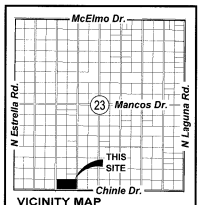
PARCEL PLAT

LOTS 8 AND 9 in BLOCK K, GOLDEN SAGE RANCHOS UNIT 61

IN THE SW1/4 SECTION 23, T22N, R19W, G&SRM, MOHAVE COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE
Sec. 23, T22N, R19W

LEGEND

◎	FOUND 5/8" REBAR, NO CAP OR TAG
*	FOUND 5/8" REBAR, AFFIXED TAG MARKED "PEARSON RLS 77462"
●	SET REBAR & RED CAP MARKED "PEARSON RLS 77462"
⊘	CALCULATED CORNER. NOT SET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
ROS	RECORD OF SURVEY, BOOK/PAGE, MCR
MCR	RECORDS OF THE MOHAVE COUNTY RECORDER
GSR	PLAT OF UNIT 61, GOLDEN SAGE RANCHOS, Rec. No. 93968, MCR
(R1)	RECORD DIMENSION - GSR
	SURVEYED BOUNDARY
	SURVEYED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	SECTION LINE
	1/4 LINE
	TIE LINE

REFERENCED DOCUMENTS

Doc. Type	Recording Information
Plat	Golden Sage Ranchos Unit 61, Rec. No. 93968

DESCRIPTION

Lots 8 and 9 in Block K of Golden Sage Ranchos Unit 61, in the SW1/4 Section 23, T22N, R19W, G&SRM, Mohave County, Arizona, according to the plat recorded at Reception No. 93968, Records of Mohave County.

N

0 80
(FEET)

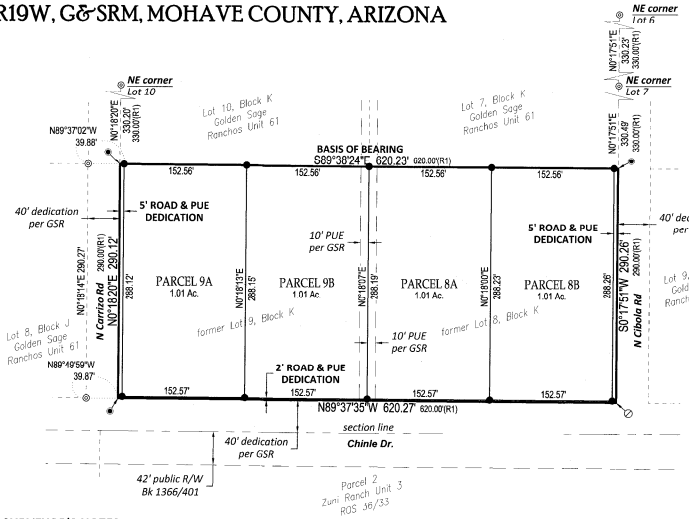
BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE GRID BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD83-2011, WEST ZONE, DERIVED FROM THE AZGPS VRS NETWORK. BEARING BETWEEN 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 9 IN BLOCK K AND THE NORTHEAST CORNER OF LOT 8 IN BLOCK K IS S89°38'24"E.

DISTANCES ARE GROUND.
CSF=0.999825

OWNER

LEGACY INVESTOR GROUP, LLC
6214 S. VINEYARD AVE.
SIOUX FALLS, SD 57108
605-321-1360
jeremy@mylegacyacres.com



DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: that Legacy Investor Group, LLC, is the owner of the land included within the plat shown hereon, that it is the only person whose consent is necessary to pass clear title to said land, and it hereby consents to the making and recording of said plat. We hereby dedicate to the public for use as such, public roadways and public utility easements as shown on said plat, and included in the above- described premises:

IN WITNESS WHEREOF, this dedication is executed this 20 day of November, 2024.

Jeremy D. Brown
Manager, Legacy Investor Group, LLC

NOTARY ACKNOWLEDGMENT

ELAINE WHITE
Notary ID #134726885
My Commission Expires
January 23, 2028

State of Texas)
)ss.
County of Rockwall)

This dedication was acknowledged before me, the undersigned officer, by Jeremy D. Brown, Manager of Legacy Investor Group, LLC, this 20 day of November 2024.

Notary Public
My Commission Expires: 01-23-2028

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this 27th day of November, 2024, for conformance with the requirements of Chapter 7 of the Mohave County Land Division Regulations.

County Surveyor, County of Mohave, Arizona

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATE

This map has been examined this 25th day of November, 2024, for conformance with the requirements of the Mohave County Zoning Ordinance. Parcels hereon conform to the minimum zoning requirements.

For Development Services Director — Date 11.25.2024

SURVEYOR'S NOTES

1. The purpose of this survey is to divide Lots 8 and 9 in Block K of Golden Sage Ranchos Unit 61 into four parcels. Field survey was conducted in August, 2024.

2. All dimensions are measured and are within 0.25' ± 10 ppm of record dimensions unless otherwise noted. Bearings may differ from prior surveys due to the use of the Arizona State Plane Coordinate System.

UTILITIES

Each lot will have an on-site septic system. Water will be provided by the Golden Valley Improvement District.

FLOOD ZONE

According to Flood Insurance Rate Map Community Panel 04015C4245J, effective 12/2/2015, this property is affected by a FEMA-designated Flood Zone X.

ACCEPTANCE:

I, Laura Skaja, Clerk of the Board of Supervisors of Mohave County, hereby certify that said Board on the 3rd day of September, 2024, accepted on behalf of the public the foregoing described parcel of real property offered for dedication/granting for public use in conformity with the terms of the offer of dedication/granting. This acceptance is NOT a commitment by Mohave County that it will at any time construct, establish, or maintain any improvement within these dedications/easements.

Clerk, Board of Supervisors, Mohave County

BOARD OF SUPERVISORS MOHAVE CO ARIZONA

SURVEYOR'S CERTIFICATE

The survey and monumentation of the above described property was made under my direction and supervision and is based upon an actual field survey. The monuments described as found were found; the monuments described as set were set, this plat meets the requirements of A.R.S. 33-105. The parcels shown hereon have legal access.

Riley Pearson, RLS 77462 — Date 11/19/2024

REGISTERED LAND SURVEYOR 77462 RILEY PEARSON 11/19/24 ARIZONA, USA EXPIRES 12/31/2025

RECORDER'S CERTIFICATE

Filed for record at the request of Abundance Land Services, LLC on NOVEMBER 27, 2024, in Book 41 of Parcel Plats, Page 75, Records of Mohave County.

Deputy Recorder — Recorder

Reception No. 2024058388

ABUNDANCE LAND SERVICES, LLC
PO Box 1807, Lake Havasu City, AZ 86405
400-546-9264

P:\Client\Dakota Land\Dakota Land Consulting\Dakota Land Consulting - General\ALS 00000\328 Legacy Acres\04 MLD
330-14-15F.CAD (Plat-LegacyAcres.dwg
Plotted 11/20/24
Page 1 of 1

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.