

NAUNI VALLEY RANCH 7

A REPLAT TO MODIFY THE DRAINAGE EASEMENT OF NAUNI VALLEY RANCH 6, LOT 1 AS RECORDED IN BOOK 1395 PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING R-43
 NUMBER OF LOTS 1
 GROSS AREA 1.767 ACRES
 NET AREA 1.767 ACRES

LEGAL DESCRIPTION

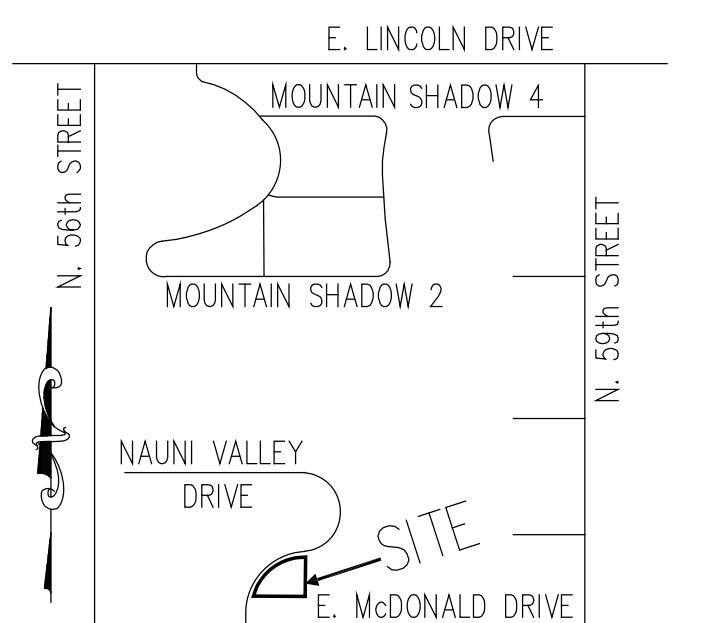
LOT 1, LOT SPLIT OF NAUNI VALLEY RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1395 OF MAPS, PAGE 27.

NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH CURRENT PARADISE VALLEY FLOOD REGULATIONS

OWNER:

BH NAUNI VALLEY, LLC
 6001 N NAUNI VALLEY DR 12B
 PARADISE VALLEY, AZ 85253
 (480) 949-2700

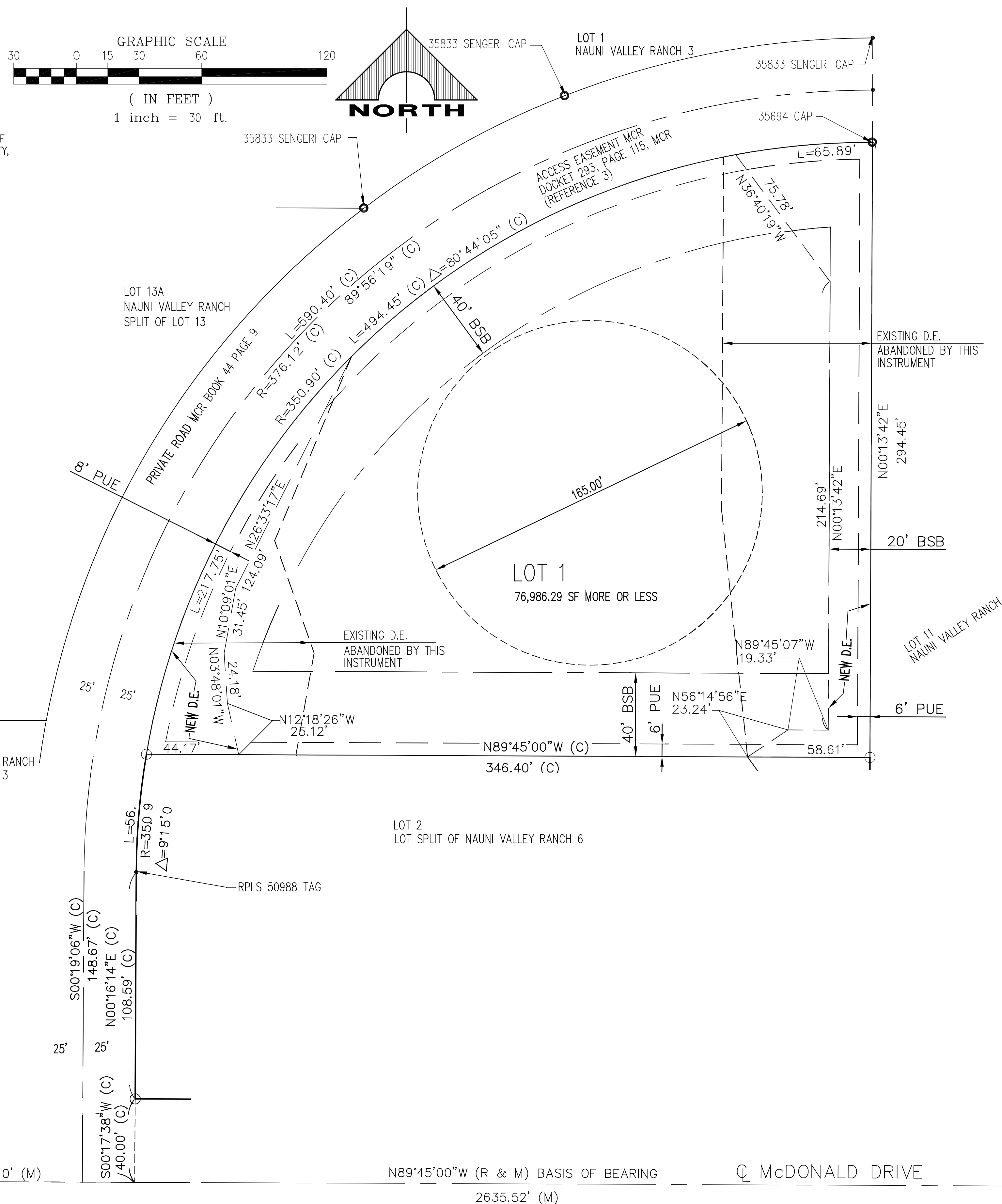


VICINITY MAP

NO SCALE

LEGEND

- | | |
|-------|--------------------------------------|
| BSB | BUILDING SETBACK |
| PUE | PUBLIC UTILITIES EASEMENT |
| MCR | MARICOPA COUNTY RECORDER |
| (C) | CALCULATED VALUE |
| (R) | RECORDED VALUE |
| (M) | MEASURED VALUE |
| ROW | RIGHT OF WAY |
| DE | DRAINAGE EASEMENT |
| VE | VISIBILITY EASEMENT |
| ○ | FOUND REBAR WITH CAP
RPLS # 50988 |
| • | FOUND 5/8" Ø STEEL PIN |
| ○ | FOUND 1/2" Ø REBAR |
| — | BOUNDARY LOTS 1 & 2 |
| - - - | EASEMENT |



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

BH NAUNI VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF SAID REAL PROPERTY, HAS REPLATTED UNDER THE NAME OF "NAUNI VALLEY RANCH 7" BEING A REPLAT TO MODIFY THE DRAINAGE EASEMENT OF NAUNI VALLEY RANCH 6, LOT 1 AS RECORDED IN BOOK 1395 OF MAPS, PAGE 27, M.C.R. SITUATED IN THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS AMENDMENT AND HEREBY DECLARES THAT THIS AMENDED LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS LOT SPLIT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF:

BH NAUNI VALLEY, LLC, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

BH NAUNI VALLEY, LLC

BY _____

ITS _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 2018, BEFORE ME PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE AN OFFICER OF BH NAUNI VALLEY, LLC, AND ACKNOWLEDGED THAT HE/SHE, AS SAID OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREON.

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

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

REFERENCES

- NAUNI VALLEY RANCH SUBDIVISION MCR BOOK 44 PAGE 9.
- FIDELITY NATIONAL TITLE REPORT Z1826676-001-KJV-MB2
- ACCESS EASEMENT AS RECORDED IN DOCKET 293, PAGE 115, MCR.
- QUIT CLAIM DEED MCR 2018-0437825.
- LOT SPLIT OF NAUNI VALLEY RANCH 6 MCR BOOK 1395 OF MAPS, PAGE 27.

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA
 THIS _____ DAY OF _____ 2018,

BY: _____ ATTEST: _____
 MAYOR TOWN CLERK

TOWN ENGINEER PLANNING DIRECTOR

BASIS OF BEARING

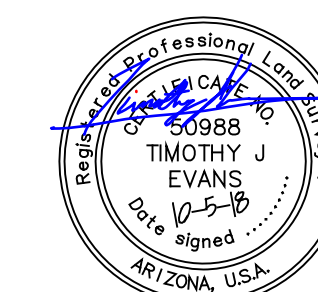
THE CENTER LINE OF McDONALD DRIVE AS RECORDED IN MCR BOOK 44 OF MAPS, PAGE 9, HAVING A BEARING OF NORTH 89 DEGREES 45 MINUTES WEST.

CERTIFICATION

I, TIMOTHY J EVANS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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.

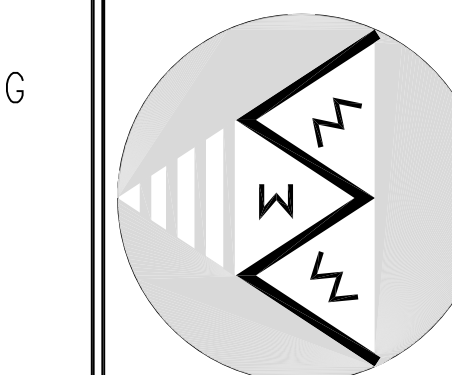
S 1/4 COR SECTION 9, T2N, R4E

BY
 TIMOTHY J EVANS
 REGISTRATION NUMBER 50988
 2185 S. BANNING ST.
 GILBERT, ARIZONA 85295
 (480) 244-5036
 EMAIL: TIMEVANS@EVANS-PRO.COM



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 FOUNTAIN HILLS, ARIZONA 85268
 (480) 837-1845 fax (480) 837-8668
 e-mail: Dave@CivilIAZ.com



NAUNI VALLEY RANCH 7
 A REPLAT OF NAUNI VALLEY RANCH 6 LOT 1
 6055 N. NAUNI VALLEY DR
 PARADISE VALLEY, AZ

DRAWN BY:	KM	DATE:	6-9-18
CHECKED BY:	DRM	PROJECT NO.:	18021
		SCALE:	AS NOTED
AMENDED LOT SPLIT			

DRAWING NO:

1