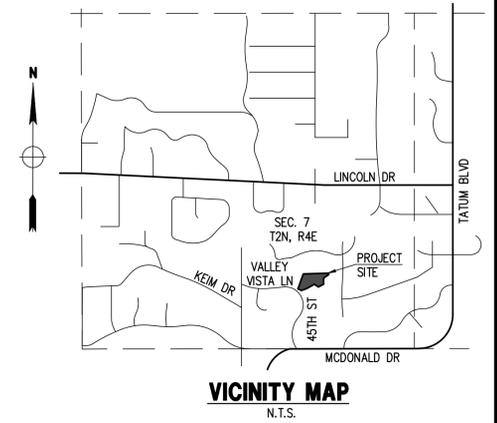


PRELIMINARY PLAT 'SANCTUARY II'

A RE-PLAT OF LOTS 1 & 2 OF SANCTUARY I, RECORDED IN BOOK 601, PAGE 32, M.C.R. BEING A LOT LINE ADJUSTMENT BETWEEN LOTS 15 AND 16 OF 'THE SANCTUARY', A SUBDIVISION RECORDED IN BOOK 375 OF MAPS, PAGE 04, MCR., LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

VALLEY VISTA PV & ROBERT JOHNSON, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS RE-SUBDIVIDED LOTS 1 & 2 OF "SANCTUARY I", A SUBDIVISION, RECORDED IN BOOK 601, PAGE 32 MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "SANCTUARY II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT 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, AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

VALLEY VISTA PV, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2019.

(NAME OF OWNER)

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ OF _____, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, 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____

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) SS

ON THIS _____ OF _____, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, 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____

SURVEY REFERENCES

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 601 OF MAPS, PAGE 32, MCR.
- WARRANTY DEED RECORDED IN DOC. NO. 2010-0870977, M.C.R.
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 78 OF MAPS, PAGE 24, MCR.
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 375 OF MAPS, PAGE 4, MCR.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND SECTIONS 6-4 (E) (3), 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.

LEGEND

- ⊙ BRASS CAP IN HANDHOLE
- ⊕ BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- 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
- DE DRAINAGE EASEMENT
- 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
- SE SEWERLINE EASEMENT
- T TANGENT
- W WEST

AREAS

LOT 1: 44,065 S.F. (1.012 AC.)
LOT 2: 44,420 S.F. (1.020 AC.)
LOT 3: 87,362 S.F. (2.006 AC.)
TRACT A: 12,876 S.F. (0.296 AC.)
TRACT B: 499 S.F. (0.011 AC.)
TOTAL AREA: 189,222 S.F. OR 4.344 ACRES
PRIVATE ROADWAY TRACT % GROSS PARCEL AREA: 12.6%
OVERALL CUT/FILL OF THE PRIVATE DRIVEWAY: 6.2%

DECIPTION OF USES FOR PROPOSED TRACTS

TRACT A: PRIVATE ROADWAY, EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, EMERGENCY & SERVICE TYPE VEHICLES.

TRACT B: LANDSCAPING BUFFER AREA.

ZONING

NEW LOTS TO BE ZONED AS (R-43 HILLSIDE).

GENERAL 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".
- A PRIVATE ROADWAY MAINTENANCE AGREEMENT WITH THE TOWN OF PARADISE VALLEY WILL BE REQUIRED FOR TRACTS A & B. SAID TRACTS WILL BE OWNED AND MAINTAINED BY AN HOA COMMITTEE.
- 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 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.
- 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.
- 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.
- CURRENT PROPERTY ACCESS IS FROM VALLEY VISTA LANE.

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY SERVICE AREAS AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

OWNERS

VALLEY VISTA PV ROBERT JOHNSON
4474 E VALLEY VISTA LN 4490 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253 PARADISE VALLEY, AZ 85253

PARENT LOT DATA

APN: 169-20-122 APN: 169-20-123
ADDRESS: 4474 E VALLEY VISTA LN ADDRESS: 4490 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253 PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE) ZONING: R-43 (HILLSIDE)

PARENT LEGAL DESCRIPTION

LOTS 1 AND 2, OF THE SANCTUARY I, ACCORDING TO BOOK 601 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE FOUND EAST PROPERTY LINE OF LOT 14, THE BEARING OF WHICH IS N19°33'57"E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 44TH STREET AND MCDONALD DRIVE HAVING AN ELEVATION OF 1312.266 TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24540-1.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

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 B. Flack
35684
JAMES B. FLACK
Arizona, U.S.A.
Expires 12/31/2018
JAMES FLACK, RLS

02/25/19
DATE

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BY: _____ PLANNING DIRECTOR

PRELIMINARY PLAT

'SANCTUARY II'
4474 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253

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



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT 'SANCTUARY II'

A RE-PLAT OF LOTS 1 & 2 OF SANCTUARY I, RECORDED IN BOOK 601, PAGE 32, M.C.R. BEING A LOT LINE ADJUSTMENT BETWEEN LOTS 15 AND 16 OF 'THE SANCTUARY', A SUBDIVISION RECORDED IN BOOK 375 OF MAPS, PAGE 04, MCR., LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	21.82'	462.83'	2°42'05"	N69°00'06"W	10.91
C2	69.65'	462.83'	8°37'19"	N63°20'24"W	34.89
C3	2.60'	462.83'	0°19'17"	N58°52'06"W	1.30
C4	167.65'	462.83'	20°45'16"	N48°19'50"W	84.75

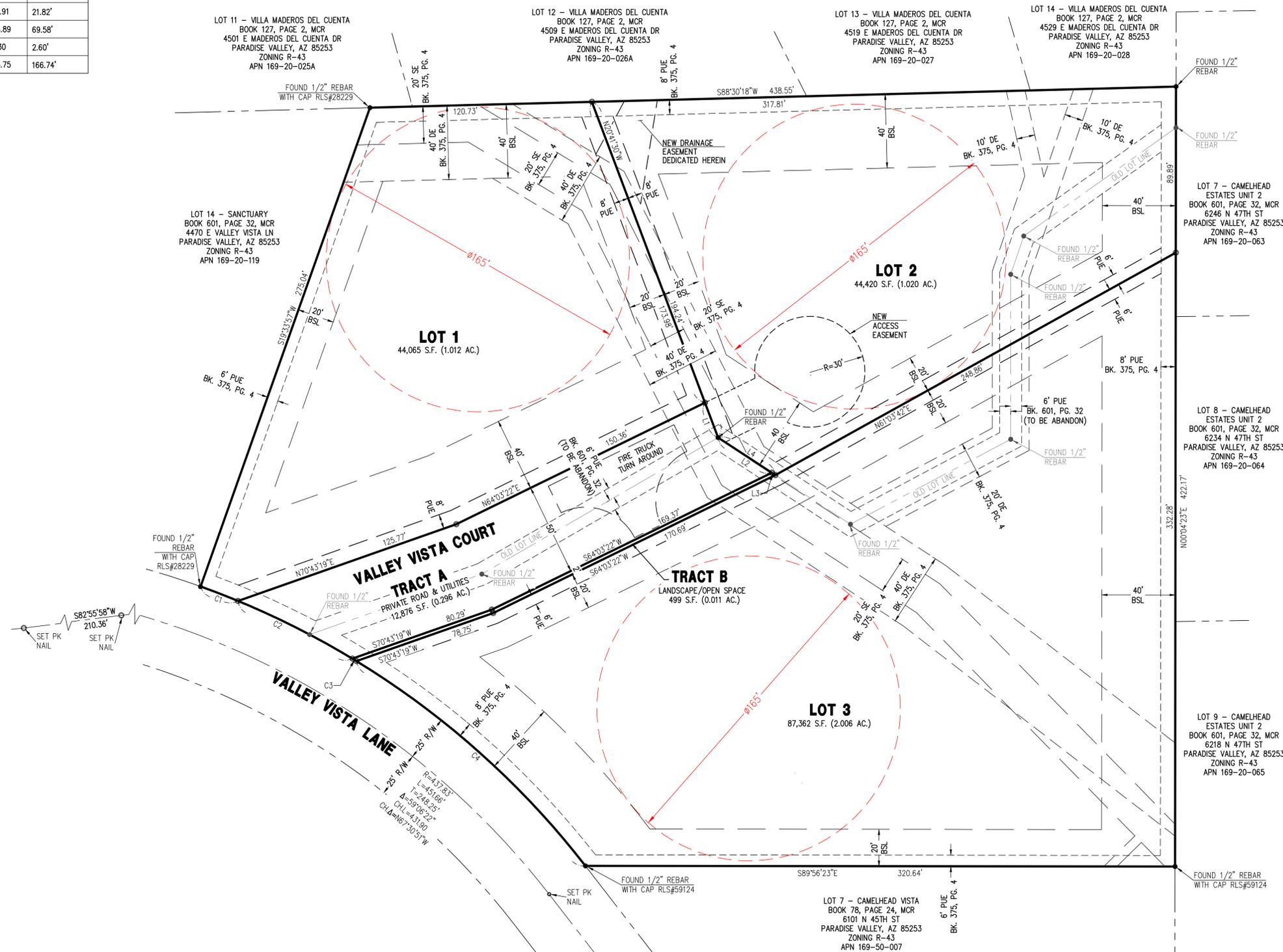
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.26'	S20°41'30"E
L2	34.86'	S56°55'38"E
L3	2.33'	S56°55'38"E
L4	37.20'	S56°55'38"E

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- C CENTERLINE
- DE DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- EX. EXIST.
- (M) MEASURED
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- - - EASEMENT LINE
- - - MONUMENT LINE



DATE:	02/25/19
DESIGNED BY:	NP
DRAWN BY:	DW
CHECKED BY:	JF
DATE:	02/25/19

REVISIONS:

PRELIMINARY PLAT
'SANCTUARY II'
4474 E VALLEY VISTA LN
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
phoenix@idgeng.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 35694
JAMES B. FLACK
ARIZONA, U.S.A.
Expires 12/31/2018