



DAVID EVANS  
AND ASSOCIATES INC.

MEMORANDUM

**DATE:** September 26, 2016

**TO:** Whom It May Concern

**FROM:** Boyce O'Brien

**SUBJECT:** NWC 68th & ISR: Minor Land Division (MLD) Narrative

**PROJECT:** SCPA0000-0003  
Waterview

**CC:**

The intent of the attached Minor Land Division (MLD) for the NWC of 68<sup>th</sup> Street & Indian School Road is to consolidate the parcels into two distinct parcels in support of the City Council approved master development plan for Waterview. This creates a parcel in the immediate SW corner the property for transfer to SRP in exchange for properties immediately adjacent to Waterview. This proposed SRP expansion parcel allows them the opportunity to expand their existing well facility. No buildings are proposed for this parcel. Access will remain as currently exists today.

Attachments/Enclosures: List Items

File Path: P:\S\SCPA00000003\0300COM\0310Internal\0313Letters\Memo re Preliminary Plat Notification.docx

11-MD-2016  
10/3/2016

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME AS SHOWN ON THIS FINAL PLAT, THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

DRAINAGE AND FLOOD CONTROL:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 1. GRANTEE IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
2. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. AT GRANTEE'S EXPENSE, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IF, IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

EMERGENCY AND SERVICE ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

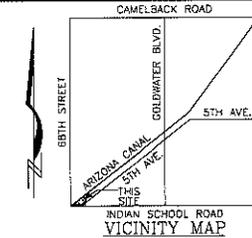
PUBLIC UTILITIES:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

SIGHT DISTANCE:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 66 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

VEHICULAR ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTEE SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTEE SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

MINOR SUBDIVISION PLAT FOR :
PART OF VALLEY PLAZA
6806 & 6816 EAST INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA 85251
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR: DINA INC. 340 E. WILLETTA ST. PHOENIX, AZ 85004 CONTACT: DAVID NYKORCHUK EMAIL: dneengr@oast.com
OWNER/DEVELOPER: SCOTTSDALE CANAL HOLDINGS, LLC 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251 CONTACT: SHAWN YARI PHONE: (480)949-3200
SHEET INDEX COVER SHEET 1 PLAT SHEET 2



DEDICATION (CON'T)

WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPE, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS 20th DAY OF OCTOBER, 2010 BY SCOTTSDALE CANAL HOLDINGS, LLC ITS

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF OCTOBER, 2010 FOR AND ON BEHALF OF

NOTARY PUBLIC: MY COMMISSION EXPIRES:

THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

ZONING DATA

DISTRICT: C-2
CENTRAL BUSINESS DISTRICT
THIS DISTRICT INCLUDES USES USUALLY ASSOCIATED WITH OFFICE AND RETAIL SHOPPING DEVELOPMENTS, TYPICALLY LOCATED NEAR RESIDENTIAL NEIGHBORHOODS.

REFERENCE DOCUMENTS

- "VALLEY PLAZA" SUBDIVISION PLAT BK. 72 OF MAPS, PG. 28 DAT
ALTA SURVEY DONE BY SRP
ALTA SURVEY DONE BY DNA

FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' FOR OTHER AREA DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C2235L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

ZONE 'X' FOR OTHER AREAS' DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING:

THE MONUMENT LINE OF INDIAN SCHOOL ROAD PER THE PLAT OF VALLEY PLAZA RECORDED IN BOOK 72 OF MAPS, PAGE 28, N 90°00'00" E, AS SHOWN HEREON.

APPROVALS

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF OCTOBER, 2010 FOR AND ON BEHALF OF

NOTARY PUBLIC: MY COMMISSION EXPIRES:

APPROVED BY THE GENERAL MANAGER OF THE CITY OF SCOTTSDALE, ARIZONA THIS 20th DAY OF

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS

BY: CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CAS No. AND STAFF APPROVAL CASE(S) No. AND ALL CASE RELATED STIPULATIONS.

BY: PLAT COORDINATOR DATE

LAND SURVEYOR'S CERTIFICATION

- 1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF OCTOBER, 2010.
5. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDED.
7. THEIR POSITIONS ARE CORRECTLY SHOWN AND B. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK
REGISTERED LAND SURVEYOR # 13016

CALL FOR RECORDING INFO
286-1600
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW
ARIZONA
SCOTTSDALE
PREPARED FOR: SCOTTSDALE CANAL HOLDINGS, LLC
4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

040 E. WILLETTA STREET, PHOENIX, AZ 85004
614 E. 8th STREET, CABA GRANDE, AZ 85309
D.N.A. INC.
MARICOPA COUNTY
CASA GRANDE
(602) 77-9999
(602) 849-9999
(602) 77-0405
D.N.A. INC.
CASA GRANDE
MARICOPA COUNTY
CASA GRANDE
(602) 77-9999
(602) 849-9999
(602) 77-0405



JOB NO. 15-162
DATE 9/15/16
DRAWN Alexis
SCALE as shown
REVISIONS

PLAT COVER
SHEET 1 of 2

**LEGAL DESCRIPTION:**

**PARCEL NO. 1:**  
LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

**PARCEL NO. 2:**  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1908, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 159.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 282.19 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 18.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 3:**  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

**LEGAL DESCRIPTION(CON'T):**

**PARCEL 3 CONTINUED:**

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 18.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 4:**

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073896 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 363.83 FEET;

THENCE SOUTH 38 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 363.83 FEET;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

**PARCEL NO. 5:**

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 390.54 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 120.00 FEET, THEN SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST 40.38 FEET, THEN NORTH 4 DEGREES 57 MINUTES 51 SECONDS WEST 29.89 FEET, THEN NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 95.00 FEET TO THE POINT OF BEGINNING.

**EASEMENTS**

- ① EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, DKT. 1825, PG. 130.
- ② EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES DKT. 1825, PG. 133.
- ③ EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSE APRIL 02, 1969, DKT. 7546, PG. 524, No. 2010-0738932
- ④ EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DOC. No. 95-586700.
- ⑤ EASEMENT FOR ROW & INCIDENTAL PURPOSES, No. 2010-0072428
- ⑥ ALLEY ABANDONMENT, HELD AS P.U.E PER RESOLUTION No. 7674 REC. JAN 28, 2010, No. 2010-073886
- ⑦ EASEMENT FOR ELECTRICAL TRANSMISSION LINES BK. 339, PG. 146(INSUFFICIENT INFORMATION)
- ⑧ 1' VEHICULAR NON-ACCESS EASEMENT, No. 2010-72427.
- ⑨ 35' SET BACK LINE BK. 72, PG. 28.
- ⑩ ALLEY DEDICATION PER. DOC. NO. 2010-72426.

**EXISTING PARCEL AREAS:**

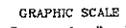
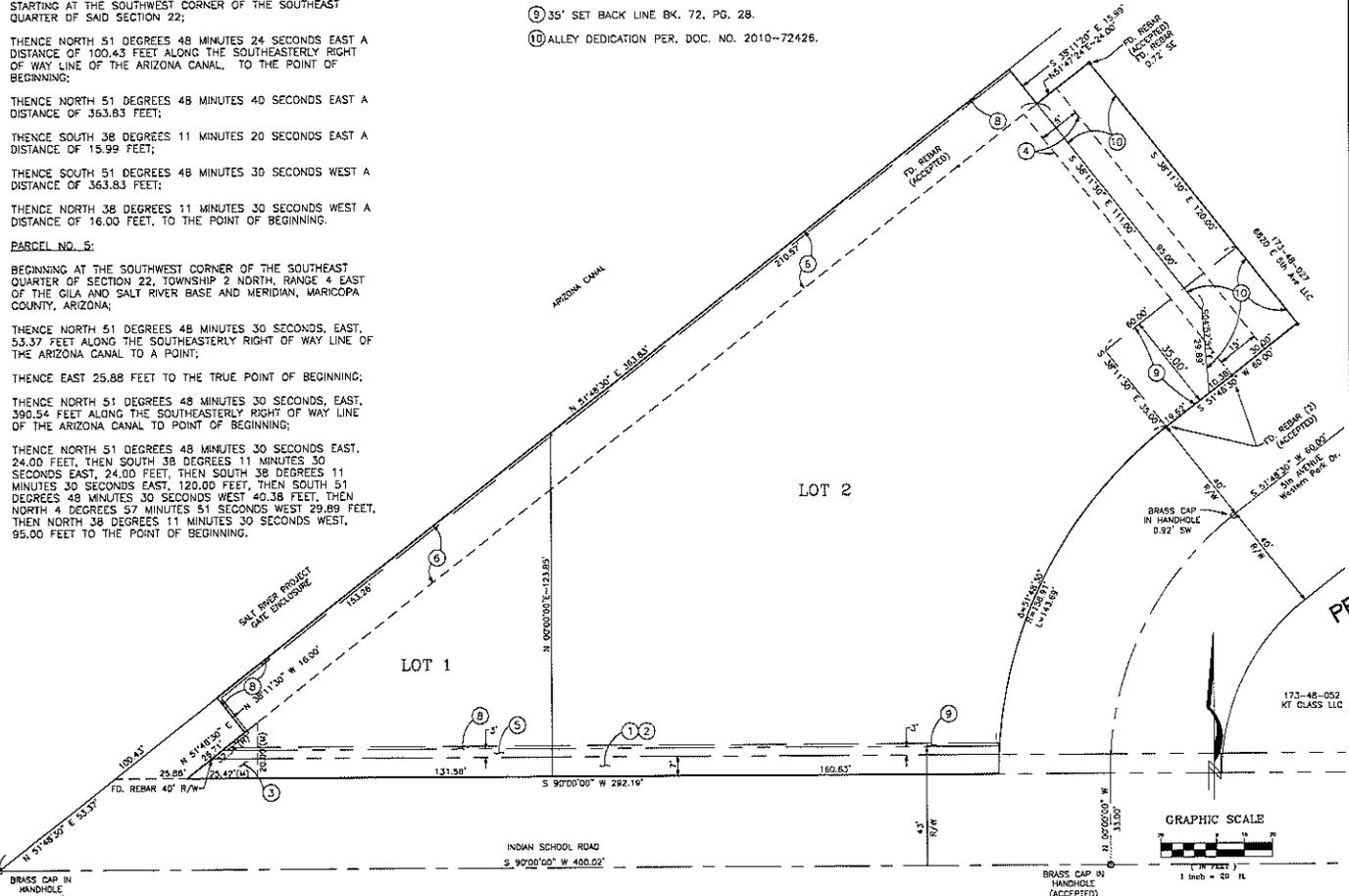
PARCEL NO. 1 NET - 4,115.39 SQUARE FEET 0.094 ACRES  
 PARCEL NO. 2 NET - 24,900.56 SQUARE FEET 0.572 ACRES  
 PARCEL NO. 3 NET - 13,126.28 SQUARE FEET 0.301 ACRES  
 PARCEL NO. 4 NET - 5,818.07 SQUARE FEET 0.134 ACRES  
 PARCEL NO. 5 NET - 3,084.90 SQUARE FEET 0.071 ACRES

TOTAL NET AREA - 51,045.20 SQUARE FEET 1.172 ACRES  
**ASSESSORS PARCEL NUMBERS:**

173-48-026A  
 173-48-025A  
 173-48-048D  
 173-48-048E

**NEW LOT AREAS:**

LOT 1-9158.93 S.F. 0.2103 AC.  
 LOT 2-41,888.16 S.F. 0.9616 AC.



CALL FOR SERVICE LAWS  
 283-180  
 1-800-STAKE-IT  
 (815)300-4000

ALTAMIRAS LAND TITLE SURVEY OF  
 PART OF VALLEY PLAZA  
 6006 & 6016 East Main Street, Scottsdale, Arizona 85251  
 DAVID EVANS AND ASSOCIATES, INC.  
 4900 East Main Street, Suite 200, Phoenix, Arizona 85018

D.A.A. INC.  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 940 E. WILLETTA STREET, PHOENIX, AZ 85004  
 514 E. 8TH STREET, CHANDLER, ARIZONA 85226

JOB NO. 16-154  
 DATE 9/15/18  
 DRAWN Alex  
 SCALE 1" = 20'  
 REVISIONS  
 SHEET 2 OF 2