

PLAT OF
"ENCANTO 2"
A CONDOMINIUM TOWNHOUSE SUBDIVISION OF LOT 5, BLOCK 3, TRACT 2252, LAKE HAVASU CITY, ARIZONA;
BEING A SUBDIVISION OF A PORTION OF SECTION 10, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLOYBON LLC, AN ARIZONA LIMITED LIABILITY COM PANY, HAS SUBDIVIDED LOT 5, BLOCK 3, TRACT 2252, IN LAKE HAVASU CITY AS RECORDED AT RECEPTION NO. 40235, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 10, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME "ENCANTO 2" 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

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.) A BLANKET EASEMENT OVER PARCEL "B" FOR THE PURPOSE OF A PRIVATE POOL AND RECREATION AREA.

IN WITNESS WHEREOF: SAM WOODS,
SORBON DEVELOPMENT, LLC

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

SAM WOODS
MEMBER SORBON DEVELOPMENT, LLC

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MOHAVE } S.S.

ON THIS DAY, THE ____ DAY OF ____, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SAM WOODS, 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

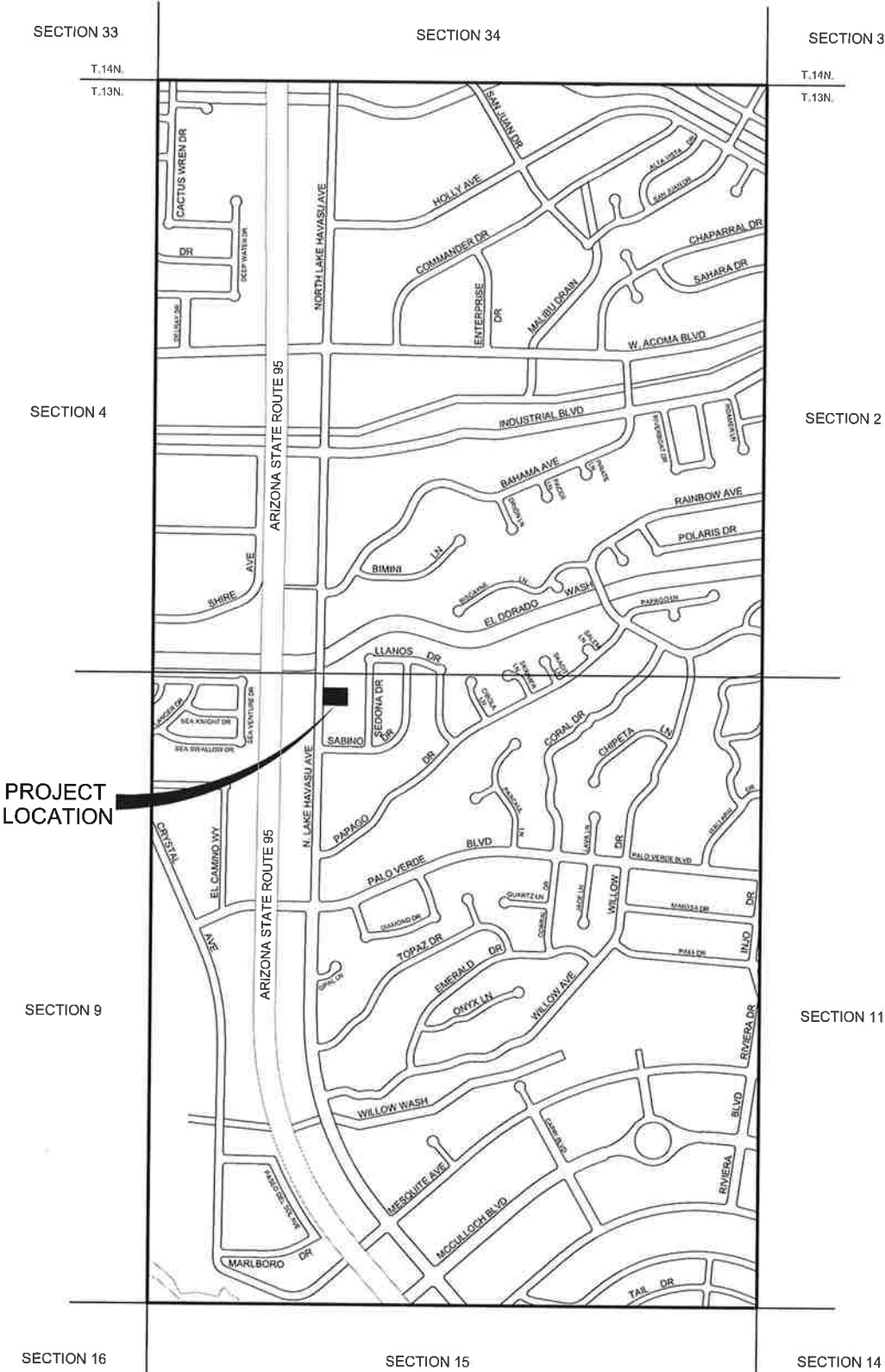
FILED AND RECORDED AT THE REQUEST OF ACCURATE PROFESSIONAL

LAND SURVEYING INC. ON THE ____ DAY OF ____ 20__

AT FEE # _____

RECORDS OF MOHAVE COUNTY, ARIZONA

DEPUTY RECORDER COUNTY RECORDER



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

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 ____ AND ACCEPTED THE GRANTING OF EASEMENTS AS SHOWN.

KELLY WILLIAMS
CITY CLERK - LAKE HAVASU CITY

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

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

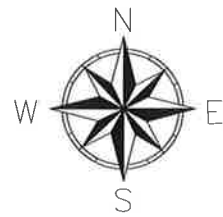
MAP DATE:	09/06/2022
SCALE:	N/A
DRAWN BY:	TPD
SURVEY DATE:	FEB. 2020
SURVEY CREW:	TW/JT
PAGE:	1 OF 2
DRAWING NO:	ENCANTO 2

"ENCANTO 2"
CONDOMINIUM TOWNHOUSE
ON TRACT 2252
BLOCK 3, LOT 5
450 N. LAKE HAVASU AVE.
LAKE HAVASU CITY, AZ

PREPARED FOR:
FLOYBON, LLC
526 ACOMA BOULEVARD N.
LAKE HAVASU CITY, ARIZONA 86403

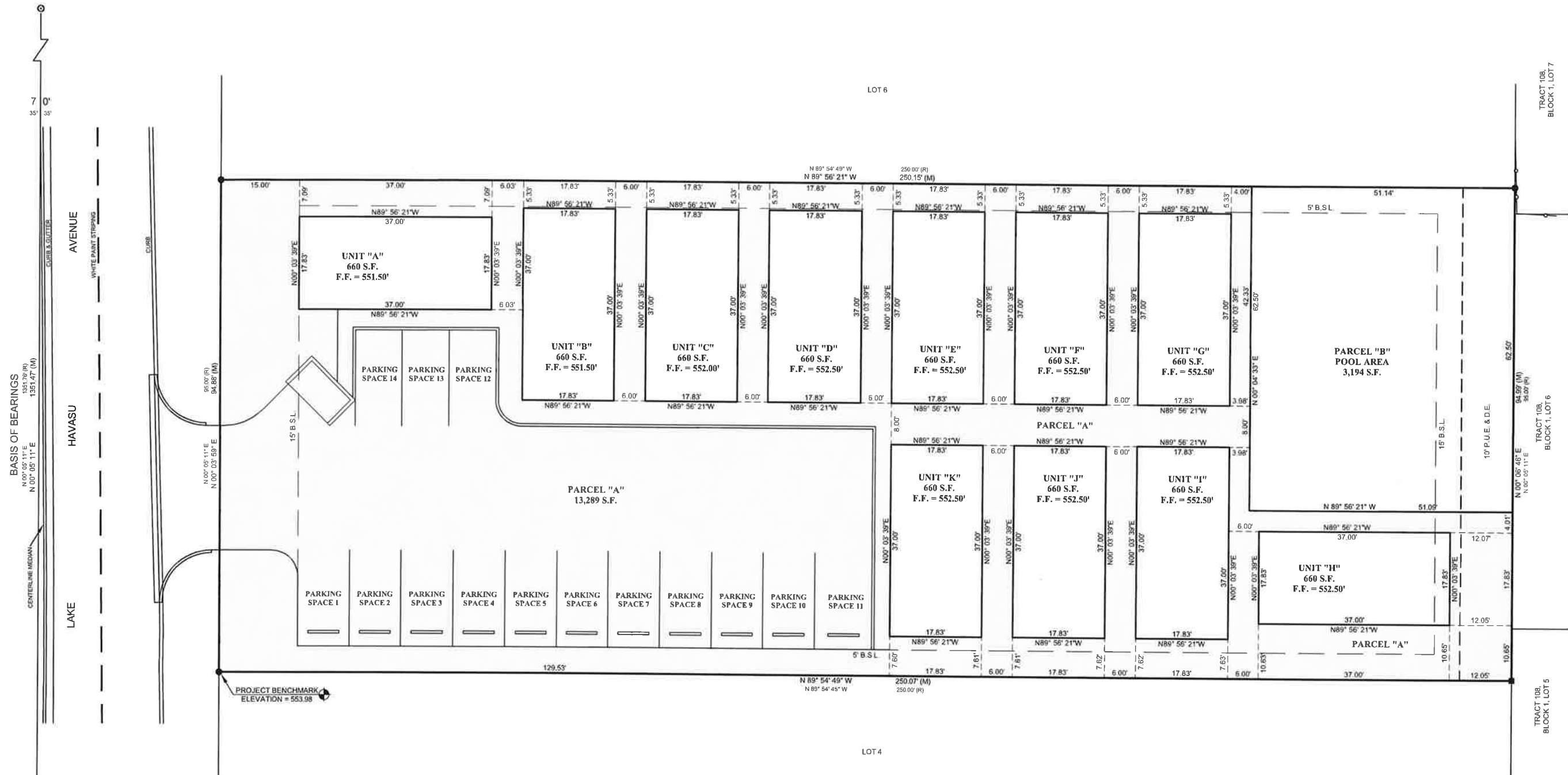
ACCURATE
PROFESSIONAL
LAND SURVEYING, INC.
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA 86405
(928) 505-2570





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DATA LEGEND

- BENCHMARK
- MEASURED ELEVATION
- FIELD MEASURED DATA
- RECORDED DATA
- B.S.L. BUILDING SET BACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

MONUMENT LEGEND

- FOUND CENTERLINE MONUMENT
- FOUND 1/2" REBAR WITH CAP LS 11659
- FOUND 1/2" REBAR WITH CAP LS 11752

UNIT BOUNDARIES:

- A. THE HORIZONTAL BOUNDARIES ARE THE EXTERIOR OF THE UNIT.
- B. THE VERTICAL BOUNDARY IS LAND UNDER THE FOOTPRINT OF THE UNIT AND A BUILDABLE HEIGHT OF 14.5 FEET ABOVE THE FINISH FLOOR OF THE UNIT.
- C. IF THERE IS A DIFFERENCE BETWEEN THE UNIT BOUNDARY AS PLATTED AND THE PHYSICAL UNIT LOCATION AS BUILT, THE UNIT PHYSICAL LOCATION SHALL HOLD.
- D. BUILDING TIE DIMENSIONS ARE SHOWN PERPENDICULAR TO THE PROPERTY BOUNDARIES.

MAP DATE:	09/06/2022
SCALE:	1"=10'
DRAWN BY:	TPD
SURVEY DATE:	FEB. 2020
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DRAWING NO.:	ENCANTO 2

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ON TRACT 2252
BLOCK 3, LOT 5
450 N. LAKE HAVASU AVE.
LAKE HAVASU CITY, AZ

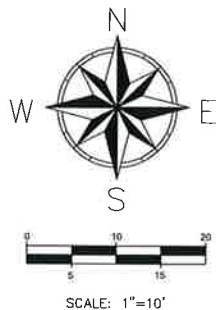
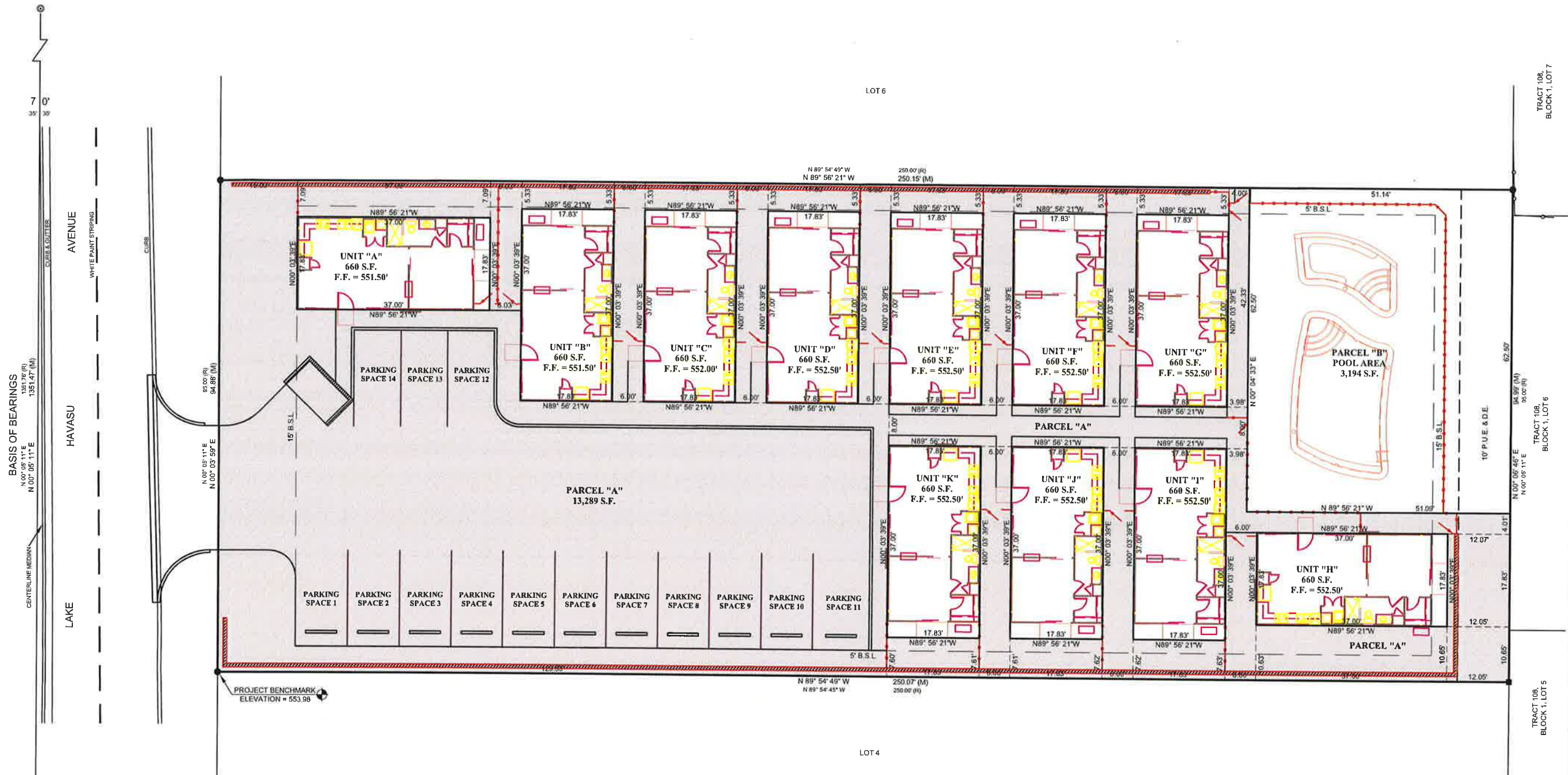
PREPARED FOR:
FLOYBON, LLC
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LAKE HAVASU CITY, ARIZONA 86403

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SITE PLAN OF
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BENCHMARK:
US HARN POINT - HAVASU;
NGS ORDER A: STAINLESS STEEL ROD
IN HANDHOLE MARKED HAVASU 92.
NAVD 88 ELEVATION = 696.75

DATA LEGEND

- | | | | |
|--|--------------------------------|--|----------------------|
| | BENCHMARK | | POWER POLE |
| | MEASURED ELEVATION | | DOWN GUY |
| | FIELD MEASURED DATA | | UTILITY JUNCTION BOX |
| | RECORDED DATA | | SEWER MAN HOLE |
| | B.S.L. BUILDING SET BACK LINE | | WATER VALVE CAN |
| | P.U.E. PUBLIC UTILITY EASEMENT | | WATER MAIN |
| | D.E. DRAINAGE EASEMENT | | SEWER MAIN |
| | WATER METER | | OVERHEAD POWER LINE |

MONUMENT LEGEND

- | | |
|--|------------------------------------|
| | FOUND CENTERLINE MONUMENT |
| | FOUND 1/2" REBAR WITH CAP LS 11659 |
| | FOUND 1/2" REBAR WITH CAP LS 11752 |

NOTES:

ZONING FOR LOT 5, BLOCK 3, TRACT 2252 IS R-M.

STRUCTURES WITHIN 5.0' OF PROPERTY ARE AS SHOWN.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY
THE BUILDING SET BACK LINE SHOWN ON THIS MAP. CONTACT
LAKE HAVASU BUILDING DEPARTMENT AT (928) 453-4148.

ANY ADDITIONS OR CHANGES TO THIS MAP THAT ARE NOT DONE UNDER
THE DIRECTION AND SUPERVISION OF THE SURVEYOR ARE THE
RESPONSIBILITY OF THE CLIENT. THE SURVEYOR ASSUMES NO LIABILITY
NOR RESPONSIBILITY FOR SUCH ADDITIONS OR CHANGES.

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