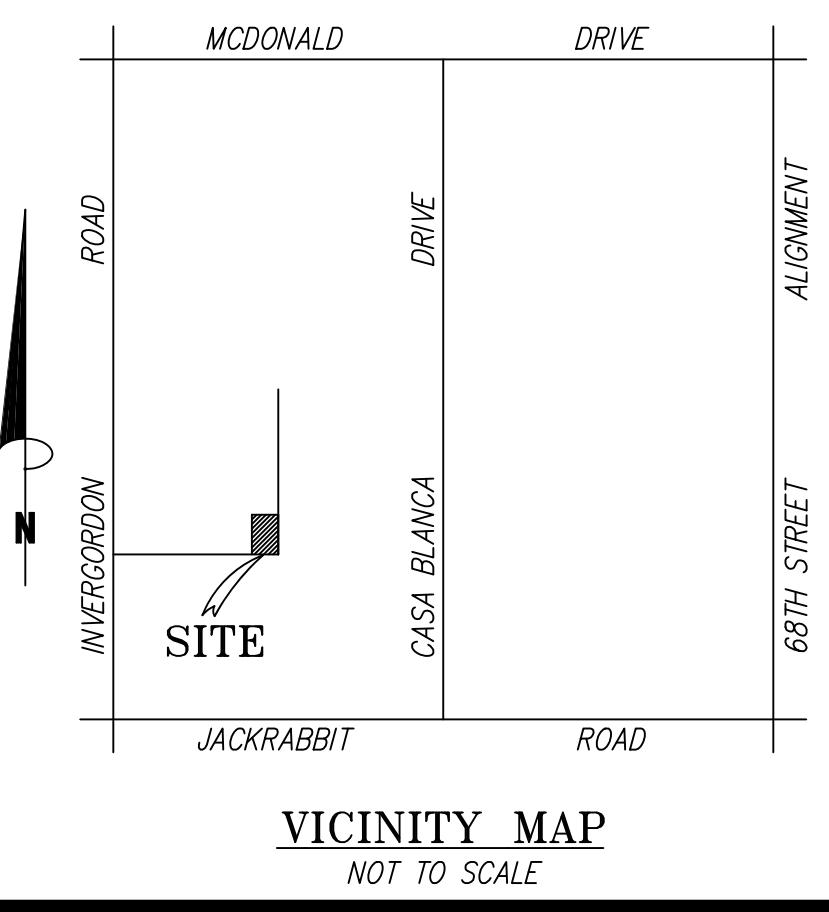


**LUKE AVENUE
LOT LINE ADJUSTMENT**
A PORTION OF THE NORTHWEST QUARTER,
SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS: CELEBRITY HOMES, LLC., AS LEGAL OWNER OF SAID REAL PROPERTY, HAVE SUBDIVIDED UNDER THE NAME OF LUKE AVENUE LOT LINE ADJUSTMENT, A SUBDIVISION LOCATED AT MARICOPA COUNTY ASSESSOR PARCEL NUMBERS 173-10-001A & 173-10-001B, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARE THAT SAID 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.

CELEBRITY HOMES, LLC., AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNER AND THE SAME ATTESTED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2017.

OWNER OR DULY AUTHORIZED REPRESENTATIVE _____

ACKNOWLEDGMENT:

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

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ FOR AND ON THE BEHALF OF CELEBRITY HOMES, LLC., AN ARIZONA LIMITED PARTNERSHIP.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS:

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

BY _____ ATTEST: _____ TOWN CLERK

BY _____ ATTEST: _____ TOWN ENGINEER

UTILITY PROVIDERS

APS
SOUTHWEST GAS
CENTURY LINK
COX
EPCOR - WATER
TOWN OF PARADISE VALLEY - SEWER

PARENT PROPERTY DESCRIPTIONS

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 163.15 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE THEREOF; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 15 FEET FOR ROADWAY
APN: 173-10-001A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF 163.15 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE THEREOF; THENCE EASTERLY ALONG SAID NORTH LINE 180 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING.

SITE INFORMATION

OWNER: CELEBRITY HOMES, LLC.

SITE ADDRESS: 5602 NORTH WILKINSON ROAD &
6430 EAST LUKE AVENUE
PARADISE VALLEY, ARIZONA 85253

APN'S: 173-10-001A & 173-10-001B

ZONING: R-43

SUPPORTING DOCUMENTS

734-10 MCR
844-35 MCR
1033-47 MCR
1275.12 MCR

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST, AND IS IDENTICAL TO GDAC PLAT 734-10 M.C.R. BEARING NORTH 00° 35' 20" EAST, BASED UPON SHOWN FOUND MONUMENTS.

NEW PROPERTY DESCRIPTIONS

LOT 1
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00° 35' 20" EAST 2653.4 FEET; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00° 35' 20" EAST 663.35 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE MONUMENT LINE OF LUKE AVENUE AS SHOWN ON THE OFFICIAL PLAT OF INVERGORDON MANOR, FILED IN BOOK 844 OF MAPS, PAGE 35 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MONUMENT LINE NORTH 88° 42' 34" EAST 328.96 FEET; THENCE NORTH 00° 35' 06" EAST 186.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 00° 35' 06" EAST 145.68 FEET; THENCE NORTH 88° 42' 33" EAST 303.79 FEET; THENCE SOUTH 00° 35' 07" WEST 145.65 FEET; THENCE SOUTH 88° 42' 34" WEST 303.79 FEET TO THE POINT OF BEGINNING, CONTAINING 46,050 SQUARE FEET MORE OR LESS.

LOT 2

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00° 35' 20" EAST 2653.4 FEET; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00° 35' 20" EAST 663.35 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE MONUMENT LINE OF LUKE AVENUE AS SHOWN ON THE OFFICIAL PLAT OF INVERGORDON MANOR, FILED IN BOOK 844 OF MAPS, PAGE 35 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MONUMENT LINE NORTH 88° 42' 34" EAST 328.96 FEET; THENCE NORTH 00° 35' 06" EAST 25.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 00° 35' 06" EAST 161 FEET; THENCE NORTH 88° 42' 34" EAST 303.79 FEET; THENCE SOUTH 00° 35' 07" WEST 141.64 FEET; THENCE ALONG A 20 RADIUS CURVE TO THE RIGHT 30.76 FEET THROUGH A CENTRAL ANGLE OF 88° 07' 27"; THENCE SOUTH 88° 42' 34" WEST 284.43 FEET TO THE POINT OF BEGINNING, CONTAINING 48,804 SQUARE FEET MORE OR LESS.

TITLE REFERENCE

THIS SURVEY IS BASED UPON A TITLE COMMITMENT PREPARED BY CLEAR TITLE AGENCY OF ARIZONA, INC. NO. 10-520992. ARIZONA SURVEYORS, INC. HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. ARIZONA SURVEYORS INC AND JOHN M. WARE (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

NOTES

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.

2. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.

3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.

4. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.

5. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

7. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

8. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.

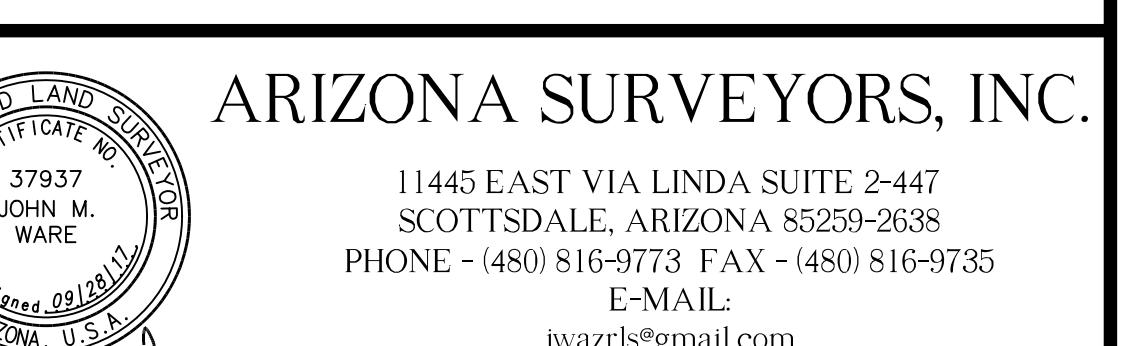
9. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

10. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE IS SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.

11. THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS. C.C & R'S, ZONING MATTERS, A.D.A. REQUIREMENTS, LOCAL ORDINANCES, ETC. ARE LEGAL MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY.

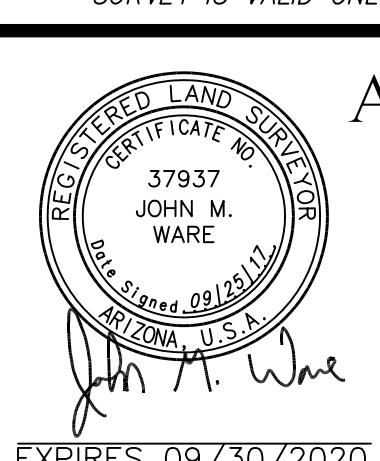
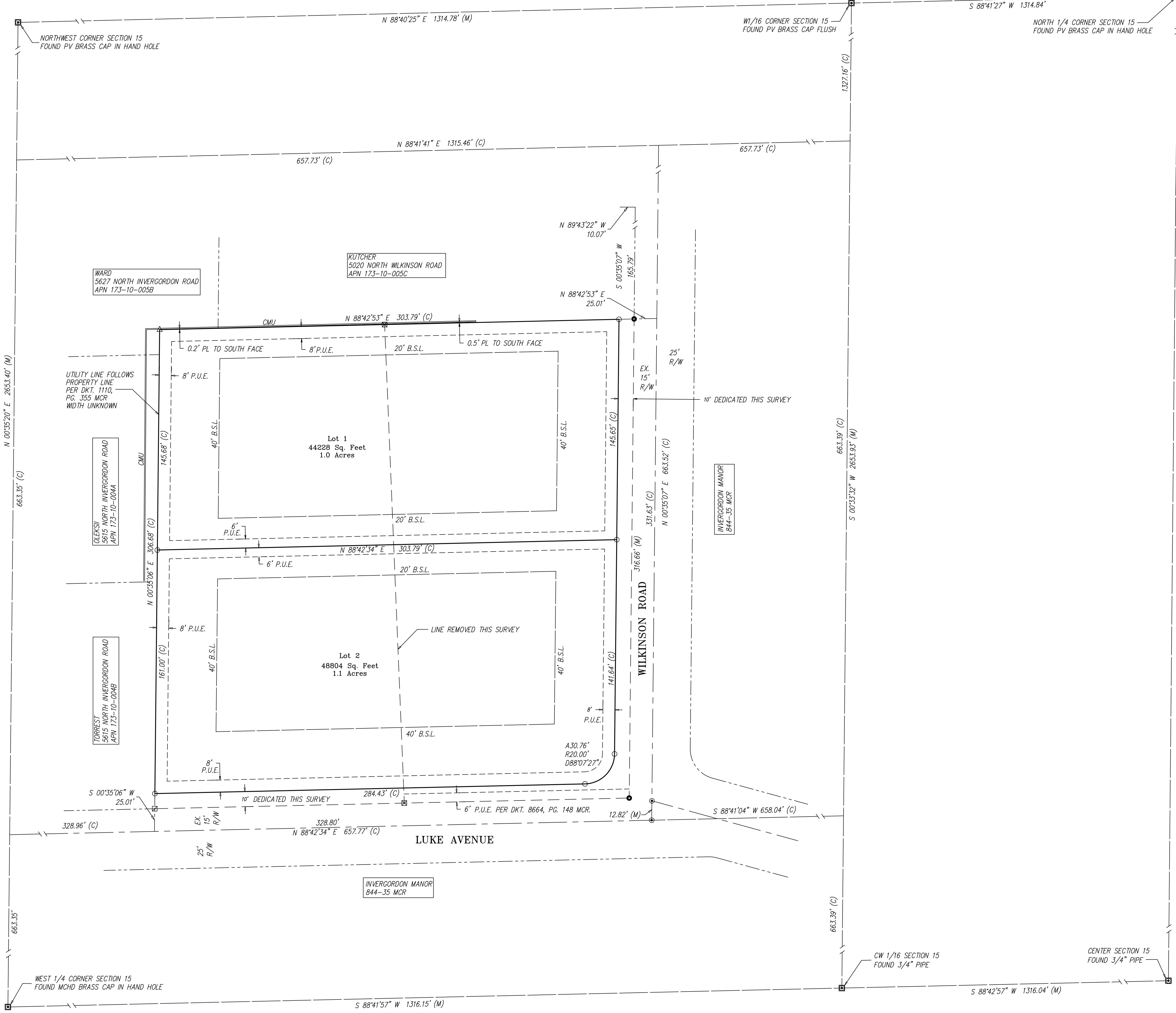
CERTIFICATE OF SURVEY

I, JOHN M. WARE HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2017.



LOT LINE ADJUSTMENT

DRAWN:	JMW	JOB NO:	LUKE AVENUE	DATE:	07/07/2017
CHECK:	JMW	SURVEYOR:	JMW		
SCALE:	1" = 30'	SHEET	1 OF 2		



ARIZONA SURVEYORS, INC.

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EXPIRES 09/30/2020

