



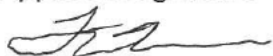
**Town of Apple Valley**  
 1777 N Meadowlark Dr  
 Apple Valley UT 84737  
 T: 435.877.1190 | F: 435.877.1192  
 www.applevalleyut.gov


Fee: \$1,100.00 + Acreage Fee	
1 – 100 Acres:	\$25.00/Acre
101 – 500 Acres:	\$15.00/Acre
501 + Acres:	\$ 5.00/Acre

<b>Zone Change Application</b>			
<b>Applications Must Be Submitted By The First Wednesday Of The Month</b>			
Owner: <b>Mark Bryan</b>		Phone: <b>702-701-1443</b>	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) <b>Travis Holm</b>		Phone: [REDACTED]	
Address/Location of Property: <b>Crimson Peaks</b>		Parcel ID: <b>AV-1317-D</b>	
Existing Zone: <b>OST</b>		Proposed Zone: <b>SF 1/2</b>	
For Planned Development Purposes: Acreage in Parcel <sup>12.47</sup> _____ Acreage in Application <sup>12.47</sup> _____			
Reason for the request <b>To match zoning to the Crimson Peaks subdivision</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).

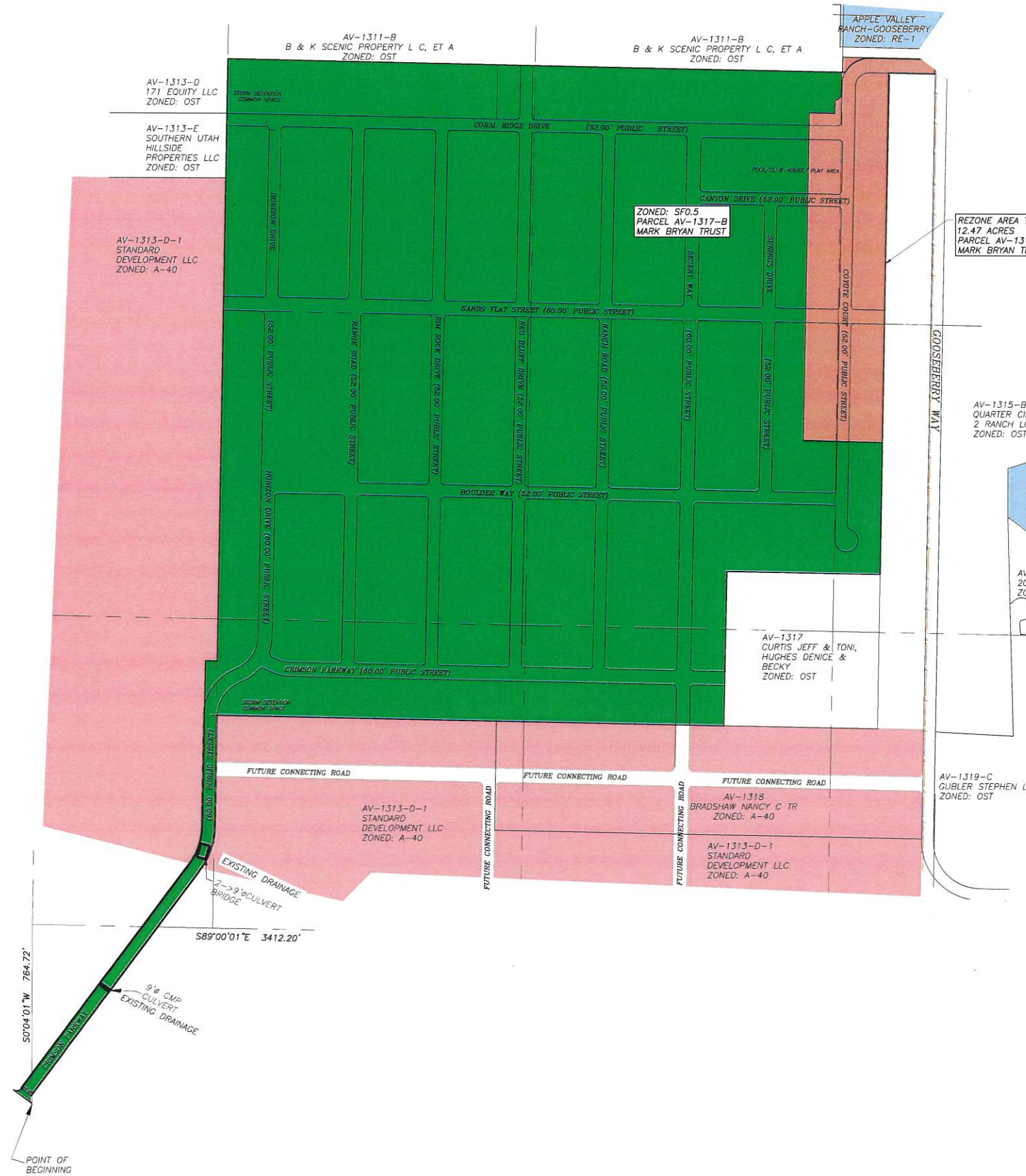
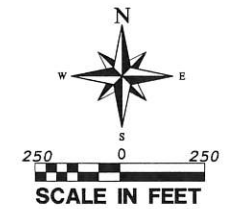
Applicant Signature 	Date <b>4-1-23</b>
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Official Use Only	Amount Paid: \$ <i>Due: 1411.75</i> <i>Paid: 1435.00</i>	Receipt No: <b>44494</b>
Date Received: <b>RECEIVED APR 11 2023</b>	Date Application Deemed Complete:	
By: 	By:	



# ZONE CHANGE MAP FOR: CRIMSON PEAKS PARCEL AV-1317-D

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



### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED

### ZONE LEGEND

- PROPOSED SF0.5 ZONE  
SINGLE FAMILY >0.5 ACRES
- EXISTING SF0.5 ZONE  
SINGLE FAMILY >0.5 ACRES
- EXISTING OST ZONE  
OPEN SPACE TRANSITION
- EXISTING A-40 ZONE  
AGRICULTURAL > 40 ACRES
- EXISTING RE-1 ZONE  
RURAL ESTATE 1

### OWNERS:

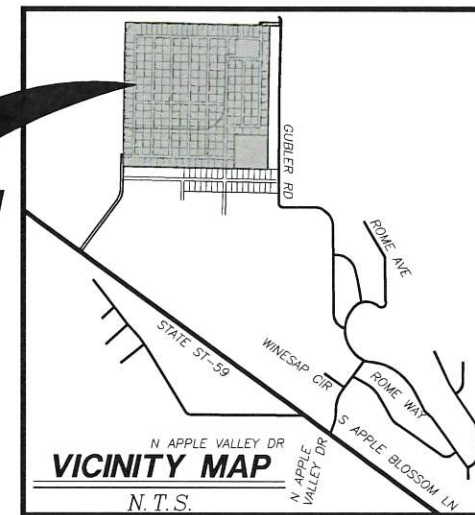
MARK BRYAN TRUST

### LEGAL DESCRIPTION

BEGINNING AT THE POINT S89°59'43"E ALONG THE SECTION LINE 3612.19 FEET AND N0°05'58"W 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S90°00'00"W 343.02 FEET; THENCE N0°00'00"W 1403.85 FEET; THENCE S90°00'00"E 110.74 FEET; THENCE N0°00'00"W 58 FEET TO POINT ON A 25 FOOT RADIUS CURVE BEARING N0°00'00"W; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N0°00'00"W 95.95 FEET; THENCE S89°54'06"E 4.55 FEET; THENCE N0°05'58"W 62.53 FEET; THENCE S89°54'06"E 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 S72°25'33"W; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE S0°05'58"E 12.32 FEET; THENCE N89°54'06"W 197.95 FEET; THENCE S0°05'58"E 1582.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.47 ACRES

### PROJECT LOCATION



NO	REVISIONS	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 100  
Provo, Utah 84601  
Phone: (435) 668-8501



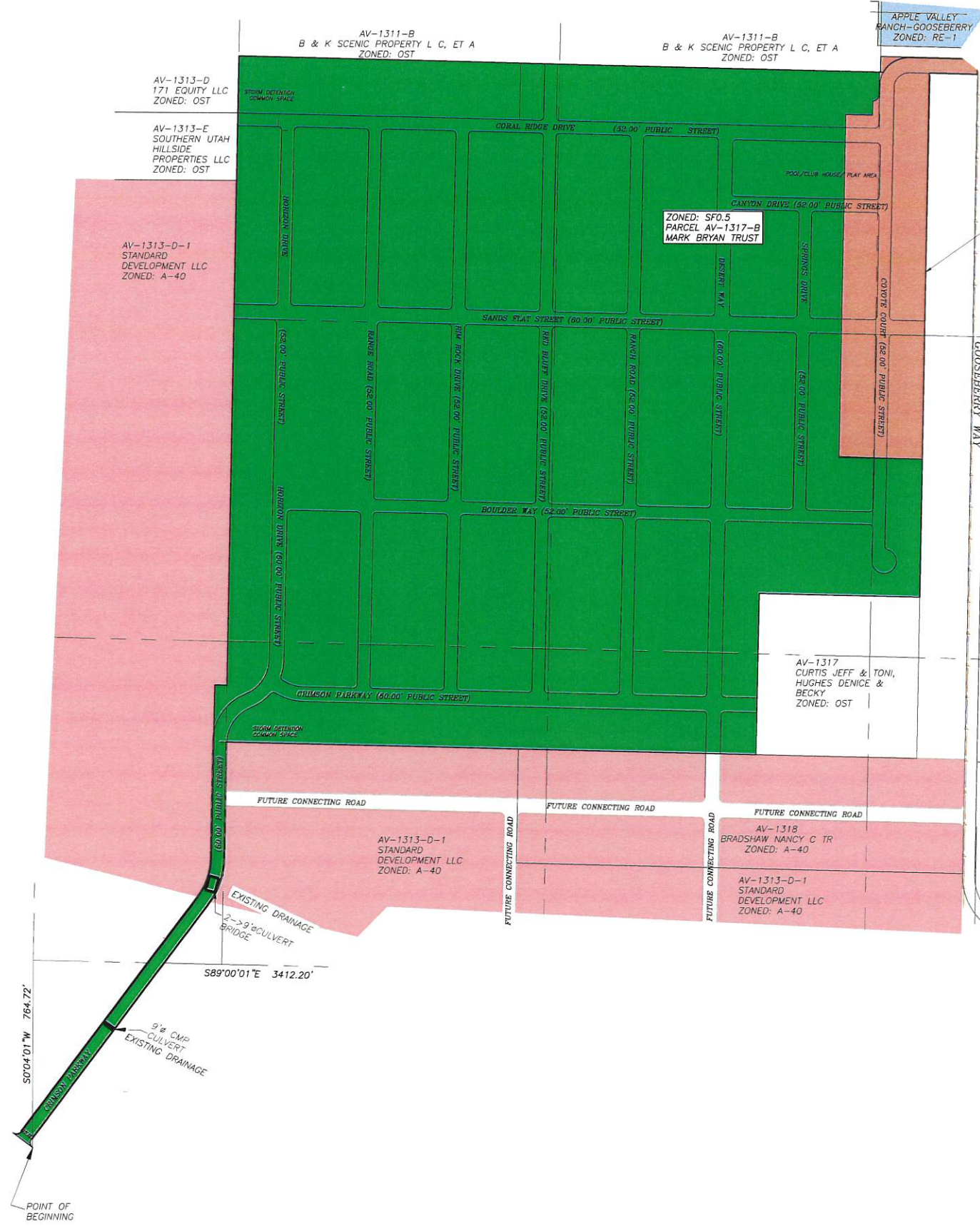
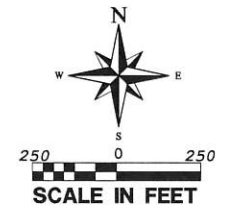
ZONE CHANGE MAP FOR:  
**CRIMSON PEAKS PARCEL AV-1317-D**  
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.,  
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2023  
SCALE: 1"=250'  
JOB NO:  
276-029  
SHEET NO:  
**1**



# ZONE CHANGE MAP FOR: CRIMSON PEAKS PARCEL AV-1317-D

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



### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED

### ZONE LEGEND

- PROPOSED SF0.5 ZONE  
SINGLE FAMILY >0.5 ACRES
- EXISTING SF0.5 ZONE  
SINGLE FAMILY >0.5 ACRES
- EXISTING OST ZONE  
OPEN SPACE TRANSITION
- EXISTING A-40 ZONE  
AGRICULTURAL > 40 ACRES
- EXISTING RE-1 ZONE  
RURAL ESTATE 1

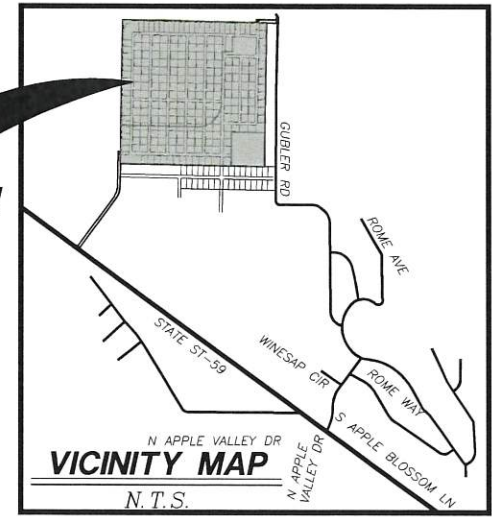
**OWNERS:**  
MARK BRYAN TRUST

### LEGAL DESCRIPTION

BEGINNING AT THE POINT S89°59'43"E ALONG THE SECTION LINE 3612.19 FEET AND N0°05'58"W 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S90°00'00"W 343.02 FEET; THENCE N0°00'00"W 1403.85 FEET; THENCE S90°00'00"E 110.74 FEET; THENCE N0°00'00"W 58 FEET TO POINT ON A 25 FOOT RADIUS CURVE BEARING N0°00'00"W; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N0°00'00"W 95.95 FEET; THENCE S89°54'06"E 4.55 FEET; THENCE N0°05'58"W 62.53 FEET; THENCE S89°54'06"E 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 S72°25'33"W; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE S0°05'58"E 12.32 FEET; THENCE N89°54'06"W 197.95 FEET; THENCE S0°05'58"E 1582.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.47 ACRES

### PROJECT LOCATION



NO	REVISIONS	DATE	BY
	DESCRIPTION		

**PROVALUE ENGINEERING, INC.**  
Engineers-Land Surveyors-Land Planners  
100 South 200 West, Suite 100  
Apple Valley, Utah 84717  
Phone: (435) 648-8387



ZONE CHANGE MAP FOR:  
**CRIMSON PEAKS PARCEL AV-1317-D**  
 LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.  
 APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2013  
SCALE: 1"=250'  
JOB NO: 276-029  
SHEET NO:  
**1**



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





## Big Plains Water Special Service District

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

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

December 15, 2022

Travis Holm



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

Preliminary Water Service Letter  
For  
Travis Holm

Crimson Peak Phase 1

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

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

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

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

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

Andy McGinnis  
Chairman  
Big Plains SSD



*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

Quit Claim Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
11/09/2021 08:54:43 AM Fee \$46.00 By MARK  
BRYAN, TRUSTEE

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:

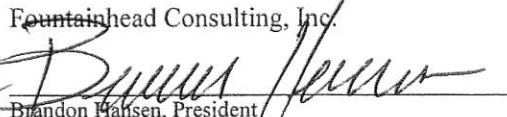
See Exhibit "A" - Attached hereto and made a part hereof.

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 4<sup>th</sup> of ~~October~~ November, 2021.

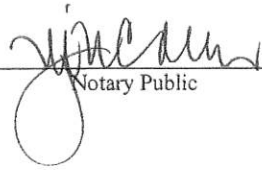
JW

Fountainhead Consulting, Inc.  
  
Brandon Hansen, President

STATE OF UTAH )  
County of Washington )  
JW )  
ss )

On the 4<sup>th</sup> 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 N. CANNON  
Notary Public  
State Of Utah  
My Commission Expires 03-23-2024  
COMMISSION NO. 710994

  
Notary Public

Attachment to that certain Quit-Claim Deed executed by Fountainhead Consulting, Inc., a Utah corporation, who 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 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.

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°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.





**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 }

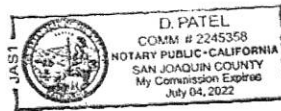
On January 10, 2022 before me, D. Patel Notary Public

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 [Signature] (Seal)





**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-1317-D


**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Travis Holm am/are the applicant(s) of the application known as  
Zone change Application 12.47 acres located on parcel(s)  
AV-1317-D 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:

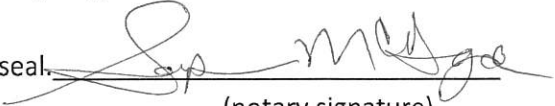
1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required 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.

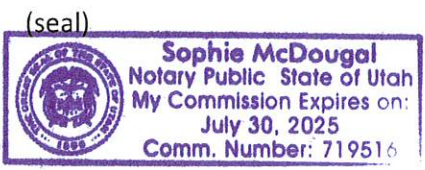
Signature(s):

 _____	<u>Travis Holm</u> _____	<u>4-5-23</u> _____
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date

State of Utah )  
  )§  
County of Washington )

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.   
(notary signature)





**Acreage Price Tier**

AV-1317-D (12.47 Acres)

<i>From</i>	<i>To</i>	<b>Cost per Acre</b>	<i>Acreage</i>	<i>Acreage Charge</i>
0	100	\$ 25	12.47	\$ 311.75
100	500	\$ 15		\$ -
Over 500		\$ 5		

\$ 311.75 Total Acreage Charge

\$ 1,100.00 Base Charge

**\$ 1,411.75** Total Zone Change Fee

# Account 0798641

Location	Owner	Value
<b>Account Number</b> 0798641	<b>Name</b> BRYAN MARK TR	<b>Market (2022)</b> \$142,200
<b>Parcel Number</b> AV-1317-D	PO BOX 240	<b>Taxable</b> \$142,200
<b>Tax District</b> 45 - Apple Valley Town	VICTOR, CA 95253-0240	<b>Tax Area:</b> 45 <b>Tax Rate:</b> 0.007228
<b>Acres</b> 12.47		<b>Type</b> <b>Actual</b> <b>Assessed</b> <b>Acres</b>
<b>Situs</b> 0, 0		Non
<b>Legal S:</b> 19 T: 42S R: 11W BEG PT S89*59'43E ALG SEC/L 3612.19 FT & N0*05'58W 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 CTRL ANG 90*; TH N0*W 95.95 FT; TH S89*54'06E 4.55 FT; TH N0*05'58W 62.53 FT; TH S89*54'06E 361.27 FT TO BEG TNGT CUR CNCV NW RAD 25 FT; TH NELY LFT ALG ARC CUR 46.98 FT THRU CTRL ANG 107*40'11" TO END CUR & ON ARC NON-TNGT CUR CNCV WLY RAD LN 275.90 FT BEARS S72*25'33W; TH SWLY RGT ALG ARC CUR 84.15 FT THRU CTRL ANG 17*28'28"; TH S0*05'58E 12.32 FT; TH N89*54'08W 197.95 FT; TH S0*05'58E 1582.45 FT TO POB	Primary \$142,200 \$142,200 12.470	
<b>Parent Accounts</b> 0314685		Land
<b>Parent Parcels</b> AV-1317-B		
<b>Child Accounts</b> 1122005		
<b>Child Parcels</b> AV-1325		
<b>Sibling Accounts</b>		
<b>Sibling Parcels</b>		
<b>Transfers</b>		

Entry Number	Recording Date
<u>00994800</u>	<u>12/30/2005 04:30:00 PM</u>
<u>20060003044</u>	<u>02/14/2006 04:34:39 PM</u>
<u>20060003045</u>	<u>02/14/2006 04:34:39 PM</u>
<u>20080014151</u>	<u>04/08/2008 08:30:18 AM</u>
<u>20110031703</u>	<u>10/18/2011 02:16:28 PM</u>
<u>20110031704</u>	<u>10/18/2011 02:16:28 PM</u>
<u>20120016123</u>	<u>05/16/2012 10:38:27 AM</u>
<u>20130003441</u>	<u>01/29/2013 02:35:50 PM</u>
<u>20130020146</u>	<u>05/24/2013 11:39:18 AM</u>
<u>20140028440</u>	<u>09/17/2014 09:55:02 AM</u>
<u>20140028441</u>	<u>09/17/2014 09:55:02 AM</u>
<u>20150006002</u>	<u>02/25/2015 09:34:48 AM</u>
<u>20150006908</u>	<u>03/04/2015 09:11:13 AM</u>
<u>20160035746</u>	<u>09/27/2016 09:54:12 AM</u>
<u>20190000956</u>	<u>01/09/2019 11:15:43 AM</u>
<u>20210031102</u>	<u>04/29/2021 04:47:28 PM</u>
<u>20210044909</u>	<u>06/30/2021 01:50:04 PM</u>
<u>20210072012</u>	<u>11/09/2021 08:54:43 AM</u>
<u>20210072013</u>	<u>11/09/2021 08:54:43 AM</u>
<u>20220051468</u>	<u>11/30/2022 08:24:08 AM</u>

B: 1830 P: 1233



**Town of Apple Valley**  
**1777 N. Meadowlark Dr.**  
**Apple Valley UT 84737**  
**435-877-1190**

**Receipt No: 44494**

Receipt Date: 04/11/2023

Time of Receipt: 04/11/2023 12:14 PM

1821 - Payment	<u>1,425.00</u>
	<b>\$1,425.00</b>

Check: 4494450054	<u>1,425.00</u>
	<b>\$1,425.00</b>