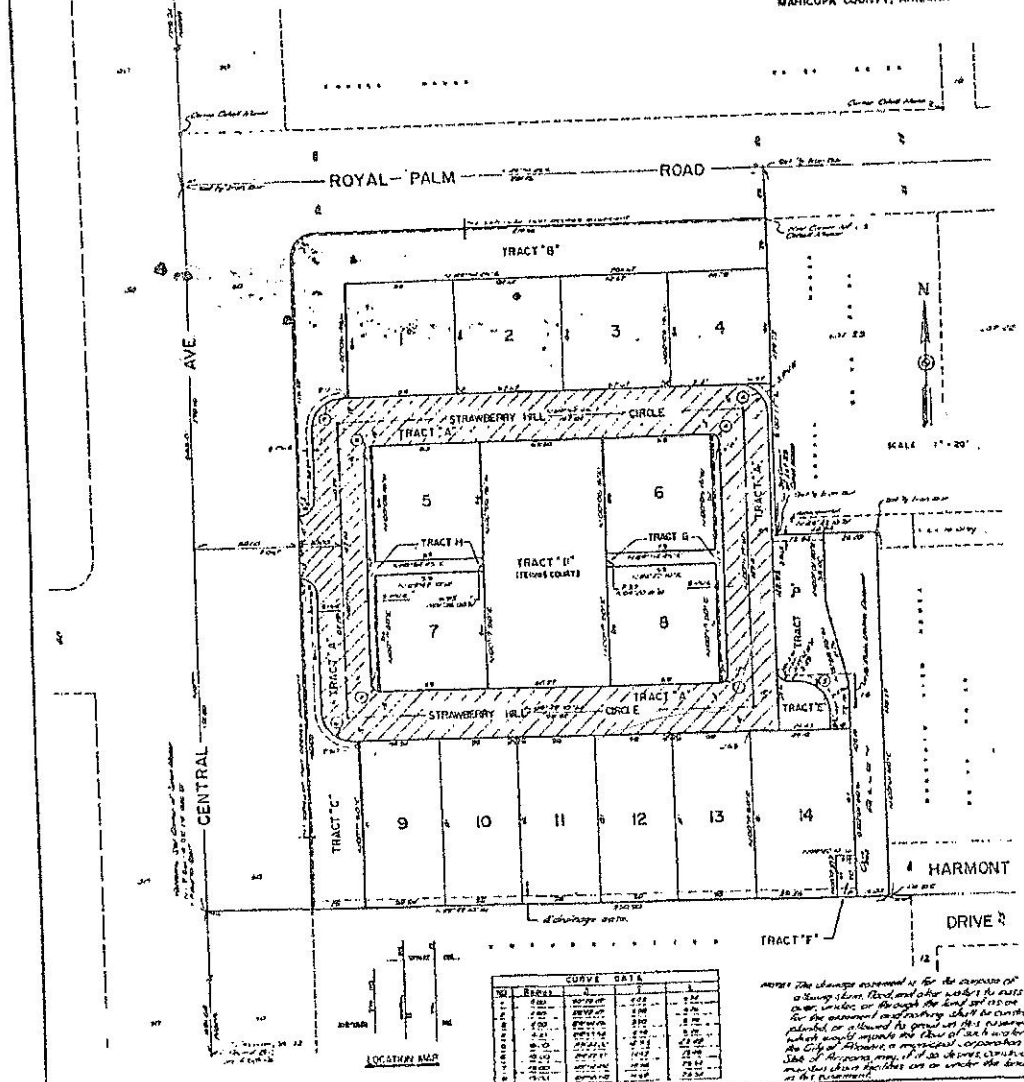
165-48

STRAWBERRY HILL VILLAGE AND RACQUET CLUB

A PLANNED AREA DEVELOPMENT OF LOTS 24 AND 25 OF CAHALL MANOR (BK 54 PG 34) AND A PART OF THE N1/2 SW1/4 SE 1/4 SECTION 32, T3N, R3E, G&SRB&M

MARICOPA COUNTY, ARIZONA



DEDICATION

State of Arizona
County of Maricopa

Know all men by these presents: That Nicholson & Company, an Arizona corporation has platted under the name of STRAWBERRY HILL VILLAGE AND RACQUET CLUB, Lots 24 and 25 of Cahall Manor, according to the plat recorded in the office of the Maricopa County Recorder, in Book 54 of Maps, Page 34 also being a part of the N1/2 of the SW1/4 of the SE1/4 of Section 32, T3N, R3E, G&SRB&M as shown hereon and more particularly described as follows: Beginning at the SE corner of said Lot 24; thence N 89°-59'-30" W along the South line of said Lot 24 a distance of 660.00 feet to the SW corner of said Lot 24; thence N 0°-00'-00" E along the West line of said Lot 24 a distance of 330.00 feet to the NW corner of said Lot 24; thence S 89°-59'-30" E along the North line of said Lot 24 a distance of 660.00 feet to the NE corner of said Lot 24; thence S 0°-00'-00" W along the East line of said Lot 24 a distance of 330.00 feet to the point of beginning; and that the said STRAWBERRY HILL VILLAGE AND RACQUET CLUB and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets, tracts, alleys and easements constituting same and that each lot, street and tract shall be known by the number, name or letter given each respectively on said plat. The streets as shown and not heretofore dedicated are hereby dedicated to the public for the use as such. The easements are dedicated for the purposes as shown and indicated. Tract "A" and Tract "B" are hereby dedicated as Private Streets for the use of the owners of lots fronting thereon and for the use of the owners of lots adjacent to said streets and for the use of their guests and invitees, as appurtenant to said lots and in accordance with the Declaration of Covenants, Conditions and Restrictions recorded in Book _____ of Official Records, Page _____, Maricopa County, Arizona. Tract "C" and Tract "D" are hereby dedicated as Private Streets for the use of the owners of lots fronting thereon and for the use of their guests and invitees, as appurtenant to said lots and in accordance with the Declaration of Covenants, Conditions and Restrictions recorded in Book _____ of Official Records, Page _____, Maricopa County, Arizona. Tract "E" is hereby dedicated as Private Street for the use of the owners of lots fronting thereon and for the use of their guests and invitees, as appurtenant to said lots and in accordance with the Declaration of Covenants, Conditions and Restrictions recorded in Book _____ of Official Records, Page _____, Maricopa County, Arizona. Tract "F" is hereby dedicated as Private Street for the use of the owners of lots fronting thereon and for the use of their guests and invitees, as appurtenant to said lots and in accordance with the Declaration of Covenants, Conditions and Restrictions recorded in Book _____ of Official Records, Page _____, Maricopa County, Arizona. Tract "G" is hereby dedicated as a recreation area and no permanent structures shall be constructed thereon. Tract "H" is hereby dedicated as a recreation area and no permanent structures shall be constructed thereon. Tract "I" is hereby dedicated as a recreation area and no permanent structures shall be constructed thereon. The private streets and recreation areas as shown hereon and not heretofore dedicated are hereby dedicated to the public for the use as such. Easements are dedicated for the purposes as shown and indicated. Royal Palm Road and the Utility Easement are hereby dedicated to the public for the use as such. Easements are dedicated for the purposes as shown and indicated. Tract "I" as shown hereon is hereby dedicated for the use of the owners of lots fronting thereon and for the use of their guests and invitees, as appurtenant to said lots and in accordance with the Declaration of Covenants, Conditions and Restrictions recorded in Book _____ of Official Records, Page _____, Maricopa County, Arizona.

In witness whereof, Nicholson & Company, an Arizona corporation has hereunto caused its name to be signed by the undersigned officers this 28th day of August, A.D., 1973

NICHOLSON & COMPANY

President

Treasurer

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

On this the 28th day of August, 1973 before me the undersigned officer personally appeared Richard Nicholson and Clifton Johnston who acknowledged themselves to be the President and Treasurer respectively of Nicholson & Company, a corporation and that they as such officers, being duly authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers, respectively.

In witness whereof I hereunto set my hand and official seal

Notary Public

My commission expires 10-2-76

CERTIFICATE OF SURVEY

This is to certify that the survey and division of the above described property was made under my direction during the month of July, 1973

Registered Civil Engineer

APPROVAL

Approved by the City Council of the City of Phoenix, Arizona this 4 day of September, 1973.

Mayor

City Clerk

Notice

No structure of any kind shall be constructed or located within any utility easements as shown hereon and no trees, shrubs, fences, fencing walls or retaining walls or any obstructing object or thing which may obstruct the use of said utility easements shall be allowed to be maintained during the course of construction, maintenance, repair, removal or reconstruction.

Underground street light service shall be installed to each separate street light location at no cost to the City.

All utilities shall be installed underground.

Indicates corner monument

Indicates easement for refuse collection

Indicates 3-rd Ave

Indicates public utilities easement

Indicates common corner of the Subdivision and Strawberry Road

AMERICAN ENGINEERING CO.
PHOENIX ARIZONA

FILING APP. 8-9-73