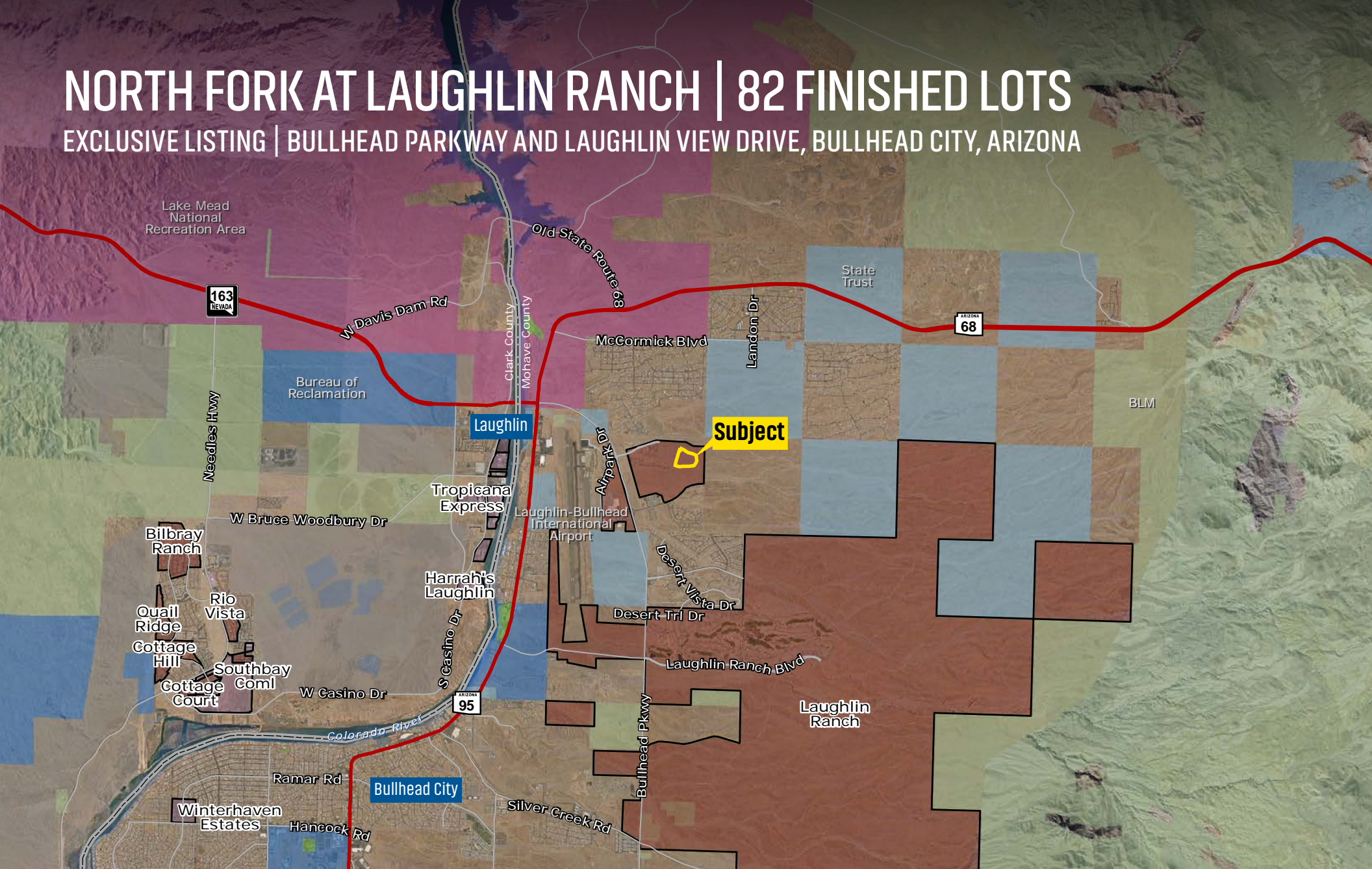


NORTH FORK AT LAUGHLIN RANCH | 82 FINISHED LOTS

EXCLUSIVE LISTING | BULLHEAD PARKWAY AND LAUGHLIN VIEW DRIVE, BULLHEAD CITY, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION

W-SWC Bullhead Parkway and Laughlin View Drive, Bullhead City,
Mohave County, Arizona



PRICE

\$125,000 Per Finished Lot



SIZE

82 – 60' x 120' (typical) Finished Lots
[Click to view North Fork at Laughlin Ranch Final Plat](#)



ZONING

R1L Residential Single-Family Limited District



SETBACKS

Front 20'
Side 5' (10' exterior street side)
Rear 15'



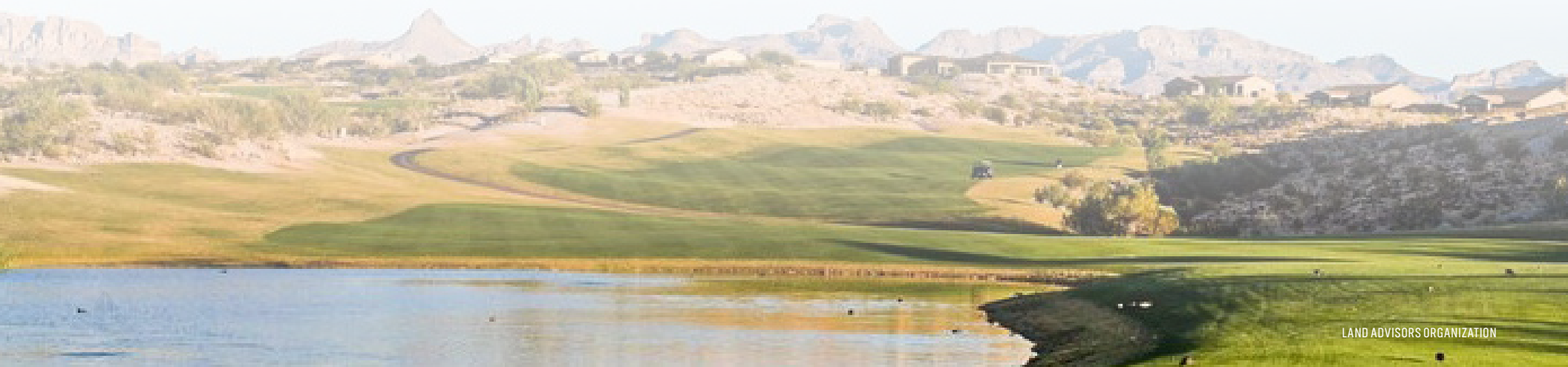
UTILITIES

Power: Mohave Electric Cooperative (MEC)
Water: City of Bullhead
Sewer: City of Bullhead
Gas: Southwest Gas Company



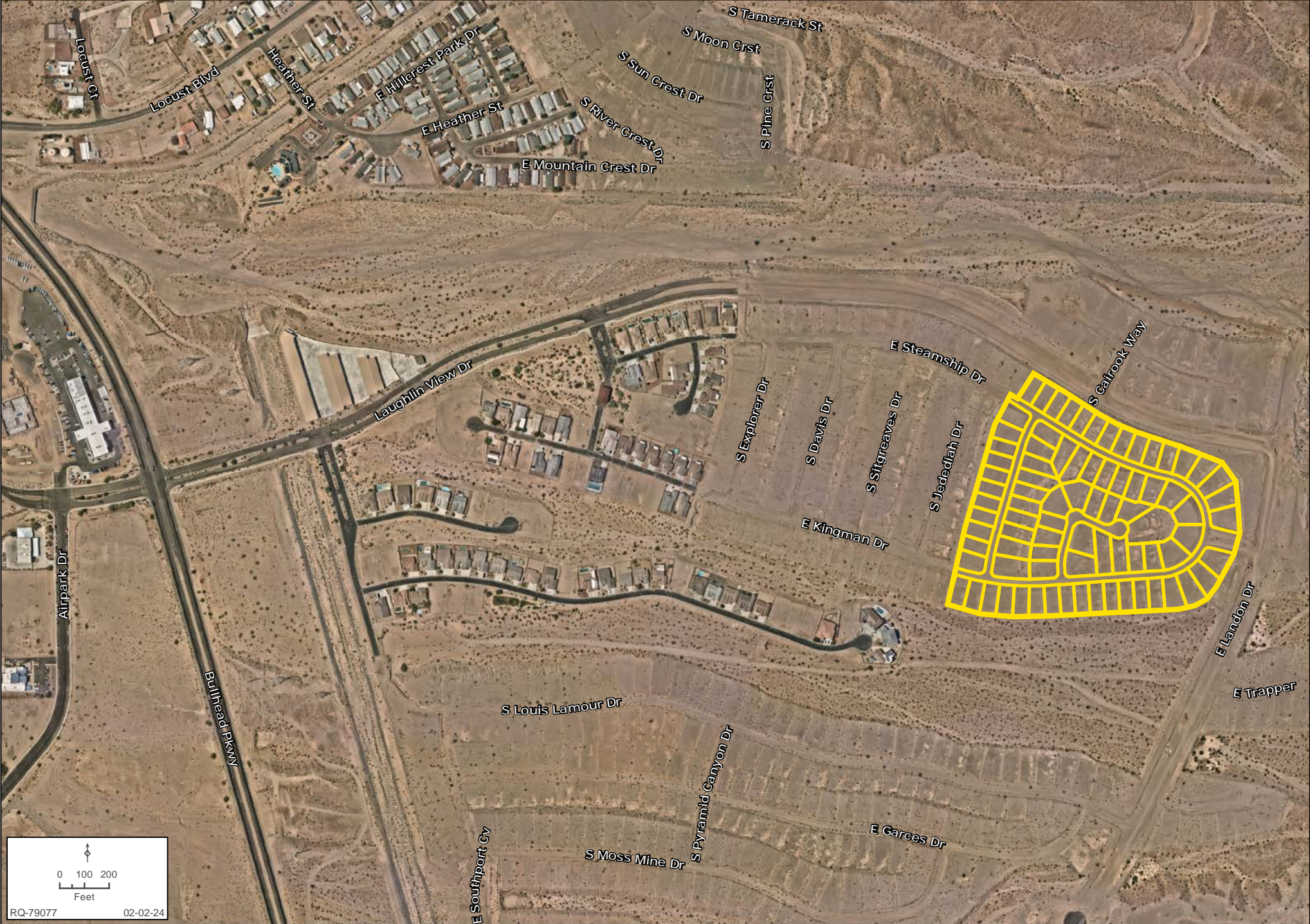
SCHOOLS

Sunrise Elementary School
Fox Creek Jr. High School
Mohave High School



DETAIL MAP | NORTH FORK AT LAUGHLIN RANCH TRACT 5151 UNIT 2

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0 100 200
Feet

RQ-79077 02-02-24

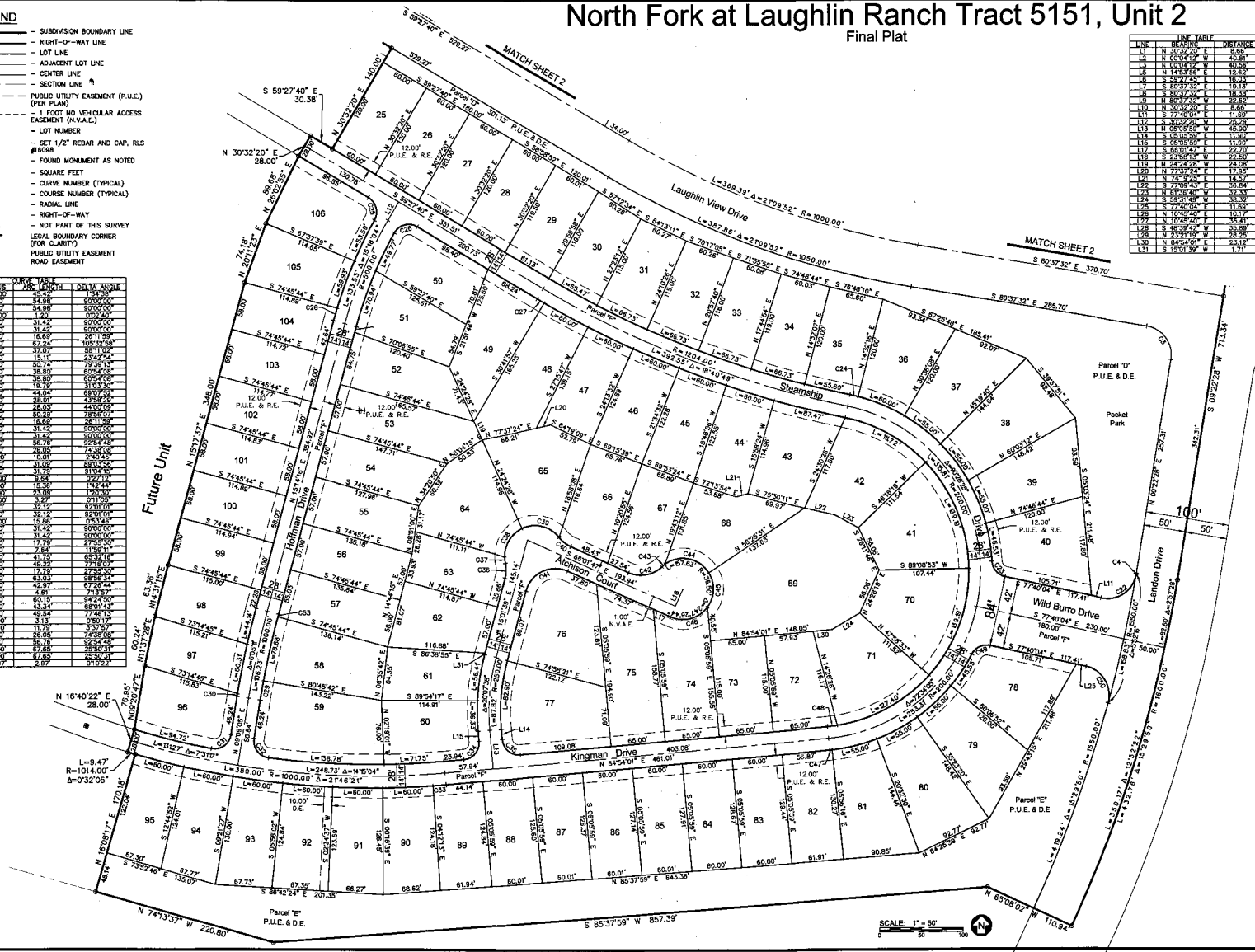
FINAL PLAT

North Fork at Laughlin Ranch Tract 5151, Unit 2 Final Plat

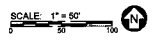
LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ADJACENT LOT LINE
- CENTER LINE
- SECTION LINE A
- PUBLIC UTILITY EASEMENT (P.U.E.) (PER PLAN)
- 1 FOOT NO VEHICULAR ACCESS EASEMENT (N.V.A.E.)
- SET 1/2" REBAR AND CAP, RLS #0000
- FOUND MONUMENT AS NOTED
- SQUARE FEET
- C1 CURVE NUMBER (TYPICAL)
- L1 COURSE NUMBER (TYPICAL)
- (R) RADIAL LINE
- RO.W RIGHT-OF-WAY
- N.P.O.T.S. NOT PART OF THIS SURVEY
- LEGAL BOUNDARY CORNER (FOR CLARITY)
- P.U.E. PUBLIC UTILITY EASEMENT
- R.E. ROAD EASEMENT

COURSE	BEARING	DISTANCE	AREA	PERIMETER	DIST. ANGLE
C1	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C2	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C3	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C4	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C5	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C6	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C7	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C8	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C9	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C10	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C11	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C12	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C13	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C14	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C15	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C16	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C17	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C18	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C19	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C20	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C21	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C22	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C23	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C24	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C25	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C26	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C27	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C28	S 90°00'00" W	100.00	10,000.00	100.00	90.00
C29	N 00°00'00" E	100.00	10,000.00	100.00	90.00
C30	S 90°00'00" W	100.00	10,000.00	100.00	90.00



LINE	BEARING	DISTANCE
L11	N 00°00'00" E	8.86
L12	N 00°00'00" E	13.61
L13	N 00°00'00" E	40.95
L14	N 00°00'00" E	120.23
L15	N 00°00'00" E	150.00
L16	N 00°00'00" E	187.50
L17	N 00°00'00" E	222.82
L18	N 00°00'00" E	255.00
L19	N 00°00'00" E	283.98
L20	N 00°00'00" E	309.41
L21	N 00°00'00" E	330.93
L22	N 00°00'00" E	348.14
L23	N 00°00'00" E	361.67
L24	N 00°00'00" E	371.20
L25	N 00°00'00" E	377.50
L26	N 00°00'00" E	380.41
L27	N 00°00'00" E	380.89
L28	N 00°00'00" E	378.95
L29	N 00°00'00" E	374.54
L30	N 00°00'00" E	367.71



North Fork at Laughlin Ranch Tract 5151, Unit 2
Anderson - Nelson, Inc.
 Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology
 Construction Management - Computer Services

4143 N. 12th St., Suite 200
 Phoenix, Arizona 85014
 (602) 273-1850
 Bulwer City, Az. (908) 704-6877

Final Plat

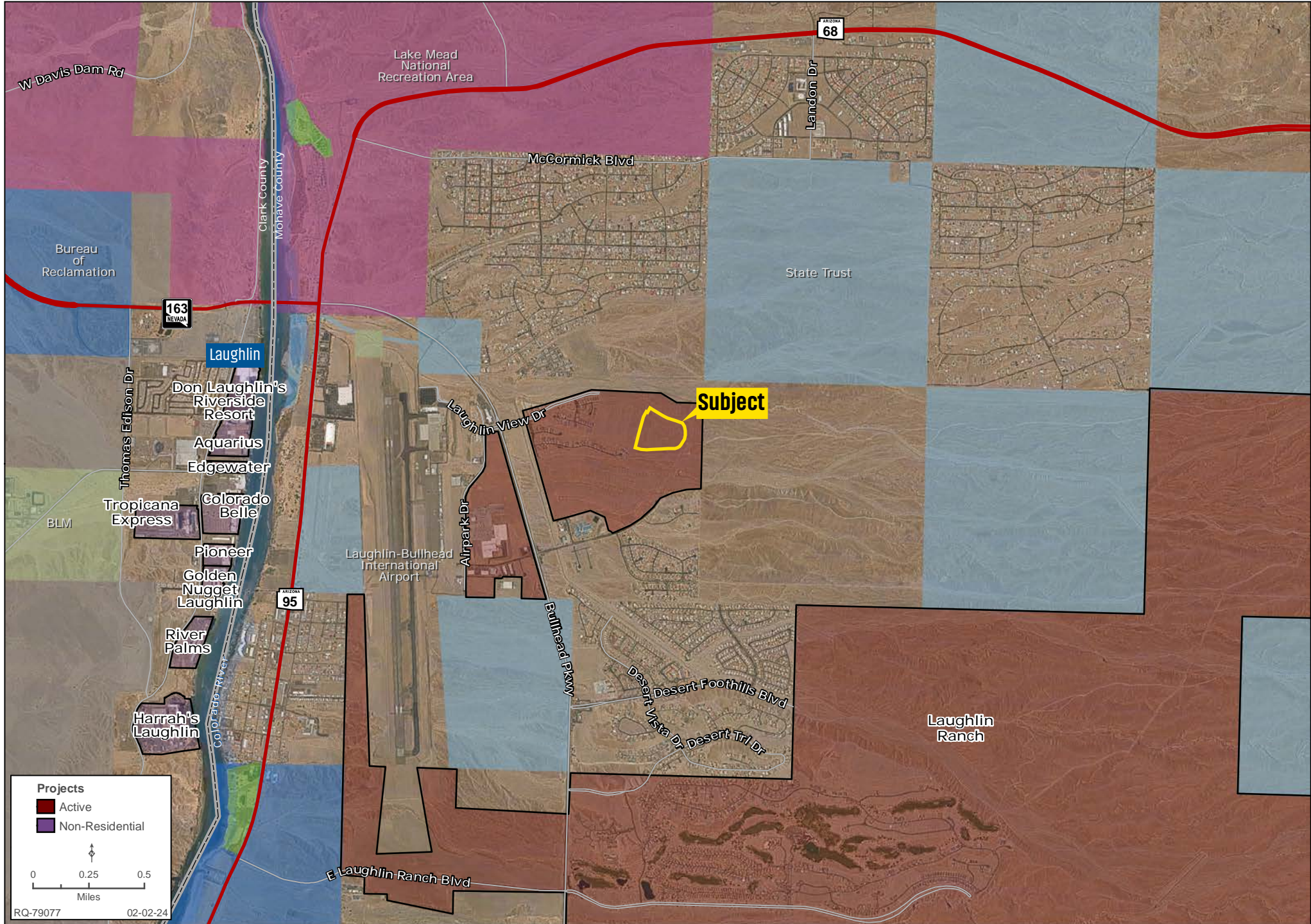
PREPARED BY: []
 DATE: []
 CHECKED BY: []
 DATE: []
 APPROVED BY: []
 DATE: []

SHEET 3 OF 3
 PROJECT: 2410.0
 DRAWING: N/A

LAND ADVISORS ORGANIZATION

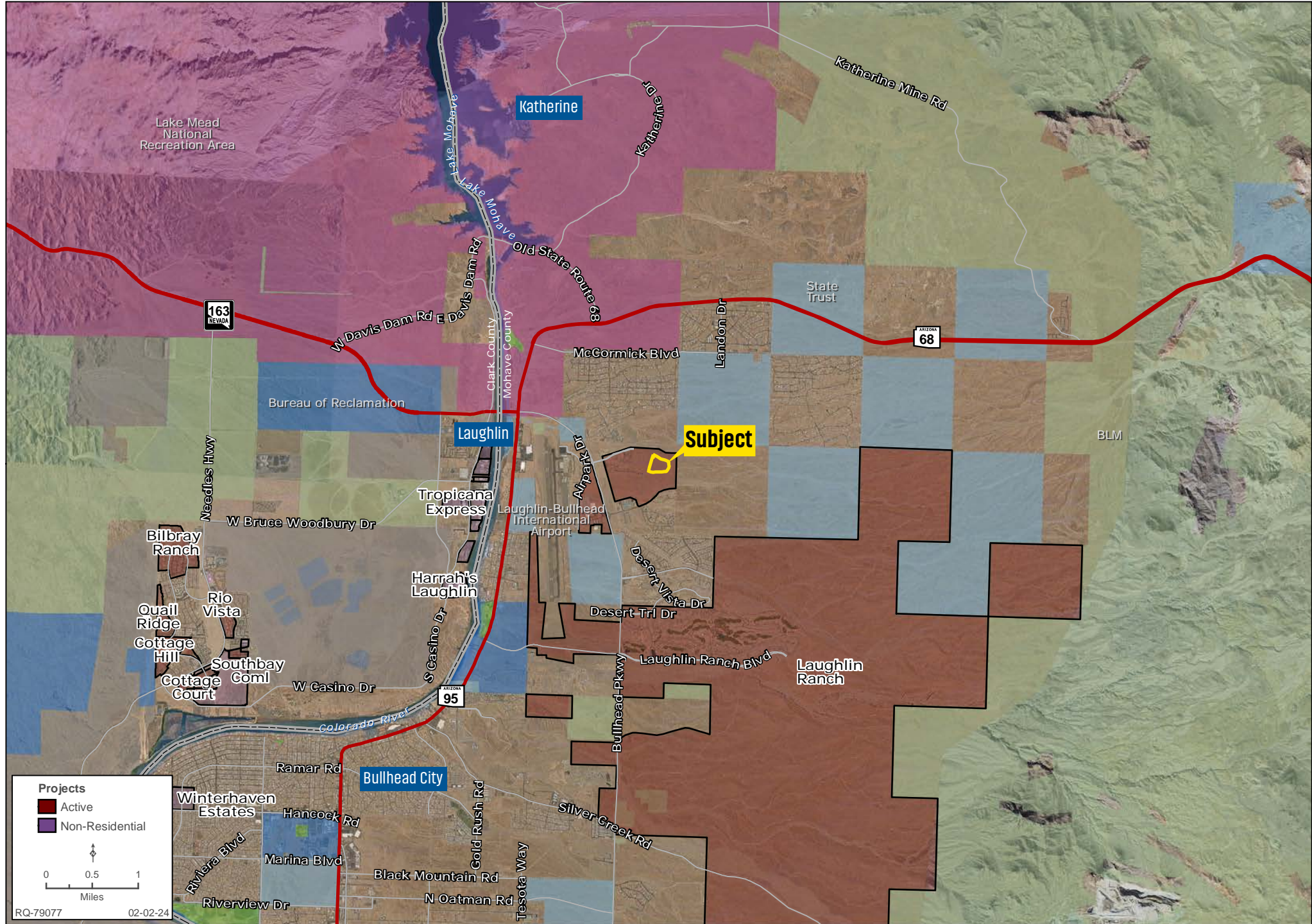
AREA MAP | NORTH FORK AT LAUGHLIN RANCH TRACT 5151 UNIT 2

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DEVELOPMENT MAP | NORTH FORK AT LAUGHLIN RANCH TRACT 5151 UNIT 2

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REGIONAL MAP | NORTH FORK AT LAUGHLIN RANCH TRACT 5151 UNIT 2

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COMMUNITY PHOTOS



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