

NAME: Apple Valley Ranch Sub., Gooseberry Unit #1

UNITS: 95 MAP: 1001 FILE: 9

Ted Gubler, R. Cooper, Wedeen Adams, Reed. A.

Newmeyer, Shirlene C. Newmeyer, Rulon D. Orton,

Barry Ford, Judith Ford, Anthony J. Campisi, Dolares Campisi, Ronald S. Marshall,

Erlene Marshall, Howard Holmes

00485280 Bk0848 Pg0178

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1994 NOV 28 15:52 PM FEE \$185.00 BY RS
FOR: WASHINGTON COUNTY TITLE CO

Beginning at a point N.0°05'23" W., along the 1/4 Section Line, 693.64 feet from the South 1/4 Corner of Section 18, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence N.0°05'23" W., along the 1/4 Section Line, 625.72 feet to the Northwest Corner of the SW 1/4 SE 1/4 of said Section 18; thence S.89°49'34"E., along the 1/16 Section Line, 1094.47 feet; thence S.36°30'E., 789.00 feet; thence S.7°00'W., 597.00 feet; thence S.16°10'E., 309.00 feet; thence S.43°50'E., 295.00 feet; thence S.80°00'E., 332.00 feet; thence N.87°00'E., 375.00 feet; thence S.59°20'E., 315.00 feet; thence S.68°00'E., 160.00 feet; thence S.25°34'43"W., 292.57 feet to the beginning of a 187.318 foot radius curve, with radius line bearing S.26°19'00"W.; thence Southeasterly, to the right, along the arc of said curve, 126.27 feet, thru a central angle of 38°37'25", to a point of intersection with a 550.00 foot radius curve, with radius line bearing N.15°55'16"E.; thence Northeasterly to the left, along the arc of said curve, 231.52 feet, thru a central angle of 24°07'06"; thence N.81°48'10"E., 802.46 feet to the beginning of a 25.00 foot radius curve; thence Southeasterly, to the right, along the arc of said curve, 42.82 feet thru a central angle of 98°07'28"; thence S.0°04'22"E., 236.81 feet to a point on a 50 foot radius curve cul-de-sac, with radius line bearing S.0°55'22"W.; thence Southerly, to the right, along the arc of said curve, 155.34 feet, thru a central angle of 178°00'32"; thence S.0°04'22"E., 265.51 feet; thence N.89°51'58"W., 1269.95 feet; thence N.89°54'06"W., 2192.67 feet to a point on the East right-of-way line of a 50 foot street; thence along the right-of-way lines of said street as follows: S.0°05'58"E., 3291.75 feet to the beginning of a 200 foot radius curve; thence Southeasterly, to the left, along the arc of said curve; 313.80 feet, thru a central angle of 89°53'45"; thence S.89°59'43"E., 544.19 feet to the beginning of a 313.504 foot radius curve; thence Southeasterly, to the right, along the arc of said curve, 159.58 feet, thru a central angle of 29°09'51", to a point of a compound curve with a radius of 332.458 feet and radius line bearing S.29°10'08"W.; thence Southeasterly, to the right, along the arc of said curve, 187.12 feet, thru a central angle of 32°14'56"; thence S.28°34'56"E., 46.65 feet to the beginning of a 406.40 foot radius curve; thence Southeasterly, to the right, along the arc of said curve, 26.78 feet, thru a central angle of 3°46'34", and to a point on the South line of Section 19, Township 42 South, Range 11 West; thence N.89°59'43"W., along said Section line, 55.94 feet; thence N.28°34'56"W., 46.65 feet to the beginning of a 282.458 foot radius curve; thence Northwesterly, to the left, along the arc of said curve, 158.98 feet, thru a central angle of 32°14'56", to a point of a compound curve with a radius of 263.504 feet and radius line bearing S.29°10'08"W.; thence Northwesterly, to the left, along the arc of said curve, 134.13 feet, thru a central angle of 29°09'51"; thence N.89°59'43"W., 544.19 feet; to the beginning of a 250.00 foot radius curve; thence Northwesterly, to the right, along the arc of said curve, 392.25 feet, thru a central angle of 89°53'45"; thence N.0°05'58"W., 3291.92 feet, to the beginning of a 275.00 foot radius curve; thence Northwesterly, to the left, along the arc of said curve, 83.93 feet, thru a central angle of 17°29'14" to the beginning of a 25.00 foot radius curve with radius line bearing S.72°24'48"W.; thence departing said right-of-way lines and running Southwesterly, to the right, along the arc of said curve, 46.99 feet, thru a central angle of 107°41'06"; thence N.89°54'06"W., 361.31 feet to the 1/4 Section line; thence N.0°05'58"W., along the 1/4 Section Line, 182.84 feet to the Southwest Corner of the NW1/4 NE1/4 of Section 19, said Township and Range; thence N.0°05'58"W., along the 1/4 Section Line, 101.71 feet; thence N.90°00'E., 273.51 feet, to a point on a 325.00 foot radius curve, with radius line bearing N.84°09'22"E.; thence Northwesterly, to the right, along the arc of said curve, 33.15 feet, thru a central angle of 5°50'38"; thence N.90°00'E., 50.00 feet; thence N.0°00'E., 129.89 feet; thence N.90°00'E., 400.00 feet to a point on the West right-of-way line of a 50 foot street; thence N.0°00'E., along said right-of-way line, 1742.40 feet; thence S.90°00'W., 400.00 feet; thence N.0°00'E., 5.74 feet; thence S.90°00'W., 325.02 feet to the point of beginning.

Containing 119.27 acres.

Basis for Bearings: S.89°51'10"E. between the S1/4 Corner & the SE Corner of Section 18, T. 42 S., R. 11 W., S.L.B. & M.

Date: July 6, 1994

PART OF SECTIONS 18, 19 & 20, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB & M
SHEET 1 OF 3



NOTES & LEGEND

1. All property corners set with 1/2" x 10" yellow cap #L.S. 4492
2. G.L.O. Section Corner or 1/4 Corner = ☐
3. Each lot is subject to a 10" utility easement along all lot lines.
4. Permanent Control Monument (1/4" rebar with metal cap) - 6" under finished grade = ☐

APPROVED THIS 16th DAY OF
November A.D. 1994 BY THE
COUNTY TREASURER.
Allen M. Roth
COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, Ferrel L. Campbell do hereby certify that I am a registered land surveyor, holding certificate No. 4482, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown On this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as

APPLE VALLEY RANCH

[illegible]

Containing 119.27 acres

Basis for Bearings: S 89°51'10"E. between the S1/4 Corner & the SE Corner
of Section 18, T. 42 S., R. 11 W., S.L.B. & M.

Date: July 6, 1934



Fred L. Campbell
Fred L. Campbell
352 W. 400 S. 102-2
Hurricane, Utah 84737

BALLARD & CAMPBELL
332 West 400 South
Hurricane, Utah 84737
825-2463

WASH. CO. PLANNING COMM.

APPROVED THIS 14th DAY OF
March A.D. 1990 BY THE
COUNTY PLANNING COMMISSION.
Sylvia Seegmiller
CHAIRMAN, PLANNING COMMISSION

CO. SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE
HAS EXAMINED THIS PLAT AND IT IS
CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE
[Signature]
DATE 11-12-77 COUNTY CLAY

APPROVAL AS TO FORM

APPROVAL AS TO FORM THIS
28th DAY OF November
 A.D. 1934
Eric A. Funder
 COUNTY ATTORNEY

WASHINGTON COUNTY COMMISSION

PRESENTED TO THE COUNTY COMMISSION THIS
2nd DAY OF August A.D. 1994, AT NOON
 TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Barbara J. ...
 ATTEST: COUNTY CLERK CHAIRMAN

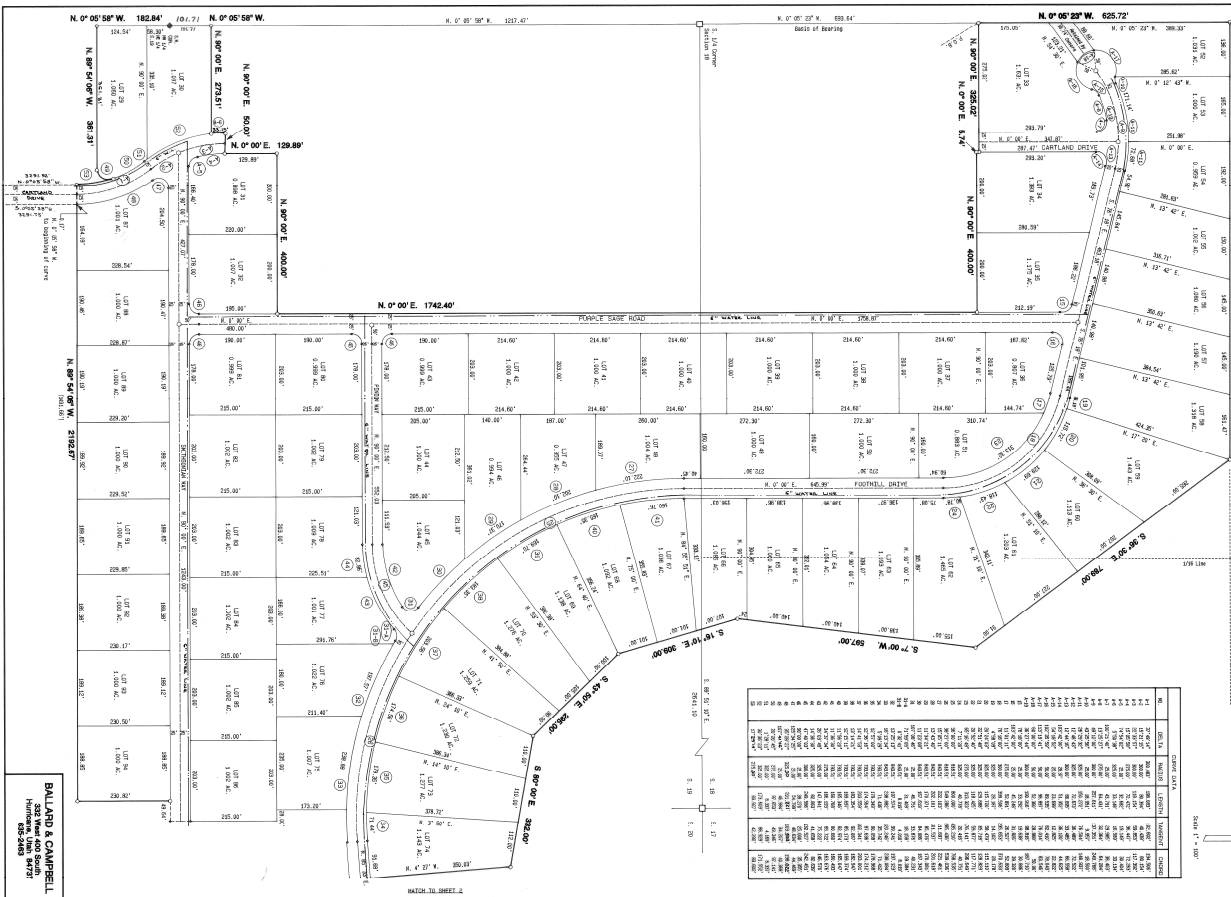
RECORDED No. 402200

STATE OF UTAH COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: WASHINGTON COUNTY TITLE CO.
DATE: 11-28-94 TIME: 5:52 PM BOOK: 668 PAGE: 178
FEE: 106.00 _____
Russell Smith
COUNTY RECORDER

APPLE VALLEY RANCH SUBDIVISION
Gooseberry Unit #1

PART OF SECTIONS 18, 19, & 20, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB & M
SHEET 3 OF 3
S. 89° 48' 34" E. 1094.47'
1/20/15

SHEET 3 OF 3



BALLARD & CAMPBELL
333 West 400 South

Hurricane, Utah 84731
635-2463