

# FINAL PLAT FOR TRACT 2379 THE VILLAS AT HAVASU FOOTHILLS

A PLANNED UNIT DEVELOPMENT SUBDIVISION LOCATED IN SECTION 33, T.14N., R.19W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED IN THE NAME OF "TRACT 2379 - THE VILLAS AT HAVASU FOOTHILLS, LAKE HAVASU CITY, ARIZONA", A SUBDIVISION IN A PORTION OF 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 2379 - THE VILLAS AT HAVASU FOOTHILLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND STREETS, 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 DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN HEREON. LAKE HAVASU CITY WILL NOT ACCEPT SAID STREETS DEDICATED ON THIS PLAT UNTIL IT IS CONSTRUCTED & BROUGHT UP TO MINIMUM CITY STANDARDS. THE PUBLIC UTILITY 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.

"PARCEL A AND B" IS DEDICATED TO THE PUBLIC FOR USE AND IS RESERVED PUBLIC DRAINAGE, TRAIL SYSTEM, LANDSCAPING, OPEN SPACE, SLOPE EASEMENTS, PUBLIC UTILITIES, AND EMERGENCY ACCESS. EASEMENTS SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENTS ON SAID PREMISES AND ARE PROVIDED FOR THE PURPOSES SHOWN HEREON.

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

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WILL BE THE OWNERS OF LOTS 3-48 AND PARCELS C & D.

IN WITNESS WHEREOF:

THE VILLAS AT HAVASU FOOTHILLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO 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 , 2017.

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

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
MOHAVE COUNTY } SS

ON THIS DAY OF , 2017, BEFORE ME THE UNDERSIGNED OFFICER APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A OF THE VILLAS AT HAVASU FOOTHILLS, 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

DEDICATION

HAVASU FOOTHILLS ESTATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED IN THE NAME OF "TRACT 2379 - THE VILLAS AT HAVASU FOOTHILLS, LAKE HAVASU CITY, ARIZONA", A SUBDIVISION IN A PORTION OF 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 2379 - THE VILLAS AT HAVASU FOOTHILLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND STREETS, 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 DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN HEREON. LAKE HAVASU CITY WILL NOT ACCEPT SAID STREETS DEDICATED ON THIS PLAT UNTIL IT IS CONSTRUCTED & BROUGHT UP TO MINIMUM CITY STANDARDS. THE PUBLIC UTILITY 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.

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

HAVASU FOOTHILLS ESTATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WILL BE THE OWNERS OF LOTS 1 & 2.

IN WITNESS WHEREOF:

HAVASU FOOTHILLS ESTATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO 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 , 2017.

HAVASU FOOTHILLS ESTATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
MOHAVE COUNTY } SS

ON THIS DAY OF , 2017, BEFORE ME THE UNDERSIGNED OFFICER APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A OF HAVASU FOOTHILLS 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 \_\_\_\_\_

DEDICATION

FOOTHILLS PHASE 1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED IN THE NAME OF "TRACT 2379 - THE VILLAS AT HAVASU FOOTHILLS, LAKE HAVASU CITY, ARIZONA", A SUBDIVISION IN A PORTION OF 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 2379 - THE VILLAS AT HAVASU FOOTHILLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND STREETS, 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 DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET RIGHTS OF WAY AS SHOWN HEREON. LAKE HAVASU CITY WILL NOT ACCEPT SAID STREETS DEDICATED ON THIS PLAT UNTIL IT IS CONSTRUCTED & BROUGHT UP TO MINIMUM CITY STANDARDS. THE PUBLIC UTILITY 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.

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

FOOTHILLS PHASE 1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WILL NOT HAVE ANY OWNERSHIP IN THIS SUBDIVISION.

IN WITNESS WHEREOF:

FOOTHILLS PHASE 1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO 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 , 2017.

FOOTHILLS PHASE 1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
MOHAVE COUNTY } SS

ON THIS DAY OF , 2017, BEFORE ME THE UNDERSIGNED OFFICER APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A OF FOOTHILLS PHASE 1, 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 \_\_\_\_\_

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 , 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

CITY PLANNING DIRECTOR APPROVAL

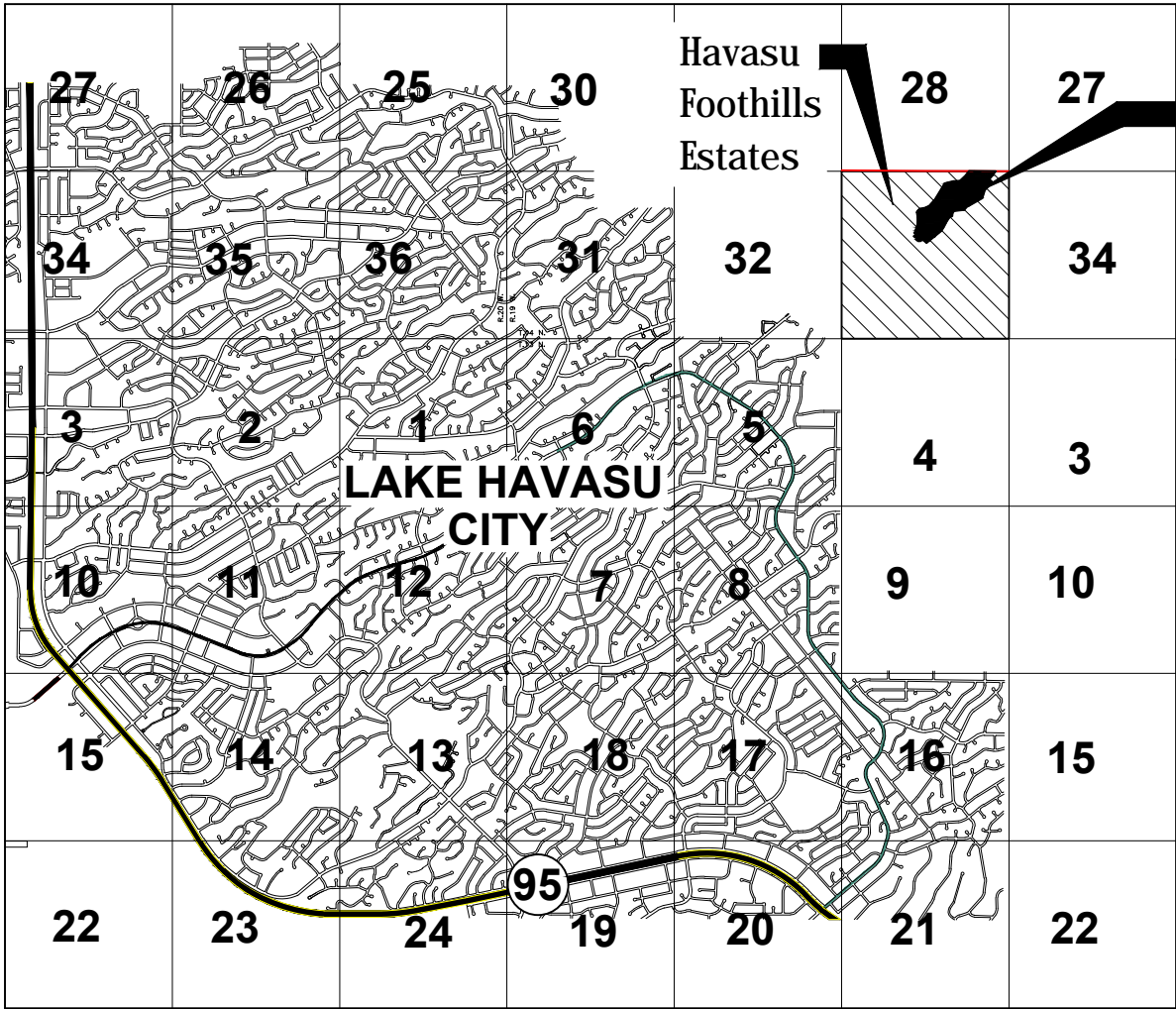
THE PLANNING DIRECTOR OF LAKE HAVASU CITY HEREBY CERTIFIES THAT IN HIS OPINION ALL LOTS SHOWN UPON THE SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

PLANNING DIRECTOR DATE

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



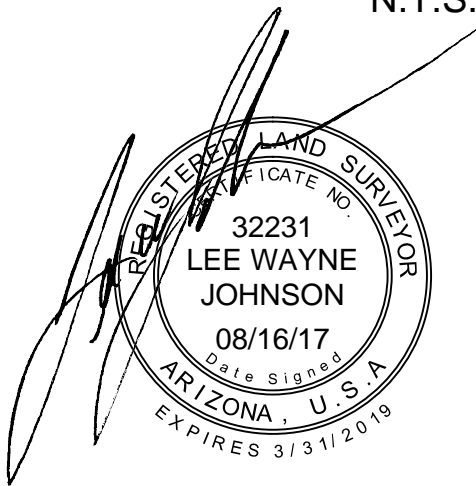
LOCATION MAP

N.T.S.

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

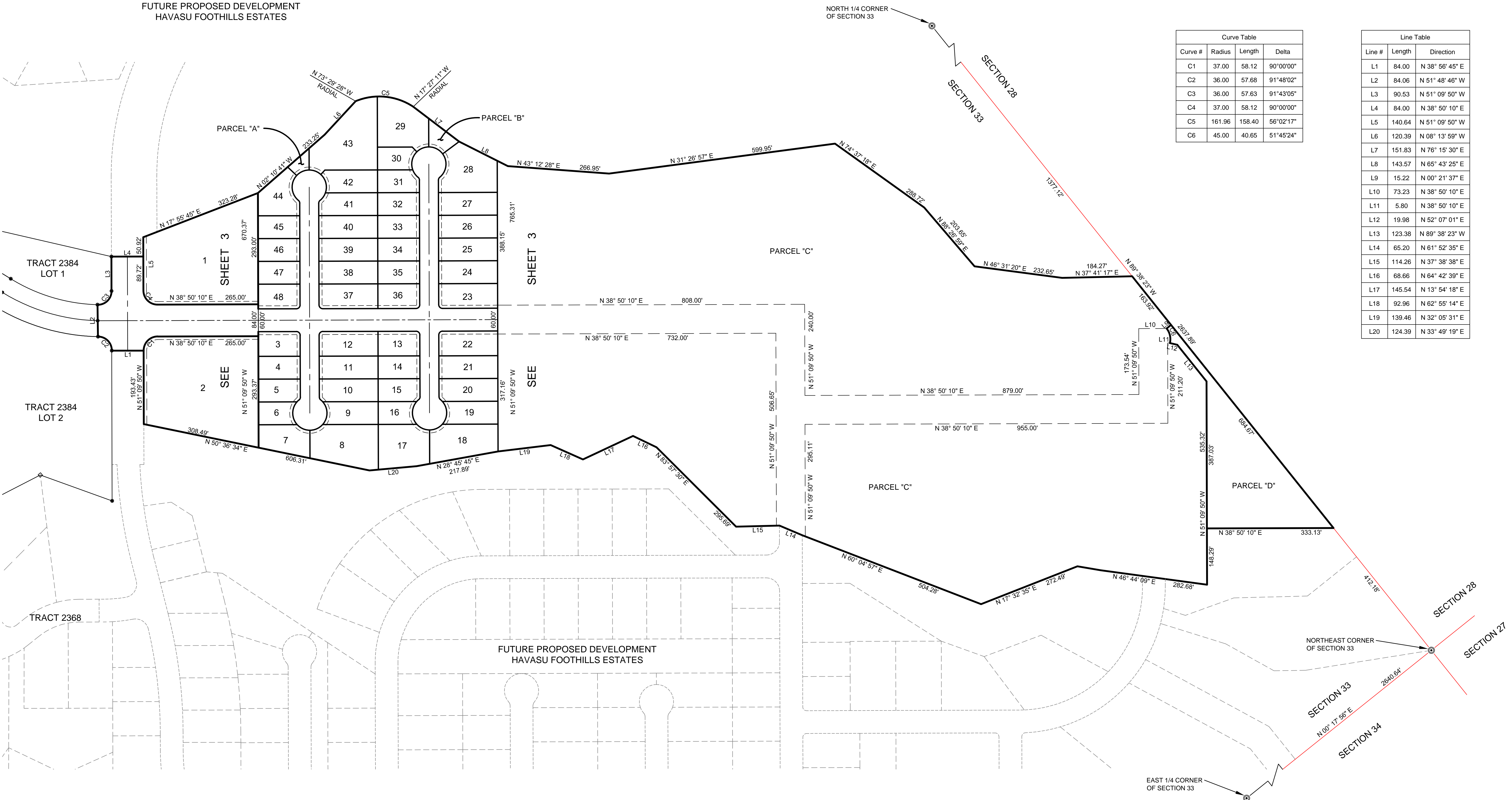


ACCURATE  
PROFESSIONAL  
LAND SURVEYING, INC.

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



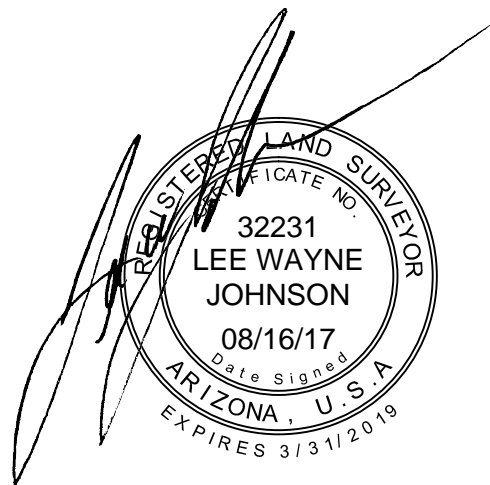
FUTURE PROPOSED DEVELOPMENT  
HAVASU FOOTHILLS ESTATES



Curve Table			
Curve #	Radius	Length	Delta
C1	37.00	58.12	90°00'00"
C2	36.00	57.68	91°48'02"
C3	36.00	57.63	91°43'05"
C4	37.00	58.12	90°00'00"
C5	161.96	158.40	56°02'17"
C6	45.00	40.65	51°45'24"

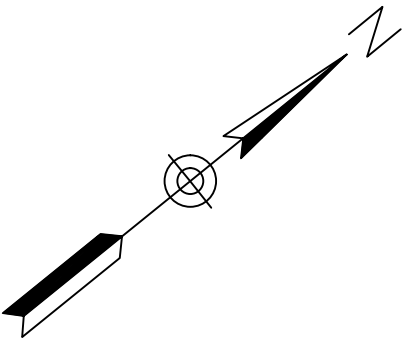
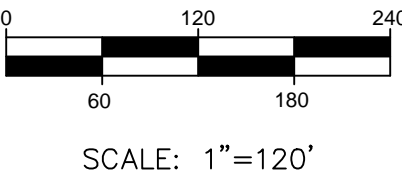
Line Table		
Line #	Length	Direction
L1	84.00	N 38° 56' 45" E
L2	84.06	N 51° 48' 46" W
L3	90.53	N 51° 09' 50" W
L4	84.00	N 38° 50' 10" E
L5	140.64	N 51° 09' 50" W
L6	120.39	N 08° 13' 59" W
L7	151.83	N 76° 15' 30" E
L8	143.57	N 65° 43' 25" E
L9	15.22	N 00° 21' 37" E
L10	73.23	N 38° 50' 10" E
L11	5.80	N 38° 50' 10" E
L12	19.98	N 52° 07' 01" E
L13	123.38	N 89° 38' 23" W
L14	65.20	N 61° 52' 35" E
L15	114.26	N 37° 38' 38" E
L16	68.66	N 64° 42' 39" E
L17	145.54	N 13° 54' 18" E
L18	92.96	N 62° 55' 14" E
L19	139.46	N 32° 05' 31" E
L20	124.39	N 33° 49' 19" E

PARCEL AREA	
PARCEL	SQUARE FOOTAGE
"A"	2,071
"B"	3,855
"C"	1,576,058
"D"	73,168

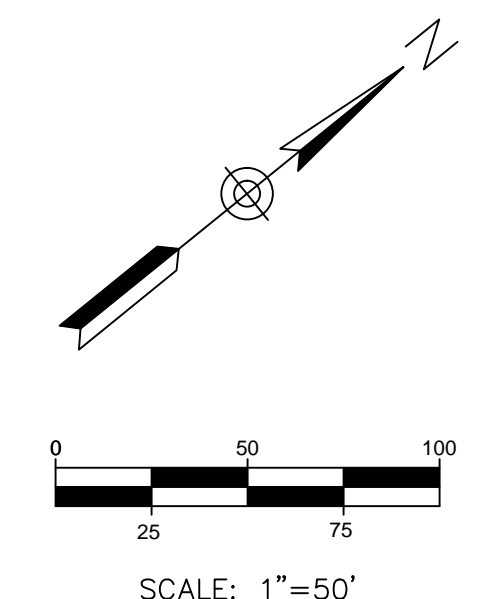


**ACCURATE  
PROFESSIONAL  
LAND SURVEYING, INC.**

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



Line Table		
Line #	Length	Direction
L21	32.67	N 82° 03' 48" E
L22	57.41	N 51° 09' 50" W
L23	16.13	N 08° 34' 10" W
L24	17.63	N 84° 45' 57" E
L25	75.07	N 51° 09' 50" W
L26	54.32	N 02° 29' 35" E



ACCURATE  
PROFESSIONAL  
LAND SURVEYING, INC.

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