

CAMELBACK LANDS 4

A SUBDIVISION OF LOT 61, CAMELBACK LANDS
 RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
 PORTION OF THE SW 1/4 SECTION 15
 TOWNSHIP 2 NORTH, RANGE 4 EAST,
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA,
 TOWN OF PARADISE VALLEY

STATE OF ARIZONA
 COUNTY OF MARICOPA

LOT 67
 173-20-011
 WILLIAM T REDD TRUST
 SINGLE FAMILY RESIDENCE
 R-43

LOT 68
 173-20-012
 SHELLE & WINDY LENTZ
 SINGLE FAMILY RESIDENCE
 R-43

PARENT PARCEL
 LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF
 MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA
 COUNTY, ARIZONA

W/4 CORNER SECTION 15
 FND BRASS CAP IN HANDHOLE
 N 0.00, E 0.36
 ACCEPTED

NE CORNER, NW 1/4
 NW 1/4, NW 1/4 SECTION 15
 FND 3" IRON PIPE
 N 0.22, E 0.24
 ACCEPTED

MOONVAUD DR

JACKRABBIT RD

SCOTTSDALE RD

INVERGORDON RD

SAGE DR

CHOLLA LN

WILKINSON DR

THIS IS A KASBA SITE C

15 HILB

CHAPARRAL RD

N.T.S.

SCOTTSDALE RD

SW CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.08, E 0.08
 ACCEPTED

NW CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.08, E 0.08
 ACCEPTED

SE CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.00, W 0.01
 ACCEPTED

NE CORNER, NW 1/4
 NW 1/4, NW 1/4 SECTION 15
 FND BRASS CAP
 N 0.07, E 0.00
 ACCEPTED

NE CORNER, NW 1/4
 NW 1/4, NW 1/4 SECTION 15
 FND BRASS CAP
 N 0.07, E 0.00
 ACCEPTED

SW CORNER SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER SW 1/4, NW 1/4
 SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

SE CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

SW CORNER SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER SW 1/4, NW 1/4
 SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

SE CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

SW CORNER SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER SW 1/4, NW 1/4
 SECTION 15
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.07, W 0.00
 ACCEPTED

SW CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

SE CORNER LOT 61
 FND 3" IRON PIPE
 W/7/8 RLS 39954
 S 0.11, E 0.06
 ACCEPTED

KNOW ALL MEN BY THESE PRESENTS:
 THAT SABAL PALMS LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 61, CAMELBACK LANDS, RECORDED IN BOOK 31, OF MAPS PAGE 26 M.C.R. SITUATED IN SECTION 15, T2N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF CAMELBACK LANDS 4, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AND HEREBY DECLARE THAT THIS PLAT 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, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
 SABAL PALMS LLC, AS OWNER, HAVE HERUNTO AFFIXED THEIR
 SIGNATURE THIS _____ DAY OF _____, 2016

BY: _____
 SABAL PALMS LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____, WHO ACKNOWLEDGED (a) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED AND HERON; AND ACKNOWLEDGED (a) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

APPROVAL:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____ 2016

BY: _____ ATTENSI: _____ TOWN CLERK

BY: _____ TOWN ENGINEER PLANNING DIRECTOR

MORTGAGEE(S) OF _____ HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

STATE OF ARIZONA }
 COUNTY OF MARICOPA }
 SURVIVORS TRUST, SHACKELFORD FAMILY TRUST
 SINGLE FAMILY RESIDENCE
 R-43

BEFORE ME THIS _____ DAY OF _____, 2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO ACKNOWLEDGED (a) HIMSELF TO BE EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____



VICINITY MAP:

NOTES:

BEARINGS & DISTANCES ARE RECORD PER PLAT OF CAMELBACK LANDS, RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R. UNLESS OTHERWISE NOTED

SURVEY CERTIFICATION:

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAT WAS MADE UNDER MY DIRECTION. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF FEBRUARY, 2016. THE STREETS, TRAILS AND OPENINGS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST, THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: _____ GERALD L. GRAHAM
 REGISTERED LAND SURVEYOR # RLS 24520

LIST OF PERTINENT DOCUMENTS:

CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
 DEEDS: DOCUMENT 2013/0148138

UTILITIES:

ELECTRIC- A.P.S.
 TELEPHONE- QWEST (CENTRY LINK)
 NATURAL GAS- SOUTHWEST GAS
 CABLE TV- COX CABLE
 SEWER- TOWN OF PARADISE VALLEY
 WATER- EPOCH WATER

OWNER:

SABAL PALMS LLC
 2207 CONCORD PIKE NO 521
 WILMINGTON, DE 19803

SITE ADDRESS:

5102 N CASA BLANCA DR
 PARADISE VALLEY, AZ 85253

ASSESSORS P.C.L. NO.:

173-20-005

ZONING:

R-43

LOT DATA:

LOT AREA = 98,403 S.F. / 2.25902 AC.(NET)

NEW LOT DATA:

LOT 1 AREA = 49,202 S.F. / 1.12951 AC.(NET)
 LOT 2 AREA = 49,201 S.F. / 1.12951 AC.(NET)

DATE:

LOT SPLIT	DATE	PS
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GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

LOT 61 CAMELBACK LANDS, SHT. 1 OF 1, JOB #16-011