

AVENIDA LAREDO CONDOMINIUMS
A CONDOMINIUM SUBDIVISION OF AIR SPACE OF LOT 10, BLOCK 6, TRACT 2271,
LAKE HAVASU CITY, ARIZONA; BEING A SUBDIVISION OF A PORTION OF
SECTION 13, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WARREN L. BIRCHETT AND JULIET M. BIRCHETT, TRUSTEES OF THE BIRCHETT FAMILY TRUST DATED NOVEMBER 1, 2004, HAS SUBDIVIDED LOT 10, BLOCK 6, TRACT 2271, IN LAKE HAVASU CITY AS RECORDED AT RECEPTION NO. 72-16653, RECORDS OF MOHAVE COUNTY, LYING IN SECTION 13, T.13N., R.20W., G.&S.R.M., MOHAVE COUNTY, ARIZONA, UNDER THE NAME AVENIDA LAREDO CONDOMINIUMS, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID AVENIDA LAREDO CONDOMINIUMS, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS AND UNITS CONSTITUTING THE SAME, AND THAT EACH LOT, PARCEL AND UNIT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND ALSO GRANTS THE EASEMENTS FOR THE PURPOSES NOTED BELOW:

a.) A BLANKET EASEMENT OVER ALL PARCELS FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE AND OPERATION OF UTILITIES, SEWAGE, DRAINAGE, REFUGE COLLECTION AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF: WARREN L. BIRCHETT AND JULIET M. BIRCHETT

WARREN L. BIRCHETT
TRUSTEE

DATE

JULIET M. BIRCHETT
TRUSTEE

DATE

NOTARY ACKNOWLEDGMENT:

STATE OF ARIZONA: }
COUNTY OF MOHAVE: } SS

ON THIS DAY, THE DAY OF , 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED WARREN L. BIRCHETT & JULIET M. BIRCHETT, TRUSTEES OF THE BIRCHETT FAMILY TRUST DATED NOVEMBER 1, 2004, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AS TRUSTEES OF SAID PROPERTY, AND THAT BY THEIR SIGNATURES EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINT NAME

MY COMMISSION EXPIRES

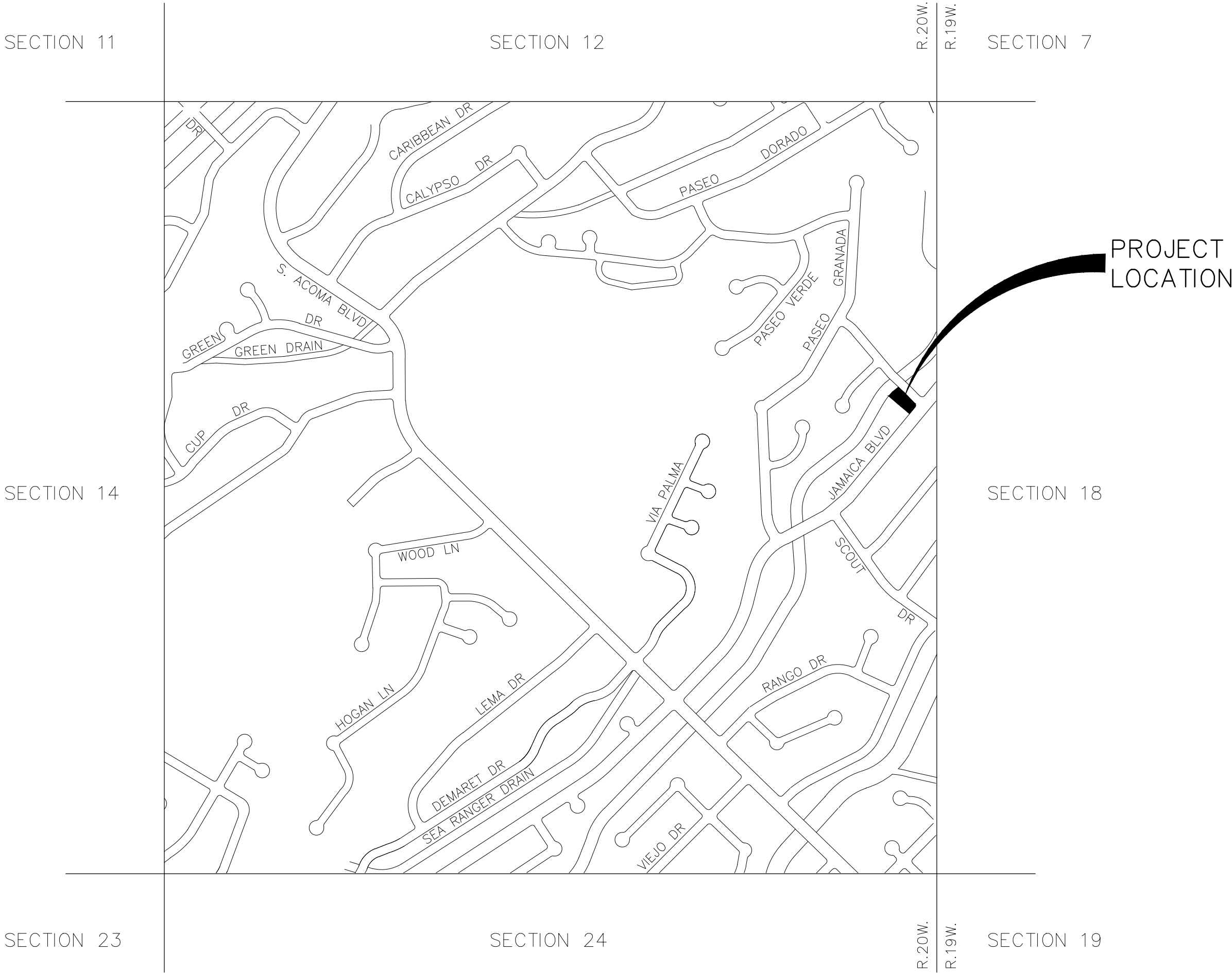
RECORDATION:

FILED AND RECORDED AT THE REQUEST OF
ACCURATE PROFESSIONAL LAND SURVEYING INC.

AT FEE# , DATE

RECORDS OF MOHAVE COUNTY, ARIZONA

DEPUTY RECORDER COUNTY RECORDER



VICINITY MAP OF SECTION 13

NOT TO SCALE

CITY CLERK CERTIFICATE

I, CITY CLERK OF LAKE HAVASU CITY, ARIZONA DO HEREBY CERTIFY THAT THE CITY COUNCIL DID APPROVE THIS PLAT AT THEIR REGULAR MEETING ON

CITY CLERK — LAKE HAVASU CITY DATE

PLANNING DIRECTORS CERTIFICATE

THIS DIVISION CONFORMS TO THE SUBDIVISION ORDINANCE OF THE CITY CODE, AND IS SUITABLE FOR THE PURPOSE FOR WHICH THE DIVISION WAS PROPOSED.

PLANNING DIRECTOR DATE
LAKE HAVASU CITY

ACCEPTANCE:

I, MAYOR OF LAKE HAVASU CITY, ARIZONA, DE HEREBY ACCEPT ON BEHALF OF THE PUBLIC, ALL EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE DEDICATION SHOWN HEREON.

MAYOR — LAKE HAVASU CITY DATE

SURVEYOR'S CERTIFICATE

I, LEE WAYNE JOHNSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED PARCELS WERE MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

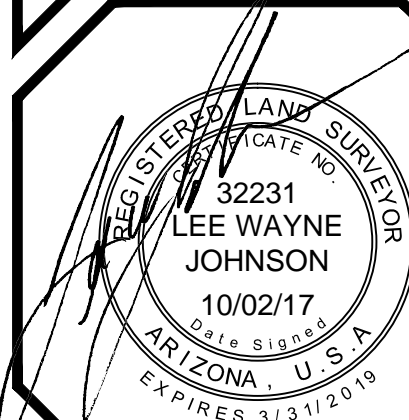
LEE WAYNE JOHNSON L.S. 32231 DATE

MAP DATE:	10/02/17
SCALE:	N/A
DRAWN BY:	TPD
SURVEY DATE:	NOV 2015
SURVEY CREW:	TW/JF
PAGE:	1 OF 3
DRAWING NO:	2017-0645

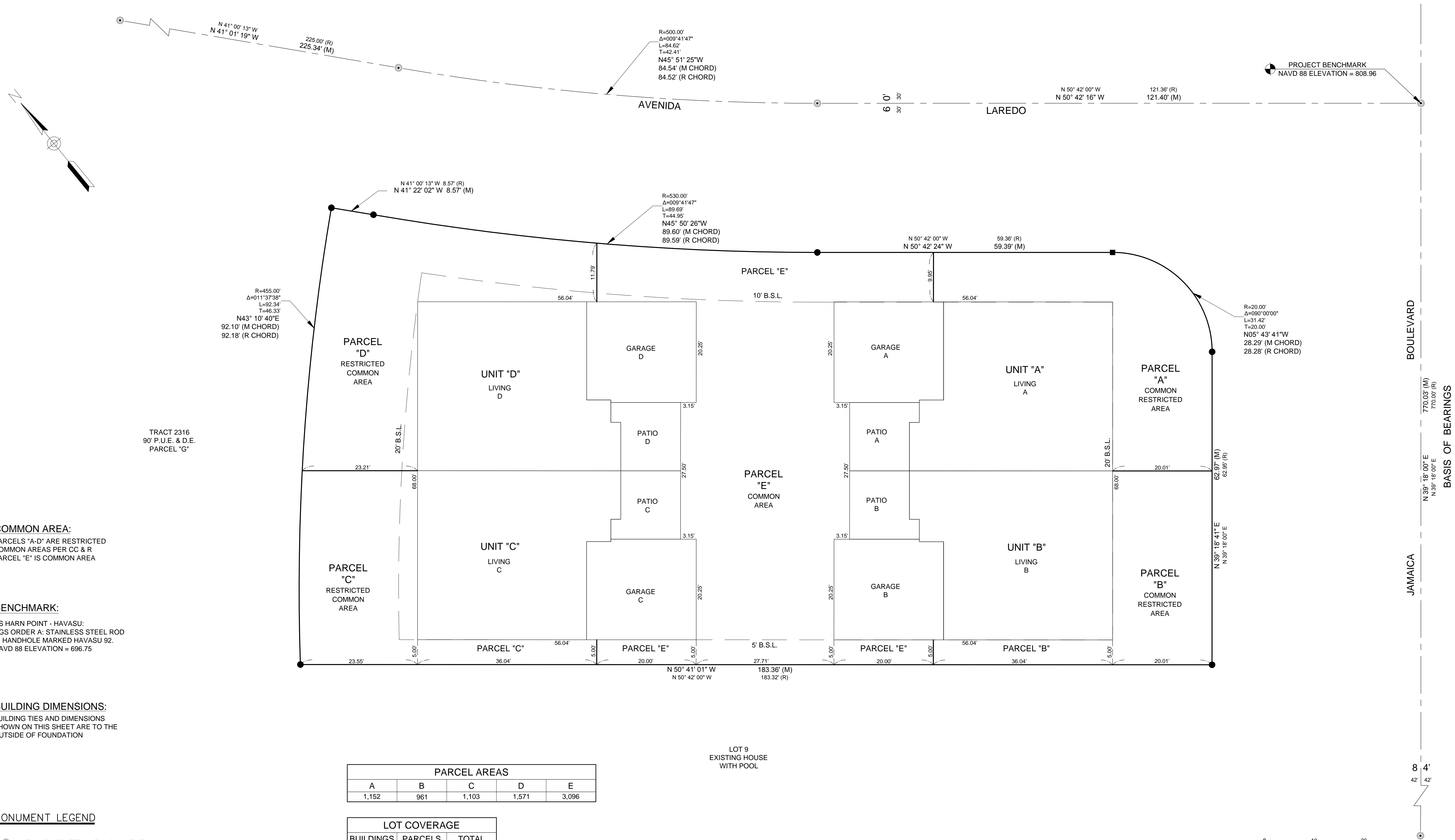
TRACT 2271
BLOCK 6, LOT 10
649 AVENIDA LAREDO
LAKE HAVASU CITY, AZ

PREPARED FOR:
BIRCHETT FAMILY TRUST
1990 N. McCULLOCH BLVD, #D313
LAKE HAVASU CITY, ARIZONA 86403

ACCURATE
PROFESSIONAL
LAND SURVEYING, INC.
P.O. BOX 3722
LAKE HAVASU CITY, ARIZONA 86405
(928) 505-2570



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COMMON AREA:
PARCELS "A-D" ARE RESTRICTED
COMMON AREAS PER CC & R
PARCEL "E" IS COMMON AREA

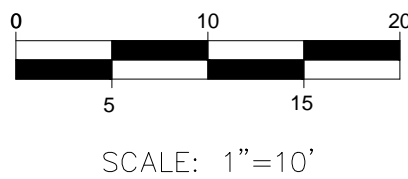
BENCHMARK:
US HARN POINT - HAVASU:
NGS ORDER A: STAINLESS STEEL ROD
IN HANDHOLE MARKED HAVASU 92.
NAVD 88 ELEVATION = 696.75

BUILDING DIMENSIONS:
BUILDING TIES AND DIMENSIONS
SHOWN ON THIS SHEET ARE TO THE
OUTSIDE OF FOUNDATION

- MONUMENT LEGEND**
- FOUND CENTERLINE MONUMENT
 - FOUND 1/2" REBAR WITH CAP LS 11659
 - FOUND 1/2" REBAR, NO CAP, SET CAP LS 32231

PARCEL AREAS				
A	B	C	D	E
1,152	961	1,103	1,571	3,096

LOT COVERAGE		
BUILDINGS	PARCELS	TOTAL
7,448	7,883	15,331



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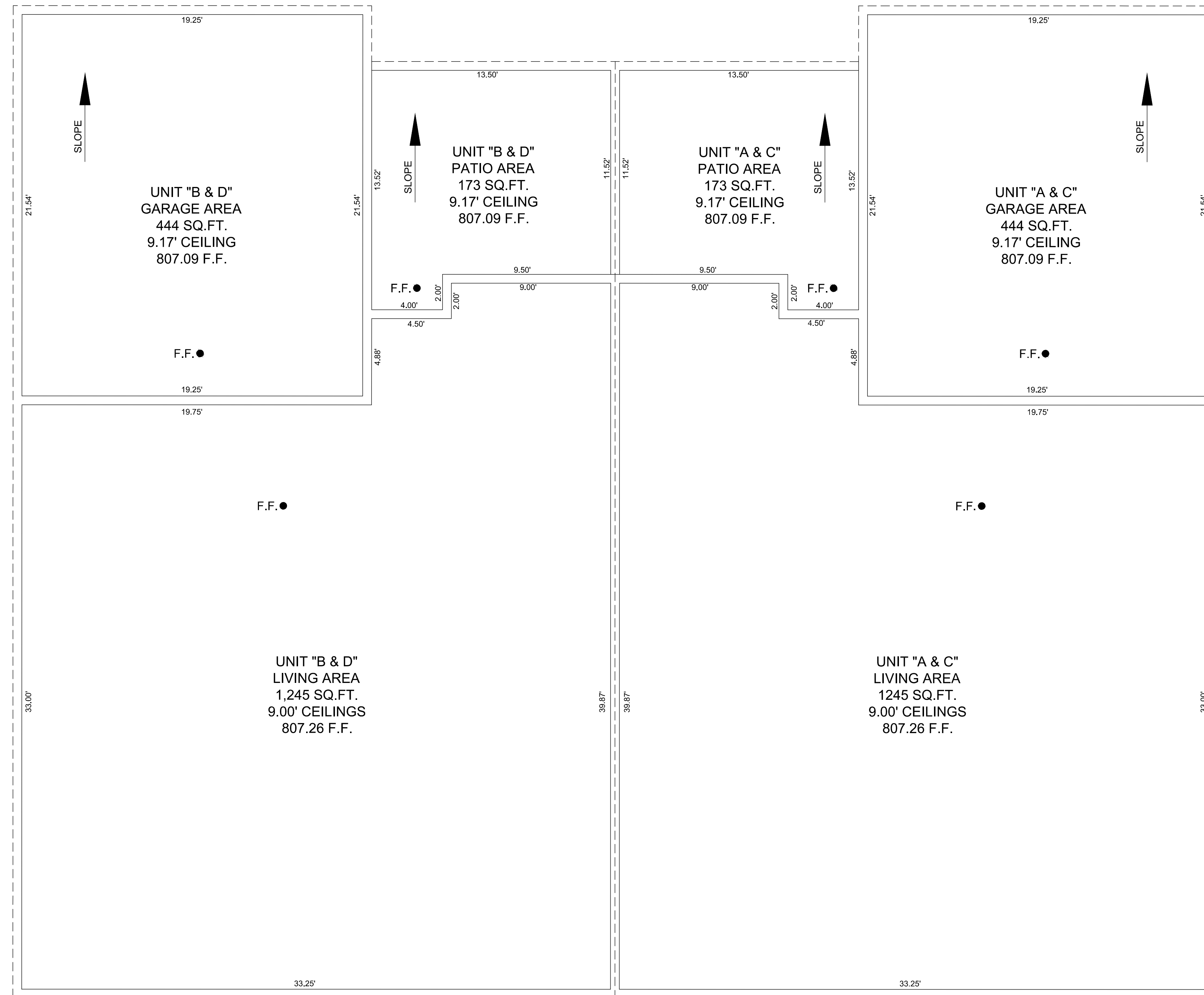
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MAP DATE: 10/02/17
SCALE: 1" = 10'
DRAWN BY: TPD
SURVEY DATE: NOV. 2015
SURVEY CREW: TW/JF
PAGE: 2 OF 3
DRAWING NO: 2017-0645



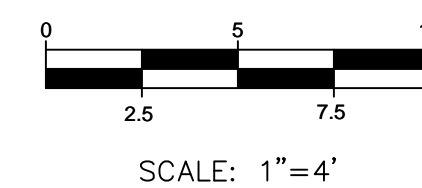
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NOTES:
1) ALL WALLS ARE 6" WALLS

BENCHMARK NOTE:
FINISHED FLOORS ARE BASED ON
NAVD 88 DATUM.

BUILDING DATA				
UNIT #	LIVING SQ. FT.	GARAGE SQ. FT.	PATIO SQ. FT.	TOTAL CU. FT.
A	1,245	444	173	16,863
B	1,245	444	173	16,863
C	1,245	444	173	16,863
D	1,245	444	173	16,863



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TRACT 2271
BLOCK 6, LOT 10
649 AVENIDA LAREDO
LAKE HAVASU CITY, AZ

MAP DATE:	10/02/17
SCALE:	1" = 4'
DRAWN BY:	TPD
SURVEY DATE:	NOV. 2015
SURVEY CREW:	TW/JF
PAGE:	3 OF 3
DRAWING NO:	12017-0645