

CAMELBACK LANDS 5

A SUBDIVISION OF LOT 62, 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

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT BPMVEM LLC; AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 62, 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 5, 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: BPMVEM LLC, AS OWNER, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS _____ DAY OF _____, 2016

BY: _____
BPMVEM 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 _____ AND _____; AND ACKNOWLEDGED (b) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED (c) 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: _____

APPROVAL:

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

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

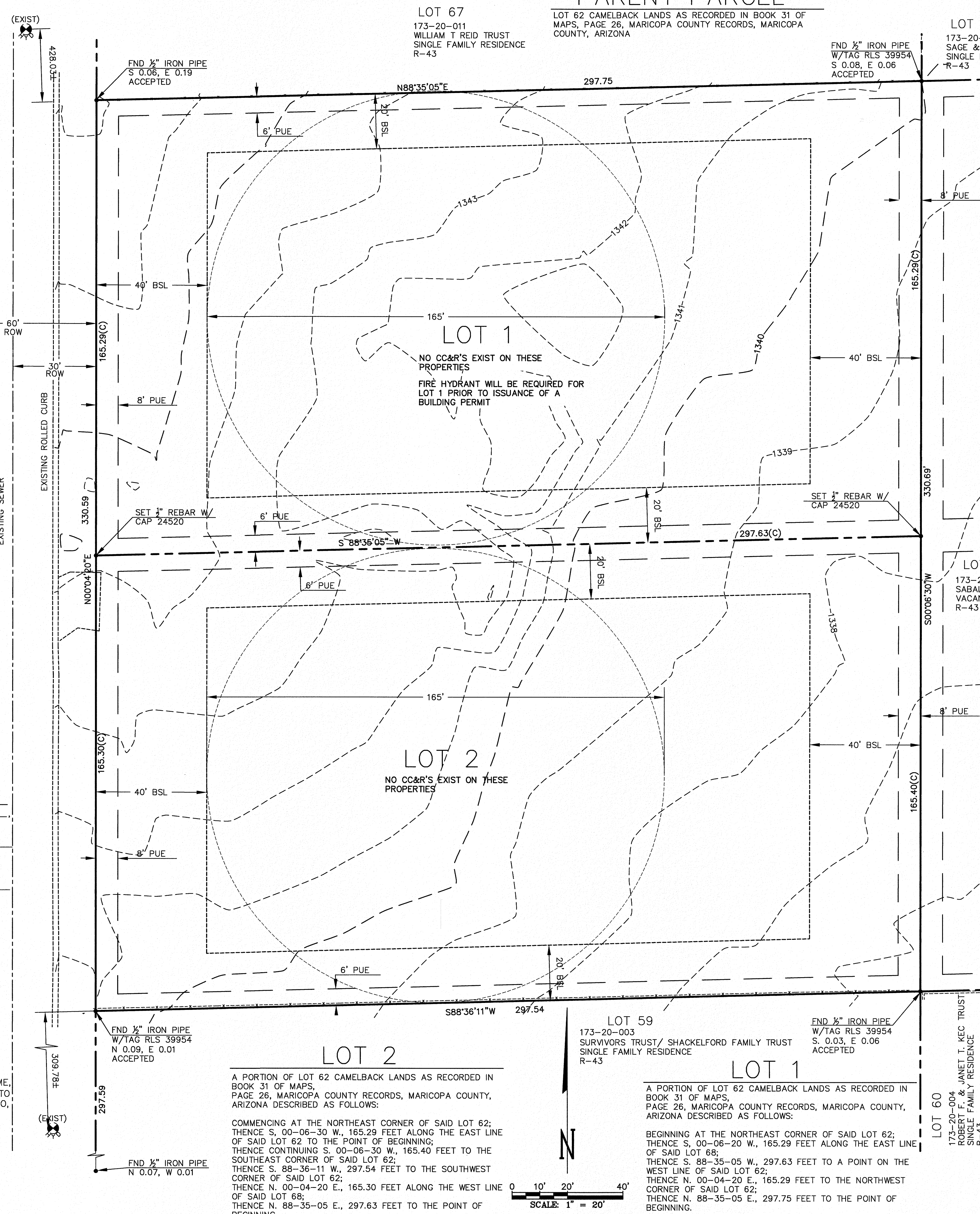
BY: _____ PLANNING DIRECTOR
TOWN ENGINEER

STATE OF ARIZONA }
COUNTY OF MARICOPA }

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

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____



PARENT PARCEL

LOT 62 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

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

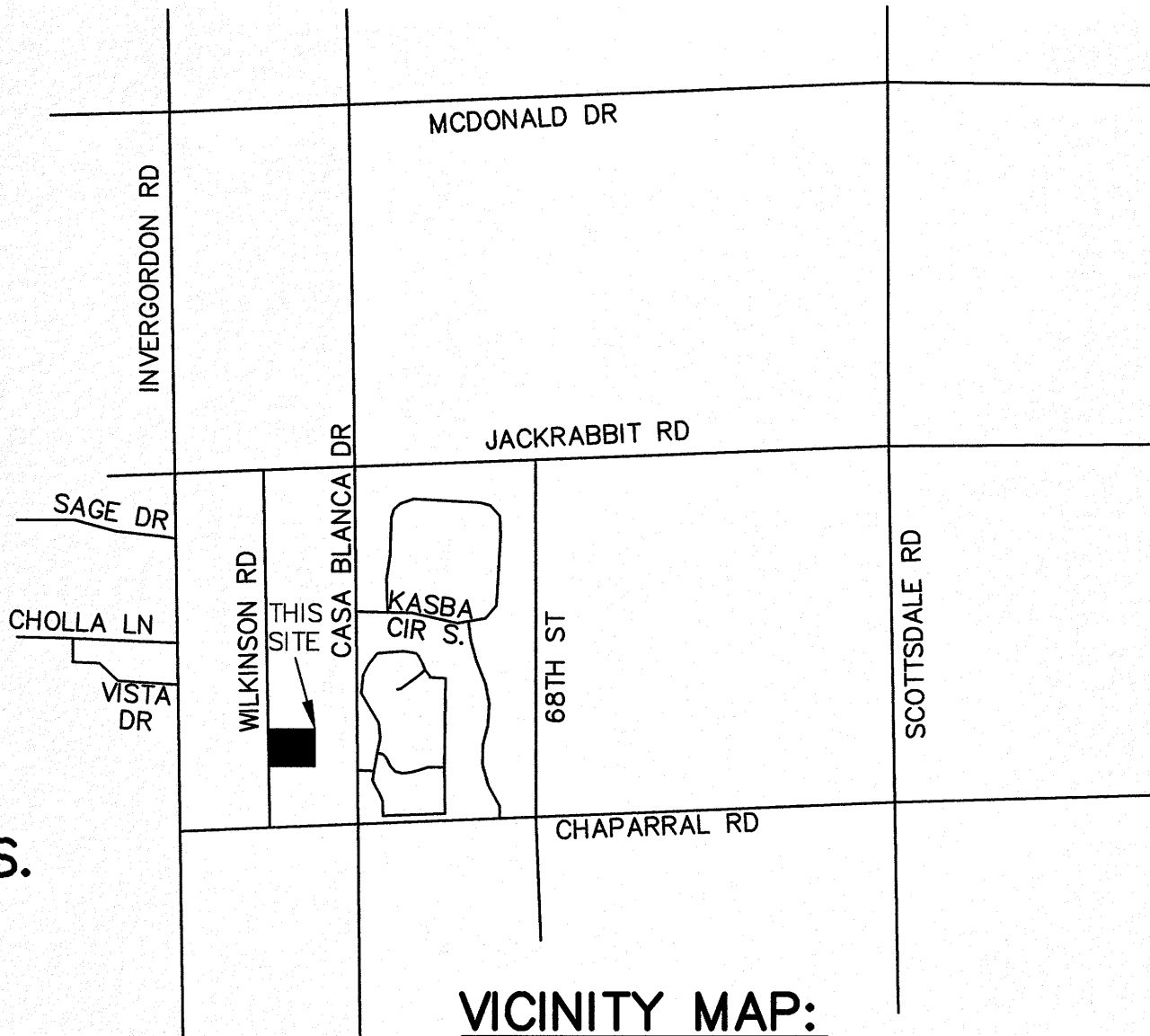
LOT 68
173-20-012
SAGE & WENDY LENTZ
SINGLE FAMILY RESIDENCE
R-43

LOT 61
173-20-005
SABAL PALMS LLC
VACANT LAND
R-43

LOT 59
173-20-003
SURVIVORS TRUST / SHACKELFORD FAMILY TRUST
SINGLE FAMILY RESIDENCE
R-43

LOT 1
A PORTION OF LOT 62 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 62; THENCE S. 00-06-20 W., 165.29 FEET ALONG THE EAST LINE OF SAID LOT 62;
THENCE S. 88-35-05 W., 297.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 62;
THENCE N. 00-04-20 E., 165.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 62;
THENCE N. 88-35-05 E., 297.75 FEET TO THE POINT OF BEGINNING.

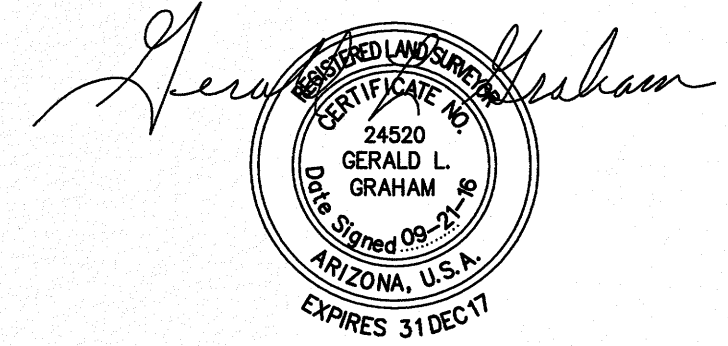
LOT 2
A PORTION OF LOT 62 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 62; THENCE S. 00-06-30 W., 165.29 FEET ALONG THE EAST LINE OF SAID LOT 62 TO THE POINT OF BEGINNING;
THENCE CONTINUING S. 00-06-30 W., 165.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 62;
THENCE S. 88-36-11 W., 297.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 62;
THENCE N. 00-04-20 E., 165.30 FEET ALONG THE WEST LINE OF SAID LOT 62;
THENCE N. 88-35-05 E., 297.63 FEET TO THE POINT OF BEGINNING.



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 SURVEY IS TRUE AND COMPLETE AS 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



NOTES:

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

LIST OF PERTINENT DOCUMENTS:

CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.

DEEDS: DOCUMENT 2013/0148137

UTILITIES:

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

OWNER:

BPMVEM LLC
PO BOX 185
ANGEL FIRE, NM 87710
SITE ADDRESS:
5111 N WILKINSON RD
PARADISE VALLEY, AZ 85253

ASSESSORS PCL. NO.:

173-20-006
ZONING:
R-43

LOT DATA:

LOT AREA = 98,376 S.F. / 2.25867 AC.±(NET)

NEW LOT DATA:

LOT 1 AREA = 49,188 S.F. / 1.12920 AC.±(NET)
LOT 2 AREA = 49,188 S.F. / 1.12920 AC.±(NET)

DATE:

LOT SPLIT	DATE	STATUS
LOT SPLIT	08-22-16	PS
PV	09-21-16	PS
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LEGEND:

- B.L.M. BUREAU OF LAND MANAGEMENT
- BRASS CAP FLUSH
- DKT. DOCKET
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- FND FOUND
- SET MONUMENT 1/2" REBAR RLS 245220
- RECORD MONUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- PG. PAGE
- MCBC MARICOPA COUNTY BRASS CAP
- MCHD MARICOPA COUNTY HIGHWAY DEPT.
- BCHH BRASS CAP IN HANDHOLE
- GLOBG GOVERNMENT LAND OFFICE BRASS CAP
- BCF BRASS CAP FLUSH

GRAHAM SURVEYING & ENGINEERING INC.

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

LOT 62 CAMELBACK LANDS, SHT. 1 OF 1, JOB #16-011

LOT SPLIT

