Lot 26-30 Stone Canyon History (LS-25-03)

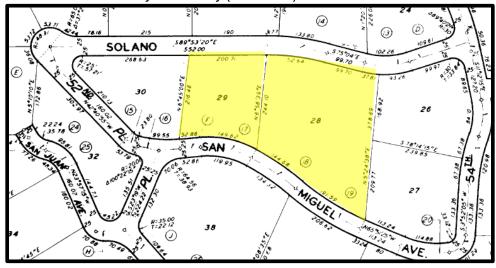


Figure 1 (1955 Plat)

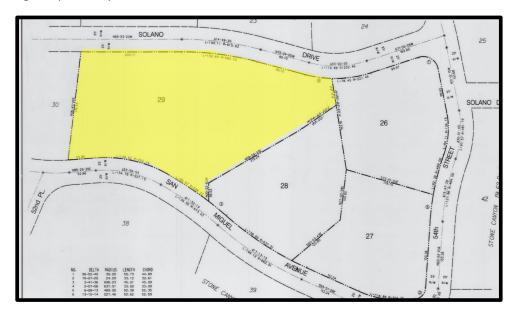


Figure 2 (1994 Replat)

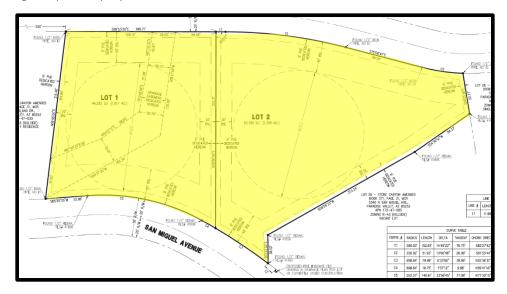


Figure 3 (2025 Lot Split)



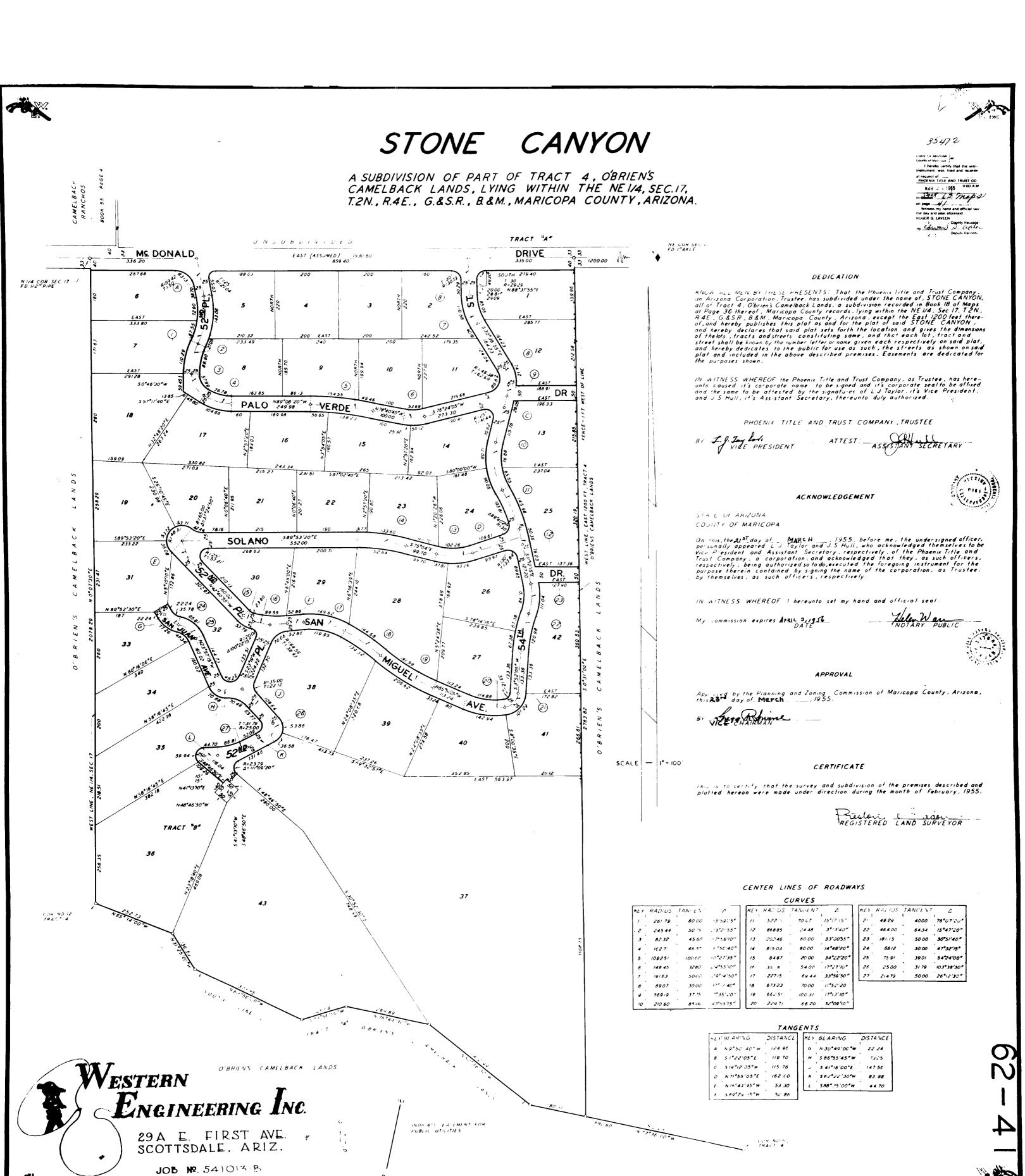
Figure 4 (1959 Aerial



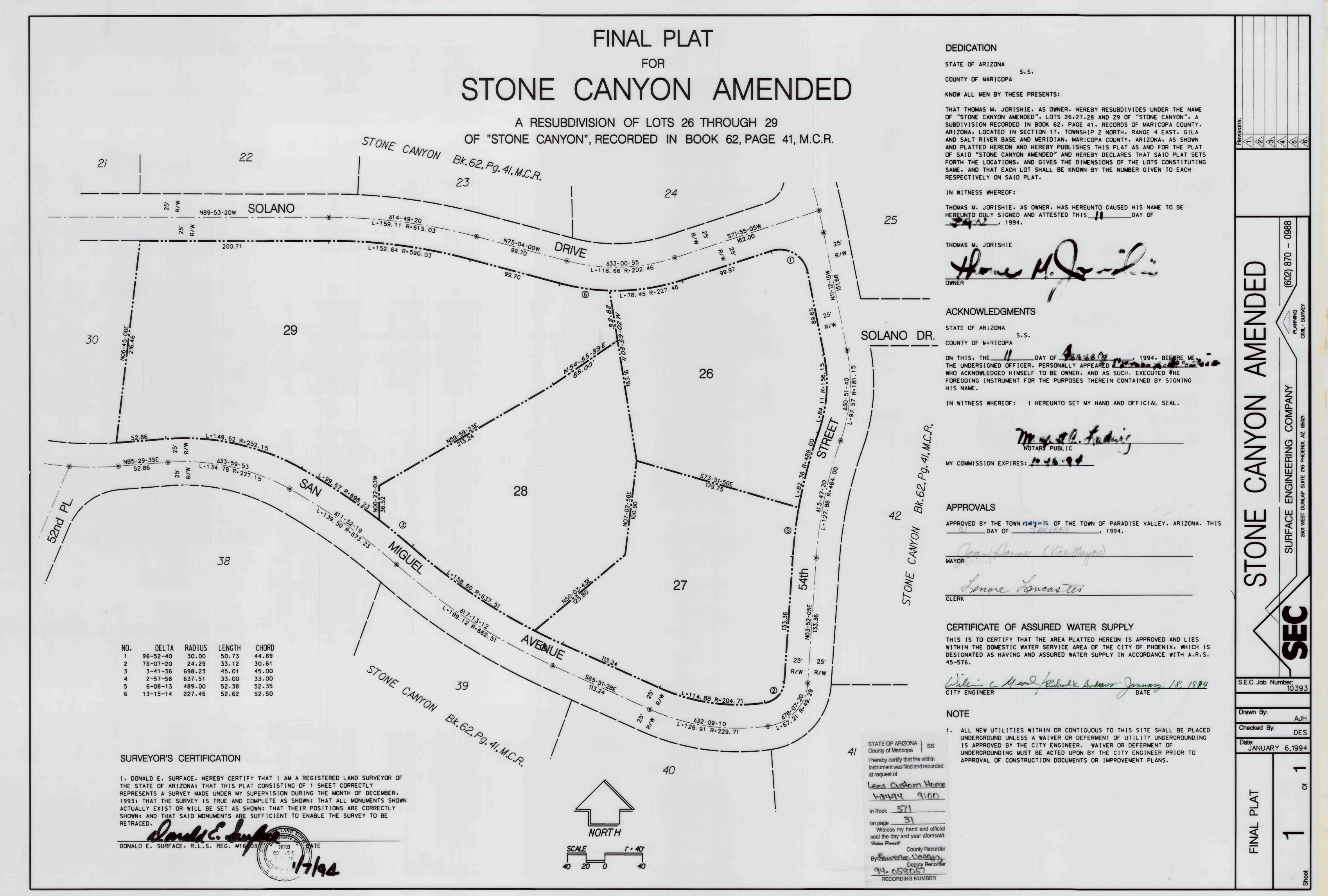
Figure 5 (1996 Aerial))



Figure 6 (2024 Aerial)



2 - 42



#### MCDONALD DR STONE CANYON AMENDED II PALO VERDE LN 😤 A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA T2N, R4E VALLE VISTA RD **SOLANO DRIVE** CAMELBACK RD SCALE 1" = 30**VICINITY MAP** 50.59 **OWNER** PARENT SITE DATA KATE & JOSEPH HOGAN 172-47-086 ADDRESS: 5338 E SAN MIGUEL AVE., 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253 PARADISE VALLEY, AZ 85253 ZONING: R-43 (HILLSIDE) **└**28.13'-LOT AREA: 102,041 S.F. (2.342 AC.) QS #: 20-40 6' PUF **AREAS** DEDICATED-**LOT 1**: 44,282 S.F. (1.017 AC.) HEREON DEDICATED-LOT 26 - STONE CANYON AMENDED BOOK 371, PAGE 31, MCR LOT 2: 57,759 S.F. (1.326 AC.) 5718 N 54TH ST., **GENERAL NOTES** LOT 1 EASEMENT PARADISE VALLEY, AZ 85253 DEDICATED -APN 172-47-083 THIS IS NOT AN ALTA/ACSM TITLE SURVEY. LOT 30 - STONE CANYON AMENDED 44,282 S.F. (1.017 AC.) ZONING R-43 (HILLSIDE) BOOK 371, PAGE 31, MCR . NO CC&R'S ARE CREATED WITH THIS MAP. PARENT LEGAL DESCRIPTION SINGLE FAMILY RESIDENCE BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, 5237 E SOLANO DR., OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE PARADISE VALLEY, AZ 85253 LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE LOT 2 31, RECORDS OF MARICOPA COUNTY, ARIZONA SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR APN 172-47-030 TAKEN FROM THE BEST AVAILABLE RECORDS. THE 57,759 S.F. (1.326 AC.) ZONING R-43 (HILLSIDE) EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT. SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE SINGLE FAMILY RESIDENCE 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 DEDICATED -- DEDICATED **BASIS OF BEARINGS** SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT HEREON POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIM NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST OF MAKING THIS SURVEY; BUILDING SETBACK LINES; LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA. 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 **UTILITIES** INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO 2021-0499412, M.C.R. & PLAT REC. IN BK. 371. WATER: EPCOR WATER PG. 31, M.C.R. SANITARY SEWER: SEPTIC 28 - STONE CANYON AMENDED ELECTRIC: APS AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE BOOK 371, PAGE 31, MCR TELEPHONE: CENTURY LINK, COX COMMUNICATIONS LINE TABLE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE NATURAL GAS: SOUTHWEST GAS 5340 N SAN MIGUEL AVE TO THE SURVEYOR AT THE TIME OF THE SURVEY. LINE # | LENGTH | DIRECTION PARADISE VALLEY, AZ 85253 CABLE TV: CENTURY LINK, COX COMMUNICATIONS ANY INFORMATION SHOWN WHICH MAY VARY FROM THE APN 172-47-085 8 CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS 11.98' S89\*53'20"E ZONING R-43 (HILLSIDE) INFORMATION AND MEASUREMENTS FOUND DURING THE VACANT LOT COURSE OF THE SURVEY. **SURVEY REFERENCES** STONE CAN AMENDED SAN MIGUEL A ADISE VALLEY AZ 85253 3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED. 1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R. CURVE TABLE . THE EXISTING STRUCTURES ON THE LOT WILL BE 2. RECORDED PLAT PER BOOK 371 OF MAPS. PAGE 31. M.C.R. DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL CURVE # | RADIUS | LENGTH | DELTA TANGENT CHORD DIRECTION CHORD LENGTH A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED. 10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE 590.03' | 152.65' | 14\*49'23" | 76.75' S82°27'42"E 152.22' LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES. | 51.93' | 13°06'48" | S81°33'44"E 51.82 A S A **STIPULATIONS** N55\*36'31"W 79.85 EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN 19.75 1**°**37**'**12**"** 9.88 N59°41'40"W 19.75' GRADING & DRAINAGE PLAN FOR LOT $\infty$ $\Box$ TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR 28 CURRENTLY UNDER CONSTRUCTION TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR 147.43 | 33\*58'45" | 77.08 N77**°**30'15"W EACH LOT RESPECTIVELY. LOT 1 - MEETS & BOUNDS LEGAL DESCRIPTION LOT 2 - MEETS & BOUNDS LEGAL DESCRIPTION THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND DRAINAGE EASEMENT RESTRICTIONS BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA. MERIDIAN, MARICOPA COUNTY ARIZONA. PURSUANT TO A.R.S. \$9-463.01 (c), AND ARTICLE 6-3, SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE **BEGINNING** AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29; COMMENCING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29; EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER OR THOUGH THE LAND SET ASIDE FOR SUCH THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY DEDICATION **ACKNOWLEDGEMENT** EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET; LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET, TO THE POINT OF OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, STATE OF ARIZONA STATE OF ARIZONA THENCE LEAVING SAID LINE, SOUTH 00°06'40" WEST, A DISTANCE OF 252.31 FEET, TO A PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE POINT ON THE NORTHERLY RIGHT OF WAY CURVE OF SAN MIGUEL AVENUE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 89°53'20" EAST, A DISTANCE OF MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE COUNTY OF MARICOPA COUNTY OF MARICOPA SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH THENCE CONTINUING ALONG SAID LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 01°37'12", A TANGENT OF 9.88, A CHORD KNOW ALL MEN BY THESE PRESENTS: ON THIS \_\_\_\_ 2025, BEFORE ME, THE UNDERSIGNED, MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST HAVING A RADIUS OF 590.03 FEET, A CENTRAL ANGLE OF 14°49'23". A TANGENT LENGTH OF THAT BEARS NORTH 59°41'40" WEST, A DISTANCE OF 19.75 FEET, FOR AN ARC LENGTH OF PERSONALLY APPEARED WHO ACKNOWLEDGED SELF TO BE THE INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE 76.75 FEET, A CHORD THAT BEARS SOUTH 82°27'42" EAST, A DISTANCE OF 152.22 FEET, FOR KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO AN ARC LENGTH OF 152.65 FEET;

THENCE CONTINUING ALONG SAID CURVE, BEING A COMPOUND CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 33'58'45", A TANGENT OF 77.08, A CHORD THAT BEARS NORTH 77°30'15" WEST, A DISTANCE OF 147.43 FEET, FOR AN ARC LENGTH OF

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 85°29'35" WEST, A DISTANCE OF 52.86 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 06°45'00" EAST, A DISTANCE OF 216.46 FEET, TO THE THE POINT OF BEGINNING;

•	FOUND REBAR OR AS NOTE
	PROPERTY LINE
	ADJACENT LOT PROPERTY L
	EASEMENT LINE

---- MONUMENT LINE

# **ABBREVIATIONS**

RADIUS

RIGHT OF WAY

WEST, WATERLINE

NOTED	ВС	BACK OF CURB
	BSL	BUILDING SETBACK LINE
	(C)	CALCULATED
ERTY LINE	ĖX, EXIST.	EXISTING
	(M)	MEASURED
MCR		MARICOPA COUNTY REC
	PUE	PUBLIC UTILITY EASEME
	(R) REC	RECORDED

THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 36.52 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 06°33'06", A TANGENT LENGTH OF 39.99 FEET, A CHORD THAT BEARS NORTH 55'36'31" WEST, A DISTANCE OF 79.85 FEET, FOR AN ARC LENGTH OF 79.89 FEET:

99.50 FEET;

AN ARC LENGTH OF 51.93 FEET;

THENCE SOUTH 54°36'51" WEST, A DISTANCE OF 84.37 FEET;

THENCE SOUTH 59°59'23" WEST, A DISTANCE OF 213.24 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°06'40" EAST, A DISTANCE OF 252.31 FEET, TO A THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75'00'41" EAST, A DISTANCE OF

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CURVE TO LEFT,

HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06'48", A TANGENT LENGTH OF

26.08 FEET, A CHORD THAT BEARS SOUTH 81°33'44" EAST, A DISTANCE OF 51.82 FEET, FOR

THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 09°05'48" EAST, A DISTANCE OF 52.77 FEET;

PROPERTY, HAS SUBDIVIDED LOT 29 - STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT 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.

### IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 2025.

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS \_\_\_\_\_, DAY OF \_\_\_\_\_\_, 2025.

EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE MY COMMISSION EXPIRES

### **APPROVALS**

ALL HOTAEO						
APPROVED BY	THE TOWN	COUNCIL O	F THE	TOWN (	OF PARADISE	VALLEY,
ARIZONA THIS	[	DAY OF			2025.	

BY:		ATTEST:
D.V	MAYOR	TOWN CLERK
BY:	TOWN ENGINEER	PLANNING DIRECTOR

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.

## 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 AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

07/07/25

DATE

OF