NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

2. THIS LOT SPLIT WILL BE DEVELOPED IN FULL COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.

3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE PER ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY CODE.

4. LANDSCAPING WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS PLAT SHALL COMPLY WITH ALL APPLICABLE TOWN CODES AND MUST BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.

5. THE EXISTING MORNING GLORY ESTATES HOMEOWNERS' ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 83-0522244, AND SUBSEQUENTLY AMENDED IN INSTRUMENT NO. 85-0489931, INSTRUMENT NO. 87-491596 AND INSTRUMENT NO. 87-491597, ALL ON FILE WITH THE MARICOPA COUNTY RECORDER, ARE TO REMAIN IN PLACE AND AND SHALL BE ENFORCED FOR THIS LOT SPLIT.

6. THERE WILL BE NO NEW C. C. & R.'S RECORDED OR AMENDED WITH APPROVAL OF THIS LOT SPLIT.

7. THERE WILL BE NO LANDSCAPE. ACCENT OR AESTHETIC LIGHTING LOCATED WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS LOT SPLIT.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO DRIVE AS SHOWN ON THE FINAL PLAT OF "MORNING GLORY ESTATES" IN BOOK 246 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 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 WATER, 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, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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.

UTILITY PROVIDERS

SEWER WATER TELEPHONE CABLE GAS ELECTRIC

CITY OF SCOTTSDALE CITY OF PHOENIX CENTURYLINK COX COMMUNICATIONS SOUTHWEST GAS ARIZONA PUBLIC SERVICE

PARENT PARCEL LEGAL DESCRIPTION

LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I". RECORDED IN BOOK 891 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 13 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I" RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE SOUTH 01°00'54" EAST, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 172.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 01°00'54" EAST, A DISTANCE OF 172.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CABALLO DRIVE:

THENCE NORTH 87°57'11" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'32", A DISTANCE OF 30.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MORNING GLORY ROAD:

THENCE NORTH 01°00'39" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 153.73 FEET;

THENCE SOUTH 87°57'11" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 316.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 54,420 SQUARE FEET OR 1.249 ACRES, MORE OR LESS.

LOT 14 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I" RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

DISTANCE OF 172.50 FEET;

THENCE NORTH 87°57'11" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 316.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MORNING GLORY ROAD:

THENCE NORTH 01°00'39" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.40 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°03'28", A DISTANCE OF 32.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CABALLO LANE;

THENCE SOUTH 87°57'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 294.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,335 SQUARE FEET OR 1.247 ACRES, MORE OR LESS.

MORNING GLORY ESTATES III LOT SPLIT

A LOT SPLIT OF LOT 10 "MORNING GLORY ESTATES I", BOOK 891 OF MAPS, PAGE 24, M.C.R. BEING A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

THENCE SOUTH 01°00'54" EAST, ALONG THE EASTERLY LINE OF SAID LOT 10, A

DECLARATION

STATE OF ARIZONA

) SS COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILTY COMPANY, AS OWNER OF SAID REAL PROPERTY, BEING A LOT SPLIT OF LOT 10 OF THE LOT COMBINATION OF "MORNING GLORY ESTATES I" AS RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS IN SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT PLAT AS AND FOR THE LOT SPLIT OF "MORNING GLORY ESTATES III" AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND DEPICTS EASEMENTS AFFECTING THE PROPERTY.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION. MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:

DAVID A. KAYE, AS THE MANAGING MEMBER OF D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED SO TO DO.

DAVID A. KAYE

ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA

) SS COUNTY OF MARICOPA)

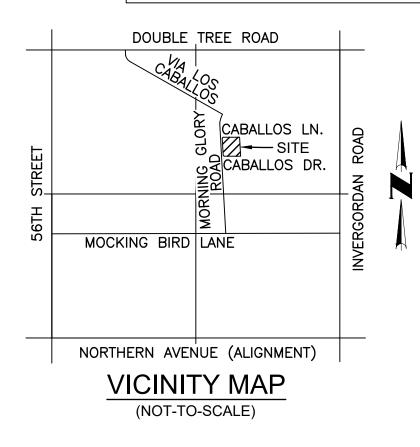
ON THIS THE DAY OF , 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. KAYE, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; AND ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED AGENT OF THE PROPERTY PLATTED HEREON AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY RECORDER



SITE DATA

EXISTING ZONING - R-43 NO. OF LOTS - 2 LOT 13 GROSS/NET AREA - 54,416 SQUARE FEET (1.249 ACRES) LOT 14 GROSS/NET AREA - 54,335 SQUARE FEET (1.247 ACRES)

OWNER

DK REAL ESTATE HOLDINGS, L.L.C. 130 N. 35TH AVENUE PHOENIX, AZ 85009 PHONE: (602) 254-6978 CONTACT: DAVID KAYE

SURVEYOR

COE & VAN LOO CONSULTANTS, INC. 4450 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: 602-264-6831 FAX: 602-264-0928 CONTACT: MIKE RUSSO

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA ___ DAY OF _____ THIS , 2020.

BY: MAYOR

ATTEST

TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD G. ALCOCER REGISTRATION NUMBER 33851 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM

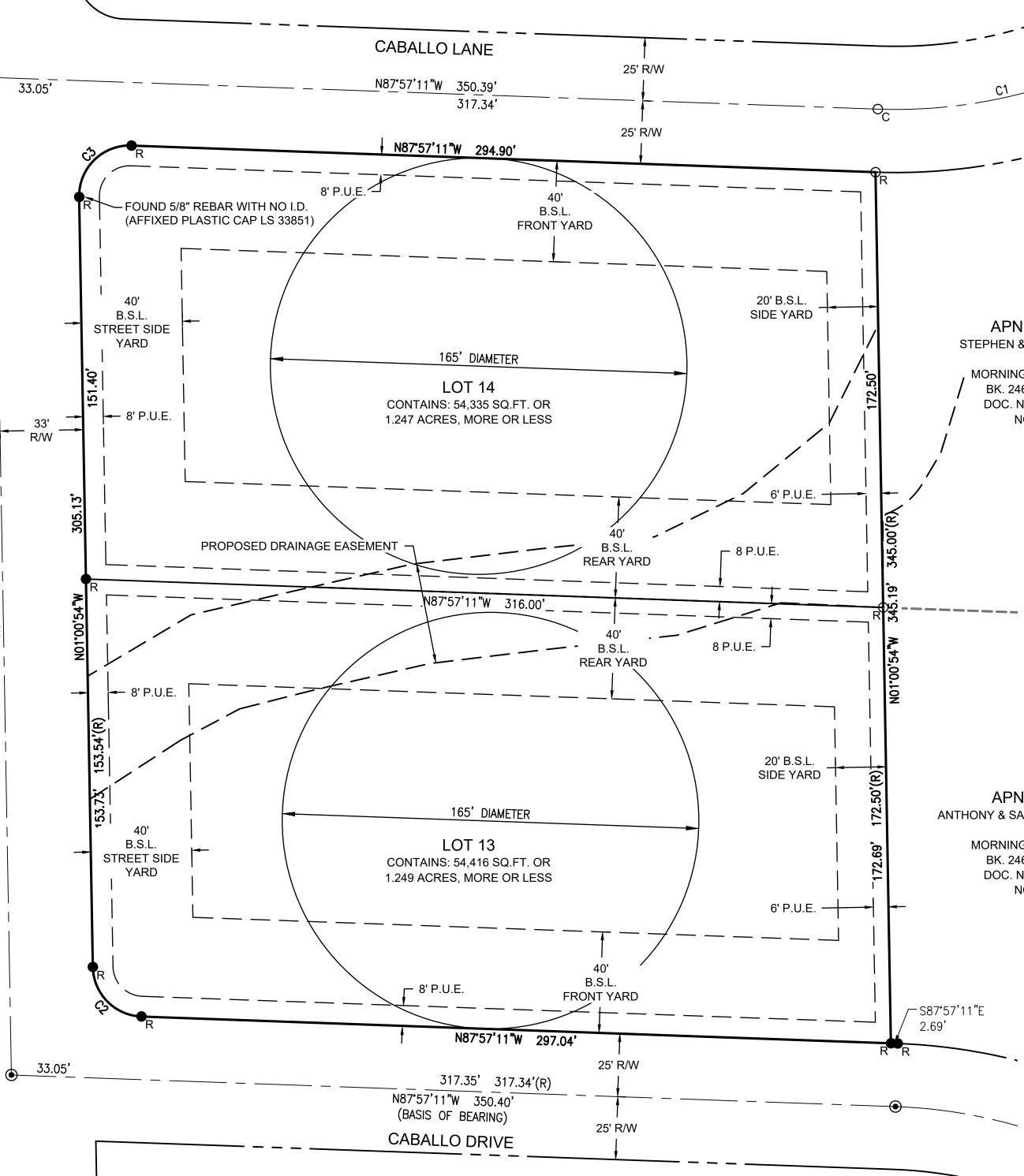
CELEBRATING 60 YEARS 4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com					
DATE			lnc.		
NO. REVISION			Coe & Van Loo Consultants,		
			MORNING GLORY ESTATES III		
RICHARD G. ALCOCER 700 33851 RICHARD G. ALCOCER 707 2010 707 2010 707 2010 707 2010 707 2010 707 2010 707 2010 707 2010 707 2010 2010					
CVL	01 SHEET 02 OF 02 CVL Contact: M. RUSSO CVL Project #: 1-01-03268-01 © 2019 Coe & Van Loo Consultants, Inc. All rights reserved to				

LEGEND

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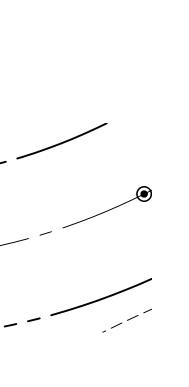
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33.05'



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028•38'52"	51.07	98.96	S77 ° 43'23"W
C2	30.35'	20.00'	086•56'17"	18.96	27.52	S44°29'03"E
C3	32.48'	20.00'	093•03'43"	21.10	29.03	S45°30'57"W

COUNTY RECORDER

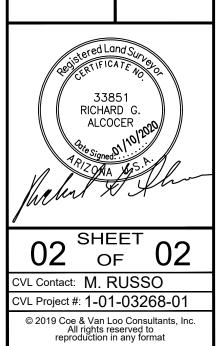


APN 168-59-010 STEPHEN & BARBARA FINBERG LOT 8 MORNING GLORY ESTATES BK. 246, PG. 16, M.C.R. DOC. NO. 2003-0571273 NOT A PART

SCALE: 1" = 30'

APN 168-59-011 ANTHONY & SANDRA TOUBASSI TRUST LOT 9 MORNING GLORY ESTATES BK. 246, PG. 16, M.C.R. DOC. NO. 2010-1055170 NOT A PART

lnc. onsultants, Ú 00 Van Š OG C S ш ⊢ ⋖ **ES** ARIZC SPLIT \succ Ŕ O A 0 > GI MORNING



LEGEND

	LEGEND
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK OF MAPS
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
M.C.R.	MARICOPA COUNTY RECORDER
NO.	NUMBER
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD INFORMATION PER BOOK 891 OF MAPS, PAGE 24, M.C.R.
R/W	RIGHT-OF-WAY
O _C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET FOUND TOWN OF PARADISE
۲	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH FOUND REBAR WITH PLASTIC CAP LS
● _R	17403 (UNLESS OTHERWISE NOTED)
O _R	SET 1/2" REBAR WITH CAP LS#33851
ТХ	TRANSFORMER
Δ_{TP}	TELEPHONE PEDESTAL
×	POLE STREET LIGHT
S	MANHOLE SANITARY SEWER
EC	ELECTRIC CABINET
8	WATER VALVE
	CHAINLINK FENCE
	CMU WALL
X	WROUGHT IRON FENCE
	RIP-RAP
	CONCRETE
	EXISTING BUILDING
	PORTION OF EXISTING BUILDING TO BE DEMOLISHED
—— 1325 ——	CONTOUR WITH LABEL
•	CITY OF PHOENIX FIRE HYDRANT
	30' 15' 0
	SCALE: 1" = 30'
	NOTES
(A) E	XISTING 6' MASONRY WALL TO REMAIN

B EXISTING WROUGHT IRON FENCE AND GATES TO BE REMOVED

EXISTING FOOTBRIDGE AND ABUTMENTS TO BE REMOVED

TOWN OF PARADISE VALLEY BRASS CAP FLUSH

TANGENT | CHORD | CHORD-BEARING

98.96

27.52

29.03

S77**°**43'23"W

S44**°**29'03"E

S45°30'57"W

AT THE INTERSECTION OF CABALLO LANE

51.07

18.96

21.10

ELEVATION=1328.34' (NAVD88 DATUM)

C EXISTING 2.5' WALL TO REMAIN

BENCHMARK

AND MORNING GLORY ROAD

CURVE TABLE

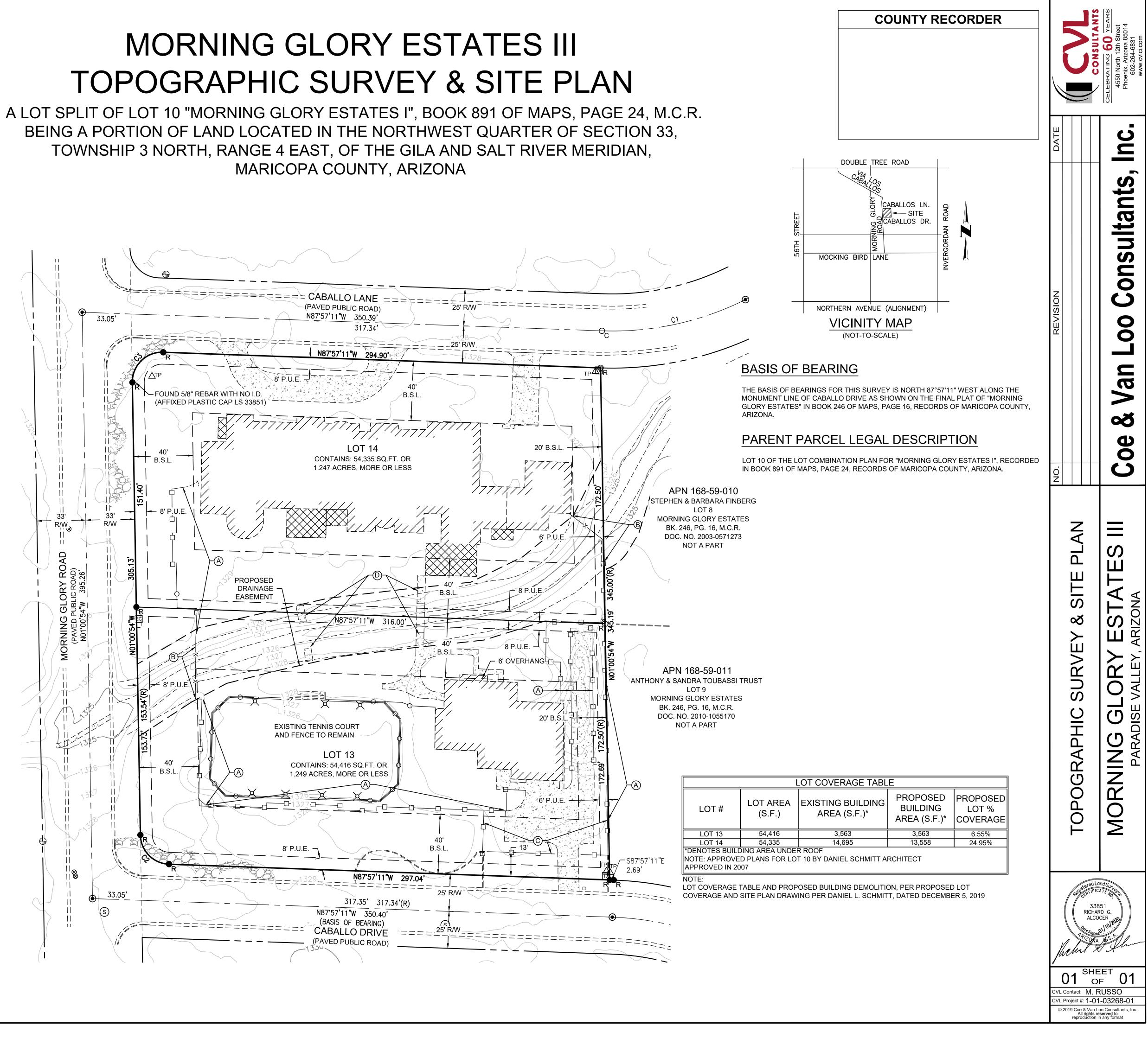
DELTA

086*56'17

| 200.00' | 028°38'52

20.00' 093'03'43"

20.00'



NO. | LENGTH | RADIUS |

100.00'

30.35'

32.48'

C1 |

C2

C3

LOT COVERAGE TABLE						
LOT #	LOT AREA (S.F.)	EXISTING BUILDING AREA (S.F.)*	PROPOSED BUILDING AREA (S.F.)*	PROPOSED LOT % COVERAGE		
LOT 13	54,416	3,563	3,563	6.55%		
LOT 14	54,335	14,695	13,558	24.95%		
*DENOTES BUILDING AREA UNDER ROOF						
NOTE: APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT APPROVED IN 2007						