

**"REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711"**  
BEING A REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711,  
BOOK 182, PAGE 49, M.C.R., BEING A SUBDIVISION OF A PORTION OF THE  
NORTHEAST QUARTER OF SECTION 7, T.5N., R.5E., OF THE G.&S.R.M., MARICOPA  
COUNTY, ARIZONA

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:  
THAT WENDELL R. PICKETT AND DEBRA J. PICKETT, TRUSTEES OF THE WENDELL R. PICKETT AND DEBRA J. PICKETT LIVING TRUST, DATED NOVEMBER 15, 1999, AS OWNERS HAVE ASSEMBLED UNDER THE NAME OF "REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711", BEING A REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711, BOOK 182, PAGE 49, M.C.R., BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, T.5N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS REPLAT AS AND FOR THE REPLAT OF SAID "REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711" AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, CONSTITUTING SAME AND THAT THE LOT SHALL BE KNOWN BY THE NUMBER AND LETTER GIVEN TO IT, ON SAID REPLAT.

OWNERS WARRANT TO THE CITY OF SCOTTSDALE THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY ON THIS REPLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS REPLAT HAS CONSENTED TO OR JOINED IN THIS REPLAT, AS EVIDENCE BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

THE PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

WENDELL R. PICKETT AND DEBRA J. PICKETT, TRUSTEES OF THE WENDELL R. PICKETT AND DEBRA J. PICKETT LIVING TRUST, DATED NOVEMBER 15, 1999, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

BY: WENDELL R. PICKETT, TRUSTEE

BY: DEBRA J. PICKETT, TRUSTEE

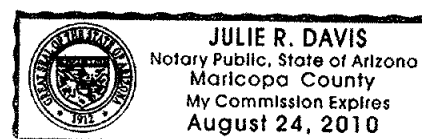
**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 9th DAY OF June 2010, BY WENDELL R. PICKETT AND DEBRA J. PICKETT, TRUSTEES OF THE WENDELL R. PICKETT AND DEBRA J. PICKETT LIVING TRUST, DATED NOVEMBER 15, 1999, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/24/10



**RATIFICATION**

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER MCR#20090601305, M.C.R. THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE THE POWER AND AUTHORITY TO DO SO.

BY: Wells Fargo Bank, N.A.

INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

VICE PRESIDENT 5/28/10  
TITLE OR POSITION DATE

\* MCR # 20100080656

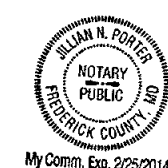
**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 28 DAY OF May 2010, BY RAUL L. HALL FOR AND ON BEHALF OF Wells Fargo Bank, N.A.

NOTARY PUBLIC JILLIAN W. PORTER

MY COMMISSION EXPIRES: 2/15/2014



**APPROVALS**

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE 13 DAY OF APRIL 2010, BY

ATTEST BY: Candy Jagan

CITY CLERK

THIS REPLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: Michael R. Porter 6/10/2010  
CHIEF DEVELOPMENT OFFICER DATE

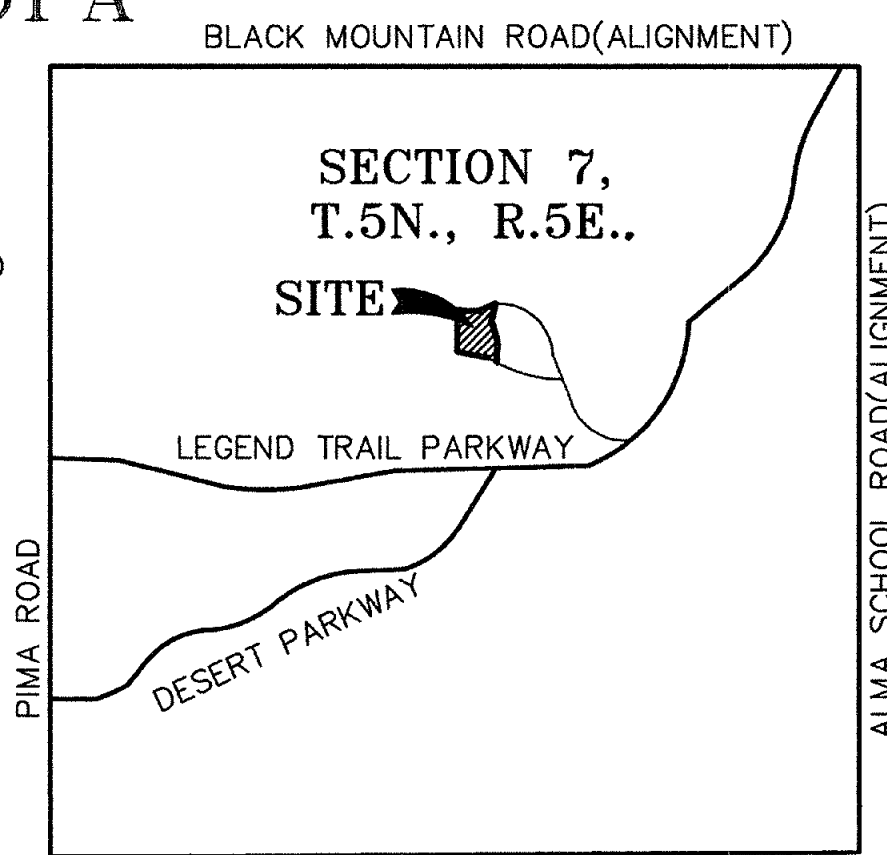
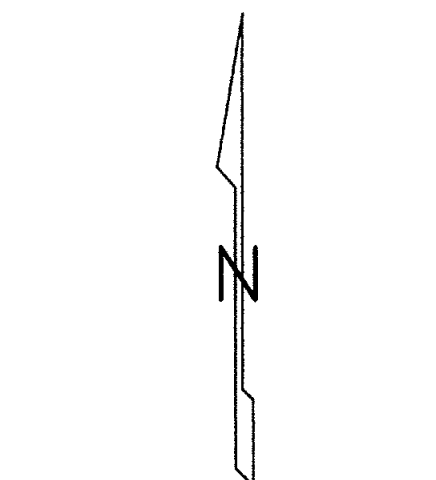
THIS LOT HAD BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (BRD) CASE NO. \_\_\_\_\_ AND ZONING CASE(S) NO. SP-2010, AND ALL CASE RELATED STIPULATIONS.

BY: H. Turner 06/10/2010  
PROJECT COORDINATOR DATE

OWNER: WENDELL R. PICKETT  
AND DEBRA J. PICKETT  
LIVING TRUST

**LEGEND**

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT SET AS NOTED
- G.&S.R.M. GILA & SALT RIVER MERIDIAN
- M.C.R. MARICOPA COUNTY RECORDS
- M.C. MARICOPA COUNTY
- ID. IDENTIFICATION
- (R) DESERT RANCH, BLOCKS 511 & 711, BOOK 182, PAGE 49, M.C.R.
- (R1) RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY, BOOK 672, PAGE 2, M.C.R.



**VICINITY MAP  
N.T.S.**

**DESCRIPTION**

LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711, AS RECORDED IN BOOK 182, PAGE 49, MARICOPA COUNTY RECORDS, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**NOTES**

- THIS REPLAT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.
- THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WHICH LIE WITHIN THE BOUNDARY OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER

**BASIS OF BEARING**

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE. WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON JUNE 23, 2009.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2007)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 03

CONTROL POINT: 1K13  
PID: AJ3708  
LATITUDE: 33° 48' 46.02810" N  
LONGITUDE: 111° 53' 13.40999" W  
ELLIPSOID HEIGHT: 757.971 M  
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRID) N: 1015714.129, E: 710379.935, USING A SCALE FACTOR OF 1.0002161032.

HORIZONTAL ADJUSTMENT: NORTHING = +7.195, EASTING = -0.60638 TO MATCH CITY OF SCOTTSDALE VALUES FOR GPS POINT # 1132.  
HORIZONTAL ROTATION: NONE  
RESULTING IN A LOCAL BEARING OF NORTH 00° 01' 00" WEST, ALONG THE WEST LINE OF BLOCK 711 OF DESERT RANCH, BLOCKS 511 AND 711, BOOK 182, PAGE 49, MARICOPA COUNTY RECORDS.

**OWNER**

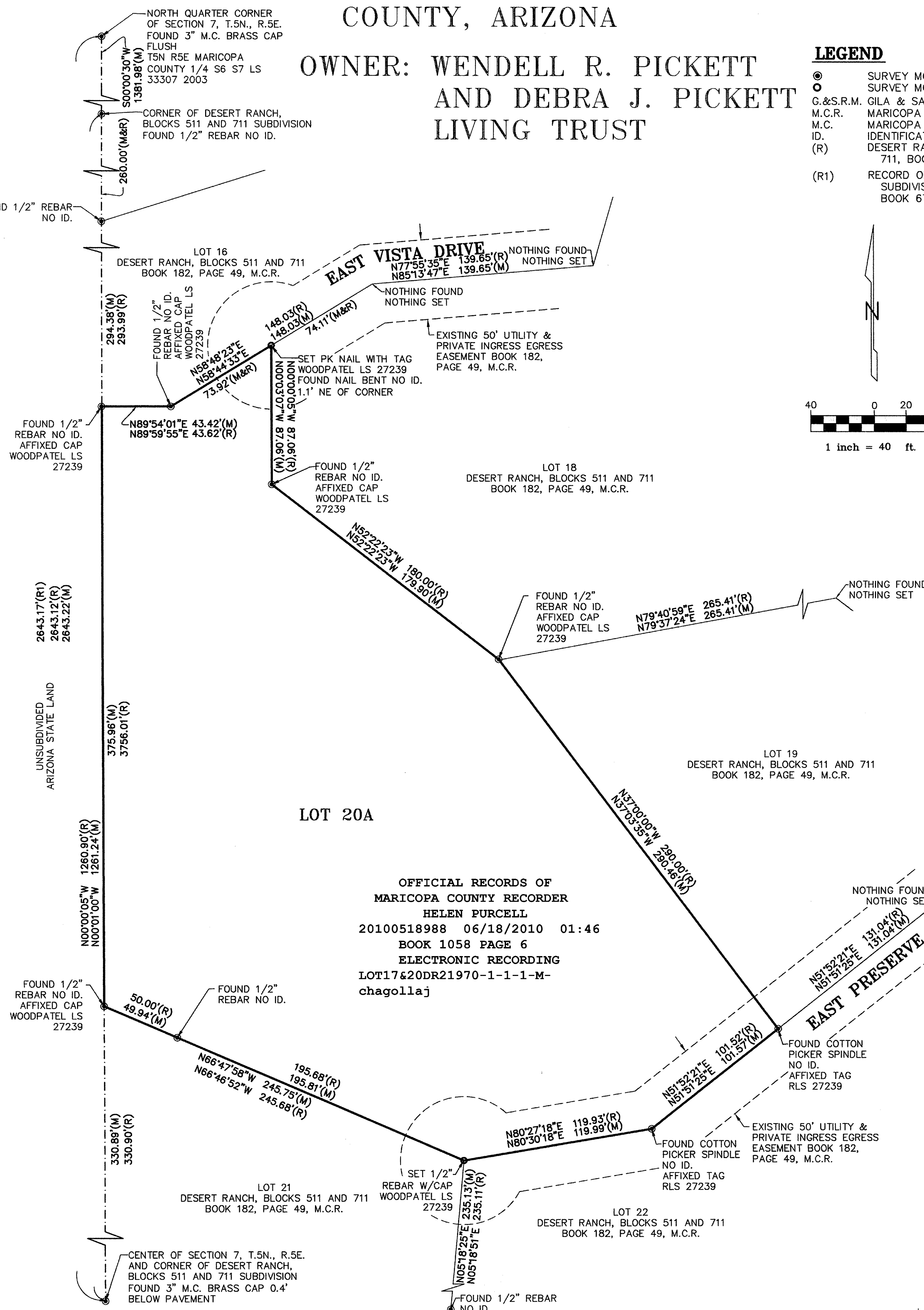
WENDELL R. PICKETT AND DEBRA J. PICKETT, TRUSTEES OF THE WENDELL R. PICKETT AND DEBRA J. PICKETT LIVING TRUST, DATED NOVEMBER 15, 1999.

**CERTIFICATION**

I, THOMAS R. GETTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS REPLAT CONSISTING OF ONE (1) SHEET REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTHS OF NOVEMBER AND DECEMBER OF 2009, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".

THOMAS R. GETTINGS  
REGISTERED LAND SURVEYOR #27239  
WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE, SUITE 100  
PHOENIX, ARIZONA 85021

**TOTAL NUMBER OF LOTS = 1**  
**ZONING = R1-43 ESL "HD"**  
**ACREAGE = 2.8185 ACRES**



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20100518988 06/18/2010 01:46  
BOOK 1058 PAGE 6  
ELECTRONIC RECORDING  
LOT17&20DR21970-1-1-1-M-  
chagollaj

LOTS 17 AND 20 OF DESERT RANCH,  
BLOCKS 511 AND 711  
REPLAT



**WOOD/PATEL**

CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2051 W. Northern Ave.  
Phoenix, AZ 85021  
(602) 335-8500  
www.woodpatel.com  
PHOENIX • MESA • TUCSON

CHECKED BY: CSR/TRG  
CAD TECHNICIAN: ECS  
SCALE: 1" = 40'  
DATE: 03-30-10  
JOB NUMBER: 093405.01  
SHEET: 1 OF 1