

FINAL PLAT CAMELBACK LANDS 7

A LOT SPLIT OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN A PORTION OF SECTION 15 TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION - PARENT LOT

LOT 81, CAMELBACK LANDS, ACCORDING TO THE BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
A.P.N. 173-20-026

LEGAL DESCRIPTION - LOT 1

A PORTION OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 81, SAID BEGINNING ALSO BEING ON THE THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE NORTH 88°29'15" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 81, A DISTANCE OF 295.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 81;
THENCE SOUTH 00°02'36" WEST ALONG THE EAST BOUNDARY OF SAID LOT 81, A DISTANCE OF 165.23 FEET;
THENCE DEPARTING SAID BOUNDARY SOUTH 88°29'48" WEST, A DISTANCE OF 295.67 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 81, SAID POINT ALSO BEING ON THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE N00°00'32" EAST ALONG SAID BOUNDARY AND RIGHT-OF-WAY, A DISTANCE OF 165.18 FEET TO THE POINT OF BEGINNING;

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.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN MCR MISCELLANEOUS BOOK 68 PAGE 194.
- NO POWER POLES EXIST ON THIS PROPERTY.
- NO NEW CC&R'S WILL BE ADDED.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.

OWNER:

CULLUM HOMES INC.
14746 N 78TH WAY
SCOTTSDALE, AZ 85260
(480) 949-2700

SITE DATA

EXISTING ZONING R-43
NUMBER OF LOTS 2
GROSS AREA 97,657 SF 2.24 ACRES
NET AREA 97,657 SF 2.24 ACRES

UTILITY PROVIDERS

WATER	EPCOR
SANITARY SEWER	TOWN OF PARADISE VALLEY/SEPTIC
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK, COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
CABLE TV	CENTURYLINK, COX COMMUNICATIONS

LEGEND

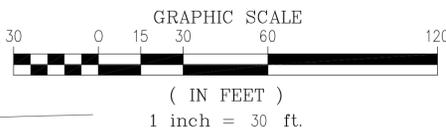
- | | |
|--------|--------------------------------|
| B.S.B. | BUILDING SETBACK |
| P.U.E. | PUBLIC UTILITIES EASEMENT |
| MCR | MARICOPA COUNTY RECORDER |
| D.E. | DRAINAGE EASEMENT |
| (C) | CALCULATED VALUE |
| (R) | RECORDED VALUE CAMELBACK LANDS |
| (M) | MEASURED VALUE |
| ROW | RIGHT-OF-WAY |
| DE | DRAINAGE EASEMENT |
| VE | VISIBILITY EASEMENT |
| A.P.N. | ASSESSOR PARCEL NUMBER |
| ○ | REBAR WITH CAP |
| ● | RPLS # 50988 TO BE SET |
| ○ | FOUND 1/2" Ø REBAR W/CAP |
| ○ | FOUND 1/2" Ø REBAR |
| ○ | FOUND COTTON PICKER SPINDLE |
| ⊗ | FOUND 3" BRASS CAP IN HH |
| — | LOT BOUNDARY |
| --- | EASEMENT |
| --- | DRAINAGE EASEMENT |

LEGAL DESCRIPTION - LOT 2

A PORTION OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 81, SAID BEGINNING ALSO BEING ON THE THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE NORTH 00°00'32" EAST ALONG THE WEST BOUNDARY OF SAID LOT 81 AND RIGHT-OF-WAY OF INVERGORDON ROAD A DISTANCE OF 165.18 FEET;
THENCE DEPARTING SAID BOUNDARY AND RIGHT-OF-WAY NORTH 88-29-48 EAST, A DISTANCE OF 295.67 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 81;
THENCE SOUTH 00-02-36 WEST ALONG SAID BOUNDARY A DISTANCE OF 165.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 81;
THENCE SOUTH 88-30-21 WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 81, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING;

CLAYTON LIVING TRUST
5335 N. INVERGORDON ROAD
CAMELBACK LANDS LOT 88
APN 173-20-043A



RATIFICATION

KEYBANK NATIONAL ASSOCIATION; MORTGAGEE OF 5307 N INVERGORDON ROAD, PARADISE VALLEY, ARIZONA, HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGMENTS

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____ 2019, THE FOLLOWING PERSON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO ACKNOWLEDGED (A) HIMSELF TO BE _____; OF KEYBANK NATIONAL ASSOCIATION, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REFERENCES

- CAMELBACK LANDS PLAT AS RECORDED IN MCR BOOK 31 PAGE 26
- TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER Z1826850-001-KJV

APPROVAL

APPROVED BY THE TOWN ENGINEER AND PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____ 2019,

BY: _____ TOWN ENGINEER
_____ PLANNING DIRECTOR

BASIS OF BEARING

THE CENTER LINE OF N INVERGORDON FROM SOUTHWEST CORNER TO WEST 1/4 OF SECTION 15, T2N, R4E AS RECORDED IN MCR BOOK 31 OF MAPS, PAGE 26, HAVING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST.

CERTIFICATION

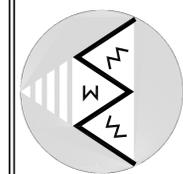
THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2018, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

TIMOTHY J EVANS
REGISTERED LAND SURVEYOR

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



MONTGOMERY
ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com



CAMELBACK LANDS 7
A LOT SPLIT OF CAMELBACK LANDS LOT 81
5307 N. INVERGORDON RD
PARADISE VALLEY, AZ

DRAWN BY:	KM	DATE:	8-1-18
CHECKED BY:	DRM	PROJECT NO.:	18030
SCALE:	AS NOTED	PLAT	
DRAWING NO. 1			

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PUBLIC CONSTRUCTION NOTES:

- All work under the encroachment permits shall be done, at minimum, in accordance with latest revision of the Maricopa Association of Governments Uniform Standard Specification and Details (MAG Specification and Details), Town of Paradise Valley Supplement to the MAG Specification and Details, and Manual of Uniform Traffic Control Devices.
- A right-of-way encroachment permit issued by the Town of Paradise Valley shall be required for all work in the Town of Paradise Valley right-of-way.
- The Town of Paradise Valley shall be notified 24 hours prior to starting the different phases of construction for scheduling inspections.
- Location of all water valves, manholes and cleanouts must be referenced at all times during construction and access made available.
- No paving construction shall be started until all underground utilities within the roadway are completed.
- Staking shall include:
 - Right-of-way lines at 100' interval.
 - Pre-grade and reference control – as necessary.
 - Culvert, storm drain and ditch inverts at 50' intervals and breaks in grade.
 - Blue-top subgrade at centerline and uncurbed edge of pavement at 50' intervals.
 - Blue-top ABC at centerline, uncurbed edge of pavement, and 1/4 points at 50' intervals.
 - Stroddle points for permanent monuments. Punch the monument cap after setting.
 - Structure location and grades.
 - Concrete curb and gutter at 50' intervals maximum. On horizontal or vertical curves, and on grades less than 0.5%, stake at 25' maximum intervals. Stake all curb returns at the P.C. and the 1/4 points of return.
- Gutters shall be water tested in the presence of the Town Engineering Department to insure proper drainage prior to final approval by the Town Engineering Department.
- No job will be considered complete until all curbs, pavement and sidewalks have been swept clean of all dirt and debris and all survey monuments are installed according to the plans.
- The contractor shall uncover all existing lines being tied into to verify their locations. The contractor shall locate or have located all existing underground pipelines, telephone and electric conduits, and structures in advance of construction and will observe all possible precautions to avoid damage to same. Call Blue Stake at 1-800-STAKE-IT.
- Facilities which are not specifically located with actual vertical and horizontal controls, are located only approximately and to the best available knowledge.
- Earthwork shall be performed according to MAG Standards and any Geotechnical reports done for the property.

GRADING NOTES:

- NOTES:**
- EXISTING BUILDINGS, STRUCTURES, SEPTIC AND TENNIS COURT ARE TO BE DEMOLISHED.
 - FUTURE CONSTRUCTION WILL REQUIRE A GRADING AND DRAINAGE PLAN WITH FINISH FLOORS TO MEET FEMA AND PARADISE VALLEY CRITERIA.
 - GRADING SHALL BE TO COMPLY WITH THE PARADISE VALLEY REGIONAL ROAD CONDITIONS. GRADING FOR FUTURE STRUCTURES SHALL BE PART OF THAT PROJECT'S GRADING AND DRAINAGE PLAN.
 - OFFSITE DOWNSTREAM DRAINAGE IS NOT A PART OF THE SCOPE OF THIS PLAN. CURRENT CONDITIONS ARE USED FOR HISTORIC INLET AND OUTLET LOCATIONS AND NOT POSSIBLE TO CHANGE FROM SAGE DRIVE IS DEVELOPED.
 - RETENTION SHALL BE PROVIDED WITH RESIDUE PERMIT.
 - UTILITIES LOCATIONS ARE APPROXIMATE BASED ON MAPS, FIELD VERIFY LOCATIONS, IF EXACT LOCATION IS NEEDED.
 - EXISTING GAS SHALL BE REMOVED, REPLACE GAS TO LOT 82 IN NEW PUE
 - REMOVE EXISTING UTILITY SERVICES EXCEPT. SEE NOTE 7 ABOVE.
 - STORM WATER DIVERSION WALLS AND RETAINING WALLS SHALL COMPLY WITH SETBACK AND HEIGHT REQUIREMENTS IN ACCORDANCE WITH ARTICLE 24 OF THE TOWN'S ZONING ORDINANCE.
 - ON-LOT RETENTION FOR EACH LOT WILL BE REQUIRED AT TIME OF LOT DEVELOPMENT PER THE CURRENT PARADISE VALLEY STORM DRAINAGE MANUAL.
 - LOT OWNERS WILL BE REQUIRED TO PASS UPSTREAM HISTORIC RUNOFF ACROSS THEIR PROPERTY.
 - EACH LOT OWNER SHALL PROVIDE CUSTOM GRADING PLANS WITH FINISH FLOORS ESTABLISHED AT THAT TIME.

**PRELIMINARY PLAT
CAMELBACK LANDS 7
DRAINAGE + TOPOGRAPHIC PLAN**

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

UTILITIES	WATER	EPCOR
	SANITARY SEWER	TOWN OF PARADISE VALLEY/SEPTIC
	ELECTRIC	ARIZONA PUBLIC SERVICE
	TELEPHONE	CENTURYLINK, COX COMMUNICATIONS
	NATURAL GAS	SOUTHWEST GAS
	CABLE TV	CENTURYLINK, COX COMMUNICATIONS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM ZONE
04013C	1765	L	X
	11-4-15		
			BASE FLOOD ELEVATION (IN AO ZONE - USE DEPTH)
			N/A



VICINITY MAP
NO SCALE

- PAVING NOTES:** APPLICABLE FOR HALF STREET IMPROVEMENTS, SANITARY SEWER, WATER, ETC.
- CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
 - CONSTRUCTION SHALL COMPLY WITH M.A.G. SECTION 601.
 - OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
 - CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUREAU COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
 - WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
 - TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.

BENCHMARK:

P.V. BRASS CAP IN HAND HOLE AT THE INTERSECTION OF INVERGORDON AND JACKRABBIT. POINT ID:3807, POINT NAME:24555-1, ELEV. 1375.831 (GDACS NAD80 '88 DATUM)

LEGAL DESCRIPTION - PARENT LOT

CAMELBACK LANDS LOT 81 ACCORDING TO THE BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER:

QUILLUM HOMES, INC.
14746 N 78TH WAY
SCOTTSDALE, AZ 85260
(480) 949-2700

PROJECT DATA

ZONING	R-43
LOT AREA	PARENT LOT 97,657 SF 2.24 AC LOT 1: 48,837 SF 1.12 AC LOT 2: 48,820 SF 1.12 AC
A.P.N.	173-20-026 PARENT LOT

INDEX OF SHEETS

SHEET C1 DRAINAGE COVER
SHEET C2 DRAINAGE & TOPOGRAPHIC PLAN

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN OR AS NOTED HEREON WERE MADE UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED CIVIL ENGINEER	DATE
REGISTRATION NUMBER	

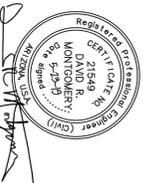
APPROVALS

BY: TOWN ENGINEER, TOWN OF PARADISE VALLEY

DATE

SUBMITTED BY:

DAVID R. MONTGOMERY
REGISTERED CIVIL ENGINEER



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2	5-23-19	NAME CHANGE	DRM
1	2-20-19	P.V. COMMENTS	DRM
NO.	DATE	DESCRIPTION	BY

MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com



CAMELBACK LANDS 7
A LOT SPLIT OF CAMELBACK LANDS LOT 81
5307 N. INVERGORDON RD
PARADISE VALLEY, AZ

DRAWN BY: KM	DATE: 6-4-18
CHECKED BY: DRM	PROJECT NO: 18029
	SCALE: AS NOTED
DRAINAGE & TOPOGRAPHIC COVER	

DRAWING NO: **C1012**

