

WHEN RECORDED, RETURN TO:
ONE STOP SHOP RECORDS
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85281

8495-9-1-1--
Mcguirew



CITY OF SCOTTSDALE
LOT SPLIT APPROVAL

SELL B
13

CASE 10 LS 03 DATE April 18, 2003
QS 28-50 PRESENT ZONING C-O PCD

It is requested that the CITY OF SCOTTSDALE approve the division of the following legally described property into:
 2 PARCELS

APPLICANT 9400 SHEA LLC
ADDRESS 8300 North Hayden Road, Scottsdale, Arizona 85258
PHONE NO.: (602) 740-4588
SUBJECT PROPERTY LOCATION: Shea Boulevard east of 92nd Street
COUNTY ASSESSOR'S NO. OF EXISTING PROPERTY 217-36-001
LEGAL DESCRIPTION OF EXISTING PROPERTY: SEE ATTACHED LEGAL PARENT PARCEL
LEGAL DESCRIPTIONS OF NEW PARCELS:
PARCEL #1 SEE ATTACHED LEGAL DESCRIPTION PARCEL
PARCEL #2 SEE ATTACHED LEGAL DESCRIPTION PARCEL LARGE PROPERTY

In order to receive a building permit, I acknowledge the following stipulation(s) will be met:

WATER: The City requires water mains to be installed along the property line frontage to be developed, where future extension of the line is possible.

- Water system expansion shall consist of minimum twelve (12) inch diameter water lines along mile and half-mile grid streets; and eight (8) inch diameter along quarter-mile grid streets, and six (6) inches everywhere else. When lines twelve (12) inches or larger in diameter are required by the City, the City may participate in the cost of over-sizing. [See notes 1 and 2.]
- If the residence is to be supplied with domestic service and with fire flows from a storage tank or facility, the engineer must provide a report indicating that sufficient volumes exist as required by Rural-Metro Corporation, and are available to meet calculated fire demands as defined by the engineer.
- Private water lines shall not be constructed in public right-of-ways. Private water lines may cross the public utility easement (PUE), but shall not run parallel within the PUE.

Note 1: All water lines shall be sized per the adopted City Master Plan and as such may require changes in required water line sizes.

SEWER:

- The City requires sewer lines to be installed along the entire length of the property line frontage to be developed, where future extension of the line is possible.
- Where public sewer is not located within six hundred sixty (660) feet of the boundary of the subject site, a private sewage disposal system may be constructed. Private sewage disposal systems must comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale. Where existing sanitary sewer lines or facilities are five hundred (500) feet or less from the site, the City reserves the right to require sanitary sewer line extensions.

8-DR-2004
01/29/2004

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- Sanitary sewers shall be designed to serve the ultimate population density expected in the tributary area. The design must be in conformance with the current City-approved Wastewater Collection-Water Reclamation Master Plan; and, as such, shall take future connections into consideration. [See note 2.]

Note 2: The elements of the extension policy and program are set forth in Article V of Chapter 49 (Water, Sewer and Sewage Disposal) of the Scottsdale Revised Code and shall apply to all extensions of the City water and sewer systems. All Reimbursement Agreements must be completed within 60 days of the letter of acceptance of the water line or sewer line. After 60 days, a Reimbursement Agreement will not be allowed.

DRAINAGE:

-
- At the time of submittal of improvement plans to Project Review the developer shall provide a *Final Drainage Report and plan* which demonstrates that off-site storm water runoff will enter and exit the site as it did historically.
 - All drainage channels with a capacity of 25 – 50 cfs or greater shall be dedicated to the public, with maintenance the responsibility of the owner. Easement width shall be determined by the limits of inundation for the 100-year runoff. See Scottsdale Revised Code for determination of the minimum capacity requirement.

EASEMENTS:

RIGHT OF WAY: Until such time as full street improvements (pavement, curb, gutter, and sidewalk) are provided, maintenance of the public right-of-way will be the responsibility of the adjacent property owners.

The applicant understands that approval of a lot split or lot tie by the City of Scottsdale does not constitute the creation of new lots. The approval illustrates the manner in which the lot may be split or tied so as to comply with Scottsdale's City Codes and Ordinances. Creation of the actual official recorded deed(s) is the responsibility of the applicant and usually accomplished through a title company.

DATED this 13th day of May, 2003.

[Signature]
(Signature of Property Owner)

(Signature of Property Owner)

(Signature of Property Owner)

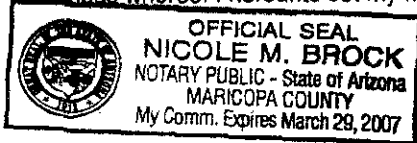
(Signature of Property Owner)

State of Arizona)
County of Maricopa) Ss

This instrument was acknowledged before me this 13th day of May, 2003,

By John Russo

In witness whereof I hereunto set my hand and official seal.



[Signature]
NOTARY PUBLIC

My commission expires _____

USE ONLY FOR DEPARTMENT

Accepted by [Signature]
Project Coordinator

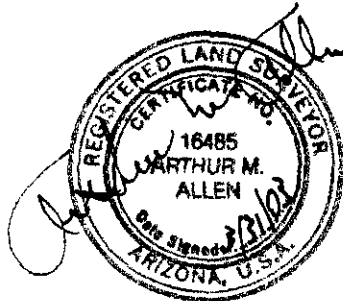
Planning Coordination Manager

PARENT PROPERTY LEGAL DESCRIPTION
LOT SPLIT - (LARGE PROPERTY)

LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, More particularly described as follows:

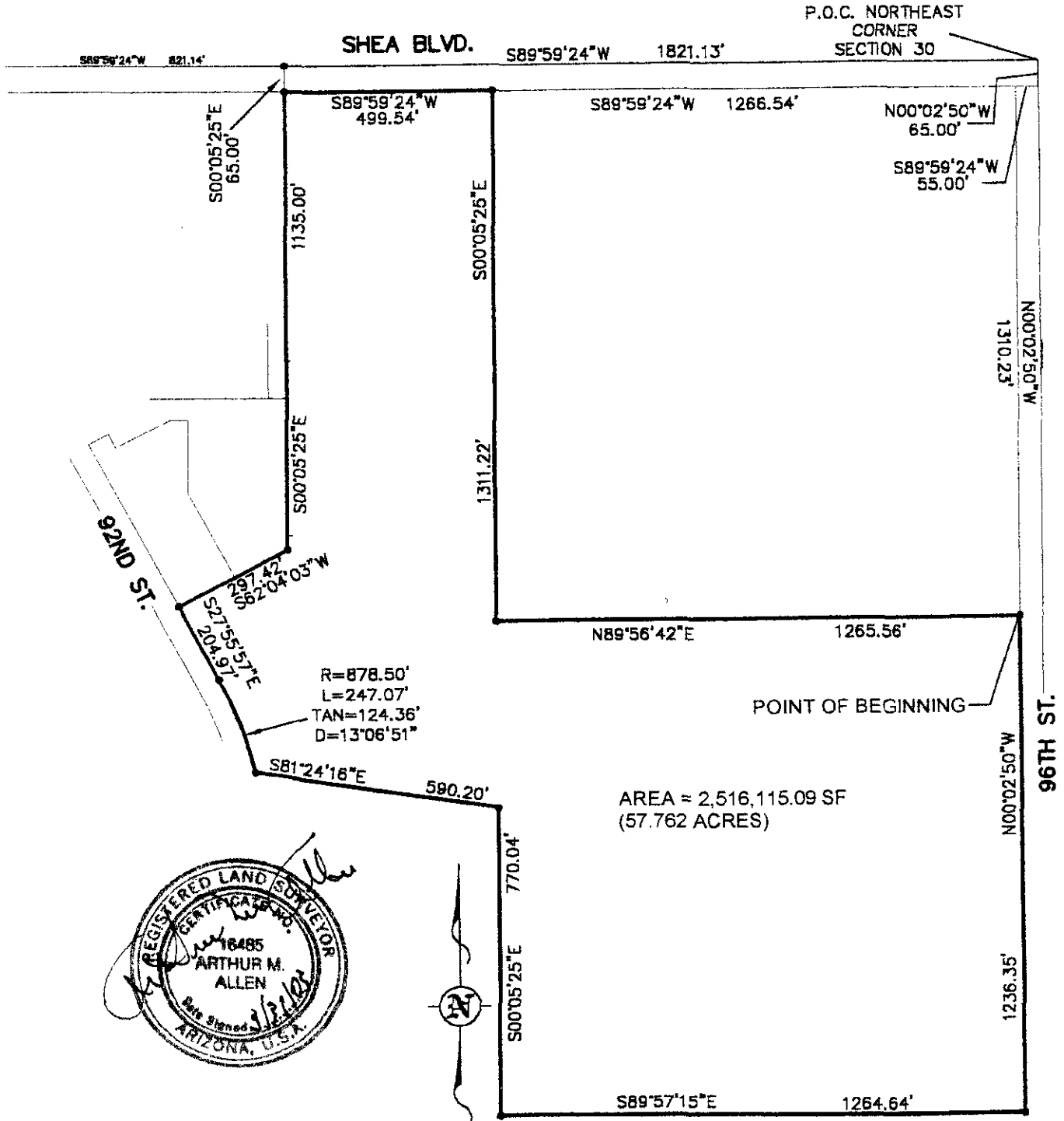
COMMENCING at the Northeast corner of said Section 30;
 Thence South 00°02'50" East a distance of 65.00 feet along said Section 30 line;
 Thence South 89°59'24" West a distance of 55.00 feet;
 Thence South 00°02'50" East a distance of 1310.23 feet to the POINT OF BEGINNING;
 Thence South 00°02'50" East a distance of 1236.35 feet;
 Thence North 89°57'15" West a distance of 1264.64 feet;
 Thence North 00°05'25" West a distance of 770.04 feet;
 Thence North 81°24'16" West a distance of 590.20 feet to a tangent point on a curve concave to the Southwest and a radius of 878.50 feet;
 Thence Northwesterly along the arc of said curve through a central angle of 16°06'51" an arc distance of 247.07 feet to a point of tangency;
 Thence North 27°55'57" West a distance of 204.97 feet;
 Thence North 62°04'03" East a distance of 297.42 feet;
 Thence North 00°05'25" West a distance of 1135.00 feet;
 Thence North 89°59'24" East a distance of 499.54 feet;
 Thence South 00°05'25" East a distance of 1311.22 feet;
 Thence North 89°56'42" East a distance of 1265.56 feet to the POINT OF BEGINNING.



OLSSON ASSOCIATES
 7250 NORTH 16TH STREET • SUITE 210
 PHOENIX, AZ 85020-5282

PARENT PROPERTY GRAPHIC EXHIBIT

LOT SPLIT - (LARGE PROPERTY)



P.O.C. NORTHEAST
CORNER
SECTION 30

SHEA BLVD.

96TH ST.



1" = 350'

PROPERTY LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, More particularly described as follows:

COMMENCING at the Northwest corner of said Northeast quarter of said Section 30;

Thence North 89°56'30" East, 821.38 feet along the North line of said Northeast quarter;

Thence South 00°05'25" East, 729.19 feet to the TRUE POINT OF BEGINNING;

Thence North 89°54'33" East, 200.00 feet;

Thence South 00°05'25" East, 435.60 feet

Thence South 89°54'33" West, 200.00 feet;

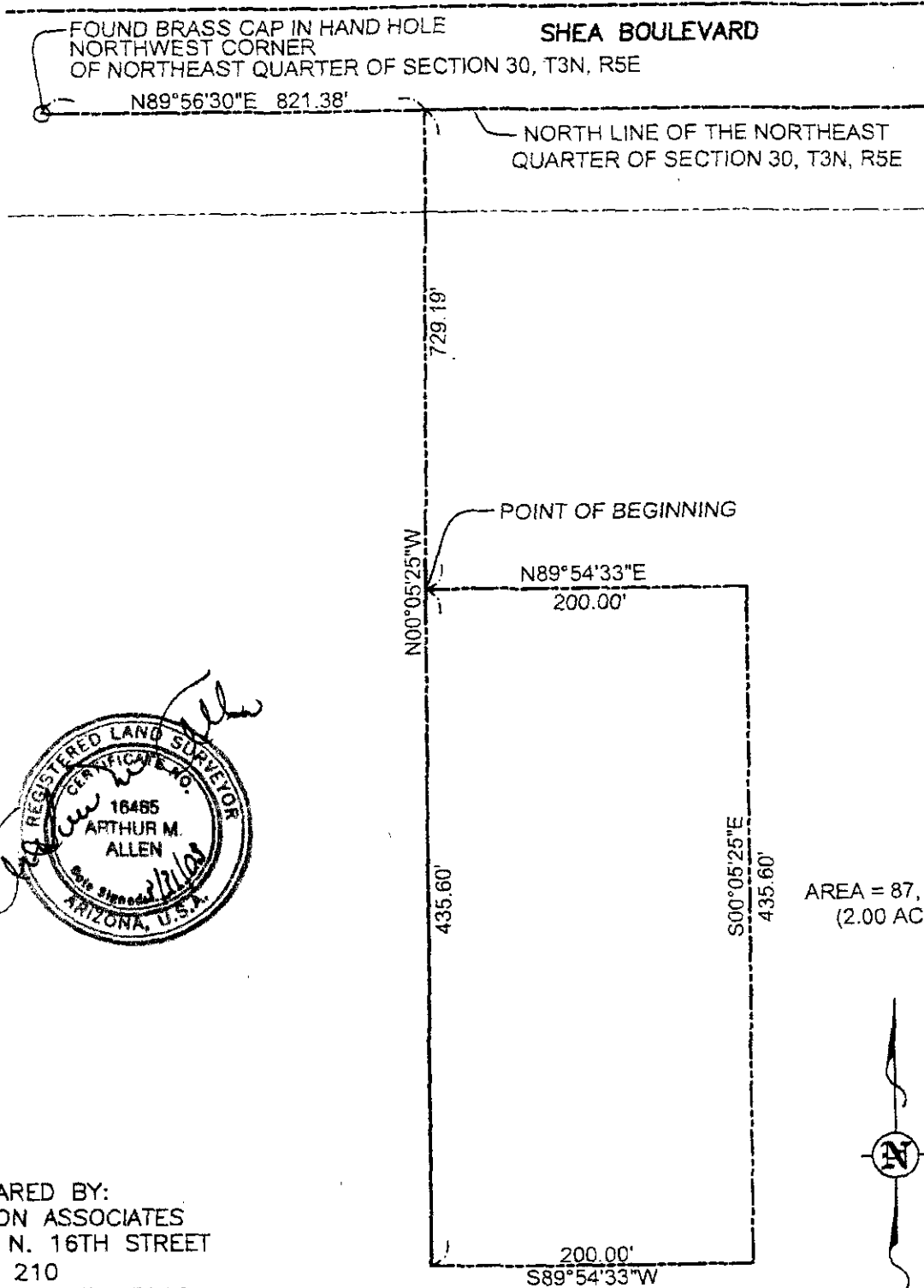
Thence North 00°05'25" West, 435.60 feet to the POINT OF BEGINNING.

Containing 87,120 square feet or 2.00 acres more or less.



PREPARED BY:
OLSSON ASSOCIATES
7250 N. 16TH STREET
SUITE 210
PHOENIX AZ 85020
PHONE: 602-748-1000
FAX: 602-748-1001

PROPERTY GRAPHIC EXHIBIT



AREA = 87, 120 S.F.
(2.00 ACRES)



PREPARED BY:
 OLSSON ASSOCIATES
 7250 N. 16TH STREET
 SUITE 210
 PHOENIX AZ 85020
 PHONE: 602-748-1000
 FAX: 602-748-1001

SCALE: 1"=100'

NEW PROPERTY LEGAL DESCRIPTION
 LOT SPLIT
 LARGE PROPERTY

LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 30, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, More particularly described as follows:

COMMENCING at the Northeast corner of said Section 30;
 Thence South 00°02'50" East a distance of 65.00 feet along said Section 30 line;
 Thence South 89°59'24" West a distance of 55.00 feet;
 Thence South 00°02'50" East a distance of 1310.23 feet to the POINT OF BEGINNING;
 Thence South 00°02'50" East a distance of 1236.35 feet;
 Thence North 89°57'15" West a distance of 1264.64 feet;
 Thence North 00°05'25" West a distance of 770.04 feet;
 Thence North 81°24'16" West a distance of 590.20 feet to a tangent point on a curve concave to the Southwest and a radius of 878.50 feet;
 Thence Northwesterly along the arc of said curve through a central angle of 16°06'51" an arc distance of 247.07 feet to a point of tangency;
 Thence North 27°55'57" West a distance of 204.97 feet;
 Thence North 62°04'03" East a distance of 297.42 feet;
 Thence North 00°05'25" West a distance of 35.21 feet;
 Thence North 89°54'33" East a distance of 200.00 feet;
 Thence North 00°05'25" West a distance of 435.60 feet;
 Thence South 89°54'33" West a distance of 200.00 feet;
 Thence North 00°05'25" West a distance of 664.19 feet;
 Thence North 89°59'24" East a distance of 499.54 feet;
 Thence South 00°05'25" East a distance of 1311.22 feet;
 Thence North 89°56'42" East a distance of 1265.56 feet to the POINT OF BEGINNING.

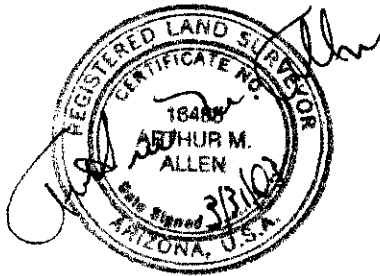
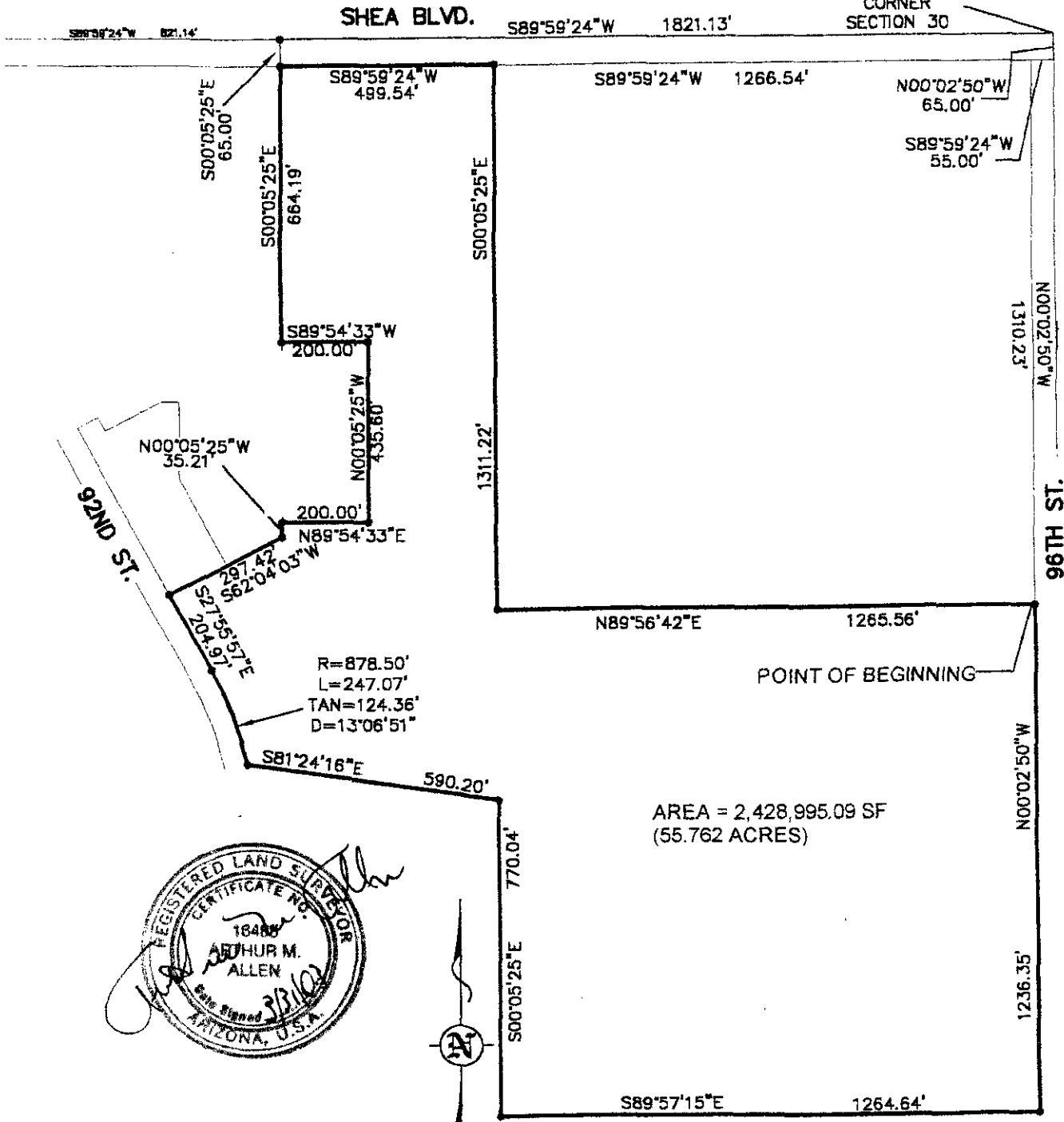


OLSSON ASSOCIATES
 7250 NORTH 16TH STREET - SUITE 210
 PHOENIX, AZ 85020-6282

NEW PROPERTY GRAPHIC DESCRIPTION

LOT SPLIT - (LARGE PROPERTY)

P.O.C. NORTHEAST
CORNER
SECTION 30



1" = 350'