

A FINAL PLAT OF "LAKE SHORE VILLAGE OFFICE CONDOMINIUM"

A RESUBDIVISION OF LOT 2 OF "LAKE SHORE VILLAGE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED IN CABINET ____, SLIDE ____ AND LOCATED IN A PORTION THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

A RESUBDIVISION OF LOT 2 OF "LAKE SHORE VILLAGE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED IN CABINET ____, SLIDE ____ AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

CONTAINING 2.7806 ACRES [121,124 SF] MORE OR LESS.

OWNER/DEVELOPER

HACIENDA SANTA CRUZ, L.L.C.
221 NORTH FLORENCE STREET
CASA GRANDE, ARIZONA 85222
CONTACT: KIRK P. MCCARVILLE

ARCHITECT

DEUTSCH ASSOCIATES
4600 E. INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
PHONE: 602-840-2929
CONTACT: ROBERT D. SMITH

NOTES

- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE PLAT AND THE "CONDOMINIUM DECLARATION FOR LAKE SHORE VILLAGE OFFICE CONDOMINIUM", THE DECLARATION WILL CONTROL AND PREVAIL.
- TRACT "A" IS COMMON AREA AND IS FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC, PUBLIC UTILITIES, DRAINAGE, INGRESS AND EGRESS FOR REFUSE AND EMERGENCY VEHICLES AS MORE PARTICULARLY PROVIDED FOR IN THE CONDOMINIUM DECLARATION FOR LAKE SHORE VILLAGE OFFICE CONDOMINIUM.
- AS MORE PARTICULARLY PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM AN EASEMENT IS GRANTED OVER THE COMMON AREA FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC.
- ACCESS TO THIS CONDOMINIUM IS PROVIDED BY RECIPROCAL ACCESS AND EASEMENT AGREEMENT TO BE RECORDED.

LINE	BEARING	DISTANCE
L1	N02°01'02"W	70.00'
L2	S87°58'58"W	25.00'
L3	N02°01'02"W	40.00'
L4	N87°58'58"E	45.00'
L5	S02°01'02"E	40.00'
L6	S02°01'02"E	70.00'
L7	S87°58'58"W	33.69'
L8	S87°58'58"W	19.86'
L9	N51°20'05"W	30.50'
L10	N51°20'05"W	25.50'
L11	N51°20'05"W	25.50'
L12	N51°20'05"W	20.16'

CERTIFICATE OF ASSURED WATER SUPPLY

CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY NO. 27-700290.0000, ISSUED FOR LAKE SHORE VILLAGE OFFICE CONDOMINIUMS, BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON THIS 30TH DAY OF AUGUST, 2007.

CITY APPROVALS

CITY ENGINEER:
DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF ____ 20____ BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER

PLANNING DIRECTOR:
THE FINAL PLAT REVIEWED AND APPROVED THIS ____ DAY OF ____ 20____.

PLANNING AND DEVELOPMENT DIRECTOR

CITY COUNCIL:
APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS ____ DAY OF ____ 20____.

MAYOR:

ATTEST:
CITY CLERK

BENCHMARK

BRASSCAP IN HANDHOLE AT THE INTERSECTION OF PINAL AVENUE AND KORSTEN ROAD. ELEVATION 1383.60' PER CITY OF CASA GRANDE BENCHMARK LIST.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING S.87°58'58"W, ACCORDING TO "CASA GRANDE LAKES PARCEL 4", A SUBDIVISION RECORDED IN CABINET D, SLIDE 152, RECORDS OF PINAL COUNTY, ARIZONA.

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE(S) "X" DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1170E WITH A DATE IDENTIFICATION OF DECEMBER 04, 2007.

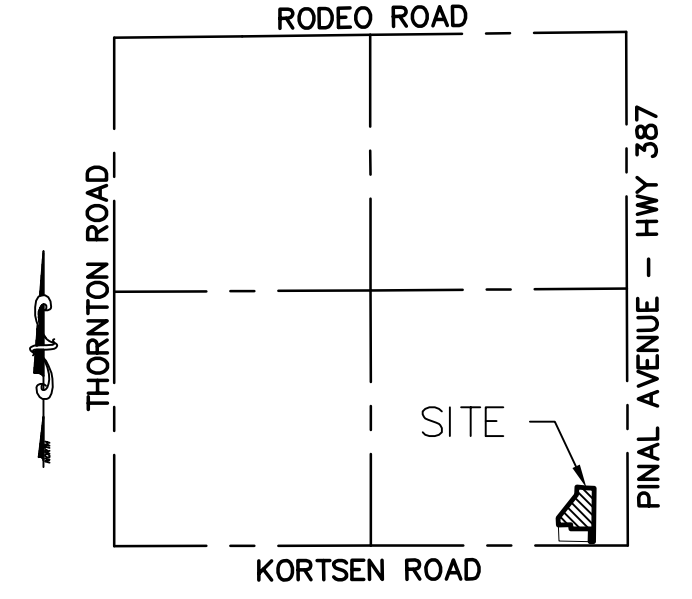
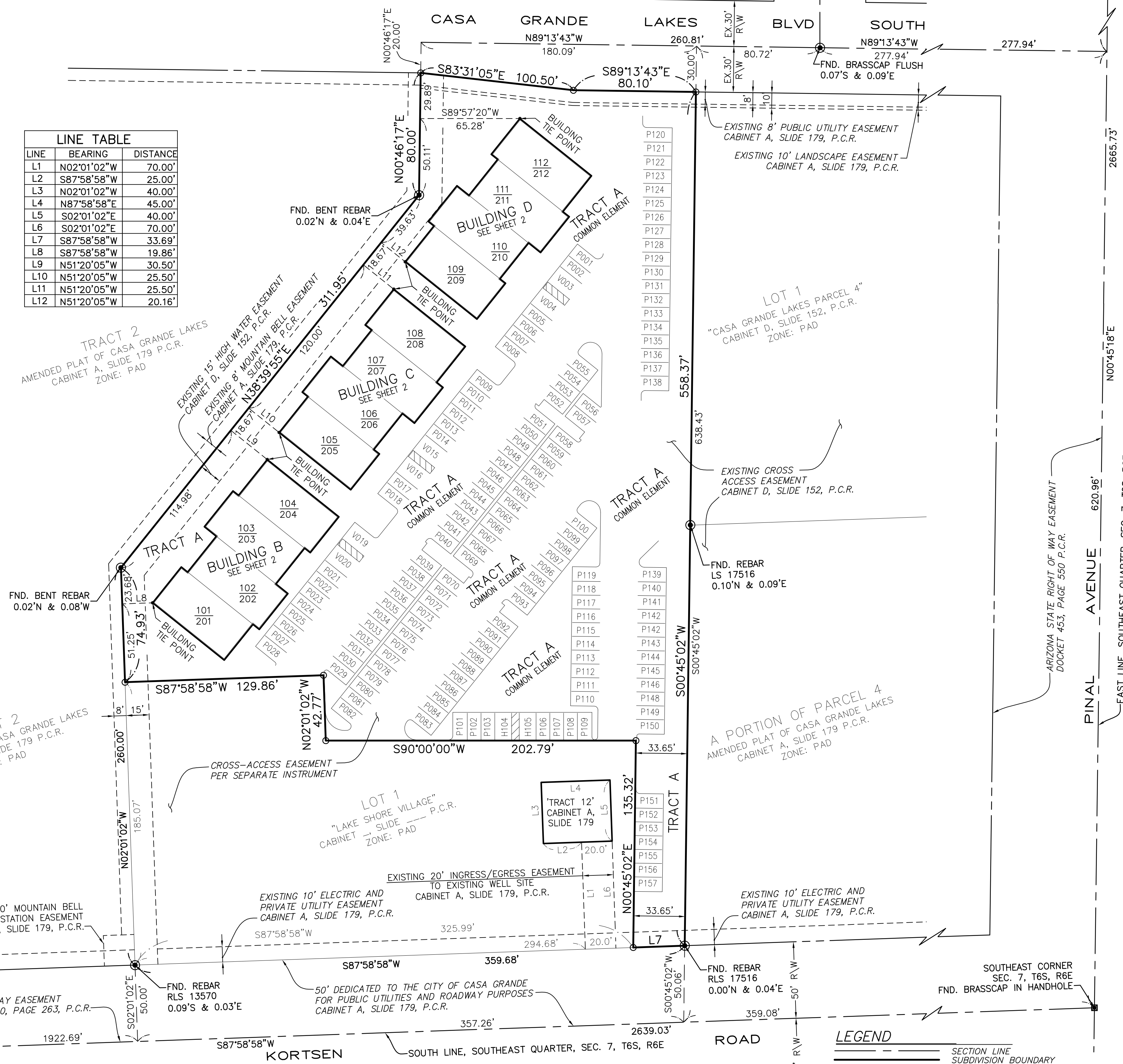
ZONE "X" IS AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

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EAST QUARTER CORNER SEC. 7, T6S, R6E BRASSCAP IN HANDHOLE



VICINITY MAP
NOT TO SCALE

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT HACIENDA SANTA CRUZ, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAKE SHORE VILLAGE OFFICE CONDOMINIUM", A RESUBDIVISION OF LOT 2 OF "LAKE SHORE VILLAGE", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED IN CABINET ____, SLIDE ____ AND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LAKE SHORE VILLAGE OFFICE CONDOMINIUM", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE UNITS, TRACTS AND STREETS, AND THAT EACH UNIT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY VEHICLES IS HEREBY DEDICATED TO THE CITY OF CASA GRANDE OVER TRACT "A". TRACT "A" SHALL BE MAINTAINED BY THE LAKE SHORE VILLAGE OFFICE CONDOMINIUM ASSOCIATION. THERE HAS BEEN OR IS BEING RECORDED HERewith A CONDOMINIUM DECLARATION FOR LAKE SHORE VILLAGE OFFICE CONDOMINIUM WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

THE MAINTENANCE AND OWNERSHIP OF THE LIMITED COMMON ELEMENTS IS GOVERNED BY THE CONDOMINIUM DECLARATION FOR LAKE SHORE VILLAGE OFFICE CONDOMINIUM.

THE LAKE SHORE VILLAGE OFFICE CONDOMINIUM ASSOCIATION IS TO MAINTAIN LANDSCAPING AREAS WITHIN TRACT 'A' AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF:
HACIENDA SANTA CRUZ, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY RANCHO CABALLO LOCO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER HAS HEREUNDER CAUSED ITS SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THEREUNTO DULY AUTHORIZED TO DO SO THIS ____ DAY OF ____ 20____

BY: KIRK P. MCCARVILLE, MEMBER

BY: ROY PITTULLO, MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

BEFORE ME ON THIS ____ DAY OF ____ 20____, KIRK P. MCCARVILLE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF RANCHO CABALLO LOCO L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF HACIENDA SANTA CRUZ, L.L.C., A LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE, AS MEMBER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

BEFORE ME ON THIS ____ DAY OF ____ 20____, ROY PITTULLO PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF RANCHO CABALLO LOCO L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF HACIENDA SANTA CRUZ, L.L.C., A LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE, AS MEMBER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

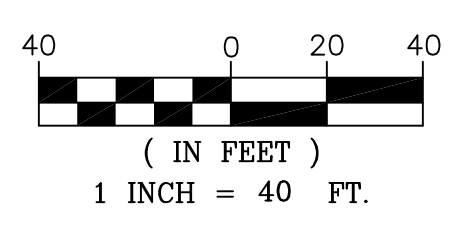
IN WITNESS WHEREOF, I HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR CERTIFICATION

I, COLIN D. HARVEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2008; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: COLIN D. HARVEY, RLS#42017
HARVEY LAND SURVEYING, INC.
139 WEST COTTONWOOD LANE, SUITE 103
CASA GRANDE, ARIZONA 85222



LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY
- UNIT BOUNDARY
- EXTERIOR SURFACE OF BUILDING
- EXISTING EASEMENT
- FND. BRASS CAP IN HAND HOLE U.O.N.
- FND. BRASS CAP FLUSH U.O.N.
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR, RLS 42017 (OR AS NOTED)
- UNIT NUMBER (FIRST FLOOR UNIT)
- UNIT NUMBER (SECOND FLOOR UNIT)
- C002 COVERED PARKING SPACE (9'x18')
- CAB CABINET
- DKT DOCKET
- DOC DOCUMENT
- H003 HANDICAP PARKING SPACE (11'x18')
- P004 PARKING SPACE (9'x18')
- P.C.R. PINAL COUNTY RECORDER
- PG PAGE
- R/W RIGHT OF WAY
- V001 VAN ACCESSIBLE PARKING SPACE (13'x18')

AREA TABLE

GROSS/NET AREA	2.7806 ACRES	121,124 SF
TOTAL UNIT AREA	0.9916 ACRES	43,200 SF
TRACT "A"	2.2848 ACRES	99,524 SF
RIGHT OF WAY	0 ACRES	0 SF
TOTAL NUMBER OF BUILDINGS	3 BUILDINGS, 2 STORIES	
TOTAL NUMBER OF UNITS	24 UNITS	

HARVEY LAND SURVEYING, INC.
139 WEST COTTONWOOD LANE, SUITE 103
CASA GRANDE, ARIZONA 85222
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@COX.NET

DRAWN BY: SRB	CHECKED BY:
SCALE: 1" = 40'	
DATE: 04/09/2008	
JOB NUMBER	SHEET
	1 OF 2

