



**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: <b>Michael Barrett</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) <b>N/A</b>		Phone: <b>N/A</b>	
Address/Location of Property: <b>Same as above</b>		Parcel ID: <b>AV-1378-E and AV-1378-L</b>	
Existing Zone: <b>OST – Open Space Transition</b>		Proposed Zone: <b>A-X Agricultural Zone</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>22.12</sup> _____	
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:**

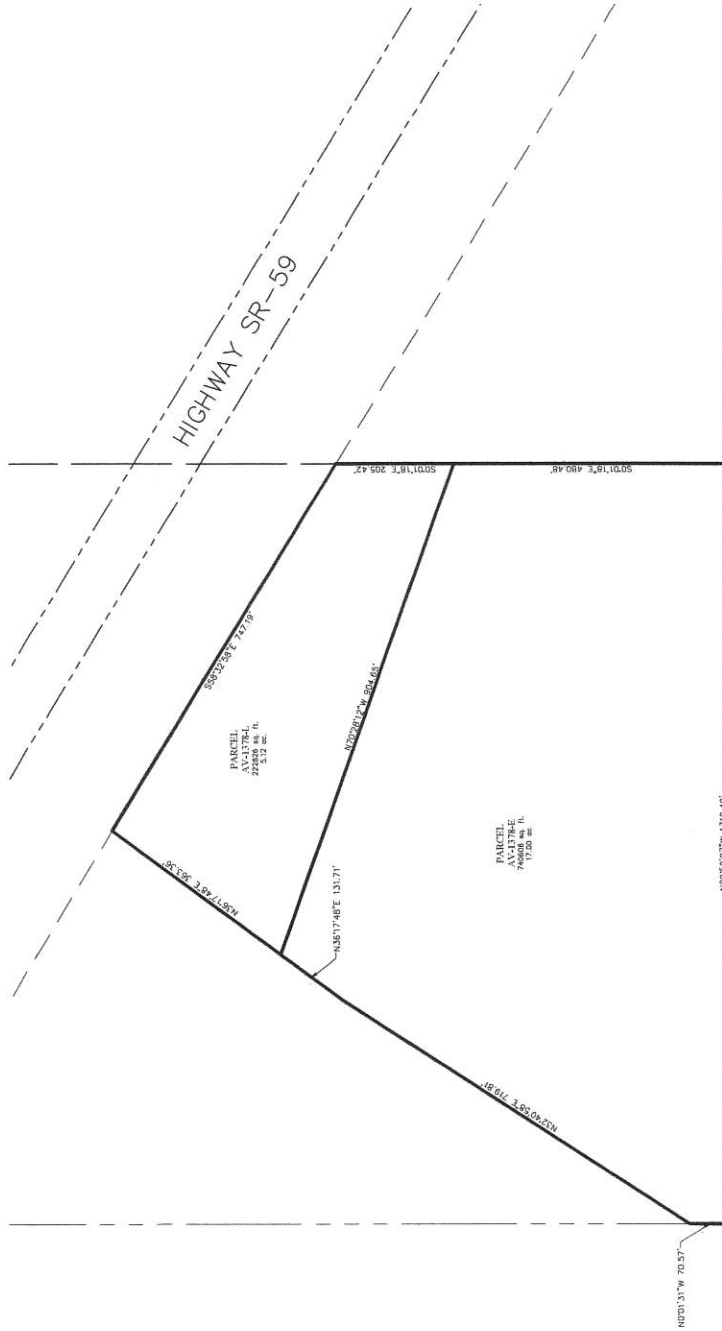
- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. **N/A** A letter 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
- 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 <b>08/06/2024</b>
-------------------------	---------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED AUG 06 2024</b>	Date Application Deemed Complete:	
By:	By:	



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



WEST QUARTER CORNER SECTION 23,  
TOWNSHIP 43 SOUTH, RANGE 11 WEST,  
SALT LAKE BASE AND MERIDIAN

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF NORTHERN ENGINEERING, INC.

LOT LINE ADJUSTMENT  
APPLE VALLEY, UTAH

JOB NO.  
21-077

SHEET NO.  
1

**BARRETT PARCELS**

1040 E. 500 N.  
PREM. UTAH  
(50) 602-6992

**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT



NO.	REVISION	BY	DATE

DESIGNED BY: [ ]  
CHECKED BY: [ ]  
APPROVED: [ ]  
BY DATE: [ ]  
REVISIONS: [ ]

NO. 21-077-01, HANSHON VALLEY, UT, BARRETT PARCELS, 1/20/2024, 8:27 AM

**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.00°01'31"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.36°17'48"E. A DISTANCE OF 363.36 FEET; THENCE S.58°32'58"E. A DISTANCE OF 747.19 FEET; THENCE S.00°01'18"E. A DISTANCE OF 205.42 FEET; THENCE N.70°28'12"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.00°01'31"W. A DISTANCE OF 70.57 FEET ALONG THE SECTION LINE; THENCE N.32°40'58"E. A DISTANCE OF 719.81 FEET; THENCE N.36°17'48"E. A DISTANCE OF 131.71 FEET; THENCE S.70°28'12"E. A DISTANCE OF 904.65 FEET; THENCE S.00°01'18"E. A DISTANCE OF 480.48 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 23; THENCE N.89°59'07"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.

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.

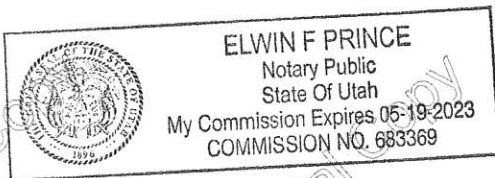
WITNESS the hand(s) of said grantor(s), this 16<sup>TH</sup> day of March, 2019.

*Pamela S. Ward*

Pamela S. Ward

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

On the 16<sup>th</sup> 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.



*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

**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**


- |                                       |   |                      |
|---------------------------------------|---|----------------------|
| 1 <input type="checkbox"/>            | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input checked="" type="checkbox"/> | 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 <input type="checkbox"/>            | No water rights are being conveyed.   | C                    |
| 4 <input type="checkbox"/>            | 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). <u>81-3970 (A43996a) and 81-4242 (A43996a)</u> 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) <input type="checkbox"/> All of Water Rights No(s). <u>81-3970 (A43996a) and 81-4242 (A43996a)</u> <input checked="" type="checkbox"/> <u>1.0</u> acre-feet from Water Right No. <u>81-3970 (A43996a)</u> for: <u>    </u> families <u>20</u> acres of irrigated land; stock water for <u>    </u> Equivalent Livestock Units; and/or for the following other uses <u>    </u> <input checked="" type="checkbox"/> <u>1.0</u> acre-feet from Water Right No. <u>81-4242 (A43996a)</u> for: <u>    </u> families <u>20</u> acres of irrigated land; stock water for <u>    </u> Equivalent Livestock Units; and/or for the following other uses <u>    </u> 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) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: <input type="checkbox"/> Outdoor water service is provided by: <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> 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, Ogden, Utah 84412  
 NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

**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**
- |                                       |   |                      |
|---------------------------------------|---|----------------------|
| 1 <input type="checkbox"/>            | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input checked="" type="checkbox"/> | 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 <input type="checkbox"/>            | No water rights are being conveyed.   | C                    |
| 4 <input type="checkbox"/>            | Water rights are being conveyed by separate deed.   | C                    |

Important Notes  
(see other side)

**Section**

A	The water right(s) being conveyed include Water Right No(s). <u>81-3970 (A43996a) and 81-4242 (A43996a)</u> 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) <input type="checkbox"/> All of Water Rights No(s). <u>81-3970 (A43996a) and 81-4242 (A43996a)</u> <input checked="" type="checkbox"/> <u>1.0</u> acre-feet from Water Right No. <u>81-3970 (A43996a)</u> for: <u>    </u> families <u>20</u> acres of irrigated land: stock water for <u>    </u> Equivalent Livestock Units; and/or for the following other uses <u>    </u> <input checked="" type="checkbox"/> <u>1.0</u> acre-feet from Water Right No. <u>81-4242 (A43996a)</u> for: <u>    </u> families <u>20</u> acres of irrigated land: stock water for <u>    </u> Equivalent Livestock Units; and/or for the following other uses <u>    </u> 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) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: <input type="checkbox"/> Outdoor water service is provided by: <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> 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, Ogden, 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**

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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

Policy No. 5011400-2641022e  
File No. 208479  
Page No. 2

**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.

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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

## HISTORIC –

**Apple Valley Zoning Districts Viewer**

Search Account #, Parcel ID

**Zoning Districts Information:**

**ZONE PURPOSES:**

The following zones are created to be applied as necessary to regulate the development of the land in the county as set forth below:

**A. Agricultural Zone:**

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

**B. Residential Zones:**

**A. Single Family Residential Zone:**

The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

**B. Residential Estate Zone:**

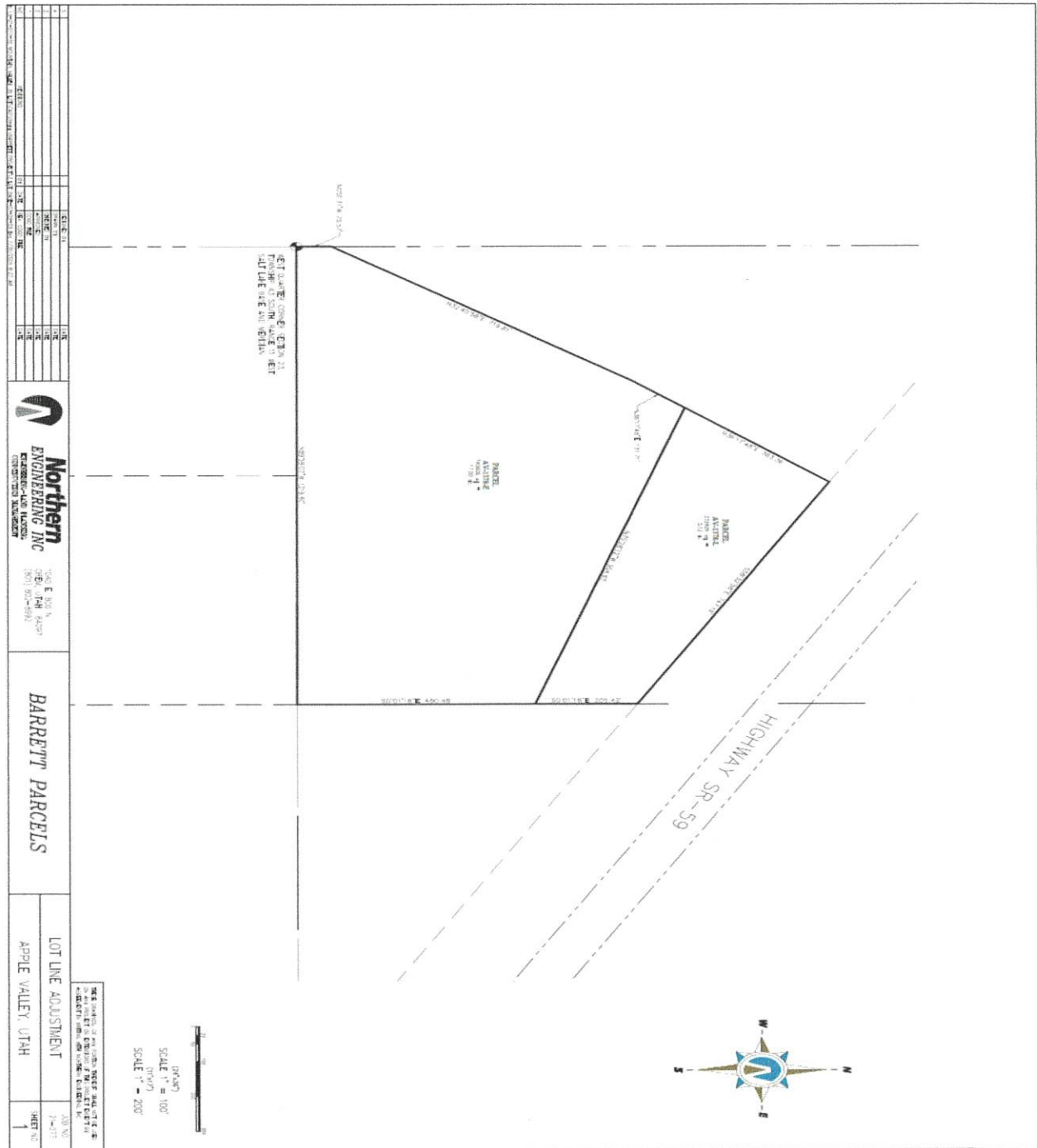
**Legend**

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

**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  
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**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      **Name** BARRETT MICHAEL      **Market (2024)** \$311,040  
**Taxable** \$432

**Parcel Number** AV-1378-E      1749 E 2260 S  
 APPLE VALLEY,  
 UT 84737

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

**Tax District** 45 - Apple Valley Town

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

**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

**ZONE CHANGE APPLICATION – APPLE VALLEY  
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1749 E. 2260 S.  
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**OLD LEGAL:** S: 23 T: 43S R: 11W BEG W1/4 COR SEC 23 T43S R11W TH  
N0°01'31"W ALG SEC/L 70.57 FT; TH N32°40'58"E 719.81 FT; TH N36°17'48"E 495.07  
FT; TH S58°32'58"E 747.19 FT; TH S0°01'18"E 685.90 FT TO SE COR SW1/4 NW1/4  
SEC 23; TH N89°59'14"W 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°17'48"  
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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POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.00°01';31"W. A DISTANCE OF 70.57 FEET ALONG THE SECTION LINE;  
THENCE N.32°40'58"E. A DISTANCE OF 719.81 FEET; THENCE N.36°17'48"E. A  
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THENCE S.00°01'18"E. A DISTANCE OF 480.48 FEET TO A POINT ON THE EAST-  
WEST QUARTER SECTION LINE OF SAID SECTION 23; THENCE N.89°59'07"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.

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

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Apple Valley, UT, 84737  
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**B. Residential Zones:**

**A. Single Family Residential Zone:**

The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

**B. Residential Estate Zone:**

**Legend**

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

**Address Information:**

Account ID: 835878  
Address:  
Subdivision:  
[Zoom to](#)

113.063944 37.033816 Degrees

**WASHINGTON COUNTY**  
THE ANTIPODES COUNTY

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Ascending

[Printer friendly view](#)

Query: AccountNumID = 0835878  
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Account#	Summary
0835878	<p>Parcel #: <b>AV-1378-L</b>                      Situs: 1749 E 2260 S APPLE VALLEY 847370000                      Acres: 0.52                      Version: 06/22/2023 12:51:06-293 PM to: MAX</p> <p>Owner: <b>BARRETT MICHAEL</b>                      Legal: S: 23 T: 43S R: 11W COM AT W1/4 COR OF SEC 23 T43S R11W ...</p>

# 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

**Apple Valley Zoning Districts Viewer**

**Zoning Districts Information:**

**ZONE PURPOSES:**

The following zones are created to be applied as necessary to regulate the development of the land in the county as set forth below:

**A. Agricultural Zone:**

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

**B. Residential Zones:**

**A. Single Family Residential Zone:**  
The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

**B. Residential Estate Zone:**

**Legend**

Apple valley zoning viewer

Town Boundary

Zoning Districts

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

**Address Information:**  
Account ID: 499015  
Address:  
Subdivision:  
Zoom to

**WASHINGTON COUNTY**  
YOUR AMERICAN COUNTY

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Query: AccountNumID = 0499015

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Account#	Summary
0499015	Parcel #: <b>AV-1378-E</b> Situs: 7854 S 9500 E APPLE VALLEY 847370000 Acres: 21.60 Version: 06/08/2023 04:53:13-210 PM to: MAX

Owner: BARRETT MICHAEL  
Legal: S: 23 T: 43S R: 11W BEG W1/4 COR SEC 23 T43S R11W TH N0...

**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
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**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**

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°01'31"W ALG SEC/L 70.57 FT; TH N32°40'58"E 719.81 FT; TH N36°17'48"E 495.07  
FT; TH S58°32'58"E 747.19 FT; TH S0°01'18"E 685.90 FT TO SE COR SW1/4 NW1/4  
SEC 23; TH N89°59'14"W 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°17'48"  
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.00°01'31"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.36°17'48"E. A DISTANCE OF 363.36 FEET; THENCE S.58°32'58"E. A  
DISTANCE OF 747.19 FEET; THENCE S.00°01'18"E. A DISTANCE OF 205.42 FEET;  
THENCE N.70°28'12"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	<b>Owner: ASHMORE ECKO, ASHMORE ROGER M</b>  2125 S STATE ST APPLE VALLEY 84737
Parcel #: AV-1376-D Acres 40.00 ZONE: OST Open Space Transitional	<b>FOSTER CHARLES R TRUSTEES</b> 51 N MEADOW DR PINE VALLEY, UT 84781-2229
Parcel #: 1376-J Acres: 19 ZONE: OST Open Space Transitional	<b>FOSTER CHARLES R TRUSTEES</b> 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	<b>Owner: BARLOW KURT I, BARLOW JOSEPH I, BARLOW AARON L</b> 2278 S 1600 E APPLE VALLEY, UT 84737
Parcel #: AV-1378-G Acres: 20.00 ZONE: OST Open Space Transitional	<b>Owner: CURTIS JASON &amp; HOLLY</b> 545 S 1530 W HURRICANE, UT 84737-2598
Parcel #: AV-1378-K Acres: 20 ZONE: RE-20 Rural Estate	<b>Owner: GROSS MICHAEL JAMES &amp; JENNIFER KAY</b> 2499 S 1740 E APPLE VALLEY, UT 84737
Parcel #: AV-1378-D Acres: 19.58 ZONE: OST Open Space Transitional	<b>LAND DEVELOPMENT SOLUTIONS LLC</b> PO BOX 71653 SALT LAKE CITY, UT 84121
Parcel #: AV-1378-C Acres 52.51 ZONE: OST Open Space Transitional	<b>LAND DEVELOPMENT SOLUTIONS LLC</b> PO BOX 71653 SALT LAKE CITY, UT 84121