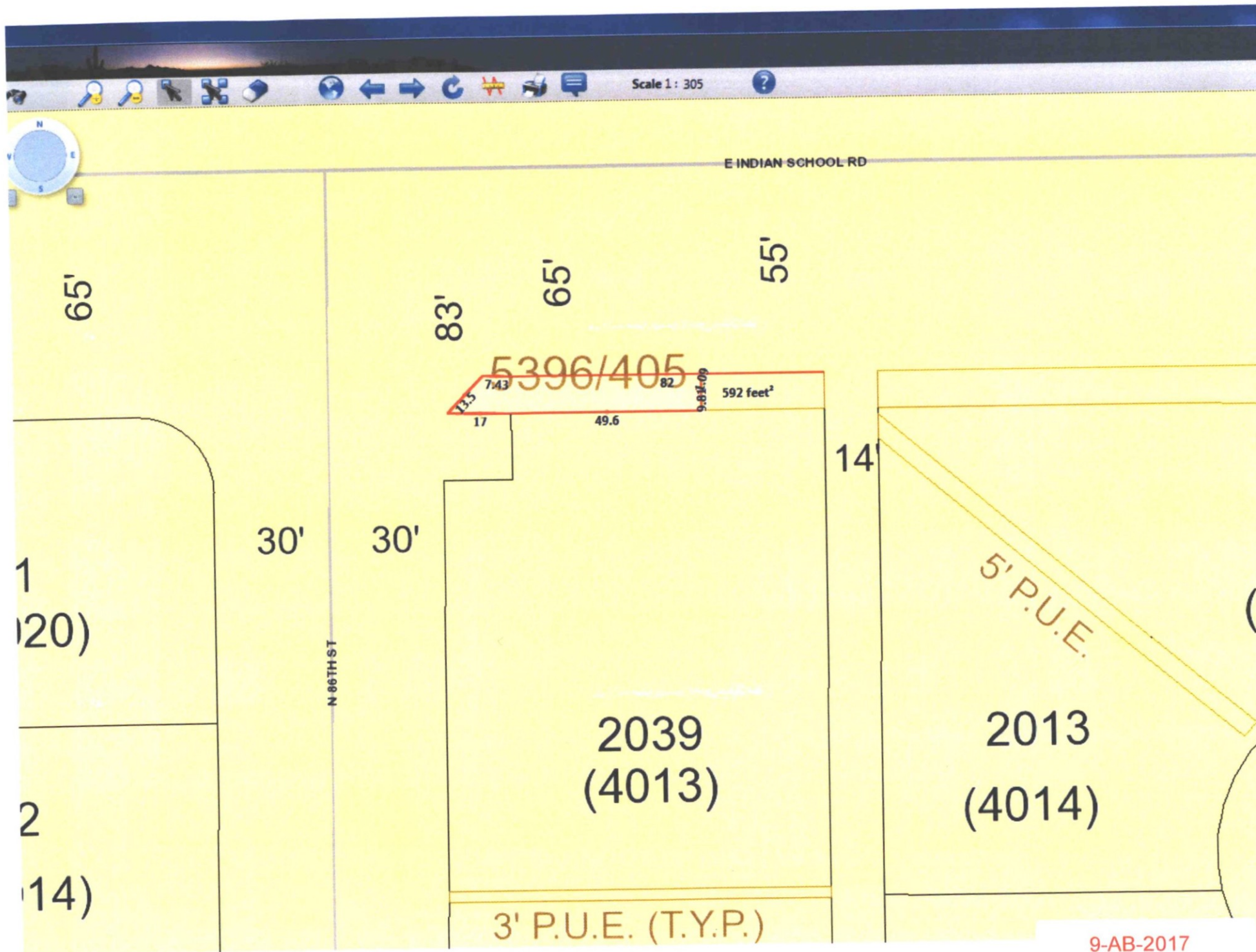


Simulations
Photos
All Graphics (no plans)



9-AB-2017
9/7/17

Lawrence Property



MMuise
2/13/2017 1:37:16 PM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



9-AB-2017
9/7/17

LOT 2039 PROPERTY ASSEMBLAGE

A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA SITUATED IN THE EAST HALF OF THE NORTH-EAST QUARTER SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEDICATION

STATE OF ARIZONA } SS

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

That the Jim M. Lawrence, as owner, has assembled Lot 2039 of Park Scottsdale 15 as shown in Book 130, page 36 of Maricopa County Records, and a portion of the East half of the Northeast Quarter of Section 25, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and mapped herein, and hereby publishes this map as and for Lot 2039, a property assemblage in the City of Scottsdale, Arizona and declares that said map sets forth and gives the dimensions of the lot, and that the lot shall be known by the number given on said map in the above described premises.

Owner warrants and represents to the City of Scottsdale to be the Sole Owner of the property covered hereby and that every lender, assessment holder or other person or entity having any interest in the land adverse to or inconsistent with the dedications, conveniences or other real property interests created or transferred by this map has consented to or joined in this map. As evidence by instruments which are recorded with the Maricopa County Recorder's office or which Owner will record not later than the date on which this map is recorded.

IN WITNESS WHEREOF,

Jim M. Lawrence
Jim M. Lawrence

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS

COUNTY OF MARICOPA

Before me, this 16 day of October, 2004, Jim M. Lawrence, owner, personally appeared before me, the undersigned notary public, who acknowledged him to be the owner of the property mapped herein.

David J. Schuch
Notary Public

APPROVAL BLOCK FOR CONDOMINIUM PLATS & MAPS OF DEDICATION & PROPERTY ASSEMBLAGES & LAND DIVISIONS

APPROVALS

I hereby certify that all engineering conditions and requirements of the City Code have been complied with.

James Packard Date: 10/9/04
City Engineer

Cheryl Stannum Date: 10/10/04
Project Coordinator

BASIS OF BEARING

The East Right-of-Way line which has 30' East of the centerline of 80th Street on Road in recorder plat "Park Scottsdale 15" Book 130, Page 36 M.C.R. bearing S.00°01'30"E.

SURVEYOR CERTIFICATION

I, Victor G. Slary, hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this map correctly represents a survey made under my supervision; that the survey is true and complete as shown; that all monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Victor G. Slary
Victor G. Slary
10348 East Buckle Lane
Scottsdale, Arizona 85260

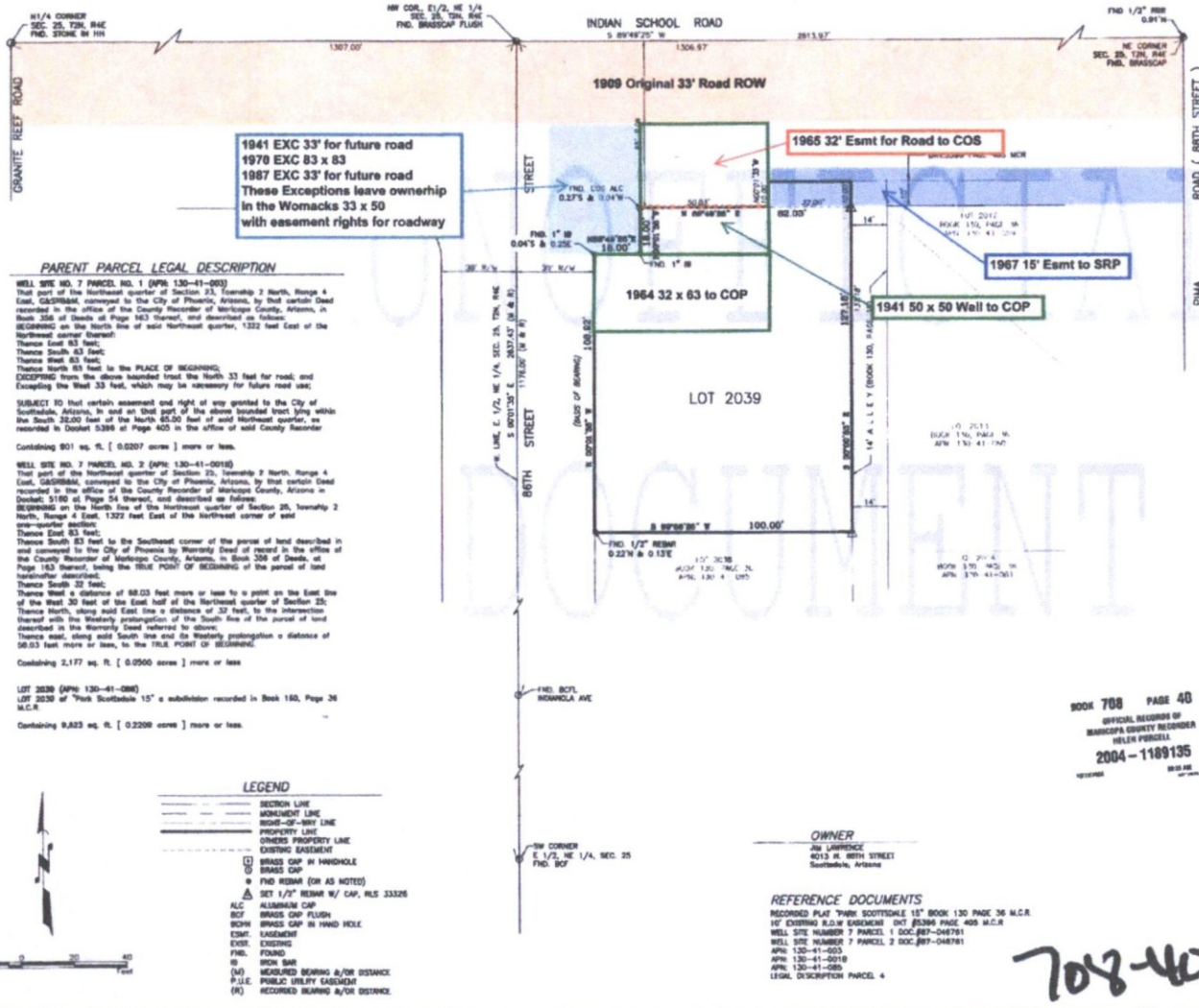


PACIFIC GREEN, INC.
10348 East Buckle Lane
Scottsdale, Arizona 85260
Phone: 480-344-8888
Fax: 480-344-8889
Email: info@pacificgreen.com
Web: www.pacificgreen.com

LOT 2039 PROPERTY ASSEMBLAGE
JIM LAWRENCE PROPERTY
4013 N. 86TH STREET
SCOTTSDALE, ARIZONA



SCALE
1" = 20'
SHEET
NO. 1 OF 1



PARENT PARCEL LEGAL DESCRIPTION

WELL SITE NO. 7 PARCEL NO. 1 (APN: 130-41-001)
That part of the Northeast quarter of Section 25, Township 2 North, Range 4 East, GILBERT, conveyed to the City of Phoenix, Arizona, by that certain Deed recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 130, Page 36 of Maricopa County Records, and described as follows:
BEGINNING on the North line of said Northeast quarter, 1322 feet East of the Northeast corner thereof;
Thence East 63 feet;
Thence South 63 feet;
Thence South 83 feet to the PLACE OF BEGINNING;
EXCEPTING from the above bounded tract the North 33 feet for road; and
Excepting the West 33 feet, which may be necessary for future road use;
SUBJECT TO that certain easement and right of way granted to the City of Scottsdale, Arizona, in and on that part of the above bounded tract lying within the South 32.00 feet of the North 63.00 feet of said Northeast quarter, as recorded in Deed 5394 of Page 405 in the office of said County Recorder
Containing 801 sq. ft. [0.0207 acres] more or less.

WELL SITE NO. 7 PARCEL NO. 2 (APN: 130-41-002)
That part of the Northeast quarter of Section 25, Township 2 North, Range 4 East, GILBERT, conveyed to the City of Phoenix, Arizona, by that certain Deed recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 130, Page 36 of Maricopa County Records, and described as follows:
BEGINNING on the North line of said Northeast quarter of Section 25, Township 2 North, Range 4 East, 1322 feet East of the Northeast corner of said quarter-section;
Thence East 63 feet;
Thence South 63 feet to the Southeast corner of the parcel of land described in and conveyed to the City of Phoenix by Warranty Deed of record in the office of the County Recorder of Maricopa County, Arizona, in Book 358 of Deeds, of Page 163 thereof, being the TRUE POINT OF BEGINNING of the parcel of land hereinafter described;
Thence South 33 feet;
Thence West a distance of 82.03 feet more or less to a point on the East line of the West 30 feet of the East half of the Northeast quarter of Section 25;
Thence North, along said East line a distance of 33 feet, to the intersection thereof with the West line prolongation of the South line of the parcel of land described in the Warranty Deed referred to above;
Thence east, along said South line and its West line prolongation a distance of 58.53 feet more or less, to the TRUE POINT OF BEGINNING.
Containing 2,177 sq. ft. [0.0500 acres] more or less.

LOT 2039 (APN: 130-41-008)
LOT 2039 of "Park Scottsdale 15" a subdivision recorded in Book 130, Page 36 M.C.R.
Containing 8,823 sq. ft. [0.2020 acres] more or less.

LEGEND

- SECTION LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- OWNERS PROPERTY LINE
- EXISTING EASEMENT
- BRASS CAP IN HANDHOLE
- BRASS CAP
- FIND REMAIN (AS NOTED)
- SET 1/2" REBAR W/ CAP, RLS 33326
- ALUMINUM CAP
- BRASS CAP FLUSH
- BOHN BRASS CAP IN HAND HOLE
- EXIST. EASEMENT
- EXIST. EASEMENT
- FIND FOUND
- IRON SHT
- MEASURED BEARING &/OR DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- RECORDED BEARING &/OR DISTANCE

REFERENCE DOCUMENTS

- RECORDED PLAT "PARK SCOTTSDALE 15" BOOK 130 PAGE 36 M.C.R.
- 1/2" EXISTING R.O.W. EASEMENT DIST 85396 PAGE 405 M.C.R.
- WELL SITE NUMBER 7 PARCEL 1 DOC. 887-046761
- WELL SITE NUMBER 7 PARCEL 2 DOC. 887-046761
- APN: 130-41-001
- APN: 130-41-002
- APN: 130-41-003
- APN: 130-41-004
- LEGAL DESCRIPTION PARCEL 4

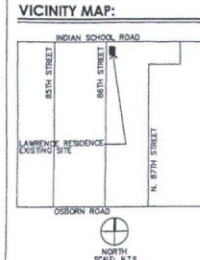
BOOK 708 PAGE 40
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FORCELL
2004-1189135

708-40

NORTH

FEMA BLOCK						
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (100 YEAR USE DEPTH)
040012	2160 OF 4350	7-19-2001	E	7-19-2001	X	N/A

CODE ANALYSIS:	
OWNER:	JAN LAWRENCE 4013 EAST 86TH STREET SCOTTSDALE, ARIZONA 85251 480-951-1406
PROJECT:	RE-7
SITE INFORMATION:	APR: 130-41-0019 130-41-0021 130-41-008
BOOK 82 OF DEEDS, PAGE 321 BOOK 82 OF DEEDS, PAGE 28	
SETBACKS:	
FRONT: 20'	
REAR: 20'	
SIDE: 5'	
HEIGHT: 30'	
AREA:	
EXISTING TOTAL SITE AREA:	12,800 S.F. (29 ACRES)
EXISTING SQUARE FOOTAGE:	
EXISTING HOUSE:	2,700 S.F.
RELOCATED LARGE HOUSE:	708 S.F.
RELOCATED SMALL HOUSE:	417 S.F.
TOTAL (UNDER ROOF):	3,825 S.F.
PERCENTAGE:	
ALLOWABLE SITE COVERAGE:	30%
EXISTING SITE COVERAGE:	3,825 S.F. / 12,800 S.F.
	29.88%



GENERAL

GENERAL NOTES:
CLIENT HOUSE SHALL NOT PROVIDE COORDINATE FACILITIES AND WILL NEVER BE OFFERED FOR RENT

GENERAL KEY NOTES:
1. REMOVE AN REPLACE EXIST. IF ONLY SHALL AS REQ. TO ACCOMMODATE GUEST HOUSE RENOVATION

ELECTRICAL

LOAD CALCULATIONS:

SMALL HOUSE:	LARGE HOUSE:
121.86 amps	127.8 amps
150 amp 208/240V 1Ø	150 amp 208/240V 1Ø
INDEPENDENT SEP	INDEPENDENT SEP

PLUMBING

PLUMBING KEY NOTES:

- 1" WATERBORN FROM NEW SERVICE RESIDENCE TO SERVICE NEW ADDITIONS, TYPE L COPPER TO BE USED
- 4" ABS WITH 1/4" PER FOOT DROP TO CLEAFOUT
- NOT USED
- 4" EXIST. CLEAN OUT
- NOT USED
- 2" ABS W/ 1/4" PER FOOT DROP AND GAS LINE FROM METER

PLUMBING GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, ACTS AND ALL AUTHORIZED HAVING JURISDICTION. ALL WORK TO COMPLY TO TERA-UPC
2. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY AS WELL AS THE MANUFACTURER'S RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION
3. ALL WORK SHALL BE LOCATED TO AVOID CONFLICTS WITH OTHER TRACES AND PROVIDE ADEQUATE CLEARANCE FOR OPERATION AND SERVICE OF EQUIPMENT
4. SOL AND VENT PIPE SHALL BE ABS PIPE AS ALLOWED PER LOCAL CODE
5. COPPER PIPE SHALL BE USED FOR A: WATER PIPING, TYPE L HARD DRAWN COPPER SHALL BE USED FOR PIPE NOT SET UNDER CONCRETE, TYPE K SOFT COPPER SHALL BE USED FOR PIPING UNDER CONCRETE. FITTINGS SHALL BE WROUGHT COPPER THROUGHOUT.
6. SLOPE ALL SEWER LINES AT 1/4" PER FOOT, UNLESS NOTED OTHERWISE

scale: 708 guest house
APPROVED
10-11-04
Chris Summers

BY THE CITY OF SCOTTSDALE PROJECT REVIEW

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

10-11-04

MICHAEL MELUN DESIGN

6030 E. Crocus Drive
Scottsdale, AZ 85254
480-951-1406 v

LAWRENCE RESIDENCE

4013 N 86th Street
Scottsdale, Arizona 85251

2039-LR
PARKS/SCOTTSDALE 18

DATE: 08.03.04
ISSUED FOR: PERMIT

10.06.04

DRAWING NO: A1.3
JOB NO: 101

SITE PLAN

10-11-04

PLANNING

2nd

359-04

DESIGN

9-AB-2017
9/7/17

PIC #1



PIC #2



9-AB-20
9/7/11

Pic #3 ↓



Pic #4 ↓



9-AB-2017
9/7/17

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INBOX

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Space used: 10% of 2 GB

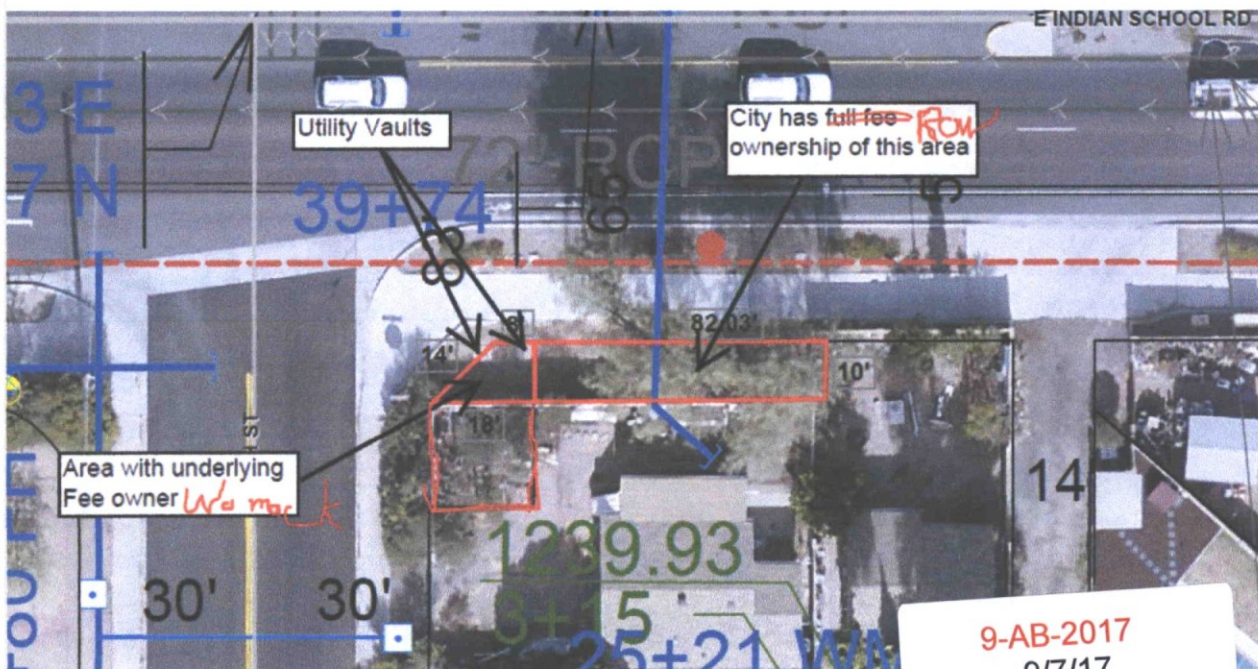
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From: Perry T. Klauber <PKlauber@tblaw.com>
Date: Thursday, April 27, 2017 8:04 PM
To: adehondol@firstam.com <adehondol@firstam.com>
Cc: stage36@cox.net <stage36@cox.net>, Kurt Brueckner <kbrueckner@tblaw.com>, David Fitzgerald <dfitzgerald@tblaw.com>
Subject: Jim Lawrence - Adjacent to Parcel No. 130-41-211
Size: 1 MB

Quiet title all red areas, City abandonment for long rectangle red area. Title report and legal descriptions needed for all red areas.



Lawrence Property Util

