

- LEGEND
- APN

ASSESSOR PARCEL NUMBER
- BK.

BOOK OF MAPS
- B.S.L.

BUILDING SETBACK LINE
- D.E.

DRAINAGE EASEMENT
- DOC.

DOCUMENT
- M.C.R.

MARICOPA COUNTY RECORDER
- NO.

NUMBER
- PG.

PAGE
- P.U.E.

PUBLIC UTILITY EASEMENT
- (R)

RECORD INFORMATION PER
BOOK 891 OF MAPS, PAGE 24, M.C.R.
- R/W

RIGHT-OF-WAY
- O

C

CALCULATED POSITION - NOTHING
FOUND, NOTHING SET
- O

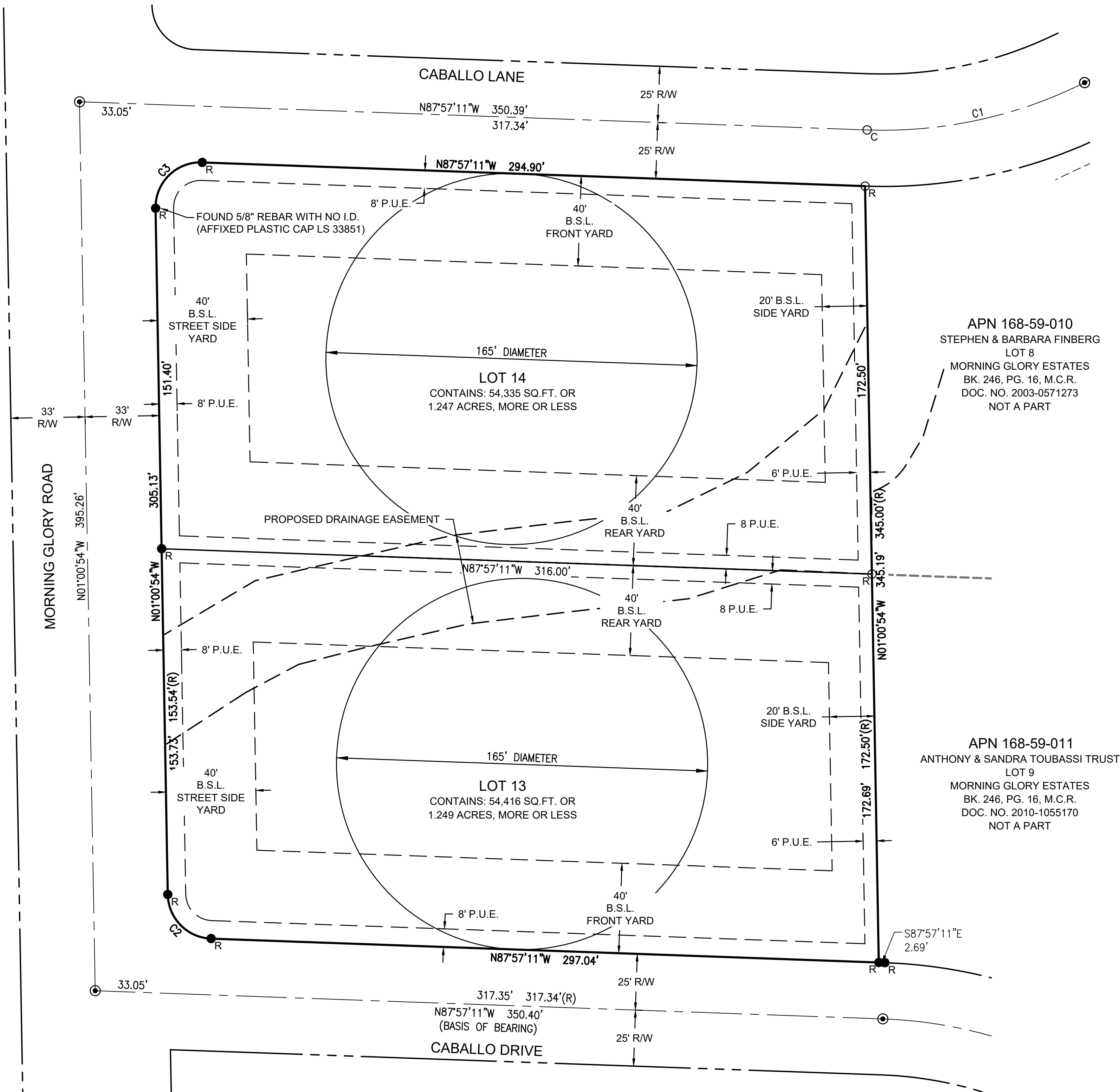
●

FOUND TOWN OF PARADISE
VALLEY BRASS CAP FLUSH
- R

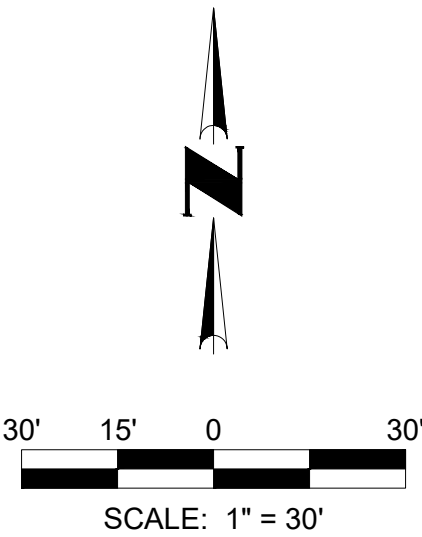
FOUND REBAR WITH PLASTIC CAP LS
17403 (UNLESS OTHERWISE NOTED)
- O

R

SET 1/2" REBAR WITH CAP LS#33851



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028°38'52"	51.07	98.96	S77°43'23"W
C2	30.35'	20.00'	086°56'17"	18.96	27.52	S44°29'03"E
C3	32.48'	20.00'	093°03'43"	21.10	29.03	S45°30'57"W



COUNTY RECORDER

CVL

CONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street

Phoenix, Arizona 85014

Phone: 602-284-8931

www.cvl60.com

NO.

REVISION

DATE

LOT SPLIT

MORNING GLORY ESTATES III

PARADISE VALLEY, ARIZONA

APN 168-59-010

STEPHEN & BARBARA FINBERG

LOT 8

MORNING GLORY ESTATES

BK. 246, PG. 16, M.C.R.

DOC. NO. 2003-0571273

NOT A PART

APN 168-59-011

ANTHONY & SANDRA TOUBASSI TRUST

LOT 9

MORNING GLORY ESTATES

BK. 246, PG. 16, M.C.R.

DOC. NO. 2010-1055170

NOT A PART

Registered Land Surveyor

CERTIFICATE NO.

33851

RICHARD C.

ALCOCER

Expires 01/10/2020

ARIZONA

Signature

02

SHEET

OF

02

CVL Contact: M. RUSSO

CVL Project #: 1-01-03268-01

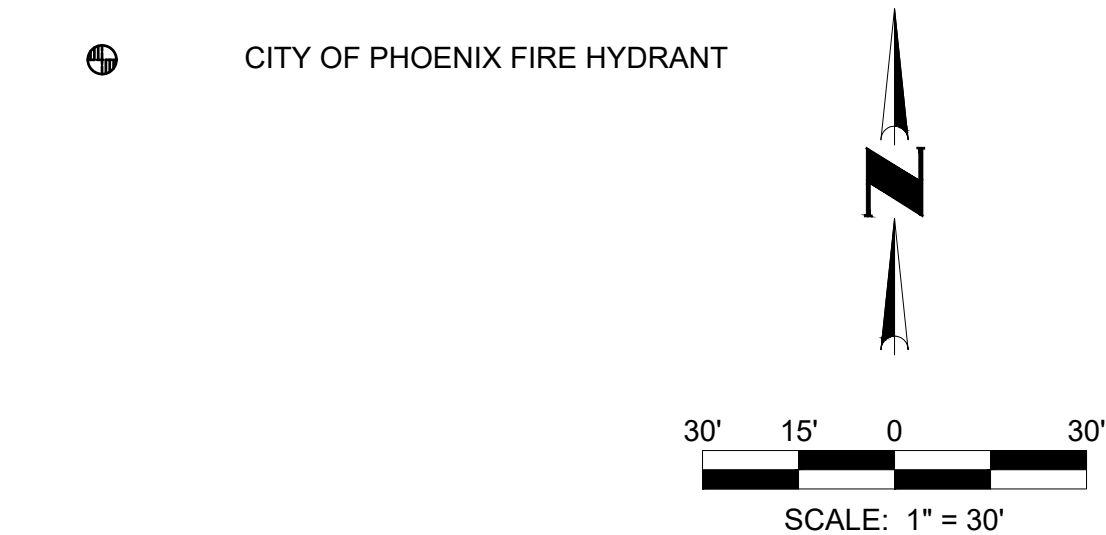
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MORNING GLORY ESTATES III TOPOGRAPHIC SURVEY & SITE PLAN

A LOT SPLIT OF LOT 10 "MORNING GLORY ESTATES I", BOOK 891 OF MAPS, PAGE 24, M.C.R.
BEING A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND	
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK OF MAPS
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
M.C.R.	MARICOPA COUNTY RECORDER
NO.	NUMBER
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD INFORMATION PER BOOK 891 OF MAPS, PAGE 24, M.C.R.
R/W	RIGHT-OF-WAY
O _C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
● _R	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH FOUND REBAR WITH PLASTIC CAP LS 17403 (UNLESS OTHERWISE NOTED)
○ _R	SET 1/2" REBAR WITH CAP LS#33851
□ _{TR}	TRANSFORMER
△ _P	TELEPHONE PEDESTAL
✕	POLE STREET LIGHT
⊙	MANHOLE SANITARY SEWER
⊞	ELECTRIC CABINET
⊗	WATER VALVE
—○—	CHAINLINK FENCE
—□—	CMU WALL
—X—	WROUGHT IRON FENCE
▨	RIP-RAP
▩	CONCRETE
▧	EXISTING BUILDING
▨	PORTION OF EXISTING BUILDING TO BE DEMOLISHED
—1325—	CONTOUR WITH LABEL
⊕	CITY OF PHOENIX FIRE HYDRANT

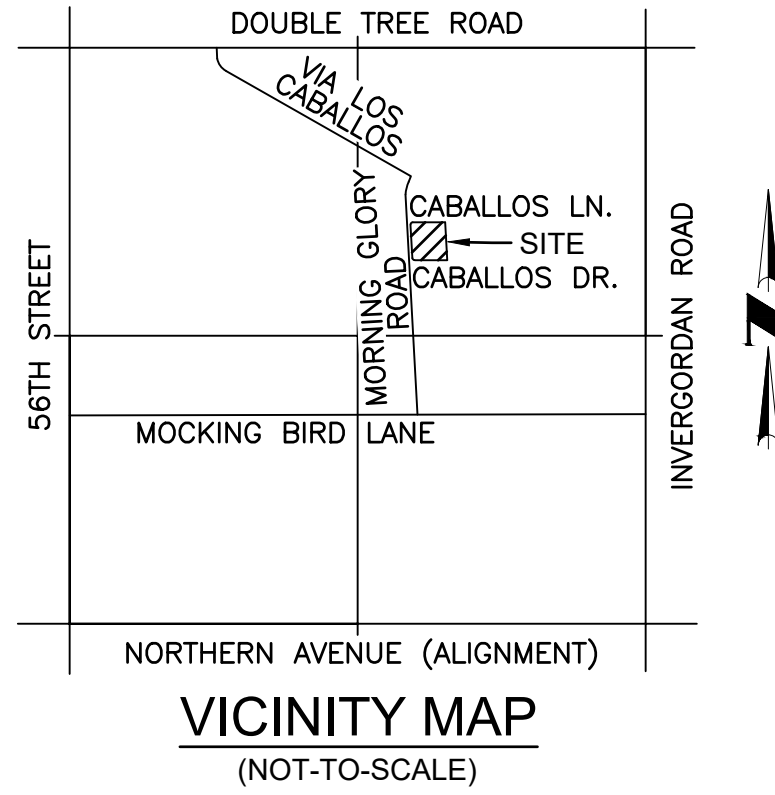


- NOTES**
- ➔ (A) EXISTING 6" MASONRY WALL TO REMAIN
 - ➔ (B) EXISTING WROUGHT IRON FENCE AND GATES TO BE REMOVED
 - ➔ (C) EXISTING 2.5' WALL TO REMAIN
 - ➔ (D) EXISTING FOOTBRIDGE AND ABUTMENTS TO BE REMOVED

BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH
AT THE INTERSECTION OF CABALLO LANE
AND MORNING GLORY ROAD
ELEVATION=1328.34' (NAVD88 DATUM)

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028°38'52"	51.07	98.96	S77°43'23"W
C2	30.35'	20.00'	086°56'17"	18.96	27.52	S44°29'03"E
C3	32.48'	20.00'	093°03'43"	21.10	29.03	S45°30'57"W



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO DRIVE AS SHOWN ON THE FINAL PLAT OF "MORNING GLORY ESTATES I" IN BOOK 246 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I", RECORDED IN BOOK 891 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN 168-59-010
STEPHEN & BARBARA FINBERG
LOT 8
MORNING GLORY ESTATES
BK. 246, PG. 16, M.C.R.
DOC. NO. 2003-0571273
NOT A PART

APN 168-59-011
ANTHONY & SANDRA TOUBASSI TRUST
LOT 9
MORNING GLORY ESTATES
BK. 246, PG. 16, M.C.R.
DOC. NO. 2010-1055170
NOT A PART

LOT COVERAGE TABLE				
LOT #	LOT AREA (S.F.)	EXISTING BUILDING AREA (S.F.)*	PROPOSED BUILDING AREA (S.F.)*	PROPOSED LOT % COVERAGE
LOT 13	54,416	3,563	3,563	6.55%
LOT 14	54,335	14,695	13,558	24.95%

*DENOTES BUILDING AREA UNDER ROOF
NOTE: APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT
APPROVED IN 2007

NOTE:
LOT COVERAGE TABLE AND PROPOSED BUILDING DEMOLITION, PER PROPOSED LOT COVERAGE AND SITE PLAN DRAWING PER DANIEL L. SCHMITT, DATED DECEMBER 5, 2019



DATE		REVISION		NO.

Coe & Van Loo Consultants, Inc.
PARADISE VALLEY, ARIZONA

TOPOGRAPHIC SURVEY & SITE PLAN
MORNING GLORY ESTATES III
PARADISE VALLEY, ARIZONA

