



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: LITTLE CREEK LAND co LLC		Phone:	
Address: PO BOX 126		Email:	
City: ST GEORGE		State: UTAH	Zip: 84771
Agent: (If Applicable)		Phone:	
Address/Location of Property: South of 59 Across from Chevron		Parcel ID: <small>AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2</small>	
Existing Zone: Planned Development		Proposed Zone: RE-1 and C-2	
For Planned Development Purposes: Acreage in Parcel <u>268.33</u>		Acreage in Application <u>268.33</u>	
Reason for the request Change to RE-1 and C-2			

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).

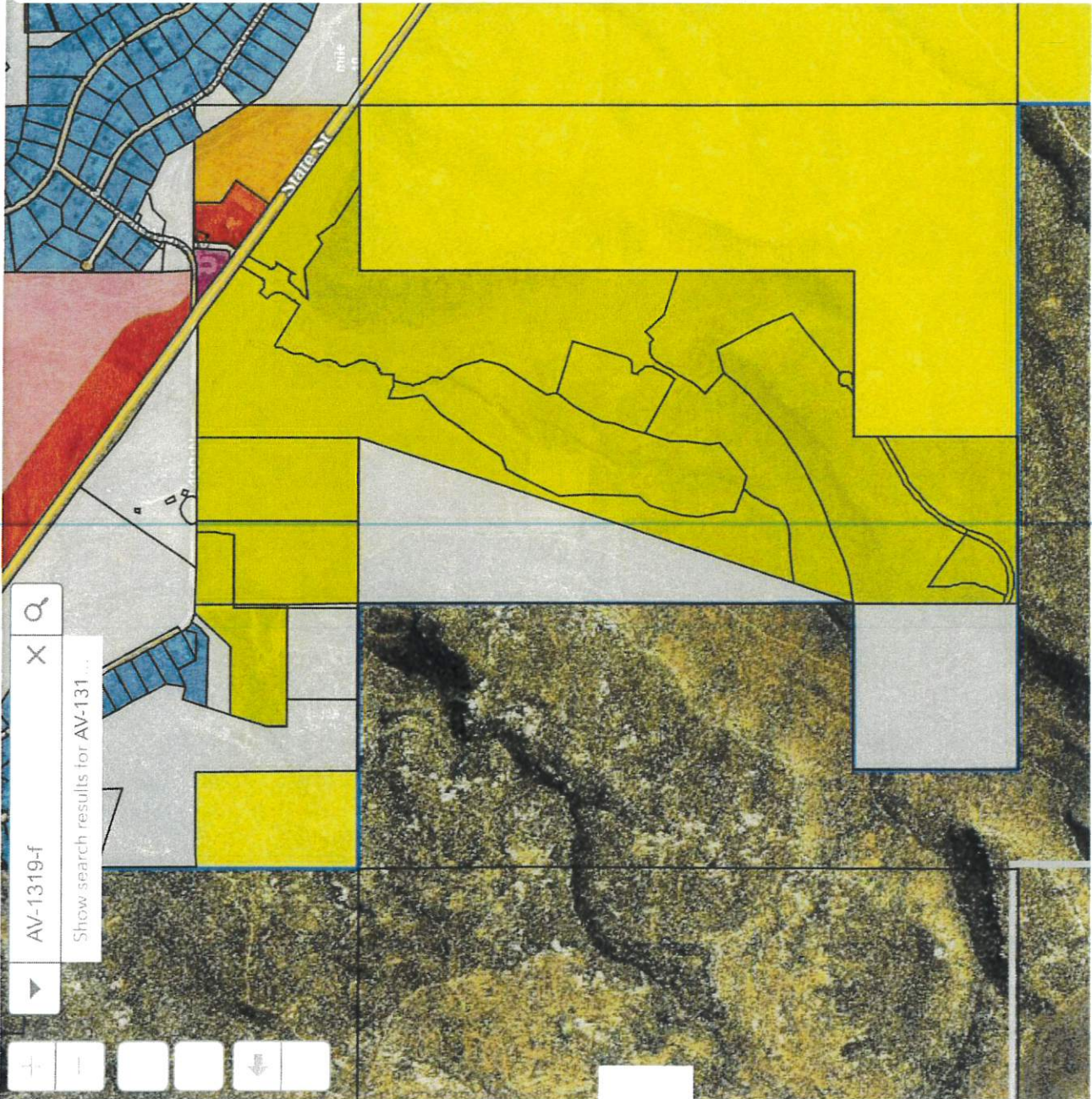
Applicant Signature <i>TOWN INITIATED ZONE CHANGE. TOWN IS APPLICANT. MAYOR SIGN FOR TOWN.</i> 	Date <i>8/14/24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED AUG 15 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer

AV-1319-f

Show search results for AV-1319-f



Legend

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
- 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
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary



**BOUNDARY DESCRIPTION
NORTHWEST COMMERCIAL PARCEL
APPLE VALLEY, UTAH
AUGUST 12, 2024**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE S.89 49°24"W. A DISTANCE OF 1611.65 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 477.36 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.58 10°40"W. A DISTANCE OF 363.59 FEET; THENCE N.20 05°38"E. A DISTANCE OF 337.02 FEET; THENCE N.62 38°04"W. A DISTANCE OF 315.67 FEET; THENCE N.36 01°31"W. A DISTANCE OF 184.75 FEET; THENCE S.89 58°11"E. A DISTANCE OF 438.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 59; THENCE S.54 26°16"E. A DISTANCE OF 557.66 FEET ALONG SAID RIGHT OF WAY; THENCE S.35 33°44"W. A DISTANCE OF 183.03 FEET TO A POINT OF CURVATURE OF A 62.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99 44°33" AND A CHORD THAT BEARS S.85 26°01"W. A DISTANCE OF 95.57 FEET; THENCE N.44 41°43"W. A DISTANCE OF 35.51 FEET; THENCE S.45 18°17"W. A DISTANCE OF 73.69 FEET TO A POINT OF CURVATURE OF A 155.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.18 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.46 34°45"W. A CENTRAL ANGLE OF 74 29°46" AND A CHORD THAT BEARS S.06 10°20"E. A DISTANCE OF 188.24 FEET TO A POINT OF CURVATURE OF A 1554.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01 49°23" AND A CHORD THAT BEARS S.30 09°52"W. A DISTANCE OF 49.44 FEET TO A POINT OF CURVATURE OF A 62.50-FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.41 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18 42°46" AND A CHORD THAT BEARS S.19 53°47"W. A DISTANCE OF 20.32 FEET; THENCE S.10 32°24"W. A DISTANCE OF 6.82 FEET TO A POINT OF CURVATURE OF A 37.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16 53°46" AND A CHORD THAT BEARS S.18 59°17"W. A DISTANCE OF 11.02 FEET TO A POINT OF CURVATURE OF

A 1546.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.46 FEET,
SAID CURVE HAVING A CENTRAL ANGLE OF $01^{\circ} 12' 11''$ AND A CHORD THAT
BEARS $S.26^{\circ} 50' 04'' W.$ A DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 319,027 SQ. FT. OR 7.32 AC

**BOUNDARY DESCRIPTION
VILLAGE OF MANY NATIONS
APPLE VALLEY, UTAH
AUGUST 8, 2024**

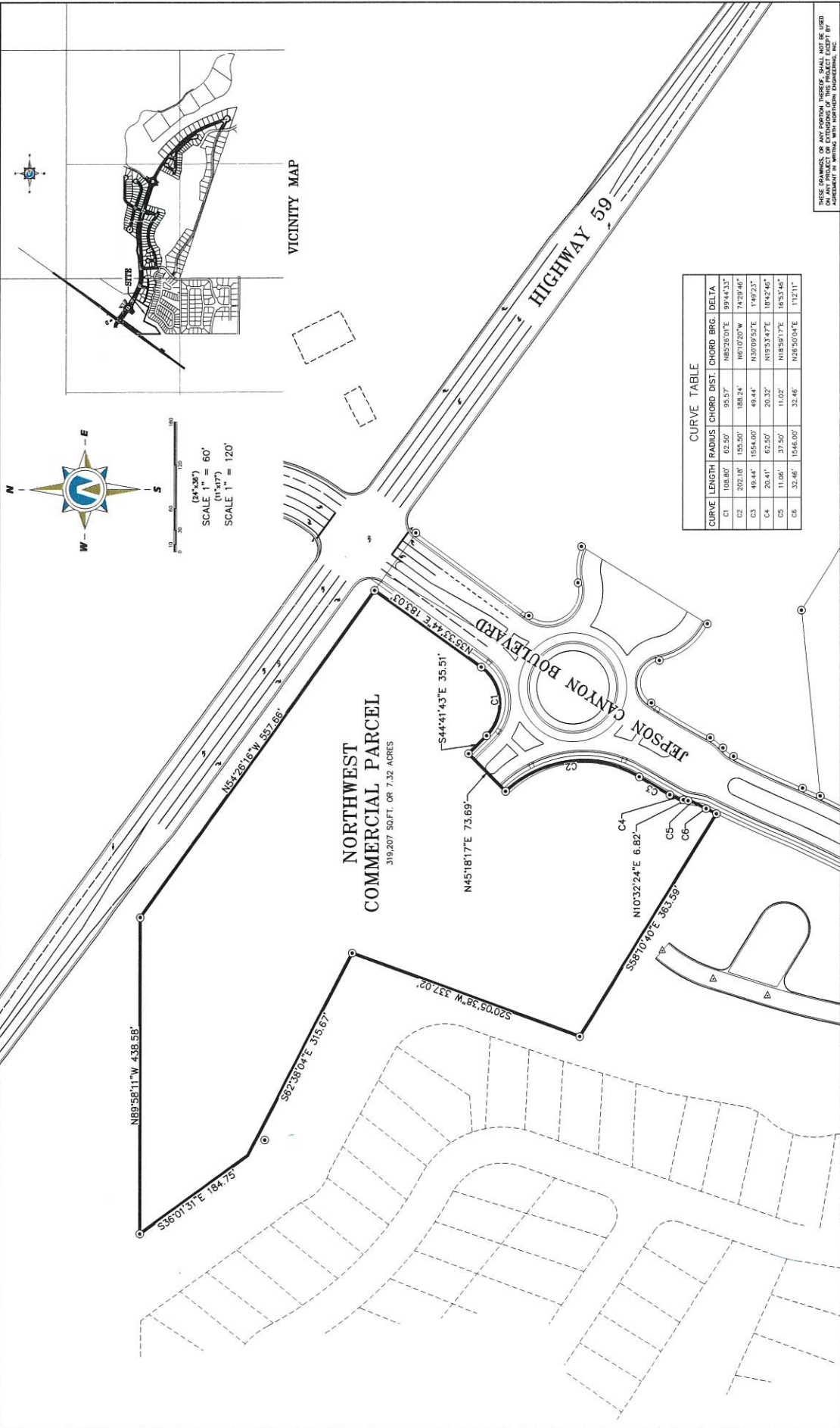
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, SAID POINT BEING THE REAL POINT OF BEGINNING.

THENCE S89°49'26"W A DISTANCE OF 766.79 FEET ALONG THE SECTION LINE; THENCE N57°40'56"W A DISTANCE OF 665.67 FEET; THENCE S84°13'44"W A DISTANCE OF 259.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JEPSON CANYON BOULEVARD, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 636.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE THE FOLLOWING 12(TWELVE) COURSES ALONG SAID RIGHT OF WAY; (1)THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 26.87 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.64 57'47"W. A CENTRAL ANGLE OF 02 25'14" AND A CHORD THAT BEARS N.23 49'36"E. A DISTANCE OF 26.87 FEET TO A POINT OF CURVATURE OF A 1464.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (2)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04 09'24" AND A CHORD THAT BEARS N.24 41'42"E. A DISTANCE OF 106.19 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT COMPOUND CURVE TO THE RIGHT; (3)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18 33'32" AND A CHORD THAT BEARS N.36 03'10"E. A DISTANCE OF 13.71 FEET; (4)THENCE N.45 19'56"E. A DISTANCE OF 10.62 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; (5)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16 58'22" AND A CHORD THAT BEARS N.36 50'45"E. A DISTANCE OF 16.97 FEET TO A POINT OF CURVATURE OF A 1456.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (6)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03 47'14" AND A CHORD THAT BEARS N.30 15'11"E. A DISTANCE OF 96.22 FEET TO A POINT OF CURVATURE OF A 32.20-FOOT RADIUS TANGENT COMPOUND CURVE TO THE RIGHT; (7)THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 137 50'16" AND A CHORD THAT

BEARS S.78 56'04"E. A DISTANCE OF 60.09 FEET TO A POINT OF CURVATURE OF A 92.50-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; (8)THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.53 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 54 13'00" AND A CHORD THAT BEARS S.37 07'27"E. A DISTANCE OF 84.30 FEET; (9)THENCE N.31 12'00"E. A DISTANCE OF 207.04 FEET TO A POINT OF CURVATURE OF A 78.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (10)THENCE NORTHWESTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 51.55 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.24 21'19"W. A CENTRAL ANGLE OF 37 52'01" AND A CHORD THAT BEARS N.84 34'41"W. A DISTANCE OF 50.62 FEET TO A POINT OF CURVATURE OF A 44.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; (11)THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 139 35'38" AND A CHORD THAT BEARS N.33 42'53"W. A DISTANCE OF 82.59 FEET; (12)THENCE N.36 05'27"E. A DISTANCE OF 195.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 59; THENCE S.54 26'16"E. A DISTANCE OF 1501.88 FEET ALONG SAID RIGHT OF WAY; THENCE S.00 06'06"E. A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 582,028 SQ. FT. OR 13.36 AC



THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR CONSTRUCTION OR RECORD PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

NORTHERN ENGINEERING INC.
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N. 84097
OREM, UTAH 84097
(801) 802-8992

NORTHWEST COMMERCIAL PARCEL
APPLE VALLEY, UTAH

JEPSON CANYON RESORT

JOB NO. 14-043
SHEET NO. 1

Jepson Canyon Legal Descriptions

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

Legal S: 30 T: 42S R: 11W W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 63 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

Legal S: 30 T: 42 R: 11 W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 30 T: 42S R: 11W E1/2 SE1/4 SW1/4 SEC 30 T42S R11W

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING.

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THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING.

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DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN TAX DISTRICT 61 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 1.
 LESS: LAND IN TAX DISTRICT 62 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 2.
 LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 31 T: 42S R: 11W COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

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Legal S: 31 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE

TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

Legal S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

Account 1124621

Location

Account Number 1124621
Parcel Number AV-1382-JC2
Tax District 62 - Jepson Canyon PID 2
Acres 41.39
Situs 0, 0

Legal S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89*54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0*03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0*05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89*58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0*03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89*57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0*03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18*24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0*04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89*38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54*06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0*13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

LESS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00*08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96*55'03" AND A CHORD THAT BEARS N69*55'23"E A DISTANCE OF 531.42 FEET; THENCE N21*27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38*12'15" AND A CHORD THAT BEARS N40*33'58"E A DISTANCE OF 683.96 FEET; THENCE N59*40'06"E A DISTANCE OF 383.53 FEET; THENCE S00*07'46"E A DISTANCE OF 52.06 FEET; THENCE S59*40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF

Owner

Name LITTLE CREEK LAND CO LLC
Additional Names C/O: HANK ISAKSEN
 PO BOX 1026
 SAINT GEORGE, UT 84771-1026

Value

Market (2024)	\$239,000
Taxable	\$239,000
Tax Area: 62	Tax Rate: 0.006853
Type	Actual Assessed Acres
Ag	\$239,000 \$239,000 41.390
Land	

3
When recorded mail deed and tax notice to:
Jepson Canyon Resort Development Company, Inc.
P. O. Box 1026
St. George, UT 84771

DOC # 20150020967

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
06/18/2015 11:20:18 AM Fee \$ 14.00
By JEPSON CANYON RESORT DEVELOPMENT CO INC



Space Above This Line for Recorder's Use

WARRANTY DEED

Little Creek Land Company, LLC, grantor(s) of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

Jepson Canyon Resort Development Company, Inc., grantee(s) of St. George, County of Washington, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Serial No. **AV1337-A-1-A-1-A**

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.

WITNESS the hand(s) of said grantor(s), this 18 day of June, A. D. 2015.

Little Creek Land Company, LLC

By: Henry Isaksen, Jr.

Henry Isaksen, Jr., Manager

See attached page for the Notary Acknowledgment.

Notary Attachment for that certain Warranty Deed executed by Little Creek Land Company, LLC, grantor, in favor of Jepson Canyon Resort Development Company, Inc., grantee.

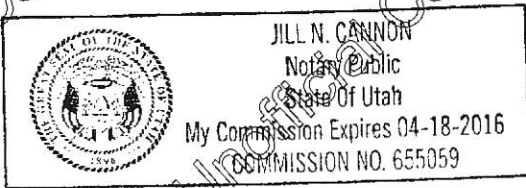
Order No.:
Tax Id Number:

STATE OF UTAH

County of Washington

ss

On the 18th day of June, A.D. 2015, personally appeared before me Henry Isaksen, Jr., who being by me duly sworn, says that he is the Manager of Little Creek Land Company, LLC, the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.



My Commission Expires: 4.18.16

[Signature]

, Notary Public

Notary Public residing at: St. George, Utah

Attachment to that certain Warranty Deed executed by Little Creek Land Company, LLC, grantor, in favor of Jepson Canyon Resort Development Company, Inc., grantee.

Tax Id Number: AV-1337-A-1-A-1-A

EXHIBIT "A" - LEGAL DESCRIPTION

**BOUNDARY DESCRIPTION
JEPSON CANYON RESORT
SOUTHWEST SCIENCE CENTER**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

Application for Assessment and
Taxation of Agricultural Land

Washington County Assessor

Farmland Assessment Act
UCA 59-2-501 to 515
Form TC-582

Owner
JEPSON CANYON RESORT DEVELOPMENT COMPANY INC
PO BOX 1026
SAINT GEORGE, UT 84771-1026

Date of Application
10/02/2015

Total Acres
44.19

Property identification numbers and complete legal description (additional pages if necessary)

Account Number: 0946536

Parcel Number: AV-1340

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°58'14"W A DISTANCE OF 1321.64 FEET; THENCE N00°08'08"W A DISTANCE OF 70.72 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS N68°11'56"E A DISTANCE OF 582.55 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 654.51 FEET; THENCE N59°40'06"E A DISTANCE OF 357.34 FEET; THENCE S00°07'34"E A DISTANCE OF 1077.18 FEET TO THE POINT OF BEGINNING.

Account Number: 0946543

Parcel Number: AV-1341

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 415.98 FEET AND WEST A DISTANCE OF 778.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 534.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°20'10" AND A CHORD THAT BEARS S64°37'56"W A DISTANCE OF 485.74 FEET; THENCE N21°10'16"E A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'29" AND A CHORD THAT BEARS N05°35'58"E A DISTANCE OF 331.46 FEET; THENCE N04°01'28"W A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 421.22-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°28'28" AND A CHORD THAT BEARS N01°25'01"W A DISTANCE OF 76.90 FEET; THENCE S54°08'24"E A DISTANCE OF 512.16 FEET TO THE POINT OF BEGINNING.

Account Number: 0946550

Parcel Number: AV-1347

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 1321.23 FEET AND EAST A DISTANCE OF 1317.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°53'32"W A DISTANCE OF 906.05 FEET; THENCE N59°40'06"E A DISTANCE OF 8.52 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS N82°40'47"E A DISTANCE OF 23.45 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'45" AND A CHORD THAT BEARS N29°14'05"E A DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF

463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

Account Number: 0946620

Parcel Number: AV-1352

S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 70.03 FEET AND WEST A DISTANCE OF 1321.81 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 695.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 686.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

Account Number: 0946644

Parcel Number: AV-1353

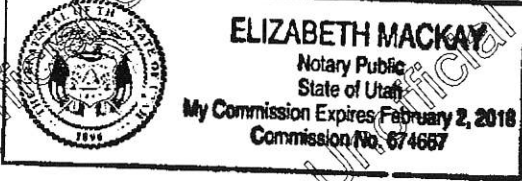
S: 30 T: 42S R: 11W A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH A DISTANCE OF 1319.36 FEET AND EAST A DISTANCE OF 322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N59°40'06"E A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 61°48'59" AND A CHORD THAT BEARS N28°45'36"E A DISTANCE OF 30.82 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 287°50'22" AND A CHORD THAT BEARS S38°13'43"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'22" AND A CHORD THAT BEARS S82°40'47"W A DISTANCE OF 23.45 FEET; THENCE S59°40'06"W A DISTANCE OF 8.52 FEET; THENCE S89°53'32"W A DISTANCE OF 89.40 FEET TO THE POINT OF BEGINNING

Certification

Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name

Owner Signature (JEPSON CANYON RESORT DEVELOPMENT COMPANY INC) By: <i>Henry Gathen</i> manager	Date 10/20/15
Notary Signature <i>Elizabeth Mackay</i>	Date 10/20/15
Subscribed and Sworn Before Me	
Notary Stamp	
	

County Assessor Signature (Subject to review) <i>Tom Warrant</i>	Date 11-2-15
---	-----------------