



- **Location:** Window Rock Rd, East of McCulloch Blvd in Lake Havasu City, AZ
- **APNs:** 110-05-003, 023, 025, 027
- **Size:** 146 Lots to be delivered by seller at final plat
- **Price:** Submit all offers
- **Comments:** One of the only remaining development properties within Lake Havasu City. Home sales ranging from \$400's-\$2,000,000+ within the Havasu Foothills masterplan to the north. [www.havasufoothillsestates.com](http://www.havasufoothillsestates.com) Seller will deliver property at final plat. Several of the estate lots have mountain views, two-story product has been approved. This represents a unique opportunity for a builder to purchase and control an entitled subdivision within a constrained submarket of mostly individual residential lots.

### Great Investment Opportunity



CHASE  
FOOD CITY  
99c ONLY  
HOBBY LOBBY  
BIG LOTS!  
STAPLES  
CIRCLE K

Kmart  
ROSS DRESS FOR LESS  
Planet Fitness  
SAFeway  
CVS pharmacy  
Walgreens

**SUBJECT**

Window Rock Rd

LAKE HAVASU

LAKE HAVASU CITY

Bridgewater Links

Lake Havasu Golf Club

95

95

95

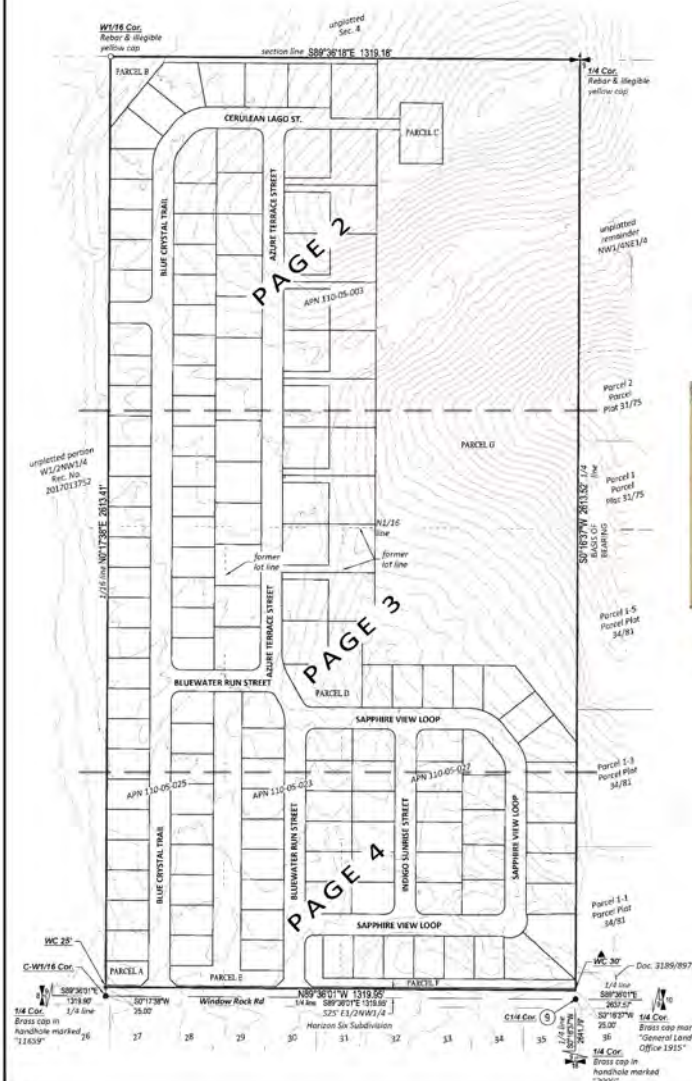
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McCulloch Blvd

PLAT OF  
**TRACT 2397, WINDOW ROCK ESTATES**  
 IN THE E1/2NW1/4 SECTION 9, T13N, R19W, G&SRM, LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA



**BASIS OF BEARING**  
 BEARINGS FOR THIS TRACT ARE BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD83-2011, WEST ZONE. BEARINGS BETWEEN A 3/8" REBAR WITH YELLOW CAP AT THE NE1/4 CORNER AND A BRASS CAP IN HANDHOLE AT THE S1/4 CORNER IS 500°18'37"W.  
 DISTANCES ARE GROUND: CS#0-999902669

**AREA SUMMARY**  
 LOTS: 26.70 Ac.  
 PARCELS: 28.81 Ac.  
 R/W: 15.66 Ac.  
 TOTAL: 75.17 Ac.

**EXISTING ZONING**  
 R-2, W.E. R-1



**BASIS OF ELEVATION**  
 ELEVATIONS ARE NAVD83 (GEOID 18) DERIVED FROM THE AZGS VIGS NETWORK.  
 CONTOUR INTERVAL: 10'

**LEGEND**

- ▲ FOUND REBAR W/ ALUMINUM CAP MARKED AS NOTED
- ▲ SET 3/8" REBAR W/ ALUMINUM CAP MARKED "R1S 77462"
- FOUND UNMARKED REBAR: AFFIXED TAG MARKED "R1S 77462"
- SET REBAR W/ PLASTIC CAP ON MAIL W/ WASHER MARKED "R1S 77462" AS CONDITIONS DICTATE
- FOUND REBAR W/ PLASTIC CAP MARKED AS NOTED
- ▲ REFERENCE POINT, NOTHING SET.
- AC ALUMINUM CAP
- BC BRASS CAP
- WC WHITNESS CORNER
- R/L RADIAL BEARING
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MCR RECORDS OF THE MOHAVE COUNTY RECORDER

— SURVEYED BOUNDARY  
 - - - SURVEYED LOT LINE  
 - - - EXISTING LOT LINE  
 - - - PROPOSED EASEMENT  
 - - - EXISTING EASEMENT  
 - - - SECTION LINE  
 - - - 1/4 LINE  
 - - - 1/2 LINE  
 - - - R/W CENTERLINE

**OWNERS**  
 WINDOW ROCK HOLDINGS, LLC  
 PO BOX 2248  
 MARTINEZ LAKE, AZ 85385



**DESCRIPTION**  
 THE E1/2NW1/4, except the south 25 feet thereof, Section 9, T13N, R19W, G&SRM, Mohave County, Arizona, according to the deeds recorded at Reception Nos. 2005048450, 2008048051, 2008050398, and 2015012477, Records of the Mohave County Recorder.

**REFERENCED DOCUMENTS**

Doc. Type	Recording Information
Warranty Deed	Rec. No. 2005048450
Warranty Deed	Rec. No. 2006048451
Warranty Deed	Rec. No. 2008050398
Warranty Deed	Rec. No. 2015012477

**SURVEYOR'S NOTES**

- All dimensions are measured unless otherwise noted.
- 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.
- This survey was conducted without reference to a title commitment. Easements and other encumbrances may exist which are not shown.

**DEDICATION**  
 Window Rock Holdings, LLC, as manager, has subdivided in the name of Tract 2397, Window Rock Estates, a subdivision in the E1/2NW1/4 Section 9, T13N, R19W, G&SRM, Lake Havasu City, Mohave County, Arizona, as shown on the plat hereon and hereby publishes this plat as and for the plat of Tract 2397, Window Rock Estates, and hereby declares that said plat sets for 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. Owner hereby dedicates to the public for use as such, the street rights of way as shown. Lake Havasu City will not accept said streets dedicated on this plat until they are constructed to minimum city standards. Public easements shown herein shall include the right for utility companies and Lake Havasu City to enter said property for purposes of installation, operation, maintenance, repair, restoration, and access as necessary to provide public utilities.

A declaration of covenants, conditions, and restrictions shall be recorded hereafter.  
 Parcels A, B, D, E, F, and G are dedicated to the owners' association for stormwater management facilities.  
 Parcel C is dedicated to Lake Havasu City for domestic water facilities.  
 In witness whereof,  
 Window Rock Holdings, LLC, as manager, has hereunto caused its name to be affixed and the same to be attested by the signatures of the undersigned officers thereunto, duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Window Rock Holdings, LLC

**CERTIFICATE OF OWNER**  
 Window Rock Holdings, LLC, owner and proprietor of Tract 2397, Window Rock Estates, hereby declare that it has caused the same to be surveyed and plotted as shown hereon and authorizes the dedications as described.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 In witness whereof:  
 Window Rock Holdings, LLC, as manager, 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 \_\_\_\_\_, 2023.  
 Window Rock Holdings, LLC

**ANDY LOMAS**  
 Managing Member  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared Andy Lomas, 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, Riley Pearson, a Registered Land Surveyor in the State of Arizona, hereby certify that the survey shown hereon was conducted under my supervision, that the boundaries of said subdivision are 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.  
**PRELIMINARY**  
**3/8/24**

**CERTIFICATE OF CITY CLERK**  
 I, \_\_\_\_\_, Clerk of the City Council of Lake Havasu City, hereby certify that said council approved this map on \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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.

**CERTIFICATE OF DEVELOPMENT SERVICES DIRECTOR**  
 The Development Services Director of Lake Havasu City hereby certifies that in his opinion all lots shown in this subdivision conform to good land planning policies and are suitable for the purposes for which they are subdivided.  
 Development Services Director \_\_\_\_\_ Date \_\_\_\_\_  
 Lake Havasu City

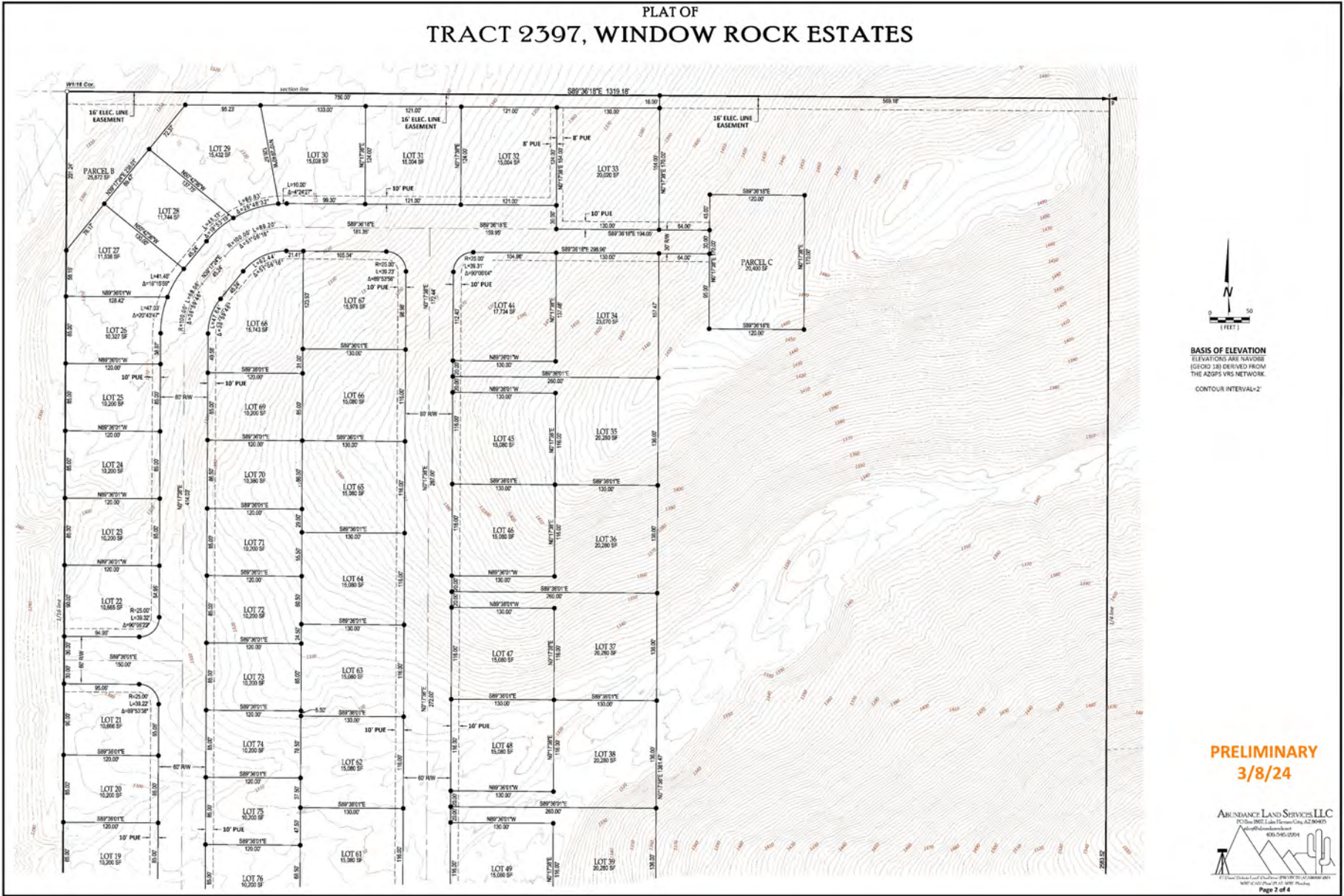
**CERTIFICATE OF CITY ENGINEER**  
 This plat has been checked for conformance with the approved preliminary plat and any special conditions thereon, and to the requirements of the Lake Havasu City ordinance and any other applicable regulations and appears to comply with all engineering conditions and requirements of this title.  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Lake Havasu City

**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 \_\_\_\_\_ Date \_\_\_\_\_  
 Lake Havasu City

**CERTIFICATE OF COUNTY RECORDER**  
 Filed for record at the request of Window Rock Holdings, LLC, on \_\_\_\_\_, 2023, Records of Mohave County.  
 Deputy Recorder \_\_\_\_\_ Recorder \_\_\_\_\_  
 Reception No. \_\_\_\_\_

**ADRIAN'S LAND SERVICES, LLC**  
 10100 90th Lake Havasu City, AZ 86403  
 (928) 855-2254  
 KLS-04-0254  
  
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### PLAT OF TRACT 2397, WINDOW ROCK ESTATES

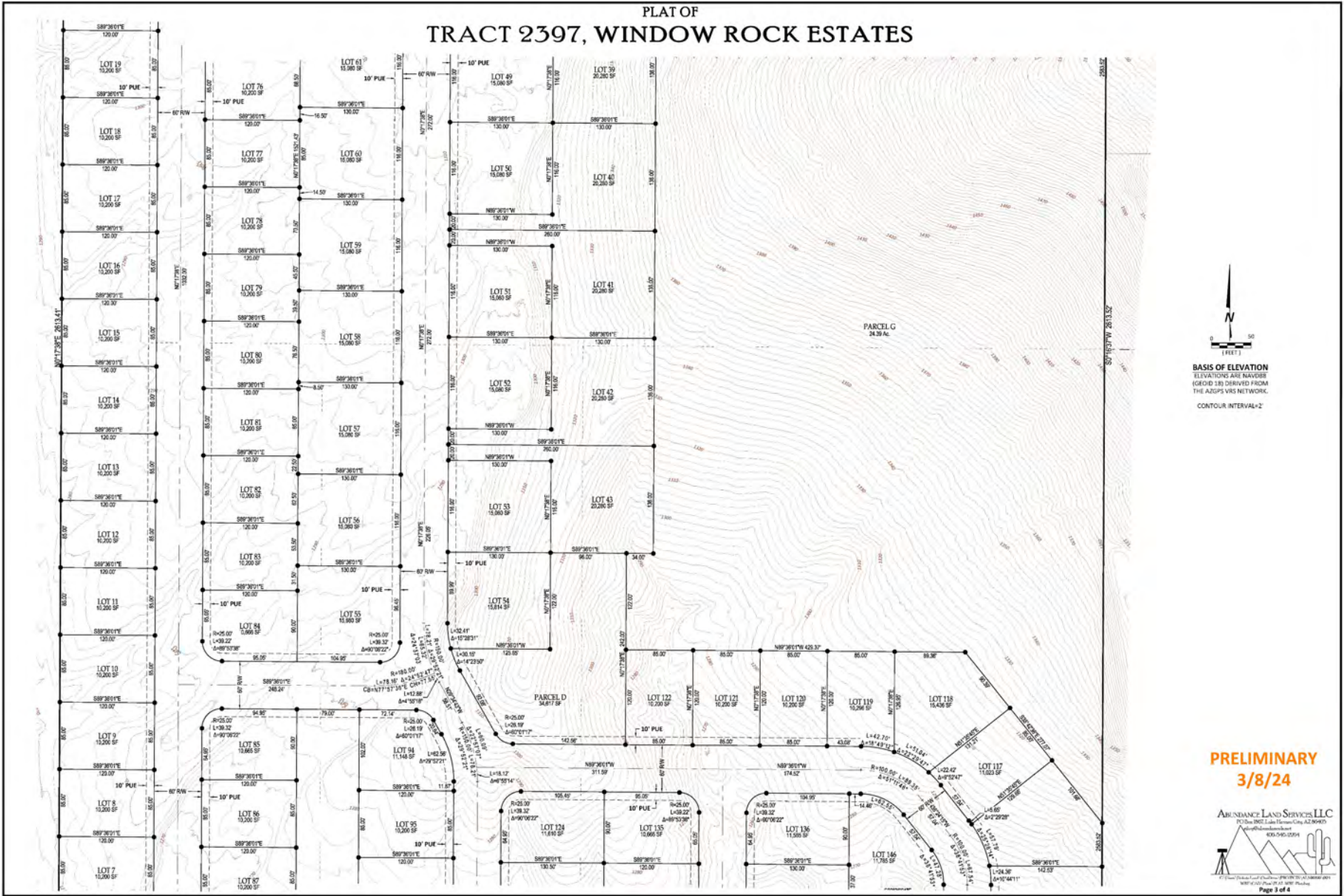


**BASIS OF ELEVATION**  
ELEVATIONS ARE NAVD83  
(GEOID 28) DERIVED FROM  
THE AZGPS VRS NETWORK.  
CONTOUR INTERVAL=2'

**PRELIMINARY**  
3/8/24

**ABUNDANCE LAND SERVICES LLC**  
P.O. Box 18602, Lake Havasu City, AZ 86405  
info@abundanceland.com 909.540.1294

PLAT OF  
TRACT 2397, WINDOW ROCK ESTATES



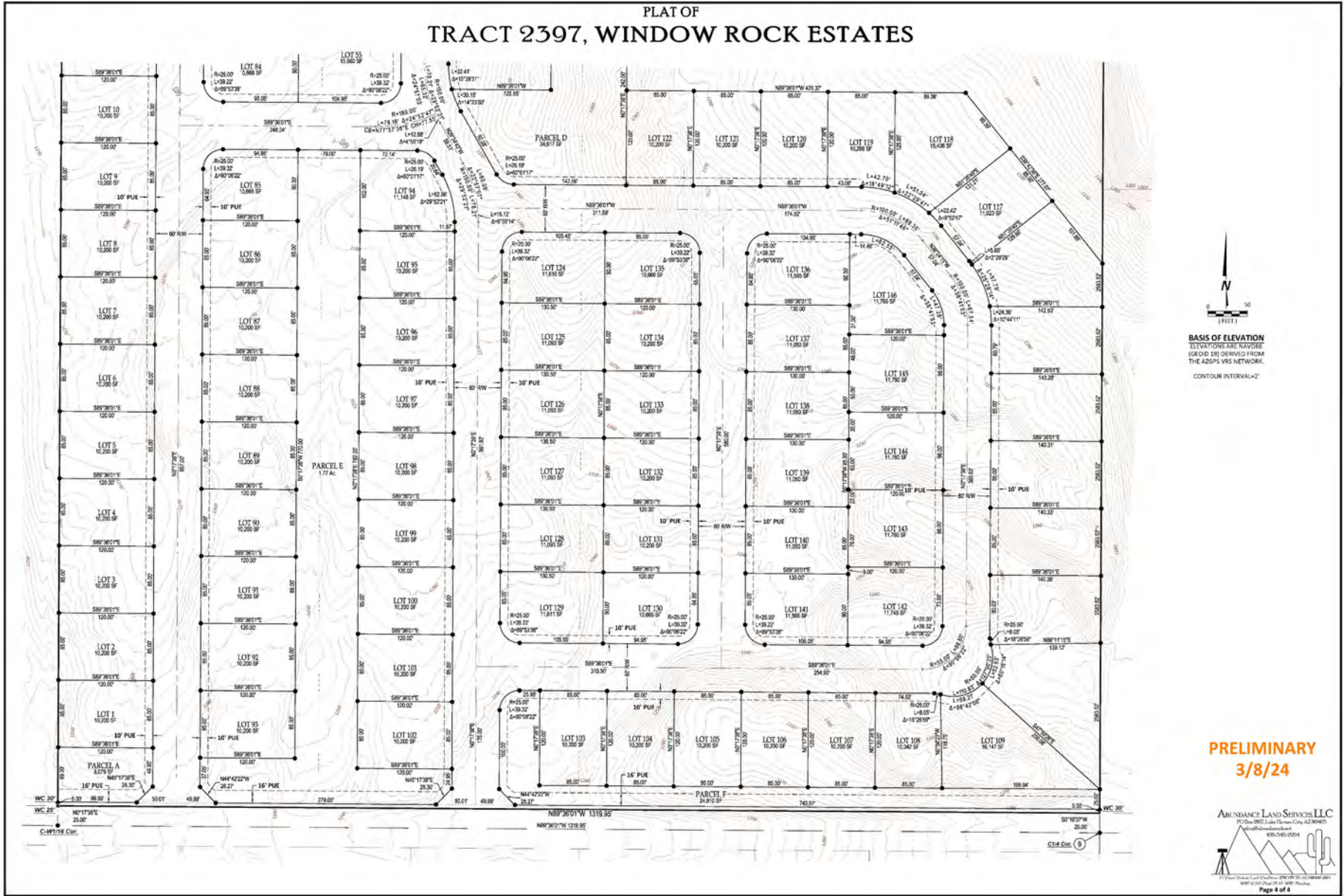
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CONTOUR INTERVAL=2'

**PRELIMINARY**  
3/8/24

ABUNDANCE LAND SERVICES LLC  
10130 N. 260th E. Suite 100, Phoenix, AZ 85045  
www.abundance-land.com  
602.540.1294

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PLAT OF  
TRACT 2397, WINDOW ROCK ESTATES



**BASIS OF ELEVATION**  
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**PRELIMINARY**  
3/8/24