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: Alex FledderJohn	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip [redacted]	
Agent: (If Applicable) Nicholotte Parker	Phone: [redacted]
Address/Location of Property: 1775 S 1800 E Apple Valley, Ut	Parcel ID: AV-1365-I
Existing Zone: OST	Proposed Zone: AG-10
For Planned Development Purposes: Acreage in Parcel 19.91	Acreage in Application 19.91
Reason for the request: City Requirement requested for lot split	

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

- [X] A. The name and address of owners in addition to above owner.
- [X] B. An accurate property map showing the existing and proposed zoning classifications
- [X] C. All abutting properties showing present zoning classifications
- [X] 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.
- [X] 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
- [X] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- [ ] H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date
Nicholotte Parker	8/24/26

Official Use Only	Amount Paid: $ 1,796.40	Receipt No: 63587
Date Received: 8/24/26	Date Application Deemed Complete:	
By:	By:	

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Alex Fledderjohn, being duly sworn, deposed 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.

Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.

NOTARY PUBLIC
TRAEVN PARKS ABBOTT
740210
MY COMMISSION EXPIRES
NOVEMBER 18, 2028
STATE OF UTAH

Notary Public

Residing in: 279 W State St. Hurricane UT 84

My Commission Expires: 11/18/2028

AGENT AUTHORIZATION

I (We), Alex Fledderjohn, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Nicholotte Parker to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.

NOTARY PUBLIC
TRAEVN PARKS ABBOTT
740210
MY COMMISSION EXPIRES
NOVEMBER 18, 2028
STATE OF UTAH

Notary Public

Residing in: 279 W State St. Hurricane UT 84

My Commission Expires: 11/18/2028

Town of Apple Valley Planning & Zoning Department Apple Valley, Utah

Re: **Parcel AV1365I – Existing Utility**

To the Town of Apple Valley,

NorthRock Technology is submitting this statement regarding **Parcel AV1365I** in connection with the proposed **rezoning and lot split** currently under review.

Parcel **AV1365I** is fully served by existing **water, power, and sewer utilities**, and no additional utility extensions or infrastructure improvements are required as part of this request. The purpose of the rezoning and lot split is solely to formalize the division of land between the involved property owners.

The landowners have confirmed that **there is no intention to build, develop, or undertake any construction** following approval of the rezoning and lot split. The property will remain in its current condition, and no development activity is planned at this time.

This letter is provided to ensure the Town has clear documentation of the existing utility status and the landowners' intentions moving forward. Please let us know if any additional information or clarification is needed as part of the review process.

Respectfully, **Nicholotte Parker**

NorthRock Technology LLC Hurricane, Utah

L-1
13

DOC # 20190014177
Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/17/2019 04:18:12 PM Fee $ 13.00
By FLEDDERJOHN ALEX

Document prepared and
recording requested by:
ALEX FLEDDERJOHN
1775 S 1800 E
APPLE VALLEY, UT 84737
After recording, send document
and future tax statements to:
ALEX FLEDDERJOHN
1775 S 1800 E
APPLE VALLEY, UT 84737

WARRANTY DEED

This WARRANTY DEED, executed on this___ day of April, 2019, by the grantor,

ALEX FLEDDERJOHN

To the grantee,

ALEX FLEDDERJOHN

For the sum of Ten Dollars and other valuable considerations hereby CONVEYS AND WARRANTS the following described tract of land, located in Washington County, Utah.

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 1318.35 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89° 55' 35" EAST 655.85 FEET ALONG SAID CENTER SECTION LINE; THENCE SOUTH 0° 02' 20" EAST 1318.83 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89° 55' 12" WEST 659.42 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 0°6'59" EAST 1318.76 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH AND WEST LINES PER AGREEMENT DATED MARCH 5, 2008, AND A 25.0 FOOT WIDE ROADWAY AND UTILITY ALONG THE SOUTH, AND A 10.0 FOOT WIDE UTILITY EASEMENT ALONG THE EAST LINE.

Parcel ID: AV 1365-I

WITNESS the hand of said grantor, signed and sealed the day and year first above written, and in the presence of:

Alex Fledderjohn — Signature
ALEX FLEDDERJOHN — Print name
_____ — Capacity

Unofficial Copy

Unofficial Copy

STATE OF UTAH, COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 17 day of April, 2019, by:

Signature

Notary Public

Wendy Barney
Print name

NOTARY PUBLIC
WENDY BARNEY
Commission No. 693260
Commission Expires
JANUARY 11, 2021
STATE OF UTAH

Residing at:
Hurricane Ut

My commission expires:
1/11/21

Transaction Identification Data for reference only:
Report Number: 239189
Searcher: Jarom Taylor
Searcher Utah License Number: 691339
Searcher Contact: (435) 634-7991 | jarom@sutc.com

SOUTHERN UTAH TITLE COMPANY
"Doing good Deeds for over 75 years"

SCHEDULE A

1. Effective Date: July 16, 2026 at 7:00AM

2. Report: Report prepared for "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN", a proposed record of survey

3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Alex Fledderjohn

4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

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For reference only:

EXHIBIT A
Legal Description

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST 1318.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'03" EAST 656.00 FEET; THENCE SOUTH 00°07'50" EAST 663.13 FEET; THENCE SOUTH 89°59'05" WEST 657.78 FEET; THENCE NORTH 00°01'24" EAST 663.12 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST ALONG CENTER SECTION LINE 1318.66 FEET AND SOUTH 00°01'24" WEST 663.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'05" EAST 657.78 FEET; THENCE SOUTH 00°07'50" EAST 656.07 FEET; THENCE SOUTH 89°59'41" WEST 659.54 FEET; THENCE NORTH 00°01'24" EAST 655.96 FEET TO THE POINT OF BEGINNING.

Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN"
Tax Serial No. AV-1365-I

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SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. 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.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. 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.

7. 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.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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

10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

11. Taxes for the current year 2026, which are liens, but not yet due or payable in the following estimated amount(s): (For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

    $3,293.27 under Tax Serial No. AV-1365-I, Account No. 0390057.

    (NOTE: Taxes for the year 2025 are PAID)

12. Less and Excepting therefrom all coal and other mineral rights and rights thereto, as reserved in Patent filed in Book U-8, Page 165, Official Washington County Records. (Affects this and other property)

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13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded July 11, 1977, as Entry No. 185195, in Book 222 at Page(s) 491 - 504, Official Washington County Records. (Affects this and other property)

    The Effect of Certification of Articles of Merger and the Covenants, Conditions and Restrictions, recorded SEPTEMBER 29, 1995, as Entry No. 511348, in Book 939, at Pages 769-783, Official Washington County Records.

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078, in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

    Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. 824223, in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

    Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. 20220051469, Official Washington County Records.

    Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. 20220051468, Official Washington County Records.

    Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. 20240038611, Official Washington County Records.

    Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. 20240038612, Official Washington County Records.

15. Excepting therefrom all water and water rights and all oil, gas and mineral rights. Subject to a right of way for ingress and egress over and across the existing roads and subject to easement, restrictions, and items of public record of those enforceable in law and equity, as set forth and reserved on Warranty Deed, recorded November 30, 1993, as Entry No. 450820, in Book 775 at Page 813, Official Washington County Records.

16. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. 582401 , in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)

17. 50.00 Foot Wide Roadway and Utility Easement as set forth in Warranty Deed, recorded April 17, 2019, as Doc No. 20190014177, Official Washington County Records.

18. Deed of Trust, dated May 12, 2010, executed by Prentiss Hammons and Evelyn Hammons, as TRUSTOR, to Guardian Title Insurance Agency of Southern Utah, as TRUSTEE, in favor of Carl Fischer, as BENEFICIARY, to secure the payment of $288,000.00 and interest, recorded May 12, 2010, as Doc No. 20100015591, Official Washington County Records. (Affects this and other property)

    NOTE: The Beneficial interest under said Deed of Trust appears to have merged with the Fee Simple Title, if such be the case, then a Deed of Reconveyance must be recorded in Order to evidence the same.

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19. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the "FLEDDERJOHN LOT SPLIT", prepared by Mark A. Schraut, and filed as Record of Survey - RS007555-19, Official Washington County Records.

20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN".

21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

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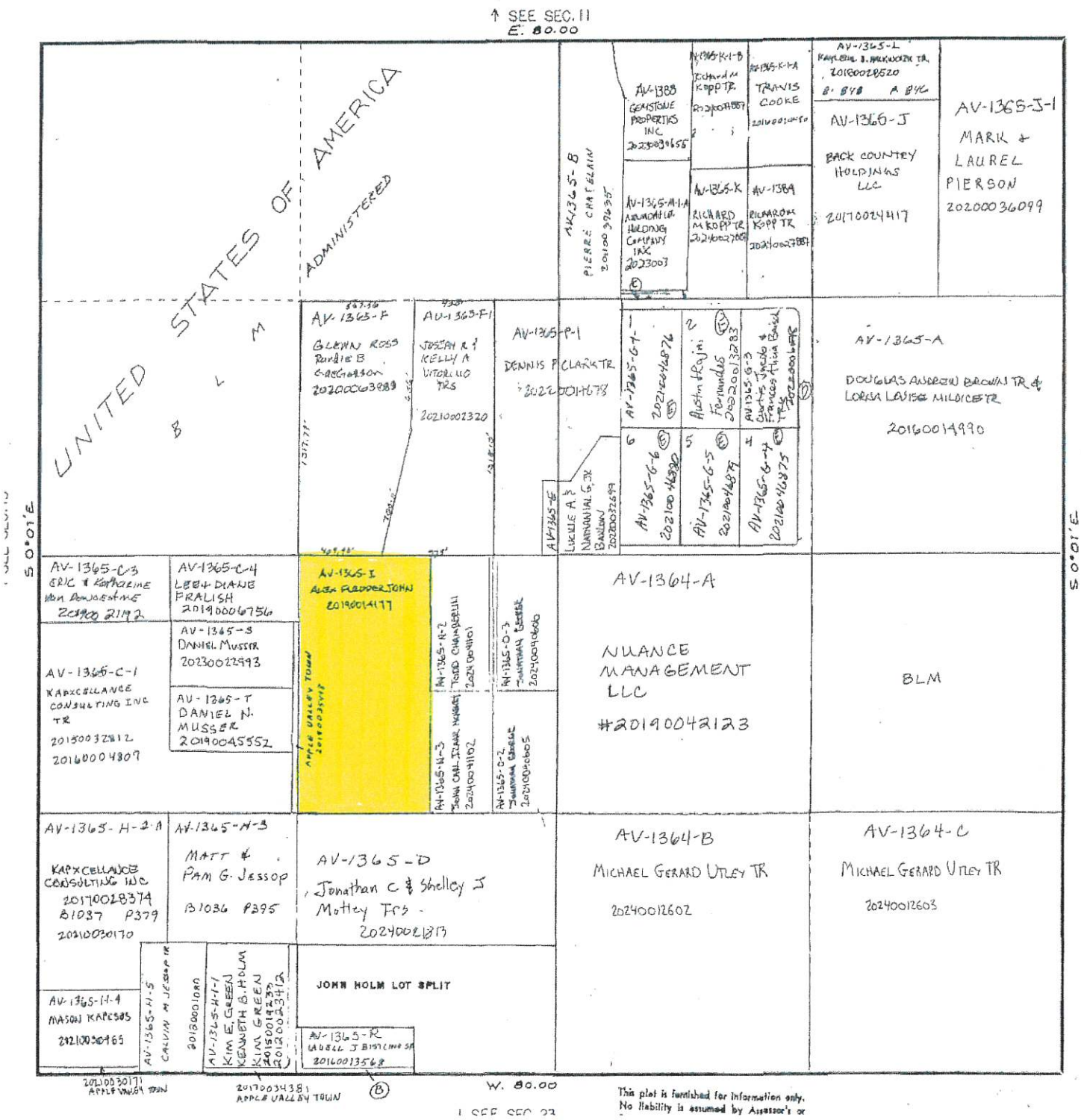
This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

SECTION 14
T43S --- R 11 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

(A) AV-1365-U GEMSTONE PROPEPTIES Inc 20200068416
(B) AV-1365-Q JOHN MARK HOLM 20200036499
(C) Apple Valley Town 20170026311
(D) AV-1365-G KENNETH L & SHERI DL. THOMPSON 20220000498
(E) Austin & Rajni Fernandes 20220013283



This plot is furnished for information only. No liability is assumed by Assessor's or