

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

DEDICATION

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

BEFORE ME THIS _____ DAY OF _____, 2016, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____, WHO ACKNOWLEDGED (G) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED AND HERON; AND ACKNOWLEDGED (G) 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: _____ MAYOR

BY: _____ TOWN ENGINEER

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 (G) HIMSELF TO BE THE EXECUTOR OF THE ESTATE 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 HERUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

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

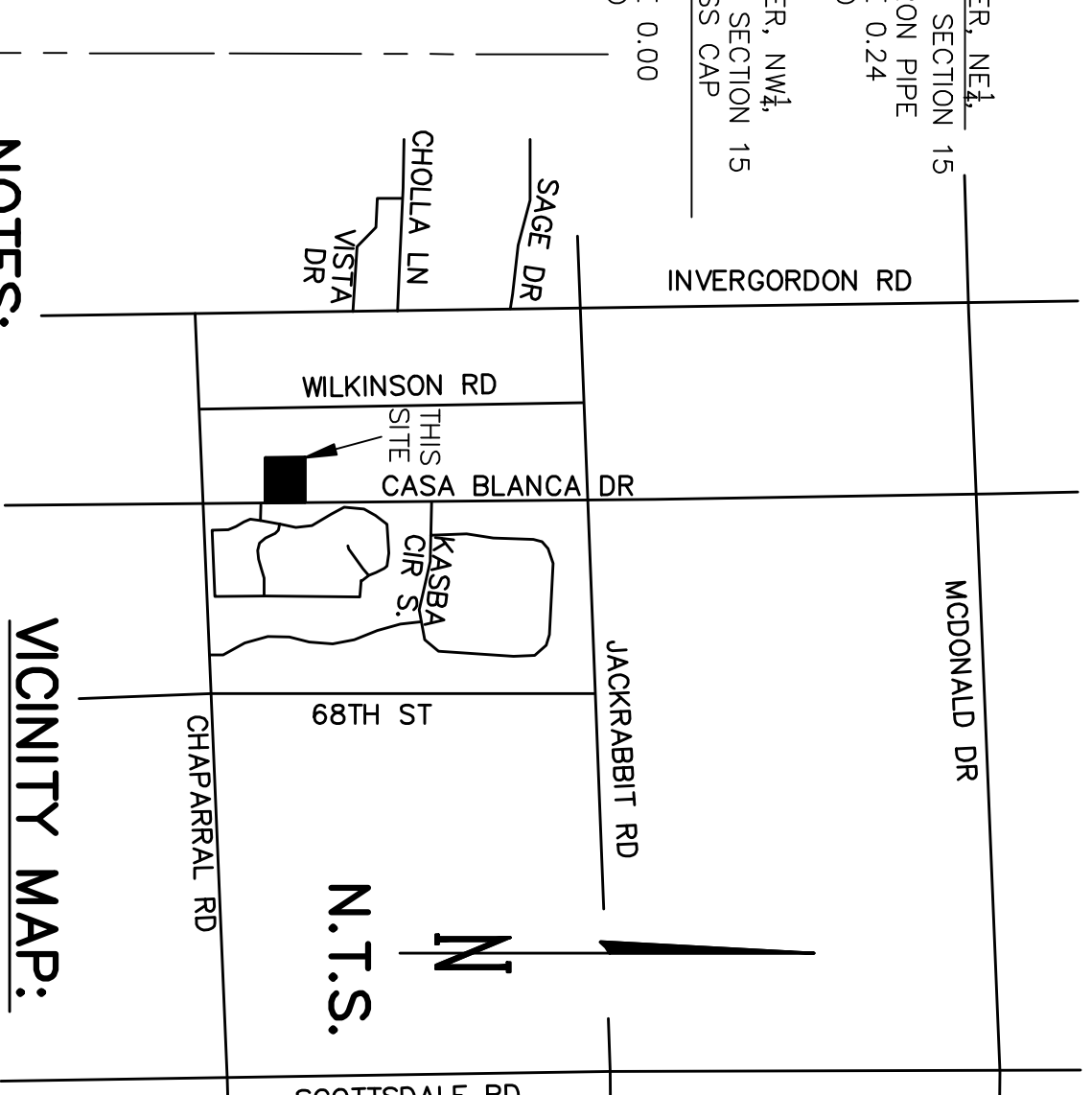
LOT 68
173-20-012
SINCE & WINDY LENTZ
SINGLE FAMILY RESIDENCE
R-43

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

NE CORNER, NW 1/4
SECTION 15
FND BRASS CAP IN
HANDHOLE
N 0.00, E 0.36
ACCEPTED

NE CORNER, NW 1/4
SECTION 15
FND 1/2" IRON PIPE
W/TAG RLS 39954
S 0.00, W 0.01
ACCEPTED

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



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 OPEN SPACES SHOWN, MONUMENTS SHOWN ACTUALLY EXIST, THE SURVEYING INSTRUMENTS AND METHODS USED WERE APPROPRIATE AND THE SURVEYING WAS CONDUCTED TO ENABLE THE SURVEY TO BE RETRACED. 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- EPCOR WATER

OWNER:

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

SITE ADDRESS:

5102 N CASA BLANCA DR
PARADISE VALLEY, AZ 85293

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: _____

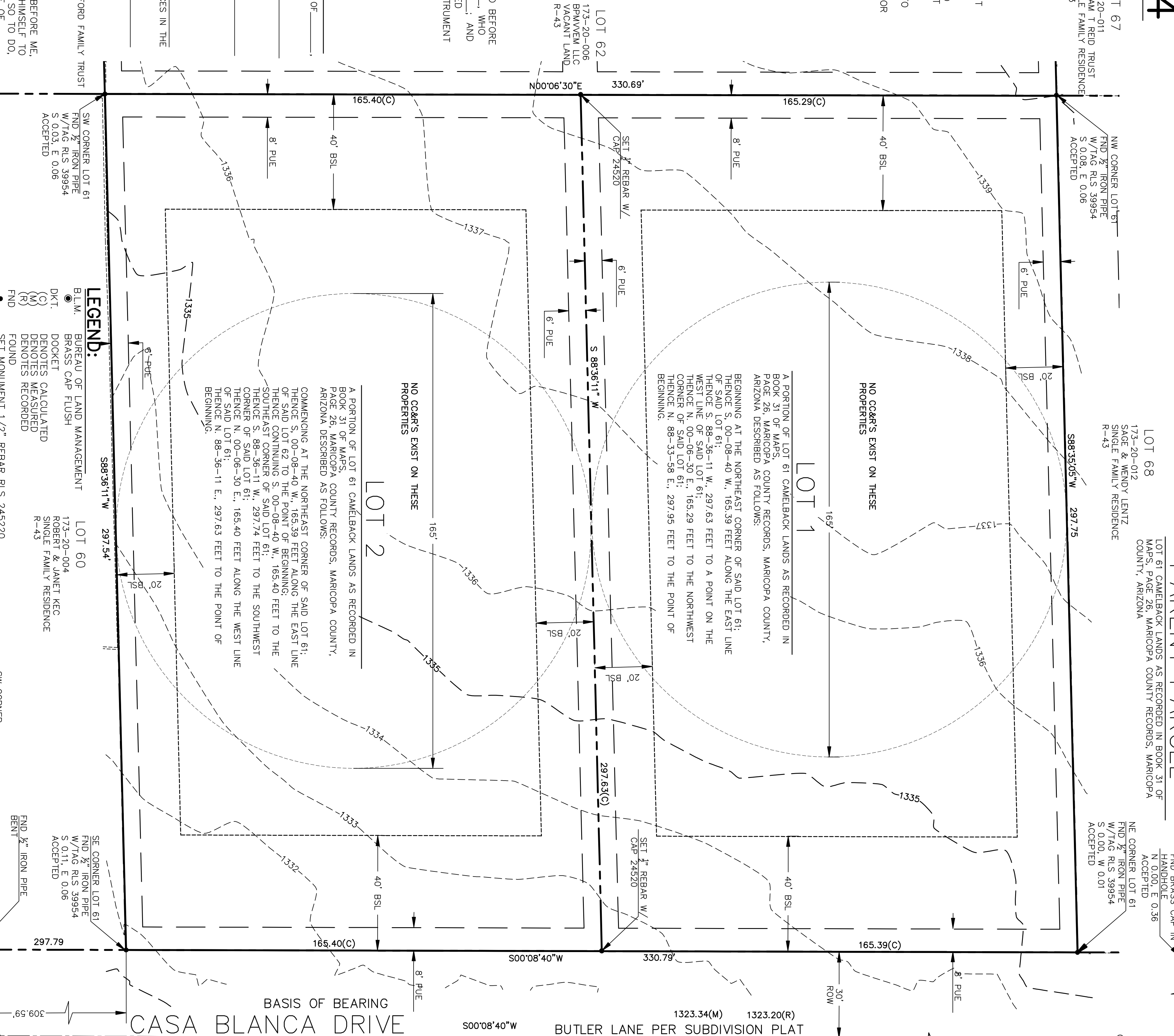
LOT SPLIT _____ PS

DATE:	LOT SPLIT:	PS:
04-06-16	---	---
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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



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
- M.C.R. MARICOPA COUNTY RECORDER
- PG. MARICOPA COUNTY BRASS CAP
- MCHD MARICOPA COUNTY HIGHWAY DEPT.
- BOHH BRASS CAP IN HANDHOLE
- GLOBG GOVERNMENT LAND OFFICE BRASS CAP
- BCF BRASS CAP FLUSH

NO CORNER EXIST ON THESE PROPERTIES

NO CORNER EXIST ON THESE PROPERTIES

A PORTION OF LOT 61 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61; THENCE S. 00-08-40 W., 165.39 FEET ALONG THE EAST LINE OF SAID LOT 61;
THENCE S. 88-36-11 W., 297.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 61;
THENCE N. 00-06-30 E., 165.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 61;
THENCE N. 88-35-58 E., 297.95 FEET TO THE POINT OF BEGINNING.

CONVENING AT THE NORTHEAST CORNER OF SAID LOT 61; THENCE S. 00-08-40 W., 165.39 FEET ALONG THE EAST LINE OF SAID LOT 62 TO THE POINT OF BEGINNING; THENCE CONTINUING S. 00-08-40 W., 165.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61;
THENCE S. 88-36-11 W., 297.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 61;
THENCE N. 00-06-30 E., 165.40 FEET ALONG THE WEST LINE OF SAID LOT 61;
THENCE N. 88-36-11 E., 297.63 FEET TO THE POINT OF BEGINNING.

