

# THE LAKES TRACT "G-3"

A CONDOMINIUM DEVELOPMENT OF PART OF TRACT "G" OF THE LAKES, BOOK 131, PAGE 36, M.C.R. & SITUATED IN THE N.W. 1/4 OF SECTION 2, T.1S., R.4E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

NOTE: 5' EASEMENTS SHOWN ARE EASEMENTS FOR PUBLIC UTILITIES, SIDEWALKS AND TRAFFIC CONTROL DEVICES.

INDICATES EASEMENTS FOR PUBLIC UTILITIES, SIDEWALKS, TRAFFIC CONTROL DEVICES AND DRAINAGE.

CURVE NO.	CURVE DATA	
	R	L
1	64 33	35 6
2	48 33	26 75
3	438 50	49 25
4	454 50	28 87
5	5 00	4 4
6	8 50	4 96
7	8 50	5 35
8	7 00	6 9
9	7 00	00
10	7 00	20
11	7 00	13 52 7"
12	7 00	11 04 46"
13	5 00	00 04 10"

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA SS

Know all men by these presents: That TRANSAMERICA TITLE INSURANCE COMPANY, an Arizona corporation, as trustee, has subdivided the name of THE LAKES TRACT "G-3" a part of Tract G of The Lakes, Book 131, Page 36, M.C.R. & situated in the NW 1/4 of Sect. 2, T.1S., R.4E., G.&S.R.B.&M., Maricopa County, Arizona and hereby publishes this plat as and for the plat of said "THE LAKES TRACT "G-3" a hereby declares that said plat sets forth the location and gives the divisions of the blocks, streets, private drives, tract and air spaces constituting same and that each block, street, private drive, tract and air space shall be known by the letter, name or number given each respectively on said plat and that TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as trustee, hereby dedicates in public for use as such the streets shown on said plat and in the above described premises. Nothing herein contained shall be construed to dedicate the private drives to the use of the general public.

That part of THE LAKES TRACT "G-3" which is not a public street, a private drive or tract S33 and which lies outside air space as defined on sheets two and three of said plat is a easement for public utilities as more fully set forth in the Declaration of Horizontal Property Regime and Covenants, Conditions and Restrictions to be hereafter recorded.

Easements are dedicated for the purposes shown. In witness whereof TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 1<sup>st</sup> day of April 1971.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

BY Marie Peiperman  
TRUST OFFICER

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA SS

On this the 1<sup>st</sup> day of JUNE, before me the undersigned officer appeared MARIE PEIPERMAN who acknowledged himself to be a trust officer of TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation and acknowledged that he as a trust officer, being duly authorized to do, executed the foregoing instrument for the purposes contained, by signing the name of the corporation, as trustee, himself as a trust officer.

In witness whereof: I hereunto set my hand and official seal.

BY Kathleen Beese 8-6-74  
Notary Public My commission expires

## ENGINEER'S CERTIFICATE

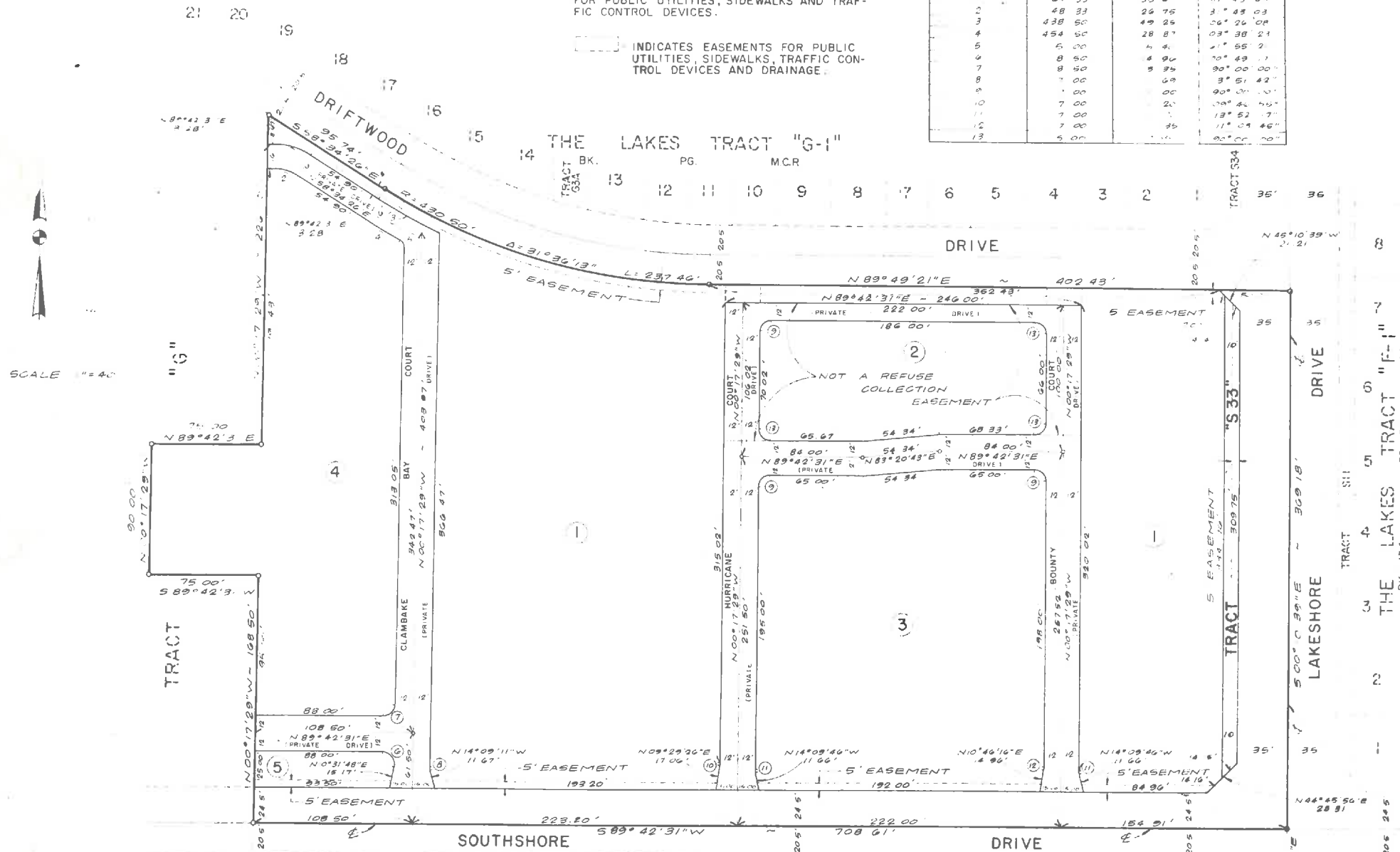
I, Henry L. Lege, hereby certify that I am a registered civil engineer of the state of Arizona; that this map, consisting one sheet, correctly represents a survey made under my supervision during the month of April 1971; that the survey is true and complete as shown; that all the monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

DATED April 21, 1971 Henry L. Lege  
P.E.

## APPROVALS

Approved by the Council of the City of Tempe, Arizona, this 1<sup>st</sup> day of APRIL 1971.  
by Rick Manning ATTEST Henry L. Lege  
CITY ENGINEER  
Approved by Marie Peiperman TRUST OFFICER  
Approved by Marie Peiperman PLANNING DIRECTOR

SHEET 1 OF 3 SHEETS



- INDICATES CORNER OF "THE LAKES TRACT G-3" SET 1/2" BAR.
- INDICATES CORNER OF "THE LAKES TRACT G-3" AND CORNER OF "THE LAKES TRACT G-1"-FD. 1/2" BAR
- INDICATES CORNER OF "THE LAKES TRACT G-3" AND CORNER OF "THE LAKES TRACT F-1"

NOTE: ALL PRIVATE DRIVES ARE EASEMENTS FOR REFUSE COLLECTION, PUBLIC UTILITIES, DRAINAGE AND EMERGENCY VEHICLES UNLESS SPECIFIED OTHERWISE.

NOTE: THE PRIVATE DRIVES & BLOCKS 1-5 ARE THE GENERAL COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF HORIZONTAL PROPERTY REGIME TOGETHER WITH COVENANTS, CONDITIONS & RESTRICTIONS & GRANT & RESERVATION OF EASEMENTS FOR "LAKE PARK VILLAS".

SOUTH LINE OF NW 1/4 SECTION 2  
1941.05'  
N 89° 49' 21" E

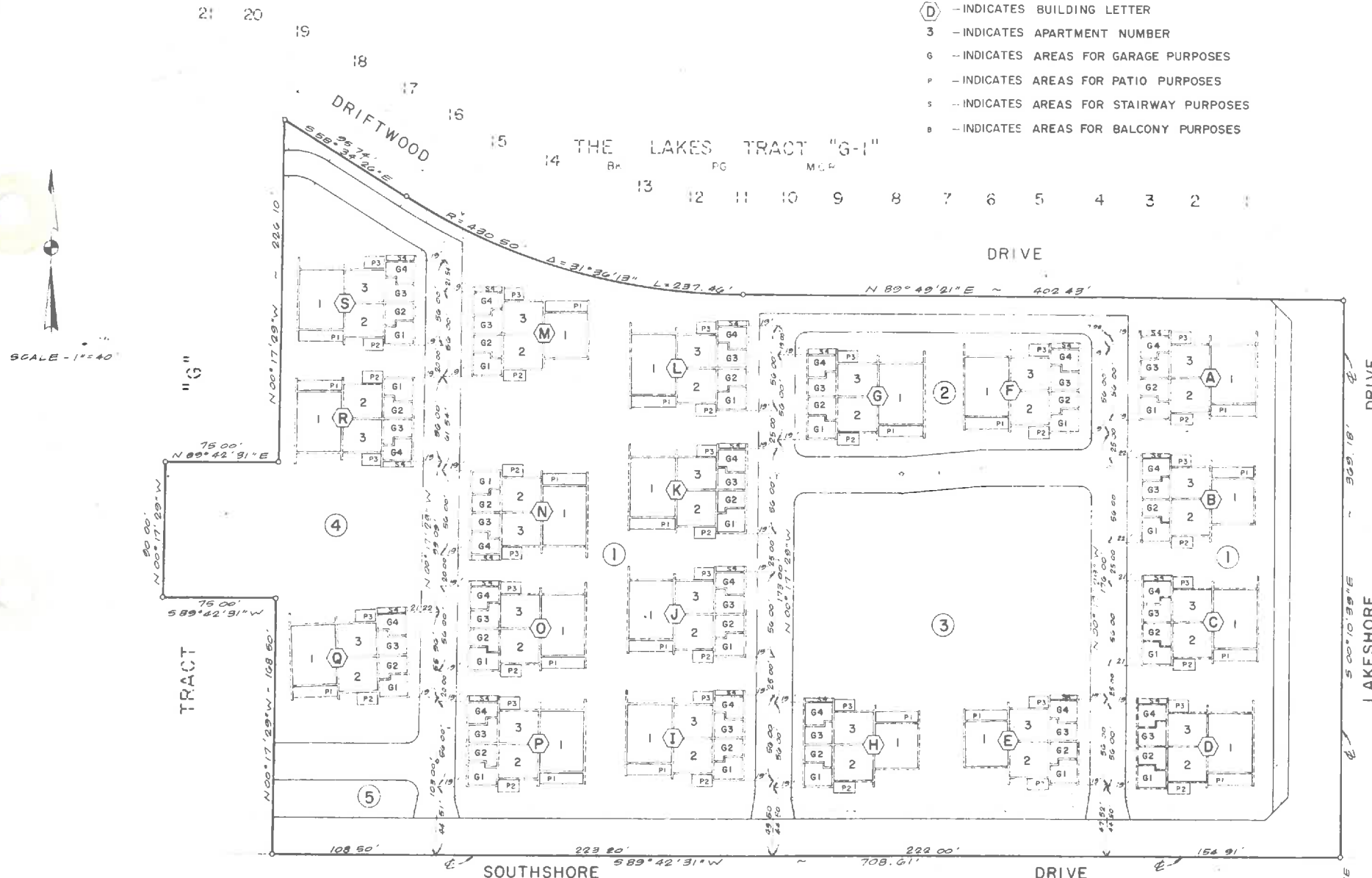
W 1/4 COR OF SECTION 2  
FO 3 1/2" REBAR

# THE LAKES TRACT "G-3" copy

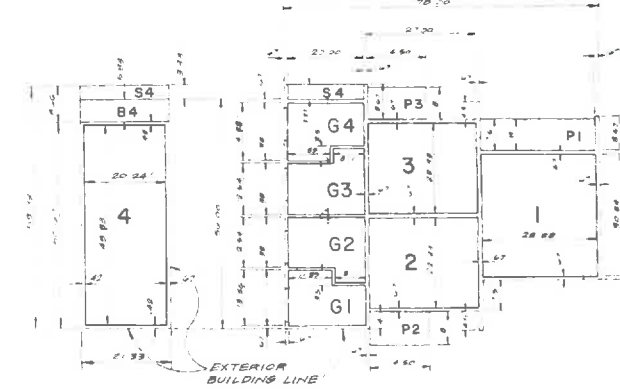
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Book 138  
E. Co. Co.

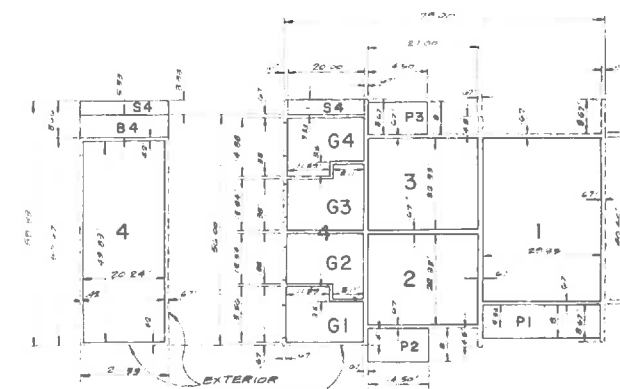
- ② - INDICATES BLOCK NUMBER
- ⓓ - INDICATES BUILDING LETTER
- 3 - INDICATES APARTMENT NUMBER
- G - INDICATES AREAS FOR GARAGE PURPOSES
- P - INDICATES AREAS FOR PATIO PURPOSES
- S - INDICATES AREAS FOR STAIRWAY PURPOSES
- B - INDICATES AREAS FOR BALCONY PURPOSES



SCALE - 1"=40'



SECOND FLOOR LEVEL  
FIRST FLOOR LEVEL  
PLAN "X"



SECOND FLOOR LEVEL  
FIRST FLOOR LEVEL  
PLAN "Y"



TYPICAL SECTION  
BOTH PLANS

CENTER SECTION 2.  
FD 5" B" BAR IN H.H.

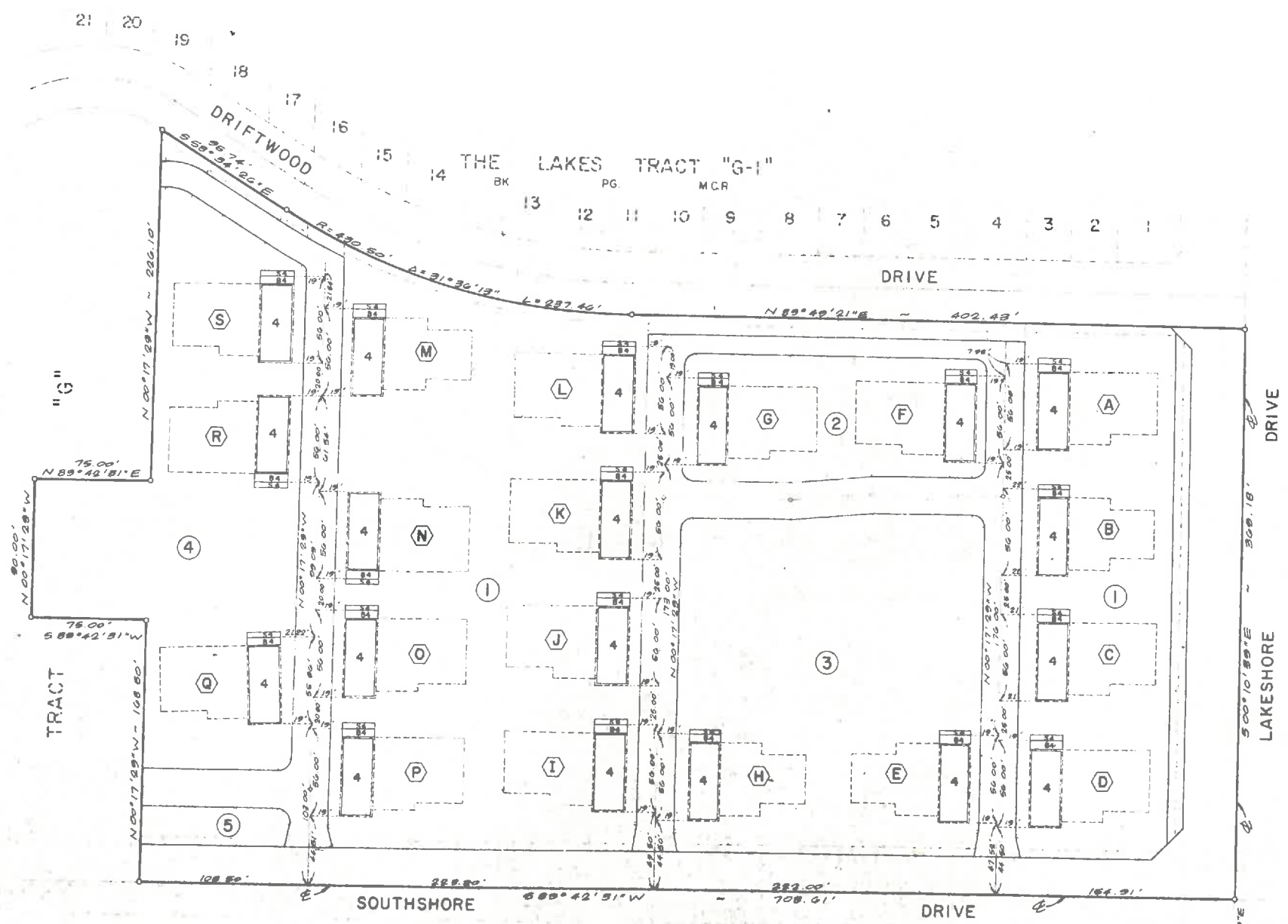
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STATE OF ARIZONA  
 I, \_\_\_\_\_  
 County Recorder  
 9 '71-'830  
 Book 131  
 Page 36  
 Ed. [Signature]

ELEVATIONS OF HORIZONTAL PLANES OF UPPER AND LOWER VERTICAL BOUNDARIES OF DWELLING UNITS

BLDG. NO.	UNIT	LOWER EL.	UPPER EL.	BLDG. NO.	UNIT	LOWER EL.	UPPER EL.
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00
AP1	1	1182.75	1200.00	AP1	1	1182.75	1200.00
AP2	2	1182.75	1200.00	AP2	2	1182.75	1200.00
AP3	3	1182.75	1200.00	AP3	3	1182.75	1200.00
AB4	4	1182.75	1200.00	AB4	4	1182.75	1200.00
S4	Garage	1182.75	1200.00	S4	Garage	1182.75	1200.00



**BENCH MARKS**

- A.M.D. B.C. SET IN A CONCRETE CULVERT 23' N. OF CENTER LINE OF BASELINE ROAD & 30' E. OF CENTER LINE OF OLD RURAL ROAD - CENTER OF EAST SIDE OF IRRIGATION CULVERT. ELEVATION - 1181.65
- "TTV9" B.C. ON CULVERT BOX 15' W. OF CENTER LINE OF MCCLINTOCK ROAD 30' N. OF CENTER LINE OF BASELINE ROAD. ELEVATION - 1186.63

**NOTE** - ADD 0.16' TO ALL ELEVATIONS SHOWN TO EQUAL CITY OF TEMPE DATA

CENTER SECTION 2, FD 6/8" BAR IN H.H.