

FND.  
REBAR W/ CAP  
LS# 12213

# LOT COMBINATION PLAN

## MORNING GLORY ESTATES I

A COMBINATION OF LOT 10 AND LOT 11 OF, "MORNING GLORY ESTATES", BOOK 246, PAGE 16, M.C.R.  
BEING A PORTION SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST  
OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

### LEGEND

---	LOT LINE
---	PROPERTY LINE
---	FOUND MONUMENT
•	PROPERTY CORNER
FND.	FOUND
B.C.F.L.	BRASS CAP FLUSH
B.C.H.H.	BRASS CAP IN HAND HOLE
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
U.N.O.	UNLESS NOTED OTHERWISE
P.U.E.	PUBLIC UTILITY EASEMENT
COR.	CORNER
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
N.	NORTH
S.	SOUTH
N.E.	NORTHEAST
DKT.	DOCKET
PG.	PAGE
BK.	BOOK
ESMT.	EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
G.&S.R.B. & M.	GILA AND SALT RIVER BASE AND MERIDIAN

### COMBINATION

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

D.K. REAL ESTATE HOLDINGS, L.L.C., AS THE LEGAL OWNER OF SAID REAL PROPERTY, HAS JOINED LOT 10 AND LOT 11, "MORNING GLORY ESTATES", AS RECORDED IN BOOK 246, PAGE 16, M.C.R., LOCATED WITHIN A PORTION OF SECTION 33, T. 3N, R. 4E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

UNDER THE NAME OF MORNING GLORY ESTATES I 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 RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

D.K. REAL ESTATE HOLDINGS, L.L.C., AS THE OWNER, HAS HEREUNTO AFFIXED THEIR SIGNATURE THIS 3<sup>rd</sup> DAY OF JAN, 2007.

MANAGER

### ACKNOWLEDGMENTS

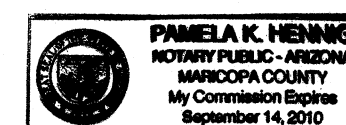
STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

BEFORE ME THIS 3<sup>rd</sup> DAY OF JANUARY, 2007, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC DAVID A. KAYE, WHO ACKNOWLEDGED (A) HIMSELF TO BE MANAGER OF D.K. REAL ESTATE HOLDINGS, L.L.C.; BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF D.K. REAL ESTATE HOLDINGS, L.L.C., BY HIMSELF AS MANAGER.

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

MY COMMISSION EXPIRES: 9-14-2010

Pamela K. Hennig  
NOTARY PUBLIC



### APPROVAL

APPROVED BY THE TOWN ENGINEER AND PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

BY: David C. Neal  
TOWN ENGINEER

Paul Cutler  
PLANNING DIRECTOR

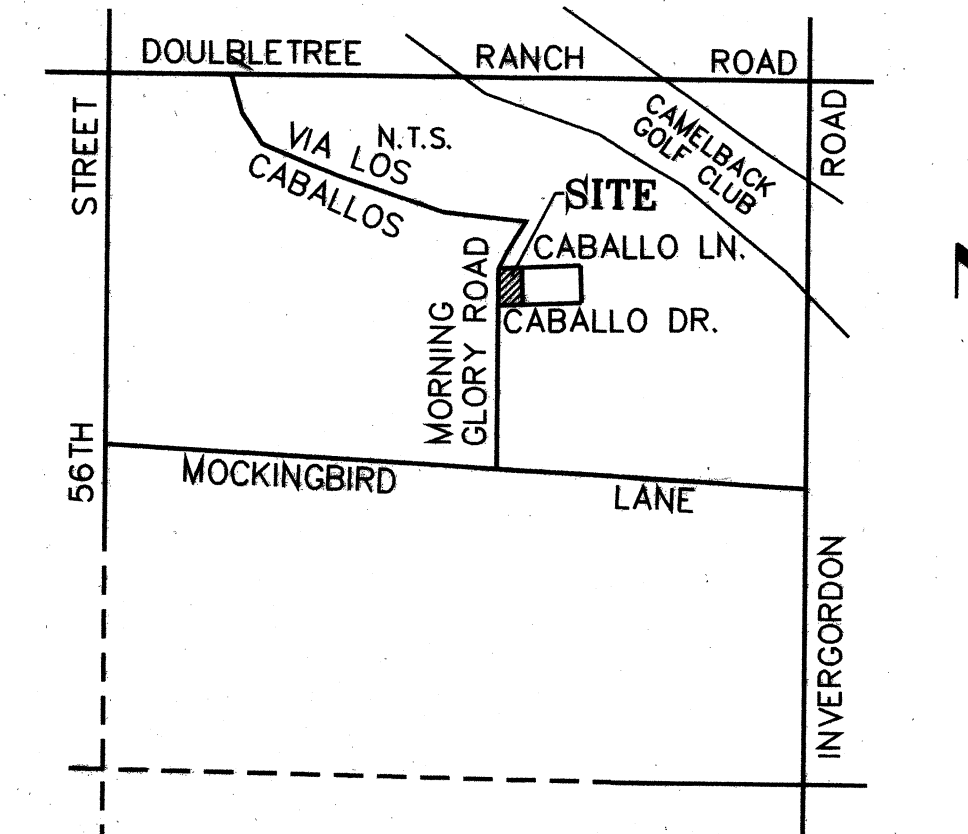
### CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2006, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

Timothy M. O'Neill  
TIMOTHY M. O'NEILL, R.L.S. #17403

1/3/07  
DATE

### VICINITY MAP



### OWNER/DEVELOPER

C/O DK REAL ESTATE HOLDINGS, L.L.C.  
P.O. BOX 13334  
PHOENIX, AZ 85002  
ATTN: DAVID KAYE  
PH: (602)-821-5026

### BASIS OF BEARING

NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO LANE PER THE RECORDED PLAT OF, "MORNING GLORY ESTATES", RECORDED IN BOOK 246, PAGE 16, M.C.R.

### LEGAL DESCRIPTION

LOT 10 AND LOT 11, OF FINAL PLAT OF "MORNING GLORY ESTATES", RECORDED IN BOOK 246, PAGE 16, M.C.R.

### AREAS

NET AREA: 108,691.25 S.F. OR 2.4952 ACRES, MORE OR LESS.

### NOTES

#### DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 9-463.01 (C), AND SECTIONS 6-4 (E) (J), 8-7-1 ET. SEQ., AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

#### C.C.&B'S

RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, AND OBLIGATIONS AS RECORDED IN DOCUMENT 1983-062244, AMENDED IN DOCUMENTS 1985-0489931, 1987-0491596, AND DECLARATION AS RECORDED IN DOCUMENT 1987-0491597.

#### UTILITY PROVIDERS:

WATER: CITY OF PHOENIX  
SEWER: CITY OF SCOTTSDALE  
GAS: SOUTHWEST GAS CORPORATION  
POWER: ARIZONA PUBLIC SERVICE  
TELEPHONE: QWEST

### O'NEILL ENGINEERING, INC.

2001 West Camelback Road  
Suite 200  
Phoenix, Arizona 85015  
(602) 242-0020 FAX: (602) 242-5722  
E-mail Address: drawings@oneilleng.com

Design: TMO

Drawn: J.B.

Scale: 1" = 30'

Job #: 3633

### LOT COMBINATION PLAN

#### MORNING GLORY ESTATES I

6101 E. CABALLO LANE  
PARADISE VALLEY, ARIZONA

Date: DECEMBER 2006

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