

# FINAL PLAT FOR TRACT 2380 PHASE II OF THE VILLAS AT HAVASU FOOTHILLS

A PLANNED UNIT DEVELOPMENT SUBDIVISION OF PARCEL "C" OF TRACT 2379 LOCATED  
IN SECTION 33, T.14N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

**DEDICATION**

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED IN THE NAME OF "TRACT 2380 - PHASE II OF THE VILLAS AT HAVASU FOOTHILLS, LAKE HAVASU CITY, ARIZONA", A SUBDIVISION OF PARCEL "C" OF TRACT 2379, IN SECTION 33, TOWNSHIP 14 NORTH, RANGE 19 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS SHOWN ON THE PLAT HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "TRACT 2380 - PHASE II OF THE VILLAS AT HAVASU FOOTHILLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND STREETS, CONSTITUTING THE SAME, AND THAT EACH LOT, PARCEL AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN HEREON FOR SAID PURPOSE AND BLANKET PUBLIC UTILITY EASEMENT OVER SAID RIGHT OF WAY. LAKE HAVASU CITY WILL NOT ACCEPT SAID STREETS DEDICATED ON THIS PLAT UNTIL IT IS CONSTRUCTED & BROUGHT UP TO MINIMUM CITY STANDARDS. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE THE RIGHT FOR UTILITY COMPANIES AND LAKE HAVASU CITY TO ENTER SAID PROPERTY FOR PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, RELOCATION AND ACCESS AS IS NECESSARY TO PROVIDE PUBLIC UTILITIES.

THERE IS TO BE RECORDED HEREAFTER A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION.

**IN WITNESS WHEREOF:**

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
MOHAVE COUNTY } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME THE UNDERSIGNED OFFICER APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A \_\_\_\_\_ OF THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND FURTHER ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

**IN WITNESS WHEREOF:**

I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

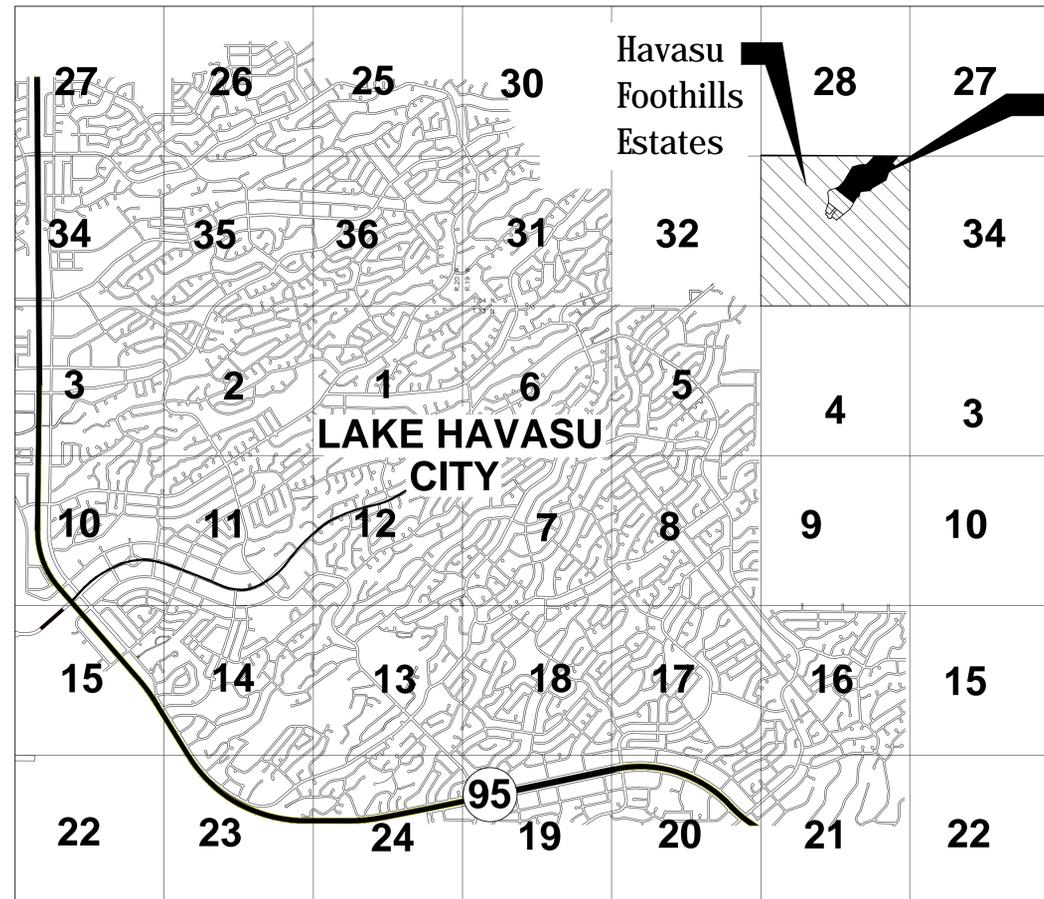
COMMISSION EXPIRATION DATE \_\_\_\_\_

**RECORDATION**

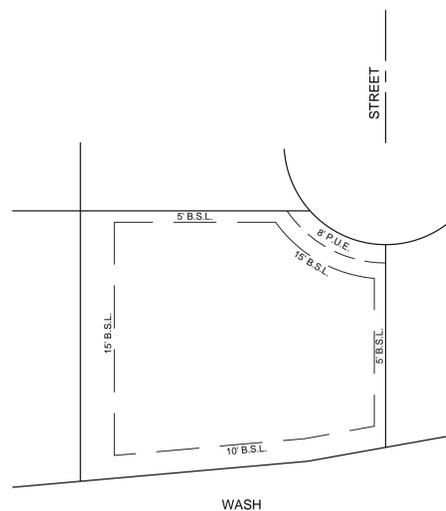
FILED AND RECORDED AT THE REQUEST OF:  
ACCURATE PROFESSIONAL LAND SURVEYING, INC.

AT FEE# \_\_\_\_\_ DATE \_\_\_\_\_  
RECORDS OF MOHAVE COUNTY, ARIZONA

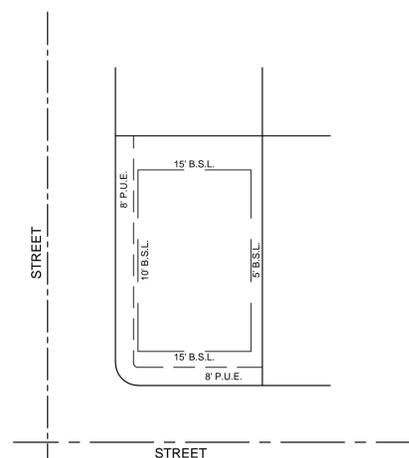
COUNTY RECORDER \_\_\_\_\_ DEPUTY RECORDER \_\_\_\_\_



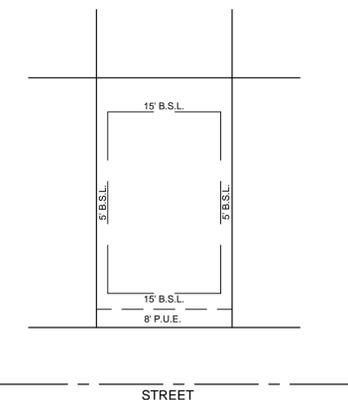
**LOCATION MAP**  
N.T.S.



SETBACKS FOR A CUL-DE-SAC LOT



SETBACKS FOR A CORNER LOT



SETBACKS FOR A STANDARD LOT

**ACCEPTANCE:**

I, \_\_\_\_\_ MAYOR OF LAKE HAVASU CITY, ARIZONA, DO HEREBY ACCEPT ON BEHALF OF THE PUBLIC, ALL EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE DEDICATION SHOWN HEREON.

MAYOR - LAKE HAVASU CITY \_\_\_\_\_ DATE \_\_\_\_\_

**CITY CLERK CERTIFICATE**

I, \_\_\_\_\_ CLERK OF THE CITY COUNCIL OF LAKE HAVASU CITY, HEREBY CERTIFY THAT SAID COUNSEL APPROVED THE WITHIN MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AND ACCEPTED ON THE BEHALF OF THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CITY ENGINEER APPROVAL**

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT, AND ANY SPECIAL CONDITIONS ATTACHED THERETO, AND TO THE REQUIREMENTS OF THE LAKE HAVASU CITY ORDINANCE AND ANY OTHER APPLICABLE REGULATIONS AND APPEARS TO COMPLY WITH ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THIS TITLE.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CITY PLANNING DIRECTOR APPROVAL**

THE PLANNING DIRECTOR OF LAKE HAVASU CITY HEREBY CERTIFIES THAT IN HIS OPINION ALL LOTS SHOWN UPON THE SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_



**ACCURATE  
PROFESSIONAL  
LAND SURVEYING, INC.**

P.O. BOX 3722  
LAKE HAVASU CITY, ARIZONA 86405  
(928) 505-2570  
apls@frontiernet.net

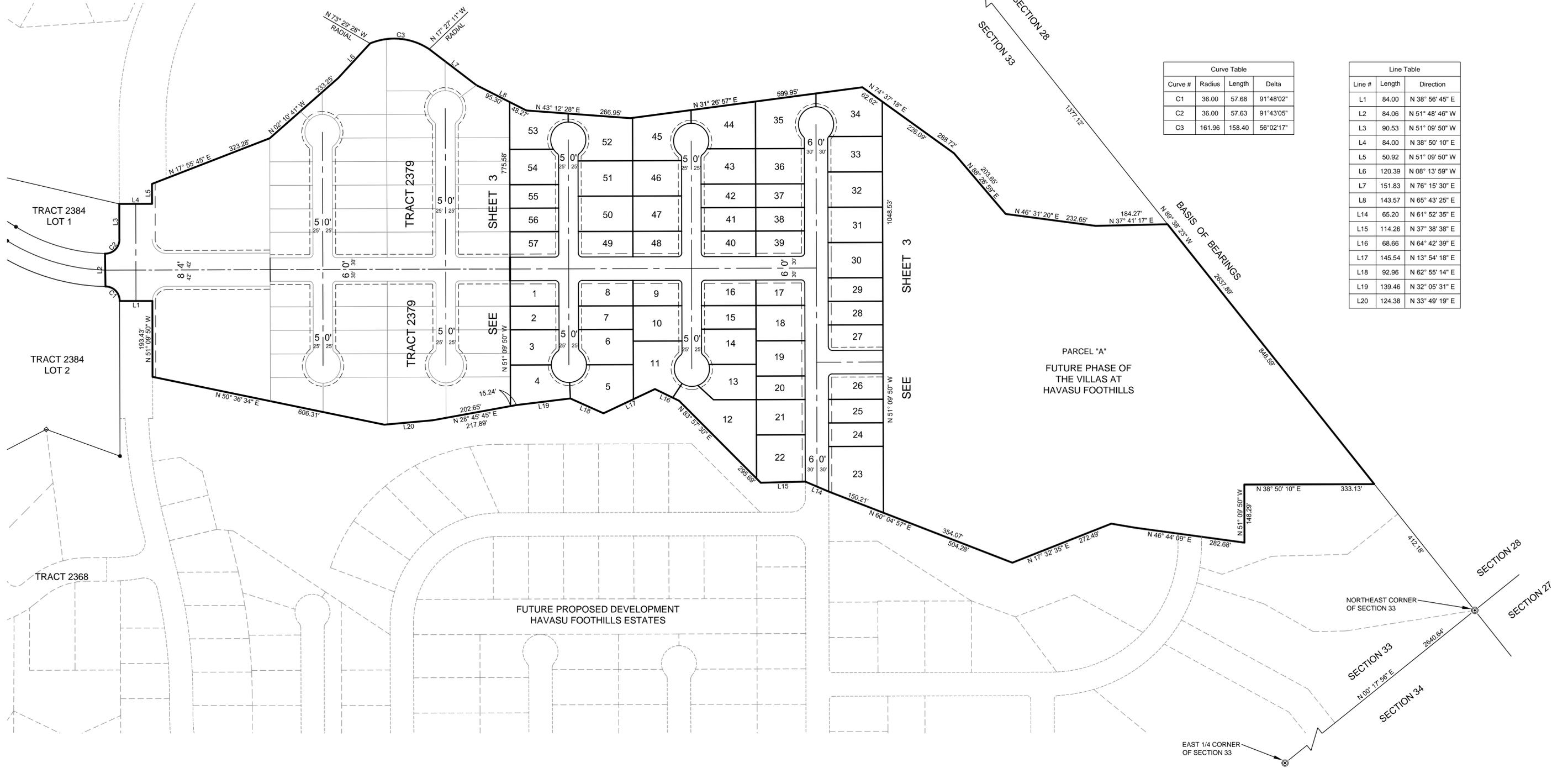
SHEET 2 OF 3

# FINAL PLAT FOR TRACT 2380

## PHASE II OF THE VILLAS AT HAVASU FOOTHILLS

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IN SECTION 33, T.14N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

FUTURE PROPOSED DEVELOPMENT  
HAVASU FOOTHILLS ESTATES

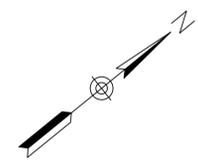
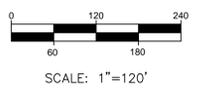


Curve Table			
Curve #	Radius	Length	Delta
C1	36.00	57.68	91°48'02"
C2	36.00	57.63	91°43'05"
C3	161.96	158.40	56°02'17"

Line Table		
Line #	Length	Direction
L1	84.00	N 38° 56' 45" E
L2	84.06	N 51° 48' 46" W
L3	90.53	N 51° 09' 50" W
L4	84.00	N 38° 50' 10" E
L5	50.92	N 51° 09' 50" W
L6	120.39	N 08° 13' 59" W
L7	151.83	N 76° 15' 30" E
L8	143.57	N 65° 43' 25" E
L14	65.20	N 61° 52' 35" E
L15	114.26	N 37° 38' 38" E
L16	68.66	N 64° 42' 39" E
L17	145.54	N 13° 54' 18" E
L18	92.96	N 62° 55' 14" E
L19	139.46	N 32° 05' 31" E
L20	124.38	N 33° 49' 19" E

PARCEL AREA	
PARCEL	SQUARE FOOTAGE
"A"	846,472

**MONUMENT NOTE:**  
5/8" REBAR WITH CAP LS 32231 WILL BE SET AT SUBDIVISION CORNERS, PROPERTY CORNERS & CENTERLINES.



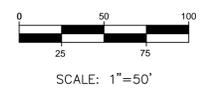
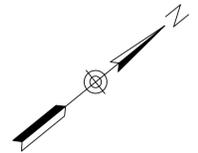
**ACCURATE PROFESSIONAL LAND SURVEYING, INC.**  
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C1	36.00	57.68	91°48'02"	37.15
C2	36.00	57.63	91°43'05"	37.10
C3	161.96	158.40	56°02'17"	86.18
C4	45.00	220.66	280°57'27"	37.12
C5	45.00	14.32	18°14'05"	7.22
C6	45.00	96.01	122°14'38"	81.59
C7	45.00	110.33	140°28'44"	125.26
C8	45.00	110.33	140°28'44"	125.26
C9	10.00	8.81	50°28'44"	4.71
C10	45.00	91.35	116°18'44"	72.45
C11	45.00	18.98	24°10'00"	9.63
C12	45.00	209.45	266°41'01"	47.68
C13	45.00	104.73	133°20'30"	104.34
C14	45.00	104.73	133°20'30"	104.34
C15	10.00	7.56	43°20'30"	3.97
C16	45.00	39.28	50°00'24"	20.99
C17	45.00	72.47	92°16'04"	46.82
C18	45.00	68.80	87°35'56"	43.15
C19	45.00	39.70	50°32'44"	21.25
C20	10.00	15.71	90°00'00"	10.00
C21	45.00	83.90	106°49'37"	60.62
C22	45.00	41.82	53°14'30"	22.55
C23	45.00	66.17	84°15'12"	40.70
C24	45.00	28.77	36°38'08"	14.19

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L1	84.00	N 38° 56' 45" E
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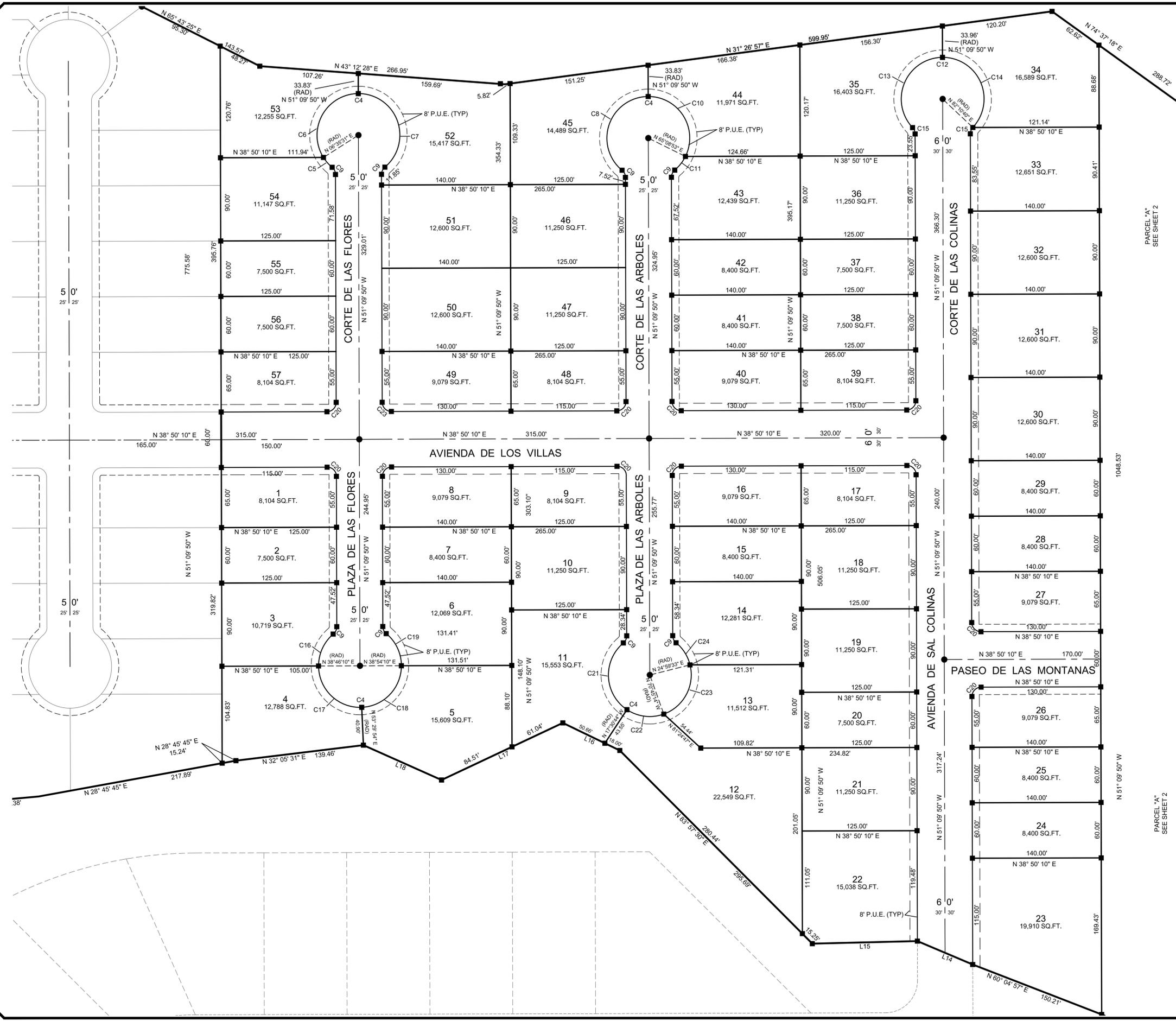


**MONUMENT LEGEND**

- SET 5/8" REBAR WITH CAP LS 32231
- SET SPIKE & WASHER WITH TAG LS 32231



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PARCEL "A"  
SEE SHEET 2

PARCEL "A"  
SEE SHEET 2