

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" 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
CL	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:

SUZAN 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 GIVES 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:

SUZAN SHULTZ, AS OWNER, HAS HEREUNTO AFFIXED HER SIGNATURE THIS DAY OF 2017.

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE
MY COMMISSION EXPIRES 20

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND SECTIONS 6-4 (E) (1), 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 WATERS, 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, 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 00°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" WEST, A DISTANCE OF 133.10 FEET;
THENCE NORTH 00°04'00" EAST, A DISTANCE OF 289.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 214.99 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 09°05'58", A TANGENT LENGTH OF 7.95 FEET, THE CHORD OF WHICH BEARS SOUTH 85°14'60" 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 00°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 30°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 47.61 FEET, THE CHORD OF WHICH BEARS SOUTH 55°16'25" EAST, A DISTANCE OF 85.97 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, DESCRIBED 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 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 VEST 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: 4.892 / 52,640 = 9.29%
LOT 2: 49,710 S.F. (1.14 AC.)

ZONING

R-43

SURVEY REFERENCES

- WARRANTY DEED RECORDED IN DOC. NO 1987-0751160, M.C.R.
- RESOLUTION OF ABANDONMENT NUMBER 663 RECORDED IN REC NO. 91-082388, M.C.R.
- TITLE REPORT FILE NO.: 82150405-082-MRE

UTILITIES

WATER: EPCOR WATER
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 S00°04'00"W.

BENCHMARK

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

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASED FLOOD ELEVATION
040049	1765 OF 4425		N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	

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

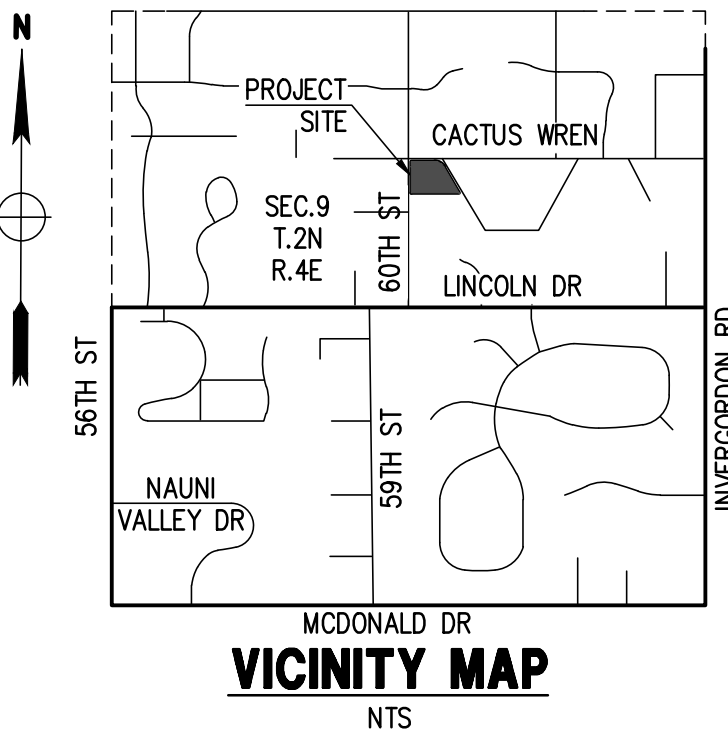
NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS MAP, EXISTING CC&R'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 1987-0751160, M.C.R. & RESOLUTION OF ABANDONMENT NUMBER 663, RECORDED IN REC NO. 91-082388, 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 FENCING. 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.D 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, MCR
REC. DOC. 1991-509852, MCR
REC. DOC. 1991-526861, MCR

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN 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 HEREIN HAVE BEEN LOCATED AS DESCRIBED.

JAMES FLACK, RLS
06/21/17
DATE



LOT SPLIT MAP

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

P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LOGENX.COM

Land
DEVELOPMENT GROUP

BOUNDARY & TOPOGRAPHIC SURVEY
6001 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

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

LEGEND

- BRASS CAP FLUSH
FOUND 1" IRON PIPE
SET 1/2" REBAR & TAG
OR AS NOTED
CALCULATED POINT
PROPERTY LINE
EASEMENT LINE
MONUMENT LINE
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
A/C UNIT
GAS METER
ELECTRIC METER
TELEPHONE PEDESTAL
SEWER CLEANOUT
LIGHT POLE
CATV, PHONE
SEWER LINE
WATER LINE
ELECTRIC LINE
FENCE
EXISTING CONTOUR
EXIST. DRAINAGE FLOW
EXIST. SPOT ELEVATION
PALO VERDE
SAQUARO
TREE
MESQUITE TREE
PINE TREE

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	

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

SURVEY REFERENCES

- WARRANTY DEED RECORDED IN DOC. NO 1987-0751160, M.C.R.
- RESOLUTION OF ABANDONMENT NUMBER 663, RECORDED IN REC. NO. 91-082388, M.C.R.

UTILITIES

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

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
EG	EXISTING GRADE
EL	ELEV
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PWMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TPV	TOWN OF PARADISE VALLEY
W	WEST, WATERLINE
WM	WATER METER

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
LOT AREA: 102,349 S.F. (2.35 AC.)
TOTAL LOT COVERAGE: 7,337 S.F.
FLOOR AREA RATIO: 7.17%
CONSTRUCTION YEAR: 1957

LEGAL DESCRIPTION

DEED 1987-0751160
THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP TWO (2) NORTH, RANGE FOUR (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, DESCRIBED 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 THE 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 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.
AND ALSO THE EAST 8' OF THE WEST 33' OF THE NW QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 T2N, R4E, AS PER THE RESOLUTION OF ABANDONMENT NUMBER 663 RECORDED IN REC. NO. 91-082388, M.C.R.
(NOT PART OF DEED)
CONTAINING 102,349 S.F. (2.35 AC.); MORE OR LESS.

BASIS OF BEARINGS

THE MONUMENT LINE OF 60TH STREET, THE BEARING OF WHICH IS S00°04'00"W.

BENCHMARK

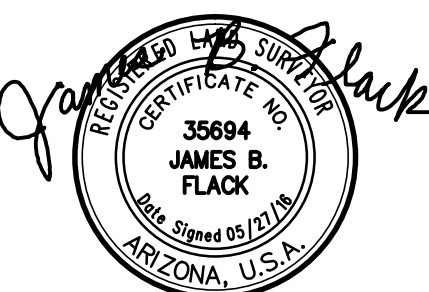
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN ROAD AND 56TH STREET, HAVING AN ELEVATION OF 1363.44, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24534-1.

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- 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 ASSURE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- 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.
- 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 THAT 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 REC IN DOC NO. 1987-0751160, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 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.
- 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.
- 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.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF MAY, 2016.



James B. Flack, RLS
DATE

05/27/16
DATE

BOUNDARY & TOPOGRAPHIC
SURVEY MAP

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

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LOGGING.COM

