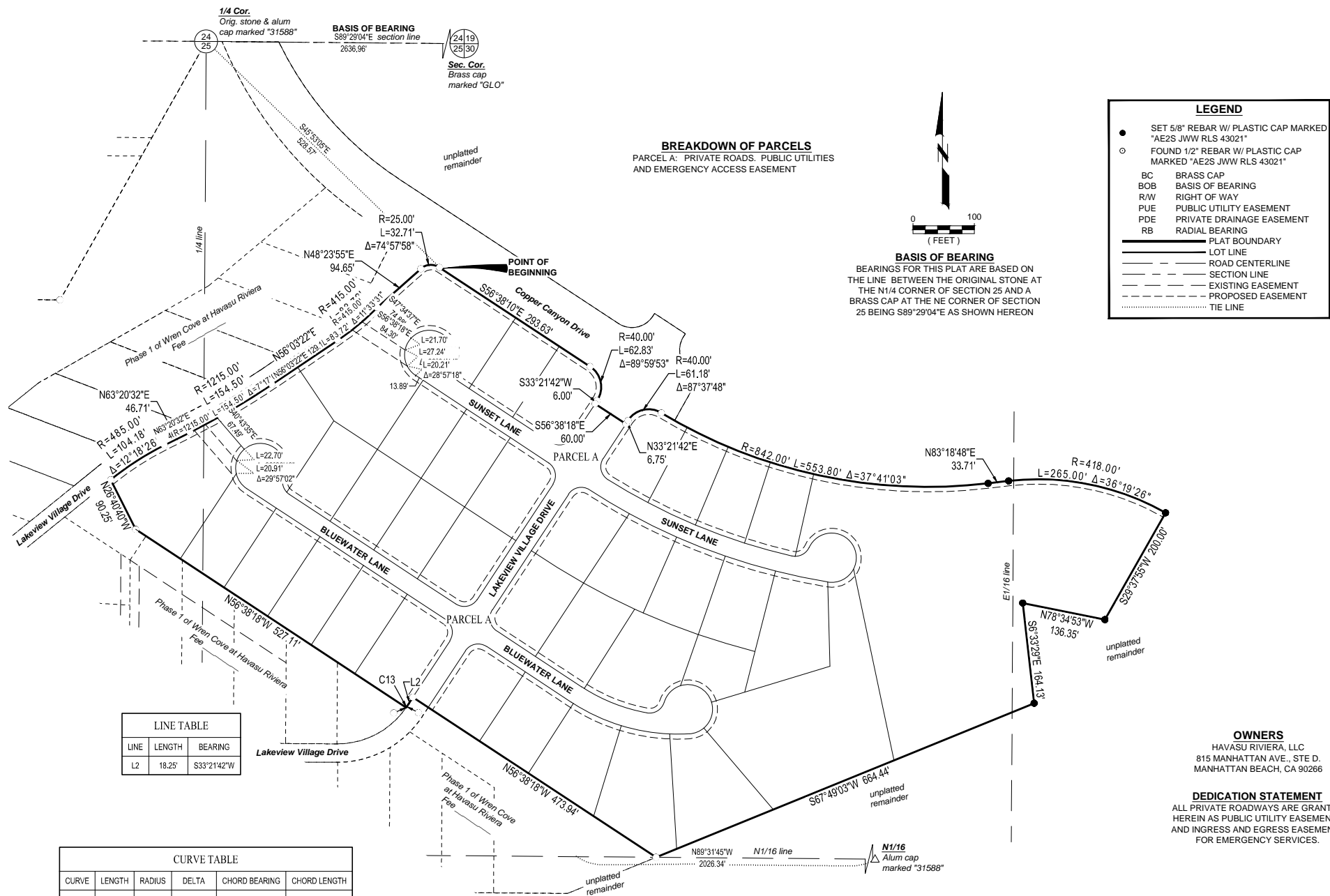


Phase 2 of Wren Cove at Havasu Riviera, Lots 39-76

IN THE NW1/4 & NE1/4 SECTION 25, T13N, R20W, G&SRM, LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA

PRELIMINARY
5/12/2020

DEDICATION

Havasu Riviera LLC, as owner, has subdivided in the name of "Tract 2400B, Wren Cove at Havasu Riviera", a subdivision in a portion of Section 25, Township 13 North, Range 20 West, of the Gila and Salt River Meridian, Mohave County, Arizona, as shown on the plat hereon and hereby publishes this plat as for the plat of said "Tract 2400B", 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. Public utility easements shown hereon shall include the right for utility companies and Lake Havasu City to enter said property for purposes for installation, operation, maintenance, repair, relocation and access as is necessary to provide public utilities.

A declaration of covenants, conditions, and restrictions for the subdivision shall be recorder hereafter.

Parcel A, a public utility easement and emergency access easement, is hereon granted.

In witness whereof:

Havasu Riviera LLC, 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 _____, 2020.

Havasu Riviera LLC

By: _____
Jim Komick, Managing Member

DESCRIPTION

A portion of the N1/2NE1/4 Section 25, T13N, R20W, G&SRM, Lake Havasu City, Arizona, and being further described as follows:

Beginning at a point on the south line of Copper Canyon Drive which bears S45°53'05"E a distance of 528.57 feet from the N1/4 corner of Section 25; thence on said south line through the following six courses:

- S56°38'10"E a distance of 293.63 feet,
- on a 40.00-foot radius arc to the right a distance of 62.83 feet through a central angle of 89°59'53",
- (L1) S22°21'42"W a distance of 6.00 feet,
- (L2) S56°38'18"E a distance of 60.00 feet,
- (L3) N33°21'42"E a distance of 6.75 feet, and
- on a 40.00-foot radius arc to the right a distance of 61.18 feet through a central angle of 87°37'48";

thence on a 842.00-foot radius arc to the left a distance of 553.80 feet through a central angle of 37°41'03"; thence N83°18'48"E a distance of 33.71 feet; thence on a 418.00-foot radius arc to the right a distance of 265.00 feet through a central angle of 36°19'26"; thence radially from said arc S29°37'55"W a distance of 200.00 feet; thence N78°34'53"W a distance of 136.35 feet; thence S06°33'29"E a distance of 164.13 feet; thence S67°49'03"W a distance of 664.44 feet to the N1/16 line and the easternmost corner of Lot 27 of Parcel 2400A; thence on the northerly line of Lot 27 N56°38'18"W a distance of 473.94 feet to the west line of Lakeview Drive; thence on said west line

- (L2) S33°21'42"W a distance of 18.26 feet and
- (C13) on a 135.00-foot radius arc to the right a distance of 1.75 feet through a central angle of 00°44'32"

to the easternmost corner of Lot 28 of Parcel 2400A; thence on the north lines of Lots 28-32 and Parcel C of Parcel 2400A N56°38'18"W a distance of 527.11 feet; thence continuing on the northerly line of Parcel C N26°40'40"W a distance of 90.25 feet to the southeasterly line of Lakeview Village Drive as shown on the plat of Parcel 2400A; thence on said southeasterly line through the following seven courses:

- on a 485.00-foot radius arc to the right a distance of 104.18 feet through a central angle of 12°18'26",
- N63°20'32"E a distance of 46.71 feet,
- on a 1215.00-foot radius arc to the left a distance of 154.50 feet through a central angle of 07°17'09",
- N56°03'22"E a distance of 129.11 feet,
- on a 415.00-foot radius arc to the left a distance of 83.72 feet through a central angle of 11°33'31",
- N48°23'55"E a distance of 94.56 feet, and
- on a 25.00-foot radius arc to the right a distance of 32.71 feet through a central angle of 74°57'58 to the Point of Beginning.

Said parcel contains 18.61 acres.

CERTIFICATE OF OWNER

We, Havasu Riviera, LLC., owners and proprietors of Tract 2400B, hereby declare that we have caused the same to be surveyed and platted as shown hereon.

Dated this ____ day of _____, 2020.

HAVASU RIVIERA, LLC.

Printed Name: Jim Komick
Title: Managing Member

STATE OF _____)
COUNTY OF _____) SS

On this ____ day of _____, 2020, before me personally appeared Jim Komick, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public for the State of _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

I, J.W. Weeks, a Registered Land Surveyor in the State of Arizona, hereby certify that the survey of Tract 2400B as shown hereon was conducted under my supervision; that the exterior boundary of said subdivision is delineated on the ground by monuments as shown hereon; and that, to the best of my knowledge and belief, this plat is a true and correct representation of said survey. Monuments have not been installed at the corners of individual lots within this subdivision. Therefore, installation of said monuments are the responsibility of the owner or owner's successors in interest.

Dated this ____ day of _____, 2020.

J.W. Weeks, RLS
AZ Reg. No. LS-43021

CERTIFICATE OF MAYOR

I, _____, Mayor of Lake Havasu City, Arizona, hereby accept on behalf of the public all easements offered for dedication in conformity with the terms of dedication shown hereon.

Mayor
Lake Havasu City

Date

CERTIFICATE OF CITY CLERK

I, _____, Clerk of the City Council of Lake Havasu City, hereby certify that said council approved this map on the ____ day of _____, 2020, and accepted on 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
Lake Havasu City

Date



Advanced Engineering and Environmental Services, Inc.
183 1st Ave. West, Dickinson, ND
Ph: 701-225-9636 Web: www.AE25.com
W:\Havasu Riviera LLC\PL1360-2016-000 - Havasu Riviera\CAO
Drawn\Survey\Plat\Parcel 2-3-PLAT-Parcel 2B-Plot.dwg
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Phase 2 of Wren Cove at Havasu Riviera, Lots 39-76



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00'	090°00'00"	N78°21'42"E	35.36'
C2	39.83	25.00'	091°16'59"	S12°16'47"E	35.75'
C3	39.12	25.00'	089°38'48"	S78°11'06"W	35.25'
C4	39.27	25.00'	090°00'00"	N11°38'18"W	35.36'
C5	39.27	25.00'	090°00'00"	S11°38'18"E	35.36'
C6	39.27	25.00'	090°00'00"	N78°21'42"E	35.36'
C7	39.27	25.00'	090°00'00"	N11°38'18"W	35.36'
C8	39.27	25.00'	090°00'00"	S78°21'42"W	35.36'
C9	5.12'	25.00'	011°44'21"	S62°49'42"E	5.11'
C10	29.15'	25.00'	066°48'31"	N57°53'52"E	27.53'
C11	33.45'	25.00'	076°39'27"	N81°18'34"E	31.01'
C12	36.45'	25.00'	083°32'41"	S58°25'34"E	33.31'
C13	1.75'	135.00'	000°44'32"	S33°43'58"W	1.75'

LEGEND

- SET 5/8" REBAR W/ PLASTIC CAP MARKED "AE25 JWW RLS 43021"
- FOUND 1/2" REBAR W/ PLASTIC CAP MARKED "AE25 JWW RLS 43021"
- BC BRASS CAP
- BOB BASIS OF BEARING
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- RB RADIAL BEARING
- PLAT BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- TIE LINE