

PARCEL PLAT

SW1/4 SW1/4 EXCEPT THE W. 42 FT

SECTION 26, T21N, R19W, G&SRM, MOHAVE COUNTY, ARIZONA

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 _____ day of _____, 2025.

Jeremy Brown
Member, Legacy Investor Group, LLC

NOTARY ACKNOWLEDGMENT

State of _____)
)ss.
County of _____)
This dedication was acknowledged before me, the undersigned officer, by Jeremy Brown, Member of

Legacy Investor Group, LLC, this _____ day of _____.

Notary Public
My Commission Expires: _____

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this _____ day of _____, 2025, 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 _____ day of _____, 2025, for conformance with the requirements of the Mohave County Zoning Ordinance. Parcels hereon conform to the minimum zoning requirements.

Development Services Director

Date

RECORDER'S CERTIFICATE

Filed for record at the request of Abundance Land Services, LLC on _____, 2025, in

Book _____ of Parcel Plats, Page _____, Records of Mohave County, Arizona.

By: _____
Deputy Recorder

Recorder

Reception No. _____

DESCRIPTION

The SW1/4SW 1/4 except the W. 42 ft. Section 26, T21N, R19W, G&SRM, Mohave County, Arizona.

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 04015C4520H, effective 2/18/2015, this property is within FEMA-designated Zone X.

ZONING

According to the Mohave County Resolution No. 2025-108, Fee No. 2025033548, MCR, the subject property is zoned AR/3A and AR/17A.

ACCEPTANCE:

I, _____, Clerk of the Board of Supervisors of Mohave County, hereby certify that said Board on the _____ day of _____, 2025, 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.

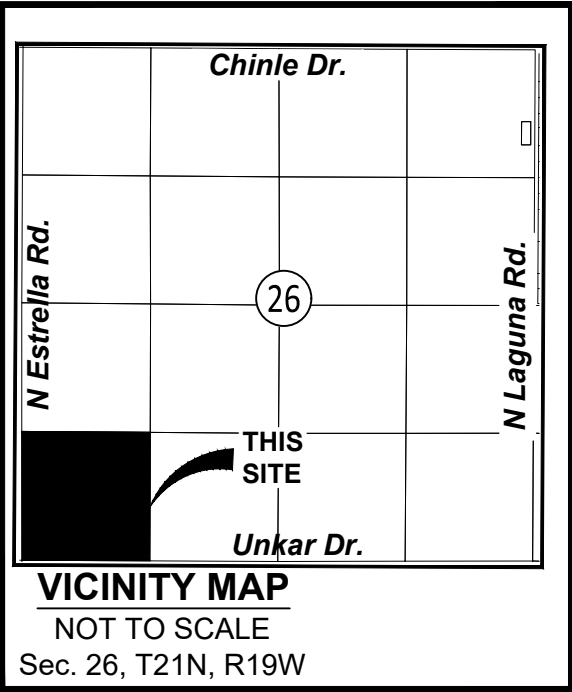
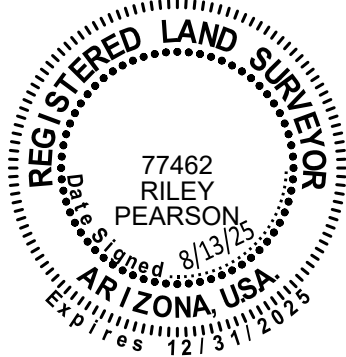
Clerk, Board of Supervisors, Mohave County

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



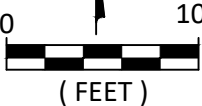
REFERENCED DOCUMENTS

Doc. Type	Recording Information
Warranty Deed, Rec. No. 2025026284	
Record of Survey	15/64
Record of Survey	43/26

OWNER

LEGACY INVESTOR GROUP, LLC
12645 N SAGUARO BLVD, STE. 5
FOUNTAIN HILLS, AZ 85268

SW1/4 SW 1/4 EXCEPT THE W. 42 FT
SECTION 26, T21N, R19W, G&SRM, MOHAVE COUNTY, ARIZONA



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 REBAR WITH CAP 25044 AT
THE S1/4 CORNER OF SECTION 26 AND
BRASS CAP MARKED RLS 25088 AT
THE SOUTHWEST CORNER OF SECTION
26 IS N89°40'09"W.

DISTANCES ARE GROUND.
CSF=0.999842

LEGEND

- FOUND 5/8" REBAR WITH TAG MARKED "26403"
- ⊗ FOUND NAIL WITH TAG 11752
- SET REBAR & RED CAP MARKED "PEARSON RLS 77462"

R/W RIGHT OF WAY DEDICATION

PARCEL PLAT BOOK/PAGE MCR

PUBLIC UTILITY EASEMENT

ROS RECORD OF SURVEY, BOOK/PAGE, MCF

MCB RECORDS OF THE MOHAVE COUNTY

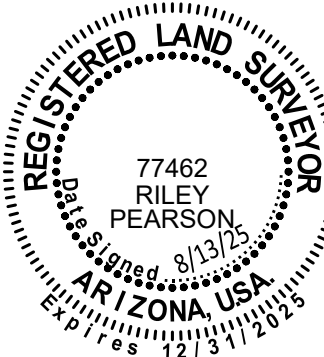
RECORDED _____ SURVEYED BOUND _____

_____ SURVEYED BOUNDARY
 - - - - - SURVEYED LOT LINE
 _____ EXISTING BOUNDARY
 _____ SECTION LINE

SURVEYOR'S NOTES

1. The purpose of this survey is to divide the parcel described in the warranty deed at Fee No. 2025026284, MCR, into five parcels. Field survey was conducted in June 2025.

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



ABUNDANCE LAND SERVICES, LLC

PO Box 1867, Lake Havasu City, AZ 86405

undancels.net
100.540.30

406-346-22

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Plotted 8/13/25 Page 2 of 2