

PRELIMINARY PLAT FOR TRACT 2391, 2390 VILLAS ESTATES AT HAVASU FOOTHILLS

**A PLANNED UNIT DEVELOPMENT SUBDIVISION OF PARCEL "A" AS SHOWN ON
PARCEL PLAT RECORDED IN BOOK 39, PAGE 94 OF PARCEL PLATS LYING IN
SECTION 33, T.14N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.**

DEDICATION

THE VILLAS ESTATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED IN THE NAME OF "TRACT 2391 - VILLAS ESTATES AT HAVASU FOOTHILLS, LAKE HAVASU CITY, ARIZONA", A SUBDIVISION OF PARCEL "A" AS SHOWN ON PARCEL PLAT RECORDED IN BOOK 39, PAGE 94 OF PARCEL PLATS, LYING 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 2391 - VILLAS ESTATES AT HAVASU FOOTHILLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND PARCELS, 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 GRANT THE PUBLIC UTILITY EASEMENTS AND DRAINAGE 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.

THE OWNERS ALSO GRANT THE FOLLOWING:

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

b.) PARCEL "B", PARCEL "C" AND "D" ARE DRAINAGE PARCELS, OWNED BY THE HOME OWNERS ASSOCIATION.

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

IN WITNESS WHEREOF:

THE VILLAS ESTATES, 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 _____, 20____.

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

EDG INVESTMENTS, LLC
ERIC GEDALJE
MANAGER AND MEMBER OF VILLAS ESTATES, LLC
DATE _____

JAMAICA PROPERTIES, LLC
JEFFREY GILBERT
MANAGER AND MEMBER OF VILLAS ESTATES, LLC
DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
MOHAVE COUNTY } s.s.

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A MANAGER OF THE VILLAS ESTATES, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

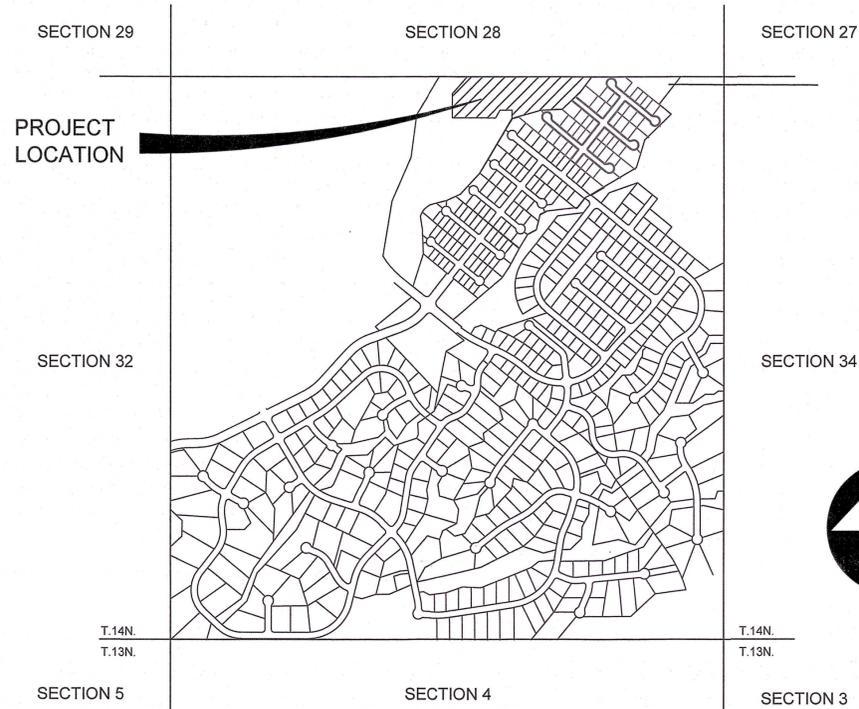
COMMISSION EXPIRATION DATE _____

RECORDATION

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

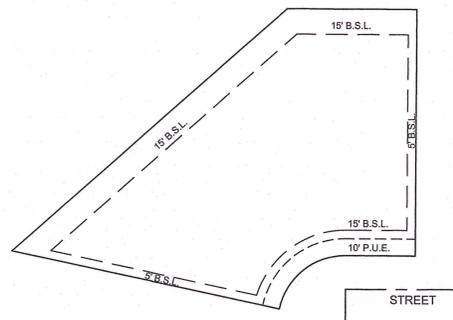
AT FEE# _____, DATE _____
RECORDS OF MOHAVE COUNTY, ARIZONA

COUNTY RECORDER _____ DEPUTY RECORDER _____

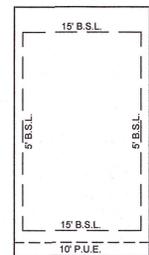


VICINITY MAP OF SECTION 33

NOT TO SCALE



SETBACKS FOR A CUL-DE-SAC 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 _____, 20____ 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 _____

DEVELOPMENT SERVICES DIRECTOR CERTIFICATE

THE DEVELOPMENT SERVICES DIRECTOR CERTIFICATE 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.

DEVELOPMENT SERVICES DIRECTOR CERTIFICATE _____ 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.**

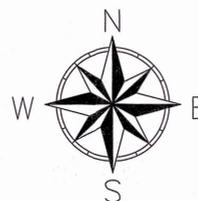
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA 86405
(928) 505-2570
apls@frontiernet.net

PRELIMINARY PLAT FOR TRACT 2391, 2390

VILLAS ESTATES AT HAVASU FOOTHILLS

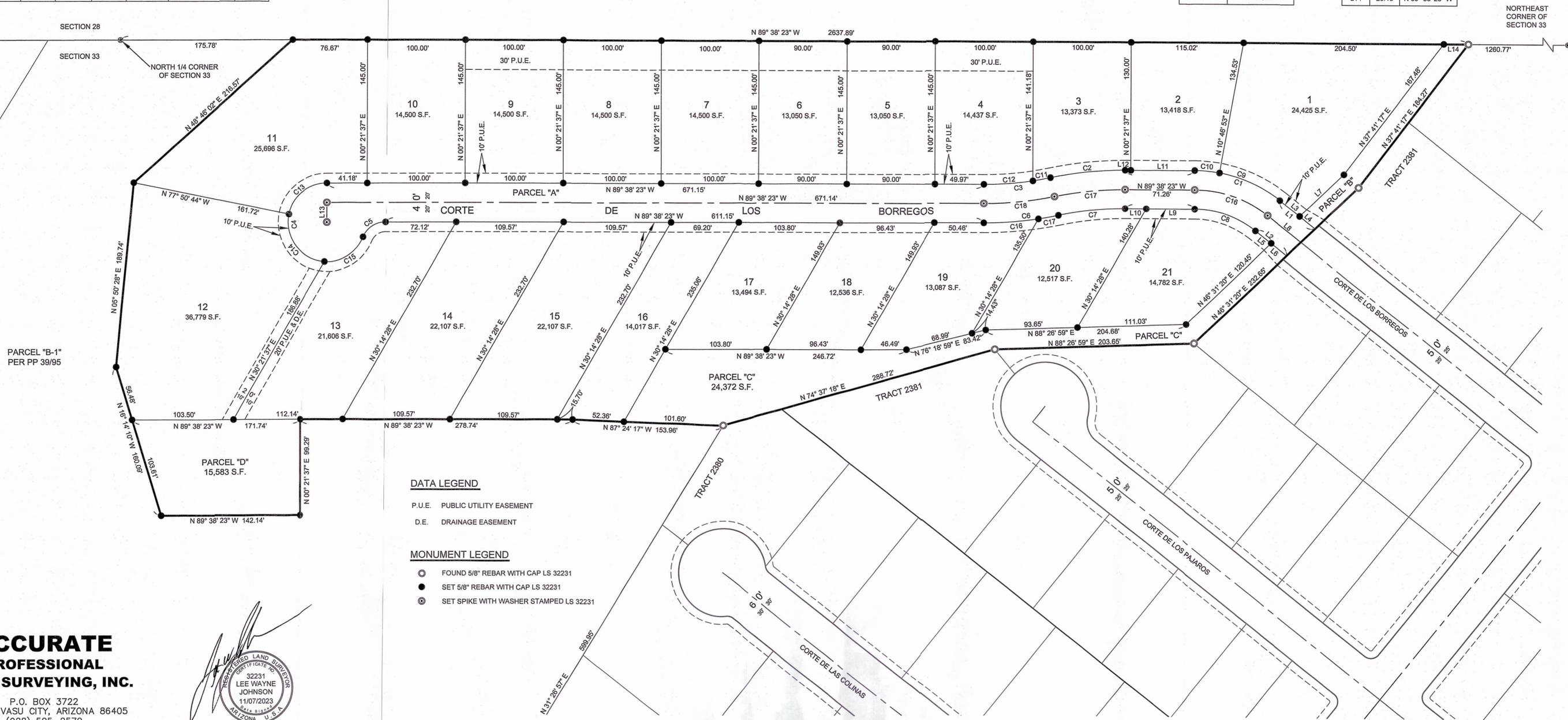
A PLANNED UNIT DEVELOPMENT SUBDIVISION OF PARCEL "A" AS SHOWN ON PARCEL PLAT RECORDED IN BOOK 39, PAGE 94 OF PARCEL PLATS LYING IN SECTION 33, T.14N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	140.00	94.01	38°28'32"	48.86	N70°24'07"W	92.26
C2	370.00	76.73	11°52'57"	38.51	N84°25'08"E	76.60
C3	330.00	68.44	11°52'57"	34.34	N84°25'08"E	68.32
C4	40.00	172.70	247°22'48"	60.00	N33°19'47"W	66.56
C5	25.00	29.40	67°22'48"	16.67	N56°40'13"E	27.74
C6	370.00	76.73	11°52'57"	38.51	N84°25'08"E	76.60
C7	330.00	68.44	11°52'57"	34.34	N84°25'08"E	68.32
C8	100.00	67.15	38°28'32"	34.90	N70°24'07"W	65.90
C9	140.00	68.55	28°03'16"	34.98	N65°11'29"W	67.87
C10	140.00	25.46	10°25'16"	12.77	N84°25'45"W	25.43
C11	330.00	18.21	03°09'43"	9.11	N80°03'31"E	18.21
C12	330.00	50.23	08°43'15"	25.16	N86°00'00"E	50.18
C13	40.00	54.60	78°12'21"	32.51	N51°15'26"E	50.46
C14	40.00	68.55	98°11'48"	46.17	N36°56'38"W	60.47
C15	40.00	49.55	70°58'39"	28.52	N58°28'08"E	46.44
C16	370.00	55.98	08°40'05"	28.04	N86°01'34"E	55.92
C17	370.00	20.76	03°12'52"	10.38	N80°05'06"E	20.76
C18	350.00	36.42	11°52'57"	36.42	N84°25'08"E	72.46



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	46.14	N 51° 09' 50" W
L2	40.75	N 51° 09' 50" W
L3	25.96	N 51° 09' 50" W
L4	20.18	N 51° 09' 50" W
L5	20.56	N 51° 09' 50" W
L6	20.18	N 51° 09' 50" W
L7	62.63	N 46° 31' 20" E
L8	43.45	N 51° 09' 50" W
L9	49.64	N 89° 38' 23" W
L10	21.62	N 89° 38' 23" W
L11	65.36	N 89° 38' 23" W
L12	5.90	N 89° 38' 23" W
L13	20.00	N 00° 21' 37" E
L14	25.15	N 89° 38' 23" W

PARCEL AREA	
PARCEL	AREA (S.F.)
A	4,4301
B	4,759
C	24,372
D	15,583



DATA LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

MONUMENT LEGEND

- FOUND 5/8" REBAR WITH CAP LS 32231
- SET 5/8" REBAR WITH CAP LS 32231
- ⊙ SET SPIKE WITH WASHER STAMPED LS 32231

ACCURATE PROFESSIONAL LAND SURVEYING, INC.

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

