

RE-PLAT OF LA FORTUNA
A CONDOMINIUM TOWNHOUSE SUBDIVISION OF LOTS 1 & 2, BLOCK 1, TRACT 100, LAKE HAVASU CITY, ARIZONA;
BEING A SUBDIVISION OF A PORTION OF SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SORBON DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS RE-SUBDIVIDED UNDER THE NAME OF "LA FORTUNA", A CONDOMINIUM/TOWNHOUSE SUBDIVISION OF LOTS 1 & 2, BLOCK 1, TRACT 100, IN LAKE HAVASU CITY AS RECORDED AT FEE NO. 127382, RECORDS OF MOHAVE COUNTY, ARIZONA, AND LYING WITHIN SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. OWNER HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE UNITS, COMMON ELEMENTS (INCLUDING ANY PARCELS THEREOF) AND EASEMENTS, AND THAT EACH WILL BE KNOWN BY THE LETTER, NUMBER OR OTHER DESIGNATION STATED ON SAID PLAT. UNDIVIDED INTERESTS IN THE COMMON ELEMENTS ARE TO BE VESTED IN THE OWNERS OF THE UNITS; HOWEVER ALL SUCH COMMON ELEMENTS SHALL BE FURTHER DEFINED, OPERATED AND MAINTAINED AS SET FORTH IN THE DECLARATION TO BE RECORDED FOLLOWING THE RECORDATION OF THIS PLAT. OWNER ALSO GRANTS THE EASEMENTS AND CONDITIONS SET FORTH BELOW:

- a.) A BLANKET EASEMENT OVER PARCEL "A" FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE AND OPERATION OF UTILITIES, SEWAGE, DRAINAGE, REFUSE COLLECTION AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF, THE UNDERSIGNED EXECUTES THIS PLAT ON BEHALF OF THE OWNER NAMED ABOVE ON THIS 6th DAY OF Sept, 2022.

SAM WOODS, AUTHORIZED MEMBER

NOTARY ACKNOWLEDGMENT:

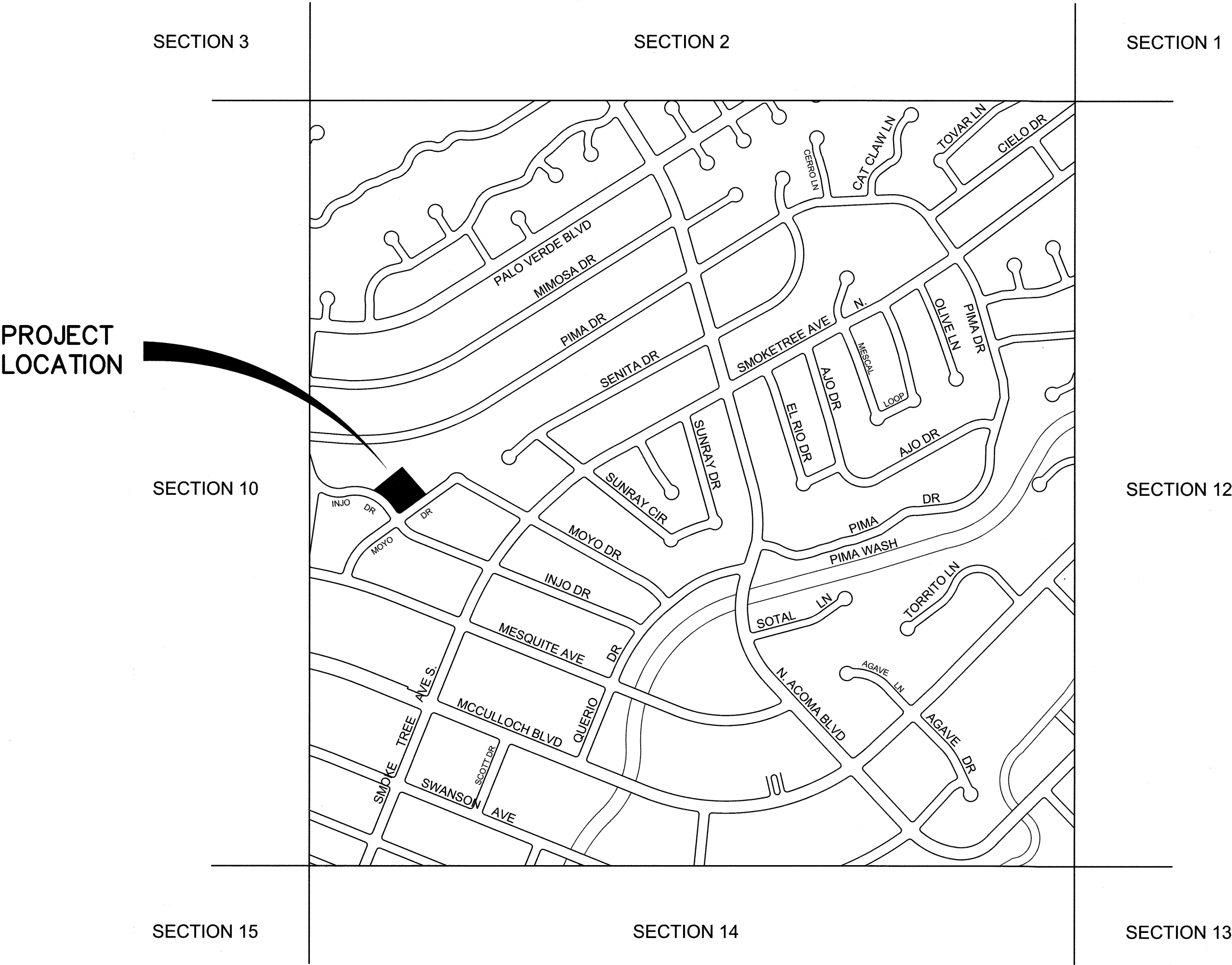
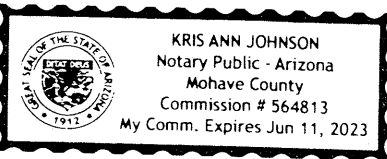
STATE OF ARIZONA)
COUNTY OF MOHAVE) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2022, BY SAM WOODS FOR AND ON BEHALF OF SORBON DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kris Ann Johnson PRINT NAME Kris Ann Johnson

MY COMMISSION EXPIRES June 11, 2023



VICINITY MAP OF SECTION 11

NOT TO SCALE

ACCEPTANCE

I, CAL SHEEHY, MAYOR OF LAKE HAVASU CITY, ARIZONA, DO HEREBY ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR GRANTING AS SHOWN HERE ON.

CAL SHEEHY
MAYOR - LAKE HAVASU CITY
DATE 9/7/2022

CITY CLERK CERTIFICATE

I, KELLY WILLIAMS, CITY CLERK OF LAKE HAVASU CITY, ARIZONA, DO HEREBY CERTIFY THAT THE CITY COUNCIL DID APPROVE THIS PLAT AT THEIR REGULAR MEETING ON AUGUST 23, 2022 AND ACCEPTED THE GRANTING OF EASEMENTS AS SHOWN HERE ON.



KELLY WILLIAMS
CITY CLERK - LAKE HAVASU CITY
DATE 9/7/2022

DEVELOPMENT SERVICES DIRECTOR CERTIFICATE

THIS DIVISION CONFORMS TO THE SUBDIVISION ORDINANCE OF THE CITY CODE, AND IS SUITABLE FOR THE PURPOSE FOR WHICH THE DIVISION WAS PROPOSED.

DEVELOPMENT SERVICES DIRECTOR
LAKE HAVASU CITY
DATE 9.07.22

RECORDATION:

FILED AND RECORDED AT THE REQUEST OF

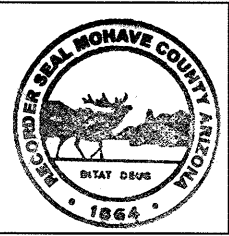
ACCURATE PROFESSIONAL LAND SURVEYING INC.

AT FEE# 2022053678, DATE SEPT. 7, 2022

RECORDS OF MOHAVE COUNTY, ARIZONA

ELIZABETH NEWSTROM
DEPUTY RECORDER

KRISTI BLAIR
COUNTY RECORDER



SURVEYOR'S CERTIFICATE

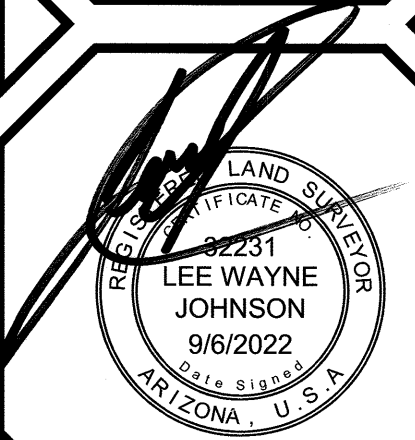
I, LEE WAYNE JOHNSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED PARCELS WERE MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

LEE WAYNE JOHNSON L.S. 32231
DATE 9/6/22

"LA FORTUNA"
CONDOMINIUM TOWNHOUSE
ON TRACT 100
BLOCK 1, LOTS 1 & 2
2015 MOYO DRIVE
LAKE HAVASU CITY, AZ

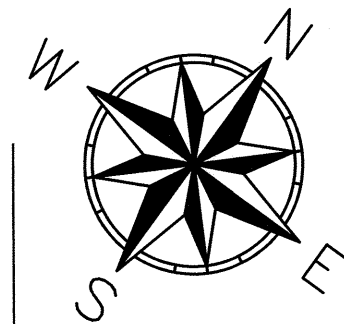
PREPARED FOR:
SORBON DEVELOPMENT
P.O. BOX 2052
LAKE HAVASU CITY, ARIZONA 86405
(928) 302-0707

ACCURATE
PROFESSIONAL
LAND SURVEYING, INC.
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA 86405
(928) 505-2570



RE-PLAT OF LA FORTUNA

**A CONDOMINIUM TOWNHOUSE SUBDIVISION OF LOTS 1 & 2, BLOCK 1, TRACT 100, LAKE HAVASU CITY, ARIZONA;
BEING A SUBDIVISION OF A PORTION OF SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.**

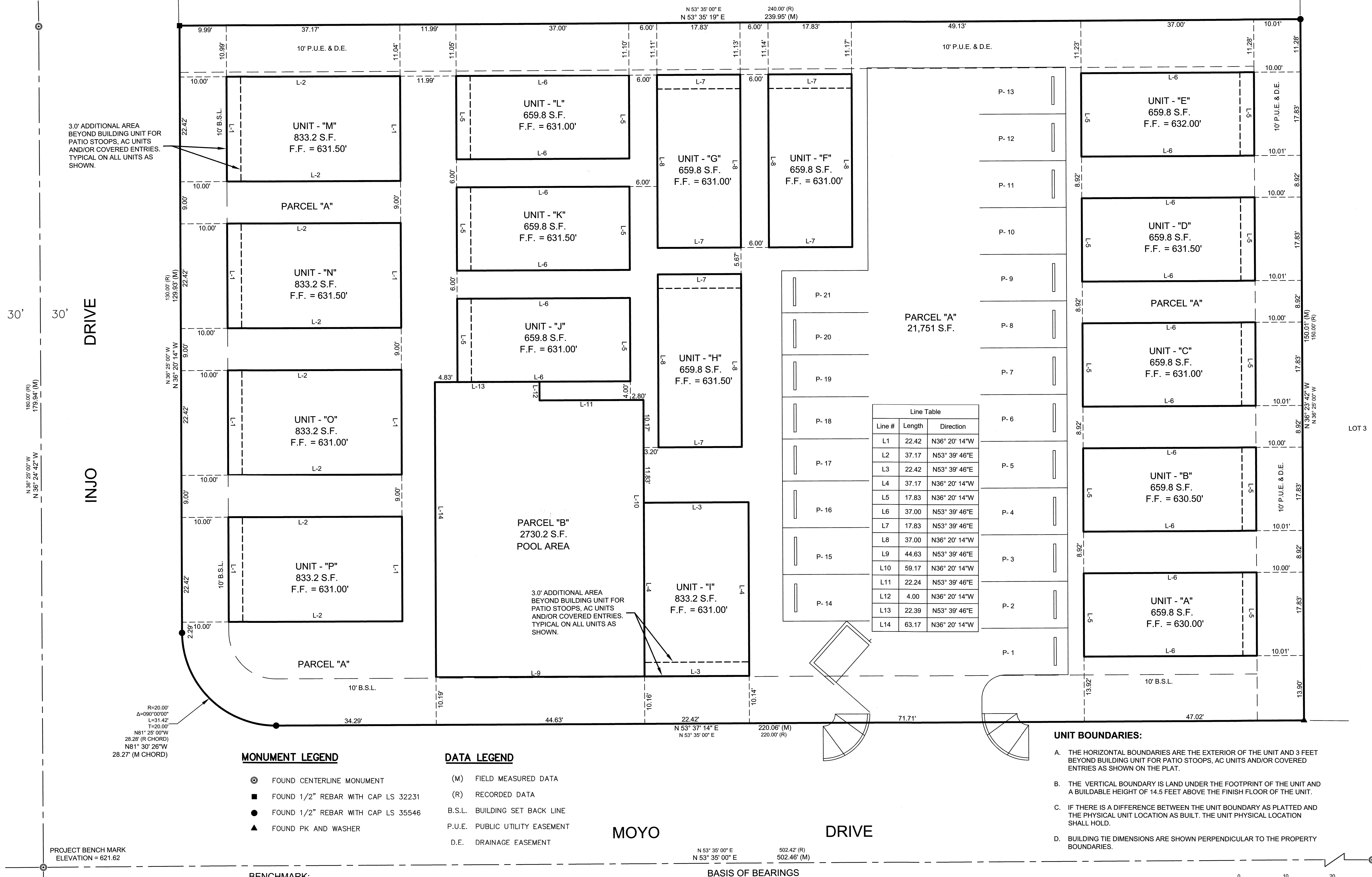


MAP DATE:	9/6/2022
SCALE:	1" = 10'
DRAWN BY:	LWJ
SURVEY DATE:	12-2021
SURVEY CREW:	JF/SB
PAGE:	2 OF 2
DRAWING NO:	2022-0380

"LA FORTUNA"
CONDOMINIUM TOWNHOUSE
ON TRACT 100
BLOCK 1, LOTS 1 & 2
2015 MOYO DRIVE
LAKE HAVASU CITY, AZ

SORBON DEVELOPMENT
P.O. BOX 2052
LAKE HAVASU CITY, ARIZONA 86405
(928) 302-0707

ACCURATE
PROFESSIONAL
LAND SURVEYING, INC.
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA 86405
(928) 505-2570



SCALE: 1"=10'