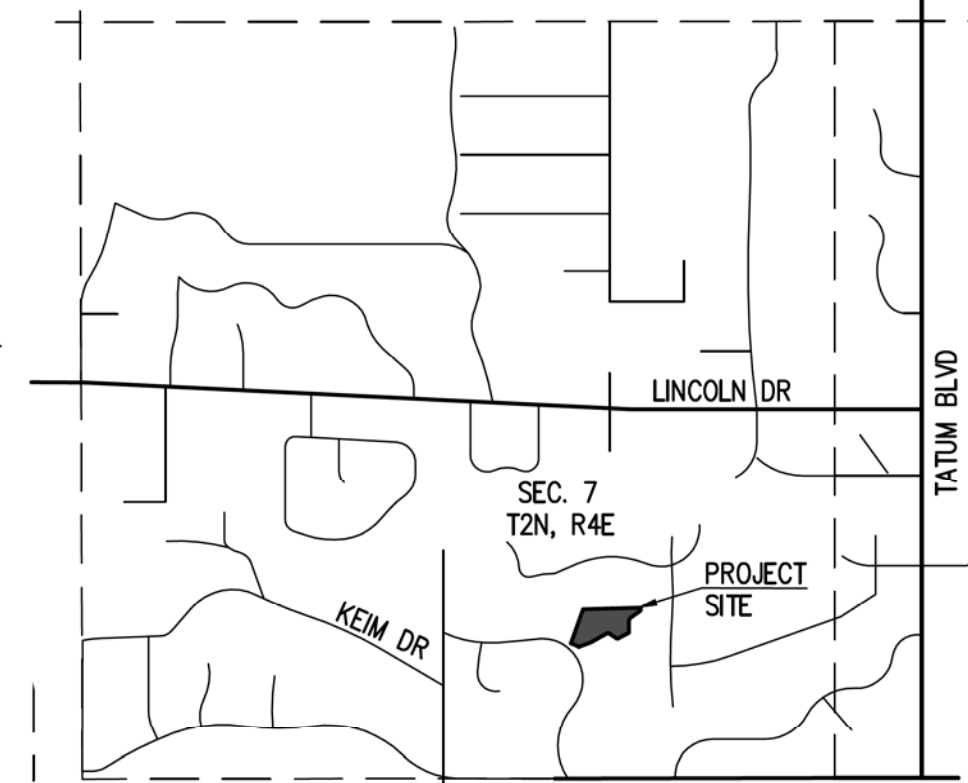


TOPOGRAPHIC SURVEY
LOT 1 - SANCTUARY I

4474 E VALLEY VISTA LN, PARADISE VALLEY, AZ 85253
A SUBDIVISION PLAT RECORDED IN BOOK 601 OF MAPS, PAGE 32, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T.2N, R.4E OF
THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LOT 7 - CAMELHEAD ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6246 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-063

LEGAL DESCRIPTION

LOT 1, OF THE SANCTUARY I, ACCORDING TO BOOK 601 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 95,612 S.F (2.195 AC.); MORE OR LESS.

OWNER

VALLEY VISTA PV
4474 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 44TH STREET AND McDONALD DRIVE HAVING AN ELEVATION OF 1312.266
TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24540-1.

SITE DATA

APN: 169-20-122
ADDRESS: 4474 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT SIZE: 95,612 SQ. FT. OR 2.195 ACRES

GENERAL NOTES

1. THIS IS A TOPOGRAPHIC SURVEY, BOUNDARY SURVEY WAS PROVIDED BY CLIENT.
2. THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, 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 THAN 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. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN BOOK 601 OF MAPS, PAGE 32, AND WARRANTY DEED REC. NO. 2010-0870977, RECORDS OF MARICOPA COUNTY, ARIZONA.
6. 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. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
7. 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.
8. ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
9. ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
10. ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

LEGEND

- FOUND REBAR
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WM WATER METER
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION

ABBREVIATIONS

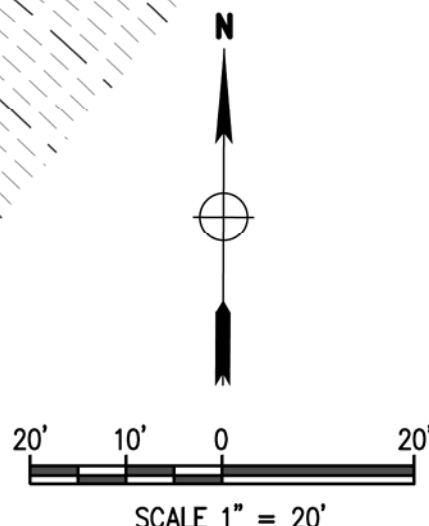
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- EG EXISTING GRADE
- EL ELEV
- EP ELEVATION
- ESMT EASEMENT
- EX, EXIST. EXISTING
- FL FLOW LINE
- MEASURED MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PVMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TPV TOWN OF PARADISE VALLEY
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER

UTILITIES

WATER: EPICOR WATER
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 601 OF MAPS, PAGE 32, MCR.
2. WARRANTY DEED RECORDED IN DOC. NO. 2010-0870977, M.C.R.



02/18/16
DATE

TOPOGRAPHIC
SURVEY

LOT 1 - SANCTUARY I
4474 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9432
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
phoenix@dgng.com

