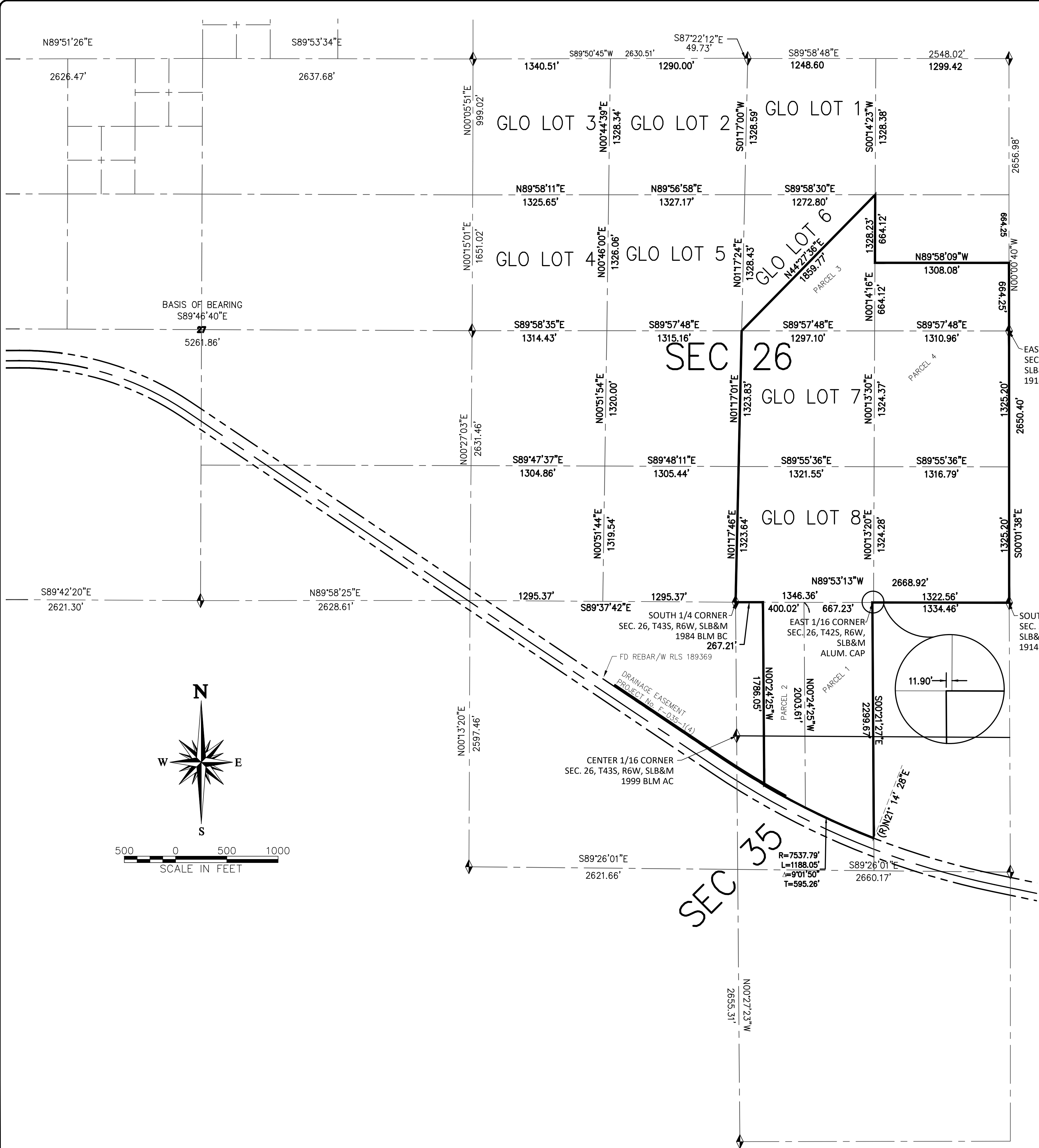




FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION
26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN,
KANAB, KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN:

THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY. THE BASIS OF BEARING FOR THIS PROJECT IS S89°46'40"E BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 27, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- EXISTING CLASS I MONUMENT (RING & LID)
- SET BCE PK NAIL AND WASHER OR AS NOTED
- FOUND REBAR AND CAP AS NOTED

HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS ____ DAY OF _____, 20____, BY THE HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

BOARD MEMBER

KANE COUNTY SURVEYOR APPROVAL

I, _____, KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 2025.

KANE COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF KANE }

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, JIM GUTHRIE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NO STAMP REQUIRED
UTAH CODE 46-1-16(6)

NOTARY PUBLIC (SIGNATURE)

NO.	REVISIONS	
	DESCRIPTION	DATE BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
798 S 900 E SUITE B 05
ST. GEORGE, UTAH 84790
(435) 628-4700

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON SUBDIVISION PHASE 1-16
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B.&M. KANAB, UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 10/7/25
JOB NO. : 21-43

SCALE :
1"=500'

SHEET NO. :
FLEP