

PARKING

REQUIRED: PARCEL A
13 SPACES, 1 ACCESSIBLE SPACE
(FURNITURE/APPLIANCE STORE)

REQUIRED: PARCEL B
11 SPACES, 1 ACCESSIBLE SPACE
(DINER/BAR)

20 SPACES, 1 ACCESSIBLE SPACE
(OFFICE/PROFESSIONAL)

EXISTING PARKING

52 - SPACES

4 - ACCESSIBLE SPACES

OWNER

CBERT BULLHEAD, LLC.
50 HENRY STREET
CORTEZ, CO 81321
(970) 565-9911

FLOODPLAIN

THE PROJECT AREA IS LOCATED IN FLOOD ZONE AO. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING VELOCITIES ALSO DETERMINED. (DEPTH 1', 5 FPS) SHOWN IN FIRM PANEL NO. 04015C 4753G, DATED NOVEMBER 18, 2009.

NOTE:

1. THE CENTERLINES OF MARBLE CANYON AND MOHAVE ROAD WERE ESTABLISHED IN AGREEMENT WITH SURVEY RECORDED IN BOOK 13 PARCEL PLATS, PAGE 76. THE MONUMENTS FOUND PER SURVEY RECORDED AT FEE 91-19664 ARE ONLY USED TO DETERMINE THE CENTERLINE OF MIRACLE MILE AND WERE FOUND CONSISTENT WITH ALTA/ACSM SURVEY RECORDED AT FEE 2012064819, 12-14-2012.

FOUND 5/8" REBAR
W/ ALUM CAP 18294
0.42' NORTH

LEGAL DESCRIPTION

LOTS 226 AND 227, COLORADO RIVER ESTATES, RE-AMENDED, SECTION 26, LOTS 226 AND 227 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1964, AS FEE NUMBER 133355 AND AMENDED PLAT RECORDED NOVEMBER 21, 1972 AT FEE NO. 72-25107 IN THE OFFICE OF THE RECORDER OF MOHAVE COUNTY, ARIZONA EXCEPT THE THE SOUTH 333 FEET THEREOF AND EXCEPT THE NORTH 40 FEET AND EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF A 20 FOOT WIDE ALLEY. TOGETHER WITH THE EAST HALF OF AN ALLEY THAT BISECTS LOT 226 ABANDONED BY RESOLUTION RECORDED IN BOOK 5080, PAGE 119, OFFICIAL RECORDS OF MOHAVE COUNTY, ARIZONA.

CONTAINS 1.09 ACRES MORE OR LESS

AREAS:

EXISTING PARCEL - 47,341 SQ. FT. 1.09 ACRES

PARCEL A - 42,332 SQ. FT. 0.97 ACRES

PARCEL B - 5,010 SQ. FT. 0.12 ACRES

NOTES:

EACH LOT IS SERVED BY CITY OF BULLHEAD CITY SEWER. PUBLIC WATER IS TO EACH LOT. (EPCOR) ELECTRIC SERVICE IS TO EACH LOT.

BASIS OF BEARING: ARIZONA STATE PLAIN COORDINATE SYSTEM - ARIZONA WEST. ALL DISTANCES GROUND.

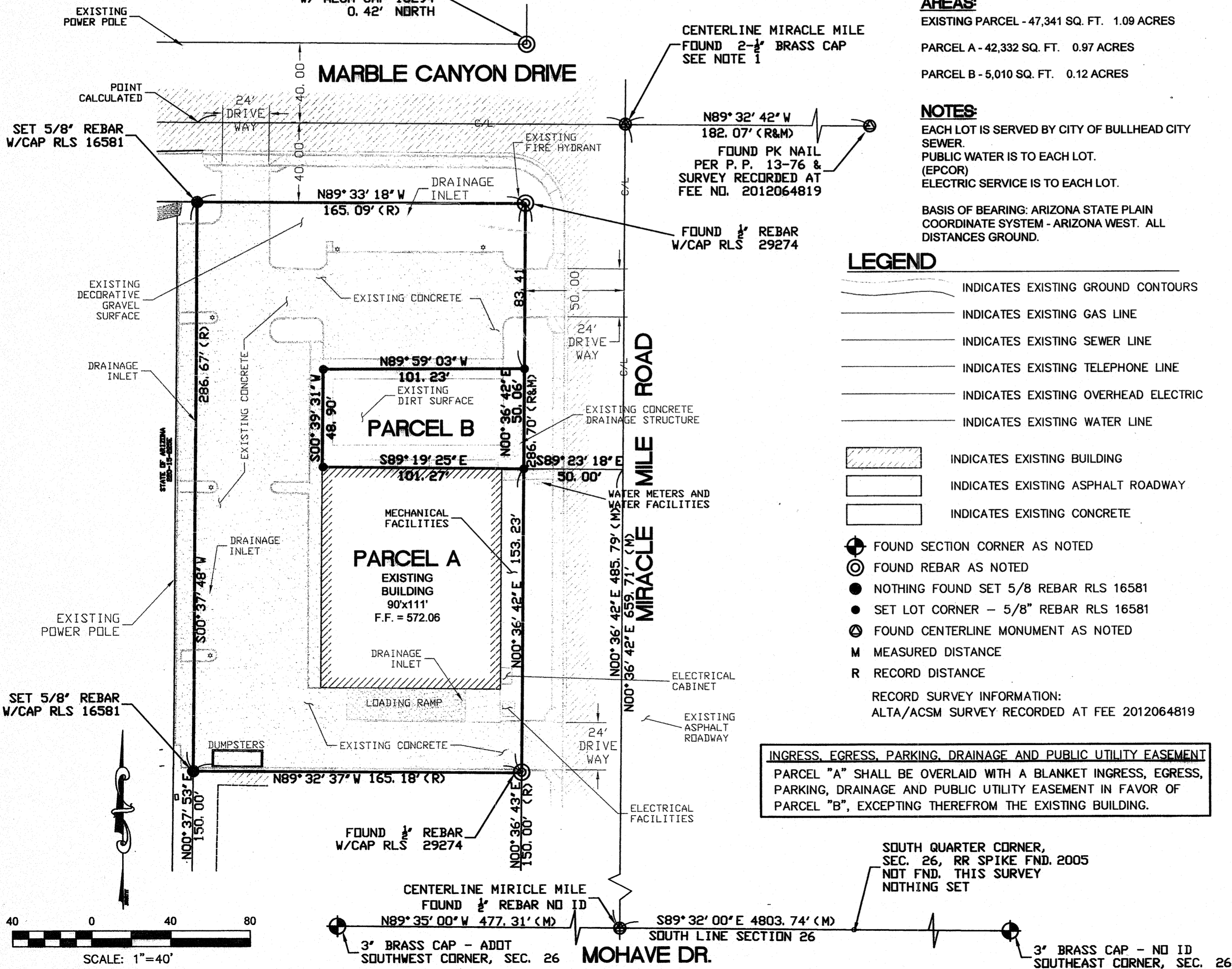
LEGEND

- INDICATES EXISTING GROUND CONTOURS
- INDICATES EXISTING GAS LINE
- INDICATES EXISTING SEWER LINE
- INDICATES EXISTING TELEPHONE LINE
- INDICATES EXISTING OVERHEAD ELECTRIC
- INDICATES EXISTING WATER LINE
- INDICATES EXISTING BUILDING
- INDICATES EXISTING ASPHALT ROADWAY
- INDICATES EXISTING CONCRETE
- FOUND SECTION CORNER AS NOTED
- FOUND REBAR AS NOTED
- NOTHING FOUND SET 5/8" REBAR RLS 16581
- SET LOT CORNER - 5/8" REBAR RLS 16581
- FOUND CENTERLINE MONUMENT AS NOTED
- MEASURED DISTANCE
- RECORD DISTANCE

RECORD SURVEY INFORMATION:
ALTA/ACSM SURVEY RECORDED AT FEE 2012064819

INGRESS, EGRESS, PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT
PARCEL "A" SHALL BE OVERLAID WITH A BLANKET INGRESS, EGRESS, PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT IN FAVOR OF PARCEL "B", EXCEPTING THEREFROM THE EXISTING BUILDING.

SOUTH QUARTER CORNER,
SEC. 26, RR SPIKE FND. 2005
NOT FND. THIS SURVEY
NOTHING SET



Owner's Ratification:

KNOW ALL MEN BY THESE PRESENTS: that CBERT BULLHEAD LLC, is the owner of the land included within the plat shown hereon, that we are the only persons whose consent is necessary to pass clear title to said land and we hereby consent to the making and recording of said plat.

IN WITNESS WHEREOF, this Owner's Ratification is executed this 2nd day of December, 2013.

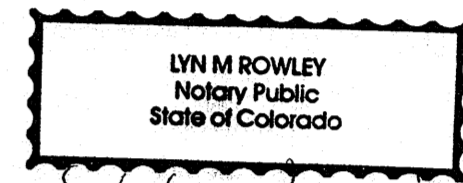
Spencer Smith (Printed name) [Signature] (Signature)

(Printed name) (Signature)

Notary Acknowledgment:

State of Colorado (ss)
County of Mohave

This Plat is acknowledged before me, the undersigned officer, by Spencer Smith this 2nd day of December, 2013.



[Signature] Notary Public (Seal) My Commission Expires: 8-31-2014

Recorder's Certificate:

Filed and Recorded at the Request of Maas Construction on Dec. 5, 2013 in Book 34 of Parcel Plats, Page 62, Records of Mohave County, Arizona.

By: [Signature] Deputy Recorder
Carol Meier Recorder

Reception No. 2013061131 \$24.00

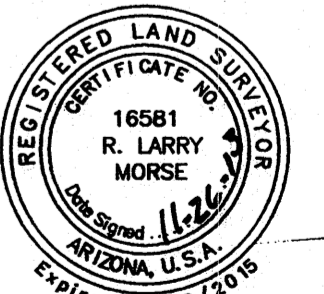
CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF BULLHEAD.

BY: [Signature] PUBLIC WORKS DIRECTOR/CITY ENGINEER 12/4/13 DATE
BY: [Signature] DEVELOPMENT SERVICES DIRECTOR 12/4/13 DATE

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.



[Signature] R. Larry Morse, R.L.S. 16581

N:\7941-01 AARONS\TOPO-AB.dwg

AARON'S LAND SPLIT NO. 305

DESIGN: -	SCALE	JOB NO.	DATE	SHEET
DRAWN: RLM	HORIZ: 1"=40'	7941-01	9-25-13	1 OF 1
CHECK: RLM	VERT: 1"=20'			

ARQ ENGINEERING LLC FORT MOHAVE, ARIZONA 86426
Engineering and Survey
EMAIL: RLMORSE@ARQLLC.COM (928)758-3333