

PRELIMINARY PLAT
'ESTATES ON INVERGORDON'

A RE-PLAT OF A PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, M.C.R.
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

MR BLUEBIRDS SHOULDER, LLC, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS
SUBDIVIDED THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED 2017-0210569, AS
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF:

MR BLUEBIRDS SHOULDER, LLC, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS
DAY OF , 2019.

JASON SINGER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS DAY OF , 2019, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED, MR BLUEBIRDS SHOULDER, LLC, 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

LOT AREA TABLE

Table with 5 columns: LOT, NET S.F., NET S.F., NET A.C., NET A.C. Rows include LOT 1, LOT 2, LOT 3, LOT 4, and TOTAL.

ZONING

R-43

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.

SURVEY REFERENCES

- 1. PLAT RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 32, MCR.
- 2. WARRANTY DEED RECORDED IN DOC. NO. 2017-0210569, M.C.R.
- 3. PLAT RECORDED IN BOOK 494 OF MAPS, PAGE 44, MCR.
- 4. PLAT RECORDED IN BOOK 362 OF MAPS, PAGE 33, MCR.
- 5. PLAT RECORDED IN BOOK 208 OF MAPS, PAGE 47, MCR.
- 6. PLAT RECORDED IN BOOK 221 OF MAPS, PAGE 17, MCR.

DRAINAGE EASEMENT RESTRICTIONS

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

GENERAL NOTES

- 1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- 2. NO CC&R'S ARE CREATED WITH THIS MAP. EXISTING CC&R'S AFFECTING THE
SUBJECT PROPERTIES ARE LISTED UNDER SECTION "SURVEY REFERENCES".
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- 10. 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.
- 11. CURRENT PROPERTY ACCESS IS FROM CACTUS WREN ROAD.
- 12. LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#35694.

LEGEND

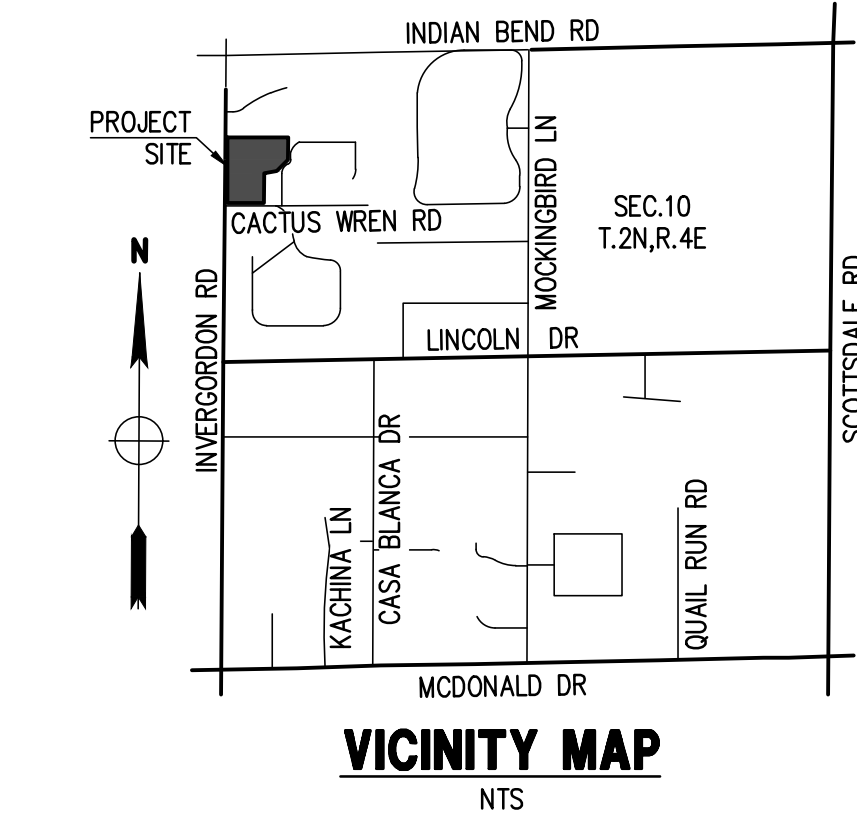
- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- EX, EXIST. EXISTING
- (W) MEASURED
- MCR MARICOPA COUNTY RECORDER
- N NORTH
- NVAE NON-VEHICULAR ACCESS
- EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- S SOUTH
- SE SEWERLINE EASEMENT
- T TANGENT
- W WEST

PARENT LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1
AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID
COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10,
A DISTANCE OF 588.38 FEET
THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OR 565.93 FEET TO A
NAIL FOUND AT A FENCE CORNER, SAID NAIL BEING 15.71 FEET (15.44 FEET RECORD) EAST OF
THE WEST LINE OF LOT 2, VISTA DEL CAMELLO (BOOK 208 OF MAPS PAGE 47, RECORDS OF
MARICOPA COUNTY, ARIZONA);
THENCE SOUTH 03 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.28 FEET (197.70
FEET RECORD) TO AN IRON REBAR;
THENCE SOUTH 46 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.34 FEET TO AN
IRON REBAR;
THENCE SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.28 FEET (43.24
FEET RECORD) TO AN IRON REBAR AT THE POINT OF CURVATURE;
THENCE SOUTHWESTERLY WITH A 154.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL
ANGLE OF 31 DEGREES 01 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.67 FEET (RECORD AND
MEASURED) TO AN IRON REBAR FOUND ON THE WEST LINE OF LOT 1, VISTA DEL CAMELLO, SAID
REBAR BEING 45.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 01 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1,
A DISTANCE OF 238.46 FEET (238.38 FEET RECORD) TO A NAIL FOUND ON THE SOUTH LINE OF
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48
FEET RECORD) TO THE POINT OF BEGINNING.



SHEET INDEX

- 1 OF 3.....COVER SHEET
- 2 OF 3.....PRELIMINARY PLAT
- 3 OF 3.....PRELIMINARY PLAT W/ EXISTING & PROPOSED CONDITIONS

OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND
INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE
VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE BEARING OF
WHICH IS N00°05'00"E.

UTILITIES

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

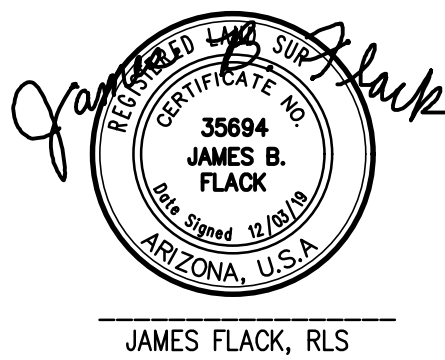
FLOOD INSURANCE RATE MAP (FIRM) DATA

Table with 4 columns: COMMUNITY #, PANEL #, SUFFIX, BASED FLOOD ELEVATION. Rows include 040049, 1765 OF 4425, L, N/A and 04013C, 10/16/2013, X*, N/A.

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

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
JUNE, 2019, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE
MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

12/03/19
DATE

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA
THIS DAY OF , 2019.

BY: MAYOR ATTEST: TOWN CLERK

BY: TOWN ENGINEER PLANNING DIRECTOR

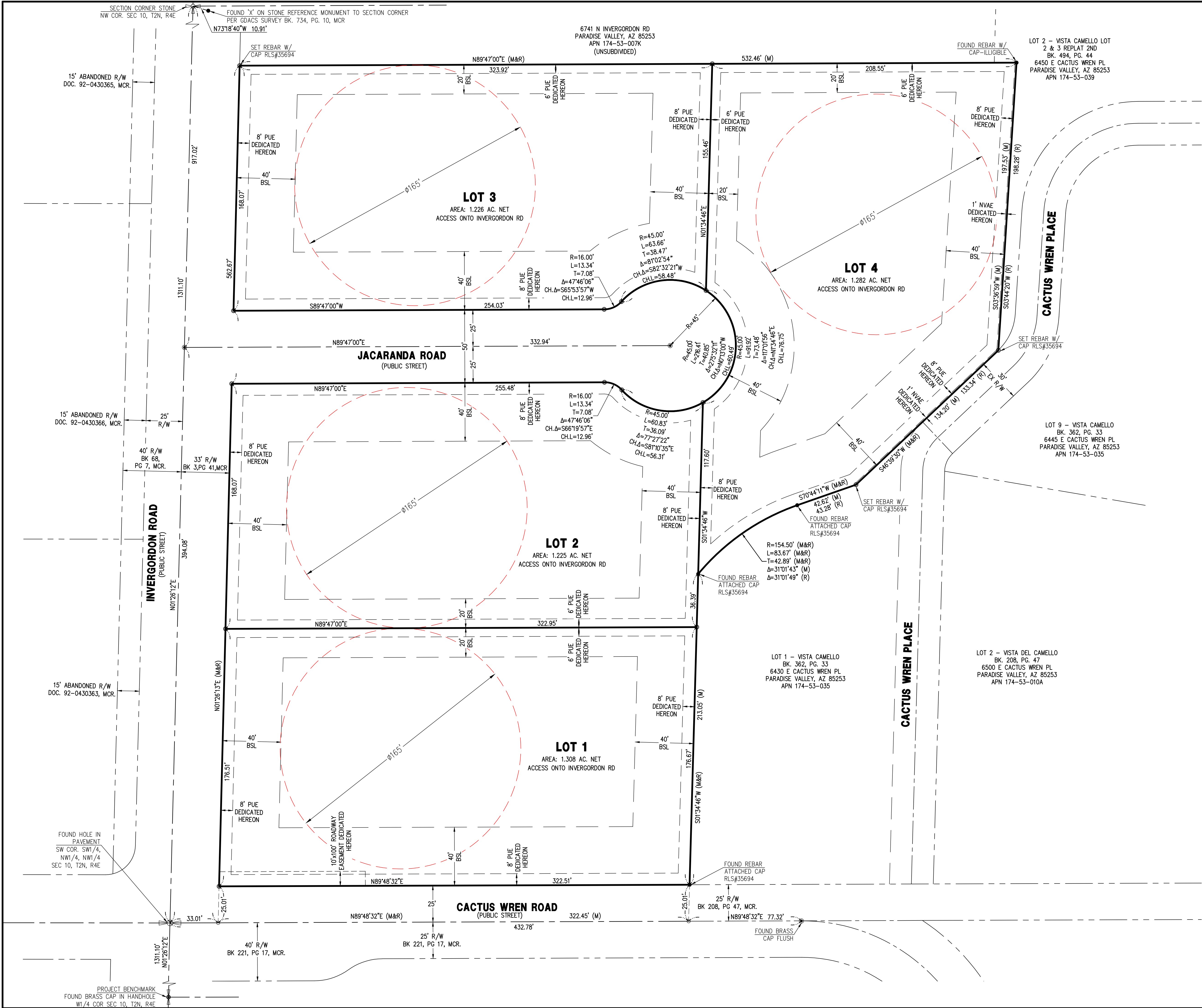
PRELIMINARY PLAT

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

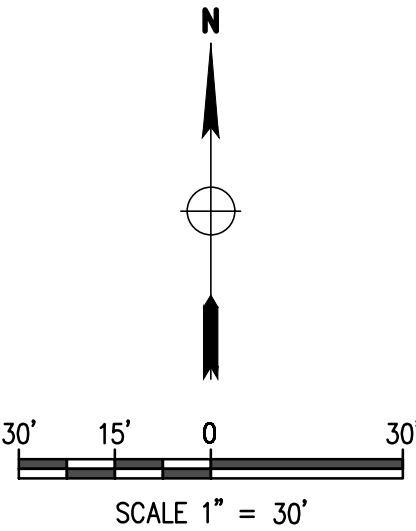
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



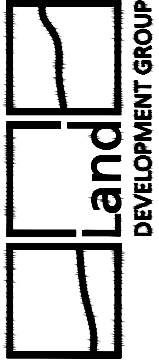
PRELIMINARY
NOT FOR
CONSTRUCTION



OVERHEAD ELECTRIC NOTE:
NO POWER POLES ARE LOCATED ON SUBJECT PROPERTIES.

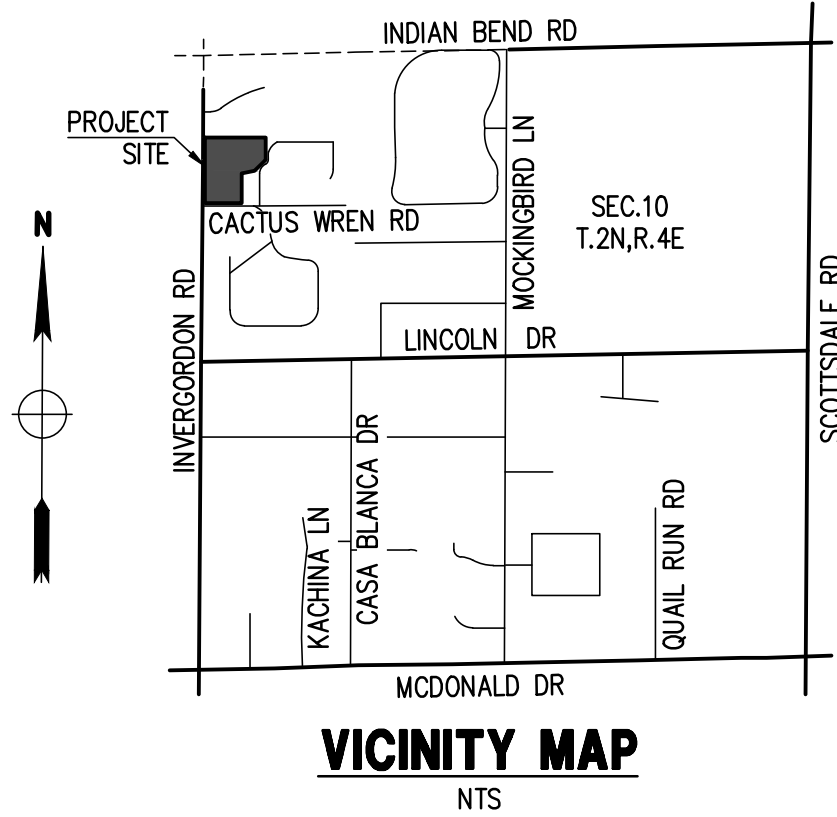


NOTE
NO DOCUMENT HAS BEEN PROVIDED TO LAND
DEVELOPMENT GROUP (LDG) FOR THE ESTABLISHED RIGHT
OF WAY ALONG THE SOUTHERLY PROPERTY LINE.
IT CLEARLY HAS BEEN USED AS A RIGHT OF WAY FOR
MANY YEARS, AND MAY HAVE ESTABLISHED THE RIGHTS
OF WAY BASED ON UNCONTESTED USAGE OVER A
SIGNIFICANT PERIOD OF TIME OR A RECORDED DOCUMENT
THAT WAS NOT BEEN PROVIDED TO LDG.

REVISIONS:	DATE:	SCALE: 1"=30'	DATE: 12/03/19
		DESIGNED BY: NP	JOB: 1706069
		DRAWN BY: DW	VERSION: 1.1
		CHECKED BY: NP	PLOT DATE: 12/03/19
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION OF ANY METHOD OR MANNER OR IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. ALL RIGHTS ARE RESERVED. THE ORIGINAL SET FOR RECORD IT WAS PREPARED.			
PRELIMINARY PLAT W/ EXISTING & PROPOSED CONDITIONS			
PARCEL NO. 174-53-008K 6400 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 @ LDENG.COM			
			
			
2 OF 3			

ALTA/NSPS LAND TITLE SURVEY
6400 E CACTUS WREN RD, PARADISE VALLEY, AZ 85253
PARCEL NO. 174-53-008K

LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 174-53-008K, 174-53-010C, 174-53-009A
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 246,864 S.F. (5.667 AC.)
CONSTRUCTION YEAR: VACANT LOT

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4, SECTION 10, T2N, R4E, THE BEARING OF WHICH IS N00°05'00"E.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF LOTS 1 AND 2, VISTA DEL CAMELLO, RECORDED IN BOOK 208 OF MAPS, PAGE 47, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 588.38 FEET

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THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 355.46 FEET (355.48 FEET RECORD) TO THE POINT OF BEGINNING.

APN: 174-53-008K, 174-53-010C, 174-53-009A

CERTIFICATE OF SURVEY

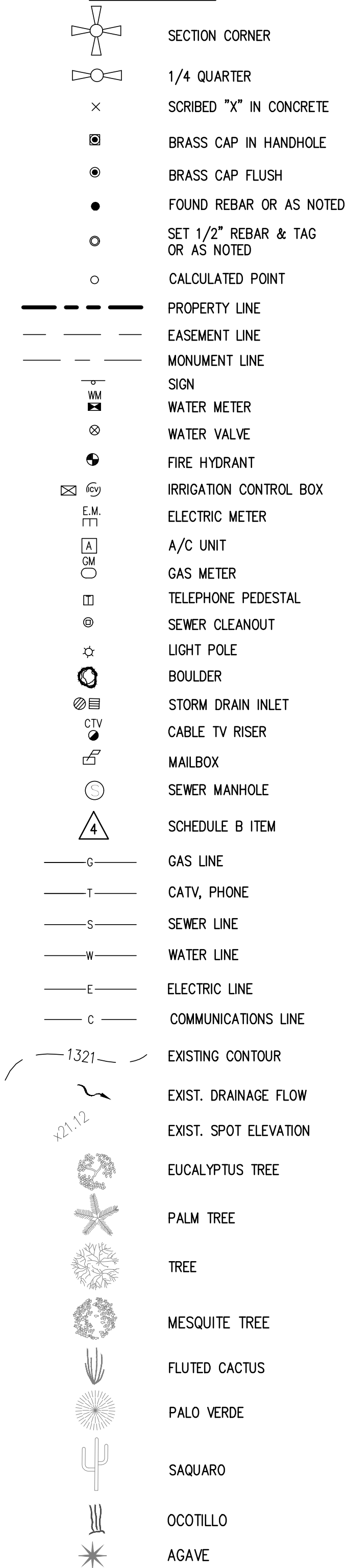
CERTIFIED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11, 13, 14 AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL, 2017.



JAMES FLACK, RLS

10/15/19
DATE

LEGEND



ABBREVIATIONS

BC BACK OF CURB
BSL BUILDING SETBACK LINE
C11 CURVE LABEL
CL CENTERLINE
DE DRAINAGE EASEMENT
EG EXISTING GRADE
EL, ELEV ELEVATION
EP EDGE OF PAVEMENT
ESL ENVIRONMENTALLY SENSITIVE LANDS
ESMT EASEMENT
EX, EXIST. EXISTING
FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FG FINISH GRADE
FL FLOW LINE
FND FOUND
G GUTTER, GAS
INV INVERT
JBE JOINT USE & BENEFIT EASEMENT
L11 LINE LABEL
(M) MEASURED
MAG MARICOPA ASSOCIATION OF GOVERNMENTS
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
TC TOP OF CURB
TG TOP OF GRATE
TF TOP OF FOOTING
TRW TOP OF RETAINING WALL
TW TOP OF WALL
W WEST, WATERLINE
WLE WATER LINE EASEMENT
WM WATER METER

UTILITIES

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

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

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 CERTIFY 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 COMMITMENT FOR TITLE INSURANCE NO.: 00033107-099-JR.
- 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.

SCHEDULE 'B' ITEMS

COMMITMENT FOR TITLE INSURANCE FILE NO.: 00103138-099-JR AMENDMENT NO.5
BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DATE OF REPORT: AUGUST 20, 2019

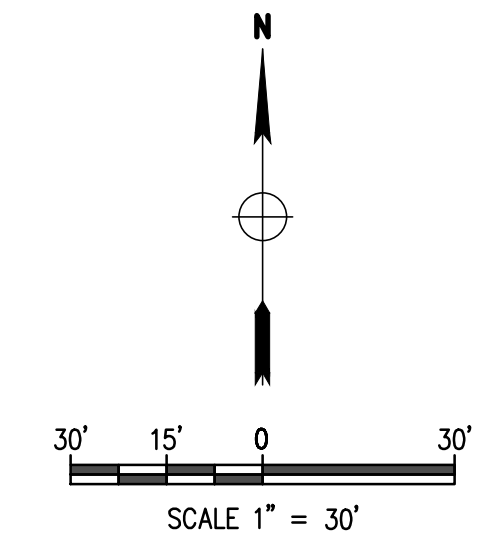
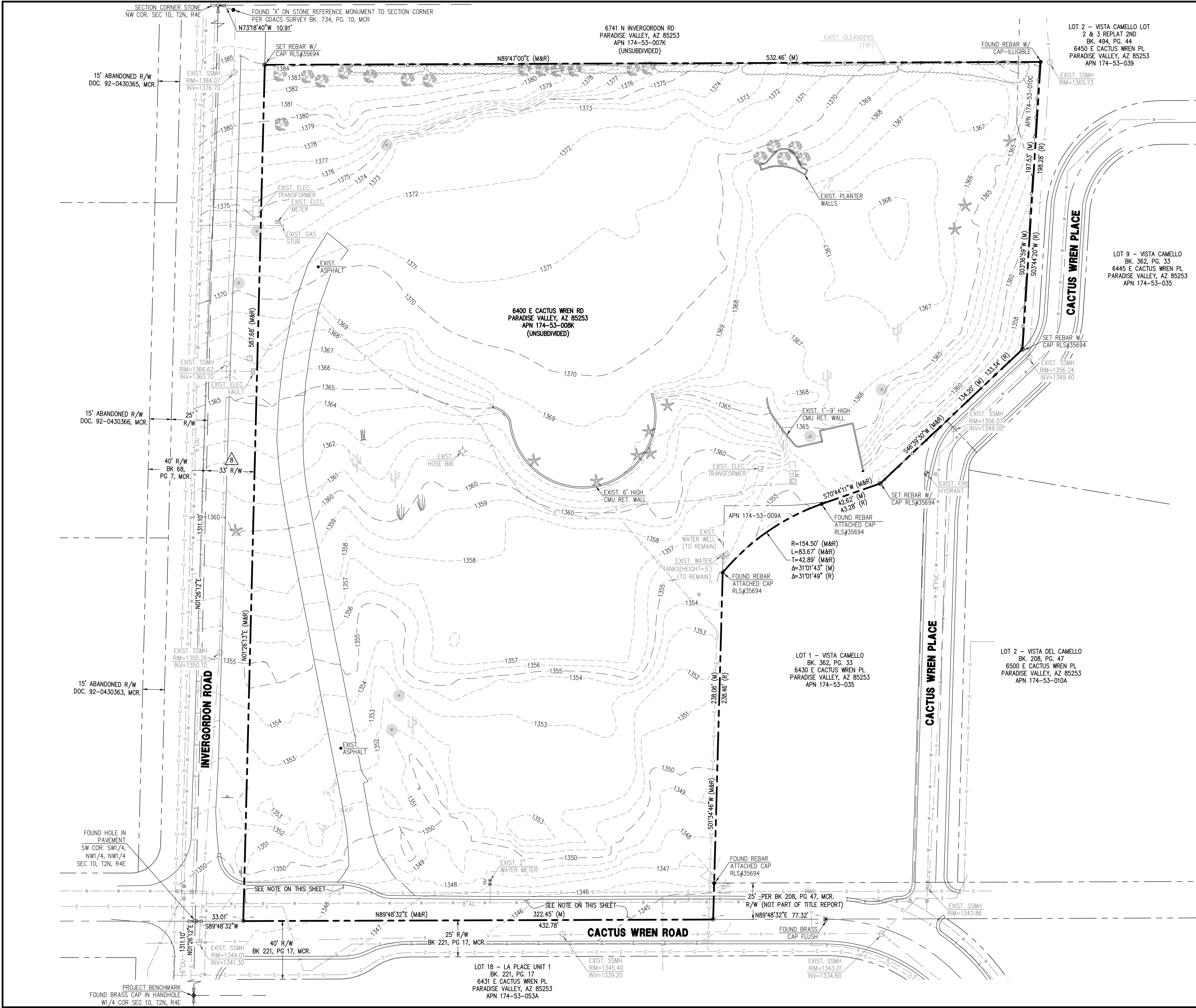
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.	NOT PLOTABLE, NOT SHOWN
2	ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.	NOT PLOTABLE, NOT SHOWN
3	INTENTIONALLY DELETED-TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2017.	NOT PLOTABLE, NOT SHOWN
4	INTENTIONALLY DELETED-TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2018.	NOT PLOTABLE, NOT SHOWN
5	RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.	NOT PLOTABLE, NOT SHOWN
6	WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE I SET FORTH ELSEWHERE IN SCHEDULE B.	NOT PLOTABLE, NOT SHOWN
7	INTENTIONALLY DELETED - EASEMENT FOR WATER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7033, PAGE 514.	NOT SHOWN, EASEMENT WAS ABANDONED IN REC. DOC. 2019-0102593.
8	RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 41.	THIS ITEM DOES AFFECT THE SURVEY, AND IS SHOWN BY THE INDEX 8
9	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 303, PAGE 374 AND MODIFIED IN DOCKET 1477, PAGE 319 AND IN DOCKET 13090 PAGE 394.	THIS IS A BLANKET STYLE EASEMENT WHICH MAY OR MAY NOT AFFECT SUBJECT PROPERTY. IT IS NOT CLEAR IF THE CO&RS HAVE BEEN EXTEND BEYOND THEIR EXPIRATION DATE. THE CO&RS CONTAIN DISCRIMINATORY LANGUAGE. THEY ALSO CONTAIN RESTRICTIONS ON DEVELOPMENT THAT IS NOT CONSISTENT WITH SURROUNDING PROPERTIES, DESCRIBED WITH THIS DOCUMENT. IT APPEARS THAT THIS ITEM IS OUTDATED AND HAS NOT BEEN ENFORCED.
10	TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED AMENDED SPECIAL USE PERMIT, RECORDED IN DOCUMENT NO. 92-0335514 AND RE-RECORDED IN DOCUMENT NO. 93-0221248.	THIS ITEM DOES NOT AFFECT SUBJECT PROPERTY, THEY AFFECT PARCELS LOCATED IN THE SW QUARTER OF SECTION 10, T2N, R4E. SUBJECT PROPERTY IS LOCATED IN THE NW QUARTER OF SAID SECTION 10.
11	ALL MATTERS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 99-100589.	THIS IS A BLANKET STYLE EASEMENT WHICH AFFECTS SUBJECT PROERTY
12	RIGHTS OF PARTIES IN POSSESSION.	NOT PLOTABLE, NOT SHOWN
13	ANY ACTION THAT MAY BE TAKEN BY MARICOPA FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 20180412708.	NOT PLOTABLE, NOT SHOWN
14	INTENTIONALLY DELETED - TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2018.	NOT PLOTABLE, NOT SHOWN
15	(NEW ITEM) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.	NOT PLOTABLE, NOT SHOWN
16	(NEW ITEM) TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2019.	NOT PLOTABLE, NOT SHOWN

ALTA/NSPS LAND
TITLE SURVEY

PARCEL NO. 174-53-008K
6400 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 @ LDENGM.COM





NOTE
NO DOCUMENT HAS BEEN PROVIDED TO LAND DEVELOPMENT GROUP (LDG) FOR THE ESTABLISHED RIGHT OF WAY ALONG THE SOUTHERLY PROPERTY LINE. IT CLEARLY HAS BEEN USED AS A RIGHT OF WAY FOR MANY YEARS, AND MAY HAVE ESTABLISHED THE RIGHTS OF WAY BASED ON UNCONTESTED USAGE OVER A SIGNIFICANT PERIOD OF TIME OR A RECORDED DOCUMENT THAT WAS NOT BEEN PROVIDED TO LDG.

REVISIONS:	DATE:	SCALE: 1"=30'	DATE: 10/15/19
		DESIGNED BY: F	JOB: 1706069
		DRAWN BY: DW	VERSION: 1.2
		CHECKED BY: NP	PLOT DATE: 10/15/19

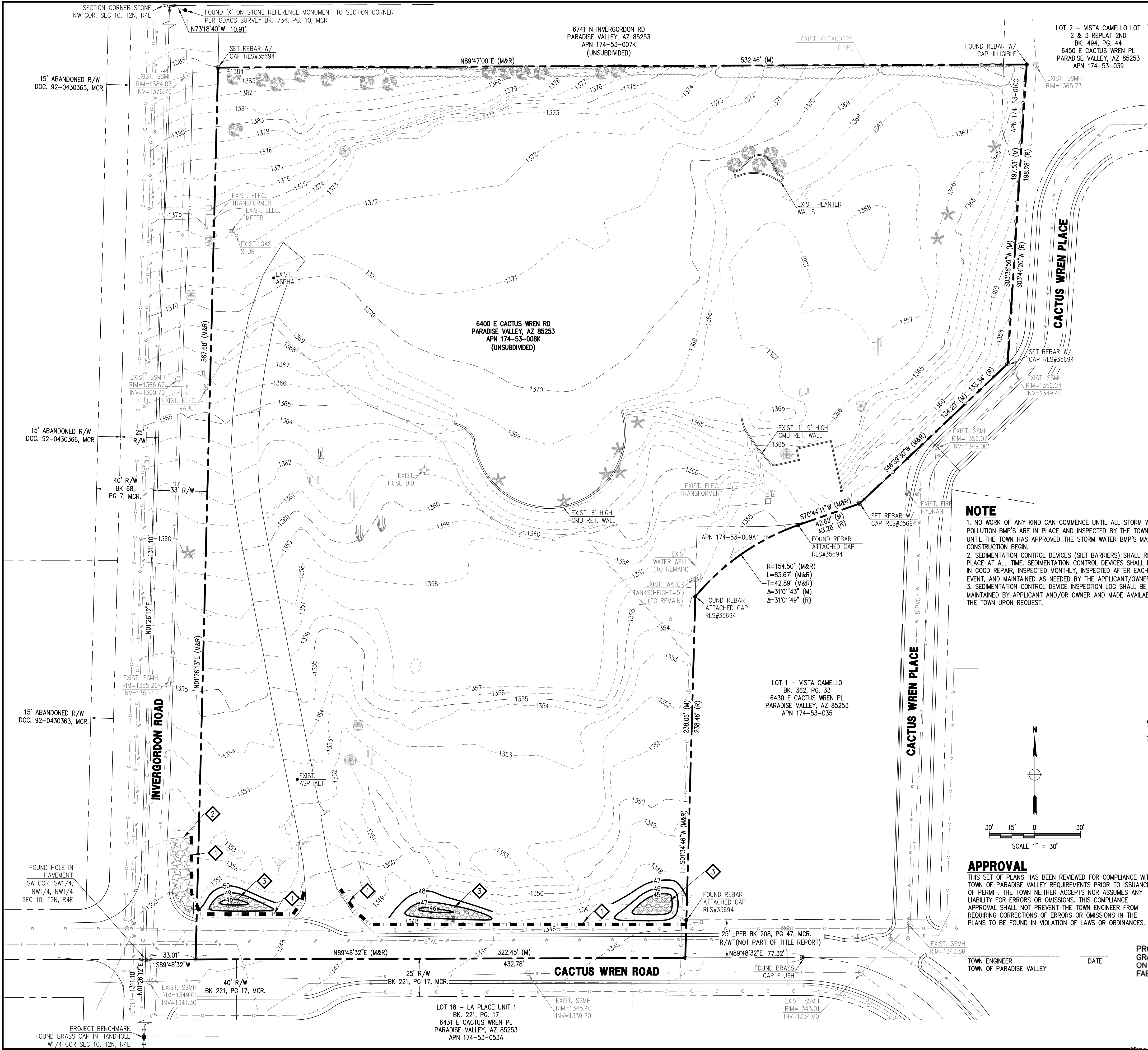
ALTA/NSPS LAND TITLE SURVEY

PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253

LDG
LAND DEVELOPMENT GROUP

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

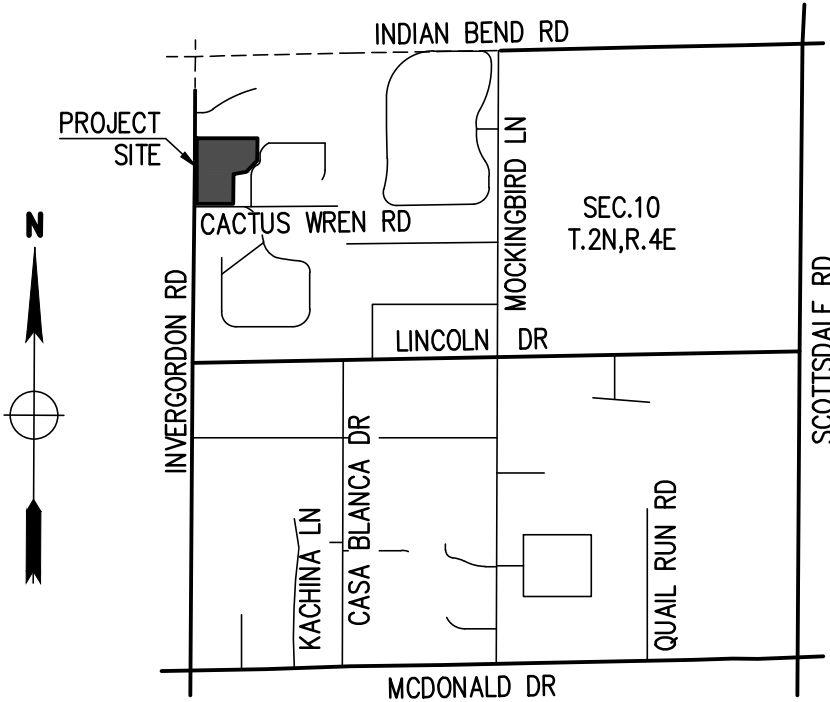
2 OF **2**



STORM WATER POLLUTION PREVENTION PLAN
'ESTATES ON INVERGORDON'

**6400 E CACTUS WREN RD,
PARADISE VALLEY, AZ 85253**

**LOCATED IN A PORTION OF THE SW 1/4 OF THE NW
1/4 OF THE NW 1/4 OF SECTION 10, T.2N, R.4E
OF THE GLA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



OWNER

MR BLUEBIRDS SHOULDER, LLC
6061 E CABALLO DR
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 174-53-008K
ADDRESS: 6400 E CACTUS WREN ROAD
PARADISE VALLEY, AZ 85253
ZONING: R-45
LOT AREA: 246,864 S.F. (5.667 AC.)
CONSTRUCTION YEAR: VACANT LOT

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LINCOLN DRIVE AND INVERGORDON ROAD, HAVING AN ELEVATION OF 1342.92, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24535-1.

SWPPP KEY-NOTES

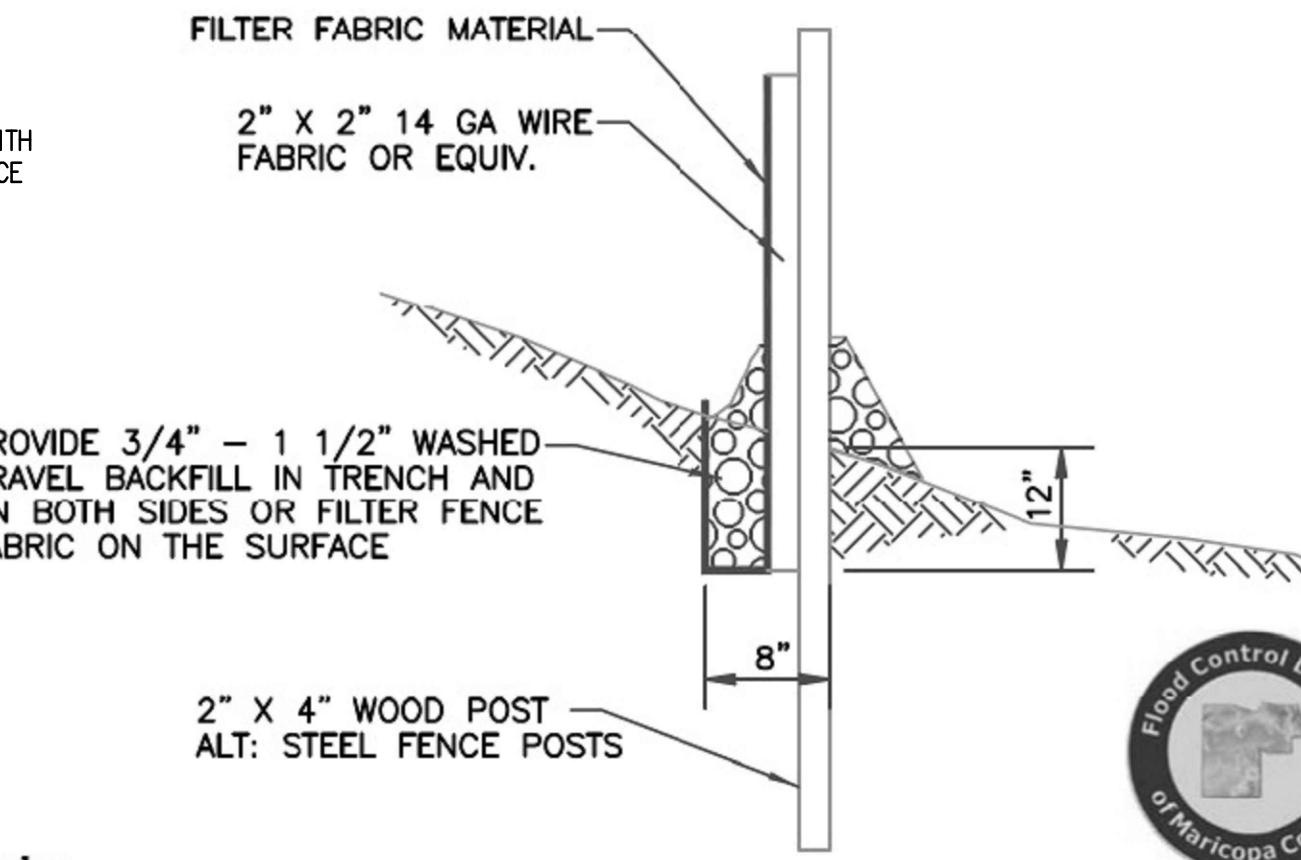
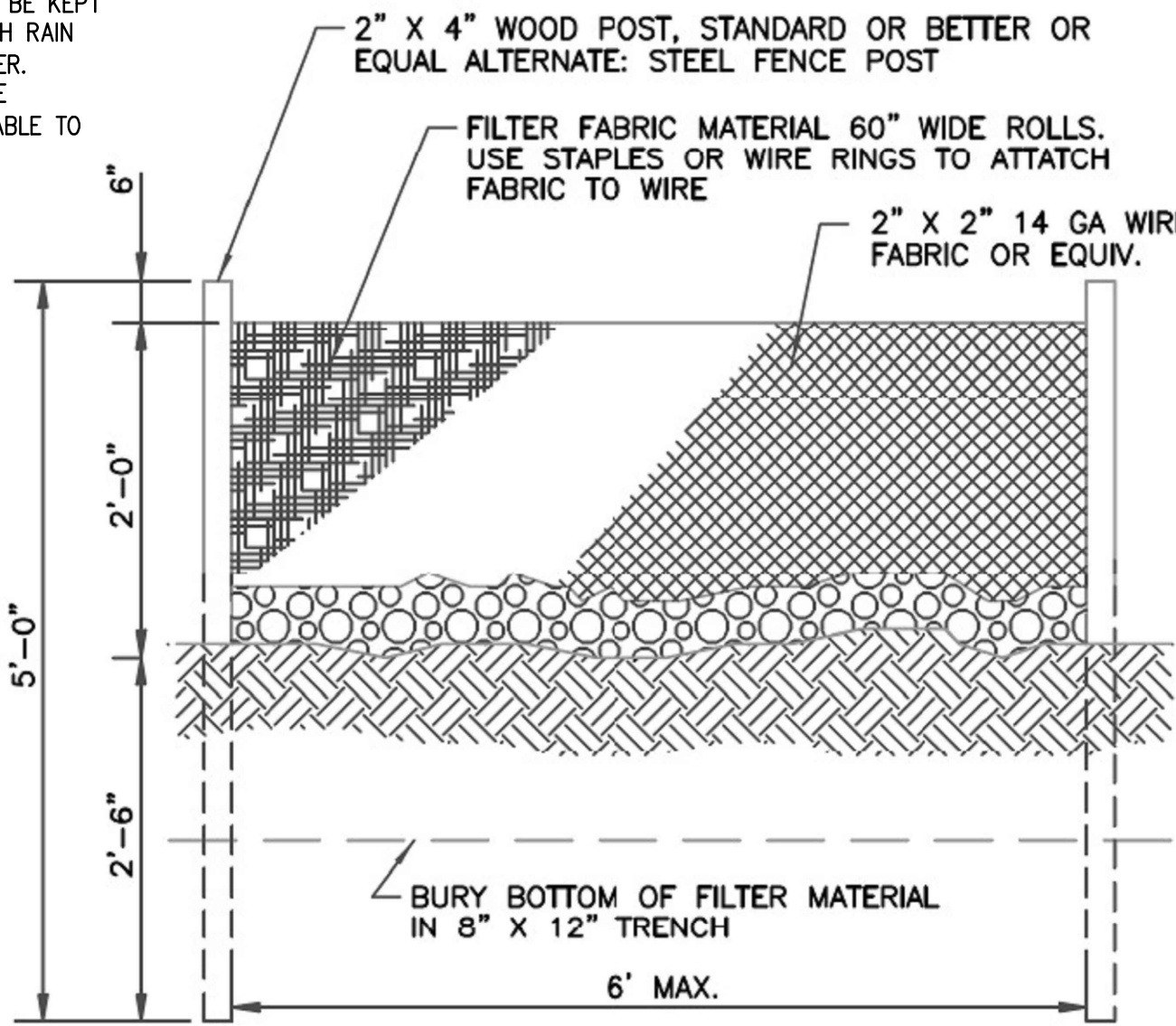
- 1. SILT FENCE PER FCDMC SPC-5 DETAIL BELOW.
- 2. INSTALL RIP-RAP FOR TEMPORARY SEDIMENT CONTROL.
- 3. INSTALL TEMPORARY DETENTION BASIN WITH RIP-RAP FOR TEMPORARY SEDIMENT CONTROL.

NOTE

1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

APPROVAL

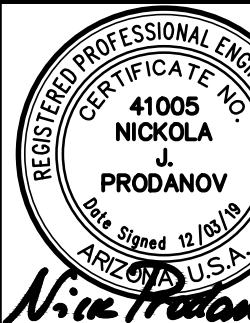
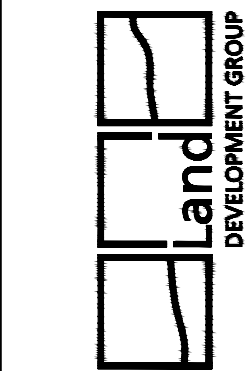
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.



**STORM WATER POLLUTION
PREVENTION PLAN**

**PARCEL NO. 174-53-008K
6400 E CACTUS WREN RD
PARADISE VALLEY, AZ 85253**

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PHOENIX, AZ 85020
PHOENIX @ DCSG.COM





PLANT LEGEND				
SYM.	COMMON NAME BOTANICAL NAME	SIZE	QTY.	REMARKS
SALVAGE				
	SAGUARO <i>Carnegiea gigantea</i>	-	5	-
	OCOTILLO <i>Fouquieria splendens</i>	-	1	-
	IRONWOOD <i>Olneya tesota</i>	36" BOX	17	-
	FOOTHILLS PALO VERDE <i>Parkinsonia microphylla</i>	36" BOX	16	MULTI-TRUNK
	NATIVE MESQUITE <i>Prosopis velutina</i>	36" BOX	21	MULTI-TRUNK
CACTI / ACCENTS				
	WEBER'S AGAVE <i>Agave weberi</i>	5 GAL	13	-
SHRUBS				
	DESERT MARIGOLD <i>Baileya multiradiata</i>	1 GAL	70	-
	CREOSOTE <i>Larrea tridentata</i>	5 GAL	46	-
	AUTUMN SAGE <i>Salvia greggii</i>	5 GAL	56	-
	GOODINGS VERBENA <i>Verbena goodingii</i>	1 GAL	44	-

#	DATE	REVISIONS
1	12.12.19	ADDED CACTUS WREN RD PLANTING PER PV.



LANDSCAPE +
CONSTRUCTION MANAGEMENT

7000 EAST MCDOWELL ROAD
SUITE 100
SCOTTSDALE, ARIZONA 85257
TEL: 480.481.3433
FAX: 480.481.3533

BERGHOFFDESIGN.COM

6400 CACTUS WREN

6400 EAST CACTUS WREN ROAD
PARADISE VALLEY, ARIZONA 85253

PP.1 PLANTING PLAN

DECEMBER 6, 2019

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

