



WATER SERVICE IMPACT STUDY

6001 E Cactus Wren Road Lot Split

LDG PROJECT #1605053

Prepared for:

Ms. Susan Shultz
6001 E Cactus Wren Road
Paradise Valley, Arizona 85253

Submitted to:

Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Prepared by:

Land Development Group, LLC
8808 N Central Ave., Ste 288
Phoenix, Arizona 85020
Contact: Nick Prodanov, PE, PMP
P: 602 889 1984



EXPIRES 06/30/2019

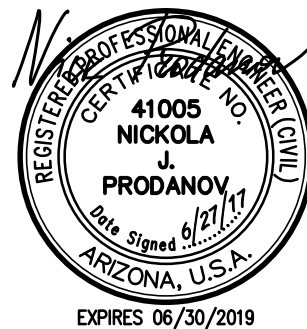
June 27th, 2017

TABLE OF CONTENTS

	<u>PAGE</u>
1. Introduction.....	1
2. Domestic Water and Fire Suppression System	1
3. References	2

APPENDICES

Appendix A-1 Vicinity Map	3
Appendix A-2 Water Flow Test	4
Appendix A-3 Will Serve Letter	5



June 27th, 2017

1. INTRODUCTION

This Water Service Impact Study and related design have been developed in accordance with the current Town of Paradise Valley Design Standards, Codes and adopted Ordinances. It provides engineering analysis and assessment of the required water services and fire flow demand for the proposed lot split development.

The subject property is located at 6001 E Cactus Wren. The 2.35 acre parcel is an unsubdivided land, being a portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, T2N, R4E. The property is bounded by 60th Street (west), Cactus Wren (north), Cardinal Drive (east). It is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There is an existing 7,337 s.f. house, built in 1957, a guesthouse and a barn. Refer to Appendix A-1 – Vicinity Map.

As a part of the project development process, a lot split plat map subject to the Town of Paradise Valley review and approval is prepared. The owner is proposing to split the parcel into two lots. The prepared lot split map defines the new property divider line, location and distances of new building setback lines and public utility easements. Both lots will exceed the minimum required area of 1 acre. The existing main residence will remain as is, whereas the existing guesthouse and barn will be demolished to provide compliance with the Town of Paradise Valley Code.

The site is located within the EPCOR water and Town of Paradise Valley sewer service areas. There is an existing 6" ACP water line that runs in 73rd Street. There is an existing 6" water main in 60th and a 12" water main Cactus Wren. There is an 8" sewer line that runs in Cactus Wren.

The site's existing terrain slopes southeasterly at a rate of 1.9% and is sparsely vegetated with native trees. There are washes running through the property. On-site stormwater runoff generated by 100-year storm will be retained on-site as required.

2. DOMESTIC WATER AND FIRE SUPPRESSION SYSTEM

There is an existing water service line and water meter near the southwest property corner tapped off the existing 6" ACP line in 60th Street, which supplies domestic water to the existing residence. A new water service line and a water meter, sized in accordance with the currently adopted Plumbing Code will be installed near the northeast property corner and will be tapped off the 12" water main in Cactus Wren. A new sanitary sewer connection will service the new parcel off the sewer main in Cactus Wren. Considering the existing grades and invert elevations of the sewer, a lift station may be required in order to connect to the existing sewer main.

The fire hydrant coverage for this site is provided by an existing fire hydrant located 48 feet southerly from the southwest property corner, east side of 60th Street, and an existing fire hydrant located 193 feet easterly from the northeast corner of the site, north side of Cactus Wren.

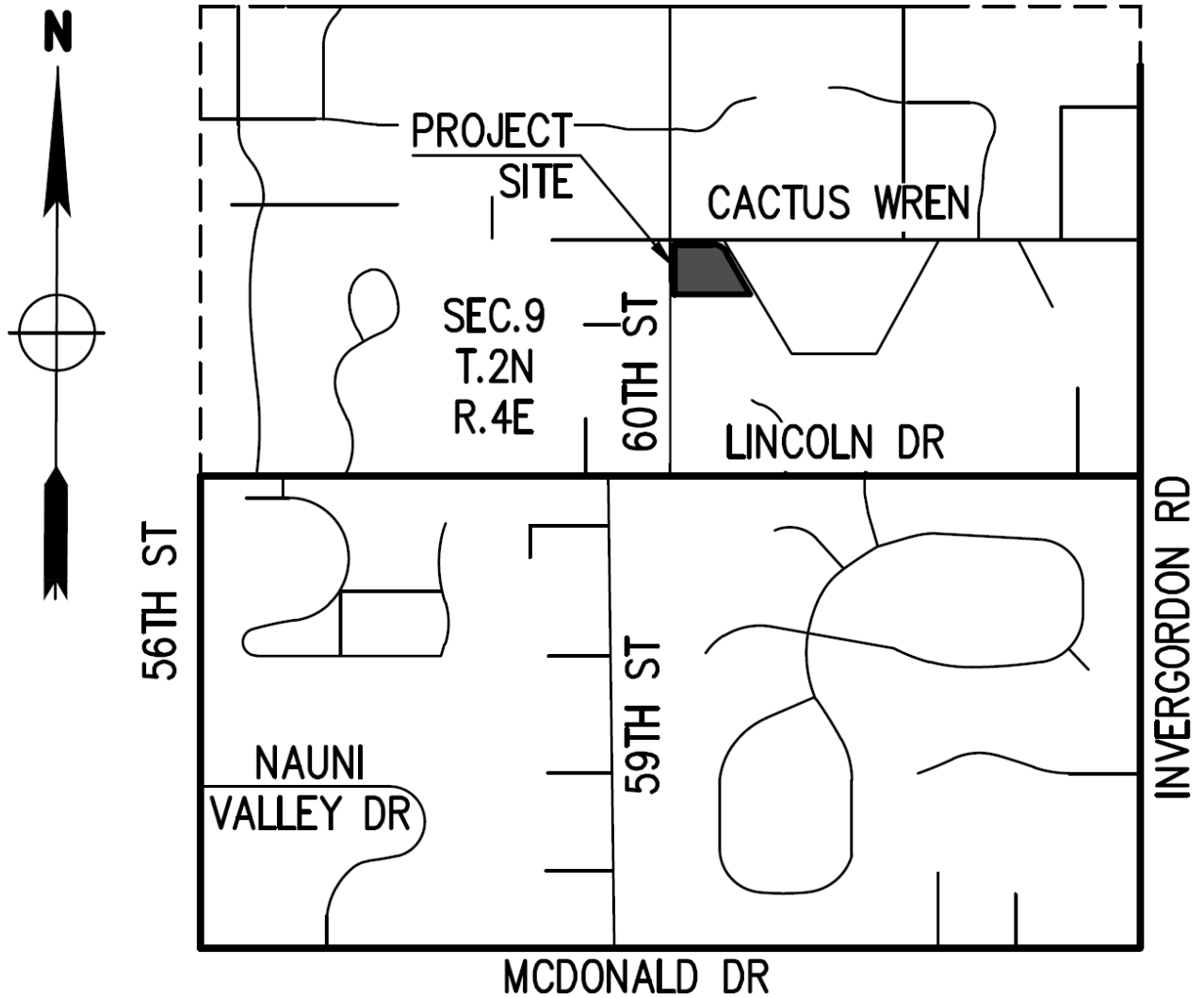
Fire flow test was conducted on June 27th, 2017 by Grantham Design, LLC and witnessed by EPCOR representative. Based on the results of the fire flow test, the existing water infrastructure is capable of supplying the required fire flow protection per the Town Code 13.1.6 (1,500 gpm at 20 psi). Fire sprinklers for the new residence will be fed off the domestic water service.

3. REFERENCES

- Town of Paradise Valley Design Standards & Policies.
- 2015 International Fire Code, Appendix B, Fire Flow Requirements for Buildings.

APPENDIX A-1

Vicinity Map



APPENDIX A-2

Water Flow Test

Hydrant Flow Test Report

Test Date 06/27/2017

Test Time 8:10 am

Location

6001 E. CACTUS WREN ROAD,
PARADISE VALLEY, AZ.

Tested by

GRANTHAM DESIGN, LLC.

Notes

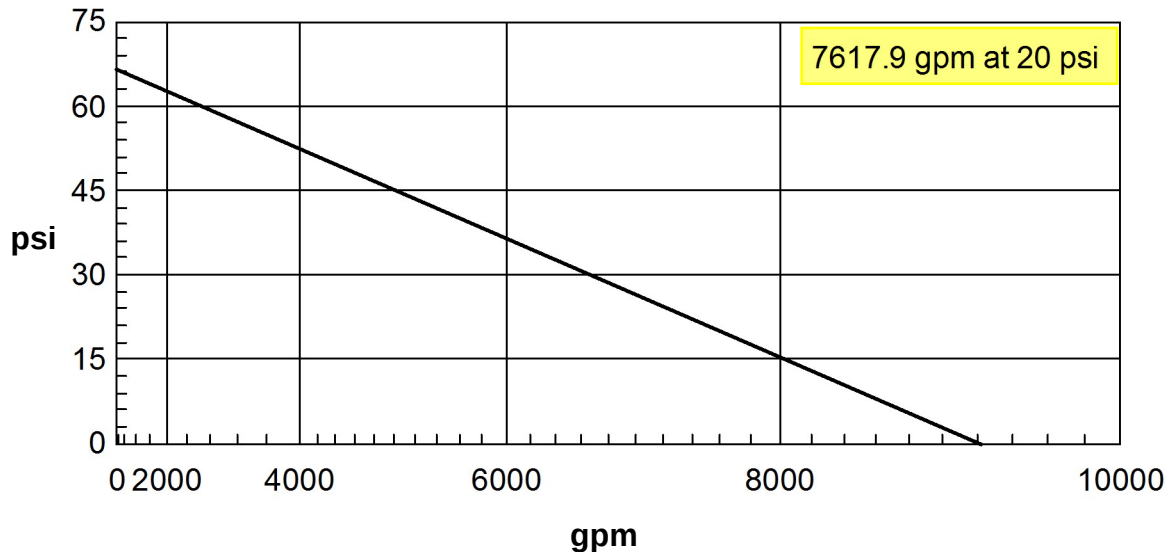
Read Hydrant

67 psi static pressure
66 psi residual pressure
2 ft hydrant elevation

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	2	2.5	.9	25	950.6 gpm

Flow Graph



Disclaimer: The fire hydrant flow test results can vary based on time, date, seasonal fluctuation and other circumstances. Verify water pressures prior/during any project. Grantham Design, LLC. will not be held responsible for any changes in the results.

APPENDIX A-3

Will Serve Letter



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

June 1st, 2017

Susan Shultz
6001 E Cactus Wren Road
Paradise Valley, AZ 85253

Sent via e-mail to: dustin@ldgeng.com

Re: Will-Serve Letter for Water Service
APN 169-37-009

Dear Susan Shultz;

This letter is in response to LDG Engineering's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to APN 169-37-009 (the "Development"). The Development is a residential project that will split one residential lot creating two lots, located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
3. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only.

For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", is written over a light blue horizontal line.

Josh Vig
Project Manager

EXHIBIT A

LOT SPLIT MAP REDWING ESTATES II

BEING A LOT SPLIT OF PARCEL NO. 169-37-009

LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: SUSAN SHULTZ

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

ABBREVIATIONS	
BSL	BUILDING SETBACK LINE
C	CENTERLINE
D/W	DRIVEWAY
E	EAST
ESMT	EASEMENT
EX. EXIST.	EXISTING
M	MEASURED
MCR	MARICOPA COUNTY RECORDER
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
S	SOUTH
T	TANGENT
W	WEST

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
SUSAN SHULTZ, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED PARCEL NO. 169-37-009, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "REDWING ESTATES II," AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND ONES 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.

IN WITNESS WHEREOF:
SUSAN SHULTZ, AS OWNER, HAS HERETO AFFIXED HER SIGNATURE THIS DAY OF 2016.

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS OF 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SUSAN SHULTZ, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE
MY COMMISSION EXPIRES 20

PROPERTY OWNERS RATIFICATION

BY THIS RATIFICATION (PRINTED NAME)
DULY ELECTED (NAME OF PROPERTY OWNERS ASSOCIATION)
ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS OF 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TIM BLEVINS, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE
MY COMMISSION EXPIRES 20

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 46-101 (3), AND SECTIONS 6-4 (1) (C), 6-7-1 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, IMPED, OBSTRUCT, 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.

LOT 1 - LEGAL DESCRIPTION

THAT PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE PLATTED INTERSECTION OF CACTUS WREN ROAD AND 60TH STREET;
THENCE CONTINUING ALONG MONUMENT LINE OF CACTUS WREN ROAD NORTH 90°00'00" EAST, A DISTANCE OF 255.76 FEET TO A POINT;
THENCE LEAVING SAID MONUMENT LINE, SOUTH 0°00'00" WEST, A DISTANCE OF 34.31 FEET, TO THE NORTHEASTERLY PROPERTY CORNER ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 18°49'00" WEST, A DISTANCE OF 303.93 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 306.51 FEET;
THENCE NORTH 0°00'00" EAST, A DISTANCE OF 288.00 FEET;
THENCE CONTINUING ALONG SAID PROPERTY LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY CURVE OF CACTUS WREN ROAD, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 0°00'00", A TANGENT LENGTH OF 7.95 FEET, THE CHORD OF WHICH BEARS SOUTH 89°55'29" EAST, A DISTANCE OF 15.86 FEET, FOR AN ARC LENGTH OF 15.87 FEET; TO THE NORTHEASTERLY PROPERTY CORNER; BEING THE TRUE POINT OF BEGINNING.
CONTAINING 52,640 S.F.; MORE OR LESS.

LOT 2 - LEGAL DESCRIPTION

THAT PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE PLATTED INTERSECTION OF CACTUS WREN ROAD AND 60TH STREET;
THENCE CONTINUING ALONG MONUMENT LINE OF CACTUS WREN ROAD NORTH 90°00'00" EAST, A DISTANCE OF 255.76 FEET TO A POINT;
THENCE LEAVING SAID MONUMENT LINE, SOUTH 0°00'00" WEST, A DISTANCE OF 34.31 FEET, TO THE NORTHEASTERLY PROPERTY CORNER ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 18°49'00" WEST, A DISTANCE OF 303.93 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 306.51 FEET;
THENCE NORTH 0°00'00" WEST, A DISTANCE OF 275.64 FEET;
THENCE CONTINUING ALONG SAID PROPERTY LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY CURVE OF CACTUS WREN ROAD, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50°55'07", A TANGENT LENGTH OF 47.81 FEET, THE CHORD OF WHICH BEARS SOUTH 89°55'29" EAST, A DISTANCE OF 88.97 FEET, FOR AN ARC LENGTH OF 88.87 FEET; TO THE NORTHEASTERLY PROPERTY CORNER; BEING THE TRUE POINT OF BEGINNING.
CONTAINING 49,710 S.F.; MORE OR LESS.

PARENT LEGAL DESCRIPTION

PARCEL NO. 1:
THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE WESTERLY LINE OF SCHERER HEIGHTS PLAT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 3, RECORDED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9;
THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 322 FEET;
THENCE EAST 33 FEET TO TRUE POINT OF BEGINNING;
THENCE EAST 431.62 FEET;
THENCE NORTH 30 DEGREES 00 MINUTES WEST 275.97 FEET;
THENCE 104.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES, A TANGENT OF 20 FEET AND A RADIUS OF 57.74 FEET AND A RADIUS OF 100 FEET;
THENCE WEST 186.69 FEET;
THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES, A TANGENT OF 20 FEET AND A RADIUS OF 20.02 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES WEST 269 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL NO. 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 322.00 FEET;
THENCE EAST 33 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH, A DISTANCE OF 269.00 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.02 FEET, A TANGENT LENGTH OF 20 FEET, AN ANGLE OF 89 DEGREES 56 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.42 FEET;
THENCE WEST, A DISTANCE OF 28.00 FEET;
THENCE SOUTH, A DISTANCE OF 289.00 FEET;

OWNER

SUSAN SHULTZ
6001 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 169-37-009
ADDRESS: 6001 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253
ZONING: R-43
PARENT LOT AREA: 102,350 S.F. (2.35 AC.)
LOT 1 AREA: 52,640 S.F. (1.21 AC.)
LOT 2 AREA: 49,710 S.F. (1.14 AC.)

AREAS

LOT 1: 52,640 S.F. (1.21 AC.)
FLOOR AREA RATIO: 5.892 / 52,640 = 9.29%
LOT 2: 49,710 S.F. (1.14 AC.)

ZONING

R-43

SURVEY REFERENCES

- WARRANTY DEED RECORDED IN DOC. NO. 1987-075160, M.C.R.
- RESOLUTION OF ABANDONMENT NUMBER 683 RECORDED IN REC. NO. 91-082386, M.C.R.
- TITLE REPORT FILE NO.: 8250405-082-MRE

UTILITIES

WATER: EPOR WATER
SEWAGE: SANITARY SEWER, SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

BASIS OF BEARINGS

THE MONUMENT LINE OF 60TH STREET, THE BEARING OF WHICH IS 50°04'00"W.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CACTUS WREN ROAD AND 56TH STREET HAVING AN ELEVATION OF 1363.44
NAVG 88 TOWN OF PARADISE VALLEY DATUM, GDACS# 24534-1

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040493	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X ^a	

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

NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO COAR'S ARE CREATED WITH THIS MAP. EXISTING COAR'S AFFECTING THE SUBJECT PROPERTIES ARE LISTED UNDER SECTION "SURVEY REFERENCES" ABOVE.
- 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.
- 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.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO. 1987-075160, M.C.R. & RESOLUTION OF ABANDONMENT NUMBER 683 RECORDED IN REC. NO. 91-082386, M.C.R.
- 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.
- 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.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- THE EXISTING STRUCTURES ON THE LOT ALONG CARDINAL DRIVE WILL BE DEMOLISHED. THIS INCLUDES THE GUESTHOUSE, BARN AND ANY OTHER BUILDING. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
- ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.0 OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.
- FOLLOWING RECORDING DOCUMENTS REFERENCE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ASSOCIATED WITH THIS PROPERTY:
REC. DOC. 1325, PAGE 111, MOR
REC. DOC. 1991-50852, MOR
REC. DOC. 1991-50861, MOR

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2016, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED.



11/07/16
DATE

LOT SPLIT MAP

REDWING ESTATES II
6001 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

169-37-009
APN: 169-37-009
PARADISE VALLEY, AZ 85253
DATE: 11/07/16
PAGE 1 OF 1

169-37-009
APN: 169-37-009
PARADISE VALLEY, AZ 85253
DATE: 11/07/16
PAGE 1 OF 1

169-37-009
APN: 169-37-009
PARADISE VALLEY, AZ 85253
DATE: 11/07/16
PAGE 1 OF 1