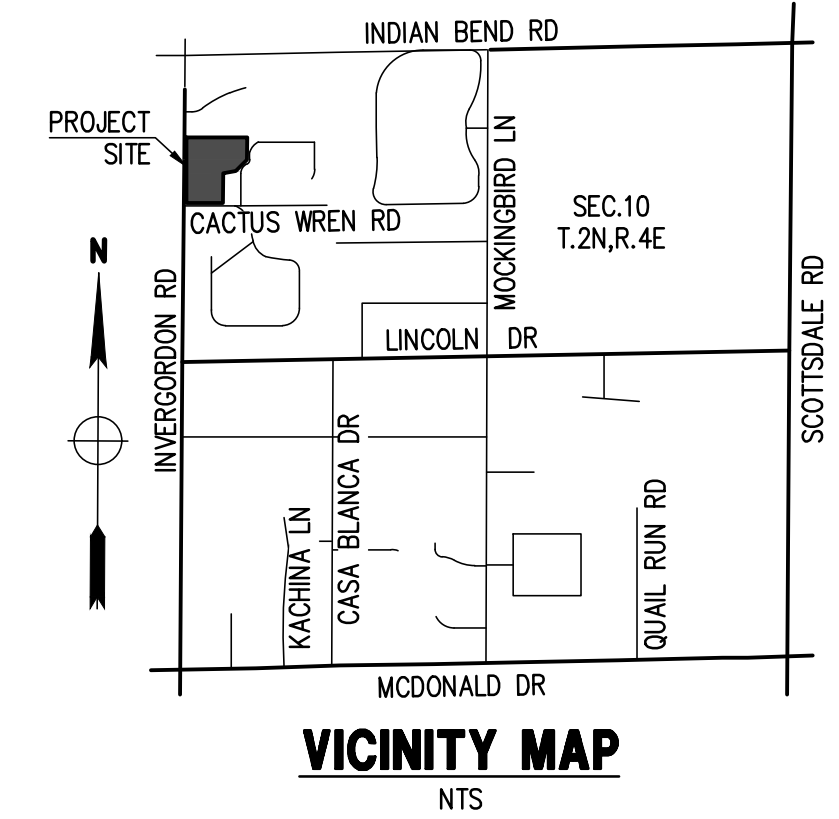


PRELIMINARY PLAT 'ESTATES ON INVERGORDON'

**A RE-PLAT OF A PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, M.C.R.
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

MR BLUEBIRDS SHOULDER, LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "ESTATES ON INVERGORDON", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

MR BLUEBIRDS SHOULDER, LLC, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2019.

JASON SINGER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, MR BLUEBIRDS SHOULDER, LLC, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____ 20 _____

LOT AREA TABLE

LOT	AREA	NET S.F.	1.308	NET A.C.
LOT 1	56,965	NET S.F.	1.308	NET A.C.
LOT 2	53,351	NET S.F.	1.225	NET A.C.
LOT 3	53,415	NET S.F.	1.226	NET A.C.
LOT 4	55,825	NET S.F.	1.282	NET A.C.
TOTAL	219,556	NET S.F.	5.040	NET A.C.

ZONING

R-43

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY SERVICE AREAS AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEY REFERENCES

1. PLAT RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 32, M.C.R.
2. WARRANTY DEED RECORDED IN DOC. NO. 2017-0210569, M.C.R.
3. PLAT RECORDED IN BOOK 494 OF MAPS, PAGE 44, M.C.R.
4. PLAT RECORDED IN BOOK 362 OF MAPS, PAGE 33, M.C.R.
5. PLAT RECORDED IN BOOK 208 OF MAPS, PAGE 47, M.C.R.
6. PLAT RECORDED IN BOOK 221 OF MAPS, PAGE 17, M.C.R.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (C), AND SECTIONS 6-4 (C) (J), 8-7-1 ET. SEQ., AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

GENERAL NOTES

1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
2. NO CC&R'S ARE CREATED WITH THIS MAP. EXISTING CC&R'S AFFECTING THE SUBJECT PROPERTIES ARE LISTED UNDER SECTION "SURVEY REFERENCES".
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
6. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
8. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.
9. CURRENT PROPERTY ACCESS IS FROM CACTUS WREN ROAD.
10. LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#J35694.

LEGEND

	SECTION CORNER
	1/4 QUARTER
	BRASS CAP FLUSH
	FOUND REBAR OR AS NOTED
	SET 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	ADJACENT LOT PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
CL	CENTERLINE
DE	DRAINAGE EASEMENT
E	EAST
ESMT	EASEMENT
EX, EXIST.	EXISTING
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
N	NORTH
NVAE	NON-VEHICULAR ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
S	SOUTH
SE	SEWERLINE EASEMENT
T	TANGENT
W	WEST

PARENT LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1 AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 588.38 FEET

THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OR 565.93 FEET TO A NAIL FOUND AT A FENCE CORNER, SAID NAIL BEING 15.71 FEET (15.44 FEET RECORD) EAST OF THE WEST LINE OF LOT 2, VISTA DEL CAMELLO (BOOK 208 OF MAPS PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA);

THENCE SOUTH 03 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.28 FEET (197.70 FEET RECORD) TO AN IRON REBAR;

THENCE SOUTH 46 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.34 FEET TO AN IRON REBAR;

THENCE SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.28 FEET (43.24 FEET RECORD) TO AN IRON REBAR AT THE POINT OF CURVATURE;

THENCE SOUTHWESTERLY WITH A 154.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31 DEGREES 01 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.67 FEET (RECORD AND MEASURED) TO AN IRON REBAR FOUND ON THE WEST LINE OF LOT 1, VISTA DEL CAMELLO, SAID REBAR BEING 45.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 238.46 FEET (238.38 FEET RECORD) TO A NAIL FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48 FEET RECORD) TO THE POINT OF BEGINNING.

SHEET INDEX

- 1 OF 3.....COVER SHEET
- 2 OF 3.....PRELIMINARY PLAT
- 3 OF 3.....PRELIMINARY PLAT W/ EXISTING & PROPOSED CONDITIONS

OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE BEARING OF WHICH IS N00°05'00"E.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: TOWN OF PARADISE VALLEY
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

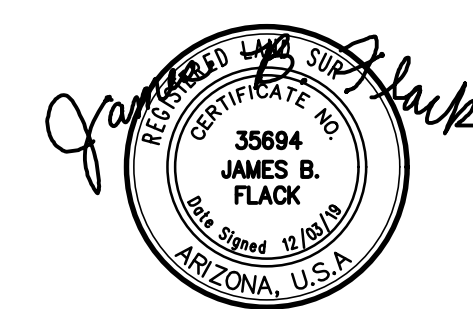
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	ELEVATION
04013C	10/16/2013	X*	N/A

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

12/03/19
DATE

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2019.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BY: _____ PLANNING DIRECTOR

DATE: 12/03/19	SCALE: 1"=#	DESIGNED BY: NP	CHECKED BY: NP
JOB: 1706069	DATE: _____	DRAWN BY: DW	DATE: 12/03/19
VERSION: 1.1	REVISIONS:		

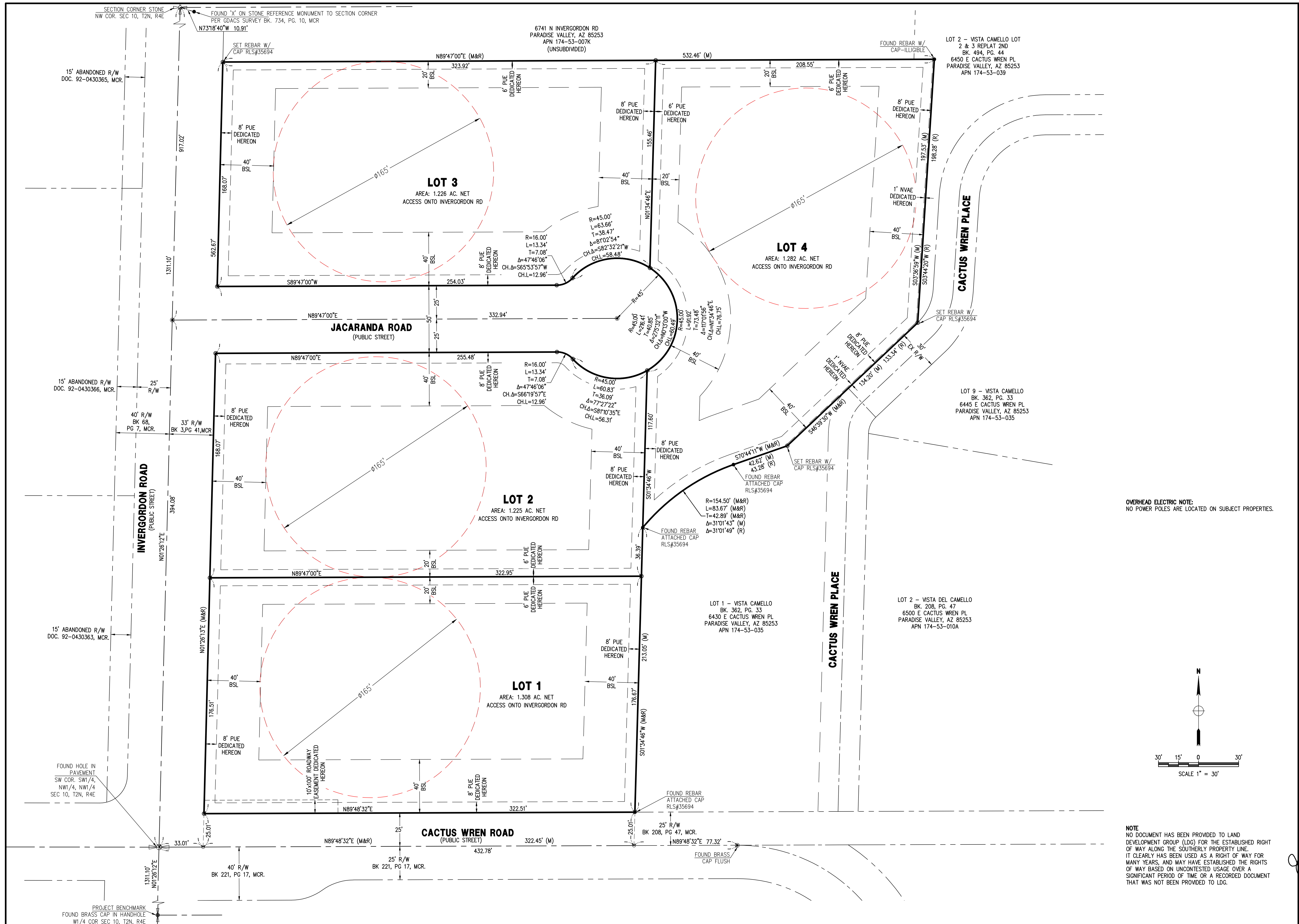
PRELIMINARY PLAT

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDENG.COM

land
DEVELOPMENT GROUP

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE:	12/03/19
DESIGNED BY:	NP
DRAWN BY:	DW
CHECKED BY:	NP
VERSION:	1.1
PLOT DATE:	12/03/19

REVISIONS:	SCALE: 1"=30'
DATE:	DESIGNED BY: NP
	DRAWN BY: DW
	CHECKED BY: NP

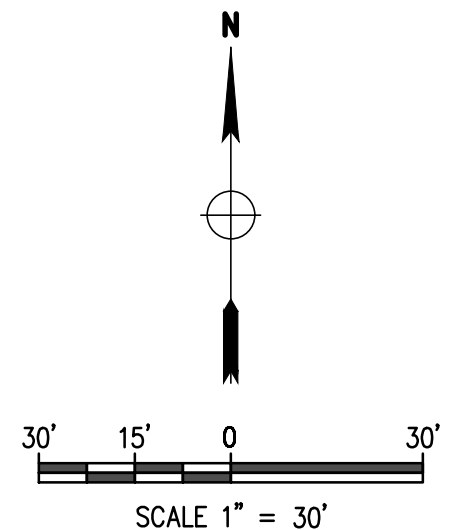
**PRELIMINARY PLAT
W/ EXISTING & PROPOSED
CONDITIONS**

**PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253**

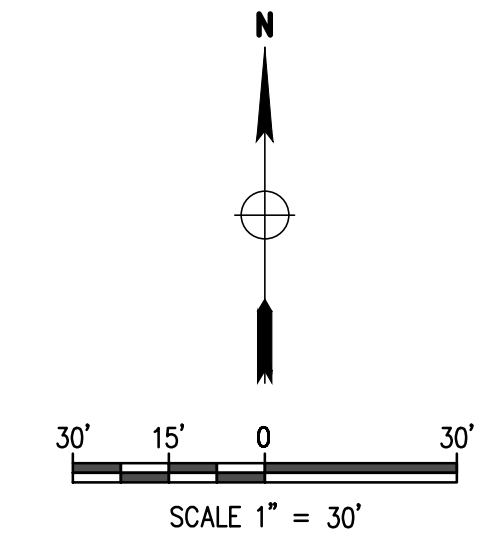
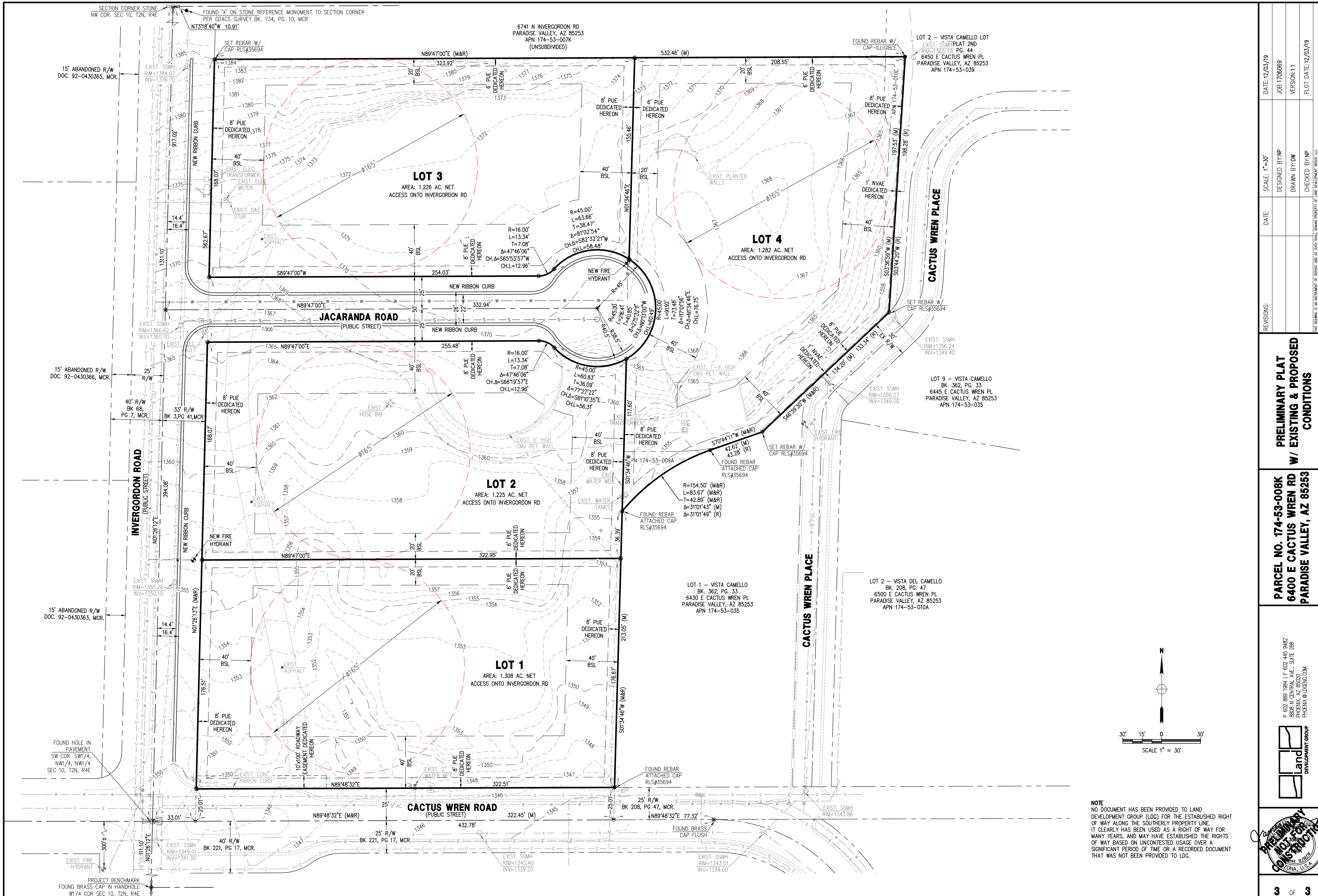
P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDG.COM

**PRELIMINARY
PLAT**

2 OF 3



NOTE
NO DOCUMENT HAS BEEN PROVIDED TO LAND DEVELOPMENT GROUP (LDG) FOR THE ESTABLISHED RIGHT OF WAY ALONG THE SOUTHERLY PROPERTY LINE. IT CLEARLY HAS BEEN USED AS A RIGHT OF WAY FOR MANY YEARS, AND MAY HAVE ESTABLISHED THE RIGHTS OF WAY BASED ON UNCONTESTED USAGE OVER A SIGNIFICANT PERIOD OF TIME OR A RECORDED DOCUMENT THAT WAS NOT BEEN PROVIDED TO LDG.



NOTE
 NO DOCUMENT HAS BEEN PROVIDED TO LAND DEVELOPMENT GROUP (LDG) FOR THE ESTABLISHED RIGHT OF WAY ALONG THE SOUTHERLY PROPERTY LINE. IT CLEARLY HAS BEEN USED AS A RIGHT OF WAY FOR MANY YEARS, AND MAY HAVE ESTABLISHED THE RIGHTS OF WAY BASED ON UNCONTESTED USAGE OVER A SIGNIFICANT PERIOD OF TIME OR A RECORDED DOCUMENT THAT WAS NOT BEEN PROVIDED TO LDG.

DATE: 12/03/19	DESIGNED BY: NP	DATE: 12/03/19
JOB: 1706069	DRAWN BY: DW	VERSION: 1.1
REVISIONS:	CHECKED BY: NP	PLOT DATE: 12/03/19
SCALE: 1"=30'	DESIGNED BY: NP	
DATE:	DRAWN BY: DW	

**PRELIMINARY PLAT
 W/ EXISTING & PROPOSED
 CONDITIONS**

**PARCEL NO. 174-53-008K
 6400 E CACTUS WREN RD
 PARADISE VALLEY, AZ 85253**

P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX @ LDG.COM

LDG
 LAND DEVELOPMENT GROUP

**PRELIMINARY
 CONSTRUCTION**

3 OF 3