

**LEGEND**

- BRASS CAP FLUSH
- CALCULATED POINT
- FOUND REBAR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊗ WATER VALVE
- ⊕ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ SEWER CLEANOUT
- ⊕ MAILBOX
- ⊕ ELECTRIC METER
- ⊕ A/C UNIT
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ MAILBOX
- ⊕ UTILITY BOX/VAULT
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- SEWER LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- MESQUITE TREE
- SAQUARO
- PALO VERDE
- PALM TREE

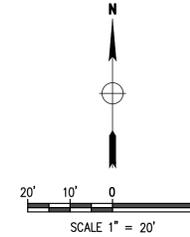
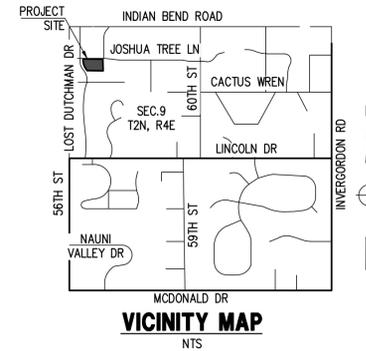
**ABBREVIATIONS**

- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- (M) 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
- TC TOP OF CURB
- TPV TOWN OF PARADISE VALLEY
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER

**NEW PROPERTY LINE EXHIBIT**  
**5639 E JOSHUA TREE LN., PARADISE VALLEY, AZ 85253**

**LOT 1 - CLUB ESTATES NO. 7**

**A LOT SPLIT OF LOT 1, CLUB ESTATES 3, AS RECORDED IN BOOK 1217 OF MAPS, PAGE 14, MCR, LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**PARENT SITE DATA**

APN: 169-32-932  
 ADDRESS: 5639 E JOSHUA TREE LN., PARADISE VALLEY, AZ 85253  
 ZONING: R-43  
 LOT AREA: 88,130 S.F. (2.023 AC.)  
 CONSTRUCTION YEAR: 2011  
 OS #: 22-42  
 FAR: BUILDING UNDER ROOF: 10,840 S.F. / 12,200 S.F. / 88,130 S.F. = 12.71%  
 RAMADA UNDER ROOF: 360 S.F.

**OWNER**

JOSE MERAZ JR. AND NUVA M.  
 GARDEA FRIAS  
 5639 E JOSHUA TREE LN.,  
 PARADISE VALLEY, AZ 85253

**NEW AREAS**

LOT 1: 44,562 S.F. (1.023 AC.)  
 FAR: BUILDING UNDER ROOF: 10,840 S.F. / 44,562 S.F. = 24.3%  
 LOT 2: 43,567 S.F. (1.000 AC.)

**BASIS OF BEARINGS**

THE NORTH LINE OF LOT 1, THE BEARING OF WHICH IS S89°56'46"E.

**LEGAL DESCRIPTION**

LOT 1, CLUB ESTATES 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1217 OF MAPS, PAGE 14.

**BENCHMARK**

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND McDONALD DRIVE HAVING AN ELEVATION OF 1417.53, NAVD 88 DATUM, GDACS# 24544-1.

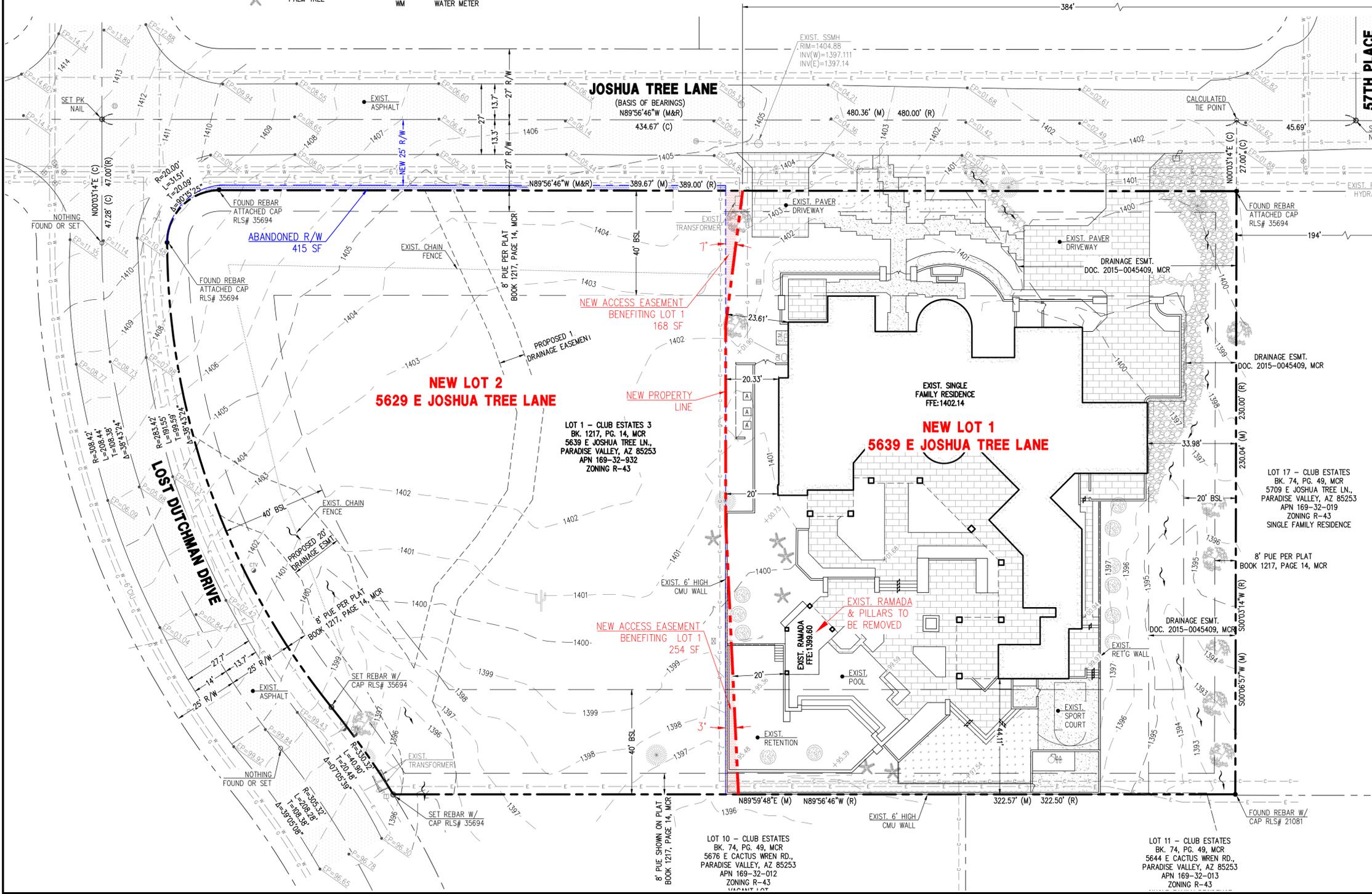
**UTILITIES**

WATER: EPCOR WATER  
 SANITARY SEWER: TOWN OF PARADISE VALLEY  
 ELECTRIC: APS  
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
 NATURAL GAS: SOUTHWEST GAS  
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

**FLOOD INSURANCE RATE MAP (FIRM) DATA**

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

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



DATE: 04/09/23  
 JOB: 2104186  
 VERSION: 2.2  
 PLOT DATE: 04/09/23

SCALE: 1"=20'  
 DESIGNED BY: NP  
 DRAWN BY: DW  
 CHECKED BY: JF

REVISIONS:

**NEW PROPERTY LINE EXHIBIT**

**LOT 1 - CLUB ESTATES 7**  
**5639 E JOSHUA TREE LN.,**  
**PARADISE VALLEY, AZ 85253**

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

**PROFESSIONAL ENGINEER**  
 CERTIFICATE NO. 41005  
 NICKOLA J. PRODANOV  
 State of Arizona  
 No. 123456789

1 OF 1