March 3rd, 2025



Town of Paradise Valley

6401 E. Lincoln Drive Paradise Valley, Arizona 85253

Re: Non-Administrative Lot Split 5102 N Wilkinson Road Parcel 173-20-007

We are pleased to submit this application for a lot split of an existing parcel, located at 5102 N Wilkinson Road.

The subject property is Lot 63 of Camelback Lands, a subdivision recorded in Book 31, Page 26, MCR and it is also being a portion of the SW ¼ of the SW ¼ of the SW ¼ of Section 15, T2N, R4E. The property is bounded by Wilkinson Road (east) and large residential properties from south, north & west. The 2.256-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density.

As a part of the project development process, a lot split plat map subject to the Town of Paradise Valley review and approval is prepared and enclosed herein. The owner is proposing to split the property into two lots. The proposed lot split map defines the new property divider line, location and distances of new building setback lines and public utility easements. Both lots will exceed the minimum required area of 1 acre per Chapter 6 of Town of Paradise Valley Code.

EPCOR Water supplies domestic water in the vicinity. There is a water main (4" AC) in Wilkinson Road and two existing 1" water meters near the middle of the east property line, that currently serve the lot. There are two existing fire hydrants, 365' north of the northeast property corner and 313' south from the southeast property corner, which meet and exceeds the Town of Paradise Valley Code and the Building Code requirements.

The Town of Paradise Valley is the sanitary sewer provider for this project. There are 8" sewer mains that run in the right-of-way of Wilkinson Road. Currently property is served by the public sanitary sewer system.

There are no washes entering the property, flows are contained within the street right-of-way. Future properties will retain the runoff on-site.

Should you have any questions regarding our application, please feel free to contact me.

Sincerely,

Nick Prodanov, PE, PMP Principal

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Land Development Group, LLC 8808 N Central Ave., Suite 288 Phoenix, AZ 85020 P: 602 889 1984 nick@ldgeng.com

5102 N Wilkinson Road

MCDONALD DR LOT SPLIT MAP **DEDICATION** VERDE DR STATE OF ARIZONA "CAMELBACK LANDS 8" SOLANO DI COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS: A LOT SPLIT OF LOT 63 - CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR., JACKRABBIT RD. ALEX MERUELO, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 63 -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 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 SEC.15 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA 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 LOT 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 CHAPARRAL RD. THE PURPOSES SHOWN. VICINITY MAP IN WITNESS WHEREOF: ALEX MERUELO, AS LEGAL OWNER OF SAID PROPERTY, HAS HEREUNTO AFFIXED HIS SIGNATURE **OWNER** PARENT SITE DATA THIS _____, 2025. ALEX MERUELO 173-20-007 9550 FIRESTONE BLVD STE 105 ADDRESS: 5102 N WILKINSON RD. DOWNEY, CA 90241 PARADISE VALLEY, AZ 85253 LOT AREA: 98,272 S.F. (2.256 AC.)(NET) ZONING: R-43 QS #: 19-43 **NEW AREAS LOT 1**: 49,140 S.F. / 1.128 AC. **ACKNOWLEDGEMENTS** JACKRABBIT ROAD **LOT 2**: 49,132 S.F. / 1.128 AC. **BASIS OF BEARINGS** STATE OF ARIZONA N88°27'09"E (M) W 1/4 OF SEC 15 THE MONUMENT LINE OF WILKINSON ROAD, THE BEARING OF WHICH IS NO0°02'41"E. COUNTY OF MARICOPA PROJECT BENCHMARK FOUND BRASS CAP IN PARENT LEGAL DESCRIPTION , 2025 THE FOLLOWING PERSON APPEARED BEFORE HANDHOLE ME, THE UNDERSIGNED NOTARY PUBLIC, ALEX MERUELO, WHO ACKNOWLEDGED HIMSELF TO BE THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED THAT HE, AS LEGAL LOT 63, CAMELBACK LANDS, ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. FOUND REBAR W/ CAP RLS# MARICOPA COUNTY, ARIZONA. 35694, SET BY THIS SURVEYOR IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL. PARCEL NO. 2 AN EASEMENT FOR INGRESS/EGRESS AND ALL OTHER PURPOSES ALONG THE NORTH 20 LOT 66 - CAMELBACK LANDS FEET OF LOT 63, CAMELBACK LANDS, ACCORDING TO BOOK 31 OF MAPS, PAGE 26, **NOTARY PUBLIC** BOOK 31, PAGE 26, MCR RECORDS OF MARICOPA COUNTY, ARIZONA, AS SET FOURTH IN EASEMENT DOCUMENT 5106 N WILKINSON RD., RECORDED IN DOCUMENT NO. 93-0197773. PARADISE VALLEY, AZ 85253 MY COMMISSION EXPIRES NOTHING FOUND OR SET APN 173-20-010B DUE TO TREE GROWTH ∞ N89°57'19"W\ 297.49'(M) N88°34'45"E (M) 1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY. 30.00 DRAINAGE EASEMENT RESTRICTIONS 2. NO CC&R'S ARE CREATED WITH THIS MAP, EXISTING CC&R'S ARE RECORDED IN BK. 68 OF -20' ESMT. FOR INGRESS & EGRESS MISC., PG. 194, MCR. DOC. 1993-0197773, MCR PURSUANT TO A.R.S. §9-463.01 (c), AND SECTIONS 6-3-8, 6-4-3 (E) AND 8-7 ET. SEQ. OF 3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND OT SPLIT THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER OR FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY THOUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS. IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, 4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP. THIS SURVEY DOES NOT OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND HEALTH. SAFETY. OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. --8' PUE MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE 5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH THAT INFORMATION PROVIDED IN WARRANTY DEED REC. DOC. 2021-1071743, M.C.R. EASEMENTS AT ALL TIMES. 6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS —40'BSL— LOT 1 NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. 7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE **LEGEND** COURSE OF THE SURVEY. 8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED. ERGORD 8' PUE 🖚 9. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE SECTION CORNER WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES. 10. EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A 1/4 QUARTER \bowtie PLAT UNTIL A DEMO PERMIT IS APPLIED. ISSUED AND FINALIZED. BRASS CAP IN HANDHOLE BRASS CAP FLUSH FOUND REBAR OR AS NOTED **UTILITIES** LOT 64 - CAMELBACK LANDS 0 BOOK 31, PAGE 26, MCR SET REBAR & CAP OR AS NOTED WATER: EPCOR 5035 N INVERGORDON RD., α SANITARY SEWER: TOWN OF PARADISE VALLEY CALCULATED POINT PARADISE VALLEY, AZ 85253 ELECTRIC: APS APN 173-20-008 PROPERTY LINE EXIST. PARCEL TELEPHONE: CENTURY LINK, COX PROPERTY LINE NEW PARCEL NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX —— — — PROPERTY LINE (ADJOINER) SCALE 1" = 30"— — EASEMENT LINE FLOOD INSURANCE RATE MAP (FIRM) DATA ----- MONUMENT LINE COMMUNITY # 1765 OF 4425 L BASE FLOOD 040049 ELEVATION PANEL DATE ZONE 8' PUE 🗕 10/16/2013 Χ* LOT 1 - METES & BOUNDS DESCRIPTION *AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE FLOODPLAIN GILA AND SALT RIVER MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS −40'BSL─-- NORTH 00°00'26" EAST, A DISTANCE OF 2643.51 FEET; → 30' R/W → 30' R/W → LOT 2 SURVEYOR'S CERTIFICATION 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 00°02'41" EAST, A DISTANCE OF 329.90 FEET; THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF THENCE NORTH 89°57'19" WEST, A DISTANCE OF 30.00 FEET, TO THE SOUTHEAST CORNER OF LOT 63 -JANUARY, 2025, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS, PAGE 26, MCR. MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED. THENCE NORTH 00°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 00°01'34" EAST, A DISTANCE OF 165.23 FEET; THENCE NORTH 88'34'45" EAST, A DISTANCE OF 297.49 FEET; THENCE SOUTH 00°02'41" WEST, A DISTANCE OF 165.28, TO THE POINT OF BEGINNING; JAMES B. FLACK 04/11/25 [/]N89**°**57'19"W[\] LOT 2 - METES & BOUNDS DESCRIPTION DATE JAMES FLACK, RLS FOUND PK NAIL W/ TAG RLS# 34399 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 **APPROVAL:** LOT 57 - CAMELBACK LANDS NORTH 00°00'26" EAST, A DISTANCE OF 2643.51 FEET; BOOK 31, PAGE 26, MCR THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 88'35'37" EAST, A DISTANCE OF 654.55 FEET; 5000 N WILKINSON RD., APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF PARADISE VALLEY, ARIZONA PARADISE VALLEY, AZ 85253 THENCE LEAVING SAID SECTION LINE, NORTH 00°02'41" EAST, A DISTANCE OF 329.90 FEET THIS _____ DAY OF ___ APN 173-20-002A 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; TOWN ENGINEER THENCE NORTH 00°01'34" EAST, A DISTANCE OF 165.23 FEET; THENCE NORTH 88°35'17" EAST, A DISTANCE OF 297.43 FEET; FOUND BRASS CAP IN HANDHOLE FOUND BRASS CAF THENCE SOUTH 00°02'41" WEST, A DISTANCE OF 165.28, TO THE POINT OF BEGINNING; IN PAVEMENT HOLE COMMUNITY DEVELOPMENT DIRECTOR





