

# Memo

**To:** Kanab City Planning Commission  
**From:** Levi Roberts, Associate Planner  
**cc:** Joe Decker, Interim City Manager; Gary McBride, Business/Land-Use Coordinator  
**Date:** February 18, 2014  
**Re:** Grant of Easement Input: Kanab Creek Ranchos Lots 39 & 40

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Garkane Energy Cooperative, Inc. wishes to grant an easement to KL Family Homes, LC for the purpose of providing for a future road. A record of survey, performed by a licensed surveyor, has been provided by the applicant, which describes the easement. The Transportation Master Plan designates a future minor collector street, intersecting with Hamblin Dr, at this location and the proposed easement provides the 60 ft right of way required for this designation.

In order for the easement to be recorded, the city must approve the application and provide a letter to the County Recorder. As this is not a subdivision, this process is performed administratively. However, staff has been directed to seek input from the Planning Commission about this application and requests that this body provide any necessary input to staff regarding this application.



When Recorded return to:  
KL Family Homes, LC  
P.O. Box 356  
Kanab, Utah 84741

Tax ID# 34-39

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### Grant of Easement

**Garkane Energy Cooperative, Inc, a Utah Corporation**, Grantor(s), a Utah Limited Liability Company, hereby Grants to **KL Family Homes, LC, a Utah Limited Liability Company, and/or Ramho, LC, a Utah Limited Liability Company**, their successors and assigns, Grantee(s), for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described access and utility easement in Kane County, State of Utah:

**A Portion of Lot 39 of Kanab Creek Ranchos, Unit No. 1, more particularly described as follows:**

**BEGINNING at the southerly corner common to Lots 39 and 40 of Kanab Creek Ranchos – Unit No. 1, and running; thence, along the lot line common to said lots, North 38° 26' 17" East 417.11 feet, to the north line of said Lot 39; thence, along said north line, South 89° 13' 27" East 301.51 feet, to the east line of Section 32, Township 43 South, Range 6 West, Salt Lake Base and Meridian; thence, along said line, South 00° 28' 16" West 65.43 feet; thence North 89° 08' 39" West 301.82 feet to the beginning of a curve; thence, along the curve to the left, 22.87 feet, having a radius of 25.00 feet, a central angle of 52° 25' 04" and whose long chord bears South 64° 38' 49" West 22.08 feet; thence South 38° 26' 17" West 324.10 feet to the beginning of a curve; thence, along the curve to the left, 36.37 feet, having a radius 25.00 feet, a central angle of 83° 21' 50" and whose long chord bears South 03° 14' 38" East 33.25 feet, the northwesterly right-of-way of Hamblin Drive and the beginning of a non-tangent curve; thence, along said right-of-way and said curve to the left, 52.23 feet, having a radius 460.00 feet, a central angle of 06° 30' 20" and whose long chord bears North 48° 10' 43" West 52.20 feet to the POINT OF BEGINNING; containing 0.73 acres (more or less).**

Grantee shall have this easement for the purposes of access, ingress and egress and underground utilities installation and maintenance. Grantee shall have the right to install improvements and to conduct routine maintenance to facilitate vehicular access across the easement. Any and all improvements or maintenance described herein shall be made at the expense of. Grantor agrees to dedicate the easement to Kanab City as a public street at the time the Grantee(s) request dedication for the purpose of developing their properties accessed through this easement.

WITNESS the hand of said Grantor(s), this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Carl R Albrecht, CEO of  
Garkane Energy Cooperative, Inc

**Acknowledgment:**

STATE OF \_\_\_\_\_ )  
 )s.s.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ Carl R Albrecht, CEO of Garkane Energy Cooperative, Inc, of the above instrument personally appeared before me and acknowledged to me that executed the same.

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

# RECORD OF SURVEY

LOTS 39 & 40, KANAB CREEK RANCHOS - UNIT No. 1  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,  
 TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 CITY OF KANAB, KANE COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

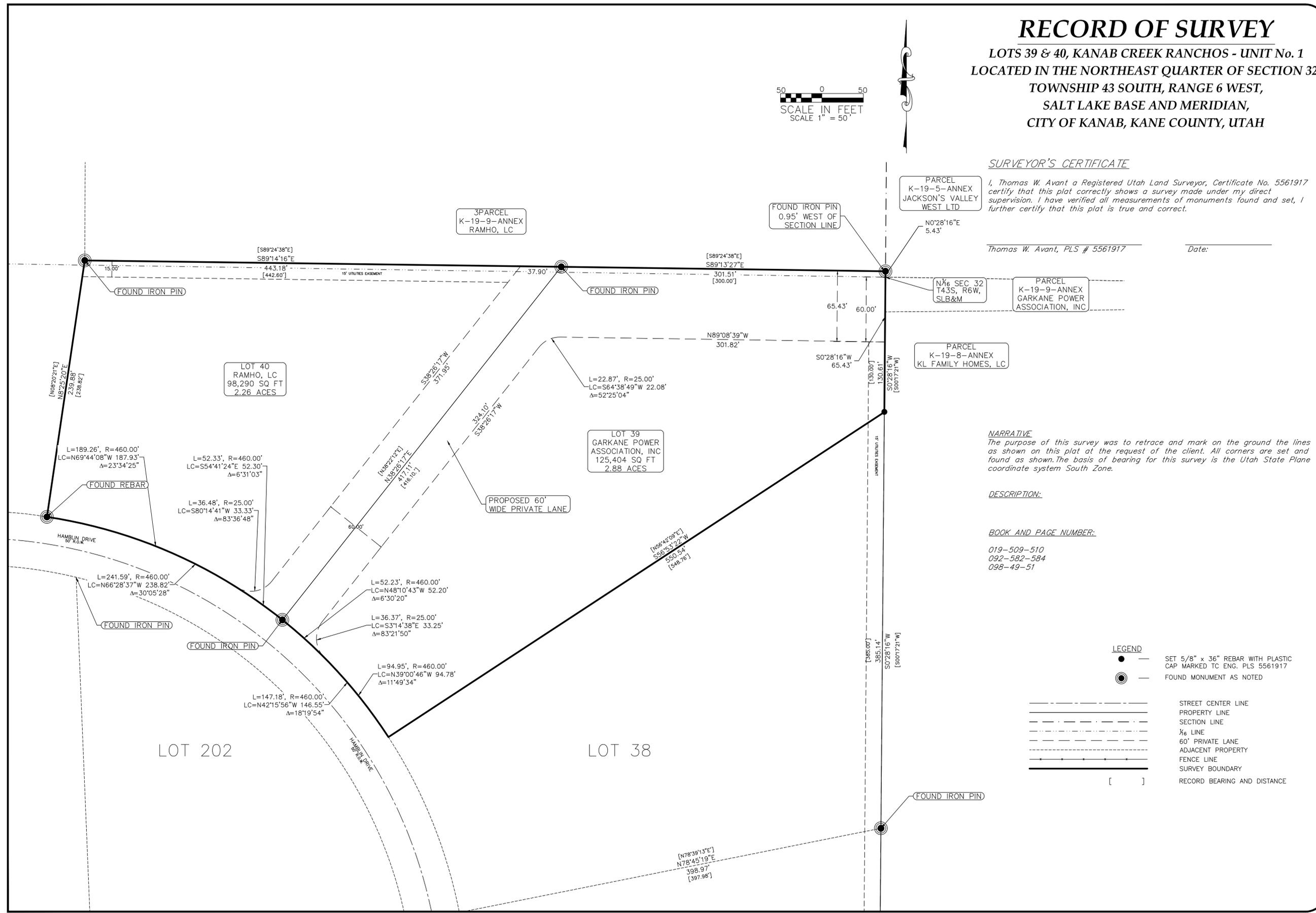
I, Thomas W. Avant a Registered Utah Land Surveyor, Certificate No. 5561917 certify that this plat correctly shows a survey made under my direct supervision. I have verified all measurements of monuments found and set, I further certify that this plat is true and correct.

Thomas W. Avant, PLS # 5561917

Date: \_\_\_\_\_

DATE:	REVISION:
7/16/2013	RECORD OF SURVEY

GARKANE ENERGY  
**RECORD OF SURVEY**  
 KANAB CITY, UTAH  
 SCALE: 1"=40'  
 REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS



### NARRATIVE

The purpose of this survey was to retrace and mark 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 of bearing for this survey is the Utah State Plane coordinate system South Zone.

### DESCRIPTION:

### BOOK AND PAGE NUMBER:

- 019-509-510
- 092-582-584
- 098-49-51

LEGEND	
	SET 5/8" x 3/6" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
	FOUND MONUMENT AS NOTED
	STREET CENTER LINE
	PROPERTY LINE
	SECTION LINE
	1/4 SECTION LINE
	60' PRIVATE LANE
	ADJACENT PROPERTY
	FENCE LINE
	SURVEY BOUNDARY
	RECORD BEARING AND DISTANCE

TC ENGINEERING, PC  
 A "DESIGN-BUILD" FIRM  
 EXCELLENCE...ON TIME!  
 DANIEL W. THEBEAU, P.E.  
 P.O. BOX 55, KANAB, UTAH 84741  
 (435)644-2031 (888)644-2031  
 (435)689-0155

FILE:	Kanab City
DRAWN BY:	TWA
SHEET:	1 OF 1

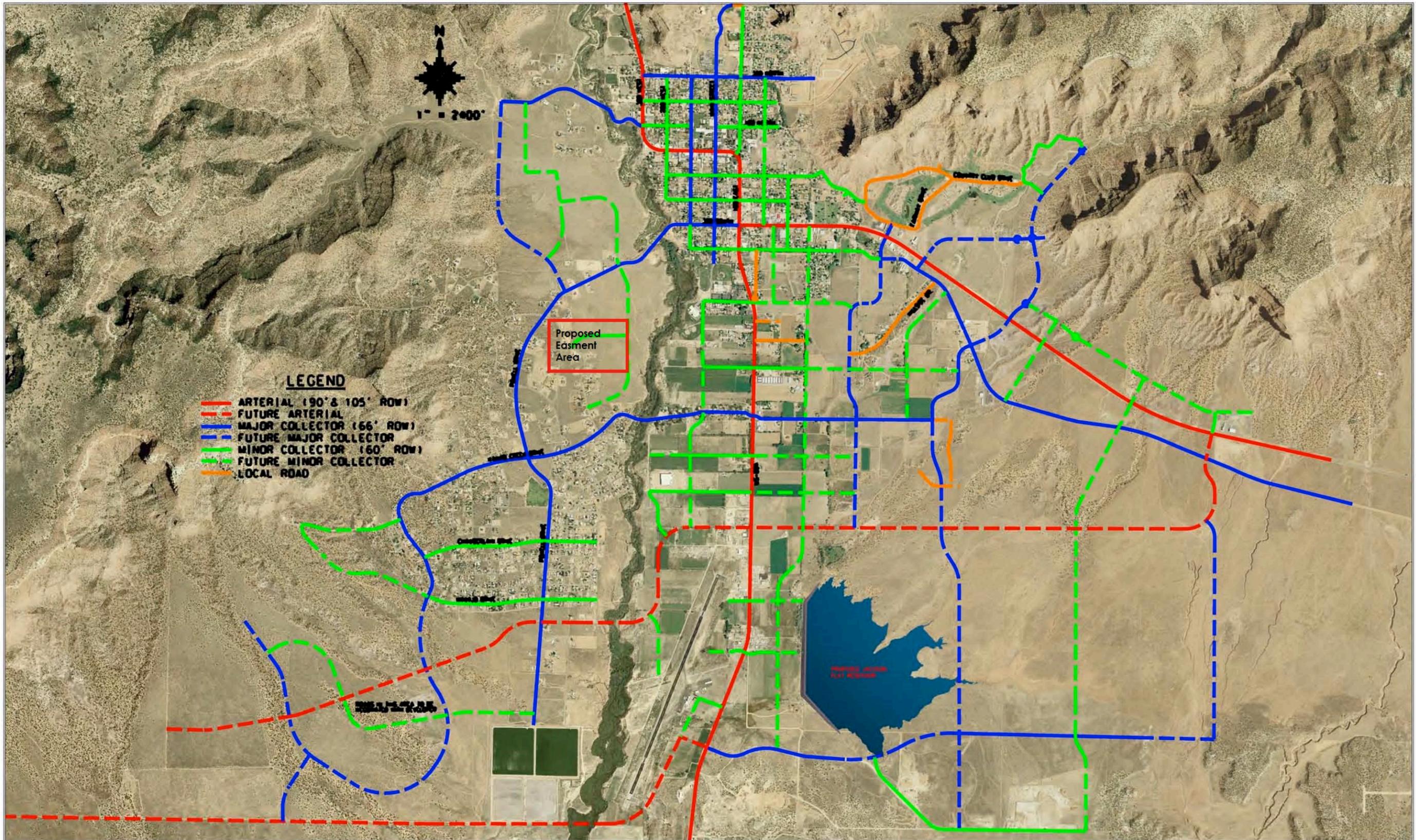


FIGURE  
1 1



P.O. BOX 578  
ST. GEORGE, UT 84771  
PHONE: 435-986-3622  
FAX: 435-986-4012

## KANAB CITY TRANSPORTATION MASTER PLAN



**KANAB**  
UTAH

PROJECT NO.	7010
DRAWN BY	TCH
APPROVED BY	TCH
DATE	APR. 14, 2008