FINAL 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.

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 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: _____

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:

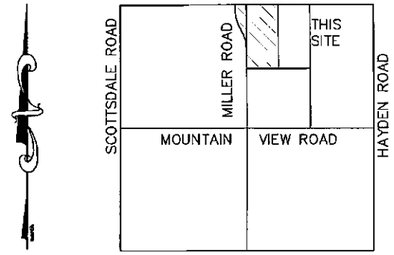
50 25 0 50 100 150
SCALE IN FEET
SCALE : 1" = 50'

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 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 R.L.S.
AZ. REG. # 32788



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 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° 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' 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 271.36 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 1104.89 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.

DATE	REVISION	BY

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 32788 — MIKE F. JENNINGS — 4/9/13 — ARIZONA U.S.A.
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

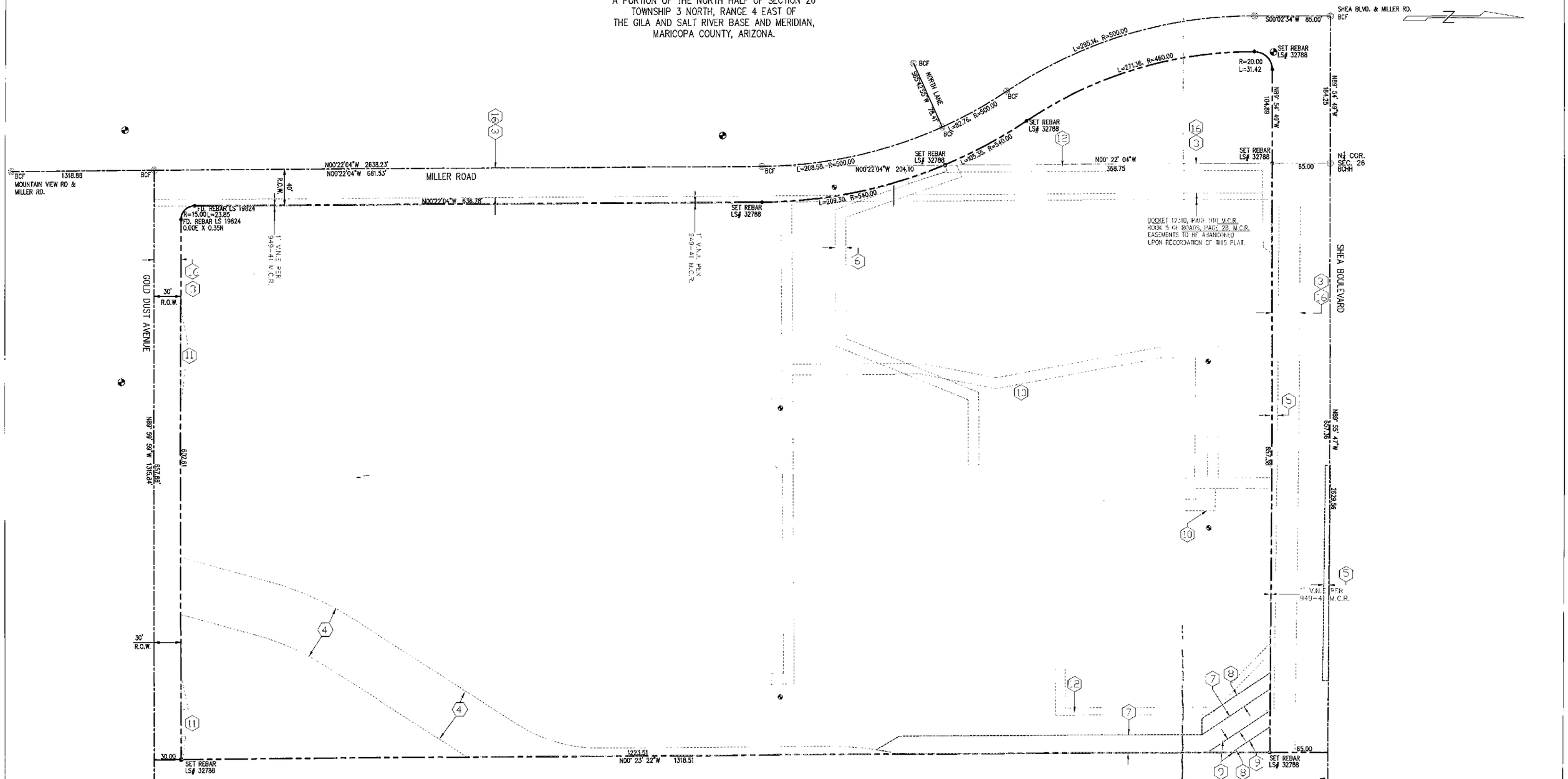
DSN: M.J.
CKD: M.J.
DATE: 2/14/13
SCALE: HORIZ. 1"=50' VERT: N.A.

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

12-PP-12013
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 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. 2000-0094017 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'

DATE	REVISION	BY

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 32788
MIKE F. JENNINGS
Date Signed 4/9/13
ARIZONA, U.S.A.

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 · M3KJENNINGS@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"
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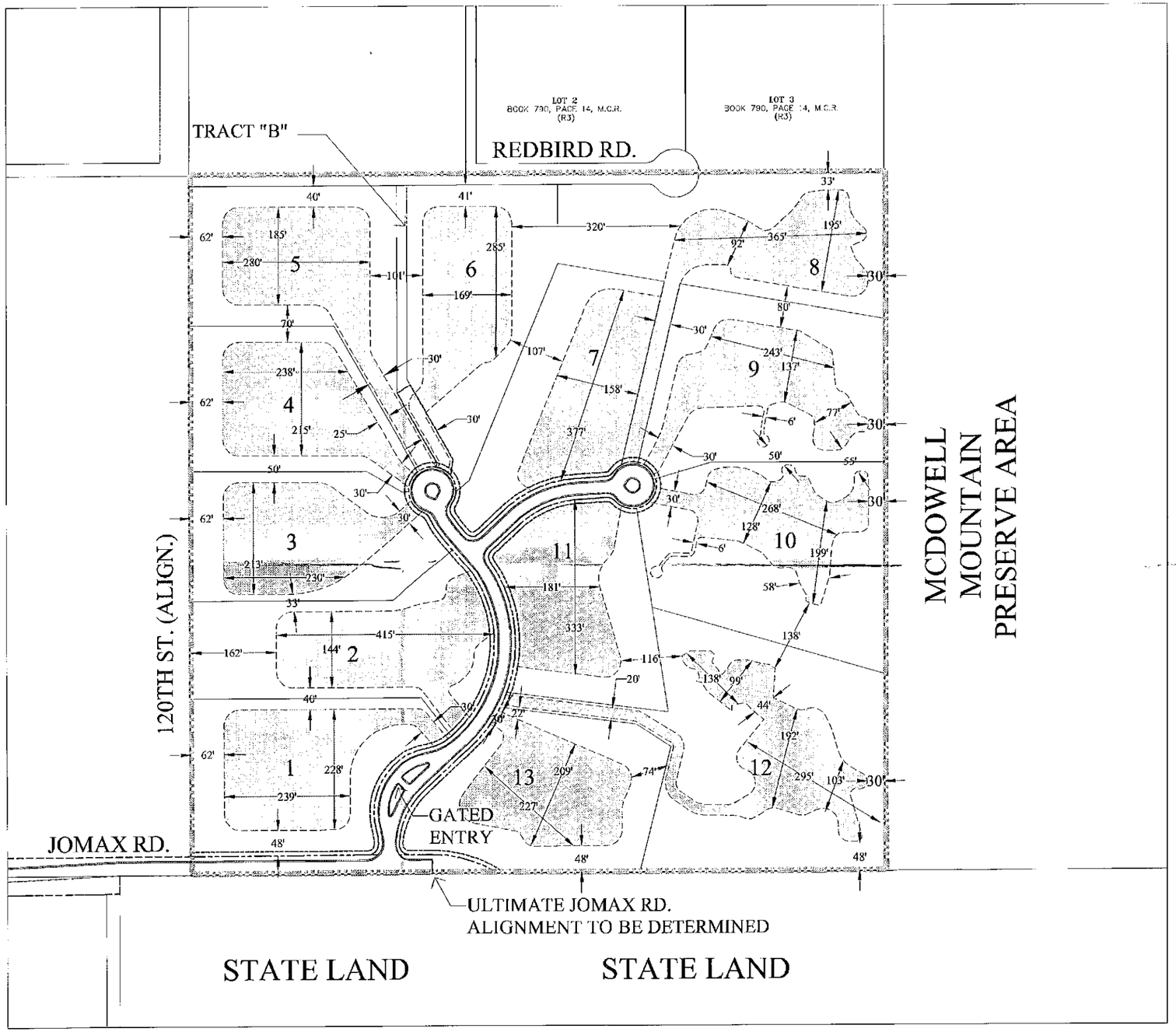
TOWNSHIP 3 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

JOB# 3696

SHEET 2 OF 2



PRELIMINARY CONSTRUCTION ENVELOPE SUMMARY

LOT #	LOT AREA (SQ.FT.)	ENV. AREA (SQ.FT.)	ENV. AREA (AC.)
1	118,598	62,069	1.42
2	119,181	69,162	1.59
3	107,911	62,227	1.43
4	99,703	59,338	1.36
5	123,041	63,633	1.46
6	115,710	59,967	1.38
7	106,945	58,379	1.34
8	141,254	60,218	1.38
9	132,638	59,728	1.37
10	150,525	50,605	1.16
11	101,320	62,458	1.43
12	195,643	69,435	1.59
13	119,356	56,420	1.30
TOTAL	**1,631,825**	**793,639**	**18.22**

LEGEND

A PRELIMINARY CONSTRUCTION ENVELOPE AREA WITH AVERAGE CONCEPTUAL ENVELOPE DIMENSIONS

Note:
All delineated NAOS areas and subsequent preliminary construction envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary construction envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

Envelope dimensions and configurations are preliminary and are for informational purposes only.

Definition: Article 3 Definitions, sec. 3.100. General
Construction Envelope: is one or more specified areas on a lot or parcel within which all structures, driveways, parking, nonnative landscaping, water surfaces, decks, walks, walls, and improved recreation facilities are located. Underground utilities and perimeter walls may be located outside the construction envelope.

JOMAX & 120TH
SCOTTSDALE, ARIZONA

SCALE: (+/-) 0' 100' 200'

NORTH

urban design studio
land planning • landscape architecture
120 south ash avenue tempe, arizona 85281 phone: 480.994.0994

DATE: 3.20.08
JOB: 0772
BY: BB
REV:

DESCRIPTION

(SEE NOTE 10) Lot 13, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, a subdivision recorded in Book 194 of Maps, page 26, records of Maricopa County, Arizona

SCHEDULE "B" ITEMS

1. Easements and rights incident thereto as set forth on the plat recorded in Book 194 of Maps, page 26 (SEE NOTE 12)

2. Conditions, covenants and restrictions and easements (but omitting, if any, such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is except under Chapter 42, Section 3607 of the United State Code or (b) relates to handicap but does not discriminate against handicapped persons) contained in instrument recorded in Docket 12580, page 1614

3. Easement and rights incident thereto for public utilities and roadways and thereafter as resolution rejecting offer of dedication recorded in Docket 12653, page 274 and on the recorded plat of said subdivision

NOTES

1) ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 2719703, DATED NOVEMBER 26, 2007.

2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE CITY OF SCOTTSDALE WEBSITE "WWW.SCOTTSDALEAZ.GOV", ON APRIL, 2004.

   PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
   DATUM: GRS-80
   UNITS: INTERNATIONAL FEET
   GEOID MODEL: GEOID 99

   GPS POINT: 7102
   PID: NOT PUBLISHED
   LATITUDE: 33° 42' 45.27601" N
   LONGITUDE: 111° 49" 19.78152" W
   ELLIPSOID HEIGHT: NOT PUBLISHED
   DESCRIPTION: G.L.O. BRASS CAP, 1919, NORTHWEST CORNER OF SECTION 11, T4N, R5E

   MODIFIED TO GROUND AT (GRID) N: 986811.390, E: 728739.412, USING A SCALE FACTOR OF 1.000227/5809.

   HORIZONTAL ADJUSTMENT: NONE
   HORIZONTAL ROTATION: NONE

3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/ACSM SURVEY REQUIREMENTS ADOPTED FOR USE IN 2005 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

4) AREA IS 1,744,038 SQUARE FEET OR 40.0376 ACRES, MORE OR LESS.

5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:

   (R) ABOVE NAMED TITLE COMMITMENT – PARCEL MAP THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT TWO, BOOK 194, PAGE 26, M.C.R.
   (R1) RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BOOK 700, PAGE 12, M.C.R.
   (R2) A PORTION OF PARCEL 14 GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO BOOK 561, PAGE 23, M.C.R.
   (R3) RECORD OF SURVEY – A 3 LOT PROPERTY DIVISION, BOOK 790, PAGE 14, M.C.R.
   (R4) BELL-CREDO PROPERTY DIVISION, BOOK 679, PAGE 07, M.C.R.

6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1255 G DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

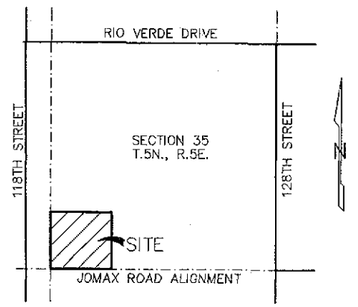
7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.

8) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON DECEMBER, 2007.

9) THIS SITE CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN.

10) THERE APPEARS TO BE A TYPOGRAPHICAL ERROR IN THE DESCRIPTION OF SAID TITLE COMMITMENT. IN OUR OPINION, "THE GOLDIE BROWN PINNACLE PEAK RANCH RANCH UNIT TWO" SHOULD BE "THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO" AS SHOWN CORRECTED HEREON.

11) THERE APPEARS TO BE A TYPOGRAPHICAL ERROR IN THE BOOK NUMBER LISTED UNDER SCHEDULE "B" ITEM 1 OF SAID TITLE COMMITMENT. IN OUR OPINION, THE BOOK NUMBER SHOULD BE 194, AS SHOWN CORRECTED HEREON, BASED ON THE ACTUAL DOCUMENT PROVIDED.



VICINITY MAP
N.T.S.

CERTIFICATION

TO: HHL PROPERTIES LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP
CITY OF SCOTTSDALE
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ALTA/ACSM LAND TITLE SURVEY

120TH STREET AND JOMAX ROAD

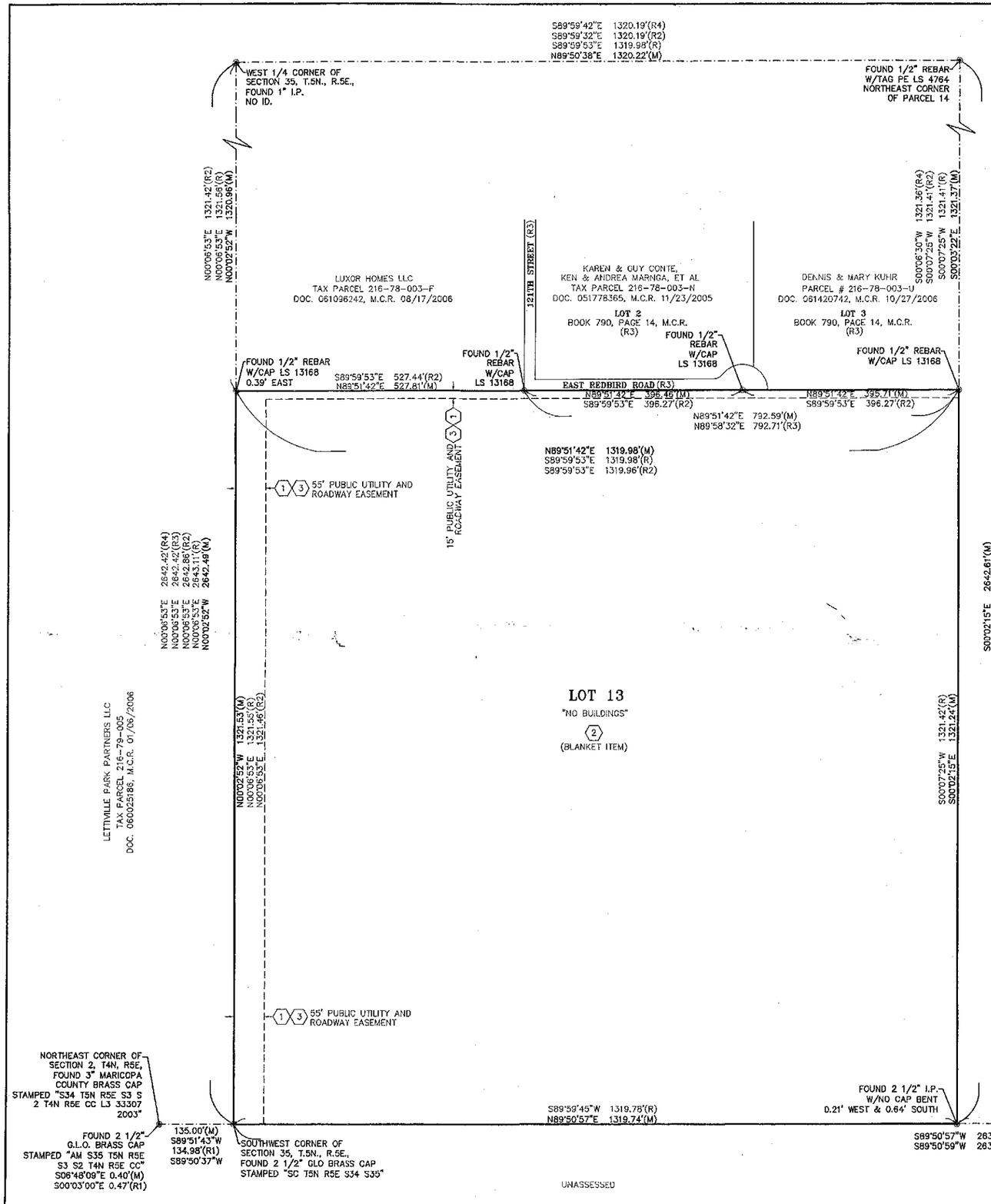
PARCEL 13 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT TWO, BOOK 194, PAGE 26, M.C.R.
LYING WITHIN SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
46118
KATHY M. SVECHOVSKY
Expires 9/30/08
ARIZONA, U.S.A.

WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
STRUCTURES • TRANSPORTATION/TRAFFIC
WATER/WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • TUCSON

COMPLETED SURVEY FIELD WORK ON	11-27-07
CHECKED BY	KK/KO
CAD TECHNICIAN	ECS
SCALE	NTS
DATE	01-23-08
JOB NUMBER	073141
SHEET	1 OF 2

P:\073141\survey\dwg\073141SURVEY.dwg 1/31/2008 8:01:00 AM kkoenig
COPYRIGHT © 2008 WOOD, PATEL & ASSOCIATES, INC.



LEGEND

- (#) PLOTTABLE SCHEDULE "B" ITEM
- ⊗ SURVEY MONUMENT FOUND AS NOTED
- M.C.R. : MARICOPA COUNTY RECORDS
- DOC. DOCUMENT
- G.L.O. GENERAL LAND OFFICE
- I.P. IRON PIPE
- I.D. IDENTIFICATION
- (R) RECORD DATA
- (M) MEASURED DATA
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE

ALTA/ACSM LAND TITLE SURVEY

120TH STREET AND JOMAX ROAD

PARCEL 13 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT TWO, BOOK 194, PAGE 26, M.C.R.
LYING WITHIN SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

46118
KATHY A. SVECHOVSKY
Date Signed 1-23-08
REGISTERED LAND SURVEYOR
ARIZONA, U.S.A.

WOOD/PATEL
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WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • TUCSON

COMPLETED SURVEY FIELD WORK ON 11-27-07
CHECKED BY KK/KG
CAD TECHNICIAN ECS
SCALE 1"=100'
DATE 01-23-08
JOB NUMBER 073141
SHEET 2 OF 2

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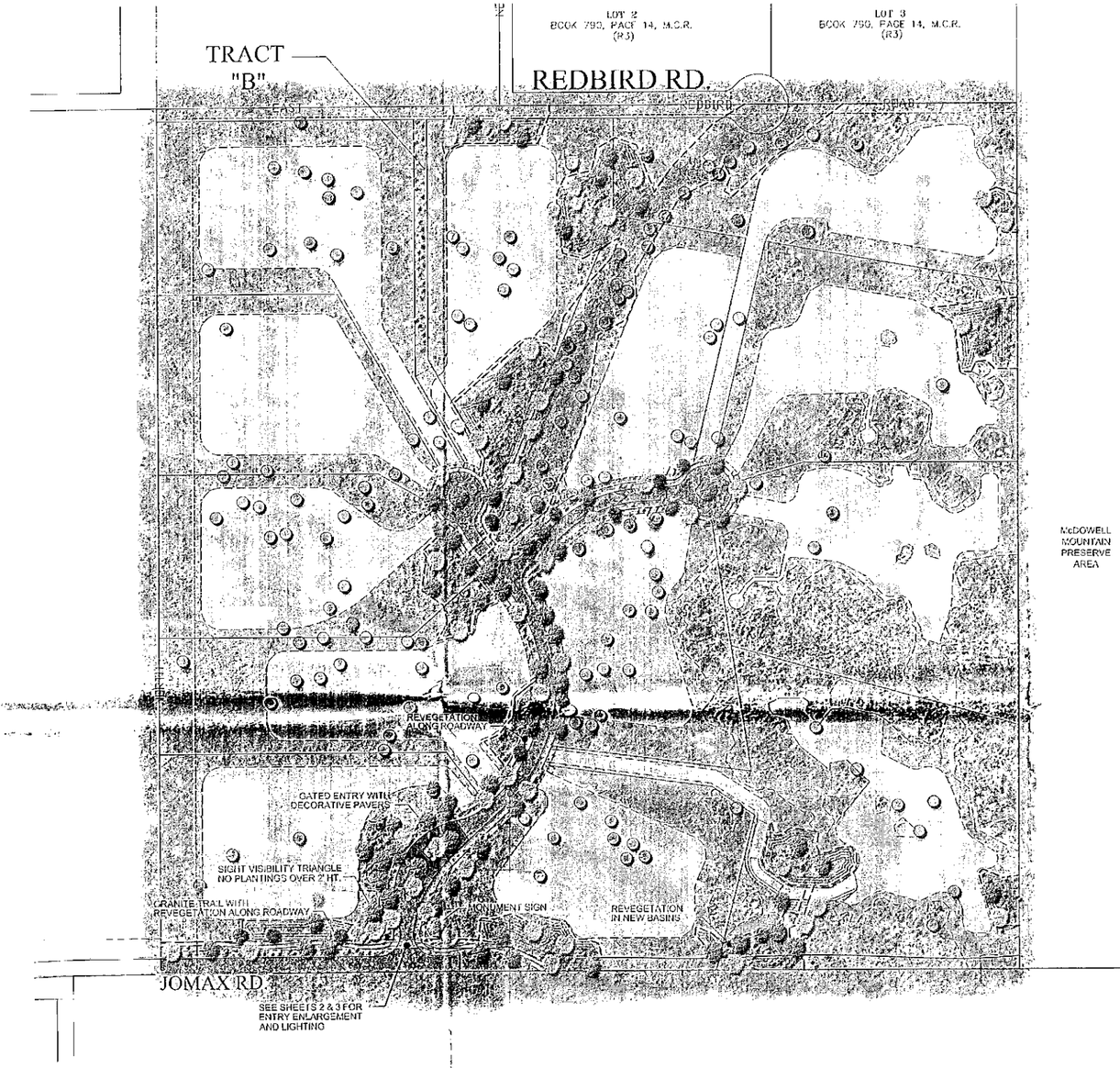

JOMAX & 120TH

SCOTTSDALE, ARIZONA

The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

TREES

Catclaw Acacia	*Acacia greggi*
Hackberry	*Celtis pallida*
Blue Palo Verde	*Cercidium floridum*
Foothill Palo Verde	*Cercidium microphyllum*
Desert Willow	*Chilopsis linearis*
Ironwood	*Olneya tesota*
Arizona Mesquite	*Prosopis velutina*

SUCCULENTS / CACTI

Saguaro	*Carnegiea gigantea*
Hedgehog Cactus	*Echinocereus engelmannii*
Compass Barrel	*Ferocactus cylindraceus*
Fishhook Barrel	*Ferocactus wislizenii Barrel*
Ocotillo	*Fouquieria splendens*
Fishhook Cactus	*Mammillaria microcarpa*
Engelmann's Prickly-pear	*Opuntia engelmannii*
Banana Yucca	*Yucca baccata*

SHRUBS / BUSHES

Giant Bursage	*Ambrosia ambrosioides*
Triangle-leaf Bursage	*Ambrosia deltoidea*
Fairy Duster	*Calliandra eriophylla*
Desert Senna	*Cassia covesii*
Desert Hackberry	*Celtis pallida*
Hopbush	*Dodonaea viscosa*
Brittlebush	*Encelia farinosa*
Turpentine Bush	*Ericameria laricifolia*
Chuparosa	*Justicia californica*
Creosote Bush	*Larrea tridentata*
Jojoba Bush	*Simmondsia chinensis*
Goldeneye	*Viguera deltoidea*
Greythorn	*Ziziphus obtusifolia*

ANNUALS / PERENNIALS / VINES

Sand Verbena	*Abronia villosa*
Desert Marigold	*Baileya multiradiata*
Desert Lupine	*apinus sparsiflorus*
Purple Aster	*Machaeranthera asteroides*
Blackfoot Daisy	*Melampodium leucanthum*
Parry's Penstemon	*Penstemon parryi*
Arizona Penstemon	*Penstemon pseudospectabilis*
Desert Bluebell	*Phacelia campanularia*
Paper Flower	*Psilostrophe cooperi*
Desert Globemallow	*Sphaeralcea ambigua*

GRASSES

Purple threeawn	*Aristida purpurea*
Needle grama	*Bouteloua aristidoides*
Sideoats grama	*Bouteloua curtipendula*

The following plant palette is in addition to the above referenced list. The following species will be used in and around the developments entry gates. (These areas will not be counted as revegetated NAOS)

TREES

Cascalote	*Caesalpinia cacalaco*
Desert Willow	*Chilopsis linearis*
Gregg Ash	*Fraxinus greggii*
Texas Ebony	*Pithecellobium flexicaule*

SUCCULENTS / CACTI

Desert Milkweed	*Asclepias subulata*
Agave	*Agave Species*
Golden Barrel	*Echinocactus grusonii*
Giant Hesperaloe	*Hesperaloe funifera*
Senita	*Lophocereus schottii*
Organ Pipe Cactus	*Stenocereus thurberi*

SHRUBS / BUSHES

Black Dalea	*Dalea frutescens*
Sage	*Leucophyllum species*
Baja Ruellia	*Ruellia Brittoniana*
Desert Ruellia	*Ruellia peninsularis*
Autumn Sage	*Salvia greggii*

ANNUALS / PERENNIALS / VINES

Potted annual flowers	*By season*
Angelita Daisy	*Hymenoxis acaulis*
Yellow morning glory	*Merlina aurea*

GRASSES

Beargrass	*Nolina erumpens*

This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.

LANDSCAPE CONCEPT STATEMENT

The proposed Jomax/ 120th Street development occupies a very unique and interesting parcel of land that lies just northeast of the McDowell Mountain Preserve. Scattered throughout the project are many boulder features and topographical points of interest that are showcased in the plan shown here. Roads and site features have been designed to meander around natural features and have also aligned viewsheds and traffic sightlines to capitalize on the spectacular views the site has to offer.

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GENERAL NOTES

ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS. SALVAGE FROM DISTURBED AREAS OF SITE.

ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
BOULDERS ARE TO BE GRANITE SURFACE SELECT, 1/3 BURIED IN SOIL, TYP.
NO WALLS SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS, NATURAL OPEN SPACE, AND RIGHT-OF-WAY.

IRRIGATION METHOD:

IRRIGATION METHOD SHALL INCLUDE DRIP IRRIGATION FOR INDIVIDUAL CONTAINER GROWN PLANT MATERIAL. DEPENDING ON THE SEASON AT TIME OF INSTALLATION, TEMPORARY SPRAY HEADS MAY BE INSTALLED FOR HYDROSEED AREAS IN ORDER TO ASSIST IN SEED GERMINATION.

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LIGHTING:

LOW VOLTAGE LIGHTING SHALL BE PROVIDED AT KEY AREAS OF THE SUBDIVISION ENTRANCE. LIGHTING WILL BE USED TO HIGHLIGHT SPECIMEN CACTI AND TREES, GUIDE PEDESTRIANS ALONG THE WALKWAYS, AND TO ILLUMINATE THE PROJECT SIGNAGE. ALL FIXTURES SHALL BE BLACK OR DARK BRONZE IN COLOR AND HAVE FULL CUT OFF GLARE SHIELDS.

(SEE LIGHTING CUT SHEETS FOR MORE INFORMATION)

CONCEPTUAL LANDSCAPE KEY

(SPECIFIC QUANTITIES, SPECIES AND SIZES FOR INDIVIDUAL MATERIAL WILL BE IDENTIFIED ON THE FINAL LANDSCAPE PLANS)

- EXISTING TREE TO REMAIN
- SPECIMEN NATIVE TREE
- SPECIMEN CACTUS
- CACTUS/ ACCENT PLANT
- LARGE SHRUB
- UNDERSTORY SHRUB/ GROUNDCOVER
- NEW BOULDER CLUSTER

PLANT SIZES (PER ANA STANDARDS)

TREES	MIN. CAL. SIZE (SINGLE)	MIN. CAL. SIZE (MULTI.)
15 GAL.	.75	.50
24" BOX	1.50	1.00
30" BOX	2.00	1.50
36" BOX	2.50	2.00
42" BOX	3.00	2.50
48" BOX	3.50	3.00
54" BOX	4.00	3.50

FIFTY PERCENT OF TREES SHALL BE MATURE. SEE SECTION 10.501.B, ZONING ORDINANCE FOR SIZE REQUIREMENTS.

SHEET
1 OF 3

CONCEPTUAL LANDSCAPE PLAN

SCALE: (+/-) 0' 100' 200'

NORTH

LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 8.26.08
JOB: 0772
BY: STAFF
REV:

12-PP-2008#2
5/31/13

LANDSCAPE LIGHTING

-Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have full cut off glare shields (IESNA full cutoff) and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a dark bronze finish. This light can face upwards due to having a 20 watt bulb (50 max. allowed)
-No fixture shall be mounted higher than 16 feet.
-No indiviual lamp shall exceed 100 watts.
-All fixtures and associated hardware, including poles, shall be flat or dark bronze.
-The initial vertical illuminance at 6 feet above grade around the entire property line shall not exceed 0.0 footcandles.
-All exterior lighting, except security lighting shall be turned off at 10:00 pm.
-The pre-curfew lighting design hours shall be defined as dusk to 10:00 pm, and the post-curfew lighting design hours shall be defined as 10:00 to dawn. All exterior lights shall turn off at during the post-curfew with the exception of lights for security purposes.
-A programmable timer, and photocells shall control the pre-and post-curfew lights; photocells shall be mounted on the north side of the building. Thre programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
-No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements and Scenic Corridor easements.

CONCEPTUAL LANDSCAPE KEY

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- SPECIMEN CACTUS
- CACTUS/ ACCENT PLANT
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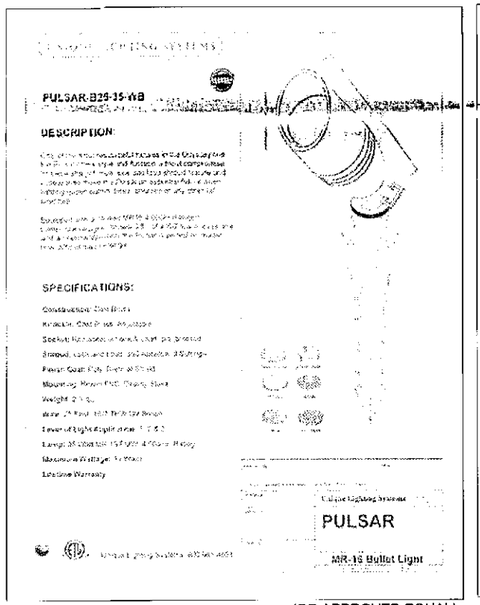
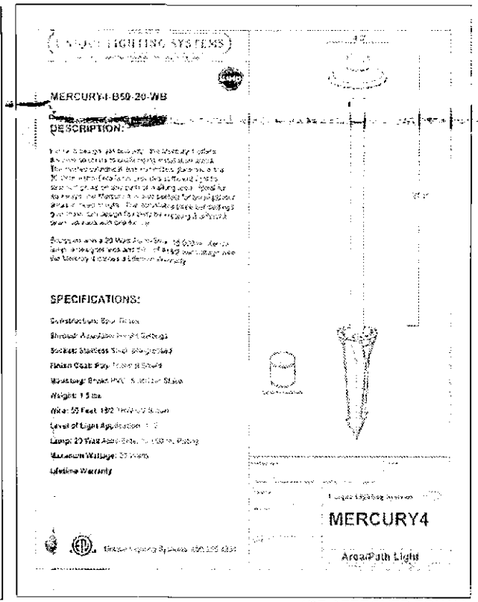
- UNDERSTORY SHRUB/ GROUNDCOVER
- NEW BOULDER CLUSTER



(OR APPROVED EQUAL)

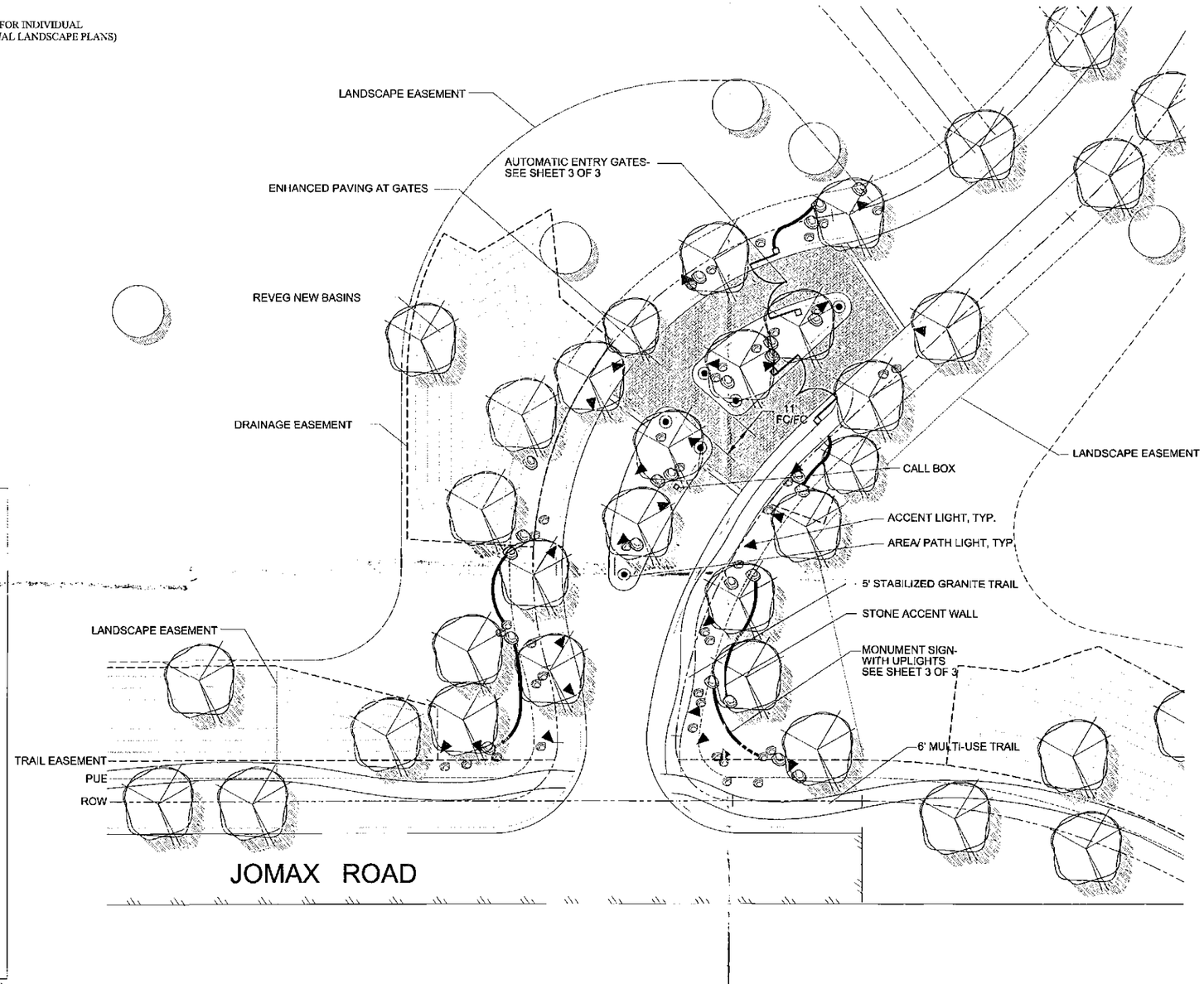


(OR APPROVED EQUAL)

LOW VOLTAGE LANDSCAPE LIGHTING

TREE / ACCENT UPLIGHT	* UNIQUE "PULSAR" BULLET LIGHT WITH FULL CUT-OFF GLARE SHIELD.
PATH LIGHT / ACCENT DOWNLIGHT	* UNIQUE "MERCURY" AREA PATH LIGHT

* OR APPROVED EQUAL



SHEET 2 OF 3

ENTRY ENLARGEMENT/ LIGHTING

JOMAX & 120TH

SCOTTSDALE, ARIZONA

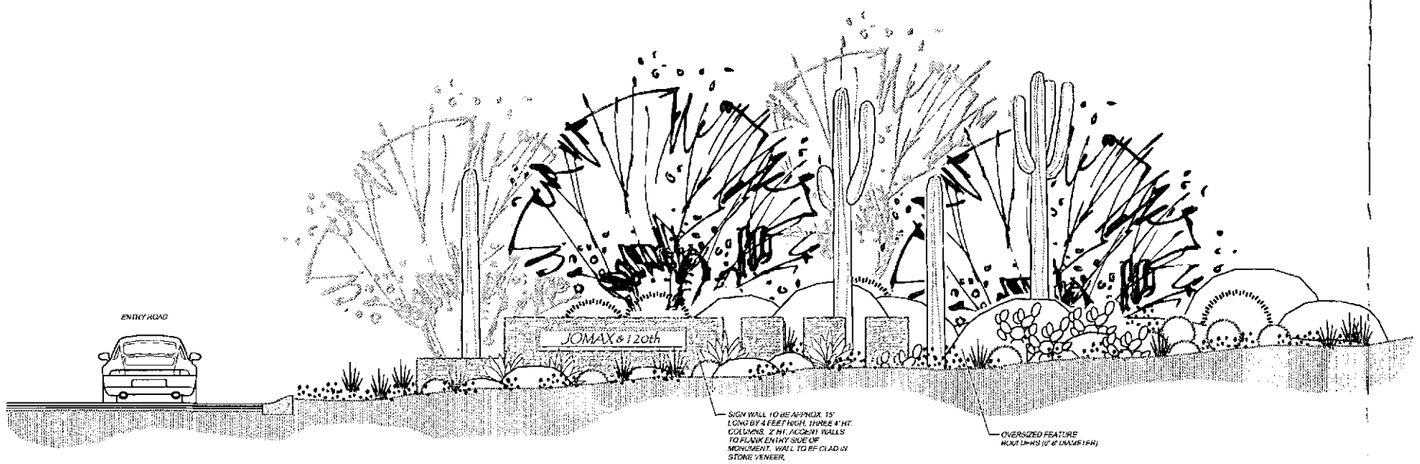
SCALE: (+/-)

0' 20' 40'

NORTH

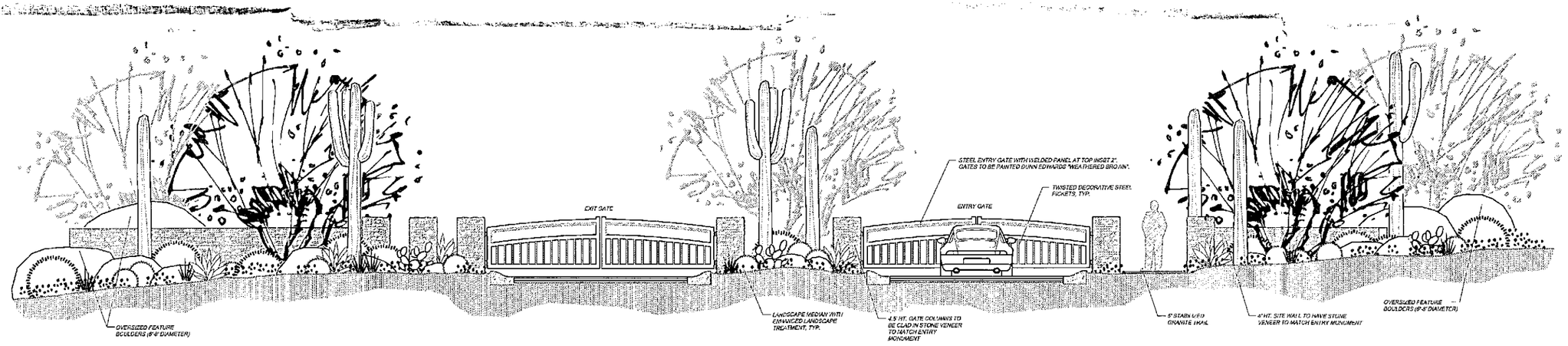
LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 8.26.08
JOB: 0772
BY: STAFF
REV:



PRIMARY MONUMENT SIGN

N.T.S.



MAIN ENTRY GATES

N.T.S.

SHEET 3 OF 3

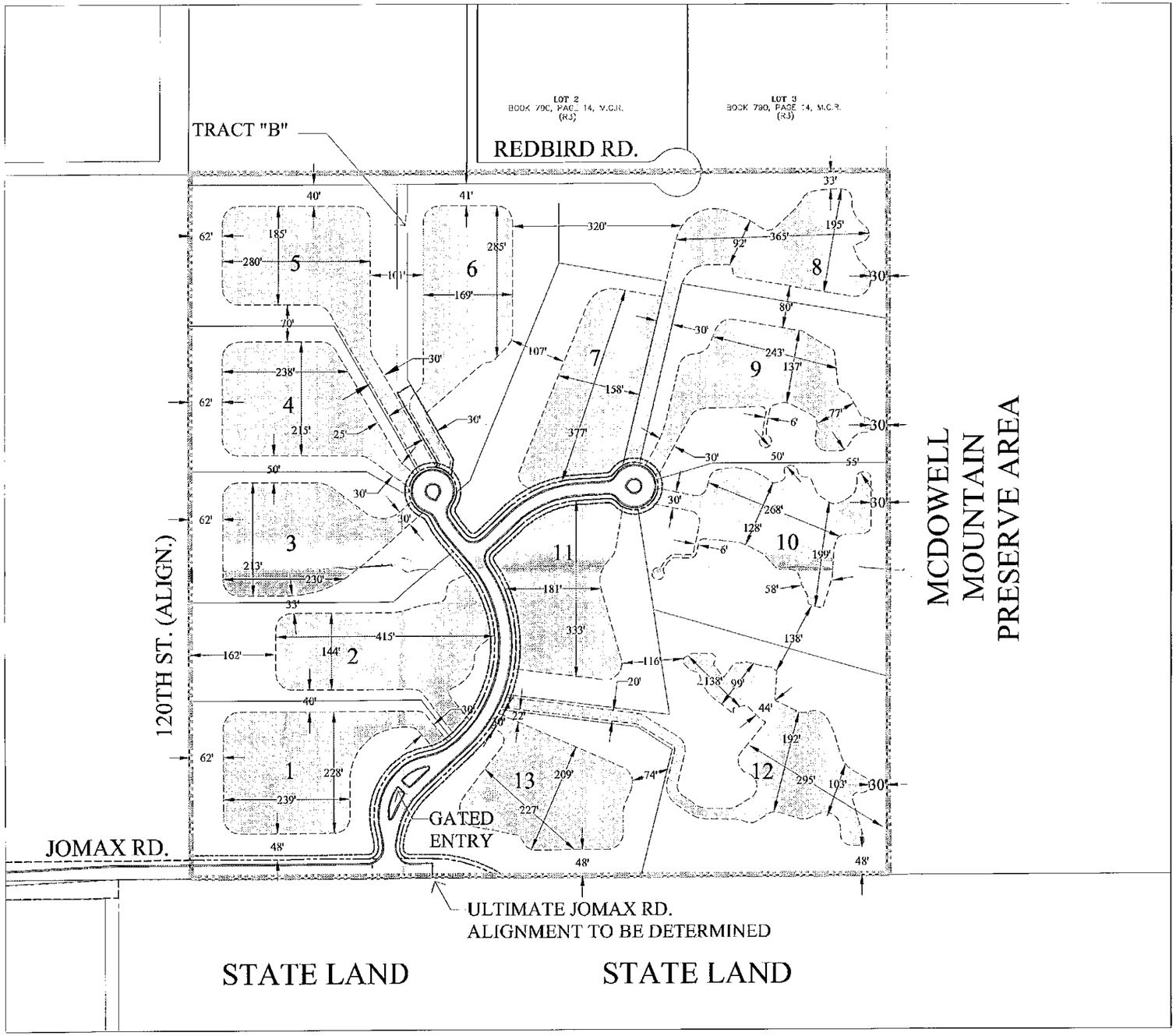
ENTRY MONUMENTATION/ GATES

JOMAX & 120TH

SCOTTSDALE, ARIZONA

LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE 8.26.08
JOB: 0772
BY: STAFF
REV:



PRELIMINARY CONSTRUCTION ENVELOPE SUMMARY

LOT #	LOT AREA (SQ.FT.)	ENV. AREA (SQ.FT.)	ENV. AREA (AC.)
1	118,598	62,069	1.42
2	119,181	69,162	1.59
3	107,911	62,227	1.43
4	99,703	59,338	1.36
5	123,041	63,633	1.46
6	115,710	59,967	1.38
7	106,945	58,379	1.34
8	141,254	60,218	1.38
9	132,638	59,728	1.37
10	150,525	50,605	1.16
11	101,320	62,458	1.43
12	195,643	69,435	1.59
13	119,356	56,420	1.30
TOTAL	**1,631,825**	**793,639**	**18.22**

LEGEND

A PRELIMINARY CONSTRUCTION ENVELOPE AREA WITH AVERAGE CONCEPTUAL ENVELOPE DIMENSIONS

Note:
All delineated NAOS areas and subsequent preliminary construction envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary construction envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

Envelope dimensions and configurations are preliminary and are for informational purposes only.

Definition: Article 3 Definitions, sec. 3.100. General
Construction Envelope: is one or more specified areas on a lot or parcel within which all structures, driveways, parking, nonnative landscaping, water surfaces, decks, walks, walls, and improved recreation facilities are located. Underground utilities and perimeter walls may be located outside the construction envelope.

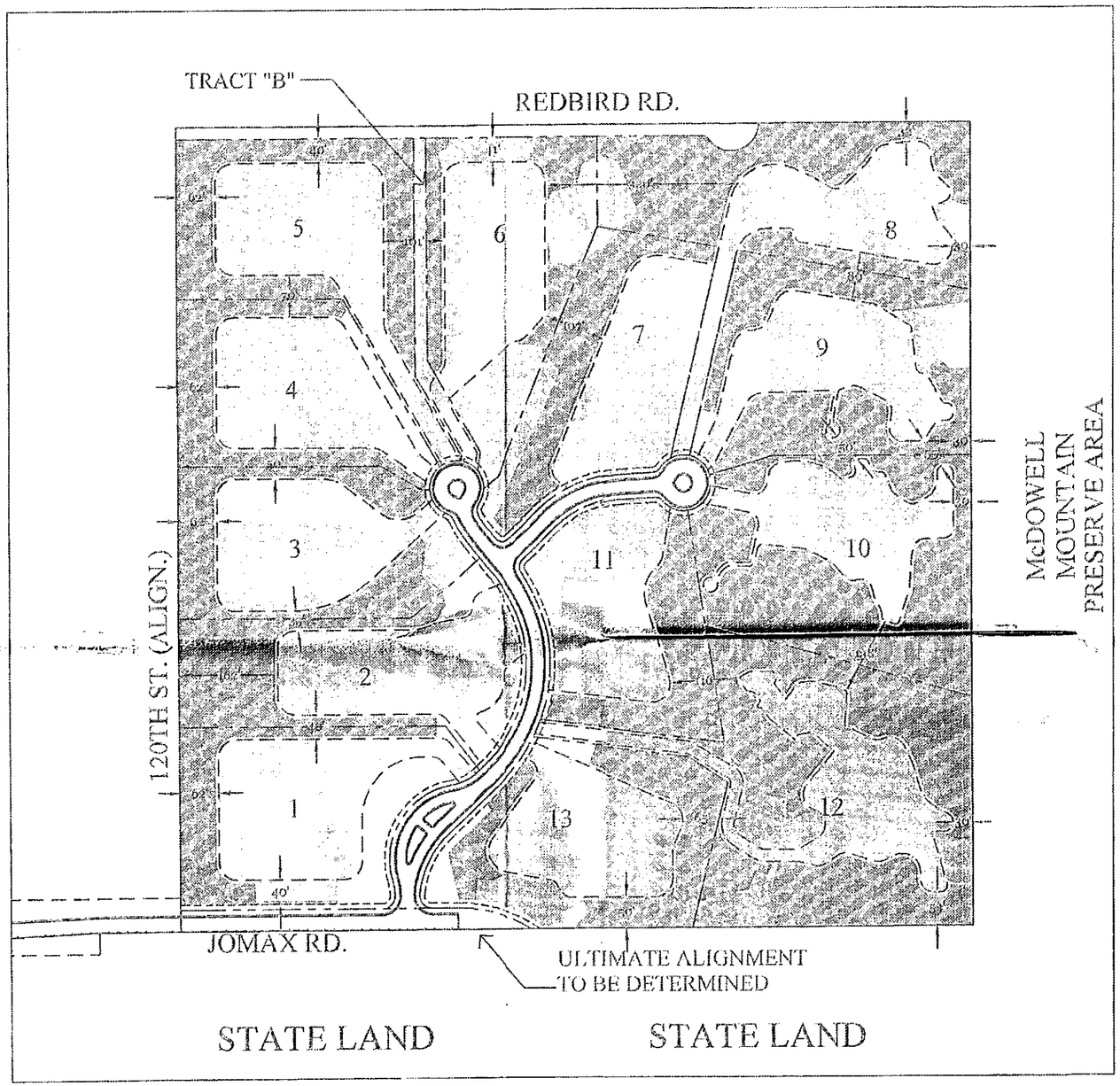
JOMAX & 120TH
SCOTTSDALE, ARIZONA

SCALE: (+/-) 0' 100' 200'

NORTH

urban design studio
land planning - landscape architecture
123 south ash avenue tempe, arizona 85281 phone: 480.894.2994

DATE: 3.20.08
JOB: 0772
BY: EB
REV:



JOMAX & 120TH
N.A.O.S. TABLE

LOT #	LOT AREA (SQ.FT.)	REVEG. AREA (SQ.FT.)	UNDISTURBED N.A.O.S. (SQ.FT.)
1	118,598	15,121	26,465
2	119,181	11,353	39,092
3	107,911	10,978	38,565
4	99,703	3,885	30,717
5	123,041	6,032	50,015
6	115,710	39,057	22,000
7	106,945	11,826	35,045
8	141,254	14,020	68,224
9	132,638	17,729	58,783
10	150,525	7,821	91,789
11	101,320	2,681	35,600
12	195,643	31,515	95,907
13	119,356	14,368	38,851
TRACT "B"	12,752	12,752	0
TOTAL		186,058 SQ.FT. 4.27 ACRES (23%)	631,053 SQ.FT. 14.49 ACRES (77%)

LEGEND:

- UNDISTURBED N.A.O.S. AREA
- REVEGETATED N.A.O.S. AREA
- LOT ENVELOPE AREA

TOTAL REQUIRED N.A.O.S. TO BE DEDICATED: 15.18 ACRES (38% OF THE SITE)
TOTAL PROVIDED N.A.O.S. TO BE DEDICATED: 18.76 ACRES (47% OF THE SITE)

NOTE: ALL DELINEATED N.A.O.S. AREAS AND SUBSEQUENT PRELIMINARY CONSTRUCTION ENVELOPE AREAS SHALL MEET OR EXCEED THE ESL REQUIREMENTS AS STATED IN SEC. 6.1060.F.1, CONCERNING MINIMUM WIDTHS. AREAS SHALL ALSO ADHERE TO THE AMENDED SETBACKS STANDARDS FOR BUILDING AND APPLICABLE ON-LOT IMPROVEMENTS

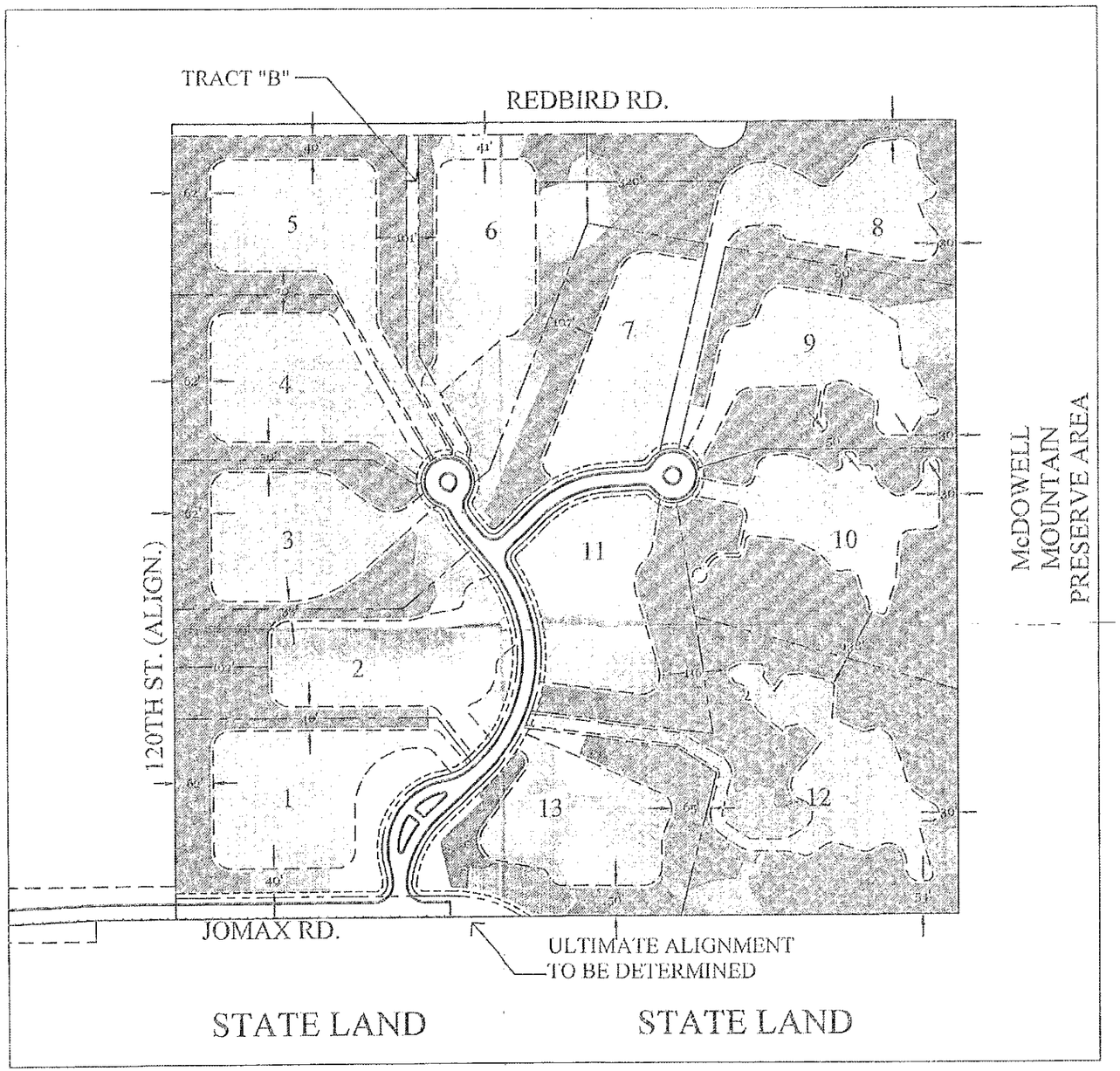
NATURAL AREA OPEN SPACE EXHIBIT

JOMAX & 120TH
SCOTTSDALE, ARIZONA

SCALE: (+/-) 0 100 200
NORTH

urban design studio
land planning • landscape architecture

DATE: 4.24.08
JOB: 0772
BY: EB
REV: 07.26.08



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NATURAL AREA OPEN SPACE EXHIBIT

JOMAX & 120TH
SCOTTSDALE, ARIZONA

SCALE: (+/-) 0' 200' 400'

NORTH

urban design studio
land planning • landscape architecture

DATE: 4.24.08
JOB: 0772
BY: EB
REV: 07.28.08



McDOWELL MOUNTAIN PRESERVE AREA

The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

TREES

Catclaw Acacia	*Acacia greggi*
Hackberry	*Celtis pallida*
Blue Palo Verde	*Cercidium floridum*
Foothill Palo Verde	*Cercidium microphylum*
Desert Willow	*Chilopsis linearis*
Ironwood	*Olneya tesota*
Arizona Mesquite	*Prosopis velutina*

SUCCULENTS / CACTI

Saguaro	*Carnegiea gigantea*
Hedgehog Cactus	*Echinocereus engelmannii*
Compass Barrel	*Ferocactus cylindraceus*
Fishhook Barrel	*Ferocactus wislizenii Barrel*
Ocotillo	*Fouquieria splendens*
Fishhook Cactus	*Mammilaria microcarpa*
Engelmann's Prickly-pear	*Opuntia engelmannii*
Banana Yucca	*Yucca baccata*

SHRUBS / BUSHES

Giant Bursage	*Ambrosia ambrosioides*
Triangle-leaf Bursage	*Ambrosia deltoidea*
Fairy Duster	*Calliandra eriophylla*
Desert Senna	*Cassia covesii*
Desert Hackberry	*Celtis pallida*
Hopbush	*Dodonaea viscosa*
Brittlebush	*Encelia farinosa*
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SHEET 1 OF 3

CONCEPTUAL LANDSCAPE PLAN

JOMAX & 120TH
SCOTTSDALE, ARIZONA

SCALE: (+/-) 0' 100' 200'

NORTH

LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 8.26.08
JOB: 0772
BY: STAFF
REV:

12-PP-2008#2
5/31/13

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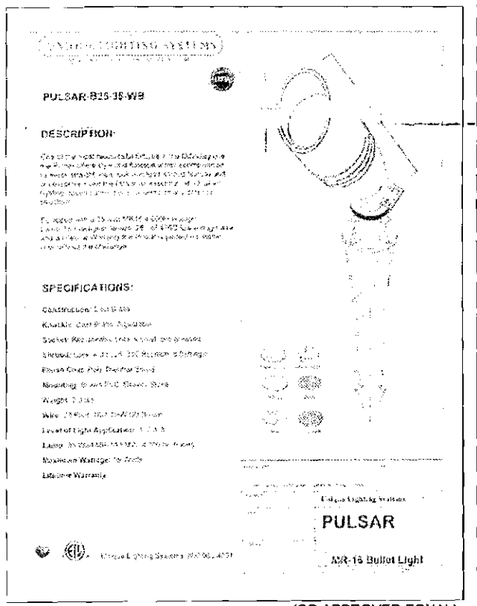
-The pre-curfew lighting design hours shall be defined as dusk to 10:00 pm, and the post-curfew lighting design hours shall be defined as 10:00 to dawn. All exterior lights shall turn off at during the post-curfew with the exception of lights for security purposes.
-A programmable timer, and photocells shall control the pre-and post-curfew lights; photocells shall be mounted on the north side of the building. Thre programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
-No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements and Scenic Corridor easements.

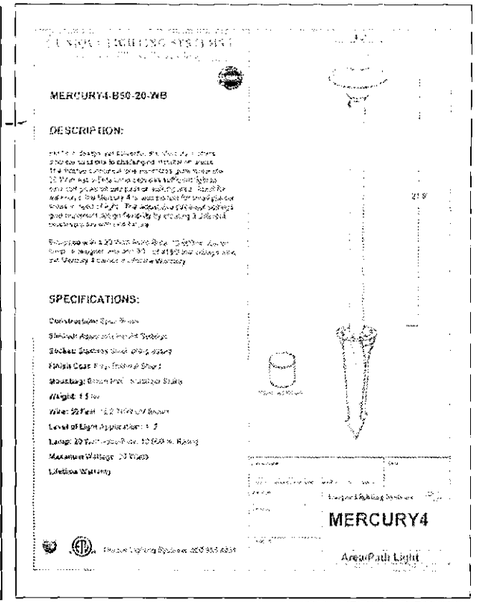
CONCEPTUAL LANDSCAPE KEY

(SPECIFIC QUANTITIES, SPECIES AND SIZES FOR INDIVIDUAL MATERIAL WILL BE IDENTIFIED ON THE FINAL LANDSCAPE PLANS)

- EXISTING TREE TO REMAIN
- SPECIMEN NATIVE TREE
- SPECIMEN CACTUS
- CACTUS/ ACCENT PLANT
- LARGE SHRUB
- UNDERSTORY SHRUB/ GROUNDCOVER
- NEW BOULDER CLUSTER



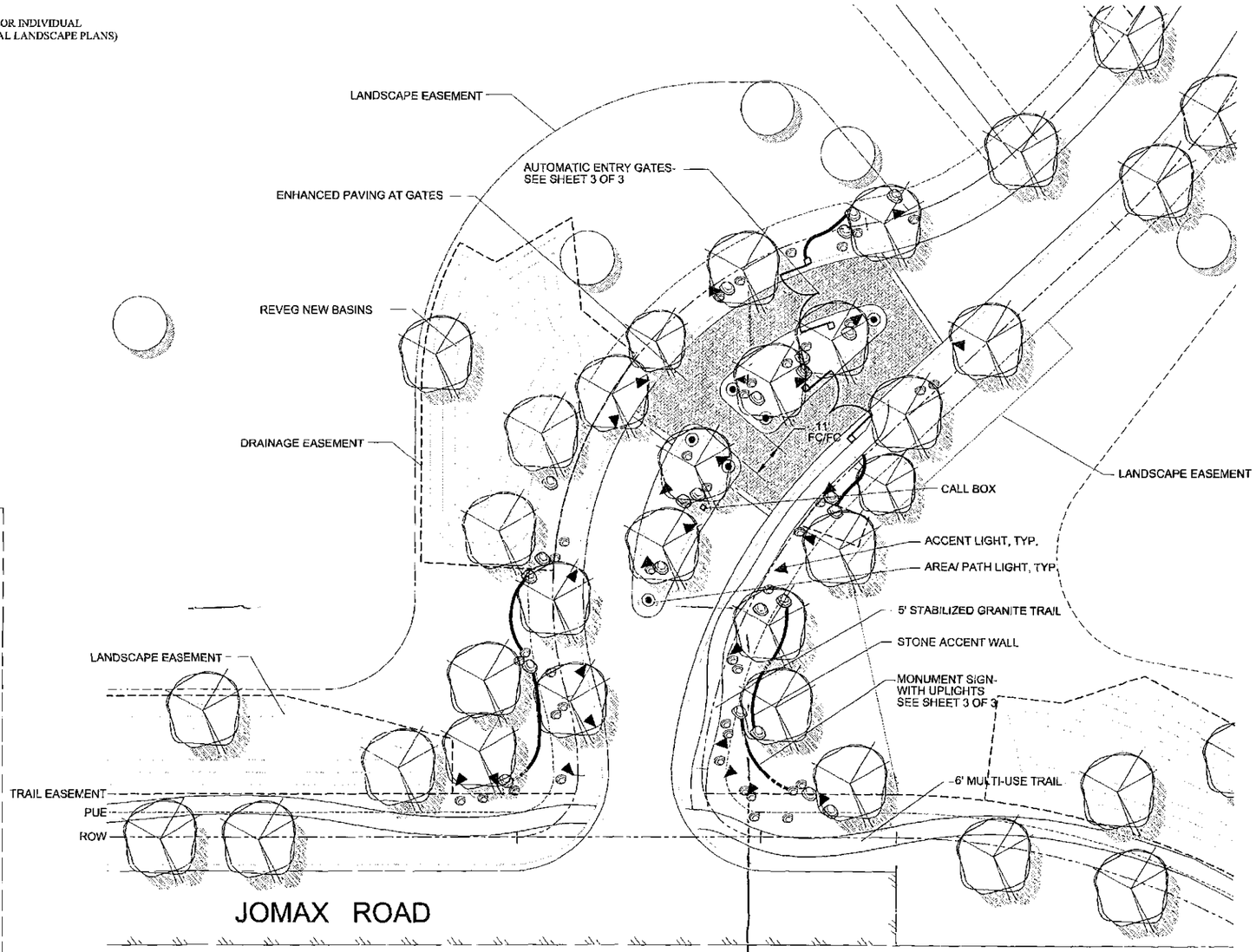
(OR APPROVED EQUAL)



(OR APPROVED EQUAL)

LOW VOLTAGE LANDSCAPE LIGHTING	
▶ TREE / ACCENT UPLIGHT	*UNIQUE "PULSAR" BULLET LIGHT WITH FULL CUT-OFF GLARE SHIELD.
◉ PATH LIGHT / ACCENT DOWNLIGHT	*UNIQUE "MERCURY" AREA PATH LIGHT

* OR APPROVED EQUAL



SHEET 2 OF 3

ENTRY ENLARGEMENT/ LIGHTING

JOMAX & 120TH

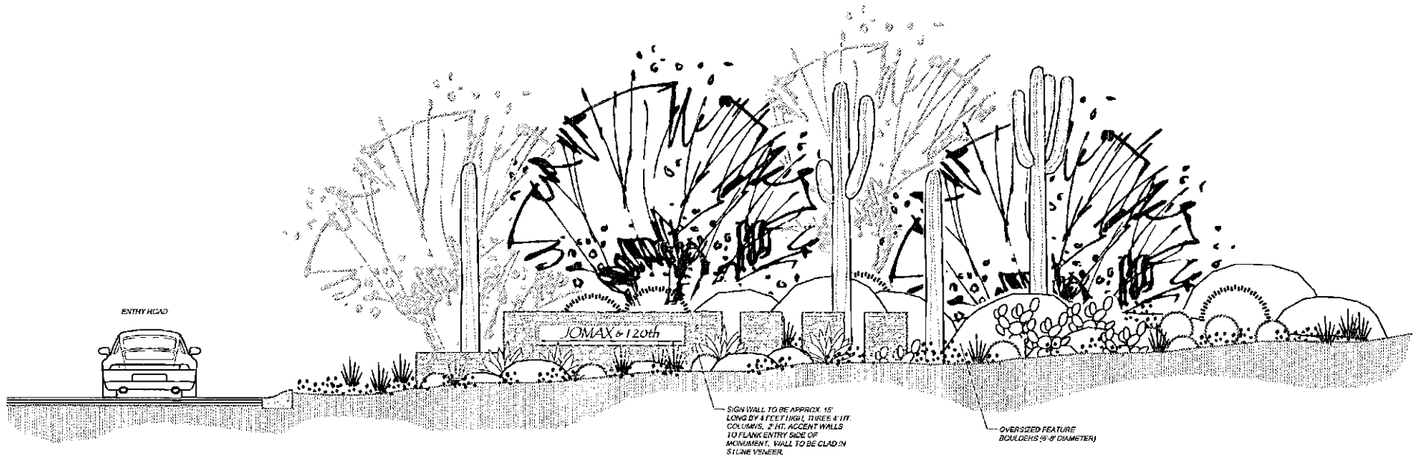
SCOTTSDALE, ARIZONA

SCALE: (+/-)
0' 20' 40'

NORTH

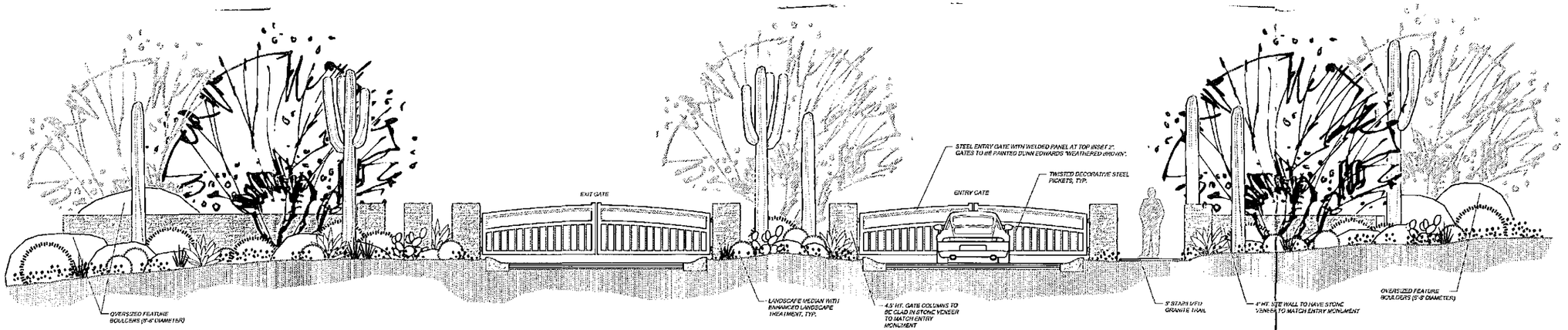
LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE: 8.26.08
JOB: 0772
BY: STAFF
REV:



PRIMARY MONUMENT SIGN

N.T.S.



MAIN ENTRY GATES

N.T.S.

SHEET
3 OF 3

ENTRY MONUMENTATION/ GATES

JOMAX & 120TH

SCOTTSDALE, ARIZONA

LVA urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

DATE
8.26.08
JOB:
0772
BY:
STAFF
REV:

PRELIMINARY PLAT FOR

120TH STREET AND JOMAX ROAD

LYING WITHIN SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TRACT AREAS		
LOT NUMBER	AREA (AC)	DESCRIPTION
TRACT A	1.39 AC	PRIVATE ROADWAY & UTILITY TRACT
TRACT B	0.30 AC	UTILITY & ACCESS EASEMENT
EAST REDBIRD ROAD	0.42 AC	RIGHT-OF-WAY (EAST REDBIRD ROAD)
JOMAX ROAD	0.44 AC	RIGHT-OF-WAY (JOMAX ROAD)

LOT AREAS	
LOT NUMBER	AREA (AC)
1	2.72 AC
2	2.74 AC
3	2.48 AC
4	2.29 AC
5	2.79 AC
6	2.66 AC
7	2.46 AC
8	3.24 AC
9	3.05 AC
10	3.46 AC
11	2.33 AC
12	4.49 AC
13	2.74 AC

SITE DATA

EXISTING ZONING	R-130ESL
GROSS ACREAGE	40.04 AC
NET ACREAGE	37.22 AC
YIELD	13 LOTS
DENSITY	0.325 UNIT/AC
MIN. LOT SIZE	99702.6 SQ. FT.
AVG. LOT SIZE	125423.3 SQ. FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

NOTES

1.) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.

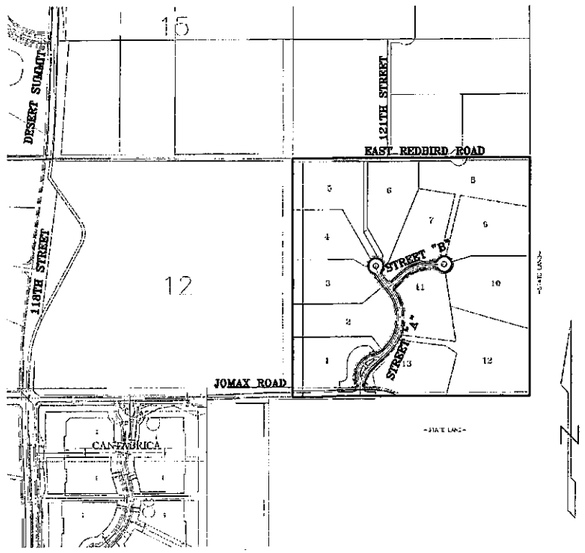
2.) THE STREETS DESIGNATED AS TRACTS "A" IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

3.) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.

4.) DRAINAGE EASMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

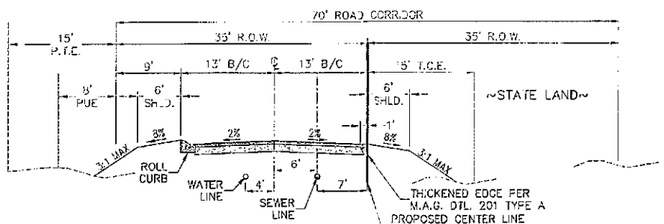
5.) EACH LOT WILL CONTAIN A MAXIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.A.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE.

6.) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12' IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.

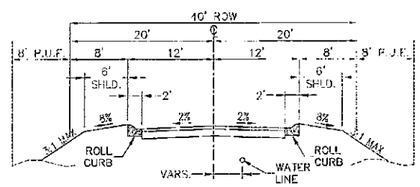


SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	INDEX MAP
SHEET 3-6	SITE PLAN
SHEET 7	TOPOGRAPHY MAP
SHEET 8	CROSS SECTION DETAIL



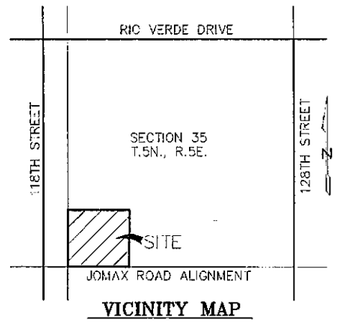
JOMAX ROAD
LOCAL COLLECTOR
LOOKING UP STATION



LOCAL RESIDENTIAL STREET
LOOKING UP STATION PRIVATE STREET

SECTION 3.100 OF CITY ZONING CODE DEFINES CONSTRUCTION ENVELOPE AS FOLLOWS:

ONE (1) OR MORE SPECIFIED AREAS ON A LOT OR PARCEL WITHIN WHICH ALL STRUCTURES, DRIVEWAYS, PARKING, NONNATIVE LANDSCAPING, WATER SURFACES, DECKS, WALKS, WALLS, AND IMPROVED RECREATION FACILITIES ARE LOCATED. UNDERGROUND UTILITIES AND PERIMETER WALLS MAY BE LOCATED OUTSIDE THE CONSTRUCTION ENVELOPE.



VICINITY MAP
N.T.S.

DEVELOPER
RHL PROPERTIES
LAND DEVELOPMENT SERVICES, L.L.C.
SUITE 130
5635 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
CONTACT: DAVID GULINO
OFFICE:(480) 946-5020 FAX:(480) 946-5041

CIVIL ENGINEER
WOOD, PATEL AND ASSOCIATES
2051 WEST NORTHERN,
SUITE 100 PHOENIX, AZ 85021
CONTACT: GORDON WARK, P.E.
(602) 335-8500 FAX: (602) 335-8580

LAND PLANNER
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE, AZ 85251
CONTACT: STEVEN J. VOSS
(480) 944-09940 FAX: (480) 944-7332

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE, AZ 85251
CONTACT: STEVEN J. VOSS
(480) 944-09940 FAX: (480) 944-7332

LEGEND

C.O.S.	CITY OF SCOTTSDALE
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PUB. D.E.	PUBLIC DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
EX.	EXISTING
PVT.	PRIVATE
R.O.W.	RIGHT-OF-WAY
VNAE	VEHICULAR NON ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
BC	BACK OF CURB
N.A.O.S.	NATURAL AREA AND OPEN SPACE EASEMENT
	SUBDIVISION BOUNDARY
	EASEMENTS AS NOTED
	BOULDER EASEMENTS
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING ENVELOPE
	SEWER LINE
	WATER LINE
	DRAINAGE FLOW
	PERIMITER SAFTY FENCE

120TH STREET & JOMAX

PRELIMINARY PLAT

COVER SHEET

1 OF 8

NOT FOR CONSTRUCTION OR RECORDING



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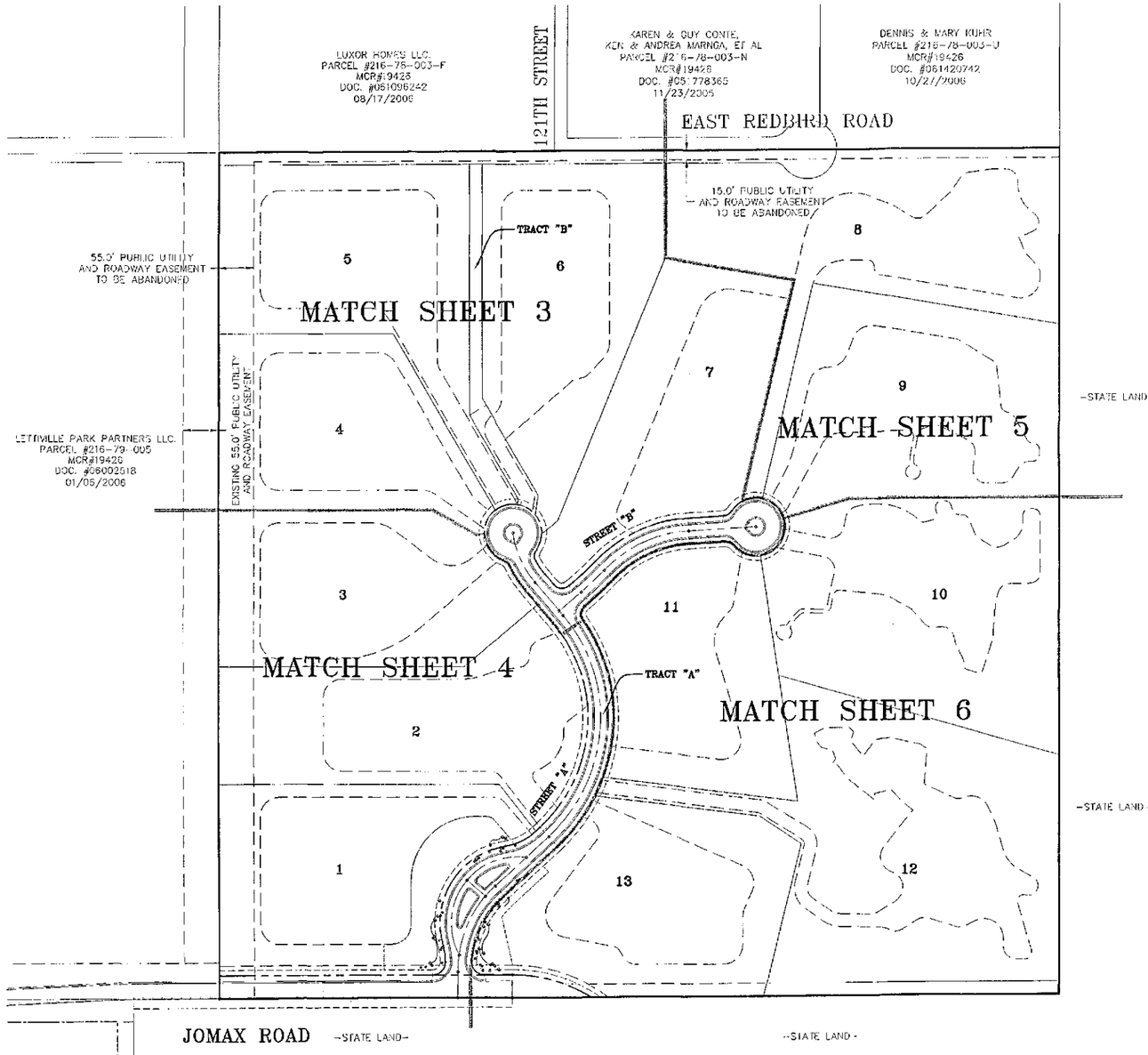
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • TUCSON

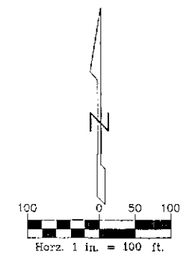
ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	AS NOTED
SCALE (VERT)	AS NOTED
DATE	01/08/08
JOB NUMBER	073141
SHEET	1 OF 8

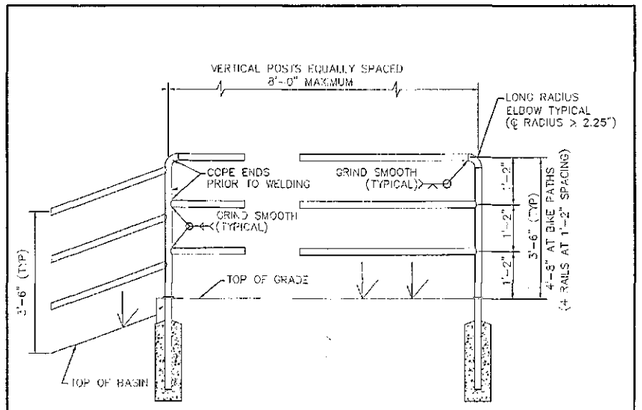
N:\073141\PRELIM\Plat\P-Plat1.3-1-08.DWG Plotted: Jan 08, 2008

COS# 814-PA-2007 (QS#S 49-57)

12-PP-2008#2
5/31/13

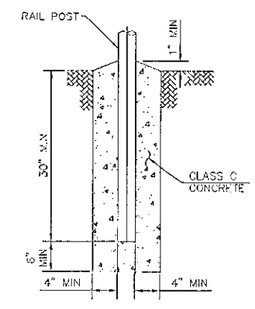






NOTES:

1. POSTS AND RAILS SHALL BE 1.5" SCHEDULE 40 HOT-DIPPED GALVANIZED STEEL PIPE ASTM A 53, GRADE A (2.72 #/LF, 1.9" O.D.). GALVANIZING SHALL BE IN ACCORDANCE WITH SECTION 771.
2. PAINT RAIL PER MAG SPECIFICATIONS SECTION 530 WHEN REQUIRED BY PLANS. SHOP PRIME WITH RUST INHIBITING PRIMER (FIELD REPAIR PRIMER AS NEEDED). COLOR PER PLANS.
3. VERTICAL POSTS TO BE EVENLY SPACED.
4. REMOVE ALL SHARP EDGES.
5. INSTALL SAFETY RAIL AS REQUIRED BY PLANS OR SPECIFICATIONS.



TYPE 4
GROUND INSTALLATION DETAIL

120TH STREET & JOMAX

PRELIMINARY PLAT

INDEX MAP

NOT FOR CONSTRUCTION OR RECORDING

Registered Professional Engineer (Civil)
CERTIFICATE NO. 24443
GORDON W.R. WARK
Date Signed 1/8/08
ARIZONA, U.S.A.
EXPIRES 12-31-10

WOOD/PATEL
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Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • TUCSON

ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 100'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073141
SHEET	2 OF 8

COS# 814-PA-2007 (QS#'S 49-57)

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C7	32°45'11"	150.00'	85.75'	44.06'	84.58'
C8	32°28'39"	150.00'	85.03'	43.59'	83.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N49°42'05"E	45.12'
L6	N40°17'55"W	9.18'
L7	N40°17'55"W	58.74'

120TH STREET & JOMAX

PRELIMINARY PLAT

INDEX MAP

Horz. 1 in. = 40 ft.

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EXPIRES 12-31-10

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Phoenix, AZ 85021
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www.woodpatel.com
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ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 100'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	07.5141
SHEET	3 OF 8

COS# 814-PA-2007 (QS#'S 49-57)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	08°29'06"	180.00'	26.66'	13.35'	26.63'
C2	32°14'19"	180.00'	101.28'	52.02'	99.95'
C3	05°57'24"	180.00'	21.85'	10.94'	21.84'
C4	68°02'28"	104.00'	123.50'	70.20'	116.37'
C5	57°24'26"	104.00'	104.20'	56.95'	99.90'
C6	87°49'42"	250.00'	383.22'	240.70'	346.79'
C7	32°45'11"	150.00'	85.75'	44.08'	84.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°09'03"W	39.49'
L2	S49°25'38"E	38.00'
L3	N47°31'46"E	68.63'
L4	N47°31'46"E	47.21'
L5	N49°52'05"E	45.12'
L6	N40°17'55"W	9.16'
L7	N40°17'55"W	58.74'

10 0 20 40
Horz. 1 in. = 40 ft.

100 0 50 100
Horz. 1 in. = 100 ft.

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

120TH STREET & JOMAX

PRELIMINARY PLAT

SITE PLAN

NOT FOR CONSTRUCTION OR RECORDING

Registered Professional Engineer (Civil)
Certificate No. 24443
GORDON W.R. WARK
Date Signed
EXPIRES 12-31-10

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Phoenix, AZ 85021
(602) 335-8500
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ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 40'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073141
SHEET	4 OF 8

COS# 814-PA-2007 (QS#'S 49-57)



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
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L7	N40°17'55"W	58.74'

120TH STREET & JOMAX

PRELIMINARY PLAT

INDEX MAP

NOT FOR CONSTRUCTION OR RECORDING

21443
GORDEN W. WARK
Registered Professional Engineer
Certificate No.
ARIZONA U.S.A.

EXPIRES 12-31-10

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Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com

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ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 100'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073141
SHEET	5 OF 8

COS# 814-PA-2007 (QS#S 49-57)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C2	32°14'19"	180.00'	101.28'	52.02'	99.95'
C3	06°57'21"	180.00'	21.86'	10.94'	21.84'
C5	37°24'26"	104.00'	104.20'	56.95'	99.90'
C6	87°19'42"	250.00'	383.22'	240.70'	345.79'
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L6	N40°17'55"W	9.18'
L7	N40°17'55"W	58.74'

Horz. 1 in. = 40 ft.

120TH STREET & JOMAX

PRELIMINARY PLAT

SITE PLAN

NOT FOR CONSTRUCTION OR RECORDING

EXPIRES 12-31-16

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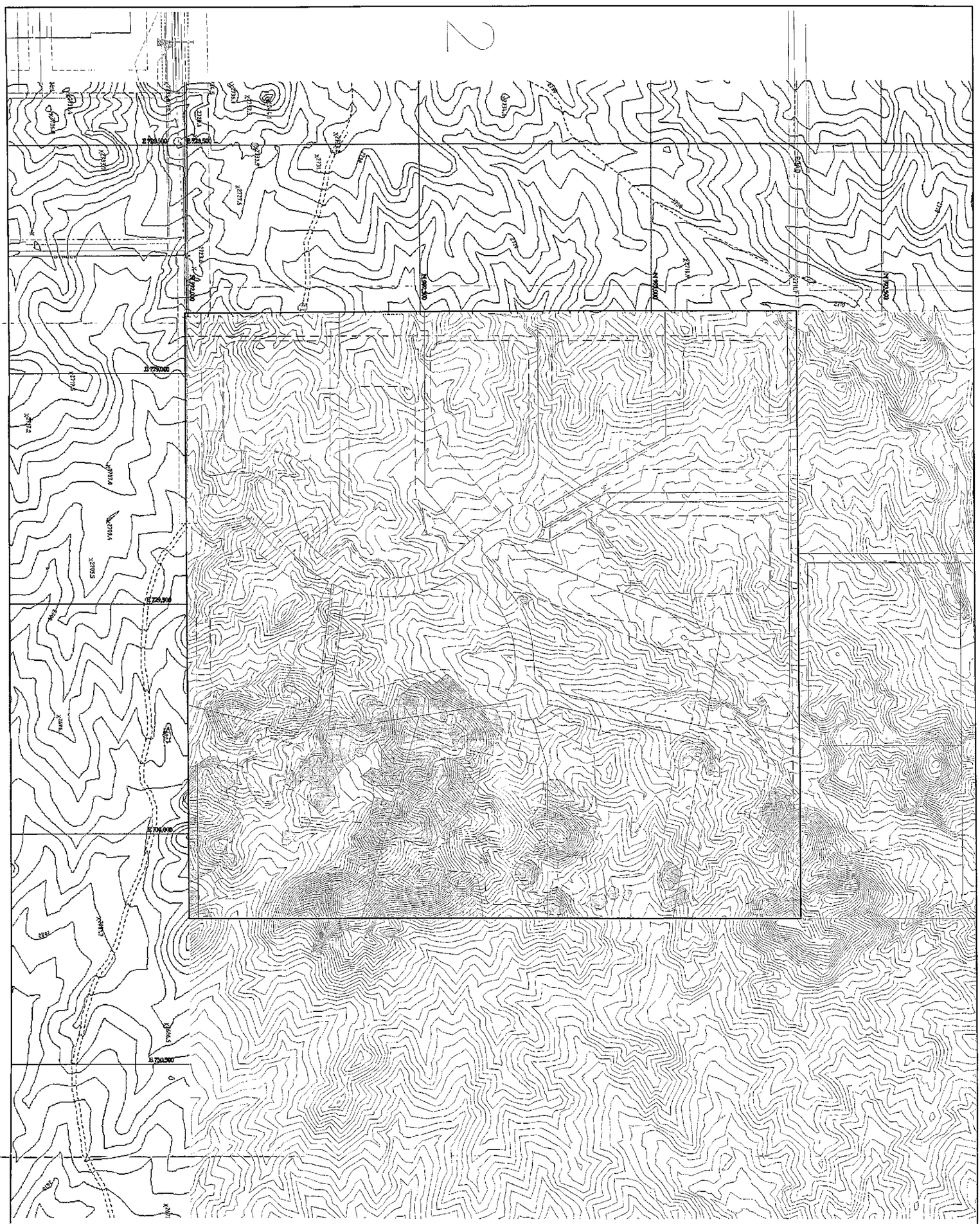
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • TUCSON

ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 40'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073141
SHEET	6 OF 8

COS# 814-PA-2007 (QS#S 49-57)



100 0 50 100
Horz. 1 in. = 100 ft.

N:\2007\07814\Dwg\Pre_Plat\Plat 814GOTPP.dwg - Jan 08,2008

NOT FOR CONSTRUCTION OR RECORDING

WOOD/PATEL
2051 W. Northern Ave.
Phoenix, AZ. 85021
(602) 335-8500
www.woodpatel.com

Registered Professional Engineer
21442
GORDON A. R.
MARK
EXPIRES 12-31-10

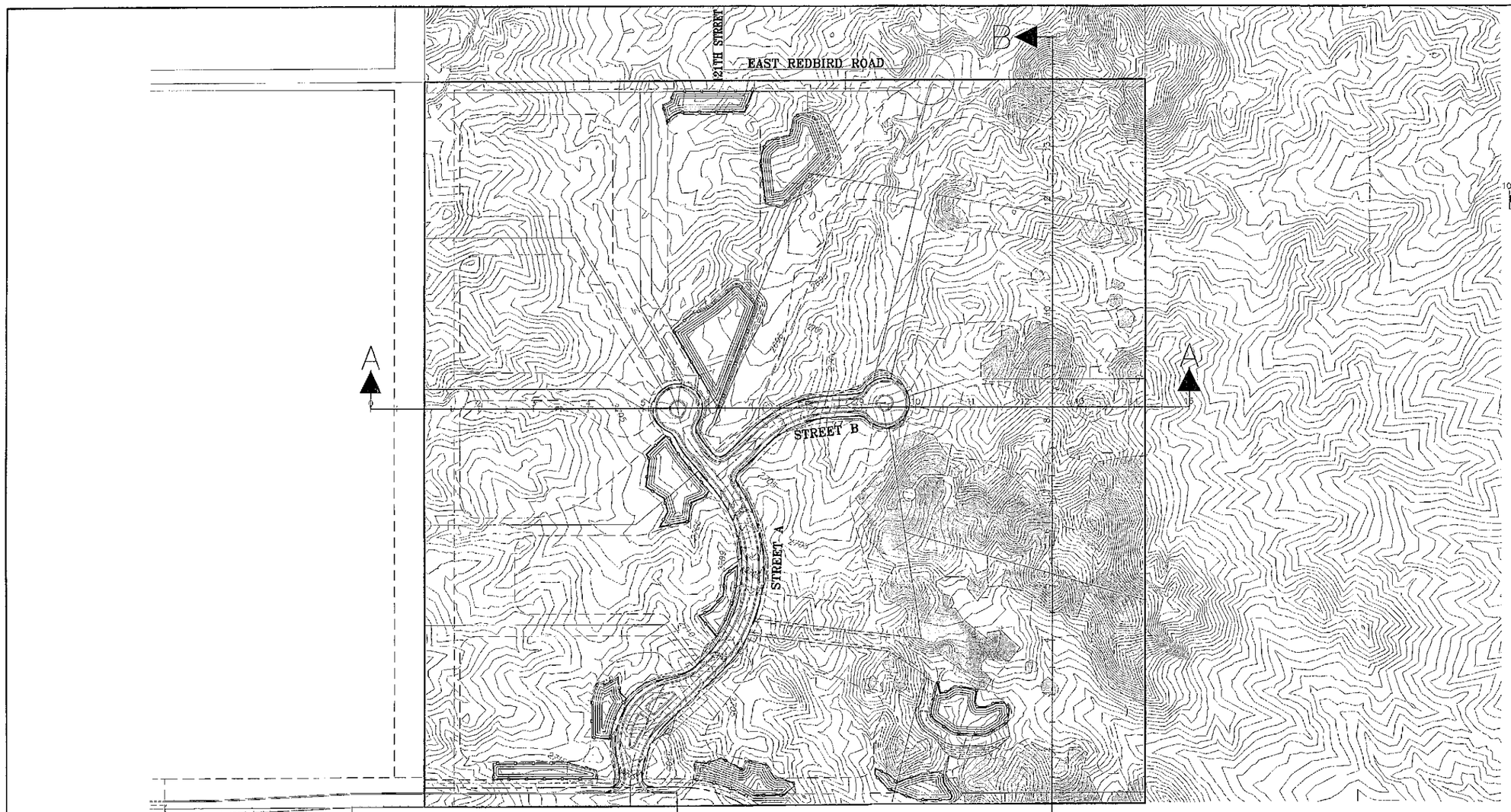
120TH STREET & JOMAX

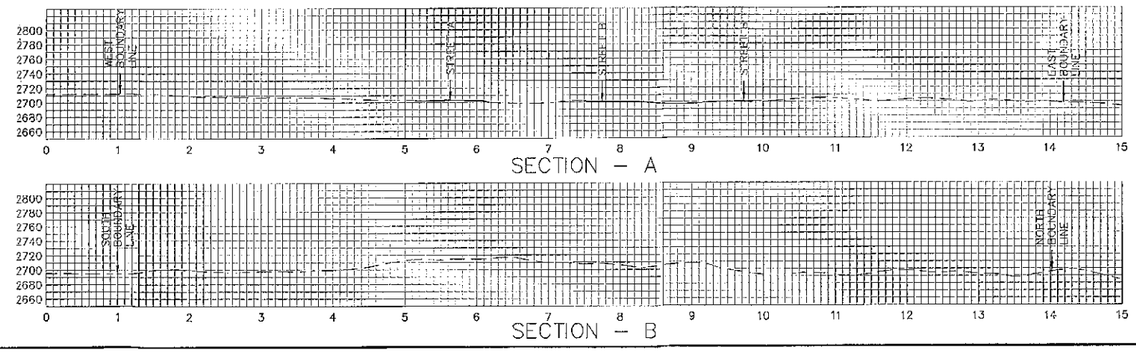
PRELIMINARY PLAT

TOPOGRAPHY MAP

DRAWN	G. MARK
DESIGNER	K. LOPEZ
QA/QC	STAFF
SCALE (HORIZ)	1" = 100'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073151
SHEET	7 OF 8

COS# 814-PA-2007 (QS#'S 49-57)





120TH STREET & JOMAX

PRELIMINARY PLAT

SECTION DETAILS

NOT FOR CONSTRUCTION OR RECORDING

Arizona Professional Engineer Civil
CERTIFICATE NO.
24443
GORDON W.R. WARK
Date Signed 1-9-08
EXPIRES 12-31-10

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LAND DEVELOPMENT • WATER RESOURCES
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WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
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Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • GOODYEAR • FULTON

ENGINEER	G. WARK
DESIGNER	K. LOPEZ
CAD TECHNICIAN	STAFF
SCALE (HORIZ)	1" = 100'
SCALE (VERT)	N/A
DATE	01/08/08
JOB NUMBER	073141
SHEET	8 OF 8

COS# 814-PA-2007 (QS#'S 49-57)