

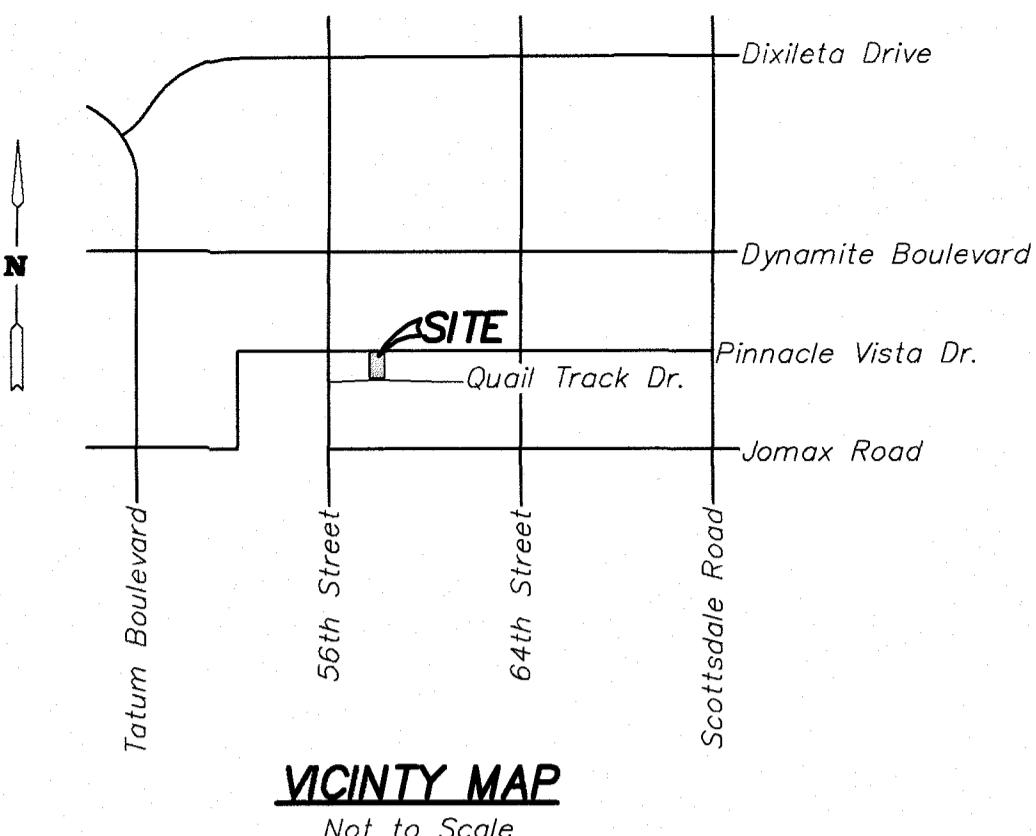
APN 212-11-009S  
MOOBERRY FAMILY  
LIVING TRUST

APN 212-11-009R  
FRITZ FAMILY REVOCABLE LIVING TRUST

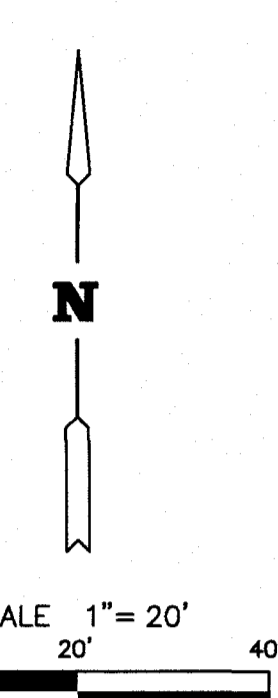
APN 212-11-008H  
CAVANAGH GERRI G  
REVOCABLE TRUST

# MAP OF DEDICATION OF APN 212-11-009Q

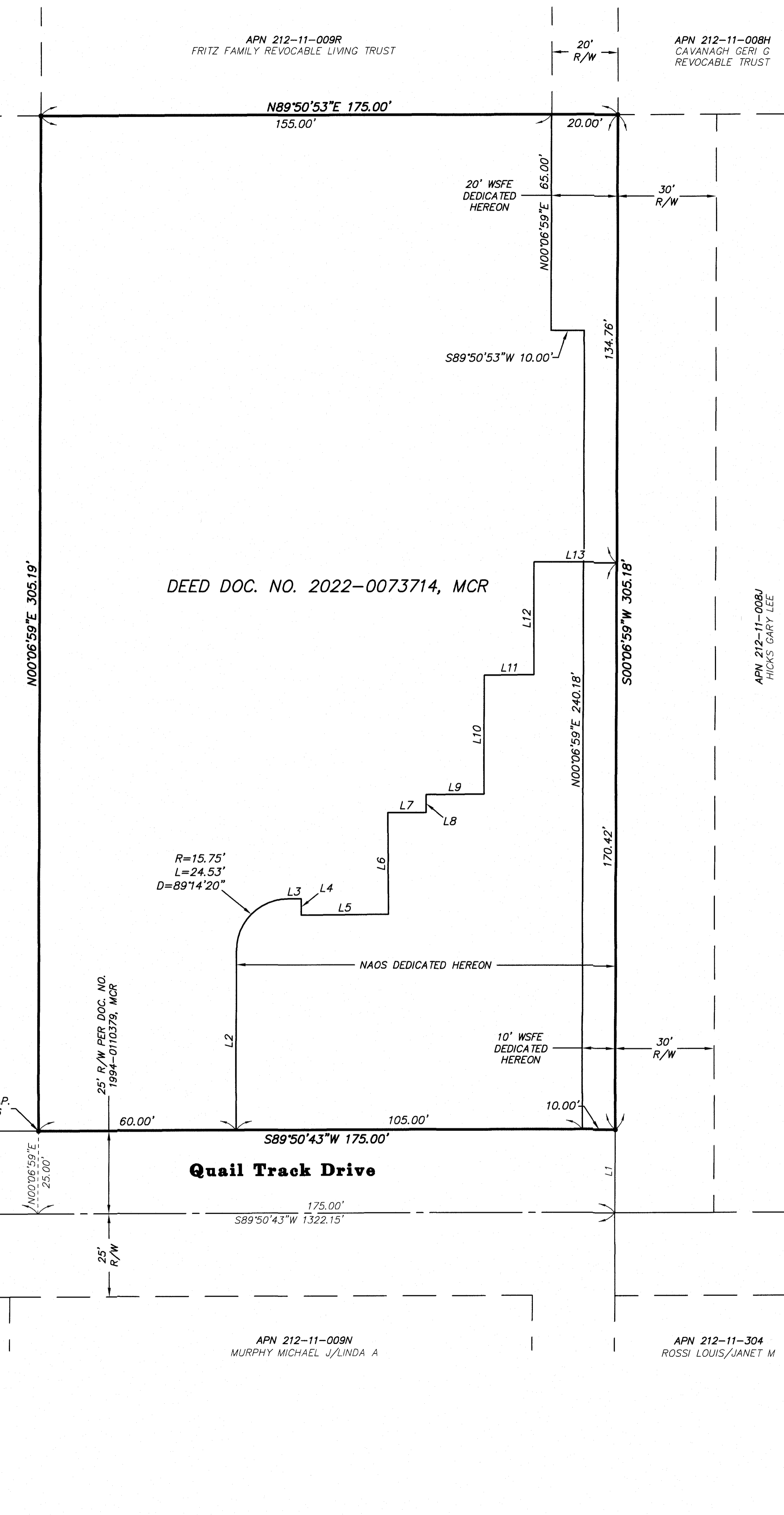
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
Not to Scale



APN 212-11-009P  
KRAETZ JOHN R/BEVERLY J



DEED DOC. NO. 2022-0073714, MCR

25' R/W PER DOC. NO. 1994-0110379, MCR

Quail Track Drive

APN 212-11-009N  
MURPHY MICHAEL J/LINDA A

APN 212-11-304  
ROSSI LOUIS/JANET M

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
THAT VIOREL BILAUCA AND MARIA U. BILAUCA, AS OWNERS OF THE PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR "APN 212-11-009Q", SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF THE FEE ROAD RIGHT-OF-WAY AND EASEMENTS ON THE ABOVE DESCRIBED PREMISES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.  
VIOREL BILAUCA AND MARIA U. BILAUCA, DO HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:  
WATER AND SEWER FACILITIES (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.  
NATURAL AREA OPEN SPACE (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.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, 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 MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED. 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 IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS 24<sup>th</sup> DAY OF October, 2023

GRANTORS: VIOREL BILAUCA AND MARIA U. BILAUCA  
BY: *VioREL BILAUCA*  
BY: *Maria U. BILAUCA*  
MARIA U. BILAUCA

### ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }  
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF October, 2023.  
BY VIOREL BILAUCA AND MARIA U. BILAUCA  
NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 1-24-2026

LINE	BEARING	LENGTH
L1	N00°06'59"E	25.00'
L2	N00°06'59"E	53.84'
L3	N89°21'19"E	4.12'
L4	S00°38'41"E	5.00'
L5	N89°21'19"E	26.50'
L6	N00°38'41"W	30.50'
L7	N89°21'19"E	11.62'
L8	N00°38'41"W	5.30'
L9	N89°21'19"E	17.64'
L10	N00°06'59"E	35.76'
L11	N89°21'19"E	15.00'
L12	N00°06'59"E	33.82'
L13	S89°53'01"E	25.00'

### LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- C.O.S. CITY OF SCOTTSDALE
- D DELTA ANGLE
- L ARC LENGTH
- MCR MARICOPA COUNTY RECORDER
- NAOS NATURAL AREA OPEN SPACE
- R RADIUS
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- WSFE WATER AND SEWER FACILITIES EASEMENT
- SURVEY MONUMENT
- PROPERTY BOUNDARY CORNER (SET 1/2" REBAR WITH CAP RLS10846 UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- - - EASEMENT LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- LINE TO BE DEDICATED

### OWNER

VIOREL BILAUCA AND MARIA U. BILAUCA  
5790 EAST QUAIL TRACK DRIVE  
SCOTTSDALE, ARIZONA 85266

### SURVEYOR

KEOGH ENGINEERING, INC.  
650 NORTH 137TH AVENUE #110  
GOODYEAR, ARIZONA 85338  
623-535-7260  
KEOGH@KEOGHENGINEERING.COM  
CONTACT: DENNIS F. KEOGH

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
THE EAST 175.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE SOUTH 25.00 FEET, AND THE EAST 25.00 FEET THEREOF FOR RIGHT-OF-WAY, AS CONVEYED TO THE CITY OF SCOTTSDALE, ARIZONA, BY INSTRUMENT RECORDED FEBRUARY 8, 1994, IN DOCUMENT NO. 94-0110379, RECORDS OF MARICOPA COUNTY, ARIZONA.

### BASIS OF BEARINGS

NORTH 00°08'52" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER 2ND AMENDED RECORD OF SURVEY PLSS SUBDIVISION AS RECORDED IN BOOK 665 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

### ASSESSOR'S PARCEL NO.

APN 212-11-009Q

### ZONING

R1-43 ESL FO

### SITE ADDRESS

5790 EAST QUAIL TRACK DRIVE  
SCOTTSDALE, ARIZONA 85266

### NAOS CALCULATIONS

NET LOT AREA: 175'x305' = 53,375 S.F.  
REQUIRED NAOS: LOWER DESERT 0-2% SLOPE, 20% OF NET LOT AREA: 53,375 S.F. x (0.2) = 10,675 S.F.  
PROVIDED NAOS: 11,556 S.F.  
REVEG. PROVIDED: 2,210/11,556 = 19.1% <30%

### APPROVAL

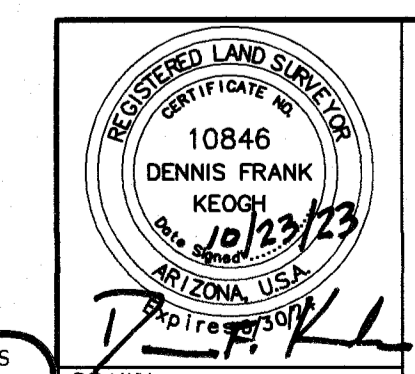
THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.  
BY CHIEF DEVELOPMENT OFFICER DATE  
BY PROJECT COORDINATOR DATE

### 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 APRIL, 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DENNIS F. KEOGH  
REGISTERED LAND SURVEYOR # 10846

SHEET 1 OF 1



### MAP OF DEDICATION OF APN 212-11-009Q

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Keogh Engineering, Inc.  
650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338  
PHONE: (623) 535-7260  
EMAIL: keogh@keoghengineering.com



DRAWN BY SPK  
CHECKED BY DFK  
FIELD WORK BY DJK  
DATE: OCTOBER, 2023  
JOB NO. 22377