

# 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

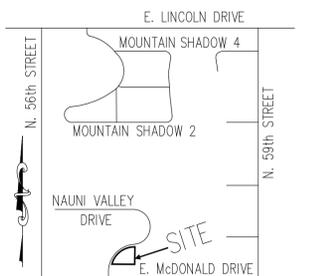
LOT 1, LOT SPLIT OF NAUNI VALLEY RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1395 OF MAPS, PAGE 27.

## 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

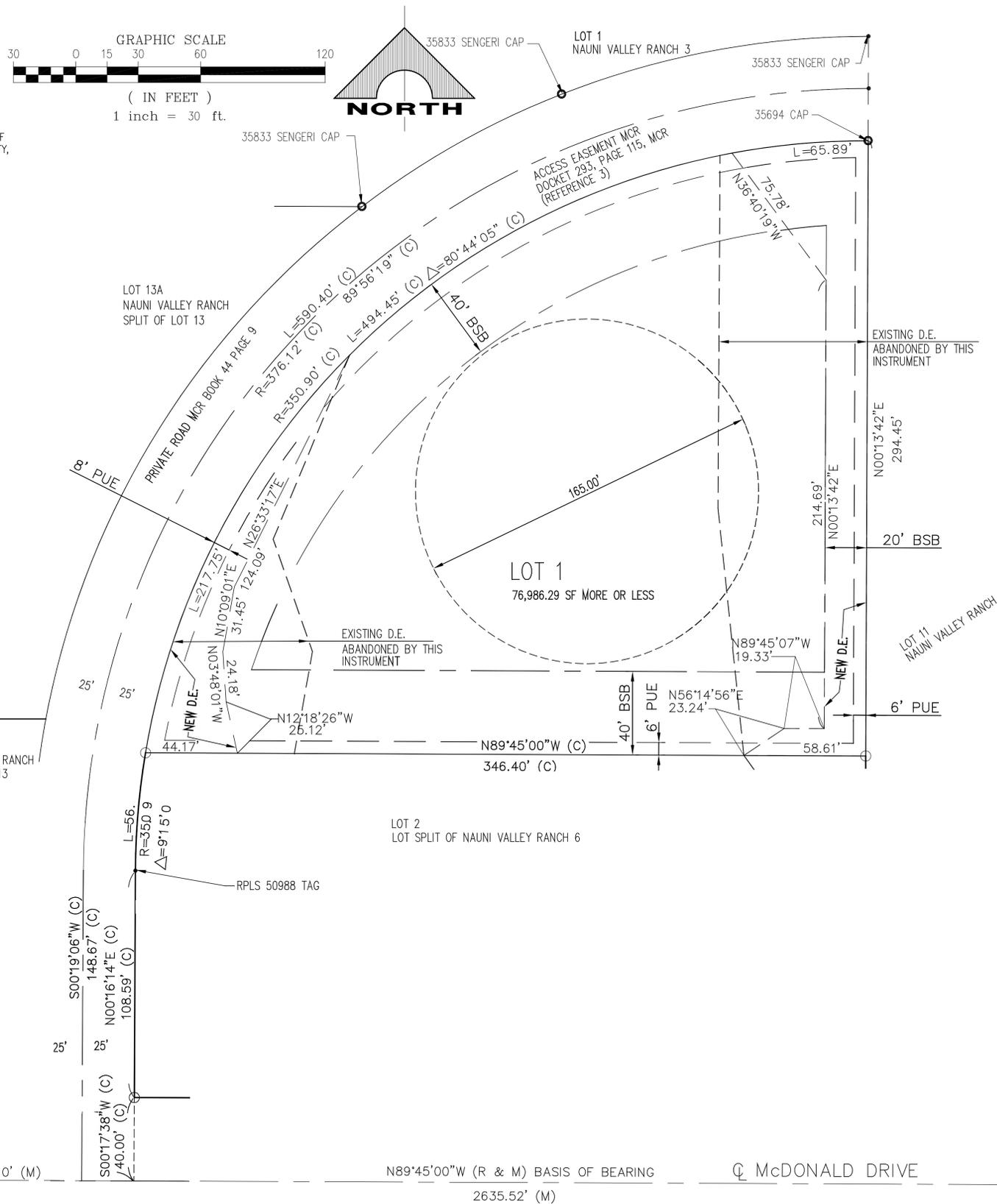


## VICINITY MAP

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<br>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.

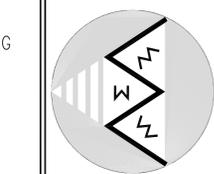
S 1/4 COR SECTION 9, T2N, R4E

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@CivilAZ.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: <b>1</b>	