

MAP OF EASEMENT MODIFICATION
PRESERVE AT LINCOLN II
MODIFICATION OF A DRAINAGE EASEMENT ON
LOT 6 OF THE PRESERVE AT LINCOLN
A SUBDIVISION PLAT RECORDED IN BOOK 681 OF MAPS, PAGE 10, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4
OF THE SW 1/4 OF SECTION 12, T.2N, R.3E
OF THE GILA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

GENERAL NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CO&R'S ARE CREATED WITH THIS MAP. EXISTING CO&R'S AFFECTING THE SUBJECT PROPERTIES ARE LISTED UNDER GENERAL NOTE 9.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO. 2018-0953132, M.C.R. & PLAT REC. IN BK. 681, PG. 10, M.C.R.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- FOLLOWING RECORDING DOCUMENTS REFERENCE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ASSOCIATED WITH THIS PROPERTY:
REC. DOC. 681, PAGE 11, MCR
REC. DOC. 2019-0953132, MCR

DRAINAGE EASEMENT RELEASE

THE TOWN OF PARADISE VALLEY, ARIZONA, A MUNICIPAL CORPORATION, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY RELEASE THE INTEREST OF THE TOWN OF PARADISE VALLEY, BUT DOES NOT RELEASE ANY INTEREST OWNED OR HELD BY ANY OTHER PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, IN THIS CERTAIN DEDICATED EASEMENT IDENTIFIED AS:
DRAINAGE EASEMENT AS SHOWN HEREON.
IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE IS INTENDED TO AFFECT ONLY THAT INTEREST HELD BY THE TOWN OF PARADISE VALLEY, ARIZONA, IN THE ABOVE MENTIONED EASEMENT, AND DOES NOT INCLUDE NOR AFFECT ANY PROPERTY OR PORTION THEREOF WHICH IS NOT HEREIN ABOVE DESCRIBED SPECIFICALLY.

LIST OF RELEASED EASEMENTS

ITEM NO.	EASEMENT	RECORDING NO. CREATED
1	DRAINAGE EASEMENT	BK. 681, PG. 10.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

PRESERVATION HOLDINGS, LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS MODIFIED THE DRAINAGE EASEMENT UNDER THE NAME OF PRESERVE AT LINCOLN II, A SUBDIVISION LOCATED AT MCR BOOK 681, PAGE 10 AND APN 164-05-125, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES 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 MODIFIES AND DEDICATES THE DRAINAGE EASEMENT, INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

PRESERVATION HOLDINGS, LLC, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS 17th DAY OF OCTOBER, 2019.

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 17th DAY OF OCTOBER, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, HAROLD GARYS WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC
09/03
MY COMMISSION EXPIRES 2022

APPROVALS

APPROVED BY THE TOWN ENGINEER AND PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS 09th DAY OF OCTOBER, 2019.

BY: PHH TOWN ENGINEER PHH PLANNING DIRECTOR

OWNER

PRESERVATION HOLDINGS LLC
4308 E WELDON AVE.,
PHOENIX, AZ 85018

SITE DATA

APN: 164-05-125
ADDRESS: 3310 E STELLA LN.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 45,697 S.F. (1.049 AC.)
CONSTRUCTION YEAR: VACANT LOT
QS #: 21-35

BASIS OF BEARINGS

THE MONUMENT LINE OF STELLA LANE, THE BEARING OF WHICH IS N89°43'03"W, PER BOOK 681 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT 6, THE PRESERVE AT LINCOLN, ACCORDING TO BOOK 681 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1745 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITIES

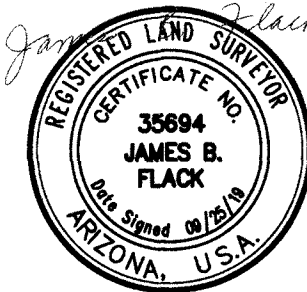
WATER: CITY OF PHOENIX
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

- MARICOPA COUNTY PARCEL MAP 626-12-03-02.
- WARRANTY DEED RECORDED IN DOC. NO. 2018-0953132, M.C.R.
- RECORDED PLAT PER BOOK 681 OF MAPS, PAGE 10, M.C.R.

SURVEYOR'S 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 AUGUST, 2019, AND (2) MAP OF EASEMENT RELEASE IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

DATE

LOT 6 -
PRESERVE AT LINCOLN
3310 E STELLA LN.,
PARADISE VALLEY,
AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDING.COM

