

DEDICATION

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

CHRISTINE EHLE, AS TRUSTEE OF THE CHRISTINE EHLE FAMILY TRUST DATED AUGUST 18, 2003, AS HUSBAND AND/OR RESTATED FROM TIME TO TIME, AS OWNER OF THE PROPERTY APN 28-47-387 RECORDED IN OUTLAW DEED 2010-01412, IN THE COUNTY RECORDERS OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN AND LINED HEREON, THIS PLAT SETS FORTH THE LOCATION AND BOUNDS OF THE EASEMENTS CONSTITUTING THE DEDICATION EACH EASEMENT AND STREET SHALL BE SHOWN BY THE NUMBER, LETTER, NAME OR DESIGNATION GIVEN EACH RESPECTIVELY. ON THIS BASIS THE EASEMENTS AND STREET ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS, STATED.

EASEMENTS

CHRISTINE EHLE, AS TRUSTEE OF THE CHRISTINE EHLE FAMILY TRUST DATED AUGUST 18, 2003, AS HUSBAND AND/OR RESTATED FROM TIME TO TIME, AS OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION GRANTEE:

- NATURAL AREA OPEN SPACE (N.A.O.S.) RESTORED DESERT INVASION
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:
1. GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNRESTORED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
2. GRANTOR SHALL NOT UPRIG, GRUB OR DEGRADATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTOR IN WRITING, SPECIFICALLY REFERRED TO THIS EASEMENT.
3. GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTOR IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
4. GRANTOR MAY ENJOY ANY UTILIZATION OF THIS EASEMENT, GRANTOR MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT, HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
5. ADDITIONAL RESTRICTIONS IN THE EASEMENT DOES NOT LIMIT GRANTOR'S RIGHT TO OTHER REMEDIES.

GRANTOR WARRANTS AND COVENANTS TO CURE TITLE 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 COVENANCES DESCRIBED HEREON AND THAT GRANTOR 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 AND BY HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO INDE GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 2025

GRANTOR CHRISTINE EHLE, AS OWNER

BY: _____
CHRISTINE EHLE

CITY OF SCOTTSDALE RELEASE OF EASEMENT

THE CITY OF SCOTTSDALE, ARIZONA A MUNICIPAL CORPORATION FOR VALUABLE CONSIDERATION RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY RELEASE THE INTEREST OWNED OR HELD BY ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER IN THOSE CERTAIN EASEMENTS IDENTIFIED AS:

NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENT
RECORDED IN THE COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA PER DKT. 2004-0251479 U.C.R. ON UNDER AND ACROSS REAL ESTATES SITUATED IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA.

THE EASEMENT DESCRIBED ON THE ABOVE MENTIONED RECORDS NUMBER AND NOTED HEREON THIS MAP OF RELEASE.

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 HEREON ABOVE DESCRIBED SPECIFICALLY.

DATED THE _____ DAY OF _____

CITY OF SCOTTSDALE

BY: _____
MICHAEL J. CLACK
CITY DEVELOPMENT OFFICER

MAP OF RELEASE AND DEDICATION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: CHRISTINE EHLE FAMILY TRUST
OWNER: KERRY T OLSSON AND LORY G OLSSON, HUSBAND AND WIFE

PARENT LEGAL DESCRIPTION
APN 216-47-366 (CHRISTINE EHLE FAMILY TRUST)
LEGAL DESCRIPTION PER DEED #2017-0631412 M.C.R.

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 BEING MARKED WITH A C.I.D. BRASS CAP FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 BEING MARKED WITH A BRASS CAP IN HANGABLE ROADS SOUTH 89 DEGREES 53 MINUTES 25 WEST A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 53 MINUTES 25 WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 174.00 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE WEST HALF;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE WEST HALF A DISTANCE OF 60.33 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF;
THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 20.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 200.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 44.30 FEET OF SAID WEST HALF OF THE WEST HALF;
THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 200.13 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF; LAST SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS SOUTH 23 DEGREES 42 MINUTES 39 SECONDS WEST A DISTANCE OF 104.33 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 38 MINUTES 43 SECONDS AN ARC LENGTH OF 84.43 FEET;
THENCE SOUTH 89 DEGREES 09 MINUTES 24 SECONDS WEST A DISTANCE OF 4.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS NORTH 23 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 104.33 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 04 MINUTES 39 SECONDS AN ARC LENGTH OF 74.58 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE HAVING A RADIUS THAT BEARS SOUTH 14 DEGREES 25 MINUTES 33 SECONDS WEST A DISTANCE OF 17.14 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 44 MINUTES 19 SECONDS AN ARC LENGTH OF 48.00 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE HAVING A RADIUS THAT BEARS NORTH 00 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 128.33 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 17 SECONDS AN ARC LENGTH OF 40.77 FEET;
THENCE NORTH 89 DEGREES 14 MINUTES 15 SECONDS WEST A DISTANCE OF 30.30 FEET TO THE TRUE POINT OF BEGINNING.

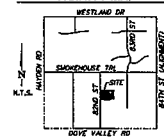
OWNER

APN 28-47-366
CHRISTINE EHLE FAMILY TRUST
APN 28-47-387
OLSSON KERRY TADRY B

SITE DATA

APN 28-47-366
ADDRESS 13311 N. 82ND ST.
AREA 70,914 S.F.
ZONING R7-43 EX.
DZ S7-47
APN 28-47-386
ADDRESS 13300 N. 82ND ST.
AREA 61,443 S.F.
ZONING R7-43 EX.
DZ S7-47

VICINITY MAP



N.A.O.S. DATA

APN 28-47-366
AREA 70,914 S.F.
EST. UPPER BEECH
25% N.A.O.S. REQUIRED 17,736 S.F.
N.A.O.S. PROVIDED 16,031 S.F.
(THE 25% CALCULATION COMES FROM INSTRUMENT 2006-09-05479 U.C.R.)

APN 28-47-387
AREA 61,443 S.F.
EST. UPPER BEECH
25% N.A.O.S. REQUIRED 15,357 S.F.
N.A.O.S. PROVIDED 16,031 S.F.
(THE 25% CALCULATION COMES FROM INSTRUMENT 2004-09-07389 U.C.R.)

REFERENCES

- BOOK 083 OF SURVEYS, PAGE 47 M.C.R.
BOOK 076 OF SURVEYS, PAGE 49 M.C.R.
BOOK 087 OF SURVEYS, PAGE 47 M.C.R.
BOOK 083 OF SURVEYS, PAGE 36 M.C.R.
BOOK 087 OF SURVEYS, PAGE 32 M.C.R.
BOOK 076 OF SURVEYS, PAGE 45 M.C.R.
BOOK 076 OF SURVEYS, PAGE 39 M.C.R.
BOOK 077 OF SURVEYS, PAGE 43 M.C.R.
BOOK 080 OF SURVEYS, PAGE 40 M.C.R.
BOOK 083 OF SURVEYS, PAGE 05 M.C.R.
BOOK 082 OF SURVEYS, PAGE 50 M.C.R.
BOOK 083 OF SURVEYS, PAGE 48 M.C.R.

BASIS OF BEARING

BEARINGS ARE BASED ON A LINE BETWEEN TWO MONUMENTS DESIGNATED WEST AND EAST WHICH BEARS NORTH 75 DEGREES 03 MINUTES 00 SECONDS EAST.

LAND SURVEYORS' NOTE

- 1. ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE MEASURED UNLESS OTHERWISE NOTED.
2. THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD OF TECHNICAL REGISTRATION IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS ON WHICH THIS SURVEY IS BASED AND DOES NOT CONSTITUTE AN EXPRESSION OF IMPLIED WARRANTY OR GUARANTEE.
3. APPROVED FOR CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.

LAND SURVEYOR'S CERTIFICATION

- 1. I AM A REGISTERED LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF APRIL, 2025.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN ON THIS PLAT AND THEIR POSITIONS ARE CORRECTLY SHOWN, SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. LOFTIS
REGISTRATION 126404



Table with columns for 'NO.', 'DATE', 'DESCRIPTION', 'BY', 'CHECKED', 'DATE'. It contains a list of project milestones and dates.

MAP OF DEDICATION
PROPERTY: 13311 N. 82ND ST. AND 13300 N. 82ND ST.
OWNER: CHRISTINE EHLE FAMILY TRUST AND OLSSON KERRY TADRY B
CITY OF SCOTTSDALE, ARIZONA

PROJECT NO: 250323
DATE: 04/25/25
SCALE: AS SHOWN
SHEET: 1 OF 3

PLAN CHECK XXXXX-XX-X

