


FEE# 2024039991

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



08/06/2024 02:09 PM Fee: \$44.00

PAGE: 1 of 3

PARCEL PLAT

LEGAL DESCRIPTION: THE COMBINATION AND DIVISION OF LOT 1, BLOCK 1, TRACT 135C AND PARCEL 1-A OF THE LAKE HAVASU GOLF COURSE PER FEE #2017030882, LAKE HAVASU CITY, RECORDS OF MOHAVE COUNTY, ARIZONA; BEING A PORTION OF SECTION 23, T. 13 N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

FEE #: 2024039991

DATED: AUGUST 6, 2024

BOOK: 41

PARCEL PLAT PAGE: 64-64A

FEE: \$44.00

SURVEYOR: LEE WAYNE JOHNSON

OWNERS: ROYAL PALMER INVESTMENTS, LLC

PARCEL PLAT:

PLAT PREPARED: JULY 08, 2024

THE COMBINATION AND DIVISION OF LOT 1, BLOCK 1, TRACT 135C AND PARCEL 1-A OF THE LAKE HAVASU GOLF COURSE PER FEE #2017030882, LAKE HAVASU CITY, RECORDS OF MOHAVE COUNTY, ARIZONA; BEING A PORTION OF SECTION 23, T.13 N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

OWNER'S CERTIFICATE:

WE, ROYAL PALMER INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE CURRENT OWNERS OF LOT 1, BLOCK 3, TRACT 135C, LAKE HAVASU CITY, BEING A SUBDIVISION IN SECTION 23, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA. WE ALSO CERTIFY THAT WE ARE THE ONLY PERSONS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND DO HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS PLAT AND DO HEREBY DECLARE THAT THIS PLAT GIVES THE CORRECT DIMENSIONS AND CONFIGURATIONS OF THE LOTS AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND LETTER SHOWN ON SAID PLAT.

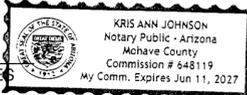
Michael Bolin
MICHAEL BOLIN
MEMBER
DATE 7-8-2024

ACKNOWLEDGMENT:

STATE OF Arizona }
COUNTY OF Mohave } S.S.

ON THIS THE 8th DAY OF July, 2024, BEFORE ME PERSONALLY APPEARED MICHAEL BOLIN, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND HEREBY ACKNOWLEDGE THAT HE EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Kris Ann Johnson
SIGNATURE OF NOTARY PUBLIC
DATE June 11, 2024
MY COMMISSION EXPIRES June 11, 2027


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.

[Signature]
DEVELOPMENT SERVICES DIRECTOR
LAKE HAVASU CITY
DATE 7.24.24

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.

[Signature]
LEE WAYNE JOHNSON L.S. 32231
DATE 7/8/24

RECORDATION:

FILED AND RECORDED AT THE REQUEST OF ACCURATE PROFESSIONAL LAND SURVEYING INC. ON THE 6 DAY OF AUGUST 2024
IN BOOK A1 OF PARCEL PLATS, PAGE 64-64A
RECORDS OF MOHAVE COUNTY, ARIZONA

Meg Jones DEPUTY RECORDER
Lydia Durst COUNTY RECORDER
RECEPTION No. 2024039991 FEE 2024039991
\$44.00



OWNER'S CERTIFICATE:

I, DANIEL W. ESSE, MEMBER OF THE LHGC, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE CURRENT OWNERS OF PARCEL 1-A AS RECORDED IN DEED AT FEE #2017030882 FOR THE LAKE HAVASU GOLF CLUB, LAKE HAVASU CITY, BEING A PORTION OF SECTION 13, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA. I ALSO CERTIFY THAT WE ARE THE ONLY ENTITIES NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND DO HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS PLAT AND DO HEREBY DECLARE THAT THIS PLAT GIVES THE CORRECT DIMENSIONS AND CONFIGURATIONS OF THE LOTS AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND LETTER SHOWN ON SAID PLAT.

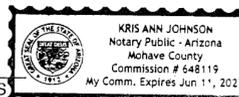
Daniel W. Esse
DANIEL W. ESSE
MEMBER
DATE 7/15/24

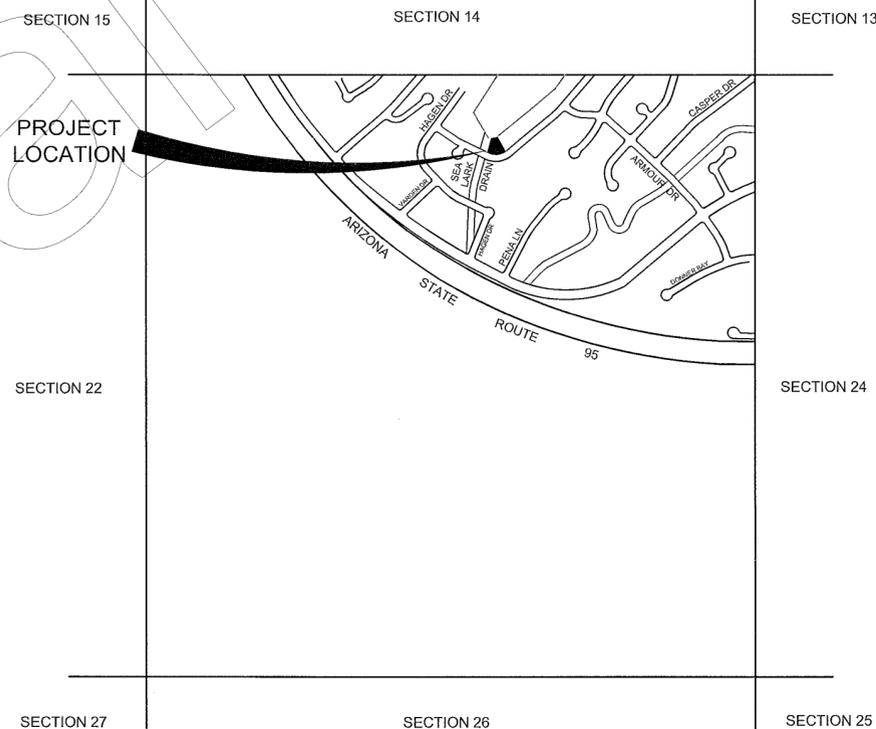
ACKNOWLEDGMENT:

STATE OF Arizona }
COUNTY OF Mohave } S.S.

ON THIS THE 15 DAY OF July, 2024, BEFORE ME PERSONALLY APPEARED DANIEL W. ESSE AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND HEREBY ACKNOWLEDGE THAT HE EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Kris Ann Johnson
SIGNATURE OF NOTARY PUBLIC
DATE June 11, 2024
MY COMMISSION EXPIRES June 11, 2027




VICINITY MAP OF SECTION 23

NOT TO SCALE

MAP DATE:	07/08/2024
SCALE:	N/A
DRAWN BY:	LWJ
SURVEY DATE:	APRIL 2023
SURVEY CREW:	JF/JF
PAGE:	1 OF 2
DRAWING NO.:	2024-0109P

TRACT 135C
BLOCK 3, LOT 1
1955 PALMER DRIVE
LAKE HAVASU CITY, AZ

LHGC, LLC
2400 CLUBHOUSE DRIVE
LAKE HAVASU CITY, AZ 86406

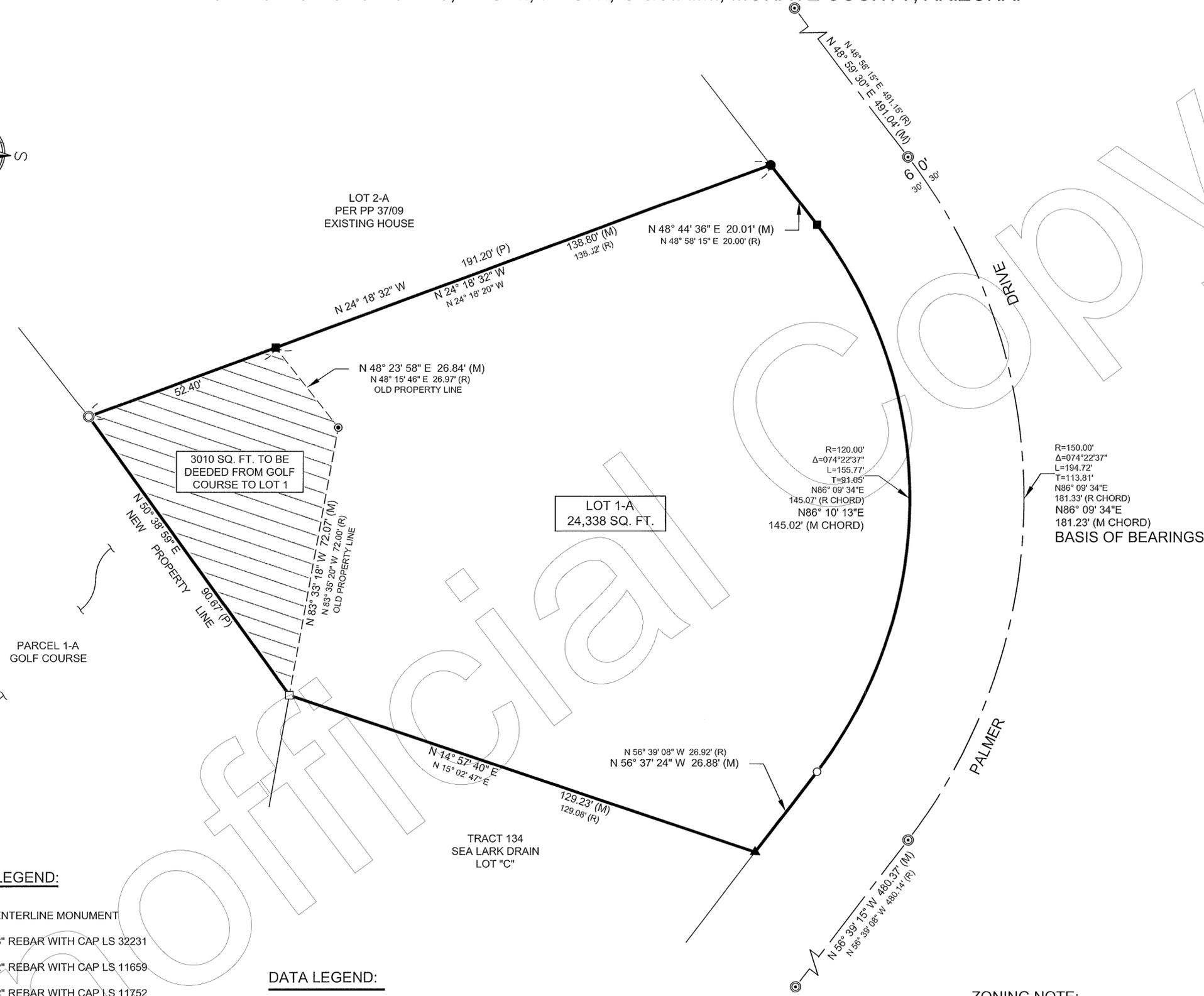
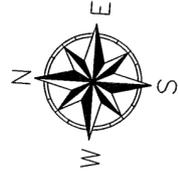
ACCURATE
PROFESSIONAL
LAND SURVEYING, INC.
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA, 86405
(928) 505-2570
APLS@FRONTIERNET.NET



PARCEL PLAT:

PLAT PREPARED: JULY 08, 2024

THE COMBINATION AND DIVISION OF LOT 1, BLOCK 3, TRACT 135C AND PARCEL 1-A OF THE LAKE HAVASU GOLF COURSE PER FEE #2017030882, LAKE HAVASU CITY, RECORDS OF MOHAVE COUNTY, ARIZONA; BEING A PORTION OF SECTION 23, T.13 N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

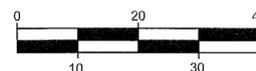


MONUMENT LEGEND:

- ⊙ FOUND CENTERLINE MONUMENT
- ⊙ FOUND 5/8" REBAR WITH CAP LS 32231
- ⊙ FOUND 1/2" REBAR WITH CAP LS 11659
- FOUND 1/2" REBAR WITH CAP LS 11752
- FOUND 1/2" REBAR WITH FOUND CAP LS 11752
- ▲ FOUND 1/2" REBAR WITH CAP RLS 9429
- FOUND 1/2" REBAR WITH CAP LS 35546
- FOUND 1/2" REBAR WITH CAP LS 32231

DATA LEGEND:

- (M) FIELD MEASURED DATA
- (R) RECORDED DATA
- (P) DATA CREATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



SCALE: 1"=20'

ZONING NOTE:

THE ORIGINAL LOT 1 IS CURRENTLY ZONED R-E, (RESIDENTIAL ESTATE). THE PORTION OF THE GOLF COURSE DEEDED TO LOT 1-A IS CURRENTLY ZONED GC, (GOLF COURSE). IF THE OWNER WISHES TO CHANGE FROM THE CURRENT GC ZONING ON THAT PORTION THEY MUST APPLY TO LAKE HAVASU CITY FOR A ZONE CHANGE.

MAP DATE:	07/08/2024
SCALE:	1" = 20'
DRAWN BY:	LWJ
SURVEY DATE:	APRIL 2023
SURVEY CREW:	JF/JP
PAGE:	2 OF 2
DRAWING NO.:	2024-0110PP

**TRACT 135C
BLOCK 3, LOT 1
1955 PALMER DRIVE
LAKE HAVASU CITY, AZ**

LHGC, LLC
2400 CLUBHOUSE DRIVE
LAKE HAVASU CITY, AZ 86406

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PROFESSIONAL
LAND SURVEYING, INC.**

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