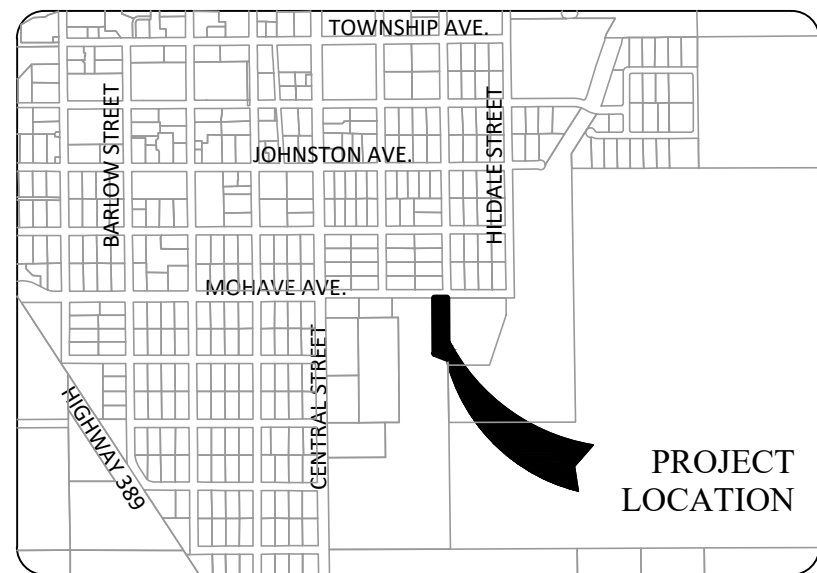
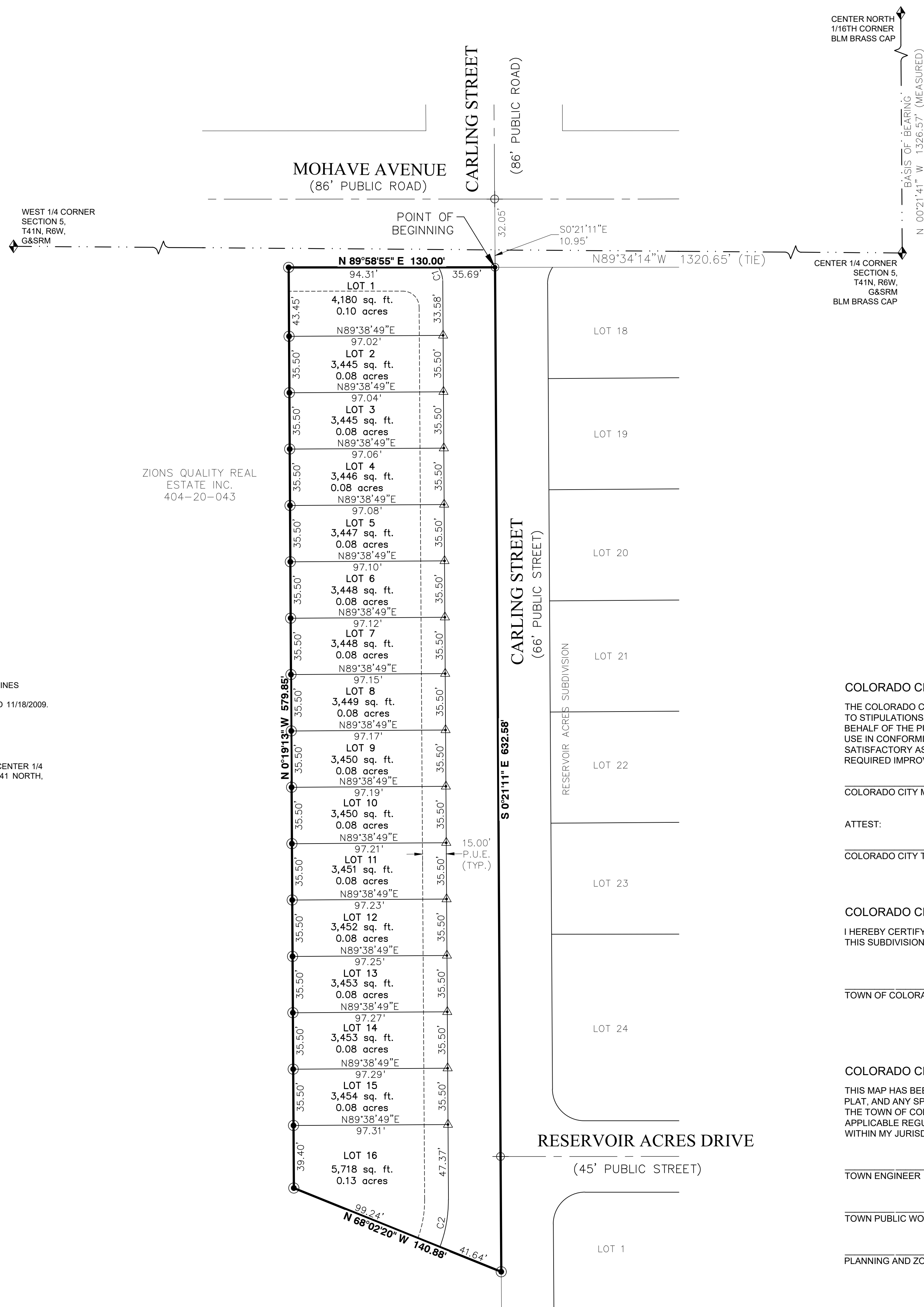


VICINITY MAP



RESERVOIR ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,

TOWNSHIP 41 NORTH, RANGE 6 WEST, G&SRM,
COLORADO CITY, MOHAVE COUNTY, ARIZONA

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
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'

GENERAL NOTES & RESTRICTIONS

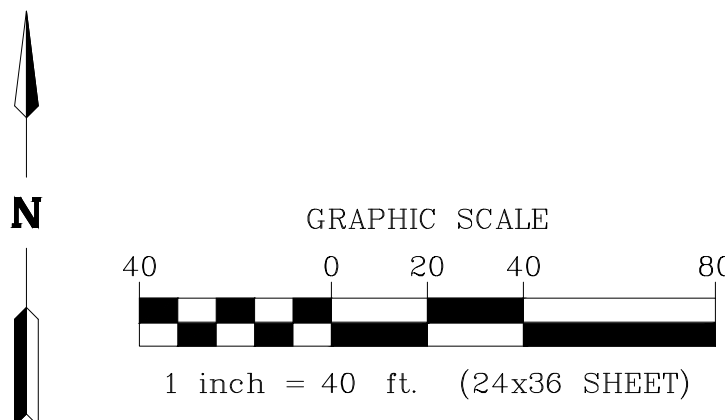
- A 10500 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- FEMA - FLOOD ZONE X PER FIRM PANEL #04015C0277G AND 04015C0276G DATED 11/18/2009. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 10°21'41" WEST, BETWEEN CENTER 1/4 CORNER AND THE CENTER-NORTH 1/16TH CORNER OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 6 WEST, G&SRM.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- NAIL SET IN CURB AT EXTENSION OF PROPERTY LINE
- BOUNDARY LINE
- EASEMENT LINE



1552-03 FINAL PLAT.DWG



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:

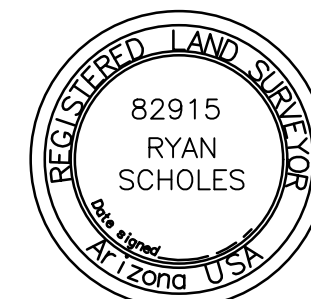
RESERVOIR ESTATES SUBDIVISION

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.

RYAN SCHOLES
ARIZONA REGISTRATION NO. 82915



EXPIRES: 03-31-2028

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: _____.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS ____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED _____, THE _____ OF RESERVOIR ACRES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

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 FILED AT THE REQUEST OF:

RESERVOIR ACRES, LLC

OWNER OF THE ABOVE-DESCRIBED PROPERTY, ON THE ____ DAY
OF _____, 2025,

AT RECEPTION NUMBER _____

DEPUTY COUNTY RECORDER _____ DATE _____

COUNTY RECORDER _____ DATE _____