

Final Plans

DEDICATION

SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME "WATERVIEW" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

DRAINAGE AND FLOOD CONTROL:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTO'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

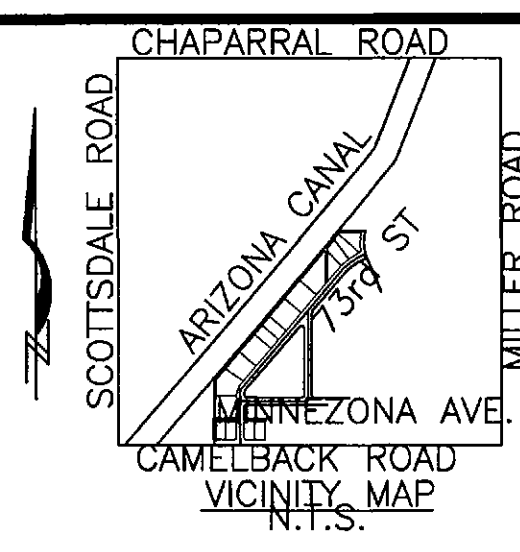
EMERGENCY AND SERVICE ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

PUBLIC UTILITY:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

SIGHT DISTANCE:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

VEHICULAR NON-ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS

MINOR SUBDIVISION PLAT FOR :
WATERVIEW
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SURVEYOR: DNA, INC. 340 E. WILLETTA ST. PHOENIX, AZ 85004 (602)271-9911 CONTACT: DAVID NYKORCHUK EMAIL: dnaenr@aol.com
OWNER/DEVELOPER: SCOTTSDALE CANAL HOLDINGS, LLC 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251 CONTACT: SHAWN YARI PHONE: (480)949-3200
SHEET INDEX COVER SHEET 1 PLAT SHEET 2,3

DEDICATION (CON'T)

WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPE, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

REFERENCE DOCUMENTS

- "SCOTTSDALE TERRACE UNIT TWO" BOOK 70 OF MAPS, PAGE 4. MCR.
"MAGDALENA APARTMENTS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 14486, PAGE 1371, PLAT-BOOK 224 OF MAPS, PAGE 5. MCR.
"SAFARI SHADOWS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 15673, PAGE 460 PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4. MCR.
"DARYL ESTATES" BOOK 54 OF MAPS, PAGE 44. MCR
"DARYL ESTATES UNIT TWO" BOOK 61 OF MAPS, PAGE 48. MCR
PARCEL NO. 3:
"CHEZ FRED CONDOMINIUMS" BOOK 229 OF MAPS, PAGE 35. MCR.
ALTA SURVEY PART OF DARYL ESTATES AND DARYL ESTATES UNIT TWO AND PART OF SCOTTSDALE TERRACE UNIT TWO PREPARED BY DNA, INC.

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

ZONING DATA

PARCEL 1: LOT 117: R1-7 & R-5
LOTS 114-116: R1-7
LOTS 114-116: R1-7
PARCELS 2-14: D/OR-2 PBD DO
(PBD/DO) ALLOWS LARGE-SCALE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL AND MIXED-USE DEVELOPMENTS.
R1-7 PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERCTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:
1. ANY USE PERMITTED IN THE (R1-43) SINGLE-FAMILY RESIDENTIAL DISTRICT. (SEE SECTION 5.102A).
R-5 PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERCTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:
1. ACCESSORY BUILDINGS; SWIMMING POOL; HOME OCCUPATIONS; AND OTHER ACCESSORY USES. THE LANDING AND TAKING-OFF OF AIRCRAFT IS NOT A VALID ACCESSORY USE IN RESIDENTIAL DISTRICTS AND IS PROHIBITED.
2. BOARDINGHOUSE OR LODGINGHOUSE.
3. DAY CARE HOME.
4. DWELLING, SINGLE-FAMILY DETACHED.
5. DWELLING, MULTIPLE FAMILY.
6. MUNICIPAL USES.
7. WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, AND 3, SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.906, 3.100 AND 7.200.
8. SCHOOL: PUBLIC AND CHARTER, ELEMENTARY AND HIGH.
9. TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, WHICH BUILDINGS SHALL BE REMOVED UPON THE COMPLETION OR ABANDONMENT OF CONSTRUCTION WORK.
10. TEMPORARY SALES OFFICE BUILDINGS AND MODEL HOMES.
11. CHURCHES AND PLACES OF WORSHIP.

LEGEND OF SYMBOLS:

- PROPERTY LINE
CENTER LINE
EASEMENT
RIGHT OF WAY EASEMENT
FOUND PIN
BRASS CAP IN HANDHOLE
BRASS CAP FLUSH

FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C1770L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

BASIS OF BEARING:

MONUMENT LINE OF BUCKBOARD TRAIL PER THE PLAT OF DARYL ESTATES RECORDED IN BOOK 51 OF MAPS, PAGE 44 AND DARYL ESTATES UNIT TWO RECORDED IN BOOK 61 OF MAPS, PAGE 48: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

APPROVALS

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVED BY THE GENERAL MANAGER OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

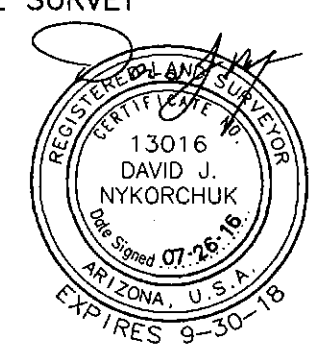
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CAS No. _____ AND STAFF APPROVAL CASE(S) No. _____ AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
PLAT COORDINATOR

LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTER TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF _____, 20____;
5. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

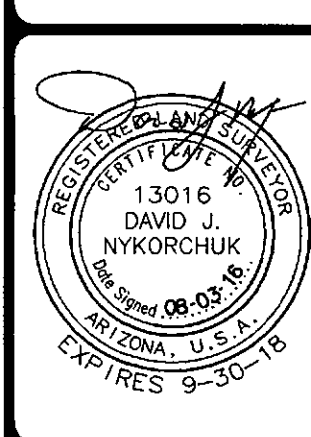
DAVID J. NYKORCHUK
NAME
REGISTERED LAND SURVEYOR # 13016



CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW ARIZONA
SCOTTSDALE
PREPARED FOR: SCOTTSDALE CANAL HOLDINGS, LLC
SCOTTSDALE, AZ 85251
4343 N. SCOTTSDALE RD. #180

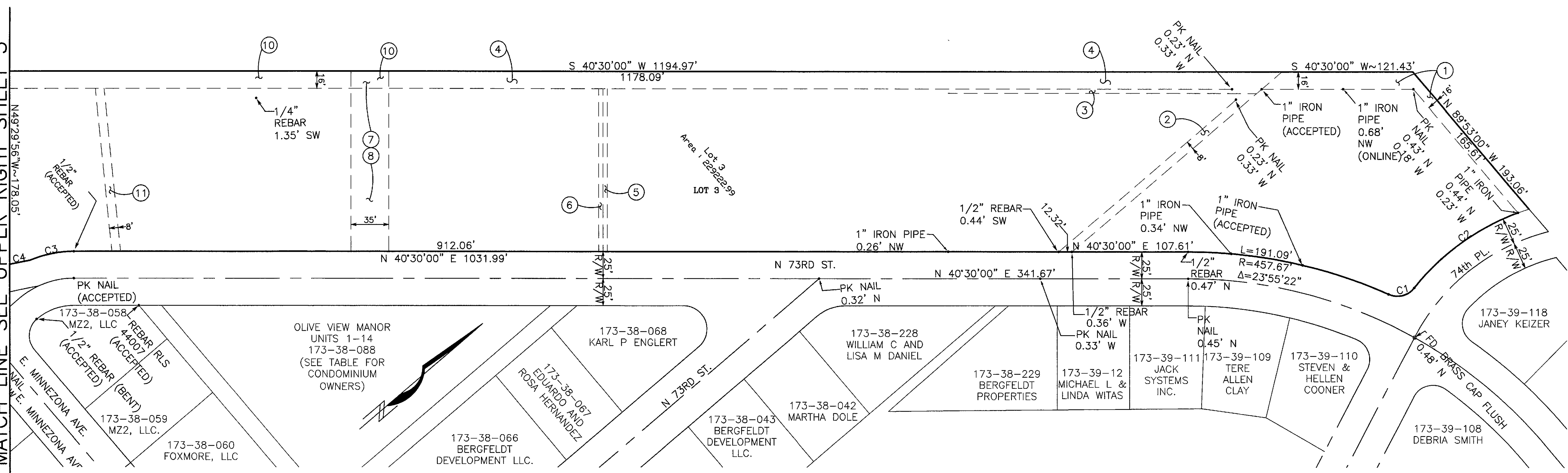
340 E. WILLETTA STREET, PHOENIX, AZ 85004
814 E. 8th STREET, CASA GRANDE, AZ 85122
D.N.A. INC.
CASA GRANDE
PHOENIX
(602) 271-9911 (602) 888-5501
CIVIL ENGINEERING
LAND SURVEYING
(602) 271-9985



JOB NO. 15-162
DATE 8/3/16
DRAWN Alexis
SCALE as shown
REVISIONS

SHEET 1 of 3

MATCH LINE SEE UPPER RIGHT SHEET 3



EXIST. R.O.W. AND EASEMENTS

- ① EAST PLAZA ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ② 8' ALLEY ABANDONED TO P.U.E. PER BOOK 224, PAGE 5 & DKT. 13099, PG. 508
- ③ 4' R/W DEDICATION PER BOOK 224, PAGE 5 & DKT. 13527, PG. 1314
- ④ EAST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑤ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 690
- ⑥ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 691
- ⑦ CENTER WALKWAY ESMT. PER 2010-74415
- ⑧ CENTER ALLEY CHIP WALKWAY ESMT. PER 2010-74415
- ⑨ CENTER ALLEY CHIP ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑩ WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑪ 8' PUE PER BOOK 61, PAGE 48

LOT AREAS:

LOT 1-26,023.17 S.F., 0.5974 AC
 LOT 2-52,783.07 S.F., 1.2117 AC
 LOT 3-229,222.99 S.F., 5.2622 AC
 LOT 4-5,677.78 S.F., 0.1303 AC

OLIVE VIEW MANOR OWNERS*

- 173-38-075 KOREY A BOALS
- 173-38-076 CHRISTOPHER RHETT & GREGORY SCHUBERT
- 173-38-077 LAGRANT ENTERPRISES
- 173-38-078 STEVE H MACIA, TR.
- 173-38-079 KARL PENGLERT
- 173-38-080 RORY D HARDESTY
- 173-38-081 HUGO VILLAVICENCIO
- 173-38-082 JUSTIN SONG
- 173-38-083 ROGER A. COX
- 173-38-084 ROGER A. COX
- 173-38-085 WILLIAM & DEBBIE CRAWFORD
- 173-38-086 LISA YAHRAUS
- 173-38-087 KATHLEEN A & DAVID GEIGER
- 173-38-088 JANET E. SHAW

*EACH OWNER HAS A 1/4 INTEREST IN OPEN SPACE

CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	26.42'	20.00'	75°41'16"
C2	130.87'	218.87'	34°15'35"
C3	41.58'	102.93'	23°08'35"
C4	19.28'	525.00'	02°06'13"

LINE DATA

No.	BEARING	DISTANCE
L1	N00°27'00"E	5.00'
L2	S89°53'00"E	64.46'
L3	S89°53'59"E	37.69'

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOTS 114 THROUGH 117, INCLUSIVE, SCOTTSDALE TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 70 OF MAPS, PAGE 4.

PARCEL NO. 2:
 UNITS 1 THROUGH 14, INCLUSIVE, MAGDALENA APARTMENTS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 14486, PAGE 1371 AND PLAT RECORDED IN BOOK 224 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT (FORMERLY LOT 18, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 3:
 UNITS 1 THROUGH 8, INCLUSIVE, CHEZ FRED CONDOMINIUMS, ACCORDING TO BOOK 229 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN THE COMMON ELEMENTS (FORMERLY LOT 13, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 4:
 LOTS 12, 14, 16 AND 17, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

LEGAL DESCRIPTION (CONT.)

PARCEL NO. 5:
 LOT 15, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48;

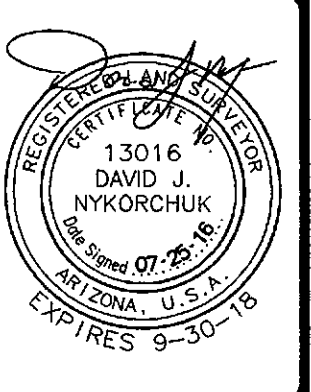
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:
 THAT PORTION OF LOT 15, DARYL ESTATES UNIT TWO, A SUBDIVISION RECORDED IN BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW
 ARIZONA
 PREPARED FOR:
 SCOTTSDALE CANAL HOLDINGS, LC
 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

840 E. WILLETTA STREET, PHOENIX, AZ 85004
 814 E. 8th STREET, CABA GRANDE, AZ 85122
D.N.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 PHOENIX (602) 271-9811 (602) 858-5501
 CABA GRANDE (602) 271-9811 (602) 858-5501
 FAX: (602) 271-9885 (602) 271-9885



JOB NO. 15-162
 DATE 8/3/16
 DRAWN Alexis
 SCALE as shown
 REVISIONS

LEGAL DESCRIPTION (CONT.)
PARCEL NO. 4:

LOTS 12 DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 7:

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14, SAFARI SHADOWS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15673, PAGE 460 AND PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AN UNDIVIDED INTEREST IN AN TO THE GENERAL COMMON AREA AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

PARCEL NO. 8:

LOTS 7 AND 8, DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 9:

LOT TEN (10), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 10:

THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 10.

PARCEL NO. 11:

THE SOUTH 6.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THE EAST 77.00 FEET THEREOF.

PARCEL NO. 12:

LOT NINE (9), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 13:

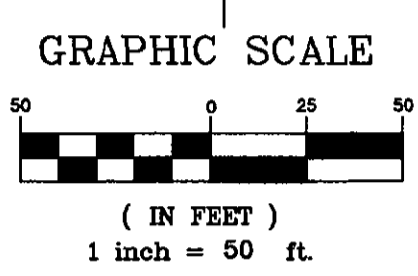
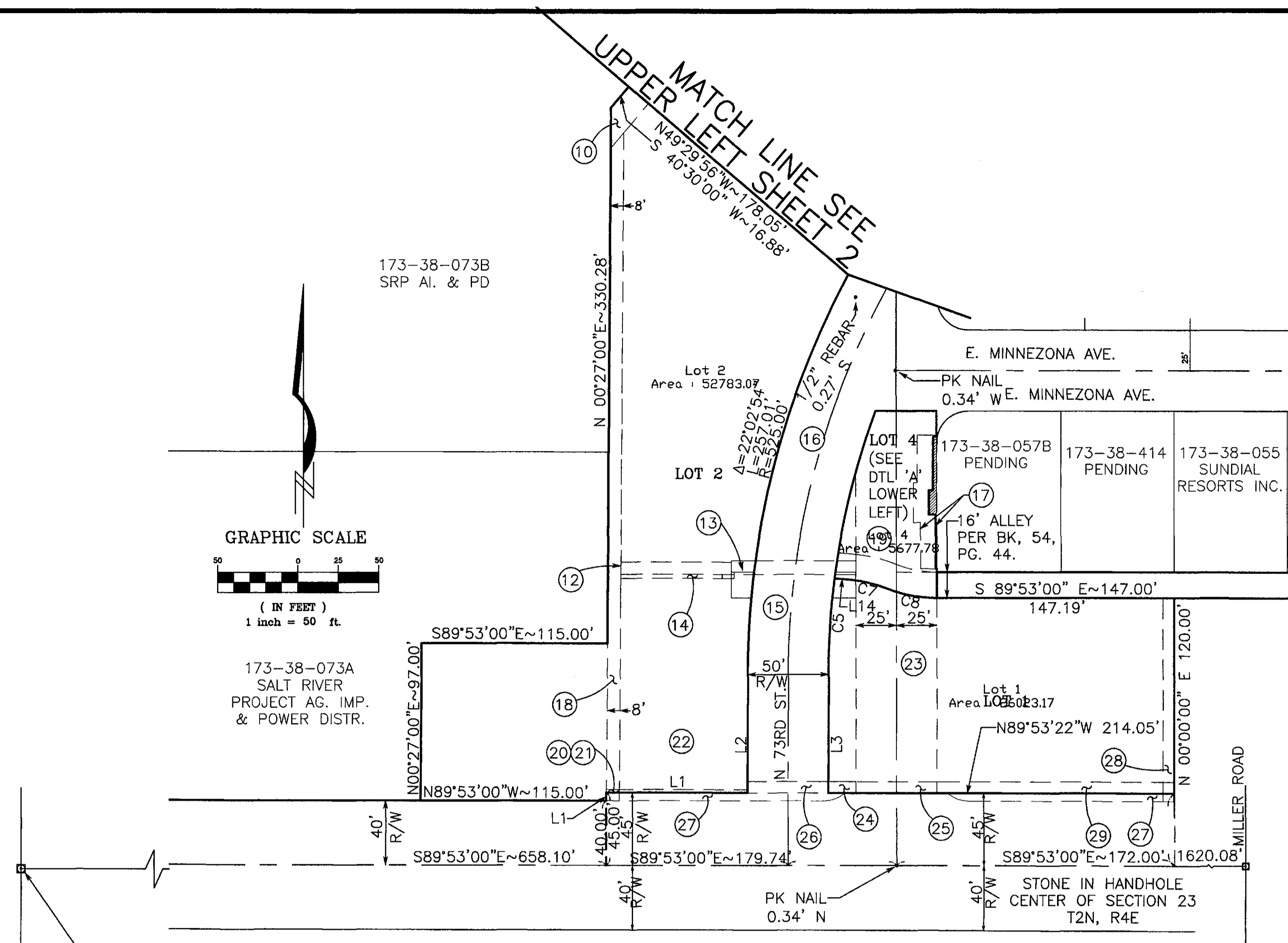
THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9.

PARCEL NO. 14:

THE SOUTH 7.00 FEET OF THE EAST 77.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 15:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 658.10 FEET TO A POINT FROM WHENCE A FOUND STONE IN A HANDHOLE AT THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1971.82 FEET;
 THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST FROM SAID POINT A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;
 THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 97.00 FEET;
 THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG A LINE 137 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;
 THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 97.00 FEET TO THE TRUE POINT OF BEGINNING.



BRASS CAP IN HANDHOLE W 1/4 COR SECTION 23 T2N, R4E

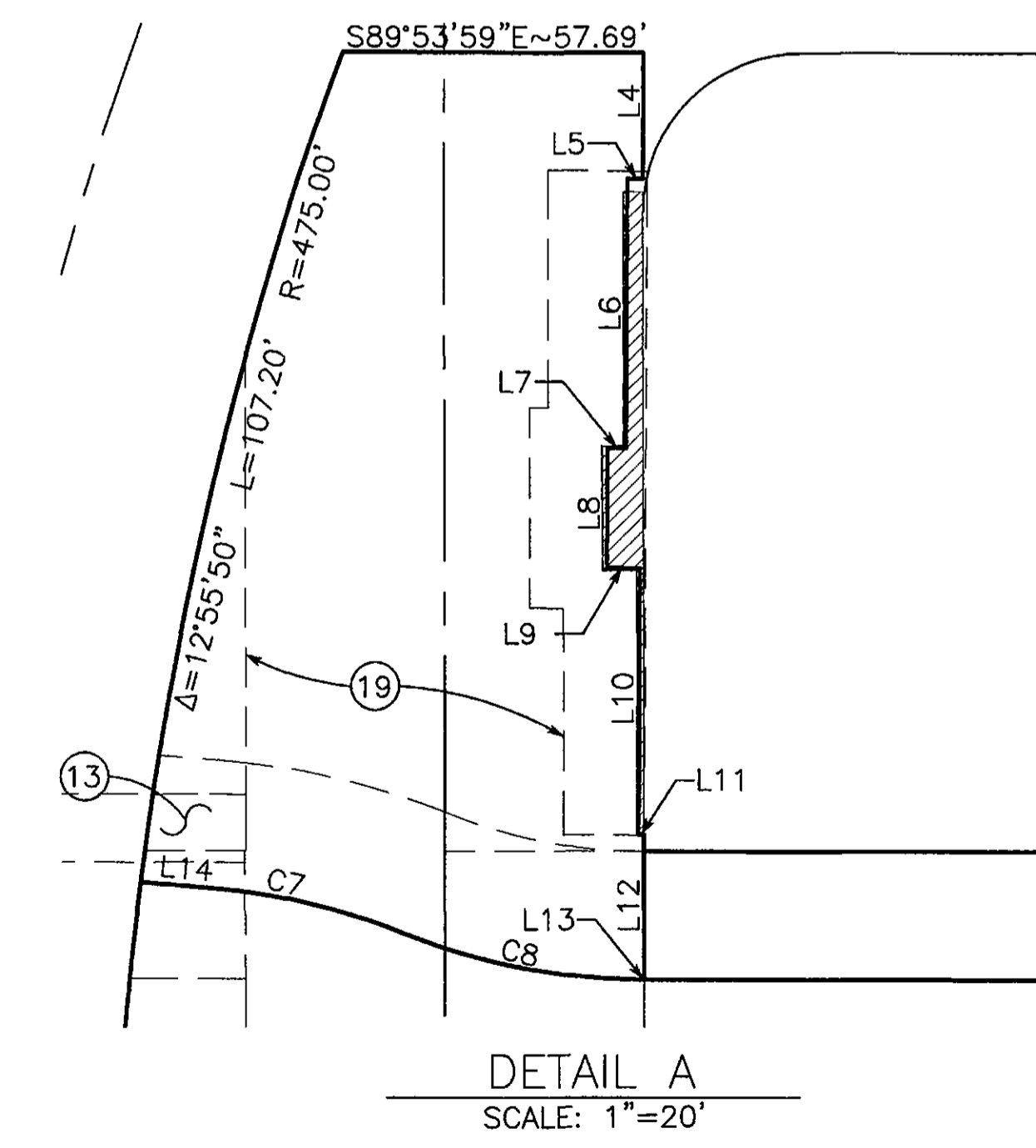
CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	26.42'	20.00'	75°41'16"
C2	130.87'	218.87'	34°15'35"
C3	41.58'	102.93'	23°08'35"
C4	36.61'	525.00'	03°59'45"
C5	47.17'	475.00'	5°41'22"
C6	119.29'	475.00'	14°23'22"
C7	24.36'	84.00'	16°36'54"
C8	30.64'	82.00'	21°24'29"

LINE DATA

No.	BEARING	DISTANCE
L1	N89°53'59"W	87.35'
L2	N00°07'07"E	72.91'
L3	N00°07'23"E	72.93'
L4	S00°00'00"E	15.92'
L5	N89°35'38"W	1.93'
L6	S00°24'22"W	33.50'
L7	N89°35'38"W	2.33'
L8	S00°24'22"W	15.00'
L9	S89°35'38"E	4.17'
L10	S00°24'22"W	33.50'
L11	S89°35'38"E	0.67'
L12	S00°00'00"E	18.07'
L13	N89°53'00"W	0.19'
L14	N85°01'22"W	9.39'

LOT AREAS:
 LOT 1-26,023.17 S.F., 0.5974 AC
 LOT 2-52,783.07 S.F., 1.2117 AC
 LOT 3-229,222.99 S.F., 5.2622 AC
 LOT 4-5,677.78 S.F., 0.1303 AC



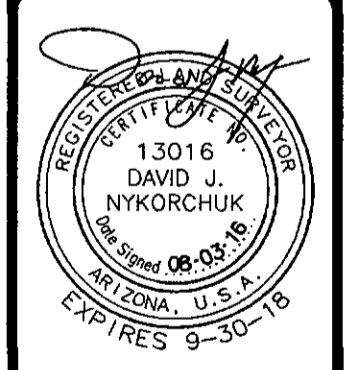
EXIST. R.O.W. AND EASEMENTS

- 10 WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- 12 ALLEY ABANDONED PER BOOK 10 OF ROAD MAPS, PAGE 29 - P.U.E. PER DKT. 1889, PG. 285
- 13 ELEC. ESMT. PER DKT. 1878, PG. 395
- 14 4' TEL. ESMT. PER DKT. 2047, PG. 418
- 15 TUNNEL PARCEL R/W DEDICATION PER 2010-74414
- 16 R/W DEDICATION PER 2010-74414 CENTER 73RD
- 17 MAINTENANCE ESMT 2015-0510525
- 18 CAMELBACK ALLEY ABANDONMENT PER 2010-108517
- 19 STREET ABANDONMENT PER 2010-108517 (NORTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
- 20 CAMELBACK ALLEY CHIP ABANDONMENT PER 2010-108517
- 21 CAMELBACK ALLEY CHIP ACCESS ESMT. PER 2010-74415 HELD AS ACCESS & P.U.E.
- 22 CAMELBACK CENTER WALKWAY ACCESS ESMT. PER 2010-74415.
- 23 STREET ABANDONMENT PER 2010-108517 (SOUTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
- 24 CAMELBACK SOUTH CHIP WALKWAY ACCESS ESMT. PER 2010-74415
- 25 CAMELBACK BUCKBOARD ABANDONMENT PER 2010-108517 HELD AS STREET ESMT. & P.U.E. WALKWAY ACCESS ESMT. PER 2010-74415.
- 26 R/W DEDICATION PER 2010-74414
- 27 5' R/W DEDICATION PER 2010-74414
- 28 ELEC. ESMT. PER DKT. 1807, PG. 432.
- 29 CAMELBACK EAST WALKWAY ACCESS ESMT. PER 2010-74415

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 (OUTSIDE MARICOPA COUNTY)

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 SCOTTSDALE
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SCOTTSDALE CANAL HOLDINGS, LLC
 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

940 E. WILLETTA STREET, PHOENIX, AZ 85004
814 E. 8th STREET, CABA GRANDE, AZ 85122
D. A. A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 PHOENIX (602) 271-9911 (602) 868-5501
 FAX: (602) 271-9985 (602) 271-9985



JOB NO. 15-162
 DATE 8/3/16
 DRAWN Alexis
 SCALE as shown
 REVISIONS

ALTA/NSPS LAND TITLE SURVEY OF:
PART OF DARYL ESTATES AND DARYL ESTATES UNIT TWO AND PART OF SCOTTSDALE TERRACE UNIT TWO

SCOTTSDALE, AZ 85251

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:
 UNITS 114 THROUGH 117, INCLUSIVE, SCOTTSDALE TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 70 OF MAPS, PAGE 4.

PARCEL NO. 2:
 UNITS 1 THROUGH 14, INCLUSIVE, MAGDALENA APARTMENTS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 14486, PAGE 1371 AND PLAT RECORDED IN BOOK 224 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT (FORMERLY LOT 18, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 3:
 UNITS 1 THROUGH 8, INCLUSIVE, CHEZ FRED CONDOMINIUMS, ACCORDING TO BOOK 229 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN THE COMMON ELEMENTS (FORMERLY LOT 13, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 4:
 LOTS 12, 14, 16 AND 17, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 5:
 LOT 15, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;
 THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:
 THAT PORTION OF LOT 15, DARYL ESTATES UNIT TWO, A SUBDIVISION RECORDED IN BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;
 THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7:
 UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14, SAFARI SHADOWS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15673, PAGE 460 AND PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THE ENTIRE INTEREST IN AN TO THE GENERAL COMMON AREA AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

PARCEL NO. 8:
 LOTS 7 AND 8, DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 9:
 LOT TEN (10), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 10:
 THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 10.

LEGAL DESCRIPTION (CONT.)

PARCEL NO. 11:
 THE SOUTH 6.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THE EAST 77.00 FEET THEREOF.

PARCEL NO. 12:
 LOT NINE (9), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 13:
 THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9.

PARCEL NO. 14:
 THE SOUTH 7.00 FEET OF THE EAST 77.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 15:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 658.10 FEET TO A POINT FROM WHENCE A FOUND STONE IN A HANDHOLE AT THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1971.82 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 97.00 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG A LINE 137 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET TO A POINT IN SAID EAST LINE OF TRACT 37;

THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 97.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA:

PARCEL DESIGNATIONS:	Square Feet	ACRES
PARCEL 1	45,812.09	1.0517
PARCEL 2	28,408.46	0.6522
PARCEL 3	21,375.00	0.4907
PARCEL 4 - LOT 12	25,000.64	0.5739
PARCEL 4 - LOT 14	24,000.00	0.5510
PARCEL 4 - LOT 16	24,000.00	0.5510
PARCEL 4 - LOT 17	24,000.00	0.5510
PARCEL 5 and 6	24,000.00	0.5510
PARCEL 7	21,965.83	0.5042
PARCEL 8	18,288.77	0.4199
PARCEL 9	8,617.05	0.1978
PARCEL 10	1,094.15	0.0251
PARCEL 11	409.79	0.0094
PARCEL 12	9,538.89	0.2190
PARCEL 13	1,231.20	0.0283
PARCEL 14	539.00	0.0124
PARCEL 15	11,154.81	0.2561

TOTAL: 6.6447

OTHER:
 EXTERIOR ALLEYS 26,039.18 0.5978
 INTERIOR ALLEY 1,920.99 0.0441

NEW PARCELS:
 SOUTH: 24,138.22 0.5771
 WEST LARGE
 -SubStation + W Landscape 94,205.12 2.1626
 EAST LARGE
 +E Landscape + int Alley 121,173.65 2.7818
 EAST PLAZA
 + E Plaza Landscape 49,481.02 1.1359
 TOTAL: 6.6574

OTHER:
 PUMP 14,007.25 0.3216
 CENTER WALKWAY 5,810.00 0.1334

ZONING DATA

PARCEL 1:
 LOT 117: R1-7 & R-5
 LOTS 114-116: R1-7
 LOTS 114-116: R1-7
 PARCELS 2-14:
 D/OR-2 PBD DO

FLOOD PLAIN STATEMENT:
 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "OTHER AREAS" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C1770L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

UTILITY STATEMENT:
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE SURFACE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM A FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 NO. NCS-706894-B-ONT1
 EFFECTIVE DATE: JUNE 20, 2016

BASIS OF BEARING:
 MONUMENT LINE OF BUCKBOARD TRAIL PER THE PLAT OF DARYL ESTATES RECORDED IN BOOK 51 OF MAPS, PAGE 44 AND DARYL ESTATES UNIT TWO RECORDED IN BOOK 61 OF MAPS, PAGE 48: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

NOTES:

THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS (ALTA TABLE A #16)

THERE IS NO EVIDENCE OF ANY STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN RECENT MONTHS BUT, THERE MAY BE CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED (ALTA TABLE A #17)

THERE IS NO EVIDENCE OF USE OF THIS SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL (ALTA TABLE A #18)

THERE ARE NO WETLANDS INDICATED ON THE NATIONAL WETLANDS INVENTORY BY THE U.S. FISH & WILDLIFE SERVICE NEAR THIS SITE. (ALTA TABLE A 19)

THE PROPERTY HAS DIRECT ACCESS TO CAMELBACK ROAD, 74TH PLACE AND 73RD STREET; DEDICATED PUBLIC ROADS.

THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS "0", INCLUDING "0" DESIGNATED HANDICAP SPACES.

CERTIFICATION:
 TO FIRST AMERICAN TITLE INSURANCE COMPANY
 THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION
 SCOTTSDALE CANAL HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCELS 1, THROUGH 14, INCLUSIVE; AND SALT RIVER AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ARIZONA, AS TO PARCEL 15

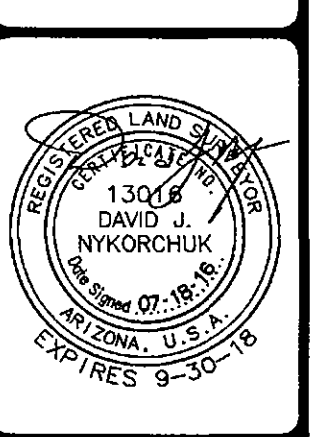
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 & 19 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON .

DAVID J. NYKORCHUK
 R.L.S. 13016

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 340 E. WILLETTA STREET, PHOENIX, AZ 85004
 314 E. 8th STREET, CASA GRANDE, AZ 85222



JOB NO.
 15-163
DATE
 07/18/16
DRAWN
 PDA
SCALE
 NONE
REVISIONS
 07/14/16

SHEET
 1 OF 6

SCHEDULE B EXCEPTIONS

THE FOLLOWING MATTERS AFFECT PARCEL 1 THROUGH 14:

- 1 TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)
2 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.
3 ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC RIGHT-OF-WAY DEDICATION DEED, RECORDED JANUARY 28, 2010 AS 2010-0074414 OF OFFICIAL RECORDS. SHOWN HEREON.
4 ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC NON-MOTORIZED ACCESS EASEMENT, RECORDED JANUARY 28, 2010 AS 2010-0074415 OF OFFICIAL RECORDS. SHOWN HEREON.
5 ALL MATTERS AS SET FORTH IN COVENANT TO PROVIDE PUBLIC LANDSCAPING AND IMPROVEMENTS, RECORDED JANUARY 28, 2010 AS 2010-0074417 OF OFFICIAL RECORDS.
6 ALL MATTERS AS SET FORTH IN COVENANT TO MAINTAIN LANDSCAPING AND IMPROVEMENTS, RECORDED JANUARY 28, 2010 AS 2010-0074417 OF OFFICIAL RECORDS.
7 NO COVERAGE IS GIVEN FOR THAT ENCROACHMENT IDENTIFIED AS THE GORMAN PROPERTY ENCROACHMENT.
8 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
9 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF DARYL ESTATES, AS RECORDED IN BOOK 54 OF MAPS, PAGE(S) 44, BUT DELETING 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(C).
10 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF DARYL ESTATES UNIT TWO, AS RECORDED IN BOOK 61 OF MAPS, PAGE(S) 48, BUT DELETING 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(C). SHOWN HEREON. (AFFECTS PARCEL NOS. 2, 3, 4, 5, 6, 7, 11 AND 14)
11 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1807, PAGE 432. SHOWN HEREON. (AFFECTS LOT NO. 7 OF PARCEL NO. 8)
12 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1878, PAGE 395. SHOWN HEREON.
13 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1889, PAGE 285. SHOWN HEREON.
14 AN EASEMENT FOR TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2047, PAGE 418. SHOWN HEREON.
15 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SCOTTSDALE TERRACE UNIT TWO, AS RECORDED IN BOOK 70 OF MAPS, PAGE(S) 4, BUT DELETING 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(C). (AFFECTS PARCEL NO. 1)
16 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED DECEMBER 19, 1956 IN DOCKET 2059, PAGE 276, BUT DELETING 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(C). (AFFECTS PARCEL NO. 1)

SCHEDULE B EXCEPTIONS

(CONTINUED)

- 17 A PLAT RECORDED IN BOOK 10, PAGE 29 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. SHOWN HEREON.
18 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 7083, PAGE 690. SHOWN HEREON. (AFFECTS PARCEL NO. 6)
19 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 7083, PAGE 691. SHOWN HEREON. (AFFECTS PARCEL NO. 5)
20 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MAGDALENA APARTMENTS, AS RECORDED IN BOOK 224 OF MAPS, PAGE(S) 5, BUT DELETING 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(C). SHOWN HEREON. (AFFECTS PARCEL NO. 2)
21 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED JUNE 17, 1980 IN DOCKET 14486, PAGE 1371, WHICH CONTAINS PROVISIONS FOR PRIVATE LIENS OR ASSESSMENTS, BUT DELETING 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(C). SHOWN HEREON. (AFFECTS PARCEL NO. 2)
22 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CHEZ FRED CONDOMINIUMS, AS RECORDED IN BOOK 229 OF MAPS, PAGE(S) 35, BUT DELETING 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(C). SHOWN HEREON. (AFFECTS PARCEL NO. 3)
23 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED JANUARY 27, 1981 IN DOCKET 14985, PAGE 1100 AND RECORDED JANUARY 28, 1981 AS DOCKET 14988, PAGE 606, BUT DELETING 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(C). SHOWN HEREON. (AFFECTS PARCEL NO. 3)
24 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SAFARI SHADOWS, AS RECORDED IN PLAT BOOK 238 OF MAPS, PAGE(S) 4, BUT DELETING 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(C). (AFFECTS PARCEL NO. 7)
25 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED DECEMBER 01, 1981 IN DOCKET 15673, PAGE 460, WHICH CONTAINS PROVISIONS FOR PRIVATE LIENS OR ASSESSMENTS, AND AMENDMENT RECORDED DECEMBER 10, 1981 AS DOCKET 15694, PAGE 61, BUT DELETING 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(C). (AFFECTS PARCEL NO. 7)
26 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 3722" RECORDED OCTOBER 05, 1994 AS 94-726168 OF OFFICIAL RECORDS.
27 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED SEPTEMBER 29, 2003 AS 2003-1365498 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS PARCEL NO. 3)

SCHEDULE B EXCEPTIONS

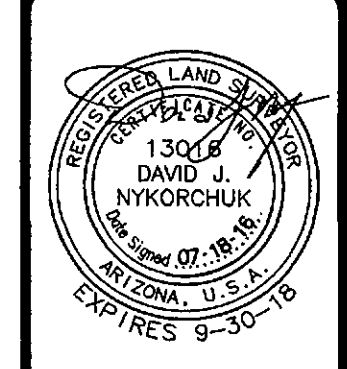
(CONTINUED)

- 28 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RELEASE AND COVENANT NOT TO SUE" RECORDED MAY 06, 2005 AS 2005-600916 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 5)
29 ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 884 OF MAPS, PAGE 6.
30 ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 898 OF MAPS, PAGE 29.
31 ALL MATTERS AS SET FORTH IN RIGHT-OF-WAY MAP, RECORDED AS BOOK 1166 OF MAPS, PAGE 22.
32 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED FEBRUARY 06, 2009 AS 2009-102652 OF OFFICIAL RECORDS.
33 A DOCUMENT ENTITLED "RESOLUTION NO. 7671" RECORDED JANUARY 28, 2010 AS 2010-0074413 OF OFFICIAL RECORDS. DOCUMENT RE-RECORDED FEBRUARY 09, 2010 AS 2010-0108517 OF OFFICIAL RECORDS. SHOWN HEREON. (AFFECTS PARCEL NOS. 1 THROUGH 14)
34 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF NEW LEGAL DESCRIPTIONS" RECORDED FEBRUARY 06, 2009 AS 2009-102337 OF OFFICIAL RECORDS.
35 A DOCUMENT ENTITLED "RESOLUTION NO. 7671" RECORDED JANUARY 28, 2010 AS 2010-0074413 OF OFFICIAL RECORDS. DOCUMENT RE-RECORDED FEBRUARY 09, 2010 AS 2010-0108517 OF OFFICIAL RECORDS.
36 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN AN EASEMENT AND DECLARATION OF RESTRICTIONS RECORDED JULY 15, 2015, AS INSTRUMENT NO. 2015-0510525 OF OFFICIAL RECORDS. SHOWN HEREON.
THE FOLLOWING MATTERS AFFECT PARCEL 15
37 TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)
38 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.
39 A PLAT RECORDED IN BOOK 2, PAGE 5 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.
40 AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1789, PAGE 68.
41 AN EASEMENT FOR PUBLIC ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3175, PAGE 293.
42 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INTERGOVERNMENTAL AGREEMENT" RECORDED JULY 16, 1996 AS 96-496995 OF OFFICIAL RECORDS.
43 ALL MATTERS AS SET FORTH IN RECORD OF SURVEY SCOTTSDALE WATERVIEW, RECORDED FEBRUARY 6, 2007 AS BOOK 898 OF MAPS, PAGE 29.
44 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE FOR OPERATION AND MAINTENANCE" RECORDED MAY 4, 2010 AS 2010-379592 OF OFFICIAL RECORDS.
45 ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED SEPTEMBER 6, 2013 AS BOOK 1159 OF MAPS, PAGE 24.
46 ALL MATTERS AS SET FORTH IN RIGHT OF WAY MAP, RECORDED NOVEMBER 4, 2013 AS BOOK 1166 OF MAPS, PAGE 22.
47 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

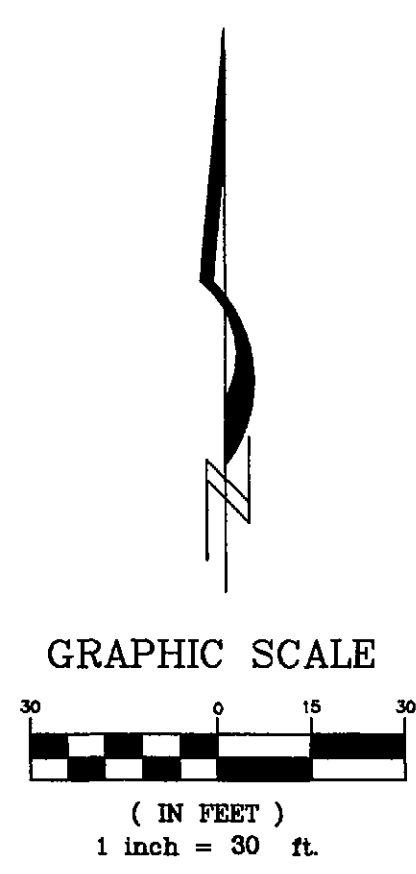
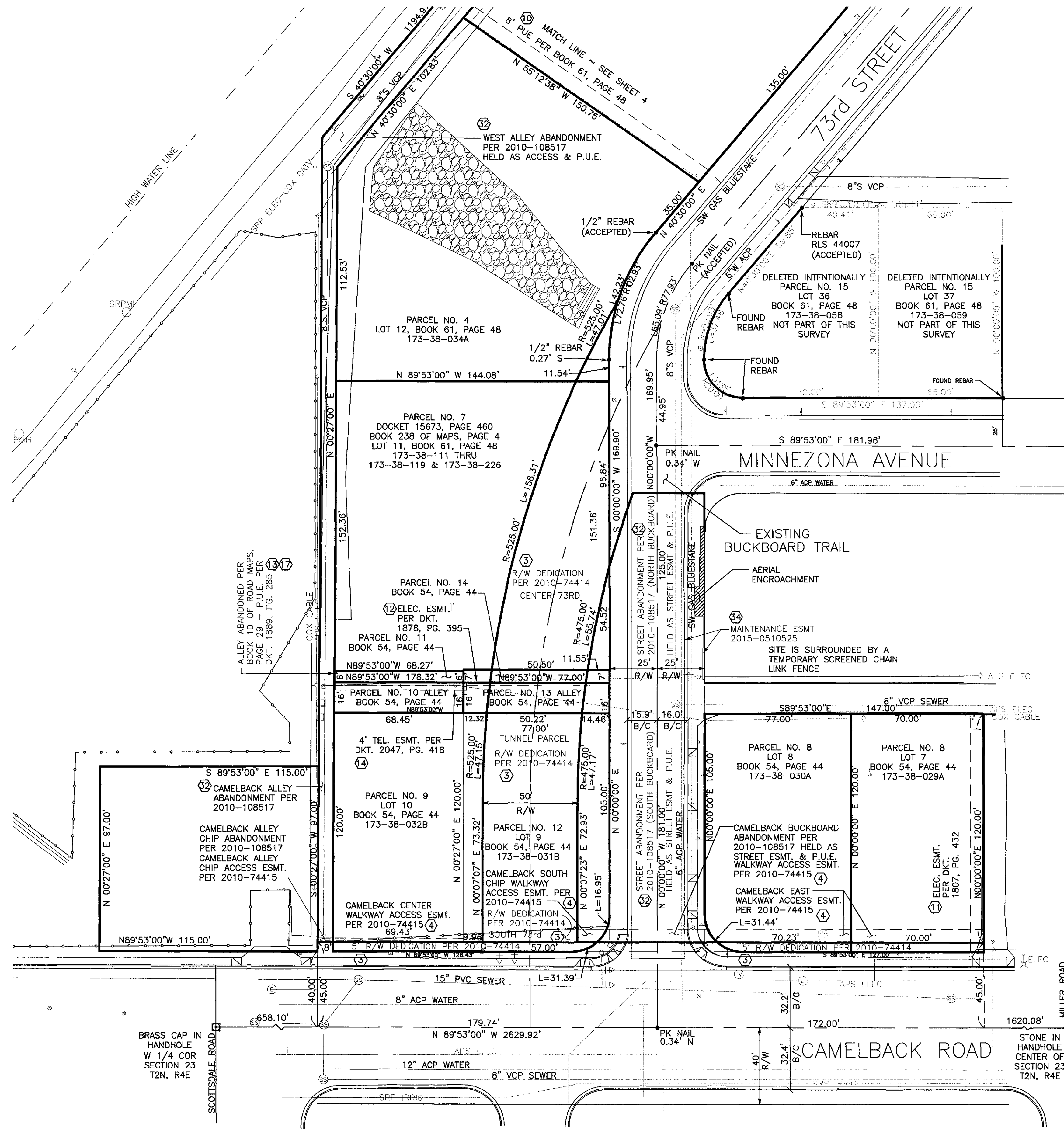
CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

ALTA/INSPS LAND TITLE SURVEY OF WATERVIEW Scottsdale Arizona PREPARED FOR: DAVID EVANS AND ASSOCIATES, INC. Phoenix, Arizona 85014 4600 East Washington Street, #250

D.A.A. INC. CIVIL ENGINEERING AND SURVEYING PHOENIX CASA GRANDE (602) 271-9911 (602) 839-9501 (602) 271-9985 (602) 271-9985 EMAIL: dcha@daa-inc.com 340 E. WILLETTA STREET, PHOENIX, AZ 85004 314 E. 8th STREET, CASA GRANDE, AZ 86222



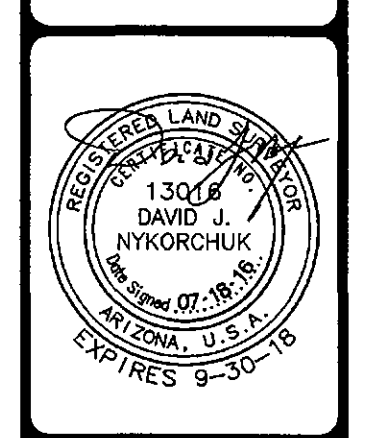
JOB NO. 15-163 DATE 07/18/16 DRAWN PDA SCALE NONE REVISIONS 07/14/16



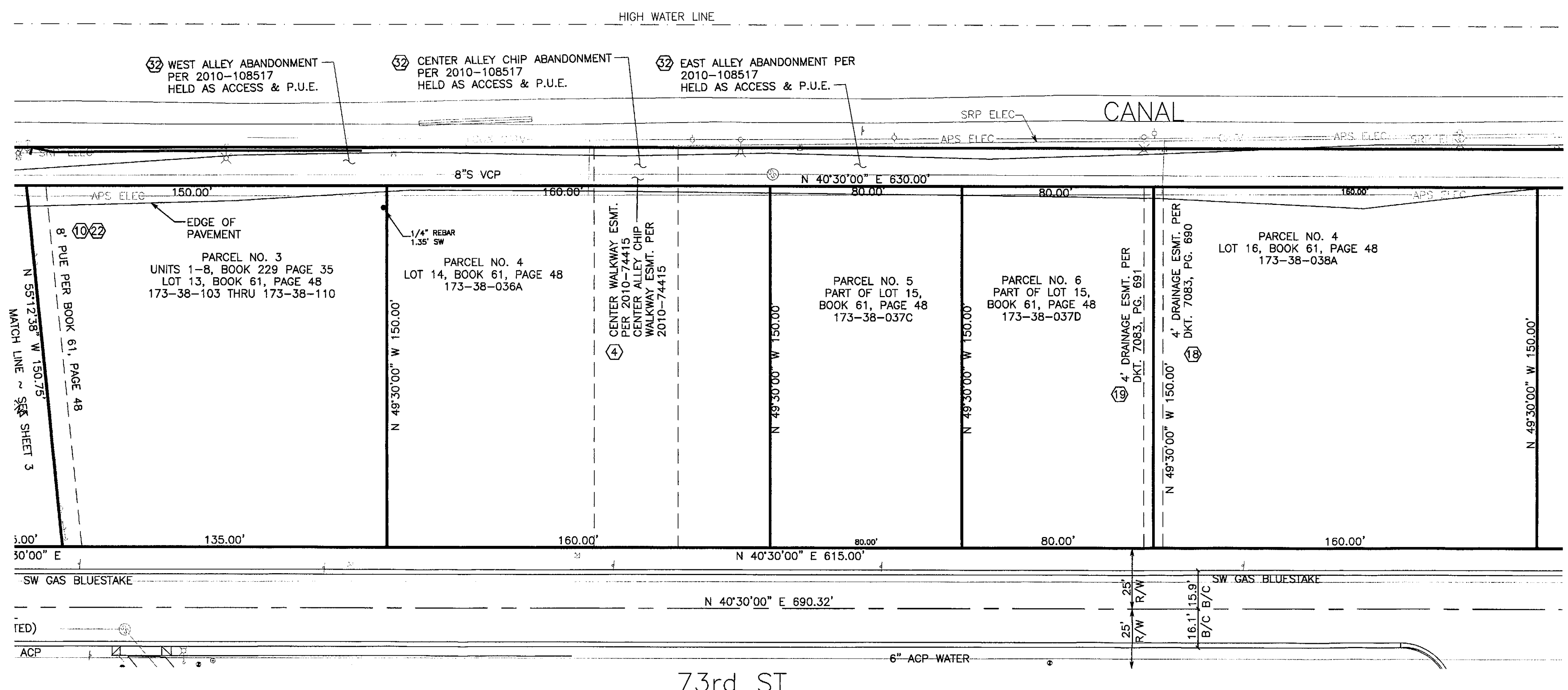
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ALTA/NSPS LAND TITLE SURVEY OF
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 Scottsdale Arizona
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DAVID EVANS AND ASSOCIATES, INC.
 Phoenix, Arizona 85034
 4600 East Washington Street, #250

D.N.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 PHOENIX CASA GRANDE
 (602) 271-9911 (520) 836-9501
 FAX: (602) 271-9985 EMAIL: dnan@dnainc.com
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

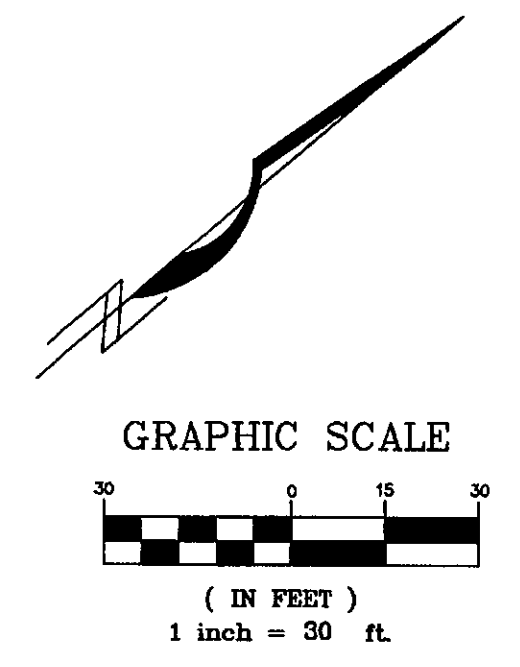


JOB NO.	15-163
DATE	07/18/16
DRAWN	PDA
SCALE	1" = 30'
REVISIONS	07/14/16
SURVEY	



LEGEND OF SYMBOLS:

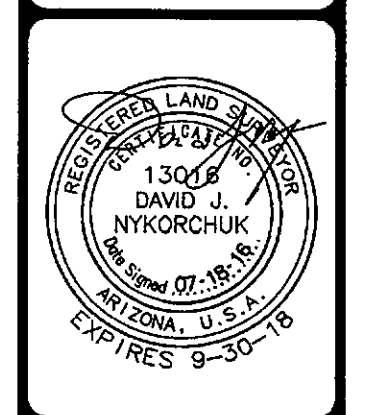
- PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT
- - - RIGHT OF WAY EASEMENT
- - - HIGH WATER LINE
- FOUND PIN
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- CHAIN LINK FENCE
- WATER METER
- WATER VALVE
- WATER SPIGOT
- FIRE HYDRANT
- GAS VALVE
- SEWER, TV, ELECTRIC MANHOLE
- SAGUARO
- TELEPHONE RISER
- POWER POLE
- GUY ANCHOR
- ELECTRIC BOX
- TELEVISION RISER
- LIGHT POLE
- SIGN
- TRAFFIC SIGNAL W/ MAST
- CROSSWALK SIGNAL POLE



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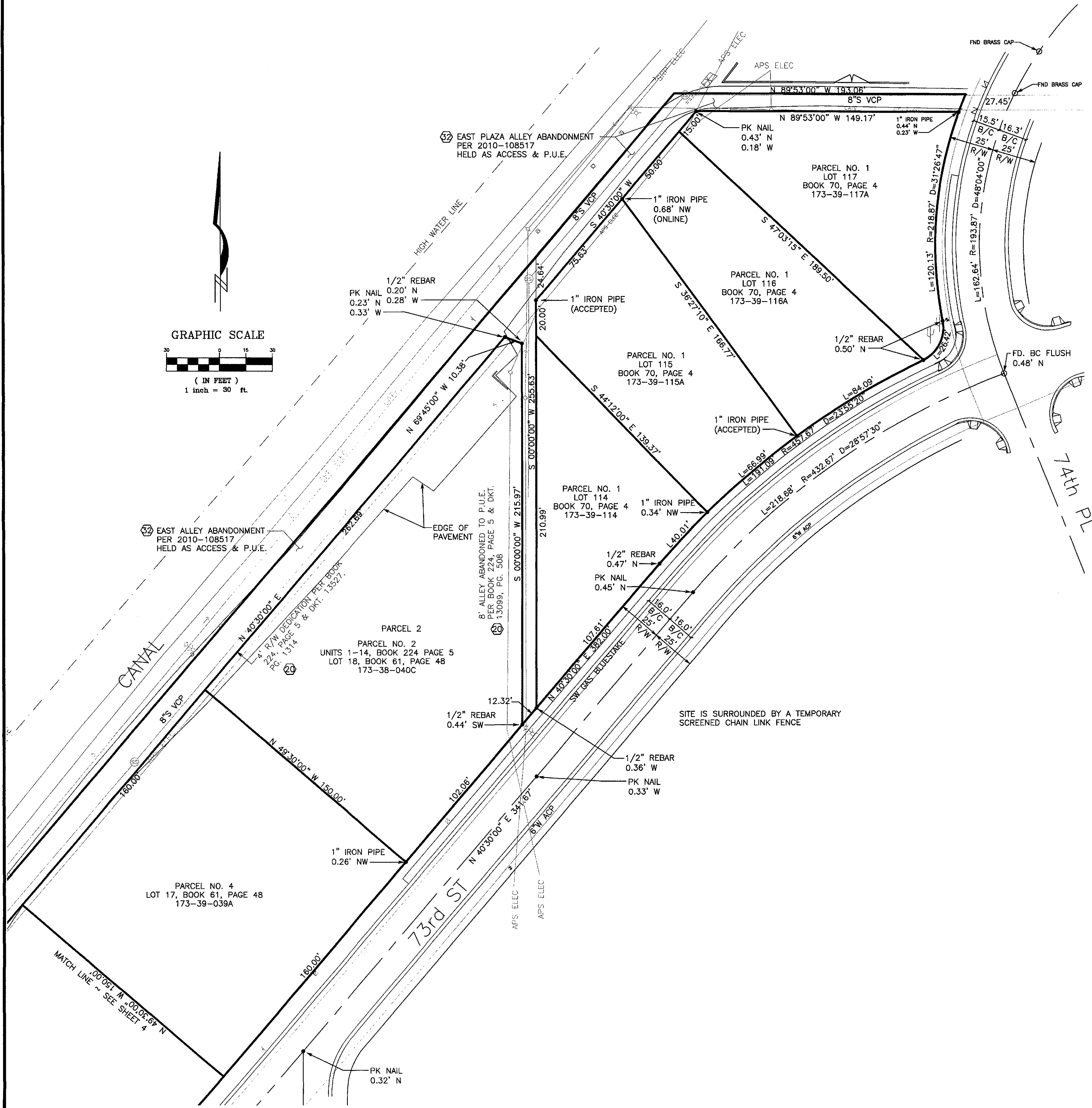
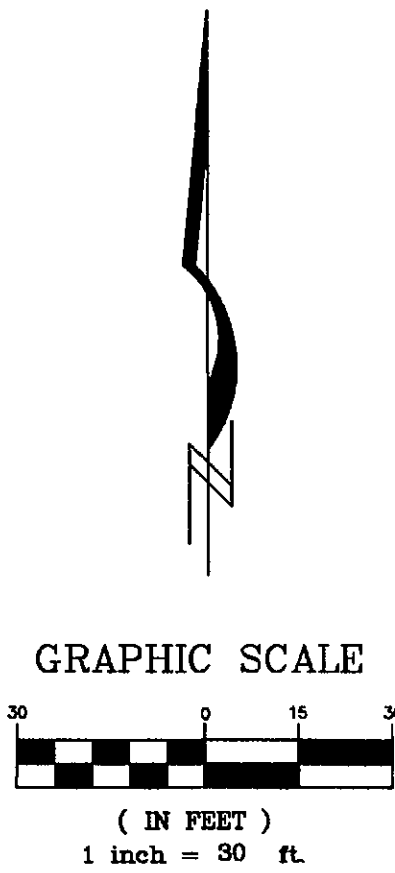
ALTA/NSP LAND TITLE SURVEY OF
WATERVIEW
Arizona
PREPARED FOR:
DAVID EVANS AND ASSOCIATES, INC.
Phoenix, Arizona 85034
4600 East Washington Street, #250

D.N.A. INC.
PHOENIX CIVIL ENGINEERING
LAND SURVEYING
CASA GRANDE
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 86222
PHOENIX (602) 271-8811 (520) 836-5501
FAX: (602) 271-8885
EMAIL: dnaengr@aol.com



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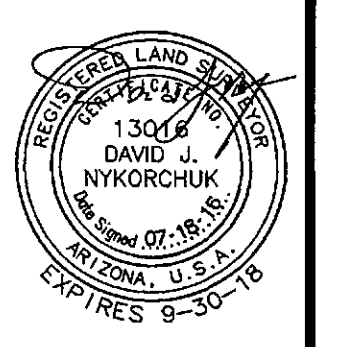
SHEET
4 OF 6



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DATE	07/18/16
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REVISIONS	07/14/16

SURVEY

ZONING INFORMATION

Parcel Nos.: 2-14 - Zoning District: D/OR-2 (Downtown - Office/Residential Intermediate Density)
 Setbacks:
 Front - 20'/curb
 Side - none
 Rear - none
 Maximum Building Height - 38'

LAND AREA:

PARCEL NO.	Area (original lots)
Parcel: 4	97,000.64 sq.ft. 2.2268 acres
Parcel: 7	21,965.83 sq.ft. 0.5043 acres
Parcel: 9	8,617.05 sq.ft. 0.1978 acres
Parcel: 10	1,094.15 sq.ft. 0.0251 acres
Parcel: 11	409.79 sq.ft. 0.0094 acres
Parcel: 12	9,538.89 sq.ft. 0.2190 acres
Parcel: 13	1,231.20 sq.ft. 0.0283 acres
Parcel: 14	539.00 sq.ft. 0.0124 acres

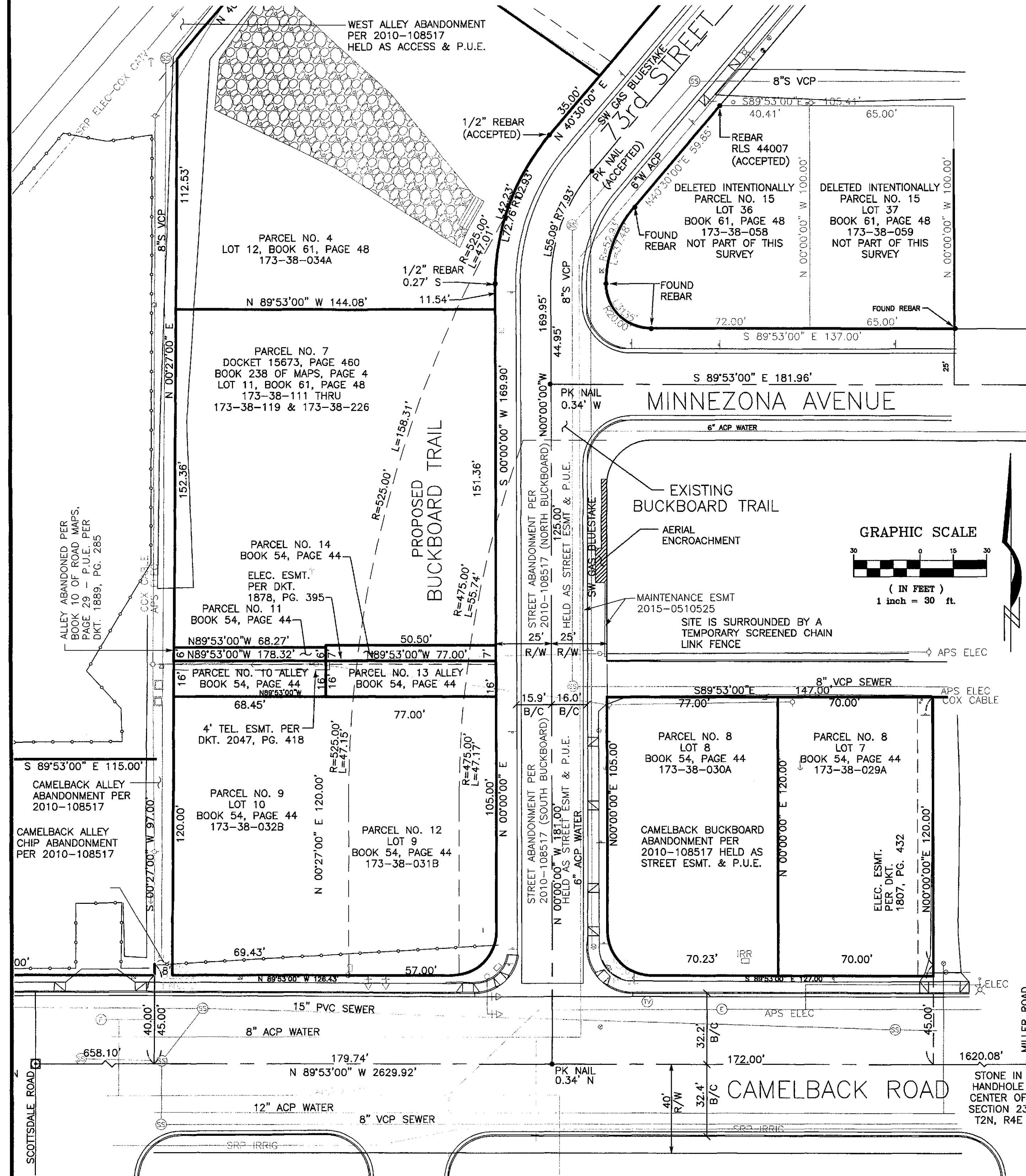


EXHIBIT BEFORE RIGHT-OF-WAY MODIFICATIONS PER AGREEMENTS WITH THE CITY OF SCOTTSDALE

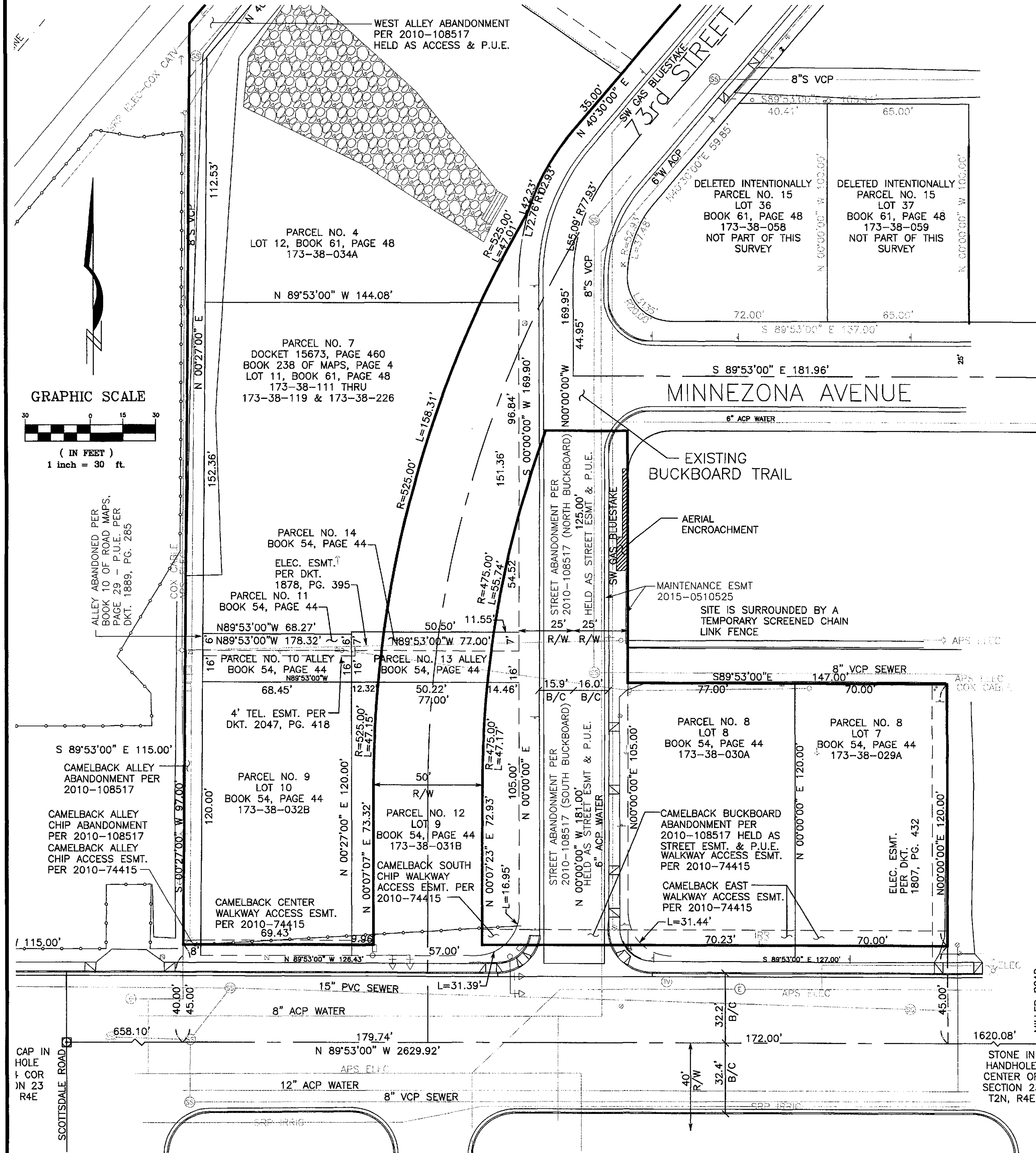
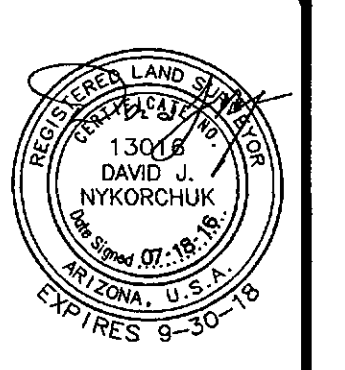


EXHIBIT AFTER RIGHT-OF-WAY MODIFICATIONS PER AGREEMENTS WITH THE CITY OF SCOTTSDALE

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SCALE
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SHEET
 6 OF 6

DEDICATION

SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME "WATERVIEW" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

DRAINAGE AND FLOOD CONTROL:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

EMERGENCY AND SERVICE ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

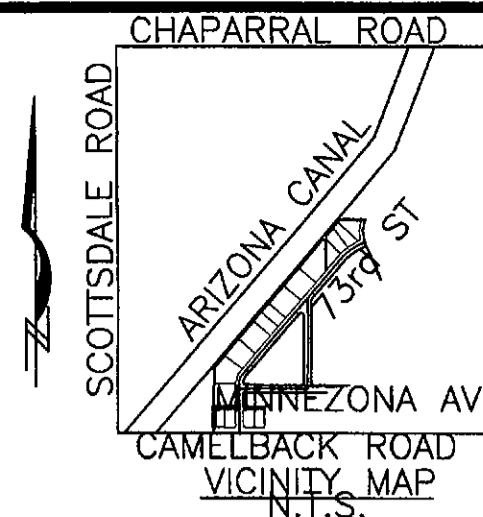
PUBLIC UTILITY:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

SIGHT DISTANCE:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

VEHICULAR NON-ACCESS:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS

MINOR SUBDIVISION PLAT FOR :
WATERVIEW

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SURVEYOR:
DNA, INC.
340 E. WILLETTA ST.
PHOENIX, AZ 85004
(602)271-9911
CONTACT: DAVID NYKORCHUK
EMAIL: dnaenr@aol.com

OWNER/DEVELOPER:
SCOTTSDALE CANAL HOLDINGS, LLC
4343 N. SCOTTSDALE RD.
#180
SCOTTSDALE, AZ 85251
CONTACT: SHAWN YARI
PHONE: (480)949-3200

SHEET INDEX
COVER SHEET 1
PLAT SHEET 2,3

DEDICATION (CON'T)

WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPE, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

REFERENCE DOCUMENTS

"SCOTTSDALE TERRACE UNIT TWO" BOOK 70 OF MAPS, PAGE 4. MCR.

"MAGDALENA APARTMENTS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 14486, PAGE 1371, PLAT-BOOK 224 OF MAPS, PAGE 5. MCR.

"SAFARI SHADOWS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 15673, PAGE 460 PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4. MCR.

"DARYL ESTATES" BOOK 54 OF MAPS, PAGE 44. MCR

"DARYL ESTATES UNIT TWO" BOOK 61 OF MAPS, PAGE 48. MCR
PARCEL NO. 3:

"CHEZ FRED CONDOMINIUMS" BOOK 229 OF MAPS, PAGE 35. MCR.

ALTA SURVEY PART OF DARYL ESTATES AND DARYL ESTATES UNIT TWO AND PART OF SCOTTSDALE TERRACE UNIT TWO PREPARED BY DNA, INC.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20___, BY ___ FOR AND ON BEHALF OF ___

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

ZONING DATA

PARCEL 1:
LOT 117: R1-7 & R-5
LOTS 114-116: R1-7
LOTS 114-116: R1-7

PARCELS 2-14:
D/OR-2 PBD DO

(PBD/DO) ALLOWS LARGE-SCALE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL AND MIXED-USE DEVELOPMENTS.

R1-7
PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERRECTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:

1. ANY USE PERMITTED IN THE (R1-43) SINGLE-FAMILY RESIDENTIAL DISTRICT. (SEE SECTION 5.102A).

R-5
PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERRECTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:

- 1. ACCESSORY BUILDINGS; SWIMMING POOL; HOME OCCUPATIONS; AND OTHER ACCESSORY USES. THE LANDING AND TAKING-OFF OF AIRCRAFT IS NOT A VALID ACCESSORY USE IN RESIDENTIAL DISTRICTS AND IS PROHIBITED.
2. BOARDINGHOUSE OR LODGINGHOUSE.
3. DAY CARE HOME.
4. DWELLING, SINGLE-FAMILY DETACHED.
5. DWELLING, MULTIPLE FAMILY.
6. MUNICIPAL USES.
7. WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, AND 3, SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.906, 3.100 AND 7.200.
8. SCHOOL: PUBLIC AND CHARTER, ELEMENTARY AND HIGH.
9. TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, WHICH BUILDINGS SHALL BE REMOVED UPON THE COMPLETION OR ABANDONMENT OF CONSTRUCTION WORK.
10. TEMPORARY SALES OFFICE BUILDINGS AND MODEL HOMES.
11. CHURCHES AND PLACES OF WORSHIP.

LEGEND OF SYMBOLS:

- PROPERTY LINE
CENTER LINE
EASEMENT
RIGHT OF WAY EASEMENT
FOUND PIN
BRASS CAP IN HANDHOLE
BRASS CAP FLUSH

FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C1770L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

BASIS OF BEARING:

MONUMENT LINE OF BUCKBOARD TRAIL PER THE PLAT OF DARYL ESTATES RECORDED IN BOOK 51 OF MAPS, PAGE 44 AND DARYL ESTATES UNIT TWO RECORDED IN BOOK 61 OF MAPS, PAGE 48: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

APPROVALS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20___, BY ___ FOR AND ON BEHALF OF ___

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVED BY THE GENERAL MANAGER OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE ___ DAY OF ___

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

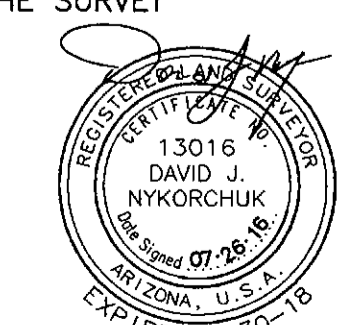
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CAS No. ___ AND STAFF APPROVAL CASE(S) No. ___. AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
PLAT COORDINATOR

LAND SURVEYOR'S CERTIFICATION

- THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTER TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF ___, 20___;
5. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

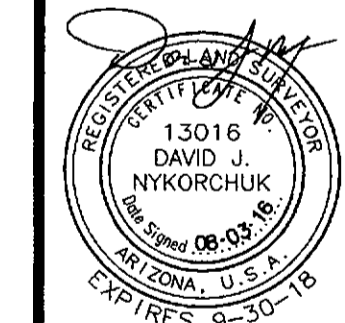
File Plan Review By:
Rick King 480.312.2372
rick.king@scottsdaleaz.gov



DAVID J. NYKORCHUK
NAME
REGISTERED LAND SURVEYOR # 13016

MINOR LAND DIVISION FOR WATERVIEW
ARIZONA
SCOTTSDALE

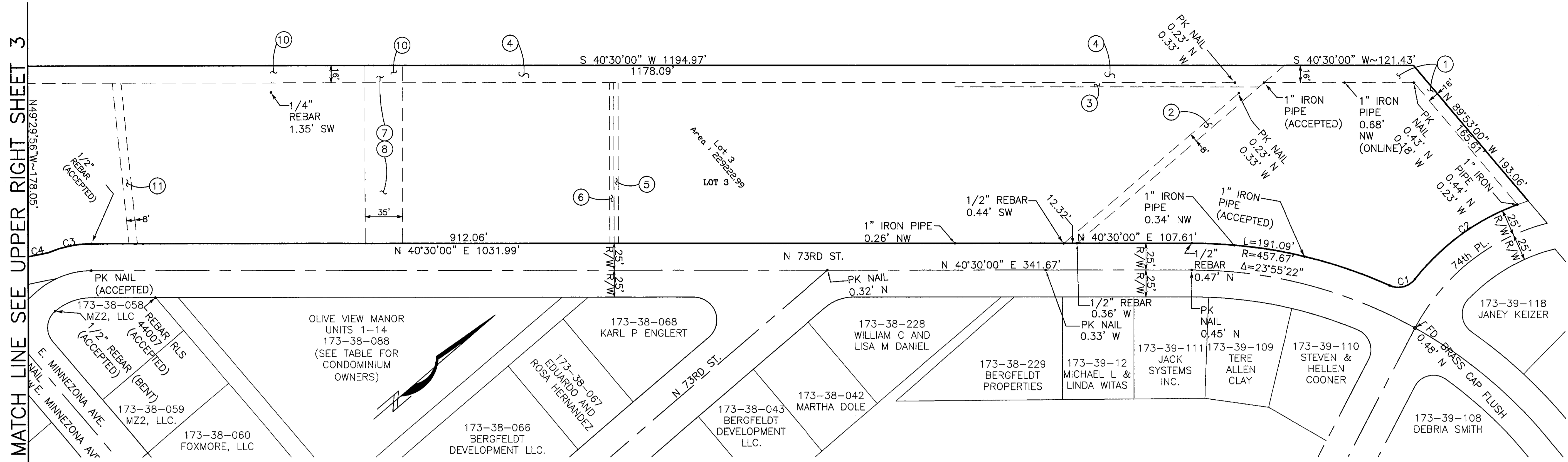
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CABA GRANDE, AZ 85122
D.N.A. INC.
CABA GRANDE
PHOENIX
(602) 271-9911
(602) 898-5501
CIVIL ENGINEERING
LAND SURVEYING
(602) 271-9985



JOB NO. 15-162
DATE 8/3/16
DRAWN Alexis
SCALE as shown
REVISIONS

SHEET 1 of 3

MATCH LINE SEE UPPER RIGHT SHEET 3



EXIST. R.O.W. AND EASEMENTS

- ① EAST PLAZA ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ② 8' ALLEY ABANDONED TO P.U.E. PER BOOK 224, PAGE 5 & DKT. 13099, PG. 508
- ③ 4' R/W DEDICATION PER BOOK 224, PAGE 5 & DKT. 13527, PG. 1314
- ④ EAST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑤ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 690
- ⑥ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 691
- ⑦ CENTER WALKWAY ESMT. PER 2010-74415
- ⑧ CENTER ALLEY CHIP WALKWAY ESMT. PER 2010-74415
- ⑨ CENTER ALLEY CHIP ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑩ WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- ⑪ 8' PUE PER BOOK 61, PAGE 48

LOT AREAS:

LOT 1-26,023.17 S.F., 0.5974 AC
 LOT 2-52,783.07 S.F., 1.2117 AC
 LOT 3-229,222.99 S.F., 5.2622 AC
 LOT 4-5,677.78 S.F., 0.1303 AC

OLIVE VIEW MANOR OWNERS*

- 173-38-075 KOREY A BOALS
- 173-38-076 CHRISTOPHER RHETT & GREGORY SCHUBERT
- 173-38-077 LAGRANT ENTERPRISES
- 173-38-078 STEVE H MACIA, TR.
- 173-38-079 KARL PENGLERT
- 173-38-080 RORY D HARDESTY
- 173-38-081 HUGO VILLAVICENCIO
- 173-38-082 JUSTIN SONG
- 173-38-083 ROGER A. COX
- 173-38-084 ROGER A. COX
- 173-38-085 WILLIAM & DEBBIE CRAWFORD
- 173-38-086 LISA YAHRAS
- 173-38-087 KATHLEEN A & DAVID GEIGER
- 173-38-088 JANET E. SHAW

*EACH OWNER HAS A 1/4 INTEREST IN OPEN SPACE

CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	26.42'	20.00'	75°41'16"
C2	130.87'	218.87'	34°15'35"
C3	41.58'	102.93'	23°08'35"
C4	19.28'	525.00'	02°06'13"

LINE DATA

No.	BEARING	DISTANCE
L1	N00°27'00"E	5.00'
L2	S89°53'00"E	64.46'
L3	S89°53'59"E	37.69'

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOTS 114 THROUGH 117, INCLUSIVE, SCOTTSDALE TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 70 OF MAPS, PAGE 4.

PARCEL NO. 2:
 UNITS 1 THROUGH 14, INCLUSIVE, MAGDALENA APARTMENTS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 14486, PAGE 1371 AND PLAT RECORDED IN BOOK 224 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT (FORMERLY LOT 18, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 3:
 UNITS 1 THROUGH 8, INCLUSIVE, CHEZ FRED CONDOMINIUMS, ACCORDING TO BOOK 229 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN THE COMMON ELEMENTS (FORMERLY LOT 13, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 4:
 LOTS 12, 14, 16 AND 17, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

LEGAL DESCRIPTION (CON'T.)

PARCEL NO. 5:
 LOT 15, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48;

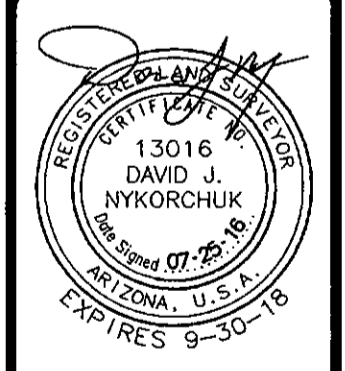
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:
 THAT PORTION OF LOT 15, DARYL ESTATES UNIT TWO, A SUBDIVISION RECORDED IN BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

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 (OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW ARIZONA
 PREPARED FOR:
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 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CABA GRANDE, AZ 85122
P. A. I. N. O.
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 PHOENIX CABA GRANDE
 (602) 271-9811 (602) 888-5501
 (602) 271-9885 (602) 271-9885



JOB NO. 15-162
 DATE 8/3/16
 DRAWN Alexis
 SCALE as shown
 REVISIONS

LEGAL DESCRIPTION (CONT.)
PARCEL NO. 4:

LOTS 12 DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 7:

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14, SAFARI SHADOWS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15673, PAGE 460 AND PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AN UNDIVIDED INTEREST IN AN TO THE GENERAL COMMON AREA AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

PARCEL NO. 8:

LOTS 7 AND 8, DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 9:

LOT TEN (10), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 10:

THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 10.

PARCEL NO. 11:

THE SOUTH 6.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THE EAST 77.00 FEET THEREOF.

PARCEL NO. 12:

LOT NINE (9), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 13:

THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9.

PARCEL NO. 14:

THE SOUTH 7.00 FEET OF THE EAST 77.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 15:

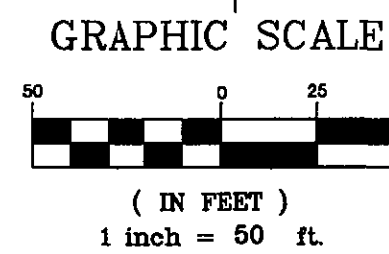
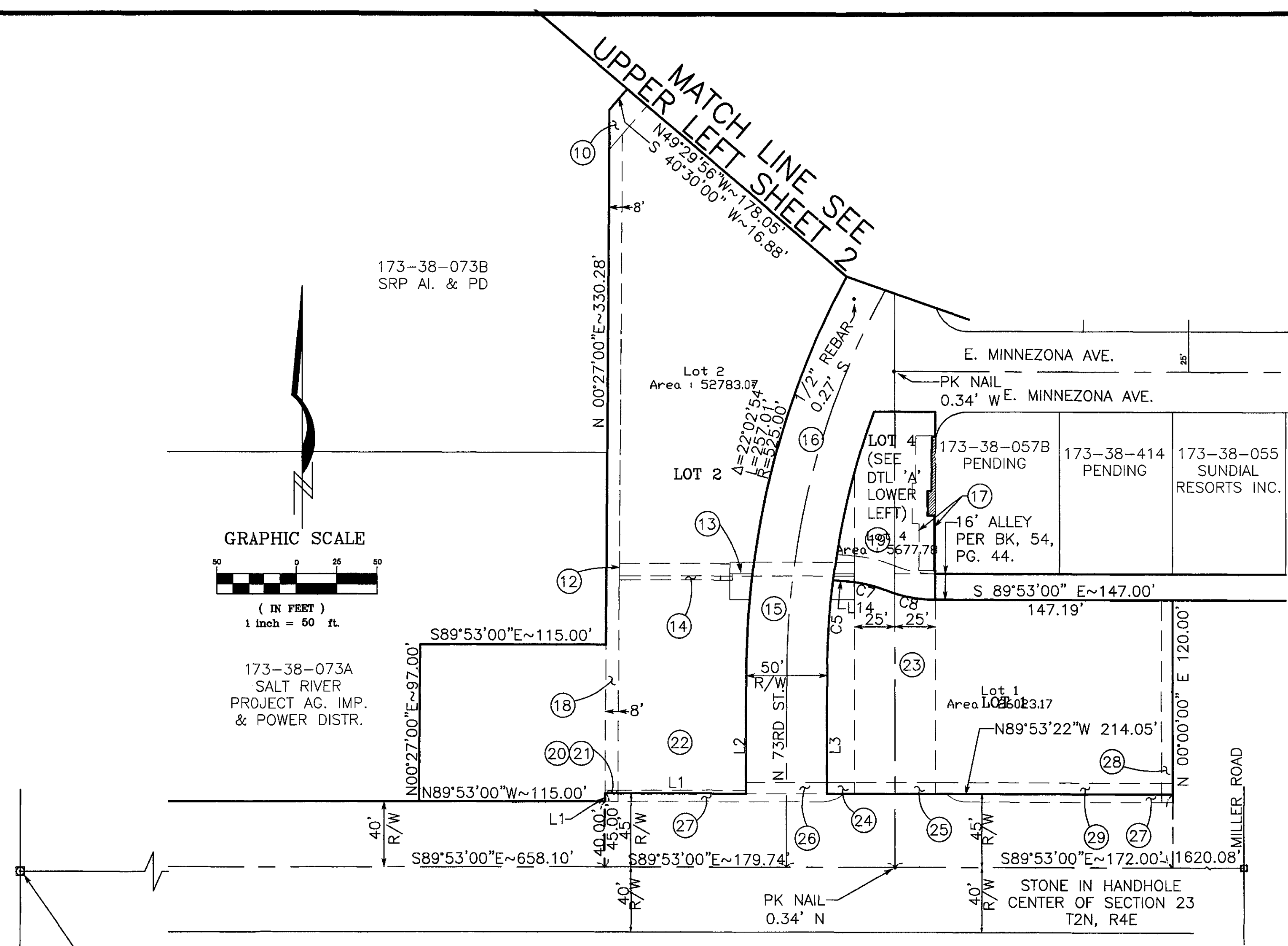
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 658.10 FEET TO A POINT FROM WHENCE A FOUND STONE IN A HANDHOLE AT THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1971.82 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST FROM SAID POINT A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 97.00 FEET;
 THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG A LINE 137 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 97.00 FEET TO THE TRUE POINT OF BEGINNING.



BRASS CAP IN HANDHOLE W 1/4 COR SECTION 23 T2N, R4E

CURVE DATA

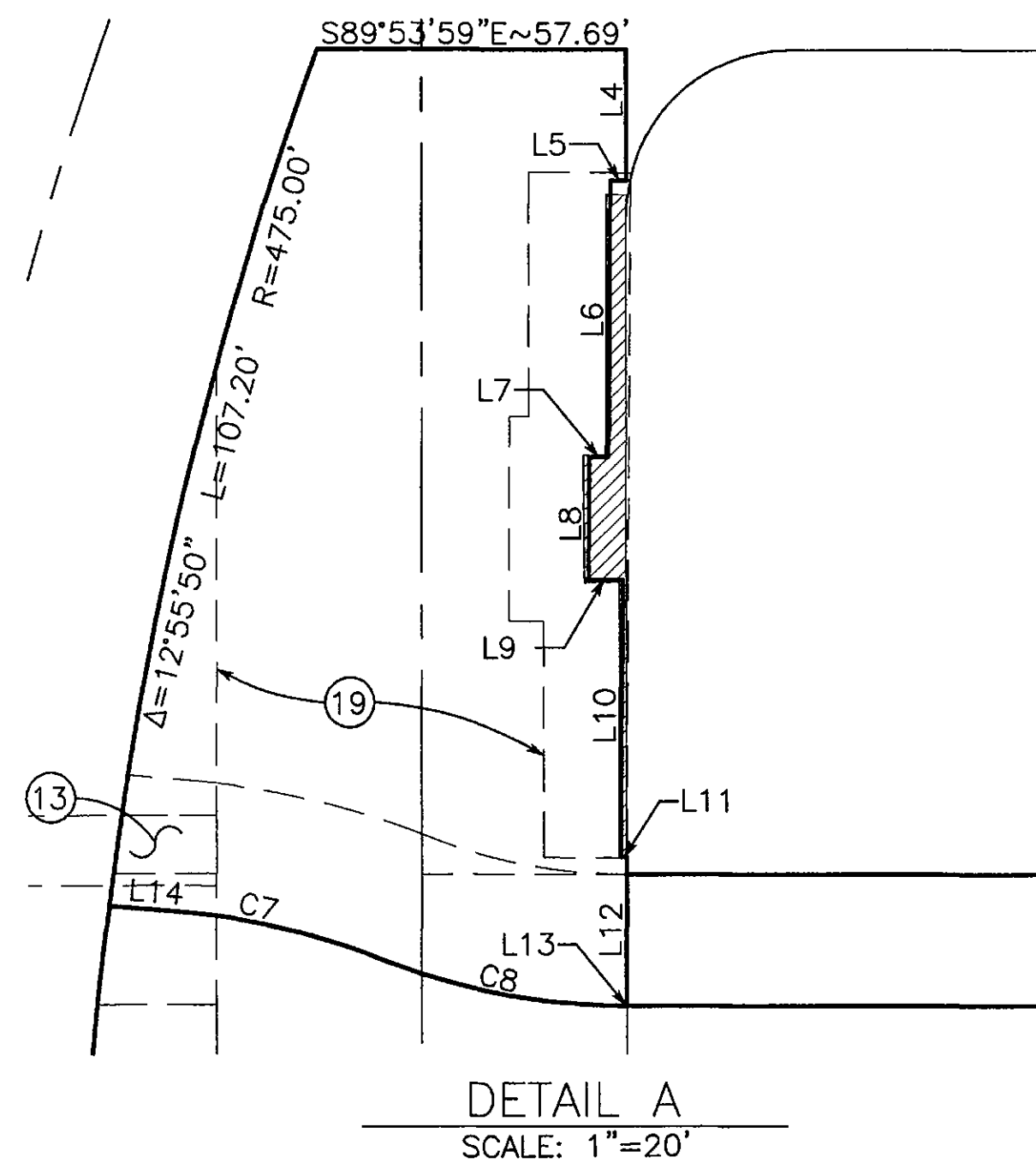
No.	LENGTH	RADIUS	DELTA
C1	26.42'	20.00'	75°41'16"
C2	130.87'	218.87'	34°15'35"
C3	41.58'	102.93'	23°08'35"
C4	36.61'	525.00'	03°59'45"
C5	47.17'	475.00'	5°41'22"
C6	119.29'	475.00'	14°23'22"
C7	24.36'	84.00'	16°36'54"
C8	30.64'	82.00'	21°24'29"

LINE DATA

No.	BEARING	DISTANCE
L1	N89°53'59"W	87.35'
L2	N00°07'07"E	72.91'
L3	N00°07'23"E	72.93'
L4	S00°00'00"E	15.92'
L5	N89°35'38"W	1.93'
L6	S00°24'22"W	33.50'
L7	N89°35'38"W	2.33'
L8	S00°24'22"W	15.00'
L9	S89°35'38"E	4.17'
L10	S00°24'22"W	33.50'
L11	S89°35'38"E	0.67'
L12	S00°00'00"E	18.07'
L13	N89°53'00"W	0.19'
L14	N85°01'22"W	9.39'

LOT AREAS:

LOT 1-26,023.17 S.F., 0.5974 AC
 LOT 2-52,783.07 S.F., 1.2117 AC
 LOT 3-229,222.99 S.F., 5.2622 AC
 LOT 4-5,677.78 S.F., 0.1303 AC



EXIST. R.O.W. AND EASEMENTS

- 10 WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
- 12 ALLEY ABANDONED PER BOOK 10 OF ROAD MAPS, PAGE 29 - P.U.E. PER DKT. 1889, PG. 285
- 13 ELEC. ESMT. PER DKT. 1878, PG. 395
- 14 4' TEL. ESMT. PER DKT. 2047, PG. 418
- 15 TUNNEL PARCEL R/W DEDICATION PER 2010-74414
- 16 R/W DEDICATION PER 2010-74414 CENTER 73RD
- 17 MAINTENANCE ESMT 2015-0510525
- 18 CAMELBACK ALLEY ABANDONMENT PER 2010-108517
- 19 STREET ABANDONMENT PER 2010-108517 (NORTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
- 20 CAMELBACK ALLEY CHIP ABANDONMENT PER 2010-108517
- 21 CAMELBACK ALLEY CHIP ACCESS ESMT. PER 2010-74415 HELD AS ACCESS & P.U.E.
- 22 CAMELBACK CENTER WALKWAY ACCESS ESMT. PER 2010-74415.
- 23 STREET ABANDONMENT PER 2010-108517 (SOUTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
- 24 CAMELBACK SOUTH CHIP WALKWAY ACCESS ESMT. PER 2010-74415
- 25 CAMELBACK BUCKBOARD ABANDONMENT PER 2010-108517 HELD AS STREET ESMT. & P.U.E. WALKWAY ACCESS ESMT. PER 2010-74415.
- 26 R/W DEDICATION PER 2010-74414
- 27 5' R/W DEDICATION PER 2010-74414
- 28 ELEC. ESMT. PER DKT. 1807, PG. 432.
- 29 CAMELBACK EAST WALKWAY ACCESS ESMT. PER 2010-74415

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D. N. A. IN C.
CIVIL ENGINEERING
LAND SURVEYING

REGISTERED PROFESSIONAL ENGINEER
 13016 DAVID J. NYKORCHUK
 06-008-008
 ARIZONA, U.S.A.
 EXPIRES 9-30-15

JOB NO. 15-162
 DATE 8/3/16
 DRAWN Alexis
 SCALE as shown
 REVISIONS

PLAT SHEET 3 of 3