

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

CAMELBACK LANDS 3

A SUBDIVISION OF LOT 68, CAMELBACK LANDS RECORDED IN BOOK 31 OF MAPS, PAGE 26 M.C.R. 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 } 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 SAID 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

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

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 (G) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON: AND ACKNOWLEDGED (G) 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 ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY _____

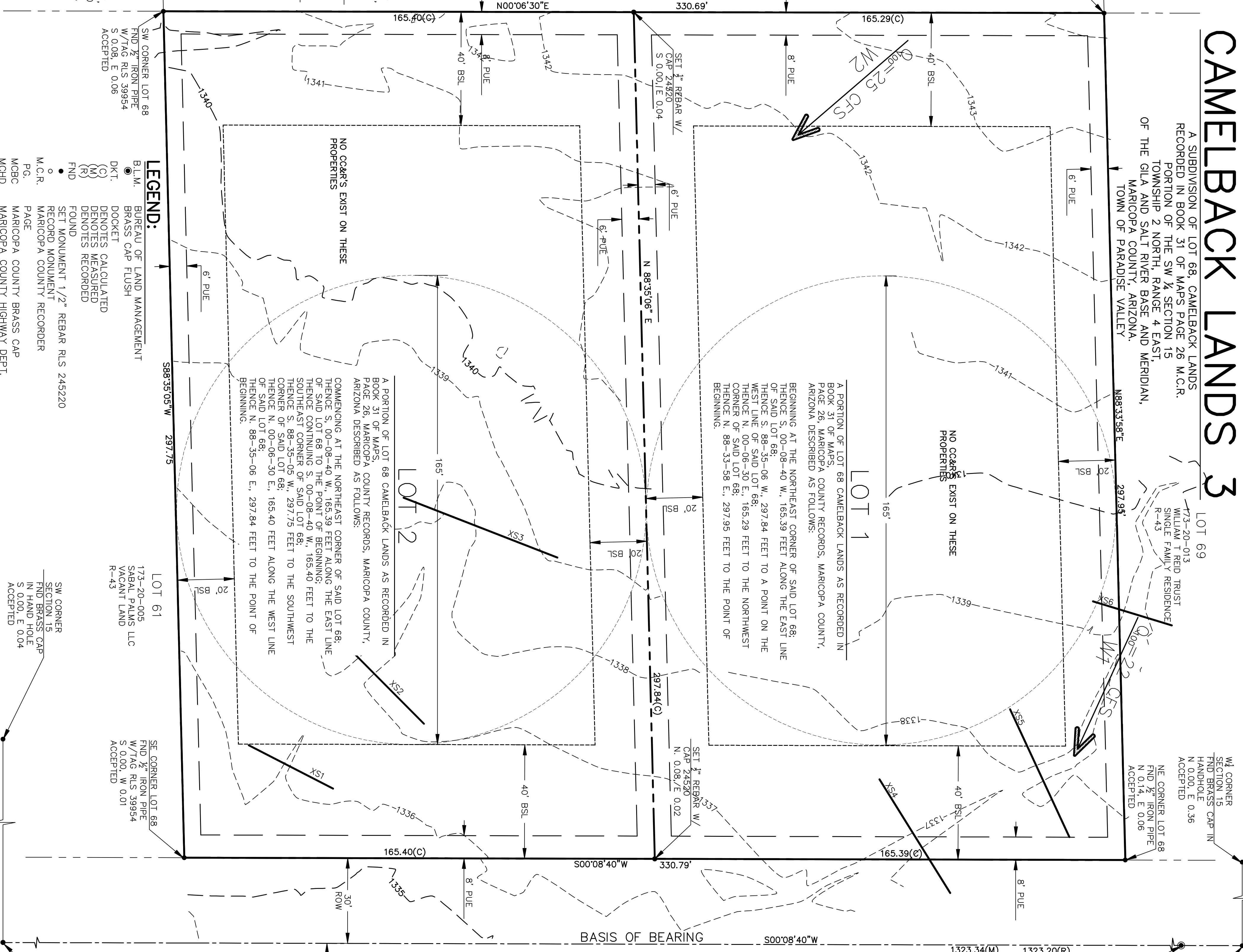
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

LOT 62
173-20-006
BPAVWEM LLC
VACANT LAND
R-43
SW CORNER LOT 68
FND 1/2" IRON PIPE
W/ TAG RLS 39994
S. 0.08' E. 0.06'
ACCEPTED

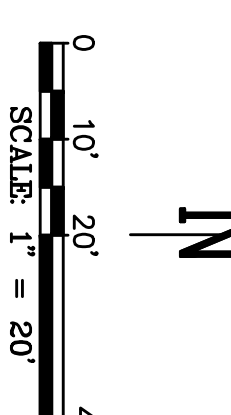
BEFORE ME THIS _____ DAY OF _____, 2015, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO ACKNOWLEDGED (G) HIMSELF TO BE EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF _____ BY HIMSELF AS _____

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

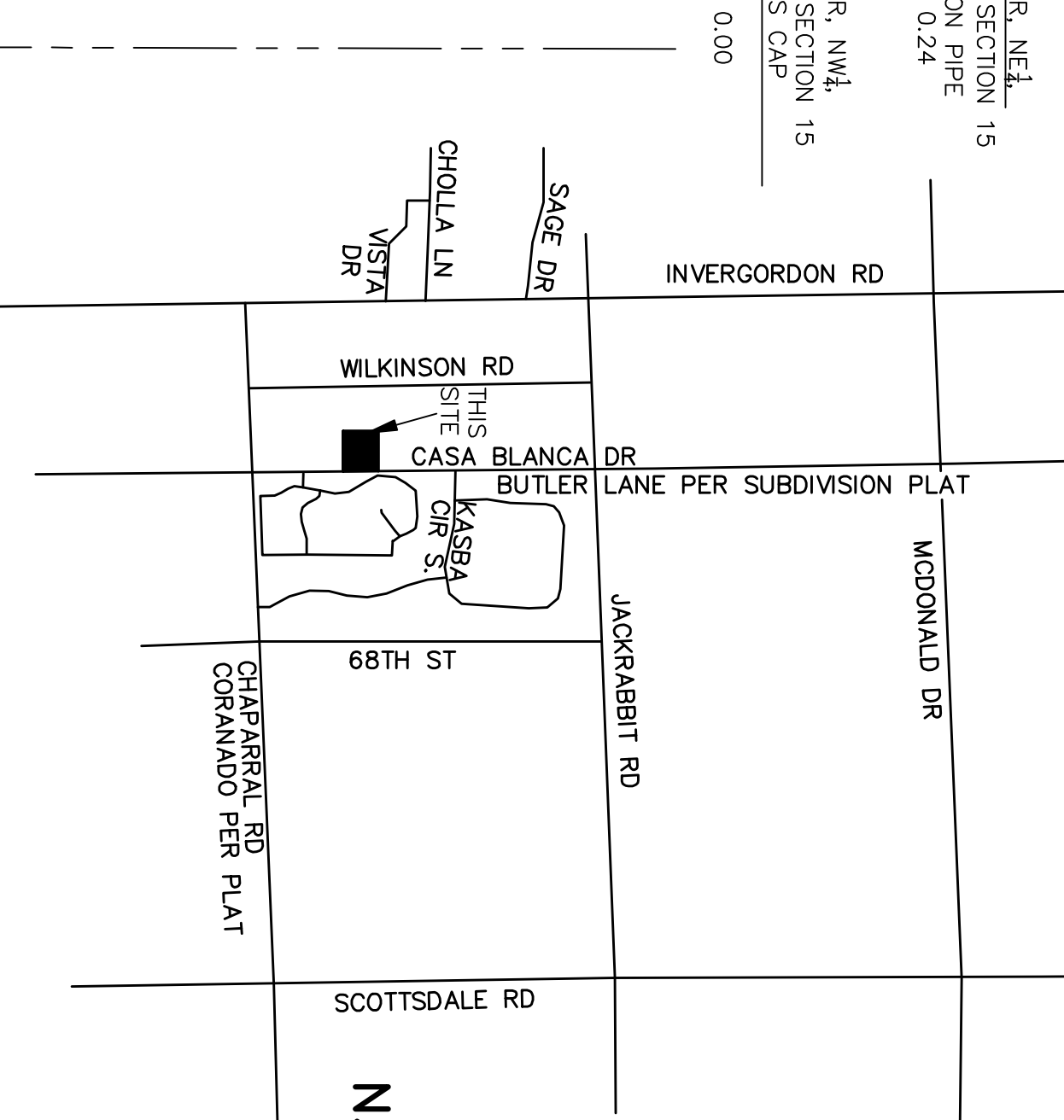
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____



- LEGEND:
B.L.M. BUREAU OF LAND MANAGEMENT
B.M. BRASS CAP FLUSH
DKT. DOCKET
() DENOTES CALCULATED
() DENOTES MEASURED
() DENOTES RECORDED
FND FOUND
SET MONUMENT 1/2" REBAR RLS 245220
M.C.R. MARICOPA COUNTY RECORDER
PG. MARICOPA COUNTY BRASS CAP
MCBC MARICOPA COUNTY HIGHWAY DEPT.
MOHD BRASS CAP IN HANDHOLE
BOHH GOVERNMENT LAND OFFICE BRASS CAP
GLOBC BRASS CAP FLUSH



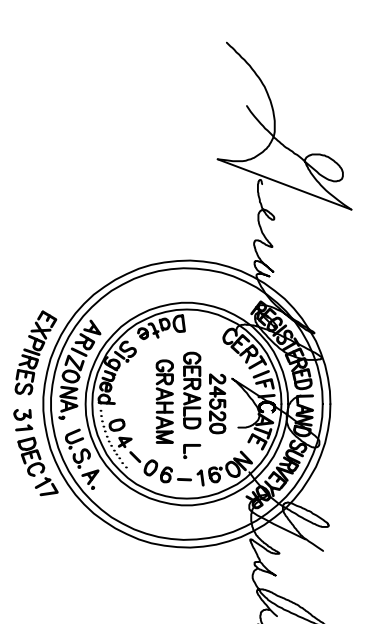
VICINITY MAP:



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: GERRALD L. GRAHAM
REGISTERED LAND SURVEYOR # RLS 24520



NOTES:

BEARINGS & DISTANCES ARE RECORDED 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 - EPUR WATER

OWNER:

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

ASSESSORS PCL. NO.:

173-20-012
R-43
LOT DATA:
LOT AREA = 98.472 S.F. / 2.28060 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)

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