

PLAT OF LA FORTUNA LANDMINIUM
A LANDMINIUM SUBDIVISION OF LOTS 1 & 2, BLOCK 1, TRACT 100, LAKE HAVASU CITY, ARIZONA; BEING A
SUBDIVISION OF A PORTION OF SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SORBON DEVELOPMENT, LLC, HAS SUBDIVIDED LOTS 1 & 2, BLOCK 1, TRACT 100, IN LAKE HAVASU CITY AS RECORDED AT FEE NO. 127382, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME LA FORTUNA LANDMINIUM, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID LA FORTUNE LANDMINIUM, 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.

b.) FUTURE BUILDING CAN NOT EXCEED SET BACKS SHOWN.

IN WITNESS WHEREOF: SAM WOODS, MEMBER

SAM WOODS
MEMBER

DATE

NOTARY ACKNOWLEDGMENT:

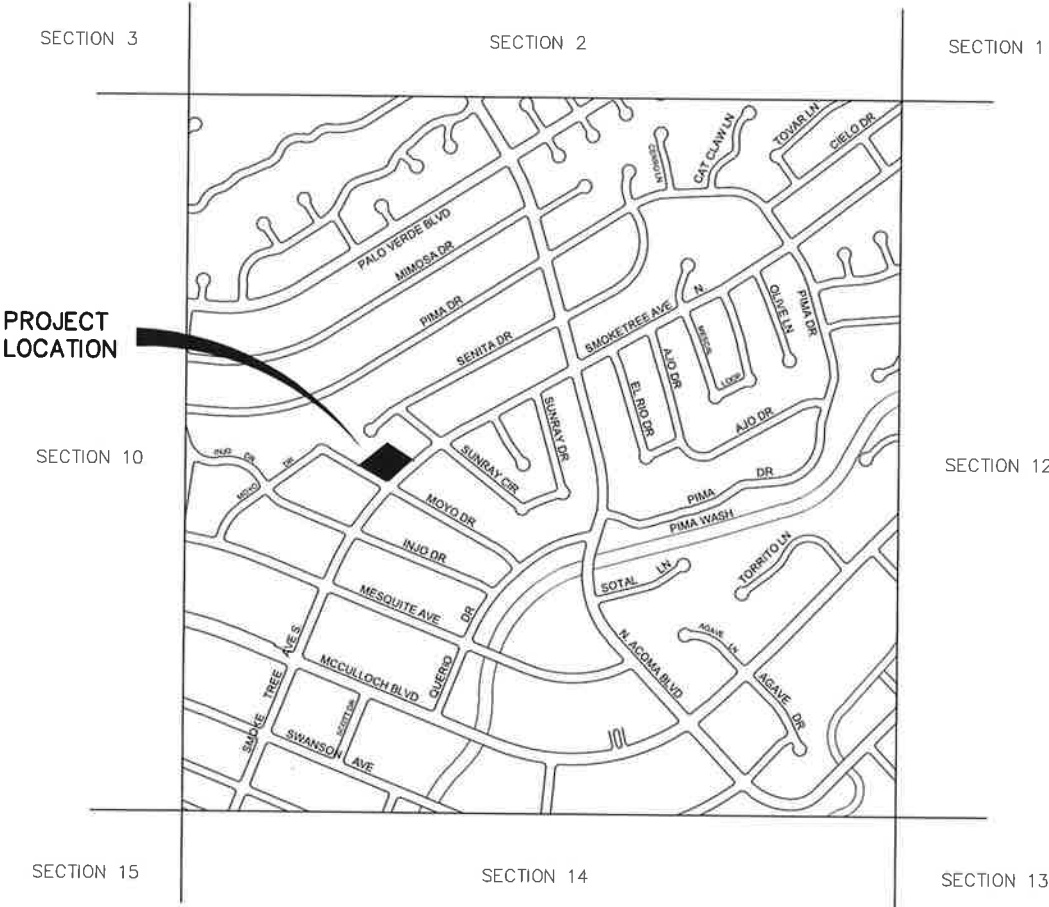
STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, THE _____ DAY OF _____, 2020 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 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 _____



VICINITY MAP OF SECTION 11

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:	3/2/2021
SCALE:	NA
DRAWN BY:	LWJ
SURVEY DATE:	NA
SURVEY CREW:	JF/SB
PAGE:	1 OF 2
DRAWING NO:	2020-0577

TRACT 100
BLOCK 1, LOTS 1 & 2
2015 MOYO DRIVE
LAKE HAVASU CITY, AZ

PREPARED FOR:
SORBON DEVELOPMENT
1860 RANCHITO DRIVE
LAKE HAVASU CITY, ARIZONA 86404
(928) 302-0707

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



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SUBDIVISION OF A PORTION OF SECTION 11, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.**



MAP DATE:	3/2/2021
SCALE:	1" = 10'
DRAWN BY:	LWJ
SURVEY DATE:	NOV - 2020
SURVEY CREW:	JF/SB
PAGE:	2 OF 2
DRAWING NO:	2020-0577

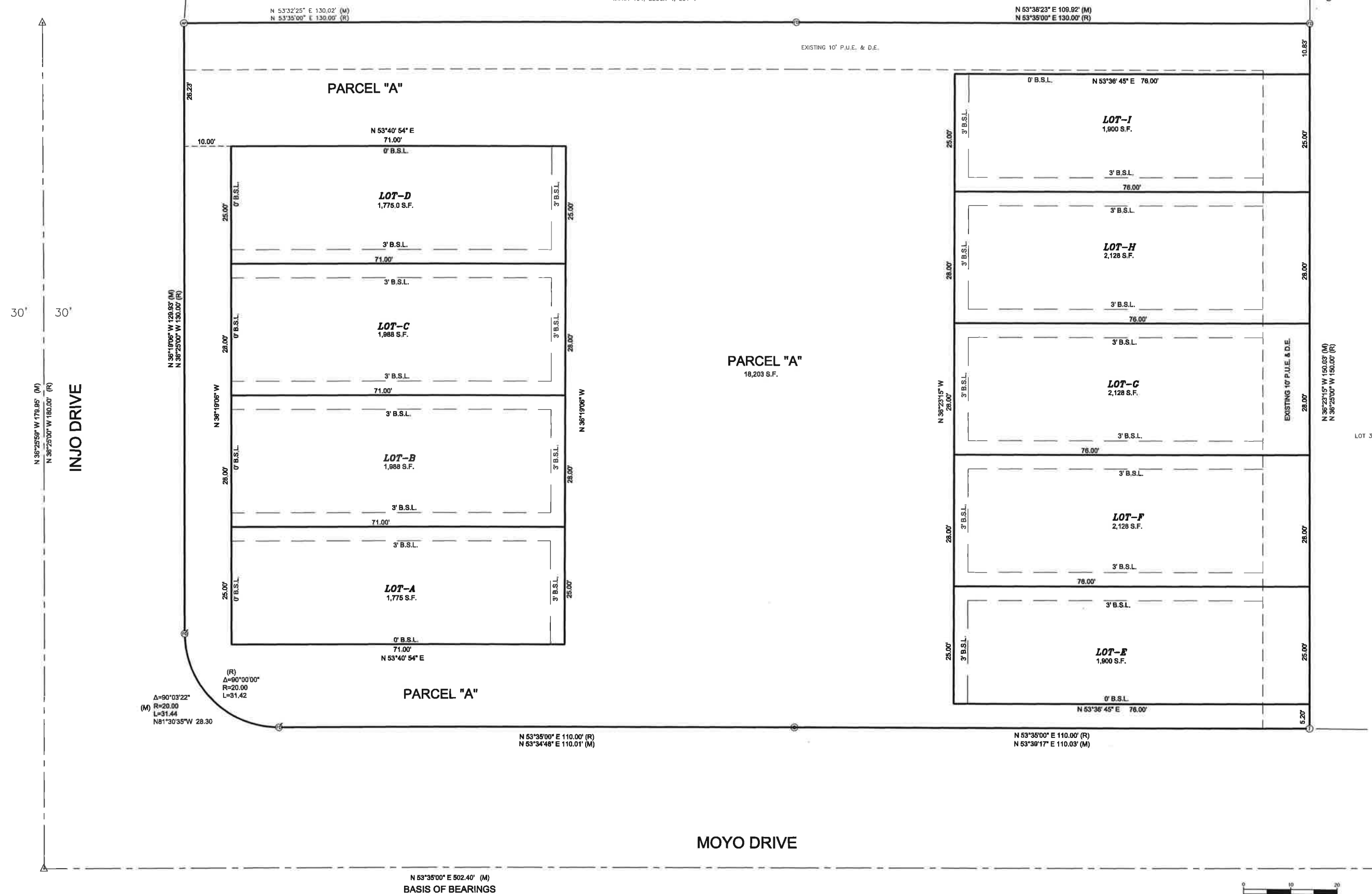
**TRACT 100
BLOCK 1, LOTS 1 & 2
2015 MOYO DRIVE
LAKE HAVASU CITY, AZ**

SORBON DEVELOPMENT

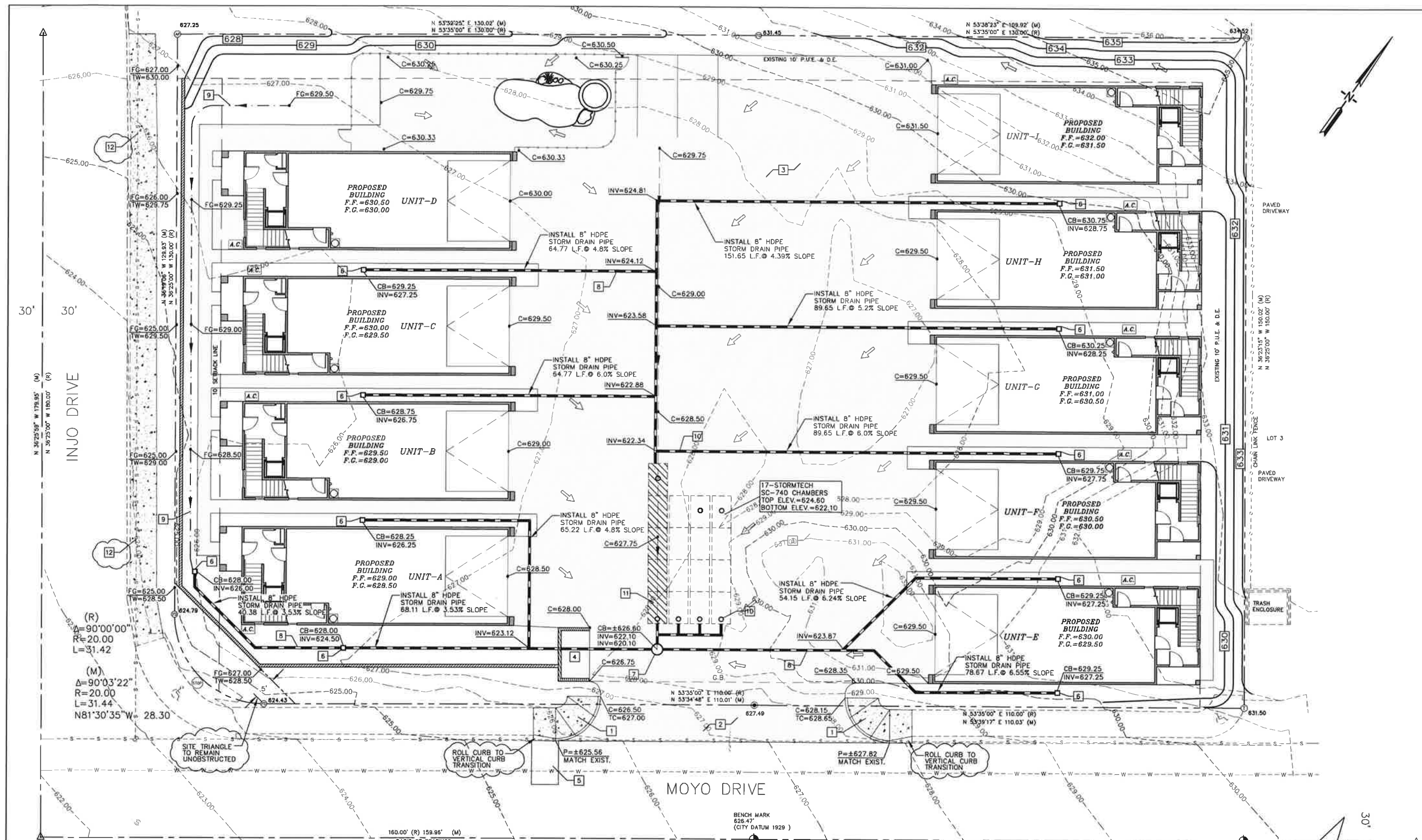
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SCALE: 1"=10'



P.U.E. INDICATES PUBLIC UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
B.S.L. INDICATES BUILDING SET-BACK LINE
(M) INDICATES FIELD MEASURED DATA
(R) INDICATES RECORDED DATA
--- W --- EXISTING WATER SERVICE
--- SS --- EXISTING SEWER SERVICE
F.F. PROPOSED FINISH FLOOR ELEVATION
--- 00 --- EXISTING CONTOURS
--- EXISTING EDGE OF PAVEMENT
--- PROPOSED 6\"/>

LEGEND

- PROPOSED 3000 PSI CONCRETE, 4\"/>
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPE

GRADING PLAN

SCALE: 1" = 10'

CONSTRUCTION NOTES

- MAG STD DTL 232 (MODIFIED PER L.H.C.)
(SEE SHEET C-3, LHC DETAIL 208)
- CONCRETE DRIVEWAY, 6\"/>
- PROPOSED 3000 PSI CONCRETE, 4\"/>
- TRASH ENCLOSURE DRAINAGE DETAIL
(SEE SHEET C-3, DETAIL 'B-B')
- UTILITY TRENCH PATCH
(SEE SHEET C-3, LHC DETAIL 200)
- 8\"/>
- 36\" NYLOPLAST CATCH BASIN
(SEE SHEET C-4, DETAIL 'C-C')
- INSTALL ADS N12 HDPE STORM DRAIN PIPE OR APPROVED EQUAL.
(SEE SHEET C-3, DETAIL 'A-A')
- V-DITCH
(SEE SHEET C-4, DETAIL 'F-F')
- INSPECTION PORT
SEE DETAIL 'G-G', C-5
- STORMTECH UNDERGROUND STORAGE
SEE DETAIL 'G-G', C-5
- SIDEWALK PER LAKE HAVASU CITY
NEW CURB NOT REQUIRED
(SEE SHEET C-3, LHC DETAIL 216)

REVISIONS	BY
REDLINES 8/10/2020	MD
REDLINES 9/16/2020	MD

THESE DRAWINGS ARE PREPARED FOR THE PROJECT DESCRIBED HEREIN AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER. A WRITTEN AUTHORIZATION FROM PROFESSIONAL ENGINEERING SERVICES, INC. IS REQUIRED FOR THE USE OF THESE DRAWINGS TO ANY OTHER PROJECT. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS IN WHOLE OR IN PART WITHOUT A WRITTEN AUTHORIZATION FROM PROFESSIONAL ENGINEERING SERVICES, INC. SHALL BE SUBJECT TO LEGAL ACTION.

CLIENT: BUILT WELL CONSTRUCTION
PROJECT: LA FORTUNA TOWN HOMES
ADDRESS: 2015 MOYO DRIVE
LAKE HAVASU CITY, ARIZONA
TRACT 100, BLOCK 01, LOT 1&2



35906
N. GEORGE
MITWASI
10/2/2020
AZ 86403
EXPIRES: 3-31-2022

PREPARED BY:
MD
CHECKED BY:
NGM
DATE: 10/2/2020
SCALE: AS SHOWN
JOB NUMBER: PES190215

SHEET
C-2

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)