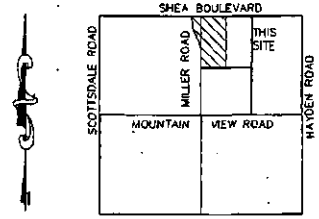
Simulations
Records Packet
Photos
All Graphics (no plans)

PRELIMINARY PLAT FOR
'SCOTTSDALE BIBLE CHURCH'
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



SEC. 26 TSN., R4E.
VICINITY MAP
N.T.S.

DEDICATION STATEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, HAS ASSEMBLED UNDER THE NAME OF SCOTTSDALE BIBLE CHURCH, A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT SAID SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE AN ARIZONA MUNICIPAL CORPORATION:

1. THE PUBLIC STREETS IN FEE AS SHOWN HEREON, MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE APPROVED TO THE CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.

2. A PERPETUAL NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT(V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.

3. A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT(W.L.E.) UPON, OVER, 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, AND FACILITIES RELATED THERETO.

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 ADVERSE 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 RECORDERS OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON(S) 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 GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____DAY OF_____ 2013

GRANTOR: _____

FOR: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS____DAY OF_____ 2013
BY_____
THE _____ OF SCOTTSDALE BIBLE
CHURCH, AN ARIZONA NON-PROFIT
CORPORATION, FOR AND BEHALF THEREOF.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS____DAY OF_____ 2013
BY_____
THE _____ OF SCOTTSDALE BIBLE
CHURCH, AN ARIZONA NON-PROFIT
CORPORATION, FOR AND BEHALF THEREOF.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'

LEGEND

- FOUND 1/2" REBAR CAPPED (PROPERTY CORNER)
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R.O.W. RIGHT OF WAY
- BK BOOK
- PG PAGE
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN A HAND HOLE

CERTIFICATION

I, MIKE F. JENNINGS REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY CERTIFY THAT THE FINAL PLAT OF SCOTTSDALE BIBLE CHURCH PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2013; THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN HEREON; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY AND CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE ETHE SURVEY TO BE RETRACED.

MIKE F. JENNINGS R.L.S.
AZ. REG. # 33788

EXPIRES 9-30-13

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF.

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST;
THENCE SOUTH 00° 27' 09" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD;
THENCE CONTINUING SOUTH 00° 27' 09" EAST, A DISTANCE OF 308.75 TO A POINT ON A CURVE FROM WHENCE THE RADIUS BEARS SOUTH 89° 39' 39" WEST, A DISTANCE OF 540.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 17° 10' 41", AN ARC DISTANCE OF 161.95 FEET TO A POINT OF A REVERSE CURVE FROM WHENCE THE CENTER BEARS NORTH 58° 15' 40" EAST, A DISTANCE OF 460.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 33° 47' 58", AN ARC DISTANCE OF 271.38 FEET TO A POINT ON A COMPOUND CURVE FROM WHENCE THE CENTER BEARS SOUTH 89° 58' 18" EAST, A DISTANCE OF 20.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 89° 00' 00", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON A TANGENT;
THENCE SOUTH 89° 34' 49" EAST, A DISTANCE OF 404.88 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26
THE LINE WHICH BEARS NORTH 89° 55' 47" WEST.

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X, COMMUNITY NUMBER 045012 MAP NUMBER AND SUFFIX 04013C1650G PANEL NUMBER 1650 EFFECTIVE DATE OF FIRM SEPTEMBER 30, 2005.

AREA TABLE

THIS PARCEL CONTAINS 803,553.73 SQ. FT. OR 18.447 ACRES.

PARCEL# SITE ADDRESS

OWNERS: 7501 EAST SHEA BOULEVARD, LLC.
SITE ADDRESS: 7501 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85258

PERTINENT DOCUMENTS

WARRANTY DEED #2007-1274751

FINAL PLAT OF CASA BUENA BOOK 162 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE QS AND QUARTER SECTION MAP 28-45 AND 28-46.

TITLE REPORT FOR EXACT "A" CASA BUENA 192-72 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON OCTOBER 23, 2012 AT 5 P.M. ORDER NO. 12120942.

TITLE REPORT FOR LOT 1, SCOTTSDALE BIBLE CHURCH 928-41 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON DECEMBER 26, 2012 AT 5 P.M. ORDER NO. 13120009

LOT 1, SCOTTSDALE BIBLE CHURCH LOT ASSEMBLAGE RECORDED IN BOOK 929 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

DATE	REVISION	BY

EXTREME LAND SURVEYING, INC.
16420 NORTH 56TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.874.9471 · FAX 602.482.0299
E-MAIL - MJENNINGS@COX.NET

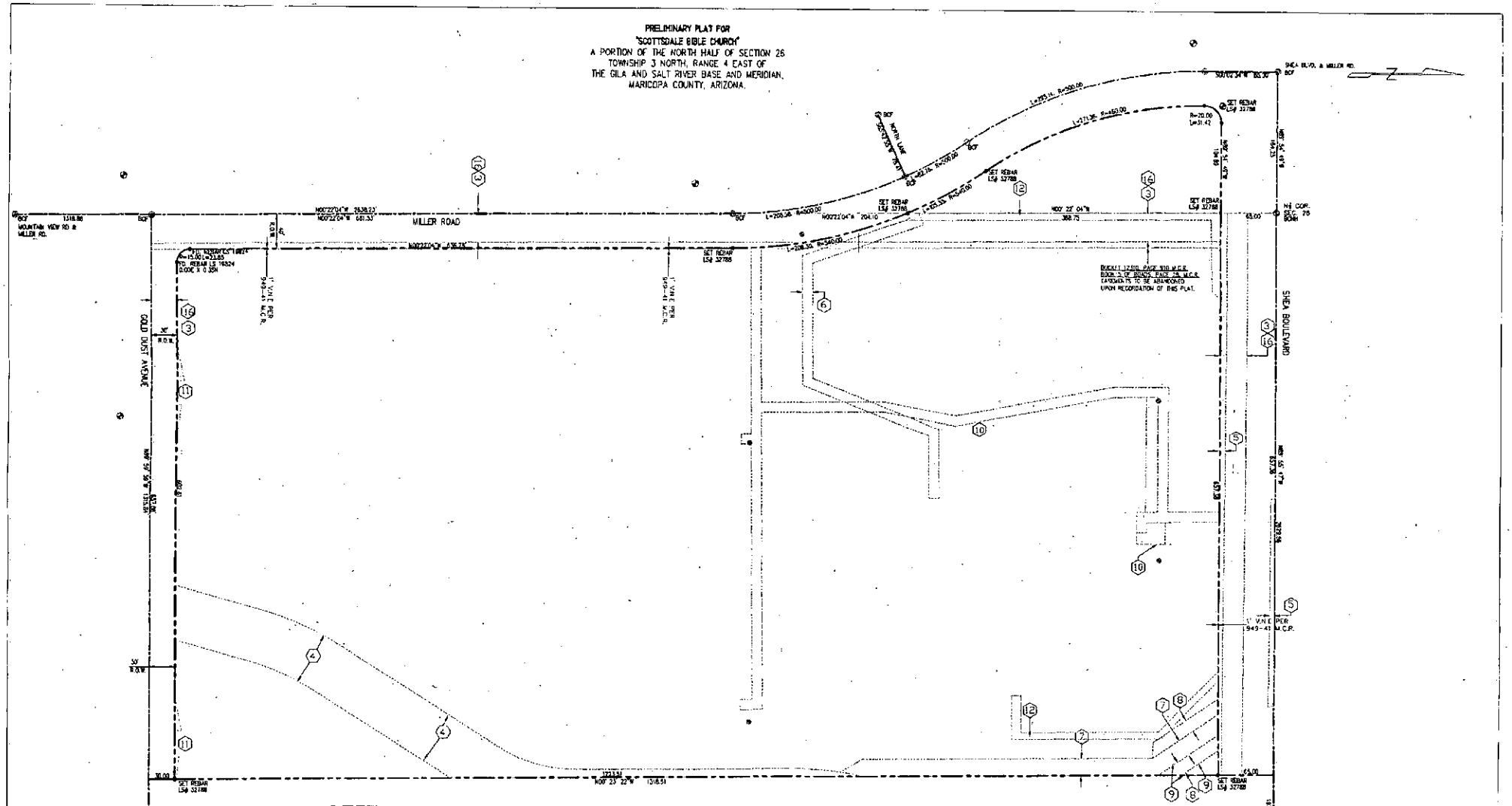
DRN: M.J.
CHD: M.J.
DATE: 2/14/13
SCALE: 1"=50'
VERT: N.A.

PRELIMINARY PLAT FOR
'SCOTTSDALE BIBLE CHURCH'
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

JOB NO. 3606
SHEET 1 OF 2

12-PP-2013
4/15/13

PRELIMINARY PLAT FOR
"SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EASEMENTS

EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12310, PAGE 910 (3)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL, AND RIGHTS INCIDENT THERETO, TERMS, CONDITIONS, LIABILITIES AND/OR OBLIGATIONS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12445, PAGE 981 (4)

EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12932, PAGE 1114 (5)

EASEMENT FOR SANITARY SEWER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16328, PAGE 1154 (6)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16315, PAGE 674 (7)

TEMPORARY EASEMENT FOR CONSTRUCTION OF DRAINAGE CHANNEL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 83-293365 (8)

EASEMENT FOR DRAINAGE PIPE AND RELATED FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-570536 (9)

EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000-0894017 AND RE-RECORDED IN DOCUMENT NO. 2002-1219891 (10)

EASEMENT FOR SIGHT DISTANCE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2004-0708400 (11)

EASEMENT FOR UNDERGROUND ELECTRIC LINES AND TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2002-0119531 (12)

A PLAT RECORDED IN BOOK 5 OF ROADS, PAGE 28, PURPORTING TO SHOW A COUNTY ROADWAY 33' IN WIDTH (16)

50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 32788
MARK T. JENNINGS
ARIZONA, U.S.A.

EXPIRES 9-30-13

DATE	REVISION	BY

EXTREME LAND SURVEYING, INC.
16620 NORTH 54TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.574.6171 · FAX 602.482.0299
E-MAIL: MSKJENNINGS@COX.NET

DRN: M.J.
CKD: M.J.
DATE: 2/14/13
SCALE:
HORIZ: 1"=50'
VERT: N.A.

PRELIMINARY PLAT FOR
"SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

JOB# 3698
SHEET 2 of 2

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"

A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION STATEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, HAS ASSEMBLED UNDER THE NAME OF SCOTTSDALE BIBLE CHURCH, A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT SAID SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE AN ARIZONA MUNICIPAL CORPORATION:

1. THE PUBLIC STREETS IN FEE AS SHOWN HEREON, MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO THE CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.

2. A PERPETUAL NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT(V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.

3. A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT(W.L.E.) UPON, OVER, 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, AND FACILITIES RELATED THERETO.

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 ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THISS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON(S) 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 GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS____DAY OF_____, 2013

GRANTOR: _____

FOR: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2013
BY_____
THE_____ OF SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, FOR AND BEHAL THEREOF.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2013
BY_____
THE_____ OF SCOTTSDALE BIBLE CHURCH, AN ARIZONA NON-PROFIT CORPORATION, FOR AND BEHAL THEREOF.

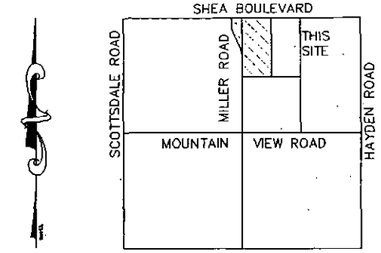
_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

LEGEND

	FOUND 1/2" REBAR CAPPED (PROPERTY CORNER)
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN A HAND HOLE

50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'



SEC. 26 T3N., R4E.
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 33 FEET THEREOF.

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST;
THENCE SOUTH 00° 22' 04" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD;
THENCE CONTINUING SOUTH 00° 22' 04" EAST, A DISTANCE OF 368.75 TO A POINT ON A CURVE FROM WHENCE THE RADIUS BEARS SOUTH 67° 28' 26" WEST, A DISTANCE OF 540.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 11° 10' 41", AN ARC DISTANCE OF 105.35 FEET TO A POINT OF A REVERSE CURVE FROM WHENCE THE CENTER BEARS NORTH 56° 15' 47" EAST, A DISTANCE OF 460.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 33° 47' 58",AN ARC DISTANCE OF 271.36 FEET TO A POINT ON A COMPOUND CURVE FROM WHENCE THE CENTER BEARS SOUTH 89° 49' 18" EAST, A DISTANCE OF 20.00 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON A TANGENT;
THENCE SOUTH 89° 54' 49" EAST, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26
THE LINE WHICH BEARS NORTH 89° 55' 47" WEST.

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X, COMMUNITY NUMBER 045012 MAP NUMBER AND SUFFIX 04013C1685G PANEL NUMBER 1685 EFFECTIVE DATE OF FIRM SEPTEMBER 30, 2005.

AREA TABLE

THIS PARCEL CONTAINS 803,553.73 SQ. FT. OR 18.447 ACRES.

PARCEL# SITE ADDRESS

OWNERS: 7601 EAST SHEA BOULEVARD, LLC.
SITE ADDRESS 7601 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85258

PERTINENT DOCUMENTS

WARRANTY DEED #2007-1274761

FINAL PLAT OF CASA BUENA BOOK 192 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE GIS AND QUARTER SECTION MAP 28-45 AND 28-46.

TITLE REPORT FOR TRACT "A" CASA BUENA 192-22 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON OCTOBER 23, 2012 AT 5 P.M. ORDER NO. 12120942.

TITLE REPORT FOR LOT 1, SCOTTSDALE BIBLE CHURCH 929-41 M.C.R. BY STEWART TITLE GUARANTY COMPANY ON DECEMBER 26, 2012 AT 5 P.M. ORDER NO. 13120009.

LOT 1, SCOTTSDALE BIBLE CHURCH LOT ASSEMBLAGE RECORDED IN BOOK 929 OF MAPS, PAGE 41; MARICOPA COUNTY RECORDS.

CERTIFICATION

I, MIKE F. JENNINGS REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THE FINAL PLAT OF SCOTTSDALE BIBLE CHURCH PATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2013; THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN HEREON; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY AND CORRECTLY SHOWN AND ARE SUFFICENT TO ENABLE ETHE SURVEY TO BE RETRACED.

Mike F. Jennings

MIKE F. JENNINGS R.L.S.
AZ. REG. # 32788

12-PP-2013
6/25/2013

DATE	REVISION	BY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32788
MIKE F.
JENNINGS
ARIZONA U.S.A.
EXPIRES 9-30-13

Mike F. Jennings
EXPIRES 9-30-13

EXTREME LAND SURVEYING, INC.
16620 NORTH 54TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.574.6171 · FAX 602.482.0299
E-MAIL · MJKJENNINGS@COX.NET

DSN: M.J.
CKD: M.J.
DATE: 2/14/13
SCALE: HORIZ. 1"=50' VERT: N.A.

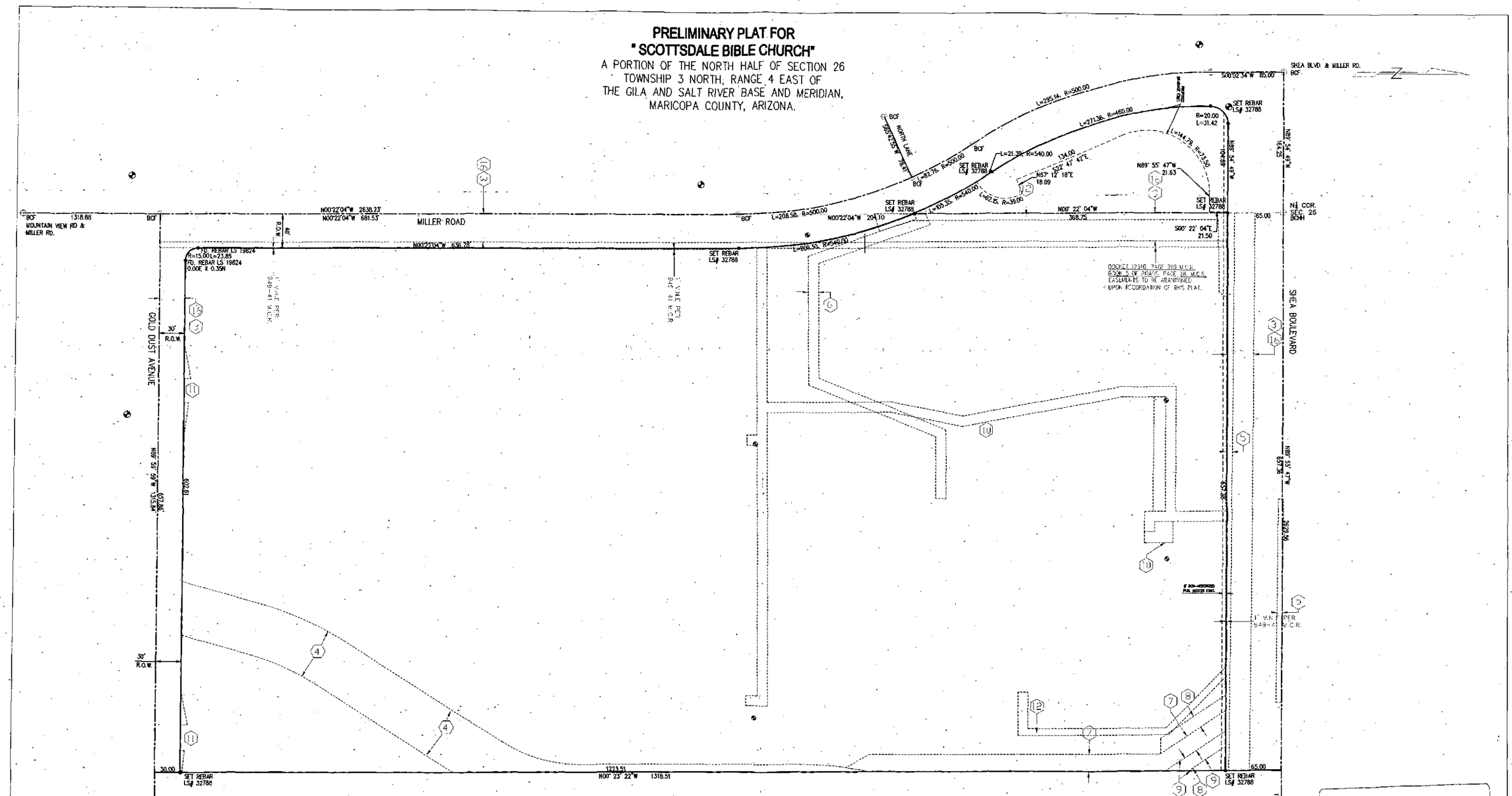
PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26 TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

JOB# 3696

SHEET 1 of 2

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"

A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



EASEMENTS

EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12310, PAGE 910. (3)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL, AND RIGHTS INCIDENT THERETO, TERMS, CONDITIONS, LIABILITIES AND/OR OBLIGATIONS, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12445, PAGE 961. (4)

EASEMENT FOR ELECTRIC LINES AND FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 12932, PAGE 1146. (5)

EASEMENT FOR SANITARY SEWER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16398, PAGE 1154. (6)

EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16518, PAGE 674. (7)

TEMPORARY EASEMENT FOR CONSTRUCTION OF DRAINAGE CHANNEL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 83-293365. (8)

EASEMENT FOR DRAINAGE PIPE AND RELATED FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-570536. (9)

EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000-0694017 AND RE-RECORDED IN DOCUMENT NO. 2002-1219891. (10)

EASEMENT FOR SIGHT DISTANCE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2004-0708400. (11)

EASEMENT FOR UNDERGROUND ELECTRIC LINES AND TELECOMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2007-0119531. (12)

A PLAT RECORDED IN BOOK 5 OF ROADS, PAGE 28, PURPORTING TO SHOW A COUNTY ROADWAY 33' IN WIDTH (16)

50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'

12-PP-2013
6/25/2013

SHEA BLVD. & HAYDEN RD.
NE COR. SEC. 26
BCHH

DATE	REVISION	BY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32788
MIKE F. JENNINGS
ARIZONA U.S.A.
6/20/13

EXPIRES 9-30-13

EXTREME LAND SURVEYING, INC.
16620 NORTH 54TH STREET · SCOTTSDALE, ARIZONA 85254
PHONE 602.574.6171 · FAX 602.482.0299
E-MAIL · MJLJENNINGS@COX.NET

DSN: M.J.
DWN: M.J.
DATE: 2/14/13
SCALE: HORIZ. 1"=50' VERT: N.A.

PRELIMINARY PLAT FOR
" SCOTTSDALE BIBLE CHURCH"
A PORTION OF THE NORTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

JOB # 3696

SHEET 2 of 2

CONTEXT AERIAL



N

60 30 0 30 60 120
SCALE: 1"=60'

PRELIMINARY NOT FOR CONSTRUCTION

NO	DESCRIPTION OF REVISIONS	DATE
1		
2		
3		

LANDCOR CONSULTING
2663 E. Hobart Street
Gilbert, Arizona 85296
Ph: (480) 223-8573
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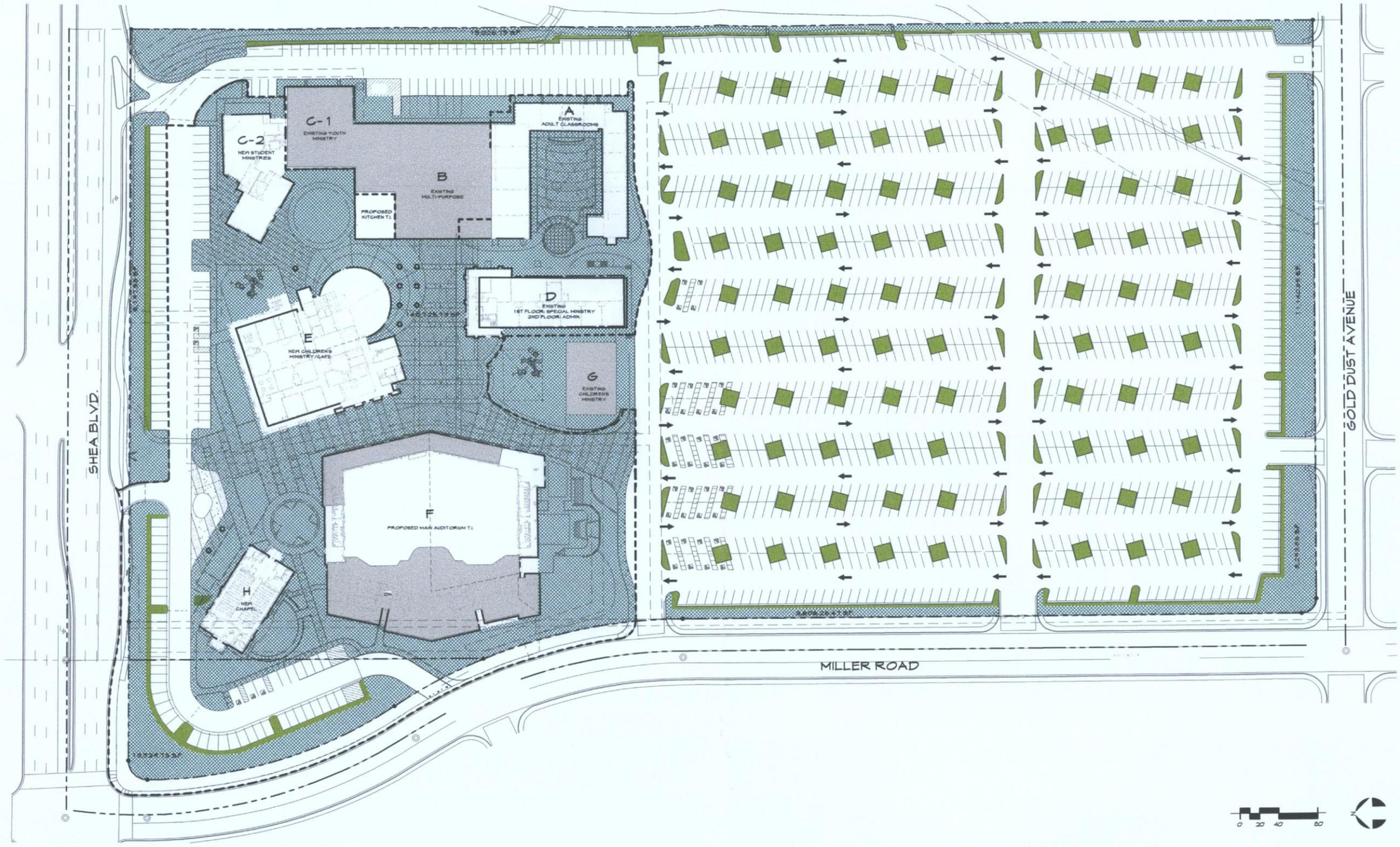
SCOTTSDALE BIBLE CHURCH
CONTEXT AERIAL

DR-18

JOB NO.: 1341 DATE: 4/9/13



OPEN SPACE PLAN | SCALE 1" = 40'-0" | 1

CALCULATIONS

BUILDING AREAS (APPROVED AREAS PER 16-UP-82)

	CURRENTLY APPROVED	PROPOSED AREA	BLDG. FOOTPRINTS	VOLUME
BUILDING A	15,640 S.F.	10,820 S.F.	10,820 S.F.	119,020 C.F.
BUILDING B	16,543 S.F.	16,543 S.F.	16,543 S.F.	231,602 C.F.
BUILDING C-1	6,000 S.F.	6,000 S.F.	6,000 S.F.	59,850 C.F.
BUILDING C-2	6,000 S.F.	10,606 S.F.	6,844 S.F.	145,152 C.F.
BUILDING D	15,080 S.F.	20,690 S.F.	9,117 S.F.	165,880 C.F.
BUILDING E	29,183 S.F.	31,579 S.F.	17,749 S.F.	847,481 C.F.
BUILDING F	44,132 S.F.	41,669 S.F.	41,669 S.F.	970,904 C.F.
BUILDING G	3,965 S.F.	3,965 S.F.	3,965 S.F.	47,580 C.F.
BUILDING H	N/A	5,358 S.F.	5,190 S.F.	124,578 C.F.
	136,543 S.F.	147,230 S.F.	120,360 S.F.	2,762,047 C.F.

ALLOWABLE BUILDING HEIGHT

75' WITH PROPER SETBACKS (7.101.B)

PARKING LOT LANDSCAPING

42,261.32 S.F.

PARKING LOT LANDSCAPE SPACE = 42,261.32 S.F.

TOTAL OPEN SPACE = 15,026.75 + 11,140.65 + 8,293.86 + 5,606.26 + 13,278.46 + 8,197.58 + 141,927.28 = 200,520.56 S.F.

F.A.R. CALCULATIONS

BLDG. AREA / NET LOT AREA
147,064 S.F. / 786,151 S.F. = 0.187 (18.7%)

ALLOWABLE: NOT MORE THAN 0.20 (20%)

OPEN SPACE REQUIREMENTS

0.24 X NET LOT AREA + BLDG. HT. FACTOR

0.24 X 786,151 S.F. + 5,273 S.F. = 193,949 S.F.

REQUIRED: 193,949 S.F.

PROVIDED: 200,520.56 S.F.

BUILDING LEGEND

LANDSCAPE SPACE

OPEN SPACE

ACCESSIBLE ROUTES OF TRAVEL LEGEND

- ACCESSIBLE PATH OF TRAVEL - ON-SITE
- ACCESSIBLE PATH OF TRAVEL - PUBLIC WAY
- ACCESSIBLE RAMP
- EXIT DISCHARGE
- DRAINAGE EASEMENT
- 50' LANDSCAPE EASEMENT
- BUILDING SETBACK
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- CREEK ACCESS EASEMENT
- SCOPE OF WORK
- EXISTING FIRE ACCESS
- EXTENT OF PHASING SCOPES

12-PP-2013
6/25/2013

VISIONEERING STUDIOS
envision.design.build

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7601 EAST SHEA BLVD., SCOTTSDALE, AZ 85260

DEVELOPMENT REVIEW BOARD

DATE
04-12-2013

PROJECT CODE
000-801

SCOTTSDALE BIBLE CHURCH

MASTER PLAN
20 - OPEN SPACE PLAN & F.A.R. CALCULATIONS

Sheet No.
S 1.3

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