

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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.

WATER AND SEWER FACILITIES EASEMENT (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

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 GRANTOR 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

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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 DATE

ACKNOWLEDGMENT

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

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:

MAP OF RELEASE AND DEDICATION
FOR
THE TYLER PENCEK TRUST

OWNER: TYLER PENCEK TRUST DATED 29 JUNE, 2017

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)
COUNTY OF MARICOPA) S.S.

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

BY FOR AND ON BEHALF OF PLAINS COMMERCE BANK.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

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)
COUNTY OF MARICOPA) SS

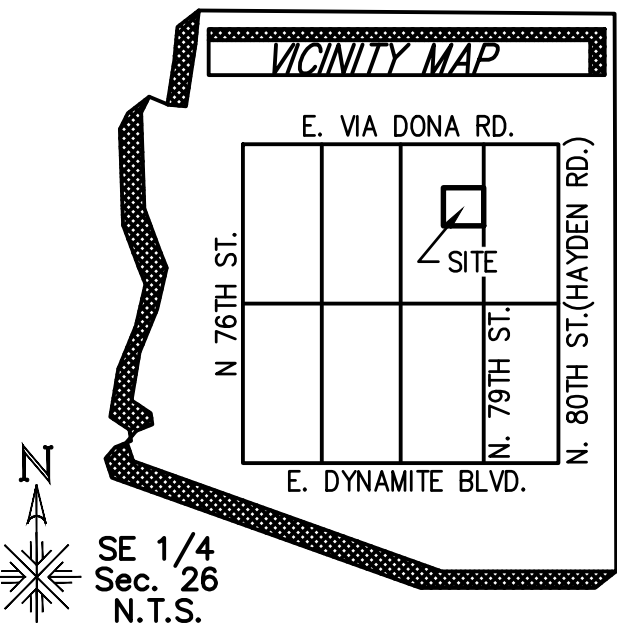
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2023

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

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

 Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 328-9424	
Tyler Pencek Trust	DATE: 1/26/24
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 1 OF 2
SEC. 26 T 5N R 4E	JOB# 2307004



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.
ROADWAY AND P.U.E. FILED IN DOCKET 2714, PAGE 545, M.C.R.
RIGHT-OF-WAY DEDICATION 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.	
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.: - - -

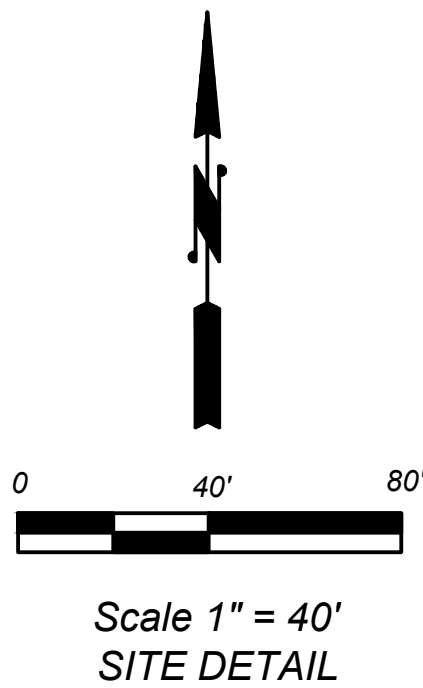
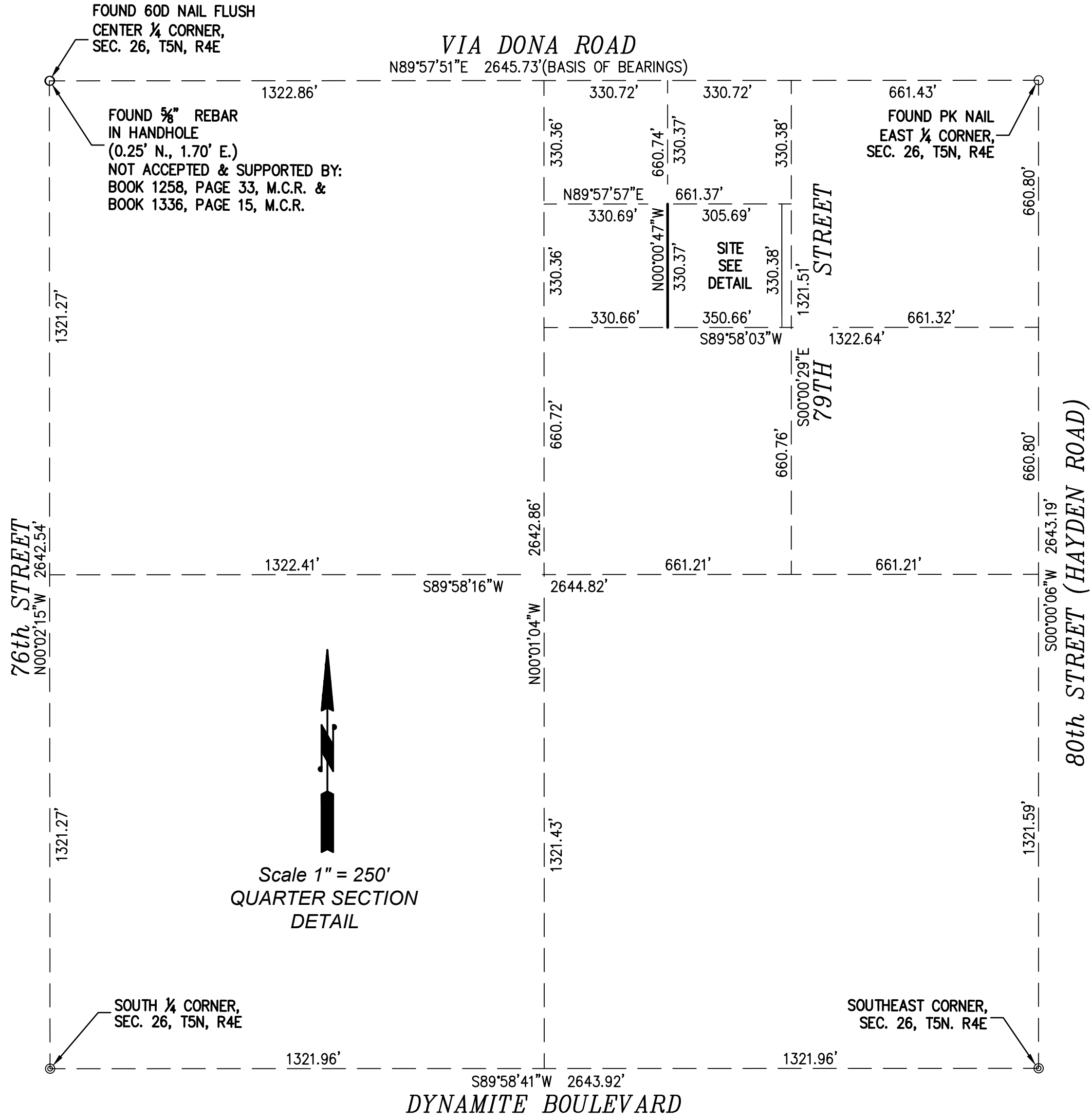
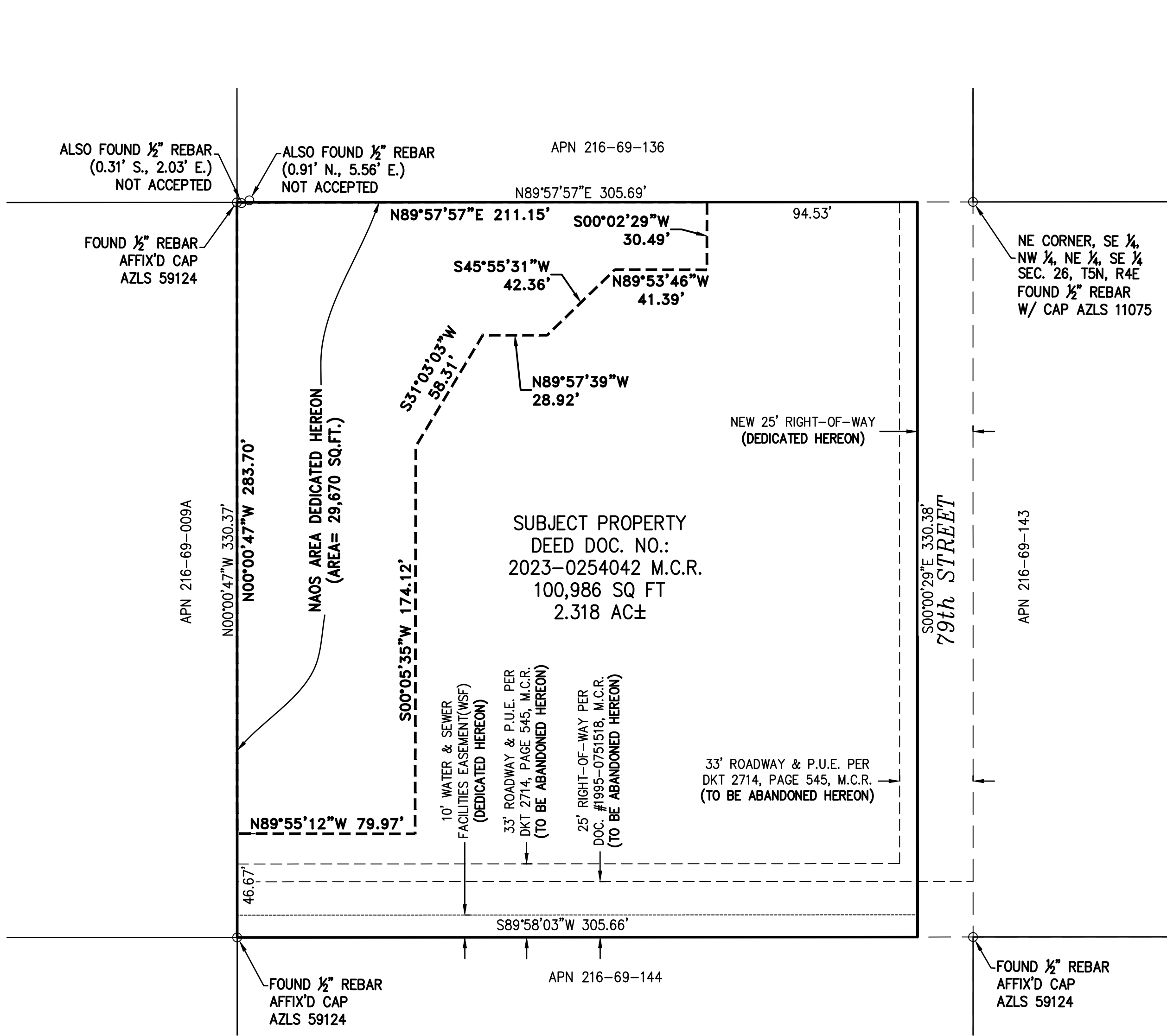
MAP OF RELEASE AND DEDICATION

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: 1/26/24
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 2 OF 2
SEC. 26 T 5N R 4E	JOB# 2307004



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

DRAFT COPY FOR CITY/CLIENT REVIEW

MAP OF RELEASE AND DEDICATION

COS PLAN CHECK NO.: —