

Camelback Country Club Estates Three

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, T.3N., R.4E., G.S.R.B.&M., MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF "CAMELBACK COUNTRY CLUB ESTATES THREE" PART OF THE SOUTHEAST QUARTER OF SECTION 34, T.3N., R.4E., G.S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CAMELBACK COUNTRY CLUB ESTATES THREE" AND HEREBY DECLARES THAT SAID 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 SAID PLAT AND THAT LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.
EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

NOTHING HEREIN WRITTEN SHALL IN ANY WAY BE CONSTRUED TO DEDICATE THE PRIVATE EASEMENT FOR GOLF COURSE TO THE GENERAL PUBLIC BUT SHALL BE AND IS RESERVED FOR LAWYERS TITLE OF ARIZONA, AS TRUSTEE, UNDER ITS TRUST NUMBER 1096.

IN WITNESS WHEREOF:

LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 1972.

LAWYERS TITLE OF ARIZONA, AS TRUSTEE

BY _____
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 1972, BEFORE ME THE UNDERSIGNED OFFICER APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS A TRUST OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS A TRUST OFFICER.

IN WITNESS WHEREOF:

I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

BY _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 1972.

BY _____
REGISTERED CIVIL ENGINEER

APPROVALS

APPROVED BY THE COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS _____ DAY OF _____, 1972.

BY _____ MAYOR ATTEST _____ CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS _____ DAY OF _____, 1972.

BY _____ CHAIRMAN, PLANNING & ZONING COMMISSION

RATIFIED & APPROVED BY WESTERN SAVINGS & LOAN ASSOCIATION AS MORTGAGEE IN MORTGAGE RECORDED AUGUST 31, 1972, DKT. 9667, PG. 729.

BY _____

Final Plat

NO	A	CURVE	L	DATA
1	150.00'			
2	180.00'	12.00'	77° 58' 51"	
3	180.00'	51.76'	81° 00' 00"	
4	120.00'	28.86'	111° 28' 11"	
5	80.00'	20.77'	38° 20' 28"	
6	00.00'	18.41'	128° 28' 22"	
7	100.00'	58.80'	68° 28' 27"	
8	120.00'	32.82'	101° 30' 20"	
9	300.00'	122.70'	23° 28' 20"	
10	75.00'	22.00'	74° 20' 00"	

NOTE: THE ENCROACHMENT LINE SHOWN IS AS ESTABLISHED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY IN ITS LETTER DATED JULY 23, 1968. NO BUILDING OR STRUCTURE OF ANY KIND MAY BE CONSTRUCTED ABOVE GROUND SOUTH OF THE ENCROACHMENT LINE.

DRAINAGE NOTE:
DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR THE EASEMENT AND NOTHING SHALL BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW ON THIS EASEMENT WHICH WOULD IMPEDE THE FLOW OF SUCH WATERS, AND THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA, MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAIN FACILITIES ON OR UNDER THE LAND DESCRIBED IN THIS EASEMENT. ACCESS TO THIS EASEMENT SHALL NOT BE OBSTRUCTED. CONSTRUCTION WITHIN THE EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE TYPE FENCING.

- DENOTES DRAINAGE EASEMENT.
- DENOTES BOUNDARY OF PRIVATE EASEMENT FOR GOLF COURSE.
- DENOTES BUILDING SETBACK LINES.

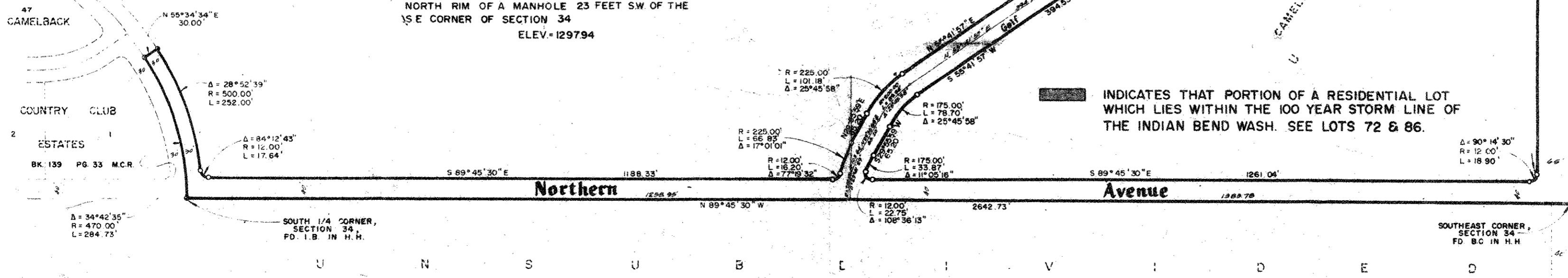
BUILDING SETBACK REQUIREMENTS:
40' FRONT, 20' EACH SIDE OR 10% OF LOT WIDTH - WHICHEVER IS GREATER, 40% REAR YARD (UNLESS OTHERWISE INDICATED)
NOTE: EACH LOT CONTAINS 43,560 SQUARE FEET OR MORE.

INDICATES EASEMENTS FOR PUBLIC UTILITIES, WIDTH 6' UNLESS SHOWN OTHERWISE.

NOTE: NO WALL OR OTHER OBSTRUCTION TO BE BUILT ACROSS STREET SIDE OF 6' x 6' EASEMENT.

NOTE: F.F. INDICATES MINIMUM FINISH FLOOR ELEVATION

BENCH MARK:
NORTH RIM OF A MANHOLE 23 FEET SW OF THE S/E CORNER OF SECTION 34
ELEV. = 12979.4



- o *CORNER OF THIS SUBDIVISION - SET 1/2" BAR UNLESS OTHERWISE INDICATED.
- o *CORNER OF THIS SUBDIVISION & CORNER OF CAMELBACK COUNTRY CLUB ESTATES - FOUND 1/2" BAR UNLESS OTHERWISE INDICATED.

NORTHEAST CORNER, SECTION 34, FD. 9C IN H.H.

Handwritten notes and calculations on the right side of the plat, including lot numbers and area calculations.