

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

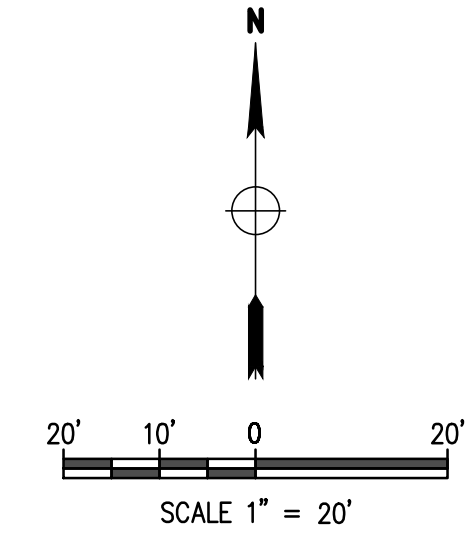
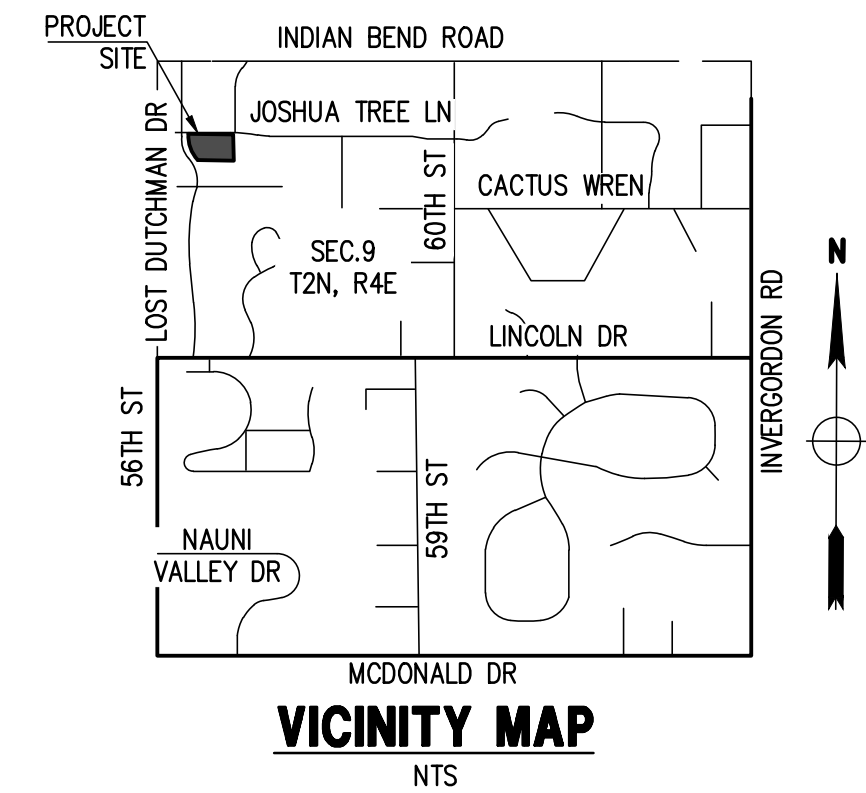
ABBREVIATIONS

- 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.

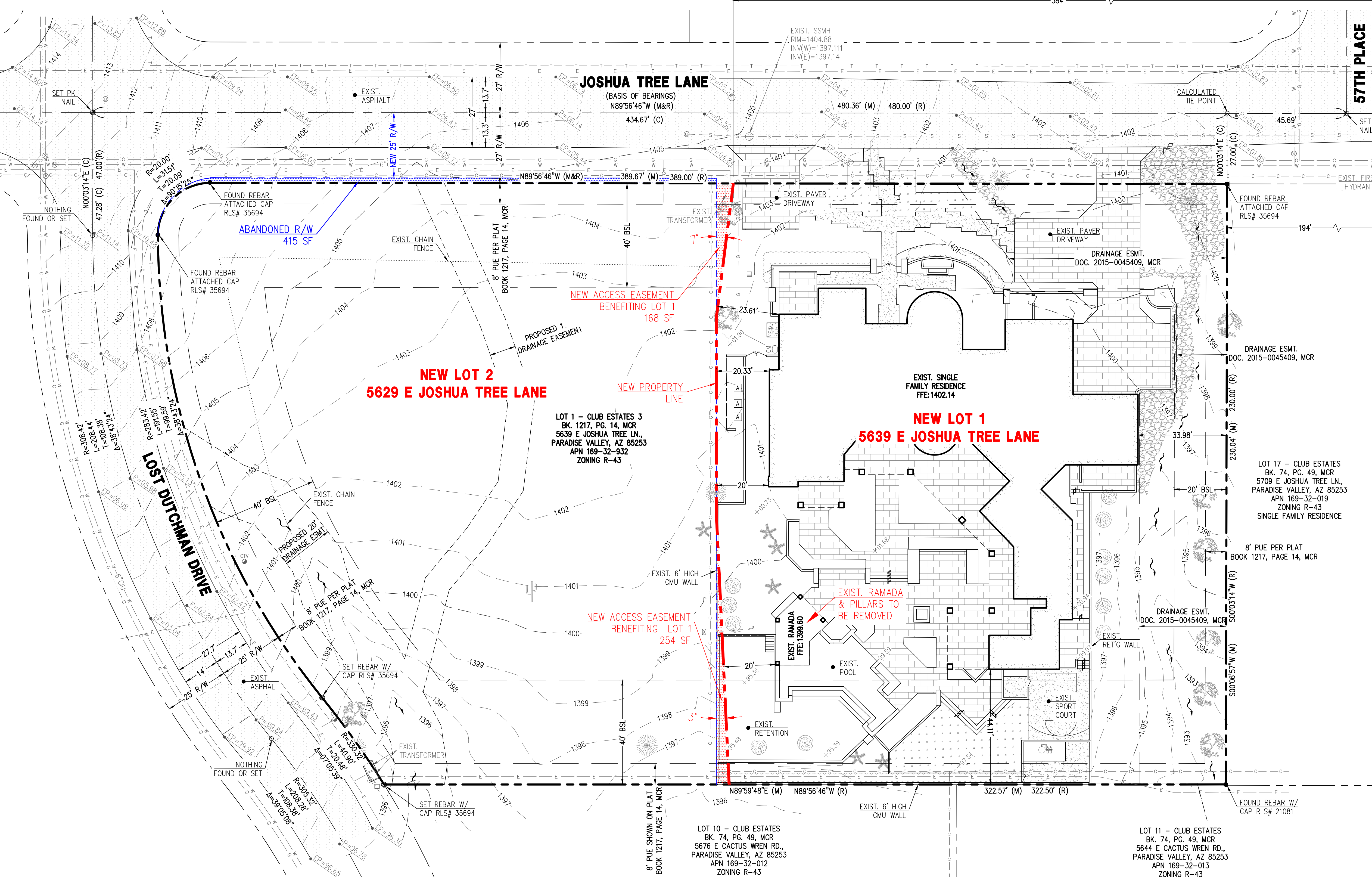
UTILITIES

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	DESIGNED BY: NP	CHECKED BY: JF
SCALE: 1"=20'	DRAWN BY: DW	PLOT DATE: 04/09/23
REVISIONS:		

NEW PROPERTY LINE EXHIBIT

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

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