



**Town of Apple Valley**

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

Fee: \$2,700.00

**Preliminary Plat Application**

**Applications Must Be Submitted By The First Wednesday of the Month**

Owner: <i>Standard Development, Holmhouse</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <i>West temple village, Subdivision</i>		Parcel ID: <i>AV-1313-0-1</i>	
Subdivision Name: <i>West temple village</i>		Phase: <i>1 - 7</i>	
For Planned Development Purposes: Acreage in Parcel <i>528</i> Acreage in Application <i>220</i> # of Lots <i>167</i>			
Proposed Use <i>Residential</i>			
Signature <i>[Signature]</i>	Title <i>owner</i>	Date <i>4-1-23</i>	

Official Use Only	Amount Paid: \$ <i>2,700</i>	Receipt No: <i>44495</i>
Date Received: <b>RECEIVED APR 11 2023</b>	Date Application Deemed Complete:	
By:	By:	

**Submittal Requirements: The preliminary plat application shall provide the following:**

- 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
  - \_\_\_\_\_ a. The proposed name of the subdivision
  - \_\_\_\_\_ b. The location of the subdivision, including the address and section, township and range.
  - \_\_\_\_\_ c. The names and addresses of the owner or subdivider, if other than named above.
  - \_\_\_\_\_ d. Date of preparation, and north point.
  - \_\_\_\_\_ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
  
- 2. Existing Conditions: The preliminary plat shall show:
  - \_\_\_\_\_ a. The location of the nearest monument.
  - \_\_\_\_\_ b. The boundary of the proposed subdivision and the acreage included.
  - \_\_\_\_\_ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

- \_\_\_\_\_ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- \_\_\_\_\_ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- \_\_\_\_\_ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- \_\_\_\_\_ h. Contours at vertical intervals not greater than five (5) feet.
- \_\_\_\_\_ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- \_\_\_\_\_ j. Information on whether property is located in desert tortoise take area.

3. Proposed Plan: The subdivision plans shall show:

- \_\_\_\_\_ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- \_\_\_\_\_ b. The layout, numbers and typical dimensions of lots.
- \_\_\_\_\_ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- \_\_\_\_\_ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- \_\_\_\_\_ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- \_\_\_\_\_ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- \_\_\_\_\_ g. Approximate radius of all center line curves on highways or streets.
- \_\_\_\_\_ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- \_\_\_\_\_ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- \_\_\_\_\_ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- \_\_\_\_\_ k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- \_\_\_\_\_ l. Will this subdivision be phased? If yes, show possible phasing lines.
- \_\_\_\_\_ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

4. Required copies of plans:

- \_\_\_\_\_ a. Three copies of all full-scale drawings.

\_\_\_\_\_ b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

- 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

#### **PURPOSE**

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

#### **WHEN REQUIRED**

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

### **APPEALS**

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.



# PRELIMINARY PLAT FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH

## DESERT TORTOISE TAKE AREA

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

## ADDITIONAL NOTES

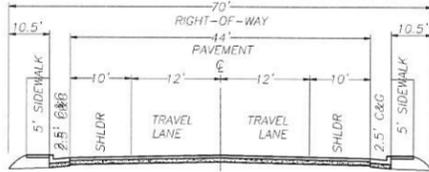
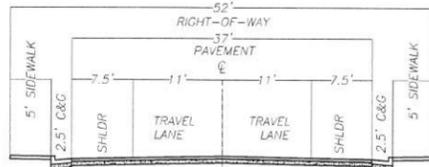
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

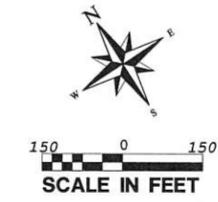
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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

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



ROAD TYPICAL SECTIONS



## LEGEND

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



MATCHLINE SEE NEXT SHEET

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
210 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 468-8387



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

DATE: 04-06-2013  
SCALE: 1"=50'

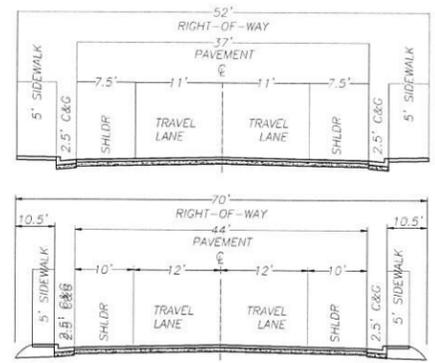
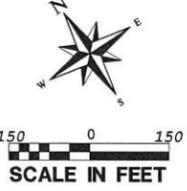
JOB NO:  
276-013

SHEET NO:  
**2 OF 5**

PRELIMINARY PLAT

# PRELIMINARY PLAT FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH



## DESERT TORTOISE TAKE AREA

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

## ADDITIONAL NOTES

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THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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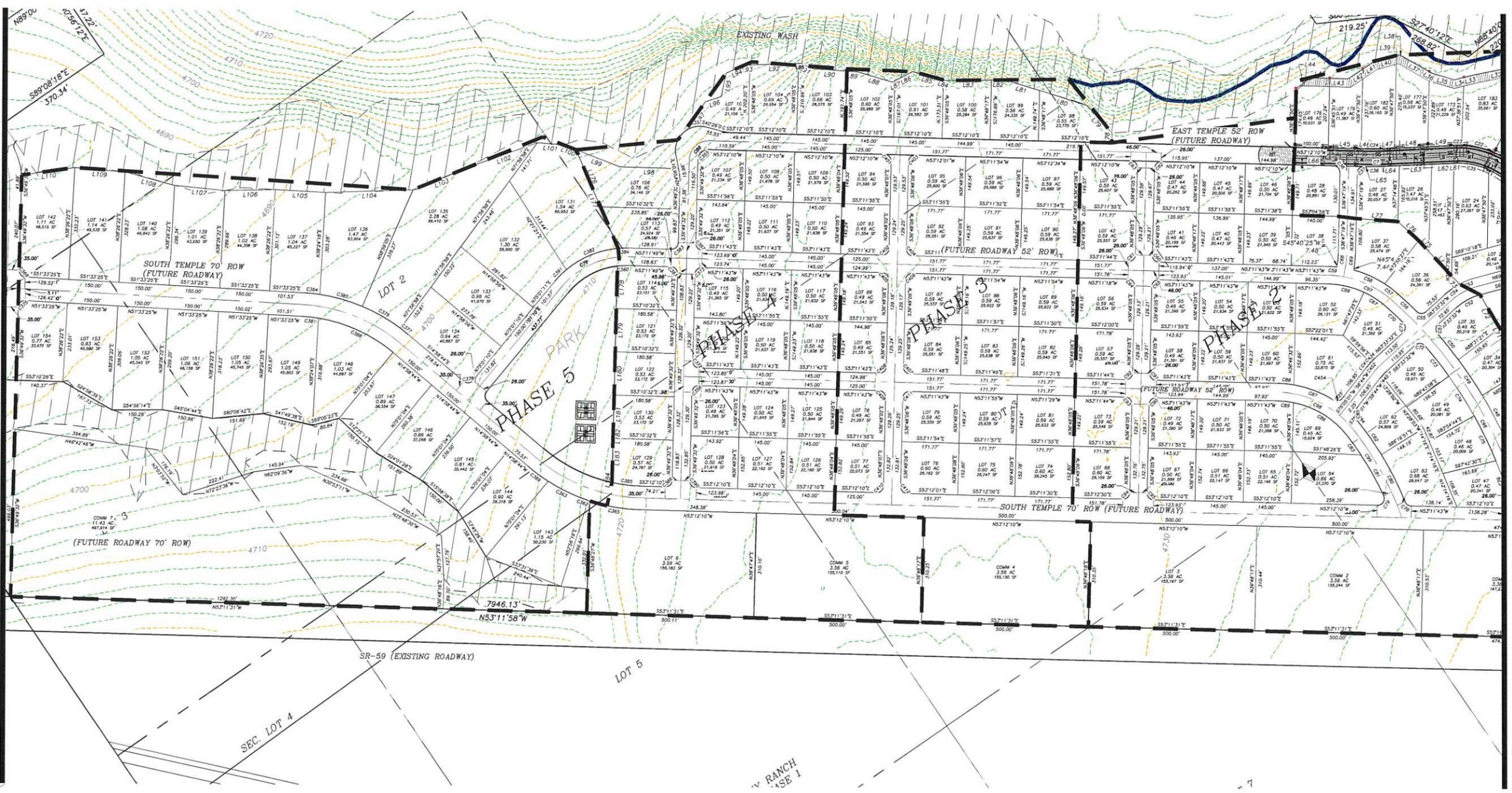
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## ROAD TYPICAL SECTIONS

MATCHLINE SEE PREVIOUS SHEET



MATCHLINE SEE NEXT SHEET

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

DATE: 04-06-2023  
SCALE: 1"=50'

JOB NO:  
276-013

SHEET NO:  
**3 OF 5**

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435.466.0501



NO	REVISIONS	DATE	DESCRIPTION

# PRELIMINARY PLAT FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH

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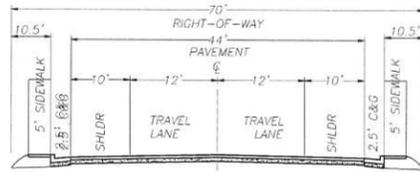
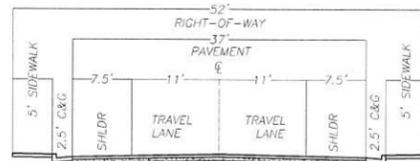
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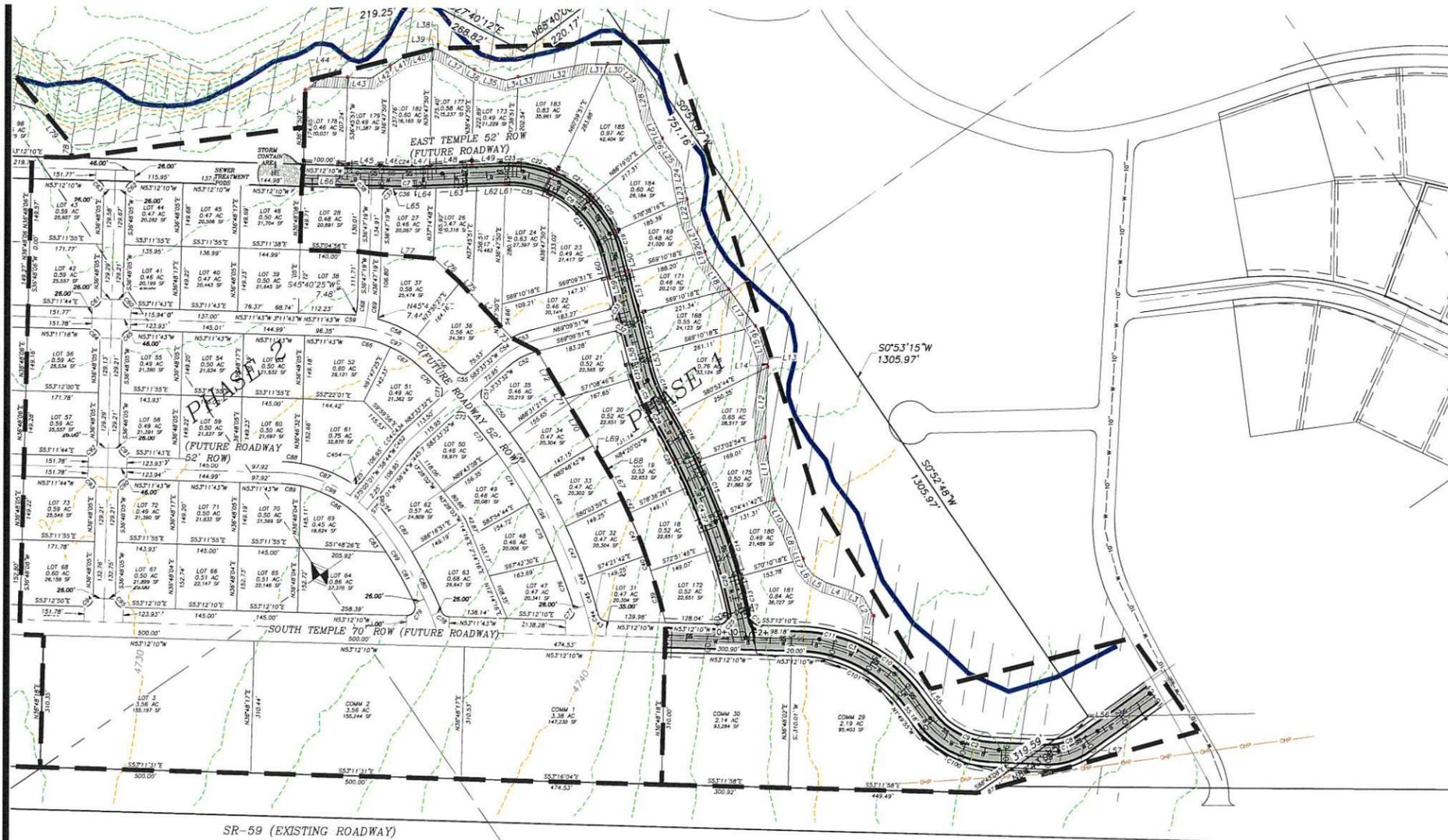


150 0 150  
SCALE IN FEET

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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MATCHLINE SEE PREVIOUS SHEET



NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84137  
Phone: 435/468-8507



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

DATE: 04-26-2013  
SCALE: 1"=50'

JOB NO:  
216-213

SHEET NO:  
**4 OF 5**

PRELIMINARY PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C8	75.58'	115.00'	74.23'	N70°54'22"W	37°39'24"
C9	145.86'	164.81'	141.14'	N26°44'21"W	50°42'22"
C10	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C11	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C12	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C13	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C14	142.36'	1641.76'	142.31'	S17°24'58"W	4°58'05"
C15	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C16	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C17	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C18	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C19	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C20	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C21	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C22	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C23	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C24	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C25	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C26	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C27	159.40'	1589.76'	155.72'	S14°15'55"W	5°44'42"
C28	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C29	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C30	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C31	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C32	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C33	31.42'	20.00'	28.29'	S65°49'56"W	90°00'27"
C34	199.60'	224.00'	193.07'	N4°41'59"W	51°03'21"
C35	104.73'	224.00'	103.78'	N43°37'17"W	26°47'17"
C36	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C37	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C38	31.41'	20.00'	28.28'	S81°22'26"E	89°59'30"
C39	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C40	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C41	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C42	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C43	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C44	0.04'	1292.24'	0.04'	N19°47'01"E	0°00'06"
C45	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C46	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C47	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C48	129.53'	1291.76'	129.48'	S7°03'39"W	5°44'44"
C49	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C50	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C51	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C52	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C53	51.90'	226.00'	51.79'	N75°44'36"W	1°30'31"
C54	55.45'	226.01'	55.31'	N89°21'04"W	14°03'23"
C55	30.21'	20.00'	27.42'	N53°10'23"W	86°32'10"
C56	79.19'	1291.76'	79.17'	N11°39'40"W	3°30'44"
C57	47.43'	326.00'	47.39'	N17°35'07"W	8°20'09"
C58	102.69'	326.00'	102.26'	N30°46'38"W	18°02'53"
C59	24.17'	153.46'	24.15'	N51°04'21"W	9°01'32"
C60	31.41'	20.00'	28.28'	S81°11'49"E	89°59'47"
C61	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C62	31.41'	20.00'	28.28'	S81°47'57"W	89°59'45"
C63	31.42'	20.00'	28.29'	N81°20'37"E	90°00'15"
C64	31.41'	20.00'	28.28'	N81°11'49"W	89°59'47"
C65	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C66	111.21'	274.00'	110.44'	N41°34'06"W	23°15'14"
C67	79.02'	274.00'	78.75'	N21°40'46"W	16°31'26"

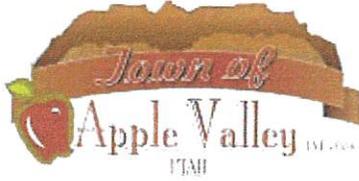
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C68	30.86'	199.00'	30.83'	S41°13'52"W	8°53'06"
C69	38.92'	251.00'	38.88'	N41°13'52"E	8°53'06"
C70	70.38'	1131.57'	70.37'	N11°50'17"W	3°33'50"
C71	32.68'	20.00'	29.16'	N36°45'05"E	9°36'54"
C72	31.35'	20.00'	28.24'	N51°31'59"W	89°48'59"
C73	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C74	139.84'	1224.82'	139.76'	N2°45'06"E	6°32'29"
C75	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"
C76	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C77	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C78	23.20'	20.00'	21.92'	N19°57'55"W	66°27'35"
C79	40.56'	20.00'	33.96'	S68°41'50"W	116°12'01"
C80	156.82'	941.34'	156.64'	N8°29'30"E	9°32'43"
C81	138.34'	851.70'	138.19'	S6°08'28"W	9°18'24"
C82	106.15'	1039.36'	106.11'	S0°29'18"W	5°51'06"
C83	68.72'	976.35'	68.71'	N0°31'43"W	4°01'59"
C84	25.77'	326.00'	25.77'	S5°00'26"E	4°31'46"
C85	28.75'	20.00'	26.34'	S33°54'21"W	82°21'21"
C86	193.96'	274.00'	189.93'	N2°30'18"W	40°33'33"
C87	127.04'	326.00'	126.23'	N33°42'56"W	22°19'37"
C88	47.32'	326.00'	47.28'	S49°02'14"E	8°18'58"
C89	47.32'	274.00'	47.26'	N48°14'53"W	9°53'39"
C90	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C91	31.41'	20.00'	28.28'	S81°11'49"E	89°59'47"
C92	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C93	31.41'	20.00'	28.28'	N81°11'49"W	89°59'45"
C94	31.41'	20.00'	28.28'	N81°17'57"E	89°59'45"
C95	31.42'	20.00'	28.29'	S81°20'37"E	90°00'15"
C96	776.69'	1265.76'	764.56'	N4°09'41"E	35°09'27"
C97	208.28'	300.00'	204.12'	N33°18'23"W	39°46'40"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C98	264.17'	300.00'	255.72'	N27°58'08"W	50°27'09"
C99	295.34'	915.34'	294.06'	N6°30'03"E	18°29'12"
C100	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C101	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C349	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C350	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C353	52.40'	72.22'	51.26'	S81°15'13"E	41°34'27"
C354	24.99'	102.81'	24.93'	S47°56'13"E	1°35'35"
C355	51.82'	33.00'	46.66'	S81°48'41"W	89°58'18"
C358	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C359	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C360	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C361	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"
C362	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C363	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C364	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C365	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C369	30.85'	20.00'	27.88'	S72°15'57"E	88°22'58"
C372	31.42'	20.00'	28.29'	S81°11'05"E	90°01'15"
C373	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C375	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C377	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C378	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C379	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C380	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C381	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C382	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C383	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C384	31.12'	276.00'	31.10'	N56°25'38"W	6°27'38"
C385	87.04'	465.00'	86.91'	S47°50'25"E	10°43'29"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C386	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C387	31.42'	20.00'	28.29'	S81°11'05"E	90°01'15"
C388	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C389	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C390	31.43'	20.00'	28.29'	S81°11'19"E	90°01'42"
C391	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C397	20.05'	174.01'	20.04'	S80°15'30"W	6°36'03"
C401	31.42'	20.00'	28.29'	N8°12'03"W	90°00'14"
C402	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C403	31.41'	20.00'	28.28'	S81°47'58"W	89°59'44"
C404	31.41'	20.00'	28.28'	S81°11'48"E	89°59'49"
C405	31.41'	20.00'	28.28'	N8°11'48"W	89°59'49"
C406	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C407	31.41'	20.00'	28.28'	S81°11'48"E	89°59'49"
C408	31.42'	20.00'	28.29'	N81°48'12"E	90°00'11"
C409	31.41'	20.00'	28.28'	N81°11'49"W	89°59'47"
C410	31.41'	20.00'	28.28'	N81°47'57"E	89°59'46"
C411	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C412	31.42'	20.00'	28.29'	S8°12'02"E	90°00'16"
C432	0.00'	0.08'	0.00'	N73°58'40"E	0°04'30"
C433	18.90'	225.99'	18.89'	N76°22'21"E	4°47'27"
C434	18.90'	225.99'	18.89'	N81°09'48"E	4°47'28"
C445	9.05'	174.01'	9.05'	S75°28'02"W	2°58'52"
C446	10.14'	526.00'	10.14'	S74°31'53"W	1°06'17"
C452	18.90'	225.99'	18.89'	S76°22'21"W	4°47'27"
C453	9.14'	474.00'	9.14'	S74°31'53"W	1°06'17"
C454	28.75'	20.00'	26.34'	N63°44'03"W	82°21'51"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	68.88'	N39°27'20"E
L2	53.43'	N5°49'34"E
L3	36.82'	N29°34'15"W
L4	57.12'	N37°08'35"W
L5	33.89'	N24°19'27"W
L6	29.38'	N32°43'6"W
L7	16.35'	N14°40'13"E
L8	58.07'	N14°08'49"E
L9	22.24'	N14°40'13"E
L10	75.62'	N3°36'33"E
L11	147.34'	N27°00'04"E
L12	166.61'	N37°38'47"E
L13	3.48'	N17°06'06"E
L14	15.12'	N37°38'47"E
L15	72.01'	N17°06'06"E
L16	10.86'	N0°51'43"W
L17	107.62'	N0°51'43"W
L18	86.54'	N0°51'43"W
L19	19.62'	N17°28'02"E
L20	29.73'	N17°28'02"E
L21	41.61'	N6°16'50"E
L22	60.65'	N23°05'14"E
L23	36.51'	N23°05'14"E
L24	45.90'	N28°20'37"E
L25	67.01'	N2°09'04"W
L26	9.92'	N9°08'46"E
L27	56.75'	N9°08'46"E
L28	85.21'	N22°05'18"E
L29	62.44'	N13°53'07"W
L30	37.55'	N54°18'39"W
L31	54.76'	N54°18'39"W
L32	128.63'	N65°28'42"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	32.45'	N67°59'39"W
L34	29.70'	N67°59'39"W
L35	69.43'	N38°40'01"W



**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-1317-B  
AV-1313-D-2  
AV-1313-D-1

**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Travis Holm am/are the applicant(s) of the application known as  
Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s)  
AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.  
AV-1313-D-1

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

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

Signature(s):

[Signature]  
 Name

Applicant/Owner

4-5-23  
 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 McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. [Signature]  
 (notary signature)

(seal)



Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
01/24/2023 02:56:30 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

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



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

Space Above This Line for Recorder's Use

**WARRANTY DEED**

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

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

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

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

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

By: Kerry Holt  
Kerry Holt, Manager

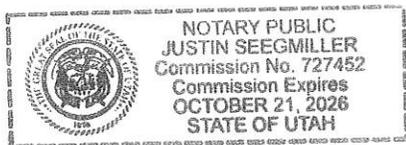
KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt  
Kerry Holt, Manager

STATE OF Utah )

COUNTY OF Washington ) ss.

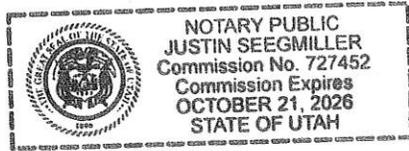
On the 19 day of January, ~~2013~~ <sup>2023</sup>, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company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

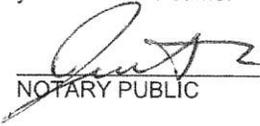


Justin Seegmiller  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Utah )  
 )  
 ) :ss.  
 )  
COUNTY OF Washington )

On the 19 day of January, ~~2022~~<sup>2023</sup>, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



  
NOTARY PUBLIC  
My Commission Expires:

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

Order No. 226766

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

**EXHIBIT "A"**

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

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

PROPOSED "WEST TEMPLE VILLAGE PHASE 1"

PARCEL 4: (AV-1359)

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

PARCEL 5: (AV-1349)

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

PARCEL 6: (AV-1348-B)

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

\*\*\*

Initials *KD* *KD*

Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
01/24/2023 02:56:30 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

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



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

Order No. 226766 - EFP Space Above This Line for Recorder's Use  
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

**WARRANTY DEED**

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

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

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ <sup>2023</sup>

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

By: Kerry Holt  
Kerry Holt, Manager

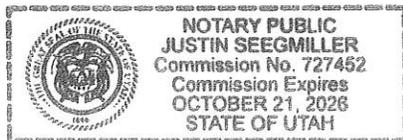
KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt  
Kerry Holt, Manager

STATE OF Utah )

COUNTY OF Washington )  
:ss.

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



Justin Seegmiller  
NOTARY PUBLIC  
My Commission Expires:



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

Order No. 226766

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

**EXHIBIT "A"**

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

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

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

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

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

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

PARCEL 6: (AV-1348-A)

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

PARCEL 7: (AV-1346)

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

PARCEL 8: (AV-1345)

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

PARCEL 9: (AV-1327)

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

LESS AND EXCEPTING THEREFROM the following described property:

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

PARCEL 10: (AV-1326)

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

\*\*\*

Initials RH KA



**Big Plains Water Special Service District**

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

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

December 15, 2022

Travis Holm



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

Preliminary Water Service Letter

For

Travis Holm

West Temple Village

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

1. This letter is for Lots 1 thru 27 of West Temple Village. Lots 28 and 29 will be dealt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

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

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

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

Andy McGinnis  
Chairman  
Big Plains SSD



April 6, 2023

Apple Valley  
Kyle Layton  
1777 North Meadowlark Drive  
Apple Valley, UT 84737

**Subject: West Temple Subdivision**

Kyle ,

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

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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

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



*Let's turn the answers on.*

Dixie Service Center  
Estimating Dept.  
455 N. Old Hwy 91  
Hurricane, UT 84737  
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen

Re: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this development until its new substation currently under construction is completed.

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

Sincerely,

Ruston Jenson  
Estimator  
Dixie Service Center  
435-688-3708

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY

OWNER

STATE OF UTAH )

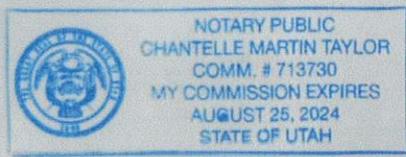
COUNTY OF WASHINGTON )

I (We) Travis Holm, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 7<sup>th</sup> day of April, 20 2023



Chantelle Martin Taylor  
Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

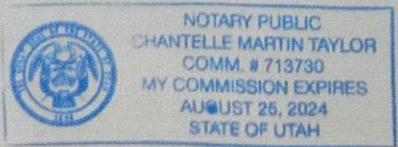
AGENT AUTHORIZATION

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

[Signature]  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 7<sup>th</sup> day of April, 20 23



Chantelle Martin Taylor  
Notary Public

Residing in: Utah County My

Commission Expires:

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

**Receipt No: 44495**

Receipt Date: 04/11/2023

Time of Receipt: 04/11/2023 12:48 PM

1822 - Payment	<u>2,700.00</u>
	<b>\$2,700.00</b>

Check: 4494450052	<u>2,700.00</u>
	<b>\$2,700.00</b>