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URproject 20

7941 north 55th street, paradise valley, arizona, 85253

**HILLSIDE
CONCEPTUAL REVIEW**

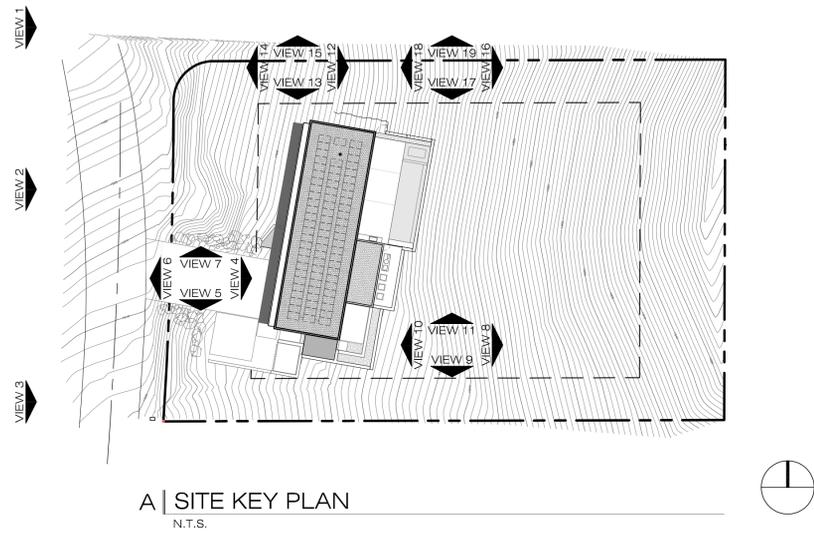
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G100

07.12.22

DRAWING INDEX & RENDERING

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VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 21



VIEW 18



VIEW 19



VIEW 20

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HILLSIDE
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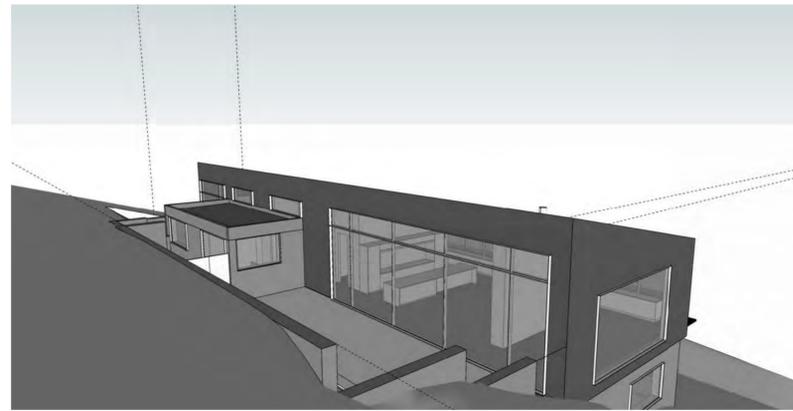
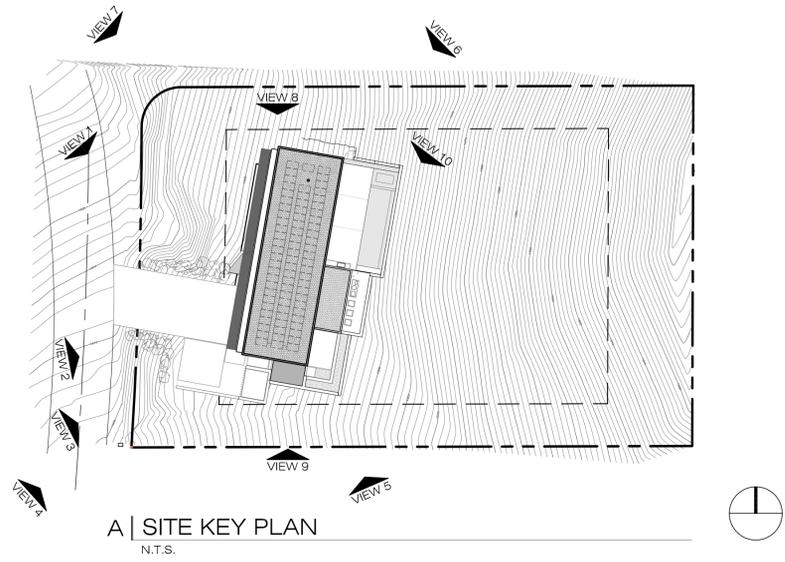
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SITE PHOTOS

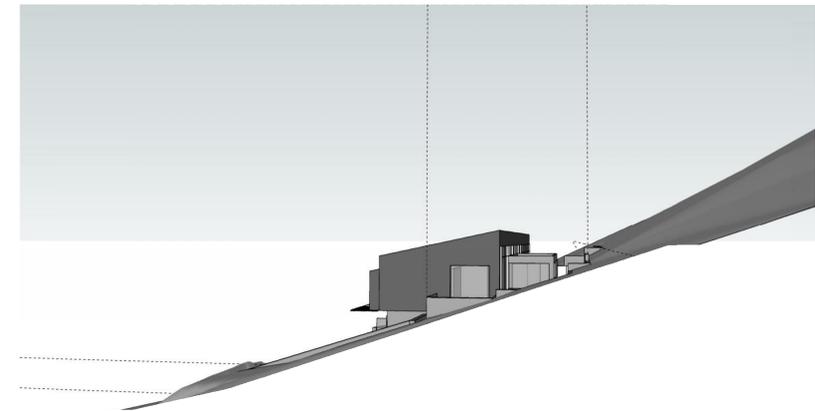
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G101

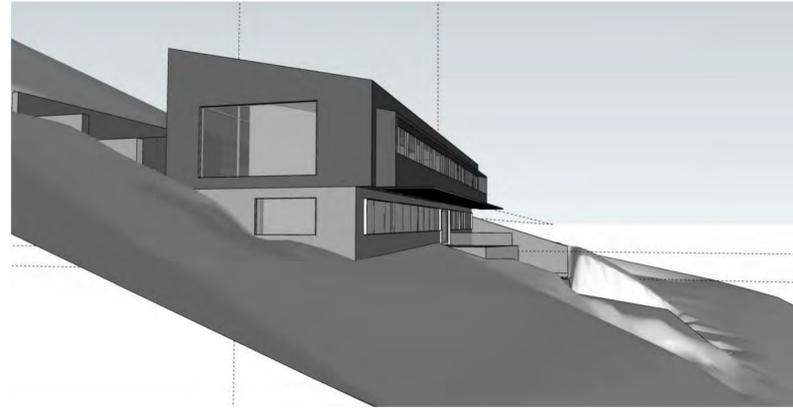
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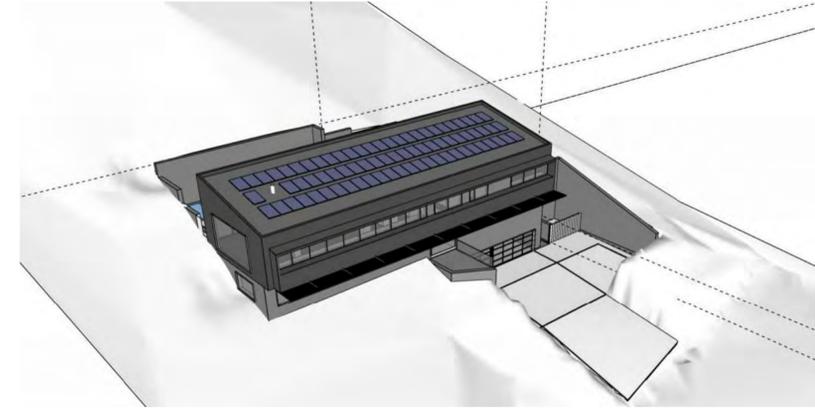
10 | VIEW 10
N.T.S.



9 | VIEW 9
N.T.S.



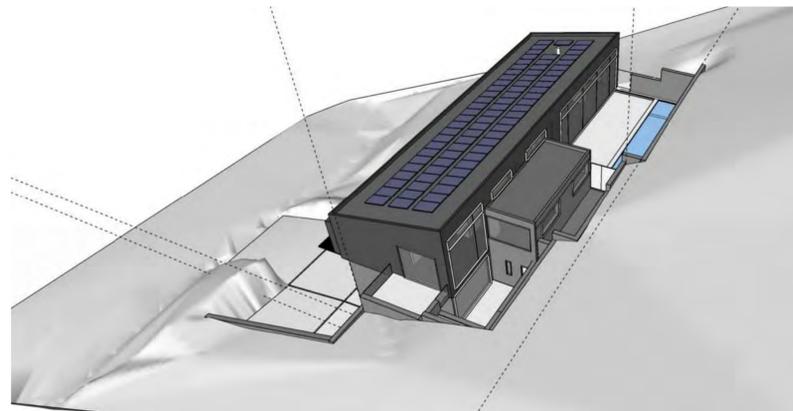
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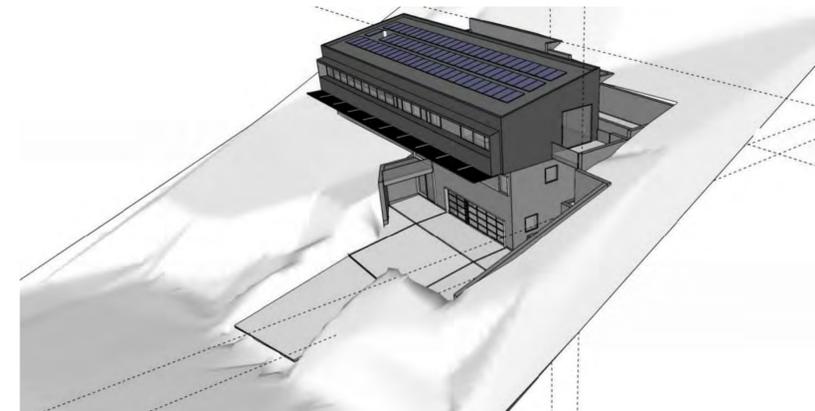
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N.T.S.



6 | VIEW 6
N.T.S.



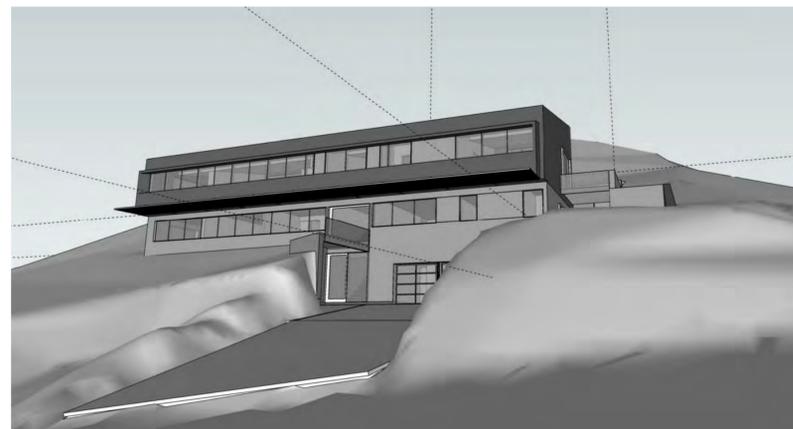
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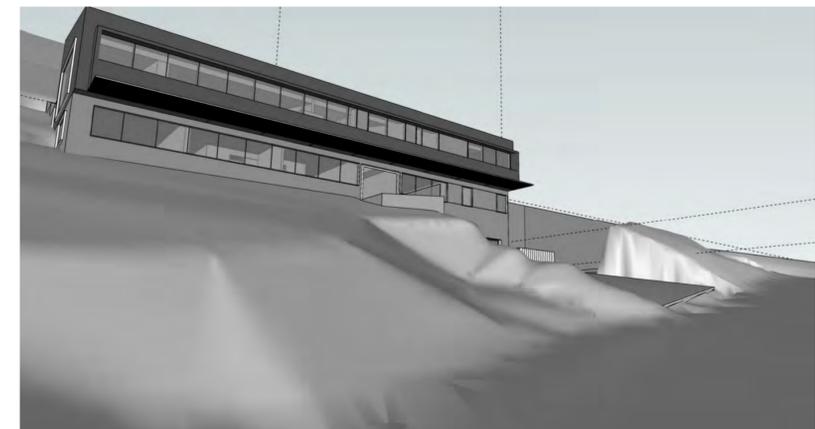
4 | VIEW 4
N.T.S.



3 | VIEW 3
N.T.S.



2 | VIEW 2
N.T.S.



1 | VIEW 1
N.T.S.

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HILLSIDE
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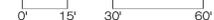
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3D PERSPECTIVES
07.12.22

G102

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1 | AERIAL CONTEXT SITE PLAN
SCALE: 1"=30'



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AERIAL CONTEXT PLAN

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HILLSIDE CONCEPTUAL REVIEW

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DRAWING KEY

- PROPOSED DISTURBED AREA
- INDICATES PATH OF WATER FLOW (DRAINAGE)

SITE DATA

PROJECT DESCRIPTION	NEW THREE STORY SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK SHALL ALSO INCLUDE FULL SITE WORK AND APPURTENANCES, INCLUDING A POOL AND LANDSCAPING.
PROJECT ADDRESS	7941 NORTH 55TH STREET PARADISE VALLEY, ARIZONA 85253
LEGAL DESCRIPTION	LOT 25, OF EL DORADO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 174 OF MAPS, PAGE 26.
APN	169-06-076B
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	44,180 SF (1.014 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED:	
	BASEMENT	575 SF
	LEVEL 1	3,295 SF
	LEVEL 2	3,465 SF
	TOTAL GROSS LIVABLE	7,335 SF
	UNCONDITIONED:	
	GARAGE (BASEMENT)	1,440 SF
	TRELLIS:	240 SF (480 SF @ 50% OPEN)
	DECKS:	
	STAIR DECK	105 SF
	MAIN BED DECK	150 SF
	PATIOS:	
	GUEST PATIO	210 SF
	POOL PATIO	715 SF
	DRIVEWAY	1,590 SF
	GUEST PARKING	400 SF
	POOL & SPA	550 SF
FLOOR AREA	UNDER ROOF (LEVEL 2)	3,750 SF
	LEVEL 1	3,295 SF
	BASEMENT	575 SF
	GARAGE	1,440 SF
	TRELLIS	240 SF
	TOTAL FLOOR AREA	9,300 SF
FLOOR AREA RATIO	21.0% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

FINISH FLOOR ELEVATIONS

- UNDERGROUND GARAGE F.F. = (-11'-0") 1523.83'
- LEVEL 1 F.F. = (+0'-0") 1534.53'
- LEVEL 2 F.F. = (+11'-0") 1546.83'

DISTURBANCE

BUILDING PAD SLOPE	42.0% (42' VERT. / 100'-0" HORIZ.)
ALLOWABLE DISTURBED AREA	4,329.64 SF (44,180 SF x 9.8%)
DRIVEWAY / AUTO COURT REDUCTION	0 SF (1,630 SF x 0%) EXCEEDS 18" FROM NATURAL GRADE
BUILDING FOOTPRINT	3,465 SF
EXISTING DISTURBED AREA	2,200 SF (EXISTING ROAD CUT)
PROPOSED DISTURBED AREA	
GROSS AREA	16,000 SF
EXISTING DISTURBED AREA	+ 1,565 SF (EXISTING ROAD CUT)
BUILDING FOOTPRINT	- 3,465 SF
DRIVEWAY REDUCTION	- 0 SF
RESTORATION	- 1,230 SF
NET DISTURBANCE	12,870 SF
% OF LOT DISTURBED	29.1%

*NOTE: HATCHED AREAS THAT ARE MARKED FOR RESTORATION SHALL RESTORE NATURAL GRADE AND NATIVE VEGETATION.

GENERAL NOTE

THE SITE WITH IN THE PROPOSED DISTURBANCE NOT LABELED AS RESTORED WILL BE RE-VEGETATED, TO MATCH THE SURROUNDING HILLSIDE, BACK TO THE HOUSE. NO CREDIT TO REDUCE THE DISTURBANCE CAN BE GIVEN SINCE THE NATURAL GRADE CAN NOT BE RESTORED.

BOARD OF ADJUSTMENT

CASE NO. BA-00-00

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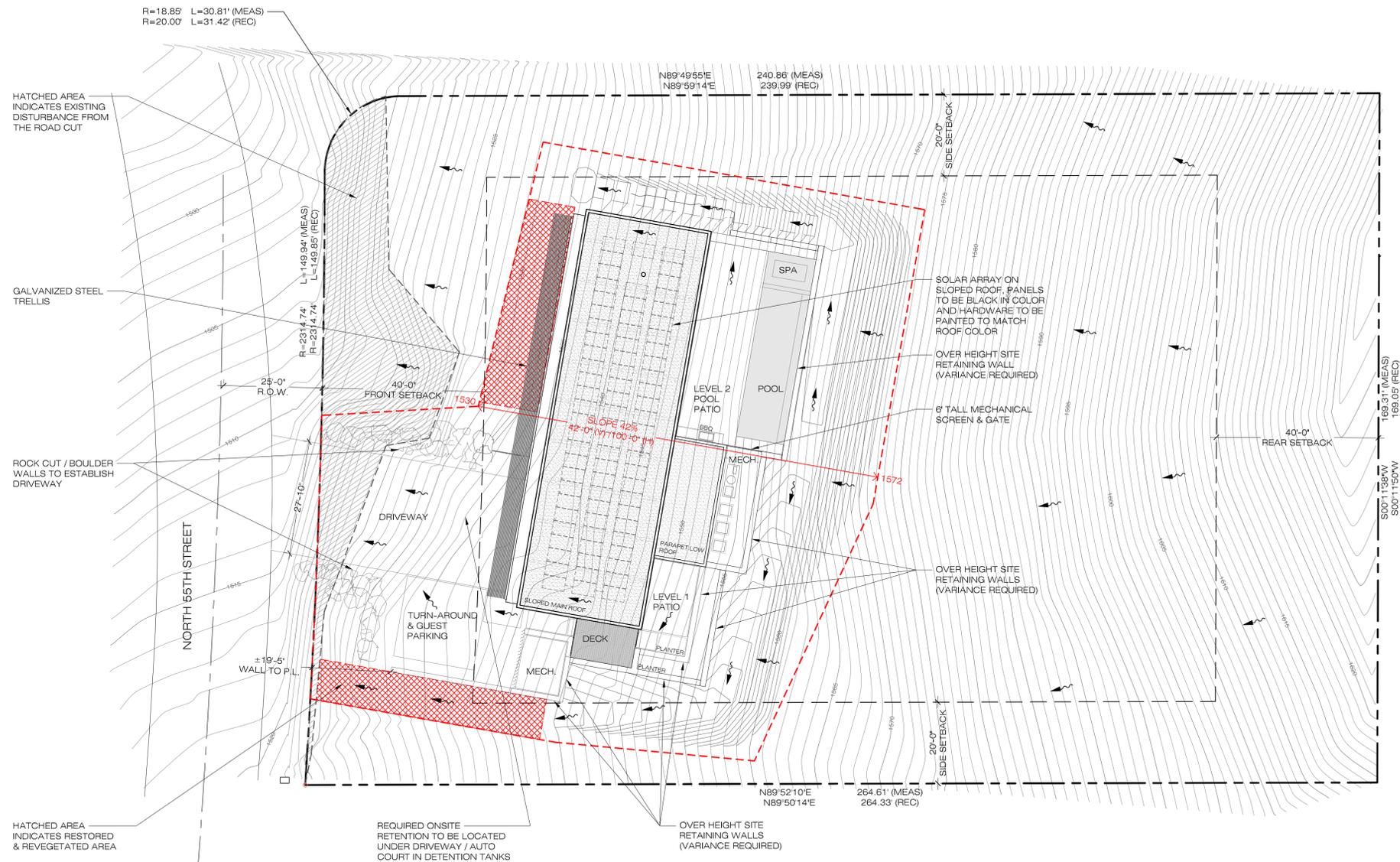
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CONCEPTUAL REVIEW

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SITE PLAN
 07.12.22

A100

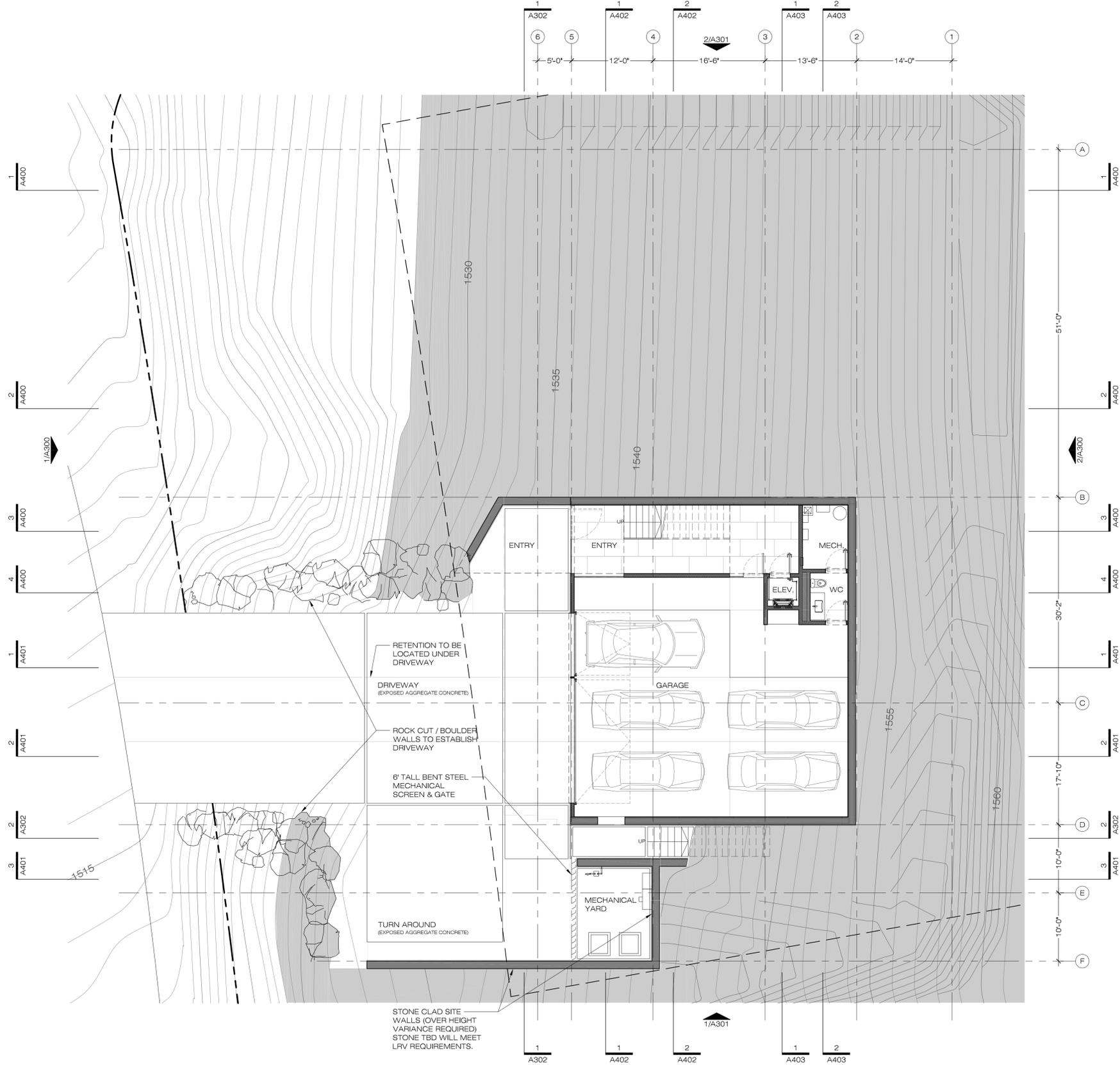
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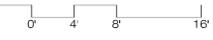
1 | SITE PLAN
SCALE: 1/16"=1'-0"

0' 8' 16' 32'





1 | UNDER GROUND GARAGE PLAN
SCALE: 1/8"=1'-0"



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UNDER GROUND GARAGE PLAN

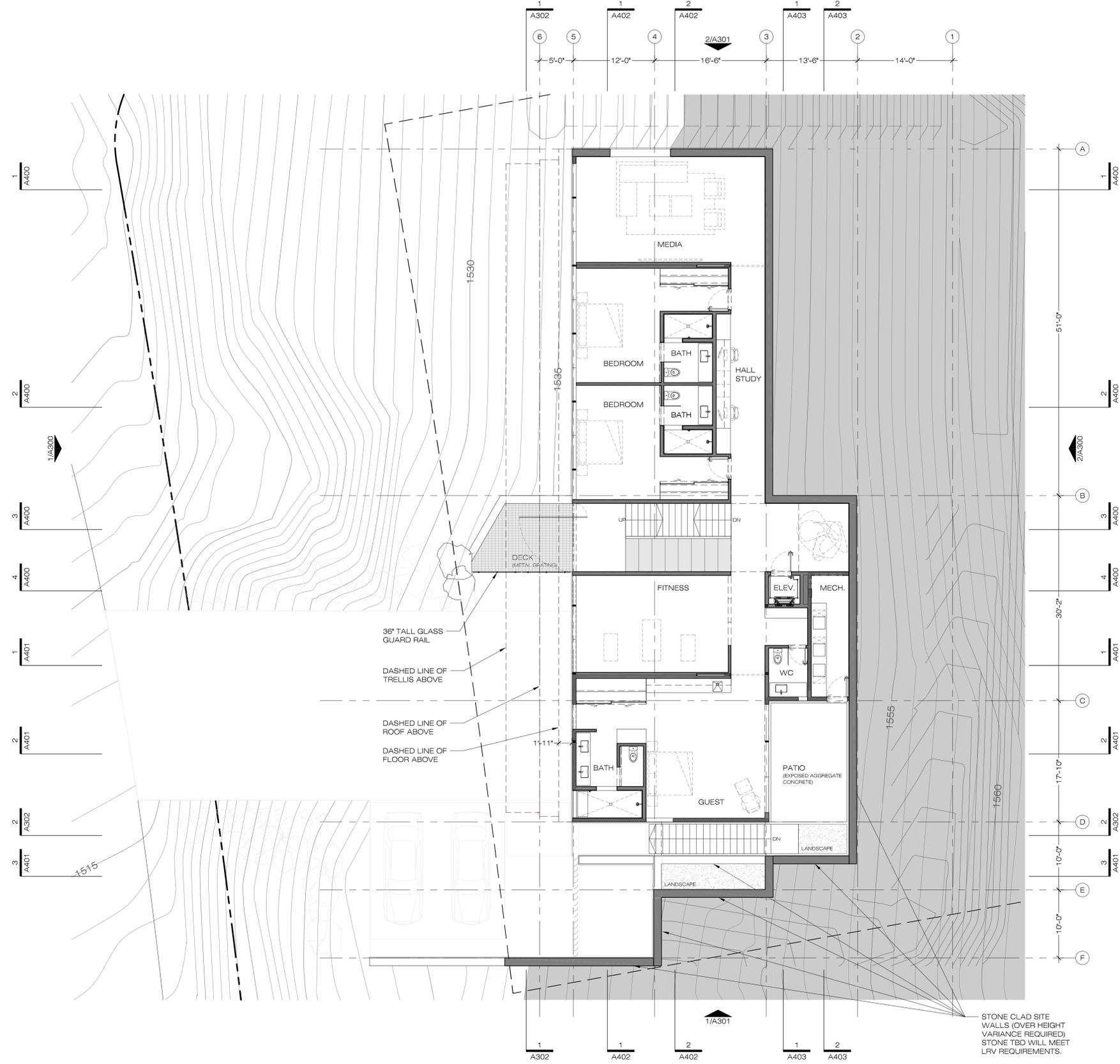
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1 | FLOOR PLAN: LEVEL 1
SCALE: 1/8"=1'-0"

0' 4' 8' 16'



STONE CLAD SITE WALLS (OVER HEIGHT VARIANCE REQUIRED) STONE TBD WILL MEET LRV REQUIREMENTS.

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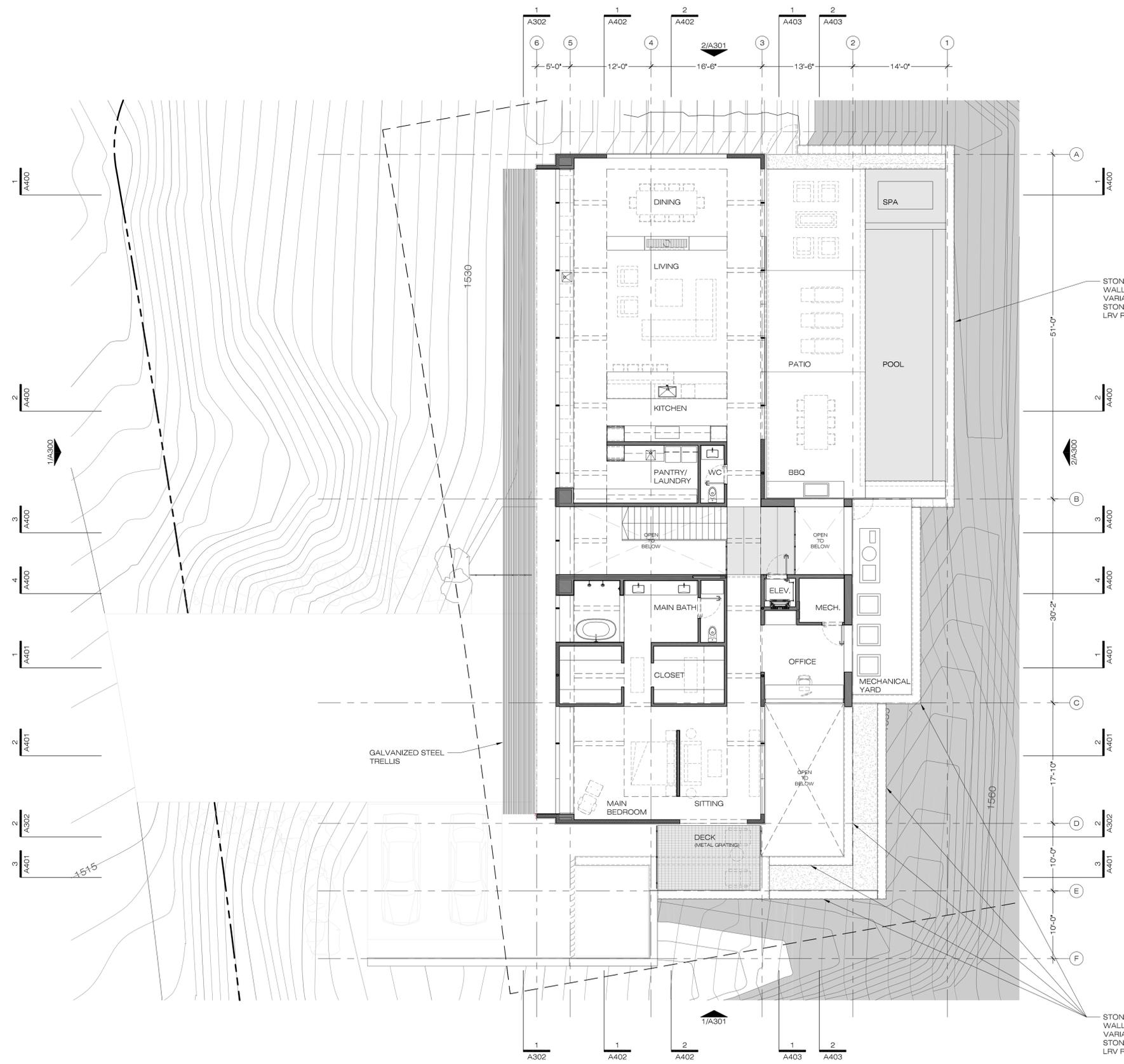
LEVEL 1 FLOOR PLAN

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1 | FLOOR PLAN: LEVEL 2
SCALE: 1/8"=1'-0"

STONE CLAD SITE WALLS (OVER HEIGHT VARIANCE REQUIRED) STONE TBD WILL MEET LRV REQUIREMENTS.

STONE CLAD SITE WALLS (OVER HEIGHT VARIANCE REQUIRED) STONE TBD WILL MEET LRV REQUIREMENTS.

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LEVEL 2 FLOOR PLAN

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HILLSIDE CONCEPTUAL REVIEW

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Keep Money in your pocket by Lowering your Electric Bills!

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Branden Automation's Energy Sentry Residential Demand Management System give you the power to monitor and control your high demand peaks. With over 30 years of experience, we take pride in our expert knowledge and top-notch customer service — not to mention the most reliable, user-friendly demand management systems in the industry. The Energy Sentry is the leader in controlling demand peaks and to find the best solution for your needs and applications, we'll build and customize a 9388A especially for you.

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Q.PEAK-G4.1 290-305

Q.ANTUM SOLAR MODULE

The new high-performance module Q.PEAK-G4.1 is the ideal solution for residential buildings thanks to its innovative cell technology Q.ANTUM. The world-record cell design was developed to achieve the best performance under real conditions — even with low radiation intensity and on clear, hot summer days.

- Q.ANTUM TECHNOLOGY - LOW LEVELIZED COST OF ELECTRICITY**
Higher yield per surface area and lower BOS costs and higher power classes and an efficiency rate of up to 18.6%.
- INNOVATIVE ALL-WEATHER TECHNOLOGY**
Optimal yields, whatever the weather with excellent low light and temperature behavior.
- ENHANCING HIGH PERFORMANCE**
Long term yield security with Anti-LID Technology, Anti-PID Technology, Hot-Spot Protection and Temperature Quality Plus™.
- EXTENSIVE WEATHER RATING**
High-tech aluminum alloy frame, certified for high snow (5400 Pal) and wind loads (4000 Pal).
- MAXIMUM COST REDUCTIONS**
Up to 10% lower logistics costs due to higher module capacity per box.
- RELIABLE INVESTMENT**
Increase 12-year product warranty and 25-year linear performance warranty*.

THE IDEAL SOLUTION FOR:
Engineered in Germany

SILFAB SOLAR

SIL-330 HL

HIGH EFFICIENCY PREMIUM MONO-PERC PV MODULE

INDUSTRY LEADING WARRANTY
All our products include an industry leading 25-year product workmanship and 30-year performance warranty.

40+ YEARS OF SOLAR INNOVATION
Leveraging over 40 years of worldwide experience in the solar industry, Silfab is dedicated to superior manufacturing processes and innovations such as Bifacial and Back Contact technologies, to ensure our partners have the latest in solar innovation.

NORTH AMERICAN QUALITY
Silfab is the leading automated solar module manufacturer in North America. Utilizing premium quality materials and strict quality control management to deliver the highest efficiency, premium quality PV modules.

HALF-CELL TECHNOLOGY
Designed to improve the module performance and durability.

RAY ABRA COMPLIANT
Silfab panels are designed and manufactured to meet Ray Abrasion 40 Compliance. The US State Department, US Military and FAA have all utilized Silfab panels in their solar installations.

LIGHT AND DURABLE
Engineered to accommodate high wind load conditions for the harshest weather up to 2400 mph. The edge-weight frame is exclusively designed for wide-ranging racking compatibility and durability.

QUALITY MATTERS
Total automation ensures strict quality controls during the entire manufacturing process at our ISO certified facilities.

DOMESTIC PRODUCTION
Silfab solar manufactured PV modules is best accounted locations within North America. Our 500+ North American team is ready to help our partners with the best and most of customers, providing customer service and product delivery that is efficient and fast.

AESTHETICALLY PLEASING
All back sleek design. Ideal for high-profile residential or commercial applications.

PID RESISTANT
PID Resistant due to advanced cell technology and material selection, in accordance to IEC 61215-1.

SOLAR PANELS:
HANWHA Q CELLS Q.PEAK G4.1 305 OR SILFAB 330

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge Setup
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014, NEC 2017 and NEC 2020 per article 690.13 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

EVEREST SOLAR SYSTEMS
CROSSRAIL TILT UP SYSTEM

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San Jose, CA 95128
www.everestsolarsystems.com

INVERTER:
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RACKING SYSTEM:
EVEREST MOUNTING RAIL
6000 SERIES

SOLAR NARRATIVE

- SOLAR SYSTEM TO BE ENGINEERED
- NEW SOLAR ARRAY TO CONSIST OF SILFAB, Q CELL OR EQUAL SOLAR PANELS TO BE LOCATED ON THE SLOPED ROOF. SOLAR PANELS TO BE BLACK IN COLOR.
- PANELS WILL BE SCREENED WHEN VIEWED FROM THE SAME ELEVATION OR LOWER BY A 12 INCH TALL PARAPET TO THE NORTH AND SOUTH. PANELS WILL NOT BE VISIBLE FROM THE EAST HOWEVER DUE TO THE SLOPE PANELS WILL BE VISIBLE TO THE WEST.
- THE METER, DISCONNECT, INVERTER AND DEMAND MANAGER WILL BE LOCATED IN THE MECHANICAL YARD AND WILL NOT BE VISIBLE FROM THE EXTERIOR.

EQUIPMENT SPECIFICATIONS

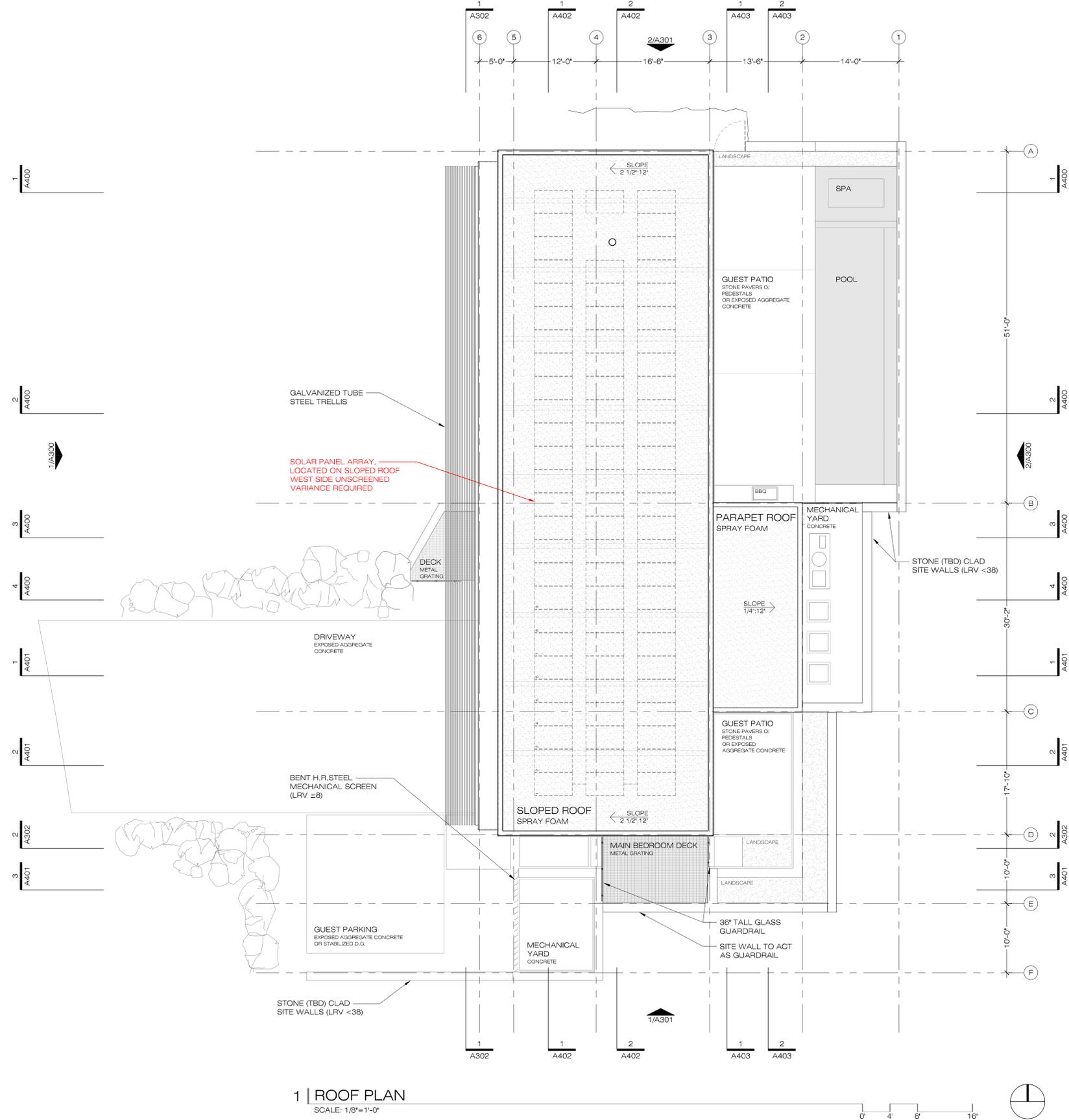
SOLAR PANELS:
HANWHA Q CELLS Q.PEAK G4.1 305 OR SILFAB 330

RACKING SYSTEM:
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6000 SERIES

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DEMAND MANAGER:
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METER / DISCONNECT:
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ROOF NOTES

ROOFING SYSTEM IS AS FOLLOWS:
1-1/2" MINIMUM THICK POLYURETHANE FOAM ROOF.
NO PORTION SHALL BE SLOPED LESS THAN 1/4" PER 12" TOP COAT
COLOR: MAX ALLOWED COLOR LRV38 BASE COLOR: "BROWN OWL"
(LRV33)

BROADCAST:
"CEDAR-SHAKEWOOD BLEND RG43" BY LUCAS GRANULES OR
"LONESTAR #8-16 AQUARIUM BUFF" BY PARAGON BUILDING
MATERIALS (OR APPROVED EQ.) INTO WET TOPCOAT

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HILLSIDE
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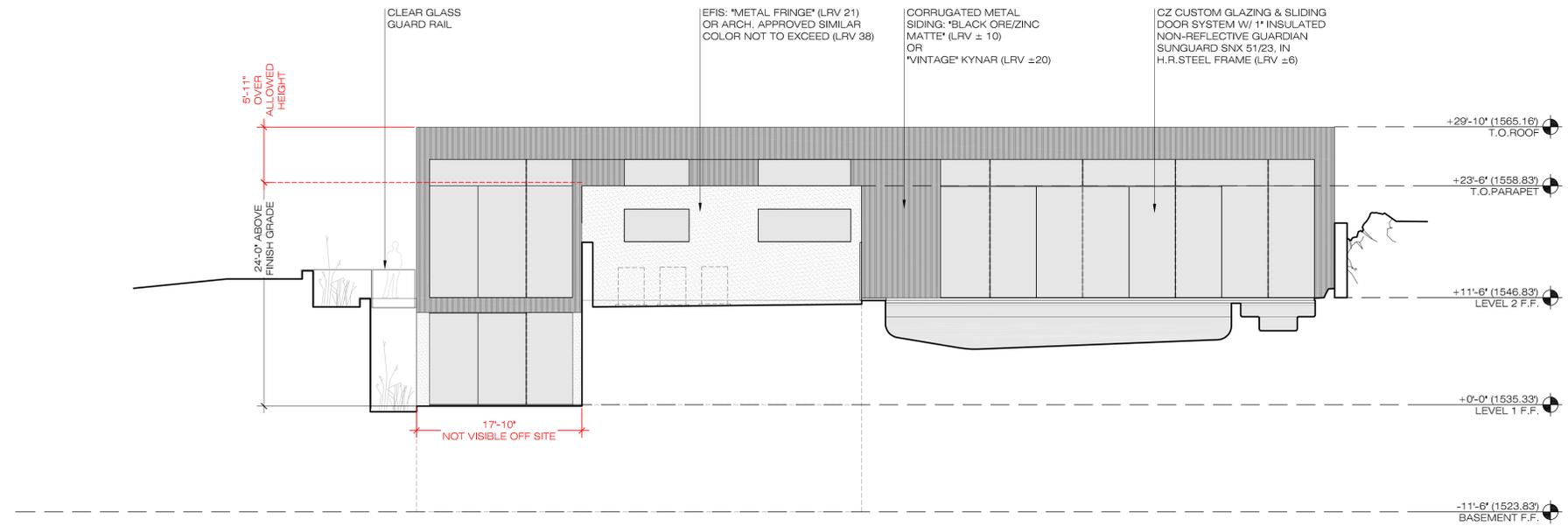
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ROOF PLAN & SOLAR PLAN
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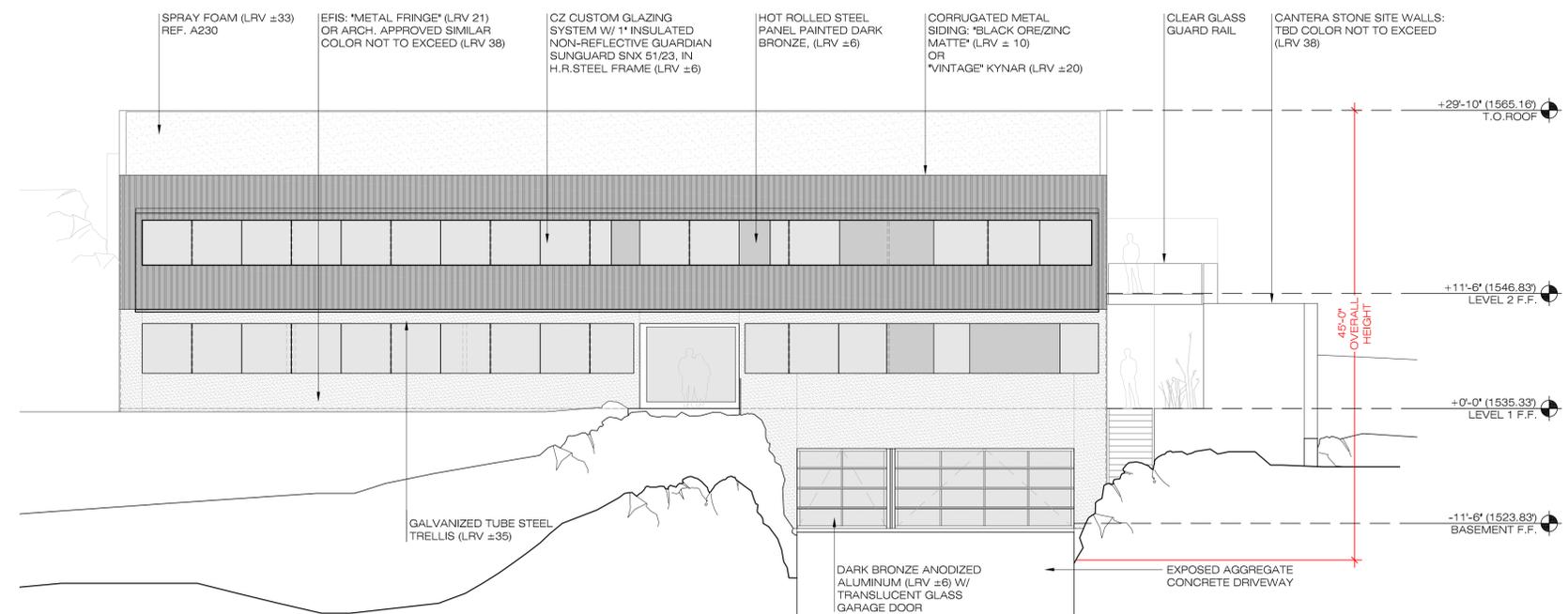
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- GENERAL NOTES**
1. SEE CIVIL DRAWINGS FOR MAXIMUM BUILDING HEIGHT FROM FINISH GRADE
 2. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 24'-0" FROM NATURAL GRADE.
 3. OVERALL HEIGHT OF BUILDING SHALL NOT EXCEED 40'-0".
 4. THE MAXIMUM HEIGHT OF ALL RETAINING WALLS SHALL BE 8'-0".

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2 | EAST ELEVATION
 SCALE: 1/8"=1'-0"



1 | WEST ELEVATION (VISIBLE PORTION FROM OFF SITE)
 SCALE: 1/8"=1'-0"



HILLSIDE
 CONCEPTUAL REVIEW

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WEST & EAST ELEVATIONS

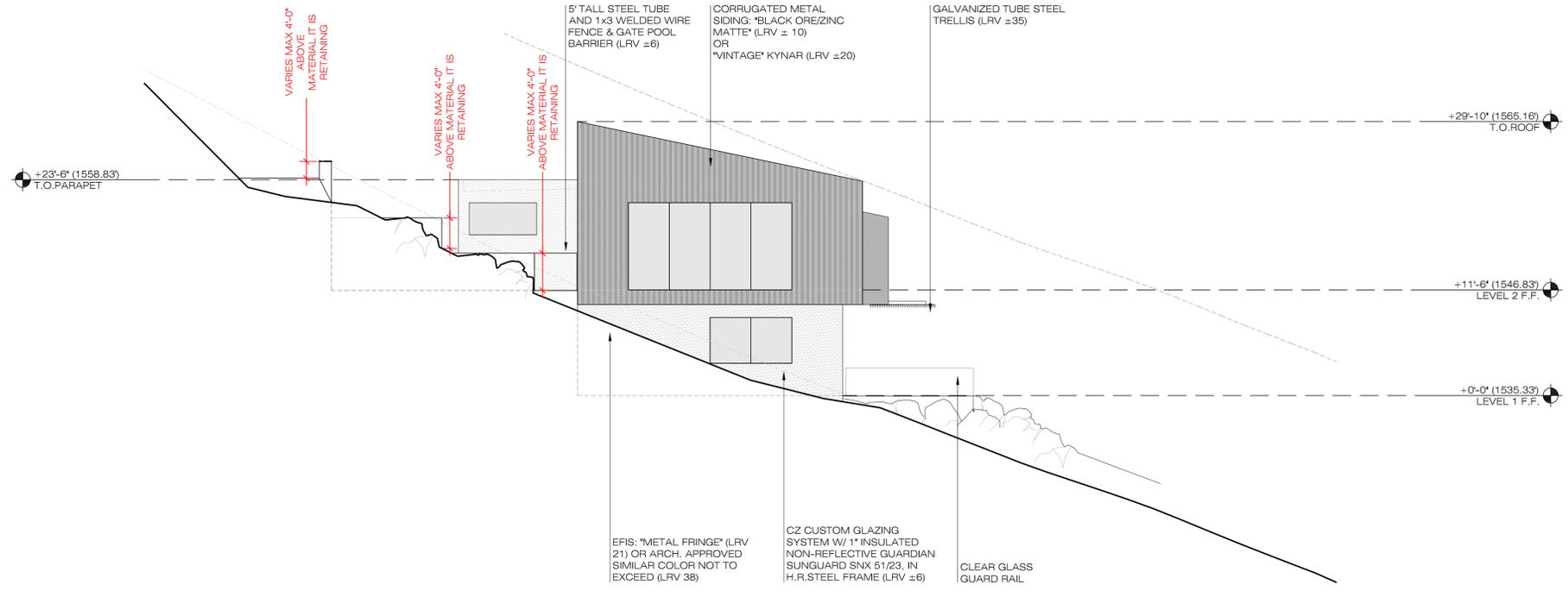
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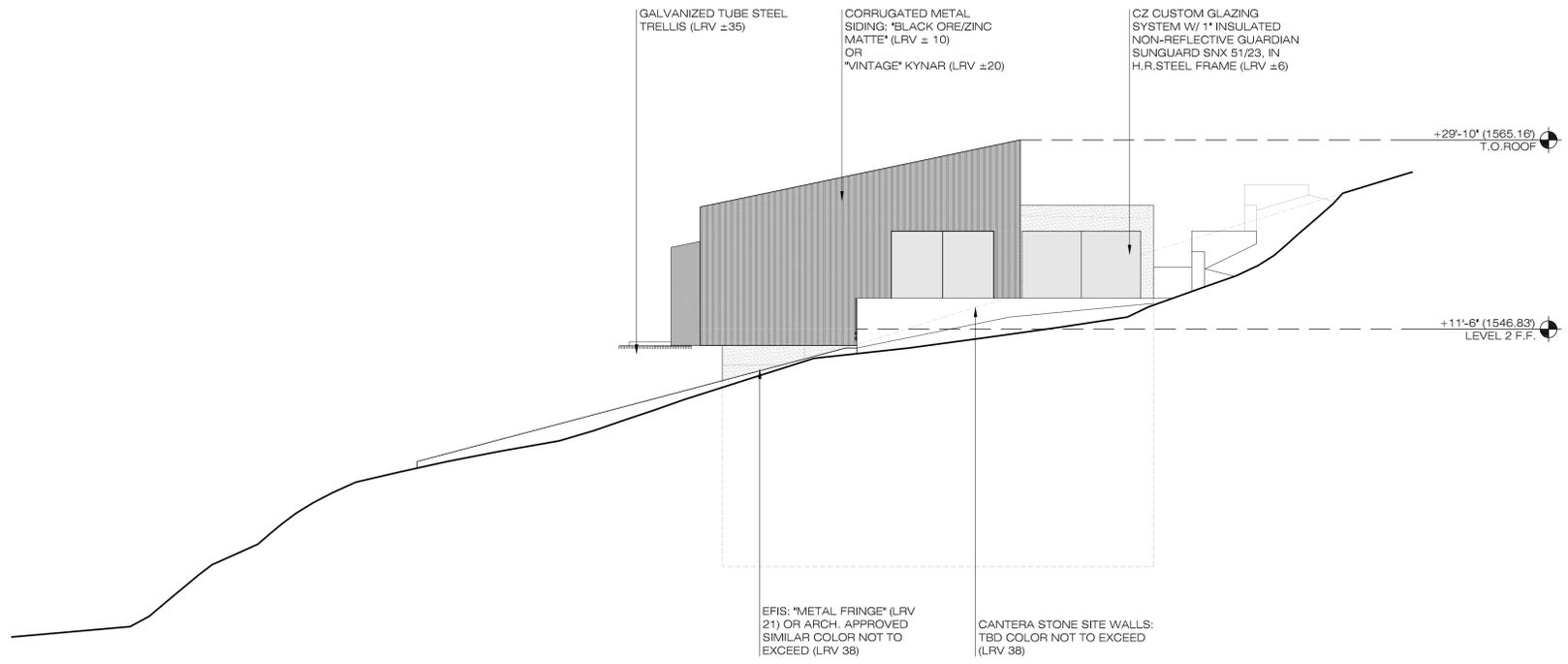
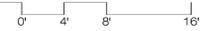
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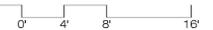
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2 | NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 | SOUTH ELEVATION (VISIBLE PORTION FROM OFF SITE)
 SCALE: 1/8"=1'-0"



HILLSIDE
 CONCEPTUAL REVIEW

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SOUTH & NORTH ELEVATIONS

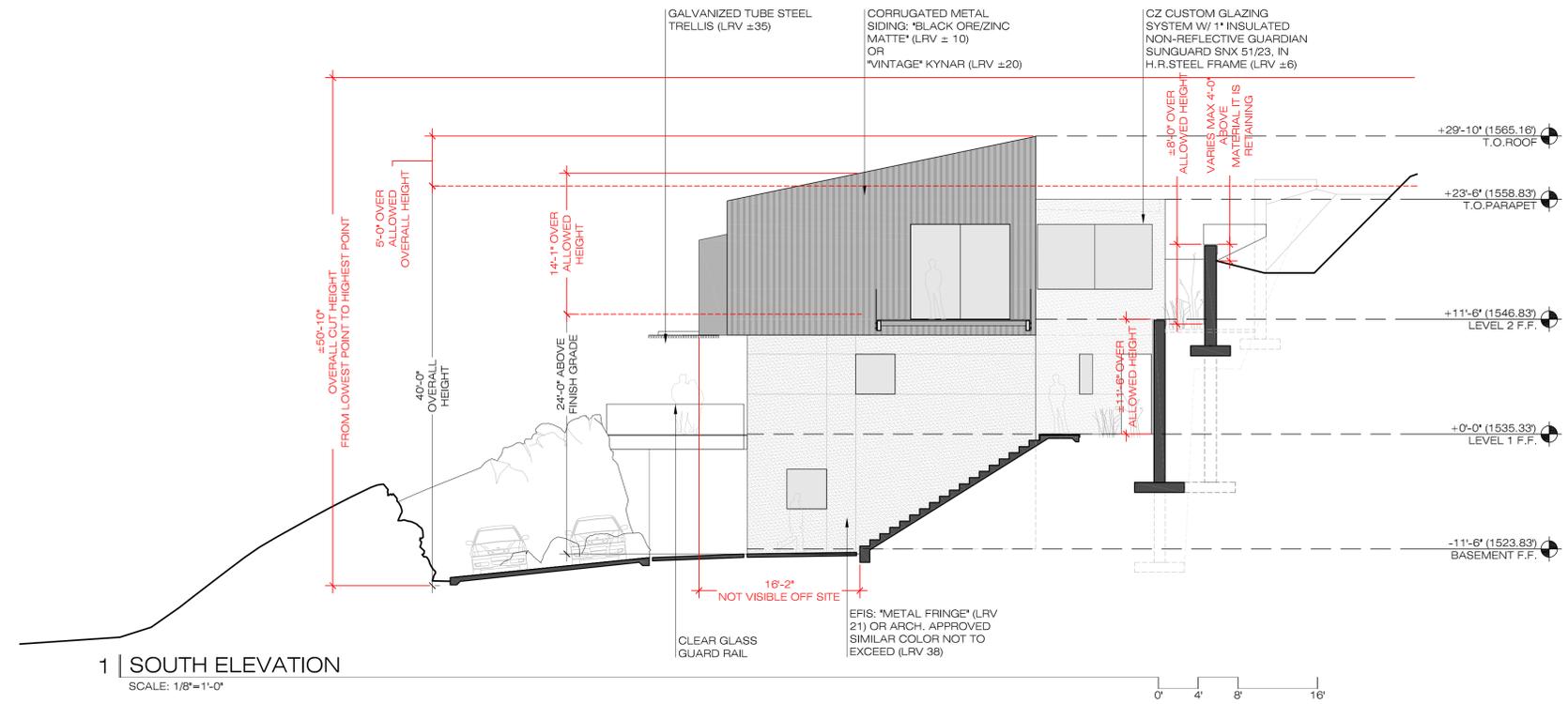
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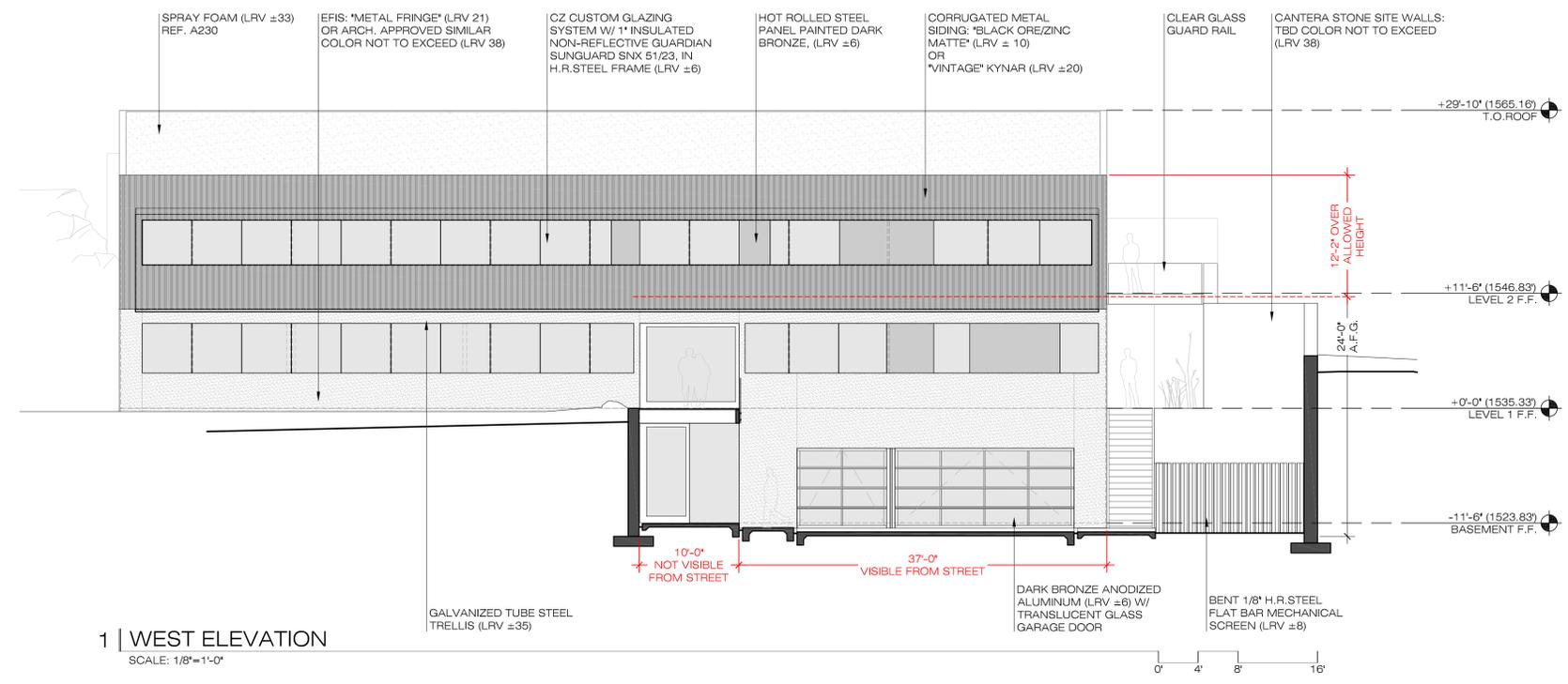
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- GENERAL NOTES**
1. SEE CIVIL DRAWINGS FOR MAXIMUM BUILDING HEIGHT FROM FINISH GRADE
 2. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 24'-0" FROM NATURAL GRADE.
 3. OVERALL HEIGHT OF BUILDING SHALL NOT EXCEED 40'-0".
 4. THE MAXIMUM HEIGHT OF ALL RETAINING WALLS SHALL BE 8'-0".

the construction zone
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 phoenix, arizona 85016
 office 602.230.0383
 fax 602.230.0535



1 | SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 | WEST ELEVATION
 SCALE: 1/8"=1'-0"

HILLSIDE
 CONCEPTUAL REVIEW

URproject 20

7941 north 55th street, paradise valley, arizona, 85253

WEST & SOUTH ELEVATIONS

A302

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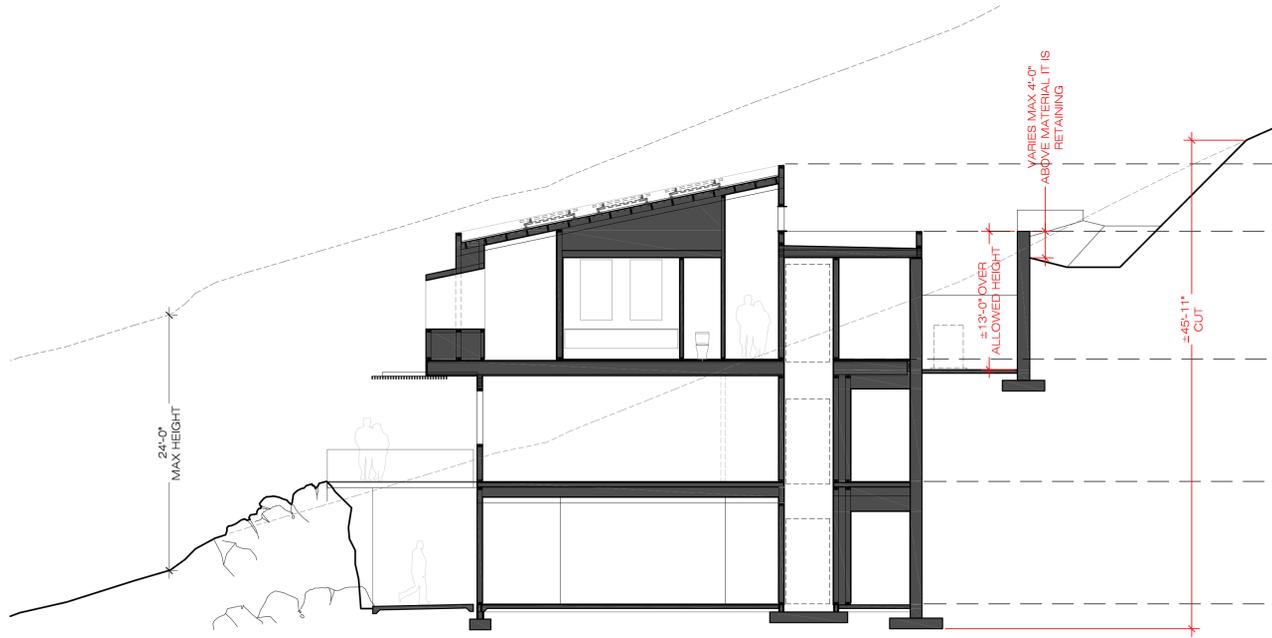
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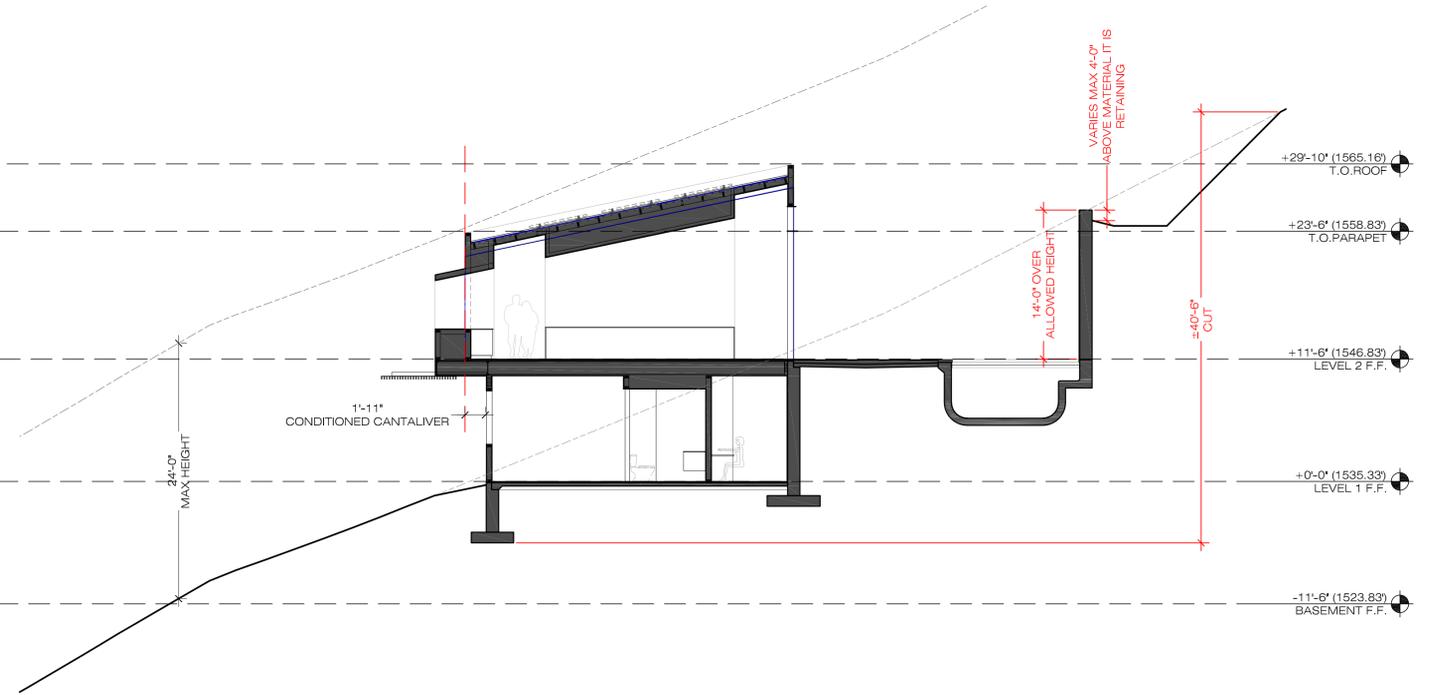
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**HILLSIDE
CONCEPTUAL REVIEW**

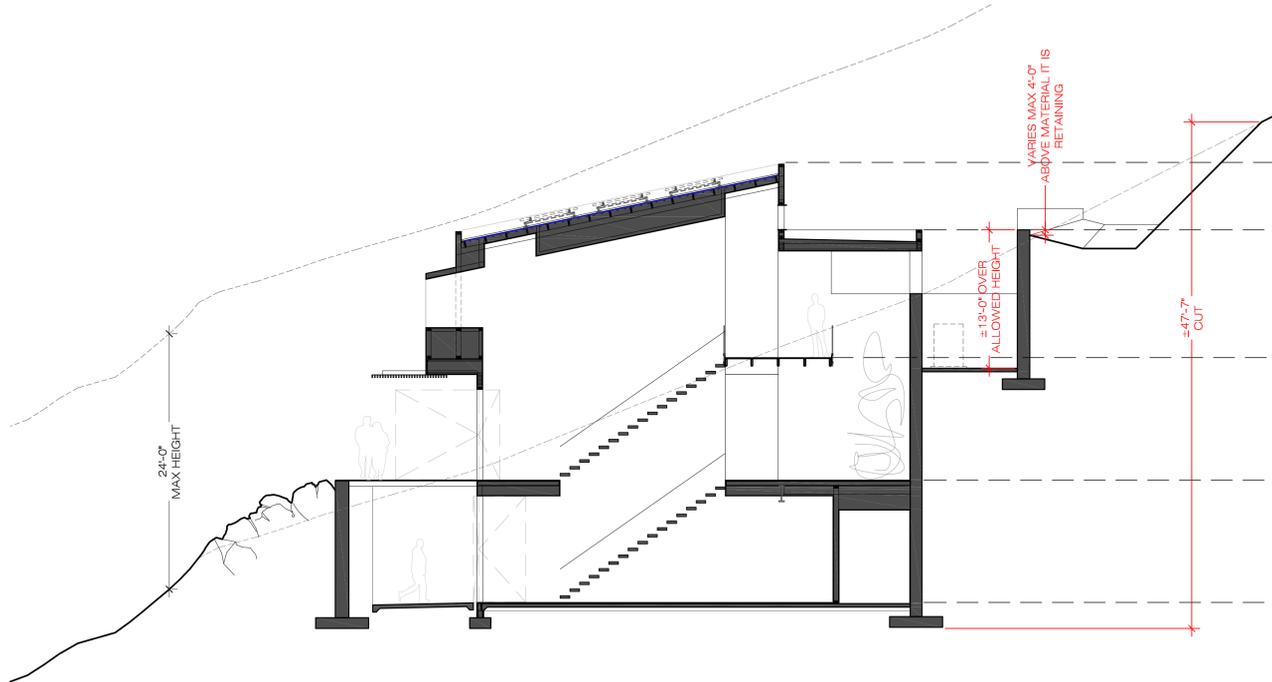
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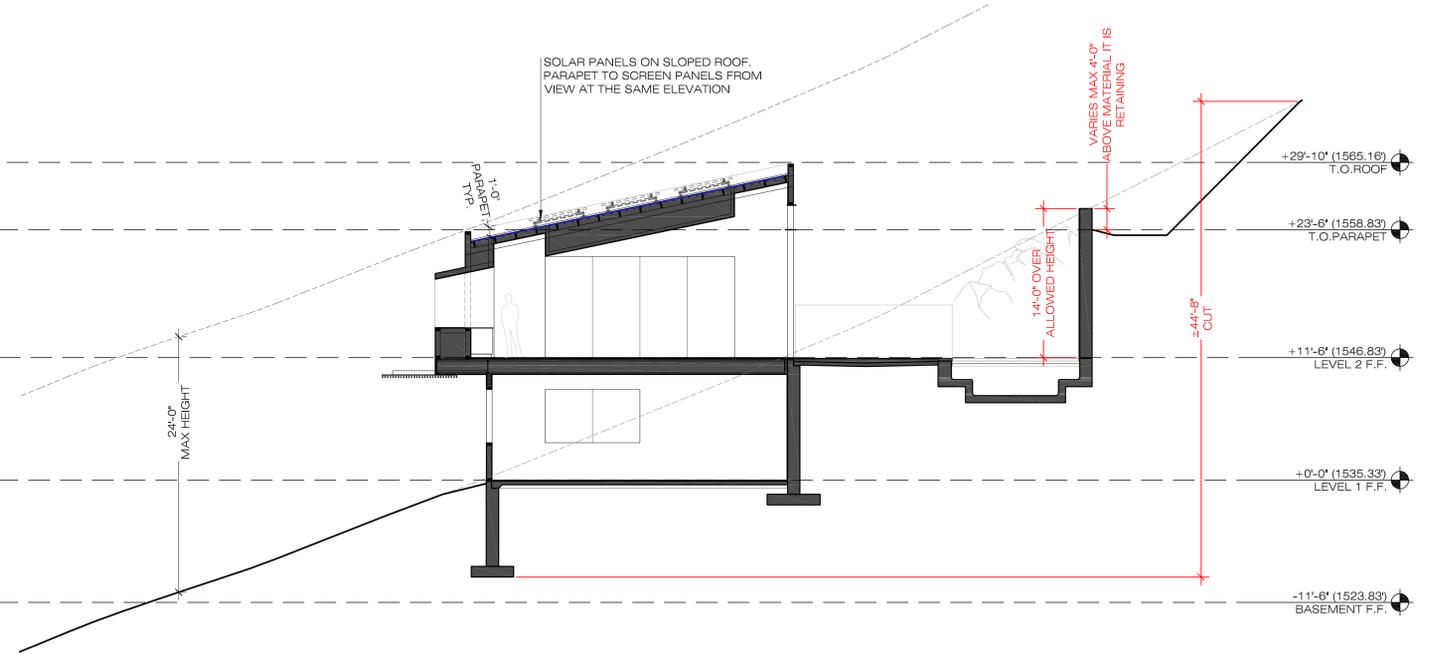
4 | SECTION
SCALE: 1/8"=1'-0"



2 | SECTION
SCALE: 1/8"=1'-0"



3 | SECTION
SCALE: 1/8"=1'-0"



1 | SECTION
SCALE: 1/8"=1'-0"

URproject 20

7941 north 55th street, paradise valley, arizona, 85253

SECTIONS

07.12.22

A400

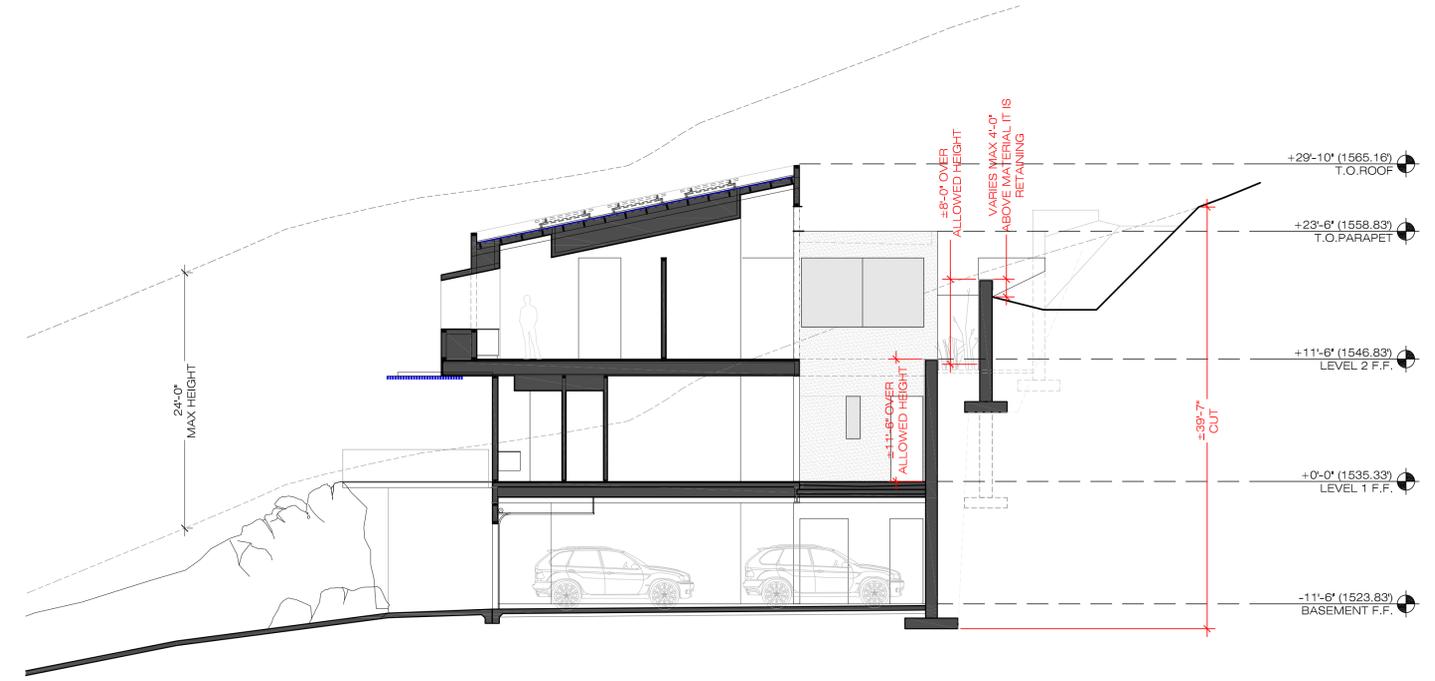
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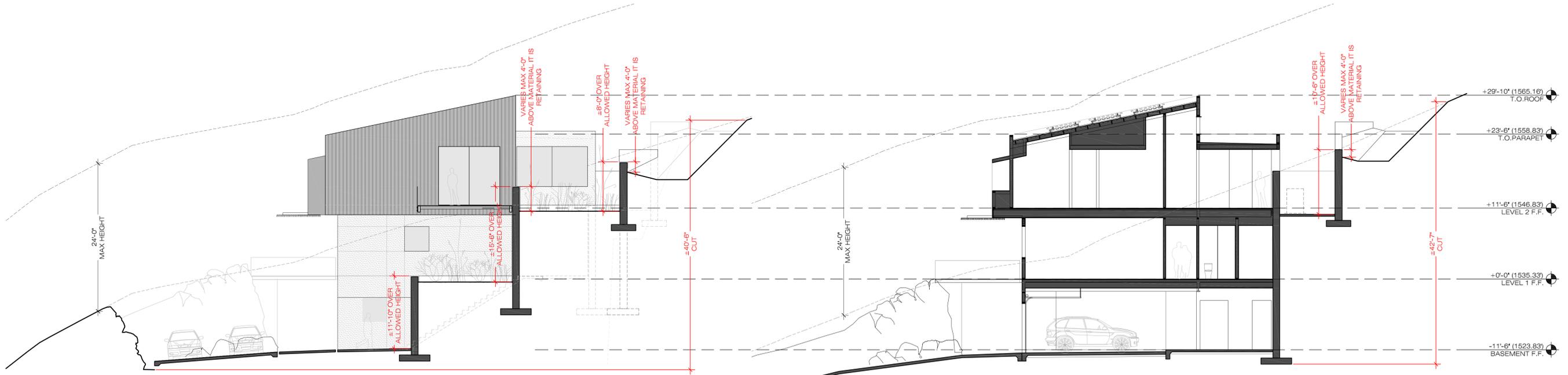
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**HILLSIDE
CONCEPTUAL REVIEW**

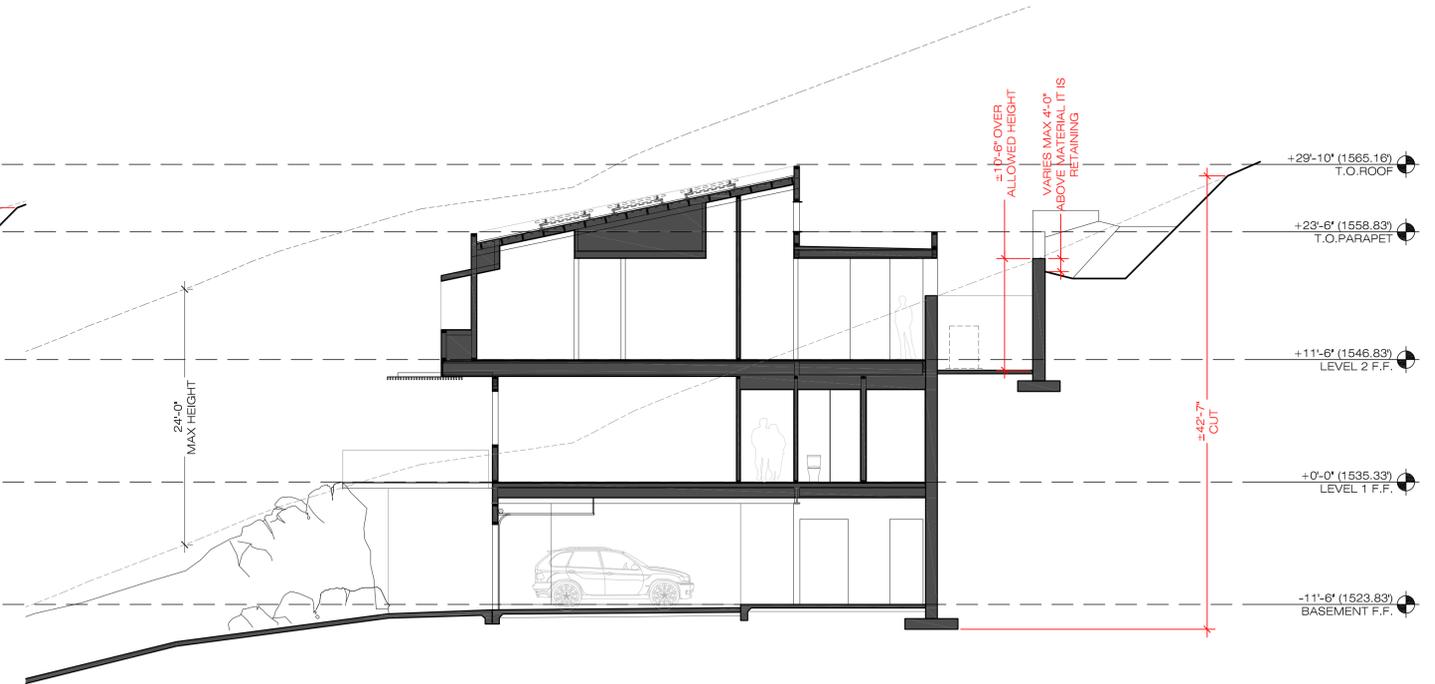
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2 | SECTION
SCALE: 1/8"=1'-0"



3 | SECTION
SCALE: 1/8"=1'-0"



1 | SECTION
SCALE: 1/8"=1'-0"

URproject 20

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SECTIONS

07.12.22

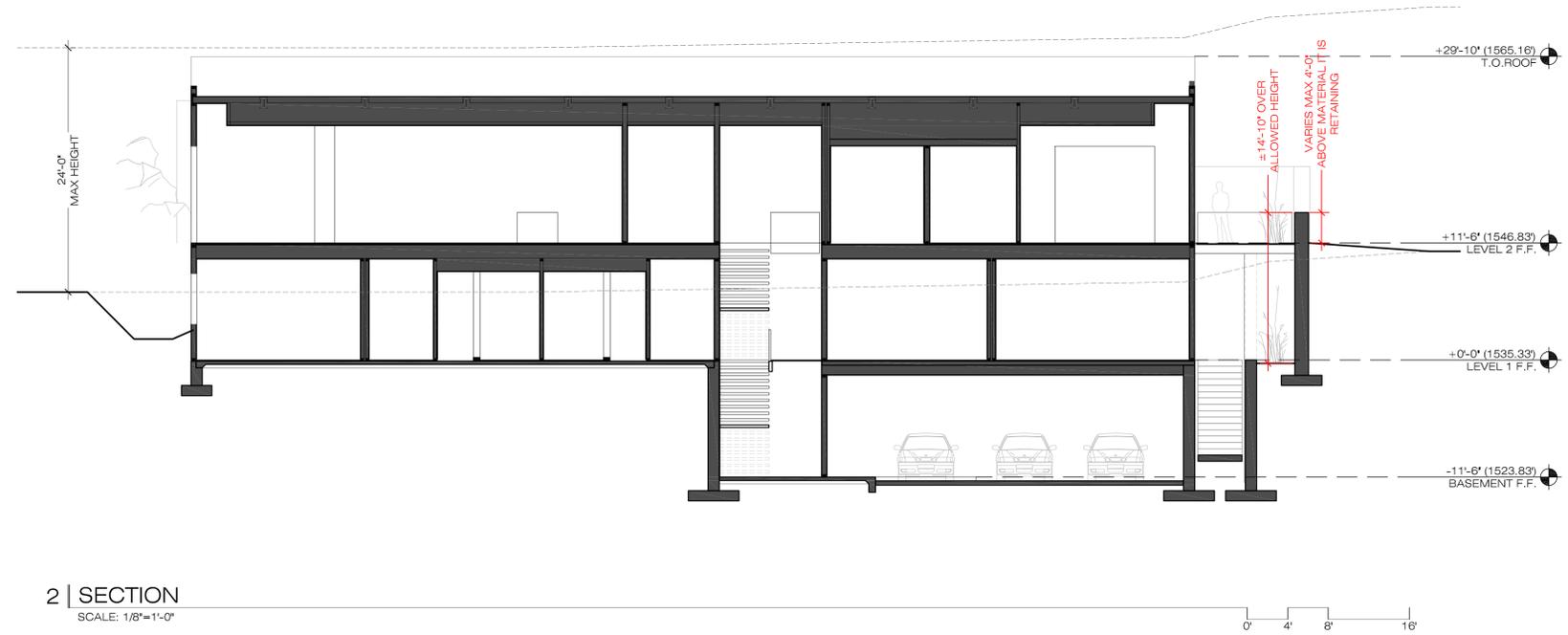
A401

GENERAL NOTES

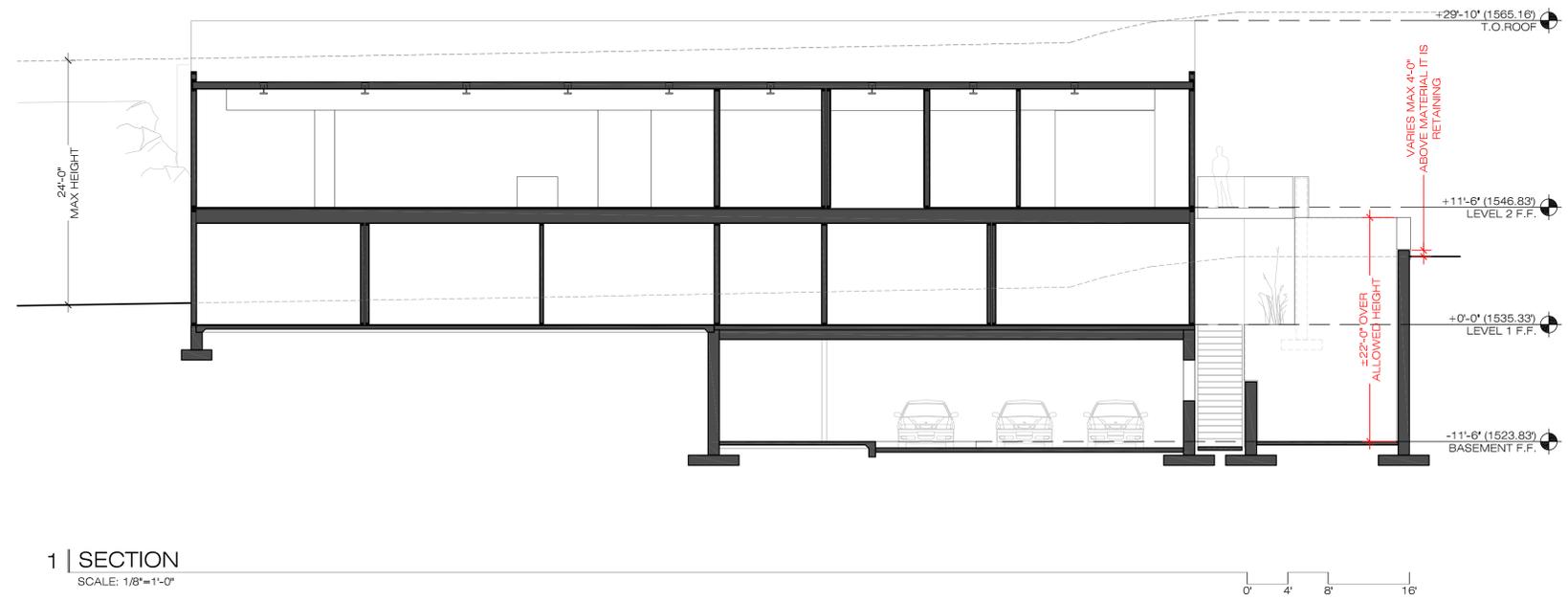
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**HILLSIDE
 CONCEPTUAL REVIEW**



2 | SECTION
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1 | SECTION
 SCALE: 1/8"=1'-0"

URproject 20

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SECTIONS

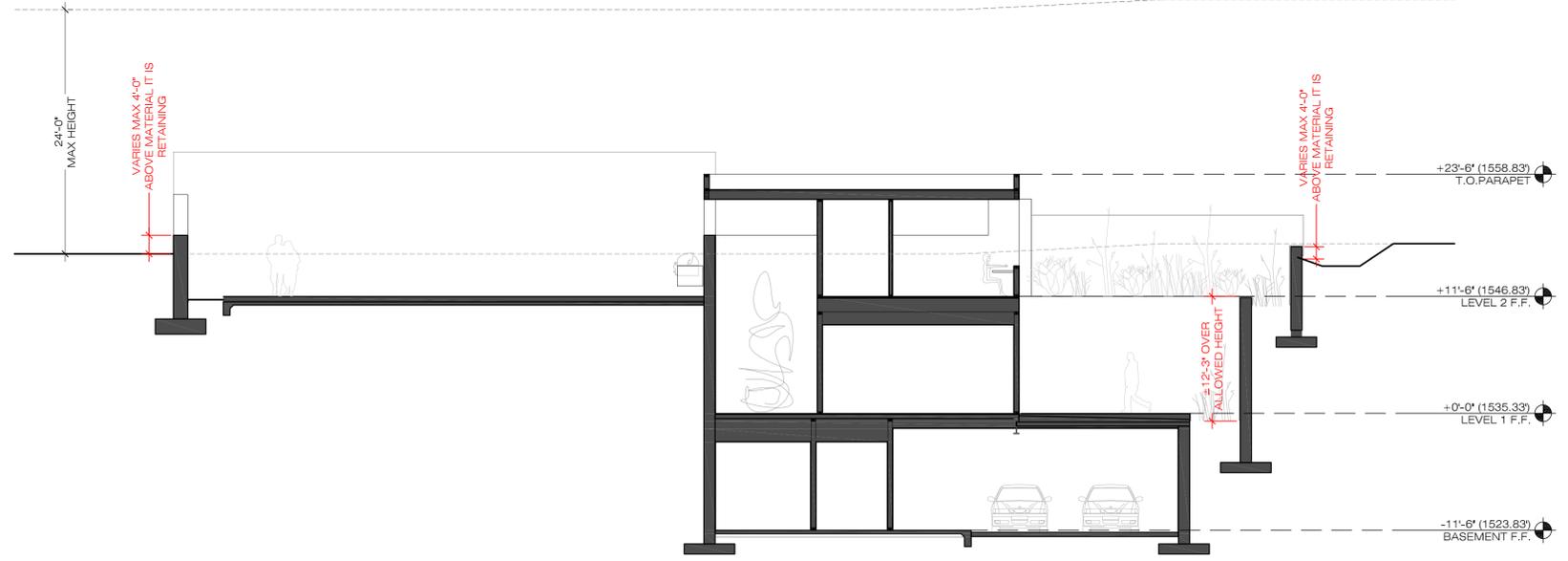
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A402

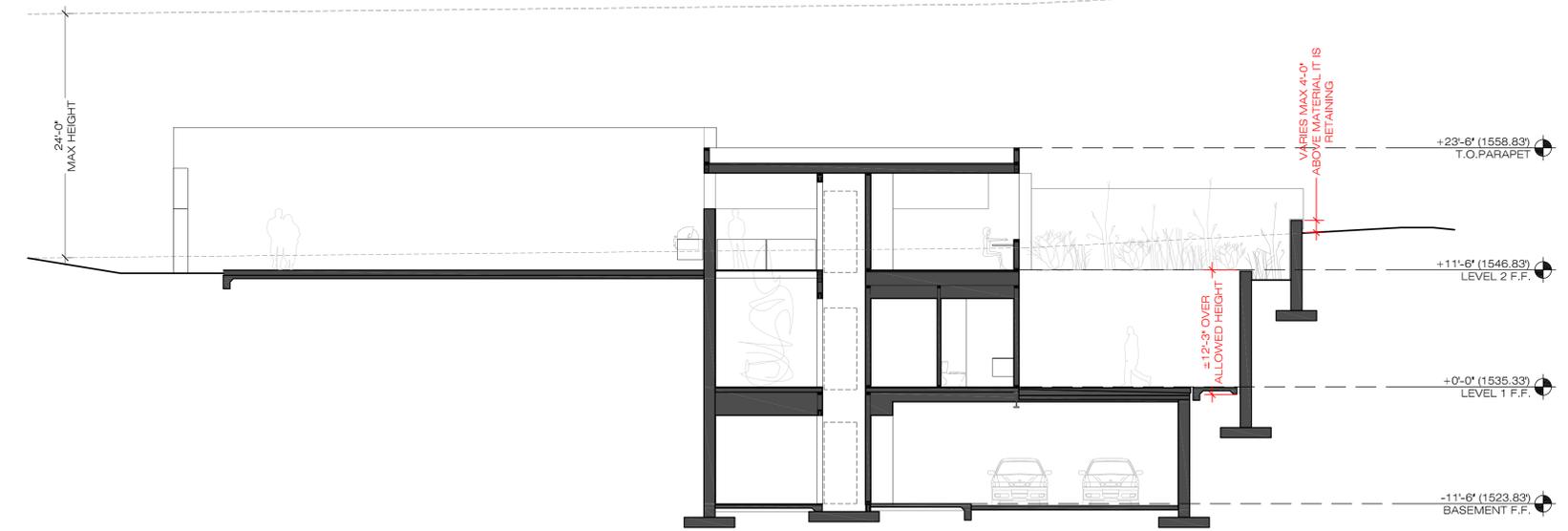
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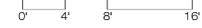
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2 | SECTION
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1 | SECTION
 SCALE: 1/8"=1'-0"



HILLSIDE
 CONCEPTUAL REVIEW

URproject 20

7941 north 55th street, paradise valley, arizona, 85253

SECTIONS

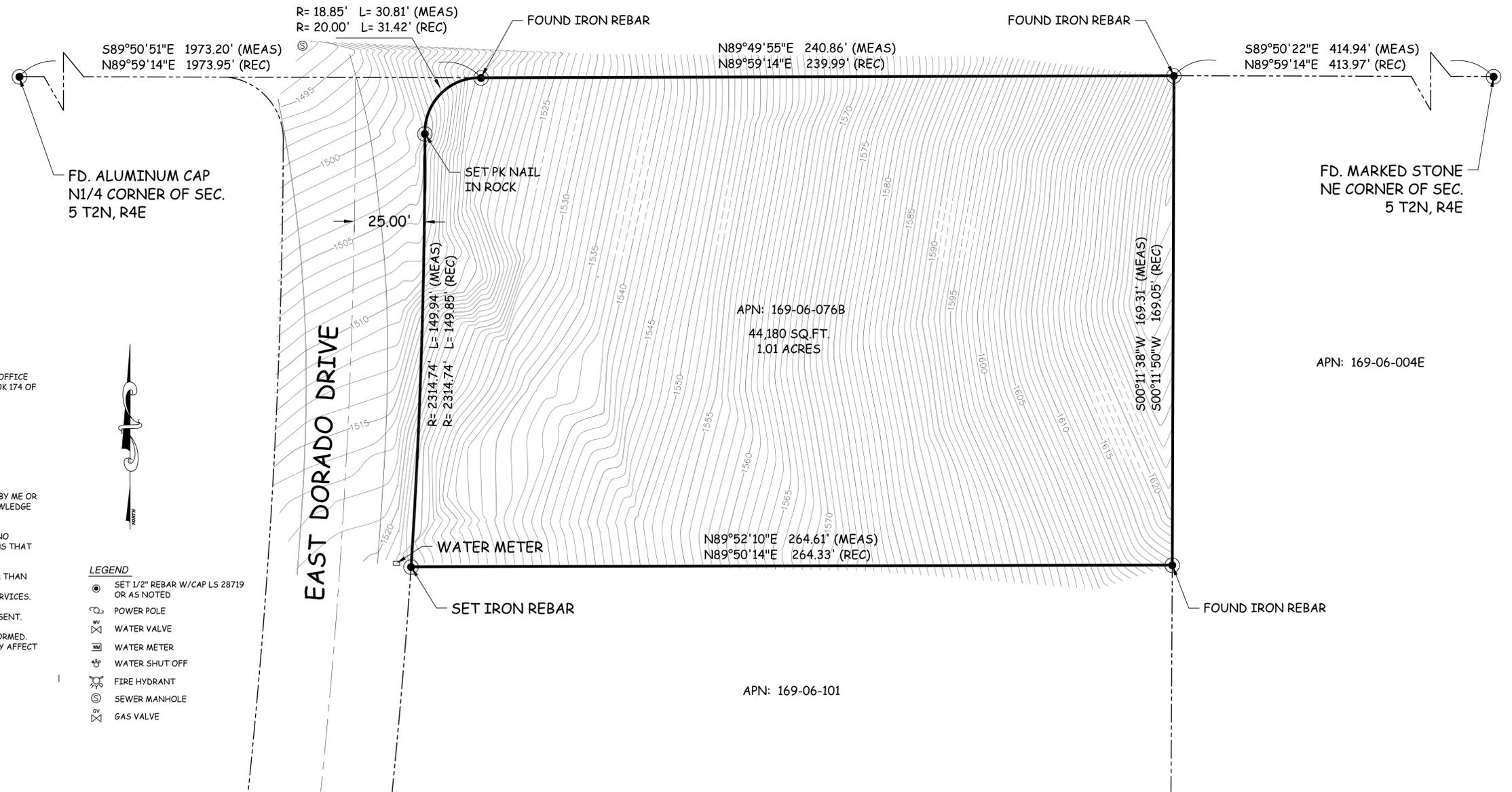
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A403

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**TOPOGRAPHIC SURVEY
THAT PORTION OF EL DORADO ESTATES,
T-2N, R-4E, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

SURVEY PERFORMED FOR THE BENEFIT OF BROSEMAN PROPERTIES INC



BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

PERTINENT DOCUMENTS

DEED: 2006-0526505
RESULTS OF SURVEY:
BK. 171 PG. 28
BK. 174 PG. 26
BK. 734 PG. 10

SURVEY DATE

06/15/2021

LEGAL DESCRIPTION

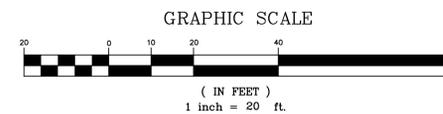
LOT 25, OF EL DORADO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 174 OF MAPS, PAGE 26.

SURVEYOR'S NOTES

- 1) HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 2) THE SURVEYOR HAS OBTAINED NO INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY OR GOVERNMENTAL AGENCY MAY REQUIRE.
- 3) USE OF THIS INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY WESTERN GEOMATICS SERVICES. WESTERN GEOMATICS SERVICES SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.
- 4) A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE DEED WHICH MAY AFFECT THE PROPERTY HAVE NOT BEEN PLOTTED.

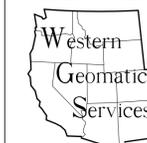
LEGEND

- SET 1/2" REBAR W/CAP LS 28719 OR AS NOTED
- POWER POLE
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⊕ WATER SHUT OFF
- ⊙ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊗ GAS VALVE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ARIZONA.

EXPIRES: 3/31/2022
SIGNED: *Jeff R. Cook*
JEFF R. COOK AZ Reg. No. 28719 Date: 06/15/2021
My License renewal date is March 31, 2022



2925 E RIGGS RD
Suite 8-191
Chandler, AZ 85249
(480) 656-7912

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/15/21	SUBMITTAL		NC	JC
SCALE AS SHOWN					WGS6553