

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., R.19W., 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, AND ALSO GRANTS THE EASEMENTS AND PARCELS FOR THE PURPOSES NOTED BELOW:

- A BLANKET EASEMENT OVER PARCEL "A" FOR THE PURPOSE OF ACCESS, EGRESS, MAINTENANCE AND OPERATION OF UTILITIES, SEWAGE, DRAINAGE, REFUSE COLLECTION AND EMERGENCY VEHICLES.
 - PARCEL "B" BEING A COMMON ELEMENT FOR SWIMMING POOL, AMENITIES AND GUEST PARKING.
 - PARCEL "C" BEING A COMMON ELEMENT FOR GUEST PARKING.
 - PARCEL "D" BEING A COMMON ELEMENT FOR PUBLIC UTILITIES AND DRAINAGE.
 - 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.

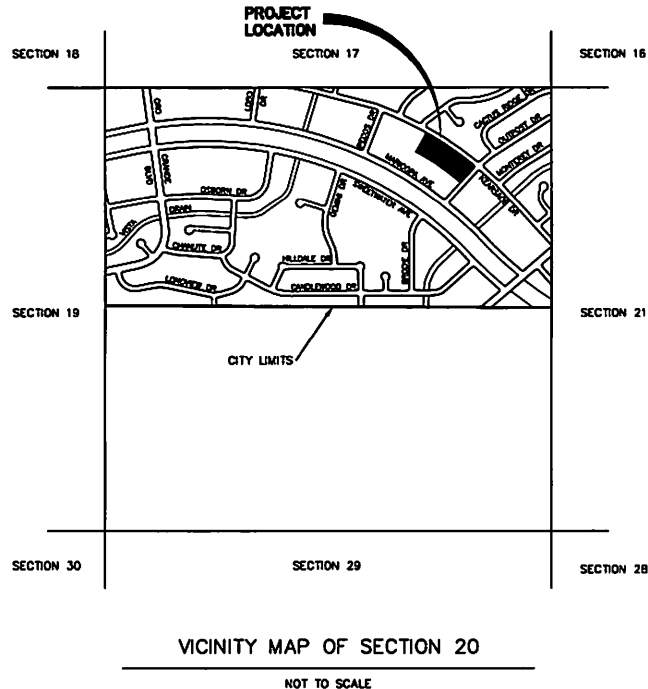
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINT NAME _____
MY COMMISSION EXPIRES _____

RECORDATION:

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

DEPUTY RECORDER COUNTY RECORDER



CITY CLERK CERTIFICATE

I, _____, CITY CLERK OF LAKE HAVASU CITY, ARIZONA DO HEREBY CERTIFY THAT THE CITY COUNCIL DO 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 SATISFACTORIAL 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. 33231 DATE _____

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 3723
LAKE HAVASU CITY, ARIZONA 86403
(928) 953-2570



PRELIMINARY PLAT

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

RIVER RANCH VILLAS TRACT No. 2376-A

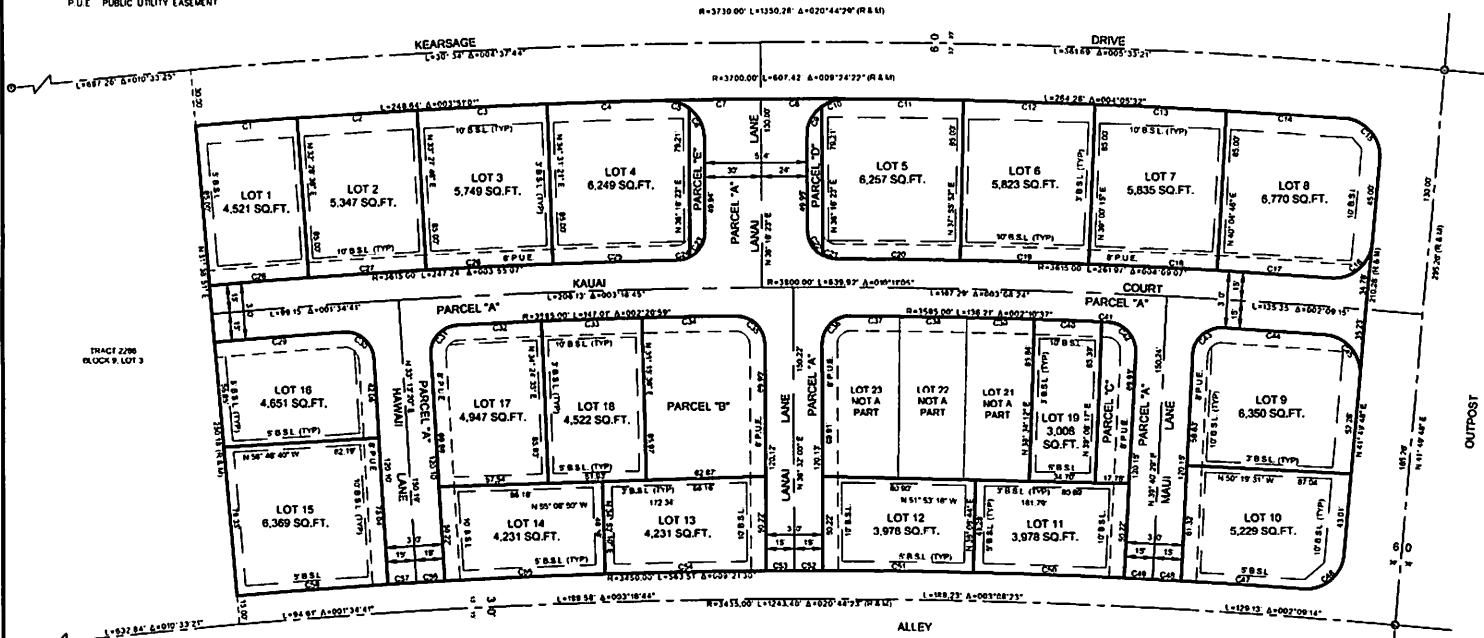
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MONUMENT LEGEND

- ① CALCULATED CENTERLINE POINT PER CENTERLINE NOTE

DATA LEGEND

- (M) FIELD MEASURED DATA
- (R) RECORDED DATA
- B.S.L. BUILDING SET BACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT



CENTERLINE NOTE:
CENTERLINE SHOWN BASED ON LAKE HAVASU CITY SEWER CONTROL SHEETS TROTWOOD PROJECT

MONUMENT NOTE:
5/8" REBAR WITH CAP L.S. 32231 OR PIV HAIL WITH TAG L.S. 32231 WILL BE SET AT ALL PROPERTY CORNERS DEPENDING ON SURFACE.

PARCEL	SQ.FT.
PARCEL "A"	35,794
PARCEL "B"	5,411
PARCEL "C"	1,500
PARCEL "D"	564
PARCEL "E"	564
OVERALL	41,833

SETBACKS

PROPOSED BUILDING SETBACK LINES ARE SHOWN

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS PROJECT IS ALSO THE CHORD OF THE CENTERLINE OF THE ALLEY BETWEEN OUTPOST DRIVE AND PEPPER DRIVE. THE BEARING IS N 54°32'02" W.

FLOOD ZONE CERTIFICATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "ZONE X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 050152184Q, WITH A DATE OF IDENTIFICATION OF NOVEMBER 16, 2009, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	3700.00	53.80	0°49'50"	26.00
C2	3700.00	63.64	0°50'00"	31.40
C3	3700.00	66.43	1°03'35"	34.71
C4	3700.00	62.79	0°58'20"	31.30
C5	20.00	13.14	37°38'54"	8.82
C6	20.00	18.26	53°57'49"	10.00
C7	3700.00	60.27	0°48'47"	26.14
C8	3700.00	44.24	0°41'06"	22.12
C9	20.00	18.55	53°07'48"	10.00
C10	20.00	13.11	37°33'18"	8.81
C11	3700.00	67.83	0°58'22"	31.42
C12	3700.00	65.20	1°04'23"	34.84
C13	3700.00	69.44	1°04'31"	34.72
C14	3700.00	62.88	0°58'13"	31.35
C15	20.00	31.08	92°48'47"	20.27
C16	20.00	31.14	88°17'39"	18.73
C17	3615.00	65.64	0°57'07"	32.12
C18	3615.00	67.65	1°04'31"	33.82
C19	3615.00	67.71	1°04'22"	33.84
C20	3615.00	65.77	1°02'37"	32.88
C21	15.00	7.12	27°12'00"	3.81
C22	15.00	14.28	62°10'55"	8.04
C23	15.00	14.28	62°10'55"	8.04
C24	15.00	7.12	27°08'28"	3.82
C25	3615.00	65.64	1°02'59"	32.82
C26	3615.00	65.83	1°02'55"	31.43
C27	3615.00	62.18	0°59'00"	31.08
C28	3615.00	52.57	0°49'50"	26.28
C29	3585.00	68.61	1°05'48"	34.31
C30	15.00	7.12	92°28'53"	18.13
C31	15.00	7.12	92°28'53"	15.13
C32	3585.00	44.17	0°47'21"	22.08
C33	3585.00	53.21	0°51'01"	26.60
C34	3585.00	48.64	0°47'30"	24.82
C35	15.00	7.12	92°28'53"	15.13
C36	15.00	7.12	92°28'53"	15.13
C37	3585.00	26.13	0°47'02"	13.08
C38	3585.00	25.98	0°46'00"	12.77
C39	3585.00	35.54	0°34'05"	17.77
C40	3585.00	35.56	0°34'00"	17.77
C41	3585.00	3.45	0°03'18"	1.72
C42	15.00	7.12	92°28'53"	15.13
C43	15.00	7.12	92°28'53"	15.13
C44	3585.00	54.38	0°52'00"	27.18
C45	20.00	31.70	92°08'17"	20.28
C46	20.00	11.11	88°10'02"	18.77
C47	3450.00	64.38	1°04'53"	32.88
C48	3450.00	15.00	0°14'53"	7.50
C49	3450.00	15.00	0°14'53"	7.50
C50	3450.00	78.53	1°18'18"	38.77
C51	3450.00	78.52	1°18'15"	38.76
C52	3450.00	15.00	0°14'53"	7.50
C53	3450.00	15.00	0°14'53"	7.50
C54	3450.00	84.73	1°24'28"	42.37
C55	3450.00	84.72	1°24'25"	42.36
C56	3450.00	15.00	0°14'53"	7.50
C57	3450.00	15.00	0°14'53"	7.50
C58	3450.00	95.02	1°18'44"	48.01

MAP DATE	06/02/17
SCALE	1" = 50'
DRAWN BY	RECH
CHECKED BY	RECH
DESIGNED BY	RECH
DATE	06/02/17
PAGE	2 OF 2
DRAWING NO.	2016-010

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