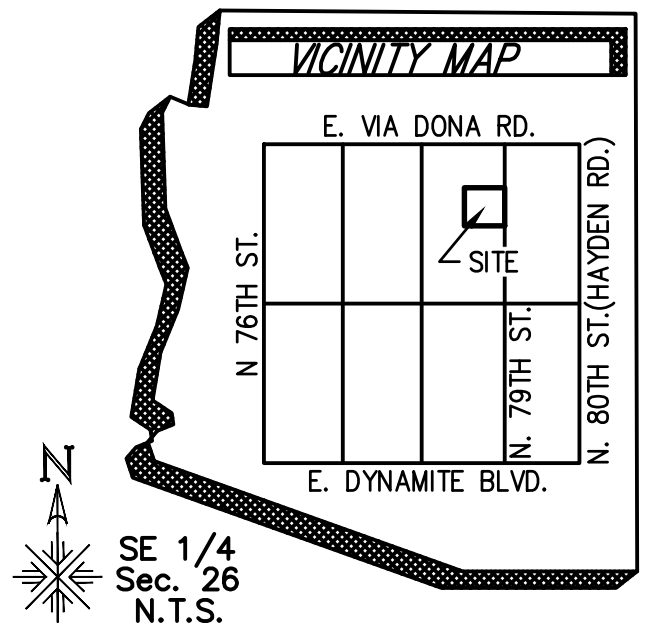


MAP OF RELEASE AND DEDICATION

PLEASE SEE COMMENT ON NEXT PAGE REQUIRING THIS TO BE A PLAT.

Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 328-9424	
Tyler Pencek Trust	DATE: 12/3/23
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 1 OF 2
SEC.26 T 5N R 4E	JOB#2307004



DURING FINAL PLAN REVIEW, A SEPARATE SUBMITTAL FROM THIS ONE, A NEW TITLE REPORT WILL NEED TO BE PROVIDED. IT SHOULD NOT BE 30 DAYS OLDER FROM DATE OF PLAN REVIEW SUBMITTAL. THIS MAP NEEDS TO BE UPDATED TO REFLECT ITS REPORTED OWNERS AND BENEFICIARIES.

FOR THE TYLER PENCEK TRUST

OWNER: TYLER PENCEK TRUST DATED 29 JUNE, 2017

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THE TYLER PENCEK TRUST DATED 29 JUNE, 2017, AS OWNER, GRANTOR, HEREBY PUBLISHES THIS MAP OF DEDICATION WITHIN THE FOLLOWING DESCRIBED PROPERTY: THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THIS MAP OF DEDICATION. SAID MAP SETS FORTH THE LOCATION AND DIMENSIONS OF THE EASEMENT(S). THE EASEMENT(S) ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

EASEMENTS

THE TYLER PENCEK TRUST DATED 29 JUNE, 2017, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
- MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

DEDICATION

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS. THE PERSON 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 GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2023
GRANTOR: THE TYLER PENCEK TRUST DATED 29 JUNE, 2017

BY: _____
TYLER PENCEK ← ADD: ITS TRUSTEE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
BY: TYLER PENCEK AS TRUSTEE OF THE TYLER PENCEK TRUST DATED 29 JUNE, 2017.

TYLER PENCEK

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RATIFICATION

AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2023-0254042, 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 POWER AND AUTHORITY TO DO SO.

BY: _____

NAME: ~~TYLER PENCEK~~ ← LIST NAME OF BENEFICIARY. DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

BY _____ FOR AND ON BEHALF OF THE TYLER PENCEK AS TRUSTEE OF THE TYLER PENCEK TRUST DATED 29 JUNE, 2017.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2023-0254042, 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 POWER AND AUTHORITY TO DO SO.

BY: _____

NAME: _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

BY _____ FOR AND ON BEHALF OF PLAINS COMMERCE BANK.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DELETE AS ROW EASEMENTS ARE HANDLED VIA AB CASE AND ITS COUNCIL ADOPTED RESOLUTION. CITY OF SCOTTSDALE RELEASE OF EASEMENT(S):

THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY RELEASE THE INTEREST OF THE CITY OF SCOTTSDALE, BUT DOES NOT RELEASE ANY INTEREST OWNED OR HELD BY ANY OTHER PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, IN THOSE CERTAIN DEDICATED EASEMENTS IDENTIFIED AS:

HIGHWAY EASEMENT:

RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, ON RECORDER'S DOCKET NUMBER 10277, PAGE 681, ON, UNDER, AND ACROSS REAL ESTATES SITUATED IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA;

ROADWAY AND PUBLIC UTILITY EASEMENT:

RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, ON RECORDER'S DOCKET NUMBER 2714, PAGE 545, ON, UNDER, AND ACROSS REAL ESTATES SITUATED IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA;

HIGHWAY AND PUBLIC UTILITY EASEMENT:

RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, ON RECORDER'S DOCUMENT NUMBER 1995-0751518, ON, UNDER, AND ACROSS REAL ESTATES SITUATED IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA;

IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE IS INTENDED TO AFFECT ONLY THAT INTEREST HELD BY THE CITY OF SCOTTSDALE, ARIZONA, IN THE ABOVE MENTIONED EASEMENTS, AND DOES NOT INCLUDE NOR AFFECT ANY PROPERTY OR PORTION THEREOF WHICH IS NOT HEREIN ABOVE DESCRIBED SPECIFICALLY.

DATED THIS _____ DAY OF _____, 2023

CITY OF SCOTTSDALE

BY: _____
MICHAEL L. CLACK
CHIEF DEVELOPMENT OFFICER

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

BY: MICHAEL L. CLACK, CHIEF DEVELOPMENT OFFICER FOR THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION, ON BEHALF THEREOF. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SITE DATA:

APN: 216-69-072
ADDRESS: 28848 N 79TH STREET
SCOTTSDALE, AZ 85266
ZONING: R1-70
COS Q.S.: 51-46

OWNER:

THE TYLER PENCEK TRUST DATED 29 JUNE, 2017
EMAIL: TPENCEK11@GMAIL.COM
PHONE: 602-818-2269

NEW LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 25.00 FEET THEREOF.

RECORD DOCUMENTS USED:

WARRANTY DEED FILED IN DOCUMENT NO. 2023-0254041, M.C.R.
DEED OF TRUST FILED IN DOCUMENT NO. 2023-0254042, M.C.R.
A.L.T.A./A.C.S.M. LAND TITLE SURVEY FILED IN BOOK 1258, PAGE 33, M.C.R.
RECORD OF SURVEY FILED IN BOOK 1333, PAGE 15, M.C.R.
HIGHWAY EASEMENT FILED IN DOCKET 10277, PAGE 681, M.C.R.
ROADWAY AND P.U.E. FILED IN DOCKET 2714, PAGE 545, M.C.R.
HIGHWAY AND P.U.E. FILED IN DOCUMENT NO. 1995-0751518, M.C.R.

BASIS OF BEARINGS:

N 89°57'51" E (ASSUMED), ALONG THE MONUMENTED NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND AS SHOWN HEREON.

NOTES:

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE, DATED 4-20-2023 WITH FILE NO. 230400688-1, AND THE PROPERTY IS SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATION:

I, BRYAN O'CONNOR, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFIES THE DEDICATION(S) AS SHOWN HEREON BEING PREPARED UNDER MY DIRECTION.

NAME _____
REGISTERED LAND SURVEYOR REGISTRATION NO. _____

CITY OF SCOTTSDALE MAP OF DEDICATION APPROVAL BLOCK

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS. ← ADD 10-AB-2023

BY _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

MAP OF RELEASE AND DEDICATION

DRAFT COPY FOR CITY REVIEW

COS PLAN CHECK NO. _____

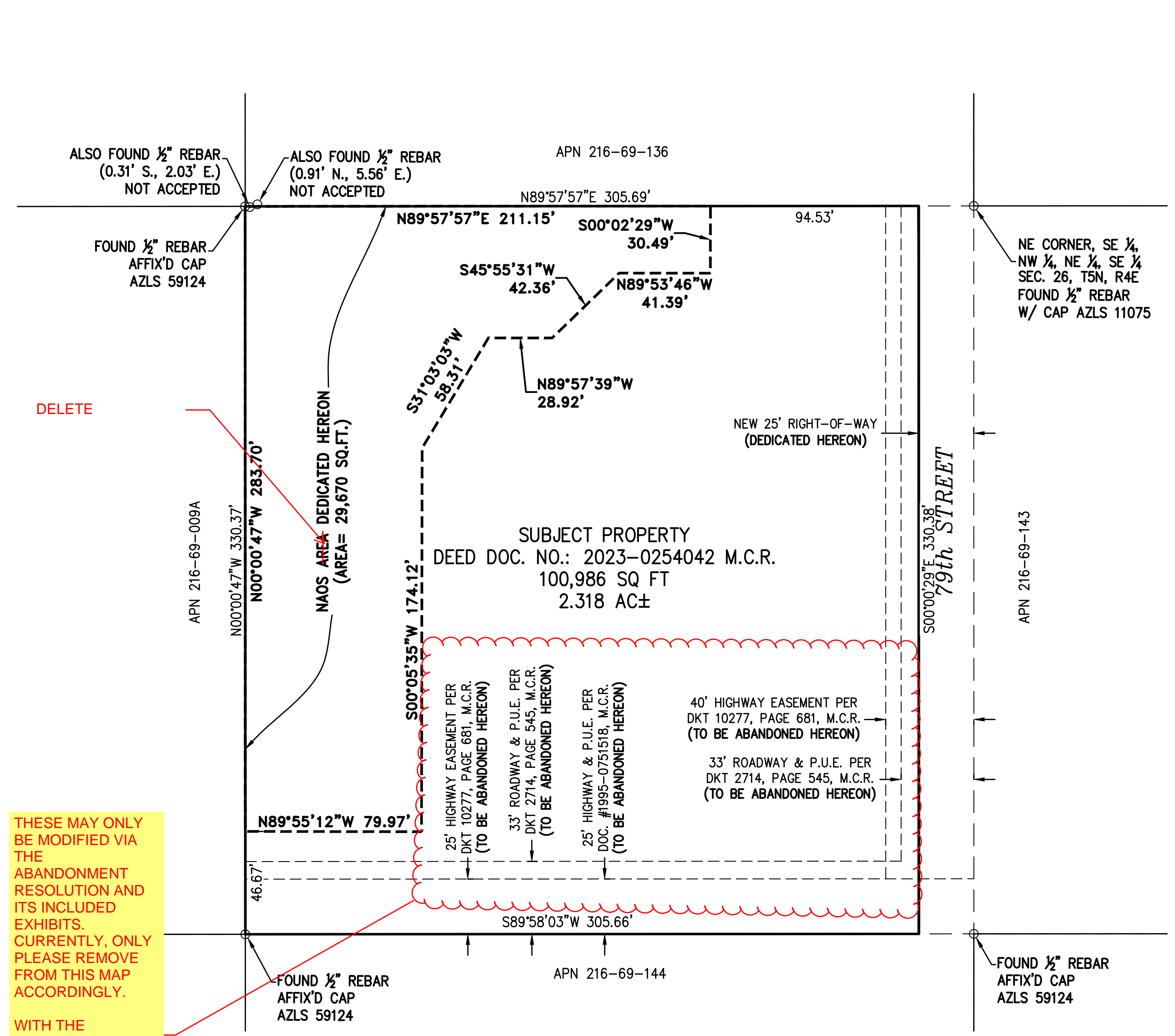
MAP OF RELEASE AND DEDICATION

FOR

THE TYLER PENCEK TRUST

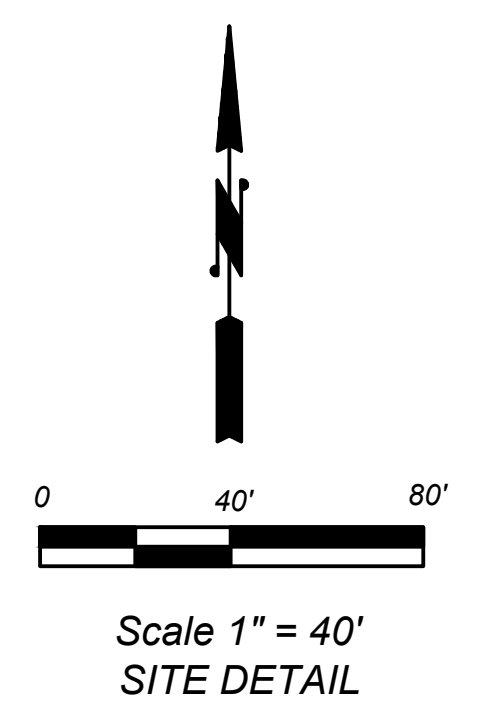
OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 328-9424	
Tyler Pencek Trust	DATE: 12/3/23
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 2 OF 2
SEC.26 T 5N R 4E	JOB#2307004



THESE MAY ONLY BE MODIFIED VIA THE ABANDONMENT RESOLUTION AND ITS INCLUDED EXHIBITS. CURRENTLY, ONLY PLEASE REMOVE FROM THIS MAP ACCORDINGLY.

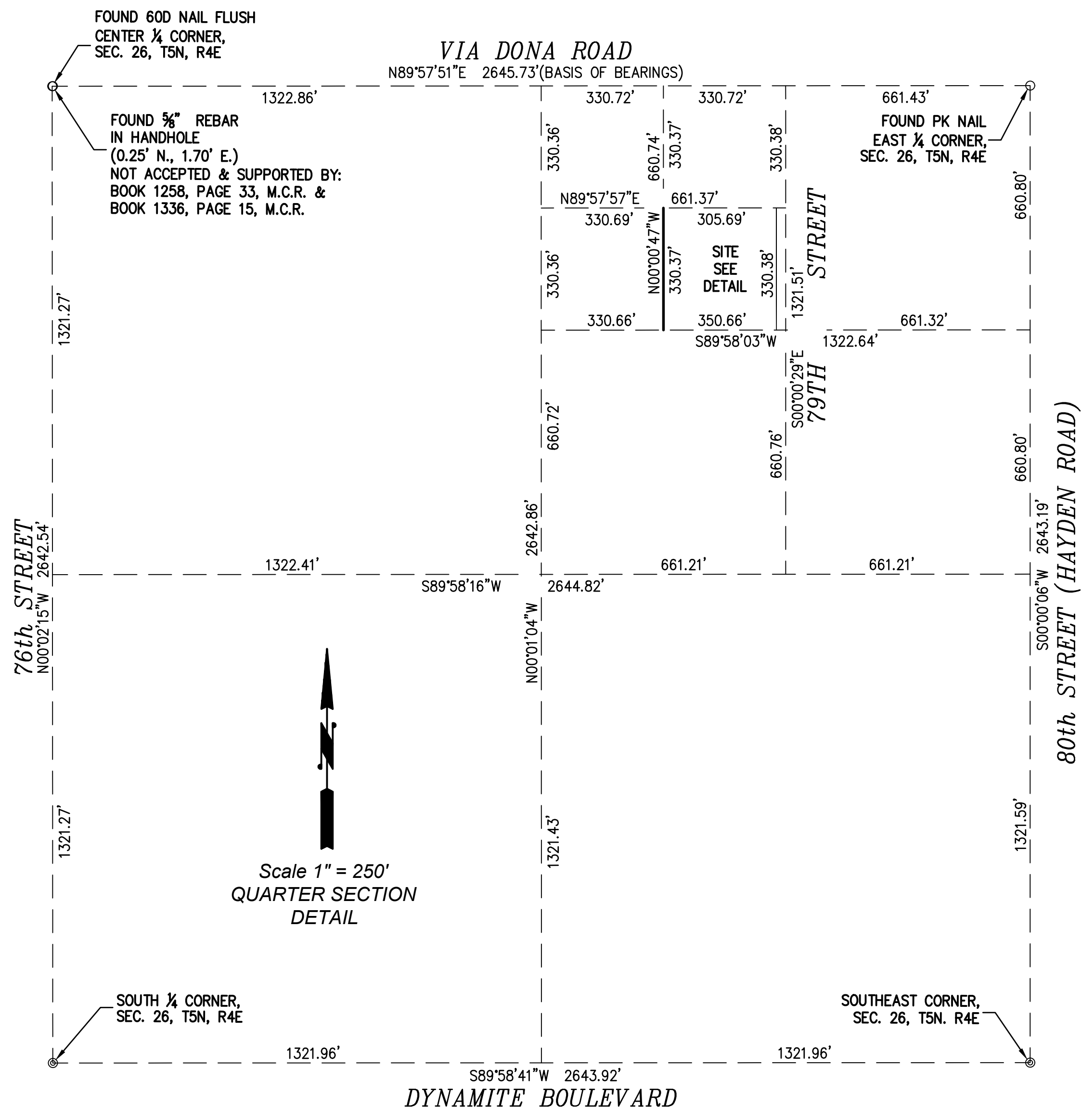
WITH THE ABANDONMENT + DEDICATION OF NEW ROW, PARCEL BOUNDARIES ARE BEING MODIFIED THEREFORE PLEASE CONVERT THIS MAP TO A PLAT SUCH THAT YOUR NEW LEGAL DESCRIPTION WILL BE LOT 1 OF THIS PLAT.



LEGEND

○	FOUND MONUMENT AS NOTED
⊙	FOUND BRASS CAP FLUSH
—	BOUNDARY LINE
- - -	SECTION LINE
—	PARCEL LINE
M.C.R.	MARICOPA COUNTY RECORDS
AZLS	ARIZONA REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

DEFINE EASEMENT ABBREVIATIONS USED IN MAP: NAOS



Scale 1" = 250'
QUARTER SECTION
DETAIL

DRAFT COPY FOR CITY/CLIENT REVIEW

MAP OF RELEASE AND DEDICATION

COS PLAN CHECK NO.: