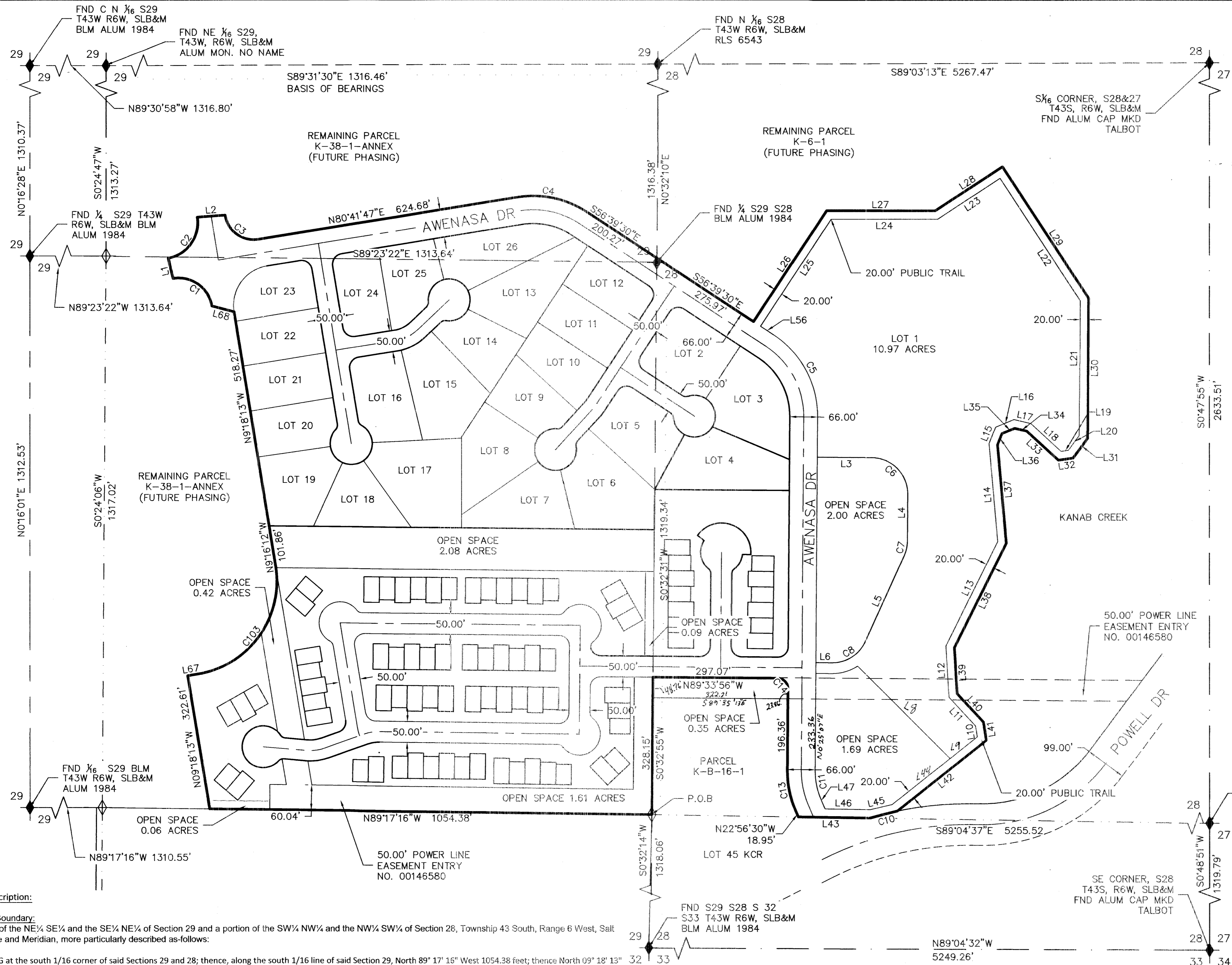


K-3598 CATORI CANYON PHASE 1 SUBDIVISION Pg 1 of 5



CATORI CANYON PHASE 1 SUBDIVISION

CITY OF KANAB, UTAH
LOCATED IN E 1/2 OF SECTION 29 & THE W 1/2 OF SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE
I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described herein in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the herein owners, I have made a survey of the tract of land as shown on this plat and have subdivided the same tract into 106 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as "CATORI CANYON PHASE 1 SUBDIVISION" and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917
Date: 4/12/2023

NARRATIVE
The purpose of this survey was to subdivide 106 lots from Parcel K-38-1-ANNEX, K-6-1, K-8-7-1, K-8-17-1, K-47-1, by retracing and marking on the ground the lines as shown on this Plat at the request of the client. All corners are set and found as shown. The basis for this survey is the Utah State Plane coordinate system South Zone, as measured between the North-East 1/4 corner of Section 29 and the North 1/4 corner of Section 28 with a basis of S89°31'30"E and a distance of 1316.40 feet, as shown on this Plat.

SUBDIVISION NAME: CATORI CANYON PHASE 1 SUBDIVISION
PROPERTY OWNERS: KENNETH L. SENG & LENA M. SENG, TRUSTEES OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004.

- TYPE OF DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL.
- ADJACENT PROPERTIES TO THE SOUTH: GARKANE SUBSTATION, THE WEST AND NORTH IS FUTURE PHASES, THE EAST HAS TWO PARCELS THAT ARE ZONED R-1 ONE CURRENTLY HAS A HOME ON IT, THE OTHER IS NOT DEVELOPED, FURTHER TO THE EAST THE PROPERTY IS RECENTLY DEED PROPERTY DEEDED TO THE CITY FOR OPEN SPACE.
- 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTS.
- 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES.
- SEE PLAN AND PROFILE SHEETS FOR PROPOSED GRADING OF STREETS.
- WATER TO BE SUPPLIED BY KANAB CITY, WATER LINES WILL BE MAINTAINED BY SAID COMPANY.
- SEWER WILL BE HANDLED BY KANAB CITY.
- POWER SUPPLIED BY GARKANE ENERGY.
- ALL UTILITIES AND UTILITY MAINS WILL BE PLACED IN THE ROADWAY OR PUBLIC UTILITY EASEMENTS.
- STREET AND RIGHT-OF-WAYS ARE INTENDED FOR PUBLIC DEDICATION UNLESS OTHERWISE NOTED.
- ALL BUILDINGS IN THE MULTI-FAMILY AREA WILL BE BUILT WITH A 25' FRONT SETBACK (SOME LOTS MAY HAVE LESS BUT THE BUILDING INSIDE THE LOT WILL HAVE A 25' SETBACK).
- A REBAR AND PLASTIC CAP MARKED IRON ROCK UPL PLS 5561917 WILL BE SET AT EACH LOT CORNER UNLESS OTHERWISE SHOWN.

UNDERLYING ZONE FOR LOTS (PHASE 1)

- LOT 1 COMMERCIAL ZONE
- LOT 2-26 R-20 ZONE (0-50-0.89 ACRES)
- LOT 27-106 MULTI-FAMILY ZONE 2250-1400 SF (80 UNITS)

UNDERLYING ZONE FOR MASTER PLAN CATORI CANYON

- R-20 AND R-1
- 233.30 TOTAL ACRES
- 229 TOTAL LOTS

ZONE:	PD	SETBACKS:
NUMBER OF LOTS:	106	FRONT: 25 FT
		SIDE: 10 FT
		REAR: 10 FT

	MASTER PLAN FOR CATORI CANYON
COMMERCIAL MULTI-FAMILY:	10.96 ACRES
NUMBER OF LOTS:	9.75 ACRES 80 UNITS
ROADS/ROW/TRAIL:	149.07 ACRES 149 LOTS
OPEN SPACE/PARK:	37.47 ACRES
	45.09 ACRES
	-19.04 ACRES OF WHICH IS NON-SENSITIVE OPEN SPACE IN THE CREEK BOTTOM
TOTAL ACRES	233.32 ACRES (On West Side of Creek)

Legal Description:
Phase 1 Boundary:
A portion of the NE 1/4, SE 1/4 and the SE 1/4 NE 1/4 of Section 29 and a portion of the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 28, Township 43 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at the south 1/16 corner of said Sections 29 and 28; thence, along the south 1/16 line of said Section 29, North 89° 17' 16" West 1054.38 feet; thence North 09° 18' 13" West 322.61 feet; thence North 80° 41' 47" East 24.76 feet, to the beginning of a curve, thence, along the curve to the left, 348.25 feet, having a radius 225.00 feet, a central angle of 88° 40' 49" and whose long chord bears North 36° 21' 23" East 314.51 feet; thence North 09° 16' 12" West 101.86 feet; thence North 09° 18' 13" West 518.27 feet; thence North 75° 29' 35" West 54.65 feet, to the beginning of a non-tangential curve; thence, along the curve to the left, 126.32 feet, having a radius of 80.00 feet, a central angle of 90° 28' 29" and whose long chord bears North 54° 32' 24" West 113.60 feet; thence North 13° 28' 02" West 50.10 feet, to the beginning of a non-tangential curve; thence, along the curve to the left, 132.82 feet, having a radius of 85.00 feet, a central angle of 89° 31' 37" and whose long chord bears North 35° 27' 36" East 119.71 feet; thence North 35° 34' 50" East 66.27 feet, to the beginning of a non-tangential curve; thence, along the curve to the left, 109.96 feet, having a radius of 70.00 feet, a central angle of 90° 00' 00" and whose long chord bears South 54° 18' 13" East 98.99 feet; thence North 80° 41' 47" East 624.68 feet, to the beginning of a curve; thence, along the curve to the right, 173.42 feet, having a radius of 233.00 feet, a central angle of 42° 38' 42" and whose long chord bears South 77° 58' 51" East 169.45 feet; thence South 56° 39' 30" East 200.27 feet; thence South 56° 39' 30" East 275.97 feet; thence North 33° 20' 30" East 316.83 feet; thence South 89° 58' 46" East 258.85 feet; thence North 56° 46' 04" East 191.69 feet; thence South 33° 13' 56" East 375.53 feet; thence South 00° 25' 07" West 334.19 feet; thence South 36° 18' 07" West 58.72 feet; thence South 81° 50' 18" West 35.50 feet; thence North 47° 22' 13" West 102.31 feet; thence North 76° 46' 22" West 29.72 feet; thence South 67° 27' 15" West 32.63 feet; thence South 21° 57' 23" West 28.85 feet; thence South 05° 04' 27" East 236.10 feet; thence South 26° 24' 19" West 278.39 feet; thence South 05° 14' 17" East 109.98 feet; thence South 42° 36' 23" East 92.27 feet; thence South 09° 26' 32" East 44.35 feet; thence South 51° 25' 47" West 271.57 feet, to the northerly right-of-way of Powell Drive and the beginning of a non-tangential curve; thence, along said right-of-way and curve to the left, 66.71 feet, having a radius of 821.59 feet, a central angle of 04° 39' 08" and whose long chord bears South 75° 46' 25" West 66.69 feet, to the south 1/16 line of said Section 28; thence, along said 1/16 line, North 89° 04' 34" West 171.47 feet; thence North 22° 56' 30" West 18.95 feet, to the beginning of a curve; thence, along the curve to the right, 95.00 feet, having a radius of 233.00 feet, a central angle of 23° 21' 37" and whose long chord bears North 11° 15' 41" West 94.34 feet; thence North 00° 25' 07" East 136.36 feet, to the beginning of a curve; thence, along the curve to the left, 39.26 feet, having a radius of 25.00 feet, a central angle of 89° 59' 03" and whose long chord bears North 44° 34' 24" West 35.35 feet; thence North 89° 33' 56" West 297.07 feet, to the section line between said Sections 28 and 29; thence, along said section line, South 00° 32' 55" West 328.15 feet, to the POINT OF BEGINNING, containing 57.39 acres (more or less).

SURVEYED AT THE REQUEST OF:
THE KENNETH L SENG REVOCABLE TRUST, DATED FEB 4, 2004
8692 SOUTH 1150 EAST
SPANISH FORK, UTAH 84660

OWNER'S DEDICATION
Know all men by these presents that the undersigned KENNETH L. SENG & LENA M. SENG, TRUSTEES OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, are the owners of the above described tract of land, and hereby cause the same to be subdivided into 106 lots to be hereafter known as CATORI CANYON PHASE 1, a Major Subdivision, the undersigned owners also hereby re-convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The same to be used for the installation maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF, I have set my hand this the 12th day of April, 2023

Kenneth L. Seng
KENNETH L. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004.

Lena M. Seng
LENA M. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004.

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF Kane)

On this 12th day of April, 2023, personally appeared before me KENNETH L. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

Notary Public Full Name: Jessica Bartlett
Commission Number: 717872
My Commission Expires: 11/29/25
A Notary Public Commissioned in Utah

Jessica Bartlett
Notary Public (signature)
No Stamp required (Utah Code 46-1-16(6))

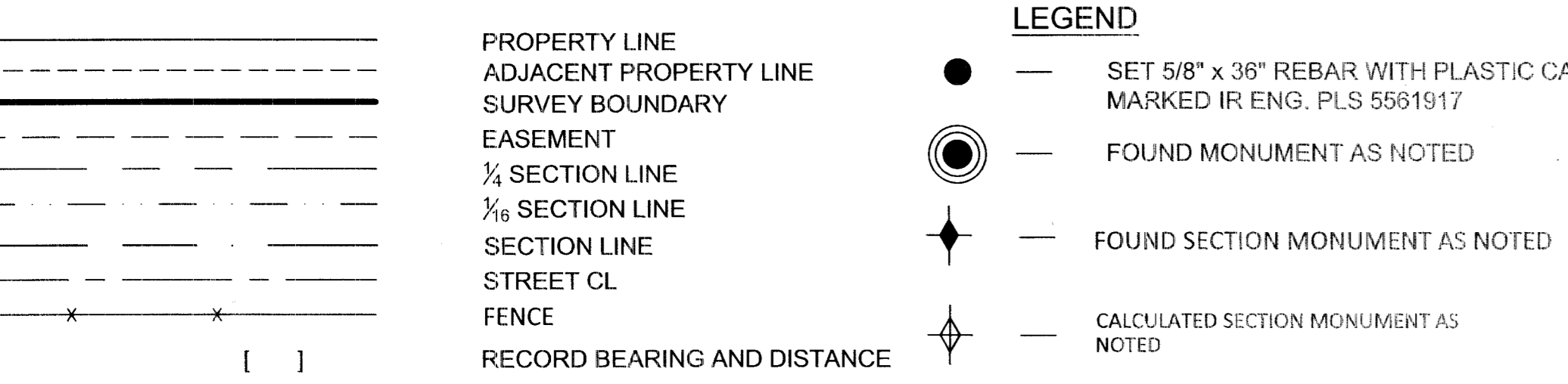
ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF Kane)

On this 12th day of April, 2023, personally appeared before me LENA M. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

Notary Public Full Name: Jessica Bartlett
Commission Number: 717872
My Commission Expires: 11/29/25
A Notary Public Commissioned in Utah

Lena M. Seng
Notary Public (signature)
No Stamp required (Utah Code 46-1-16(6))



CITY ATTORNEY CERTIFICATE
I, Kent J. Burge, Kanab City Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this 12th day of April, 2023.

Kent J. Burge
KANAB CITY ATTORNEY

CITY PUBLIC WORKS DIRECTOR CERTIFICATE
I, Steve Dutton, Kanab City Public Works Director, do hereby certify that this office has examined the above Plat and has determined that it is correct and in accordance with information on file in this office and recommends for approval this 12th day of April, 2023.

Steve Dutton
KANAB CITY PUBLIC WORKS DIRECTOR

CITY SURVEYOR CERTIFICATE
I, Travis Sanders, Kanab City Surveyor, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this 12th day of April, 2023.

Travis Sanders
KANAB CITY SURVEYOR

APPROVAL OF THE PLANNING COMMISSION
On this 19th day of April, 2023, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.

Paul Perry
CHAIRMAN Planning Commission

APPROVAL AND ACCEPTANCE
by the Kanab City Council
We the Kanab City Council have reviewed the heron Plat and by authorization of said Kanab City Council recorded in the minutes of its meeting of the 11th day of April, 2023, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: *Denise Palmer* Mayor
Kanab City Recorder
Thomas W. Avant Surveyor
Kanab City Council

CERTIFICATE OF RECORDING
I, LHELIE CON - DEPUTY, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this 10th day of April, 2023.

LHELIE CON
KANE COUNTY RECORDER
ENTRY NO. 204394

DATE 8-10-23 TIME 1:13pm BOOK 0607 PAGE 146-152 FEE 4.12

RECORDED AND FILED AT THE REQUEST OF: IRON ROCK ENG. GROUP

IRON ROCK GROUP

Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

CATORI CANYON PHASE 1 SUBDIVISION
FINAL PLAT
ROCKY CANYON PROPERTIES
KANAB, UTAH 84741

DATE:	DESCRIPTION:
2/27/2023	City Review
4/3/2023	City Review
4/10/2023	City Review

DRAWN BY: CM
SCALE: 1"=150'
SHEET: 1 OF 5



Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

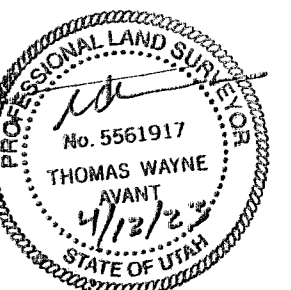
CATORI CANYON PHASE 1 SUBDIVISION
FINAL PLAT
ROCKY CANYON PROPERTIES
KANAB, UTAH 84741

DATE: 2/24/2023

DESCRIPTION:
City Review
City Review

INITIAL SUBMITTAL

REV# DATE
1st 4/3/2023
2nd 4/10/2023



DRAWN BY: CM

SCALE: 1" = 60'

SHEET:

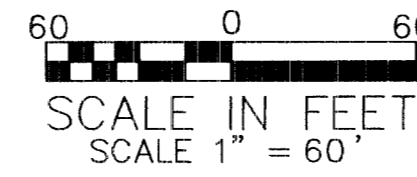
2 OF 5

CATORI CANYON PHASE 1 SUBDIVISION

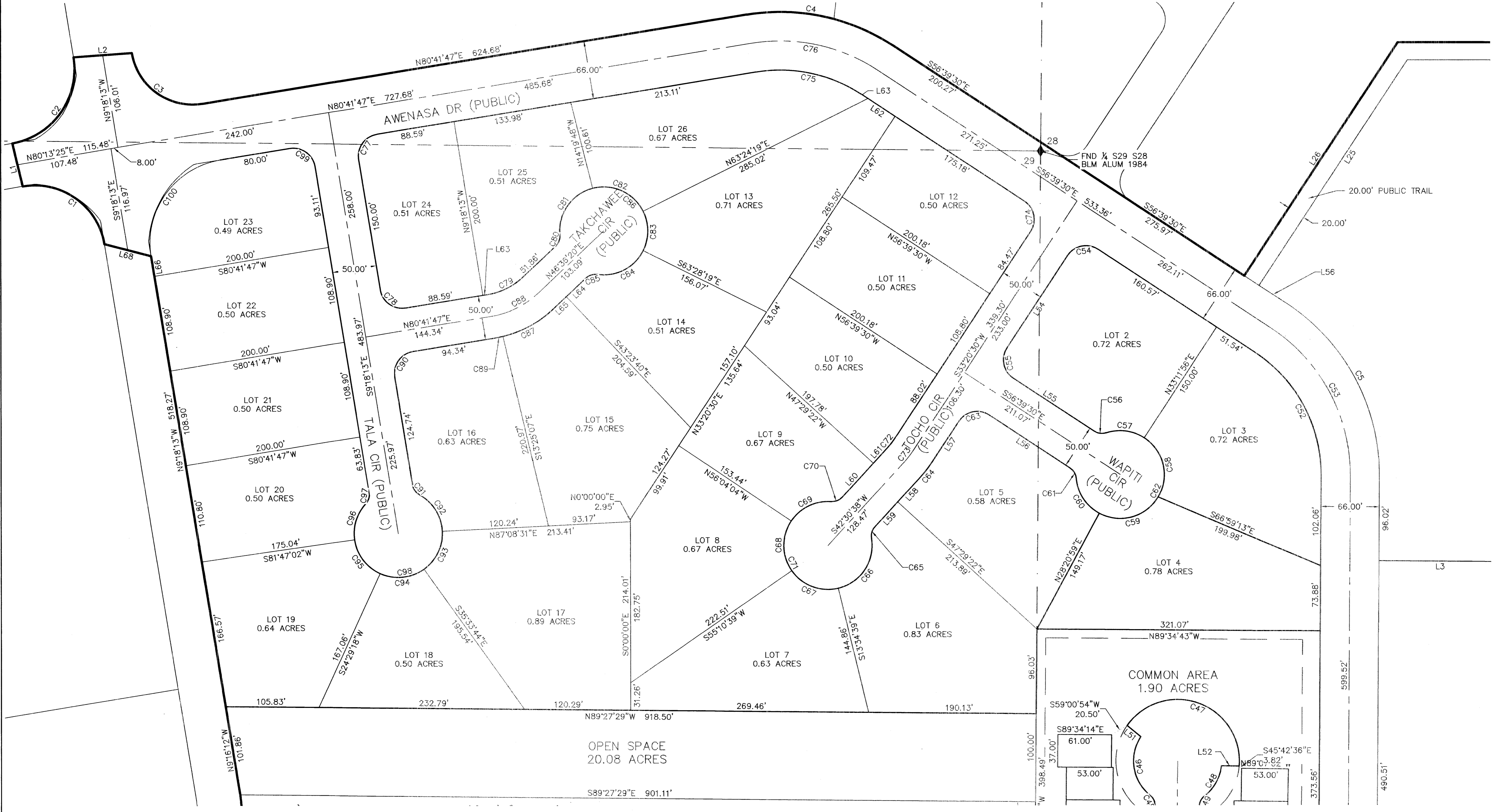
CITY OF KANAB, UTAH
LOCATED IN 1/2 OF SECTION 29 & THE W 1/2 OF SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- ⊙ FOUND MONUMENT AS NOTED
- ◆ FOUND SECTION MONUMENT AS NOTED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SURVEY BOUNDARY
- - - EASEMENT
- - - STREET CL.
- - - FENCE
- [] RECORD BEARING AND DISTANCE



K-358 CATORI CANYON PHASE 1 SUBDIVISION PG 2 of 5



(SEE SHEET 3 of 5)

(SEE SHEET 4 of 5)

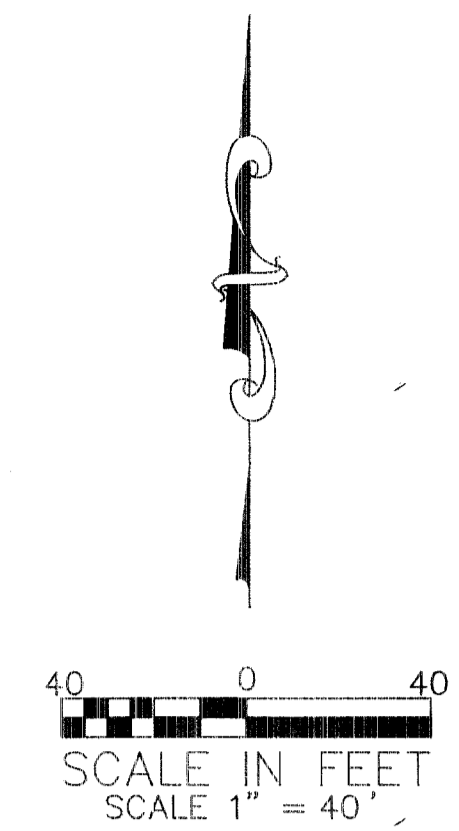
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K-358 CATORI CANYON PHASE 1 SUBDIVISION PG 3 OF 5

NOTE: ALL BUILDINGS IN THE MULTI-FAMILY AREA WILL BE BUILT WITH A 25' FRONT SETBACK (SOME LOTS MAY HAVE LESS BUT THE BUILDING INSIDE THE LOT WILL HAVE A 25' SETBACK) AFFECTS LOTS 43, 54, 66, 67 & 69

LEGEND

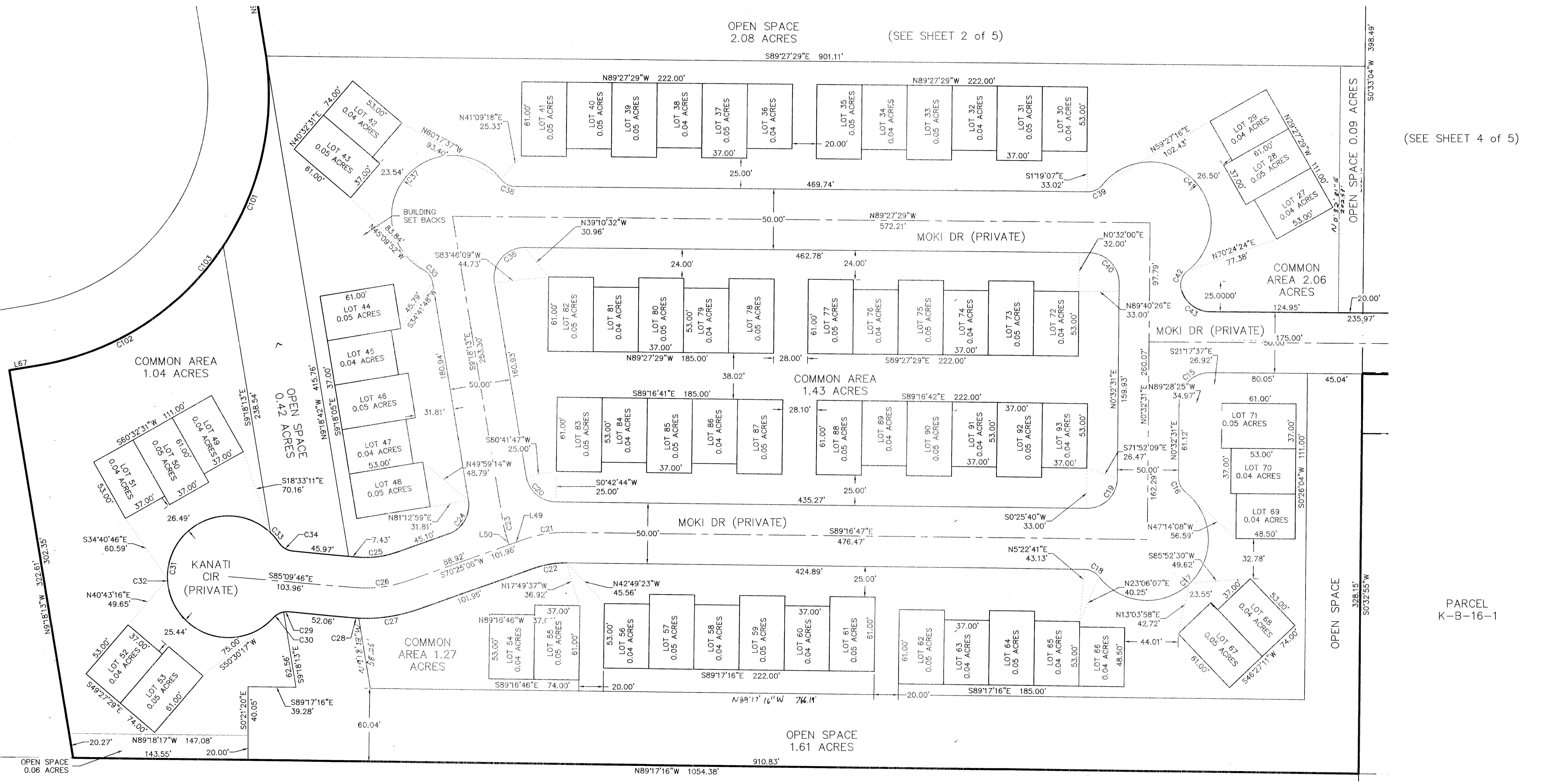
- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- ⊙ FOUND MONUMENT AS NOTED
- ⋄ FOUND SECTION MONUMENT AS NOTED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- - - BUILDING SET BACKS
- - - STREET CL
- - - FENCE
- [] RECORD BEARING AND DISTANCE



CATORI CANYON PHASE 1 SUBDIVISION

CITY OF KANAB, UTAH

LOCATED IN E 1/2 OF SECTION 29 & THE W 1/2 OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN



PARCEL ZZZ-038

(SEE SHEET 4 of 5)

PARCEL K-B-16-1



Building Found
460 E. 3
KANAB, U
435-6
www.iron

CATORI CANYON PHASE 1 SUBDIVISION
FINAL PLAT

INITIAL SUBMITTAL	DATE:	2/24/2023
REV#	DATE:	4/3/2023
1st	DESCRIPTION:	City Review
DRAWN BY:		
SCALE:		
SHEET:		
30		

CATORI CANYON PHASE 1 SUBDIVISION

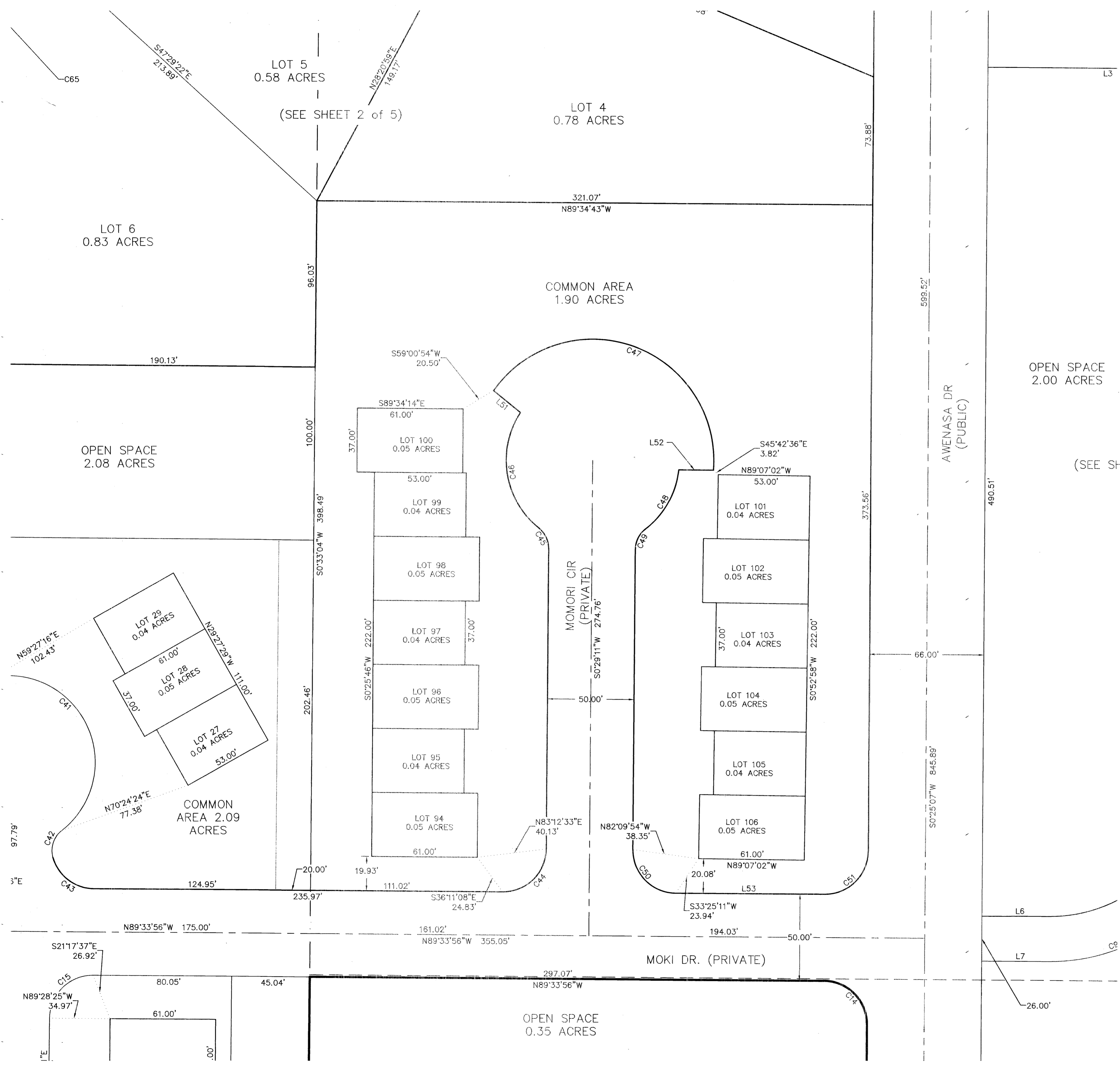
CITY OF KANAB, UTAH
 LOCATED IN E½ OF SECTION 29 & THE W½ OF SECTION 28,
 TOWNSHIP 43 SOUTH, RANGE 6 WEST,
 SALT LAKE BASE AND MERIDIAN



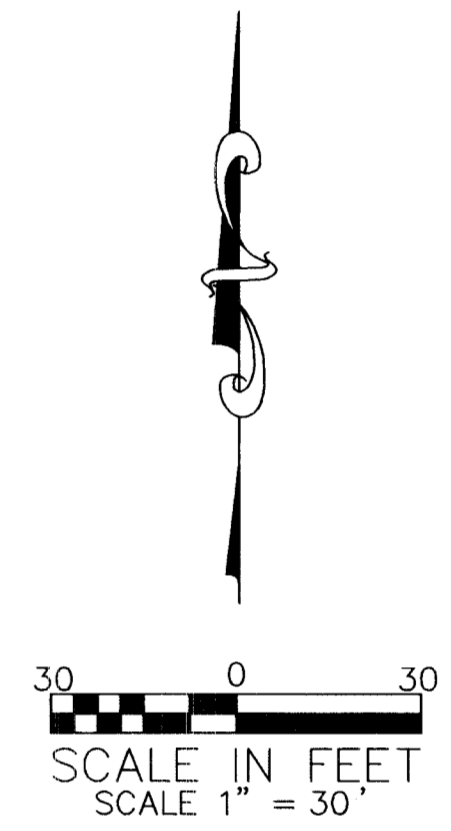
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CATORI CANYON PHASE 1 SUBDIVISION
 FINAL PLAT
 ROCKY CANYON PROPERTIES
 KANAB, UTAH 84741



(SEE SHEET 1 of 5)

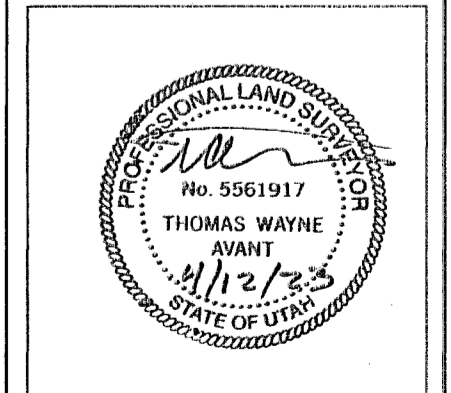


NOTE:
 ALL BUILDINGS IN THE MULTI-FAMILY AREA WILL BE BUILT WITH A 25' FRONT SETBACK (SOME LOTS MAY HAVE LESS BUT THE BUILDING INSIDE THE LOT WILL HAVE A 25' SETBACK) AFFECTS LOTS 99 & 101.

LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- ⊙ FOUND MONUMENT AS NOTED
- ⬠ FOUND SECTION MONUMENT AS NOTED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- - - EASEMENT
- - - STREET CL
- - - FENCE
- [] RECORD BEARING AND DISTANCE

INITIAL SUBMITTAL	DATE:	DESCRIPTION:
REV#	DATE:	DESCRIPTION:
1st	4/3/2023	City Review
2nd	4/10/2023	City Review



DRAWN BY: CM
 SCALE: 1" = 30'
 SHEET:

