#### RESERVOIR ESTATES SUBDIVISION VICINITY MAP A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP AVE. TOWNSHIP 41 NORTH, RANGE 6 WEST, G&SRM, COLORADO CITY, MOHAVE COUNTY, ARIZONA JOHNSTON AVE. CENTER NORTH 1/16TH CORNER BLM BRASS CAP MOHAVE AVE. PROJECT S LOCATION MOHAVE AVENUE (86' PUBLIC ROAD) WEST 1/4 CORNER POINT OF-SECTION 5, BEGINNING S0°21'11"E T41N, R6W, N89°34'14"W 1320.65' (TIE) N 89°58'55" E 130.00' CENTER 1/4 CORNER SECTION 5, 35.69' T41N, R6W, \_\_LOT\_1\_ G&SRM 4,180 sq. ft. **BLM BRASS CAP** 0.10 acres N89°38'49"E LOT 18 LOT 2 3.445 sq. ft. 0.08 acres N89°38'49"E LOT 3 3,445 sq. ft. 0.08 acres LOT 19 N89°38'49"E 97.06' LOT 4 ZIONS QUALITY REAL **3,446** sq. ft. ESTATE INC. 0.08 acres 404-20-043 N89°38'49"E PARCEL CURVE DATA STREET STREET) 3,447 sq. ft. CURVE LENGTH RADIUS DELTA CHORD CH LEN 0.08 acres LOT 20 N89°38'49"E C1 9.83' 17.50' 32\*11'10" N16\*26'46"W 9.70' C2 | 30.39' | 82.74' | 21°02'46" | N10°10'12"E | 30.22' LOT 6 3,448 sq. ft. 0.08 acres N89°38'49"E LOT 7 3,448 sq. ft. 0.08 acres LOT 21 GENERAL NOTES & RESTRICTIONS N89°38'49"E 1. A 10500 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES COLORADO CITY MAYOR CERTIFICATE LOT 8 UNLESS OTHERWISE NOTED. 3,449 sq. ft. 2. FEMA - FLOOD ZONE X PER FIRM PANEL #04015C0277G AND 04015C0276G DATED 11/18/2009. THE COLORADO CITY TOWN COUNCIL REVIEWED AND APPROVED THIS PLAT, SUBJECT 0.08 acres AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. TO STIPULATIONS ON THIS , DAY OF , 2025, AND ACCEPTED ON N89°38'49"E BEHALF OF THE PUBLIC ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND RECEIVED BASIS OF BEARING LOT 9 SATISFACTORY ASSURANCE NECESSARY TO GUARANTEE COMPLETION OF ALL 3,450 sq. ft. REQUIRED IMPROVEMENTS. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 10°21'41" WEST. BETWEEN CENTER 1/4 LOT 22 0.08 acres CORNER AND THE CENTER-NORTH 1/16TH CORNER OF SECTION 5, TOWNSHIP 41 NORTH, N89°38'49"E RANGE 6 WEST, G&SRM. COLORADO CITY MAYOR 97.19 LOT 10 3,450 sq. ft. LEGEND ATTEST: 0.08 acres N89°38'49"E COLORADO CITY TOWN CLERK SECTIONAL MONUMENTATION (TYPE LOCATION (TYP. ETC. AS SHOWN ON THE PLAT) 3,451 sq. ft. 0.08 acres LOT 23 PROPERTY CORNER MONUMENT TO BE SET N89°38'49"E (ALPHA ENG. REBAR & CAP) 97.23' NAIL SET IN CURB AT EXTENSION OF COLORADO CITY MAYOR CERTIFICATE LOT 12 3,452 sq. ft. PROPERTY LINE I HEREBY CERTIFY THAT MY OFFICE HAS REVIEWED BOUNDARY LINE 0.08 acres THIS SUBDIVISION PLAT AND APPROVE IT AS TO FORM. N89°38'49"E ---- EASEMENT LINE 97.25' LOT 13 3,453 sq. ft. 0.08 acres TOWN OF COLORADO CITY ATTORNEY DATE N89°38'49"E LOT 14 LOT 24 3,453 sq. ft. 0.08 acres N89°38'49"E COLORADO CITY CERTIFICATE: 97.29' LOT 15 GRAPHIC SCALE THIS MAP HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY 3,454 sq. ft. PLAT, AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF 0.08 acres THE TOWN OF COLORADO CITY LAND DIVISION ORDINANCE, AND TO ANY OTHER N89°38'49"E APPLICABLE REGULATIONS, AND IT APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE. RESERVOIR ACRES DRIVE 1 inch = 40 ft. (24x36 SHEET) LOT 16 (45' PUBLIC STREET) 5,718 sq. ft. TOWN ENGINEER DATE 0.13 acres 1552-03 FINAL PLAT.DWG TOWN PUBLIC WORKS DIRECTOR LOT 1 DATE PLANNING AND ZONING DIRECTOR 43 South 100 East, Suite 100 • St George, Utah 84770 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

## SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY AND DIVIDING OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, HEREAFTER TO BE KNOWN AS:

#### RESERVOIR ESTATES SUBDIVISION

#### BOUNDARY DESCRIPTION

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 6 WEST, GILA AND SALT RIVER MERIDIAN; THENCE NORTH 89°34′14″ WEST, ALONG THE CENTER SECTION LINE, A DISTANCE OF 1320.65 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°21′11″ EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 10.95 FEET, TO POINT ON THE SOUTH RIGHT OF WAY LINE OF MOHAVE AVENUE, AND THE POINT OF BEGINNING, SAID POINT BEING AN ALPHA ENGINEERING REBAR & CAP; THENCE CONTINUING SOUTH 00°21′11″ EAST, ALONG SAID EAST LINE, A DISTANCE OF 632.58 FEET; THENCE NORTH 68°02′20″ WEST, A DISTANCE OF 140.88 FEET; THENCE NORTH 00°19′13″ WEST, A DISTANCE OF 579.85 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MOHAVE AVENUE; THENCE NORTH 89°58′55″ EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 78,911 SQUARE FEET OR 1.81 ACRES MORE OR LESS.
CONTAINING. 10,511 OQUANE I LET ON 1.01 AONEO MONE ON ELOO.

RYAN SCHOLES	
ARIZONA REGISTRATION NO.	82915



DATE

# OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

### RESERVOIR ESTATES SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO TOWN OF COLORADO CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADS, AND UTILITY & DRAINAGE EASEMENTS. ALL LOTS, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO TOWN OF COLORADO CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS DAY OF	, 2025.	
RESERVOIR ACRES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY		
BY:		
<u>ACKNOWLEDGMENT</u>		
STATE OF)		
COUNTY OF)		
ON THIS DAY OF A.D. 2025, PERSONALLY APPEARED THE OF RESERVOIR ACRES, LLC, AN ARIZONA LIMITED LIABIL PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUB THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.	ITY COMPANY, SCRIBED TO IN	
NOTARY PUBLIC FULL NAME: COMMISSION NUMBER: MY COMMISSION EXPIRES:		
A NOTARY PUBLIC COMMISSIONED IN		
NOTARY PUBLIC (SIGNATURE)		
FINAL PLAT OF		

# RESERVOIR ESTATES SUBDIVISION

THIS SUBDIVISION FINAL PLAT RECORDED AND F	ILED AT THE REQUEST OF:
RESERVOIR ACRES, LLC	C
OWNER OF THE ABOVE-DESCRIBED PROPERTY, ON THE, 2025,	DAY
AT RECEPTION NUMBER	
DEPUTY COUNTY RECORDER	DATE
COUNTY RECORDER	 DATE