

MORNING GLORY ESTATES III

PROPOSED LOT COVERAGE & 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
C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
○	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH
●	FOUND REBAR WITH PLASTIC CAP LS 17403 (UNLESS OTHERWISE NOTED)
○	SET 1/2" REBAR WITH CAP LS#33851
□	TRANSFORMER
△	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

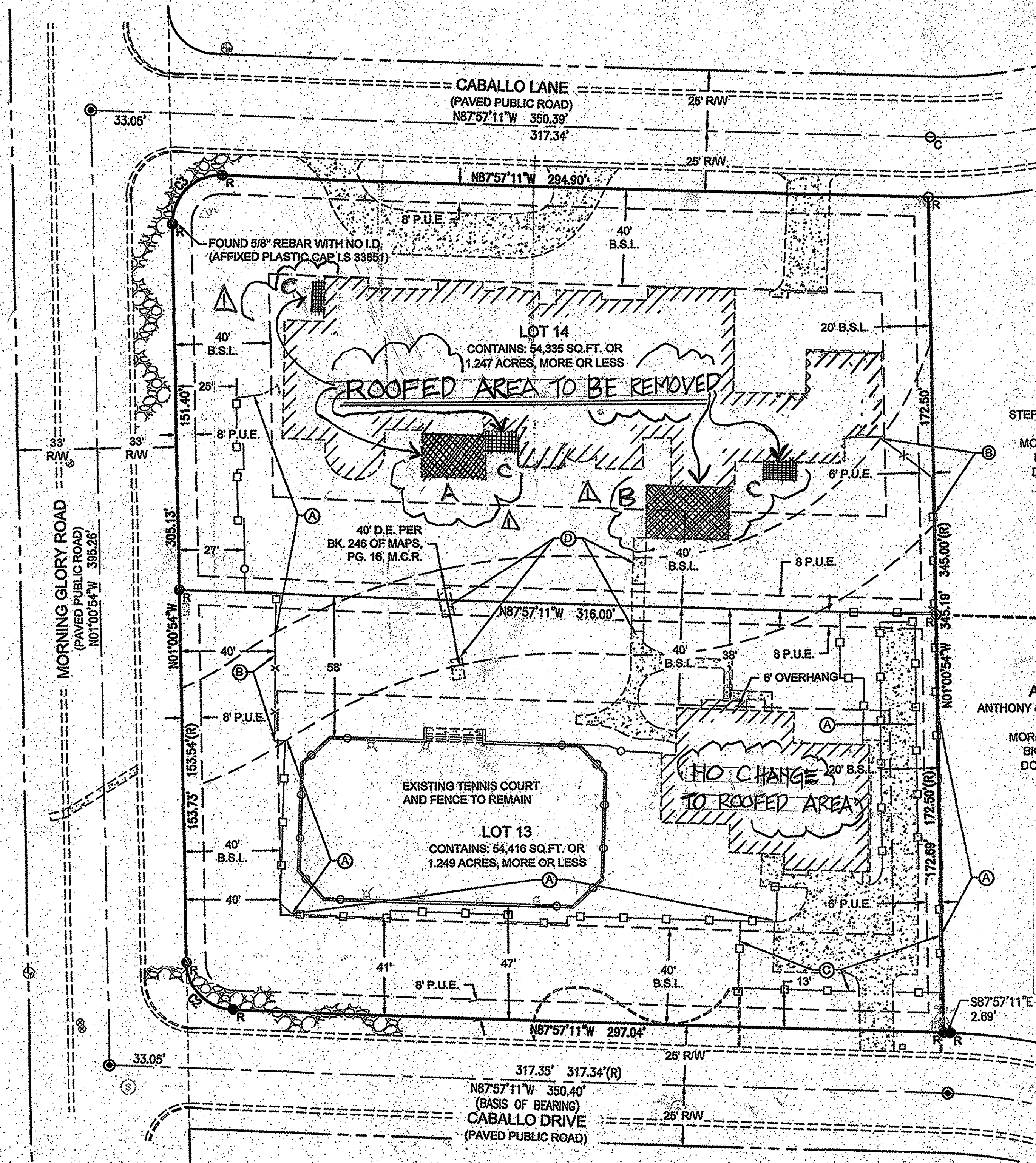
- Ⓐ EXISTING 6" MASONRY WALL TO REMAIN
- Ⓑ EXISTING WROUGHT IRON FENCE AND GATES TO BE REMOVED
- Ⓒ EXISTING 2.5' WALL TO REMAIN
- Ⓓ EXISTING FOOTBRIDGE AND ABUTMENTS TO BE REMOVED

BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH
AT THE INTERSECTION OF CABALLO LANE
AND MORNING GLORY ROAD
ELEVATION=1328.34' (NAVD83 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.

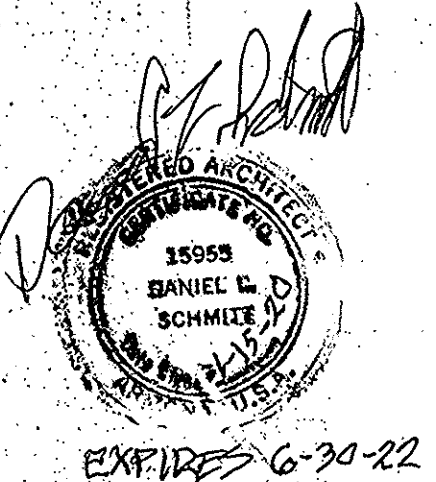
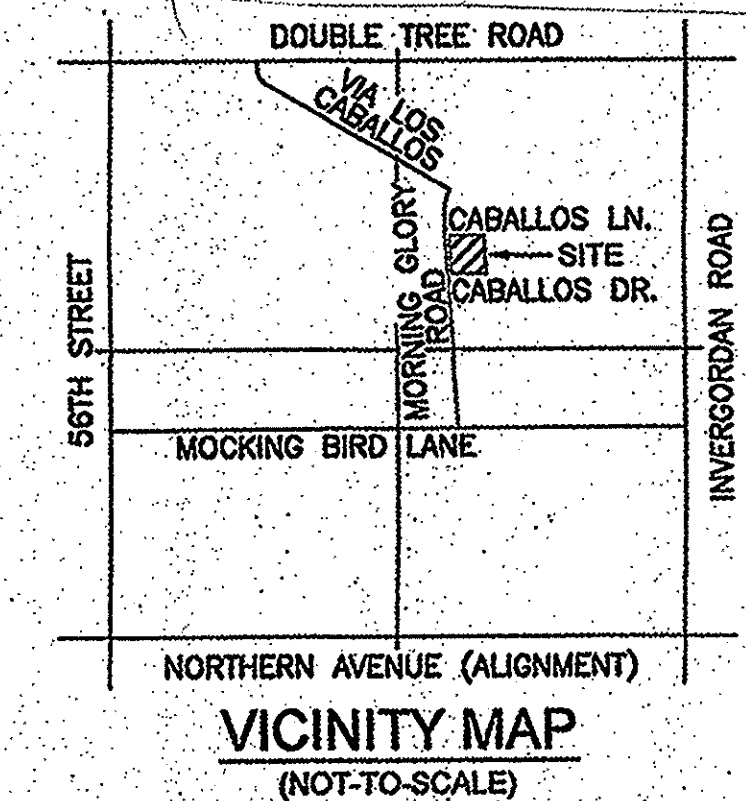
APN 168-59-010
STEPHEN & BARBARA FINBERG
LOT 8
MORNING GLORY ESTATES
BK. 246, PG. 16, M.C.R.
DOC. NO. 2003-0571273
NOT A PART

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	EXISTING BUILDING AREA *	PROPOSED BUILDING AREA *	PROPOSED LOT % COVERAGE
LOT 54,416	SQ. FT.	3,563	3,563	6.55%
LOT 54,335	SQ. FT.	14,695	13,558	24.95%
* DENOTES BUILDING AREA UNDER ROOF				
NOTE: APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT APPROVED IN 2007				

DESCRIPTION OF AREAS TO BE REMOVED

AREA & DESCRIPTION	SQ. FT. DEMOLISHED
A LIVING RM COV'D PATIO	395 ⁰¹
B ATTACHED RAMADA	468 ⁰¹
C SMALL COV'D PATIO	274 ⁰¹
TOTAL SQ. FT.	1,137 ⁰¹



PROPOSED LOT COVERAGE & SITE PLAN

MORNING GLORY ESTATES II
PARADISE VALLEY, ARIZONA

DATE: 1-15-20
DRAWN: DLS
CHECKED BY: DLS
FILE:
SHEET NO.

A-1