

MISCELLANEOUS

# MINOR SUBDIVISION PLAT

## OF

### RE-PLAT OF LOTS 23-28, 42-53 & 62-65 OF CAMELBACK PARK PLAZA

BEING A LAND ASSEMBLAGE OF LOTS 23-28, 42-53 AND 62-65 OF CAMELBACK PARK PLAZA, AS RECORDED IN BOOK 86 OF MAPS, PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

**OWNER: EQUITY PARTNERS GROUP, L.L.C.**

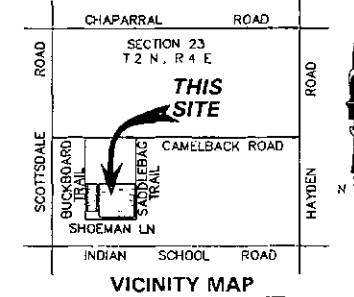
**SHEET INDEX**  
SHEET 1 COVER SHEET  
SHEET 2 PLAT MAP

**OWNER**

EQUITY PARTNERS GROUP, L.L.C.  
4501 N. SCOTTSDALE ROAD, STE. 201  
SCOTTSDALE, ARIZONA 85251  
PHONE 602-748-8888  
CONTACT SHAWN YARI

**SURVEYOR:**

HUNTER ENGINEERING INC  
10450 N 74TH ST, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE (480) 991-3985  
FAX (480) 991-3986  
CONTACT JERRY D HEATH JR, R.L.S



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

THAT EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS ASSEMBLED UNDER THE NAME "REPLAT OF LOTS 23-28, 42-53 AND 62-65 OF CAMELBACK PARK PLAZA", AS RECORDED IN BOOK 86 OF MAPS, PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENT CONSTITUTING THE SAME. THE LOT SHALL BE KNOWN BY THE NUMBER AND LETTER, OR NAME GIVEN ON SAID RE-PLAT THE PUBLIC RIGHT OF WAY AND EASEMENT DEDICATIONS ARE AS DESCRIBED BELOW

EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION

- THE PUBLIC STREETS IN FEE AS SHOWN HEREON MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNER'S RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPT BY THE CITY OF SCOTTSDALE
- A PERPETUAL, WATER LINE EASEMENT (W.L.E. OR W.E.) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES AND MANHOLES, VALVES, ACCESS VAULTS, AND FACILITIES RELATED THERETO
- A NON-MOTORIZED PUBLIC ACCESS EASEMENT (N.M.P.A.E.) UPON, OVER, AND ACROSS THE PARCELS OF LAND SHOWN HEREON THE PURPOSE OF THE EASEMENT IS FOR PEDESTRIAN INGRESS & EGRESS
- A PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, UNDER AND ACROSS THE PARCELS OF LAND SHOWN HEREON FOR THE FOLLOWING PURPOSES, NAMELY THE RIGHT TO MAINTAIN, REPAIR, REMOVE OR REPLACE PUBLIC UTILITY APPURTENANCES

THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVISE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, 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 PLAT 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 IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS

DATED THIS 9th DAY OF July 2012

GRANTOR Shawn Yari

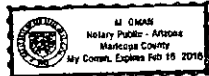
FOR Equity Partners Group, LLC

**ACKNOWLEDGMENT:**

STATE OF Arizona )  
                                  ) S S  
COUNTY OF Maricopa )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF July 2012,

BY Shawn Yari FOR AND ON BEHALF OF Equity Partners Group, LLC.



NOTARY PUBLIC M. O.

MY COMMISSION EXPIRES 2-16-16

**RATIFICATION:**

STATE OF Arizona )  
                                  ) S S  
COUNTY OF Maricopa )

AS BENEFICIARY UNDER THAT CERTAIN ASSIGNMENT OF RENTS AND LEASES RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN INST NOS 2008-270929 & 2008-0270930 THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO

BY Daniel R. Nilsen

M & T MARSHALL & ILSLEY BANK

Director - SVP Commercial Real Estate 7/9/12

**ACKNOWLEDGMENT:**

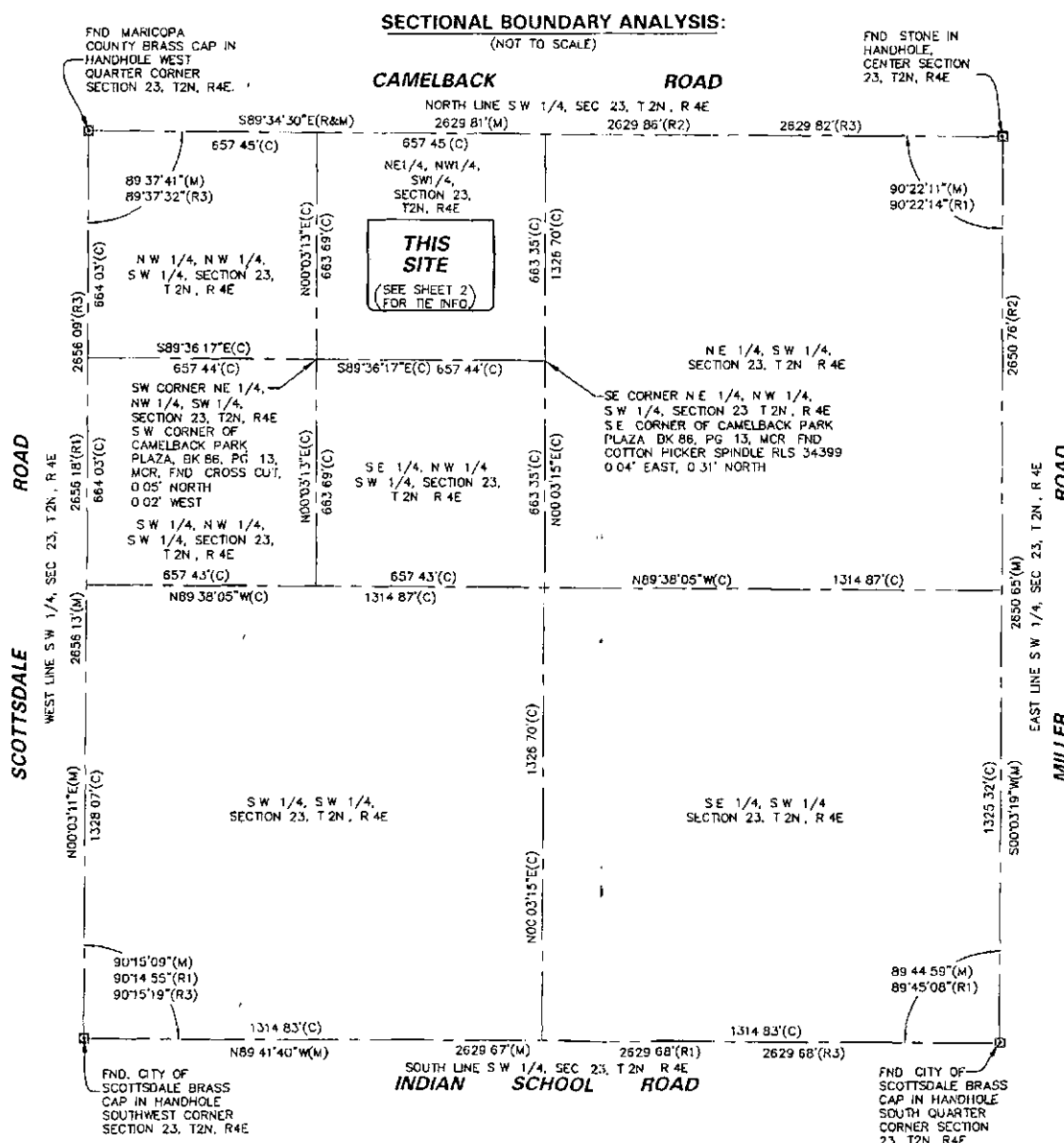
STATE OF Arizona )  
                                  ) S S  
COUNTY OF Maricopa )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF July 2012

BY Daniel Nilsen FOR AND ON BEHALF OF MTI Bank

Bethanne Anderson NOTARY PUBLIC

MY COMMISSION EXPIRES 7/16/14



**NOTES:**

- THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
- CONSTRUCTION WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE O&G'S AND DESIGN GUIDELINES
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48
- THIS PROPERTY IS ZONED C2/P3 UNDER THE CITY OF SCOTTSDALE ZONING ORDINANCE
- ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION GENERAL ORDER U-28

**PARENT PARCEL LEGAL DESCRIPTION:**

LOTS 23 THROUGH 28, 42 THROUGH 53 AND 62 THROUGH 65, OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 86 OF MAPS, PAGE 13

**LOT TABLE:**

- LOT 1 - 1.130 ACRES, OR 49,242 SQ.FT., MORE OR LESS (NET AREA)
- LOT 2 - 0.188 ACRES, OR 8,518 SQ.FT., MORE OR LESS (NET AREA)
- TOTAL - 1.326 ACRES, OR 57,760 SQ.FT., MORE OR LESS (NET AREA)

**OVERALL BOUNDARY ANALYSIS REFERENCE DOCUMENTS:**

- (R) FINAL PLAT FOR CAMELBACK PARK PLAZA, BOOK 86 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R1) ECKHARDT DRUG STORE NO. 5331, PROPERTY DIVISION IN THE CITY OF SCOTTSDALE, BOOK 898 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R2) MAP OF DEDICATION, SHOPPING CENTER AT CAMELBACK & MILLER, BOOK 192 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R3) ALTA/ACSM LAND TITLE SURVEY, THE UPTON GROUP, L.L.C., BOOK 953 OF MAPS, PAGE 08, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R4) RECORD OF SURVEY, SCOTTSDALE WATERVIEW, BOOK 898 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA

**BASIS OF BEARING:**

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°34'30" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF CAMELBACK PARK PLAZA AS RECORDED IN BOOK 86, PAGE 13, MARICOPA COUNTY RECORDS, ARIZONA

**LAND SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
- THIS PLAT WAS MADE UNDER MY DIRECTION.
- THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF NOVEMBER 2011.
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
- MONUMENTS SHOWN ACTUALLY EXIST.
- THEIR POSITIONS ARE CORRECTLY SHOWN, AND
- SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

JERRY D HEATH JR  
REGISTERED LAND SURVEYOR #45835



**APPROVALS:**

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

BY [Signature] 7/10/2012  
CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE CASE NO 6-PP-2012 AND ALL CASE RELATED STIPULATIONS

BY [Signature] 7/10/12  
PLAT COORDINATOR DATE

**COUNTY RECORDER:**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20120602980 07/10/2012 04.26  
BOOK 1118 PAGE 46  
ELECTRONIC RECORDING  
CAMELBACKPRKPL25353-2-1-1-M-chagolla

SECTION 23  
TOWNSHIP 2N  
RANGE 4E

JOB NO  
LGEC117-SP

SCALE  
1" = 20'

SHEET  
1 OF 2

PURPOSE: MINOR SUBDIVISION PLAT

DRAWN BY PJE  
CHECKED BY JDI

CIVIL AND SURVEY

HUNTER ENGINEERING  
10450 N 74TH ST, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

MINOR SUBDIVISION PLAT

REPLAT OF LOTS 23-28, 42-53 & 62-65 OF CAMELBACK PARK PLAZA  
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PLAN CHECK NO. 756-12-5 AB CASE NO. 2-AB-2012

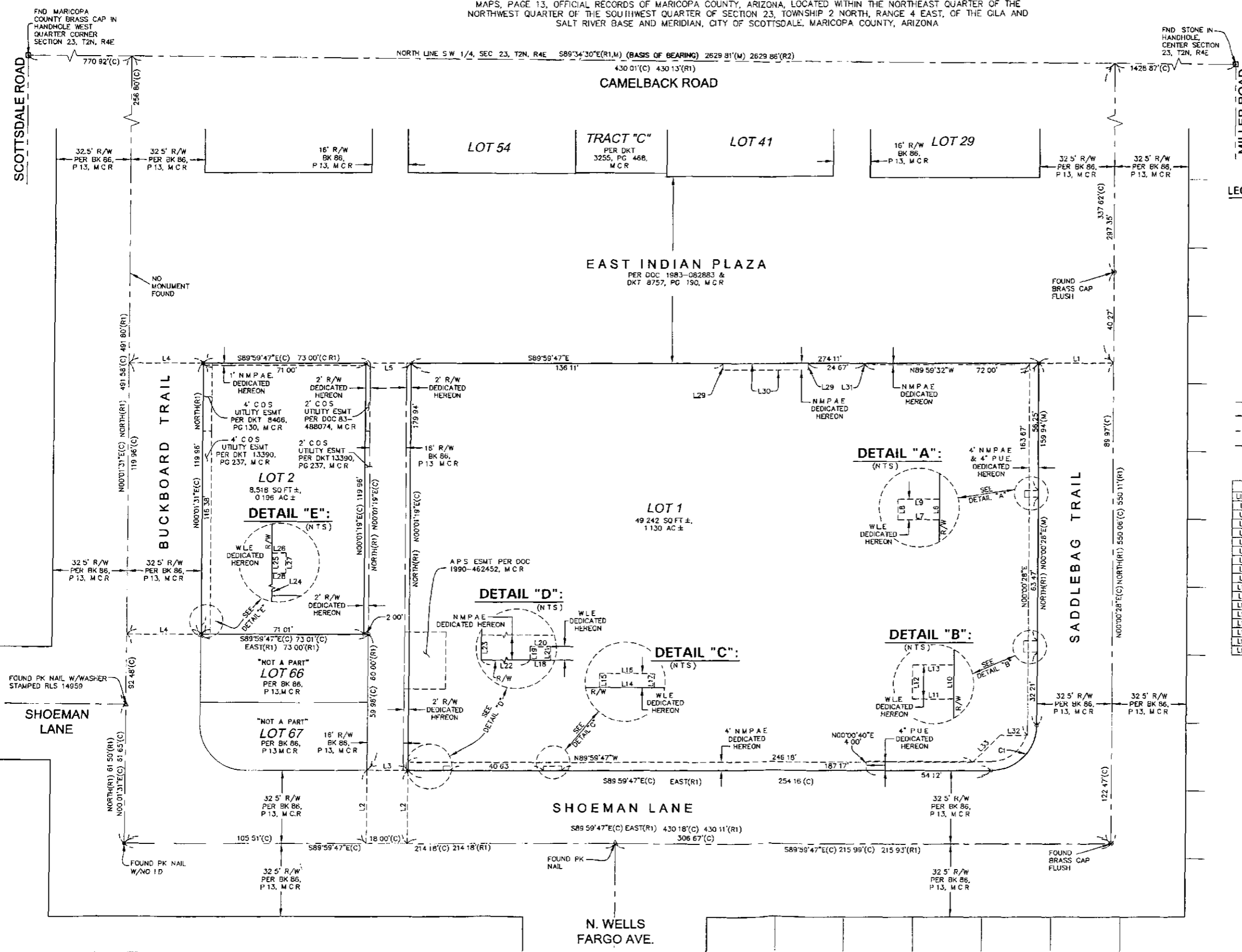
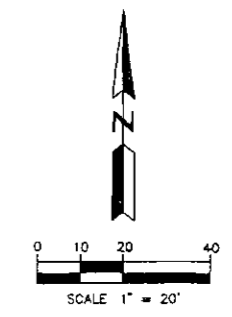
CASE NO. 6-PP-2012

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**LEGEND**

- ▲ FOUND PK NAIL & WASHER
- ⊠ BRASS CAP IN HANDHOLE
- ⊞ STONE IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- SET REBAR & CAP RLS 45835
- WLE WATER LINE EASEMENT
- MCR MARICOPA COUNTY RECORDS
- DOC DOCUMENT
- DKT DOCKET
- P PAGE
- BK BOOK
- R/W RIGHT OF WAY
- COS CITY OF SCOTTSDALE
- N.M.P.A.E. NON-MOTORIZED PUBLIC ACCESS EASEMENT
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- · - · - RIGHT-OF-WAY LINE

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°59'47"E	32.50'	L18	N89°59'47"W	3.00'
L2	N00°01'19"E	32.50'	L19	N00°00'00"E	2.00'
L3	N89°59'47"W	18.00'	L20	N90°00'00"E	3.00'
L4	S89°59'47"E	32.50'	L21	S00°00'00"E	2.00'
L5	S89°59'47"E	20.00'	L22	N89°59'47"W	15.36'
L6	N00°00'28"E	3.00'	L23	N00°00'13"E	3.67'
L7	N89°58'29"W	6.00'	L24	N00°01'31"E	0.58'
L8	N00°01'31"E	3.00'	L25	S00°01'31"W	3.00'
L9	S89°58'29"E	6.00'	L26	S89°58'29"E	1.74'
L10	S00°00'00"E	5.01'	L27	S00°01'31"W	3.00'
L11	N89°58'29"W	6.00'	L28	N89°58'29"W	1.74'
L12	N00°01'31"E	5.00'	L29	N00°00'13"E	2.95'
L13	S89°58'29"W	6.00'	L30	N89°59'32"W	37.33'
L14	N89°59'47"W	8.00'	L31	N00°00'13"E	0.62'
L15	S00°00'00"W	2.03'	L32	S89°58'32"E	12.00'
L16	N90°00'00"E	8.00'	L33	N45°00'28"E	16.94'
L17	S00°00'00"E	2.03'			

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	89°59'45"	31.42'



**COUNTY RECORDER:**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20120602980 07/10/2012 04:26  
BOOK 1118 PAGE 46  
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chagollaj

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CIVIL AND SURVEY

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SECTION 23  
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RANGE 4E

JOB NO  
LGE117-SP

SCALE  
1" = 20'

SHEET  
2 OF 2