

When Recorded Return To:  
Town of Apple Valley  
1777 N. Meadowlark Dr  
Apple Valley, UT 84737

**DOC # 20230002302**

Agreement Page 1 of 3  
Gary Christensen Washington County Recorder  
01/26/2023 04:05:26 PM Fee \$ 0.00  
By APPLE VALLEY TOWN



DEVELOPER AGREEMENT

PROJECT: RV Park  
ADDRESS: 1354 N. State Street, Apple Valley, UT 84737  
PARCEL: AV-1334-W, Exhibit B

This agreement is between the Town of Apple Valley, 1777 North Meadowlark Drive, Apple Valley, Utah 84737 AND Knollwood85, LLC, 1163 N. Main St., Hurricane, Utah 84737, dated October 26, 2021.

Purpose of Agreement: Knollwood85, LLC proposes the following terms and conditions as part of their RV Park development within the Town of Apple Valley.

1. Highway Improvement: A right-hand acceleration lane, at the intersection of Apple Valley Way and SR59, will be the responsibility of Knollwood85, LLC. Knollwood85, LLC will not be issued a certificate of occupancy until the acceleration lane has been completed and approved by UDOT.
2. Sewer Connection: If the Town of Apple Valley moves forward with and completes a town sewer system, Knollwood85, LLC will connect the RV Park's septic system to the Town of Apple Valley's sewer system and provide the RV Park's liquid wastewater. If the Town of Apple Valley does not move forward with the town sewer system, Knollwood85, LLC's RV Park will continue to use its septic system as approved by the state.
3. Knollwood85, LLC proposes that it will build 87, plus or minus, RV sites as part of its RV Park which meets the density requirements in the Town of Apple Valley's ordinance O-2020-XX.
4. Knollwood85, LLC proposes that it will build an office building and two bathroom buildings as part of its RV Park.
5. Knollwood85, LLC proposes that it will build a swimming pool and spa as part of its RV Park within 1 year of receiving a certificate of occupancy.
6. Knollwood85, LLC proposes that if necessary it will build suitable sound and privacy walls as part of its RV Park.
7. Knollwood85, LLC proposes that it will use previous compacted base rock for the RV sites as part of its RV Park.
8. The Town of Apple Valley acknowledges that it has reviewed and approved the following plans from Knollwood85, LLC for its RV Park: site plan, utility plan, grading plan.
9. The Town of Apple Valley acknowledges that it has issued a Notice to Proceed to Knollwood85, LLC to proceed with the construction of its RV Park

We hereby agree to the following terms and conditions as set forth in this Developer Agreement.

[SIGNATURES ON THE FOLLOWING PAGE]

Initials: DT

ATTEST:

TOWN OF APPLE VALLEY

By: JV  
Town Recorder  
Date: 1/4/2023

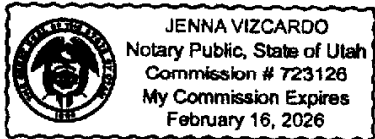
By: [Signature]  
Mayor  
Date: 1/4/23

STATE OF UTAH )  
  )§  
COUNTY OF WASHINGTON )

On this 4 day of January Month, 2023 Year, before me Jenna Vizcardo a notary public, personally appeared Daniel Tyard, who being by me duly sworn did say he is the Mayor of the Town of Apple Valley, Utah, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of said Town by authority of its Town Council and acknowledged to me that said Town executed the same.

Witness my hand and official seal.

JV  
Notary Public



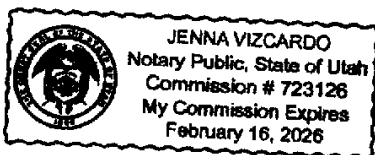
DEVELOPER  
Knollwood85, LLC  
By: [Signature]  
Its: Manager  
Date: 1/4/2023

STATE OF UTAH )  
  )§  
COUNTY OF WASHINGTON )

On this 4 day of January Month, 2023 Year, before me Jenna Vizcardo a notary public, personally appeared Daniel Tyard, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged execution of the same.

Witness my hand and official seal.

JV  
Notary Public



**EXHIBIT B**

**Legal Description**

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59 WHICH IS SITUATED N. 0°04'57" W. 143.51 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE N. 54°10'15" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 77.08 FEET TO A STATE ROAD RIGHT-OF-WAY MARKER, THENCE N. 54°09'33" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 896.61 FEET, THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND RUNNING N. 35°18'34" E. 330.83 FEET, THENCE N. 55°29'54" W. 219.98 FEET, THENCE N. 0°20'08" E. 208.70 FEET TO THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 30, THENCE N. 89°52'30" E. ALONG THE 1/16 LINE 503.24 FEET, THENCE S. 30°31'36" E. ALONG THE SOUTHWESTERLY LINE OF LOT 78, APPLE VALLEY RANCH SUBDIVISION PHASE 2, 90.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 78, THENCE S. 33°08'02" E. 417.33 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE S. 0°04'57" E. ALONG THE SECTION LINE 747.29 FEET TO THE POINT OF BEGINNING.

Access Easement #1 to State Route U-59

**TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 765.81 FEET AND N. 90°00'00" W. 751.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 54°09'33" W. 120.31 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 62.83 FEET (THE CHORD OF SAID CURVE BEARS S. 80°50'27" W. 56.57 FEET), THENCE S. 35°50'27" W. 23.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET, THENCE N. 35°50'27" E. 23.94 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET A DISTANCE OF 109.96 FEET (THE CHORD OF SAID CURVE BEARS N. 80°50'27" E. 98.99 FEET), THENCE S. 54°09'33" E. 120.03 FEET, THENCE S. 35°18'34" W. 30.00 FEET TO THE POINT OF BEGINNING.

Access Easement #2 to Apple Valley Way

**TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 1169.08 FEET AND N. 90°00'00" W. 777.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 74°26'53" W. 250.16 FEET, THENCE N. 27°50'31" E. 30.70 FEET, THENCE S. 74°26'53" E. 235.46 FEET, THENCE S. 0°20'08" W. 31.09 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: AV-1334-J

Legal Description