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 NO FEE

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

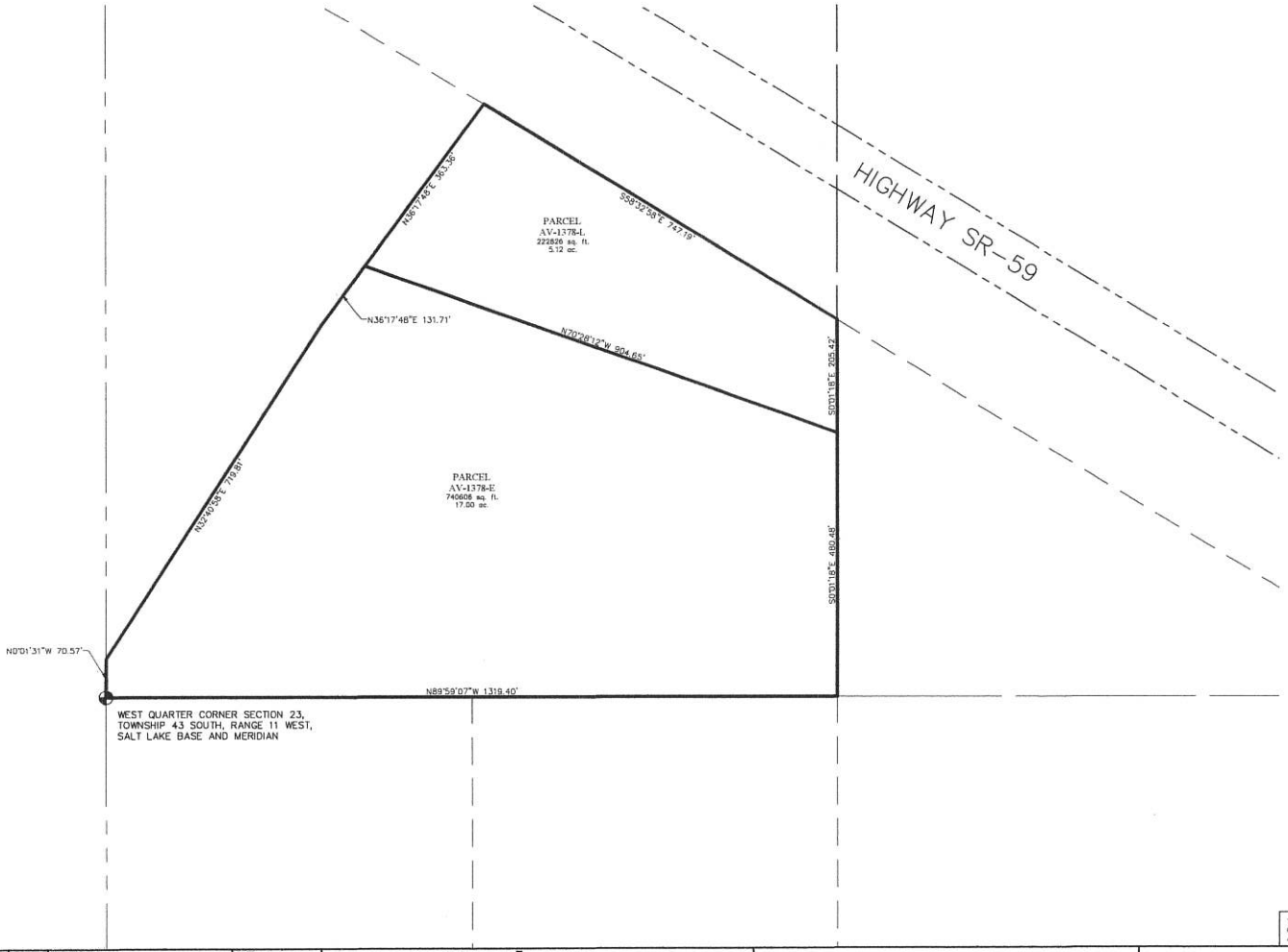
Owner: Michael Barrett		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable) N/A		Phone: N/A
Address/Location of Property: Same as above	Parcel ID: AV-1378-E and AV-1378-L	
Existing Zone: OST – Open Space Transition		Proposed Zone: A-X Agricultural Zone
For Planned Development Purposes: Acreage in Parcel_____		Acreage in Application 22.12
Reason for the request is harmonious with the overall character of existing development in the vicinity of the subject property and use		

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. N/A 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
- [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. N/A Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date 08/06/2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED AUG 0 6 2024	Date Application Deemed Complete:	
By:	By:	



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

N:\21-077-80 MOUNTAIN VALLEY 38 LOT\CAD\Design\BARRETT PROJECT\2 LOT BASE-07-26-24.dwg 7/30/2024 8:27 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

BARRETT PARCELS

LOT LINE ADJUSTMENT

APPLE VALLEY, UTAH

JOB NO. 21-077

SHEET NO. 1

BOUNDARY DESCRIPTION
BARRETT PARCEL 1
AV-1378-L
APPLE VALLEY, UTAH

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE N.00º01'31"W. A DISTANCE OF 782.57 FEET ALONG THE SECTION LINE; THENCE EAST A DISTANCE OF 466.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N.36º17'48"E. A DISTANCE OF 363.36 FEET; THENCE S.58º32'58"E. A DISTANCE OF 747.19 FEET; THENCE S.00º01'18"E. A DISTANCE OF 205.42 FEET; THENCE N.70º28'12"W. A DISTANCE OF 904.65 FEET TO THE POINT OF BEGINNING.
CONTAINING 222,826 SQ.FT. OR 5.12 ACRES.

BOUNDARY DESCRIPTION
BARRETT PARCEL 2
AV-1378-E
APPLE VALLEY, UTAH

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.00º01;31"W. A DISTANCE OF 70.57 FEET ALONG THE SECTION LINE; THENCE N.32º40'58"E. A DISTANCE OF 719.81 FEET; THENCE N.36º17'48"E. A DISTANCE OF 131.71 FEET; THENCE S.70º28'12"E. A DISTANCE OF 904.65 FEET; THENCE S.00º01'18"E. A DISTANCE OF 480.48 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 23; THENCE N.89º59'07"W. A DISTANCE OF 1319.40 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 740,606 SQ.FT. OR 17.00 ACRES.

DOC ID 20200013437

Warranty Deed Page 1 of 6
Russell Shirts Washington County Recorder
03/17/2020 03:42:56 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Michael Barrett
P.O. Box 12623
Odgen, UT 84412

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

Order No. 208479 - EFP
Tax I.D. No. AV-1378-L and AV-1378-E

Space Above This Line for Recorder's Use

WARRANTY DEED

Pamela S. Ward, also known as Pamela Sue Ward, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Michael Barrett, unmarried man, grantee(s) of Odgen, County of Beaver, 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.

WITNESS the hand(s) of said grantor(s), this 16TH day of March, 2019.

Pamela S. Ward

Pamela S. Ward

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 16th day of March, 2019, personally appeared before me, Pamela S. Ward, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05-19-2023
COMMISSION NO. 683369

NOTARY PUBLIC

My Commission Expires:

Unofficial Copy

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Pamela S. Ward, also known as Pamela Sue Ward
Grantee: Michael Barrett, unmarried man
Tax ID Number(s): AV-1378-L and AV-1378-E

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only		Proceed to Section
1 ☐	All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☑	Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	B
3 ☐	No water rights are being conveyed.	C
4 ☐	Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). 81-3970 (A43996a) and 81-4242 (A43996a) along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). 81-3970 (A43996a) and 81-4242 (A43996a) ☑ 1.0 acre-feet from Water Right No. 81-3970 (A43996a) for: ___ families .20 acres of irrigated land: stock water for ___ Equivalent Livestock Units; and/or for the following other uses ___ ☑ 1.0 acre-feet from Water Right No. 81-4242 (A43996a) for: ___ families .20 acres of irrigated land: stock water for ____ Equivalent Livestock Units; and/or for the following other uses. Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☐ There is no water service available to Grantor's Parcel(s). ☑ Other water related disclosures: See Application a43134	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____
Pamela S. Ward

Grantee's Acknowledgment of Receipt: _____
Michael Barrett

Grantee's Address: P.O. Box 12623 , Odgen, Utah 84412
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Pamela S. Ward, also known as Pamela Sue Ward
Grantee: Michael Barrett, unmarried man
Tax ID Number(s): AV-1378-L and AV-1378-E

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only — Proceed to Section

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Section		Important Notes (see other side)
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C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☐ There is no water service available to Grantor's Parcel(s). _ ☑ Other water related disclosures: See Application a43134	N6 N7 N8 N9 N10
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Pamela S. Ward
Pamela S. Ward

Grantee's Acknowledgment of Receipt:

Michael Barrett

Grantee's Address: P.O. Box 12623 , Odgen, Utah 84412
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

First American Title Insurance Company

POLICY OF TITLE INSURANCE

SCHEDULE A

File No. **208479**

Policy No. **5011400-2641022e**

Address Reference: 1749 East 2260 South, Apple Valley, Utah 84737, as to Parcel 1 and Not Yet Addressed / Unimproved Land, Apple Valley, Utah 84737, as to Parcel 2

Amount of Insurance: **$395,255.00**

Premium: **$1,867.00**

Date of Policy: **March 17, 2020 at 3:42 PM**

1. Name of Insured:

   Michael Barrett, unmarried man

2. The estate or interest in the land that is insured by this policy is: **FEE SIMPLE, as to Parcel 1 and Parcel 2; and EASEMENT INTEREST, as to Parcel 3**

3. Title is vested in:

   Michael Barrett, unmarried man

4. The land referred to in this policy is situated in the County of Washington, State of Utah, and described as follows:

   See attached Exhibit A-Legal Description

* * *

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

EXHIBIT A
Legal Description

Parcel 1:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°01'31" WEST, ALONG THE SECTION LINE 70.57 FEET; THENCE NORTH 32°40'58" EAST 719.81 FEET; THENCE NORTH 36°17'48" EAST, 122.35 FEET; THENCE SOUTH 90°00'00" EAST 401.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 31°27'02" EAST 150.00 FEET; THENCE SOUTH 58°32'58" EAST, 150.00 FEET; THENCE SOUTH 31°27'02" WEST 150.00 FEET; THENCE NORTH 58°32'58" WEST, 150.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°01'31" WEST, ALONG THE SECTION LINE 70.57 FEET; THENCE NORTH 32°40'58" EAST 719.81 FEET; THENCE NORTH 36°17'48" EAST, 495.07 FEET; THENCE SOUTH 58°32'58" EAST, 747.19 FEET TO A POINT ON THE 1/16 SECTION LINE; THENCE SOUTH 0°01'18" EAST, 685.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼NW¼) OF SAID SECTION 23; THENCE NORTH 89°59'14" WEST, ALONG THE QUARTER SECTION LINE, 1319.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the following described property:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°01'31" WEST, ALONG THE SECTION LINE 70.57 FEET; THENCE NORTH 32°40'58" EAST 719.81 FEET; THENCE NORTH 36°17'48" EAST, 122.35 FEET; THENCE SOUTH 90°00'00" EAST 401.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 31°27'02" EAST 150.00 FEET; THENCE SOUTH 58°32'58" EAST, 150.00 FEET; THENCE SOUTH 31°27'02" WEST 150.00 FEET; THENCE NORTH 58°32'58" WEST, 150.00 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 3:
AN EASEMENT FOR INGRESS AND EGRESS SIX (6) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, AS CREATED BY WARRANTY DEED, RECORDED OCTOBER 31, 2008, AS DOC. NO. 20080041817, OFFICIAL WASHINGTON COUNTY RECORDS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°01'31" WEST ALONG THE SECTION LINE, 70.57 FEET; THENCE NORTH 32°40'58" EAST, 719.81 FEET; THENCE NORTH 36°17'48" EAST, 495.07 FEET; THENCE SOUTH 58°32'58" EAST 55.17 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 36°18'57" WEST 6.02 FEET; THENCE SOUTH 58°32'58" EAST, 268.21 FEET TO THE END OF SAID EASEMENT.

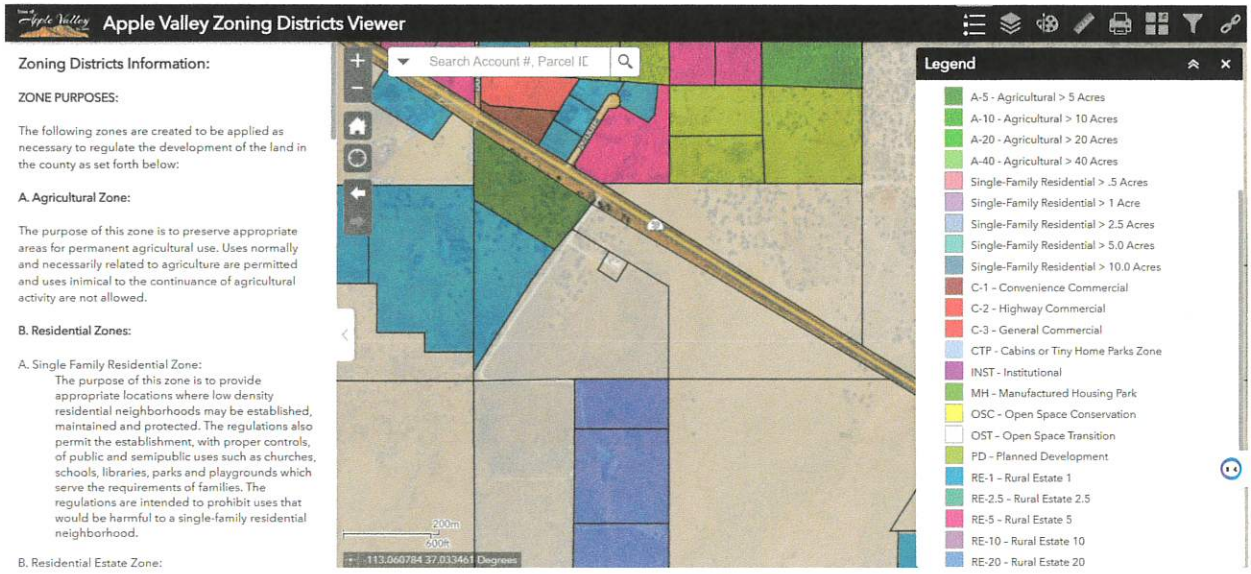
ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EASTERLY 12 FEET OF THAT CERTAIN 60 FOOT EASEMENT AS CREATED BY QUIT-CLAIM DEED RECORDED JANUARY 25, 1995, AS ENTRY NO. 490465, IN BOOK 881, AT PAGES 803-804, OFFICIAL WASHINGTON COUNTY RECORDS.

***

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

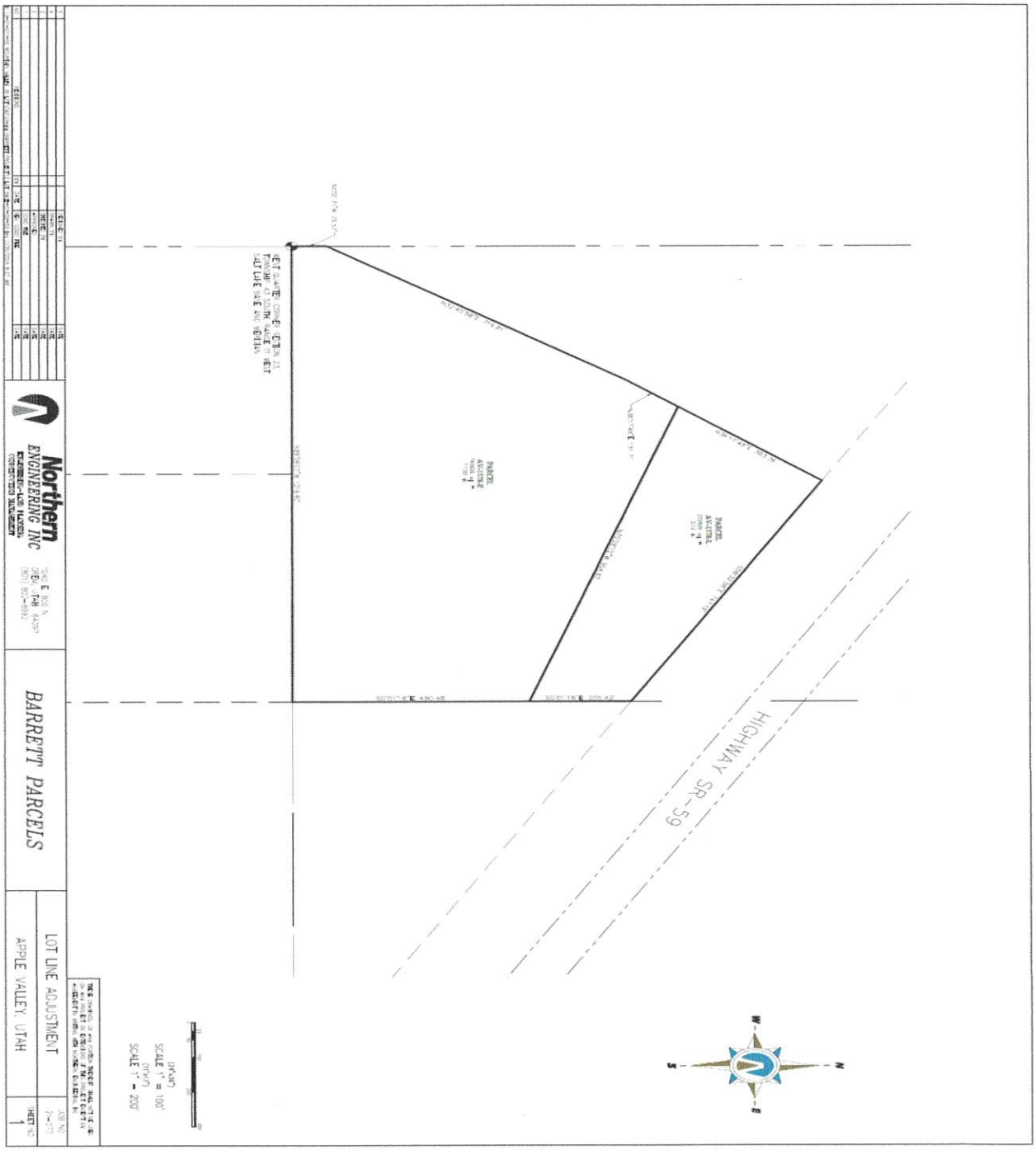
HISTORIC –



ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

NEW LOT-LINE ADJUSTED - RECORDED WASHCO –



ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

Value

Account Number 0499015

Parcel Number AV-1378-E

Tax District 45 - Apple Valley Town

Acres 21.60 **(AJUSTED TO 17 ACRES)**

Situs 7854 S 9500 E , APPLE VALLEY

Parent Accounts 0155625
0468580

Parent Parcels 1378-A
1378-D

Child Accounts 0504319
0509326
0835878

Child Parcels 1378-F
1378-G
AV-1378-L

Name BARRETT MICHAEL

1749 E 2260 S
APPLE VALLEY, UT 84737

Market (2024) $311,040

Taxable $432

Tax Area: 45 **Tax Rate**: 0.006853

Type	Actual	Assessed	Acres
Farm Land FAA	$311,040	$432	21.600 **(17 AC)**

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

OLD LEGAL: S: 23 T: 43S R: 11W BEG W1/4 COR SEC 23 T43S R11W TH N0*01'31W ALG SEC/L 70.57 FT; TH N32*40'58E 719.81 FT; TH N36*17'48E 495.07 FT; TH S58*32'58E 747.19 FT; TH S0*01'18E 685.90 FT TO SE COR SW1/4 NW1/4 SEC 23; TH N89*59'14W 1319.34 FT TO POB.

LESS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0*01'31" WEST, ALONG THE SECTION LINE 70.57 FEET; THENCE NORTH 32*40'58" EAST, 719.81 FEET; THENCE NORTH 36*1748" EAST, 122.35 FEET; THENCE SOUTH 90*00'00" EAST 401.31 FEET TO THE TRUE POB; THENCE NORTH 31*27'02" EAST 150.00 FEET; THENCE SOUTH 58*32'58" EAST 150.00 FEET; THENCE SOUTH 31*27'02" WEST 150.00 FEET; THENCE NORTH 58*32'58" WEST 150.00 FEET TO THE TRUE POB. TOG W/EASEMENTS

NEW LEGAL: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 740,606 SQ.FT. OR 17.00 ACRES.

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
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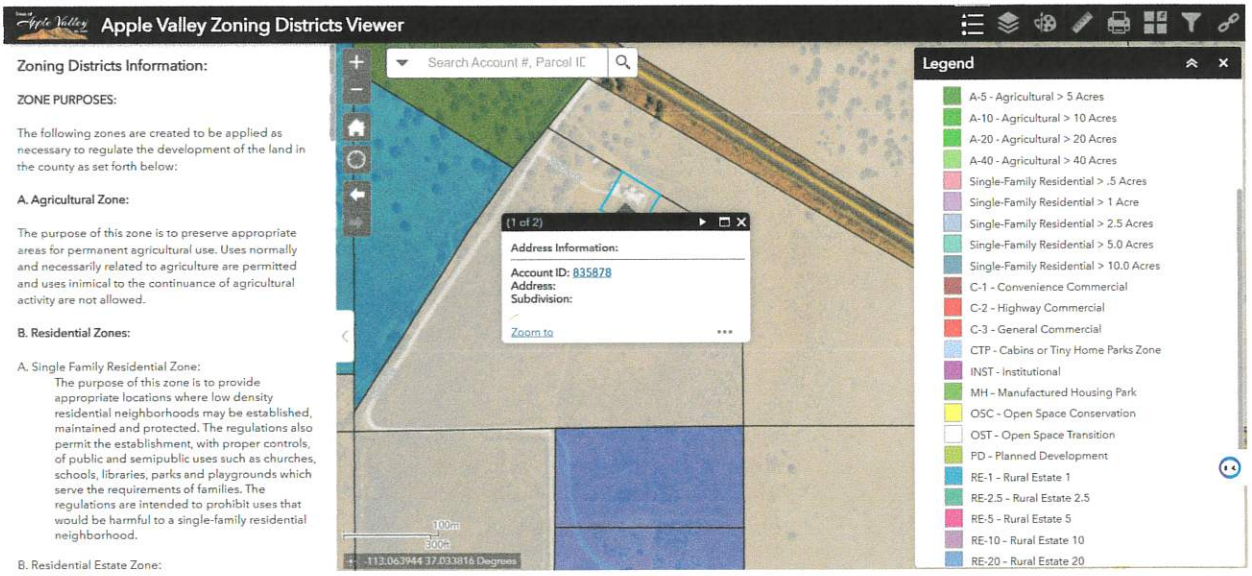

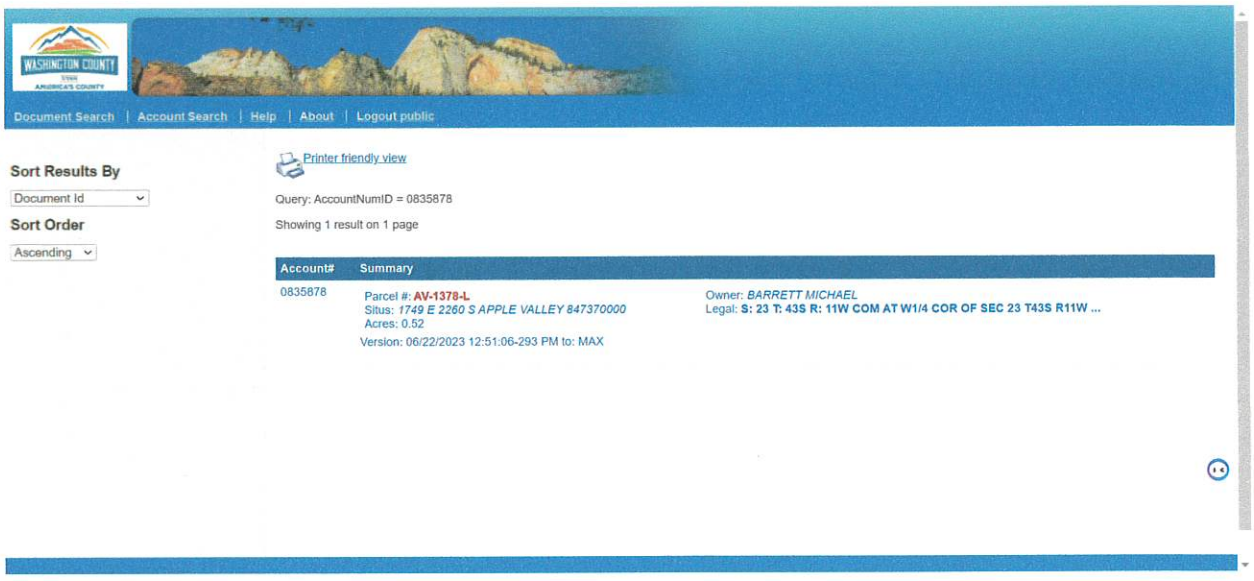

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

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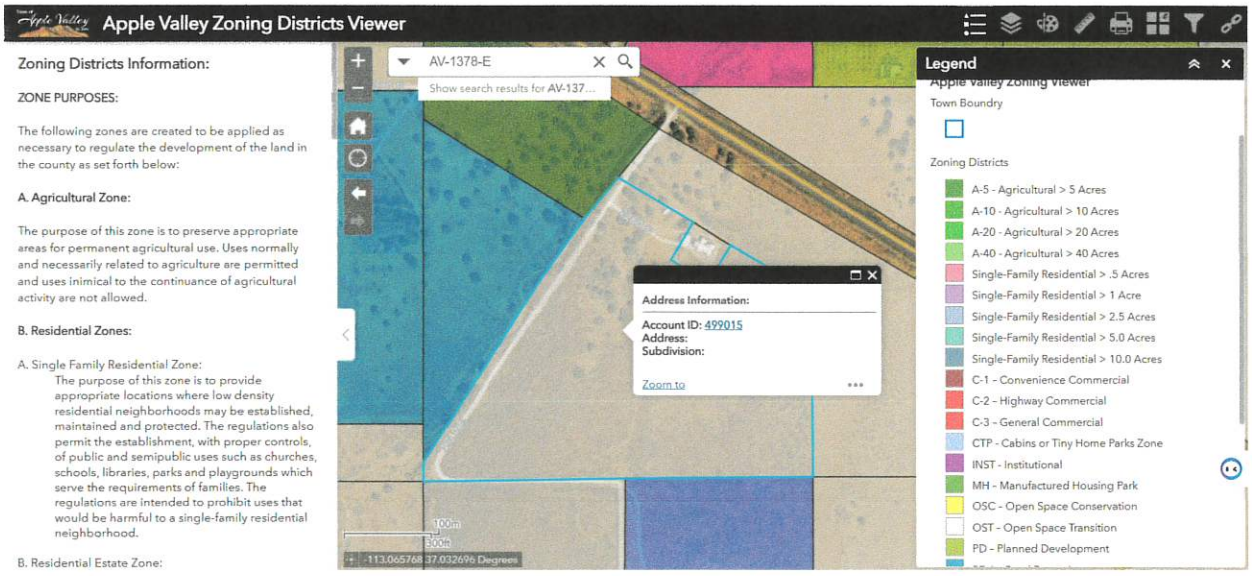

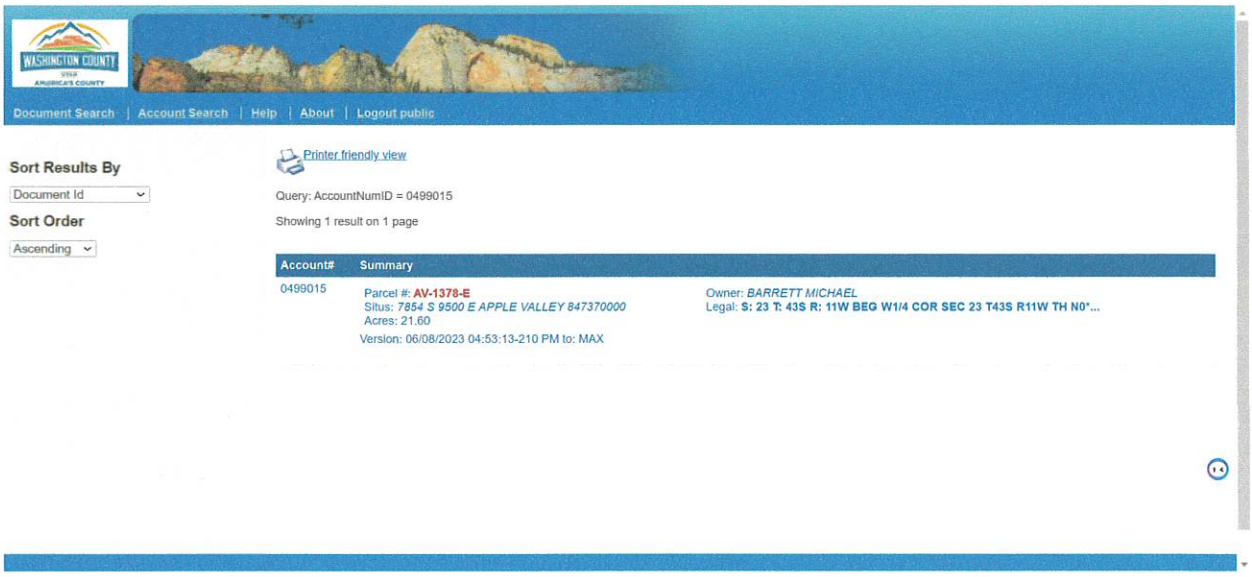

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

Account 0835878

Location	Owner	Value

Account Number 0835878

Parcel Number AV-1378-L

Tax District 45 - Apple Valley Town

Acres 0.52 **(ADJUSTED TO 5.12 ACRES)**

Situs 1749 E 2260 S , APPLE VALLEY

Parent Accounts 0499015

Parent Parcels AV-1378-E

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

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Parcel 2, AV-1378-E = 17 ACRES

OLD LEGAL S: 23 T: 43S R: 11W BEG W1/4 COR SEC 23 T43S R11W TH N0*01'31W ALG SEC/L 70.57 FT; TH N32*40'58E 719.81 FT; TH N36*17'48E 495.07 FT; TH S58*32'58E 747.19 FT; TH S0*01'18E 685.90 FT TO SE COR SW1/4 NW1/4 SEC 23; TH N89*59'14W 1319.34 FT TO POB.

LESS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0*01'31" WEST, ALONG THE SECTION LINE 70.57 FEET; THENCE NORTH 32*40'58" EAST, 719.81 FEET; THENCE NORTH 36*1748" EAST, 122.35 FEET; THENCE SOUTH 90*00'00" EAST 401.31 FEET TO THE TRUE POB; THENCE NORTH 31*27'02" EAST 150.00 FEET; THENCE SOUTH 58*32'58" EAST 150.00 FEET; THENCE SOUTH 31*27'02" WEST 150.00 FEET; THENCE NORTH 58*32'58" WEST 150.00 FEET TO THE TRUE POB. TOG W/EASEMENTS

NEW LEGAL: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE N.00º01'31"W. A DISTANCE OF 782.57 FEET ALONG THE SECTION LINE; THENCE EAST A DISTANCE OF 466.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N.36º17'48"E. A DISTANCE OF 363.36 FEET; THENCE S.58º32'58"E. A DISTANCE OF 747.19 FEET; THENCE S.00º01'18"E. A DISTANCE OF 205.42 FEET; THENCE N.70º28'12"W. A DISTANCE OF 904.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,826 SQ.FT. OR 5.12 ACRES.

ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

Parcel #: AV-1377-B-1 Acres: 7.78 A-5 - Agricultural	**Owner: *ASHMORE ECKO, ASHMORE ROGER M*** 2125 S STATE ST APPLE VALLEY 84737
Parcel #: AV-1376-D Acres 40.00 ZONE: OST Open Space Transitional	**FOSTER CHARLES R TRUSTEES** 51 N MEADOW DR PINE VALLEY, UT 84781-2229
Parcel #: 1376-J Acres: 19 ZONE: OST Open Space Transitional	**FOSTER CHARLES R TRUSTEES** 51 N MEADOW DR PINE VALLEY, UT 84781-2229 Parcel Number AV-1376-D
Parcel #: AV-1378-H-1-A Acres: 7.10 ZONE:RE-1 Rural Estate	**Owner: BARLOW KURT I, BARLOW JOSEPH I, BARLOW AARON L** 2278 S 1600 E APPLE VALLEY, UT 84737
Parcel #: AV-1378-G Acres: 20.00 ZONE: OST Open Space Transitional	**Owner: CURTIS JASON & HOLLY** 545 S 1530 W HURRICANE, UT 84737-2598
Parcel #: AV-1378-K Acres: 20 ZONE: RE-20 Rural Estate	**Owner: GROSS MICHAEL JAMES & JENNIFER KAY** 2499 S 1740 E APPLE VALLEY, UT 84737
Parcel #: AV-1378-D Acres: 19.58 ZONE: OST Open Space Transitional	**LAND DEVELOPMENT SOLUTIONS LLC** PO BOX 71653 SALT LAKE CITY, UT 84121
Parcel #: AV-1378-C Acres 52.51 ZONE: OST Open Space Transitional	**LAND DEVELOPMENT SOLUTIONS LLC** PO BOX 71653 SALT LAKE CITY, UT 84121