



FEE# 2025022353

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



05/01/2025 01:35 PM Fee: \$24.00

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RECORD OF SURVEY

**LEGAL: OF LOTS 1 THROUGH 36 AND 39 THROUGH 42 OF TURQUOISE
ESTATES, RECORDED MAY 15, 1961, FEE NUMBER 10320 SITUATED IN
THE WEST HALF (W 1/2) OF SECTION 19, TOWNSHIP 25 NORTH, RANGE
18 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY,
ARIZONA**

SURVEYOR: JAMES T. STOVALL

BOOK: 67

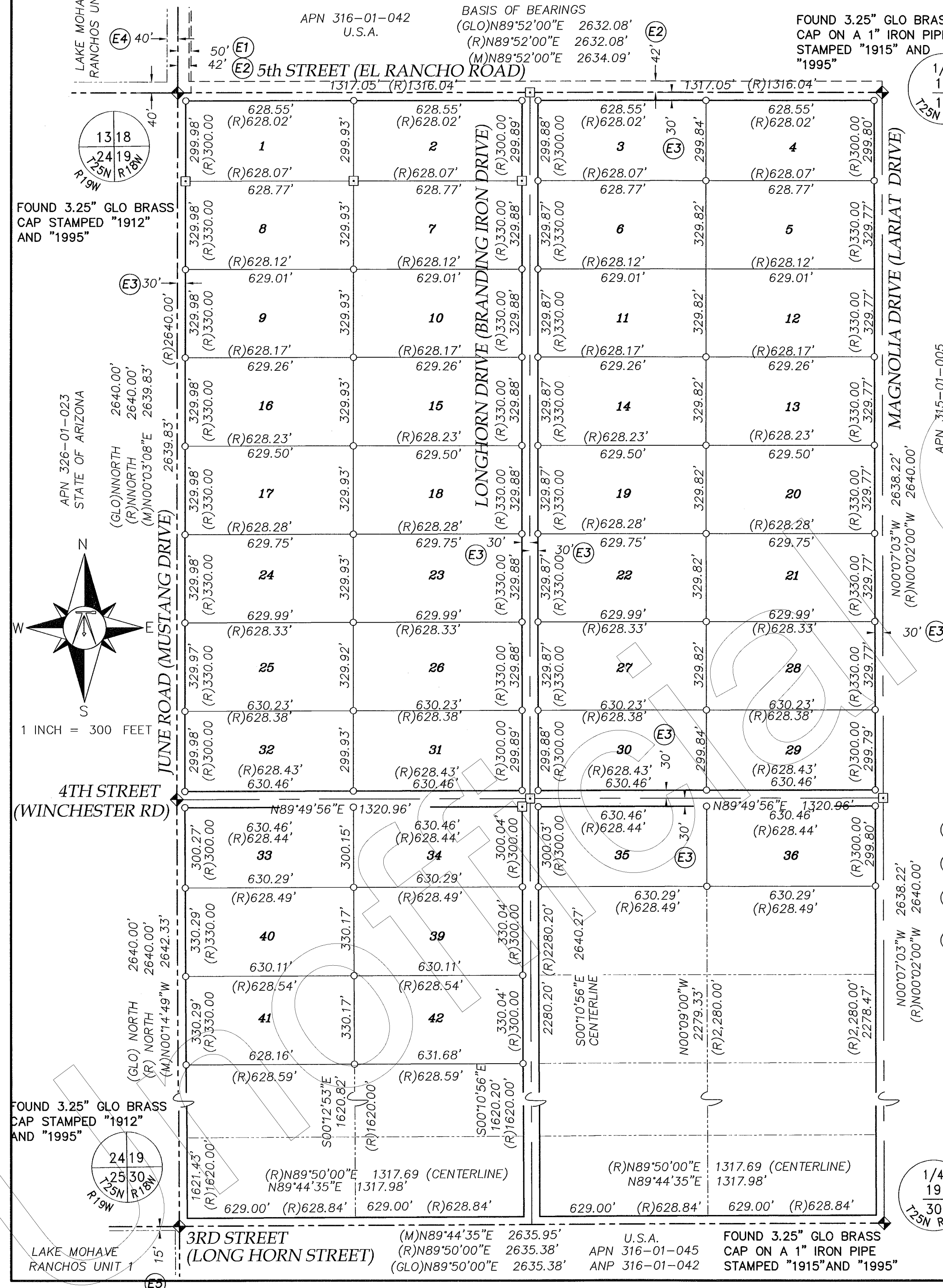
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FEE#: 2025022353

DATE: MAY 1, 2025

FEE: \$24.00

RECORD OF SURVEY OF LOTS 1 THROUGH 36 AND 39 THROUGH 42 OF TURQUOISE ESTATES, RECORDED MAY 15, 1961, FEE NUMBER 10320 SITUATED IN THE WEST HALF (W 1/2) OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 18 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



SURVEYORS NOTE:

AS STATED IN THE CERTIFICATE FOR THE SUBDIVISION PLAT OF TURQUOISE ESTATES: 'THIS PLAT WAS CALCULATED DURING THE MONTH OF MAY 1961 FROM A GLO PLAT DATED MARCH 17, 1919, ON FILE AT THE BUREAU OF LAND MANAGEMENT, PHOENIX, ARIZONA. ALL PARCELS ARE FRACTIONAL, AND THE ESTABLISHMENT OF PARCEL CORNERS SHOULD BE MADE USING THE FRACTIONAL BREAKOUT METHOD.' THE ORIGINAL PLAT DOES NOT INDICATE THAT THE SURVEYOR SET ANY PROPERTY CORNERS.

THE PARCEL CORNERS SHOWN HEREON HAVE BEEN ESTABLISHED USING PROPORTIONAL METHODS BASED ON THE ORIGINAL SUBDIVISION MAP AND THE GENERAL LAND OFFICE (GLO) SURVEY. ALL DIMENSIONS AND LOCATIONS ARE DERIVED FROM RECORD DATA AND FIELD MEASUREMENTS IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES.

RANDOM 3/8" REBARS EXTENDING APPROXIMATELY 2 FEET ABOVE GROUND, WITH 1/2" PVC PIPES EXTENDING 4 FEET ABOVE GROUND, WERE FOUND AT VARIOUS LOCATIONS THROUGHOUT THE SUBDIVISION. THESE MARKERS HAD NO IDENTIFYING INFORMATION AND DO NOT APPEAR TO HAVE BEEN SET BY THE ORIGINAL SURVEYOR. THEIR POSITIONS VARIED FROM 1 TO 6 FEET FROM THE LOCATIONS ESTABLISHED BY THIS SURVEY. AS SUCH, THEY WERE NOT ACCEPTED AS PROPERTY CORNERS.

RECORDED REFERENCE:

PLAT OF TURQUOISE ESTATES RECORDED MAY 15, 1961, M.C.O.R.
GLO PLAT APPROVED MARCH 17, 1919

SURVEYOR'S CERTIFICATE:

THE SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY. THE MONUMENTS DESCRIBED AS FOUND WERE FOUND, THE MONUMENTS DESCRIBED AS SET WERE SET, THIS PLAT MEETS THE REQUIREMENTS OF A.R.S. 33-105. THE PARCELS SHOWN HEREON HAVE LEGAL ACCESS.

James T. Stovall
DATE

RECORDER'S CERTIFICATE:

FILED AND RECORDED AT THE REQUEST OF JAMES TODD STOVALL PLS.

ON May 1 2025,

IN BOOK 67 OF RECORD OF SURVEYS, PAGE 28, RECORDS OF MOHAVE COUNTY, ARIZONA.

BY Linda L'Huillier Lydia Durst
DEPUTY RECORDER RECORDER

RECEPTION NO. 2025022353

EASEMENTS/RIGHT OF WAY:

- (E1) 50' ROADWAY BLM ROADWAY, AZA 027254 AND BOARD OF SUPERVISORS RESOLUTION NO. 948, RECORDED IN BOOK 984, PAGE 98, M.C.O.R.
- (E2) 42' ROADWAY-BLM ROADWAY, AZA 021916
- (E3) 30' TO 60' RIGHT OF WAY DEDICATED PER TURQUOISE ESTATES, REC. NO. 103230, M.C.O.R.
- (E4) 40' RIGHT OF WAY DEDICATED PER LAKE MOHAVE RANCHOS UNIT 19 REC. NO. 101276, M.C.O.R.

LEGEND:

- SET 5/8" RE-BAR AND GREEN PLASTIC CAP STAMPED R.L.S. 25088
- NO CORNER FOUND OR SET, CALCULATED POSITION
- ◆ FOUND SECTION AND QUARTER SECTION CORNER AS DESCRIBED
- (R) RECORD BEARING AND DISTANCE PER THE ORIGINAL SUBDIVISION PLAT
- (GLO) RECORD BEARING AND DISTANCE PER THE G.L.O. PLAT
- (M) MEASURED BEARING AND DISTANCE
- M.C.O.R. MOHAVE COUNTY OFFICIAL RECORDS
- APN MOHAVE COUNTY ASSESSORS PARCEL NUMBER

BASIS OF BEARING:

N89°52'00"E
BEING THE NORTH LINE OF THE WEST HALF (W 1/2) OF SECTION 19 T.25N., R.18W., PER THE RECORDED SUBDIVISION PLAT OF TURQUOISE ESTATES, REC. NO. 103230 M.C.O.R.

PREPARED FOR:

SEAN HARRON
MOHAVE OFFGRID CONSTRUCTION
3060 N BOULDER PASS
KINGMAN, ARIZONA 86401

SEC. 19, T. 25 N., R. 18 W.

STOVALL LAND SURVEYING

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JOB NUMBER:025-017
DATE: MARCH 29, 2025

SCALE: 1"=300'
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