

THE SHOPS AT LAKE HAVASU CITY - TRACT 2396

A RE-PLAT OF PARCEL A OF TRACT 2392, LAKE HAVASU CITY, ARIZONA; BEING A SUBDIVISION OF A PORTION OF SECTION 9, T.14N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CAPITAL REAL ESTATE VENTURES INC., A CALIFORNIA CORPORATION, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF THE SHOPS AT LAKE HAVASU CITY, TRACT 2396, A RE-PLAT OF PARCEL A, TRACT 2392, IN LAKE HAVASU CITY AS RECORDED AT RECEPTION NO. 2007-050413, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 9, T.14N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE DIMENSIONS OF EACH LOT OR PARCEL AND THAT LOT OR PARCEL SHALL BE KNOWN BY THE NUMBER AND/OR LETTER SHOWN ON SAID PLAT.

GREG RIVERA
PARTNER

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 YVONNE M. 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AS OWNER OF SAID PROPERTY, AND THAT BY HER SIGNATURE EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

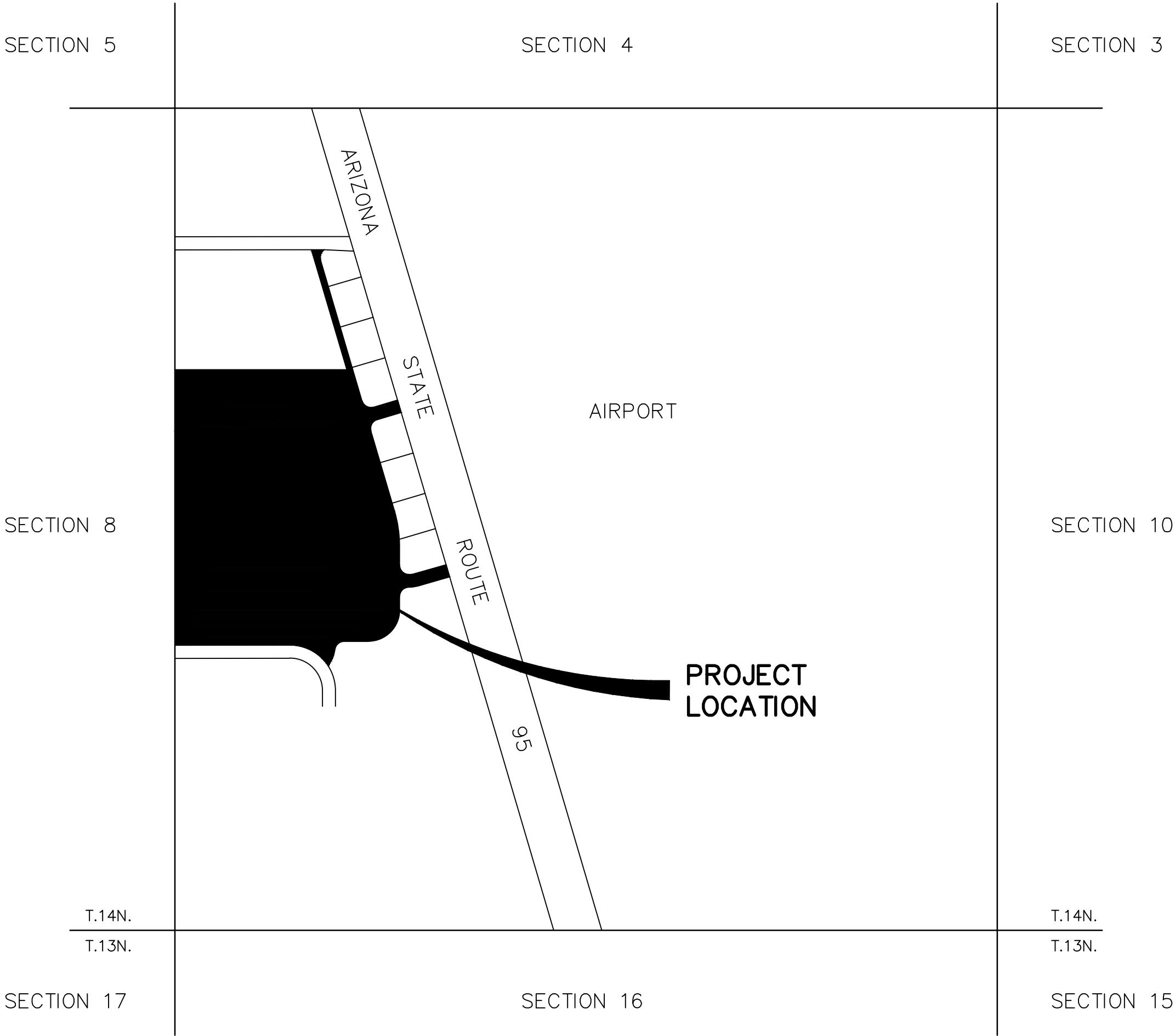
SIGNATURE PRINT NAME

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 9

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, DE 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:	05/16/17
SCALE:	N/A
DRAWN BY:	ROM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
PAGE:	1 OF 3
DRAWING NO:	2017-0099

THE SHOPS AT
LAKE HAVASU CITY
TRACT 2396
LAKE HAVASU CITY, AZ

PREPARED FOR:
CAPITAL REAL ESTATE
VENTURES INC.
815 J STREET #202
SAN DIEGO, CA 92101
(619) 398-8900

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



PRELIMINARY PLAT

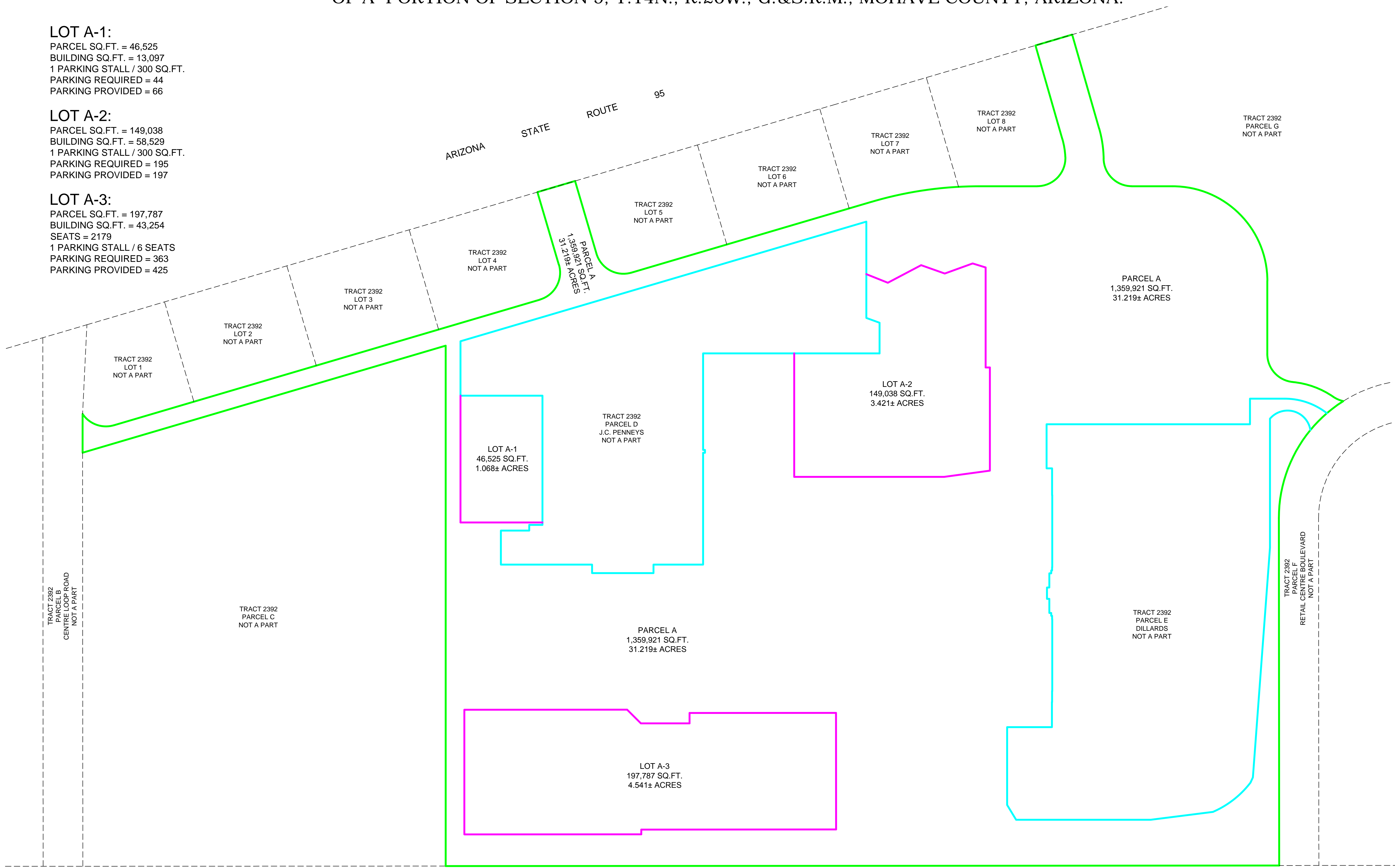
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LOT A-1:
PARCEL SQ.FT. = 46,525
BUILDING SQ.FT. = 13,097
1 PARKING STALL / 300 SQ.FT.
PARKING REQUIRED = 44
PARKING PROVIDED = 66

LOT A-2:
PARCEL SQ.FT. = 149,038
BUILDING SQ.FT. = 58,529
1 PARKING STALL / 300 SQ.FT.
PARKING REQUIRED = 195
PARKING PROVIDED = 197

LOT A-3:
PARCEL SQ.FT. = 197,787
BUILDING SQ.FT. = 43,254
SEATS = 2179
1 PARKING STALL / 6 SEATS
PARKING REQUIRED = 363
PARKING PROVIDED = 425

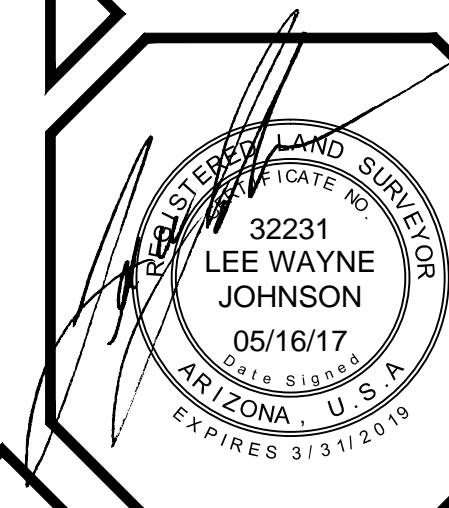


MAP DATE:	05/16/17
SCALE:	1" = 100'
DRAWN BY:	ROM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
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DRAWN BY:	ROM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
PAGE:	3 OF 3
DRAWING NO:	12017-0099

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