

VICINITY MAP

NOTES

- 1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 2. THIS DIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES OF THE TOWN OF PARADISE
- 3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11, FLOODPLAIN ADMINISTRATION.
- 4. LANDSCAPING IN THE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH SECTION
 5-10-1/G). LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY, OF THE PARADISE VALLEY TOWN CODE. THIS INCLUDES SUCH LANDSCAPING BEING MAINTAINED BY THE ADJACENT PROPERTY OWNER.
- 5 THERE WILL BE NO C.C.& R.'S FOR THE APPROVAL OF THIS MAP
- THERE WILL BE NO LANDSCAPE, ACCENT OR AESTHETIC LIGHTING LOCATED WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY, OR EASEMENT FOR PUBLIC RIGHT-CF-WAY ADJOINING THIS MAP WITHOUT APPROVED PLANS.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(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 WATER, SHALL BE CONSTRUCTED, DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, 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, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY 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.

NOTES

THIS RESULTS OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

NO ATTEMPT HAS BEEN MADE TO RESEARCH OR DEPICT ENCUMBRANCES AFFECTING

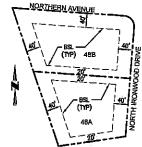
BEARING, DISTANCES AND CURVE DATA NOT SPECIFIED REPRESENT CVL FIELD

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:

BOOK 57 OF MAPS, PAGE 1 (R1) BOOK 381 OF MAPS, PAGE 1 BOOK 383 OF MAPS, PAGE 34 BOOK 389 OF MAPS, PAGE 24 BOOK 401 OF MAPS, PAGE 6

BOOK 428 OF MAPS, PAGE 18 BOOK 511 OF MAPS, PAGE 9 BOOK 579 OF MAPS, PAGE 30 BOOK 734 OF MAPS, PAGE 30 BOOK 752 OF MAPS, PAGE 36 BOOK 887 OF MAPS, PAGE 35

BOOK 916 OF MAPS, PAGE 29 BOOK 1959 OF MAPS, PAGE 21 BOOK 1111 OF MAPS, PAGE 19 (R3) BOOK 1112 OF MAPS, PAGE 35 (R4)



BUILDING SETBACK DETAIL

MUMMY MOUNTAIN PARK VIII LOT SPLIT

LOT 48 OF MUMMY MOUNTAIN PARK PER BOOK 57, PAGE 1, M.C.R. AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4.TOWNSHIP 2 NORTH. RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA

PROPERTY OWNERS

UTILITY PROVIDERS

SITE DATA

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EXISTING ZONING - R-43

LEGEND

INDICATES ASSESSOR

INDICATES FOUND PK-NAIL

INDICATES FOUND REBAR

WITH CAP LS#22782

INDICATES FOUND REBAR AS NOTED

INDICATES FOUND BRASS CAP FLUSH

INDICATES CALCULATED POSITION

INDICATES FOUND ALUMINUM CAP

WATER - CITY OF PHOENIX
SEWER - CITY OF SCOTTSDALE
ELECTRIC - ARIZONA PUBLIC SERVICE COMPANY
TELEPHONE - CENTURY LINK
GAS - SOLITHWEST GAS CORPORATION
CABLE - COX COMMUNICATIONS
POLICE - TOWN OF PARADISE VALLEY
FIRE PROTECTION - TOWN OF PARADISE VALLEY

NO. OF LOTS - 2 NET AREA - 98,041,5026 SQUARE FEET = 2.251 ACRES

SHARAT KANAKA AND PUNNAIAH C. MARELLA 7808 NORTH IRONWOOD DRIVE, PARADISE VALLEY, ARIZONA 85253

ENGINEER

COE & VAN LOO CONSULTANTS, INC. 4450 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: 602-264-6831 FAX: 602-264-0928 CONTACT: FRED E. FLEET, P.E.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°34'19" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

PARENT PARCEL LEGAL DESCRIPTION

LOT 48, MUMMY MOUNTAIN PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARKCOPA COUNTY, ARIZONA IN BOOK 57 OF MAPS, PAGE 1.

LOT 48A LEGAL DESCRIPTION

MUMMY MOUNTAIN PARK VIII - LOT 48A

THAT PART OF LOT 48, MUMMY MOUNTAIN PARK AS RECORDED IN BOOK 57 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND REBAR WITH CAP LS#22782 MARKING THE SOUTHEAST

THENCE SOUTH 82°15'24" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 48. A DISTANCE OF 192.08 FEET TO THE FOUND REBAR WITH CAP LS#22782 MARKING THE SOUTHWEST CORNER OF SAID LOT 48:

THENCE NORTH 18°27'48" WEST, A DISTANCE OF 222.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 48:

THENCE SOUTH 84"39'00" EAST, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 48;

THENCE SOUTH 04"39'20" WEST, ALONG THE EASTERLY LINE OF SAID LOT 48, A DISTANCE OF 164.30 FEET TO THE POINT OF BEGINNING.

LOT 48B LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR MUMMY MOUNTAIN PARK VIII - LOT 48B

THAT PART OF LOT 48, MUMMY MOUNTAIN PARK AS RECORDED IN BOOK 57 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET REBAR WITH CAP 1.5#22782 MARKING THE NORTHWEST CORNER OF SAID LOT 48;

THENCE SOUTH 85°34′19° EAST, ALONG THE NORTHERLY LINE OF SAID LOT 48, A DISTANCE OF 319.59 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHIVESTERLY WHICH HAS A CENTRAL ANGLE OF 90°13′39° AND WHOSE RADIUS FOINT BEARS SOUTH 0°25°41′ WEST A DISTANCE OF 29.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.96 FEET TO A POINT OF TANGENC

THENCE SOUTH 04°39'20" WEST, A DISTANCE OF 145.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 48:

THENCE NORTH 84"39'00" WEST, A DISTANCE OF 274.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 48;

THENCE NORTH 18°27'48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 48, A

DEDICATION

COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SHARAT KANAKA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND PUNNAIAH C. MARELLA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS OF LOT 48 OF MIMMY MOUNTAIN PARK HAVE DIVIDED UNDER THE NAME OF "MUMMY MOUNTAIN PARK HAVE DIVIDED UNDER THE NAME OF "MUMMY MOUNTAIN PARK" BOOK 57, PAGE 1, M.C.R. AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4. or, Page 1, M.C.K., AND SITUALED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, AS SHOWN MAPPED HEREON AND HEREBY PUBLISHES
THIS MAP AS AND FOR THE MAP OF SAID LOT SPLIT AND HEREBY DECLARES THAT THIS
MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND
EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE
NUMBER DUENE SAME DESPECTATE VIA THE NUMBER GIVEN EACH RESPECTIVELY IN THIS MAP AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE EASEMENTS SHOWN HEREON

COUNTY RECORDER

IN WITNESS WHEREOF

SHARAT KANAKA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND PUNNAIAH C. MARELLA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS, HAVE SIGNED THIS MAP FOR THE PURPOSES OF DIVIDING SAID LOT 48 AND DEDICATING THOSE EASEMENTS AS SHOWN ON SAID MAP.

BY:		BY:	
	SHARAT KANAKA, OWNER		PUNNAIAH C. MARELLA, OWNER

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

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

NO	OTARY PUBLIC	му сом	MY COMMISSION EXPIRES:		
APP	ROVAL				
APPROV	ED BY THE TOWN COUNCI	L OF THE TOW	OF PARADISE VALLEY, ARIZON.		
THIS	DAY OF		., 2018.		
BY:			_		
	MAYOR				
ALLEST	TOWN CLERK		-		
	TOWN ENGINEER		-		
	PLANNING DIRECTOR		-		

CERTIFICATION

1. LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO

BY: KIMM & Julian BEGISTER REGISTRATION NUMBER 22782 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 CVLSURVEY@CVLCI.COM



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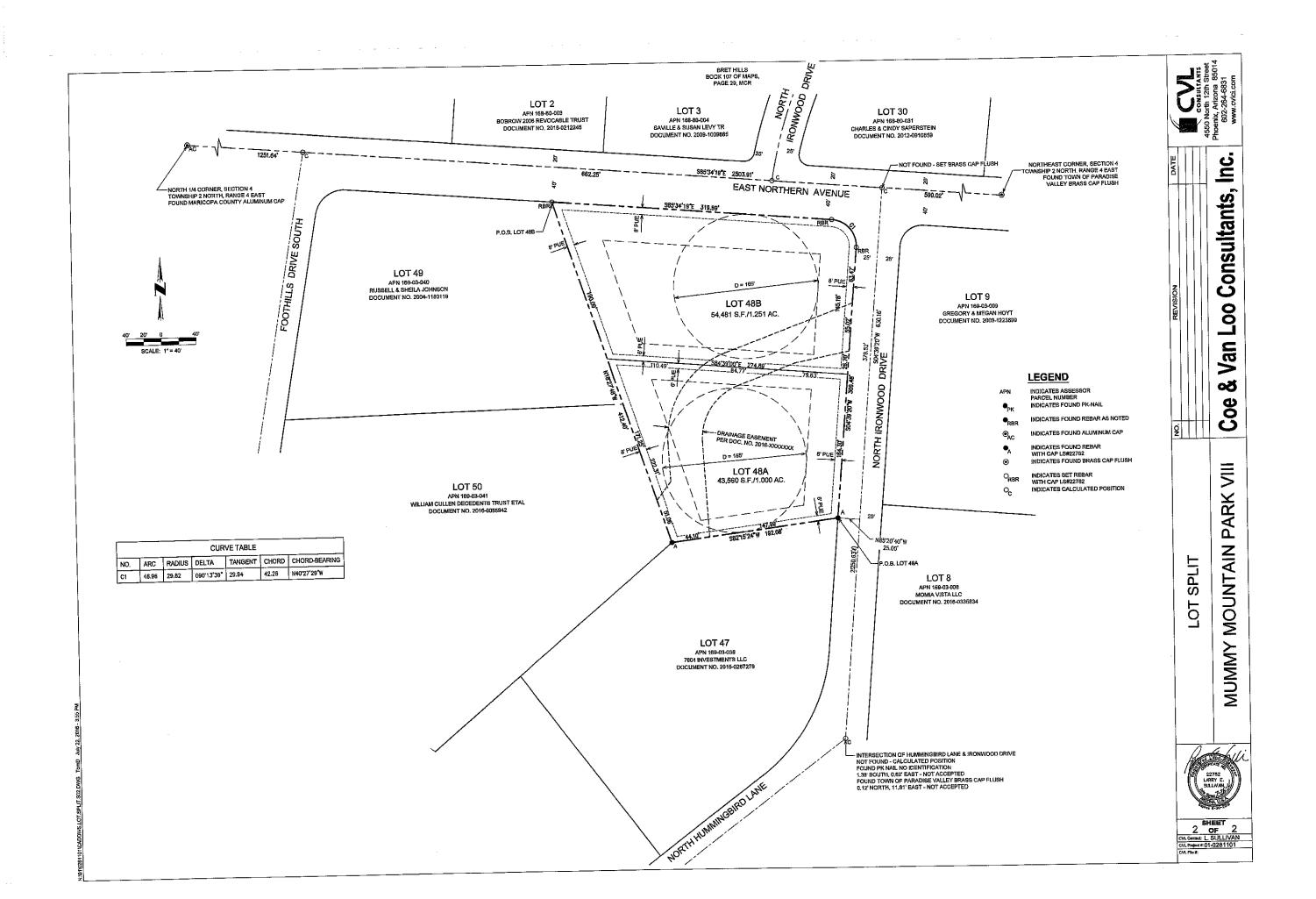
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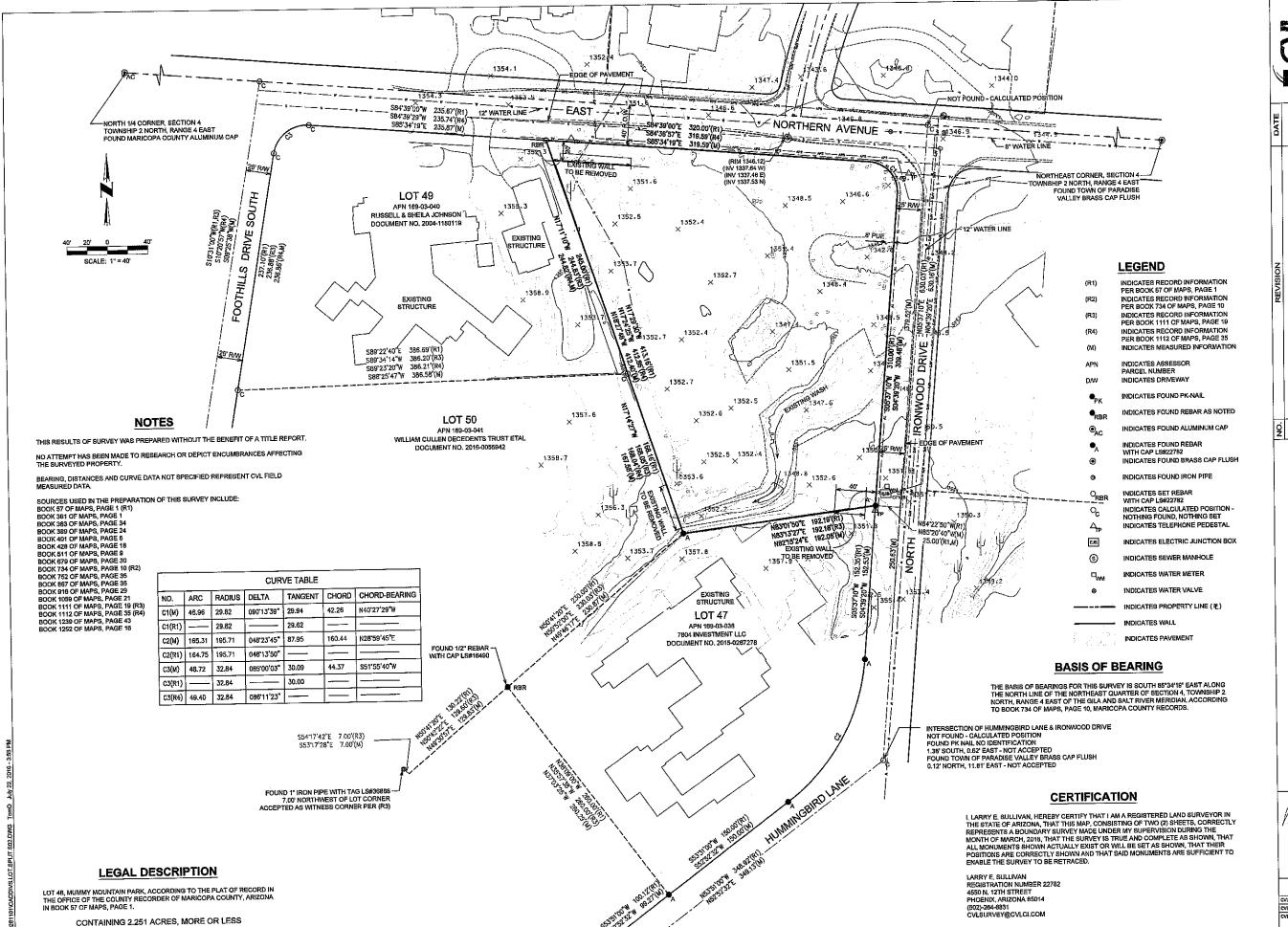
PARK

MOUNTAIN

MUMMY

SHEET 1 OF 2 CVL Project #: 01-0281101





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1 OF 1
CVL Contact: L. SULLIVAN
CVL Project #: 01-0281101