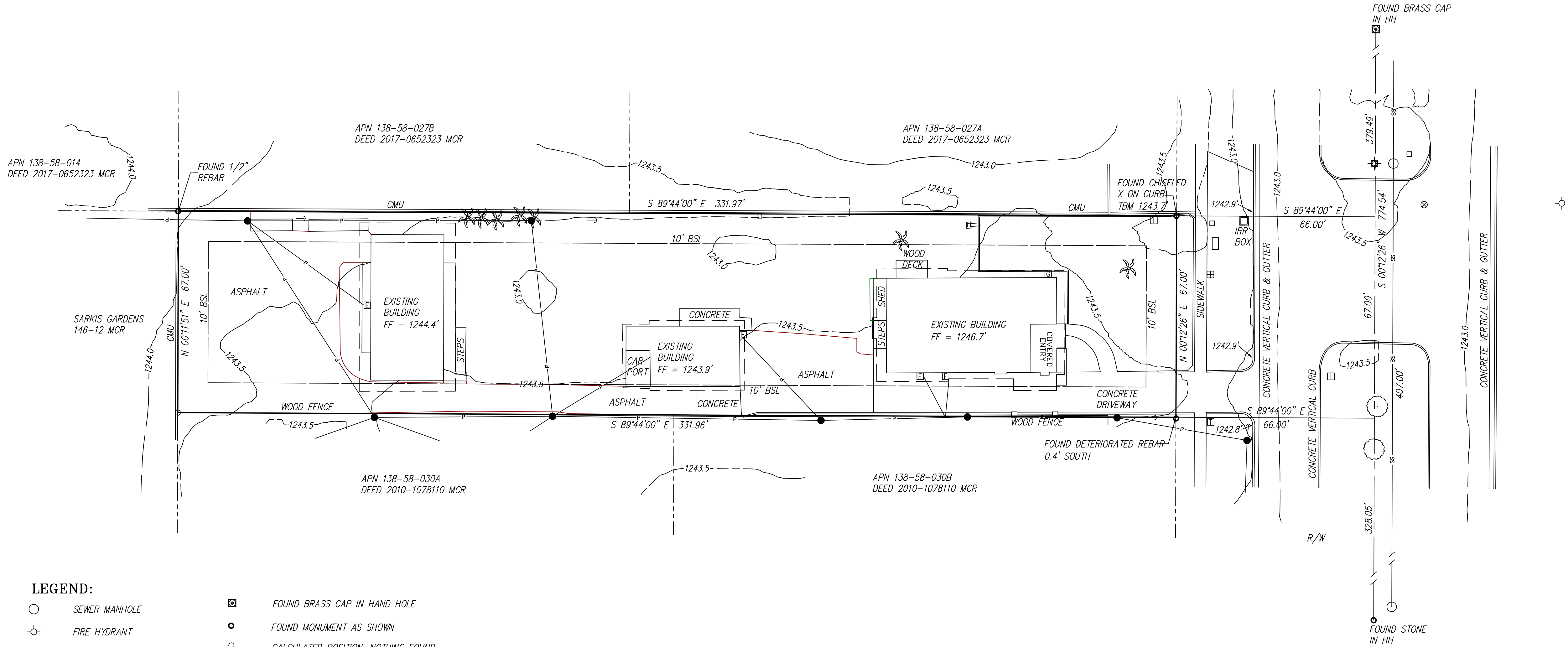
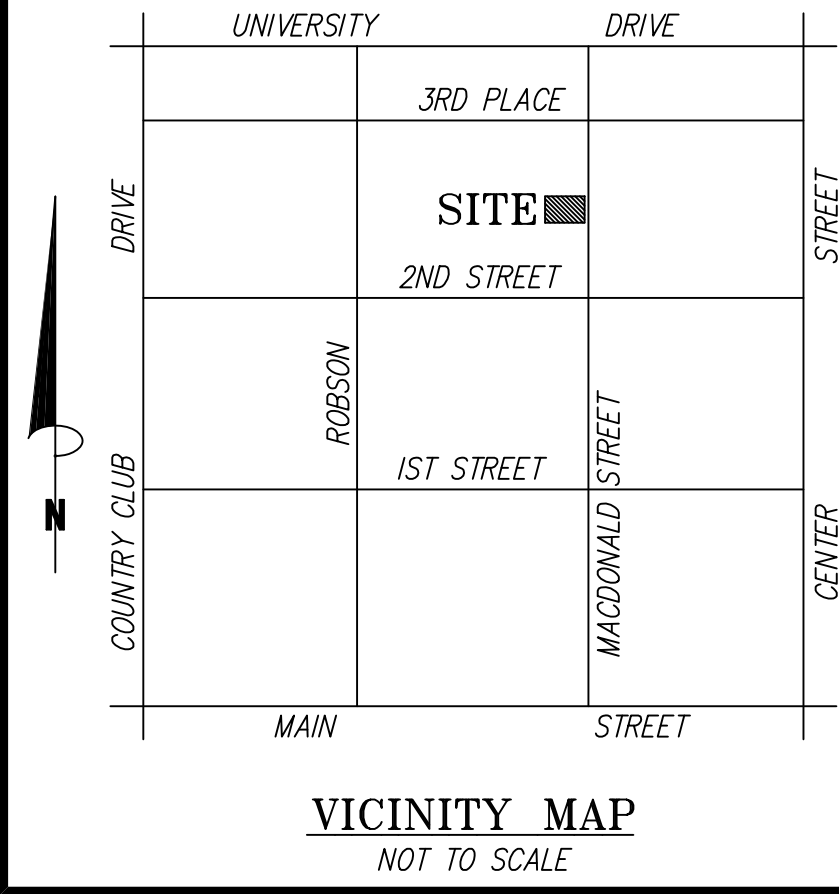
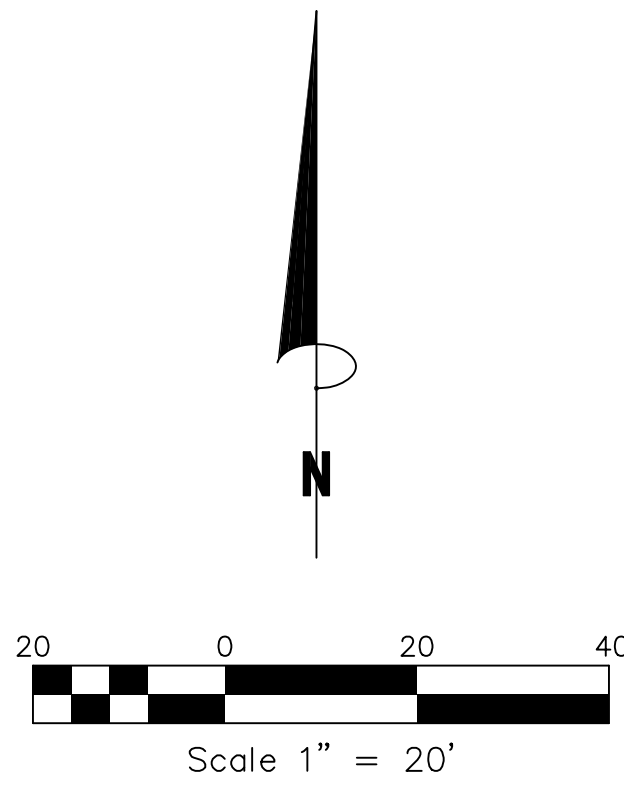


TOPOGRAPHIC SURVEY
A PORTION OF LOT 8, BLOCK 28, MESA, A SUBDIVISION LOCATED IN
SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



BENCHMARK
GDAC PID: 64541-1
DESCRIPTION: AZ HD BCHH, N1/4 COR, S22, T1N, R5E
ELEVATION: 1244.17' (NAVD '88)
PROVIDED BY MCDOT

NOTES
THIS SURVEY WAS ACCOMPLISHED WITH THE 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.

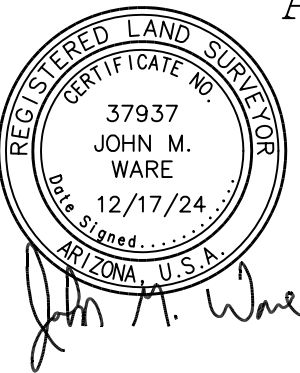
SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF THE INFORMATION PROVIDED BY THE CITY OF MESA PLANNING & ZONING DEPARTMENT. ZONED DR-3, SETBACKS ARE: FRONT=10', REAR=10', 1 STORY BUILDING/ 20', 2 STORY BUILDING & SIDE=10', 1 STORY BUILDING/ 15', 2 STORY BUILDING AND ARE SUBJECT TO CHANGE DEPENDENT 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 23-18 MCR.

SITE INFORMATION
OWNER OF RECORD: BETTY 58, INC
SITE ADDRESS: 228 NORTH MACDONALD DRIVE
MESA, ARIZONA 85201
APN: 138-58-031
ZONING: DR-3
AREA THIS SURVEY: 22242 SF +/-

PROPERTY DESCRIPTION
PER DEED 2024-0542724 MCR
THE NORTH 67 FEET OF LOT 8, BLOCK 28, MESA, ACCORDING TO BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

- LEGEND:**
- | | | | |
|---|----------------------|---------|------------------------------------|
| ○ | SEWER MANHOLE | □ | FOUND BRASS CAP IN HAND HOLE |
| ⊕ | FIRE HYDRANT | ● | FOUND MONUMENT AS SHOWN |
| ⊗ | WATER VALVE | ○ | CALCULATED POSITION, NOTHING FOUND |
| ⊞ | WATER METER | —E— | ELECTRIC BLUESTAKE |
| ⊠ | TELEPHONE PULL BOX | —S— | SEWER LINE PER MANHOLES |
| ⊡ | ELECTRIC METER | —W— | WATER BLUESTAKE |
| □ | ELECTRIC BOX | ---G--- | GAS BLUESTAKE |
| ⊞ | GAS METER | —P— | OVERHEAD ELECTRIC |
| ⊠ | IRRIGATION VALVE | --- | EASEMENT LINE |
| □ | FIBER OPTIC PULL BOX | --- | PUBLIC UTILITY EASEMENT LINE |
| ✱ | LIGHT POLE | --- | SETBACK LINE |
| ● | UTILITY POLE | --- | MONUMENT LINE |
| → | GUY WIRE | --- | PROPERTY LINE |
| ○ | CITRUS | --- | ADJOINING LOT LINE |
| ✱ | PALM | R/W | RIGHT OF WAY |
| | | BSL | BUILDING SETBACK LINE |
| | | MCR | MARICOPA COUNTY RECORDER |
| | | MCA | MARICOPA COUNTY ASSESSOR |
| | | CMU | CONCRETE MASONRY UNIT |



ARIZONA SURVEYORS, INC.
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E-MAIL: jwazrls@gmail.com
WEBSITE:
www.arizonasurveyors.com

TOPOGRAPHIC SURVEY

DRAWN: JMW	JOB NO: 228 N MAC	DATE: 12/08/2024
CHECK: JMW	SURVEYOR: REK	
SCALE: 1" = 20'	SHEET 1 OF 1	