



Building on Solid Foundations

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RECORD OF SURVEY PARCEL K-B-12-9 A.L.E. INVESTMENTS LLC KANAB, UT

DATE: 2/18/2026

DESCRIPTION:

INITIAL SUBMITAL REV# DATE:

DRAWN BY: CJM

SCALE: 2/18/2026

SHEET:

1 OF 1

# RECORD OF SURVEY PARCEL K-B-12-9 BLOCK 12 PLAT "B"

CITY OF KANAB, UTAH  
LOCATED IN NE¼ SE¼ 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 Number 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 hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Record of Survey.

Thomas W. Avant, PLS # 5561917

Date:

### NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. The purpose of the survey is to delineate the boundaries. All corners are set and found as shown. The basis of bearing for this survey as measured from the centerline monument located at the intersection of 300 East & Hwy 89 and to the centerline monument located at the intersection of 300 East & 400 South with a Bearing of 500°23'42"W and a Distance of 627.73' in the Utah State Plane coordinate system South Zone.

### Legal Description:

#### Portion of Parcel K-B-12-9 to be Deeded to Kanab City:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet, to the POINT OF BEGINNING, and running; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East; thence, along said right-of-way, North 00° 24' 28" East 59.72 feet, to the Southernly right-of-way of said U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 0.95 feet, to the POINT OF BEGINNING; containing 28 square-feet (more or less).

#### Portion of 250 East to be Deeded to and joined with Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East and the POINT OF BEGINNING, and running; thence South 00° 24' 28" West 226.62 feet; thence North 89° 33' 32" West 3.62 feet, to said right-of-way; thence, along said right-of-way, North 01° 19' 20" East 226.65 feet, to the POINT OF BEGINNING; containing 410 square-feet (more or less).

#### Original Parcel 1:

BEGINNING at a point 5.0 feet South for the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, and running thence South 292.0 feet; thence West 298.0 feet; thence North 286.0 feet to the Southernly right-of-way of U.S. Highway 89; thence North 89°36' East 298.0 feet along said right-of-way line to the point of beginning.

#### Original Parcel 2:

BEGINNING at a point South 0°13' East 5.01 feet from the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, said point being on a 25.0 foot radius curve to the right; thence 39.27 feet along the arc of said curve to the P.T.; thence South 0°13' East 266.91 feet; thence South 89°36' West 25.0 feet; thence North 0°13' West 291.99 feet to the point of beginning.

#### Combined Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89 and the POINT OF BEGINNING, and running; thence, along a curve to the right, 39.25 feet, having a radius of 25.00 feet, a central angle of 89° 57' 52" and whose long chord bears South 44° 35' 14" East 35.34 feet; thence South 00° 23' 37" West 266.91 feet; thence North 89° 47' 11" West 25.00 feet, to the East Block Line; thence, along said line, South 01° 21' 09" West 0.41 feet; thence North 89° 33' 32" West 302.15 feet; thence North 01° 19' 20" East 286.40 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 297.59 feet, to the POINT OF BEGINNING;

### LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917
- FOUND MONUMENT AS NOTED
- ⊙ STREET CENTER LINE MONUMENT
- CALCULATED STREET CENTER LINE MONUMENT
- △ MAG NAIL WITH ALUMINUM WASHER MARKED IR ENG. PLS 5561917
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- PROPERTY LINE TO BE ADDED
- PROPERTY LINE TO BE REMOVED
- SIDEWALK
- FENCE
- BLOCK LINE
- LOT LINE
- SURVEY BOUNDARY
- EXISTING BUILDING
- RECORD BEARING AND DISTANCE

SURVEYED AT THE REQUEST OF:  
A.L.E. INVESTMENTS LLC  
1115 E 1100S  
KANAB, UT 84741

### REFERENCED DOCUMENTS

- OFFICAL PLAT MAP BLOCK 12 KANAB TOWNSITE.
- RECORD OF SURVEY, TC ENGINEERING, BLOCK 12, CS-542, 2006.

