

PRELIMINARY PLAT LAVITT MANOR II

A REPLAT OF LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF
MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 9-463.01 (c), AND SECTIONS 6-4 (E) (J), 8-7-1 ET. SEQ., AND 6-3-8 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.

NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
3. 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
4. CC&R'S AS RECORDED IN MCR BOOK 57 PAGE 1, BOOK 376 PAGE 28, DOCKET 1180 PAGE 129, DOCKET 1191 PAGE 13, DOCKET 1344 PAGE 390 AND RECORDING 89-526840. NO NEW CC&R'S FOR THIS PLAT.
5. NO POWER POLES ON SITE.
6. NO FENCES OR SIGNS ARE PROPOSED WITH THIS PLAT.
7. THE OWNER OF LOT 2 SHALL INSTALL A FIRE HYDRANT IN EITHER TRACT A, TRACT B OR THE ADJOINING TOWN RIGHT-OF-WAY PER THE TOWN OF PARADISE VALLEY STANDARDS PRIOR TO FINAL BUILDING INSPECTION OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 2.
8. THE OWNER OF LOT 2 SHALL OWN AND MAINTAIN TRACT 'B'.
9. TRACT A IS A PRIVATE ROADWAY AND CONTAINS AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES SUCH AS WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION AND EMERGENCY, AND SIMILAR SERVICE TYPE VEHICLES.

OWNER:

CULLUM HOMES, INC.
8408 E SHEA BLVD, #D-100
SCOTTSDALE, AZ 85260
(480) 949-2700

SITE DATA

A.P.N. 169-03-078
EXISTING ZONING R-43
NUMBER OF LOTS 2
GROSS AREA 120532.79 SF 2.767 ACRES
NET AREA 120532.79 SF 2.767 ACRES

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 MCR BOOK 376 PAGE 28
- (M) MEASURED VALUE
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- VE VISIBILITY EASEMENT
- DKT DOCKET
- REBAR WITH CAP
- RPLS # 50988 TO BE SET
- FOUND 5/8" Ø STEEL PIN
- FOUND 1/2" Ø REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE ADD TAG 50988
- FOUND 3" BRASS CAP
- PARENT PARCEL BOUNDARY
- LOT BOUNDARY
- - - PUBLIC UTILITY EASEMENT
- - - DRAINAGE EASEMENT

LEGAL DESCRIPTION - PARENT LOT

LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

UTILITIES

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

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

CULLUM HOMES INC., AN ARIZONA CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "LAVITT MANOR II", A SUBDIVISION OF LOT 1, LAVITT MANOR ACCORDING TO BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED IN SECTION 4, 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 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 SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS LOT PLAT, AND HEREBY DEDICATES AND GRANTS 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:

CULLUM HOMES INC., AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS ____DAY OF _____, 2019,

CULLUM HOMES INC.

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____ 2019, THE FOLLOWING PERSONS APPEARED BEFORE, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO ACKNOWLEDGED (A) THEMSELVES TO BE AN OFFICER OF CULLUM HOMES, INC., AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND AND ACKNOWLEDGED (B) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REFERENCES

TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. Z1826800-001-KJV-JAG

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS ____ DAY OF _____ 2019,

BY: _____ MAYOR DATE _____ ATTEST: _____ TOWN CLERK DATE _____

TOWN ENGINEER DATE _____ PLANNING DIRECTOR DATE _____

BASIS OF BEARING

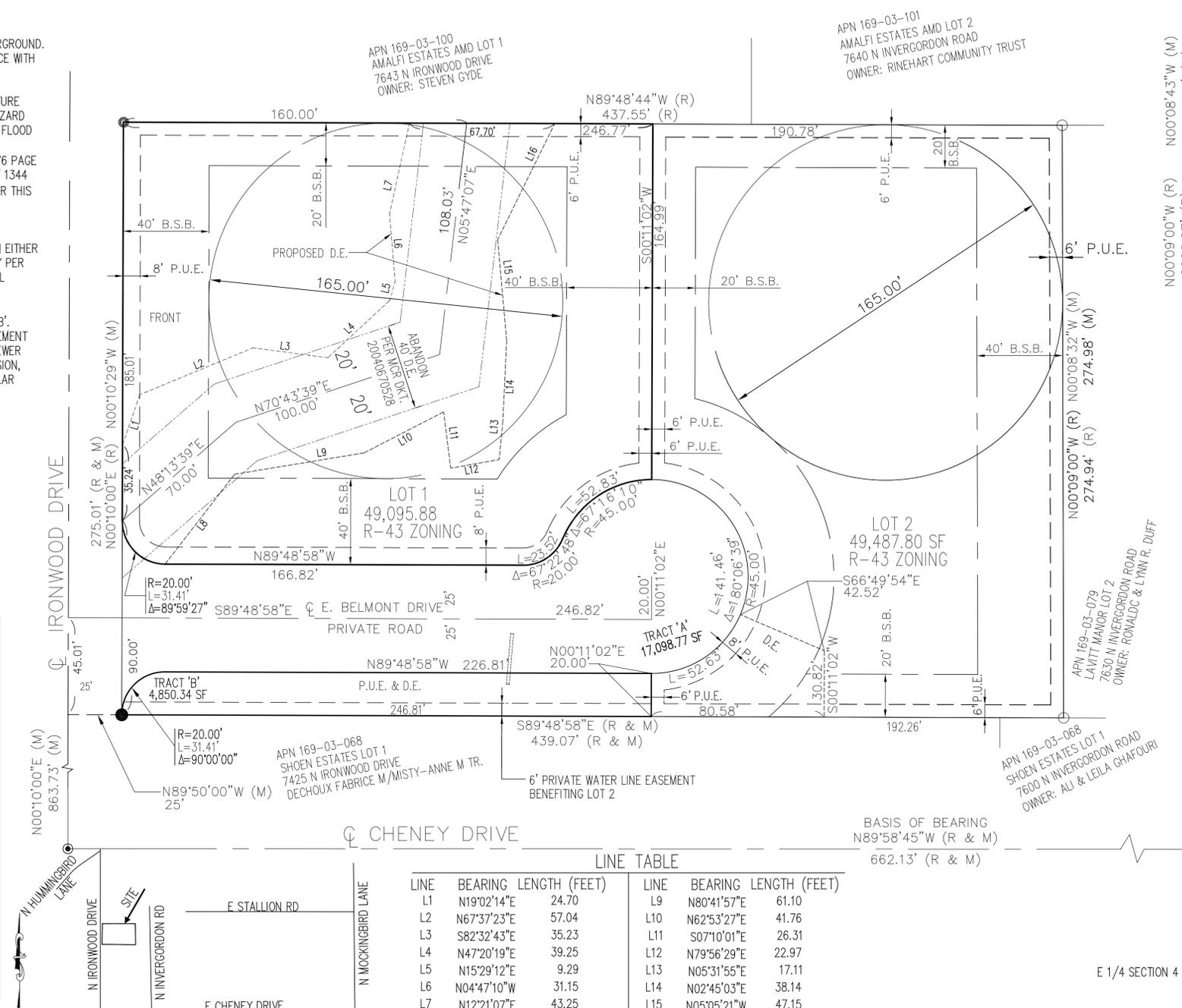
THE CENTER LINE OF CHENEY DRIVE AS RECORDED IN MCR BOOK 376 OF MAPS, PAGE 28, HAVING A BEARING OF NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST.

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 JULY, 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.



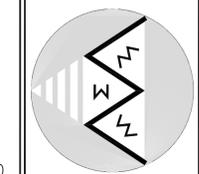
BY
TIMOTHY J EVANS
REGISTRATION NUMBER 50988
2185 S. BANNING ST.
GILBERT, ARIZONA 85295
(480) 244-5036
EMAIL: TIMEVANS@EVANS-PRO.COM



LINE TABLE					
LINE	BEARING	LENGTH (FEET)	LINE	BEARING	LENGTH (FEET)
L1	N19°02'14"E	24.70	L9	N80°41'57"E	61.10
L2	N67°37'23"E	57.04	L10	N62°53'27"E	41.76
L3	S82°32'43"E	35.23	L11	S07°10'01"E	26.31
L4	N47°20'19"E	39.25	L12	N79°56'29"E	22.97
L5	N15°29'12"E	9.29	L13	N05°31'55"E	17.11
L6	N04°47'10"W	31.15	L14	N02°45'03"E	38.14
L7	N12°21'07"E	43.25	L15	N05°05'21"W	47.15
L8	N37°49'30"E	52.82	L16	N26°15'44"E	59.97

VICINITY MAP
NO SCALE

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

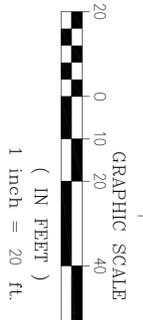
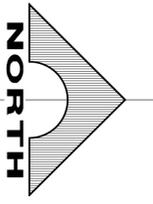


LAVITT MANOR II
A REPLAT OF LAVITT
MANOR LOT 1
7525 N IRONWOOD DR
PARADISE VALLEY, AZ

DATE:	7-23-19
PROJECT NO.:	18029
SCALE:	AS NOTED
DRAWN BY:	KM
CHECKED BY:	DRM
REPLAT	

DRAWING NO:
1

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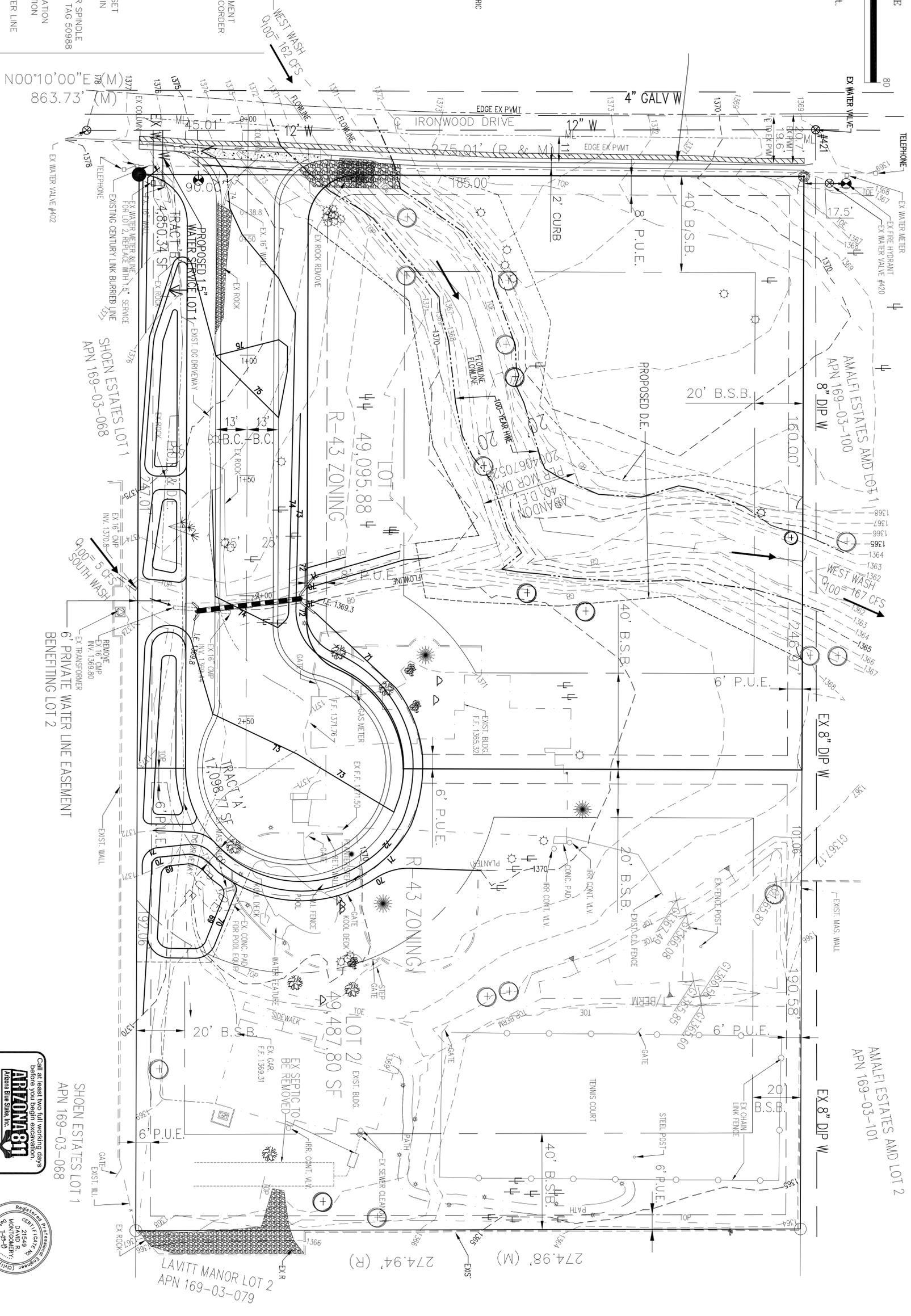
PAVING GRADING DRAINAGE

LAVITT MANOR II

LEGEND

—	B.S.B.	BUILDING SETBACK
—	P.U.E.	PUBLIC UTILITIES EASEMENT
—	MCR	MARICOPA COUNTY RECORDER
—	(C)	CALCULATED VALUE
—	D.E.	DRAINAGE EASEMENT
—	EX	EXISTING
—	(R)	RECORDED VALUE
—	(M)	MEASURED VALUE
—	ROW	RIGHT-OF-WAY
—	DE	DRAINAGE EASEMENT
—	VE	VISIBILITY EASEMENT
—	○	FOUND 5/8" STEEL PIN
—	●	FOUND 1/2" REBAR
—	⊙	FOUND COTTON PICKER SPINDLE
—	⊙	FOUND IRON PIPE ADD TAG 509988
—	⊙	FOUND 3" BRASS CAP
—	⊙	PROPOSED SPOT ELEVATION
—	⊙	EXISTING SPOT ELEVATION
—	—	100-YEAR HIGH WATER LINE
—	—	LOT BOUNDARY
—	—	EASEMENT

SET ON 4" SAND OVER FABRIC FILTER
 ASHTO M288 CLASS II NON-WOVEN FILTER FABRIC
 INSTALL PER MFR'S INSTRUCTIONS



Call at least two full working days before you begin excavation.

ARIZONA811
 Arizona Blue Stakes, Inc.
 Dial 811 or 1-800-5-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1100

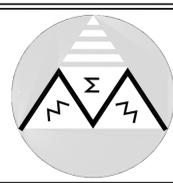


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C2014	DRAWING NO.:	PAVING, GRADING & DRAINAGE	
	DRAWN BY:	DATE:	PROJECT NO.:
	CHECKED BY:	SCALE:	AS NOTED

**LAVITT MANOR II
 REPLAT**

7525 N IRONWOOD DR
 PARADISE VALLEY, AZ



**MONTGOMERY
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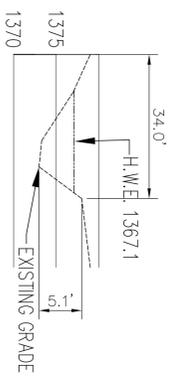
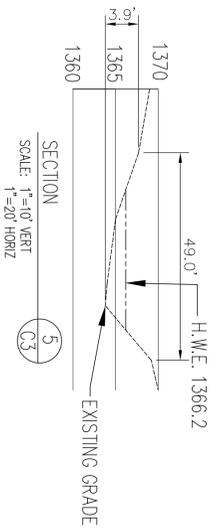
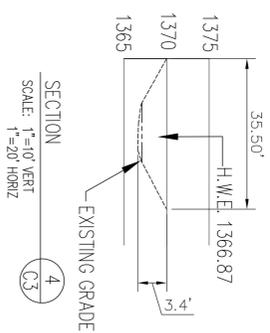
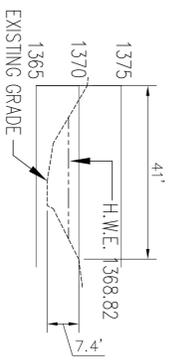
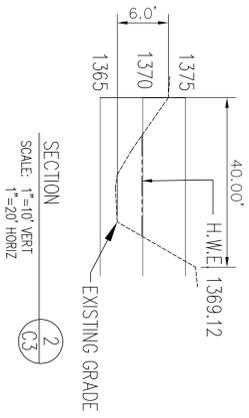
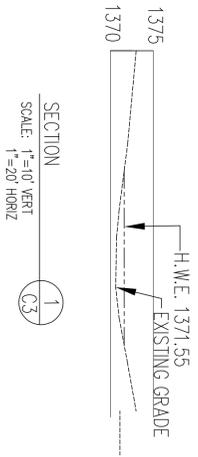
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 FOUNTAIN HILLS, ARIZONA 85268
 (480) 837-1845 fax (480) 837-8668
 e-mail: Dave@CivilAZ.com

NO.	DATE	DESCRIPTION	BY
4	7-23-19	REVISE SECTIONS	DRM
3	5-6-19	REVISE LOT 1 BSB	DRM
3	3-12-19	P.V. COMMENTS	DRM
2	1-24-19	P.V. REDLINES	DRM
1	12-5-18	MOVE STREET	DRM

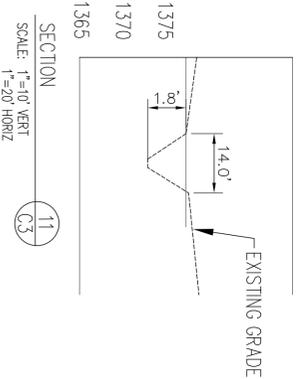
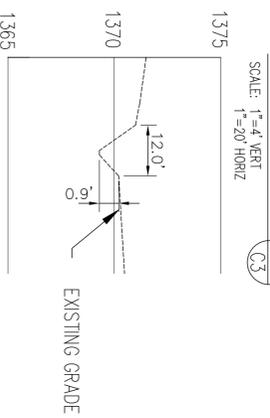
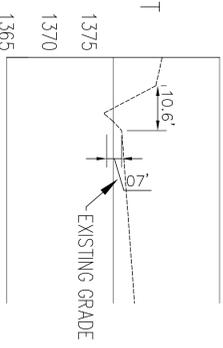
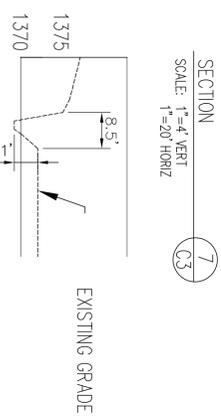
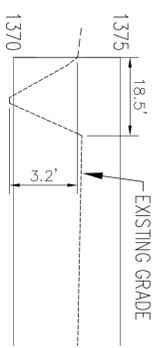
PAVING GRADING PLAN

LAVITT MANOR II

NORTHWEST DRAINAGE CHANNEL



SOUTH DRAINAGE CHANNEL



5 OF 5 > 2' VERT HEIGHT
5 OF 5 > 12" LENGTH
D.E. REQUIRED

4 OF 5 < 2' VERT HEIGHT
NO EASEMENT REQUIRED

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NO.	DATE	DESCRIPTION	BY
4	7-23-19	REVISE SECTIONS	DRM
3	5-6-19	REVISE LOT 1 BSB	DRM
2	1-24-19	P.V. REDLINES	DRM
1	12-5-18	MOVE STREET	DRM

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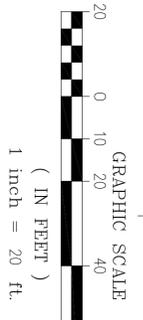
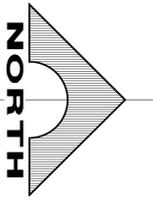
LAVITT MANOR II
REPLAT
7525 N IRONWOOD DR
PARADISE VALLEY, AZ

DRAWN BY: KM	DATE: 7-23-19
CHECKED BY: DRM	PROJECT NO: 18029
	SCALE: AS NOTED
SECTIONS & DETAILS	

Call at least two full working days before start of work.
ARIZONA811
Arizona Blue Stain, Inc.
Dial 8-1-1 or 1-800-STREET (782-5348)
In Maricopa County: (602) 263-1100



DRAWING NO:
C30f4

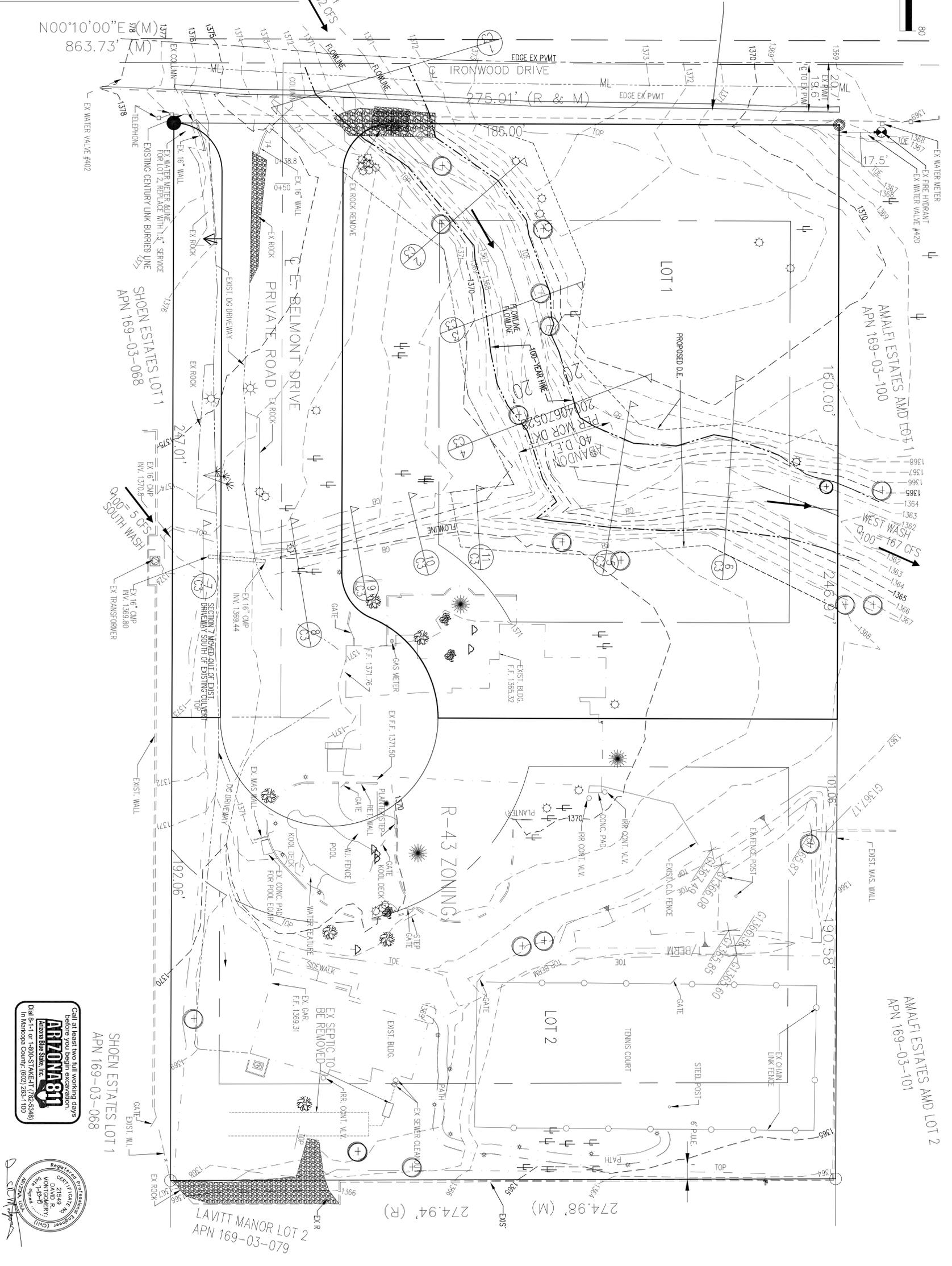


WASH EXHIBIT LAVITT MANOR II

LEGEND

○	REAR WITH CAP
●	RPLS # 509988 TO BE SET
○	FOUND 5/8" Ø STEEL PIN
○	FOUND 1/2" Ø REBAR
○	FOUND IRON PIPE ADD TAG 509988
○	FOUND 3" BRASS CAP
○	PROPOSED SPOT ELEVATION
○	EXISTING SPOT ELEVATION
○	100-YEAR HIGH WATER LINE
---	LOT BOUNDARY
---	EASEMENT

B.S.B.	BUILDING SETBACK
P.U.E.	PUBLIC UTILITIES EASEMENT
MGR	MARICOPA COUNTY RECORDER
(C)	CALCULATED VALUE
D.E.	DRAINAGE EASEMENT
EX	EXISTING
(R)	RECORDED VALUE
(M)	MEASURED VALUE
DE	RIGHT-OF-WAY
VE	DRAINAGE EASEMENT
GB	VISIBILITY EASEMENT
	GRADE BREAK



Call at least two full working days before you begin excavation.
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 In Maricopa County: (602) 263-1100



SHOENS ESTATES LOT 1
 APN 169-03-068

LAVITT MANOR LOT 2
 APN 169-03-076

AMALI ESTATES AND LOT 2
 APN 169-03-101

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C4014	DRAWING NO.:	C4014	
	DATE:	7-23-19	
	PROJECT NO.:	18029	
DRAWN BY:	KM	SCALE:	AS NOTED
CHECKED BY:	DRM		
			WASH EXHIBIT

**LAVITT MANOR II
REPLAT**

7525 N IRONWOOD DR
PARADISE VALLEY, AZ



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 (480) 837-1845 fax (480) 837-8668
 e-mail: Dave@CivilAZ.com

NO.	DATE	DESCRIPTION	BY
4	7-23-19	REVISE SECTIONS	DRM