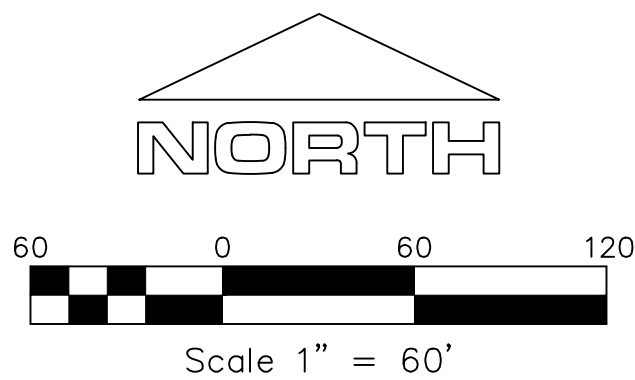


LOT LINE ADJUSTMENT

A PORTION OF THE LOTS 23 & 24 VISTA DEL RIO ESTATES
LOCATED IN THE NE 1/4 SW 1/4 OF SECTION 11
TOWNSHIP 7 NORTH, RANGE 5 WEST
GILA & SALT RIVER BASE & MERIDIAN
MARICOPA COUNTY, ARIZONA



PARCEL INFORMATION

APN: 505-38-032
OWNER OF RECORD: SPELLINS RYAN S/JESSICA N
SITE ADDRESS: 890 W PALO VERDE DR WICKENBURG 85390
APN: 505-38-031B
OWNER OF RECORD: ARMSTRONG KEVIN P/LEAH C
SITE ADDRESS: 880 W PALO VERDE DR WICKENBURG 85390
APN: 505-38-031A
OWNER OF RECORD: ARMSTRONG FAMILY TRUST
SITE ADDRESS: 886 W PALO VERDE DR WICKENBURG 85390

REFERENCE DOCUMENTS

VISTA DEL RIO ESTATES, BOOK 31, PAGE 20, M.C.R.
PLSS SUBDIVISION, BOOK 773, PAGE 42, M.C.R.
LOT LINE ADJUSTMENT SURVEY, BOOK 1303, PAGE 3, M.C.R.
MINOR LAND SURVEY, BOOK 1326, PAGE 14, M.C.R.
RESULTS OF SURVEY, BOOK 1842, PAGE 28, M.C.R.

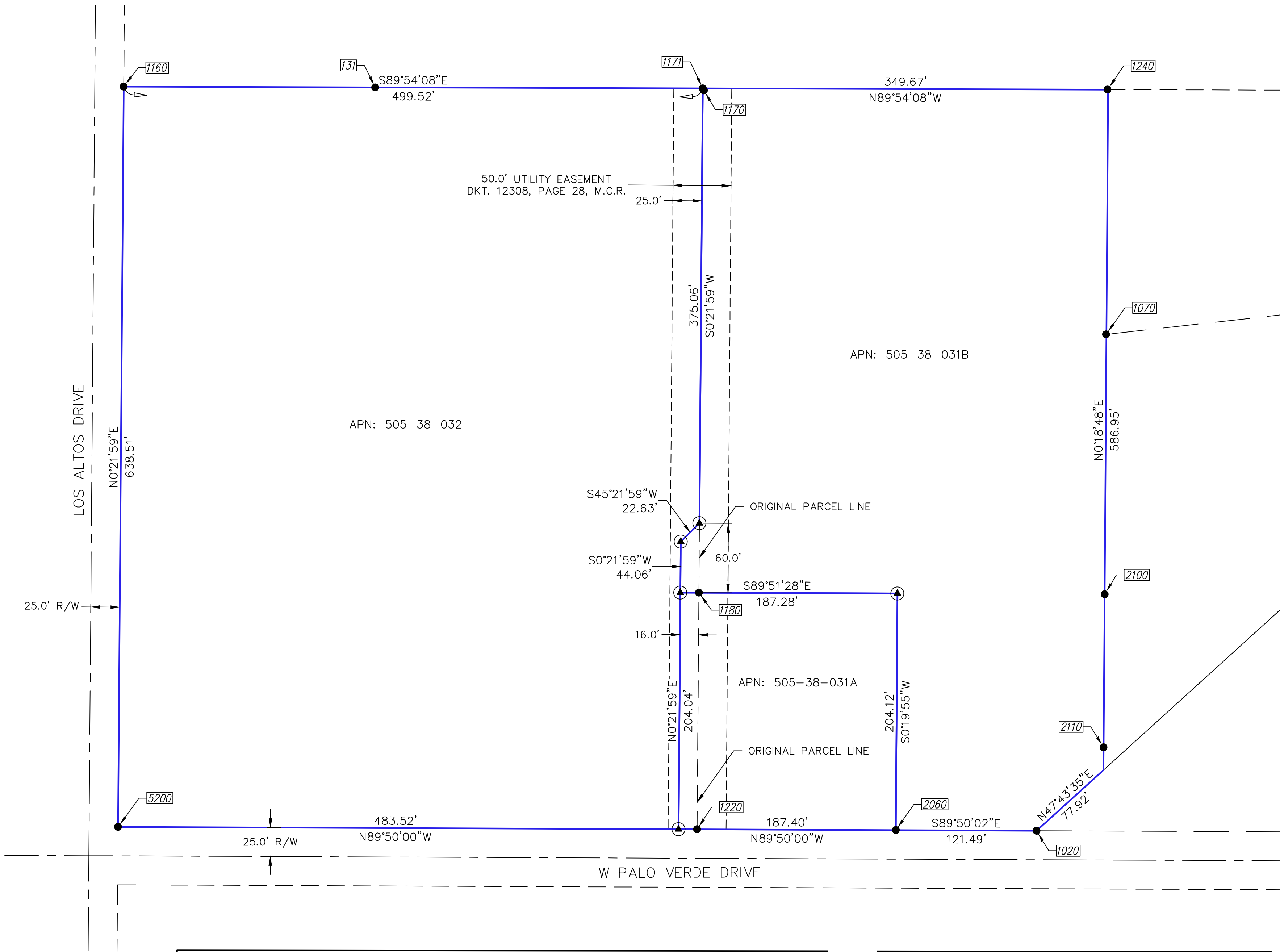
BASIS OF BEARING

GRID NORTH, NAD83(92), ARIZONA CENTRAL ZONE

LEGEND

- ▲ TO SET 1/2" REBAR WITH CAP STAMPED "SHIPLEY 37793"
● FOUND MONUMENT AS NOTED

BOUNDARY LINE
ADJACENT BOUNDARY LINE
SECTION LINE
EASEMENT LINE
CENTERLINE

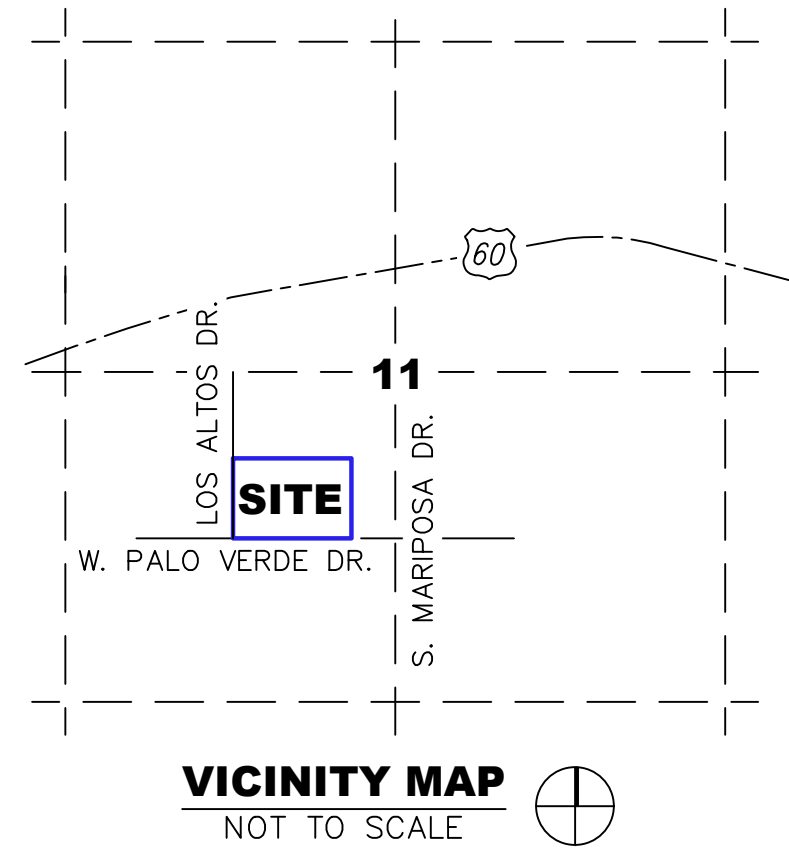


FOUND MONUMENT TABLE

POINT NUMBER	DESCRIPTION
131	1/2" REBAR WITH AL. CAP "O'CONNOR AZ LS 59124" ON LINE
1020	1/2" BENT REBAR WITH NO I.D. REPLACED WITH 1/2" REBAR WITH CAP STAMPED "SHIPLEY 37793"
1070	IP 1" O.D. WITH TAG "RLS 31598"
1160	1/2" REBAR WITH TAG "RLS 16171"
1170	1/2" REBAR WITH TAG "RLS 16171" S27°58'43"E 1.95'
1171	1/2" REBAR WITH CAP "SHIPLEY 37793"
1180	1/2" REBAR WITH BROKEN PLASTIC CAP

FOUND MONUMENT TABLE

POINT NUMBER	DESCRIPTION
1220	1/2" REBAR WITH AL. CAP "O'CONNOR AZ LS 59124"
1240	1/2" REBAR WITH ILLGEIBLE OPC
2060	1/2" REBAR MEAD 28730
2100	1/2" REBAR WITH CAP "MEAD 28730" ON LINE
2110	1" IP O.D. NO I.D 19.67' NORTH
5200	1/2" REBAR WITH AL. CAP "O'CONNOR AZ LS 59124"



SURVEYOR NOTES

SURVEY FIELD WORK WAS COMPLETED DURING FEBRUARY, 2025.

MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.

ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

DUE TO POSSIBLE ZONING CHANGES AND VARIANCES, ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING ANY UTILITY OR PUBLIC SERVICE FACILITY.

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PRIOR TO CONSTRUCTING ANY FENCE OR WALLS ALONG BOUNDARY LINES APPLICABLE PERMITS SHOULD BE FILED WITH THE CONTROLLING JURISDICTION TOGETHER WITH A COMPLETE TITLE RESEARCH FOR EASEMENTS OR RIGHT-OF-WAYS THAT MAY AFFECT PERMISSIBLE BUILD LOCATIONS.

A REVIEW OF ARIZONA REVISED STATUTES TOGETHER WITH COUNTY AND MUNICIPAL REGULATIONS AND RULES SHOULD ALWAYS BE CONSIDERED PRIOR TO THE DIVISION OR RE-ALIGNMENT OF LAND.

CERTIFICATION

I, KENNETH O. SHIPLEY HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS CERTIFICATE OF SURVEY IS BASED UPON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR AN ARIZONA BOUNDARY SURVEY TO THE BEST OF MY PROFESSIONAL ABILITIES, KNOWLEDGE AND BELIEFS.

PRELIMINARY RESULTS

NOT FOR PUBLIC RELEASE



RESULTS OF SURVEY

PROJECT MANAGER: JVS	JOB NO: 24202
DRAWN BY: KOS	DATE: 04/01/2025 REV4
SCALE: 1" = 60'	SHEET: 1 OF 1

