

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 THE UNDERSIGNED 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 LETTER SHOWN ON SAID PLAT.

SFT HAVASU, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATE
AS TO AN UNDIVIDED 27% INTEREST OF PARCEL A AS TENANTS IN COMMON.
ELLIOT SCOTT
MANAGING PARTNER

TTM HAVASU, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATE
AS TO AN UNDIVIDED 24% INTEREST OF PARCEL A AS TENANTS IN COMMON.
TOBY MacFARLANE
MANAGING PARTNER

HAVASU CENTER PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATE
AS TO AN UNDIVIDED 49% INTEREST OF PARCEL A AS TENANTS IN COMMON.
RANDY RIVERA
MANAGING PARTNER

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 ELLIOT SCOTT, 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 _____

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 TOBY MacFARLANE, 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 _____

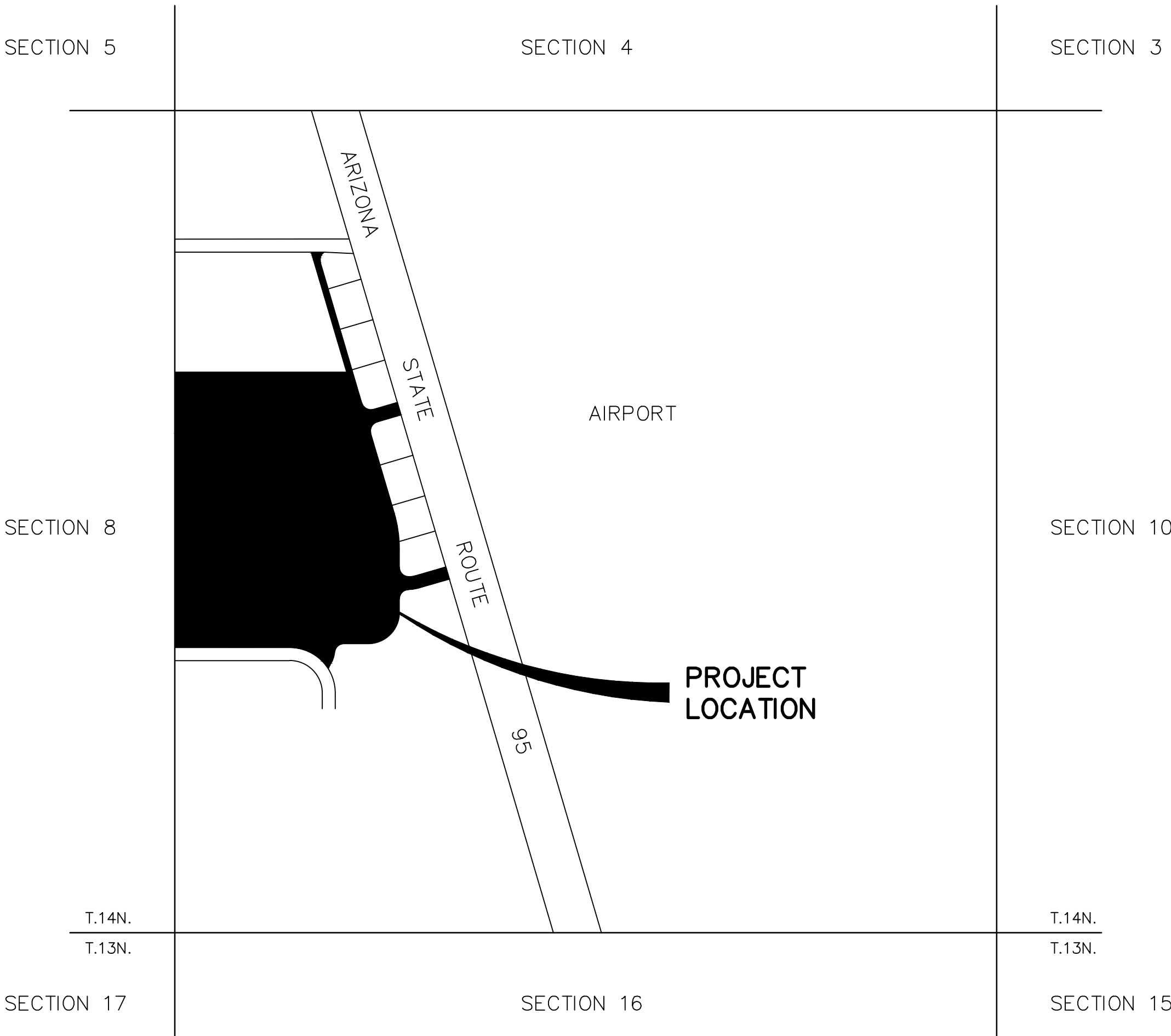
RECORDATION:

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

AT FEE# _____, DATE _____

RECORDS OF MOHAVE COUNTY, ARIZONA

DEPUTY RECORDER COUNTY RECORDER



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 RANDY RIVERA, 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 _____

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.

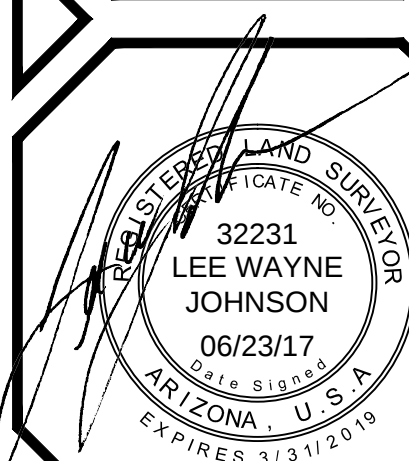
LEE WAYNE JOHNSON L.S. 32231 DATE _____

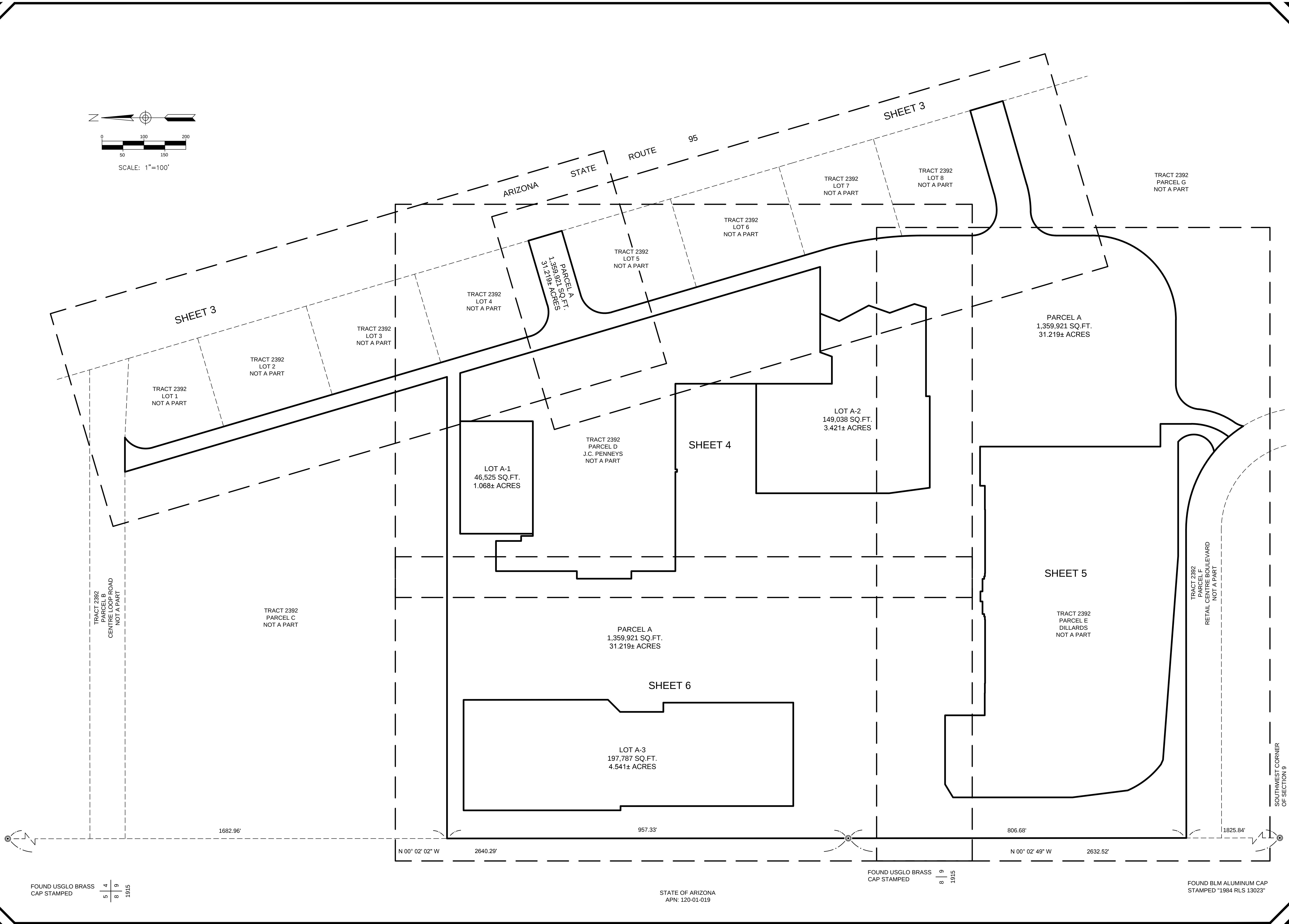
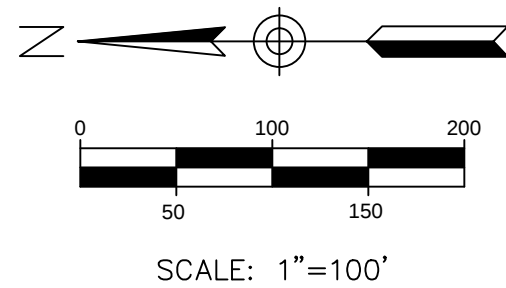
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SCALE:	N/A
DRAWN BY:	ROM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
PAGE:	1 OF 9
DRAWING NO:	2017-0099

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





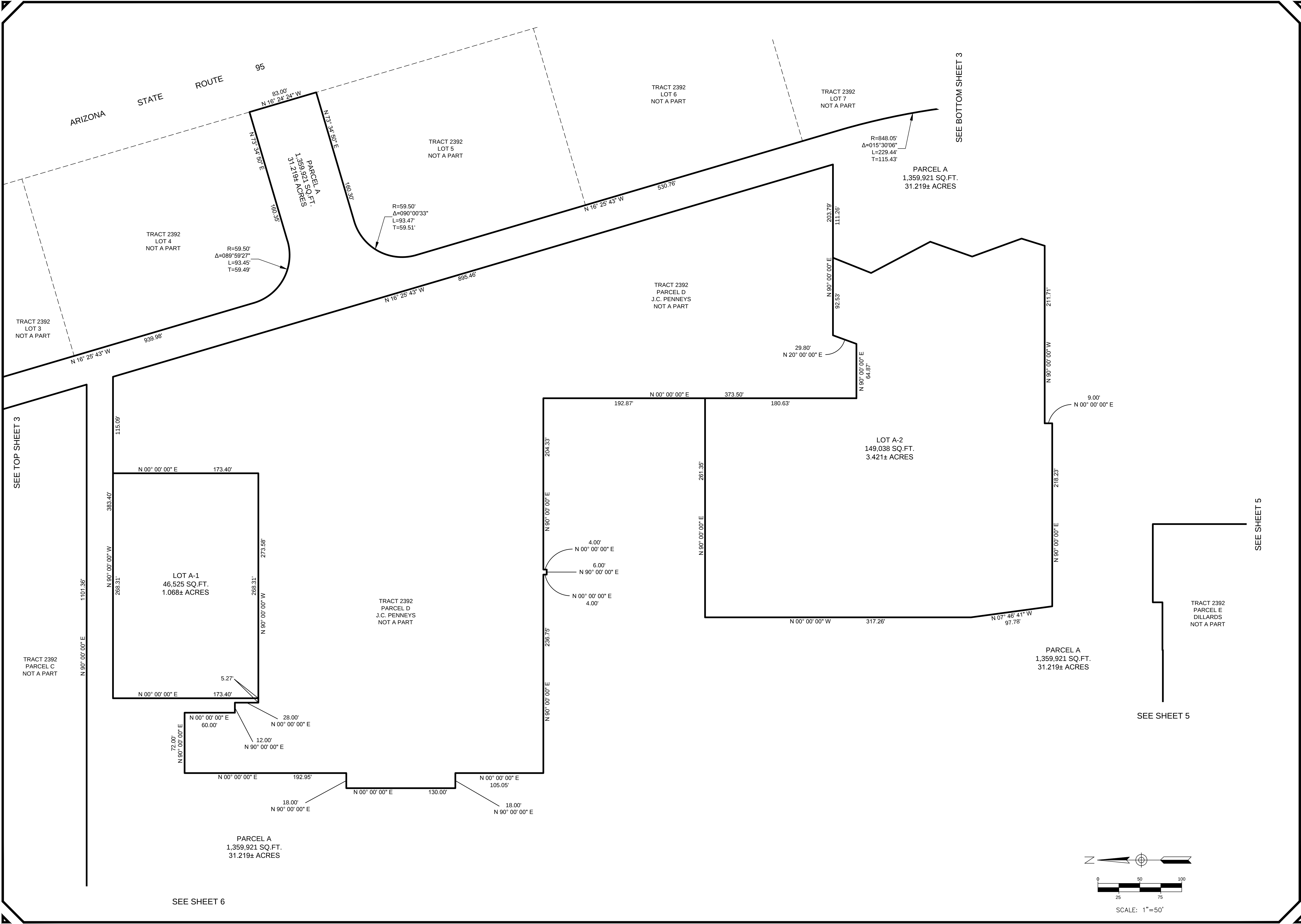
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MAP DATE:	06/23/17
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PAGE:	4 OF 9
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THE SHOPS AT

LAKE HAVASU CITY

TRACT 2396

LAKE HAVASU CITY, AZ

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CAPITAL REAL ESTATE VENTURES INC.

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STATE OF ARIZONA
APN: 120-01-019

957.33'
N 00° 02' 02" W

SEE SHEET 6

FOUND USGLO BRASS
CAP STAMPED

8 | 9
1915

PARCEL A
1,359,921 SQ.FT.
31.219± ACRES

SEE SHEET 4

LOT A-2
149,038 SQ.FT.
3.421± ACRES

SEE SHEET 4

N 58° 42' 22" E
36.58'

N 90° 00' 00" E 164.69'

N 00° 00' 00" E 94.73'

N 90° 00' 00" E 52.99'

N 90° 00' 00" E 23.50'

N 90° 00' 00" E 151.96'

SEE DETAIL BELOW

N 90° 00' 00" E 56.88'

N 90° 00' 00" E 93.34'

N 00° 00' 00" E 11.57'

52.99'
0.33'
N 00° 00' 00" E
23.50'

NOT TO SCALE

23.50'
0.44'
N 00° 00' 00" E
151.96'

NOT TO SCALE

56.88'
0.44'
N 00° 00' 00" E
152.08'

NOT TO SCALE

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	200.50	101.87	29°06'41"	52.06
C2	292.00	201.56	39°32'59"	104.98
C3	292.00	49.89	9°47'21"	25.01
C4	292.00	43.09	8°27'21"	21.59
C5	144.50	96.16	38°07'43"	49.94
C6	48.90	111.47	130°36'16"	106.33

PARCEL A
1,359,921 SQ.FT.
31.219± ACRES

SEE BOTTOM
SHEET 3

N 90° 00' 00" E 6.00'

N 90° 00' 00" E 7.21'

N 90° 00' 00" E 151.96'

N 00° 00' 00" E

N 00° 00' 00" E 0.44'

N 00° 00' 00" E 1.75'

N 00° 00' 00" E 4.00'

N 90° 00' 00" E 29.92'

N 90° 00' 00" E 24.00'

N 00° 00' 00" E 5.00'

N 90° 00' 00" E 29.92'

N 00° 00' 00" E 4.00'

N 00° 00' 00" E 1.75'

N 00° 00' 00" E 0.44'

N 90° 00' 00" E 6.00'

N 90° 00' 00" E

N 90° 00' 00" E 7.21'

N 90° 00' 00" E 152.08'

N 00° 00' 00" E

DETAIL - NOT TO SCALE

N 38° 06' 19" W 100.78'

CHORD

N 65° 18' 02" W 11.90'

PARCEL A
1,359,921 SQ.FT.
31.219± ACRES

N 85° 44' 57" W 487.27'

N 90° 00' 00" W 272.93'

CHORD
N 15° 34' 56" E 88.85'

R=292.00'
Δ=057°47'41"
L=294.54'
T=161.18'

CHORD
N 15° 34' 56" E 88.85'

R=59.50'
Δ=084°34'53"
L=87.84'
T=54.12'

R=180.50'
Δ=029°14'38"
L=92.13'
T=47.09'

CHORD
N 19° 03' 52" E 94.40'

R=59.50'
Δ=022°20'47"
L=23.21'
T=11.75'
CHORD
N 23° 29' 21" E 23.06'

R=200.50'
Δ=090°00'00"
L=314.94'
T=200.50'

TRACT 2392
PARCEL G
NOT A PART

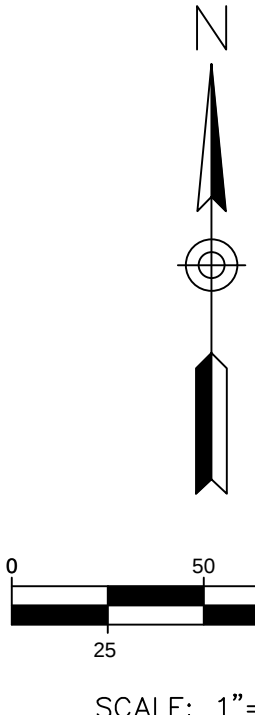
STATE OF ARIZONA
APN: 120-01-019

SOUTHWEST CORNER
OF SECTION 9

1825.84'

SEE SHEET 2

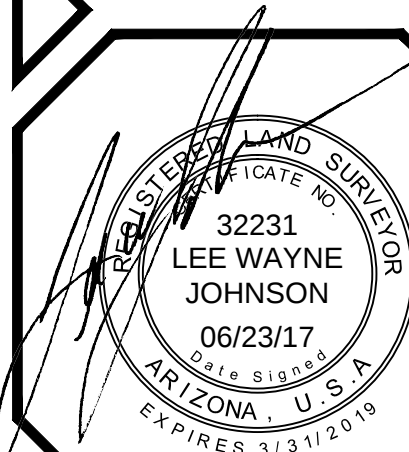
FOUND BLM ALUMINUM CAP
STAMPED "1984 RLS 13023"



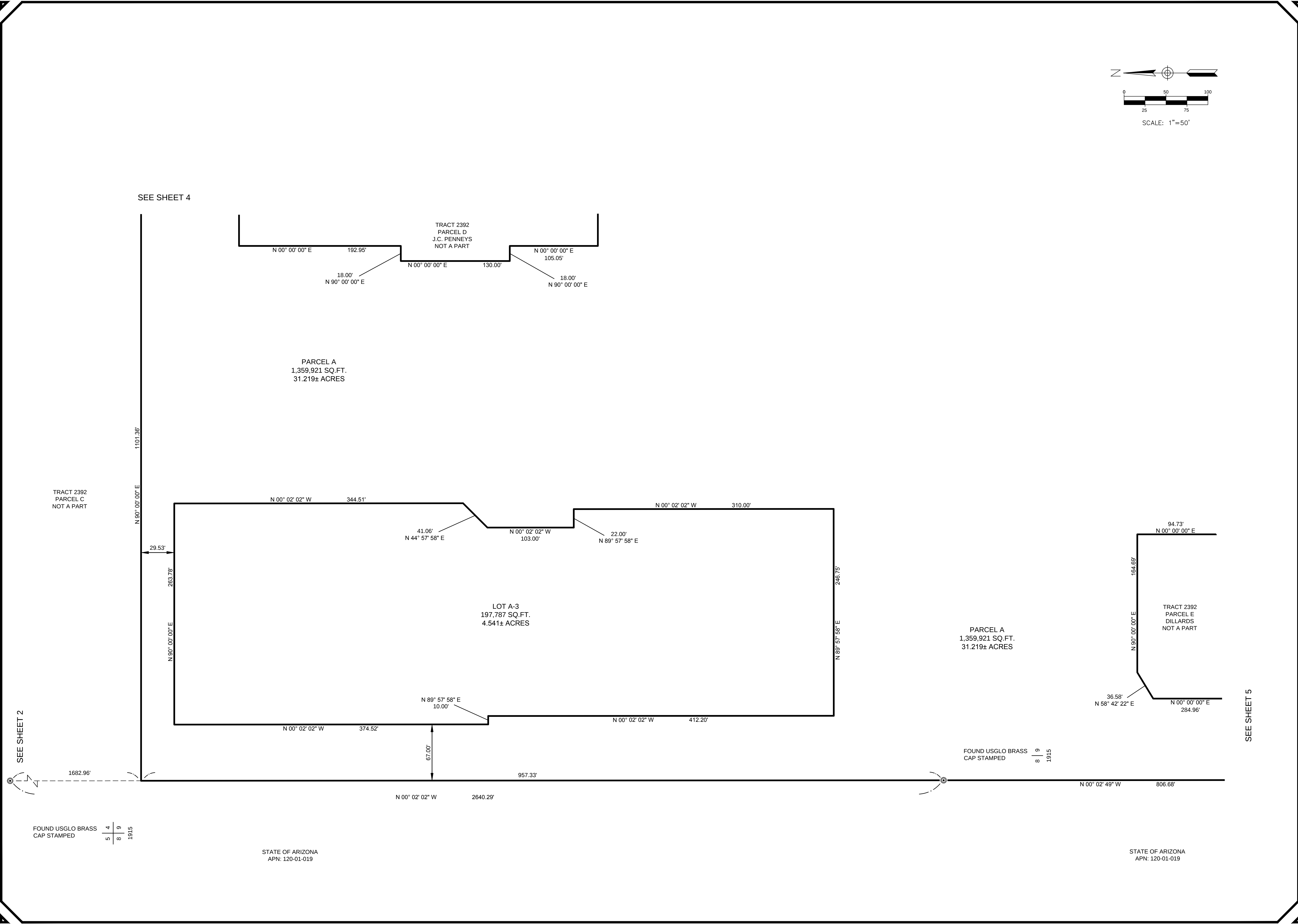
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TRACT 2396
LAKE HAVASU CITY, AZ

PREPARED FOR:
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PARCEL A, TRACT 2392
SECTION 9, T.14N., R.20W., G.&S.R.M.



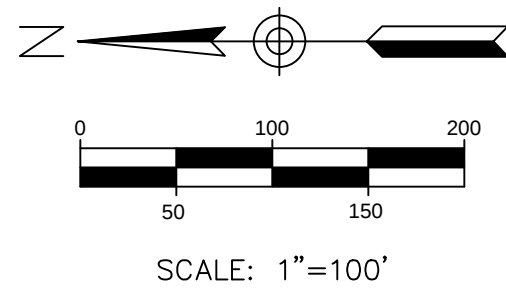
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REGISTERED LAND SURVEYOR
STATE NO. 32231
LEE WAYNE
JOHNSON
06/23/17
ARIZONA, U.S.A.
EXPIRES 3/31/2019



ARIZONA STATE ROUTE 95

TRACT 2392
LOT 1
NOT A PART

TRACT 2392
LOT 2
NOT A PART

TRACT 2392
LOT 3
NOT A PART

TRACT 2392
LOT 4
NOT A PART

TRACT 2392
LOT 5
NOT A PART

TRACT 2392
LOT 6
NOT A PART

TRACT 2392
LOT 7
NOT A PART

TRACT 2392
LOT 8
NOT A PART

TRACT 2392
PARCEL G
NOT A PART

UTILITY EASEMENT
PER TRACT 2392

UTILITY EASEMENT
PER TRACT 2392

EXISTING
J.C.PENNEYS
PARCEL

LOT A-1

LOT A-2

DRAINAGE EASEMENT
PER TRACT 2392

PARCEL A

UTILITY EASEMENT
PER TRACT 2392

TRACT 2392
PARCEL F
RETAIL CENTRE BOULEVARD
NOT A PART

EXISTING
DILLARDS
PARCEL

UTILITY EASEMENT
PER TRACT 2392

PARCEL A

DRAINAGE EASEMENT
PER TRACT 2392

UTILITY EASEMENT
PER TRACT 2392

LOT A-3

PARCEL A

SEE DETAIL AT LEFT

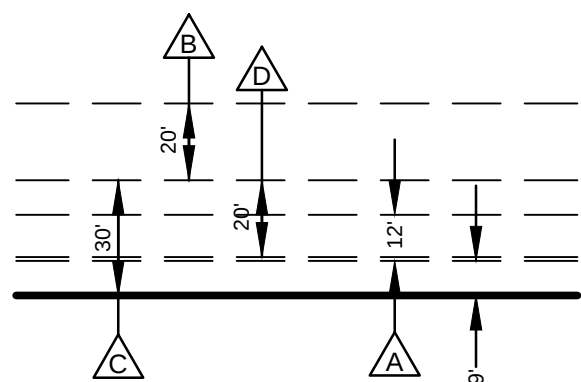
RIGHT OF WAY & EASEMENT NOTES:

12' WIDE RIGHT OF WAY IN FAVOR OF CITIZENS COMMUNICATIONS COMPANY ORIGINALLY GRANTED TO CITIZENS UTILITIES RURAL Co., INC. AS B.L.M. GRANT No. A-7475.

20' ACCESS AND MAINTENANCE EASEMENT PER BOOK 5848, PAGE 509.

30' UTILITY EASEMENT PER BOOK 5848, PAGE 509.

20' PUBLIC UTILITY EASEMENT



DETAIL - NOT TO SCALE

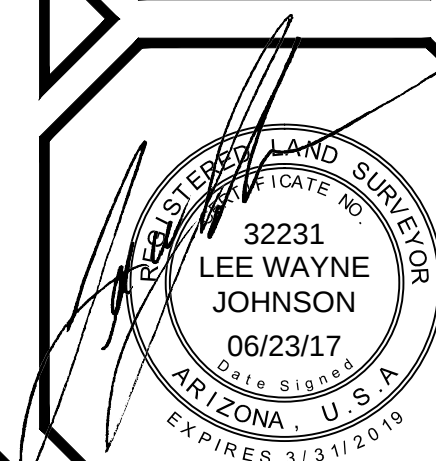
STATE OF ARIZONA
APN: 120-01-019

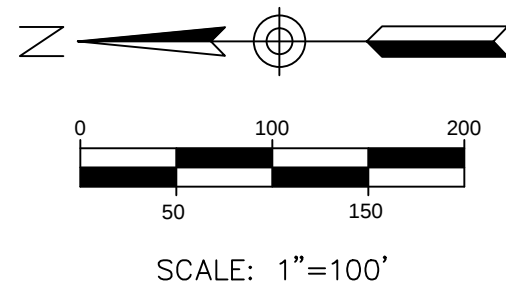
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DRAWN BY:	ROM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
PAGE:	7 OF 9
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LAKE HAVASU CITY, AZ**

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ARIZONA STATE ROUTE 95

TRACT 2392 LOT 4 NOT A PART

PARCEL A

TRACT 2392 LOT 5 NOT A PART

TRACT 2392 LOT 6 NOT A PART

TRACT 2392 LOT 7 NOT A PART

TRACT 2392 LOT 8 NOT A PART

TRACT 2392 PARCEL G NOT A PART

TRACT 2392 LOT 2 NOT A PART

TRACT 2392 LOT 1 NOT A PART

UTILITY EASEMENT (GAS) PER DOCUMENT RECORDED IN BOOK 7117, PAGE 416, OFFICIAL RECORDS OF MOHAVE COUNTY, FEE # 2008013147 (TYP)

LOT A-1

EXISTING J.C.PENNEYS PARCEL

LOT A-2

PARCEL A

UTILITY EASEMENT (GAS) PER DOCUMENT RECORDED IN BOOK 7117, PAGE 416, OFFICIAL RECORDS OF MOHAVE COUNTY, FEE # 2008013147 (TYP)

TRACT 2392 PARCEL B CENTRE LOOP ROAD NOT A PART

EXISTING WALMART PARCEL

PARCEL A

UTILITY EASEMENT (GAS) PER DOCUMENT RECORDED IN BOOK 7117, PAGE 416, OFFICIAL RECORDS OF MOHAVE COUNTY, FEE # 2008013147 (TYP)

LOT A-3

PARCEL A

EXISTING DILLARDS PARCEL

TRACT 2392 PARCEL F RETAIL CENTRE BOULEVARD NOT A PART

COVENANT NOT TO BUILD PER DOCUMENT RECORDED IN BOOK 6934, PAGE 552, OFFICIAL RECORDS OF MOHAVE COUNTY, FEE # 2007075716.

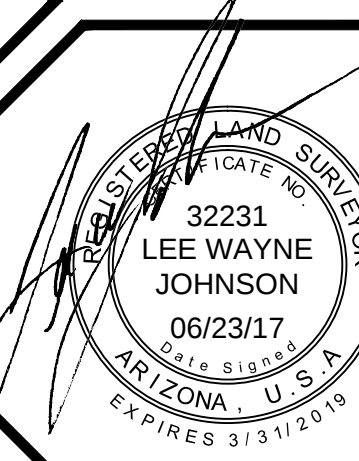
STATE OF ARIZONA
APN: 120-01-019

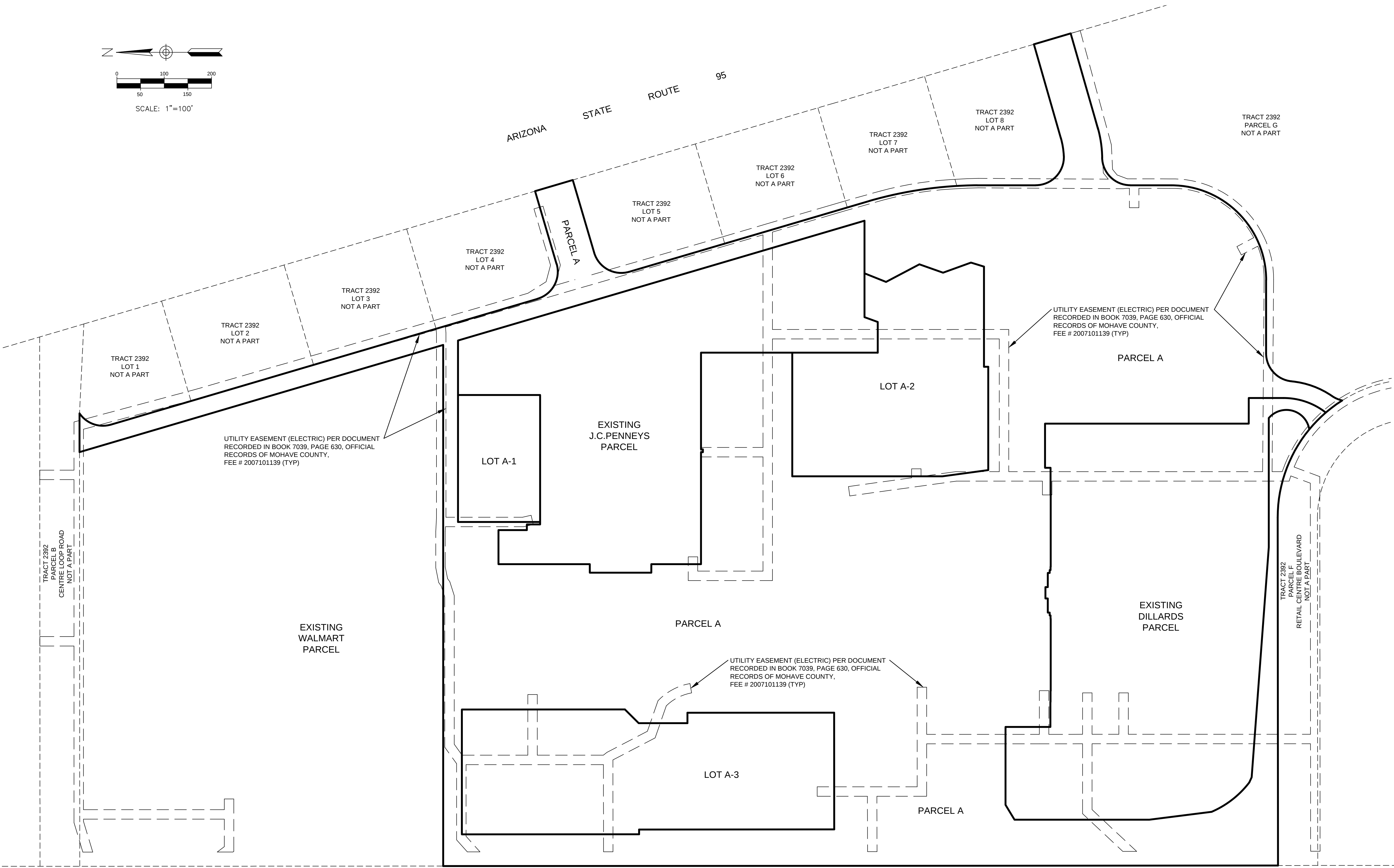
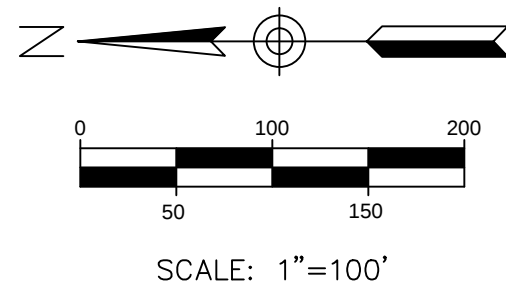
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DRAWN BY:	RCM
SURVEY DATE:	APRIL 2017
SURVEY CREW:	LJ/JF
PAGE:	8 OF 9
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STATE OF ARIZONA
APN: 120-01-019

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