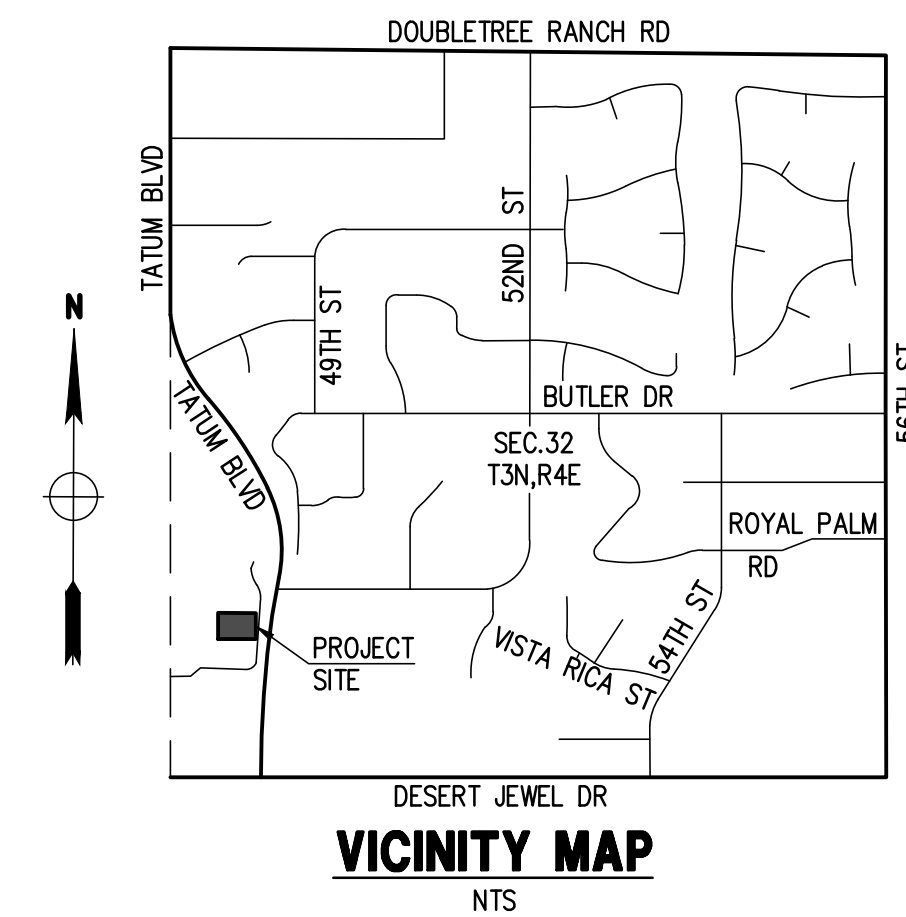


# SLOPE ANALYSIS PLAN

8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253

PARCEL NO. 168-73-003L

LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DATE:	04/16/24
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JF
SCALE:	1"=20'
DATE:	04/16/24
JOB:	2210340
VERSION:	1.1
PLOT DATE:	04/16/24

## SITE DATA

APN: 168-73-003L  
ADDRESS: 8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253  
ZONING: R-43  
LOT AREA:  
PARCEL NO.1: 44,769 S.F. (1.028 AC.)  
PARCEL NO.2: 7,137 S.F. (0.164 AC.)  
TOTAL NET AREA: 51,906 S.F. (1.192 AC.)  
CONSTRUCTION YEAR: 1961  
CS #: 25-39

## OWNER

ELLIOTT GLASSER  
PO BOX 8449,  
SCOTTSDALE, AZ 85257

## BASIS OF BEARINGS

THE MONUMENT LINE OF NORTH LINE OF GLO LOT 5, THE BEARING OF WHICH IS N89°51'32"E.

## BENCHMARK

BRASS CAP DOWN 0.30 AT THE SECTION 32, T2N, R4E, HAVING AN ELEVATION OF 1397.34 NAVD 88 DATUM, GDACS# 24502-1M.

## LEGAL DESCRIPTION

**PARCEL NO. 1:**  
THE SOUTH 157.17 FEET AS MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;  
THENCE NORTH 89 DEGREES 52 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 286.51 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 314.34 FEET;  
THENCE NORTH 89 DEGREES 44 MINUTES EAST A DISTANCE OF 330.50 FEET TO A POINT ON THE WEST LINE OF TATUM BOULEVARD;  
THENCE NORTHEASTERLY, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 319 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 5;  
THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 371.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE WEST 45.35 FEET THEREOF.

**PARCEL NO. 2:**  
THE SOUTH 25 FEET OF THE EAST 285.15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF LOT 5, SECTION 32, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;  
THENCE SOUTH (ASSUMED BEARING), ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 339.94 FEET;  
THENCE NORTH 89 DEGREES 44 MINUTES EAST, ALONG A LINE WHICH IS 993.82 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 (IDENTICAL WITH THE NORTH LINE OF THE SOUTH 30 ACRES OF SAID LOT 5), A DISTANCE OF 61 7.03 FEET TO THE WEST LINE OF TATUM BOULEVARD;  
THENCE NORTH 0 DEGREES 03 MINUTES WEST, ALONG THE WEST LINE OF TATUM BOULEVARD, A DISTANCE OF 25 FEET;  
THENCE SOUTH 89 DEGREES 44 MINUTES WEST A DISTANCE OF 360.50 FEET;  
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THENCE SOUTH 89 DEGREES 52 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING.

## SLOPE CALCULATIONS

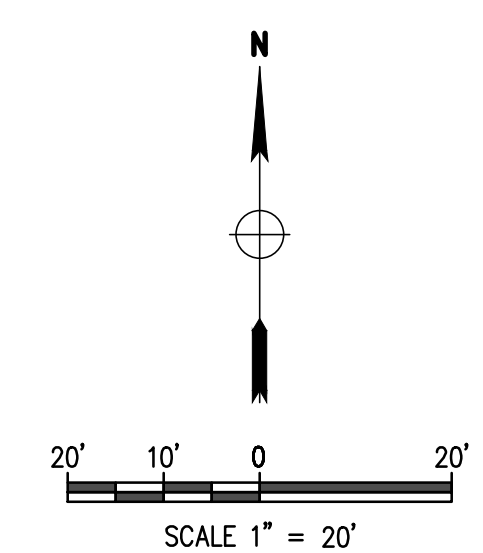
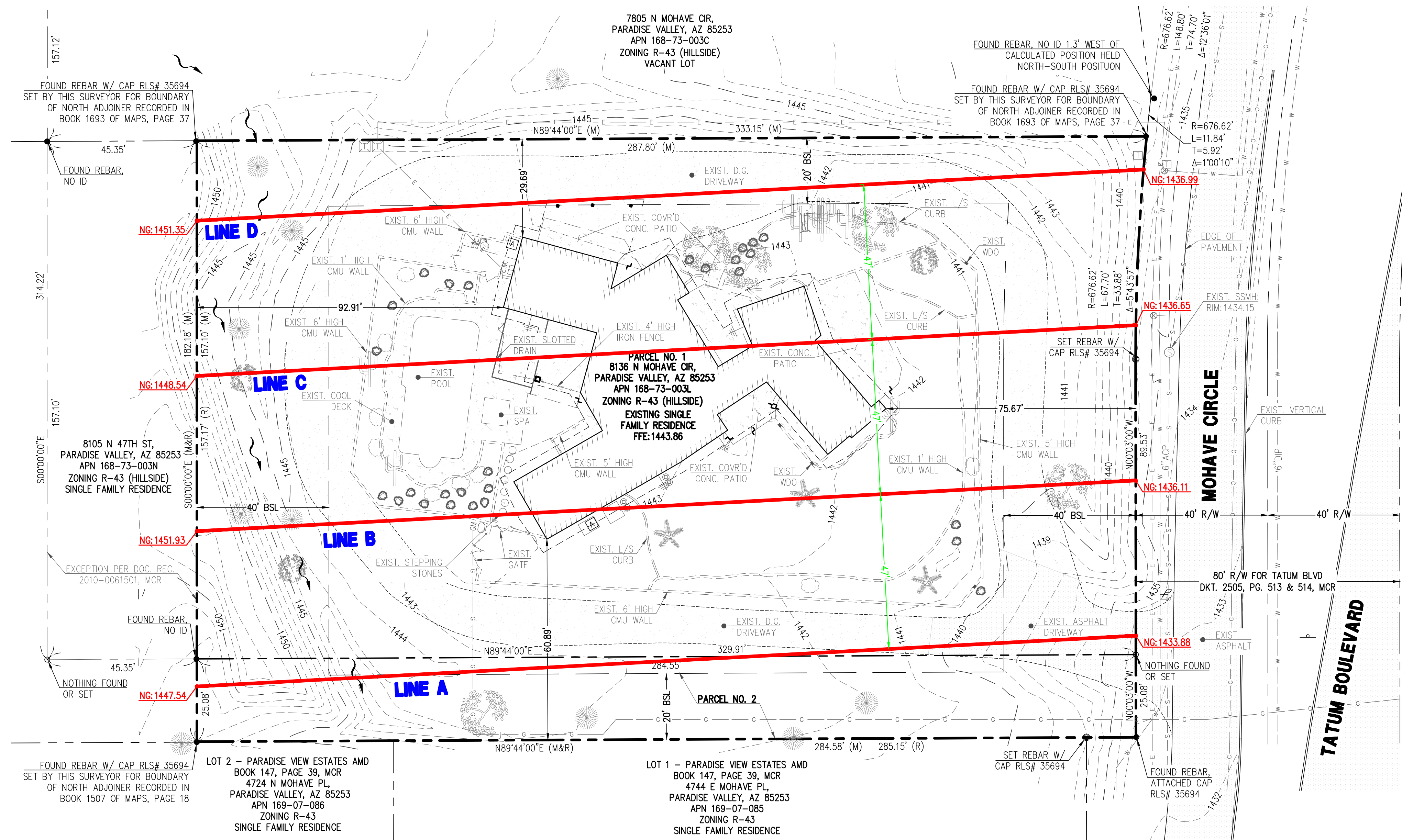
(1.192 ACRES) X (3 SLOPE LINES PER ACRE) = 4 SLOPE LINES  
FORMULA  
((LINE A LENGTH x SLOPE) + (LINE B LENGTH x SLOPE) + (LINE C LENGTH x SLOPE) + (LINE D LENGTH x SLOPE)) / SUMMATION OF ALL SLOPE LINE LENGTHS = AVERAGE SLOPE  
((285'x4.79%) + (285'x5.55%) + (285'x4.17%) + (287'x5.00%)) / 1,142' = 13.65 + 15.82 + 11.88 + 14.35 / 1,142 = 4.88%  
TOTAL: 55.70 / (1,142') = 4.88%

## LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- MONUMENT LINE
- WATER VALVE
- ELECTRIC METER
- GAS METER
- A/C UNIT
- SEWER MANHOLE
- SEWER CLEANOUT
- HOSE BIB
- SIGN
- TELEPHONE PEDESTAL
- BOULDER
- MAILBOX
- POOL EQUIPMENT
- STORM DRAIN PIPE
- GAS LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- EXISTING CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. DRAINAGE FLOW
- TREE
- PALO VERDE
- MESQUITE TREE
- SAGUARO
- PIPE CACTUS
- BUSH
- LINE A
- NG:XX.XX
- SLOPE LINE
- NATURAL GRADE

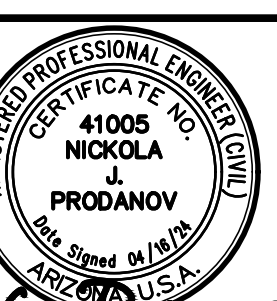
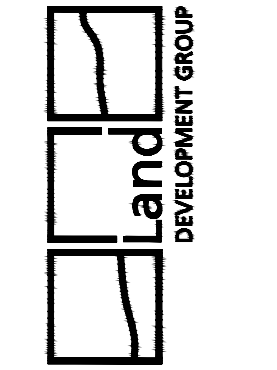
## ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PVMT PAVEMENT
- (R), REC. RECORDED
- (C) CALCULATED
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER



**SLOPE ANALYSIS PLAN**  
**EXISTING TOPOGRAPHY**  
**PARCEL NO. 168-73-003L**  
**8136 N MOHAVE CIR,**  
**PARADISE VALLEY,**  
**AZ 85253**

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

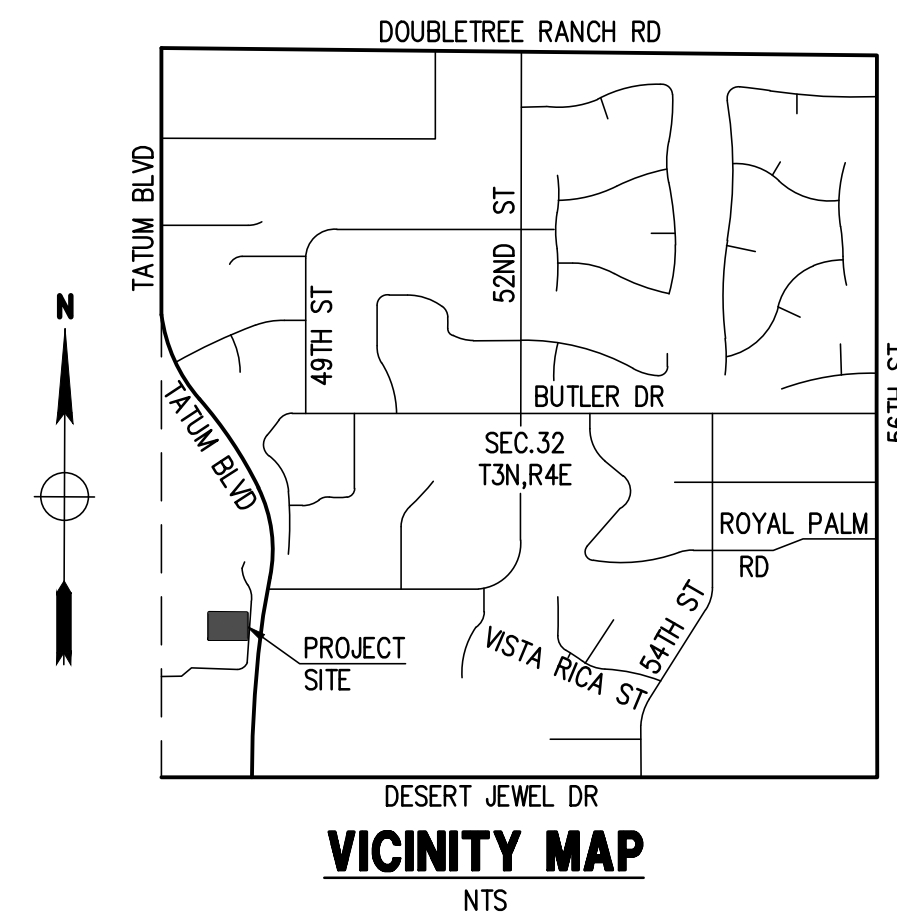


Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
 Call 811 or click Arizona811.com

# SLOPE ANALYSIS PLAN HISTORIC CONDITIONS

**8136 N MOHAVE CIR, PARADISE VALLEY, AZ 85253  
PARCEL NO. 168-73-003L**

**LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N, R.4E  
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TOTAL NET AREA: 51,906 S.F. (1.192 AC.)  
CONSTRUCTION YEAR: 1981  
QS #: 25-39

### OWNER

ELLIOTT GLASSER  
PO BOX 8449,  
SCOTTSDALE, AZ 85257

### BASIS OF BEARINGS

THE MONUMENT LINE OF NORTH LINE OF GLO LOT 5, THE BEARING OF WHICH IS N89°51'32"E.

### BENCHMARK

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((LINE A LENGTH X SLOPE) + (LINE B LENGTH X SLOPE) + (LINE C LENGTH X SLOPE) + (LINE D LENGTH X SLOPE)) / SUMMATION OF ALL SLOPE LINE LENGTHS = AVERAGE SLOPE  
 $((285'x6.32\%) + (285'x6.50\%) + (285'x6.04\%) + (287'x5.50\%)) / 1,142' = 18.01 + 18.53 + 17.21 + 15.79 / 1,142 = 6.09\%$   
TOTAL: 69.54 / (1,142') = 6.09%

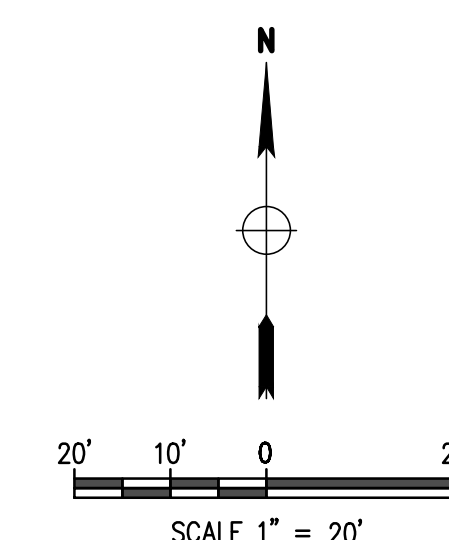
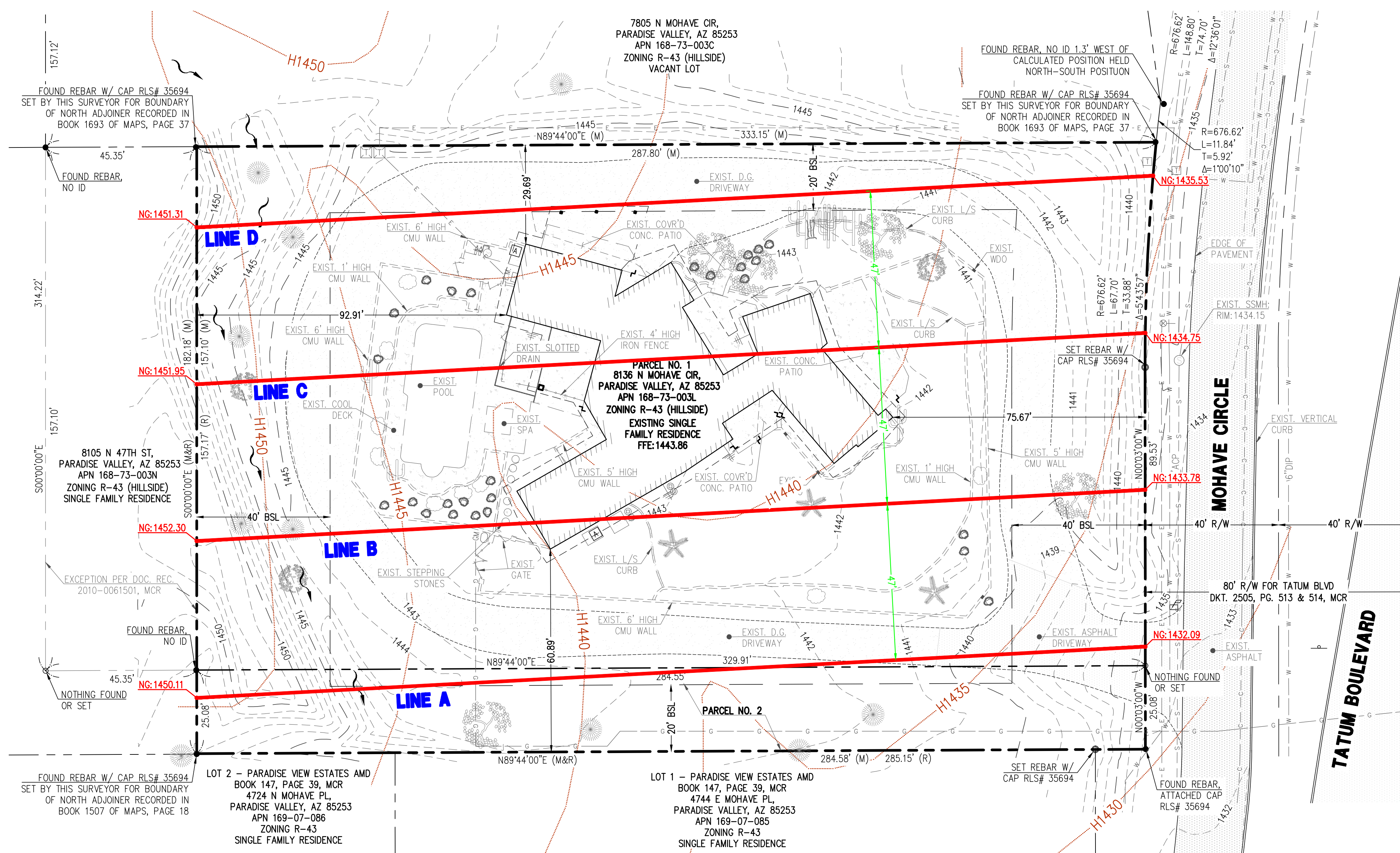
NOTE: SLOPE ANALYSIS PER HISTORIC CONDITIONS (PRE-DEVELOPMENT).

### LEGEND

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- EXIST. DRAINAGE FLOW
- TREE
- PALO VERDE
- MESQUITE TREE
- SAGUARO
- PIPE CACTUS
- BUSH
- **LINE A**
- **NG:XX.XX**
- **H1450**
- HISTORIC (PRE-DEVELOPMENT) CONTOUR

### ABBREVIATIONS

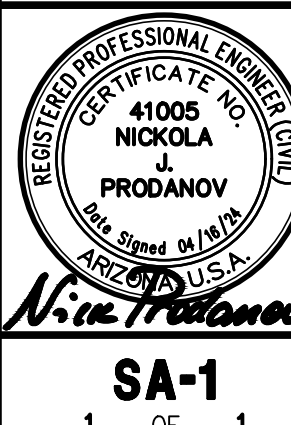
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**SLOPE ANALYSIS PLAN  
HISTORIC CONDITIONS**

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Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com

DATE: 04/16/24

SCALE: 1"=20'

DATE:

DESIGNED BY: NP  
DRAWN BY: ZA  
CHECKED BY: JF

REVISIONS:

JOB: 2210340

VERSION: 1.1

PLOT DATE: 04/16/24

DATE:

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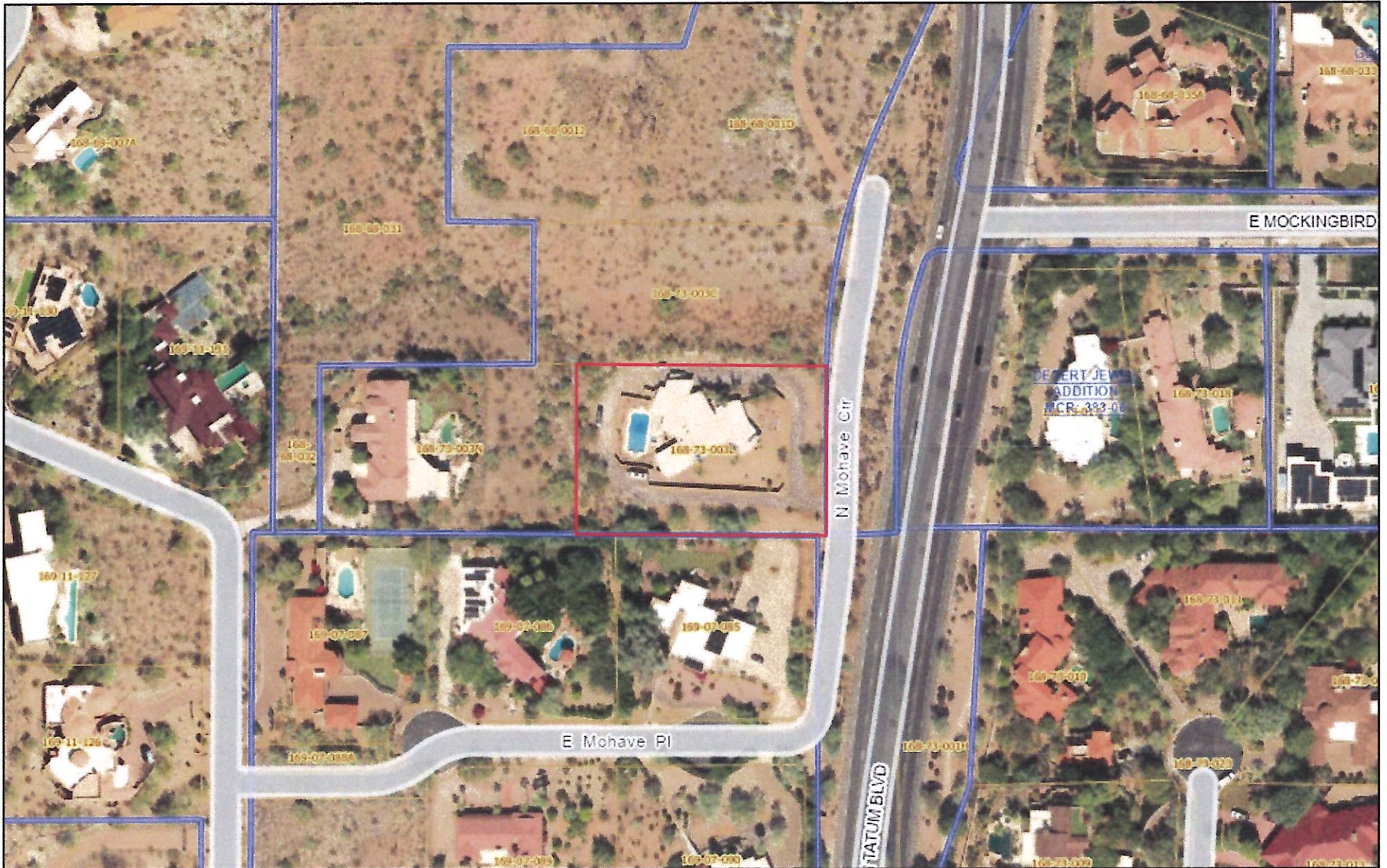
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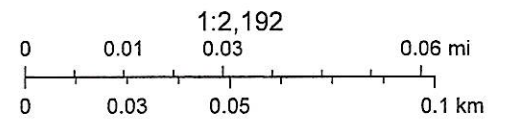
VERSION: 1.1

PLOT DATE: 04/16/24

# Map



June 5, 2024



Maricopa County GIO, Maricopa County Assessor's Office

# Map



June 5, 2024

