

269-37

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LA TIERRA CONDOMINIUMS HORIZONTAL PROPERTY REGIME

NOTES

- This Horizontal Property Regime (Subdivision) consists of 116 units located in 10 buildings and is subject to the Declaration of Horizontal Property Regime and Covenants, Conditions, and Restrictions for La Tierra Condominiums of even date herewith. The Declaration is an integral part of, and should be consulted in connection with, this Regime.
- The Apartment Units and Common Area are more particularly described in the Declaration. The Common Area includes all of the property except the Building Units. As set forth in the Declaration, each Condominium consists of a unit, an undivided interest in all of the common area and the right to an exclusive specified use of designated locations within restricted portions of the common area, such as for vehicle parking, patio, balcony, air conditioning units, etc. Easements benefitting and burdening the Units and Common Area are set forth in the Declaration together with other restrictions and limitations applicable to this Regime.
- The Declaration recorded in Docket _____ page _____ Maricopa County Records.

A resubdivision of Tract "B", BRADLEY PLACE, according to Book 177 of Maps, Page 15, records of Maricopa County, Arizona, located in the S. E. 1/4 Section 2 Township 1 South, Range 4 East of Gila and Salt Rivers Base and Meridian, Maricopa County, Arizona.

STATE OF ARIZONA
COUNTY OF MARICOPA

DEDICATION

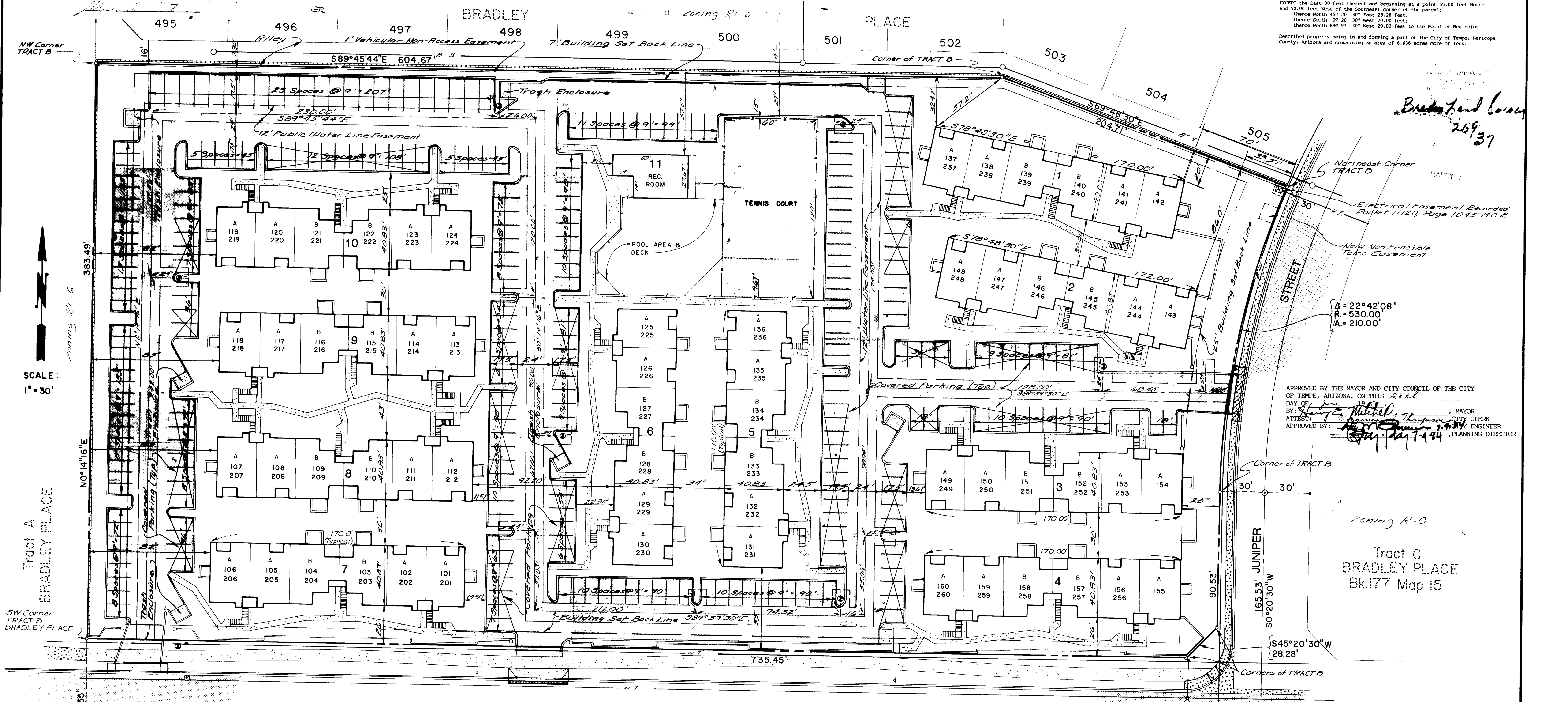
ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS: That STEWART TITLE & TRUST OF PHOENIX, INC., a Delaware Corporation, as Trustee, has established a Horizontal Property Regime (Subdivision) under the name of La Tierra Condominiums, upon Tract B, BRADLEY PLACE, a subdivision recorded in Book 177 of Maps, page 15 of Maricopa County Records and located in the Southeast Quarter of Section 2, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian as shown placed hereon, and hereby publishes this plat as and for the plat of La Tierra Condominiums, and hereby declares that said plat sets forth the location and gives the dimensions of the units constituting the same and that each unit shall be known by the number given to each respectively on said plat. Easements are provided for the uses designated hereon.

On this the _____ day of _____, 1984, before me the undersigned officer, personally appeared _____ who acknowledged himself to be designated in the foregoing instrument and that he as such officer, being duly authorized so to do, executed the same for the purposes therein contained.

My Commission Expires _____ Notary Public

IN WITNESS WHEREOF:
STEWART TITLE & TRUST OF PHOENIX, INC., as trustee, has hereunto caused its name to be signed and attested by the undersigned officer thereunto duly authorized so to do.



LEGAL DESCRIPTION:
Tract B BRADLEY PLACE, a subdivision recorded in Book 177 of Maps, page 15, of Maricopa County Records and also described as follows:
A parcel of land situated in the Southeast quarter of Section 2, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:
Beginning at a point on the South line of the Southeast Quarter of said Section 2, from which the Southeast corner of said Section 2 bears South 89° 30' 30" East a distance of 1143.89 feet;
Thence North 00° 20' 30" East a distance of 165.53 feet;
Thence along the arc of a curve to the right, said curve having a central angle of 22° 42' 08" a radius of 500.00 feet, a distance of 198.11 feet;
Thence North 66° 57' 23" West 30.00 feet;
Thence North 69° 48' 30" West a distance of 204.71 feet;
Thence North 89° 45' 44" West a distance of 604.67 feet;
Thence South 00° 14' 16" West a distance of 438.49 feet to a point on the South line of the Southeast Quarter of said Section 2;
Thence South 89° 39' 30" East a distance of 785.35 feet to the Point of Beginning.

EXCEPT the East 30 feet thereof and beginning at a point 55.00 feet North and 50.00 feet West of the Southeast corner of the parcel;
Thence North 45° 20' 30" East 28.28 feet;
Thence South 00° 20' 30" West 20.00 feet;
Thence North 89° 39' 30" West 20.00 feet to the Point of Beginning.

Described property being in and forming a part of the City of Tempe, Maricopa County, Arizona and comprising an area of 6.636 acres more or less.

Bradley Land Corner
269-37

North East Corner TRACT B

Electrical Easement Recorded Packet 11120 Page 1045 M.C.E.

New Non-Ferrous Telco Easement

A = 22° 42' 08"
R = 530.00'
A = 210.00'

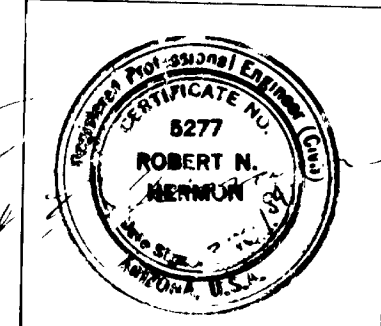
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS 28th DAY OF _____, 1984.
BY: _____ MAYOR
ATTEST: _____ CITY CLERK
APPROVED BY: _____ ENGINEER
_____ PLANNING DIRECTOR

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:
I, ROBERT HERMON, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF _____ SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF _____, 1984; 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.

BRADLEY PLACE
UNIT TWO
Bk 191 Pg 45

Wall Location Detail N.T.S.



DEVELOPER
LATIERRA VENTURES
a general Partnership
6485 S. Rural Road
Tempe, Arizona 85283
P.S. 8-88

LA TIERRA CONDOMINIUMS
DRAWN BY: PJC CHECKED BY: E.N.H. JOB NO. 003-11-150
269-37