Order: nEfAh2008886 sc0er: AZMARICOPA Doc: AZMAR1-1MRP0c2661-0064 Liability is assumed for the accuracy of the data shown. Created By: FNTR-KNAOL Printed: 5/17/2012 11:44:42 AM MST

266-47

84 197 UB

OASIS VERDE

A SUBDIVISION OF THE NE 1/4 NW 1/4 SECTION 15
T-1-N R-7-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

HAVILL ENGINEERING CO.
3336 N. 32nd STREET SUITE 116 – PHOENIX ARIZONA 85018 – PHONE: 956-3210

TYP. PUBLIC UTILITIES EASEMENTS

TYPICAL BUILDING SETBACK (20' FRONT / 10' STREET SIDE / 5' INTERIOR SIDE / 20' REAR)

VICINITY MAP

TYP. BUILDING SETBACK LINES

NW Corner NE¼ NW¼ Section 15

N¼ Corner Section 15 T-1-N-R-7-E

UNSUBDIVIDED

BROWN ROAD

N89°39'20"W ~ 1322.78'

1122.78'

FAIRWAY DRIVE

95TH STREET

96TH PLACE

FAIRBROOK

FLANDERS

FLANDERS ROAD

94TH STREET

95TH PLACE

FENIMORE

TRACT "A"

TRANSMISSION LINE EASEMENT

AERIAL UTILITY EASEMENT (RESTRICTED TO 12' HEIGHT FOR BUILDINGS, TREES, ECT.)

FAIRFIELD STREET

96TH STREET

ELMWOOD STREET

860.35'

SUPERSTITION VILLAGE BK. 138 PG. 21 M.C.R.

SW Corner NE¼ NW¼ Section 15

SE Corner NE¼ NW¼ Section 15

ADDITIONAL DATA

	BEARING	LENGTH	DELTA	RADIUS	TANGENT
1	N0°00'40"E	55.00'			
2		23.19'	89°23'17"	15.00'	
3		23.05'	88°01'43"	15.00'	
4		123.09'	17°31'20"	400.00'	62.00'
5	N72°32'00"W	40.00'			
6		52.09'	83°31'51"	1200'	
7		110.08'	17°33'29"	357.00'	55.48'
8		24.83'	90°00'00"	3790	
9	N40°28'10"W	45.00'			
10	N42°28'40"E	45.00'			
11		109.26'	39°11'40"	48.00'	
12		70.78'	17°34'20"	124.00'	35.65'
13		89.74'	4°08'00"	1050.00'	44.91'
14		22.01'	87°58'49"	15.00'	
15	N47°26'20"W	126.00'			
16	N42°33'40"E	45.00'			
17	N42°41'10"W	45.00'			
18		23.08'	88°09'36"	15.00'	
19	N00°01'20"W	180.00'			
20	N89°19'20"E	45.00'			
21	N47°26'20"W	45.00'			
22		12.91'	18°03'30"	37.50'	
23	N87°58'10"E	95.00'			
24		12.78'	127°00'00"	55.00'	
25	N8°58'10"E	55.00'			
26	N1°08'20"W	95.00'			
27	N87°58'10"E	90.00'			
28	N87°58'10"E	95.00'			
29		73.80'	10°25'05"	405.50'	37.00'
30	N87°19'20"E	34.88'	87°59'50"	22.80'	
31	N2°24'50"E	45.00'			
32	N87°26'50"W	45.00'			
33		189.22'	240°59'30"	45.00'	
34	N40°33'20"E	45.00'			
35		105.61'	130°58'50"	46.00'	
36	N56°58'30"E	75.97'			
37					
38					

NORTH

SCALE 1" = 80'
0 80 160

Δ INDICATES CORNER OF THIS DEVELOPMENT FOUND OR SET PIPE.

P.U.E. INDICATES PUBLIC UTILITY EASEMENT.

V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT

"CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING."

NOTE: "ALL TELEPHONE LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-1A-2-133."

ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH M.A.G. DETAILS AND SPECIFICATIONS.

THE SUBDIVISION IS LOCATED WITHIN THE DESERT SAGE WATER COMPANY WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-576

STORMWATER AND DETENTION FACILITIES SHALL BE LOCATED IN TRACT "A". A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN TRACT "A" AND ALL ASSOCIATED STORMWATER AND DETENTION FACILITIES.

MAY 8 - 1984 - 9 AM

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
THAT THE RANSBOTTOM CORPORATION, A CALIFORNIA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF OASIS VERDE, THE NE 1/4 NW 1/4 SECTION 15, T-1-N R-7-E, G.&S.R. B&M, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID OASIS VERDE AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACT AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND EACH STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT, AND THE RANSBOTTOM CORPORATION HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS ARE HEREBY PROVIDED FOR THE PURPOSES SHOWN HEREON.

THE RANSBOTTOM CORPORATION, AS OWNER

BY: Jack G. Ransbottom
JACK G. RANSBOTTOM - PRESIDENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS, THE 18TH DAY OF APRIL, 1984, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JACK G. RANSBOTTOM WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF THE RANSBOTTOM CORPORATION, A CALIFORNIA CORPORATION, AND HE AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Jo Hanlon Wise
MY COMMISSION EXPIRES: 2-10-88

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 DECEMBER, 1981, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

WILLIAM R. HAVILL
REG. CIVIL ENGINEER
ARIZ. NO. 4480

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA THIS 2nd DAY OF May, 1984.

BY: Ford Kamp Jr. CHAIRMAN ATTEST: Clair E. Olin CLERK

SATISFACTORY ASSURANCE IN THE FORM OF AFGI FROM Northern American Mortgage Corp. IN THE AMOUNT OF $ 581,000.00 HAS BEEN PROVIDED TO GUARANTEE PAVEMENT, WATER, SEWER AND ELECTRIC SERVICES IN THIS SUBDIVISION.

BY: Harry P. Keller for COUNTY ENGINEER DATE 4/13/84

SEE DEED RESTRICTIONS RECORDED IN DOCKET ____ PAGE ____ M.C.R.

CERTIFICATE OF COUNTY ASSESSOR I, THE UNDERSIGNED, AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THE RANSBOTTOM CORPORATION AS DESIGNATED ON THE PLAT IS OWNER OF THE PROPERTY AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS: 220-17-002A thru 002D.

Mark B. Bade 4-24-84
DEPUTY COUNTY ASSESSOR DATE

CERTIFICATE OF COUNTY TREASURER I, THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

Dean E. Johnson 4/24/84
DEPUTY COUNTY TREASURER DATE

266-47
5-8-84

JOB NO. 1641-30
SHEET 1 OF 1 SHEETS
MAP NO. 544

266-47