

BASIS OF BEARING
 S 89°01'25" E 2644.39' (COR. TO COR.)
 S 89°01'25" E 33.00'
 S 89°00'56" E 33.00'
 QUARTER CORNER COMMON SECTION 5
 T.43S, R.11W, S.L.B.&M. & SECTIONS 32, T.42S, R.11W, S.L.B.&M. (FOUND 1909 GLD BRASS CAP)

LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	133.24'	N 48°12'13" W	
L2	99.93'	N 68°22'29" E	
L3	82.03'	S 48°12'13" E	
L4	59.83'	S 68°22'29" W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	438.05'	510.00'	49°12'46"
C3	1037.69'	510.00'	116°34'42"
C5	436.62'	509.99'	49°03'10"
C7	1037.69'	510.00'	116°34'42"

STATE ROUTE 59

SUP III LLC
 PARCEL NO. AV-1351-A-1

SUP I LLC
 PARCEL NO. AV-1350-A

HEBER R. ALLRED
 PARCEL NO. AV-1-3-5-211

SUP I LLC
 PARCEL NO. AV-1350-A

SUP I LLC
 PARCEL NO. AV-1350-A

SUP III LLC
 PARCEL NO. AV-1351-A-1

HEBER R. ALLRED
 PARCEL NO. AV-1-3-5-211

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED ROADWAYS TO BE HEREINAFTER KNOWN AS:
MAIN STREET - APPLE VALLEY
 FOR GOOD AND VALUABLE CONSIDERATIONS RECEIVED, DOES HEREBY WARRANT, DEDICATE AND CONVEY TO THE TOWN OF APPLE VALLEY, AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PARCELS OF LAND DESCRIBED AND SHOWN ON THIS PLAT AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC AS ROADWAYS AND PUBLIC UTILITY AND DRAINAGE EASEMENT OR OTHER PUBLIC USE AS MAY BE DETERMINED BY TOWN.
 SUP I LLC, A UTAH LIMITED LIABILITY COMPANY

MANAGER
 SUP III LLC, A UTAH LIMITED LIABILITY COMPANY

MANAGER
 HEBER R. ALLRED

INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

LEGEND:

- FOUND REBAR & CAP AS NOTED
- NOTHING SET OR FOUND
- ▲ STATE RIGHT-OF-WAY MARKER
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ SECTION MONUMENTATION (NOT FOUND)
- ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREOF IN ACCORDANCE WITH SECTION 17-2-17 AND HEREBY CERTIFY THAT ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREOF OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS & PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE HEREINAFTER KNOWN AS:
MAIN STREET - APPLE VALLEY
 THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREOF LEGAL DESCRIPTION.



DATE: _____
 BRANDON E. ANDERSON
 CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

NORTH ROAD:
 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND EAST 56.40 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

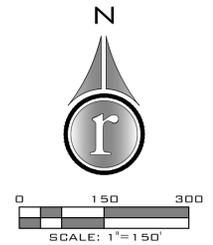
THENCE NORTH 21°37'31" WEST 66.00 FEET ALONG SAID NORTHWESTERLY LINE OF STATE ROUTE 59;
 THENCE NORTH 68°22'29" EAST 59.83 FEET;
 THENCE NORTH 970.54 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 21°37'31" WEST, LONG CHORD BEARS NORTH 10°05'08" EAST 811.58 FEET WITH A CENTRAL ANGLE OF 116°34'42");
 THENCE NORTH 48°12'13" WEST 82.02 FEET;
 THENCE NORTHWEST 464.87 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°47'47" EAST, LONG CHORD BEARS NORTH 23°40'40" WEST 450.81 FEET WITH A CENTRAL ANGLE OF 49°03'08");
 THENCE NORTH 00°50'54" EAST 1,521.69 FEET TO THE SECTION CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, AND SECTION 32 & 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST SALT LAKE BASE & MERIDIAN;
 THENCE SOUTH 89°00'56" EAST 33.00 FEET ALONG THE SECTION LINE;
 THENCE SOUTH 00°50'54" WEST 1,521.54 FEET;
 THENCE SOUTHEAST 408.37 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°09'06" EAST, LONG CHORD BEARS SOUTH 23°40'39" EAST 396.01 FEET WITH A CENTRAL ANGLE OF 49°03'08");
 THENCE SOUTH 48°12'13" EAST 82.02 FEET;
 THENCE SOUTH 41°47'47" WEST, LONG CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET WITH A CENTRAL ANGLE OF 116°34'42");
 THENCE SOUTH 68°22'29" WEST 59.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,094 SQUARE FEET OR 4.75 ACRES.
 TOGETHER WITH A 15' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT RUNNING PARALLEL WITH SAID DESCRIPTION AS SHOWN.

SOUTH ROAD:
 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND WEST 61.32 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

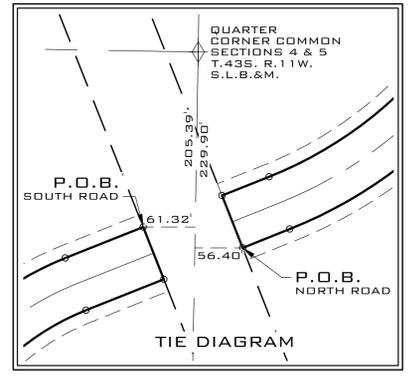
THENCE SOUTH 21°37'31" EAST 66.00 FEET ALONG SAID SOUTHWESTERLY LINE OF STATE ROUTE 59;
 THENCE SOUTH 68°22'29" WEST 99.94 FEET;
 THENCE SOUTH 970.54 FEET ALONG AN ARC OF A 477.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 21°37'31" EAST, LONG CHORD BEARS SOUTH 10°05'08" WEST 811.58 FEET WITH A CENTRAL ANGLE OF 116°34'42");
 THENCE SOUTH 48°12'13" EAST 133.24 FEET;
 THENCE SOUTHEAST 466.40 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 41°47'47" WEST, LONG CHORD BEARS SOUTH 23°35'50" EAST 452.19 FEET WITH A CENTRAL ANGLE OF 49°12'46");
 THENCE SOUTH 01°00'33" WEST 1,034.61 FEET TO THE SECTION LINE;
 THENCE NORTH 89°04'47" WEST 33.00 FEET ALONG THE SECTION LINE TO THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 & 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN;
 THENCE NORTH 89°04'47" WEST 33.00 FEET ALONG THE SECTION LINE;
 THENCE NORTH 01°00'33" EAST 1,034.71 FEET;
 THENCE NORTHWEST 409.71 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°59'27" WEST, LONG CHORD BEARS NORTH 23°35'50" WEST 397.23 FEET WITH A CENTRAL ANGLE OF 49°12'46");
 THENCE NORTH 48°12'13" WEST 133.24 FEET;
 THENCE NORTH 1,104.83 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°47'47" EAST, LONG CHORD BEARS NORTH 10°05'08" EAST 923.87 FEET WITH A CENTRAL ANGLE OF 116°34'42");
 THENCE NORTH 68°22'29" EAST 99.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,076 SQUARE FEET OR 4.16 ACRES.
 TOGETHER WITH A 15' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT RUNNING PARALLEL WITH SAID DESCRIPTION AS SHOWN.



THE ROAD DEDICATION PLAT FOR
MAIN STREET
APPLE VALLEY

LOCATED IN SECTIONS 4 & 5
 TOWNSHIP 43 SOUTH, RANGE 11 WEST,
 SALT LAKE BASE AND MERIDIAN
 APPLE VALLEY | WASHINGTON COUNTY | UTAH



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

SURVEY-ROAD-Ded	10/30/2019	B.E.A.
FILE NUMBER:	DATE:	DRAWN:
11713-19	1" = 150'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE DAY OF _____, A.D. 20____

TOWN ATTORNEY

ENGINEER'S APPROVAL

THE HEREOF ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS DAY OF _____, A.D. 20____

TOWN ENGINEER

APPROVAL AND ACCEPTANCE BY THE TOWN OF APPLE VALLEY, UTAH

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UT, HAVE REVIEWED THE ABOVE ROAD DEDICATION PLAT AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____ HEREBY ACCEPT SAID ROAD DEDICATION PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: TOWN RECORDER
 TOWN OF APPLE VALLEY

MAYOR
 TOWN APPLE VALLEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROAD DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER