

FINAL PLAT OF
"ESPERANZA CONDOS"
A CONDOMINIUM SUBDIVISION OF AIR SPACE OF LOT 7, BLOCK 3, TRACT 2252,
LAKE HAVASU CITY, ARIZONA; BEING A SUBDIVISION OF A PORTION OF
SECTION 3 & 10, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JSE-LHS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED LOT 7, BLOCK 3, TRACT 2252, IN LAKE HAVASU CITY AS RECORDED AT RECEPTION NO. 40235, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 3, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME ESPERANZA CONDOMINIUMS, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ESPERANZA CONDOMINIUMS, 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 "A" FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE AND OPERATION OF UTILITIES, SEWAGE, DRAINAGE, REFUGE COLLECTION AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF: SAM WOODS

SAM WOODS
DATE

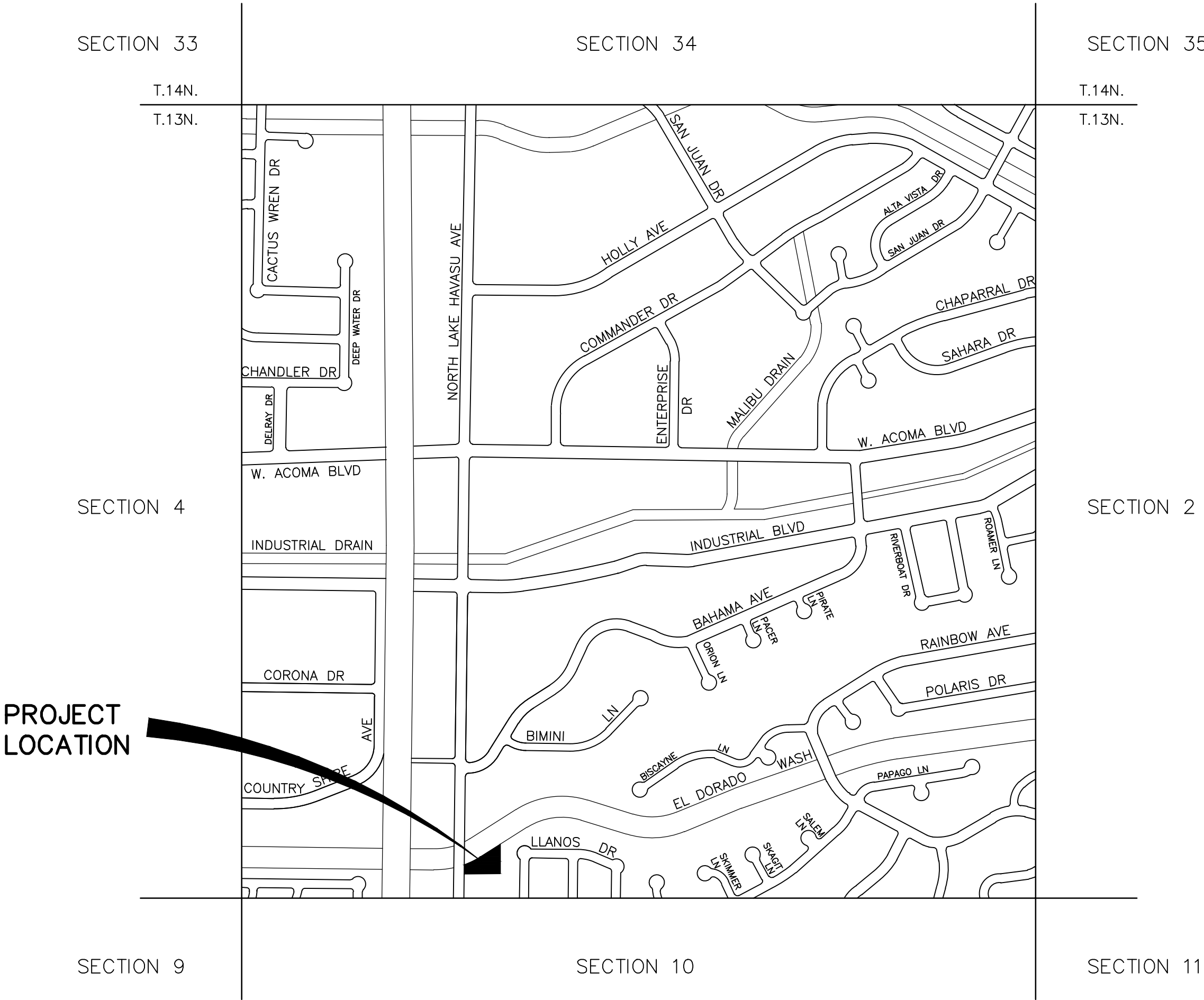
NOTARY ACKNOWLEDGMENT:

STATE OF ARIZONA: }
COUNTY OF MOHAVE: } SS

ON THIS DAY, THE DAY OF , 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SAM 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



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

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

TRACT 2252
BLOCK 3, LOT 7
490 N. LAKE HAVASU AVE.
LAKE HAVASU CITY, AZ

PREPARED FOR:

JSE-LHC INVESTMENTS, LLS
P.O. BOX 2052
LAKE HAVASU CITY, ARIZONA 86405

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

MAP DATE:	4/30/19
SCALE:	N/A
DRAWN BY:	TPD
SURVEY DATE:	NOV. 2015
SURVEY CREW:	TW/JF
PAGE:	1 OF 3
DRAWING NO:	2017-0652



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DATA LEGEND

- BENCHMARK
- MEASURED ELEVATION
- FIELD MEASURED DATA
- RECORDED DATA
- BUILDING SET BACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- WATER METER
- POWER POLE
- DOWN GUY
- UTILITY JUNCTION BOX
- SEWER MAN HOLE
- WATER VALVE CAN
- FIRE HYDRANT

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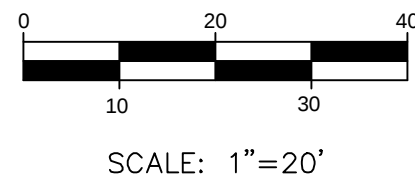
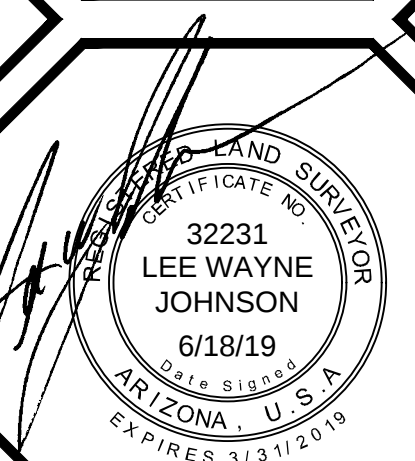
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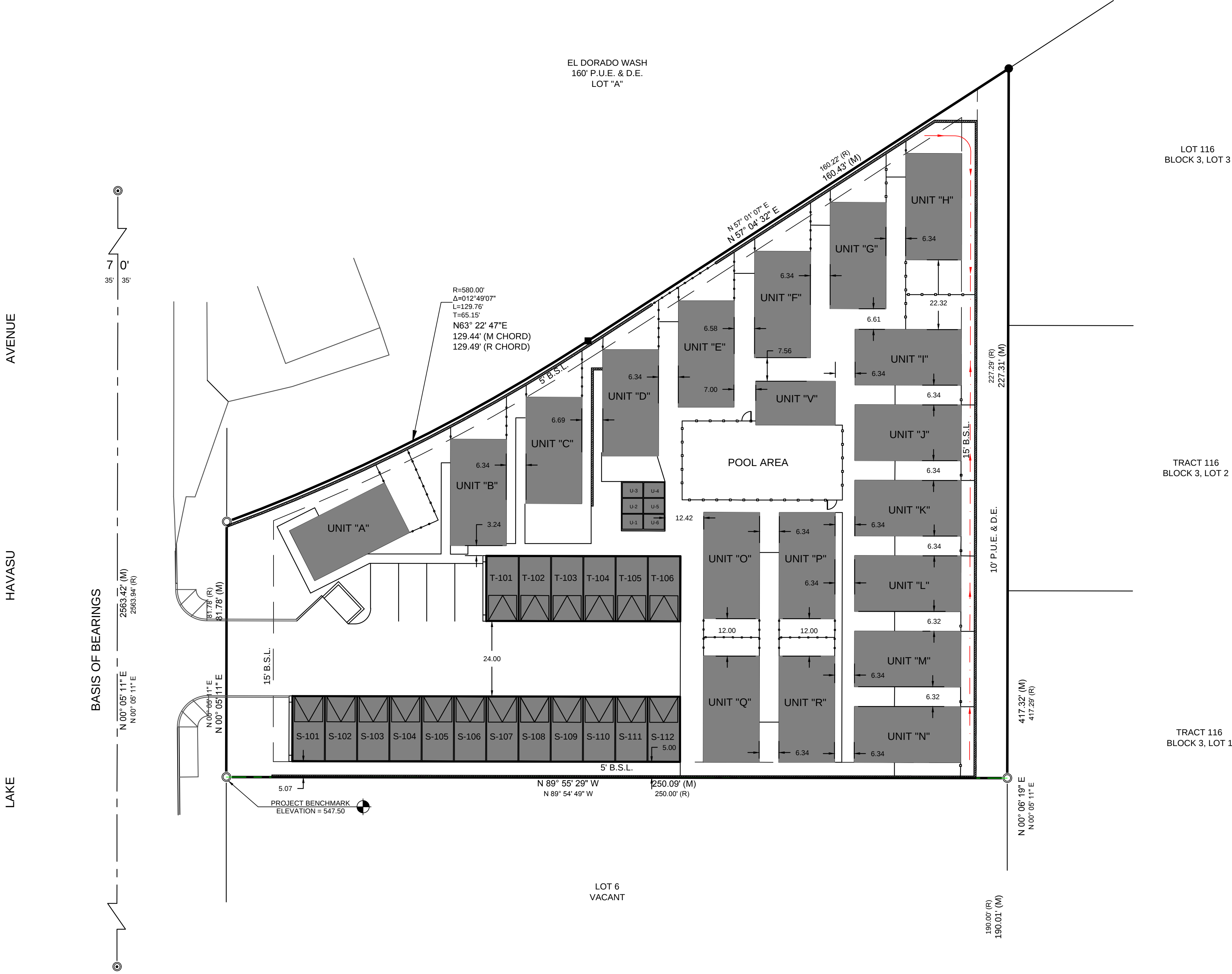
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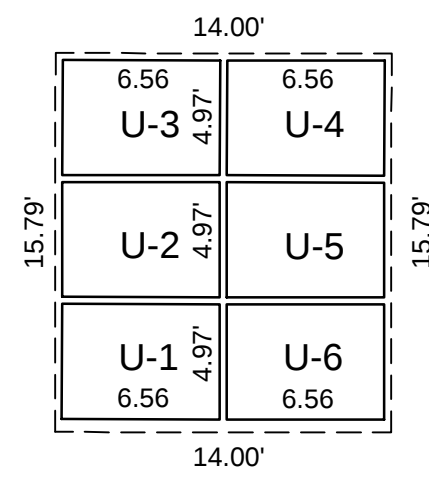
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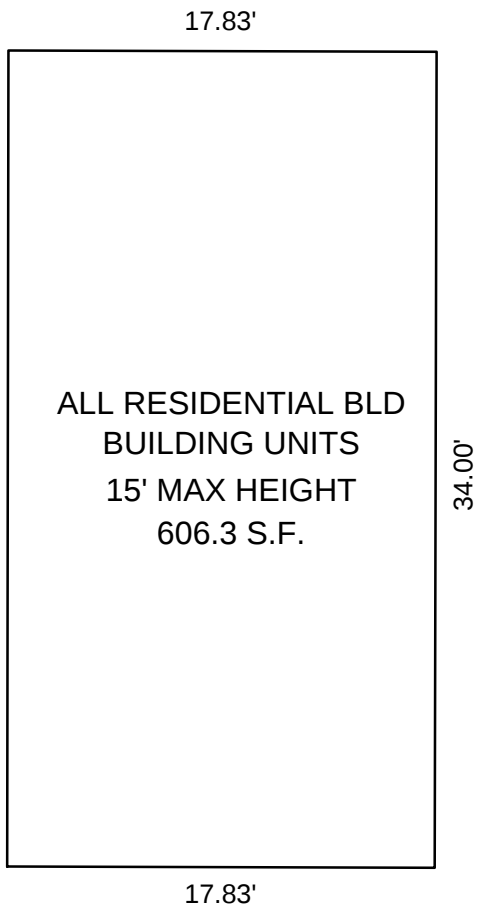
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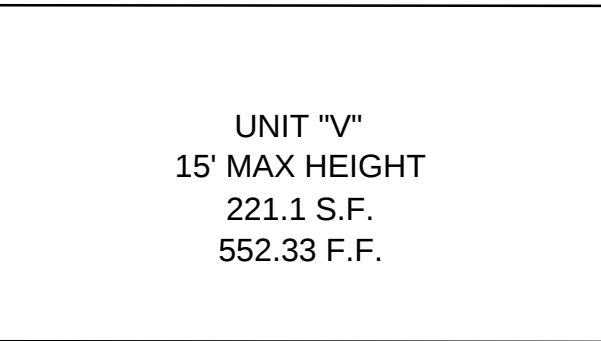
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STORAGE UNIT
UNITS "U"



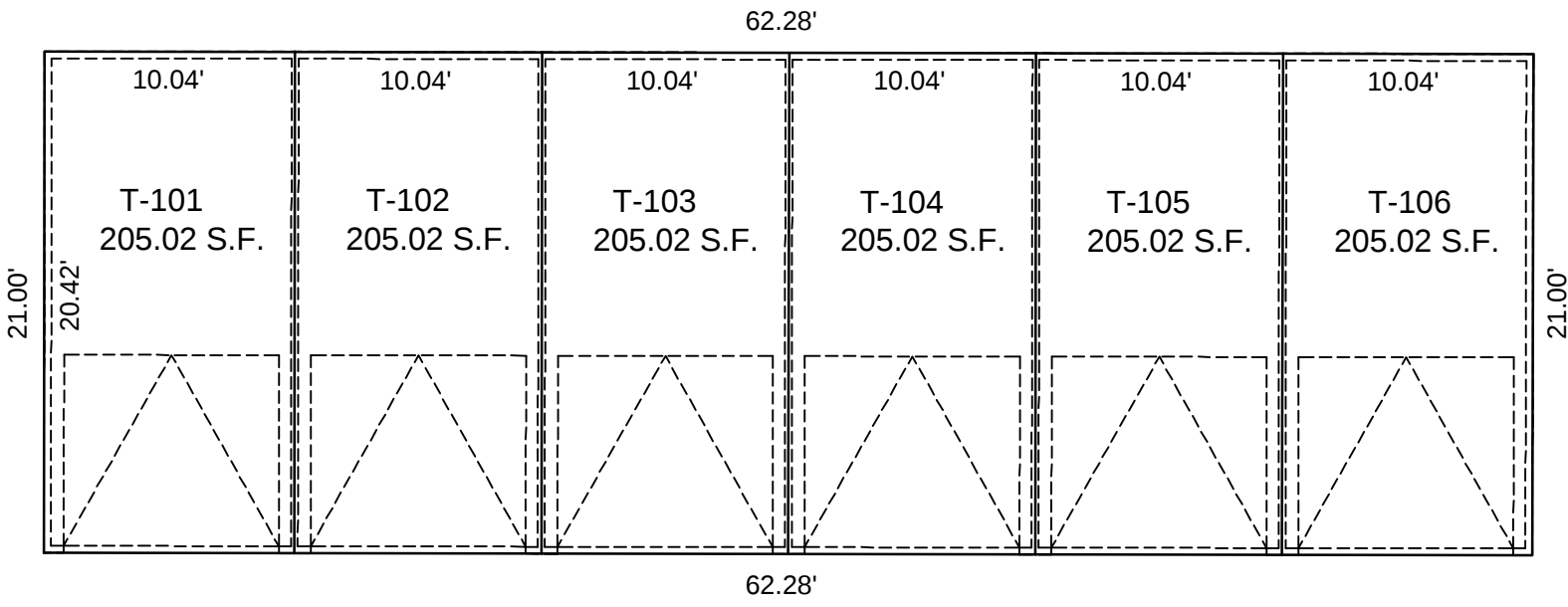
RESIDENTIAL UNITS
UNITS "A" - "R"



POOL HOUSE
UNIT "V"

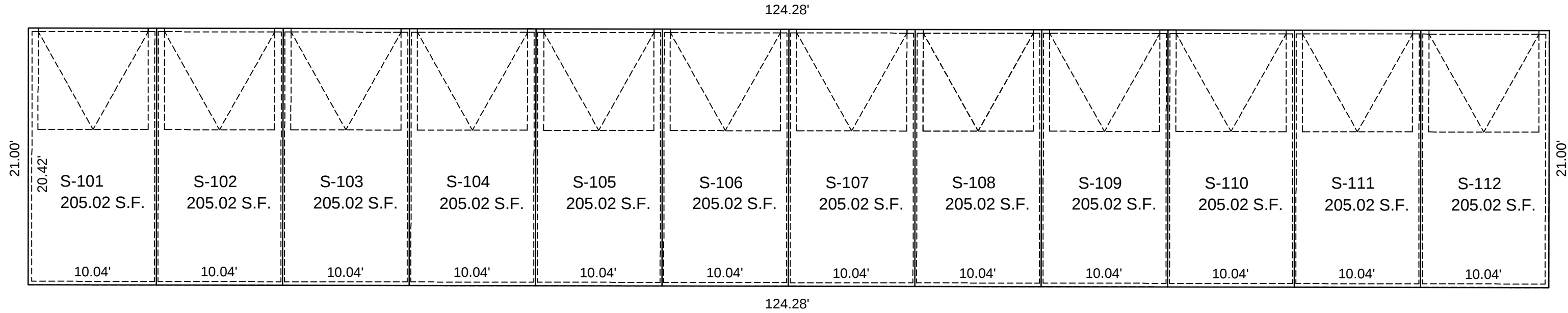
BUILDING "U" DATA				
UNIT #	F.F. ELEV	CEILING	SQ.FT.	CUBIC FT.
U1	552.0	8.5	31.44	267.24
U2	552.0	8.5	31.44	267.24
U3	552.0	8.5	31.44	267.24
U4	552.5	8.0	31.44	251.52
U5	552.5	8.0	31.44	251.52
U6	552.5	8.0	31.44	251.52

RESIDENTIAL BUILDING DATA	
UNIT #	F.F. ELEV
A	549.50
B AND C	550.75
D, E, F, G, H, I, J, K, L, M, N, O, P, Q AND R	552.50



T GARAGE BUILDING

BUILDING "T" DATA				
UNIT #	F.F. ELEV	CEILING	SQ.FT.	CUBIC FT.
T101	550.0	15	205.02	3075.25
T102	550.5	15	205.02	3075.25
T103	551.0	15	205.02	3075.25
T104	551.5	15	205.02	3075.25
T105	552.0	15	205.02	3075.25
T106	552.5	15	205.02	3075.25



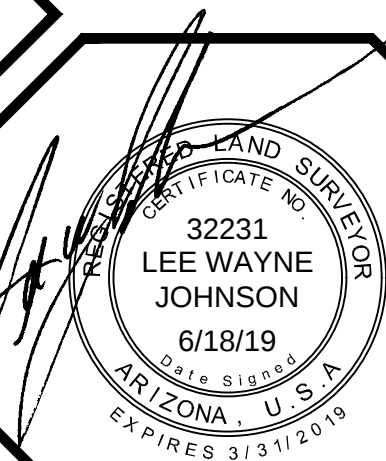
S GARAGE BUILDING

BUILDING "S" DATA				
UNIT #	F.F. ELEV	CEILING	SQ.FT.	CUBIC FT.
S101	549.25	15	205.02	3075.25
S102	549.25	15	205.02	3075.25
S103	549.25	15	205.02	3075.25
S104	549.25	15	205.02	3075.25
S105	549.25	15	205.02	3075.25
S106	549.50	15	205.02	3075.25
S107	550.00	15	205.02	3075.25
S108	550.50	15	205.02	3075.25
S109	551.00	15	205.02	3075.25
S110	551.50	15	205.02	3075.25
S111	552.00	15	205.02	3075.25
S112	552.50	15	205.02	3075.25

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