

# MAP OF DEDICATION FOR TURTLE ROCK II A SUB-LOT DEVELOPMENT

A DIVISION OF ALL OF LOT 5, TURTLE RIDGE II, A SUBDIVISION OF RECORD, AS  
RECORDED IN BOOK 233, PAGE 25 MARICOPA COUNTY RECORDS, SITUATED  
IN A PORTION OF THE NW 1/4 SECTION 33, T. 4N., R. 3E., G. & S.R.B. & M.,  
MARICOPA COUNTY, ARIZONA

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That Lawyers Title of Arizona, an Arizona corporation, as Trustee, has divided under the name of TURTLE ROCK II, A sub-lot development, all of Lot 5, TURTLE RIDGE II, a subdivision of record, as recorded in Book 233, Page 25, Maricopa County Records, situated in Arizona as shown platted hereon and hereby publish this map as and for the map of said TURTLE ROCK II, a sub-lot development, and hereby declares that said map sets forth the location and gives the dimensions of the lots, tracts, private accessway, easements, and streets constituting same and that each lot, tract, private accessway, and street shall be known by the number, letter or name given to as 7th & 9th Streets) and easements as shown on said map and included in the above described premises. declared for the use and enjoyment of the Homeowners in TURTLE ROCK II as more fully set forth in the Declaration of Covenants, Conditions and Restrictions. Tract "A" is hereby declared as a private collection and emergency and service to the public as a public utility easement and easement for refuse to the public for maintenance of the street paving, curbs, and gutters and grants to the City of Phoenix the right to allow, prohibit and otherwise control the location and construction of all utility and drainage installation located within, on or under private accessways within the above described premises as shown platted hereon.

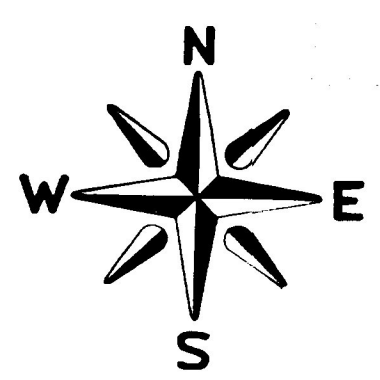
IN WITNESS WHEREOF: Lawyers Title of Arizona, an Arizona corporation, as Trustee, has hereunto caused its corporate name to be affixed and the same to be attested by the signature of JOHN A. FINCH, its Trust Officer, thereunto duly authorized.

LAWYERS TITLE OF ARIZONA ..... TRUSTEE  
BY: John Finch  
Trust Officer

**ACKNOWLEDGMENT**  
State of Arizona s.s.  
County of Maricopa s.s.  
On this, the 4 day of MAY, 1981, before me, the undersigned officer, personally appeared JOHN A. FINCH, who acknowledged himself to be Trust Officer of Lawyers Title of Arizona, an Arizona corporation, as Trustee, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires 4/12/82

Betty Jo Rogers  
Notary Public



SCALE: 1" = 40'  
JOB NO. 791007

CLOUSE ENGINEERING, INC.  
ENGINEERS SURVEYORS  
PHOENIX ARIZONA

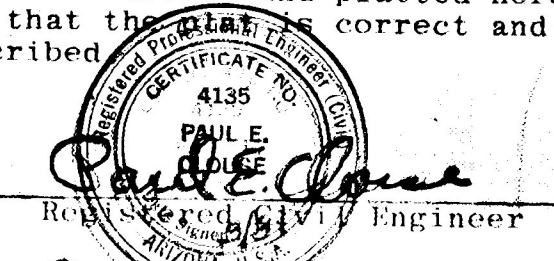
JUN 11 1981 - 9 25  
STATE OF ARIZONA s.s.  
County of Maricopa s.s.  
I hereby certify that the within instrument was filed and recorded in request of City of Phoenix  
in Book 233  
on page 26  
Witness my hand and official seal the day and year aforesaid.  
Bill Henry  
County Recorder  
Deputy Recorder

**NOTES**

- Indicates a corner of this development and a common corner to TURTLE RIDGE II LOT 5, Book 233 Pg. 25 and a common corner to TURTLE ROCK Book 224 Pg. 18. Found 4" rebar.
- Indicates a corner of this development and a common corner to TURTLE RIDGE II LOT 5, Book 233 Pg. 25. Found 4" rebar.
- All utility and single phase electric lines are to be installed underground.
- Indicates public utilities easement unless noted otherwise.
- No structure of any kind be constructed or placed within or over public utility easements, except wood, wire or removable section-type fencing and/or paving nor any planting except grass. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions or planting that must be removed during the course of maintenance, construction or reconstruction.
- A Homeowner's Association, including all property owners in the development will be formed and have responsibility for maintaining all common areas, to be noted as tracts, landscaped areas, and drainage facilities, in accordance with approved plans.
- All utilities located on or under: refuse collection easement; easements to maintain street and alley paving, curbs, gutters; and private accessways, shall be installed and maintained in accordance with the City of Phoenix standards and permit requirements.

**APPROVAL**  
Approved by the Council of the City of Phoenix, Arizona, this the 19 day of May, 1981.  
BY: Paul J. ... Acting Mayor  
ATTEST: Robert ... Acting City Clerk

**CERTIFICATE**  
This is to certify that the survey and development of the premises described and platted hereon were made under by direction during the month of February, 1981, and that the same are correct and accurate, and that the monuments described in it have been located as described.



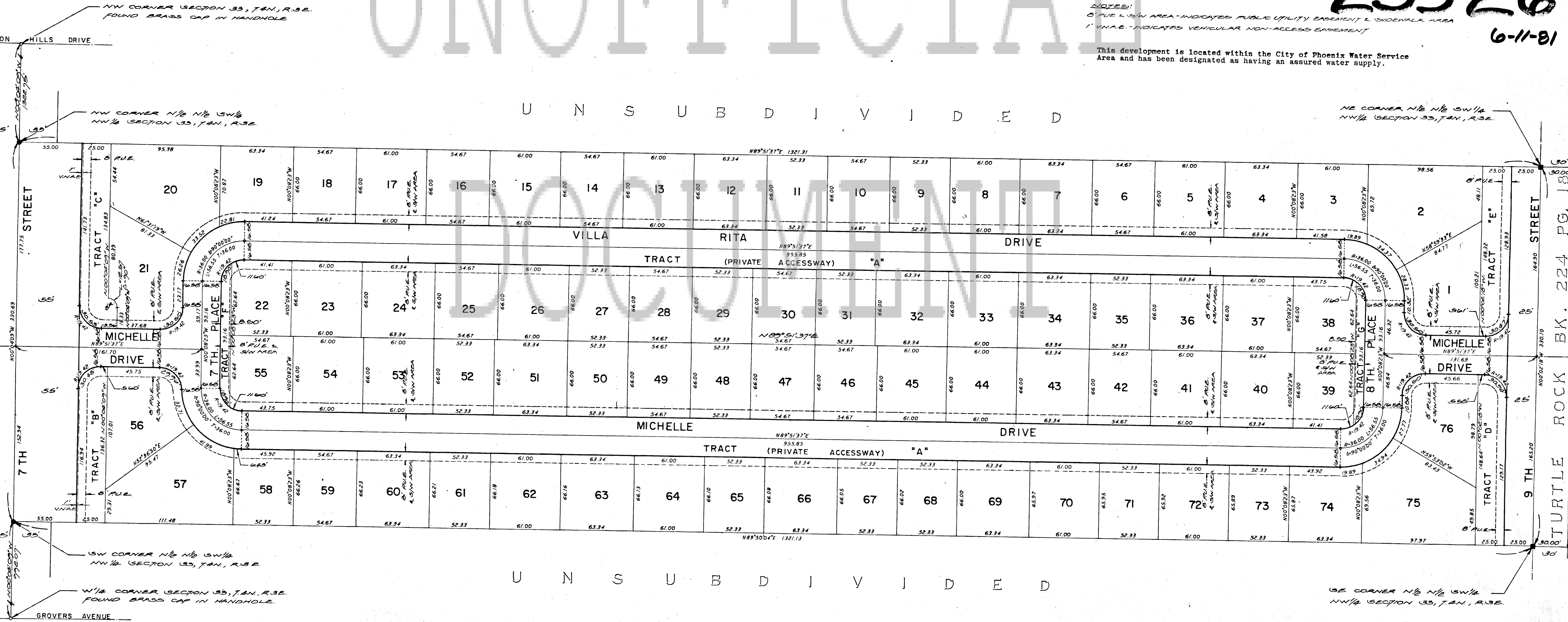
233-26

6-11-81

**NOTES:**  
O.P.U.E. L.S.W. AREA - INDICATES PUBLIC UTILITY EASEMENT & SIDEWALK AREA  
V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT

This development is located within the City of Phoenix Water Service Area and has been designated as having an assured water supply.

SEVEN PALMS MOBILE HOME ESTATES PAGE 27 BOOK 144



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