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 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

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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 HEREUNTO AFFIXED THEIR SIGNATURE THIS_____DAY OF _____,2016

BY:_____
SABAL PALMS LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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 _____

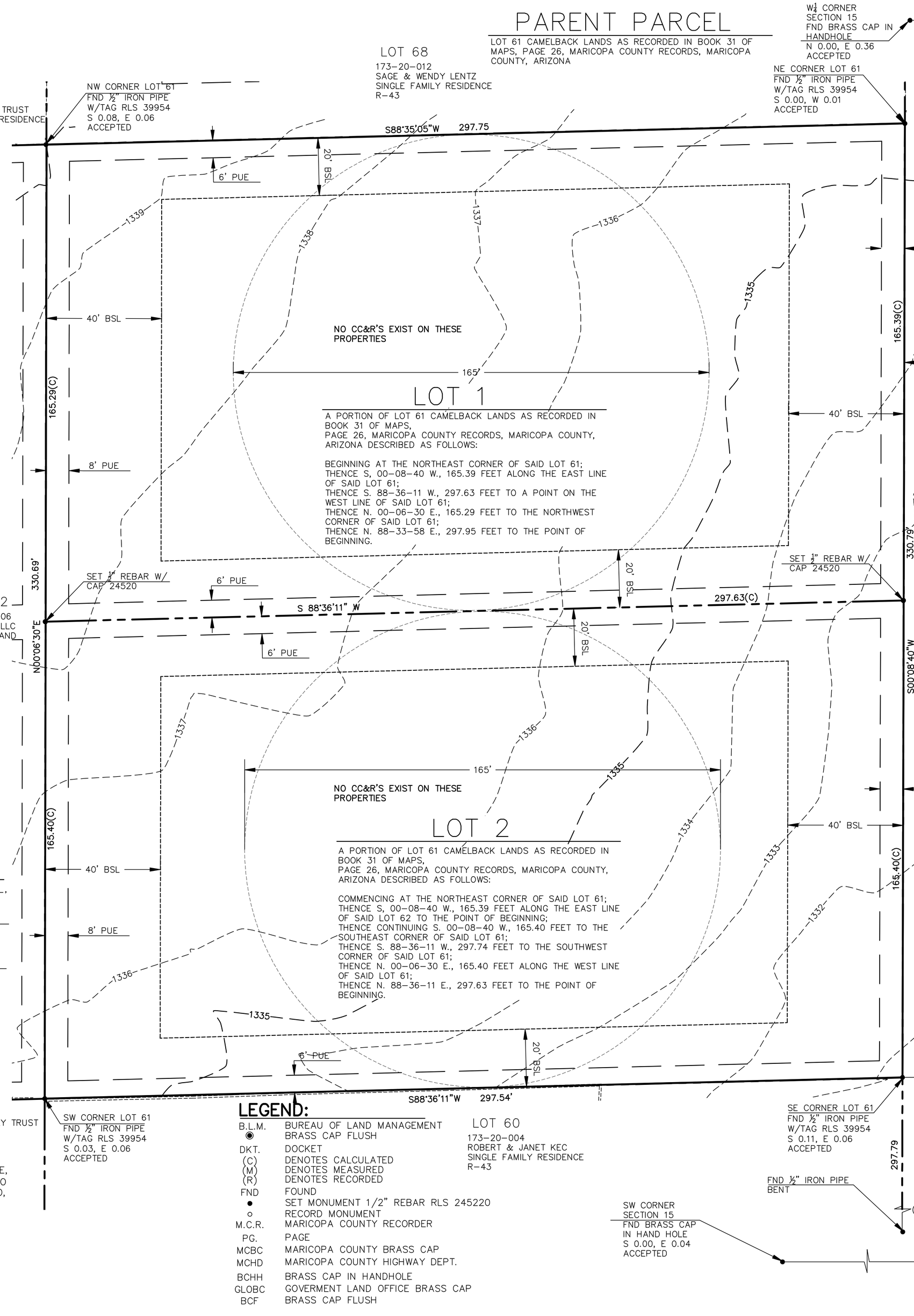
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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.

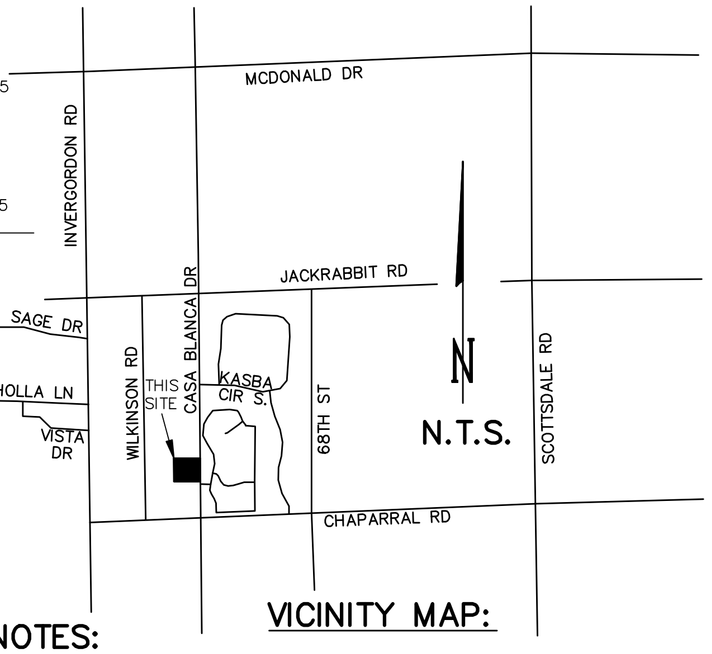
_____ MY COMMISSION EXPIRES:

_____ 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:

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 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 31DEC17

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 85253

ASSESSORS PCL. 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)

N

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

DATE:

LOT SPLIT	04-06-16	PS
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GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

LOT SPLIT