

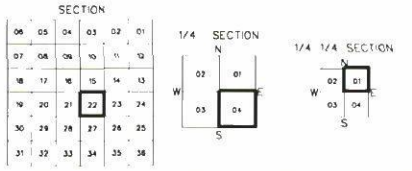
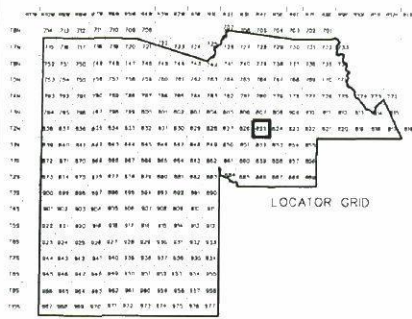
SECTION 1 - AA

1-II-2003#6
1st: 6/25/2012

MAHICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

PT. SECTION 22 T02N R04E

MAP ID * 825 - 22 - 04 - 01



ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 173	MAP: 4.1
BOOK: 173	MAP: 4.2
BOOK: 173	MAP: 4.3
BOOK: 173	MAP: 4.4
BOOK: 173	MAP: 4.5
BOOK: 173	MAP: 4.6
BOOK: 173	MAP: 4.7
BOOK: 173	MAP: 4.8
BOOK: 173	MAP: 4.9
BOOK: 173	MAP: 4.10

SUBDIVISIONS

- NEARY PLACE MCR 046-21, 1950 SUB
- PARADISE PALMS MCR 054-13, 1953 SUB
- NEARY PLACE PLAT MCR 056-33, 1954 SUB
- SCOTTSDALE WATERFRONT RESIDENCES CONDOMINIUM MCR 732-09, 2007 SUB
- SCOTTSDALE WATERFRONT COMMERCIAL CONDOMINIUM MCR 748-25, 2007 SUB
- SCOTTSDALE WATERFRONT COMMERCIAL CONDOMINIUM MCR 816-48, 2007 SUB
- STETSON CANAL CONDOMINIUM MCR 916-26, 2008 SUB
- STETSON CANAL CONDOMINIUM 1ST AND MCR 948-47, 2009 SUB
- STETSON CANAL CONDOMINIUM 2ND AND MCR 957-45, 2009 SUB



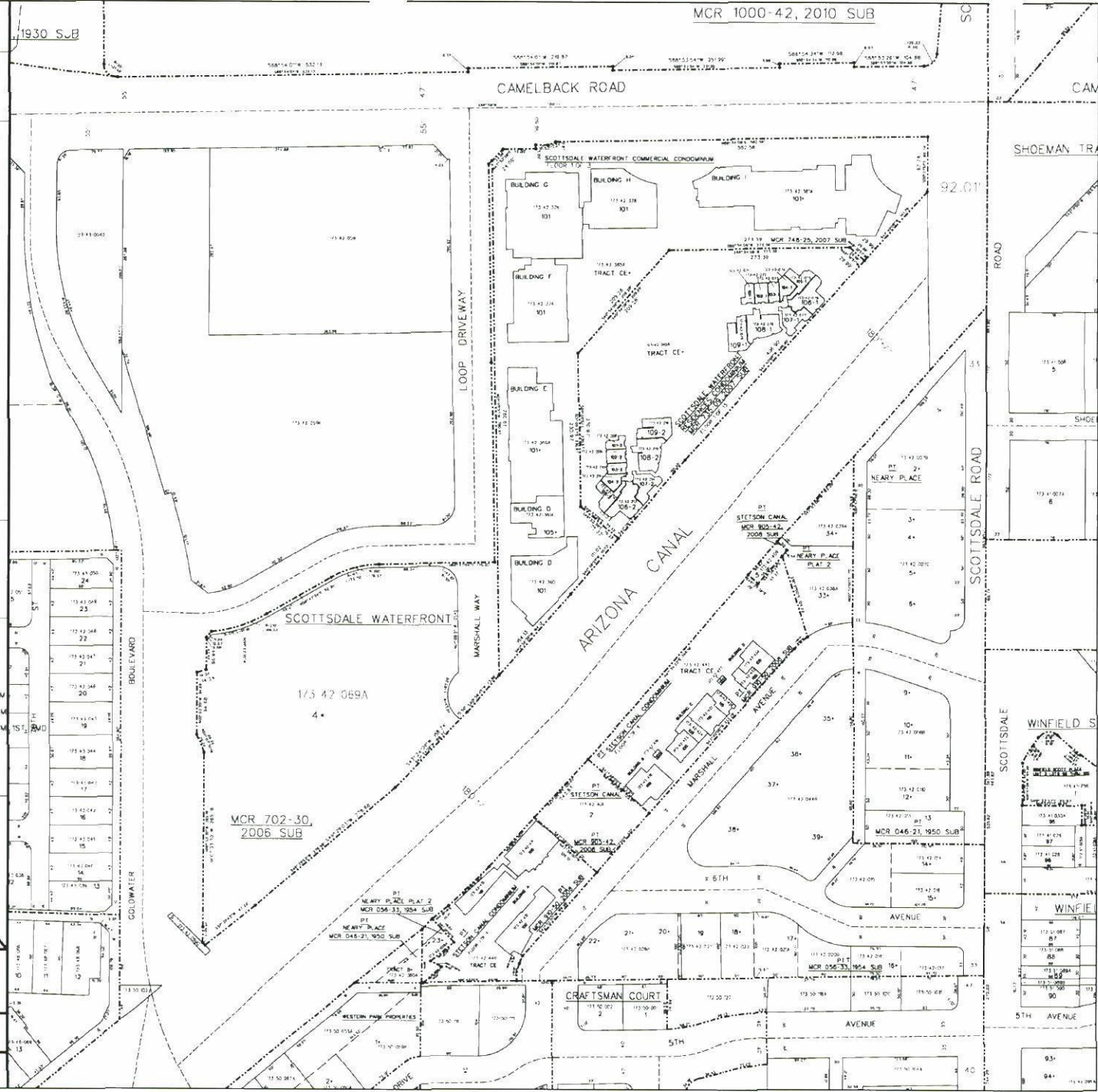
Maricopa County
Assessor G.L.S.

SCALE: 1" = 100'

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

- LEGEND
- Subdivision Boundary Line
 - Subdivision Boundary Corner
 - Street Centerline
 - Street Centerline Marker
 - Section Corner Marker
 - Section Boundary Line
 - Parcel Boundary Line
 - Parcel Number
 - Parcel Boundary To or From
 - Indicate change in original boundary
 - Parcel Number
 - Parcel Boundary To or From

Disclaimer - indemnification
The Assessor/Publisher understands and agrees that Maricopa County does not guarantee the accuracy of the data used in this map. The Assessor/Publisher is not responsible for any errors or omissions in this map. The Assessor/Publisher is not responsible for any errors or omissions in this map. The Assessor/Publisher is not responsible for any errors or omissions in this map.



1-11-2003#6
1st: 6/25/2012

ORB

SUMMARY DATA

LEGAL DESCRIPTION
LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

APN: 173-42-069A
EXISTING ZONING: DIRCO-2 PBD DO
SITE ACREAGE
NET SF: 145,919
NET ACRES: 3.350 MORE OR LESS



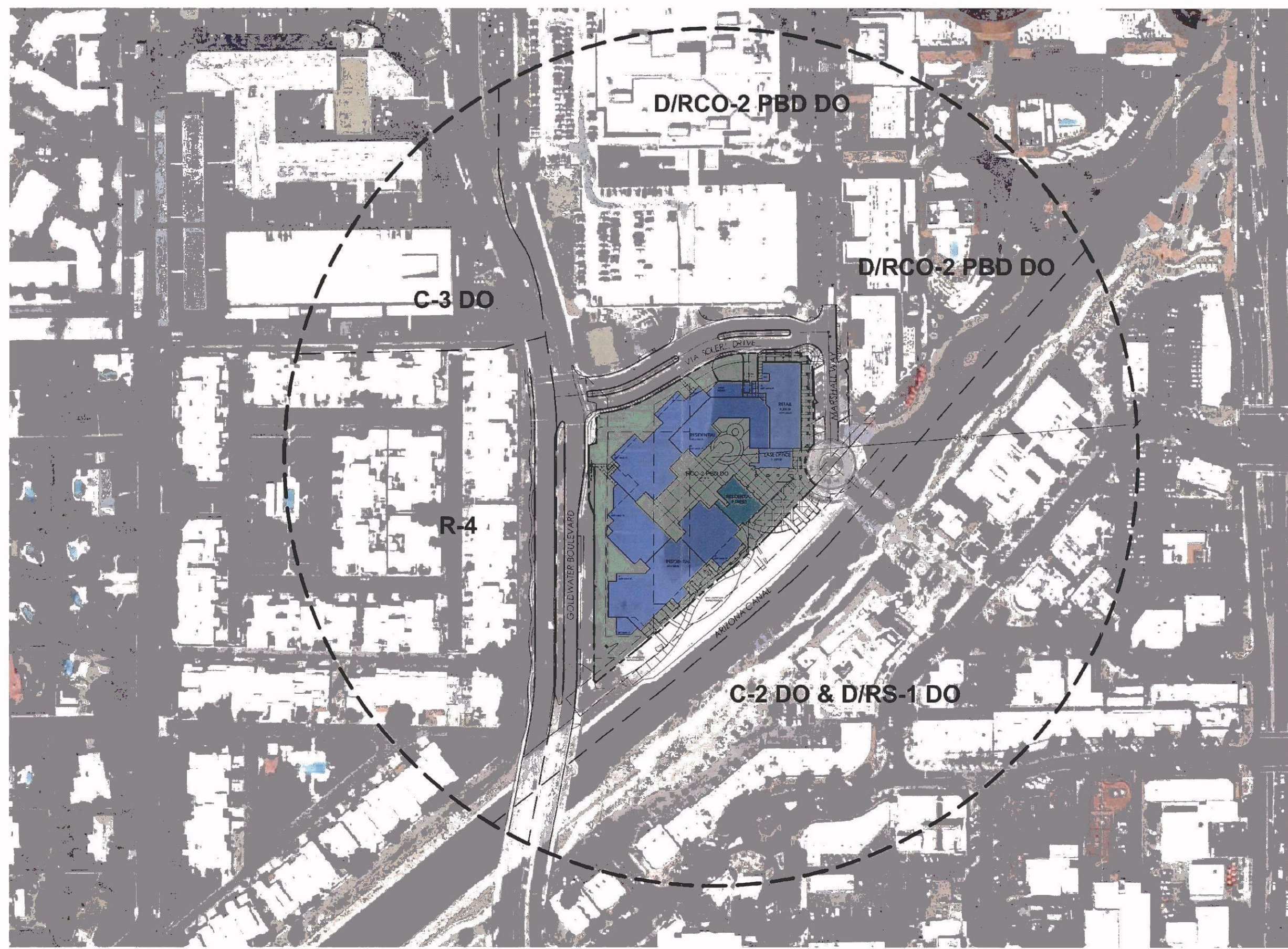
BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

**SITE PLAN APPROVAL
CONTEXT AERIAL & SITE PLAN**

DATE	NOTED
06-25-12	
SCALE	STAFF
CHECKED	STAFF

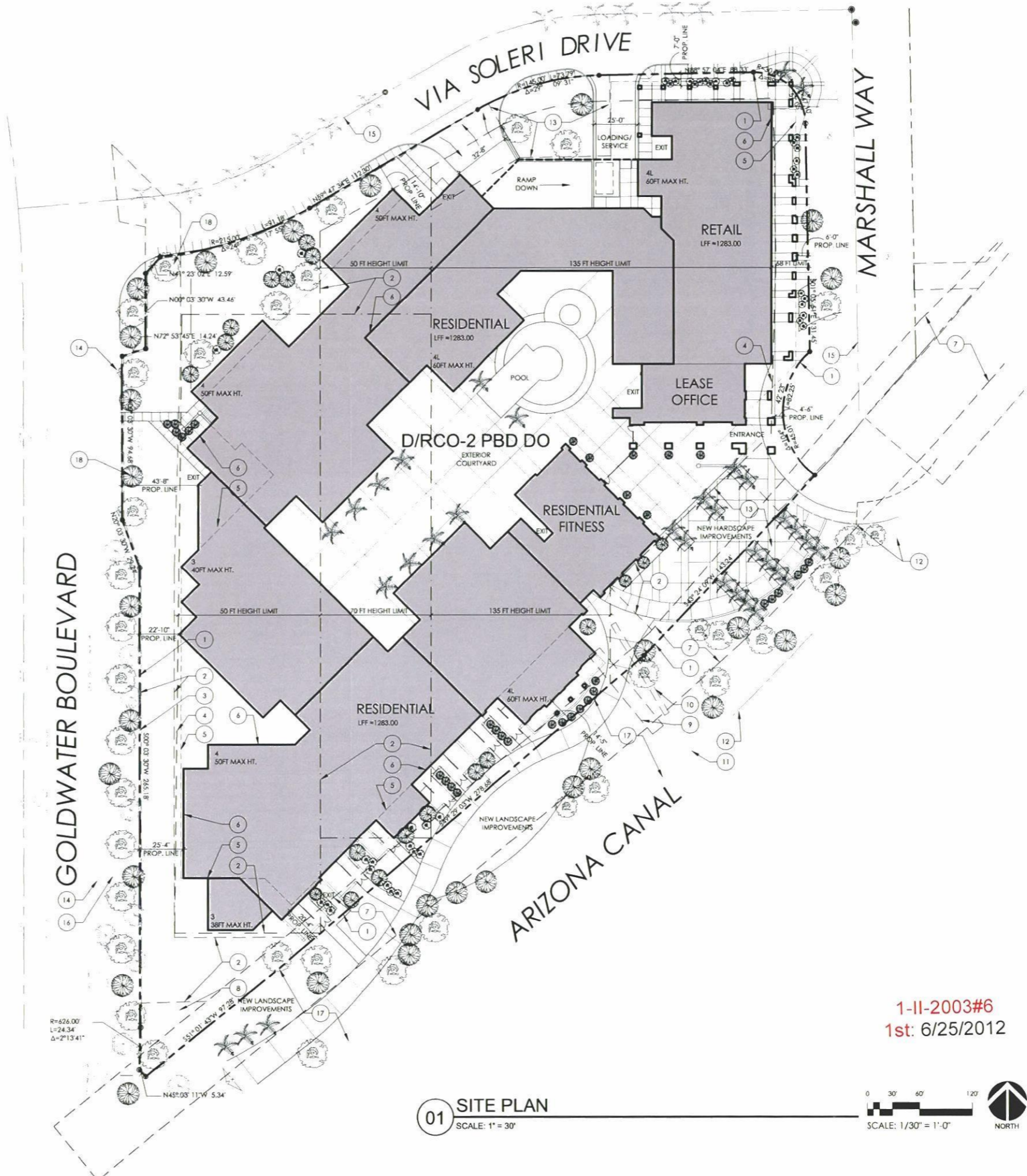
SHEET NO:
A2



01 CONTEXT AERIAL & CONTEXT SITE PLAN
SCALE: 1" = 80'



1-II-2003#6
1st: 6/25/2012



SUMMARY DATA

LEGAL DESCRIPTION
LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

APN: 173-42-069A
EXISTING ZONING: D/RCO-2 PBD DO
SITE ACREAGE
NET SF: 145,919
NET ACRES: 3.350 MORE OR LESS

KEY NOTES

1. PROPERTY LINE
2. IRRIGATION EASEMENT
3. NO VEHICLE ACCESS EASEMENT
4. ALLOWABLE BUILDING HEIGHT BOUNDARY LINES PER ZONING STIPULATIONS
5. DASHED LINE INDICATES PARKING GARAGE BELOW
6. PROPOSED BUILDING FOOTPRINT
7. FLOOD CONTROL EASEMENT
8. EXISTING WELL SITE
9. EXISTING POWER EASEMENT TO BE ABANDONED
10. EXISTING ANCHOR EASEMENT TO BE ABANDONED
11. APPROXIMATE EDGE OF CANAL
12. EXISTING RETAINING WALL AND FENCE
13. EASEMENT FUTURE WELL SITE
14. EXISTING SIDEWALK
15. CENTERLINE OF PUBLIC ROADWAY
16. EXISTING SITE WALL
17. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE
18. FINAL LOCATION OF LANDSCAPING / HARDSCAPING TO BE COORDINATED WITH ARCADIA WATER COMPANY



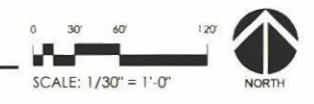
BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

SITE PLAN APPROVAL
SITE PLAN

1-II-2003#6
1st: 6/25/2012

01 SITE PLAN
SCALE: 1" = 30'



DATE	06-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF
SHEET NO:	
A1	

SUMMARY DATA

LEGAL DESCRIPTION
 LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

APN: 173-42068A
 EXISTING ZONING: D/RCO-2 PBD DO
 SITE ACREAGE:
 NET SF: 143,819
 NET ACRES: 3.300 MORE OR LESS

- KEY NOTES**
1. PROPERTY LINE
 2. IRRIGATION EASEMENT
 3. NO VEHICLE ACCESS EASEMENT
 4. ALLOWABLE BUILDING HEIGHT BOUNDARY LINES PER ZONING STIPULATIONS
 5. DASHED LINE INDICATES PARKING GARAGE BELOW
 6. PROPOSED BUILDING FOOTPRINT
 7. FLOOD CONTROL EASEMENT
 8. EXISTING WELL SITE
 9. EXISTING POWER EASEMENT TO BE ABANDONED
 10. EXISTING ANCHOR EASEMENT TO BE ABANDONED
 11. APPROXIMATE EDGE OF CANAL
 12. EXISTING RETAINING WALL AND FENCE
 13. EASEMENT FUTURE WELL SITE
 14. EXISTING SIDEWALK
 15. CENTERLINE OF PUBLIC ROADWAY
 16. EXISTING SITE WALL
 17. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE
 18. FINAL LOCATION OF LANDSCAPING HARDSCAPING TO BE COORDINATED WITH ARCADIA WATER COMPANY
 19. DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS ZONE
 20. MIN. 6 FT WIDE SIDEWALK ALONG VIA SOLERI DRIVE
 21. MODERN STRIPPING PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS
 22. SHORTEN MEDIAN AND ADD CENTER TURN LANE PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENT
 23. EXTEND CURB AND SIDEWALK

- LEGEND**
- INDICATES DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE AS DIMENSIONED
 - DASHED AREA IS NOT PART OF THIS APPLICATION OR APPROVAL
 - IMPROVEMENTS IN THIS AREA ARE SUBJECT TO FUTURE APPROVAL BY THE MARICOPA COUNTY FLOOD CONTROL DISTRICT

ALLIANCE
 BROADSTONE WATERFRONT EAST

ISSUE	ISSUE DATE	ISSUE TITLE
1	7/16/2012	CITY COMMENTS

SITE PLAN APPROVAL
SITE PLAN

DATE	08-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF
SHEET NO.	A1

