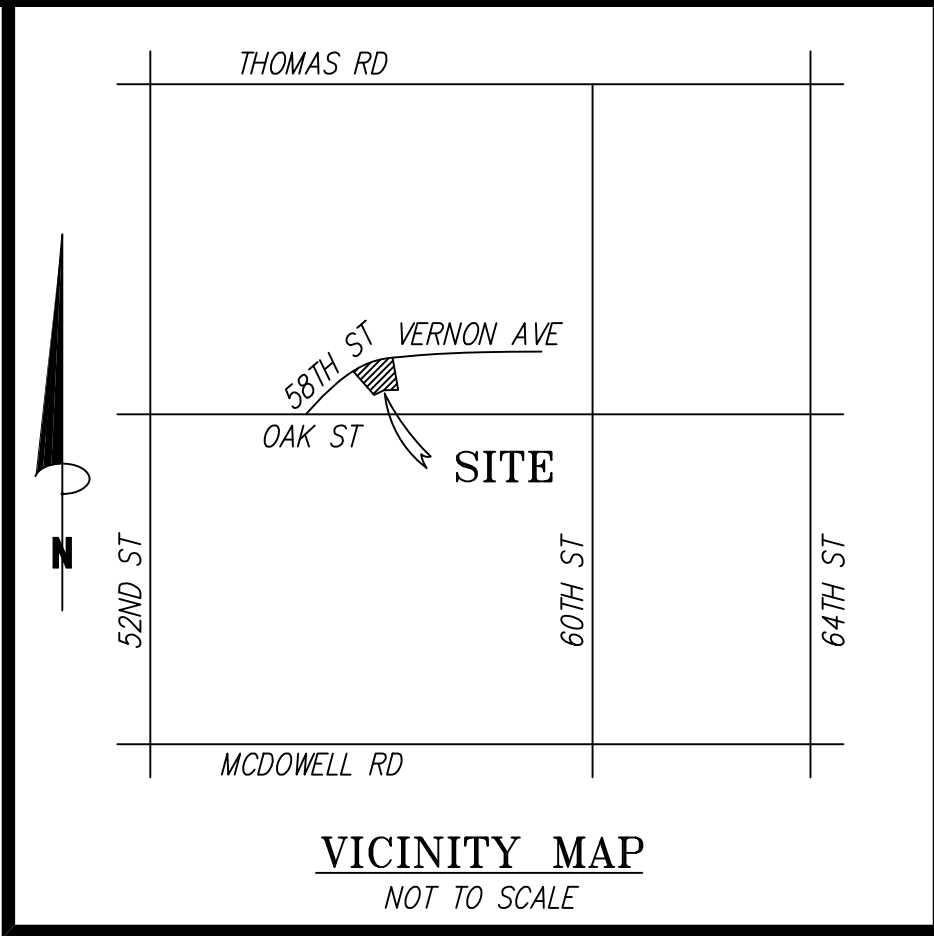
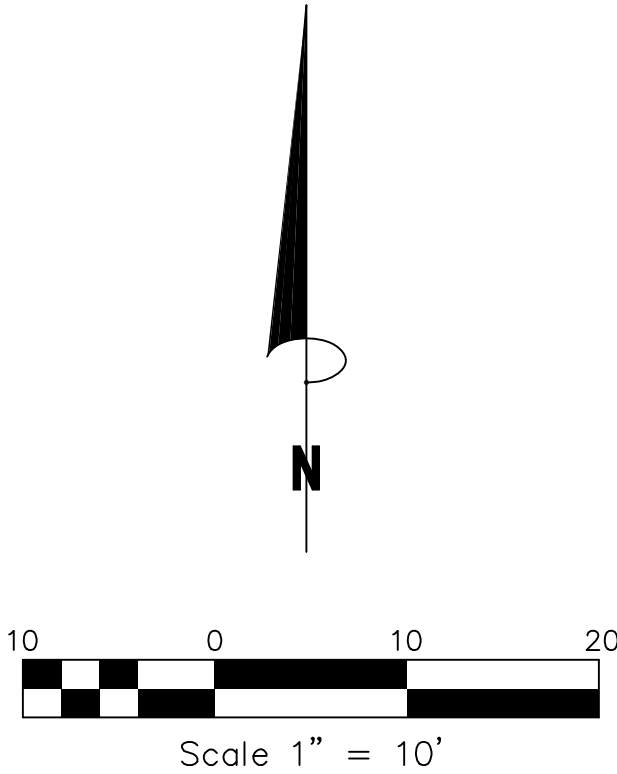


# TOPOGRAPHIC SURVEY

LOT 71, SHERWOOD HEIGHTS, UNIT TWO, A SUBDIVISION LOCATED IN  
SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST,  
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



## BENCHMARK

GDAC PID: 24608-1

DESCRIPTION: PHX BC HH, W1/4 COR, SEC 33, T2N R4E

ELEVATION: 1275.55' (NAVD '88)

PROVIDED BY MCDOT

## NOTES

THIS SURVEY WAS ACCOMPLISHED WITHOUT BENEFIT OF A TITLE REPORT. ONLY THE EASEMENTS SHOWN ON THE PLAT ARE SHOWN HEREON. NO OTHER DOCUMENTS WERE REVIEWED OR CONSIDERED.

IF THE LOCATION OF ANY VEGETATION ON THIS PROPERTY BECOMES CRITICAL IT SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

THIS SURVEY REFLECTS ABOVE-GROUND INDICATIONS OF UTILITIES. AN UNDERGROUND SURVEY WAS NOT PERFORMED. DESIGN PROFESSIONALS ARE RESPONSIBLE FOR PUBLIC RECORD RESEARCH. ARIZONA SURVEYORS, INC. TAKES NO RESPONSIBILITY IN THIS MATTER.

BOUNDARY SHOWN HEREON IS RECORD PLAT.

BOUNDARY SHOWN HEREON IS RECORD PLAT AND IS ROTATED TO GDAC MERIDIAN.

BOUNDARY SHOWN HEREON IS MEASURED FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF THE INFORMATION PROVIDED BY THE CITY OF SCOTTSDALE PLANNING & ZONING DEPARTMENT. ZONED R1-10, SETBACKS ARE: FRONT=30', REAR=25' & SIDE=7' AND ARE SUBJECT TO CHANGE DEPENDENT UPON INDIVIDUAL LOT SPECIFICATION. ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION. DUE TO POSSIBLE ZONING CHANGES AND VARIANCES IN SETBACKS, ARIZONA SURVEYORS, INC., TAKES NO RESPONSIBILITIES IN THIS MATTER.

TRACTS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE RECORD PER 64-29 MCR.

## SITE INFORMATION

OWNER OF RECORD: ERIC RICHARDSON & JULIANA MARIE NORVELL

SITE ADDRESS: 5801 E VERNON AVENUE, SCOTTSDALE, ARIZONA 85257

APN: 129-22-071

QS: 14-41

ZONING: R1-10

AREA: 16,085 SF±

## PROPERTY DESCRIPTION

PER DEED 2020-0546070 MCR  
LOT 71, SHERWOOD HEIGHTS UNIT TWO, ACCORDING TO BOOK 64 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

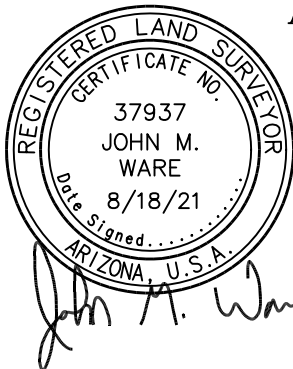
## LEGEND

- FOUND 3/4" IRON PIPE
- FOUND REBAR LS 50620
- FOUND 1/2" REBAR
- ⊠ ELECTRIC METER
- ⊠ MAIL BOX
- ⊠ AIR CONDITIONER
- ⊠ SEWER CLEAN OUT
- UTILITY POLE
- GUY WIRE
- ☼ MESQUITE
- ☼ PALO VERDE
- ☼ BARREL CACTUS
- ☼ SAGUARO

- SETBACK LINE
- MONUMENT LINE
- PROPERTY LINE
- ADJOINING LOT LINE

- R/W RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- MCR MARICOPA COUNTY RECORDER
- APN ASSESSOR PARCEL MAP
- CMU CONCRETE MASONRY UNIT

\*\*SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



## ARIZONA SURVEYORS, INC.

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WEBSITE:  
[www.arizonasurveyors.com](http://www.arizonasurveyors.com)

## TOPOGRAPHIC SURVEY

|                 |                     |                 |
|-----------------|---------------------|-----------------|
| DRAWN: RE       | JOB NO: 5801 VERNON | DATE: 8/18/2021 |
| CHECK: JMW      | SURVEYOR: JMW       |                 |
| SCALE: 1" = 10' | SHEET 1 OF 1        |                 |