

# RESULTS OF SURVEY FOR A MINOR LAND DIVISION

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## SHARMA LOT SPLIT

### PROJECT INFORMATION

APN: 174-31-023  
6912 E HORSESHOE ROAD  
PARADISE VALLEY, AZ 85253  
ZONING: R-43

### UTILITY PROVIDERS

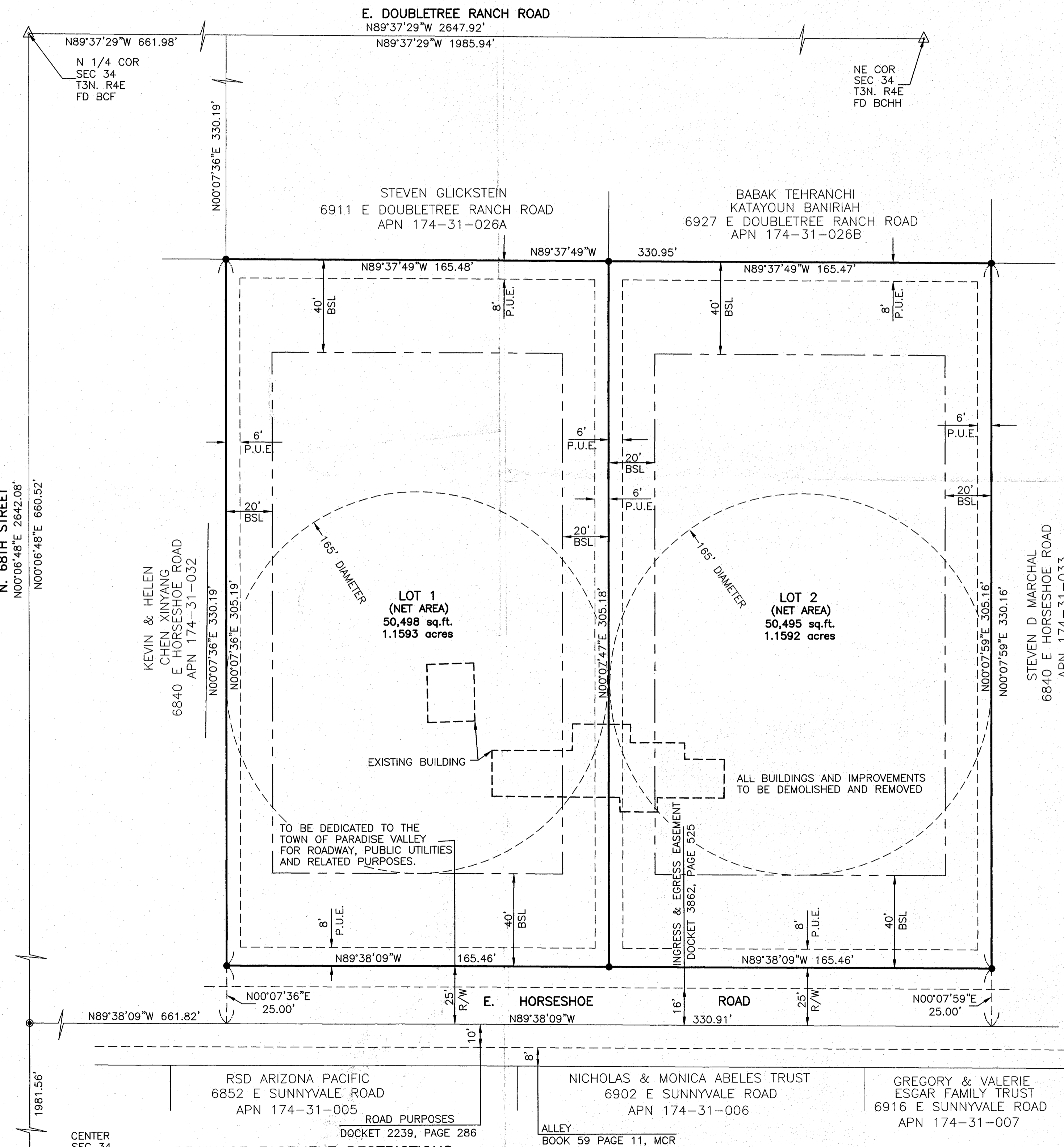
COX CABLE  
QWEST TELEPHONE  
APS POWER  
SW GAS  
BERNIE WATER  
SEPTIC

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MONUMENT  
LINE OF DOUBLETREE RANCH ROAD USING A  
BEARING OF N89°37'29"W

### OWNER

BALBIR C. AND SHARDA SHARMA  
17322 N 77TH STREET  
SCOTTSDALE, ARIZONA 85255



### DESCRIPTION

PARENT PARCEL:  
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 330.95 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 330.92 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
EASEMENT FOR PRIVATE DRIVE FOR INGRESS AND EGRESS OVER THE SOUTH 16.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 28, 1961 IN DOCKET 3862, PAGE 525.

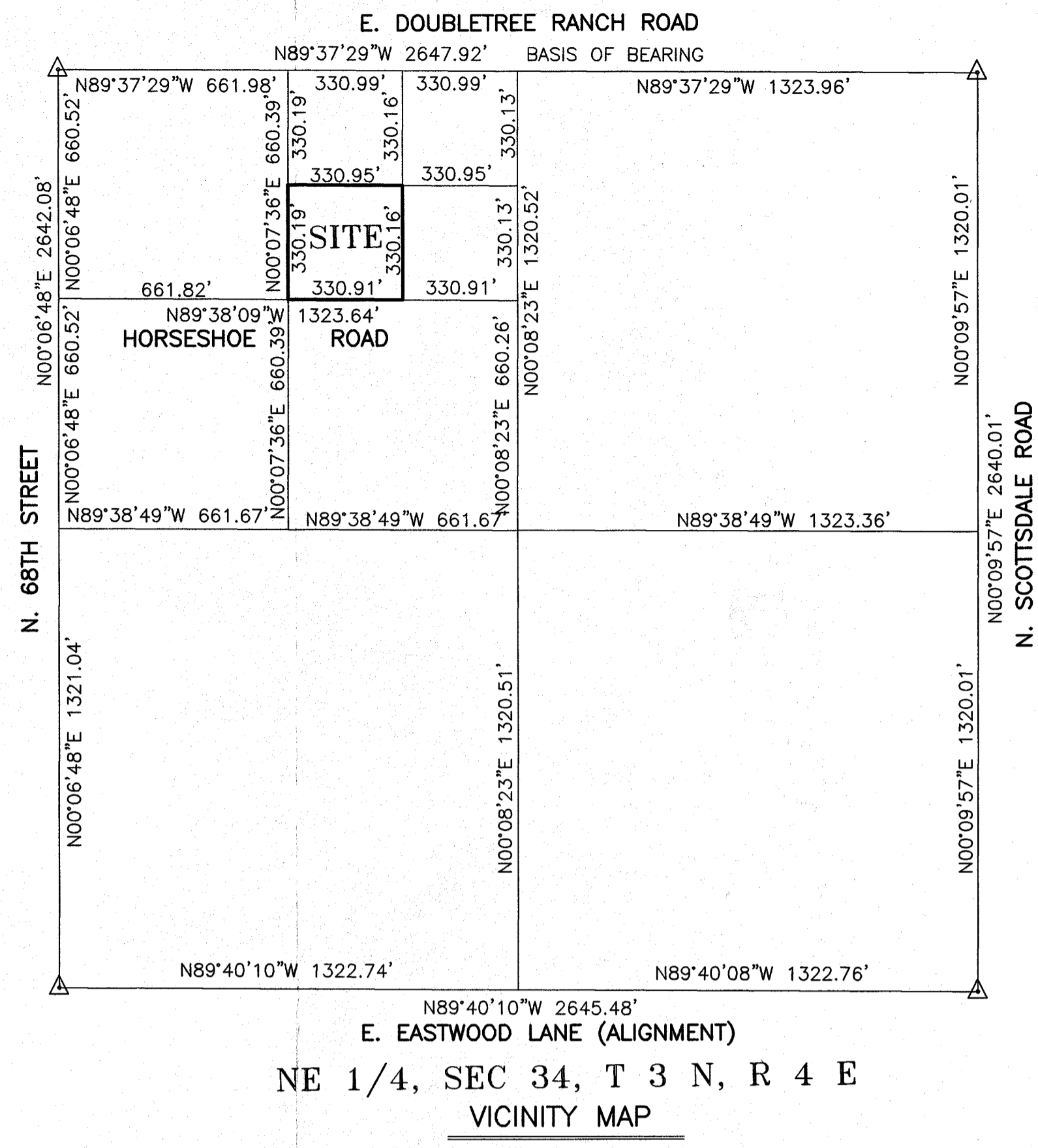
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

LOT 1:  
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 165.46 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING.

LOT 2:  
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 165.46 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 330.18 FEET TO THE POINT OF BEGINNING.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BALBIR C. AND SHARDA SHARMA, A MARRIED COUPLE, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "SHARMA LOT SPLIT", A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT SAID LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID LOT SPLIT AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY AS SUCH, THE PUBLIC THE STREET AND RIGHT OF WAY AS SHOWN ON THIS LOT SPLIT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:  
BALBIR C. AND SHARDA SHARMA, AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURES

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
BALBIR C. SHARMA SHARDA SHARMA

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
( ) S.S.  
COUNTY OF MARICOPA )

BEFORE ME, A NOTARY PUBLIC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

### APPROVALS

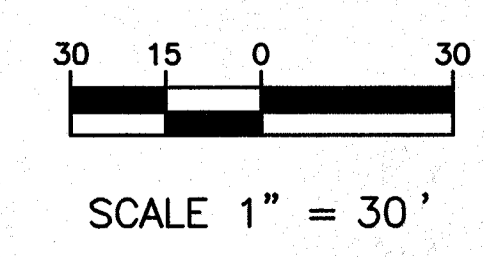
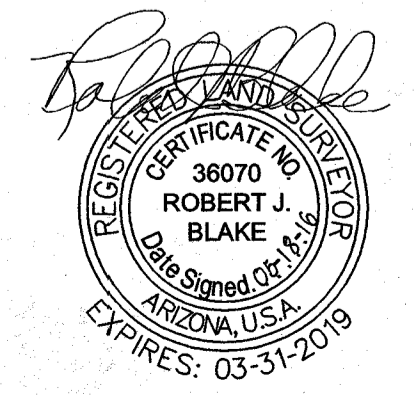
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK  
TOWN ENGINEER PLANNING DIRECTOR

### 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 DECEMBER, 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

ROBERT J. BLAKE  
ROBERT J. BLAKE  
RLS #36070  
1642 E ORANGEWOOD AVENUE  
PHOENIX, ARIZONA 85020  
PH: (602)395-9300



**Clouse Engineering, Inc.**  
ENGINEERS & SURVEYORS  
1642 E. Orangewood Ave. Phoenix, Arizona 85020  
Tel: 602-395-9300 Fax: 602-395-9310

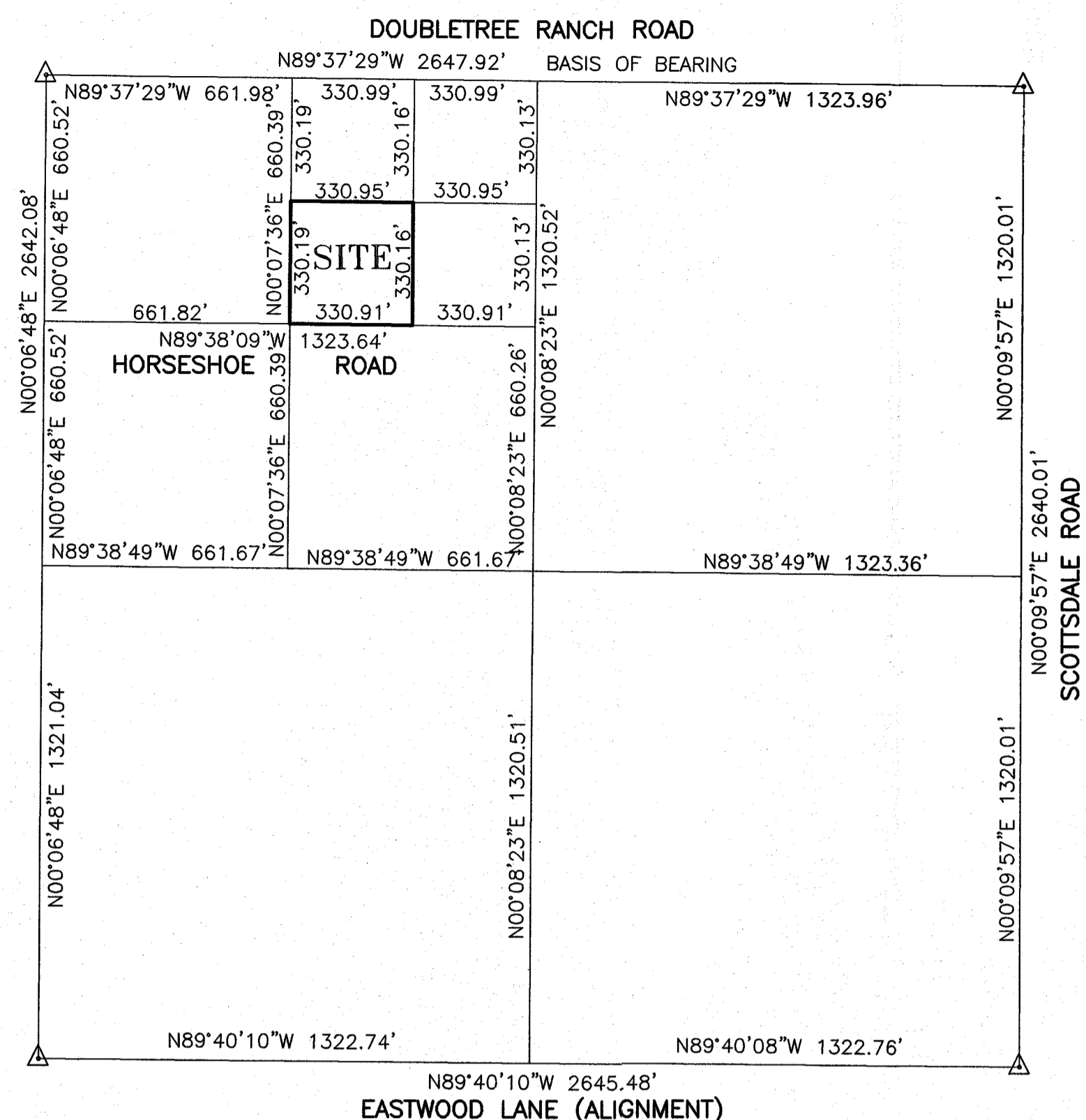
SHARMA LOT SPLIT  
SW 1/4, NE 1/4, NW 1/4, NE 1/4, NE 1/4, SEC 34  
6912 E HORSESHOE ROAD  
PARADISE VALLEY, ARIZONA

Revised  
05-18-16  
11-18-16

Date  
01-04-16  
As-Built  
Job No.  
151201

# BOUNDARY SURVEY

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



SEC 34, T 3 N, R 4 E  
VICINITY MAP  
N.T.S.  
DESCRIPTION

**PARCEL NO. 1:**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

**PARCEL NO. 2:**

EASEMENT FOR PRIVATE DRIVE FOR WAY AND INGRESS AND EGRESS OVER THE SOUTH SIXTEEN (16) FEET OF THE FOLLOWING DESCRIBED PARCELS OF LAND AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 28, 1961 IN DOCKET 3862, PAGE 525:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

**CERTIFICATION**

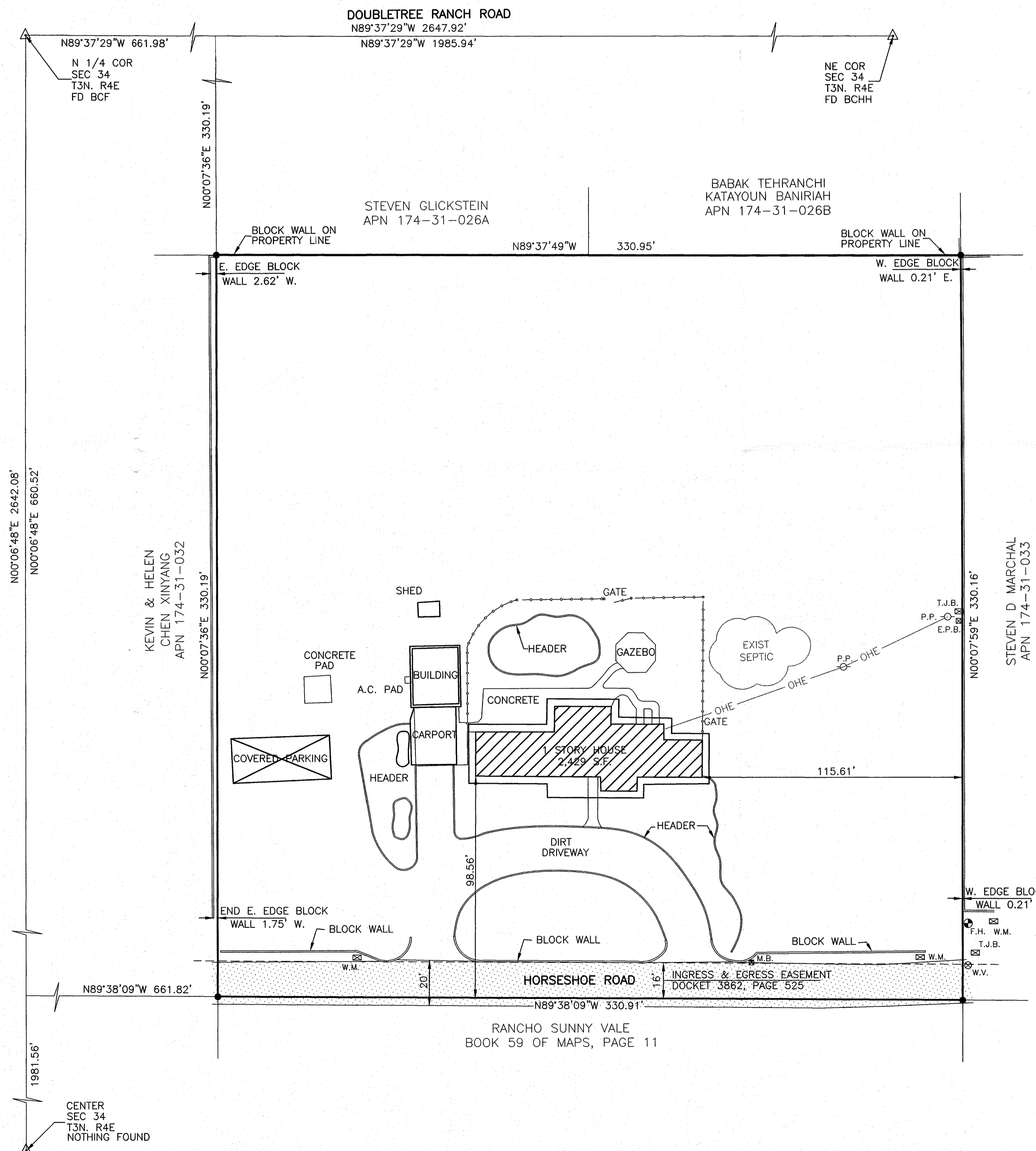
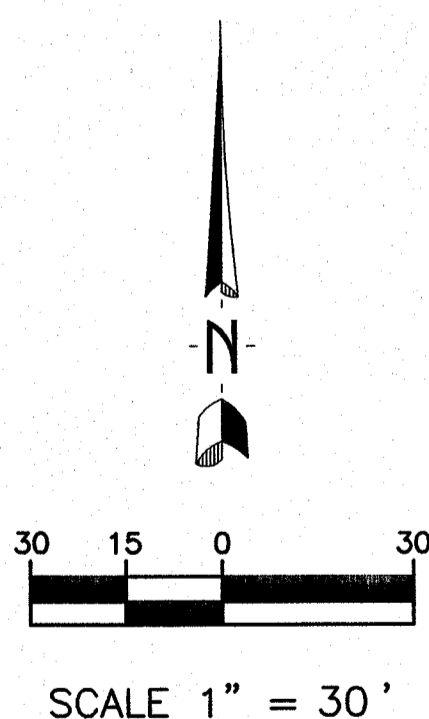
THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR NO. 36070  
DATE OF PLAT OR MAP: JANUARY 4, 2016.



- LEGEND**
- INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070 UNLESS NOTED OTHERWISE
  - SECTION CORNER
  - W.V. WATER VALVE
  - W.M. WATER METER
  - F.H. FIRE HYDRANT
  - T.J.B. TELEPHONE JUNCTION BOX
  - P.P. POWER POLE
  - E.P.B. ELECTRIC PULL BOX
  - M.B. MAIL BOX
  - ASPHALT PAVEMENT
  - CHAIN LINK FENCE
  - OHE OVERHEAD ELECTRIC LINE



**Clouse Engineering, Inc.**  
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BOUNDARY SURVEY  
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Revised  
05-19-16

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1 OF 1



CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.