

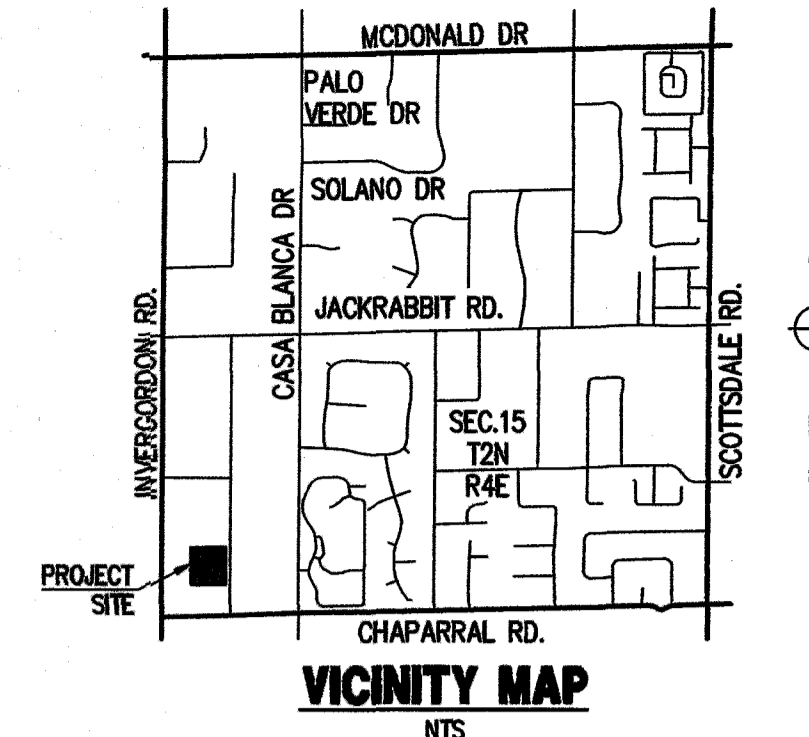
# LOT SPLIT MAP

## 'CAMELBACK LANDS 8'

A LOT SPLIT OF LOT 63 - CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR., LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
JUSTIN HEAP  
20260074798 02/09/2026 01:42  
BOOK 1903 PAGE 27  
ELECTRONIC RECORDING

PLAT2603-1-1-M-  
YorkM



**PARENT SITE DATA**  
APN: 173-20-007  
ADDRESS: 5102 N WILKINSON RD., PARADISE VALLEY, AZ 85253  
LOT AREA: 98,272 S.F. (2,256 AC.)(NET)  
ZONING: R-43  
OS #: 19-43

**OWNER**  
MIRACLE HOUSING LLC  
9550 FIRESTONE BLVD, STE 105  
DOWNEY, CA 90241

### NEW AREAS

LOT 1: 49,140 S.F. / 1.128 AC.  
LOT 2: 49,132 S.F. / 1.128 AC.

### BASIS OF BEARINGS

THE MONUMENT LINE OF WILKINSON ROAD, THE BEARING OF WHICH IS N00°02'41"E.

### PARENT LEGAL DESCRIPTION

PARCEL NO. 1  
LOT 63, CAMELBACK LANDS, ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2  
AN EASEMENT FOR INGRESS/EGRESS AND ALL OTHER PURPOSES ALONG THE NORTH 20 FEET OF LOT 63, CAMELBACK LANDS, ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SET FORTH IN EASEMENT DOCUMENT RECORDED IN DOCUMENT NO. 93-0197773.

### NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS MAP, EXISTING CC&R'S ARE RECORDED IN BK. 68 OF MISC. PG. 194, MCR.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED REC. DOC. 2021-1071743, M.C.R.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.
- EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED AND FINALIZED.

### UTILITIES

WATER: EPOR  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX

### FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
04013C	PANEL DATE 10/16/2013	X*	N/A

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2025, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

01/22/26  
DATE

### APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS 5 DAY OF June, 2025.

BY: *[Signature]*  
MAYOR

ATTEST: *[Signature]*  
TOWN CLERK

*[Signature]*  
TOWN ENGINEER

*[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR

### DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

ALEX MERUELO, MANAGER OF MIRACLE HOUSING LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 63 - CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR, LOCATED AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF CAMELBACK LANDS 8, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

ALEX MERUELO, MANAGER OF MIRACLE HOUSING LLC, AS LEGAL OWNER OF SAID PROPERTY, HAS HERETO AFFIXED HIS SIGNATURE THIS 22<sup>nd</sup> DAY OF January, 2026.

### ACKNOWLEDGEMENTS

STATE OF ARIZONA

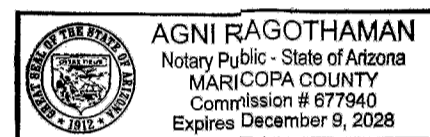
COUNTY OF MARICOPA

BEFORE ME THIS 22<sup>nd</sup> OF January, 2026 THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ALEX MERUELO, MANAGER OF MIRACLE HOUSING LLC, WHO ACKNOWLEDGED HIMSELF TO BE THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE, AS LEGAL OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

December 9, 2025  
MY COMMISSION EXPIRES

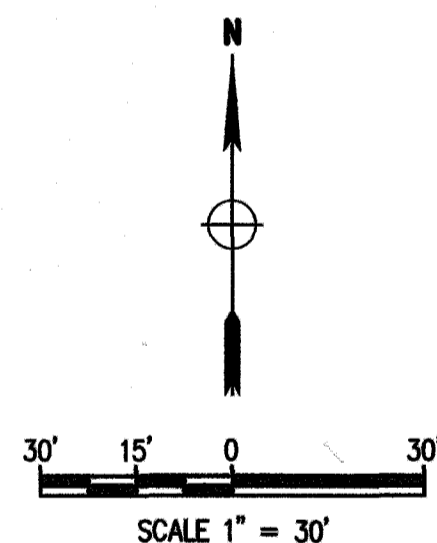


### DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND SECTIONS 6-3-8, 6-4-3 (E) AND 8-7 ET. SEQ. OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

### LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET REBAR & CAP OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE EXIST. PARCEL
- PROPERTY LINE NEW PARCEL
- PROPERTY LINE (ADJOINER)
- EASEMENT LINE
- MONUMENT LINE



### LOT 1 - METES & BOUNDS DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 0°00'26" EAST, A DISTANCE OF 2643.51 FEET;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 88°35'37" EAST, A DISTANCE OF 654.55 FEET;  
THENCE LEAVING SAID SECTION LINE, NORTH 0°02'41" EAST, A DISTANCE OF 329.90 FEET;  
THENCE NORTH 89°57'19" WEST, A DISTANCE OF 30.00 FEET, TO THE SOUTHEAST CORNER OF LOT 63 - CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR.  
THENCE NORTH 0°02'41" EAST, A DISTANCE OF 165.28, TO THE POINT OF BEGINNING;  
THENCE SOUTH 88°35'17" WEST, A DISTANCE OF 297.43 FEET;  
THENCE NORTH 0°01'34" EAST, A DISTANCE OF 165.23 FEET;  
THENCE NORTH 88°34'45" EAST, A DISTANCE OF 297.49 FEET;  
THENCE SOUTH 0°02'41" WEST, A DISTANCE OF 165.28, TO THE POINT OF BEGINNING;

### LOT 2 - METES & BOUNDS DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 0°00'26" EAST, A DISTANCE OF 2643.51 FEET;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 88°35'37" EAST, A DISTANCE OF 654.55 FEET;  
THENCE LEAVING SAID SECTION LINE, NORTH 0°02'41" EAST, A DISTANCE OF 329.90 FEET;  
THENCE NORTH 89°57'19" WEST, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF LOT 63 - CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR  
THENCE SOUTH 88°35'50" WEST, A DISTANCE OF 297.37 FEET;  
THENCE NORTH 0°01'34" EAST, A DISTANCE OF 165.23 FEET;  
THENCE NORTH 88°35'17" EAST, A DISTANCE OF 297.43 FEET;  
THENCE SOUTH 0°02'41" WEST, A DISTANCE OF 165.28, TO THE POINT OF BEGINNING;

W 1/4 OF SEC. 15  
PROJECT BENCHMARK  
FOUND BRASS CAP IN  
HANDHOLE

SET PK NAIL W/  
TAG RLS# 35694  
ON WALL

LOT 64 - CAMELBACK LANDS  
BOOK 31, PAGE 26, MCR  
5035 N INVERGORDON RD.,  
PARADISE VALLEY, AZ 85253  
APN 173-20-008

FOUND REBAR W/  
CAP RLS# 34399

SW COR SEC 15  
FOUND BRASS CAP IN HANDHOLE

### JACKRABBIT ROAD

N88°27'09"E (M)  
656.33' (M)

LOT 66 - CAMELBACK LANDS  
BOOK 31, PAGE 26, MCR  
5108 N WILKINSON RD.,  
PARADISE VALLEY, AZ 85253  
APN 173-20-010B

N88°34'45"E (M) 297.49' (M)

N88°35'17"E 297.43'

LOT 67 - CAMELBACK LANDS  
BOOK 31, PAGE 26, MCR  
5000 N WILKINSON RD.,  
PARADISE VALLEY, AZ 85253  
APN 173-20-002A

### CHAPARRAL ROAD

N88°35'37"E (M) N88°37'20"E (R)  
654.55' (M) 654.65' (R)

FOUND BRASS  
CAP FLUSH

FOUND REBAR W/ CAP RLS#  
35694, SET BY THIS SURVEYOR

NOTHING FOUND OR SET  
DUE TO TREE GROWTH

FOUND PK NAIL W/  
TAG RLS# 34399

FOUND BRASS CAP  
IN PAVEMENT HOLE

LOT SPLIT MAP  
'CAMELBACK LANDS 8'

LOT 63 - CAMELBACK LANDS  
5102 N WILKINSON RD.,  
PARADISE VALLEY, AZ 85253

P. 602 880 1884 | F. 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
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DEVELOPMENT GROUP