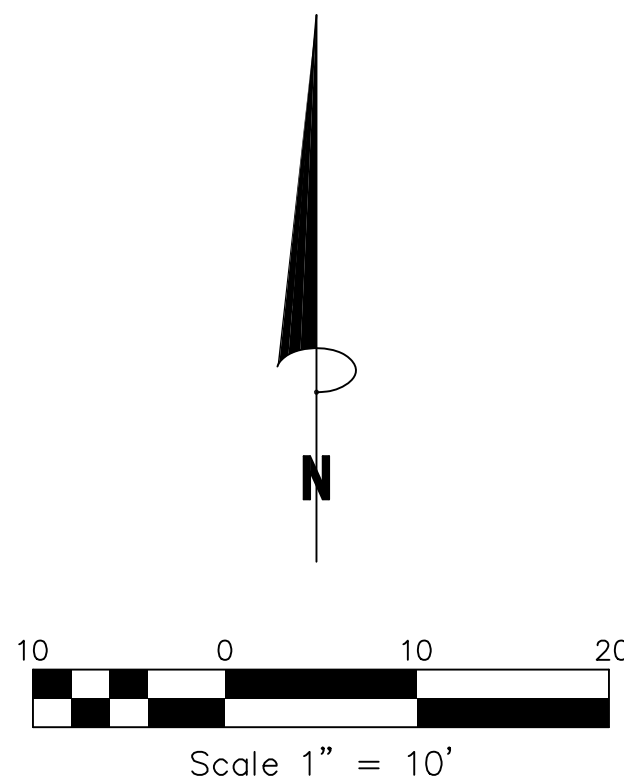
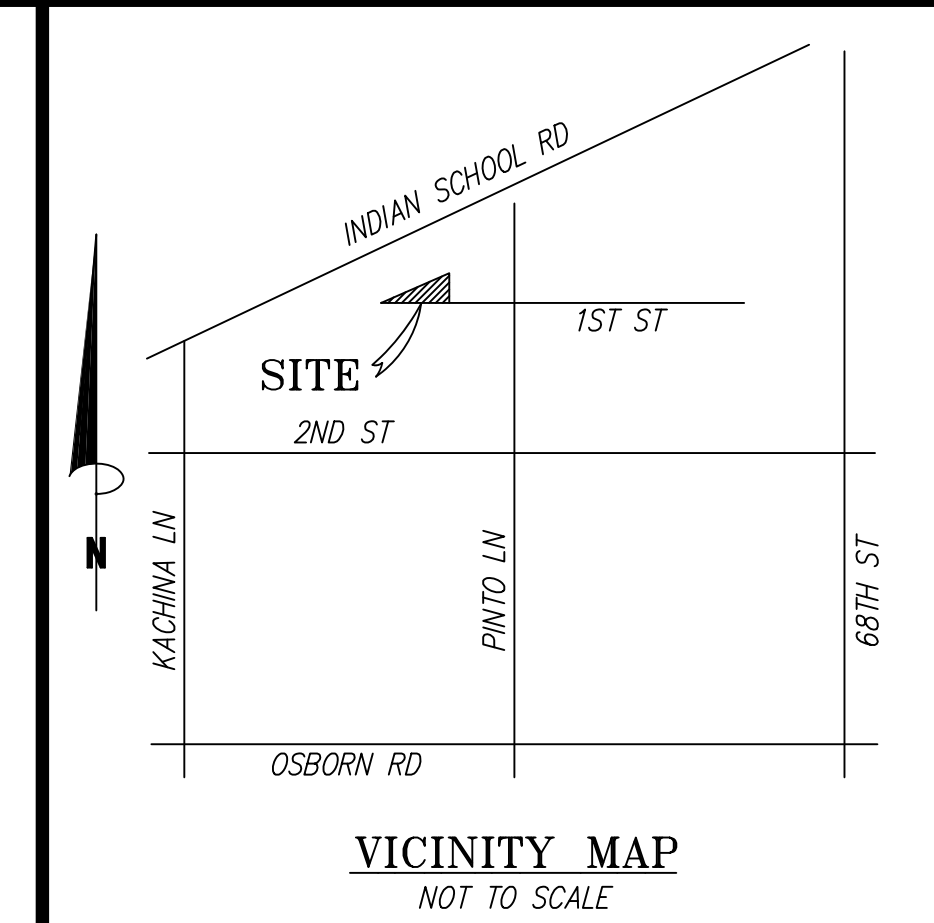


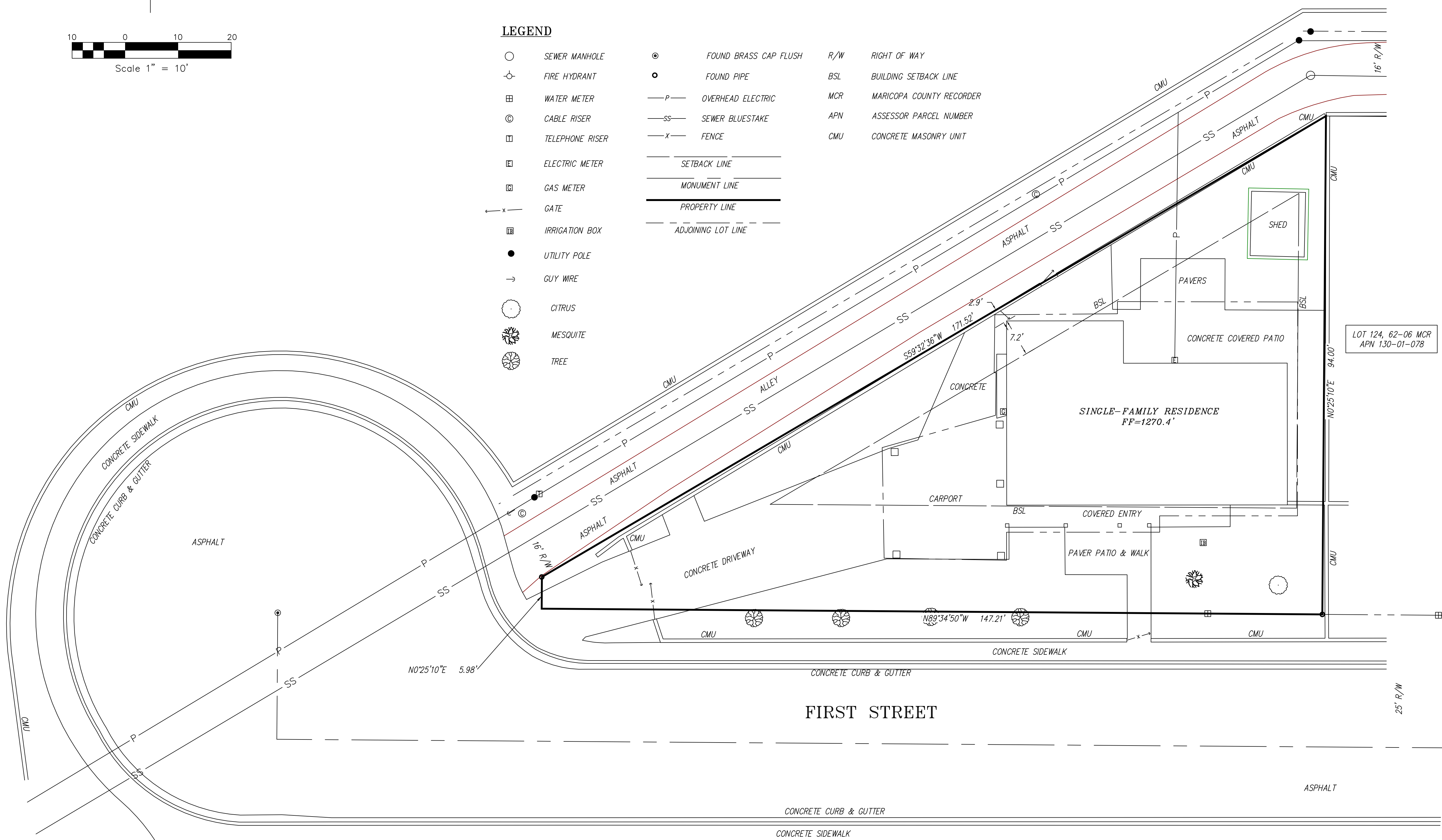
SITE SURVEY

LOT 123, SOUTHWEST VILLAGE UNIT TWO, A SUBDIVISION LOCATED IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- | | | | | | |
|-----|-----------------|------|-----------------------|-----|--------------------------|
| ○ | SEWER MANHOLE | ⊙ | FOUND BRASS CAP FLUSH | R/W | RIGHT OF WAY |
| ⊕ | FIRE HYDRANT | ● | FOUND PIPE | BSL | BUILDING SETBACK LINE |
| ⊞ | WATER METER | —P— | OVERHEAD ELECTRIC | MCR | MARICOPA COUNTY RECORDER |
| ⊙ | CABLE RISER | —SS— | SEWER BLUESTAKE | APN | ASSESSOR PARCEL NUMBER |
| ⊞ | TELEPHONE RISER | —X— | FENCE | CMU | CONCRETE MASONRY UNIT |
| ⊞ | ELECTRIC METER | --- | SETBACK LINE | | |
| ⊞ | GAS METER | --- | MONUMENT LINE | | |
| —x— | GATE | --- | PROPERTY LINE | | |
| ⊞ | IRRIGATION BOX | --- | ADJOINING LOT LINE | | |
| ● | UTILITY POLE | | | | |
| → | GUY WIRE | | | | |
| ○ | CITRUS | | | | |
| ⊗ | MESQUITE | | | | |
| ⊗ | TREE | | | | |



BENCHMARK

GDAC PID: 24583-1
DESCRIPTION: SD BC HH, N1/4 COR, S27, T2N, R4E
ELEVATION: 1274.45' (NAVD '88)
PROVIDED 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.

BEARINGS AND DISTANCES SHOWN ARE RECORD. ANY FOUND MONUMENT, OUT OF POSITION, REFLECTS ITS POSITION TO THE RECORD LOCATION. A BOUNDARY SURVEY MAY BE REQUIRED TO ESTABLISH THE MONUMENT'S RELEVANT LOCATION A BOUNDARY SURVEY MAY UNCOVER.

SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF THE INFORMATION PROVIDED BY THE CITY OF SCOTTSDALE PLANNING & ZONING DEPARTMENT. ZONED R1-7, SETBACKS ARE: FRONT=20', REAR=22'/25' & SIDE=5' 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 62-6 MCR.

SITE INFORMATION

OWNER OF RECORD: JOHN & SHELLEY DOUGHERTY
SITE ADDRESS: 6540 E 1ST STREET, SCOTTSDALE, ARIZONA 85251
APN: 130-01-077
OS: 16-43
ZONING: R1-7
AREA: 7,359 SF±

PROPERTY DESCRIPTION

PER DEED 2015-0253645 MCR
LOT 123, SOUTHWEST VILLAGE UNIT SIX, ACCORDING TO BOOK 62 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.



ARIZONA SURVEYORS, INC.
11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazrls@gmail.com
WEBSITE:
www.arizonasurveyors.com

TOPOGRAPHIC SURVEY

DRAWN: RE	JOB NO: 6540 E 1ST	DATE: 2/6/2025
CHECK: JMW	SURVEYOR: REK	
SCALE: 1" = 10'	SHEET 1 OF 1	

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