

RIVER RANCH VILLAS TRACT No. 2376-A

A RE-SUBDIVISION OF TRACT No. 2376, RECORDED OCTOBER 19, 2006, AT FEE No. 2006-102483, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, "EXCLUDING LOTS 21-23", BEING A SUBDIVISION OF A PORTION OF SECTION 20, T.13N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT UNDERSIGNED HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF RIVER RANCH VILLAS TRACT No. 2376-A, A RE-SUBDIVISION OF RIVER RANCH VILLAS TRACT No. 2376, RECORDED OCTOBER 19, 2006, AT FEE No. 2006-102483, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, "EXCLUDING LOTS 21-23", BEING A SUBDIVISION OF A PORTION OF SECTION 20, T.13N., G.&S.R.M., MOHAVE COUNTY, ARIZONA, AS SHOWN PLATTED HEREON. I HEREBY DECLARES THAT SAID PLAT SETS FORTH THE DIMENSIONS OF EACH PARCEL, AND THAT LOT OR PARCEL SHALL BE KNOWN BY THE NUMBER LETTER SHOWN ON SAID PLAT, AND ALSO GRANTS THE EASEMENTS AND PARCELS FOR THE PURPOSES NOTED 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.
 - b.) PARCEL "B" BEING A COMMON ELEMENT FOR SWIMMING POOL, AMENITIES AND GUEST PARKING.
 - c.) PARCEL "C" BEING A COMMON ELEMENT FOR GUEST PARKING.
 - d.) PARCEL "D" BEING A COMMON ELEMENT FOR PUBLIC UTILITIES AND DRAINAGE.
 - e.) PARCEL "E" BEING A COMMON ELEMENT FOR PUBLIC UTILITIES AND DRAINAGE.
- IN WITNESS WHEREOF: MICK MANNING

MICK MANNING _____ DATE _____

NOTARY ACKNOWLEDGMENT:

STATE OF ARIZONA: }
 COUNTY OF MOHAVE: } SS

ON THIS DAY, THE _____ DAY OF _____, 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MICK MANNING, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AS OWNER OF SAID PROPERTY, AND THAT BY HIS SIGNATURE EXECUTED THE INSTRUMENT.

_____ WITNESS MY HAND AND OFFICIAL SEAL.

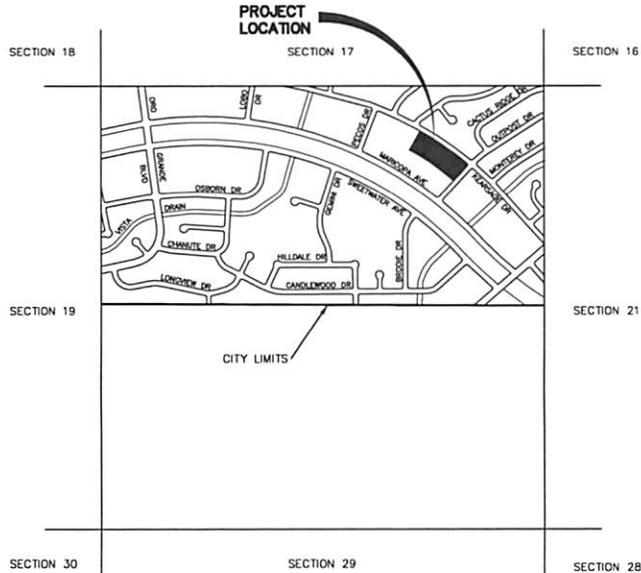
SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES _____

RECORDATION:

FILED AND RECORDED AT THE REQUEST OF
 ACCURATE PROFESSIONAL LAND SURVEYING INC.
 AT FEE# _____, DATE _____
 RECORDS OF MOHAVE COUNTY, ARIZONA

 DEPUTY RECORDER COUNTY RECORDER



VICINITY MAP OF SECTION 20
 NOT TO SCALE

CITY CLERK CERTIFICATE

I, _____, CITY CLERK OF LAKE HAVASU CITY, ARIZONA DO HEREBY CERTIFY THAT THE CITY COUNCIL DID APPROVE THIS PLAT AT THEIR REGULAR MEETING ON _____

CITY CLERK - LAKE HAVASU CITY DATE _____

PLANNING DIRECTORS CERTIFICATE

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

PLANNING DIRECTOR _____ DATE _____
 LAKE HAVASU CITY

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 _____

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 _____

MAP DATE:	06/15/17
DRAWN BY:	RCN
SURVEY DATE:	
PLAT CHECKED BY:	LY
PLAT NO.:	2
DRAWING NO.:	2016-0210

RIVER RANCH VILLAS
 TRACT No. 2376-A
 LAKE HAVASU CITY, AZ

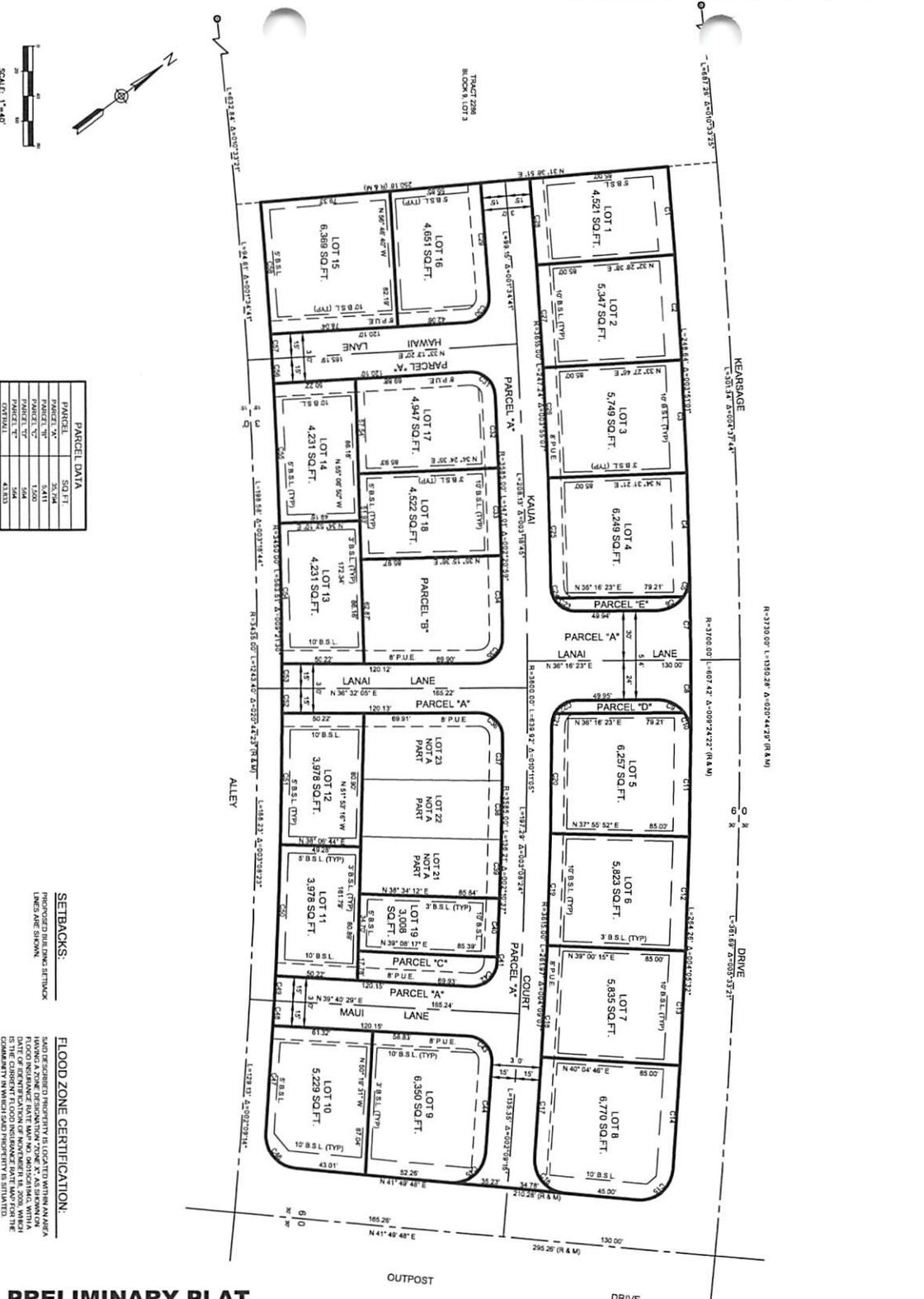
MICK MANNING
 1981 BURGUNDY DRIVE
 LAKE HAVASU CITY, AZ 86404

ACCURATE
 PROFESSIONAL
 LAND SURVEYING, INC.
 P.O. BOX 3722
 LAKE HAVASU CITY, ARIZONA 86405
 (928) 305-2570



PRELIMINARY PLAT

RIVER RANCH VILLAS TRACT No. 2376-A
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PRELIMINARY PLAT

CLUSTER #	PARCELS	LENGTH	WIDTH	TOTAL
C1	3700.00	53.80	674.89	24980
C2	3700.00	63.84	679.89	25142
C3	3700.00	64.43	703.32	26121
C4	3700.00	62.78	674.89	24980
C5	20.00	13.14	372.854	842
C6	20.00	18.85	530.048	1060
C7	3700.00	60.27	674.89	24980
C8	3700.00	44.24	674.89	24980
C9	20.00	14.55	530.048	1060
C10	20.00	13.11	372.854	842
C11	3700.00	62.83	674.89	24980
C12	3700.00	64.50	703.32	26121
C13	3700.00	62.84	704.31	26121
C14	3700.00	62.84	674.89	24980
C15	20.00	13.14	372.854	842
C16	20.00	14.55	530.048	1060
C17	3015.00	60.84	674.89	20322
C18	3015.00	67.85	704.31	21322
C19	3015.00	67.71	704.32	21316
C20	3015.00	66.77	703.32	21289
C21	15.00	7.12	271.037	405
C22	15.00	14.28	674.89	1015
C23	15.00	19.28	674.89	1015
C24	15.00	7.10	271.037	405
C25	3015.00	66.84	703.32	21316
C26	3015.00	62.14	674.89	20322
C27	3015.00	62.14	674.89	20322
C28	3015.00	62.14	674.89	20322
C29	3015.00	62.14	674.89	20322
C30	3015.00	62.14	674.89	20322
C31	3015.00	62.14	674.89	20322
C32	3015.00	62.14	674.89	20322
C33	3015.00	62.14	674.89	20322
C34	15.00	23.89	674.89	1015
C35	15.00	23.89	674.89	1015
C36	15.00	23.89	674.89	1015
C37	3015.00	62.14	674.89	20322
C38	3015.00	62.14	674.89	20322
C39	3015.00	62.14	674.89	20322
C40	3015.00	62.14	674.89	20322
C41	3015.00	62.14	674.89	20322
C42	15.00	23.89	674.89	1015
C43	15.00	23.89	674.89	1015
C44	3015.00	62.14	674.89	20322
C45	3015.00	62.14	674.89	20322
C46	20.00	13.14	372.854	842
C47	3015.00	62.14	674.89	20322
C48	3015.00	62.14	674.89	20322
C49	3015.00	62.14	674.89	20322
C50	3015.00	62.14	674.89	20322
C51	3015.00	62.14	674.89	20322
C52	3015.00	62.14	674.89	20322
C53	3015.00	62.14	674.89	20322
C54	3015.00	62.14	674.89	20322
C55	3015.00	62.14	674.89	20322
C56	3015.00	62.14	674.89	20322
C57	3015.00	62.14	674.89	20322
C58	3015.00	62.14	674.89	20322
C59	3015.00	62.14	674.89	20322
C60	3015.00	62.14	674.89	20322
C61	3015.00	62.14	674.89	20322
C62	3015.00	62.14	674.89	20322
C63	3015.00	62.14	674.89	20322
C64	3015.00	62.14	674.89	20322
C65	3015.00	62.14	674.89	20322
C66	3015.00	62.14	674.89	20322
C67	3015.00	62.14	674.89	20322
C68	3015.00	62.14	674.89	20322
C69	3015.00	62.14	674.89	20322
C70	3015.00	62.14	674.89	20322

SETBACKS:
 PROPOSED BUILDING SETBACK
 LINES ARE SHOWN.

FLOOD ZONE CERTIFICATION:
 SOLE BEING HEREBY IS TO CLARIFY THAT THE AREA
 HAVING A FLOOD ZONE DESIGNATION IS AS SHOWN ON
 DATE OF REPERMITS OF NOVEMBER 18, 2008 WHICH
 IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE
 COUNTY IN WHICH THE PROPERTY IS SITUATED.

ACCURATE PROFESSIONAL LAND SURVEYING, INC.
 P.O. BOX 3722
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PREPARED FOR:
MICK MANNING
 1981 BURGUNDY DRIVE
 LAKE HAVASU CITY, AZ 86404

RIVER RANCH VILLAS TRACT No. 2376-A LAKE HAVASU CITY, AZ

MAP DATE: 06/15/17
 SCALE: 1" = 30'
 DRAWN BY: RCM
 SURVEY DATE: -
 SURVEY CHECK: L
 PAGE: 2 OF 2
 DRAWING NO.: 2016-0210

RIVER RANCH VILLAS TRACT No. 2376-A
 SECTION 20, T.13N., R.19W., G.8S.R.M.