

RESULTS OF SURVEY FOR A MINOR LAND DIVISION

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

SHARMA LOT SPLIT

PROJECT INFORMATION

APN: 174-31-023
6912 E HORSESHOE ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43

UTILITY PROVIDERS

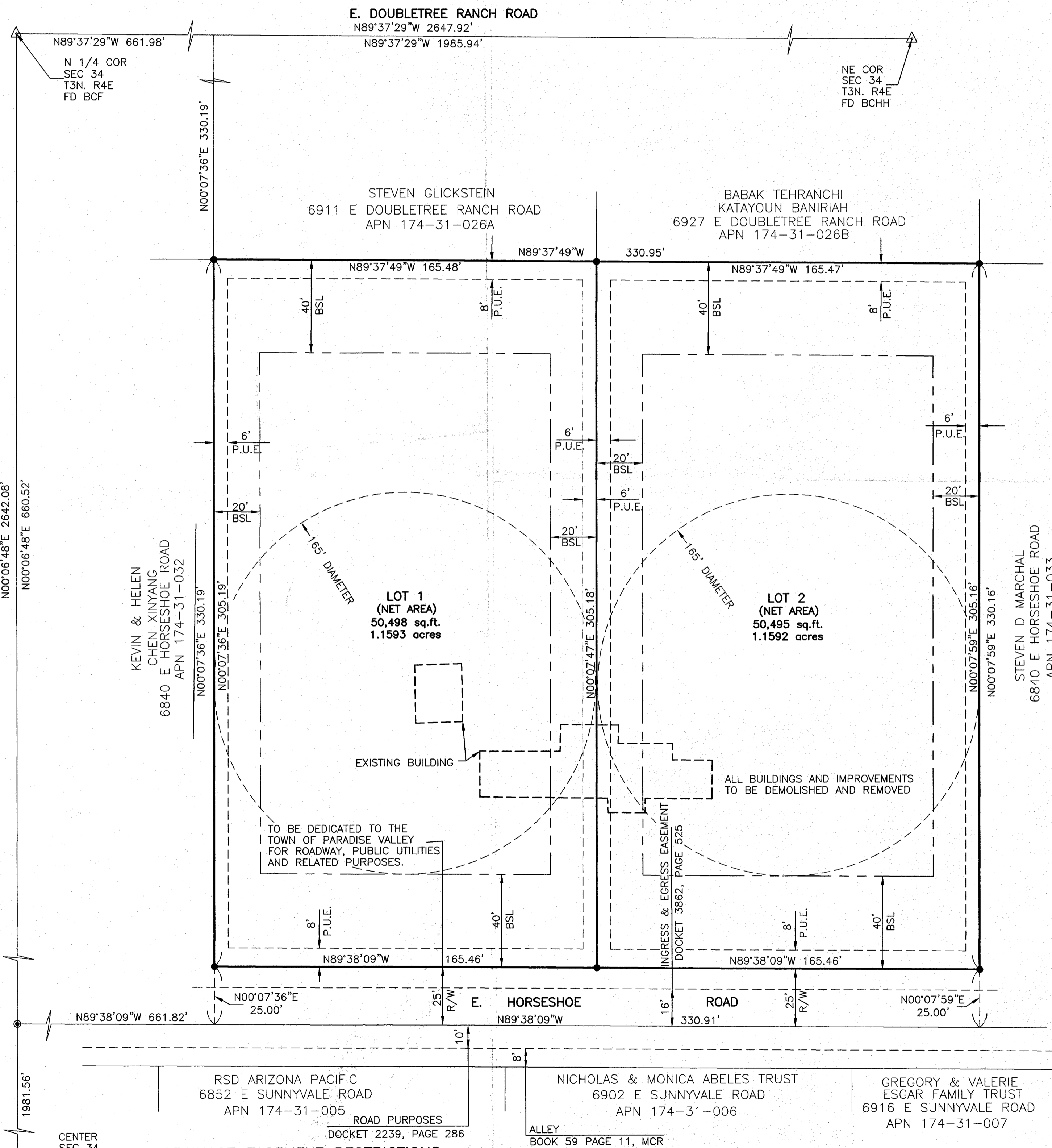
COX CABLE
QWEST TELEPHONE
APS POWER
SW GAS
BERNIE WATER
SEPTIC

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MONUMENT
LINE OF DOUBLETREE RANCH ROAD USING A
BEARING OF N89°37'29"W

OWNER

BALBIR C. AND SHARDA SHARMA
17322 N 77TH STREET
SCOTTSDALE, ARIZONA 85255

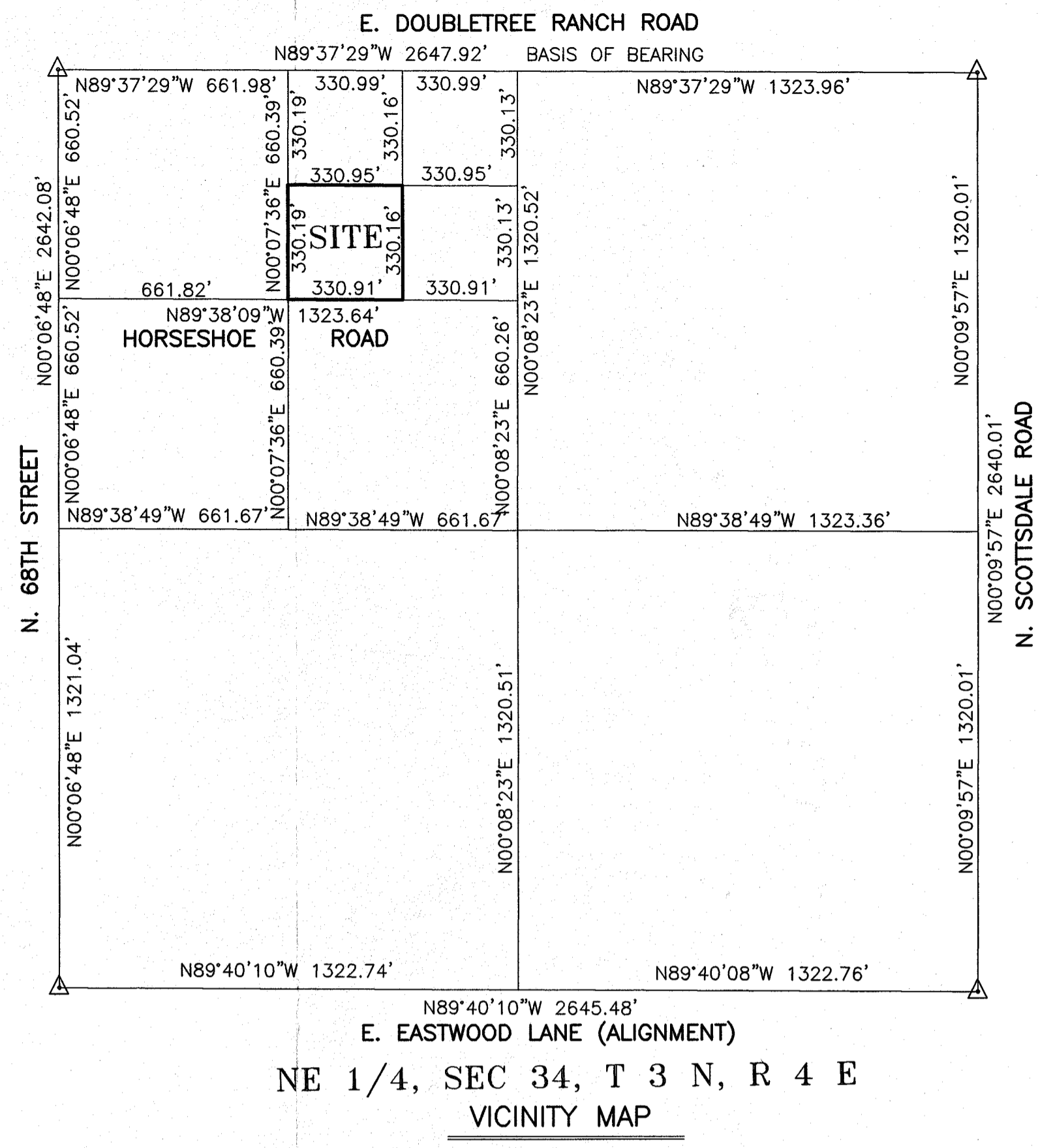


DESCRIPTION

PARENT PARCEL:
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 330.95 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 330.92 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
EASEMENT FOR PRIVATE DRIVE FOR INGRESS AND EGRESS OVER THE SOUTH 16.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 28, 1961 IN DOCKET 3862, PAGE 525.
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
LOT 1:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 165.46 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST A DISTANCE OF 330.19 FEET TO THE POINT OF BEGINNING.

LOT 2:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 2647.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 661.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 330.19 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 165.48 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 330.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST A DISTANCE OF 165.46 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 330.18 FEET TO THE POINT OF BEGINNING.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BALBIR C. AND SHARDA SHARMA, A MARRIED COUPLE, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "SHARMA LOT SPLIT", A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT SAID LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID LOT SPLIT AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY AS SUCH, THE PUBLIC THE STREET AND RIGHT OF WAY AS SHOWN ON THIS LOT SPLIT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
BALBIR C. AND SHARDA SHARMA, AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURES

BY: _____ BY: _____
BALBIR C. SHARMA SHARDA SHARMA

ACKNOWLEDGEMENT

STATE OF ARIZONA)
()S.S.
COUNTY OF MARICOPA)

BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF _____, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS

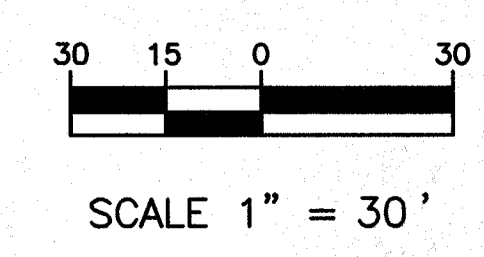
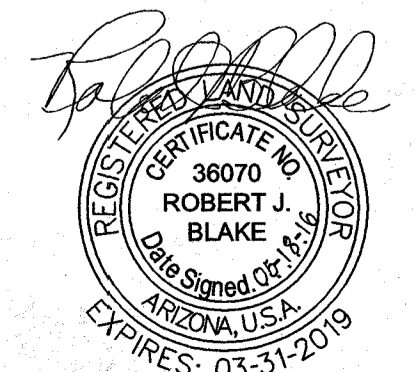
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA
THIS _____ DAY OF _____, 2017

BY: _____ ATTEST: _____
MAYOR TOWN CLERK
TOWN ENGINEER PLANNING DIRECTOR

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 DECEMBER, 2015, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

ROBERT J. BLAKE
ROBERT J. BLAKE
RLS #36070
1642 E ORANGEWOOD AVENUE
PHOENIX, ARIZONA 85020
PH: (602)395-9300



Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. ORANGEWOOD AVE. PHOENIX, ARIZONA 85020
TEL: 602-395-9300 FAX: 602-395-9310

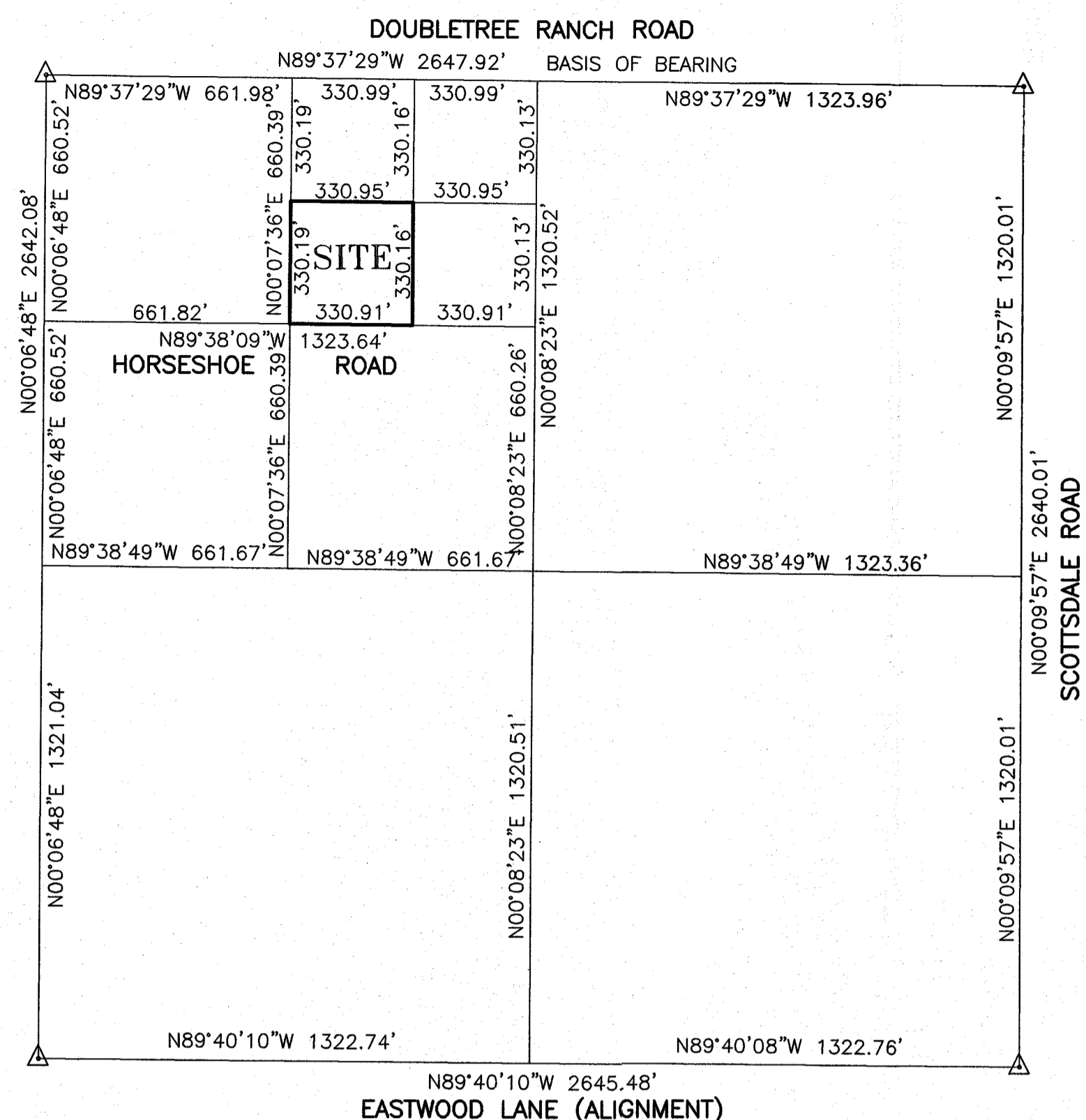
SHARMA LOT SPLIT
SW 1/4, NE 1/4, NW 1/4, NE 1/4, NE 1/4, SEC 34
6912 E HORSESHOE ROAD
PARADISE VALLEY, ARIZONA

Revised
05-18-16
11-18-16

Date
01-04-16
As-Built
Job No.
151201

BOUNDARY SURVEY

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



SEC 34, T 3 N, R 4 E
VICINITY MAP

N.T.S.
DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

PARCEL NO. 2:

EASEMENT FOR PRIVATE DRIVE FOR WAY AND INGRESS AND EGRESS OVER THE SOUTH SIXTEEN (16) FEET OF THE FOLLOWING DESCRIBED PARCELS OF LAND AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 28, 1961 IN DOCKET 3862, PAGE 525:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

CERTIFICATION

THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR NO. 36070
DATE OF PLAT OR MAP: JANUARY 4, 2016.



LEGEND	
	INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070 UNLESS NOTED OTHERWISE
	SECTION CORNER
	W.V. WATER VALVE
	W.M. WATER METER
	F.H. FIRE HYDRANT
	T.J.B. TELEPHONE JUNCTION BOX
	P.P. POWER POLE
	E.P.B. ELECTRIC PULL BOX
	M.B. MAIL BOX
	ASPHALT PAVEMENT
	CHAIN LINK FENCE
	OHE OVERHEAD ELECTRIC LINE

