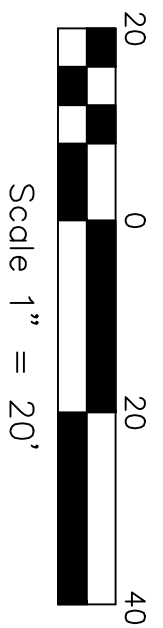
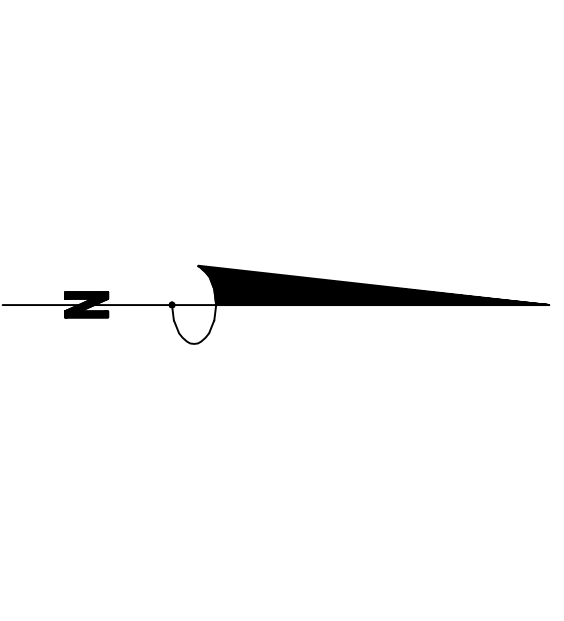


TOPOGRAPHIC SURVEY

LOT 86, SUNDOWN MANOR, A SUBDIVISION SITUATED IN THE NORTHEAST QUARTER, SECTION 13, TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

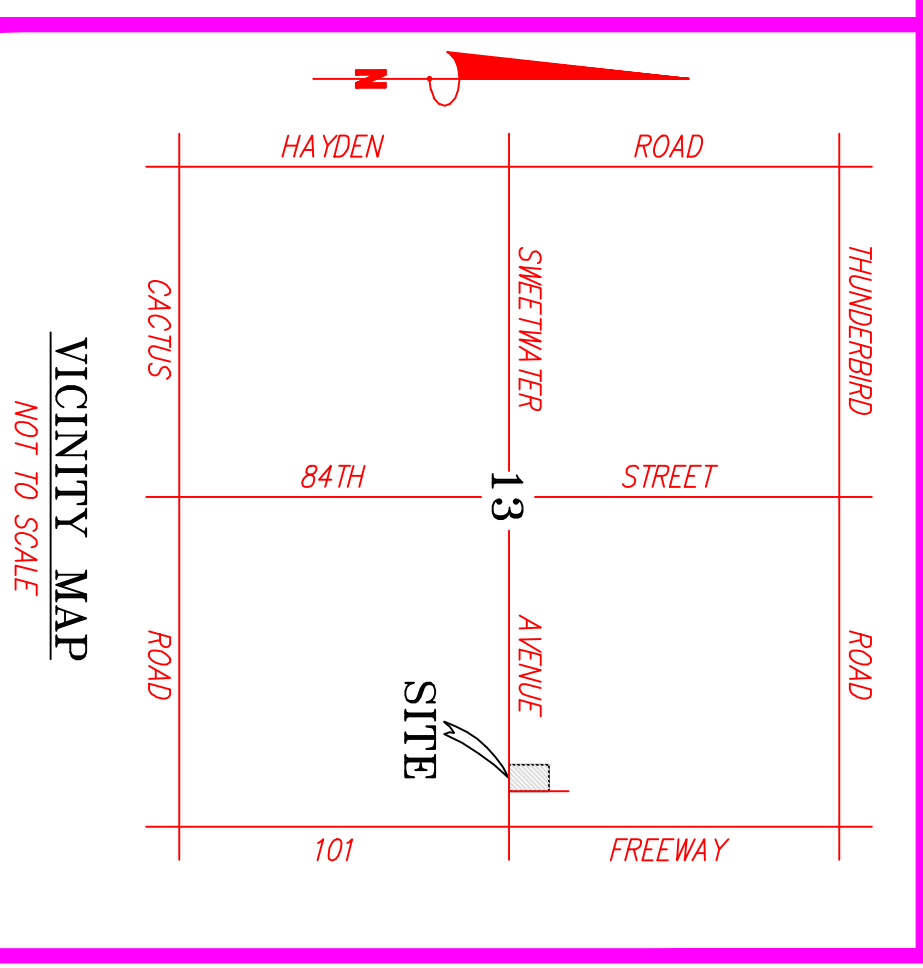
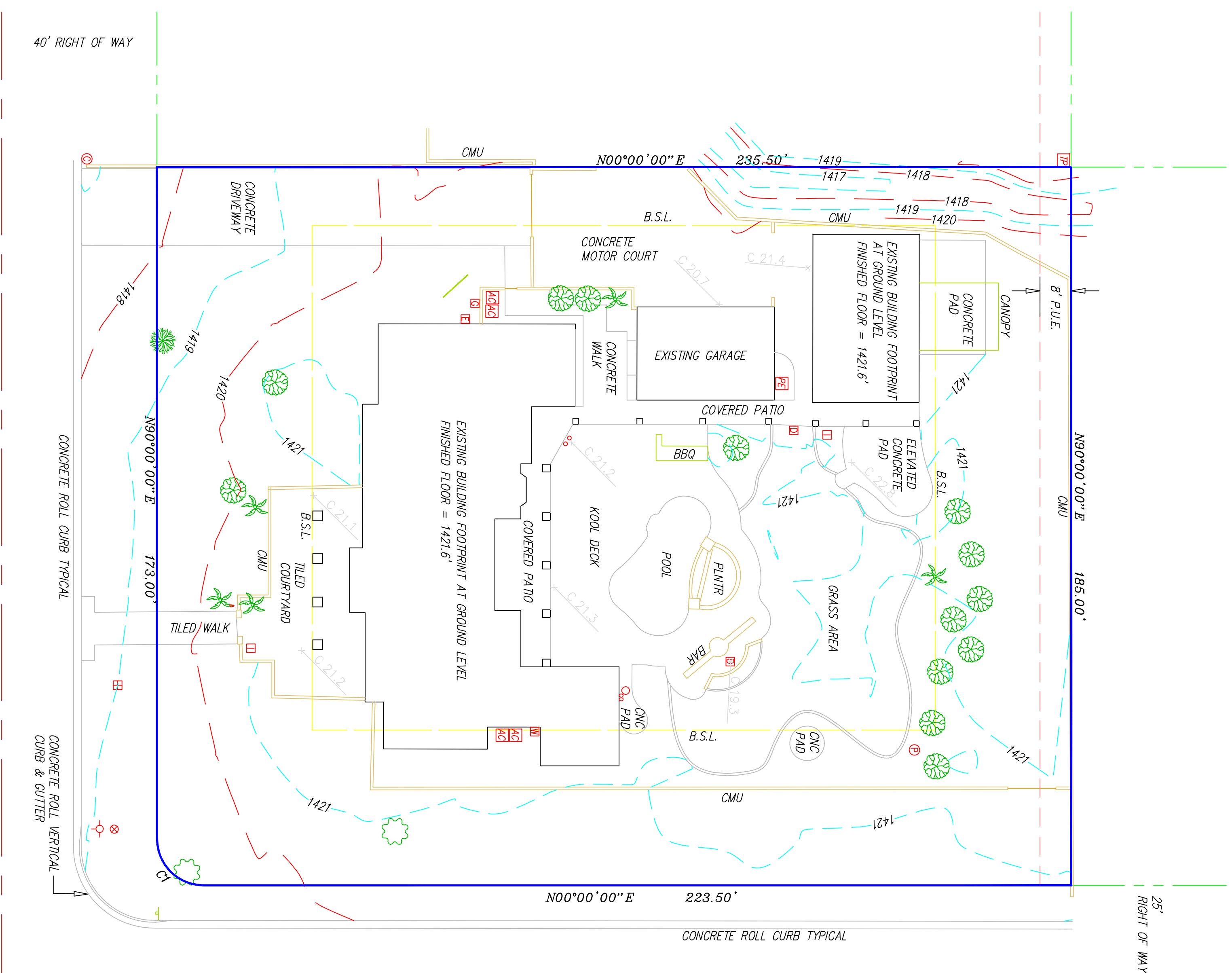


LEGEND:

	SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	DRAIN
	WATER HEATER
	IRRIGATION VALVE
	ELECTRIC METER
	GAS METER
	TRANSFORMER PAD
	SEWER CLEAN OUT
	POSSIBLE CLEANOUT
	POOL EQUIPMENT
	AIR CONDITIONER
	CABLE RISER
	PROPANE TANK
	SIGN
	PALO VERDE
	MESQUITE
	PALM
	TREE
	EASEMENT LINE
	P.U.E. EASEMENT LINE
	SETBACK LINE
	MONUMENT LINE
	PROPERTY LINE
	ADJOINING LOT LINE
	P.U.E.
	BUILDING SETBACK LINE
	CMU
	M.C.R.
	M.C.A.

Two Working Days Before you dig,
CALL FOR THE BLUE STRIKES
800-782-5348
Ben Shain Owner

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



BENCHMARK

GPS POINT: 3134
E/W STREET ALIGNMENT: SWEETWATER AVENUE
N/S STREET ALIGNMENT: 84TH STREET
DESCRIPTION: CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE
ELEVATION: 1413.59' (NAVD 88)
PROVED BY THE CITY OF SCOTTSDALE

SITE INFORMATION

OWNER: DAVID AND MANUE BERGTON
SITE ADDRESS: 8658 EAST SWEETWATER AVENUE
SCOTTSDALE, ARIZONA 85260
APR. 175-01-089
OS: 32-48
ZONING: RT-35
AREA CALCULATED PER PLAT: 43,537 SQUARE FEET +/-

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. ANY UNDERGROUND SURVEY WAS NOT PERFORMED.
ALL 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 RT-35, SETBACKS ARE: FRONT/STREET SIDE=40', REAR=35' & SIDE=15' 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, R/R SURVEYS, INC., TAKES NO RESPONSIBILITIES IN THIS MATTER.
TRACTS, EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON ARE RECORDED PER 76-08 M.C.R.

PROPERTY DESCRIPTION

PER WARRANTY DEED 2013-0131979
LOT 86, SUNDOWN MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 76 OF MAPS, PAGE 8.

THE BOUNDARY SHOWN HEREON WAS CALCULATED USING THAT CERTAIN PLAT OF SUNDOWN MANOR, TILED TO 17-08 M.C.R., MARICOPA COUNTY, ARIZONA. NO ACTUAL BOUNDARY SURVEY WAS PERFORMED.



R.J.R. SURVEYS, INC.
11259 EAST VIA LINDA SUITE 100-998
SCOTTSDALE, ARIZONA 85258
PHONE - (480) 816-9773 FAX - (480) 816-9735
E-MAIL: jr@rjr.com
www.rjrsurveys.com
WEBSITE: www.rjrsurveys.com

TOPOGRAPHIC SURVEY

DRAWN: JMW	JOB NO.: 131725-BERG	DATE: 06/04/2013
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 1 OF 1	