

LEGEND

- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC * GEP 176247 OTHERWISE NOT SET ON EXISTING BLOCK WALLS.
- FOUND 5/8" X 20" REBAR PIN
- ▷ SET MAG NAIL IN CURB, WALL OR ASPHALT
- UTILITY EASEMENT LINE
- ▨ PRIVATE AREAS
- ▨ COMMON AREA (PARKING)
- ▨ COMMON AREA (LANDSCAPE)
- ▨ LIMITED COMMON AREA

SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA, HEREAFTER TO BE KNOWN AS:

"SPANISH TOWNHOMES"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:



GEROLD E. PRATT
CERTIFICATE #176247

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 88°25'45" WEST 2630.75 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 23 AND THE NORTH 1/4 CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NARRATIVE/PLANNING NOTES

THE PURPOSE OF THIS PLAT IS TO PROVIDE FOR FURTHER DIVIDING THE PARCEL INTO UNITS AS ALLOWED BY LA VERKIN CITY ORDINANCES. NO OTHER CHANGES ARE INTENDED WITH THIS PLAT. CURRENT LA VERKIN ZONING IS R-3-9

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA TO BE HEREAFTER KNOWN AS:

"SPANISH TOWNHOMES"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO THE CITY OF LA VERKIN.

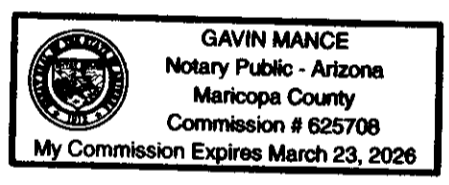
WHEREOF I HAVE HERETO SET MY HAND THIS 1 DAY OF September, A.D. 2022.

Alaina Wood
ALAINA WOOD
MANAGING PARTNER,
NINTA PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF UTAH *Alaina Wood* *Alaina Wood*
COUNTY OF *Maricopa*
ON THIS 1 DAY OF September, A.D. 2022, PERSONALLY APPEARED BEFORE ME, ALAINA WOOD, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A MANAGING PARTNER OF NINTA PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF NINTA PROPERTIES, LLC, AND SHE DID FOR HERSELF DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: *Gavin Mance*
NOTARY PUBLIC FULL NAME: *Gavin Mance*
COMMISSION NUMBER: *625708*
MY COMMISSION EXPIRES: *03/23/2028*
A NOTARY PUBLIC COMMISSIONED IN UTAH *Alaina Wood*



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH IS LOCATED NORTH 88°25'45" WEST 212.92 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23; SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SPANISH GARDENS (PHASE 2) OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; AND RUNNING THENCE ALONG SAID SPANISH GARDENS (PHASE 2) NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 00°50'51" WEST 45.44 FEET; THENCE NORTH 89°09'09" WEST 99.98 FEET; THENCE SOUTH 00°50'51" WEST 89.98 FEET; THENCE NORTH 89°09'09" WEST 179.96 FEET TO THE EAST LINE OF 275 WEST STREET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND ALONG THE EAST LINE OF 275 WEST STREET NORTH 00°50'51" EAST 138.96 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE ALONG SAID NORTH SECTION LINE SOUTH 88°25'45" EAST 279.96 FEET TO THE POINT OF BEGINNING. CONTAINS 0.675 ACRES.

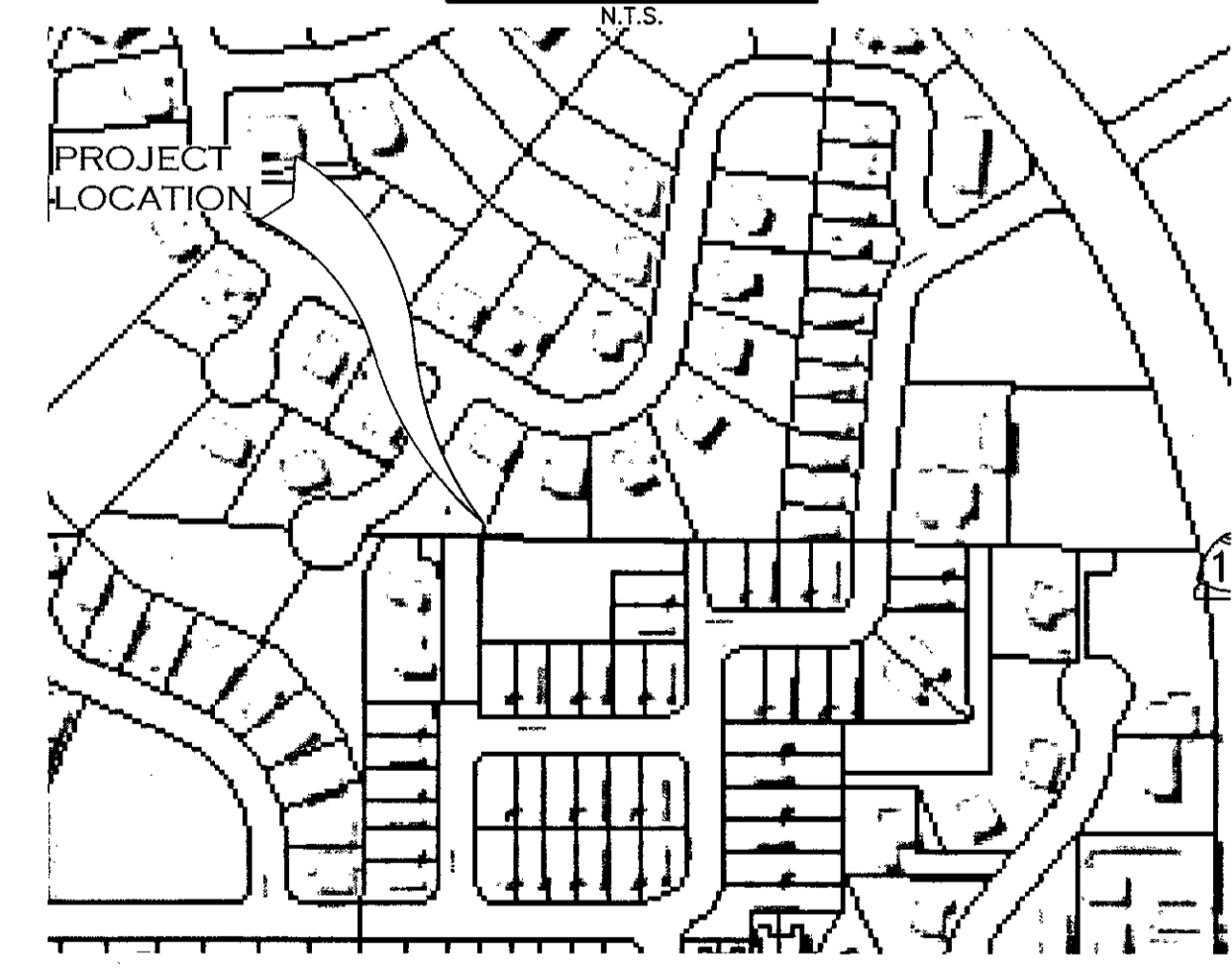
NOTES

1. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF LA VERKIN
2. ALL COMMON AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF LA VERKIN TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS THE MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)
3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF LA VERKIN UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF LA VERKIN. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION
4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF LA VERKIN IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO THE ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR THE MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF LA VERKIN IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
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7. THAT PORTION OF A 10 FOOT WIDE UTILITY EASEMENT BEHIND THE BACK OF SIDEWALK ON THE EAST SIDE OF SAID 275 WEST STREET WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT TO BE DEDICATED TO LA VERKIN CITY WITH THIS PLAT. A 7.5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IS PROVIDED ADJACENT TO THE DEVELOPMENTS REAR AND SIDE PROPERTY LINES.
8. INDIVIDUAL UNITS CANNOT DISRUPT OR PROHIBIT OF UTILITY MAINTENANCE TO OTHER UNITS. EASEMENTS ARE HEREBY GRANTED TO CONVEY UTILITIES AND OTHER MAINTENANCE TO OTHER UNITS

AREA SUMMARY

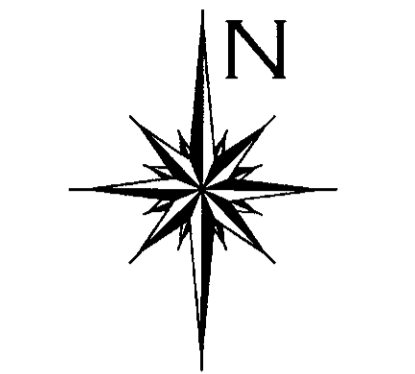
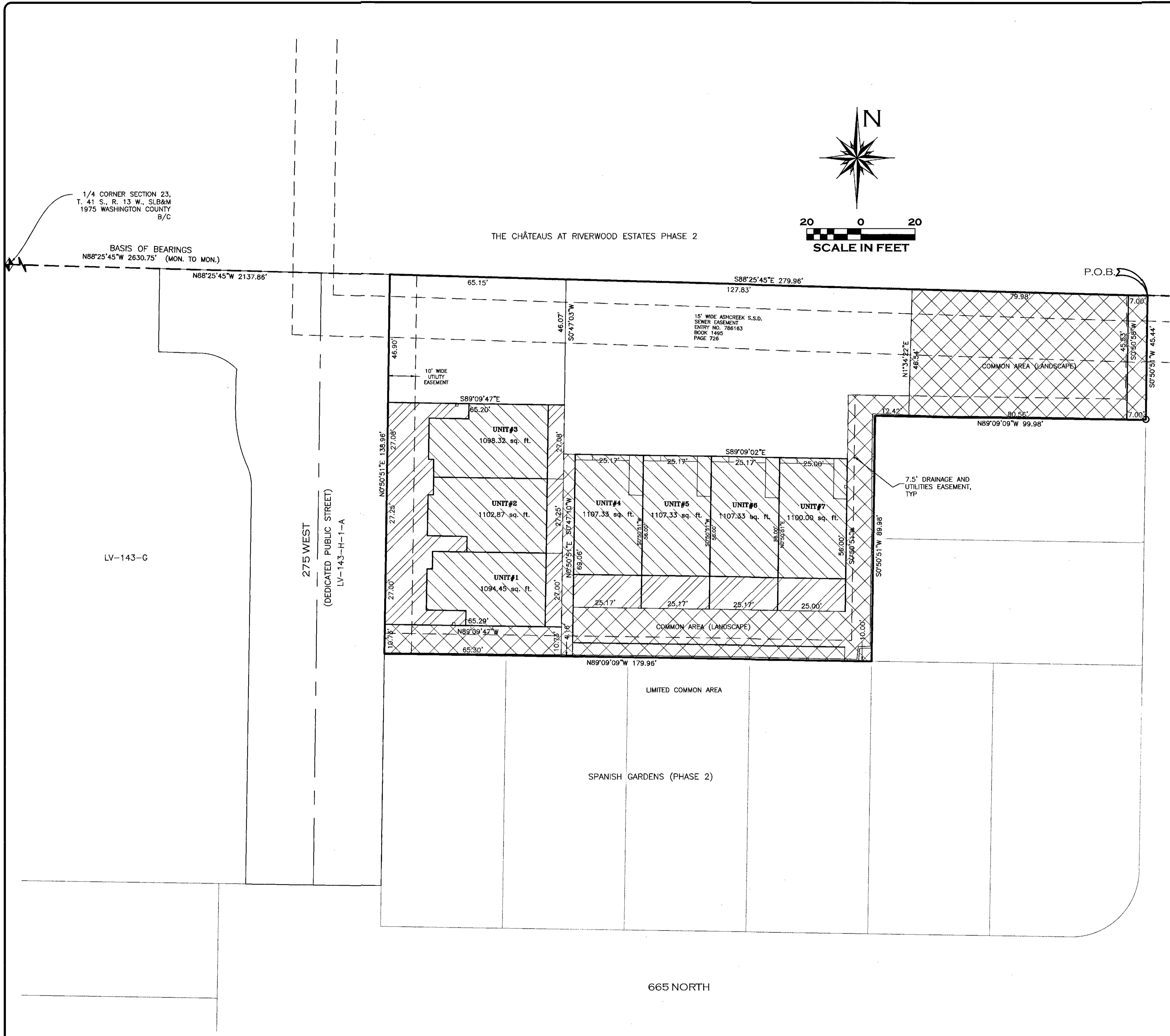
UNIT 1	1094.45 SQ.FT.
UNIT 2	1102.87 SQ.FT.
UNIT 3	1098.32 SQ.FT.
UNIT 4	1107.33 SQ.FT.
UNIT 5	1107.33 SQ.FT.
UNIT 6	1107.33 SQ.FT.
UNIT 7	1100.00 SQ.FT.
TOTAL PRIVATE AREA:	7717.63 SQ.FT.
COMMON AREA (LANDSCAPE):	7910 SQ.FT.
COMMON AREA:	10,563 SQ.FT.
LIMITED COMMON AREA:	3214 SQ.FT.
OFFSITE VISITOR PARKING:	14 SPACES

VICINITY MAP



SPANISH TOWNHOMES

PARENT PARCEL: LV-143-C
LOCATED IN SECTION 23, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M
CITY OF LA VERKIN, COUNTY OF WASHINGTON, STATE OF UTAH



THE CHATEAUX AT RIVERWOOD ESTATES PHASE 2

1/4 CORNER SECTION 23,
T. 41 S., R. 13 W., SLB&M
1975 WASHINGTON COUNTY
B/C

BASIS OF BEARINGS
N88°25'45"W 2630.75' (MON. TO MON.)

NE CORNER SECTION 23,
T. 41 S., R. 13 W., SLB&M
NAIL AND WASHER ON TOP
OF BLOCK WALL

N88°25'45"W
212.92'

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APPROVAL OF PLANNING COMMISSION
ON THE 7 DAY OF SEP, 2022, THE PLANNING COMMISSION CHAIRMAN OF LAVERKIN CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY

LAVERKIN CITY WATER DEPARTMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 7 DAY OF September, A.D. 2022.

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

CITY ENGINEERS APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 7 DAY OF September, A.D. 2022.

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 6 DAY OF September, A.D. 2022.

APPROVAL AND ACCEPTANCE BY LA VERKIN CITY, UTAH
WE, THE CITY OF LA VERKIN, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS 12 DAY OF September, A.D. 2022.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16 DAY OF SEP, A.D. 2022.

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 16 DAY OF SEP, A.D. 2022, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

ACCEPTANCE OF COUNTY RECORDER
DOC # 20220043403
Map Conveying Property
Gary C. Heston, Washington County Recorder
09/22/2022 09:28:00 AM
By NINTA PROPERTIES, LLC

FILE NAME:
2005-0741, NINTA
DATE:
MARCH 24, 2022
SHEET
1
OF 1