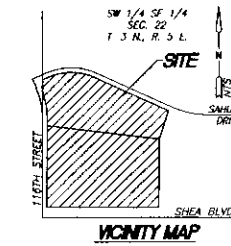


PRELIMINARY PLAT MOUNTAIN SIDE PLAZA

A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**Evans, Kuhn
& Associates, Inc.**
727 E. Bethany Home Rd.
Phoenix, AZ 85014
602.241.0782 phone
602.248.9156 fax

ENGINEER/SURVEYOR
EVANS, KUHN & ASSOCIATES, INC.
727 E. BETHANY HOME ROAD, SUITE D-225
PHOENIX, ARIZONA 85014
(602) 241-0782

OWNER/DEVELOPER
GLENWOOD DEVELOPMENT COMPANY
1255 W. BAZELINE RD., SUITE 206
MESA, ARIZONA 85202
PHONE: (480) 775-4650

ARCHITECT
THE PETERS DESIGN GROUP, INC.
18815 NORTH 41ST PLACE
PHOENIX, ARIZONA 85024
PHONE: (602) 765-8480

LOT AREA
LOT 1 35,492.71 S.F. OR 1.27 ACRES
LOT 2 190,281.85 S.F. OR 4.45 ACRES
LOT 3 108,735.01 S.F. OR 2.52 ACRES
LOT 4 30,420.68 S.F. OR 0.70 ACRES
LOT 5 34,208.38 S.F. OR 0.79 ACRES
LOT 6 32,378.91 S.F. OR 0.74 ACRES
LOT 7 53,158.72 S.F. OR 1.22 ACRES
LOT 8 35,207.98 S.F. OR 0.80 ACRES
LOT 9 30,001.09 S.F. OR 0.69 ACRES
LOT 10 52,204.80 S.F. OR 1.20 ACRES
10 LOTS TOTAL
MIN. LOT SIZE = 0.47 ACRES
AVERAGE LOT SIZE = 1.315 ACRES

UTILITY PROVIDER MAP NO.
WATER CITY OF SCOTTSDALE 29-56
SEWER CITY OF SCOTTSDALE 29-56
ELECTRIC ARIZONA PUBLIC SERVICE 03.DMS.0222-SE
TELEPHONE WEST COMMUNICATIONS 29-56
CABLE T.V. SOUTHWEST GAS CORP. 29-56

LEGAL DESCRIPTIONS

PARCEL NO. 1:
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 27°27' E. ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 22, A DISTANCE OF 64.94 FEET;

THENCE SOUTH 60°33' E. A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 27°27' E. ALONG A LINE 30.00 FEET OF AND PARALLEL TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 22, A DISTANCE OF 523.50 FEET;

THENCE SOUTH 60°33' E. A DISTANCE OF 719.00 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL NO. 2, AS CORRECTED IN DEED RECORDED IN 88-479181, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 60°33' E. ALONG THE WEST LINE, A DISTANCE OF 440.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 49°11' W. A DISTANCE OF 713.00 FEET TO THE POINT OF BEGINNING.

(PER REPORT NO. 750016822/03/78/83)

PARCEL NO. 2:
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 27°27' E. ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 22, A DISTANCE OF 308.44 FEET;

THENCE SOUTH 60°33' E. A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 27°27' E. ON A LINE PARALLEL TO AND 30.00 FEET EAST OF THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 27.97 FEET TO A POINT OF CURVATURE CONCAVE WESTERLY WHOSE RADIUS BEARS NORTH 56°53' W. A DISTANCE OF 630.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°45'10", A DISTANCE OF 180.22 FEET;

THENCE LEAVING SAID CURVE ON A BEARING OF NORTH 53°32' E. ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 22, A DISTANCE OF 741.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHEA DRIVE, AS DESIGNATED IN BOOK 238 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 53°32' E. A DISTANCE OF 38.79 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY WHOSE RADIUS BEARS S 53°32' E. A DISTANCE OF 370.00 FEET;

THENCE EAST 87°20' E. A DISTANCE OF 312.91 FEET;

THENCE SOUTH 60°33' E. A DISTANCE OF 509.50 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL NO. 2 AS CORRECTED IN DEED RECORDED IN 88-479181, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 60°33' E. ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 188.71 FEET;

THENCE NORTH 27°27' E. A DISTANCE OF 719.00 FEET TO THE POINT OF BEGINNING.

FLOODPLAIN NOTE
THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 04013C1705E DATED SEPTEMBER 30, 1995.

BENCHMARK
CITY OF SCOTTSDALE BRASSCAP FLUSH AT THE INTERSECTION OF 116TH STREET AND SHEA BOULEVARD.

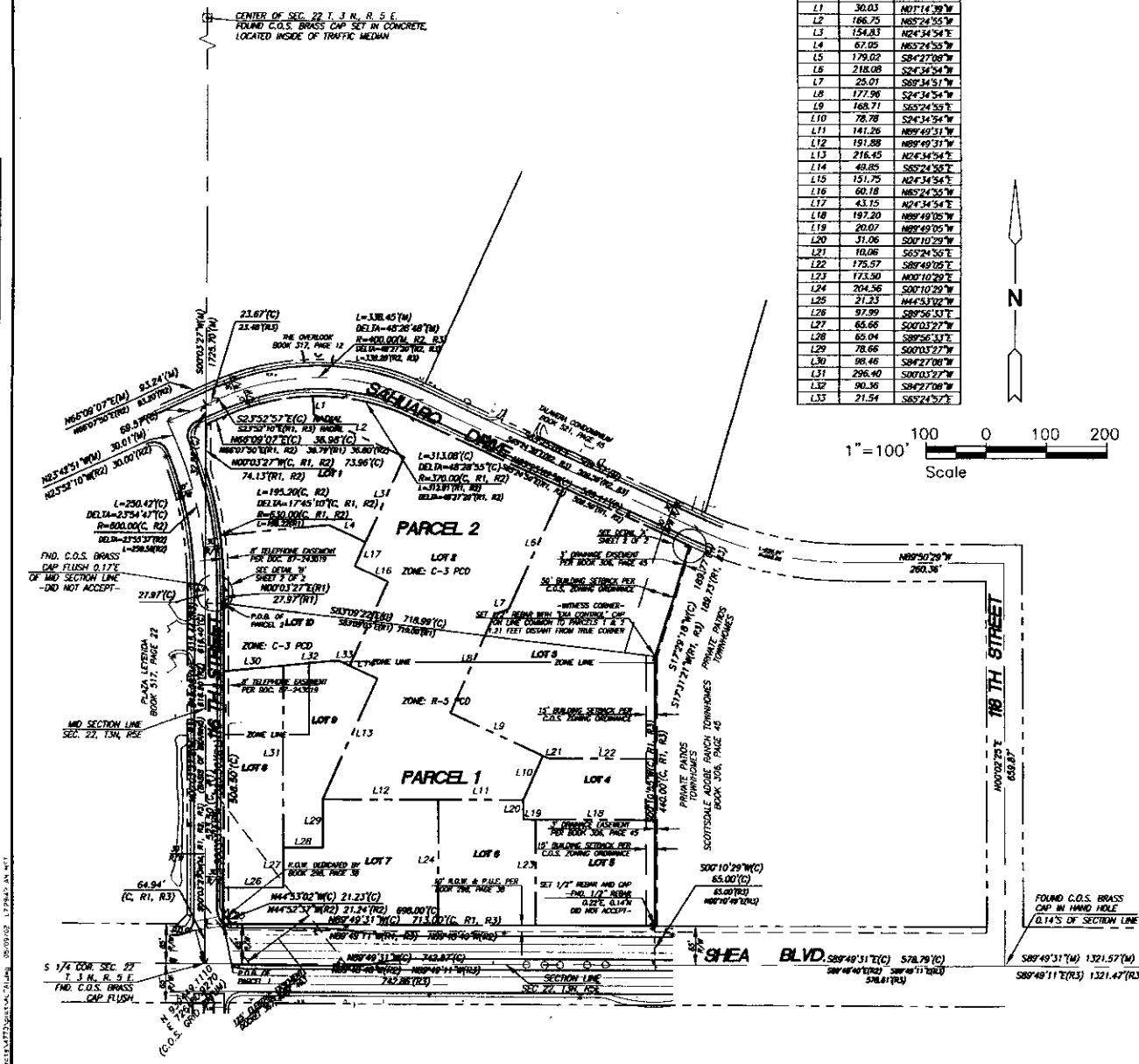
ELEVATION = 1488.475 (CITY OF SCOTTSDALE VERTICAL DATUM)

BASIS OF BEARING
ASSUMED BEARING OF NORTH 27°27' E. ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST, AS SHOWN ON THE "ADORE RANCH" MAP OF DEDICATION, RECORDED IN BOOK 238 OF MAPS, PAGE 38, M.C.R. AND ALSO INCLUDED IN THE LEGAL DESCRIPTION OF PARCEL 148 ON THE FINAL PLAT OF "SCOTTSDALE ADORE RANCH TOWNHOMES", RECORDED BY BOOK 306 OF MAPS, PAGE 45, M.C.R.

LINE	LENGTH	BEARING
L1	30.03	N07°14'39"W
L2	186.75	N85°24'55"W
L3	154.83	N04°54'54"E
L4	67.65	N85°24'55"W
L5	179.02	S84°22'08"W
L6	218.08	S24°34'54"W
L7	25.01	S89°34'51"W
L8	177.56	S24°34'54"W
L9	168.71	S85°24'55"E
L10	78.78	S24°34'54"W
L11	141.26	N89°49'31"W
L12	191.88	N89°49'31"W
L13	216.45	N04°54'54"E
L14	48.45	S85°24'55"E
L15	151.75	N04°54'54"E
L16	60.18	N85°24'55"W
L17	43.15	N04°54'54"E
L18	187.30	N89°49'31"W
L19	20.67	N89°49'31"W
L20	31.06	S00°10'29"W
L21	18.06	S65°24'55"E
L22	175.57	S89°49'31"E
L23	173.90	N02°10'29"E
L24	204.56	S00°10'29"W
L25	21.23	N44°53'02"W
L26	97.89	S89°56'53"E
L27	65.66	S00°03'27"W
L28	65.04	S89°56'53"E
L29	78.68	S00°03'27"W
L30	98.46	S84°22'08"W
L31	296.40	S00°03'27"W
L32	90.35	S84°22'08"W
L33	71.54	S85°24'57"E

1"=100'
Scale

EXTERNAL DRAWINGS



**PRELIMINARY PLAT
MOUNTAIN SIDE PLAZA
N.E.C. 116TH STREET and SHEA BLVD.
SCOTTSDALE, ARIZONA**

REVISIONS

DRAWING STATUS
PRELIMINARY

DATE ISSUED 05/10/02
PAC- W.P.R.
DRAWN BY K.A.C./G.C.N.
CHECKED BY L.B.J.
PROJECT NO. 4773
DRAWING NO.

1 of 2
PRELIMINARY PLAT
SCALE 1"=20'

CALL THE RECORDING BOARD
602-263-1100
MARICOPA COUNTY

PRELIMINARY PLAT MOUNTAINSIDE PLAZA

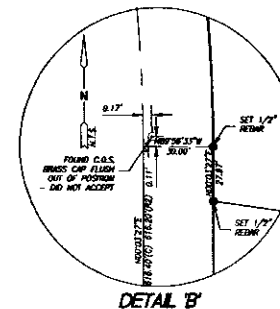
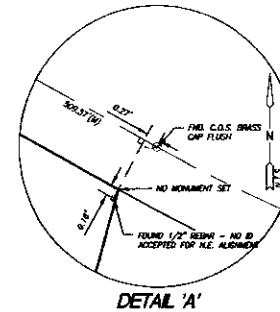
A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES:

1. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED FOR THIS SUBDIVISION, WITH RECORDED CC & R'S. THESE CC & R'S WILL PROVIDE FOR MAINTENANCE OF COMMON AREAS, SHARED PARKING, RECIPROCAL ACCESS, DRAINAGE EASEMENT, AND OTHER REQUIREMENTS OF OWNERSHIP.
2. ALL ON-SITE STREETS AND STREET LIGHTS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
3. NO PHASING OF IMPROVEMENTS IS PLANNED.
4. THE PROPOSED STORM DRAIN COLLECTION SYSTEM AND UNDERGROUND STORAGE VAULT IS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



1"=100'
Scale
100 0 100 200



LEGEND

- MONUMENT LINE/CENTERLINE
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND AND ACCEPTED C.O.S. BRASS CAP FLUSH - UNLESS NOTED OTHERWISE
- FOUND AND ACCEPTED C.O.S. BRASS CAP IN HANDHOLE - UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR
- SET 1/2" REBAR
- BURIED ELECTRIC LINE
- GAS LINE
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE
- MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- LIGHT
- POWER POLE
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- EXISTING CACTUS
- EXISTING TREES
- INVERT
- M.C.R. MARICOPA COUNTY RECORDER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- C.O.S. CITY OF SCOTTSDALE
- (C) CALCULATED
- (M) MEASURED
- (R1) RECORD PER DOCUMENT 92-338650
- (R2) RECORD PER MAP OF DEDICATION "ADOBE RANCH", BOOK 256, PAGE 38
- (R3) RECORD PER "SCOTTSDALE ADOBE RANCH TOWNHOMES", BOOK 306, PAGE 45



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PRELIMINARY PLAT
MOUNTAINSIDE PLAZA
N.E.C. 118th STREET and SHEA BLVD.
SCOTTSDALE, ARIZONA

REVISIONS

DRAWING STATUS
PRELIMINARY



DATE ISSUED 05/10/02
FILED W.P.R.
DRAWN BY R.A.C./G.C.N.
CHECKED BY L.B.J.
PROJECT NO. 4775
DRAWING NO.

2 of 2

PRELIMINARY
PLAT

SCALE 1"=100'

