

1. All work under the encroachment permits shall be done, at minimum, in accordance with latest revision of the Maricopa Association of Governments Uniform Standard Specification and Details (MAG Specification and Details), Town of Paradise Valley Supplement to the MAG Specification and Details, and Manual of Uniform Traffic Control Devices.

2. A right-of-way encroachment permit issued by the Town of Paradise Valley shall be required for all work in the Town of Paradise Valley rights-of-way.
3. The Town of Paradise Valley shall be notified 24 hours prior to starting the different phases of construction for scheduling inspections.
4. Location of all water valves, manholes and cleanouts must be determined at all times during construction and access made available.
5. No paving construction shall be started until all underground utilities within the roadway are completed.
6. Staking shall include:
 - a. Right-of-way lines of 100' intervals.
 - b. Pre-grade and reference control – as necessary.
 - c. Culvert, storm drain and ditch inverts at 50' intervals and breaks in grade.
 - d. Blueprint subgrade of centerline and uncured edge of pavement at 50' intervals.
 - e. Blueprint ABC of centerline, uncured edge of pavement, on 1/4 points at 50' intervals.
 - f. Studdle points for permanent monuments. Punch the monument cap after setting.
 - g. Structure location and grades.
 - h. Concrete curb and gutter at 50' intervals maximum. On horizontal or vertical curves, and on grades less than 05%, stake at 25' maximum intervals. Stake all curb returns at the P.C. and the 7/4 points of return.

WATER	EPICOR
SANITARY SEWER	TOWN OF PARADISE VALLEY/SEPTIC
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK, COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
CABLE TV	CENTURYLINK, COX COMMUNICATIONS

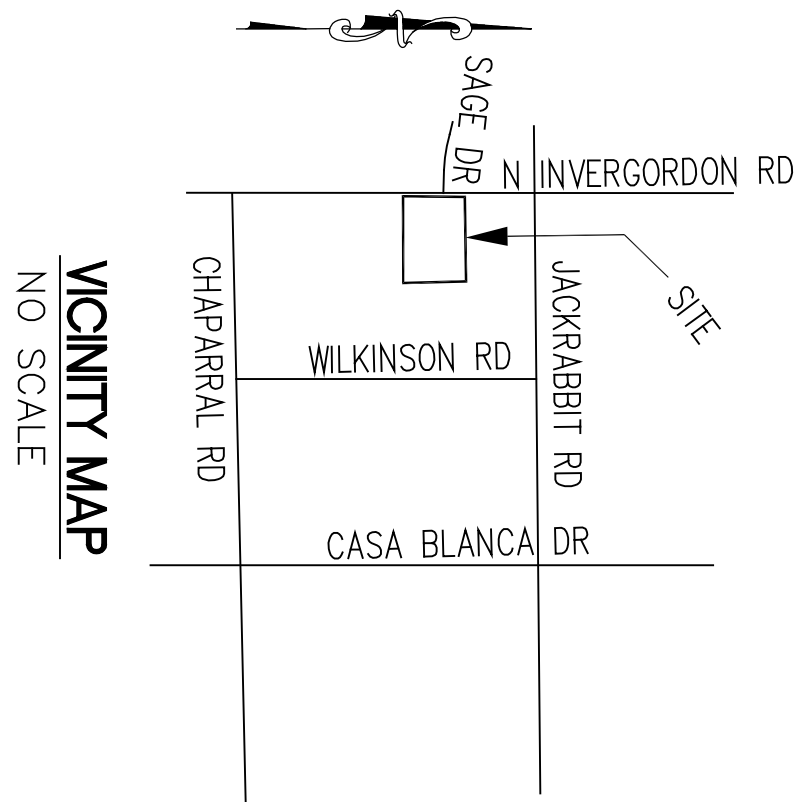
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

11. Earthwork shall be performed according to MAG Standards and any Geotechnical reports done for the property.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	1765			
	11-4-15	L	X	N/A

1. EXISTING BUILDINGS, STRUCTURES, SEPTIC AND TENNIS COURT ARE TO BE DEMOLISHED
2. FUTURE CONSTRUCTION WILL REQUIRE A GRADING AND DRAINAGE PLAN WITH FINISH FLOORS TO MEET TEMA AND PARADISE VALLEY CRITERIA.
3. GRADING IS SHOWN TO CONTAIN THE 100 YEAR RUIOFF FROM MORGENTHAU ROAD THAT OVER-TOPS THE CURB AND SIDEWALK ON LOT BASED ON CURRENT CONDITIONS. GRADING FOR FUTURE STRUCTURES SHALL BE PART OF THAT PROJECT'S GRADING AND DRAINAGE PLAN.

4. OFFSITE DOWNSTREAM DRAINAGE IS NOT A PART OF THE SCOPE OF THIS PLAN. CURRENT CONDITIONS WERE USED FOR HISTORIC INLET AND OUTLET LOCATIONS SINCE THE UPSTREAM DRAINAGE FROM SAGE DRIVE IS DEVELOPED AND NOT POSSIBLE TO CHANGE.
5. RETENTION SHALL BE PROVIDED WITH RESIDENCE PERMIT LOCATIONS IF EXACT LOCATION IS NEEDED.
7. EXISTING GAS SHALL BE REMOVED, REPLACE GAS TO LOT 82 IN NEW PUE.
8. REMOVE EXISTING UTILITY SERVICES EXCEPT SEE NOTE 7 ABOVE.
9. STORM WATER DIVERSITY WALLS AND RETAINING WALLS SHALL COMPLY WITH SETBACK AND HEIGHT REQUIREMENTS IN ACCORDANCE WITH ARTICLE 24 OF THE TOWN'S ZONING ORDINANCE.
10. ON-LOT RETENTION FOR EACH LOT WILL BE REQUIRED AT TIME OF LOT DEVELOPMENT PER THE CURRENT PARADISE VALLEY STORM DRAINAGE MANUAL.
11. LOT OWNERS WILL BE REQUIRED TO PASS UPSTREAM HISTORIC RAINOFF ACROSS THEIR PROPERTY.
12. EACH LOT OWNER SHALL PROVIDE CUSTOM GRADING PLANS WITH FINISH FLOORS ESTABLISHED AT THAT TIME.



P.V. BRASS CAP IN HAND HOLE AT THE INTERSECTION OF INVERGORDON AND JACKRABBIT. POINT ID: 3807, POINT NAME: 24555-1.
ELEV. 1375.831 (GDACS NAVD '88 DATUM)

CAMELBACK LANDS LOT 81 ACCORDING TO THE BOOK 31 OF MAPS, PAGE 26,
RECORDS OF MARICOPA COUNTY, ARIZONA.

CULLUM HOMES, INC.
14746 N 78TH WAY
SCOTTSDALE, AZ 85260
(480) 949-2700

PROJECT DATA	
ZONING	R-43
LOT AREA	PARENT LOT 97,657 SF 2.24 AC LOT 1: 48,837 SF 1.12 AC LOT 2: 48,820 SF 1.12 AC
A.P.N.	173-20-026 PARENT LOT

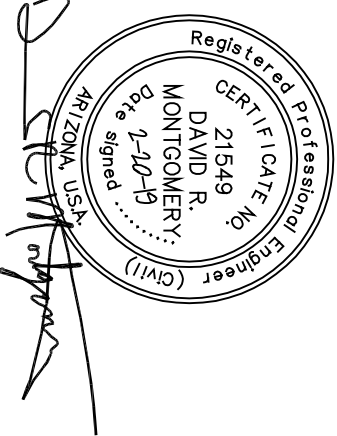
SHEET C1 DRAINAGE COVER
SHEET C2 DRAINAGE & TOPOGRAPHIC PLAN

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN OR AS NOTED HEREON WERE MADE UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED CIVIL ENGINEER	DATE
REGISTRATION NUMBER	
<u>APPROVALS</u>	
BY: TOWN ENGINEER, TOWN OF PARADISE VALLEY	DATE

BY: TOWN ENGINEER,
TOWN OF DAVENPORT, IOWA

DAVID R MONTGOMERY
REGISTERED CIVIL ENGINEER



6716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com

DRAWN BY: KM	DATE: 6-4-18	CAMELBACK LANDS 6 A LOT SPLIT OF CAMELBACK LANDS LOT 81 5307 N. INVERGORDON RD PARADISE VALLEY, AZ
CHECKED BY: DRM	PROJECT NO: 18029	
	SCALE: AS NOTED	
DRAINAGE & TOPOGRAPHIC COVER		

LEGAL DESCRIPTION - PARENT LOT

LOT 81, CAMELBACK LANDS, ACCORDING TO THE BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
A.P.N. 173-20-026

LEGAL DESCRIPTION -LOT 1

A PORTION OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 81, SAID BEGINNING ALSO BEING ON THE THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE NORTH 88°29'15" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 81, A DISTANCE OF 295.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 81;
THENCE SOUTH 00°02'36" WEST ALONG THE EAST BOUNDARY OF SAID LOT 81, A DISTANCE OF 165.23 FEET;
THENCE DEPARTING SAID BOUNDARY SOUTH 88°29'48" WEST, A DISTANCE OF 295.67 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 81, SAID POINT ALSO BEING ON THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE N°00'00'32" EAST ALONG SAID BOUNDARY AND RIGHT-OF-WAY, A DISTANCE OF 165.18 FEET TO THE POINT OF BEGINNING;

NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
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 CURRENT PARADISE VALLEY FLOOD REGULATIONS
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN MCR MISCELLANEOUS BOOK 68 PAGE 194.
5. NO POWER POLES EXIST ON THIS PROPERTY.
6. NO NEW CC&R'S WILL BE ADDED.
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND.

OWNER:

CULLUM HOMES INC.
14746 N 78TH WAY
SCOTTSDALE, AZ 85260
(480) 949-2700

SITE DATA

EXISTING ZONING R-43
NUMBER OF LOTS 2
GROSS AREA 97,657 SF 2.24 ACRES
NET AREA 97,657 SF 2.24 ACRES

UTILITY PROVIDERS

WATER	EPICOR
SANITARY SEWER	TOWN OF PARADISE VALLEY/SEPTIC
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK, COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
CABLE TV	CENTURYLINK, COX COMMUNICATIONS

LEGEND

B.S.B.	BUILDING SETBACK
P.U.E.	PUBLIC UTILITIES EASEMENT
MCR	MARICOPA COUNTY RECORDER
D.E.	DRAINAGE EASEMENT
(C)	CALCULATED VALUE
(R)	RECORDED VALUE CAMELBACK LANDS
(M)	MEASURED VALUE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
A.P.N.	ASSESSOR PARCEL NUMBER
○	REBAR WITH CAP
●	RPLS # 50988 TO BE SET
○	FOUND 1/2"Ø REBAR W/CAP
○	FOUND 1/2"Ø REBAR
○	FOUND COTTON PICKER SPINDLE

☒	FOUND 3" BRASS CAP IN HH
—	LOT BOUNDARY
---	EASEMENT
---	DRAINAGE EASEMENT

FINAL PLAT
CAMELBACK LANDS 6

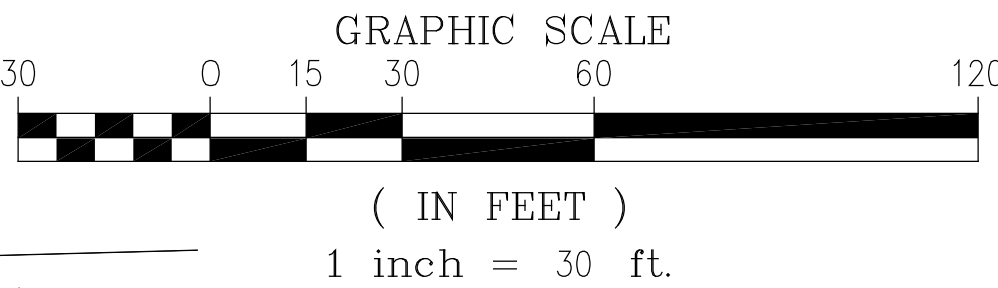
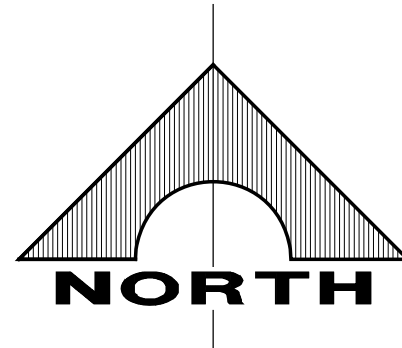
A LOT SPLIT OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN A PORTION OF SECTION 15 TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION - LOT 2

A PORTION OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 81, SAID BEGINNING ALSO BEING ON THE THE RIGHT-OF-WAY OF INVERGORDON ROAD;
THENCE NORTH 00°00'32" EAST ALONG THE WEST BOUNDARY OF SAID LOT 81 AND RIGHT-OF-WAY OF INVERGORDON ROAD A DISTANCE OF 165.18 FEET;
THENCE DEPARTING SAID BOUNDARY AND RIGHT-OF-WAY NORTH 88-29-48 EAST, A DISTANCE OF 295.67 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 81;
THENCE SOUTH 00-02-36 WEST ALONG SAID BOUNDARY A DISTANCE OF 165.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 81;
THENCE SOUTH 88-30-21 WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 81, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING;

CLAYTON LIVING TRUST
5335 N. INVERGORDON ROAD
CAMELBACK LANDS LOT 88
APN 173-20-043A



RATIFICATION

KEYBANK NATIONAL ASSOCIATION; MORTGAGEE OF 5307 N INVERGORDON ROAD, PARADISE VALLEY, ARIZONA, HEREBY RATIFIES, APPROVES, AND ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY _____ TITLE _____
NAME _____

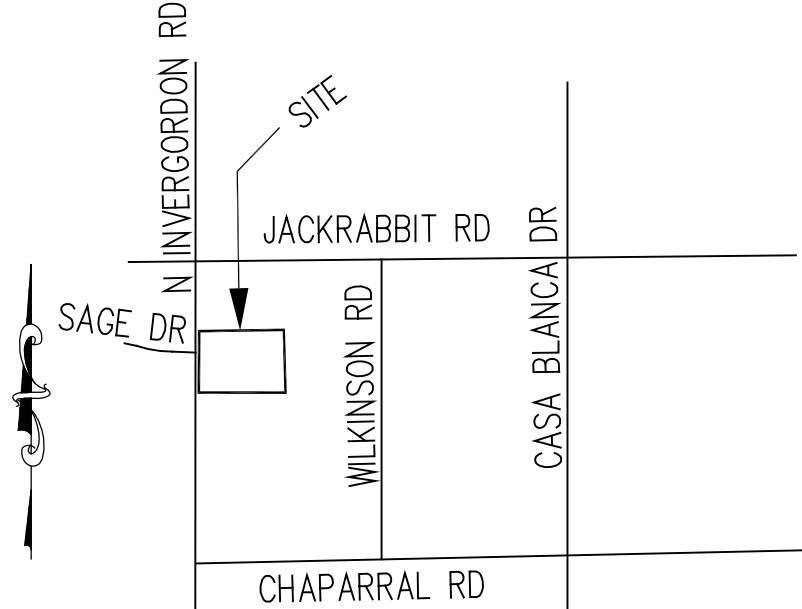
ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____ 2019, THE FOLLOWING PERSON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO ACKNOWLEDGED (A) HIMSELF TO BE _____; OF KEYBANK NATIONAL ASSOCIATION, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF _____, BY HIMSELF AS _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC



VICINITY MAP
NO SCALE

DRAINAGE EASEMENT RESTRICTIONS

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

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

CULLUM HOMES INC., AN ARIZONA CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "CAMELBACK LANDS 6", A SUBDIVISION OF LOT 81, CAMELBACK LANDS ACCORDING TO BOOK 31 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS LOT PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

CULLUM HOMES INC., AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS DAY OF _____, 2019, _____

CULLUM HOMES INC.

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____ 2019, THE FOLLOWING PERSONS APPEARED BEFORE, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO ACKNOWLEDGED (A) THEMSELVES TO BE AN OFFICER OF CULLUM HOMES, INC., AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REFERENCES

1. CAMELBACK LANDS PLAT AS RECORDED IN MCR BOOK 31 PAGE 26
2. TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER Z1826850-001-KJV

APPROVAL

APPROVED BY THE TOWN ENGINEER AND PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____ 2019,

BY: _____ TOWN ENGINEER
PLANNING DIRECTOR

BASIS OF BEARING

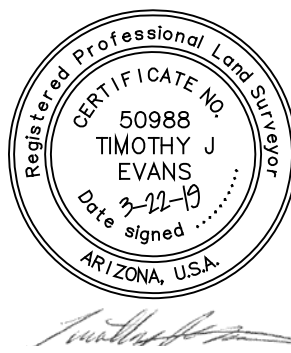
THE CENTER LINE OF N INVERGORDON FROM SOUTHWEST CORNER TO WEST 1/4 OF SECTION 15, T2N, R4E AS RECORDED IN MCR BOOK 31 OF MAPS, PAGE 26, HAVING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST.

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 JULY, 2018, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

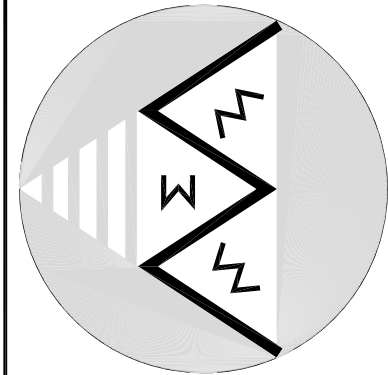
TIMOTHY J EVANS
REGISTERED LAND SURVEYOR

BY
TIMOTHY J EVANS
REGISTRATION NUMBER 50988
2185 S. BANNING ST.
GILBERT, ARIZONA 85295
(480) 244-5036
EMAIL: TIMEVANS@EVANS-PRO.COM



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MONTGOMERY
ENGINEERING & MANAGEMENT, L.L.C.



CAMELBACK LANDS 6
A LOT SPLIT OF CAMELBACK
LANDS LOT 81

DRAWN BY: KM
CHECKED BY: DRM

DATE: 8-1-18
PROJECT NO: 18030

SCALE: AS NOTED

DRAWING NO:

1

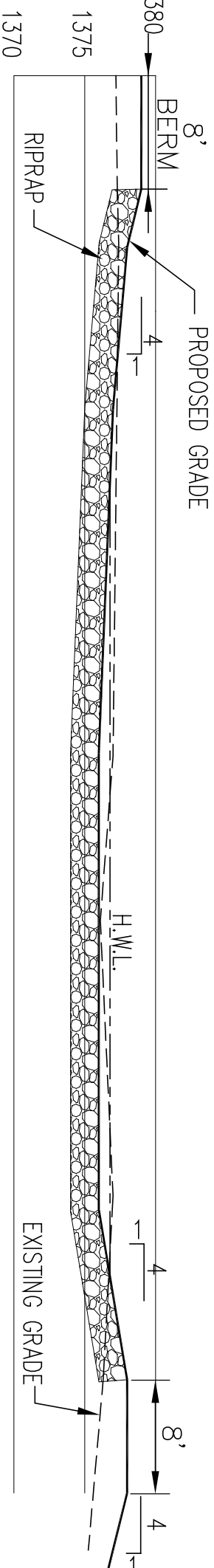
BY

DESCRIPTION

DATE

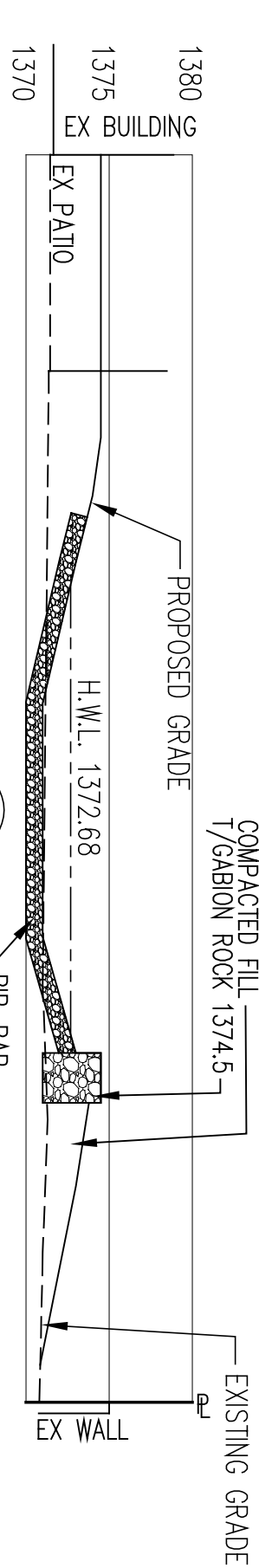
NO.

CAMELBACK LANDS 6
PRELIMINARY
TOPOGRAPHIC AND DRAINAGE PLAN

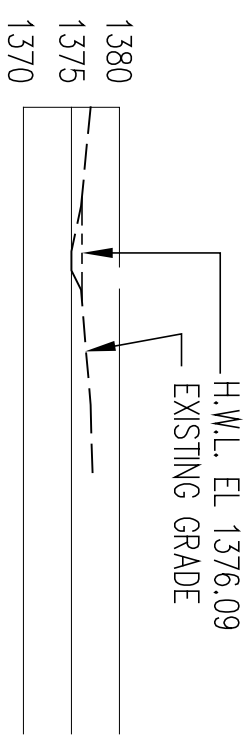


SECTION F
SCALE: 1"=10'

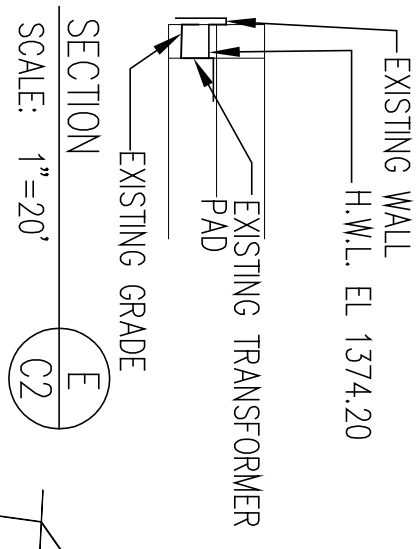
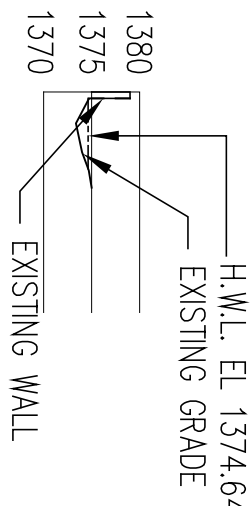
SECTION H
SCALE: 1"=10'



SECTION C
SCALE: 1"=20'



SECTION D
SCALE: 1"=20'



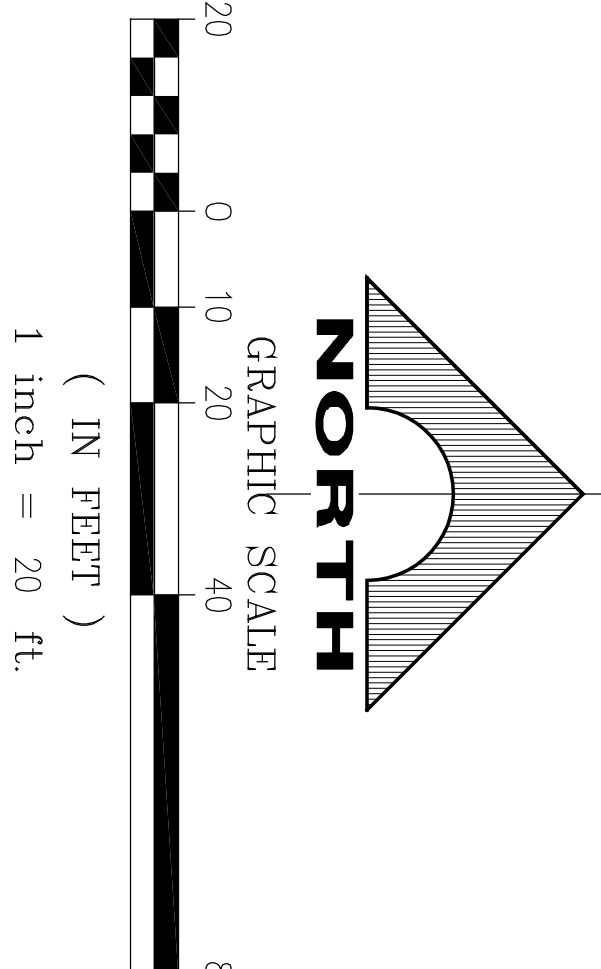
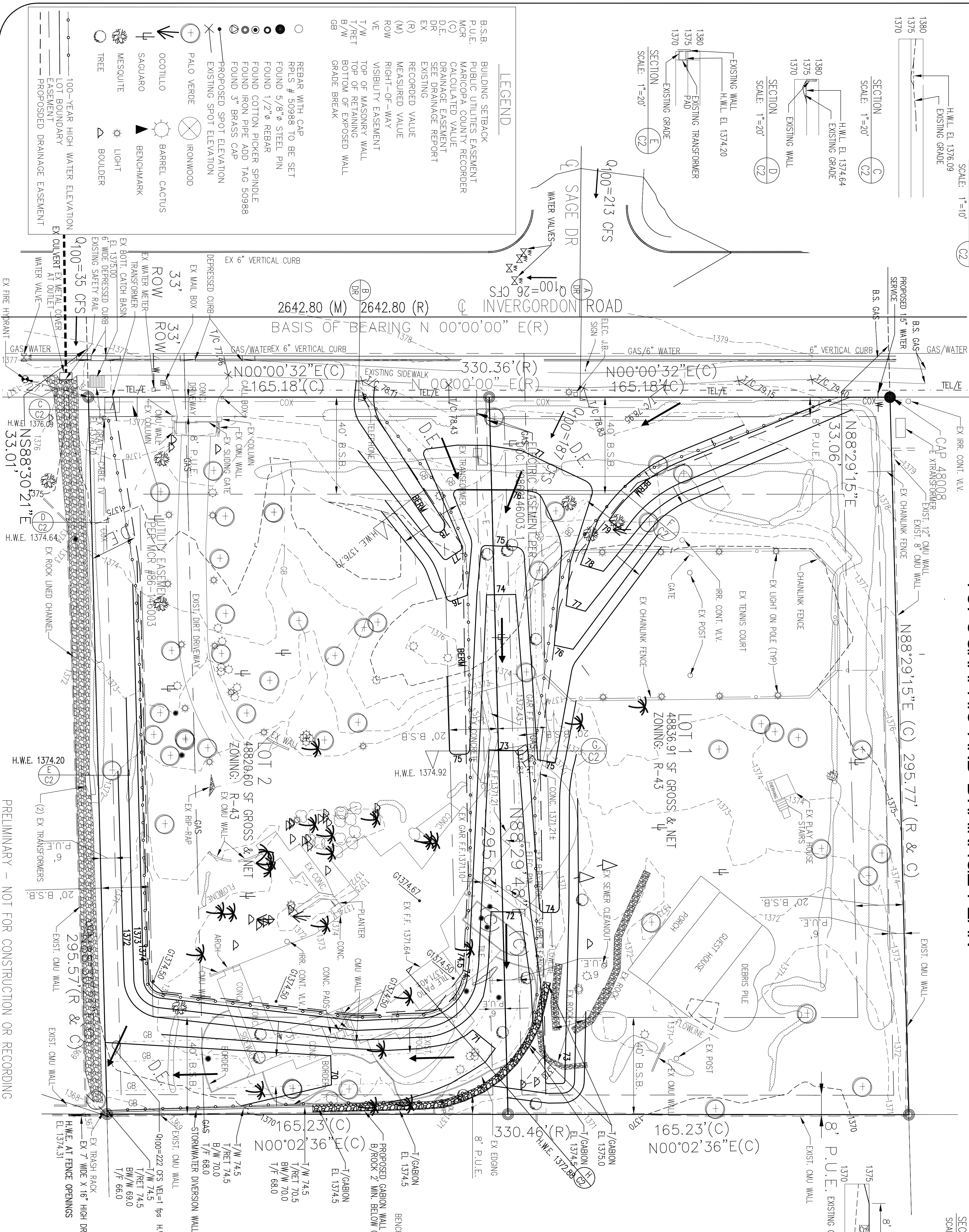
SECTION E
SCALE: 1"=20'

LEGEND

- B.S.B. BUILDING SETBACK
- P.U.E. PUBLIC UTILITIES EASEMENT
- MCR MARICOPA COUNTY RECORDER
- (C) CALCULATED VALUE
- D.E. DRAINAGE EASEMENT
- DR SEE DRAINAGE REPORT
- EX EXISTING
- (R) RECORDED VALUE
- (M) MEASURED VALUE
- (V) VISIBILITY EASEMENT
- VE RIGHT-OF-WAY
- TOP OF MASONRY WALL
- T/W TOP OF RETAINING WALL
- B/W BOTTOM OF EXPOSED WALL
- GB GRADE BREAK

- REBAR WITH CAP
- RPLS # 50988 TO BE SET
- FOUND 5/8"Ø STEEL PIN
- FOUND 1/2"Ø REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE ADD TAG 50988
- FOUND 3" BRASS CAP
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PALO VERDE
- IRONWOOD
- Ocotillo
- BARREL CACTUS
- SAGUARO
- BENCHMARK
- MESQUITE
- LIGHT
- BOULDER
- TREE

- 100-YEAR HIGH WATER ELEVATION
- LOT BOUNDARY
- EASEMENT
- PROPOSED DRAINAGE EASEMENT

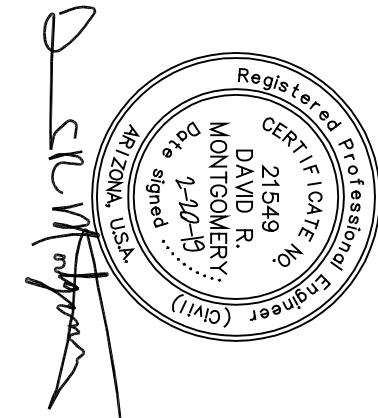



CC&R'S PER MCR BOOK 68, PAGE 194

BENCHMARK: P.V. BRASS CAP IN HAND HOLE AT THE INTERSECTION OF INVERGORDON AND JACKRABBIT. POINT ID: 3807. POINT NAME: 24555-1. ELEV: 1375.831 (GDACS NAD 88 DATUM)

100-YEAR FLOODS ARE FROM MARICOPA COUNTY FLO-20 STUDY

Call at least two full working days before you begin excavation.
A170 4801
Arizona Blue State Inc.
In Maricopa County: (602) 263-1100



<div>DRAWING NO: C201f2</div>			CAMELBACK LANDS 6			MONTGOMERY				
	ENGINEERING & MANAGEMENT, L.L.C.		LOT SPLIT OF CAMELBACK LANDS LOT 81			16716 E. PARKVIEW AVE. SUITE 204				
	FOUNTAIN HILLS, ARIZONA 85268		5307 N. INVERGORDON RD			(480) 837-1845 fax (480) 837-8668				
	e-mail: Dave@CivilAZ.com		PARADISE VALLEY, AZ							
DRAWN BY: KM		DATE: 6-4-18								
CHECKED BY: DRM		PROJECT NO: 18030								
		SCALE: AS NOTED								
TOPOGRAPHIC & DRAINAGE PLAN										