

PLAT OF
"LA CHOLLA"
A CONDOMINIUM TOWNHOUSE SUBDIVISION OF LOT 1, BLOCK 2, TRACT 121, LAKE HAVASU CITY, ARIZONA;
BEING A SUBDIVISION OF A PORTION OF SECTION 12, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DPSW, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED LOT 1, BLOCK 2, TRACT 121, IN LAKE HAVASU CITY AS RECORDED AT RECEIPTION NO. 147560, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 12, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME "LA CHOLLA". OWNER HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE UNITS, COMMON ELEMENTS (INCLUDING ANY PARCELS THEREOF) AND EASEMENTS, AND THAT EACH WILL BE KNOWN BY THE LETTER NUMBER OR OTHER DESIGNATION STATED ON SAID PLAT. UNDIVIDED INTERESTS IN THE COMMON ELEMENTS ARE TO BE VESTED IN THE OWNERS OF THE UNITS; HOWEVER ALL SUCH COMMON ELEMENTS SHALL BE FURTHER DEFINED, OPERATED AND MAINTAINED AS SET FORTH IN THE DECLARATION TO BE RECORDED FOLLOWING THE RECORDATION OF THIS PLAT. OWNER ALSO GRANTS THE EASEMENTS AND CONDITIONS SET

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,
SORBON, LLC

IN WITNESS WHEREOF, THE UNDERSIGNED EXECUTES THIS PLAT ON BEHALF OF THE OWNER NAMED ABOVE ON THIS ____ DAY OF _____, 2021.

SAM WOODS, SORBON, LLC
AUTHORIZED MEMBER OF DPSW, LLC

NOTARY ACKNOWLEDGMENT:

STATE OF ARIZONA: }
COUNTY OF MOHAVE: } SS

ON THIS DAY, THE ____ DAY OF _____, 2021 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 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

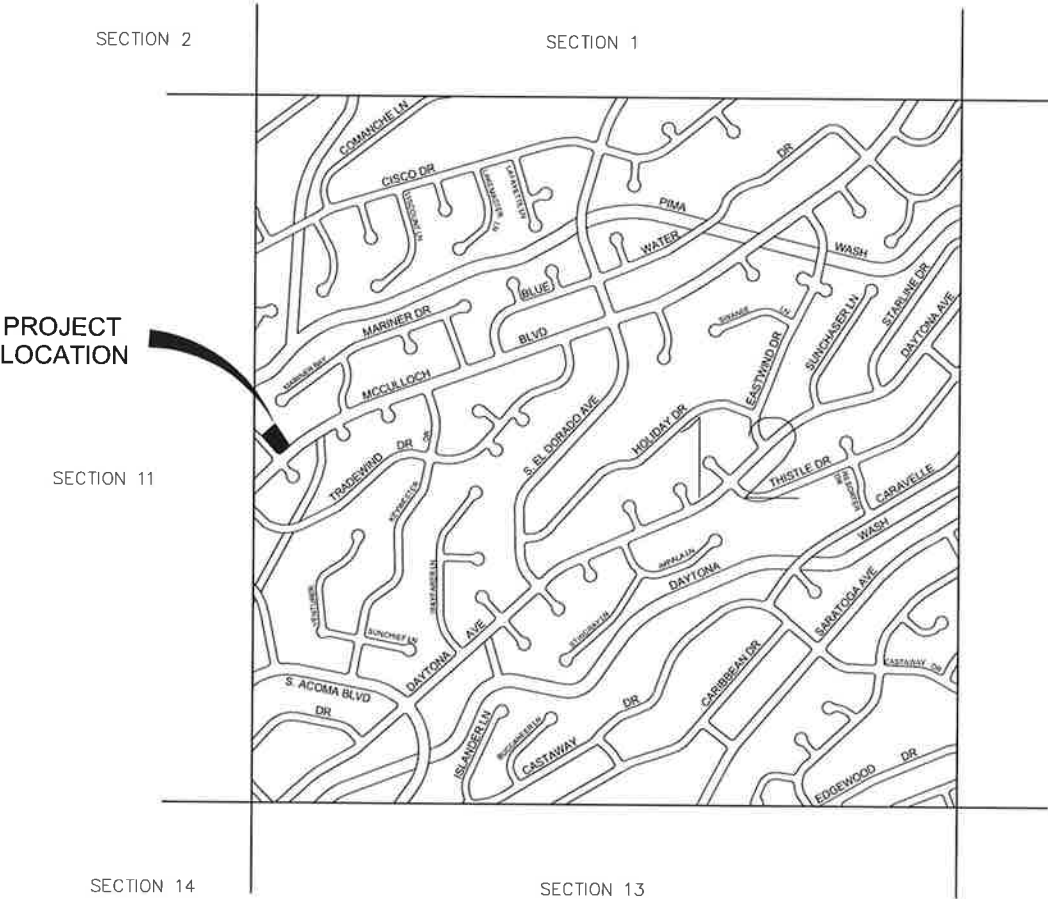
FILED AND RECORDED AT THE REQUEST OF ACCURATE PROFESSIONAL

LAND SURVEYING INC. ON THE ____ DAY OF _____ 20__

AT FEE # _____

RECORDS OF MOHAVE COUNTY, ARIZONA

DEPUTY RECORDER _____ COUNTY RECORDER _____



ACCEPTANCE

I, CAL SHEEHY, MAYOR OF LAKE HAVASU CITY, ARIZONA, DO HEREBY ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR GRANTING IN CONFORMITY WITH THE TERMS OF RESOLUTION NO. _____ AND SHOWN HERE ON.

CAL SHEEHY _____ DATE _____
MAYOR - LAKE HAVASU CITY

CITY CLERK CERTIFICATE

I, KELLY WILLIAMS, CITY CLERK OF LAKE HAVASU CITY, ARIZONA, DO HEREBY CERTIFY THAT THE CITY COUNCIL DID APPROVE THIS PLAT AT THEIR REGULAR MEETING ON _____, 2021 AND ACCEPTED THE GRANTING OF EASEMENTS PER RESOLUTION _____

KELLY WILLIAMS _____ DATE _____
CITY CLERK - LAKE HAVASU CITY

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

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:	10/19/2021
SCALE:	1" = 10'
DRAWN BY:	TPD
SURVEY DATE:	08/14/2021
SURVEY CREW:	SB/CH
PAGE:	1 OF 3
DRAWING NO.:	2021-1142

TRACT 121
BLOCK 2, LOT 1
2501 McCULLOCH BLVD.
LAKE HAVASU CITY, AZ

BUILT WELL
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



COMMUNITY DEVELOPMENT DEPARTMENT
2330 McCULLOCH BOULEVARD
LAKE HAVASU CITY, AZ 86403
(928) 453-4148

ENGINEERING DEPARTMENT
2330 McCULLOCH BOULEVARD
LAKE HAVASU CITY, AZ 86403
(928) 453-6336

WATER DEPARTMENT
900 LONDON BRIDGE ROAD
LAKE HAVASU CITY, AZ 86403
(928) 855-2618

UTILITY PROVIDERS



FRONTIER TELEPHONE
1021 N. LAKE HAVASU AVENUE
LAKE HAVASU CITY, AZ 86403
1-800-921-8101

UNISOURCE ELECTRIC
2749 MARICOPA AVENUE
LAKE HAVASU CITY, AZ 86406
(928) 855-2138

UNISOURCE GAS
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(928) 855-2138

SUDDENLINK
730 N. ACOMA BOULEVARD
LAKE HAVASU CITY, AZ 86403
(928) 855-7815

DATA LEGEND

	BENCHMARK
	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

MONUMENT LEGEND

- ☒ FOUND CENTERLINE MONUMENT
- ☒ FOUND 1/2" REBAR WITH CAP LS 32231
- ☐ FOUND 1/2" REBAR WITH FOUND CAP LS 11752

NOTES:

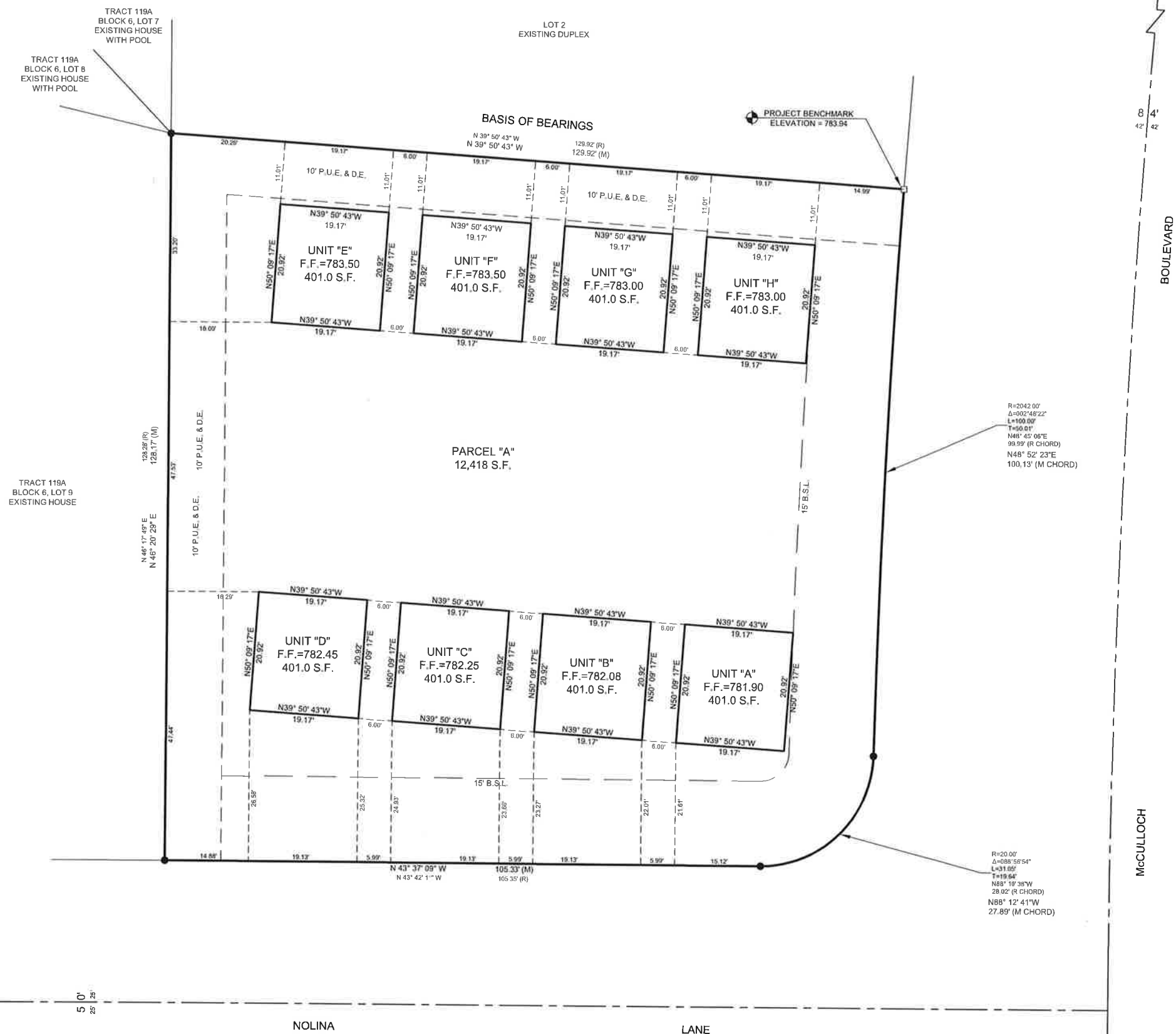
ZONING FOR LOT 1, BLOCK 2, TRACT 121 IS R-M.
STRUCTURES WITHIN 5.0'± OF PROPERTY ARE AS SHOWN.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY
THE BUILDING SET BACK LINE SHOWN ON THIS MAP. CONTACT
LAKE HAVASU BUILDING DEPARTMENT AT (928) 453-4148.

ANY ADDITIONS OR CHANGES TO THIS MAP THAT ARE NOT DONE UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR ARE THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR ASSUMES NO LIABILITY NOR RESPONSIBILITY FOR SUCH ADDITIONS OR CHANGES.

PLAT OF "LA CHOLLA"

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$$\begin{array}{r|l} 8 & 4' \\ 42' & 42' \end{array}$$

BOULEVARD

McCULLOCH

SCALE: 1"=10'

MAP DATE:	10/19/2021
SCALE:	1" = 10'
DRAWN BY:	TPD
SURVEY DATE:	06/14/2021
SURVEY CREW:	SB/BH
PAGE:	2 OF 3
DRAWING NO:	2021-1142

**TRACT 121
BLOCK 2, LOT 1
22501 McCULLOCH BLVD.
LAKE HAVASU CITY, AZ**

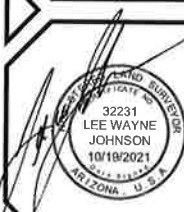
PREPARED FOR:

BUILT WELL

1860 RANCHITO DRIVE
LAKE HAVASU CITY, ARIZONA 86404

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OFFICES OF LAKE HAVASU CITY

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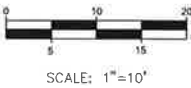
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DATA LEGEND

- BENCHMARK
- 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
- WATER METER
- POWER POLE
- DOWN GUY
- UTILITY JUNCTION BOX
- ELECTRIC JUNCTION BOX
- SEWER MAN HOLE
- WATER VALVE CAN
- WATER MAIN
- SEWER MAIN
- OVERHEAD POWER LINE

MONUMENT LEGEND

- FOUND CENTERLINE MONUMENT
- FOUND 1/2" REBAR WITH CAP LS 32231
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NOTES:

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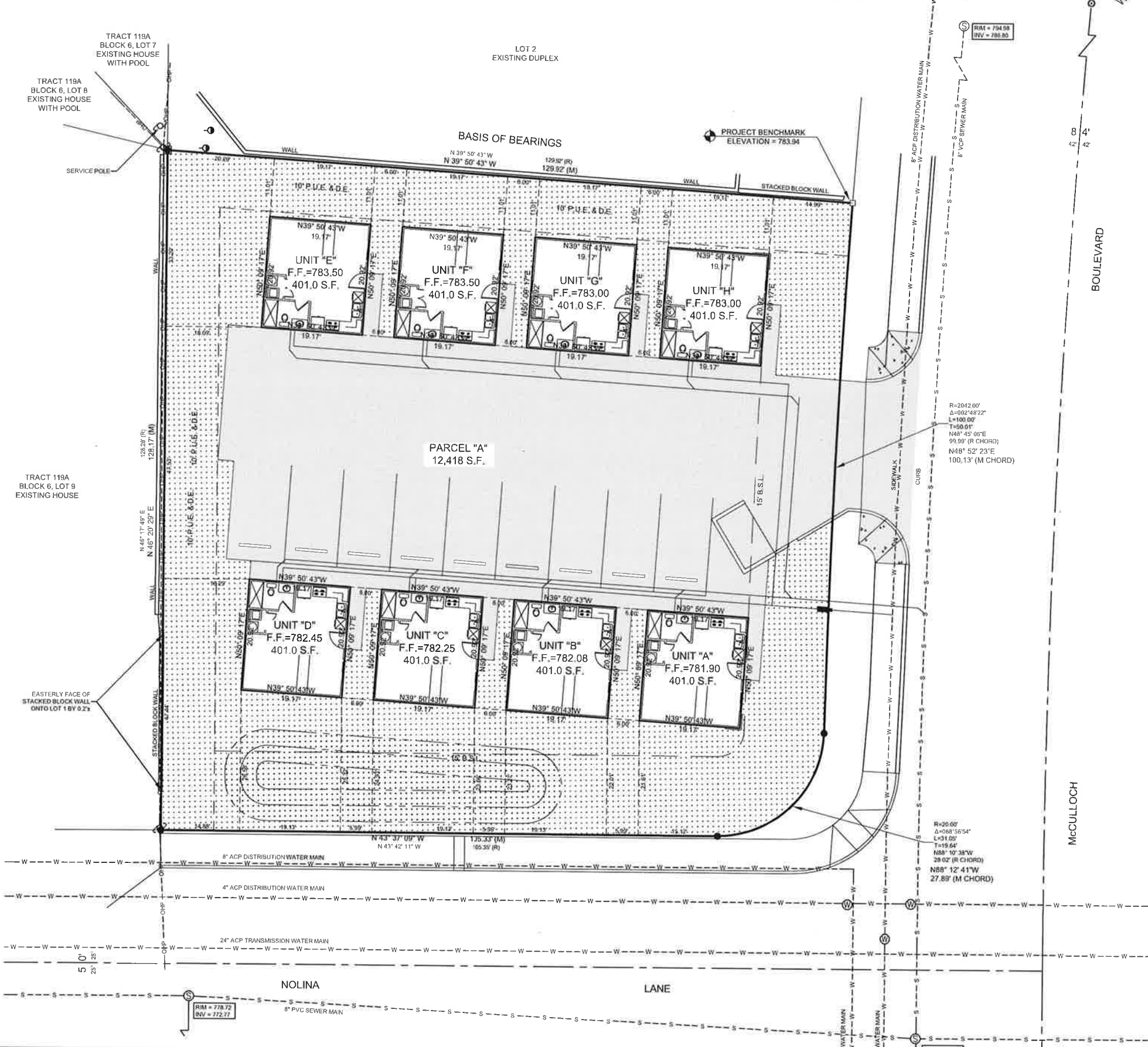
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SITE PLAN OF
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