

FINAL CONDO PLAT OF:
ABSOLUTE BOAT & RV STORAGE

A CONDOMINIUM SUBDIVISION OF AIR SPACE OF LOT 5-A, PER PARCEL PLAT RECORDED FEBRUARY 18, 2016, IN BOOK 35 OF PARCEL PLATS, PAGES 24 & 24A, AT FEE NO. 2016006664, BLOCK 4, TRACT 2181, LAKE HAVASU CITY, ARIZONA; BEING A SUBDIVISION OF A PORTION OF SECTION 3, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ABSOLUTE BOAT & RV STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED LOT 5-A, PER PARCEL PLAT RECORDED FEBRUARY 18, 2016, IN BOOK 35 OF PARCEL PLATS, PAGES 24 & 24A, AT FEE NO. 2016006664 BLOCK 4, TRACT 2181, IN LAKE HAVASU CITY, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 3, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME ABSOLUTE BOAT AND RV STORAGE, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ABSOLUTE BOAT AND RV STORAGE, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND UNITS CONSTITUTING THE SAME, AND THAT EACH LOT, PARCEL AND UNIT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND ALSO GRANTS THE EASEMENTS FOR THE PURPOSES NOTED BELOW:

a.) A BLANKET EASEMENT OVER PARCEL "F" FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE AND OPERATION OF UTILITIES, SEWAGE, DRAINAGE, REFUGE COLLECTION AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF: KURT J. KEATING

KURT J. KEATING
MANAGING MEMBER

DATE

NOTARY ACKNOWLEDGMENT:

STATE OF _____: }
COUNTY OF _____: } SS

ON THIS DAY, THE _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED KURT J. KEATING, 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 HAS 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 _____

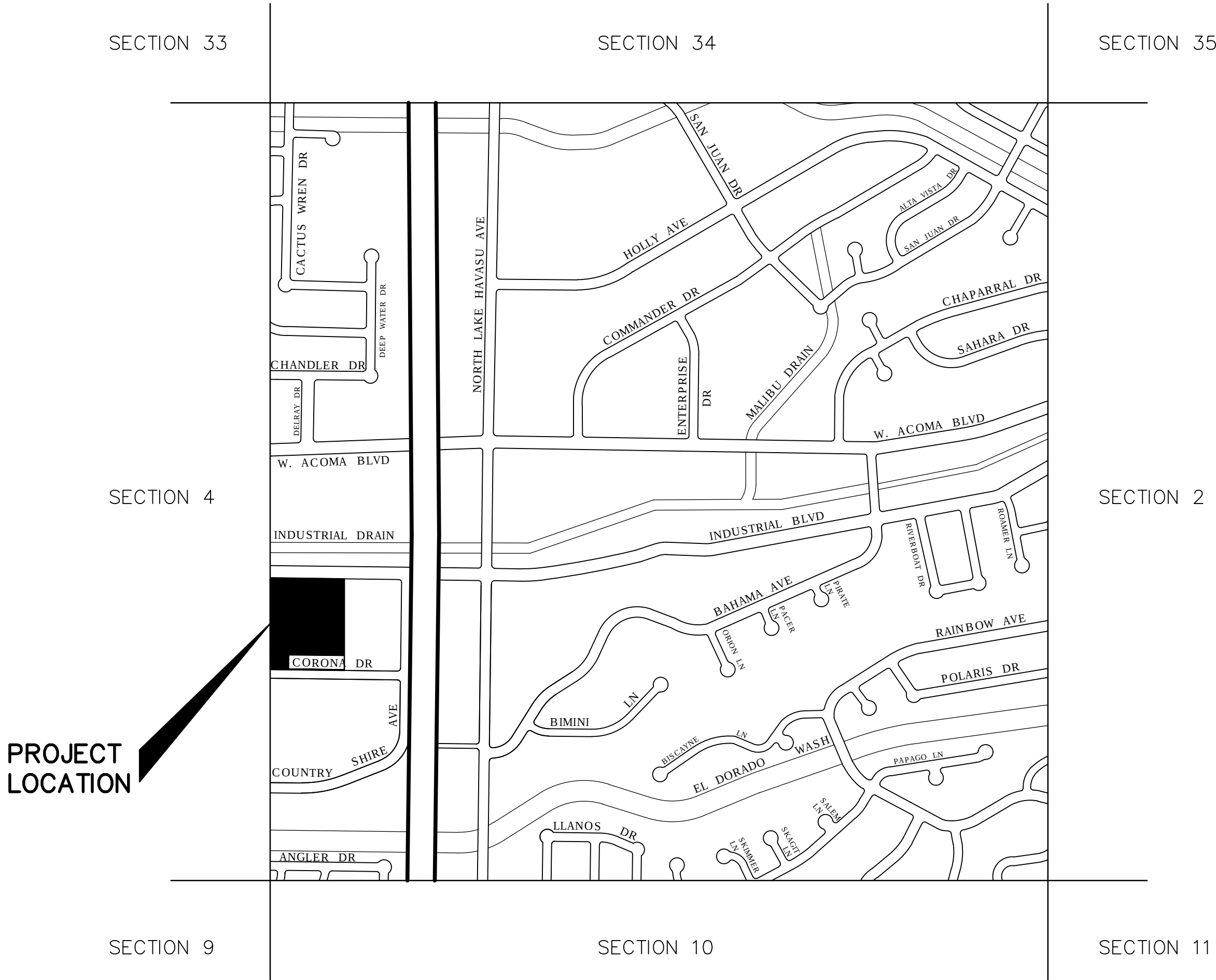
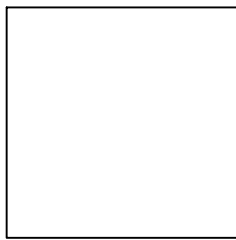
RECORDATION:

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

AT FEE# _____, DATE _____

RECORDS OF MOHAVE COUNTY, ARIZONA

DEPUTY RECORDER COUNTY RECORDER



VICINITY MAP OF SECTION 3

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

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

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
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:	6/15/2019
SCALE:	N/A
DRAWN BY:	TPD
SURVEY DATE:	07/16/18
SURVEY CREW:	JF/DJ
PAGE:	1 OF 3
DRAWING NO:	2018-0914

TRACT 2181
BLOCK 4, LOT 5-A
1600 CORONA DRIVE
LAKE HAVASU CITY, AZ

PREPARED FOR:
ABSOLUTE BOAT &
RV STORAGE, LLC.
801 CRYSTAL VIEW
PARKER, AZ 85344

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



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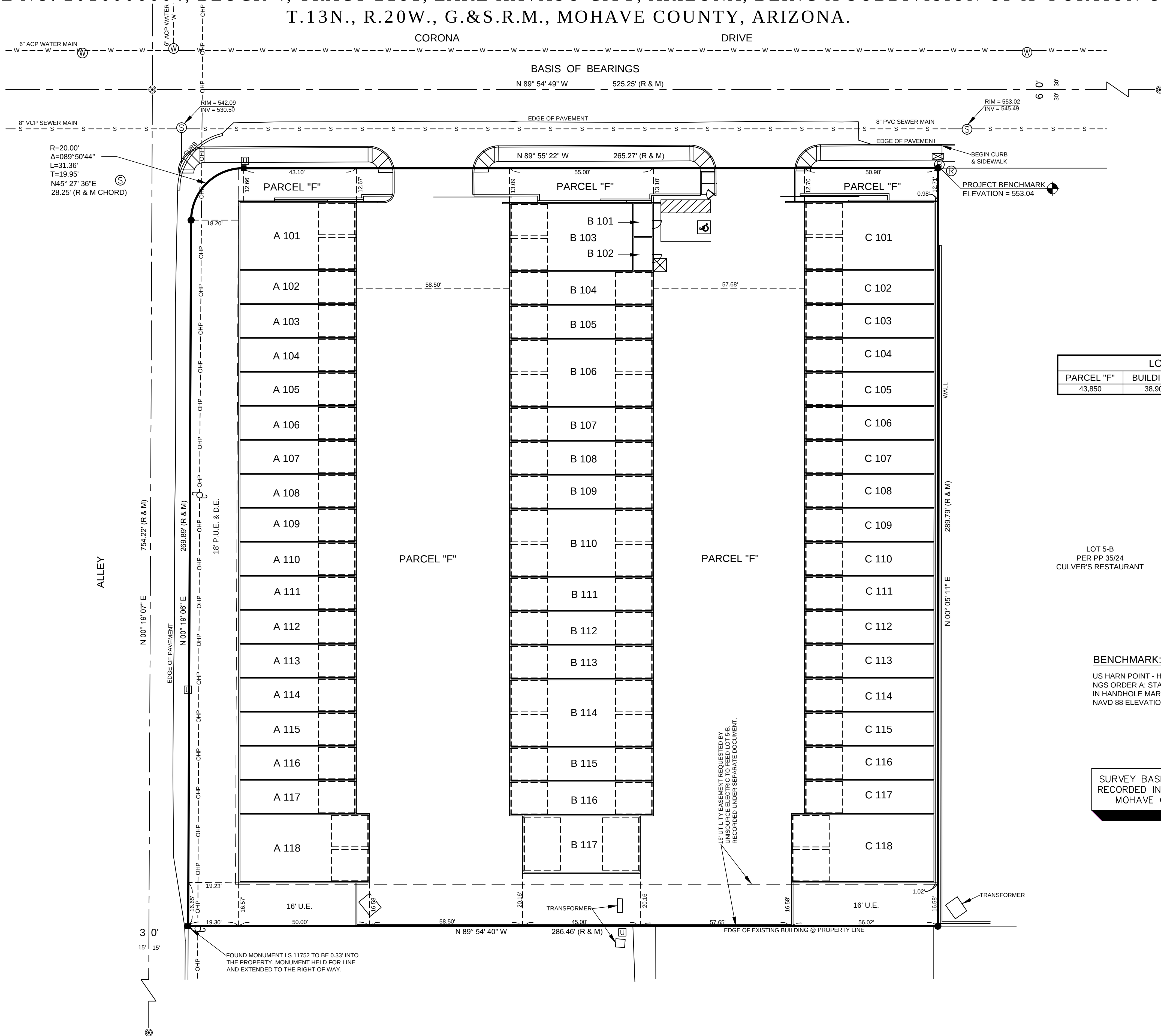
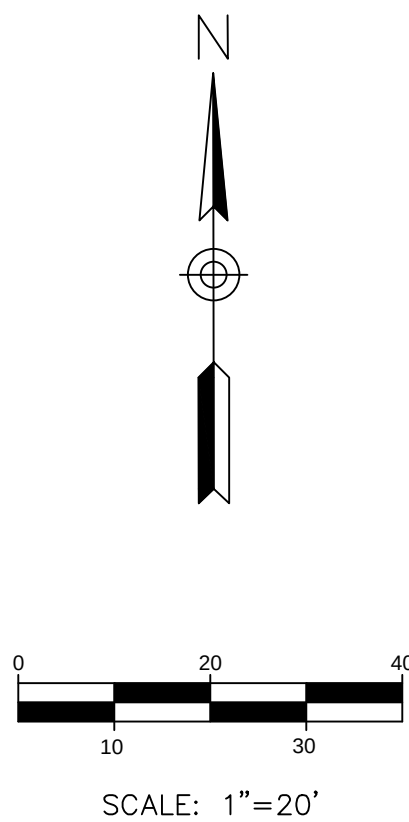
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DATA LEGEND

- BENCHMARK
- 553.04 MEASURED ELEVATION
- (M) FIELD MEASURED DATA
- (R) RECORDED DATA
- B.S.L. BUILDING SET BACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- WATER METER
- POWER POLE
- UTILITY JUNCTION BOX
- IRRIGATION VALVE
- SEWER MAN HOLE
- WATER VALVE CAN
- BACK FLOW PREVENTER
- OHP --- OVERHEAD POWER LINE
- W --- WATER MAIN
- S --- SEWER MAIN

MONUMENT LEGEND

- FOUND CENTERLINE MONUMENT
- FOUND 5/8" REBAR WITH CAP LS 32231
- FOUND 1/2" REBAR WITH FOUND CAP LS 11752



LOT COVERAGE			
PARCEL "F"	BUILDINGS	TOTAL	PARCEL "5-A"
43,850	38,900	82,750	82,750

LOT 5-B
PER PP 35/24
CULVER'S RESTAURANT

BENCHMARK:

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

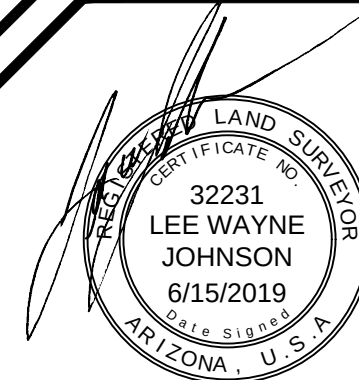
SURVEY BASED ON PARCEL PLAT
RECORDED IN BOOK 35, PAGE 24,
MOHAVE COUNTY RECORDS

MAP DATE:	6/15/2019
SCALE:	1" = 20'
DRAWN BY:	TPD
SURVEY DATE:	07/16/18
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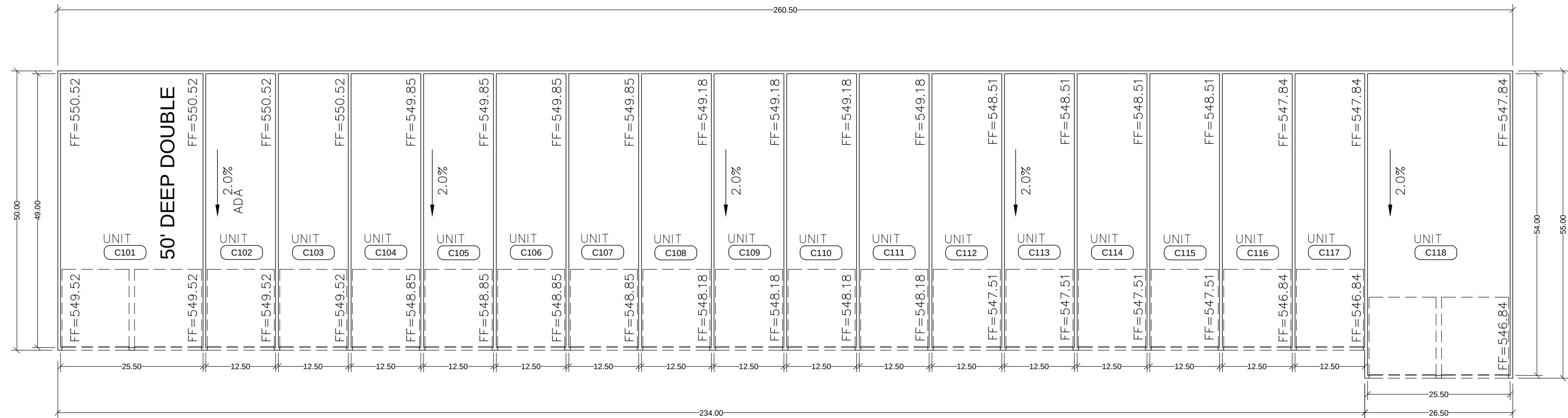
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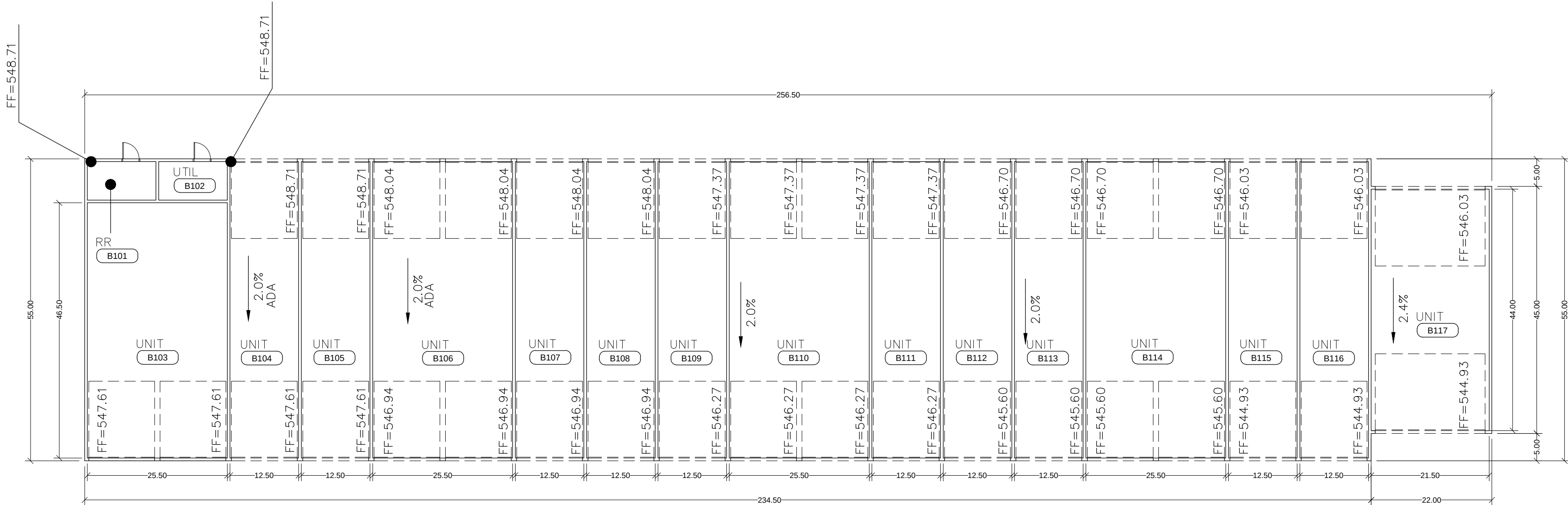
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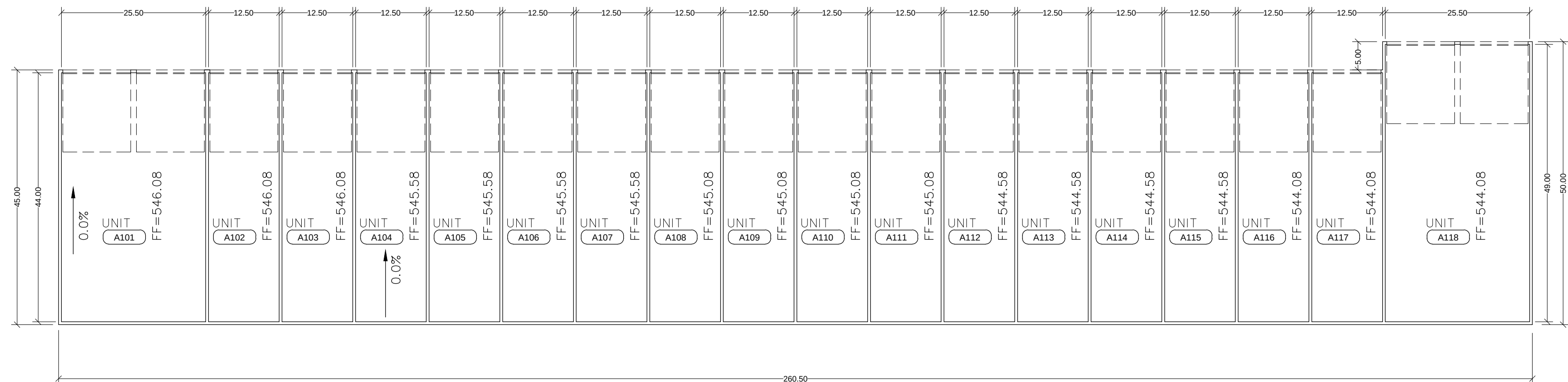
BUILDING "C"

BUILDING "C" DATA	
UNIT #	TOTAL SQ.FT.
C 101	1249.50
C 102	612.50
C 103	612.50
C 104	612.50
C 105	612.50
C 106	612.50
C 107	612.50
C 108	612.50
C 109	612.50
C 110	612.50
C 111	612.50
C 112	612.50
C 113	612.50
C 114	612.50
C 115	612.50
C 116	612.50
C 117	612.50
C 118	1377.00



BUILDING "B"

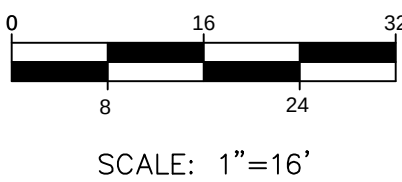
BUILDING "B" DATA	
UNIT #	TOTAL SQ.FT.
B101 (RR)	87.51
B102 (UTIL)	87.49
B 103	1185.75
B 104	675.00
B 105	675.00
B 106	1377.00
B 107	675.00
B 108	675.00
B 109	675.00
B 110	1377.00
B 111	675.00
B 112	675.00
B 113	675.00
B 114	1377.00
B 115	675.00
B 116	675.20
B 117	946.00



BUILDING "A"

BUILDING "A" DATA	
UNIT #	TOTAL SQ.FT.
A 101	1122.00
A 102	550.00
A 103	550.00
A 104	550.00
A 105	550.00
A 106	550.00
A 107	550.00
A 108	550.00
A 109	550.00
A 110	550.00
A 111	550.00
A 112	550.00
A 113	550.00
A 114	550.00
A 115	550.00
A 116	550.00
A 117	550.00
A 118	1249.50

BENCHMARK:
US HARN POINT - HAVASU:
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NAVD 88 ELEVATION = 696.75



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