

186-43

Camelback Country Club Estates Six

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

186-43



PHOENIX ARIZONA

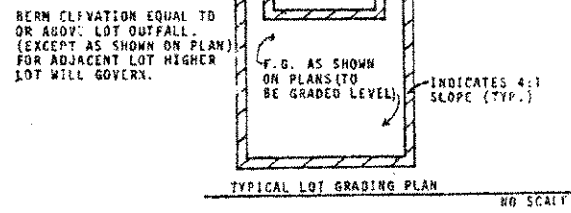
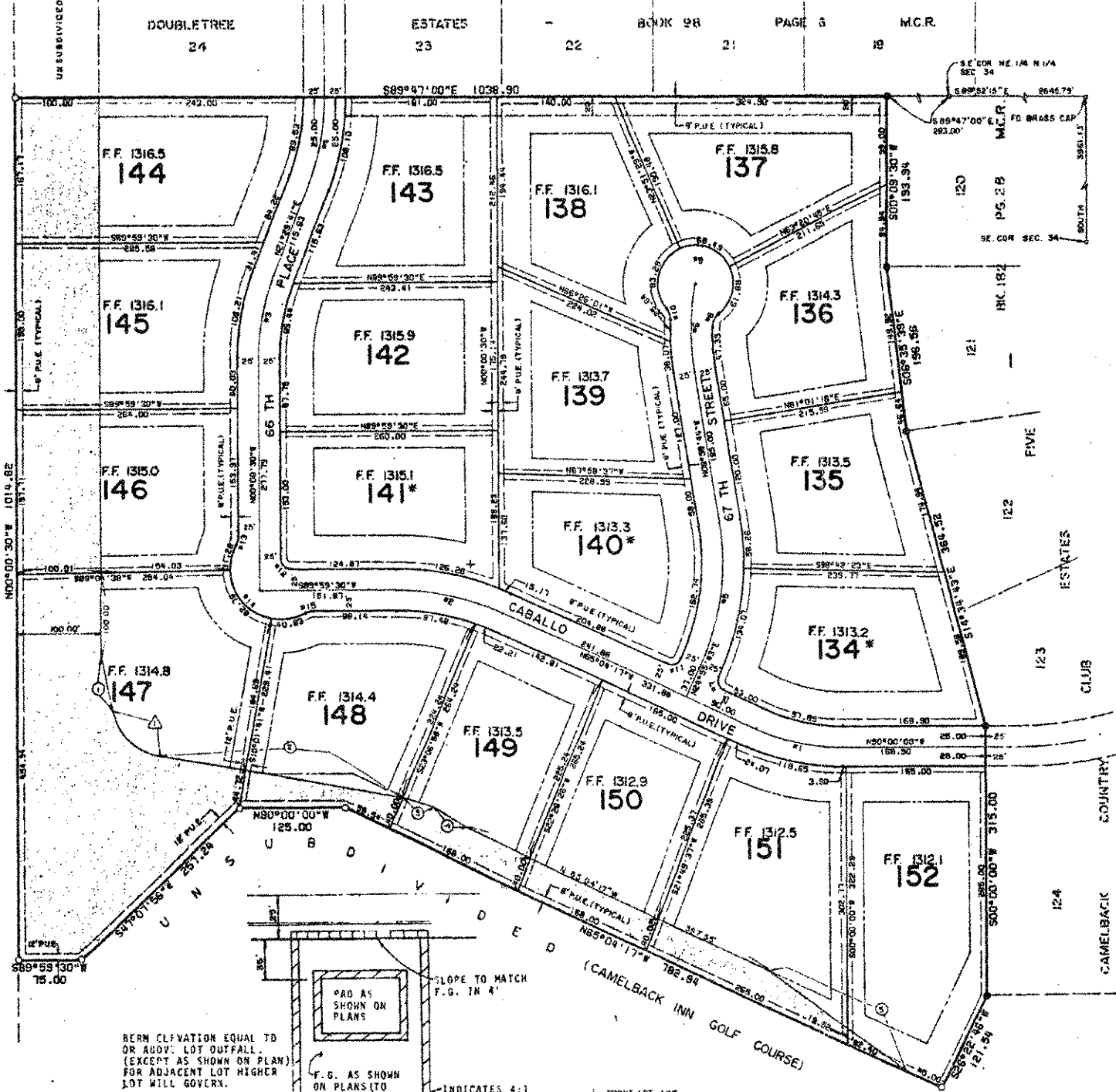
COE & VAN LOO CONSULTING ENGINEERS INC.

- EASEMENT BEARINGS AND DISTANCES
- ① N 12° 10' 25" W 67.39'
 - ② N 80° 11' 01" W 201.88'
 - ③ N 77° 37' 50" W 37.86'
 - ④ N 55° 43' 52" W 45.28'
 - ⑤ N 54° 01' 03" W 206.45'
 - ⑥ 66° 00' 30" W 1014.82'

- 6. F.F. INDICATES FINISH FLOOR ELEVATION.
- 7. BEYOND MARK: NORTH RIM OF A MAHOLE 23' SOUTHWEST OF THE SOUTHWEST CORNER OF SECTION 34. ELEVATION = 1797.94
- 8. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND EXCEPT THOSE ELECTRIC LINES EXCEPTED BY THE ARIZONA CORP COMMISSION GENERAL ORDER U-49.
- 9. EACH LOT CONTAINS 43,560 SQUARE FEET OR MORE.
- 10. P.U.E. INDICATES PUBLIC UTILITIES EASEMENT.

- 1. BUILDING SETBACK REQUIREMENTS: 30' FRONT (UNLESS OTHERWISE SHOWN); 20' EACH SIDE OR 10% OF LOT WIDTH - WHICHEVER IS GREATER; 40' REAR YARD.
- 2. 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 202, OF THE ZONING ORDINANCE OF THE TOWN OF PARADISE VALLEY FOR THE DETERMINATION OF THE FRONT YARD SETBACK REQUIREMENTS FOR A CORNER LOT SUCH AS THIS.
- 3. --- DENOTES BUILDING SETBACK LINES.
- 4. --- INDICATES DRAINAGE EASEMENT (WIDTH SHOWN ON MAP.)
- 5. --- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR UNLESS OTHERWISE INDICATED.
- 6. --- INDICATES CORNER OF THIS SUBDIVISION AND CORNER OF CAMELBACK COUNTRY CLUB ESTATES FIVE -- FD. 1/2" IRON BAR UNLESS OTHERWISE INDICATED.

NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEING
1	024°58'43"	800.00	108.77	107.82	N77°38'23.8" W
2	024°58'13"	300.00	130.57	129.54	N77°38'23.8" W
3	017°45'01"	263.34	96.88	98.24	N104°45'28.6" E
4	021°28'11"	262.88	98.82	94.22	N104°45'28.6" E
5	023°54'21"	200.00	177.54	174.06	N07°06'20.7" E
6	019°35'34"	300.00	102.09	102.09	N07°48'03.6" E
7	020°00'00"	12.00	14.85	14.81	N07°48'03.6" E
8	021°14'48"	50.00	17.89	17.30	N07°48'03.6" E
9	020°00'00"	45.00	213.68	82.00	N07°48'03.6" E
10	021°03'09"	20.00	18.71	14.38	S18°58'22.9" E
11	020°00'00"	12.00	18.88	16.37	S09°35'43.0" E
12	021°03'09"	15.00	18.98	16.37	S09°35'43.0" E
13	020°00'00"	15.00	16.11	10.00	S14°28'09.0" W
14	147°54'36"	60.00	154.89	116.20	S45°00'30.1" E
15	020°00'00"	20.00	10.11	10.00	N76°30'30.9" E



FRONT LOT LINE
PUBLIC UTILITY EASEMENT
SIDE LOT LINE EASEMENTS SHOWN ARE 6' WIDE UNLESS INDICATED OTHERWISE AND ARE EASEMENTS TO MOUNTAIN BELL & ARIZONA PUBLIC SERVICE FOR TELEPHONE AND ELECTRIC FACILITIES.
NOTE: NOT WALL OR OTHER OBSTRUCTION TO BE BUILT ACROSS STREET SIDE OF 6' EASEMENTS.

NOTE: THE ARIZONA WATER COMMISSION HAS DETERMINED THAT THE AVAILABLE UNDERGROUND WATER SUPPLY FOR THIS SUBDIVISION IS ADEQUATE FOR A PERIOD OF NOT MORE THAN 30 TO 60 YEARS FROM THE PRESENT (1976).

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } 55

KNOW ALL MEN BY THESE PRESENTS:
THAT LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS OWNER, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF CAMELBACK COUNTRY CLUB ESTATES SIX, A SUBDIVISION OF PART 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 SIX" 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 OWNER, AS TRUSTEE, HEREBY DEDICATES TO THE TOWN OF PARADISE VALLEY FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.
EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS OWNER, AS TRUSTEE, HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THIS SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 8th DAY OF NOVEMBER, 1976.

LAWYERS TITLE OF ARIZONA, AS OWNER, AS TRUSTEE
BY John A. Fitch 308875
ACKNOWLEDGEMENT
STATE OF ARIZONA) 55
COUNTY OF MARICOPA)

ON THIS THE 8th DAY OF NOVEMBER, 1976, BEFORE ME THE UNDERSIGNED NOTARY, APPEARED JOHN A. FITCH, 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 OWNER, AS TRUSTEE, BY HIMSELF AS A TRUST OFFICER.

IN WITNESS WHEREOF:
I HERETO SET MY HAND AND OFFICIAL SEAL.
BY Henry L. Legge 3-6-77
NOTARY PUBLIC MY COMMISSION EXPIRES

RATIFICATION

THE WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION, AS MORTGAGEE, HEREBY RATIFIES, APPROVES, AND ACQUIRES TO THE DEDICATIONS AS STATED IN THE ABOVE DEDICATION APPROVED BY LAWYERS TITLE OF ARIZONA, AS OWNER, AS TRUSTEE.

BY Joan Quinn
ASSISTANT SECRETARY, WESTERN SAVINGS & LOAN ASSOCIATION
ACKNOWLEDGEMENT
STATE OF ARIZONA) 55
COUNTY OF MARICOPA)

ON THIS THE 9th DAY OF NOVEMBER, 1976, BEFORE ME THE UNDERSIGNED NOTARY, APPEARED JOAN QUINN WHO ACKNOWLEDGED HERSELF TO BE AN ASSISTANT SECRETARY OF WESTERN SAVINGS & LOAN ASSOCIATION, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT SHE AS ASSISTANT SECRETARY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HERSELF AS AN ASSISTANT SECRETARY.

IN WITNESS WHEREOF:
I HERETO SET MY HAND AND OFFICIAL SEAL.
BY Henry L. Legge
NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 29, 1977

CERTIFICATION

I, HENRY L. LEGGE, HEREBY CERTIFY THAT: I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER OF THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 1976, THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN, THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Nov 8 1976, Paradise Valley, Arizona

APPROVALS

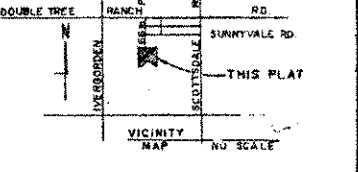
APPROVED BY THE COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS 8th DAY OF DECEMBER, 1976.

BY Batista W. Danna ATTEST Mary Ann Brines
CITY ENGINEER CLERK
APPROVED BY C.H. Atherton 11-9-76
DATE CITY ENGINEER

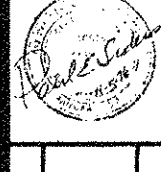
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS DAY OF November 1976.

BY John S. Smith
CHAIRMAN OF PLANNING & ZONING COMMISSION

SUBDIVIDER AT TIME OF RECORDING:
GILBURN CONSTRUCTION CO., INC.
3841 EAST SOLANO DRIVE
SCOTTSDALE, ARIZONA 85253



DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	DATE	BY



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