

**CORDELL TERRACE CONDOMINIUMS**

SHEET 1 OF 3 SHEETS

A SUBDIVISION OF AIR-SPACE OF THE "AS BUILT" TRIPLEX BUILDING APARTMENTS AS SHOWN ON THE "AS BUILT" SITE PLAN OF LOT 3 OF TRACT 2271, BLOCK 8, IN THE CITY OF LAKE HAVASU, RECORDED AS RECEPTION NO. 16653 ON AUGUST 21, 1972, IN THE OFFICE OF THE COUNTY RECORDER, MOHAVE COUNTY, ARIZONA ALSO BEING A PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, & SECTION 13 TOWNSHIP 13 NORTH, RANGE 20 WEST, GILA & SALT RIVER BASE MERIDIAN

MAY 2003

**OWNERS STATEMENT**

KNOW IT ALL MEN BY THESE PRESENTS, THAT THE MONTE L. DAVIS, HAS SUBDIVIDED UNDER THE NAME CORDELL TERRACE CONDOMINIUMS, A SUBDIVISION OF AIR SPACE, ON LOT 3 BLOCK 8, TRACT 2271 IN THE CITY OF LAKE HAVASU, RECORDED AS RECEPTION NO. 16653 ON AUGUST 21, 1972, IN THE OFFICE OF THE COUNTY RECORDER, MOHAVE COUNTY, ARIZONA AS PART OF SAID PARCEL AND HEREBY DECLARES THAT SAID PARCEL IS PART OF SAID CORDELL TERRACE CONDOMINIUMS AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE AIR SPACE UNITS AND COMMON AREAS, CONSTITUTING THE SAME AND THAT EACH AIR-SPACE UNIT SHALL HEREIN AFTER BE KNOWN BY THE UNIT NUMBER AND/OR LETTER ASSIGNED TO IT AND THAT SAID COMMON AREAS SHALL HEREIN AFTER BE DESIGNATED PARCEL "A" AND DOES HEREBY GRANT EASEMENTS OVER SAID PARCELS FOR INGRESS/EGRESS, PUBLIC UTILITIES, SEWAGE, DRAINAGE, REFUSE COLLECTION AND EMERGENCY VEHICLES, OTHERWISE PARCEL "A" IS TO REMAIN PRIVATE.

*Monte L. Davis*  
MONTE L. DAVIS

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
COUNTY OF MOHAVE ) S. S.



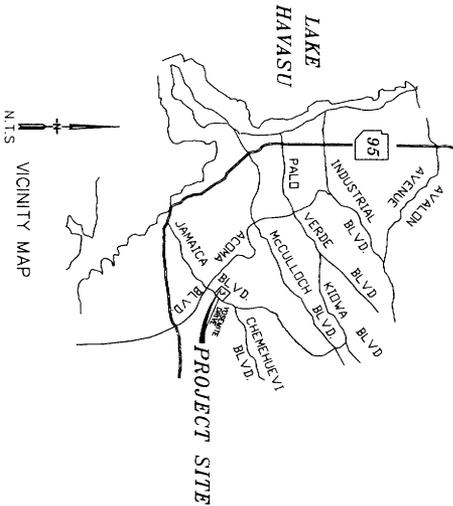
ON THIS 16th DAY OF May, 2003, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, MONTE L. DAVIS AS OWNER, FOR THE ABOVE INDICATED PROPERTY, AND HEREBY ACKNOWLEDGES THAT HE IS THE ONLY PERSON FULLY AUTHORIZED TO EXECUTE THE FOREGOING AS OWNER.

IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 7/14/2006.

*Michelle Boyce*

**RECORDATION**

FILED AND RECORDED AT THE REQUEST OF Lake Havasu City  
ON September 5, 2003 RECORDS OF MOHAVE COUNTY, ARIZONA  
BY John McCall COUNTY RECORDER  
Michelle Boyce DEPUTY RECORDER  
RECEPTION NO. 2003-75443 FEE \$168.00  
Filed



**CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED PARCEL WAS MADE UNDER MY SUPERVISION AND/OR DIRECTION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

*James C. Roper*  
JAMES C. ROPER  
DATE 5-09-03



**CITY CLERK CERTIFICATE**

I, LaRa Smedley CITY CLERK, LAKE HAVASU CITY, ARIZONA, DO HEREBY CERTIFY THAT THE CITY COUNCIL DID APPROVE THIS PLAT AT THEIR REGULAR MEETING ON July 9, 2003.

*LaRa Smedley*  
CITY CLERK  
DATE 7-14-03



**PLANNING DIRECTORS CERTIFICATE**

THIS DIVISION CONGRUOUS TO GOOD LAND PLANNING POLICES AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE CITY CODE, AND IS SUITABLE FOR THE PURPOSE FOR WHICH THE DIVISION WAS PROPOSED.

*John Wynn*  
PLANNING DIRECTOR  
DATE 07-14-03

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED ON THIS 11 DAY OF July, 2003, AND ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE LAKE HAVASU CITY SUBDIVISION CODE HAVE BEEN COMPLIED WITH.

*John Savage*  
CITY ENGINEER, LAKE HAVASU CITY, AZ  
DATE 7/14/03

**JSR**  
*Jim Rauch*  
**Jim Rauch Surveying Inc.**  
AZ LIC. #15 11699 CA. LIC. #15 4145  
2171 McCULLOCH BLVD.  
LAKE HAVASU CITY, AZ 86403  
(928)580-0669 FAX (928)680-7401

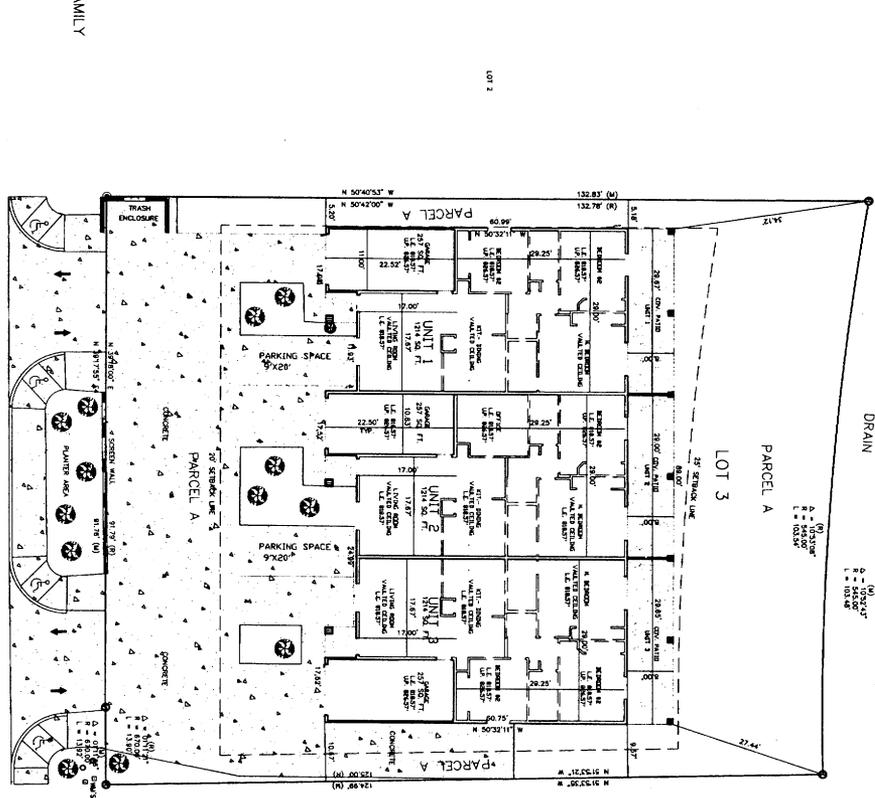
# CORDELL TERRACE CONDOMINIUMS

SHEET 2 OF 3 SHEETS

23274

A SUBDIVISION OF AIR-SPACE OF THE "AS BUILT" TRIPLEX BUILDING APARTMENTS AS SHOWN ON THE "AS BUILT" SITE PLAN OF LOT 3 OF TRACT 2271, BLOCK 8, IN THE CITY OF LAKE HAVASU, RECORDED AS RECEPTION NO. 16653 ON AUGUST 21, 1972, IN THE OFFICE OF THE COUNTY RECORDER, MOHAVE COUNTY, ARIZONA ALSO BEING A PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, & SECTION 13 TOWNSHIP 13 NORTH, RANGE 20 WEST, G1A & SALT RIVER BASE, MERIDIAN

OCTOBER 2001

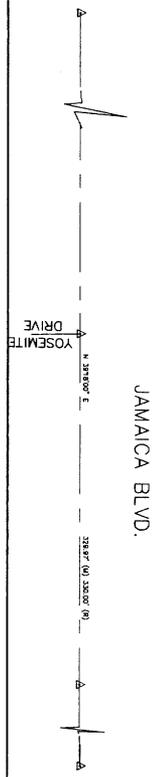


- LEGEND**
- △ INDICATES FOUND SPINE IN C.V.
  - INDICATES FOUND REBAR W/CP# R13 #1639
  - INDICATES SET REBAR & CAP R13 #1639
  - (R) INDICATES RECORDED DATA PER TRACT 2271
  - (U) INDICATES MEASURED DATA
  - INDICATES FOUND DATA
  - △ INDICATES UPPER ELEVATION

NOTE: VAULTED CEILING ELEVATION VARIES

PER UNIT CUBIC FEET  
GARAGE AREA= 2056 CUBIC FEET  
LIVING AREA= 10498 CUBIC FEET  
PATIO AREA= 1618 CUBIC FEET

SITE ZONING IS R-3 LIMITED MULTI-FAMILY



SCALE: 1" = 10'



**BASIS OF BEARINGS**  
THE BEARINGS OF N39°18'00" E AS SHOWN ALONG THE CENTER LINE OF JAMAICA BLVD. PER TRACT NO. 2271 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

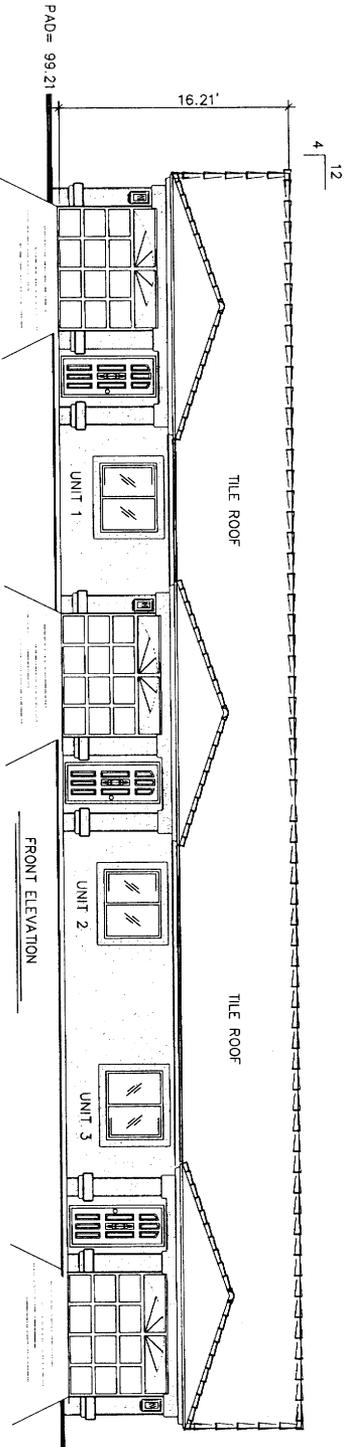
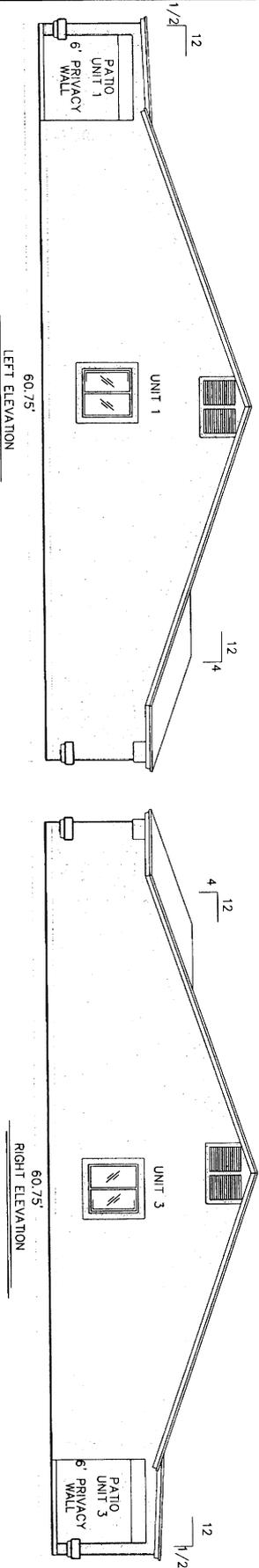
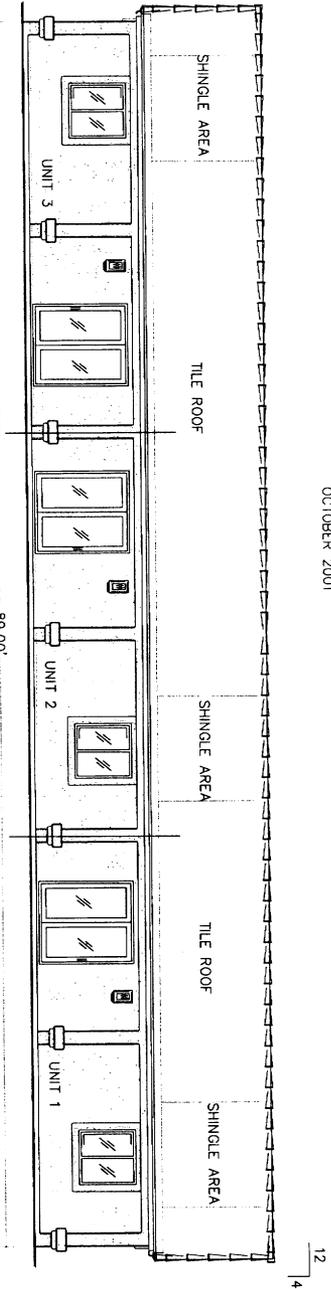
**JSR**  
*Jim Squire Surveying, Inc.*  
42 U.S. R13 1188 CA. U.S. R13 416  
Lake Havasu City, AZ 86403  
(928)880-0689 FAX (928)880-7401

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OCTOBER 2001



SCALE: 1" = 4'

**JSR**  
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