CAMELBACK LANDS 3

A SUBDIVISION OF LOT 68, CAMELBACK LANDS
RECORDED IN BOOK 31 OF MAPS PAGE 26 M.C.R.
PORTION OF THE SW ¼ SECTION 15
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
TOWN OF PARADISE VALLEY

PARENT PARCEL

LOT 68 CAMELBACK LANDS AS RECORDED IN BOOK 31 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA

LOT 70
173-20-015
LAWRENCE J BRECKER TRUST
SINGLE FAMILY RESIDENCE
R-43

LOT 69
173-20-013
WILLIAM T REID TRUST
SINGLE FAMILY RESIDENCE
R-43

W¼ CORNER SECTION 15
FND BRASS CAP IN HANDHOLE
N 0.00, E 0.36
ACCEPTED

NE CORNER, NE¼, NW¼, NW¼ SECTION 15
FND ¾" IRON PIPE
N 0.22, E 0.24
ACCEPTED

NE CORNER, NW¼, SW¼, NW¼ SECTION 15
FND BRASS CAP FLUSH
N 0.07, E 0.00
ACCEPTED

NE CORNER LOT 68
FND ½" IRON PIPE
N 0.14, E 0.06
ACCEPTED

NW CORNER LOT 68
FND ½" IRON PIPE
N 0.07, E 0.02
ACCEPTED

N88°33'58"E 297.95'

Q100=22 CFS W1

Q100=25 CFS W2

NO CC&R'S EXIST ON THESE PROPERTIES

6' PUE
8' PUE
20' BSL
40' BSL
165'
165.29(C)
165.39(C)
165.40(C)
330.69'
330.79'
297.84(C)
297.75
S88°35'05"W
N 88°35'06" E
N00°06'30"E
S00°08'40"W
1323.20(R)
1323.34(M)

XS1 XS2 XS3 XS4 XS5 XS6

1342 1341 1343 1339 1338 1337 1340 1336 1335

LOT 1

A PORTION OF LOT 68 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 68;
THENCE S, 00-08-40 W., 165.39 FEET ALONG THE EAST LINE OF SAID LOT 68;
THENCE S. 88-35-06 W., 297.84 FEET TO A POINT ON THE WEST LINE OF SAID LOT 68;
THENCE N. 00-06-30 E., 165.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 68;
THENCE N. 88-33-58 E., 297.95 FEET TO THE POINT OF BEGINNING.

LOT 2

A PORTION OF LOT 68 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 68;
THENCE S, 00-08-40 W., 165.39 FEET ALONG THE EAST LINE OF SAID LOT 68 TO THE POINT OF BEGINNING;
THENCE CONTINUING S. 00-08-40 W., 165.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 68;
THENCE S. 88-35-05 W., 297.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68;
THENCE N. 00-06-30 E., 165.40 FEET ALONG THE WEST LINE OF SAID LOT 68;
THENCE N. 88-35-06 E., 297.84 FEET TO THE POINT OF BEGINNING.

NO CC&R'S EXIST ON THESE PROPERTIES

SET ½" REBAR W/ CAP 24520 S 0.00,I E 0.04

SET ½" REBAR W/ CAP 24520 N. 0.08,/E 0.02

LOT 67
173-20-011
STEPHANIE J & DAVID K SHEFRIN
SINGLE FAMILY RESIDENCE
R-43

LOT 62
173-20-006
BPMVVEM LLC
VACANT LAND
R-43

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

SW CORNER LOT 68
FND ½" IRON PIPE W/TAG RLS 39954
S 0.08, E 0.06
ACCEPTED

SE CORNER LOT 68
FND ½" IRON PIPE W/TAG RLS 39954
S 0.00, W 0.01
ACCEPTED

SW CORNER SECTION 15
FND BRASS CAP IN HAND HOLE
S 0.00, E 0.04
ACCEPTED

SE CORNER SW¼, NW¼, SECTION 15
FND ½" IRON PIPE IN HANDHOLE
S 0.07, W 0.00
ACCEPTED

BASIS OF BEARING

CASA BLANCA DRIVE

BUTLER LANE PER SUBDIVISION PLAT

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85253

KNOW ALL MEN BY THESE PRESENTS:
THAT SAGE J. & WENDY K. LENTZ; AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 68, 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 3, 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:
SAGE J. LENTZ & WENDY K. LENTZ., AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS_____DAY OF _____,2016

BY: _____ SAGE J. LENTZ

BY: _____ WENDY K. LENTZ

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
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: _____ MAYOR

ATTEST: _____ TOWN CLERK

BY: _____ TOWN ENGINEER

_____ PLANNING DIRECTOR

MORTGAGEE(S) OF _____,HEREBY RATIFIES, APPROVES, AND ACQUIESCES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY _____

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

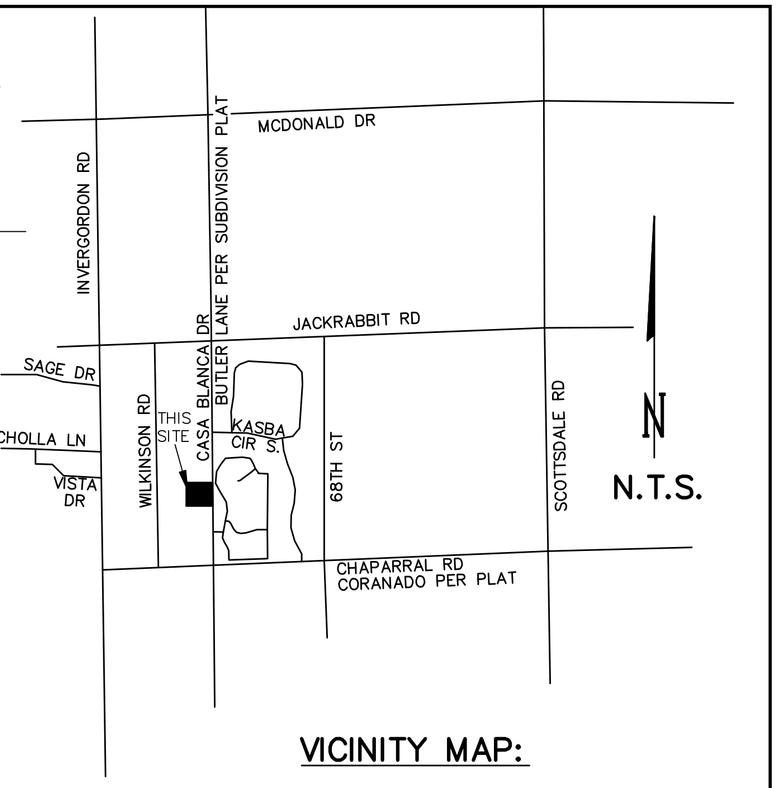
BEFORE ME THIS_____DAY OF_____,2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,_____, WHO ACKNOWLEDGED (a) HIMSELF TO BE_____; OF _____, BEING DULY AUTHORIZED SO TO DO, EXECITED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____, BY HIMSELF AS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

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

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
o	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
GLOBC	GOVERMENT LAND OFFICE BRASS CAP
BCF	BRASS CAP FLUSH



VICINITY MAP:

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 NOVEMBER, 2015 ;
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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 24520 GERALD L. GRAHAM Date Signed 04-06-16 ARIZONA, U.S.A. EXPIRES 31 DEC 17

NOTES:

BEARINGS & DISTANCES ARE RECORD 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 2014/0854101

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:

SAGE J & WENDY K LENTZ
5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85253

SITE ADDRESS:

5112 N CASA BLANCA DRIVE
PARADISE VALLEY, AZ 85253

ASSESSORS PCL. NO.:

173-20-012

ZONING:

R-43

LOT DATA:

LOT AREA = 98,472 S.F. / 2.26060 AC.±(NET)

NEW LOT DATA:

LOT 1 AREA = 49,236 S.F. / 1.13030 AC.±(NET)
LOT 2 AREA = 49,236 S.F. / 1.13030 AC.±(NET)

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
OR
1-800-STAKE-IT

DATE:

LOT SPLIT	04-06-16	PS
----	----	----
----	----	----
----	----	----

N

0 10' 20' 40'
SCALE: 1" = 20'

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

LOT SPLIT