

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

1st Submittal **Resubmittal** (circle one)
Development Application: PC/CC, CC and DRB

Coordinator: BRAD

Date of application submittal: 8.31.2015 Preapp/case #: 12-ZN-2015

Date Plans Were Routed: _____ Staff that Routed Plans: _____

Please check the appropriate box of the Type(s) of Application(s)		
Planning Commission and City Council	Development Review	Other
<input type="checkbox"/> General Plan Amendment (GP)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Annexation/De-annexation (AN)
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Subdivisions (Major) (PP)	<input type="checkbox"/> In-Lieu Parking (IP) (More than 5 spaces)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Hardship Exemption (HE)
<input type="checkbox"/> Conditional Use Permit (UP)	Board of Adjustment	Other Application Type Not Listed
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Variance (BA)	<input type="checkbox"/>
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Zoning or DS&PM Appeal	<input type="checkbox"/>

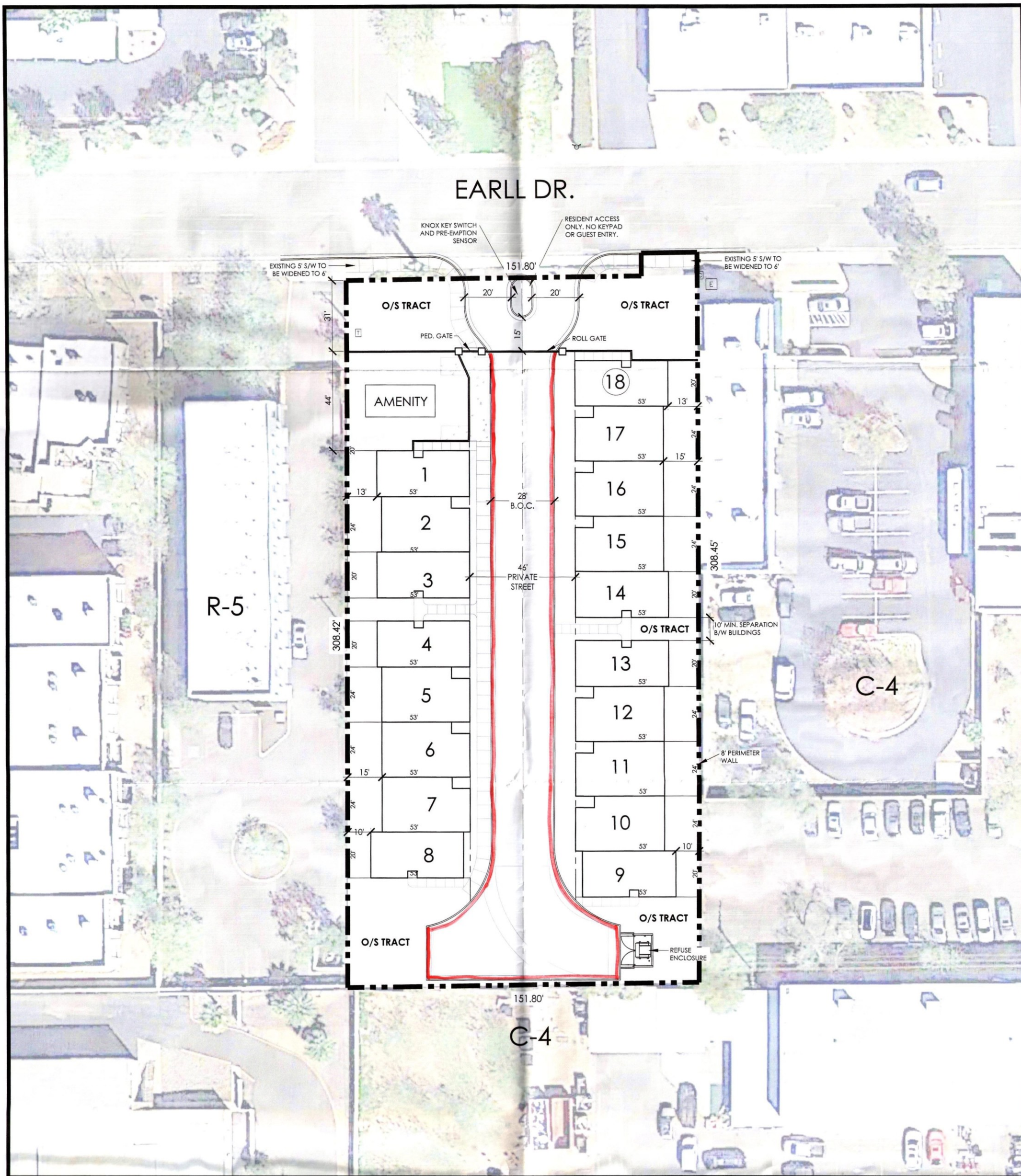
Coordinator, please complete the following:

- Is this a resubmittal: ☒ Yes or No (circle one)
 Yes, this is a resubmittal. Indicate the Review Track that the application was *resubmitted* on: _____
- Review Team. Please indicate below, what should be routed to whom.

Review Team	Memo	Narrative	Site Plan	G & D Plan	Drainage Report	Trip gen, Traffic Study, TIMA	Water and/or Wastewater Basis of Design	Archaeological Report	Others	Add other item(s) below
Steve Venker (Design Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Jeri Pulkinen (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Phil Kercher (Traffic Engineering & Planning)	<input checked="" type="checkbox"/>	<input type="checkbox"/> qty 2	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	
(Trails and Paths)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Doug Mann (Water and Wastewater)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Fire Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> qty 2	<input type="checkbox"/>					<input type="checkbox"/>	
Stormwater Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	
Tanya Hazlehurst (Street Names) (PP Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Sarah Ferrara (within 20,000 ft. of a runway) Fire Plan Review By:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Greg Williams (Maps) (PP Cases) Rick King (499) 312-2872 email: rking@scottsdaleaz.gov	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Steve Venker (Historic Property or Archaeological)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
General Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Other: <u>M. TESTIER</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input checked="" type="checkbox"/>	<u>PLANNING REVIEW</u>

12-ZN-2015
8/31/15

July 28, 2015



SITE DATA:

SITE AREA (NET): 46,800 SF. (1.1 AC. +/-)
SITE AREA (GROSS): 51,400 SF. (1.2 AC. +/-)
GROSS DENSITY: 15 DU/AC.
CURRENT ZONING: C-3
PROPOSED ZONING: R-5
PROPOSED # OF LOTS: 18
PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE - ALL OTHER PARKING TO BE OFF-SITE.

FRONTAGE OPEN SPACE

REQUIRED: 3,040 SF SF.
(152 LF x 20 FT)
PROVIDED: 6,144 SF.

COMMON OPEN SPACE

REQUIRED: 10,296 SF.
(22% OF NET)
PROVIDED: 14,677 SF.
(ALL NON-PRIVATE O/S)

PRIVATE OPEN SPACE

REQUIRED: +/- 2,996 SF.
PROVIDED: +/- 5,520 SF.

	FIRE HYDRANT
	ELECTRIC TRANSFORMER
	COMMUNICATIONS JUNCTION BOX
	TELEPHONE JUNCTION BOX

= FIRE LANE

Fire Plan Review By:
Rick King (480) 512-2272
email: rking@scottsdaleaz.gov

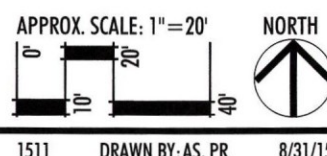
VICINITY MAP:



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

GALLERY - 7107 EARLL DR.

CONCEPTUAL SITE PLAN



1511 DRAWN BY: AS, PR 8/31/15

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12-ZN-2015
8/31/15

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED
IN THE COUNTY OF MARICOPA, STATE OF ARIZONA
AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

OLENE PLACE, ACCORDING TO THE PLAT OF RECORD
IN THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE
5 AND THAT PORTION OF MARSHALL AVENUE
ABANDONED BY RESOLUTION RECORDED IN
INSTRUMENT NO. 84-0493240, RECORDS OF
MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 10 FEET OF SAID OLENE PLACE;

EXCEPT THE EAST 121.81 FEET OF SAID OLENE PLACE;

EXCEPT THE SOUTH 80.00 FEET OF SAID OLENE PLACE.

PARCEL NO. 2:

THE WEST 30.00 FEET OF THE OF THE SOUTH
80.00 FEET OF OLENE PLACE, ACCORDING TO
THE PLAT OF RECORD IN THE COUNTY RECORDER
OF MARICOPA COUNTY, ARIZONA, RECORDED AS
BOOK 48 OF MAPS, PAGE 5.

PARCEL NO. 3:

THE SOUTH 80.00 FEET OF OLENE PLACE, ACCORDING
TO THE PLAT OF RECORD IN THE COUNTY RECORDER
OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK
48 OF MAPS, PAGE 5 AND THAT PORTION OF MARSHALL
AVENUE ABANDONED BY RESOLUTION RECORDED IN
INSTRUMENT NO. 84-0493240, RECORDS OF
MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 121.81 FEET OF SAID OLENE PLACE;

EXCEPT THE WEST 30.00 FEET OF SAID OLENE PLACE.

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS
ACCEPTED UNLESS OTHERWISE NOTED

- FOUND CITY OF SCOTTSDALE BRASS CAP
FLUSH, NORTHWEST CORNER OF SE1/4,
SE1/4, SECTION 27, T2N, R4E, INTERSECTION
OF EARLL DRIVE AND 70TH STREET
- FOUND CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE, NORTHEAST CORNER OF SE1/4,
SE1/4, SECTION 27, T2N, R4E, INTERSECTION
OF EARLL DRIVE AND SCOTTSDALE ROAD
- FOUND CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE, SOUTHEAST CORNER SECTION 27,
T2N, R4E, INTERSECTION OF THOMAS ROAD
AND SCOTTSDALE ROAD
- CALCULATED SOUTHWEST CORNER OF SE1/4,
SE1/4, SECTION 27, T2N R4E, INTERSECTION
OF THOMAS ROAD AND 70TH STREET
- FOUND PK NAIL, SOUTH QUARTER CORNER OF
SECTION 27, T2N, R4E, INTERSECTION OF
THOMAS ROAD AND 68TH STREET
- FOUND PK NAIL AT INTERSECTION OF EARLL
DRIVE AND 71ST DRIVE, 0.10' EAST
(ACCEPTED)
- FOUND 1/2" REBAR WITH CAP RLS#31020
- FOUND PK NAIL WITH TAG RLS#31020
- FOUND 1/2" REBAR WITH CAP RLS#31020,
0.14' SOUTH (ACCEPTED)
- FOUND 1/4" REBAR WITH CAP RLS#31020,
0.05' EAST & 0.18' NORTH (ACCEPTED)

SCHEDULE "B" ITEMS:

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH
ARE NOT SHOWN BY THE PUBLIC RECORDS BUT
WHICH COULD BE ASCERTAINED BY AN INSPECTION
OF SAID LAND OR BY MAKING INQUIRY OF PERSONS
IN POSSESSION THEREOF.
(NOT RESPONSIBILITY OF SURVEYOR)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN
BY THE PUBLIC RECORDS.
(NOT RESPONSIBILITY OF SURVEYOR)
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE
DISPUTES AND ANY MATTERS WHICH WOULD BE
DISCLOSED BY AN ACCURATE SURVEY OR
INSPECTION OF THE PREMISES AND NOT SHOWN BY
THE PUBLIC RECORDS.
(NOT RESPONSIBILITY OF SURVEYOR)
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES,
LABOR OR MATERIAL THERETOFORE OR HEREAFTER
FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY
THE PUBLIC RECORDS.
(NOT RESPONSIBILITY OF SURVEYOR)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN
AS EXISTING LIENS BY THE RECORDS OF ANY TAXING
AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON
REAL PROPERTY OR BY THE PUBLIC RECORDS; (B)
PROCEEDINGS BY A PUBLIC AGENCY THAT MAY
RESULT IN TAXES OR ASSESSMENTS, OR NOTICES
OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN
BY THE RECORDS OF SUCH AGENCY OR BY THE
PUBLIC RECORDS.
(NOT RESPONSIBILITY OF SURVEYOR)
- (A) UNPATENTED MINING CLAIMS; (B) WATER RIGHTS,
CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE
MATTERS EXCEPTED UNDER (A) OR (B) ARE SHOWN
BY THE PUBLIC RECORDS.
(NOT RESPONSIBILITY OF SURVEYOR)
- TAXES AND ASSESSMENTS FOR THE SECOND HALF
OF 2014 PLUS ANY PENALTIES AND INTEREST WHICH
MAY ACCRUE. A LIEN NOT YET DUE AND PAYABLE.

ASSESSOR'S PARCEL NO.'S: 130-17-001,
130-17-002, 130-17-003B, 130-17-004A,
130-17-004B, 130-17-004C, 130-17-005B
(COVERS MORE PROPERTY), 130-17-007C,
130-17-008A, 130-17-009A (COVERS MORE
PROPERTY)
(NOT RESPONSIBILITY OF SURVEYOR)
- OBLIGATIONS IMPOSED UPON SAID LAND BY REASON
OF ITS INCLUSION WITHIN ANY DISTRICT FORMED
PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES,
EXCLUDING, HOWEVER, MUNICIPAL OR COUNTY
IMPROVEMENT DISTRICTS.
(NOT RESPONSIBILITY OF SURVEYOR)
- RESERVATIONS, EXCEPTIONS AND PROVISIONS
CONTAINED IN THE PATENT(S) FROM THE UNITED
STATES OF AMERICA OR THE STATE OF ARIZONA OR
IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
(NOT RESPONSIBILITY OF SURVEYOR)
- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON
SAID LAND BY REASON OF: (A) INCLUSION THEREOF
WITHIN THE BOUNDARIES OF THE SALT RIVER
PROJECT AGRICULTURAL IMPROVEMENT AND POWER
DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF
IN THE SALT RIVER VALLEY WATER USERS
ASSOCIATION, AN ARIZONA CORPORATION; AND (C)
THE TERMS OF ANY WATER RIGHT APPLICATION MADE
UNDER THE RECLAMATION LAWS OF THE UNITED
STATES FOR THE PURPOSE OF OBTAINING WATER
RIGHTS FOR SAID LAND.
(NOT RESPONSIBILITY OF SURVEYOR)
- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS
AND MATTERS SHOWN ON THE PLAT FOR SECURITY
ACRES, AMENDED, RECORDED IN BOOK 8 OF MAPS,
PAGE 59, BUT OMITTING ANY COVENANT, CONDITION
OR RESTRICTION INDICATING A PREFERENCE,
LIMITATION OR DISCRIMINATION BASED ON RACE,
COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS
OR NATIONAL ORIGIN TO THE EXTENT SUCH
COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE
42 USC 3604. (SHOWN)
- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS
AND MATTERS SHOWN ON THE PLAT FOR OLENE
PLACE, RECORDED IN BOOK 48 OF MAPS, PAGE 5,
BUT OMITTING ANY COVENANT, CONDITION OR
RESTRICTION INDICATING A PREFERENCE, LIMITATION
OR DISCRIMINATION BASED ON RACE, COLOR,
RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR
NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS,
CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604.
(SHOWN)
- EASEMENT FOR RIGHT OF WAY FOR ROAD OR
HIGHWAY AND PUBLIC UTILITIES PURPOSES AND
RIGHTS INCIDENTAL THERETO, AS SET FORTH IN
THE DOCUMENT RECORDED IN INSTRUMENT NO.
84-0488654. (SHOWN)
- ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING
UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE
PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC
RIGHT OF WAY ABANDONED BY RESOLUTION OR
ORDINANCE RECORDED IN INSTRUMENT NO.
84-0493240. (SHOWN)
- ALL MATTERS AS SET FORTH IN COVENANT AND
AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
RECORDED IN INSTRUMENT NO. 96-0397809.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT
FOR FULL PARTICULARS. (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN
DOCUMENT ENTITLED "CITY OF SCOTTSDALE
REQUEST FOR LOT SPLIT" RECORDED IN
INSTRUMENT NO. 96-0397810.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT
FOR FULL PARTICULARS. (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN
DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT"
RECORDED IN INSTRUMENT NO. 2007-0230672.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT
FOR FULL PARTICULARS.
AFFECTS PARCELS 1 AND 2 (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN
DOCUMENT ENTITLED "ASSURANCE TO CITY OF
REMOTE PARKING" RECORDED IN INSTRUMENT NO.
2007-0511486.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT
FOR FULL PARTICULARS.
AFFECTS PARCELS 1 AND 2 (BLANKET)
- ALL MATTERS AS SET FORTH IN RECORD OF
SURVEY RECORDED APRIL 1, 2014 IN BOOK
1211 OF MAPS, PAGE 14. (SHOWN)

AREAS:

PARCEL 1 - ±34,914 SQUARE FEET OR ±0.80 ACRES
PARCEL 2 - ±2,400 SQUARE FEET OR ±0.06 ACRES
PARCEL 3 - ±9,744 SQUARE FEET OR ±0.22 ACRES
TOTALS - ±47,058 SQUARE FEET OR ±1.08 ACRES

BASIS OF BEARING:

N89°10'30"E ALONG THE MONUMENT LINE OF
EARLL DRIVE AS MEASURED BETWEEN
MONUMENTS NUMBERED (1) AND (2) SHOWN
HEREON AND DESCRIBED UNDER MONUMENT
NOTES. ALSO SHOWN ON THE FINAL PLAT
FOR FINAL PLAT FOR OLENE PLACE,
RECORDED IN BOOK 48 OF MAPS, PAGE 5,
MARICOPA COUNTY RECORDS.

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF
0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WIDTH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES FROM 1%
ANNUAL CHANCE FLOOD); PER FIRM MAP NO.
04013C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:

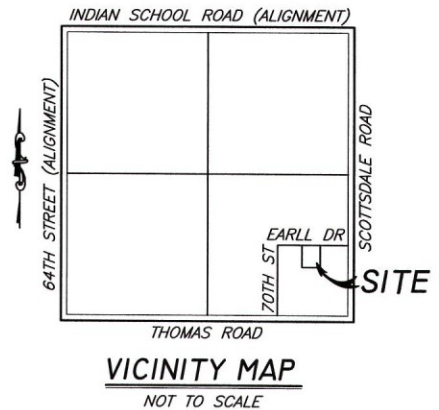
CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE, 0.70' BELOW PAVEMENT,
SCOTTSDALE BENCHMARK #4274,
INTERSECTION OF 68TH STREET AND
OSBORN ROAD, CENTER OF SECTION 27,
T2N, R4E

ELEVATION= 1255.75 (NAVD 88)

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE
FOLLOWING RECORD INFORMATION:

- (R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER AX1312, DATED FEBRUARY 11,
2015 AT 8:00 A.M.
- (R2) FINAL PLAT FOR SECURITY ACRES AMENDED
RECORDED IN BOOK 8 OF MAPS, PAGE 59,
MARICOPA COUNTY RECORDS
- (R3) FINAL PLAT FOR OLENE PLACE, RECORDED
IN BOOK 48 OF MAPS, PAGE 5, MCR
- (R4) RECORD OF SURVEY, BY ALLIANCE LAND
SURVEYING INC., RECORDED IN BOOK 1211
OF MAPS, PAGE 14, MCR
- (R5) SPECIAL WARRANTY DEED 2010-0052689, MCR



RECORD OWNER:

APN# 130-17-001, 130-17-002, 130-17-003B,
130-17-004A, 130-17-004B, 160-17-005B
130-17-007C, 130-17-008A, 130-17-009A
BRALU LLC
MAILING ADDRESS
6632 N 66TH PLACE
PARADISE VALLEY, AZ 85253

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL
INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER
DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN
HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER AX1312, DATED
FEBRUARY 11, 2015 AT 8:00 A.M.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL
OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A
GUARANTEE, EXPRESS OR IMPLIED.
- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE
USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR
REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY
PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS
SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND
MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS
INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
- IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE
SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY
DESIGN OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED
ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND
SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE.
NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE
PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE
MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR
OUT-OF-DATE.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16 THE SURVEYOR DID NOT
NOTICE ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS
DURING THIS SURVEY.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 18, THE SURVEYOR DID NOT
OBSERVE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY
LANDFILL.

CERTIFICATION:

TO: K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED
LIABILITY COMPANY
MOCKINGBIRD GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHICH
ACQUIRED TITLE AS BRALU, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
NEW LAND TITLE AGENCY, LLC
FIDELITY NATIONAL 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 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a) 8,
9, 10(a), 11(a), 13, 14, 16 AND 18 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.



LANCE C. DICKSON RLS #46643 DATE

EXPIRES 06/30/2016

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

Arizona Surveying and Mapping
Absolute Confidence Since 1988



FIELDWORK BY : FJL
DRAWN BY : CRS
CHECKED BY : LCD
JOB # P15-039
DATE : 03/10/15

SHEET NO.

/

1 OF 2

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
Absolute Confidence Since 1988
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



FIELDWORK BY: JFL
DRAWN BY: CRS
CHECKED BY: LCD
JOB # P15-039
DATE: 03/10/15

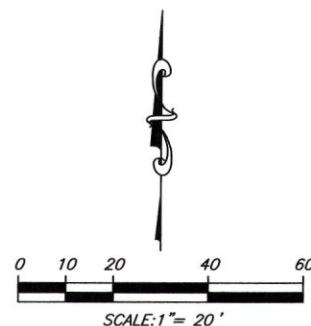
SHEET NO.

2

2 OF 2



EXPIRES 06/30/2016



LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- W UNDERGROUND WATER LINE
- SS UNDERGROUND SEWER LINE
- G UNDERGROUND GAS LINE
- COMM UNDERGROUND COMMUNICATIONS LINE
- OHU OVERHEAD UTILITY LINE
- X FENCE AS NOTED
- ===== BLOCK WALL

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00	S0°02'06"W
L2	10.00	N0°00'15"E
L3	24.18	N89°10'30"E

- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- S SEWER BLUESTAKE
- ⊕ SEWER MANHOLE
- ⊕ ELECTRIC BLUESTAKE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ WOOD POST WITH AREA LIGHT
- ⊕ POWER POLE (WOOD)
- ⊕ POWER POLE (METAL)
- ⊕ AREA LIGHT
- ⊕ GUY WIRE
- G GAS BLUESTAKE
- ⊕ GRATE
- ⊕ STORM SEWER MANHOLE
- ⊕ COMMUNICATIONS JUNCTION BOX
- ⊕ TELEPHONE JUNCTION BOX
- BOLLARD
- MISCELLANEOUS SIGN

- ⊕ TREE - PALM
- ⊕ TREE - SHADE

- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORDED DATA

- MCR MARICOPA COUNTY RECORDS
- MCA MARICOPA COUNTY ASSESSOR'S SITE
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- RWE ROADWAY EASEMENT
- VCG VERTICAL CURB & GUTTER
- ⊕ SCHEDULE B ITEM
- ⊕ MONUMENT NOTE
- ⊕ BOUNDARY NOTE

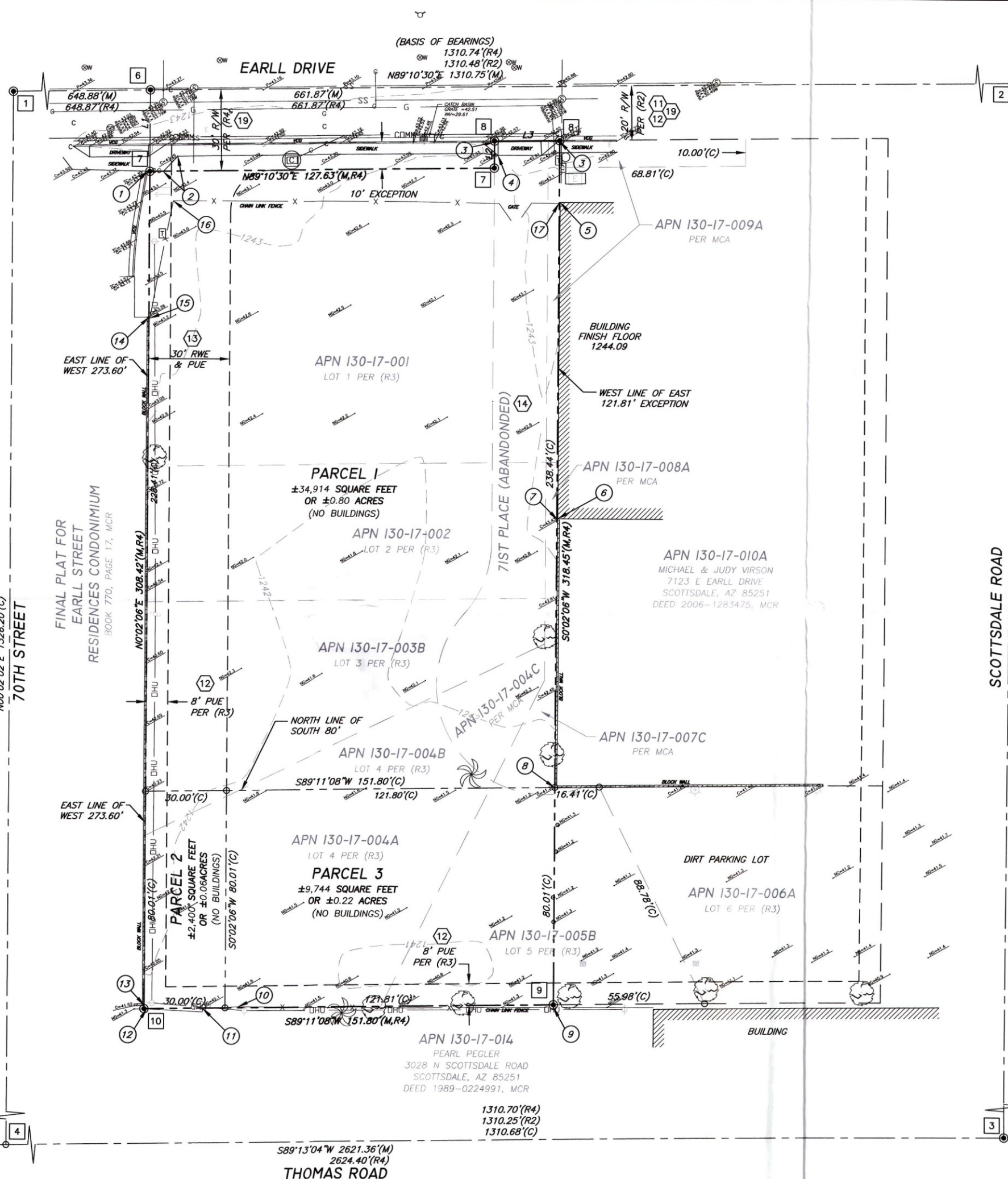
BOUNDARY NOTES:

- ① BACK OF CURB AND SOUTHERLY EDGE OF SIDEWALK IS 0.84' WEST & 0.04' NORTH OF NORTHWEST BOUNDARY CORNER
- ② SOUTHEAST CORNER OF SIDEWALK IS 0.15' SOUTHERLY AND NORTHEAST CORNER OF SIDEWALK IS 5.47' NORTHERLY OF NORTH BOUNDARY LINE
- ③ BACK OF CURB IS 0.40' SOUTHERLY OF BOUNDARY CORNER
- ④ SOUTHWEST CORNER OF DRIVEWAY IS 1.33' EASTERLY OF BOUNDARY LINE
- ⑤ NORTHWEST CORNER OF BUILDING IS 0.66' EASTERLY OF EAST BOUNDARY LINE
- ⑥ SOUTHWEST CORNER OF BUILDING IS 0.32' EASTERLY OF EAST BOUNDARY LINE
- ⑦ NORTHWEST CORNER OF BLOCK WALL IS 0.27' EASTERLY OF EAST BOUNDARY LINE
- ⑧ SOUTHWEST CORNER OF BLOCK WALL IS 0.02' EASTERLY OF EAST BOUNDARY LINE
- ⑨ CHAIN LINK FENCE IS 0.96' SOUTHERLY OF SOUTHEAST BOUNDARY CORNER
- ⑩ CHAIN LINK FENCE IS 0.36' NORTHERLY OF SOUTH BOUNDARY LINE
- ⑪ CHAIN LINK FENCE IS 0.16' SOUTHERLY OF SOUTH BOUNDARY LINE
- ⑫ CHAIN LINK FENCE IS 0.14' SOUTHERLY OF SOUTH BOUNDARY LINE
- ⑬ SOUTHEAST CORNER OF BLOCK WALL IS 0.16' EASTERLY OF WEST BOUNDARY LINE
- ⑭ NORTHEAST CORNER OF BLOCK WALL IS 0.08' EASTERLY OF WEST BOUNDARY LINE
- ⑮ BEGIN CHAIN LINK FENCE IS 0.33' EASTERLY OF WEST BOUNDARY LINE
- ⑯ ANGLE POINT OF CHAIN LINK FENCE IS 8.79' EASTERLY OF WEST BOUNDARY LINE AND 10.91' SOUTHERLY OF NORTH BOUNDARY LINE
- ⑰ END OF CHAIN LINK FENCE IS 0.11' EASTERLY OF EAST BOUNDARY LINE

N00°02'04"E 13260.20'(R4)
326.38'(R2)
N00°02'02"E 1326.20'(C)

70TH STREET

FINAL PLAT FOR
EARLL STREET
RESIDENCES CONDOMINIUM
BOOK 770, PAGE 17, MCR



SCOTTSDALE ROAD

S00°02'09"W 1327.18'(M,R4)
1326.76'(R2)

S89°13'04"W 2621.36'(M)
2624.40'(R4)
THOMAS ROAD

1310.70'(R4)
1310.25'(R2)
1310.68'(C)