## LAND SPLIT MAP 305 <u>OWNER</u> **PARKING** CBERT BULLHEAD, LLC. A PORTION OF COLORADO RIVER ESTATES, RE-AMENDED, LOCATED REQUIRED PARCEL A 50 HENRY STREET IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 22 WEST OF THE 13 SPACES, 1 ACCESSIBLE SPACE **CORTEZ. CO 61321** (FURNITURE/APPLIANCE STORE) (970) 565-9911 GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA 2751 MIRACLE MILE RD., BULLHEAD CITY, ARIZONA FLOODPLAIN REQUIRED PARCEL B 11 SPACES, 1 ACCESSIBLE SPACE THE PROJECT AREA IS LOCATED IN FLOOD ZONE AO. AREAS OF 1 % LEGAL DESCRIPTION (DINER/BAR) ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 TO 3 FEET LOTS 226 AND 227, COLORADO RIVER ESTATES, RE-AMENDED, SECTION (USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH 20 SPACES, 1 ACCESSIBLE SPACE 26. LOTS 226 AND 227 ACCORDING TO THE PLAT THEREOF RECORDED DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING VELOCITIES ALSO (OFFICE/PROFESSIONAL) APRIL 21, 1964, AS FEE NUMBER 133355 AND AMENDED PLAT RECORDED DETERMINED, (DEPTH 1', 5 FPS)SHOWN IN FIRM PANEL NO. 04015C 4753G. NOVEMBER 21, 1972 AT FEE NO. 72-25107 IN THE OFFICE OF THE DATED NOVEMBER 18, 2009. RECORDER OF MOHAVE COUNTY, ARIZONA NOTE: **EXCEPT THE THE SOUTH 333 FEET THEREOF AND** 1. THE CENTERLINES OF MARBLE CANYON AND MOHAVE ROAD **EXCEPT THE NORTH 40 FEET AND** EXISTING PARKING WERE ESTABLISHED IN AGREEMENT WITH SURVEY RECORDED IN EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF A 20 FOOT BOOK 13 PARCEL PLATS, PAGE 76, THE MONUMENTS FOUND PER WIDE ALLEY. 52 - SPACES SURVEY RECORDED AT FEE 91-19664 ARE ONLY USED TO TOGETHER WITH THE EAST HALF OF AN ALLEY THAT BISECTS LOT 226 DETERMINE THE CENTERLINE OF MIRACLE MILE AND WERE FOUND ABANDONED BY RESOLUTION RECORDED IN BOOK 5080, PAGE 119, 4 - ACCESSIBLE SPACES CONSISTENT WITH ALTA/ASCM SURVEY RECORDED AT FEE OFFICAL RECORDS OF MOHAVE COUNTY, ARIZONA. 2012064819, 12-14-2012. **CONTAINS 1.09 ACRES MORE OR LESS** FOUND 5/8' REBAR W/ ALUM CAP 18294-AREAS: 0. 42' NORTH EXISTING EXISTING PARCEL - 47,341 SQ. FT. 1.09 ACRES POVER POLE CENTERLINE MIRACLE MILE FOUND 2-1" BRASS CAP PARCEL A - 42,332 SQ. FT. 0.97 ACRES SEE NOTE MARBLE CANYON DRIVE PARCEL B - 5.010 SQ. FT. 0.12 ACRES CALCULATED NOTES: DRIVE N89\* 32' 42" W SET 5/8' REBAR EACH LOT IS SERVED BY CITY OF BULLHEAD CITY 182. 07' (R&M) EXISTING FIRE HYDRANT W/CAP RLS 16581 SEWER. FOUND PK NAIL PUBLIC WATER IS TO EACH LOT. PER P. P. 13-76 & (EPCOR) SURVEY RECURDED AT DRAINAGE ELECTRIC SERVICE IS TO EACH LOT. FEE NO. 2012064819 N89° 33' 18" W / INLET 165, 09'(R) / BASIS OF BEARING: ARIZONA STATE PLAIN COORDINATE SYSTEM - ARIZONA WEST. ALL FOUND & REBAR W/CAP RLS 29274 DISTANCES GROUND. LEGEND 00 EXISTING INDICATES EXISTING GROUND CONTOURS DECORATIVE EXISTING CONCRETE 50 GRAVEL INDICATES EXISTING GAS LINE SURFACE 24' DRIVE INDICATES EXISTING SEWER LINE WAY N89° 59' 03' W DRAINAGE INDICATES EXISTING TELEPHONE LINE O 101. 23' EXISTING INDICATES EXISTING OVERHEAD ELECTRIC DIRT SURFACE EXISTING CONCRETE DRAINAGE STRUCTURE INDICATES EXISTING WATER LINE PARCEL B INDICATES EXISTING BUILDING \$89°19'25'E ლა 18° E ////101/./279////// 50. 00' INDICATES EXISTING ASPHALT ROADWAY ER METERS AND WATER FACILITIES MECHANICAL INDICATES EXISTING CONCRETE **FACILITIES** DRAINAGE FOUND SECTION CORNER AS NOTED INLET PARCEL A O O FOUND REBAR AS NOTED **EXISTING** NOTHING FOUND SET 5/8 REBAR RLS 16581 BUILDING 90'x111' SET LOT CORNER - 5/8" REBAR RLS 16581 EXISTING F.F. = 572.06FOUND CENTERLINE MONUMENT AS NOTED POWER POLE M MEASURED DISTANCE DRAINAGE INLET R RECORD DISTANCE ELECTRICAL CABINET RECORD SURVEY INFORMATION: SET 5/8" REBAR LOADING RAMP W/CAP RLS 16581 ALTA/ACSM SURVEY RECORDED AT FEE 2012064819 EXISTING **ASPHALT** 24' ROADWAY EXISTING CONCRETE DRIVE INGRESS, EGRESS, PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT WAY PARCEL "A" SHALL BE OVERLAID WITH A BLANKET INGRESS, EGRESS, N89° 32′ 37″ W 165. 18′ (R) PARKING, DRAINAGE AND PUBLIC UTILITY EASEMENT IN FAVOR OF R. Larry Morse R.L.S. 1658 NO0 37, 50 150, 00 PARCEL "B". EXCEPTING THEREFROM THE EXISTING BUILDING. ELECTRICAL FACILITIES FOUND & REBAR W/CAP RLS 29274 SOUTH QUARTER CORNER, SEC. 26, RR SPIKE FND. 2005 NDT FND. THIS SURVEY NOTHING SET CENTERLINE MIRICLE MILE FOUND & REBAR NO ID N89\*35'00'W 477. 31'(M) \$89°32'00"E 4803.74'(M) SOUTH LINE SECTION 26 3' BRASS CAP - ADOT 3" BRASS CAP - NO ID MOHAVE DR. SOUTHWEST CORNER, SEC. 26 SCALE: 1"=40' SOUTHEAST CORNER, SEC. 26

## **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 and day of December, 2013. Spencer (Signature) (Printed name) (Printed name) (Signature) **Notary Acknowledgment:** State of Colorado County of Wanter una This Plat is acknowledged before me, the undersigned officer, by this 212 day of Wellen ber, 2013 nences muth LYN M ROWLEY Notary Public State of Colorado Notary Public (Seal) My Commission Expires: \$1-31-2014 **Recorder's Certificate:** Filed and Recorded at the Request of Maas Construction on  $\underline{Dec}$ , 5, 2013 in Book 34 of Parcel Plats, Page 1/2, Records of Mohave County, Arizona. AROL Meier Deputy Recorder Recorder Reception No. 20130 1, 1131 \$24,00 CITY APPROVALS THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF BULLHEAD. PUBLIC WOOKS DIRECTOR/CITY ENGINEER DATE DEVELOPMENT SERVICES DIRECTOR 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 R. LARRY MORSE

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AARON'S LAND SPLIT NO. 305

SIGN: - SCALE 7941-01 9-25-13 STECK: THE WERE ARQ ENGINEERING LLC FORT MOHAVE, ARIZONA 86426

EMAIL: RLMDRSE@ARQLLC. CDM (928)758-3333