



**Location:** Southeast of the intersection of Cactus and Cave Creek

**Size:** 7.15 acres

**Zoning:** PUD C-2 and R1-10. Zoning approval in 2011 allows horse boarding, horseback riding and rentals, on site dining (barbecue) as well as residential.

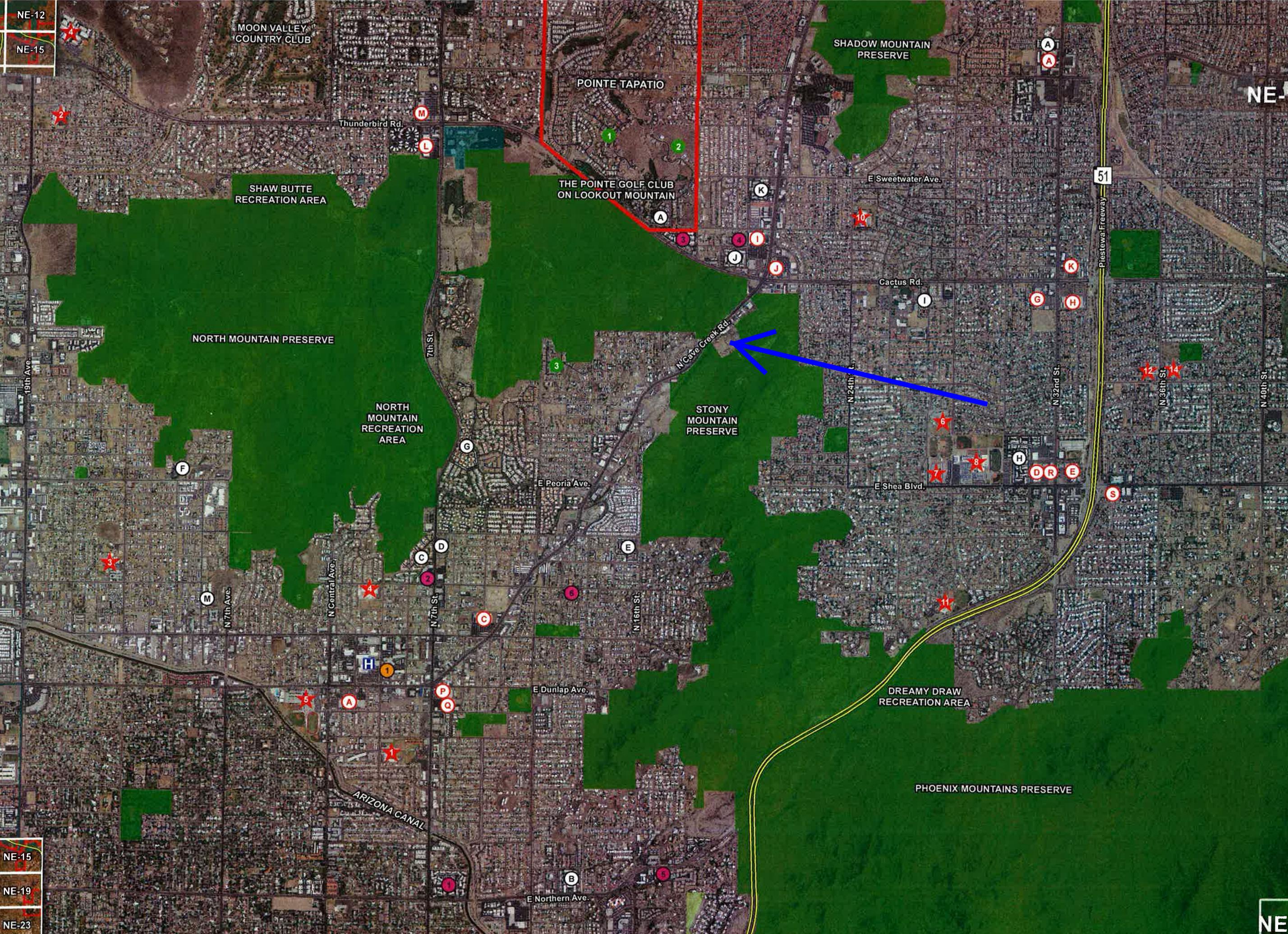
**Price:** Submit

**Comments**

- Extremely rare parcel with close to 1000' of frontage on the Phoenix Mountain Preserve
- Available subject to PUD amendment
- Extensive due diligence material including zoning narrative, approved zoning ordinance and site plan, survey, slope analysis, detailed inventory list ,detail inventory aerial map, Context plan, Phoenix Mountain Preserve user agreement, utility information .
- Infill site- very few projects planned within a 4 mile radius

NE-12  
NE-15

NE-15  
NE-19  
NE-23



MOON VALLEY COUNTRY CLUB

POINTE TAPATIO

SHADOW MOUNTAIN PRESERVE

SHAW BUTTE RECREATION AREA

THE POINTE GOLF CLUB ON LOOKOUT MOUNTAIN

NORTH MOUNTAIN PRESERVE

NORTH MOUNTAIN RECREATION AREA

STONY MOUNTAIN PRESERVE

DREAMY DRAW RECREATION AREA

PHOENIX MOUNTAINS PRESERVE

51

Piestewa Freeway

18th Ave.

7th St.

7th St.

N 7th St.

N Central Ave.

N 7th Ave.

E Peoria Ave.

N 16th St.

E Dunlap Ave.

E Northern Ave.

N Cave Creek Rd.

E Sweetwater Ave.

Cactus Rd.

E Shea Blvd.

N 24th St.

N 32nd St.

N 36th St.

N 40th St.

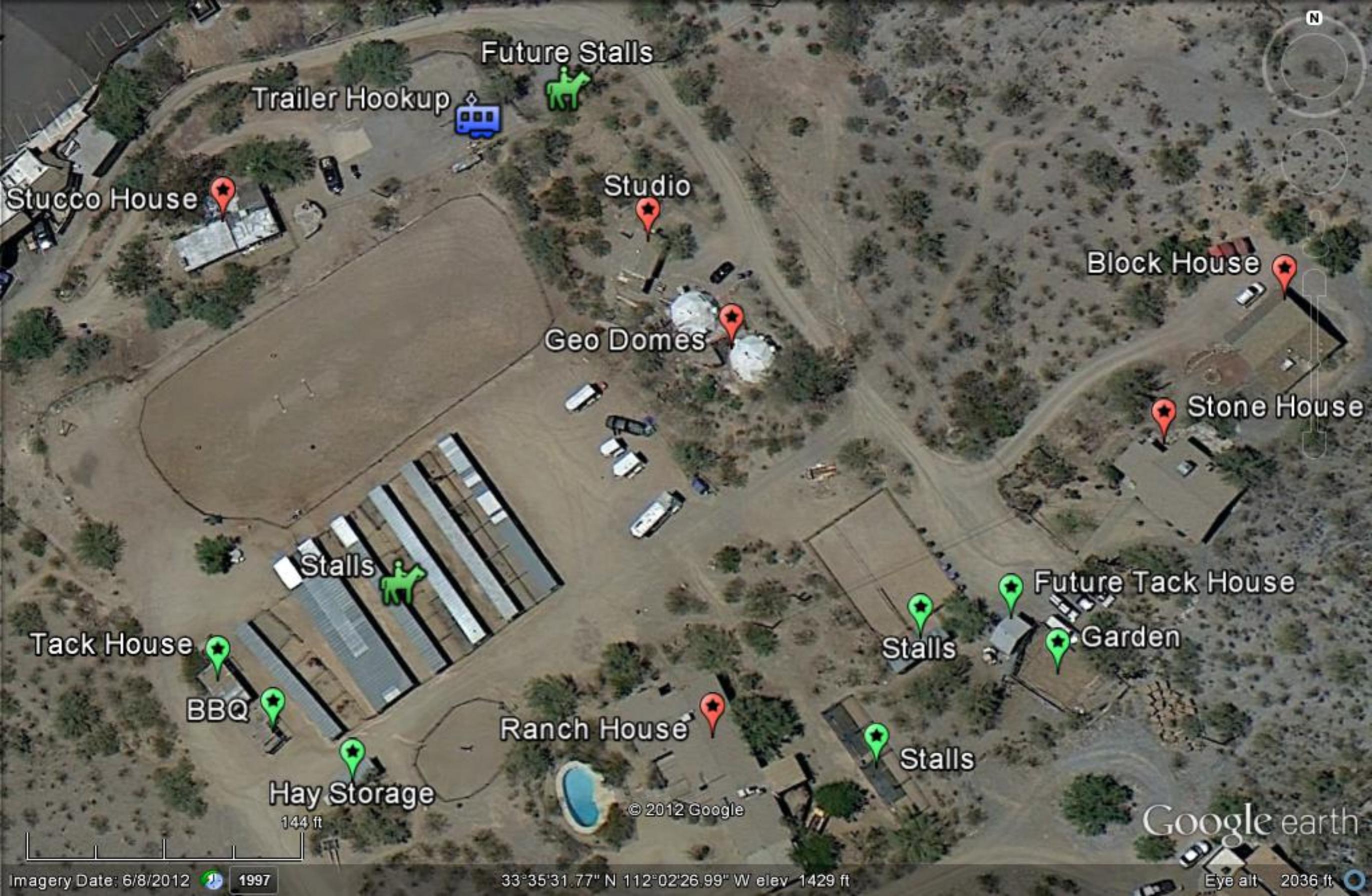
ARIZONA CANAL

NE









Future Stalls

Trailer Hookup



Studio



Geo Domes



Block House



Stone House



Stalls



Tack House



BBQ



Hay Storage



Ranch House



Stalls



Stalls



Future Tack House



Garden



144 ft

© 2012 Google

Google earth

Imagery Date: 6/8/2012 1997

33°35'31.77" N 112°02'26.99" W elev 1429 ft

Eye alt 2036 ft

Stony Mountain Ranch - Horse Boarding, House Rentals, Future Trail Rides & BBQs

Location: 1900 East Cortez Street, 11645, 11647, 11651 & 11655 North 18th Place, Phoenix, Maricopa County, Arizona 85020.

Land Tenure: 7.15 Acres.

Assessor's Parcel No's: 166-22-004J, 006B, 006E and 006F.

Elevation: The elevation at the Ranch House is approximately 1,430 feet ASL

Real Estate Taxes: Real Estate taxes paid in 2011 was \$8,201.90. Real Estate taxes due in 2012 are \$5,325.54.

Improvements:

1900 East Cortez Street

1973 Ranch Style 3,620 square foot house with front yard pool to view the Park Preserve and the city lights at night. 3 Bedrooms, 3 Baths, utility room with two outside doors, kitchen island, carpet in living room, dining room and bedrooms. Tile in two bathrooms, parquet through rest of house, half covered wooden deck in front and side of house. Appliances included are a GE side-by-side stainless steel refrigerator with outside door ice and water, Kenmore propane gas stainless steel wall oven and built in counter top stove, dishwasher and washer/dryer. There are two Goettl piggy back central a/c air heat pumps and evaporative coolers. There is a chain link fence around the 15,000 gallon Shasta self cleaning diving pool. There are four galvanized paneled 16x16 ft horse stalls with shade cloth for over night boarders in back of the house. An oversized carport to fit two Isuzu cab over trucks.

Horse Stalls

8 Full covered 12x16 and two full covered 12x12 large pipe stalls with corrugated galvanized roof. 32 Half covered pipe stalls made up of welded pipe and galvanized panels ranging in size from 13x17 to mostly 16x16 with corrugated galvanized roof. All have regulated water supplied automatic waters. One 8 foot gate and three 12 foot gates for the alleyways.

Arena

220x110 Foot area with three 22 foot high lighted poles that are hinged at base to tip down to service the quartz light bulbs and 6 sprinklers served by a two inch PVC water pipe from the meter. Fence is made up of 16 foot galvanized panels with tee post support on each panel.

Round Pin

50 Foot with deep set in concrete snubbing pole in the center, 16 foot high hinged (for servicing the quartz bulbs) light pole, sprinkler and hose bib.

Tack House

347 Square foot wood frame construction on wood foundation with asphalt flat roof, hand wash sink, wash rack on west side, 120v power (using underground 10 gage wire from the ranch house) and one inch regulated water line from meter to the tack house.

Hay Storage

208 Square foot full covered galvanized metal roof with gated chain link fence around the storage area and electric power on metal corner pole.

#### Picnic and BBQ Area

351 Square foot wood shaded area for 2 wood and metal framed picnic tables and BBQ grill. Six tall telephone poles support the wooden shade and could support a finished shingle or Mexican tile roof.

#### 11655 North 18th Place

1955 Stucco Remodeled 1,211 square foot house with stone fire place and Master Cool evaporative cooling. Converted from a two bedroom to a one bed room, one full bath with spa, flat roof, skylights, Mexican tile kitchen, dining area, bedroom and finished hardwood living room flooring. Outside pond with running water fall and covered front porch. Established landscaping for shading & cooling of the house. One electric and water meter.

#### 11651 North 18th Place

1961 Two Geodesic Domes and one Studio building for a total of 1,061 square feet. There is a full bath, evaporative cooling and separate water heaters in each dome. The lower dome has a kitchen with large refrigerator w/ice maker, large 240v stove, oven and microwave combination. The upper dome is mainly used as a bedroom with electric heat, evaporative cooler and window a/c but also has full hookups for a kitchen that could be installed. The Studio building has a window a/c unit, an evaporative cooler, washer/dryer hookups and attic storage accessible from inside the building. One electric and water meter for all three buildings and all three are rented as one unit.

#### 11645 North 18th Place

1948 Block House 1,108 square feet with central a/c air heat pump. Has Mexican tile in the kitchen, dining and living room areas. The two bedrooms have new carpet and there is one full bath. One electric meter. Water meter is shared with 11647 North 18th Place.

#### 11647 North 18th Place

1943 Stone House 1,200 square feet with central a/c air heat pump, two bedrooms, two baths, stone fire place, Mexican tile in the upper bedroom, the other has carpet, full covered stone front porch, full covered back porch with washer/dryer hookups and utility sink. Established landscaping sporting a large saguaro multi armed cactus. One electric meter. Water meter is shared with 11645 North 18th Place.

#### Horse Stalls

Two 16x16 half covered galvanized roof with automatic waters, two gates each with two attached 16x64 and 32x64 turn outs with five additional gates for a total of nine gates. Underground 120v electric and one inch riser hose bib nearby.

#### Storage Building

196 Square foot wood framed storage building with shingle roof on a stone foundation with underground 120v electric and hose bib next to the building.

#### Garden Area

930 Square foot working garden with hose bibs surrounded by a stone and picket wood fence located behind the storage building.

Zoning:

Z-21-08-3 Phoenix City Council approved 100% on July 6, 2011.

Allows for the existing items: Horse boarding, outside horse trailer parking/storage, 22 foot light poles on the arena and one parking space per four horse stalls for the boarders. Also, setbacks for all the houses and two houses on one parcel for the stone & block houses.

Allows for the future items: Horse rental trail rides into the Preserve, BBQs, one ground sign up to 55 square feet which can be an 8 foot high fiberglass horse or mule, wall signs up to 120 square feet and 15 feet high, wrought iron, wood or v-mesh fence with wooden poles and bracing around some or all of the entire property, 8 regular & 2 handicapped parking spaces for the trail rides & BBQ customers. A three year use agreement with the Parks Director for the guided trail rides into the Park is currently in place.

Special Action: A 21% designated open space preservation easement to be recorded. It is 1.21 acres where the wash areas are on the northeast portion of parcel number 166-22-006F. If the trail rides are to begin with no other changes, then all the drives and parking areas will need to be dust proofed per the Z-21-08-3 City of Phoenix zoning file approved July 6, 2011.

Utilities: Arizona Public Service (APS) electricity, Qwest/CentryLink telephone service and Cox Cable television and Internet service to all the houses.

Water: City of Phoenix. Large COP water storage tank on nearby mountain for excellent water pressure and delivery from their nine inch water main in front of the ranch under Cortez Street. The three City water meters on Cortez Street that are serving 1900 East Cortez Street, 11645 & 11647 and 11651 North 18th Place are one and a quarter inch meters. The meter for 11655 North 18th Street is located on Cave Creek Road and is believed to be one inch.

Septic: Two septic systems servicing the ranch house. One on the west side and one on the east side of the house. All the other houses have each their own septic systems.

Flood Zone: Area Outside of a delineated 100-year flood plain.

Access: Physical access over Cortez Street easement on the south side of property with a small easement over the City of Phoenix Parks Mountain Preserve land and physical access over 18th Place ROW to the west side of property.

Remarks: Excellent horse and house rental property close to State Route 51 & I-17. House rental income is \$3,760 plus 2% City tax per month and are 100% occupied. The horse boarding is \$345.00/month with 10 horses at \$3,450.00/month. Combined house and horse income is \$7,210 per month. Surrounded by the North Phoenix Mountains Preserve, this location is like living in the country with stores such as Safeway, QuikTrip and Home Depot nearby. Lit arena and round pin suitable for night time use. Close to The Pointe at Squaw Peak and Best Western Inns on 16th Street to the east. Close to the Pointe Tapatio on 7th Street to the west. With the three Resort locations so conveniently close, you can easily and quickly shuttle customers to and from the Resorts and the Ranch to do the trail rides & BBQs.

A quote from the [www.StonyMountainRanch.com](http://www.StonyMountainRanch.com) Web site:

**Stony Mountain Ranch is over seven acres in size, and is bounded by the beautiful and expansive Phoenix Mountain Preserve park. Our land has a true old-west history, having been part of the stagecoach era, and our location is unique. At the Ranch, you are surrounded by almost 10,000 acres of pristine Sonoran desert, with such old-west true-to-life relics as the nearby circa-1880 miner's stone dwelling (visible to you but unknown to most outsiders), yet you have convenient access to stores, shopping and more, via nearby Cave Creek Road.**

**Tucked into their own separate areas of the Ranch are our several handbuilt small houses, each one with its own look and feel. All are completely unique: our beautiful handbuilt native stone house has its roots in the stagecoach era; another house is a more modern block home partially built into the mountain, very private, with nice front porch and surrounded by the Mountain Preserve; a third house is a charming solid stucco, with fireplace, skylights, Mexican tile and golden oak flooring, and a fourth is actually three dwellings in one: two geodesic domes plus separate studio, all on their own parcel. Homes vary from about 1000-1200 square feet in size, perfect for one or two people.**

# SITE PLAN STONEY MOUNTAIN RANCH

PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 3 EAST, G&SRM,  
MARICOPA COUNTY, ARIZONA

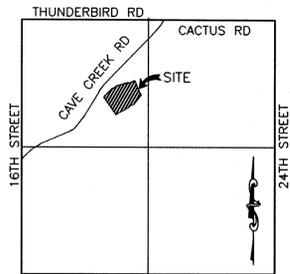
**OWNER:**  
BRUCE BUCKINGHAM  
P.O. BOX 2691  
PHOENIX, AZ 85027  
TEL(602)943-3400  
FAX(602)435-8971

LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	37.21	N17°55'49"E
L2(M)	22.89	N25°05'41"E
L3(R)	67.05	N43°59'17"E
L4(M)	44.78	N34°19'04"E

LINE TABLE (C/L PARCEL 3)		
LINE	LENGTH	BEARING
L2	22.89	N25°05'41"E
L5	127.92	N34°32'42"E
L6	128.48	N75°28'12"E
L7	37.04	N83°43'20"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1(R)	37.33	1158.00	1°50'49"
C2(M)	196.95	1145.00	9°51'19"
C3(R)	289.14	1200.00	13°48'20"
C4(R)	278.34	1200.00	13°17'23"

CURVE TABLE (C/L PARCEL 3)			
CURVE	LENGTH	RADIUS	DELTA
C5	43.91	62.95	39°57'57"
C6	90.38	85.78	60°22'06"



**VICINITY MAP**  
SECTION 22, T3N, R3E  
NOT TO SCALE

- PRELIMINARY
- APPROVED

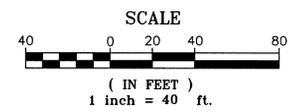
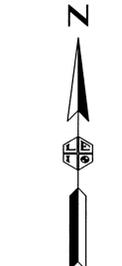
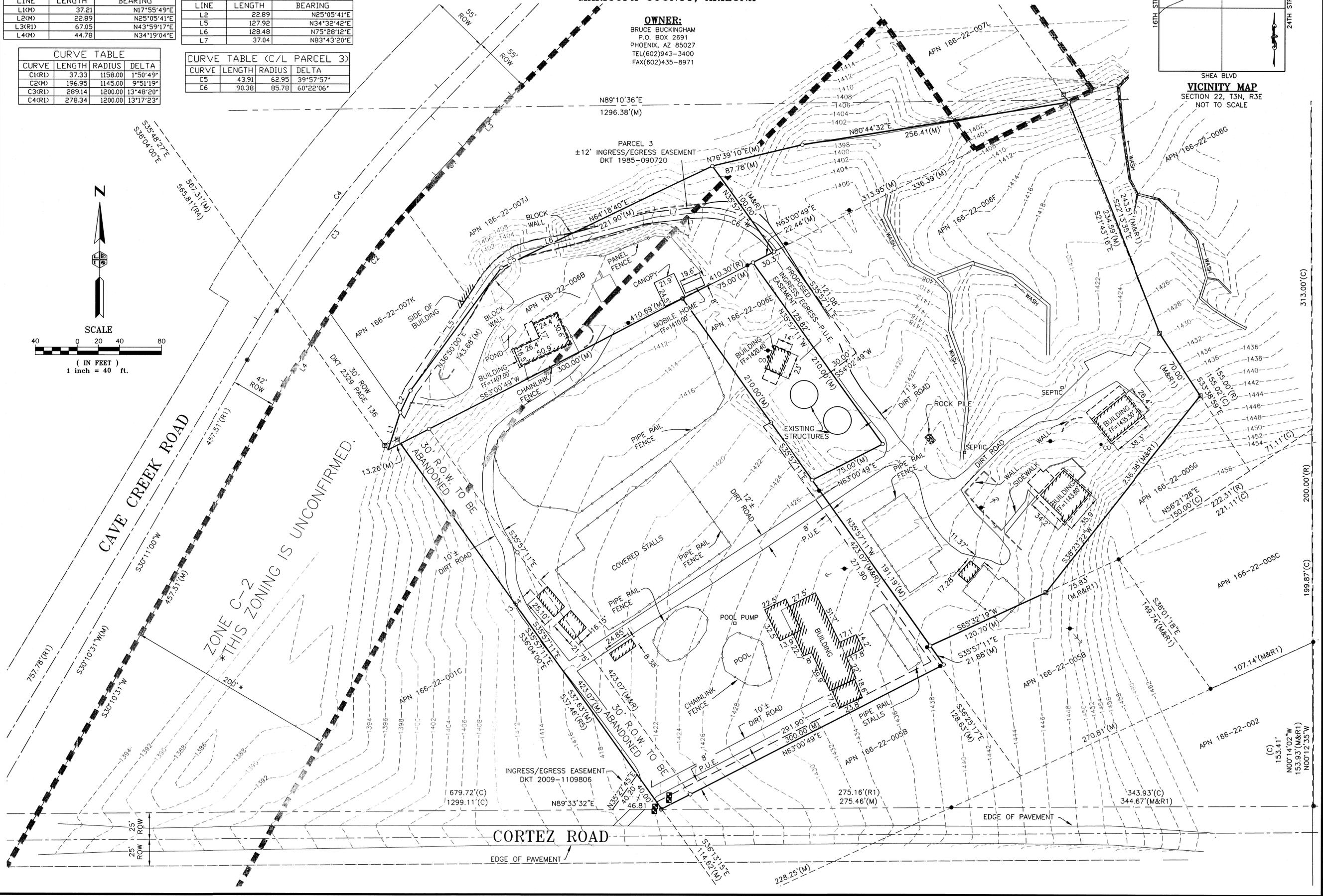
PLANNING - CIVIL ENGINEERING - SURVEYING  
**LEMME ENGINEERING INC.**  
3608 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 85019  
PHONE (602) 841-6904 FAX (602) 841-6351



**STONEY MOUNTAIN RANCH**  
PART OF THE NORTH HALF OF SEC. 22,  
T3N, R3E, G&SRM  
MARICOPA COUNTY, ARIZONA



DESIGNED BY: TJG  
DRAWN BY: TJG  
SCALE:  
HORIZONTAL = 1" = 40'  
VERTICAL = NA  
SHEET 2 OF 2  
DATE 12-10-09  
W.O. 08-422



ZONE C-2  
\*THIS ZONING IS UNCONFIRMED.

**CORTEZ ROAD**

313.00'(C)

200.00'(R)

199.87'(C)

107.14'(M&R1)

343.93'(C)

275.16'(R1)

275.46'(M)

# SITE PLAN STONEY MOUNTAIN RANCH

PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 3 EAST, G&SRM,  
MARICOPA COUNTY, ARIZONA

**OWNER:**  
BRUCE BUCKINGHAM  
P.O. BOX 2691  
PHOENIX, AZ 85068  
TEL(602)943-3400  
FAX(602)435-8971

**CONSOLIDATED LEGAL DESCRIPTION FOR PARCELS 1-6  
OF RESULTS OF SURVEY MCR 1006 PAGE 39**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 3 EAST, MONUMENTED BY A GLO BRASS CAP STAMPED 1948, FROM WHICH THE NORTHEAST CORNER OF SECTION 22, MONUMENTED BY A CITY OF PHOENIX BRASS CAP IN HAND HOLE, BEARS SOUTH 89 DEGREES 33 MINUTES 50 SECONDS EAST A DISTANCE OF 2672.55 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 02 SECONDS EAST A DISTANCE OF 569.45 FEET TO A POINT ON THE NORTH LINE OF THE AVELINA MINING CLAIM;

THENCE NORTH 62 DEGREES 07 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 132.45 FEET TO CORNER 1, OF THE AVELINA MINING CLAIM, MONUMENTED BY A HALF INCH REBAR WITH CAP LS11750;

THENCE SOUTH 35 DEGREES 55 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID AVELINA MINING CLAIM, A DISTANCE OF 590.81 FEET TO CORNER 2 OF THE AVELINA MINING CLAIM, MONUMENTED BY A 3/8" REBAR;

THENCE SOUTH 63 DEGREES 00 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID AVELINA MINING CLAIM, A DISTANCE OF 775.65 FEET TO THE NORTH EAST CORNER OF PARCEL 2 AS SHOWN ON THE RESULTS OF SURVEY, MCR BOOK 1006, PAGE 39, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 21 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 234.59 FEET, TO A POINT MONUMENTED BY A CITY OF PHOENIX MOUNTAIN PRESERVE ALUMINUM CAP;

THENCE SOUTH 33 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 70.00 FEET, TO A POINT MONUMENTED BY A CITY OF PHOENIX MOUNTAIN PRESERVE ALUMINUM CAP;

THENCE SOUTH 38 DEGREES 23 MINUTES 22 SECONDS WEST A DISTANCE OF 236.38 FEET, TO A POINT MONUMENTED BY A CITY OF PHOENIX MOUNTAIN PRESERVE ALUMINUM CAP;

THENCE SOUTH 65 DEGREES 32 MINUTES 19 SECONDS WEST A DISTANCE OF 120.70 FEET;

THENCE SOUTH 35 DEGREES 57 MINUTES 11 SECONDS EAST A DISTANCE OF 21.88 FEET;

THENCE SOUTH 63 DEGREES 00 MINUTES 49 SECONDS WEST A DISTANCE 300.00 FEET;

THENCE NORTH 35 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 423.07 FEET;

THENCE SOUTH 63 DEGREES 00 MINUTES 49 SECONDS WEST A DISTANCE OF 13.26 FEET;

THENCE NORTH 17 DEGREES 55 MINUTES 49 SECONDS EAST A DISTANCE OF 37.21 FEET;

THENCE NORTH 25 DEGREES 05 MINUTES 41 SECONDS EAST A DISTANCE OF 22.89 FEET;

THENCE NORTH 36 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 143.68 FEET;

THENCE NORTH 64 DEGREES 18 MINUTES 40 SECONDS EAST A DISTANCE OF 221.90 FEET;

THENCE NORTH 76 DEGREES 39 MINUTES 10 SECONDS EAST A DISTANCE OF 87.78 FEET;

THENCE NORTH 80 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING.

**CONSOLIDATED SITE INFORMATION:**

7.15 ACRES +/- (311,710 SQ.FT.)

APN 166-22-006B

APN 166-22-006E

APN 166-22-006F

APN 166-22-004E

APN 166-22-004F

ABANDONED 30' RIGHT OF WAY

**ZONING:**

C-2  
R1-10

**LEGAL DESCRIPTION FOR SPECIAL USE AREA**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 3 EAST, MONUMENTED BY A GLO BRASS CAP STAMPED 1948, FROM WHICH THE NORTHEAST CORNER OF SECTION 22, MONUMENTED BY A CITY OF PHOENIX BRASS CAP IN HAND HOLE, BEARS SOUTH 89 DEGREES 33 MINUTES 50 SECONDS EAST A DISTANCE OF 2672.55 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 02 SECONDS EAST A DISTANCE OF 569.45 FEET TO A POINT ON THE NORTH LINE OF THE AVELINA MINING CLAIM;

THENCE NORTH 62 DEGREES 07 MINUTES 50 SECONDS EAST ALONG SAID LINE A DISTANCE OF 132.45 FEET TO CORNER 1, OF THE AVELINA MINING CLAIM, MONUMENTED BY A HALF INCH REBAR WITH CAP LS11750;

THENCE SOUTH 35 DEGREES 55 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID AVELINA MINING CLAIM, A DISTANCE OF 590.81 FEET TO CORNER 2 OF THE AVELINA MINING CLAIM, MONUMENTED BY A 3/8" REBAR;

THENCE SOUTH 63 DEGREES 00 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID AVELINA MINING CLAIM, A DISTANCE OF 775.65 FEET TO THE NORTH EAST CORNER OF PARCEL 2 AS SHOWN ON THE RESULTS OF SURVEY, MCR BOOK 1006, PAGE 39, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 21 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 234.59 FEET, TO A POINT MONUMENTED BY A CITY OF PHOENIX MOUNTAIN PRESERVE ALUMINUM CAP;

THENCE SOUTH 33 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 70.00 FEET, TO A POINT MONUMENTED BY A CITY OF PHOENIX MOUNTAIN PRESERVE ALUMINUM CAP;

THENCE SOUTH 37 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 180.97 FEET;

THENCE SOUTH 65 DEGREES 32 MINUTES 19 SECONDS WEST A DISTANCE OF 120.70 FEET;

THENCE SOUTH 35 DEGREES 57 MINUTES 11 SECONDS EAST A DISTANCE OF 21.88 FEET;

THENCE SOUTH 63 DEGREES 00 MINUTES 49 SECONDS WEST A DISTANCE 300.00 FEET;

THENCE NORTH 35 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 423.07 FEET;

THENCE NORTH 63 DEGREES 00 MINUTES 49 SECONDS EAST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 35 DEGREES 57 MINUTES 11 SECONDS EAST A DISTANCE OF 210.00 FEET;

THENCE NORTH 63 DEGREES 00 MINUTES 49 SECONDS EAST A DISTANCE OF 75.00 FEET;

THENCE NORTH 35 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 210.00 FEET;

THENCE NORTH 63 DEGREES 00 MINUTES 49 SECONDS EAST A DISTANCE OF 22.44 FEET;

THENCE NORTH 35 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 100.00 FEET;

THENCE NORTH 76 DEGREES 39 MINUTES 10 SECONDS EAST A DISTANCE OF 87.78 FEET;

THENCE NORTH 80 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING.

**SITE INFORMATION FOR  
SPECIAL USE AREA:**

5.363 ACRES +/- (233,633 SQ.FT.)

APN 166-22-006F

APN 166-22-004E

APN 166-22-004F

ABANDONED 30' RIGHT OF WAY

**ZONING:**

C-2  
R1-10

**BASIS OF BEARINGS:**

THE BEARING LIES ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T.3N., R.3E. BEARING N89°33'50"W PER M.C.R. BOOK 404, PAGE 40

**BENCHMARK:**

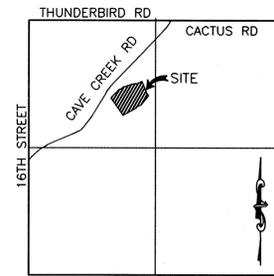
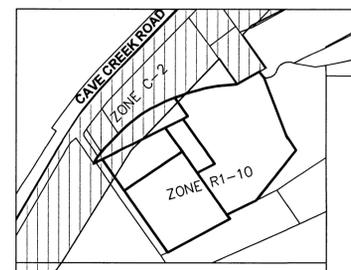
CITY OF PHOENIX BRASS CAP FLUSH  
16TH STREET AND CAVE CREEK ROAD  
ELEVATION 1369.14  
CITY OF PHOENIX DATUM (NGVD 29)

**NEIGHBORING PROPERTIES**

- (02) VENABLE GILBERT T/LOCKE CHRISTINE M  
1950 E CORTEZ ST  
PHOENIX, AZ 85020 USA  
PARCEL: 166-22-002
- (12) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-012
- (5C) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-005-C
- (13A) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-013-A
- (6F) BUCKINGHAM BRUCE B & PATRICIA C  
PO BOX 26912  
PHOENIX, AZ 850686912 USA  
PARCEL: 166-22-006-F
- (1B) RONDEAU ROBERT J & JUDY L TR  
1831 E BECK LANE  
PHOENIX, AZ 850220000 USA  
PARCEL: 166-22-001-B
- (9A) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-009-A
- (9C) STEVENS MARION A TR  
P O BOX 31161  
PHOENIX, AZ 850461161 USA  
PARCEL: 166-22-009-C
- (1D) RONDEAU ROBERT J/JUDY L  
1831 E BECK LN  
PHOENIX, AZ 85022 USA  
PARCEL: 166-22-001-D
- (3B) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-003-B
- (08) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-008
- (11K) SECURITY MOUNTAIN VAULT  
11820 N CAVE CREEK RD  
PHOENIX, AZ 85020 USA  
PARCEL: 166-22-011-K
- (5B) HORSTMAN ROBERT M/VICTORIA  
1902 E CORTEZ ST  
PHOENIX, AZ 85020 USA  
PARCEL: 166-22-005-B
- (7M) ZELLER NATHAN D/SANDRA E  
101W VILLA THERASA  
PHOENIX, AZ 85023 USA  
PARCEL: 166-22-007-M
- (11L) PATEL KANAYALAL/BHAGVATIBEN  
17022 N 45TH ST  
PHOENIX, AZ 85032 USA  
PARCEL: 166-22-011-L
- (03) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-25-003
- (6E) BUCKINGHAM BRUCE/PATRICIA COLLEEN  
PO BOX 26912  
PHOENIX, AZ 85068 USA  
PARCEL: 166-22-006-E
- (11M) PATEL KANAYALAL/BHAGVATIBEN  
17022 N 45TH ST  
PHOENIX, AZ 85032 USA  
PARCEL: 166-22-011-M
- (7F) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-007-F
- (7J) SPILLMAN ERICH  
6125 N 59TH AVE  
GLENDALE, AZ 85301 USA  
PARCEL: 166-22-007-J
- (4F) BUCKINGHAM BRUCE B & PATRICIA C  
PO BOX 26912  
PHOENIX, AZ 850686912 USA  
PARCEL: 166-22-004-F
- (4E) BUCKINGHAM BRUCE/PATRICIA C  
PO BOX 26912  
PHOENIX, AZ 850686912 USA  
PARCEL: 166-22-004-E
- (7K) KEHOE GARY  
16845 N 29TH AVE #201  
PHOENIX, AZ 85308 USA  
PARCEL: 166-22-007-K
- (6B) BUCKINGHAM BRUCE B & PATRICIA C  
PO BOX 26912  
PHOENIX, AZ 850686912 USA  
PARCEL: 166-22-006-B
- (7L) STEVENS MARION A TR  
P O BOX 31161  
PHOENIX, AZ 850461161 USA  
PARCEL: 166-22-007-L
- (1C) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-001-C
- (6G) PHOENIX CITY OF  
251 W WASHINGTON ST 8TH FL  
PHOENIX, AZ 850032295 USA  
PARCEL: 166-22-006-G
- (7B) KEHOE GARY  
16845 N 29TH AVE #201  
PHOENIX, AZ 85308 USA  
PARCEL: 166-22-007-B

**ZONING:**

C-2  
R1-10

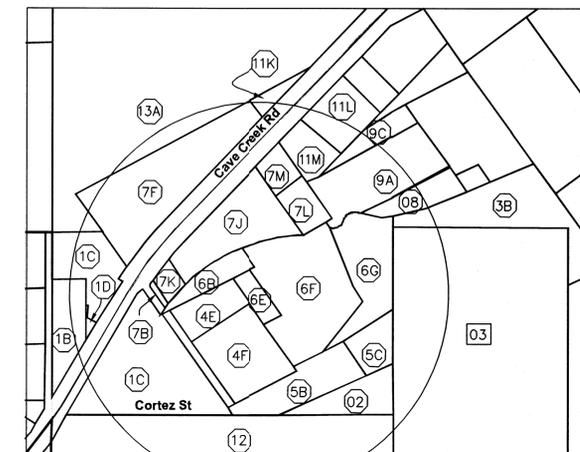


**VICINITY MAP**  
SECTION 22, T3N, R3E  
NOT TO SCALE

**LEGEND**

- SET 1/2" REBAR W/CAP LS45721
- FOUND C.O.P. BRASS CAP FLUSH (OR AS NOTED)
- ⊗ FOUND AL CAP C.O.P. MOUNTAIN PRESERVE (OR AS NOTED)
- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- ▲ FOUND OR SET CONCRETE NAIL WITH TAG LS 28232 AS NOTED
- ⊗ FOUND C.O.P. BRASS CAP IN HANDHOLE
- (R) RECORD PER TITLE REPORT NO. 09002313
- (R1) RECORD PER MCR BOOK 404, PAGE 40
- (R2) RECORD PER MCR BOOK 741, PAGE 20
- (R3) RECORD PER MCR BOOK 44, PAGE 10
- (R4) RECORD PER MCR DOCKET 3100, PAGE 148
- (R5) RECORD PER MCR DOCKET 871, PAGE 211
- (C) CALCULATED
- (M) MEASURED
- FND FOUND
- APN MARICOPA COUNTY ASSESSOR PARCEL NUMBER
- ⊗ WATER VALVE
- ◆ POWER POLE W/OVERHEAD ELECTRIC LINES
- ⊠ WATER METER
- GUY WIRE
- CLEANOUT
- SUBJECT PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- FENCE AS NOTED
- OHE - OVERHEAD ELECTRIC
- ▬ ZONE LINE

**NEIGHBORING PROPERTIES MAP**



**SURVEYOR CERTIFICATE**

I, TIMOTHY J GAUDETTE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE TOPOGRAPHIC SURVEY SHOWN AND PLOTTED HEREON WAS PERFORMED UNDER MY SUPERVISION UNDER CONTRACT WITH THE OWNER, THAT THE MONUMENTS WERE FOUND OR SET AS NOTED AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 12-11-2009

(SIGNED) *Timothy J Gaudette* (SEAL) TIMOTHY J GAUDETTE LS45721

NOTE: THIS MAP OR PLAN IS NOT TO BE USED, RELIED UPON, OR CONSIDERED COMPLETE OR READY FOR CONSTRUCTION, UNLESS STAMPED BY A PROFESSIONAL FROM LEMME ENGINEERING.

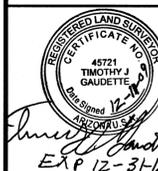
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- PRELIMINARY
- APPROVED

PLANNING - CIVIL ENGINEERING - SURVEYING  
**LEMME ENGINEERING INC.**  
3608 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 85019  
PHONE (602) 841-6904 FAX (602) 841-6351



**STONEY MOUNTAIN RANCH**  
**PART OF THE NORTH HALF OF SEC. 22,**  
**T3N, R3E, G&SRM**  
**MARICOPA COUNTY, ARIZONA**



DESIGNED BY: TJG

DRAWN BY: TJG

SCALE:  
HORIZONTAL= N/A  
VERTICAL= N/A

SHEET 1 OF 2

DATE 12-10-09

W.O. 08-422

**FLOOD ZONE:**

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040051	1660	H	9-30-2005	X	<1'