

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: JMJ LIVING TRUST, HAVE SUBDIVIDED LOT 11 CAREFREE RANCH HOMESTEADS, SITUATED IN THE SW ¼ OF SECTION 18, T6N, R5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. THIS PLAT PUBLISHES THE NEW PROPERTY LINES AND GIVES THE DIMENSIONS OF THE LOT. THE LOT SHALL BE KNOWN BY THE NUMBER AND LABLE GIVEN ON SAID PLAT.

**EASEMENTS**

JMJ LIVING TRUST, AS OWNER(S), GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

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 ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN TH DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN WITNESS WHEREOF:

GRANTOR(S): MICHAEL JOHN JOHNSON AND JENNIE ANN JOHNSON TRUSTEES OF JMJ LIVING TRUST

MICHAEL JOHN JOHNSON TRUSTEE OF JMJ LIVING TRUST

JENNIE ANN JOHNSON TRUSTEE OF JMJ LIVING TRUST

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY \_\_\_\_\_

NOTARY PUBLIC:

**MINOR LAND DIVISION PLAT  
PROPERTY ASSEMBLAGE OF LOT 11 CAREFREE  
RANCH HOMESTEADS**

**LEGAL DESCRIPTION:**

WARRANTY DEED RECORDED IN INSTRUMENT NO. 2007-0536370.

PARCEL NO. 1 (PARENT PARCEL-AKA LOT 11):

LOT 11, CAREFREE RANCH HOMESTEADS PHASE ONE-AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 193 OF MAPS, PAGE 17 AND REVISIONS RECORDED IN BOOK 202 OF MAPS, PAGE 11 AND IN BOOK 215 OF MAPS, PAGE 38, IN BOOK 216 OF MAPS, PAGE 8, AND IN BOOK 249 OF MAPS, PAGE 36.

LOT 11A:

SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2024-0521992.

THAT CERTAIN PORTION OF LOT 11, CAREFREE RANCH HOMESTEADS PHASE ONE, REVISION 4 AS SET FORTH UPON SURVEY RECORDED IN BOOK 216 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 05°43'49" EAST ALONG THE WEST BOUNDARY OF SAID LOT 11, A DISTANCE OF 780.00 FEET; THENCE LEAVING SAID WEST BOUNDARY, SOUTH 85°38'15" EAST, A DISTANCE OF 663.70 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 11; THENCE ALONG SAID EAST BOUNDARY SOUTH 11°48'54" WEST, A DISTANCE OF 340.00 FEET TO AN ANGLE POINT ON SAID EAST BOUNDARY; THENCE CONTINUING ALONG SAID EAST BOUNDARY OF LOT 11 SOUTH 18°18'40" EAST, A DISTANCE OF 488.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 85°03'37" WEST, A DISTANCE OF 826.66 FEET TO THE POINT OF BEGINNING. CONTAINS 542,199 SQ. FT. OR 12.45 ACRES±

LOT 11B:

SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2024-0521992.

THAT CERTAIN PORTION OF LOT 11, CAREFREE RANCH HOMESTEADS PHASE ONE, REVISION 4 AS SET FORTH UPON SURVEY RECORDED IN BOOK 216 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT

THENCE NORTH 05°43'49" EAST ALONG THE WEST BOUNDARY OF SAID LOT 11, A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 05°43'39" ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 802.04 FEET; THENCE LEAVING SAID WEST BOUNDARY NORTH 42°15'01" EAST ALONG THE CENTERLINE OF THAT CERTAIN 50.00 FOOT WIDE EASEMENT FOR ROADWAY AND UTILITIES AS SET FORTH ON SAID BOOK 216 OF MAPS, PAGE 8, A DISTANCE OF 73.90 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF EASEMENT NORTH 54°11'03" EAST, A DISTANCE OF 77.11

THENCE LEAVING SAID SAID CENTERLINE OF EASEMENT SOUTH 41°33'18" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 66°22'54" EAST, A DISTANCE OF 602.24 FEET TO AN ANGLE POINT ON THE EAST BOUNDARY OF SAID LOT 11; THENCE SOUTH 11°48'54" WEST, A DISTANCE OF 661.21

THENCE LEAVING SAID EAST BOUNDARY OF LOT 11, NORTH 85°38'15" WEST, A DISTANCE OF 663.70 FEET TO THE POINT OF BEGINNING. CONTAINS 549,316 SQ. FT. OR 12.21 ACRES±

LOT 11C:

SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2024-0521975.

THAT CERTAIN PORTION OF LOT 11, CAREFREE RANCH HOMESTEADS PHASE ONE, REVISION 4 AS SET FORTH UPON SURVEY RECORDED IN BOOK 216 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 05°43'49" EAST ALONG THE WEST BOUNDARY OF SAID LOT 11, A DISTANCE OF 1582.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 05°43'49" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 601.69 FEET TO AN ANGLE POINT; THENCE NORTH 51°05'18" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 11, A DISTANCE OF 325.00 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 11; THENCE SOUTH 34°56'36" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 11, A DISTANCE OF 1031.17 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF SAID LOT 11 SOUTH 49°34'26" WEST, A DISTANCE OF 245.00 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 66°22'54" WEST, A DISTANCE OF 602.24 FEET; THENCE NORTH 41°33'18" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN 50.00 FOOT WIDE EASEMENT FOR ROADWAY AND UTILITIES AS SET FORTH ON SAID BOOK 216 OF MAPS, PAGE 8; THENCE SOUTH 54°11'03" WEST ALONG SAID CENTERLINE OF EASEMENT, A DISTANCE OF 77.11 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF EASEMENT SOUTH 42°15'01" WEST, A DISTANCE OF 73.90 FEET TO THE POINT OF BEGINNING. CONTAINS 477,092 SQ. FT. OR 10.95 ACRES±

LOT 11 CAREFREE RANCH HOMESTEADS RECORDED IN BOOK 216 OF MAPS, PAGE 8 M.C.R. SITUATED IN THE NW 1/4 OF SECTION 18 TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER(S): MICHAEL JOHN & JENNIE ANN JOHNSON TRUSTEES OF JMJ LIVING TRUST

**LIST OF PERTINENT DOCUMENTS:**

- 1. FINAL PLAT OF CAREFREE RANCH HOMESTEADS PHASE I REVISION 4 AS SET FORTH UPON SURVEY RECORDED IN BOOK 216 OF MAPS, PAGE 8 MCR.
2. CITY OF SCOTTSDALE LOT SPLIT APPROVAL CASE # 43-LS-96.
3. SPECIAL WARRANTY DEED FOR PARCEL "A" OF LOT 11 CAREFREE RANCH HOMESTEADS RECORDED IN INSTRUMENT NO. 2024-0521992.
4. SPECIAL WARRANTY DEED FOR PARCEL "B" OF LOT 11 RECORDED IN INSTRUMENT NO. 2024-0521968.
5. SPECIAL WARRANTY DEED FOR PARCEL "C" OF LOT 11 RECORDED IN INSTRUMENT NO. 2024-0521975.
6. WARRANTY DEED RECORDED IN INSTRUMENT NO. 2007-0536370.

**RATIFICATION:**

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER MCR# 2022-0164493. 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.

A&A FUNDING CORP, AN ARIZONA CORPORATION

BY:

PIONEER TITLE AGENCY, INC.

DATE

**RATIFICATION:**

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) DOCUMENT NUMBER 2007-0536370, 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.

HANSON CAPITAL LLC, AN ARIZONA LIMITED LIABILITY COMAPNY

**ACKNOWLEDGEMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

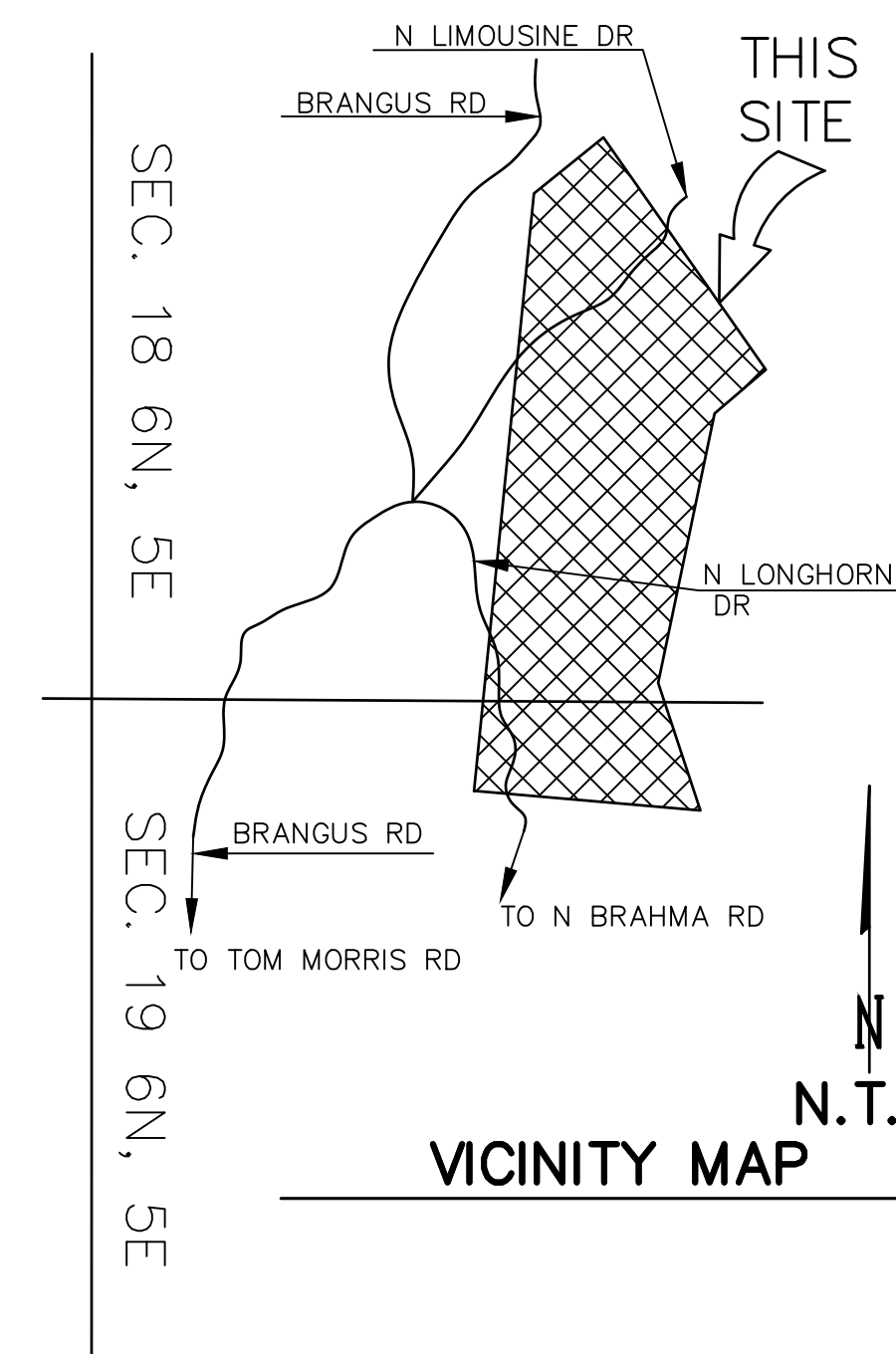
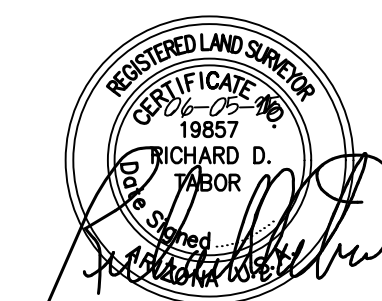
NOTARY PUBLIC:

MY COMMISSION EXPIRES:

**SURVEY CERTIFICATION:**

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTION; THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS", THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH 2025; THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST, THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME RICHARD D. TABOR REGISTERED LAND SURVEYOR # RLS 19857



**OWNER:** MICHAEL JOHN & JENNIE ANN JOHNSON TRUST MAILING ADDRESS: 12809 N 2ND ST. PHOENIX, AZ. 85022

**SITE ADDRESS:** LOT 11-41197 N LONGHORN DR. SCOTTSDALE, AZ. 85262 LOT 11A- 41197 N LONGHORN DR. SCOTTSDALE, AZ 85262 LOT 11B- 41197 N LONGHORN DR. SCOTTSDALE, AZ. 85262 LOT 11C- 41197 N LONGHORN DR. SCOTTSDALE, AZ. 85262

**ASSESSORS PCL. NO.:** LOT 11A- 219-47-054C LOT 11B- 219-47-054B LOT 11C- 219-47-054A

**ZONING:** RT-190 (HD/HC)

**C.O.S. QUARTER SECTION NO.:** 67-49

**LOT DATA:** LOT 11- 1,568,607 S.F. OR 36.01 ACRES± LOT 11A- 542,199 S.F. OR 12.45 ACRES± NAOS REQUIRED= 419,980 S.F. LOT 11B- 549,316 SQ. FT. OR 12.61 ACRES± NAOS REQUIRED= 419,980 S.F. LOT 11C- 477,092 SQ. FT. OR 10.95 ACRES± NAOS REQUIRED= 359,983 S.F.

**DATE:**

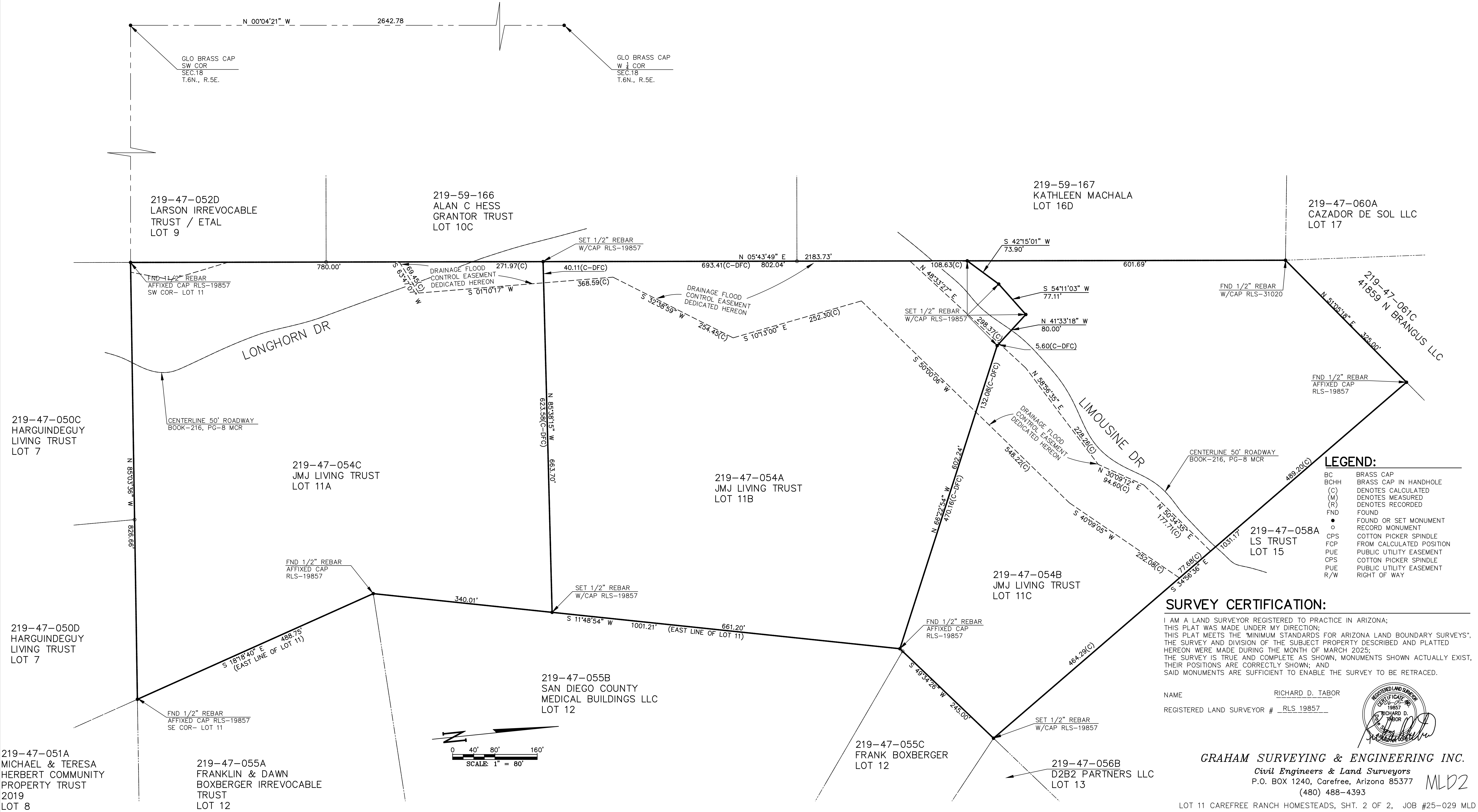
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**GRAHAM SURVEYING & ENGINEERING INC.** Civil Engineers & Land Surveyors P.O. BOX 1240, Carefree, Arizona 85377 (480) 488-4393

# MINOR LAND DIVISION

## LOT 11 CAREFREE RANCH HOMESTEADS

RECORDED IN BOOK 249 OF MAPS, PAGE 36 MCR  
SITUATED IN SW 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 5 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



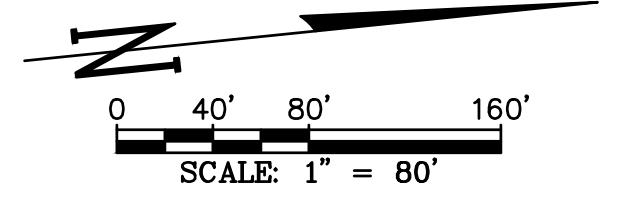
**LEGEND:**

BC	BRASS CAP
BCHH	BRASS CAP IN HANDHOLE
(C)	DENOTES CALCULATED
(M)	DENOTES MEASURED
(R)	DENOTES RECORDED
FND	FOUND
●	FOUND OR SET MONUMENT
○	RECORD MONUMENT
CPS	COTTON PICKER SPINDLE
FCP	FROM CALCULATED POSITION
PUE	PUBLIC UTILITY EASEMENT
CPS	COTTON PICKER SPINDLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY

**SURVEY CERTIFICATION:**

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTION; THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS". THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH 2025; THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST, THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME RICHARD D. TABOR  
REGISTERED LAND SURVEYOR # RLS 19857



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