

PARCEL PLAT
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DWN:LE CHK:JM
 SHEET 2 OF 8
 DATE: 2/26/2022
 JOB: 202108087



EXPIRES 3/31/23

RESULTANT DESCRIPTION

PARCEL 19-A:
 THAT PORTION OF THE EAST ONE-HALF OF LOT NINETEEN (E 1/2 OF LOT 19), OF LE CLAIR ACRES (AKA LE CLAIR SUBDIVISION), ACCORDING TO THE PLAT OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, RECORDED MAY 18, 1931, LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH BRASS CAP IN HAND-HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST 2,645.48 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 345.02 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF SAID LOT 19;
 THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 379.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 282.57 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPED REBAR STAMPED "28274";
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 106.40 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 104.36 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST 208.71 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137" ON THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 178.72 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF SAID LOT 19;
 THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 349.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 315.07 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS WEST 143.09 FEET ALONG SAID WEST LINE TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 265.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 205.47 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137" ON THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 50.02 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 19-B:
 THAT PORTION OF THE EAST ONE-HALF OF LOT NINETEEN (E 1/2 OF LOT 19), OF LE CLAIR ACRES (AKA LE CLAIR SUBDIVISION), ACCORDING TO THE PLAT OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, RECORDED MAY 18, 1931, LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH BRASS CAP IN HAND-HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 00 MINUTES 14 SECONDS WEST 2,645.48 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 345.02 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF SAID LOT 19;
 THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 379.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 282.57 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPED REBAR STAMPED "28274";
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 106.40 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 104.36 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE NORTH 89 DEGREES 54 MINUTES 27 SECONDS EAST 208.71 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137" ON THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 178.72 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF SAID LOT 19;
 THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST 349.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 315.07 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS WEST 143.09 FEET ALONG SAID WEST LINE TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 265.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137";
 THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 205.47 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "42137" ON THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 50.02 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

NOTES

- 1) ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, USING A BEARING OF 300.00 DEGREES 55 MINUTES 00 SECONDS WEST, AND A DISTANCE OF 345.02 FEET, AS SHOWN RECORDED MAY 18, 1931, RECORDS OF MOHAVE, ARIZONA.
- 2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A 1ST AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 87367AZ, DATED JULY 14, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY, OR OTHERWISE, HAVE THE EFFECT OF THE SUBJECT PROPERTY, OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04015C47631, DATED DECEMBER 2, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED) & ZONE X, ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DEPTHS FROM 1 TO 6 FEET; AREAS FROM 1 TO 6 FEET PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; ZONE X IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."
- 4) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
- 5) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.
- 6) THE SURVEY WAS MADE IN JULY 14, 2021 AND IS BASED UPON AN ACTUAL FIELD SURVEY.
- 7) PROPOSED SOURCE OF WATER AND SANITARY SEWAGE DISPOSAL METHOD ARE CONNECTIONS FROM CAMP MOHAVE ROAD, TYING INTO AN EXISTING SEWER MANHOLE, AND TAPPING INTO AN EXISTING WATERLINE WITHIN THE ROAD.
- 8) FORT MOHAVE TRIBAL UTILITIES AUTHORITY IS PROVIDING SEWER SERVICES AND BERMUDA WATER COMPANY IS PROVIDING WATER SERVICES.