

# FINAL PLAT OF CHENEY ESTATES

A SUBDIVISION OF A PORTION OF THE E1/2 OF SECTION 3, T.2N., R.4E.,  
G. & S.R.B. & M. MARICOPA COUNTY, ARIZONA.

STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
Clouse Engineering, Inc.  
7-27-92 1:37  
in Book 352  
on page 20  
Witness my hand and official  
seal this day and year above said.  
Notary Public  
County of Maricopa  
By: James C. Abraham  
92-917982  
RECORDING NUMBER

DEDICATION  
State of Arizona  
County of Maricopa, S.S.

KNOW ALL MEN BY THESE PRESENTS: That DMB/Pivotal Group, an Arizona General Partnership, as legal owner of said real property by F. Francis Najafi for Pivotal Paradise Valley Group, an Arizona general partnership, its Managing Partner, has subdivided under the name of CHENEY ESTATES, a subdivision of a portion of the E. 1/2 Section 3, T. 2 N., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona, as shown and platted hereon and hereby publish this plat as and for the plat of CHENEY ESTATES and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets, tracts, private roads and easements, constituting same and that each lot, street, tract and private road, shall be known by the number, name or letter given to each respectively on said plat, and hereby dedicates to the public for use as such the streets known as Scottsdale Road, Cheney Drive & 70th Street, as shown on said plat and included in the above described premises. Easements are hereby dedicated for the purposes shown. Tracts "A" thru "F" are not to be construed to be dedicated for the use of the general public but are declared as common areas for the use and enjoyment of the Home owners in CHENEY ESTATES as more fully set forth in the Declaration of Covenants, Conditions and Restrictions. Tract "F" is hereby declared as a private road over which is hereby dedicated to the public, a public utility easement, an easement for refuse collection and emergency and service type vehicles, as shown hereon, and grants to the Town of Paradise Valley the right to allow or prohibit and otherwise control the location and construction of all utility installations, located within on or under the private road (Tract "A") within the above described premises. Tract "F" is hereby declared for open space purposes, such as tennis courts, etc., landscaping, pedestrian access, drainage, and no dwelling units shall be allowed or constructed on said tract. Tracts "B" thru "E" are hereby declared for landscaping purposes and no dwelling units shall be allowed or constructed on said tracts.

IN WITNESS WHEREOF: DMB/Pivotal Group, an Arizona General Partnership, as owner, by F. Francis Najafi for Pivotal Paradise Valley Group, an Arizona general partnership, its Managing Partner, has hereunto affixed its signature this 22<sup>nd</sup> day of JULY, 1992.

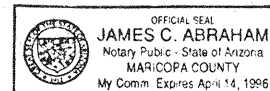
DMB/Pivotal Group, an Arizona General Partnership,  
by F. Francis Najafi for Pivotal Paradise Valley  
Group, an Arizona general partnership, its Managing  
Partner

By: F. Francis Najafi  
Managing Partner

ACKNOWLEDGMENT  
State of Arizona  
County of Maricopa, S.S.

On this, the 22<sup>nd</sup> day of JULY, 1992, the following person personally appeared before me, the undersigned notary public: F. Francis Najafi for Pivotal Paradise Valley Group, an Arizona general partnership, its Managing Partner of DMB/Pivotal Group, an Arizona general partnership, who acknowledged himself to be the legal owner of the property platted hereon, and acknowledged that he as legal owner, executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires: 4-14-96



James C. Abraham  
Notary Public

#### APPROVALS

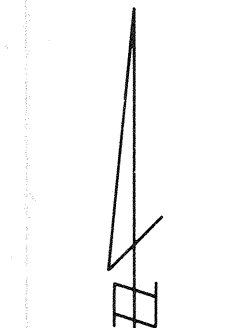
Approved by the Town Council of the Town of Paradise Valley, Arizona, this 28 day of May, 1992.

By: [Signature] Mayor Attest: Senora Lancaster Town Clerk

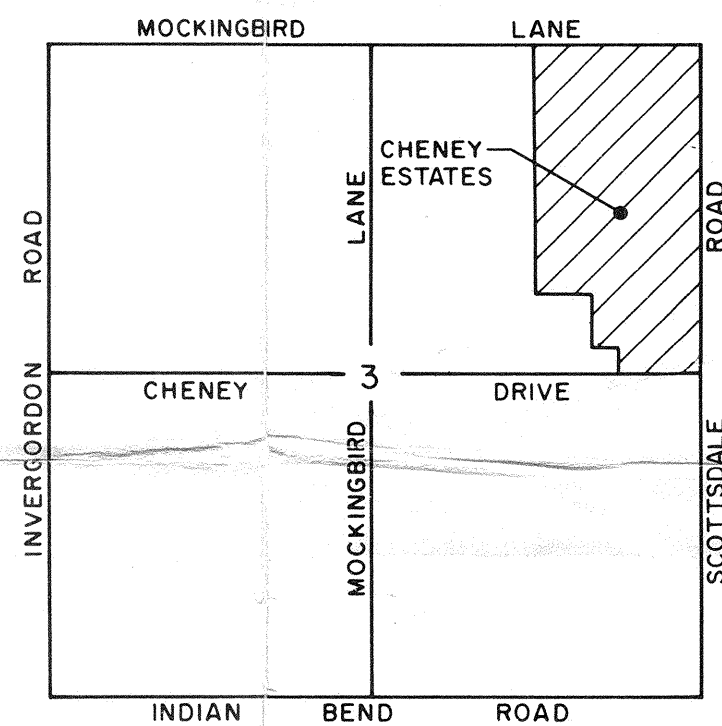
Approved by: William C. Mead Date: 7/27/92  
Town Engineer/Planning Director

#### NOTICE REGARDING WATER SUPPLY

The Arizona Water Commission determined that the available underground water supply for this plat, as provided by the City of Phoenix, was adequate for a period of 100 years, pursuant to A.R.S. 45-513. The Arizona Water Commission considered an underground water supply to be adequate if it would be expected to last for at least one hundred years.



JOB NO. 891001



#### VICINITY MAP

#### CERTIFICATION

This is to certify that the survey of the premises described and platted hereon was made during the month of April, 1992, and this plat is correct and accurate and the monument or monuments shown hereon have been checked and have been located as described.



Registered Land Surveyor No. 4369

#### NOTES

Indicates corner of this subdivision. Set 1/2" rebar unless otherwise noted.

Indicates minimum building setback lines.

Indicates public utilities easement.

Indicates vehicular non-access easement.

Construction within utility easements shall be limited to utilities, and wood, wire, or removable section type fencing.

All utilities and single phase electric lines are to be installed underground.

All finished floor elevations are to be a minimum of 12" above the surrounding terrain as per Section 1024 of the Town of Paradise Valley zoning ordinance.

All communication lines are to be constructed underground as required by the Arizona Corporation Commission General Order R-14-2-133.

\*Setback requirements for the yard(s) of a corner lot that are not adjacent to a street are established by first determining which yard the "front of the house" is adjacent to. See Sections 201 (Subsections 70, 71, 72, and 73), and 405, of the Zoning Ordinance of the Town of Paradise Valley, to establish rear and side yard setback requirements for a corner lot such as this.

A Homeowners Association, including all lot owners in Cheney Estates, will be formed and have the responsibility for maintaining all common areas, to be noted as tracts, including private accessways, landscaped areas, and drainage facilities, in accordance with approved plans.

NO BUILDING PERMIT WILL BE ISSUED ON LOTS 40 THRU 51 PRIOR TO APRIL 8, 1993

1. Lots 54, 55, 59, 60, 63, 64, 68 and 69 along 70th Street shall be limited to one-story in height.

2. That the height of the wall along the perimeter of the project along 70th Street shall not exceed 4.5 feet, and that at least 36% of the perimeter wall be wrought iron.

3. The exit on Foothills Drive, where it intersects 70th Street, shall be for emergency use only.

#### DRAINAGE EASEMENT RESTRICTIONS

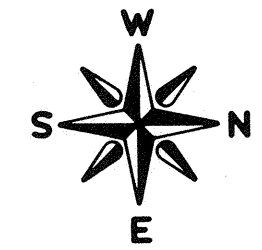
Pursuant to A.R.S. 9-463.01 (C), and Article 6-4 (E) (J) and Section 6-3-8 of the Code of Ordinances of the Town of Paradise Valley, drainage easements are for the purpose of allowing storm, flood, and other waters to pass over, under, or through the land set aside for such easements, and nothing which may, to any degree, impede 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 shall have free access to and from all portions of such easements at all times.

DEVELOPER AND OWNER  
D.M.B./Pivotal Group  
3636 North Central Avenue  
Suite 390  
Phoenix, AZ 85012  
Phone: (602) 264-9722

ENGINEER  
Clouse Engineering, Inc.  
3815 North 32nd Street  
Phoenix, AZ 85018  
Phone: (602) 955-4690

# FINAL PLAT OF CHENEY ESTATES

A SUBDIVISION OF A PORTION OF THE E1/2 OF SECTION 3, T.2N., R.4E.,  
G. & S.R.B. & M. MARICOPA COUNTY, ARIZONA.



JOB NO. 891001  
SCALE: 1" = 80'

STATE OF ARIZONA  
County of Maricopa  
I, the undersigned, being duly sworn, depose and say that the within instrument was filed and recorded at the request of  
*Cheney Estates, Inc.*  
7-28-98 1:37  
in Book 352  
on page 20  
Witness my hand and official seal the day and year aforesaid.  
County Recorder  
*98-419973*  
RECORDING NUMBER

CASAS  
BK. 170

NORTE  
PG. 29

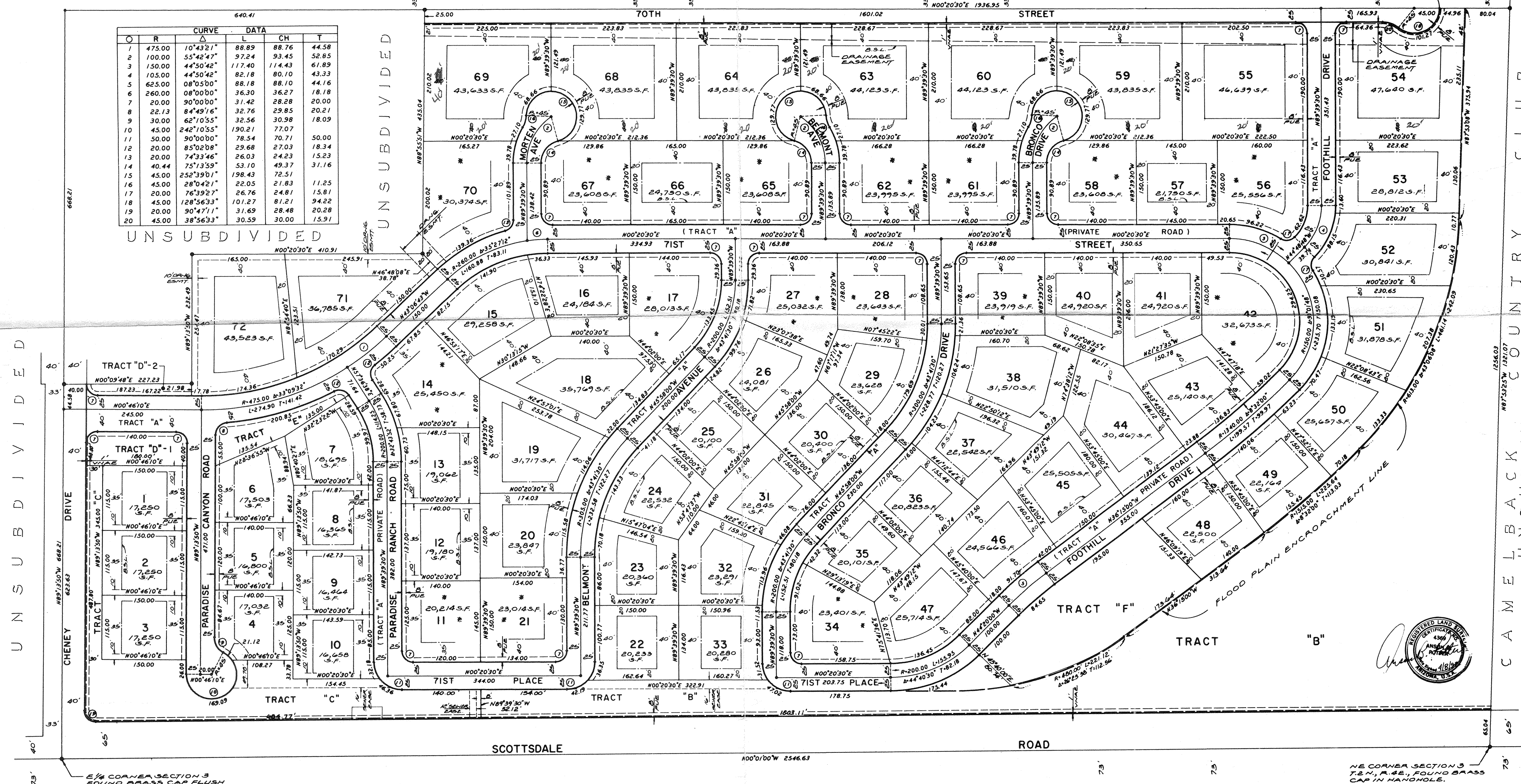
CHENEY  
BK. 135

HEIGHTS  
PG. 17

UNSUBDIVIDED

CURVE DATA		CH		T	
R	Δ	L	CH	T	
1	475.00	10°43'21"	88.89	88.76	44.58
2	100.00	55°42'47"	97.24	93.45	52.85
3	150.00	44°50'42"	117.40	114.43	61.89
4	105.00	44°50'42"	82.18	80.10	43.33
5	260.00	08°05'00"	88.18	88.10	44.16
6	20.00	90°00'00"	36.30	36.27	18.18
7	20.00	90°00'00"	31.42	31.42	20.00
8	22.13	84°49'16"	32.76	29.85	20.21
9	30.00	62°10'55"	32.56	30.98	18.09
10	45.00	24°10'55"	190.21	77.07	
11	50.00	90°00'00"	78.54	70.71	50.00
12	20.00	85°02'08"	29.68	27.03	18.34
13	20.00	74°33'46"	26.03	24.23	15.23
14	40.44	75°13'59"	53.10	49.37	31.16
15	45.00	252°39'01"	198.43	72.51	
16	45.00	28°04'21"	22.05	21.83	11.25
17	20.00	76°39'27"	26.76	24.81	15.81
18	45.00	128°56'33"	101.27	81.21	94.22
19	20.00	90°47'11"	31.69	28.48	20.28
20	45.00	38°56'33"	30.59	30.00	15.91

UNSUBDIVIDED



NE CORNER SECTION 3  
T.2N., R.4E., FOUND BRASS  
CAP IN HANDHOLE.