

# MUMMY MOUNTAIN PARK VIII LOT SPLIT

LOT 48 OF MUMMY MOUNTAIN PARK PER BOOK 57, PAGE 1, M.C.R.  
AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,  
RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

**CVL**  
CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

### NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS DIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES OF THE TOWN OF PARADISE VALLEY, ARIZONA.
- 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 ARTICLE 5-11, FLOODPLAIN ADMINISTRATION.
- LANDSCAPING IN THE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH SECTION 5-10-1(G), LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY, OF THE PARADISE VALLEY TOWN CODE. THIS INCLUDES SUCH LANDSCAPING BEING MAINTAINED BY THE ADJACENT PROPERTY OWNER.
- THERE WILL BE NO C.C. & R.'S FOR THE APPROVAL OF THIS MAP
- THERE WILL BE NO LANDSCAPE, ACCENT OR AESTHETIC LIGHTING LOCATED WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY, OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS MAP WITHOUT APPROVED PLANS.

### PROPERTY OWNERS

SHARAT KANAKA AND PUNNAIAH C. MARELLA  
7808 NORTH IRONWOOD DRIVE,  
PARADISE VALLEY, ARIZONA 85253  
PHONE: 405-923-1822

### ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4450 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: 602-264-6831  
FAX: 602-264-0928  
CONTACT: FRED E. FLEET, P.E.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°34'19" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

### DEDICATION

STATE OF ARIZONA )  
) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT SHARAT KANAKA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND PUNNAIAH C. MARELLA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS OF LOT 48 OF MUMMY MOUNTAIN PARK HAVE DIVIDED UNDER THE NAME OF "MUMMY MOUNTAIN PARK VIII - LOT SPLIT" LOT 48 OF "MUMMY MOUNTAIN PARK" BOOK 57, PAGE 1, M.C.R. AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN MAPPED HEREON AND HEREBY PUBLISHES THIS MAP AS AND FOR THE MAP OF SAID LOT SPLIT AND HEREBY DECLARES THAT THIS MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY IN THIS MAP AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF:

SHARAT KANAKA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND PUNNAIAH C. MARELLA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS, HAVE SIGNED THIS MAP FOR THE PURPOSES OF DIVIDING SAID LOT 48 AND DEDICATING THOSE EASEMENTS AS SHOWN ON SAID MAP.

BY: SHARAT KANAKA, OWNER BY: PUNNAIAH C. MARELLA, OWNER

### UTILITY PROVIDERS

WATER - CITY OF PHOENIX  
SEWER - CITY OF SCOTTSDALE  
ELECTRIC - ARIZONA PUBLIC SERVICE COMPANY  
TELEPHONE - CENTURY LINK  
GAS - SOUTHWEST GAS CORPORATION  
CABLE - COX COMMUNICATIONS  
POLICE - TOWN OF PARADISE VALLEY  
FIRE PROTECTION - TOWN OF PARADISE VALLEY

### SITE DATA

EXISTING ZONING - R-43  
NO. OF LOTS - 2  
NET AREA - 98,041.5026 SQUARE FEET = 2.251 ACRES

### PARENT PARCEL LEGAL DESCRIPTION

LOT 48, MUMMY MOUNTAIN PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 57 OF MAPS, PAGE 1.

### LOT 48A LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR  
MUMMY MOUNTAIN PARK VIII - LOT 48A

THAT PART OF LOT 48, MUMMY MOUNTAIN PARK AS RECORDED IN BOOK 57 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND REBAR WITH CAP LS#22782 MARKING THE SOUTHEAST CORNER OF SAID LOT 48;

THENCE SOUTH 82°15'24" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 48, A DISTANCE OF 192.08 FEET TO THE FOUND REBAR WITH CAP LS#22782 MARKING THE SOUTHWEST CORNER OF SAID LOT 48;

THENCE NORTH 18°27'48" WEST, A DISTANCE OF 222.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 48;

THENCE SOUTH 84°39'00" EAST, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 48;

THENCE SOUTH 04°39'20" WEST, ALONG THE EASTERLY LINE OF SAID LOT 48, A DISTANCE OF 164.30 FEET TO THE POINT OF BEGINNING.

### LOT 48B LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR  
MUMMY MOUNTAIN PARK VIII - LOT 48B

THAT PART OF LOT 48, MUMMY MOUNTAIN PARK AS RECORDED IN BOOK 57 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET REBAR WITH CAP LS#22782 MARKING THE NORTHWEST CORNER OF SAID LOT 48;

THENCE SOUTH 85°34'19" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 48, A DISTANCE OF 319.59 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY WHICH HAS A CENTRAL ANGLE OF 90°13'39" AND WHOSE RADIUS POINT BEARS SOUTH 04°25'41" WEST A DISTANCE OF 29.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.96 FEET TO A POINT OF TANGENCY.

THENCE SOUTH 04°39'20" WEST, A DISTANCE OF 145.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 48;

THENCE NORTH 84°39'00" WEST, A DISTANCE OF 274.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 48;

THENCE NORTH 18°27'48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 48, A DISTANCE OF 190.09 FEET TO THE POINT OF BEGINNING.

### LEGEND

- APN INDICATES ASSESSOR PARCEL NUMBER  
● PK INDICATES FOUND PK-NAIL  
● RBR INDICATES FOUND REBAR AS NOTED  
⊙ AC INDICATES FOUND ALUMINUM CAP  
● A INDICATES FOUND REBAR WITH CAP LS#22782  
⊙ INDICATES FOUND BRASS CAP FLUSH  
○ RBR INDICATES SET REBAR WITH CAP LS#22782  
○ C INDICATES CALCULATED POSITION

### DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 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 WATER, 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, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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

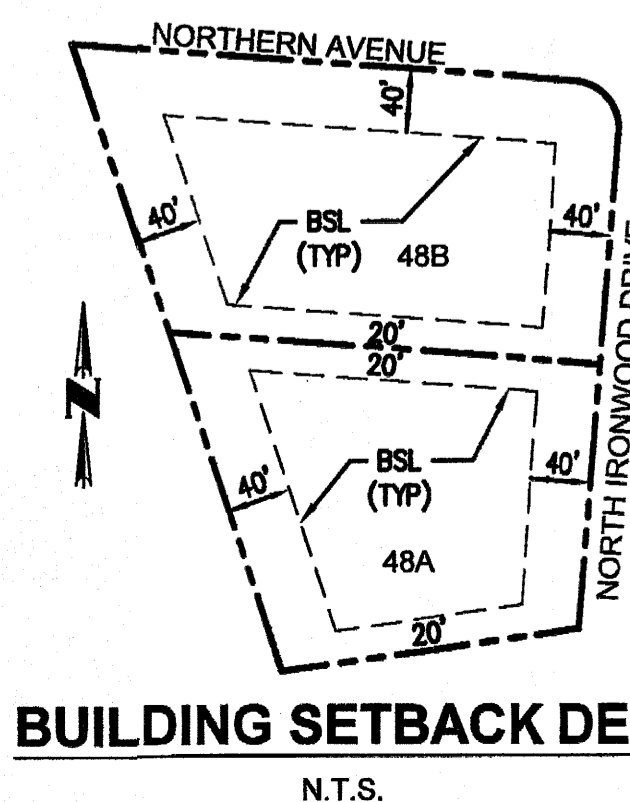
THIS RESULTS OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

NO ATTEMPT HAS BEEN MADE TO RESEARCH OR DEPICT ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY.

BEARING, DISTANCES AND CURVE DATA NOT SPECIFIED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:

- BOOK 57 OF MAPS, PAGE 1 (R1)
- BOOK 381 OF MAPS, PAGE 1
- BOOK 383 OF MAPS, PAGE 34
- BOOK 389 OF MAPS, PAGE 24
- BOOK 401 OF MAPS, PAGE 6
- BOOK 428 OF MAPS, PAGE 18
- BOOK 511 OF MAPS, PAGE 9
- BOOK 679 OF MAPS, PAGE 30
- BOOK 734 OF MAPS, PAGE 10 (R2)
- BOOK 752 OF MAPS, PAGE 35
- BOOK 867 OF MAPS, PAGE 35
- BOOK 916 OF MAPS, PAGE 29
- BOOK 1059 OF MAPS, PAGE 21
- BOOK 1111 OF MAPS, PAGE 19 (R3)
- BOOK 1112 OF MAPS, PAGE 35 (R4)
- BOOK 1239 OF MAPS, PAGE 43
- BOOK 1252 OF MAPS, PAGE 16



DATE  
REVISION  
NO.

**Coe & Van Loo Consultants, Inc.**

MUMMY MOUNTAIN PARK VIII  
LOT SPLIT

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
) SS  
COUNTY OF MARICOPA )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED SHARAT KANAKA AND PUNNAIAH C. MARELLA WHO ACKNOWLEDGE THEMSELVES TO BE THE OWNERS OF THE SUBJECT PARCEL AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

### APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

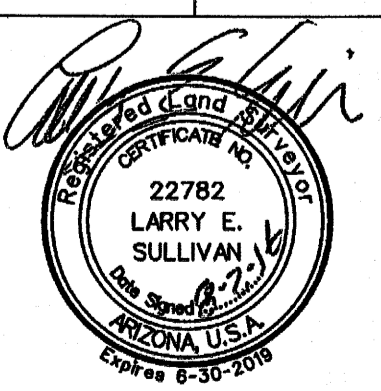
\_\_\_\_\_  
TOWN ENGINEER

\_\_\_\_\_  
PLANNING DIRECTOR

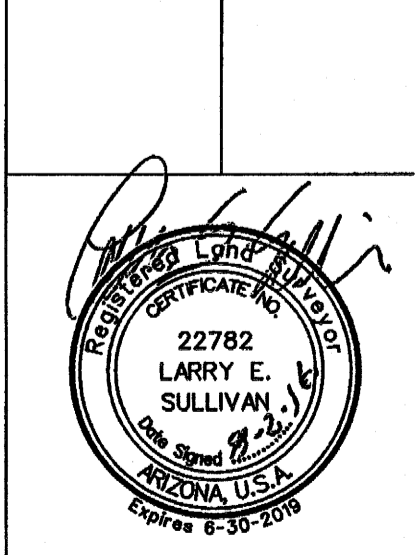
### CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2016, 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.

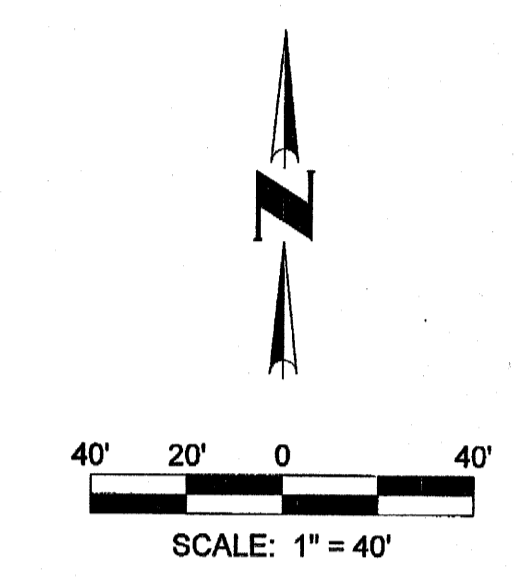
BY: Larry E. Sullivan  
LARRY E. SULLIVAN  
REGISTRATION NUMBER 22782  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
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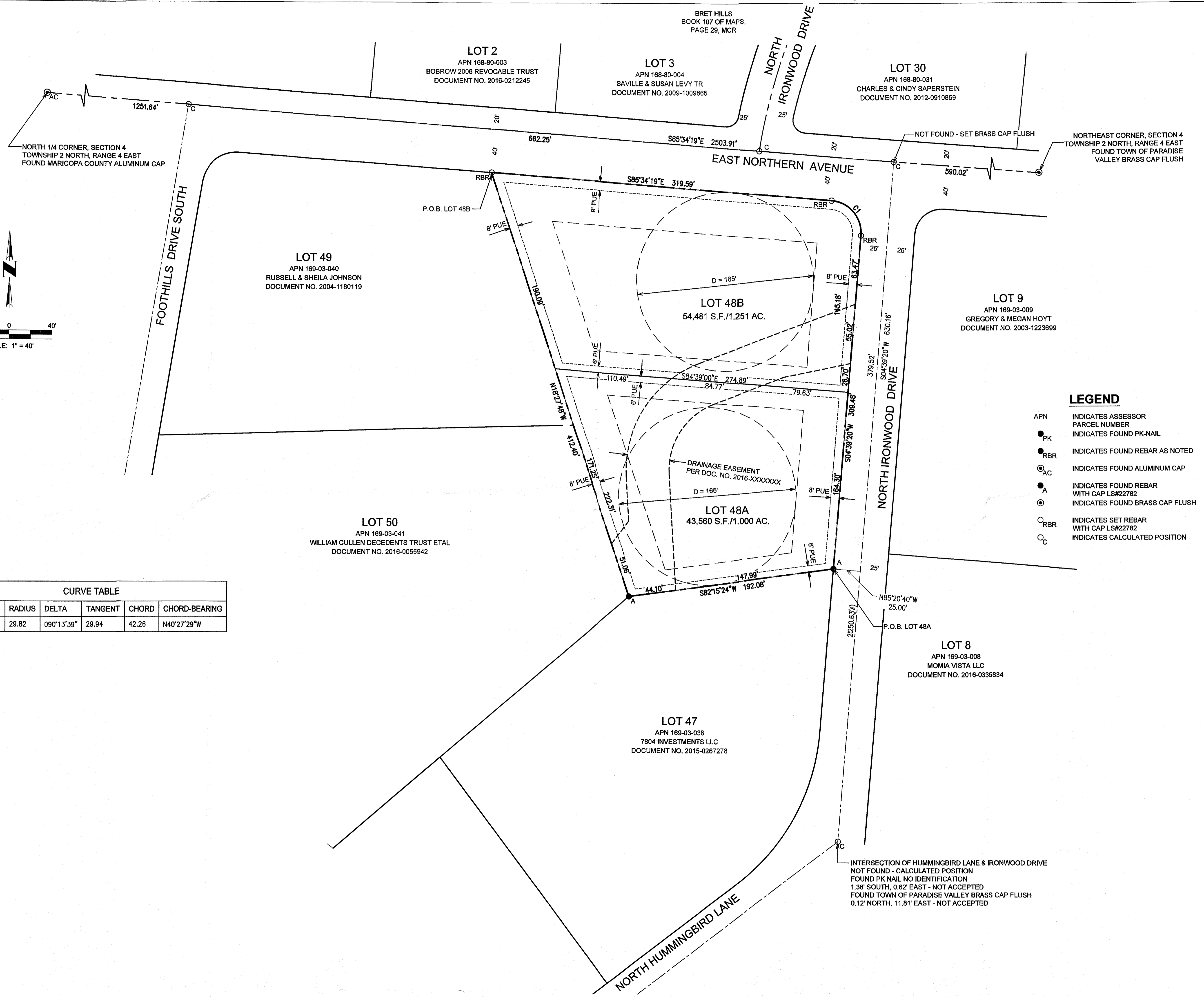
SHEET 1 OF 2  
CVL Contact: L. SULLIVAN  
CVL Project #: 01-0281101  
CVL File #:



NO.	REVISION	DATE



CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	46.96	29.82	090°13'39"	29.94	42.26	N40°27'29"W



**LEGEND**

- APN INDICATES ASSESSOR
- PK INDICATES PARCEL NUMBER
- PK-NAIL INDICATES FOUND PK-NAIL
- RBR INDICATES FOUND REBAR AS NOTED
- AC INDICATES FOUND ALUMINUM CAP
- A INDICATES FOUND REBAR WITH CAP LS#22782
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- RBR INDICATES SET REBAR WITH CAP LS#22782
- C INDICATES CALCULATED POSITION

INTERSECTION OF HUMMINGBIRD LANE & IRONWOOD DRIVE  
 NOT FOUND - CALCULATED POSITION  
 FOUND PK NAIL NO IDENTIFICATION  
 1.38' SOUTH, 0.62' EAST - NOT ACCEPTED  
 FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH  
 0.12' NORTH, 11.81' EAST - NOT ACCEPTED

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NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

**BOUNDARY & TOPOGRAPHIC SURVEY**

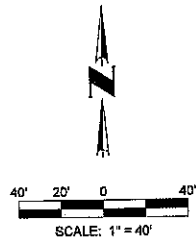
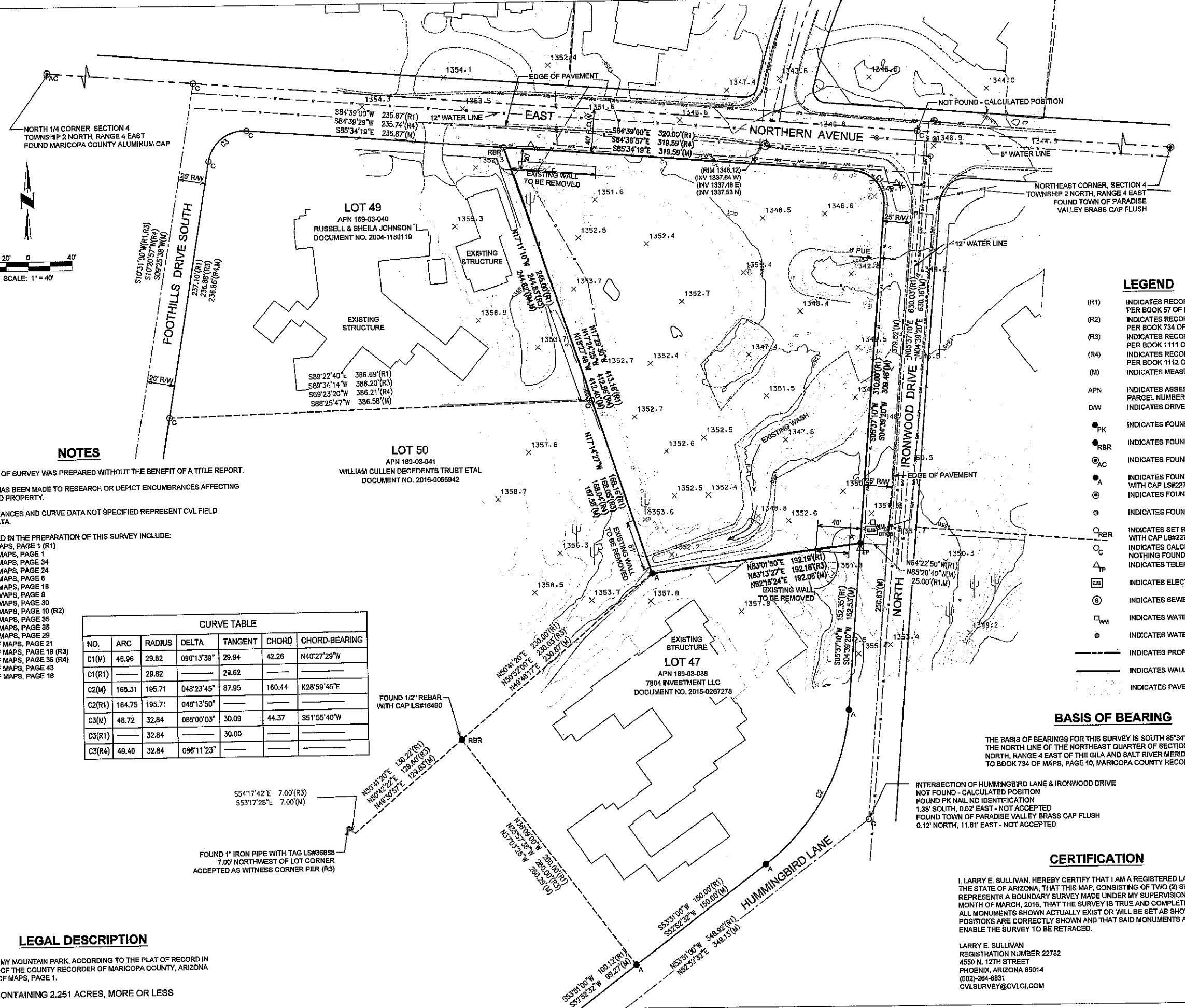
**LOT 48, MUMMY MOUNTAIN PARK**

**CERTIFICATION**

LARRY E. SULLIVAN, REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 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.

LARRY E. SULLIVAN  
REGISTRATION NUMBER 22782  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
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**SHEET 1 OF 1**  
CVL Contact: L. SULLIVAN  
CVL Project #: 01-0281101  
CVL File #:



**NOTES**

THIS RESULTS OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
NO ATTEMPT HAS BEEN MADE TO RESEARCH OR DEPICT ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY.  
BEARING, DISTANCES AND CURVE DATA NOT SPECIFIED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:  
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BOOK 389 OF MAPS, PAGE 24  
BOOK 401 OF MAPS, PAGE 6  
BOOK 428 OF MAPS, PAGE 18  
BOOK 511 OF MAPS, PAGE 9  
BOOK 679 OF MAPS, PAGE 30  
BOOK 734 OF MAPS, PAGE 10 (R2)  
BOOK 752 OF MAPS, PAGE 35  
BOOK 867 OF MAPS, PAGE 35  
BOOK 818 OF MAPS, PAGE 29  
BOOK 1099 OF MAPS, PAGE 21  
BOOK 1111 OF MAPS, PAGE 19 (R3)  
BOOK 1112 OF MAPS, PAGE 35 (R4)  
BOOK 1239 OF MAPS, PAGE 43  
BOOK 1252 OF MAPS, PAGE 16

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1(M)	46.96	29.82	090°13'39"	29.94	42.26	N40°27'29"W
C1(R1)	—	29.82	—	—	—	—
C2(M)	165.31	195.71	048°23'45"	87.95	160.44	N28°59'45"E
C2(R1)	164.75	195.71	048°13'50"	—	—	—
C3(M)	48.72	32.84	085°00'03"	30.09	44.37	S51°55'40"W
C3(R1)	—	32.84	—	30.00	—	—
C3(R4)	49.40	32.84	086°11'23"	—	—	—

**LEGAL DESCRIPTION**

LOT 48, MUMMY MOUNTAIN PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 57 OF MAPS, PAGE 1.  
CONTAINING 2.251 ACRES, MORE OR LESS

**LEGEND**

- (R1) INDICATES RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 1
- (R2) INDICATES RECORD INFORMATION PER BOOK 734 OF MAPS, PAGE 10
- (R3) INDICATES RECORD INFORMATION PER BOOK 1111 OF MAPS, PAGE 19
- (R4) INDICATES RECORD INFORMATION PER BOOK 1112 OF MAPS, PAGE 35
- (M) INDICATES MEASURED INFORMATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- D/W INDICATES DRIVEWAY
- PK INDICATES FOUND PK-NAIL
- RBR INDICATES FOUND REBAR AS NOTED
- AC INDICATES FOUND ALUMINUM CAP
- A INDICATES FOUND REBAR WITH CAP LS#22782
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- ⊙ INDICATES FOUND IRON PIPE
- RBR INDICATES SET REBAR WITH CAP LS#22782
- ⊙ INDICATES CALCULATED POSITION - NOTHING FOUND, NOTHING SET
- ⊙ INDICATES TELEPHONE PEDESTAL
- ⊙ INDICATES ELECTRIC JUNCTION BOX
- ⊙ INDICATES SEWER MANHOLE
- ⊙ INDICATES WATER METER
- ⊙ INDICATES WATER VALVE
- INDICATES PROPERTY LINE (R)
- INDICATES WALL
- INDICATES PAVEMENT

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°34'16" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

**CERTIFICATION**

INTERSECTION OF HUMMINGBIRD LANE & IRONWOOD DRIVE  
NOT FOUND - CALCULATED POSITION  
FOUND PK NAIL NO IDENTIFICATION  
1.38' SOUTH, 0.62' EAST - NOT ACCEPTED  
FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH  
0.12' NORTH, 11.81' EAST - NOT ACCEPTED

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