



TOWN COUNCIL - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 21, 2026 at 6:00 PM

HEARING NOTICE

Public Notice is given that the Town Council of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, October 21, 2026 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

- [1.](#) Amend Procurement Procedures Section 7 Multi-Year Contracts, Ordinance O-2026-24
- [2.](#) Proposed Vacation of Portions of Wildcat Road Public Right-of-Way
- [3.](#) Proposed Wildcat Road Dedication
- [4.](#) Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov on the 6th day of October, 2026.

Dated this 6th day of October, 2026

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**APPLE VALLEY
ORDINANCE O-2026-24**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “SECTION 7 Multi-Year Contracts” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

B E F O R E A M E N D M E N T

SECTION 7 Multi-Year Contracts

Contracts entered into by the Town shall not exceed **four (4) years** unless otherwise authorized by the Town Council or permitted under state law.

A F T E R A M E N D M E N T

SECTION 7 Multi-Year Contracts

Contracts entered into by the Town shall not exceed an initial term of four (4) years. The contract may provide for one (1) additional one-year extension, for a maximum total term of five (5) years, unless otherwise authorized by the Town Council or permitted under state law ~~four (4) years unless otherwise authorized by the Town Council or permitted under state law.~~

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



TOWN OF APPLE VALLEY STAFF REPORT

Wildcat Road Vacation and Replacement Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Vacation of portions of existing Wildcat Road and dedication of replacement Wildcat Road
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider two related actions for the Wildcat Road realignment project: (1) vacation of portions of the existing Wildcat Road public right-of-way and (2) dedication of replacement Wildcat Road right-of-way. The Planning Commission will receive public comment and may make recommendations to the Town Council. The Town Council will hold the required public hearing on the road vacation and may take final action on the vacation and dedication.

BACKGROUND

The project is intended to establish a replacement Wildcat Road alignment while vacating portions of the existing public right-of-way. Sunrise Engineering prepared the vacation plat, replacement road dedication plat, legal descriptions, proposed vacation ordinance, and related conveyance documents.

PROPOSAL

- Road Vacation: Four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat.
- Replacement Road Dedication: Approximately 2.71 acres on a portion of Parcel AV-1366-A-1, as shown on the Wildcat Road Dedication Plat.

APPLICABLE PROCESS

Utah Code §10-20-208 requires the legislative body to hold a public hearing on a petition to vacate a public street and to provide the required notice at least 10 days before the hearing. The Town Council is the legislative body for this purpose. The Planning Commission hearing and recommendation are additional Town review steps.

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission should consider the vacation and replacement dedication as separate actions after the corresponding public hearings. The Commission may forward recommendations to the Town Council.

Possible Motion - Vacation: I move to recommend approval of the proposed vacation of portions of the existing Wildcat Road public right-of-way, as shown on the Wildcat Road Vacation Plat, to the Town Council.

Possible Motion - Dedication: I move to recommend approval of the proposed Wildcat Road dedication, as shown on the Wildcat Road Dedication Plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

For the road vacation, the Council should receive public comment and consider the statutory findings required for approval, including whether good cause exists and whether the public interest or any person will be materially injured by the vacation. The vacation and replacement dedication should be acted on separately.

Possible Motion - Vacation: I move to approve Ordinance No. O-2026-25 vacating the portions of Wildcat Road described in the ordinance and vacation plat, based on the Council's findings stated on the record.

Possible Motion - Dedication: I move to approve and accept the Wildcat Road dedication as shown on the dedication plat, subject to completion and recording of the final documents.

PACKET DOCUMENTS

- Wildcat Road Vacation Plat and legal descriptions
- Proposed Wildcat Road Vacation Ordinance
- Wildcat Road Dedication Plat and legal description
- Related conveyance documents, as applicable for Town Council review

When recorded return to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

**TOWN OF APPLE VALLEY
 ORDINANCE O-2026-25**

**AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,
 APPROVING THE ABANDONMENT AND VACATION OF PORTIONS OF
 WILDCAT ROAD PUBLIC RIGHT-OF-WAY**

WHEREAS, Utah Code Sections 72-5-105 and 10-20-813 grant the Town authority to abandon and vacate public highways, streets, and roads; and

WHEREAS, the Town has determined that certain portions of the Wildcat Road public right-of-way, as more particularly described in the attached legal descriptions and depicted on the attached exhibits, are no longer necessary for public roadway purposes; and

WHEREAS, the portions of Wildcat Road proposed for vacation are identified as Vacation Parcels 1 through 4, containing approximately 2.28 acres in total; and

WHEREAS, the portions of public right-of-way proposed for vacation are located within Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian, within Apple Valley Town, Washington County, Utah; and

WHEREAS, the Town has provided notice and conducted a public hearing regarding the proposed vacation as required by applicable law; and

WHEREAS, there are no public utilities located within the portions of Wildcat Road proposed for vacation; and

WHEREAS, the Town Council finds that the property proposed for abandonment is surplus property, that good cause exists for the vacation, and that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Town Council has reviewed the legal descriptions and exhibits identifying the portions of Wildcat Road proposed for vacation and finds that the proposed vacation is appropriate and in the best interests of the Town; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road public right-of-way described as Vacation Parcels 1, 2, 3, and 4 in the attached legal descriptions and depicted on the attached exhibits are hereby abandoned and vacated.

BE IT HEREBY ORDAINED FURTHER by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road described herein shall cease to constitute public right-of-way upon the effective date of this Ordinance and shall be disposed of and incorporated into the adjacent properties in accordance with applicable law and the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that the vacation of the portions of Wildcat Road described herein shall not affect any rights or interests in property outside of the areas specifically described in the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that this Ordinance shall become effective upon its passage, approval, and publication or posting as required by law.

DATED this _____ day of _____, 2026.

TOWN OF APPLE VALLEY, UTAH

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:

	AYE	NAY	ABSENT	ABSTAIN
Mayor – Michael Farrar				
Council Member – Kevin Sair				
Council Member – Scott Taylor				
Council Member – Richard Palmer				
Council Member – Lee Fralish				

EXHIBIT A**WILDCAT ROAD VACATION – PARCEL 1**

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT B**WILDCAT ROAD VACATION – PARCEL 2**

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT C**WILDCAT ROAD VACATION – PARCEL 3**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT OF THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

EXHIBIT D**WILDCAT ROAD VACATION – PARCEL 4**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 1:

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-4

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 3:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-21

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Jerry Lee and Shirlin Farrar 2008 Trust, dated March 28, 2008, Jerry Lee Farrar and Shirlin Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 2:

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-3

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 4:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
WILDCAT ROAD VACATION AND ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed vacation of portions of the existing Wildcat Road public right-of-way located generally along the south and west sides of Parcels AV-1369-B-3, AV-1369-B-4, AV-1366-A-21, and AV-1366-A-1, together with the dedication of replacement Wildcat Road right-of-way on a portion of Parcel AV-1366-A-1.

The proposed road vacation consists of four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat prepared by Sunrise Engineering. The proposal also includes the dedication of approximately 2.71 acres for the replacement Wildcat Road alignment.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed Wildcat Road vacation and road dedication and consider making recommendations to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will hold a public hearing regarding the proposed vacation of portions of the Wildcat Road public right-of-way and will receive public comment regarding the related replacement road dedication. Following the public hearing, the Town Council may consider the proposed road vacation ordinance and road dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed plats, legal descriptions, vacation ordinance, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

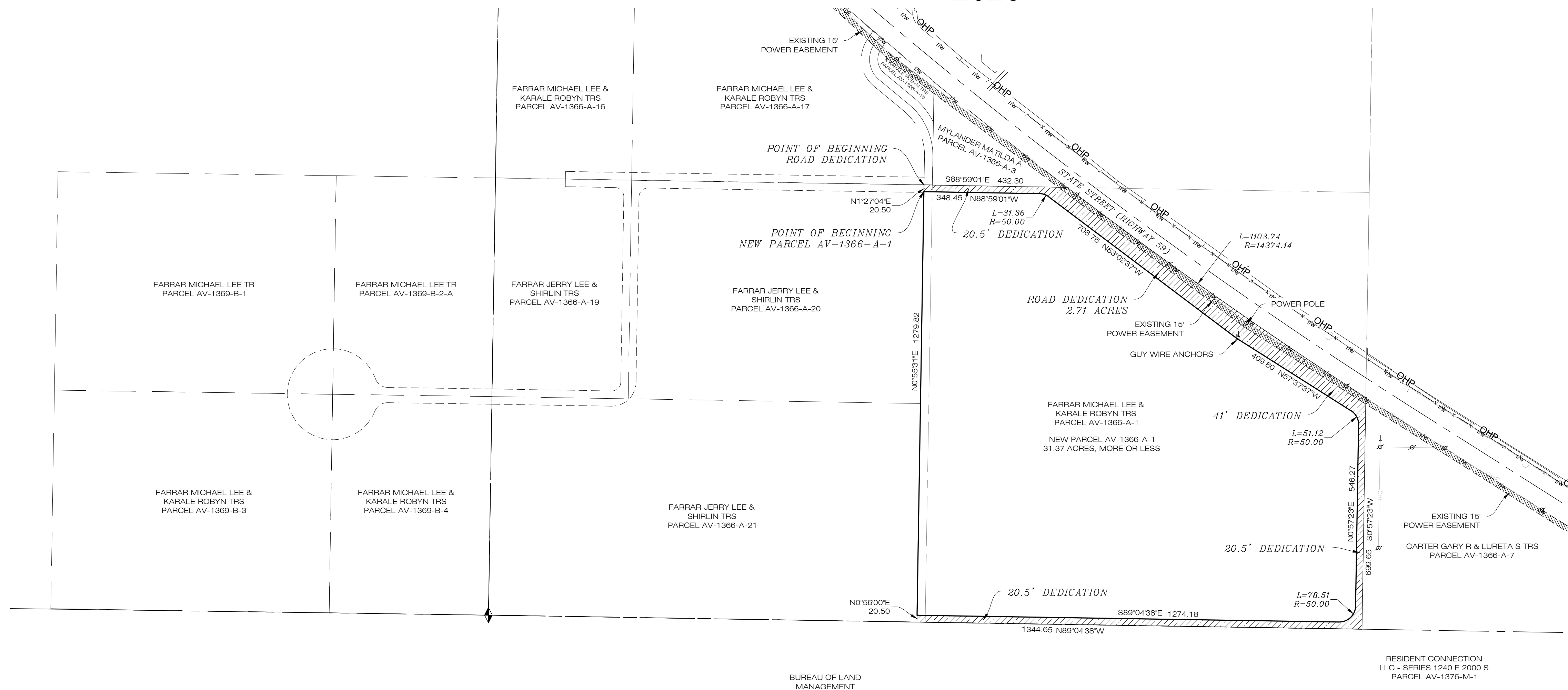
Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley

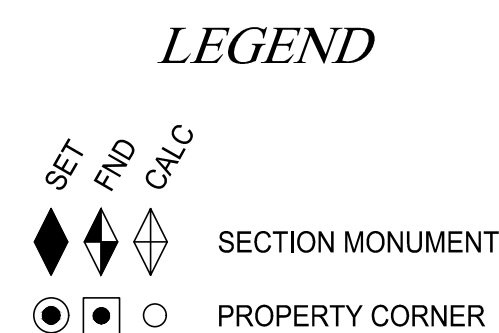
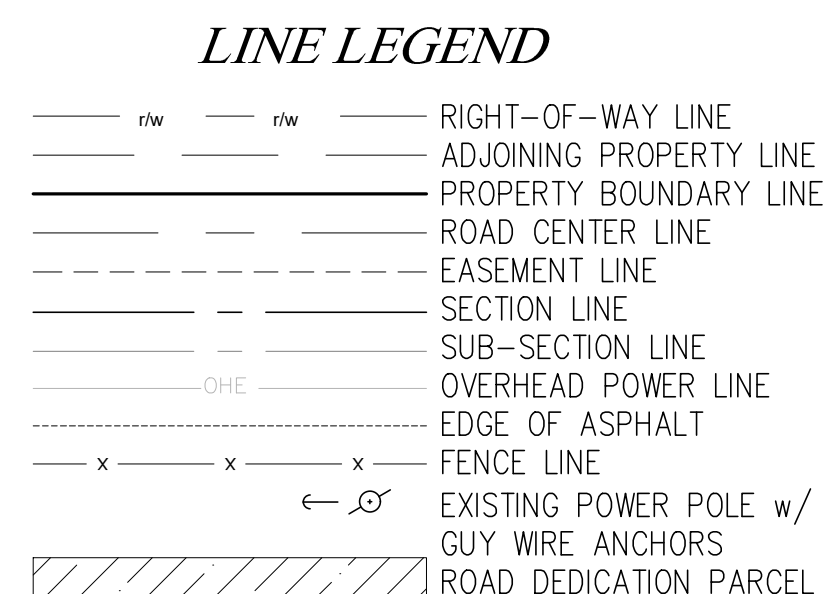
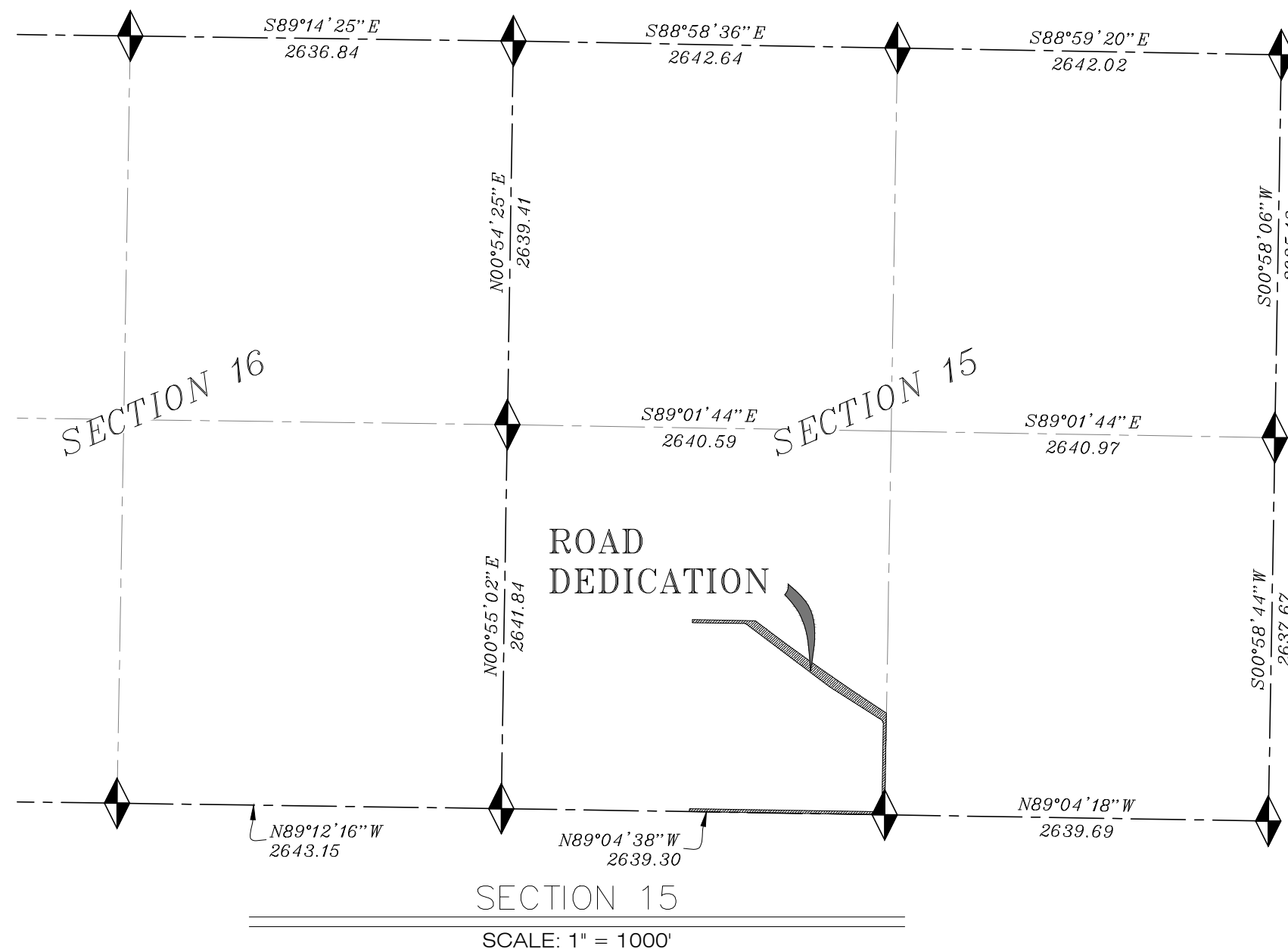
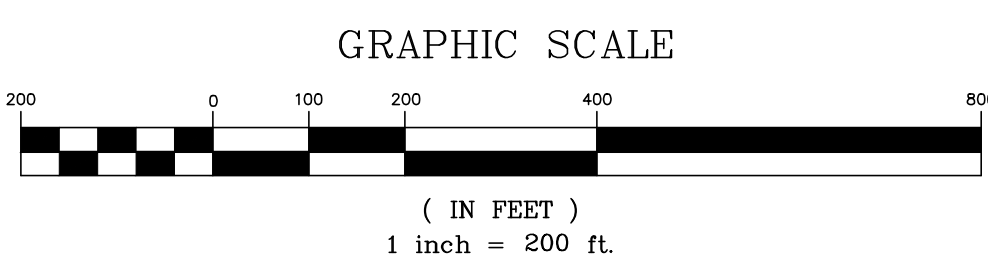


Wildcat Road Dedication Plat for Apple Valley Town

Located in Sections 16 and 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



VICINITY MAP
NOT TO SCALE



PLAT PREPARED BY
SUNRISE ENGINEERING
1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 • FAX 435.896.0220
www.sunrise-eng.com

SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JACOB T. SAVAGE, PLS 10453280

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1366-A-1 (EXCEPTING NEW WILDCAT ROAD)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.20 FEET AND SOUTH 1362.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 348.45 FEET TO A POINT OF CURVATURE, THENCE 31.36 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 71°00'49" EAST 30.85 FEET); THENCE SOUTH 53°02'37" EAST 708.76 FEET; THENCE SOUTH 57°37'37" EAST 409.80 FEET TO A POINT OF CURVATURE, THENCE 51.12 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 28°20'07" EAST 48.93 FEET); THENCE SOUTH 00°57'23" WEST 546.27 FEET TO A POINT OF CURVATURE, THENCE 78.51 FEET ALONG THE ARC OF 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 45°56'22" WEST 70.69 FEET); THENCE NORTH 89°04'38" WEST 1274.18 FEET; THENCE NORTH 00°55'31" EAST 1273.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 31.37 ACRES, MORE OR LESS.

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59); THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-TANGENT CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'46" EAST 1103.41 FEET); THENCE SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1344.65 FEET; THENCE NORTH 00°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET); THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51.12 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 28°20'07" WEST 48.93 FEET); THENCE NORTH 57°37'37" WEST 409.80 FEET; THENCE NORTH 53°02'37" WEST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31.36 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°00'49" WEST 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°01'44" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 15, T43S, R11W, SLM. ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____.

MICHAEL LEE FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

KARALE ROBYN FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Wildcat Road Dedication Plat for Apple Valley Town

LOCATED IN THE SW QUARTER OF SECTION 15,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER

DATE

APPLE VALLEY TOWN

PRESENTED TO THE APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

MAYOR

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

MICHAEL LEE FARRAR AND KARALE ROBYN FARRAF, TRUSTEES OF THE
MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019,
 Grantor of, _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM
 THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT
 LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A
 POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59);
 THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-
 TANGENT CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'49" EAST 1103.47 FEET); THENCE
 SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE
 OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15,
 1344.65 FEET; THENCE NORTH 00°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST
 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00
 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET);
 THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51.12 FEET
 ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH
 28°20'07" WEST 48.93 FEET); THENCE NORTH 57°37'37" WEST 409.80 FEET; THENCE NORTH
 53°02'37" WEST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31.36 FEET ALONG THE ARC
 OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°00'498" WEST
 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST
 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.

WITNESS, the hand of said grantor, MICHAEL AND KARALE FARRAR FAMILY TRUST,
DATED SEPTEMBER 27, 2019, this _____ day of September, A.D. 20 _____

Signed:

MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019

By: _____ Its: _____

STATE OF UTAH, _____)
 _____ SS.
 COUNTY OF _____)

On the _____ day of _____, A.D. 20 _____
 personally appeared before me _____ the signer of the within
 instrument, who duly acknowledged to me that they executed the same.

S
 E
 A
 L

 Notary Public

My Commission Expires: _____ Residing at _____.



TOWN OF APPLE VALLEY STAFF REPORT

Coyote Crossing Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Coyote Crossing Road Dedication
Parcel	AV-1-3-5-211
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider the proposed dedication of Coyote Crossing Road on a portion of Parcel AV-1-3-5-211. The Planning Commission will receive public comment and may make a recommendation to the Town Council. The Town Council may consider final approval and acceptance of the dedication.

BACKGROUND

The proposed road dedication is intended to establish a public road connection between Main Street and Coyote Crossing. Sunrise Engineering prepared the dedication plat and legal description. The dedication area is owned by Gooseberry Holdings LLC.

PROPOSAL

- Dedication of approximately 2.49 acres from Parcel AV-1-3-5-211 for Coyote Crossing Road.
- The dedication plat contains the owner dedication and acknowledgment provisions for execution and recording.

APPLICABLE PROCESS

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat. The Town has elected to hold public hearings before the Planning Commission and Town Council as part of its review process.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission may receive public comment, review the proposed dedication, and forward a recommendation to the Town Council.

Possible Motion: I move to recommend approval of the proposed Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

The Town Council may receive public comment and consider approval and acceptance of the road dedication. Final documents should be completed and recorded following approval.

Possible Motion: I move to approve and accept the Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, subject to completion and recording of the final documents.

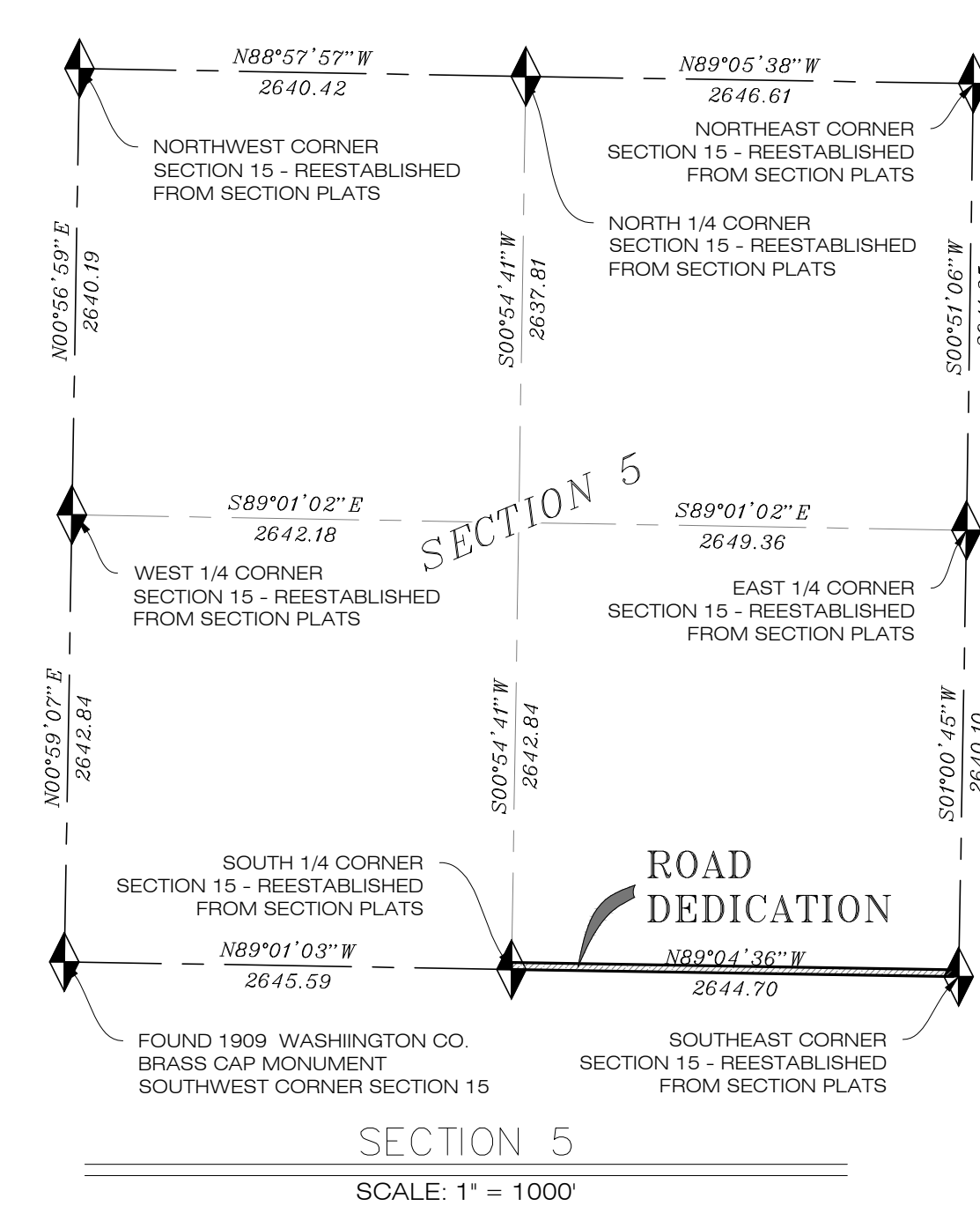
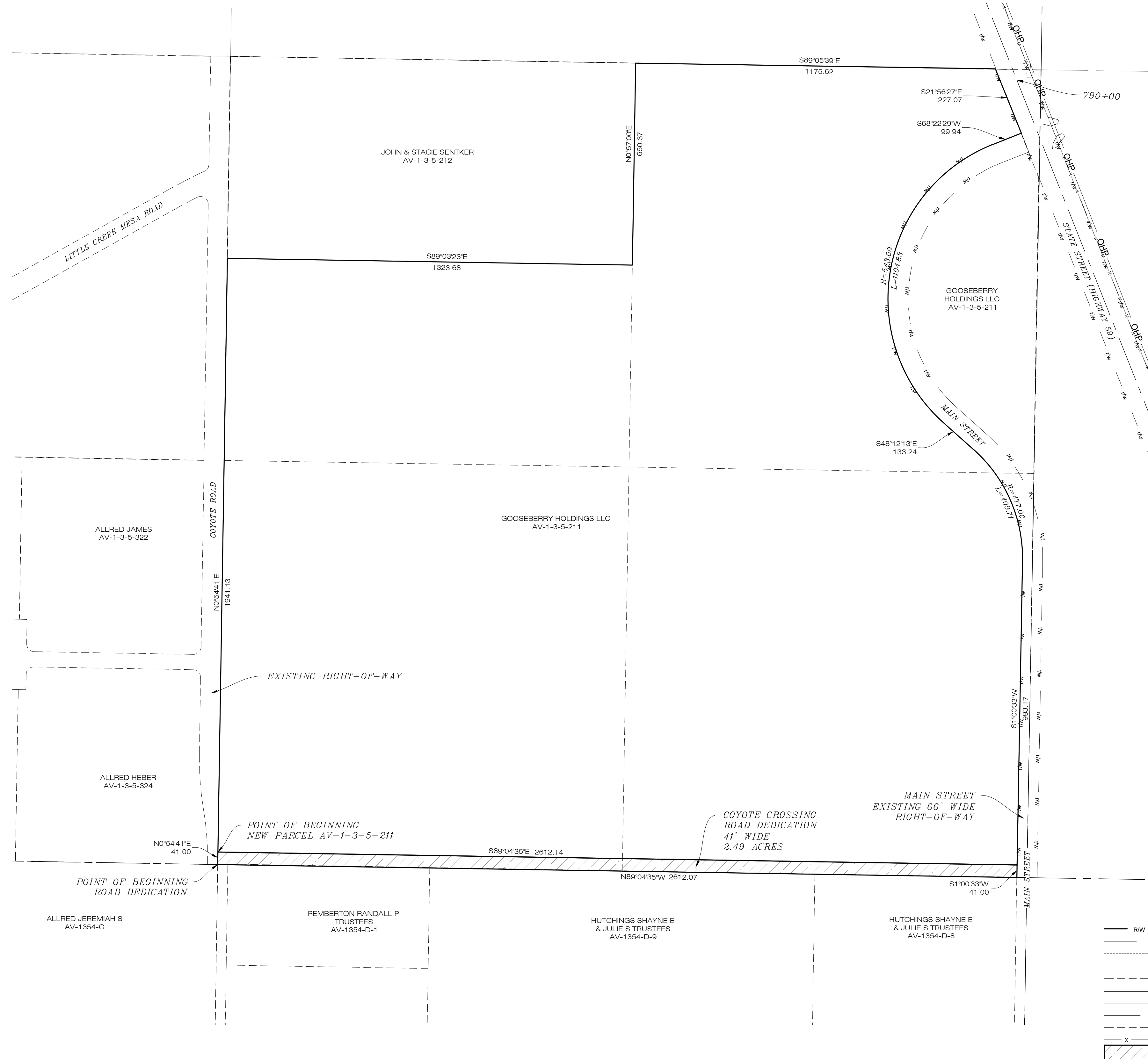
PACKET DOCUMENTS

- Coyote Crossing Road Dedication Plat and legal description
- Related conveyance document, if included for Town Council review

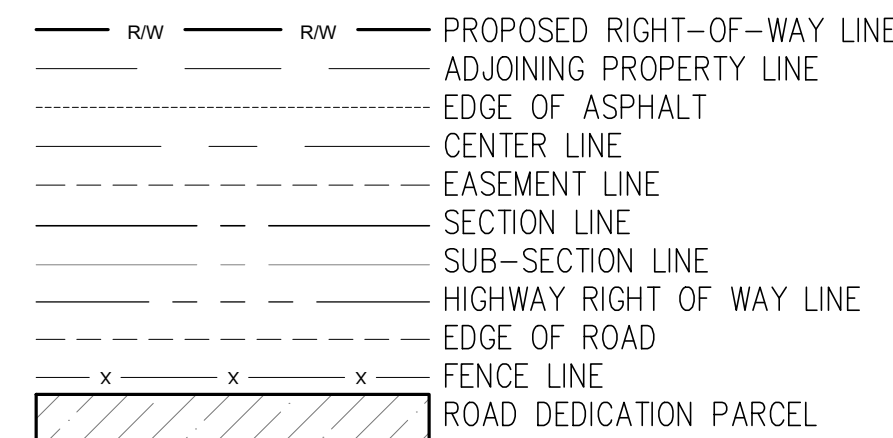


Coyote Crossing Road Dedication Plat for Apple Valley Town

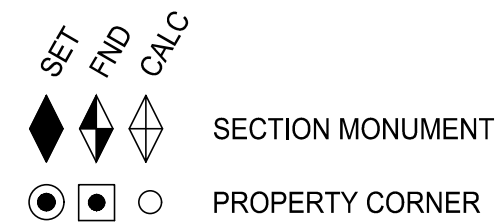
Located in Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



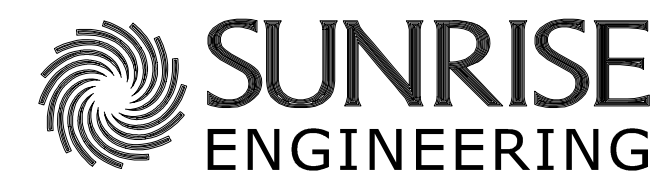
LINE LEGEND



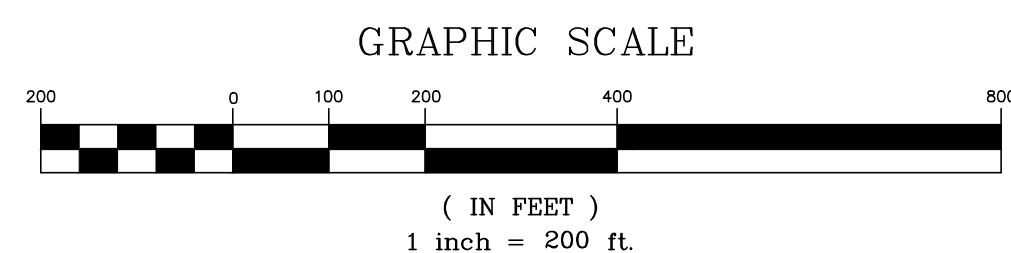
LEGEND



PLAT PREPARED BY



1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 FAX 435.896.0220
www.sunrise-eng.com

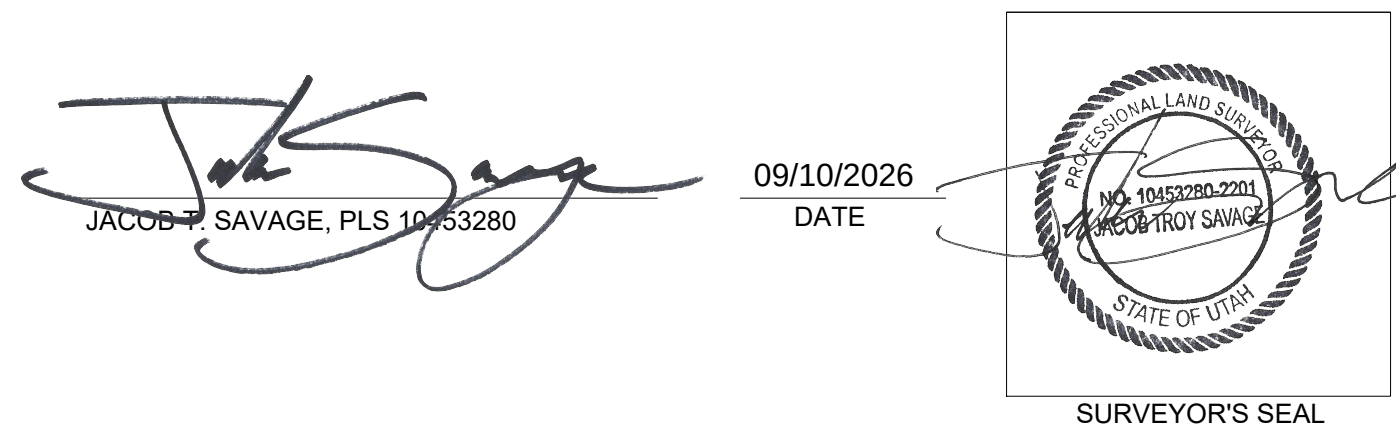


SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Coyote Crossing Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1-3-5-211 (EXCEPTING ROAD DESCRIPTION)

BEGINNING AT A POINT WHICH IS LOCATED EAST 2645.86 FEET AND SOUTH 3.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH QUARTER SECTION LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG SAID QUARTER SECTION LINE, 1941.13 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1-2-5-212, THENCE SOUTH 89°03'23" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 1323.68 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL, THENCE NORTH 00°57'00" EAST ALONG THE EAST LINE OF SAID TAX PARCEL, 660.37 FEET, THENCE SOUTH 89°05'39" EAST 1175.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 59, THENCE SOUTH 21°56'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 227.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE ALONG THE MAIN STREET RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 89°22'29" WEST 99.94 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET) A DISTANCE OF 1104.83 FEET, SOUTH 48°12'13" EAST 133.24 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 477.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 23°35'50" EAST 397.23 FEET) A DISTANCE OF 409.71 FEET AND SOUTH 01°00'39" WEST 993.17 FEET, THENCE NORTH 89°04'35" WEST 2612.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 126.87 ACRES, MORE OR LESS.

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET, THENCE SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE SOUTH 01°00'39" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00 FEET TO THE SOUTH LINE OF SECTION 5, THENCE NORTH 89°04'35" WEST ALONG THE SOUTH LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°59'07" WEST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 5, T43S, R11W, SLB&M. ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____

GOOSEBERRY HOLDINGS, LLC.

ITS:

NAME:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Coyote Crossing Road Dedication Plat for Apple Valley Town

LOCATED IN THE SE QUARTER OF SECTION 5,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER _____ DATE _____

APPLE VALLEY TOWN

PRESENTED TO APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1-3-5-211

QUIT-CLAIM DEED

GOOSEBERRY HOLDINGS, LLC, a Utah limited liability company, Grantor of,
 _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.59 FEET FROM THE
 SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE
 AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING
 THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET; THENCE
 SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET;
 THENCE SOUTH 01°00'33" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00
 FEET TO THE SOUTH LINE OF SECTION 5; THENCE NORTH 89°04'35" WEST ALONG THE SOUTH
 LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
COYOTE CROSSING ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed dedication of Coyote Crossing Road, consisting of approximately 2.49 acres located on a portion of Parcel AV-1-3-5-211.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed road dedication and consider making a recommendation to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will receive public comment regarding the proposed road dedication and may consider approval and acceptance of the dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed dedication plat, legal description, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley