

**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**



DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS: THAT SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME " " 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 EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

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.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

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

DATED THIS DAY OF 20 SCOTTSDALE CANAL HOLDINGS, LLC. BY ITS

ACKNOWLEDGEMENT

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

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 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.

MINOR SUBDIVISION PLAT FOR : PART OF VALLEY PLAZA 6806 & 6816 EAST INDIAN SCHOOL ROAD SCOTTSDALE, ARIZONA 85251

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, 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: dnaengr@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

ZONING DATA

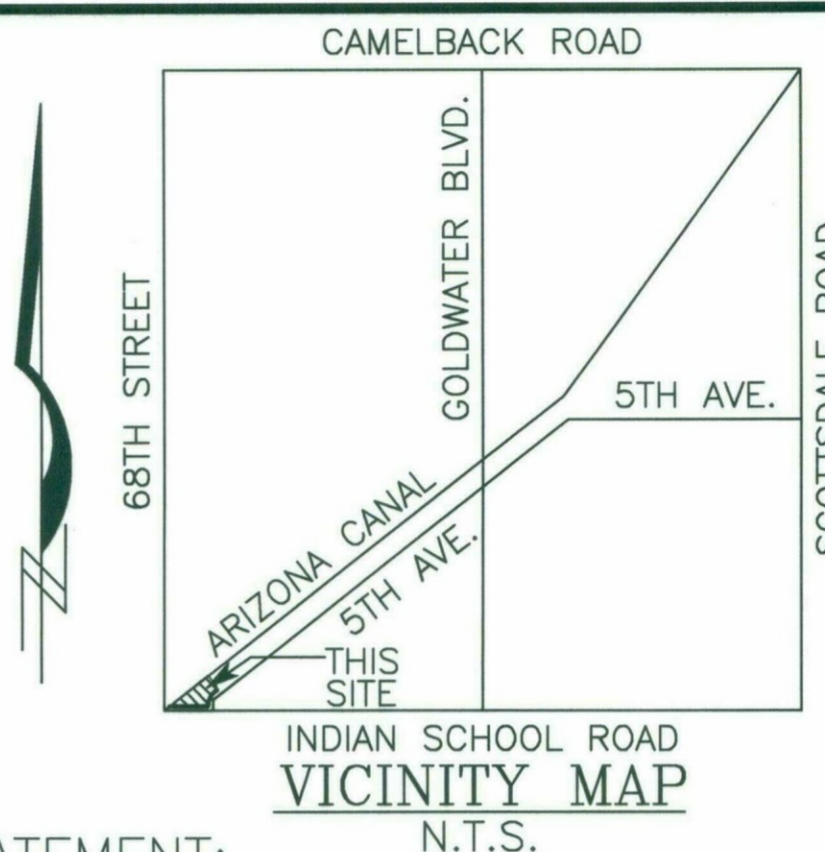
DISTRICT: C-2 CENTRAL BUSINESS DISTRICT THIS DISTRICT INCLUDES USES USUALLY ASSOCIATED WITH OFFICE AND RETAIL SHOPPING DEVELOPMENTS, TYPICALLY LOCATED NEAR RESIDENTIAL NEIGHBORHOODS.

REFERENCE DOCUMENTS

"VALLEY PLAZA" SUBDIVISION PLAT BK. 72 OF MAPS, PG. 28 DAT

ALTA SURVEY DONE BY SRP

ALTA SURVEY DONE BY DNA



INDIAN SCHOOL ROAD VICINITY MAP N.T.S.

FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X FOR OTHER AREA' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C2235L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

ZONE 'X FOR OTHER AREAS' DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING:

THE MONUMENT LINE OF INDIAN SCHOOL ROAD PER THE PLAT OF VALLEY PLAZA RECORDED IN BOOK 72 OF MAPS, PAGE 28. N 90°00'00" E, AS SHOWN HEREON.

APPROVALS

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

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 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: CHIEF DEVELOPMENT OFFICER DATE

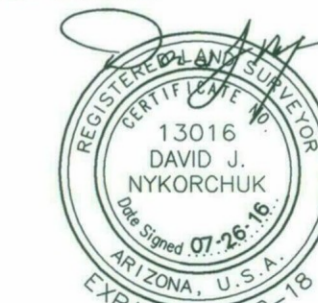
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD(DRB) CAS No. AND STAFF APPROVAL CASE(S) No. AND ALL CASE RELATED STIPULATIONS.

BY: PLAT COORDINATOR DATE

LAND SURVEYOR'S CERTIFICATION

- 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



LEGEND OF SYMBOLS:

- PROPERTY LINE
CENTER LINE
NON VEHICLE ACCESS EASEMENT (NVAE)
RIGHT OF WAY EASEMENT
FOUND PIN
BRASS CAP IN HANDHOLE

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

MINOR LAND DIVISION FOR WATERVIEW ARIZONA SCOTTSDALE

340 E. WILLETTA STREET, PHOENIX, AZ 85004 314 E. 8th STREET, CASA GRANDE, AZ 85122 D.N.A. INC. CIVIL ENGINEERING LAND SURVEYING



JOB NO. 15-162 DATE 9/15/16 DRAWN Alexis SCALE as shown REVISIONS

SHEET 1 of 2



**LEGAL DESCRIPTION:**

**PARCEL NO. 1:**  
 LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

**PARCEL NO. 2:**  
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1906, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 158.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.19 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 3:**  
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

**LEGAL DESCRIPTION(CON'T):**

PARCEL 3 CONTINUED:

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 4:**

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073886 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 363.83 FEET;

THENCE SOUTH 38 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 363.83 FEET;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

**PARCEL NO. 5:**

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 390.54 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 120.00 FEET, THEN SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST 40.38 FEET, THEN NORTH 4 DEGREES 57 MINUTES 51 SECONDS WEST 29.89 FEET, THEN NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 95.00 FEET TO THE POINT OF BEGINNING.

**EASEMENTS**

- ① EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES. DKT. 1825, PG. 130.
- ② EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES DKT. 1825, PG. 133.
- ③ EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSE APRIL 02, 1969. DKT. 7546, PG. 524. No. 2010-0738032
- ④ EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DOC. No. 95-586700.
- ⑤ EASEMENT FOR ROW & INCIDENTAL PURPOSES. No. 2010-0072428
- ⑥ ALLEY ABANDONMENT, HELD AS P.U.E PER RESOLUTION No. 7674 REC. JAN 28, 2010. No. 2010-073886
- ⑦ EASEMENT FOR ELECTRICAL TRANSMISSION LINES BK. 339, PG. 146(INSUFFICIENT INFORMATION)
- ⑧ 1' VEHICULAR NON-ACCESS EASEMENT. No. 2010-72427.
- ⑨ 35' SET BACK LINE BK. 72, PG. 28.
- ⑩ ALLEY DEDICATION PER. DOC. NO. 2010-72426.

**EXISTING PARCEL AREAS:**

PARCEL NO. 1 NET	- 4,115.39 SQUARE FEET	0.094 ACRES
PARCEL NO. 2 NET	- 24,900.56 SQUARE FEET	0.572 ACRES
PARCEL NO. 3 NET	- 13,126.28 SQUARE FEET	0.301 ACRES
PARCEL NO. 4 NET	- 5,818.07 SQUARE FEET	0.134 ACRES
PARCEL NO. 5 NET	- 3,084.90 SQUARE FEET	0.071 ACRES

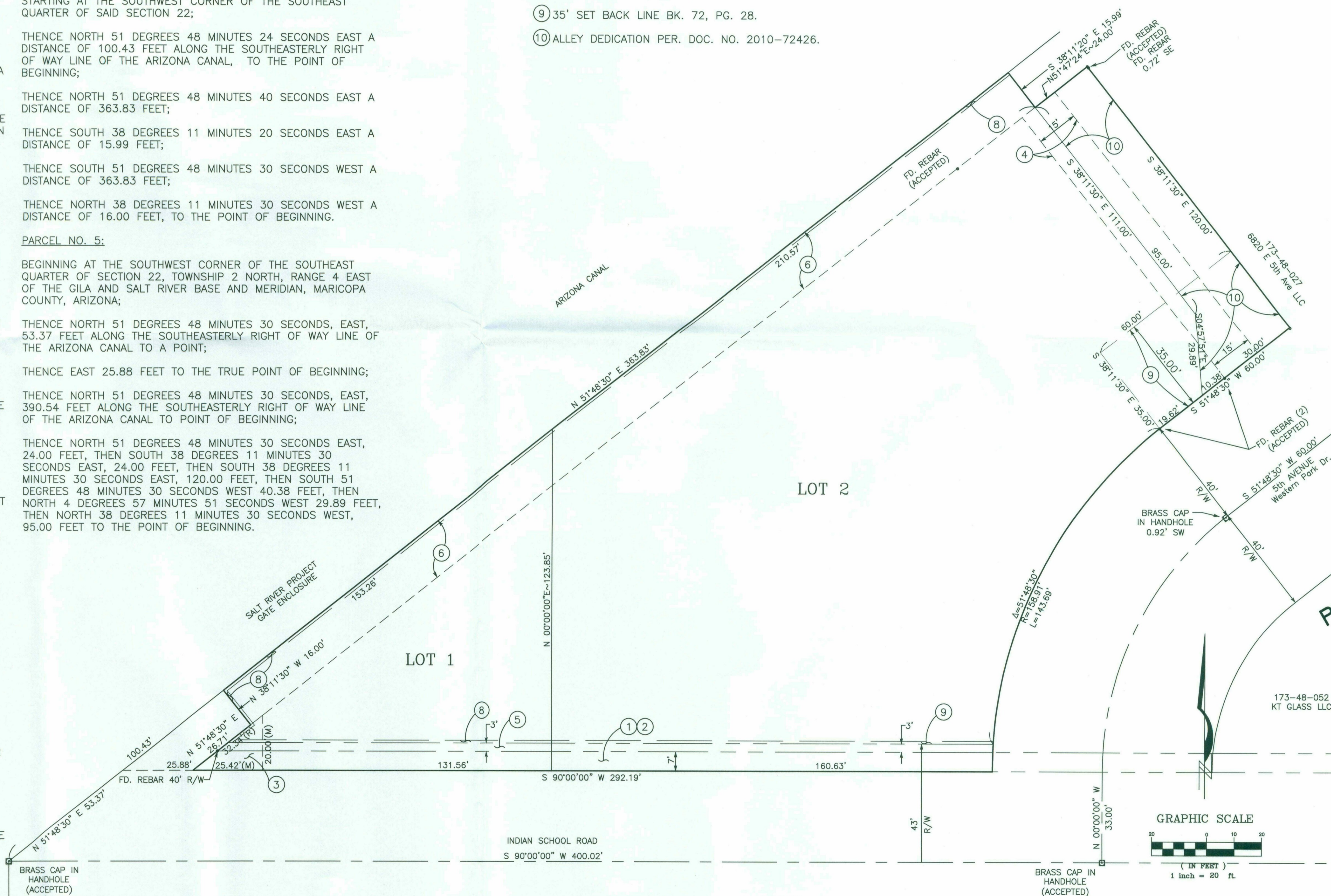
TOTAL NET AREA - 51,045.20 SQUARE FEET 1.172 ACRES

**ASSESSORS PARCEL NUMBERS:**

173-48-026A  
 173-48-025A  
 173-48-048D  
 173-48-048E

**NEW LOT AREAS:**

LOT 1-9158.93 S.F., 0.2103 AC.  
 LOT 2-41,886.16 S.F. 0.9616 AC.



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

ALTA/NPS LAND TITLE SURVEY OF  
**PART OF VALLEY PLAZA**  
 Scottsdale, Arizona 85251  
 PREPARED FOR:  
 6806 & 6816 East Indian School Road  
**DAVID EVANS AND ASSOCIATES, INC.**  
 4600 East Washington Street, Suite 250  
 Phoenix, Arizona 85034

PHOENIX  
**CASA GRANDE**  
 (602) 271-9911 (602) 888-6601  
 FAX: (602) 271-9985  
 EMAIL: [cheang@quod.com](mailto:cheang@quod.com)

**D.N.A. INC.**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 340 E. WILLETTA STREET, PHOENIX, AZ 85004  
 314 E. 8th STREET, CASA GRANDE, AZ 85222

REGISTERED LAND SURVEYOR  
 STATE OF ARIZONA, U.S.A.  
 No. 09-16-18  
 EXPIRES 9-30-18

**PRELIMINARY**

**JOB NO.**  
 16-154

**DATE**  
 9/15/16

**DRAWN**  
 Alexis

**SCALE**  
 1" = 20'

**REVISIONS**

SURVEY

**SHEET**  
 2 OF 2



DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS: THAT SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME " " 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, TILTY, 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 EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

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.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

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

DATED THIS 20 DAY OF 20 SCOTTSDALE CANAL HOLDINGS, LLC. BY ITS

ACKNOWLEDGEMENT

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

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 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.

MINOR SUBDIVISION PLAT FOR :
PART OF VALLEY PLAZA
6806 & 6816 EAST INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA 85251

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, 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: dnaengr@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

ZONING DATA

DISTRICT: C-2
CENTRAL BUSINESS DISTRICT
THIS DISTRICT INCLUDES USES USUALLY ASSOCIATED WITH OFFICE AND RETAIL SHOPPING DEVELOPMENTS, TYPICALLY LOCATED NEAR RESIDENTIAL NEIGHBORHOODS.

REFERENCE DOCUMENTS

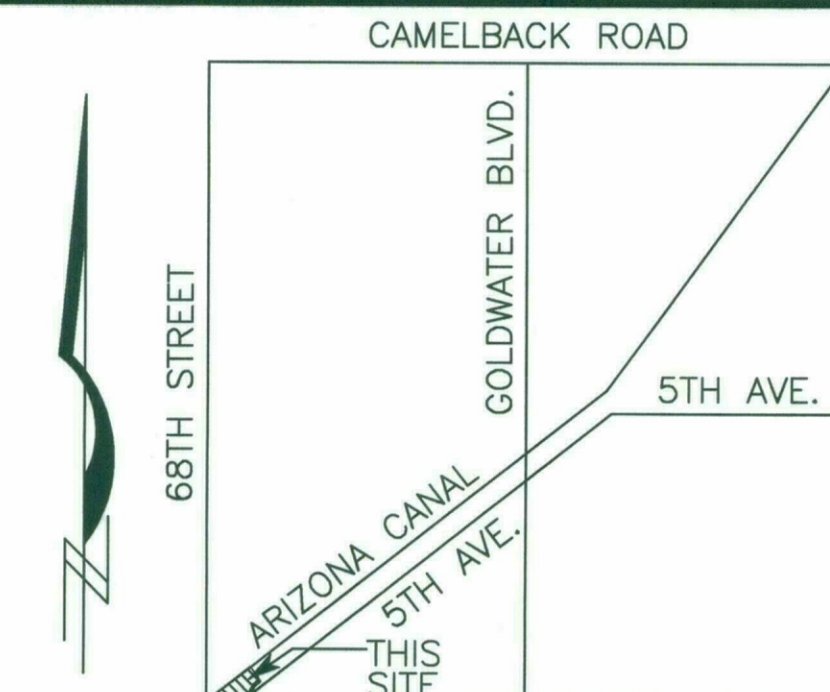
"VALLEY PLAZA" SUBDIVISION PLAT BK. 72 OF MAPS, PG. 28 DAT

ALTA SURVEY DONE BY SRP

ALTA SURVEY DONE BY DNA

LEGEND OF SYMBOLS:

- PROPERTY LINE
CENTER LINE
NON VEHICLE ACCESS EASEMENT (NVAE)
RIGHT OF WAY EASEMENT
FOUND PIN
BRASS CAP IN HANDHOLE



INDIAN SCHOOL ROAD
VICINITY MAP
N.T.S.

FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X FOR OTHER AREA' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C2235L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

ZONE 'X FOR OTHER AREAS' DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING:

THE MONUMENT LINE OF INDIAN SCHOOL ROAD PER THE PLAT OF VALLEY PLAZA RECORDED IN BOOK 72 OF MAPS, PAGE 28. N 90°00'00" E, AS SHOWN HEREON.

APPROVALS

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

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 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: CHIEF DEVELOPMENT OFFICER DATE

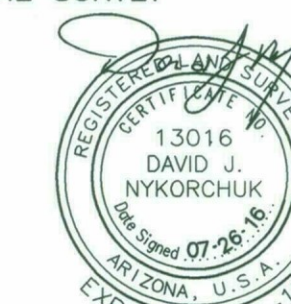
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD(DRB) CAS No. AND STAFF APPROVAL CASE(S) No. AND ALL CASE RELATED STIPULATIONS.

BY: PLAT COORDINATOR DATE

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.

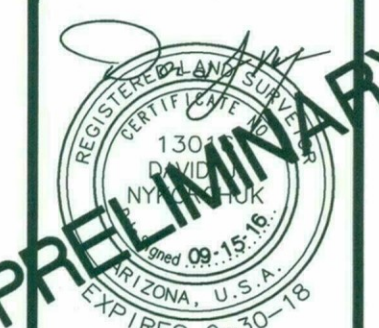
DAVID J. NYKORCHUK
NAME
REGISTERED LAND SURVEYOR # 13016



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

MINOR LAND DIVISION FOR WATERVIEW
SCOTTSDALE
ARIZONA

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85122
D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
PHOENIX (602) 271-9911 (602) 838-6501
FAX: (602) 271-9985



JOB NO. 15-162
DATE 9/15/16
DRAWN Alexis
SCALE as shown
REVISIONS

SHEET 1 of 2



LEGAL DESCRIPTION:

PARCEL NO. 1: LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

PARCEL NO. 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1906, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 158.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.19 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

LEGAL DESCRIPTION(CON'T):

PARCEL 3 CONTINUED:

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073886 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 363.83 FEET;

THENCE SOUTH 38 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 363.83 FEET;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 5:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 390.54 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 120.00 FEET, THEN SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST 40.38 FEET, THEN NORTH 4 DEGREES 57 MINUTES 51 SECONDS WEST 29.89 FEET, THEN NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 95.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS

- 1 EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES. DKT. 1825, PG. 130.
2 EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES DKT. 1825, PG. 133.
3 EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSE APRIL 02, 1969. DKT. 7546, PG. 524. No. 2010-0738032
4 EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DOC. No. 95-586700.
5 EASEMENT FOR ROW & INCIDENTAL PURPOSES. No. 2010-0072428
6 ALLEY ABANDONMENT, HELD AS P.U.E PER RESOLUTION No. 7674 REC. JAN 28, 2010. No. 2010-073886
7 EASEMENT FOR ELECTRICAL TRANSMISSION LINES BK. 339, PG. 146(INSUFFICIENT INFORMATION)
8 1' VEHICULAR NON-ACCESS EASEMENT. No. 2010-72427.
9 35' SET BACK LINE BK. 72, PG. 28.
10 ALLEY DEDICATION PER. DOC. NO. 2010-72426.

EXISTING PARCEL AREAS:

PARCEL NO. 1 NET - 4,115.39 SQUARE FEET 0.094 ACRES
PARCEL NO. 2 NET - 24,900.56 SQUARE FEET 0.572 ACRES
PARCEL NO. 3 NET - 13,126.28 SQUARE FEET 0.301 ACRES
PARCEL NO. 4 NET - 5,818.07 SQUARE FEET 0.134 ACRES
PARCEL NO. 5 NET - 3,084.90 SQUARE FEET 0.071 ACRES

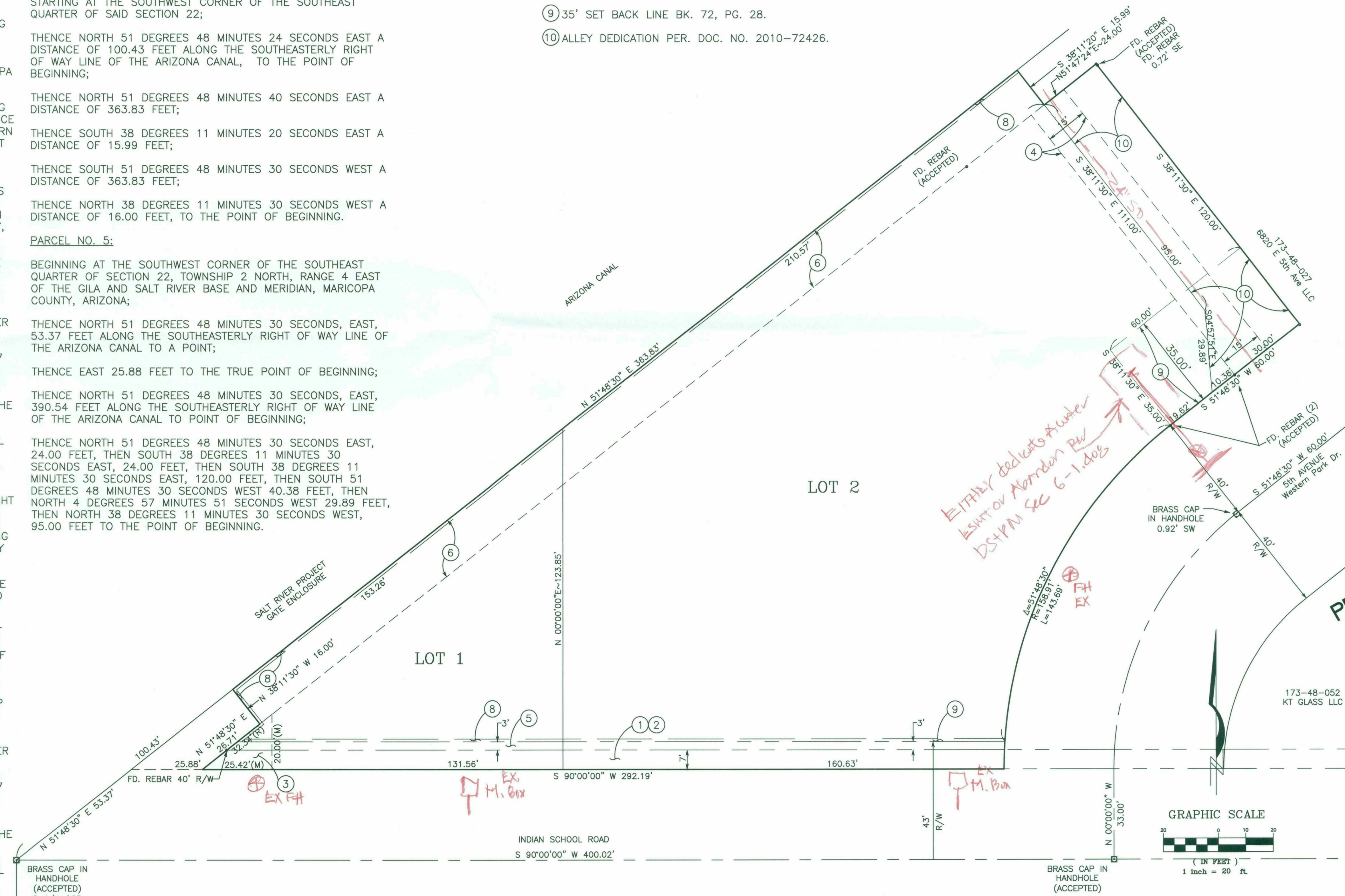
TOTAL NET AREA - 51,045.20 SQUARE FEET 1.172 ACRES

ASSESSORS PARCEL NUMBERS:

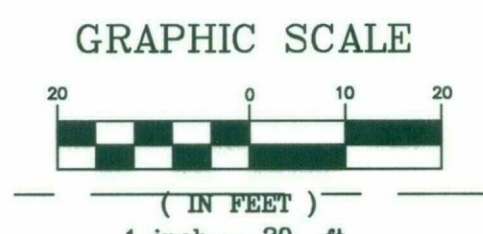
173-48-026A
173-48-025A
173-48-048D
173-48-048E

NEW LOT AREAS:

LOT 1-9158.93 S.F. , 0.2103 AC.
LOT 2-41,886.16 S.F. 0.9616 AC.



Handwritten red notes: 'EITHER dedicates to water easmt or Abandon R/W DSTM SEC 6-1-008'



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

ALTA/NPS LAND TITLE SURVEY OF
PART OF VALLEY PLAZA
6806 & 6816 East Indian School Road
Scottsdale, Arizona 85251
PREPARED FOR:
DAVID EVANS AND ASSOCIATES, INC.
4600 East Washington Street, Suite 250
Phoenix, Arizona 85034

PHOENIX CASA GRANDE
(602) 271-9811 (502) 858-5501
FAX: (602) 271-9885
EMAIL: cheng@nod.com
D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222



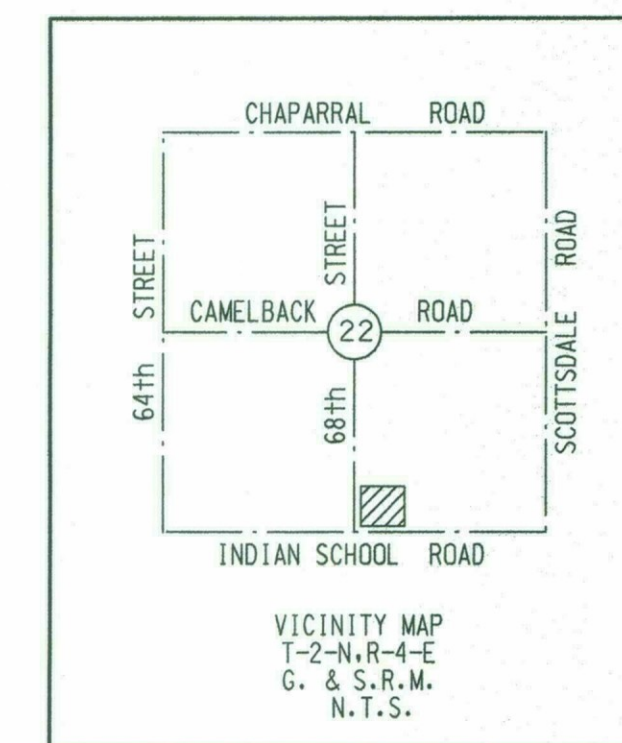
Table with columns: JOB NO. (16-154), DATE (9/15/16), DRAWN (Alexis), SCALE (1" = 20'), REVISIONS.



# ALTA / ACSM LAND TITLE SURVEY

## 2011 Minimum Standard Detail Requirements

A PORTION OF THE SOUTHEAST QUARTER, SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA  
OWNER:



### SCHEDULE B - SECTION II

- 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 17, 2016 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. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- 3 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 4 ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CITY OF SCOTTSDALE DOWNTOWN ENHANCED MUNICIPAL SERVICES DISTRICT NO. 1. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- 5 AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES (NOT PLOTTABLE)  
RECORDING NO.: BOOK 339 OF DEEDS PAGE 146
- 6 AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES  
RECORDING NO.: DOCKET NO 1825 PAGE 130
- 7 AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES  
RECORDING NO.: DOCKET NO 1825 PAGE 133
- 8 AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES  
RECORDING NO.: DOCKET 7546 PAGE 524 NO 2010-0738032
- 9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED FEBRUARY 3, 2009 AS 2009-91037 OF OFFICIAL RECORDS.
- 10 ALL MATTERS AS SET FORTH IN COVENANT REGARDING CANAL BANK IMPROVEMENTS, RECORDED JANUARY 28, 2010 AS 2010-0072425 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT PLOTTABLE)
- 11 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "VEHICULAR NON-ACCESS EASEMENT" RECORDED JANUARY 28, 2010 AS 2010-72427 OF OFFICIAL RECORDS.
- 12 AN EASEMENT FOR ROAD & UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES  
OFFICIAL RECORDS.  
RECORDING NO.: DOCUMENT NO. 2010-0072428
- 13 ALL MATTERS AS SET FORTH IN PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT, RECORDED JANUARY 28, 2010 AS 2010-0072429 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT PLOTTABLE)
- 14 ALL MATTERS AS SET FORTH IN RESOLUTION NO. 7674, RECORDED JANUARY 28, 2010 AS 2010-73886 OF OFFICIAL RECORDS.
- 23 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/ NSPS SURVEY.
- 24 THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
- 25 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

END OF SCHEDULE B - SECTION II

### TITLE REPORT INFORMATION

THIS SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO.: NCS-788904-PHX1 EFFECTIVE DATE: APRIL 26, 2016 AT 7:30 A.M.

ITEMS 1 THROUGH 4, 9, 10, 13 AND 23 THROUGH 25 CANNOT BE PLOTTED  
ITEMS 5 THROUGH 8, 11, 12 AND 14 ARE PLOTTED HEREON.

### BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T2N, R4E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING N90°00'00"E AS SHOWN ON VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS, PAGE 28.

### ACCESS

CURRENT ACCESS TO THE SUBJECT PROPERTY VIA E. INDIAN SCHOOL ROAD.

### REFERENCES

BOOK 72 OF MAPS, PAGE 28, MCR.

### LEGAL DESCRIPTION

#### PARENT PARCEL

PARCEL NO. 1 (NCS-788904-PHX1)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22,

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.88 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN:

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38°11'30" WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1 VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

#### RESOLUTION NO. 7674 (ALLEY ABANDONMENT) - EXHIBIT "A" PER 2010-0073886, M.C.R.

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE NORTH 51°48'24" EAST, A DISTANCE OF 100.43 FEET, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING:

THENCE NORTH 51°48'40" EAST, A DISTANCE OF 363.83 FEET,

THENCE SOUTH 38°11'20" EAST, A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51°48'30" WEST, A DISTANCE OF 363.83 FEET,

THENCE NORTH 38°11'30" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

#### SUBJECT PROPERTY:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PART OF THAT 16.00 FOOT ALLEY DESCRIBED IN BOOK 72 OF MAPS, PAGE 28, ABANDONED IN INSTRUMENT #2010-0073886, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 (BRASS CAP IN HANDHOLE), FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 22 (BRASS CAP IN HANDHOLE) BEARS NORTH 90°00'00" EAST, A DISTANCE OF 2622.17 FEET (BASIS OF BEARINGS);

THENCE NORTH 51°48'30" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA CANAL PER BOOK 72 OF MAPS, PAGE 28, M.C.R., A DISTANCE OF 53.37 FEET TO A LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE ALONG SAID PARALLEL LINE, NORTH 90°00'00" EAST, A DISTANCE OF 25.62 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 51°50'36" EAST, A DISTANCE OF 27.01 FEET;

THENCE NORTH 38°09'24" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA CANAL;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 51°50'36" EAST, A DISTANCE OF 152.86 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 123.71 FEET TO A LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID PARALLEL LINE, NORTH 90°00'00" WEST, A DISTANCE OF 131.56 FEET TO THE POINT OF BEGINNING.

### NOTES

- 1) TABLE A ITEM 1, MONUMENTS TO BE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY IF AND WHEN SRP TAKES POSSESSION OF THE PROPERTY. A RESULTS OF SURVEY WILL BE RECORDED AT THAT TIME.
- 2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REBUILDING ADDITIONS WITHIN RECENT MONTHS EXISTS.
- 3) NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXISTS.
- 4) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- 5) UNDERGROUND UTILITY INFORMATION WAS PROVIDED BY ARIZONA BLUESTAKE. NO WARRANTY IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID MARKINGS.
- 6) AN ADDRESS IS UNAVAILABLE FOR SUBJECT PARCEL.
- 7) CURRENT ZONING CLASSIFICATION NOT PROVIDED BY INSURER.
- 8) ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- 9) MONUMENTS NOTED AS SET WILL BE SET UPON ACQUIRING PROPERTY.

### FLOOD ZONE

THIS AREA IS SHOWN AS BEING WITHIN ZONE "AH", PER FIRM MAP 04013C2665E, DATED DECEMBER 3, 1993 BY GRAPHIC PLOTTING ONLY.

### AREA

PARENT PARCEL: 13,125 SQUARE FEET, 0.30 ACRES, MORE OR LESS  
SUBJECT PROPERTY: 9,144 SQUARE FEET, 0.21 ACRES, MORE OR LESS

### ARS 32-151 CERTIFY; CERTIFICATION

PER ARS 32-151 DEFINITION OF "CERTIFY; CERTIFICATION" THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSION OR IMPLIED WARRANTY OR GUARANTEE.

### CERTIFICATION

TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1 THROUGH 4, 6 THROUGH 11, AND 16 THROUGH 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL, 2016.

STAN DICKEY  
REGISTERED LAND SURVEYOR # 32224  
P.O. BOX 52025  
PHOENIX, AZ 85072-2025  
602-236-3153



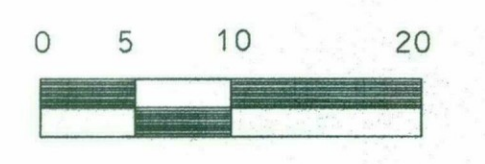
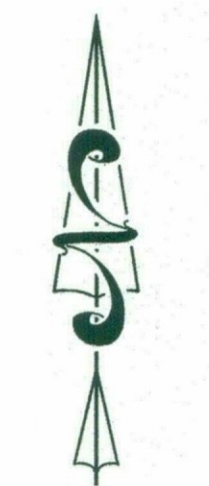
REGISTRATION  
EXPIRES: 03-31-16  
NOT FOR RECORDATION  
(SEE TABLE A,  
ITEM 1 NOTE)

REVISION: 0	JOB NUMBER: 11849 / 1000037890	SCALE: N.T.S.	DRAWING SIZE: 24" X 36"	SHEET: 1 OF 2
CUSTOMER:	DEPARTMENT: LAND	CHK'D BY:	FILE:	PROJECTS: ALTA/11849
CREW CHIEF:	FIELD DATE: 4/20/16			COUNTY: MARICOPA
SVY TECH:	COMPL. DATE: 7/14/16			

SE 1/4 SEC 22  
T-2-N, R-4-E  
21.6 E - 8.1 N

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY



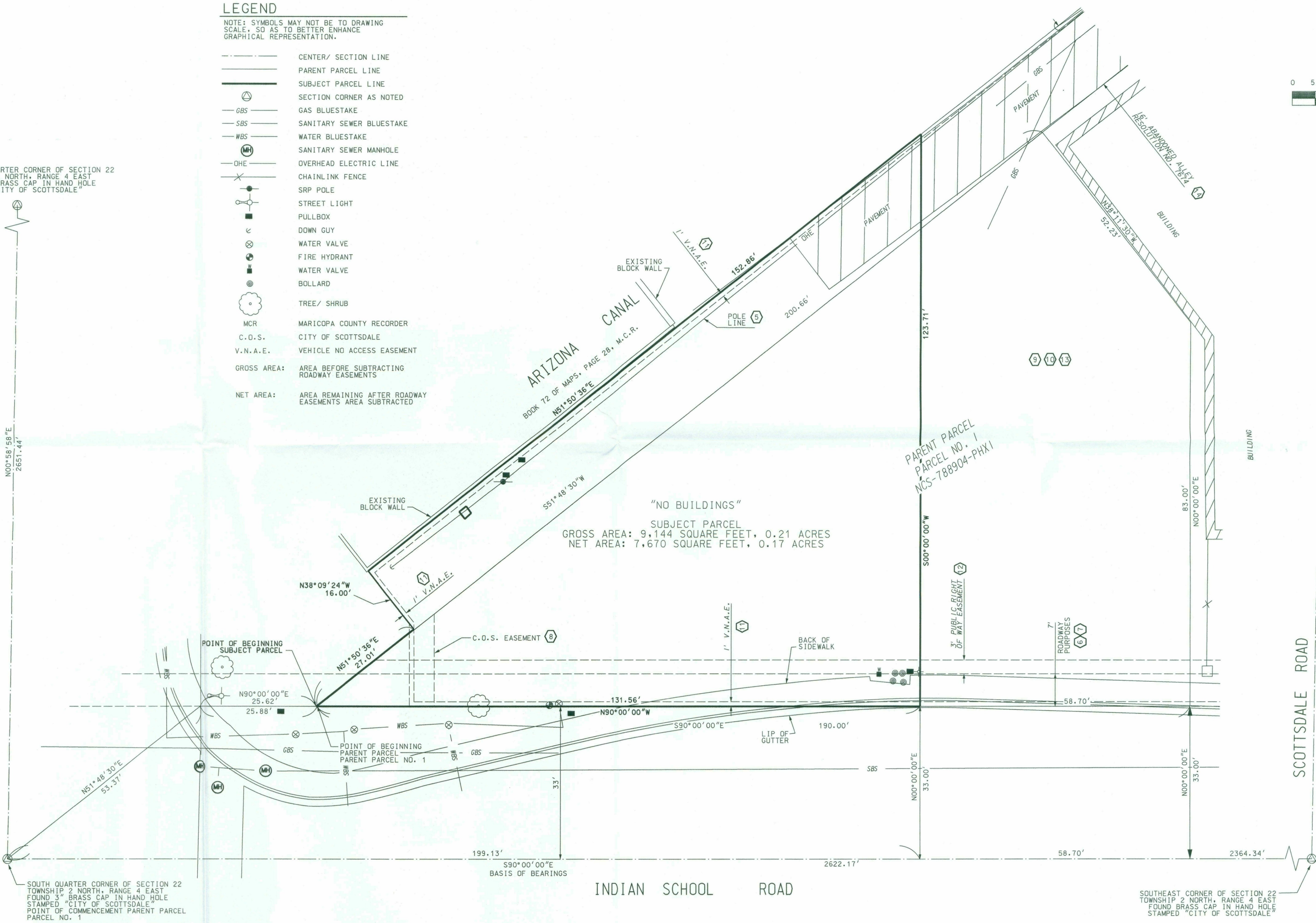


**LEGEND**  
 NOTE: SYMBOLS MAY NOT BE TO DRAWING SCALE, SO AS TO BETTER ENHANCE GRAPHICAL REPRESENTATION.

- CENTER/ SECTION LINE
- PARENT PARCEL LINE
- SUBJECT PARCEL LINE
- ⊙ SECTION CORNER AS NOTED
- GBS GAS BLUESTAKE
- SBS SANITARY SEWER BLUESTAKE
- WBS WATER BLUESTAKE
- ⊙ MH SANITARY SEWER MANHOLE
- OHE OVERHEAD ELECTRIC LINE
- X CHAINLINK FENCE
- SRP POLE
- ⊙ STREET LIGHT
- PULLBOX
- ⊙ DOWN GUY
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ BOLLARD
- ⊙ TREE/ SHRUB
- MCR MARICOPA COUNTY RECORDER
- C.D.S. CITY OF SCOTTSDALE
- V.N.A.E. VEHICLE NO ACCESS EASEMENT
- GROSS AREA: AREA BEFORE SUBTRACTING ROADWAY EASEMENTS
- NET AREA: AREA REMAINING AFTER ROADWAY EASEMENTS AREA SUBTRACTED

CENTER QUARTER CORNER OF SECTION 22  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND 3" BRASS CAP IN HAND HOLE  
 STAMPED "CITY OF SCOTTSDALE"

68TH STREET  
 N00°58'58"E  
 2651.44'



SOUTH QUARTER CORNER OF SECTION 22  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND 3" BRASS CAP IN HAND HOLE  
 STAMPED "CITY OF SCOTTSDALE"  
 POINT OF COMMENCEMENT PARENT PARCEL  
 PARCEL NO. 1

SOUTHEAST CORNER OF SECTION 22  
 TOWNSHIP 2 NORTH, RANGE 4 EAST  
 FOUND BRASS CAP IN HAND HOLE  
 STAMPED "CITY OF SCOTTSDALE"

REVISION: 0	JOB NUMBER: 11849/ 1000037980	SCALE: 1" = 10'	DRAWING SIZE: 24" X 36"
CUSTOMER:	DEPARTMENT: LAND	CHK'D BY:	SHEET: 2 OF 2
CREW CHIEF:	FIELD DATE: 4/20/16	FILE:	PROJECTS/ALTA/1849
SVY TECH:	COMPL. DATE: 7/14/16	COUNTY: MARICOPA	
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY			
SE 1/4 SEC 22 T-2-N, R-4-E 21.6 E - 8.1 N			