence West 114.82 feet to a point of curvature; thence Northwesterly along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" a distance of 39.27 feet; thence North 119.02 feet; thence East 139.78 feet; thence South 00°00'59" East 144.02 feet to the point of beginning.

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 75 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3076.37 feet and North 2073.43 feet from the Southwest Corner of said Section 19, running thence South 89°58'23" West 140.22 feet; thence North 00°00'39" West 114.84 feet; thence North 89°58'03" East 140.18 feet; thence South 00°01'57" East 114.99 feet to the point of beginning

Parcel 3:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 79 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.44 feet and North 1929.74 feet from the Southwest Corner of said Section 19, and running thence North 80°12'09" West 140.69 feet to a point of the arc of a 50.00 foot radius curve to the left (center bears North 80°12'19" West); thence along the arc of said 50.00 foot radius curve through a central angle of 09°49'49" a distance of 8.58 feet; thence North 00°01'57" West 110.40 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

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Initials   *RA*   /



Attached to and made a part of that certain Trust Deed executed between Reggie Scout Holm, as TRUSTOR, and Fountainhead Consulting, Inc., a Utah corporation as BENEFICIARY.

Order No. 221183

Tax I.D. No. AV-1-2-19-314, AV-1-2-19-315, AV-1-2-19-316, and AV-1-2-19-317

EXHIBIT "A"

Parcel 1:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 81 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.28 feet and North 2215.34 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 83 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3264.12 feet and North 2500.94 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 3:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 85 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3263.95 feet and North 2786.54 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

Parcel 4:

A parcel of land located in the Southwest Quarter of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said parcel being all of Lot 87 of the proposed DESERT ROSE SUBDIVISION and being more particularly described as follows:

Beginning at a point East 3263.99 feet and North 3072.15 feet from the Southwest Corner of said Section 19, running thence North 89°58'23" West 137.84 feet; thence North 00°01'57" West 142.80 feet; thence South 89°58'23" East 137.84 feet; thence South 00°01'57" East 142.80 feet to the point of beginning.

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Initials 

# Account 0897289

**Location**

**Account Number** 0897289  
**Parcel Number** AV-1-2-19-313  
**Tax District** 45 - Apple Valley Town  
**Acres** 0.41  
**Situs** 0, 0

**Owner**

**Name** HOLM REGGIE SCOUT  
 PO BOX 234  
 TROPIC, UT 84776

**Value**

**Market (2024)** \$17,500  
**Taxable** \$17,500  
**Tax Area:** 45 **Tax Rate:** 0.006853  
**Type** **Actual** **Assessed** **Acres**  
 Non  
 Primary \$17,500 \$17,500 0.410  
 Land

**Legal S:** 19 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 79 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 1929.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 80\*12'09" WEST 140.69 FEET TO A POINT OF THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80\*12'19" WEST); THENCE ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 09049'49" A DISTANCE OF 8.58 FEET; THENCE NORTH 00\*01'57" WEST 110.40 FEET; THENCE SOUTH 89\*58'23" EAST 137.84 FEET; THENCE SOUTH 00\*01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

**Parent Accounts** 0314685

**Parent Parcels** AV-1317-B

**Child Accounts**

**Child Parcels**

**Sibling Accounts**

**Sibling Parcels**

**Transfers**

**Entry Number**

- 20110031382
- 20140028440
- 20140028441
- 20150006002
- 20150006908
- 20190000956
- 20220002585
- 20220051468
- 20220051469

**Recording Date**

- 10/14/2011 04:44:41 PM
- 09/17/2014 09:55:02 AM
- 09/17/2014 09:55:02 AM
- 02/25/2015 09:34:48 AM
- 03/04/2015 09:11:13 AM
- 01/09/2019 11:15:43 AM
- 01/13/2022 03:11:43 PM
- 11/30/2022 08:24:08 AM
- 11/30/2022 08:24:08 AM

**Tax**

**Tax Year**

**Taxes**

\*2024 \$119.93  
 2023 \$118.27

**Images**

- [GIS](#)

\* Estimated

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

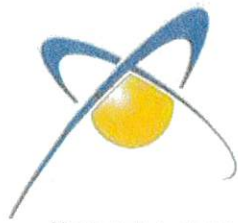
<b>Effective Date</b>	March 29, 2023	<b>File #</b>	25298
<b>Property and Ownership Report</b>			
<b>Client</b>	Elwin Prince / SUTC	<b>Order #</b>	Ownership Report
<b>Current Owner</b>	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
<b>Property Address</b>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

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

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

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

<b>Judgments and Liens</b>			
<b>Doc # or Case #</b>	<b>Description</b>	<b>Date Recorded</b>	<b>Amount</b>
*NOT INCLUDED*			



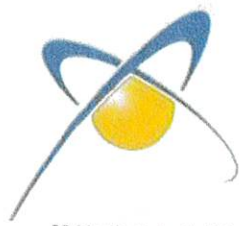
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°04'01" West 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 North 53°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°00'00" (long chord bears: North 81°50'09" East 35.36 feet); thence North 36°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°57'09" (long chord bears: North 18°51'34" East 169.74 feet); thence North 00°53'02" East 707.83 feet; thence South 88°59'07" East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North 00°53'02" East along said Lot lines, 2577.40 feet; thence South 88°54'25" East 2640.76 feet; thence South 88°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°17'48" East, A distance of 128.57 feet, through a central angle of 61°23'24" (long chord bears: North 60°23'54" East 122.51 feet); thence South 88°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°40'13" (long chord bears: North 37°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°16'35" West, a distance of 84.16 feet, through a central angle of 17°45'48" (long chord bears: South 07°50'31" East 83.82 feet); thence South 00°53'44" West 12.32 feet; thence North 88°54'24" West 197.95 feet; thence South 00°53'44" West 2146.14 feet; thence North 89°00'18" West 659.20 feet; thence South 00°59'42" West 660.12 feet; thence North 88°59'07" West 144.30 feet; thence North 88°59'07" West 2035.53 feet; thence South 00°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°57'06" (long chord bears: South 18°51'35" West 200.60 feet); thence South 36°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°59'59" (long chord bears: South 08°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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Item 7.

## **“FULL VESTING”**

**Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counsulting, 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);**

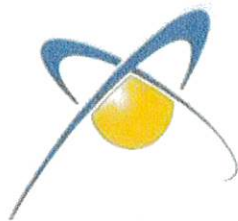
**Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);**

**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)



## "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;

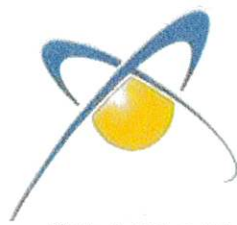
\$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

\$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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Item 7.

**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:**

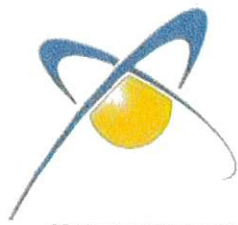
No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

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





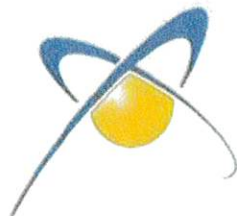
**Notes and Comments:**

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.



# Affiliated Real Estate Solutions

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

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Item 7.

•Rights of way for any roads, ditches, fences, rivers, public access, utilities, canals, or transmission lines now existing over, under, or across said property.

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

•Any defect in title to said property by reason of the failure of said property to be assessed on the Washington County Assessment and/or tax rolls.

•Subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.

•Taxes for the current year, and prior are not being assessed on the General Property Tax Rolls.

•Subject to any claim or assertion that title is deemed unmarketable as the result of, or failure of said land to be located within a recorded subdivision.

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.

The procedures used by the Company to determine validity of the Title, including any search and examination, are proprietary to the Company, and were performed solely for the benefit of the Company, and create NO extra Contractual Liability to any person, or other entity.

The Company's obligation under this report is to issue a Public Record Summary report as requested to a proposed Client identified in accordance with the terms and provisions of this Report. The Company has no liability or obligation involving the content of this Report to any other person and or firm other than the one contracting and paying for this service.

## Affiliated Real Estate Solutions

by \_\_\_\_\_  
**Britani' K. Cowdin, Title Officer**

Date Good through: \_\_\_MARCH 29, 2023\_\_\_  
\* \* \* \*



### 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 }

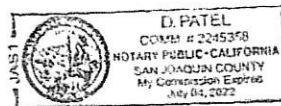
On January 10, 2022 before me, D. Patel Notary Public

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  (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-Lynn 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 )

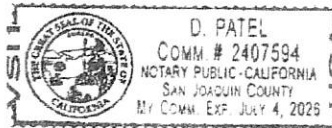
On June 29, 2023 before me, D. Patel Notary Public

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)



**AFFIDAVIT  
PROPERTY OWNER**

STATE OF UTAH

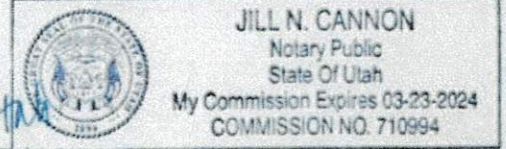
COUNTY OF Washington

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.

[Signature]  
(Property Owner)  
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



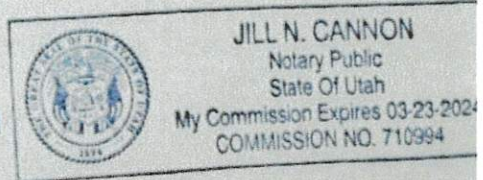
**AGENT AUTHORIZATION**

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.

[Signature]  
(Property Owner)  
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 18<sup>TH</sup> day of JANUARY 2022.

  
Notary Republic

Residing In: 1285 BERING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023





AFFIDAVIT PROPERTY

OWNER

Item 7.

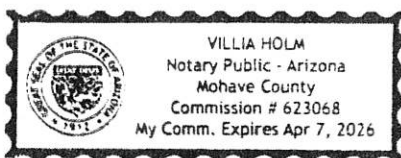
STATE OF ~~UTAH~~ ARIZONA )  
 )S  
COUNTY OF ~~WASHINGTON~~ MOHAVE )

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

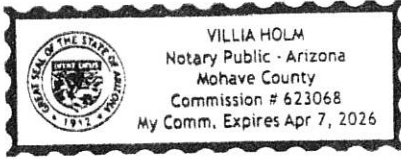
AGENT AUTHORIZATION

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



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

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1 Item 7.

**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, AV-1313-D-1 within the Town of Apple Valley, Washington County, Utah.

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

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

Signature(s):

[Signature]  
 Name \_\_\_\_\_

\_\_\_\_\_  
 Applicant/Owner

4-5-23  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

State of Utah )

)s

County of Washington )

On this 5 day of April, in the year 2023, before me, Sophie McDougall 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)

