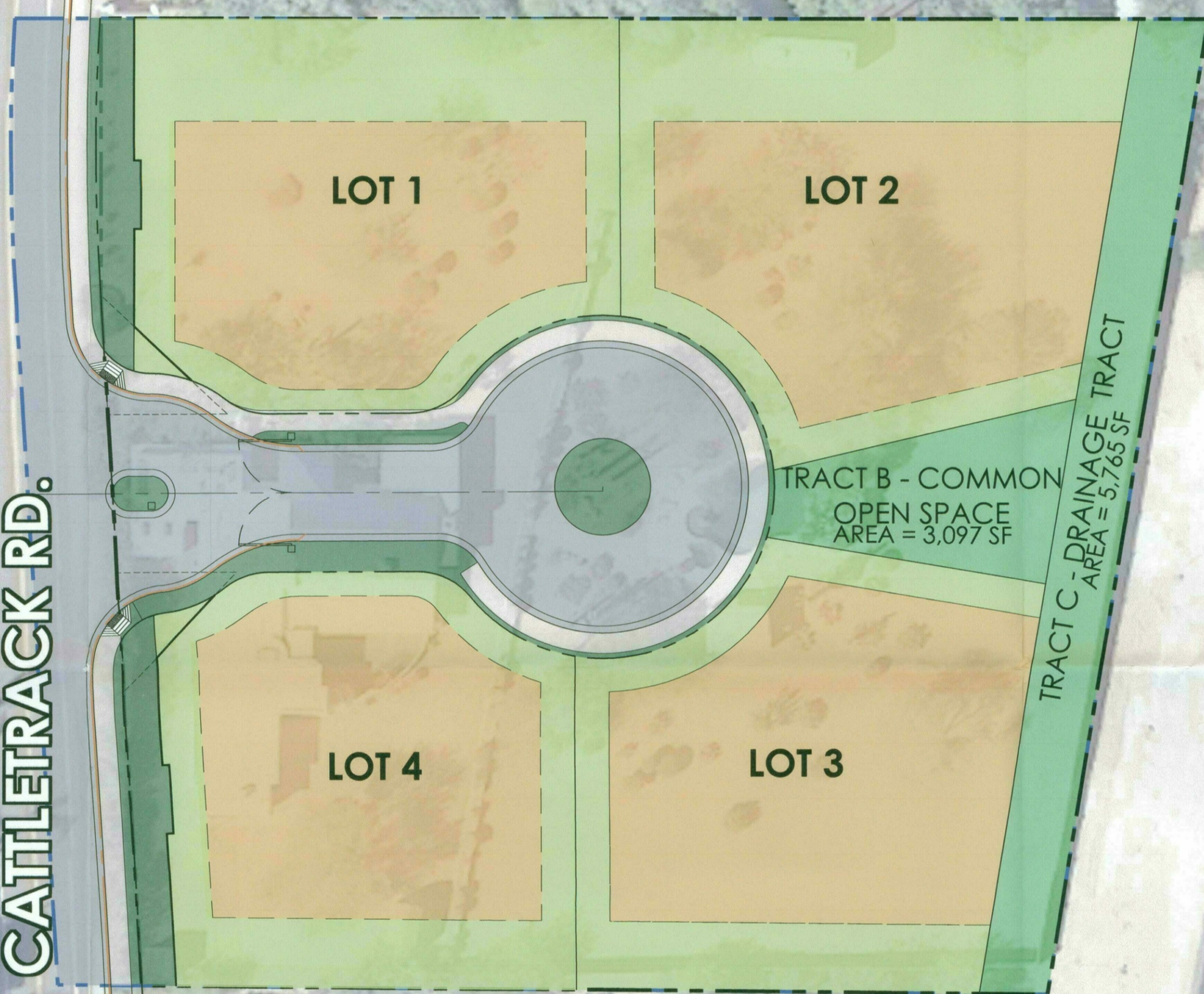


**Final Approved Stamped Plans
Full Size**

N. 75TH PL.

CATTLETRACK RD.

ARIZONA CANAL



LEGEND

- STREETScape LANDSCAPE
- THEMED COMMUNITY OPEN SPACE
- PRIVATELY OWNED/MAINTAINED LS
(DOES NOT CONTRIBUTE TO PROVIDED OPEN SPACE)
- BUILDING ENVELOPES

REQUIRED OPEN SPACE - 0.0 SQ. FT.
 PROVIDED OPEN SPACE - 13,939 SQ. FT. (16.6% OF NET)

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED

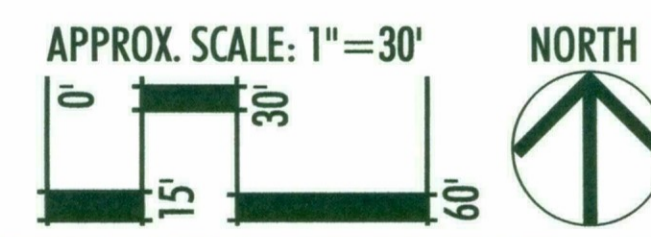
12-2-16
 DATE INITIALS

LVA urban design studio
 land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CATTLETRACK VILLAGE

OPEN SPACE PLAN



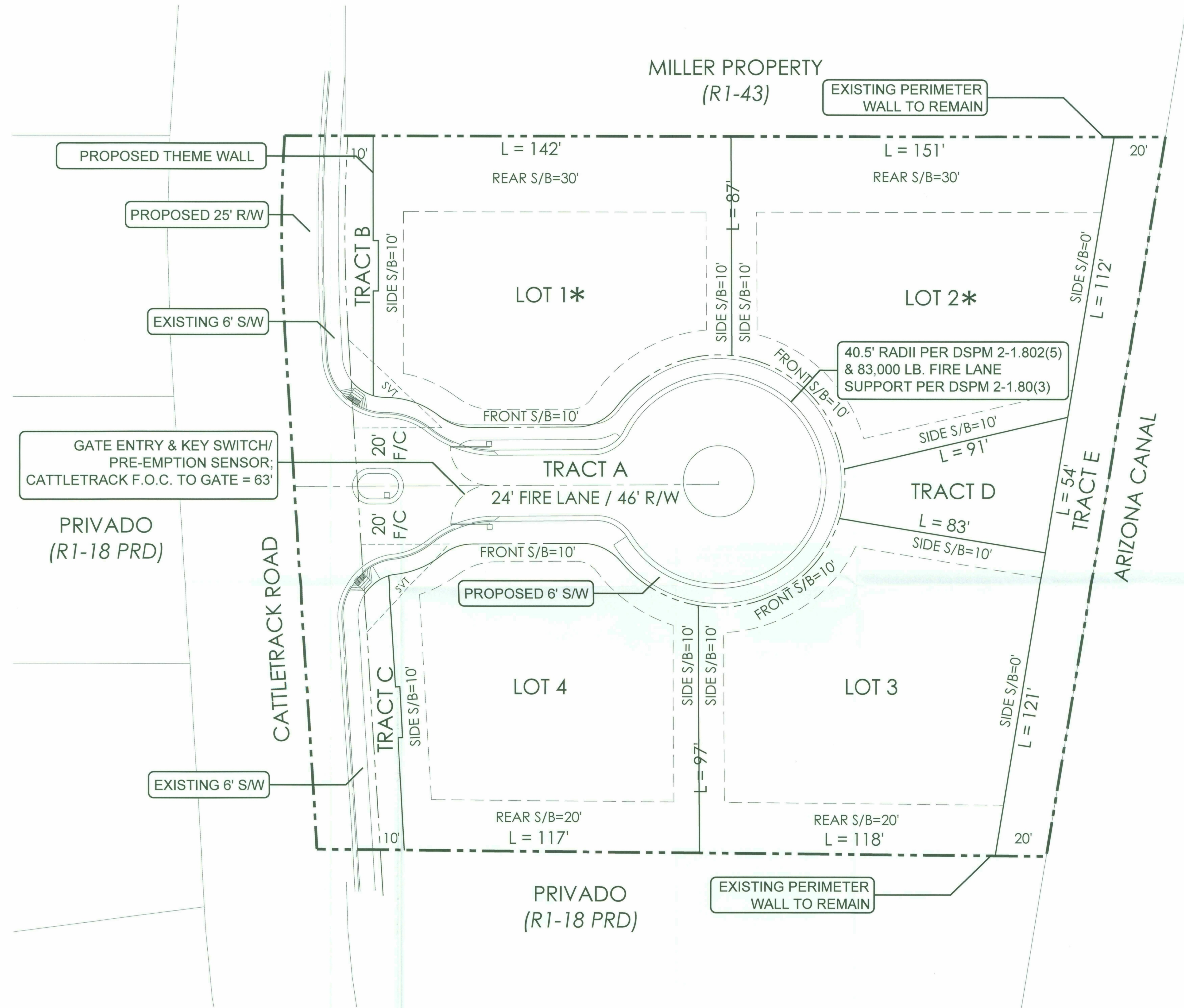
1606 DRAWN BY: AH 9/9/16

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19-ZN-2016
 09/14/16

U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\LVA-1606-OPEN SPACE PLAN-20160418.dwg Sep 9, 2016



SITE DATA

EXISTING
 ZONING: R1-43
 GROSS AREA: 2.09 ± ACRES
 NET AREA: 1.92 ± ACRES

PROPOSED
 ZONING: R1-18 PRD
 # OF LOTS: 4
 GROSS DENSITY: 1.9 DU/AC
 PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

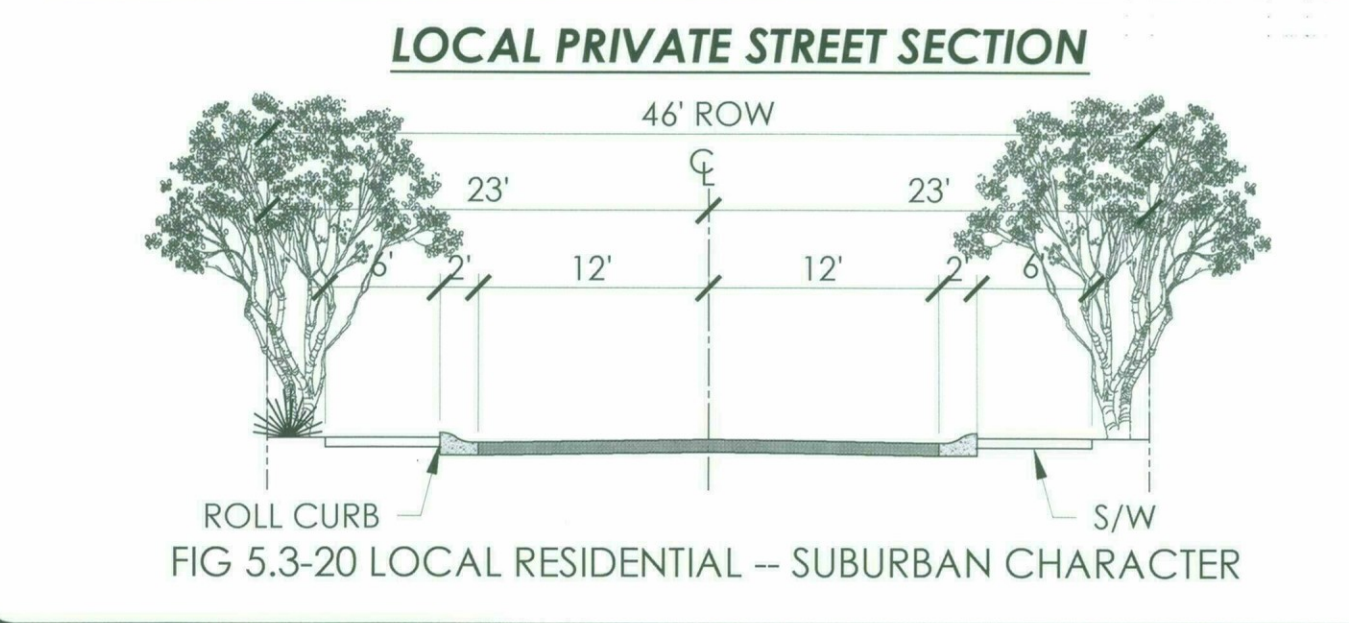
AMENDED DEVELOPMENT STANDARDS
 MIN. LOT AREA: 14,000 SF
 MIN. LOT WIDTH: 100'
 MAX BUILDING HEIGHT: 30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE				
LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0' (EAST)	30'
3	15,001	10'	10' (WEST)/0' (EAST)	20'
4	13,748	10'	10'	20'

FIRE CONFORMANCE INFORMATION
 * ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 * GATE DETAIL CONSISTENT WITH DS&PM
 * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE			
TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA



CATTLETRACK VILLAGE

SITE PLAN & SUBDIVISION PLAN

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 12-2-16 INITIALS: [Signature]

APPROX. SCALE: 1"=30'
 NORTH
 1606 DRAWN BY: PR 9/13/16

GENERAL NOTES:

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
- EMERGENCY ACCESS TO BE KEPT CLEAR.
- THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DSPM SEC. 2-1.1001.13).
- THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

VICINITY MAP



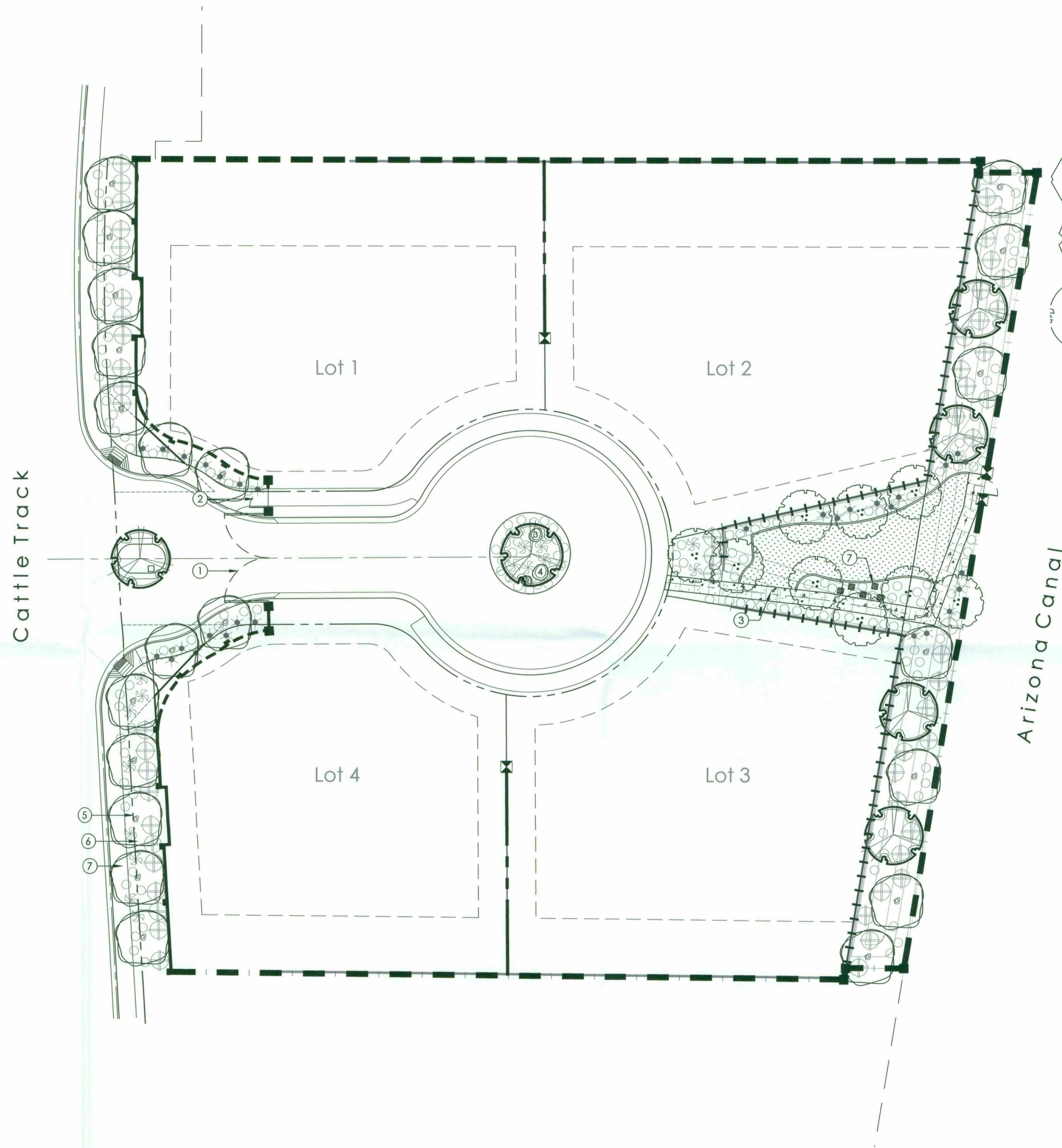
PROJECT TEAM

Discipline	Company Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Terra Way Scottsdale AZ, 85250 602.751.6733
Landscape Architect	LVA Urban Design Studio Keith Jankovsky, RLA, 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjankovsky@lvadesign.com
Civil Engineer	David Evans & Associates Ramzi Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

LANDSCAPE KEYNOTE LEGEND

- ① ENTRY GATES
- ② PEDESTRIAN GATE
- ③ TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- ④ PROPOSED RETENTION
- ⑤ ROW
- ⑥ PUE
- ⑦ EXISTING SIDEWALK
- ⑧ FLAT-TOP BOULDERS FOR SEATING

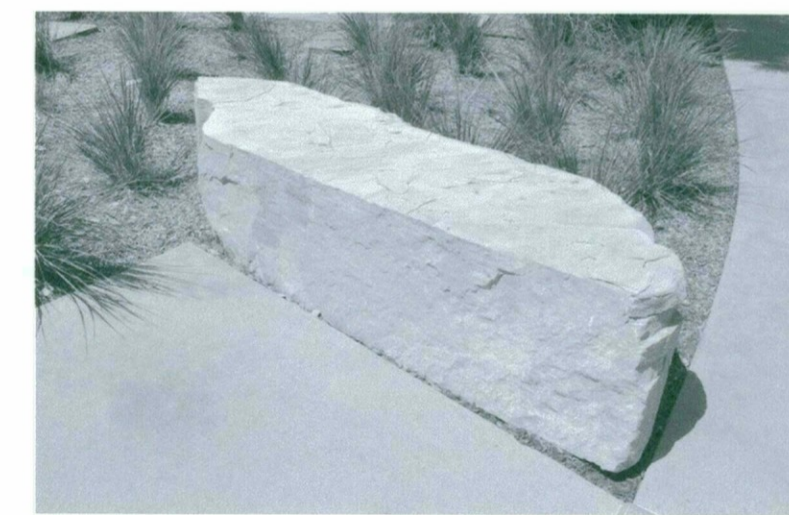
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 12-2-16 INITIALS: [Signature]



PLANTING LEGEND

TREES	SIZE	QTY.	CALIPER
ACACIA GREGGII	CATCLAW ACACIA	24" BOX	- 1.0"-1.75"
CELTIS RETICULATA	WESTERN HACKBERRY	24" BOX	- 1.0"-1.5"
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	- 1.0"-1.5"
OLNEYA TESOTA	IRONWOOD	24" BOX	- 2.5"-3.5"
PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	- 1.0"-1.5"
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	24" BOX	- 0.75"-1.25"
PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	- 1.0"-1.5"
QUERCUS TURBINELLA	SCRUB OAK	24" BOX	- 1.0"-1.5"
SHRUBS	SIZE	QTY.	
AMBROSIA AMBROSIOIDES	GIANT BURSAE	5 GAL	-
AMBROSIA DELTOIDEA	BURSAE	5 GAL	-
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL	-
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL	-
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL	-
HOLACANTHA EMORYI	EMORY'S CRUCIFIXION THORN	5 GAL	-
HYPTIS EMORYI	DESERT LAVENDER	5 GAL	-
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL	-
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	-
PENSTEMON SP.	DESERT PENSTEMON	1 GAL	-
PSILOSTROPHE COOPERI	PAPERFLOWER	5 GAL	-
SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW	5 GAL	-
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL	-
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL	-
ACCENTS	SIZE	QTY.	
AGAVE WEBERI	WEBER AGAVE	5 GAL	-
CARNEGIEA GIGANTEA	SAGUARO	SPEAR	-
DASYLIIRION WHEELERI	DESERT SPOON	5 GAL	-
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL	-
FOUQUIERIA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL	-
OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL	-
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL	-
YUCCA BACCATA	BANANA YUCCA	5 GAL	-
GROUNDCOVERS	SIZE	QTY.	
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL	-
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	-
DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	1 GAL	-
MELAMPEDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL	-
VERBENA RIGIDA	SANDPAPER VERBENA	1 GAL	-
LANDSCAPE MATERIALS		QTY.	
TURF	SOD	150 S.F.	
NO SYMBOL	DECOMPOSED GRANITE	1/2" MINUS	GOLD - S.F.
① ② ③ ④	SURFACE SELECT BOULDERS	1, 2, 3, 4 TON	TO MATCHD.G.

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



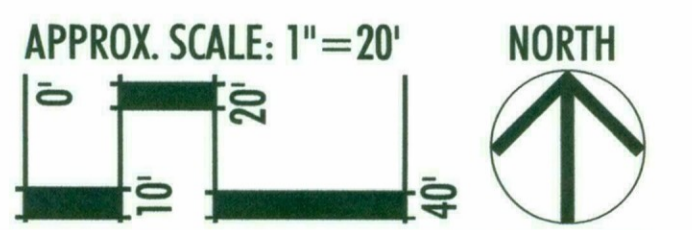
FLAT-TOP BOULDERS FOR SEATING CHARACTER

LVA urban design studio
land planning - development entitlements - landscape architecture

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CATTLETRACK VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 2



APPROX. SCALE: 1"=20'
0000.0 DRAWN BY: TEAM 9/13/16

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19-ZN-2016
09/14/16



CATTLETRACK VILLAGE

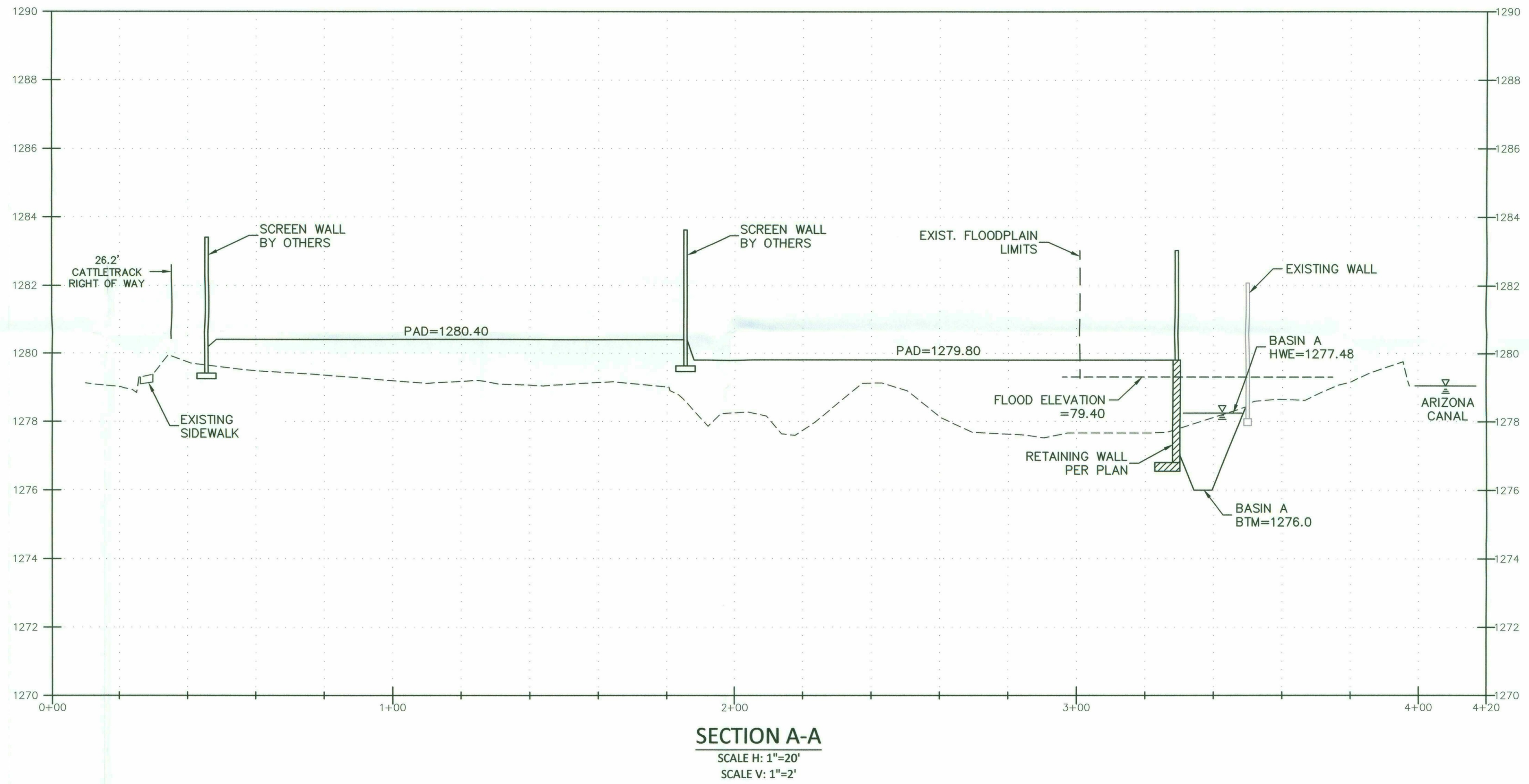
CONTEXT MAP

APPROX. SCALE: NTS

1606 DRAWN BY: AH 6/30/16



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STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-2-14
 DATE INITIALS



DRAWN BY: JCF	DESIGN BY: JCF	CHECKED BY: RYG	DATE: 06-29-2016
BY	REVISION	DATE	

DAVID EVANS AND ASSOCIATES INC.
 4800 E Washington Street, Suite 250
 Phoenix, Arizona 85034
 Phone: 602.678.5151

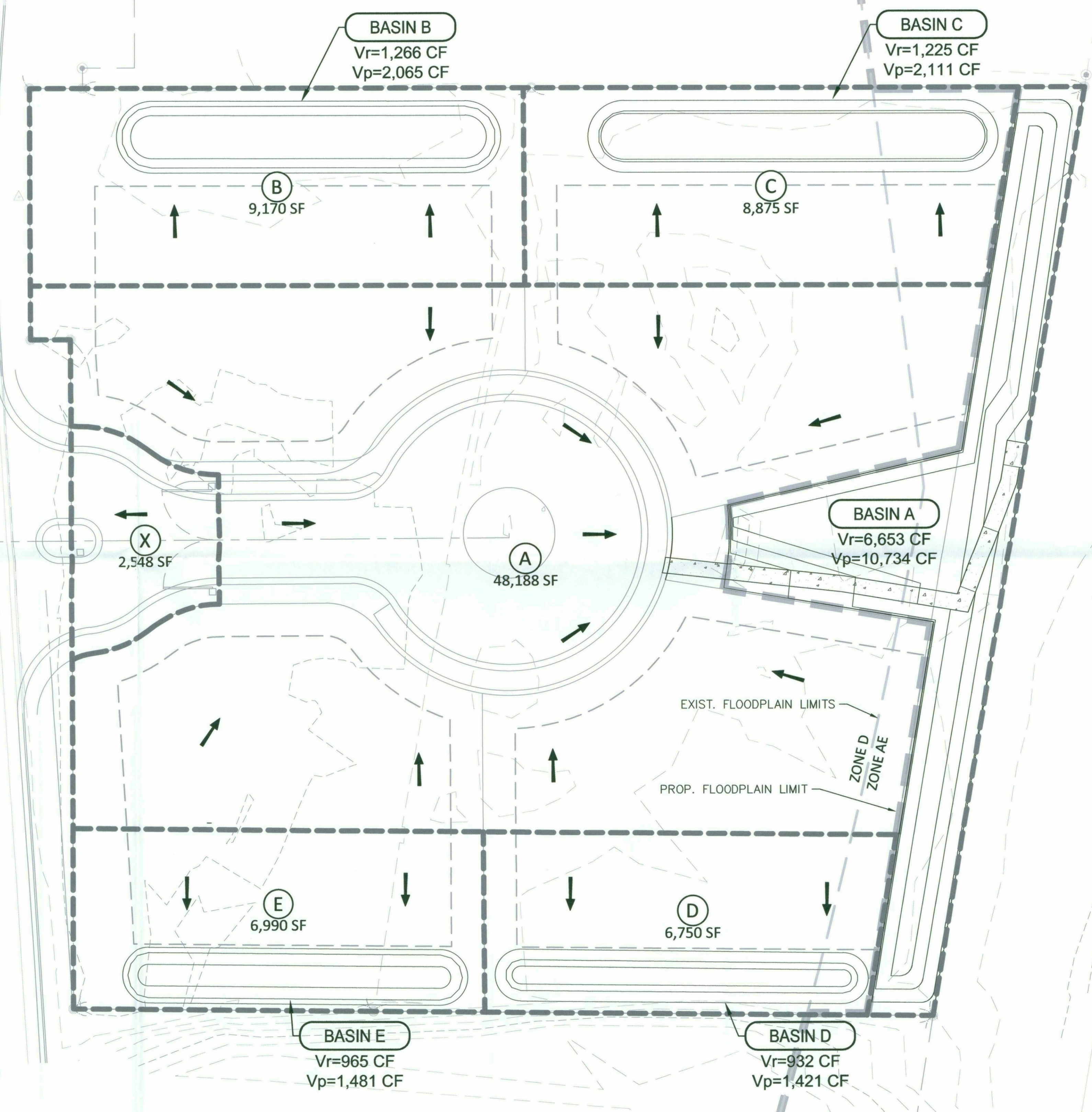
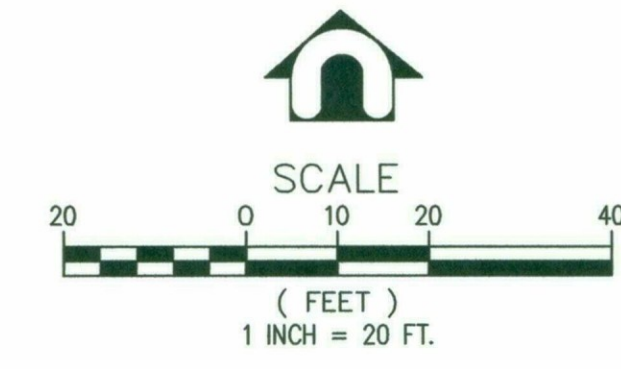
REGISTERED PROFESSIONAL ENGINEER
 37287
 RAMZI
 GEORGES
 License No. 6728
 ARIZONA U.S.A.
 EXPIRES: 3/31/2017

CONCEPT GRADING & DRAINAGE
 5713 N. CATTLETRACK ROAD
 SCOTTSDALE, ARIZONA

SECTION: 14
 TOWNSHIP: 2N
 RANGE: 4E
 JOB NO.: TRUH0001
 SHEET 2 OF 2

NOT FOR CONSTRUCTION

P:\TRUH00000001\0400CAD\EP\BASES\EP-HY-X-TRUH0001.dwg jct. 6/29/2016 10:10 AM



DEVELOPER/OWNER

TRUE HOMES
7831 E. BUENA TERRA WAY
SCOTTSDALE, AZ 85250

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 E. WASHINGTON STREET, SUITE 250
PHOENIX, AZ 85034
CONTACT: RAMZI GEORGES, P.E.
(602) 678-5151

LEGEND

- FLOW DIRECTION
- SUB BASIN BOUNDARY
- SUB BASIN LABEL
- SUB BASIN AREA LABEL
- CONCENTRATION POINT
- RETENTION BASIN LABEL
- RETENTION BASIN VOLUME REQUIRED
- RETENTION BASIN VOLUME PROVIDED
- OUTFALL

DESIGNED BY: JCF	PROJECT MANAGER:
DRAWN BY: JCF	
CHECKED BY: RYG	
DATE: 6/29/2016	

DAVID EVANS AND ASSOCIATES INC.
4600 E WASHINGTON ST, SUITE 250
PHOENIX, ARIZONA 85034
Phone: 602.678.5151

DRAINAGE EXHIBIT
5713 N. CATTLETRACK ROAD
SCOTTSDALE, ARIZONA

SCALE: 1:20
SECTION: 14
TOWNSHIP: 2N
RANGE: 4E
JOB NO.: TRUH0001
SHEET 1 OF 1



DEVELOPER/OWNER

TRUE HOMES
7831 E. BUENA TERRA WAY
SCOTTSDALE, AZ 85250

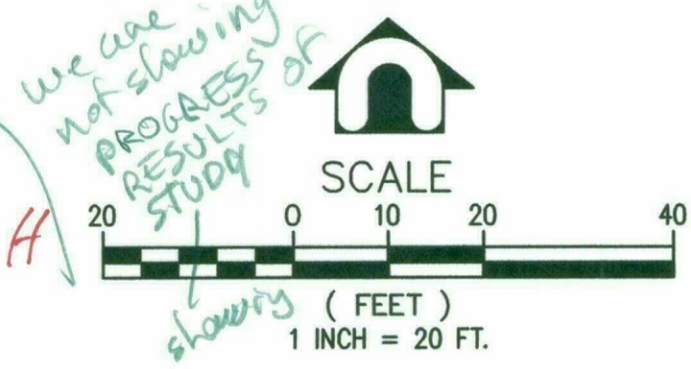
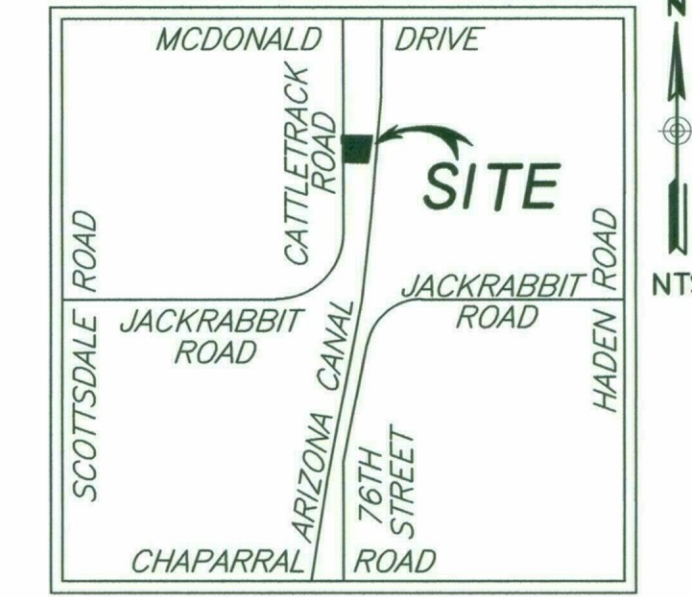
SITE ARCHITECT

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
PHONE: (480) 994-0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, AZ 85034
CONTACT: RAMZI GEORGES
PHONE: (602) 678-5151

**CONCEPTUAL GRADING & DRAINAGE PLAN
FOR 5713 N. CATTLETRACK ROAD
CITY OF SCOTTSDALE, ARIZONA**



LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 14, 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 THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH (ASSUMED) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1247.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 137.53 FEET; THENCE SOUTH 09 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 287.21 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 92.55 FEET; THENCE NORTH, ALONG A LINE 4.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 205.19 FEET;

THENCE WEST A DISTANCE OF 12.30 FEET; THENCE NORTH A DISTANCE OF 77.01 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE POINT OF BEGINNING; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 16 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 77.01 FEET; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 16 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED IN DOCKET 10821, PAGE 112 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

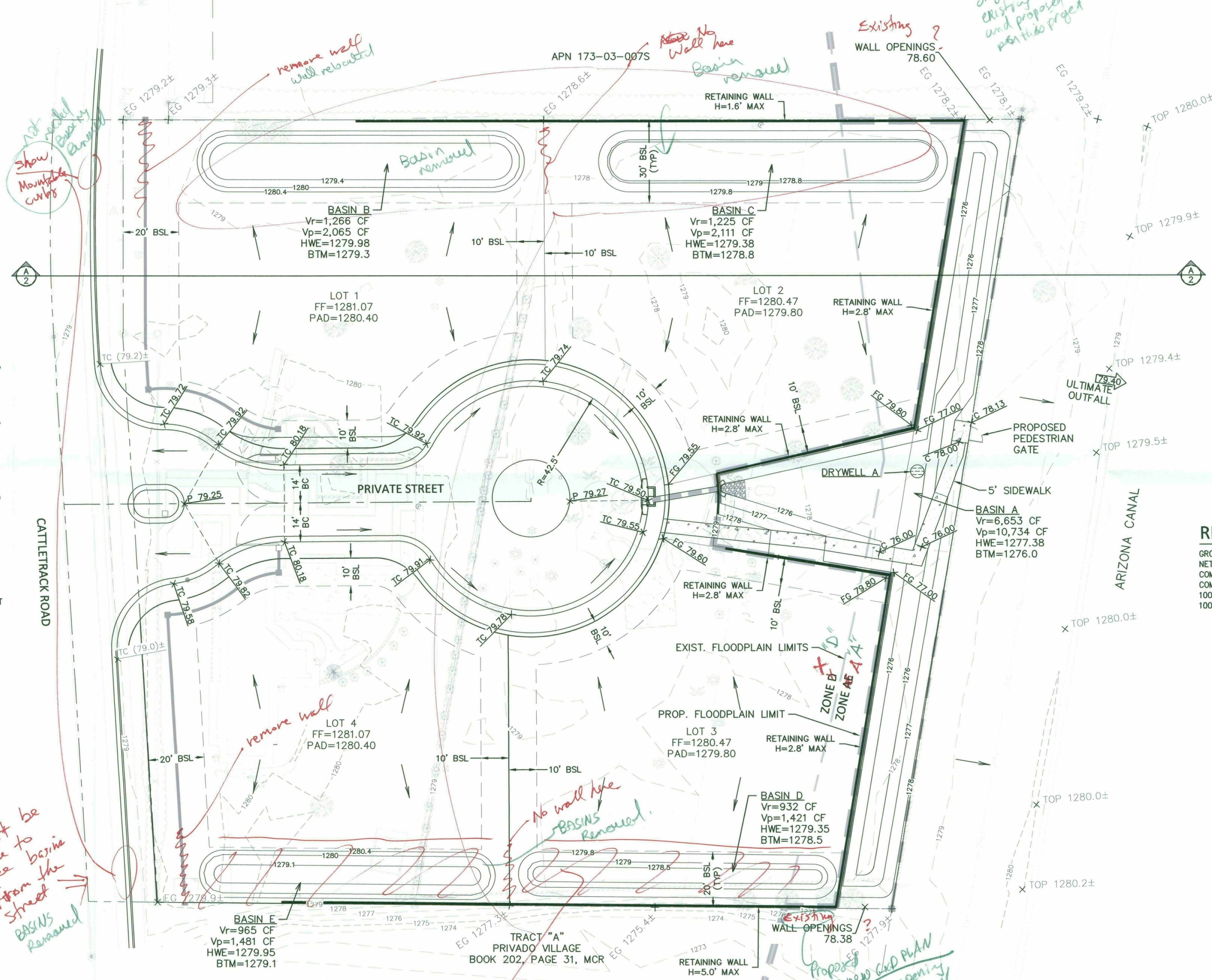
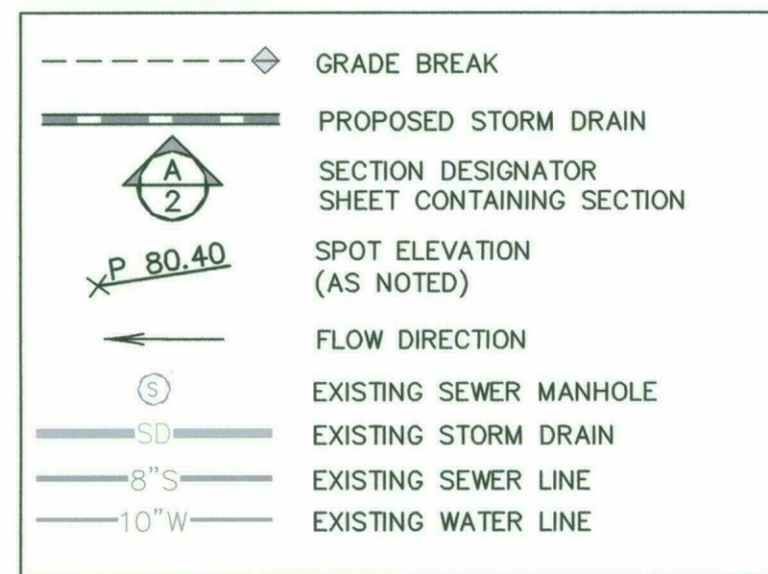
THENCE SOUTH 09 DEGREES 20 MINUTES 13 SECONDS WEST (SOUTH 09 DEGREES 49 MINUTES 15 SECONDS WEST RECORD) ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 287.21 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 172.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARIZONA CANAL;

THENCE NORTH 08 DEGREES 49 MINUTES 06 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 288.34 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LAND DESCRIBED IN DOCKET 10821, PAGE 112;

THENCE SOUTH 89 DEGREES 32 MINUTES 24 SECONDS WEST (NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST RECORD) ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 170.38 FEET TO THE POINT OF BEGINNING.

LEGEND



RETENTION AND SITE DATA

GROSS AREA:	82,522 SF / 1.89 AC
NET AREA:	71,107 SF / 1.62 AC
COMPENSATORY RETENTION REQUIRED:	8,020 CF / 0.18 AC-FT
COMPENSATORY RETENTION PROVIDED:	15,505 CF / 0.36 AC-FT
100 YR-2 HR. RETENTION REQUIRED:	11,042 CF / 0.25 AC-FT
100 YR-2 HR. RETENTION PROVIDED:	17,812 CF / 0.41 AC-FT

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Must be able to see to basins from the street

Show Access Esmt's over the basins and the Access route to the basin.

BY	
REVISION	
DATE	
DATE	06-29-2016
CHECKED BY:	RFG
DESIGN BY:	JCF
DRAWN BY:	JCF

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

PROFESSIONAL ENGINEER
37287
RAMZI GEORGES
Signed: 6/19/16
ARIZONA U.S.A.

EXPIRES: 3/31/2017

NOT FOR CONSTRUCTION

CONCEPT GRADING & DRAINAGE
5713 N. CATTLETRACK ROAD
SCOTTSDALE, ARIZONA

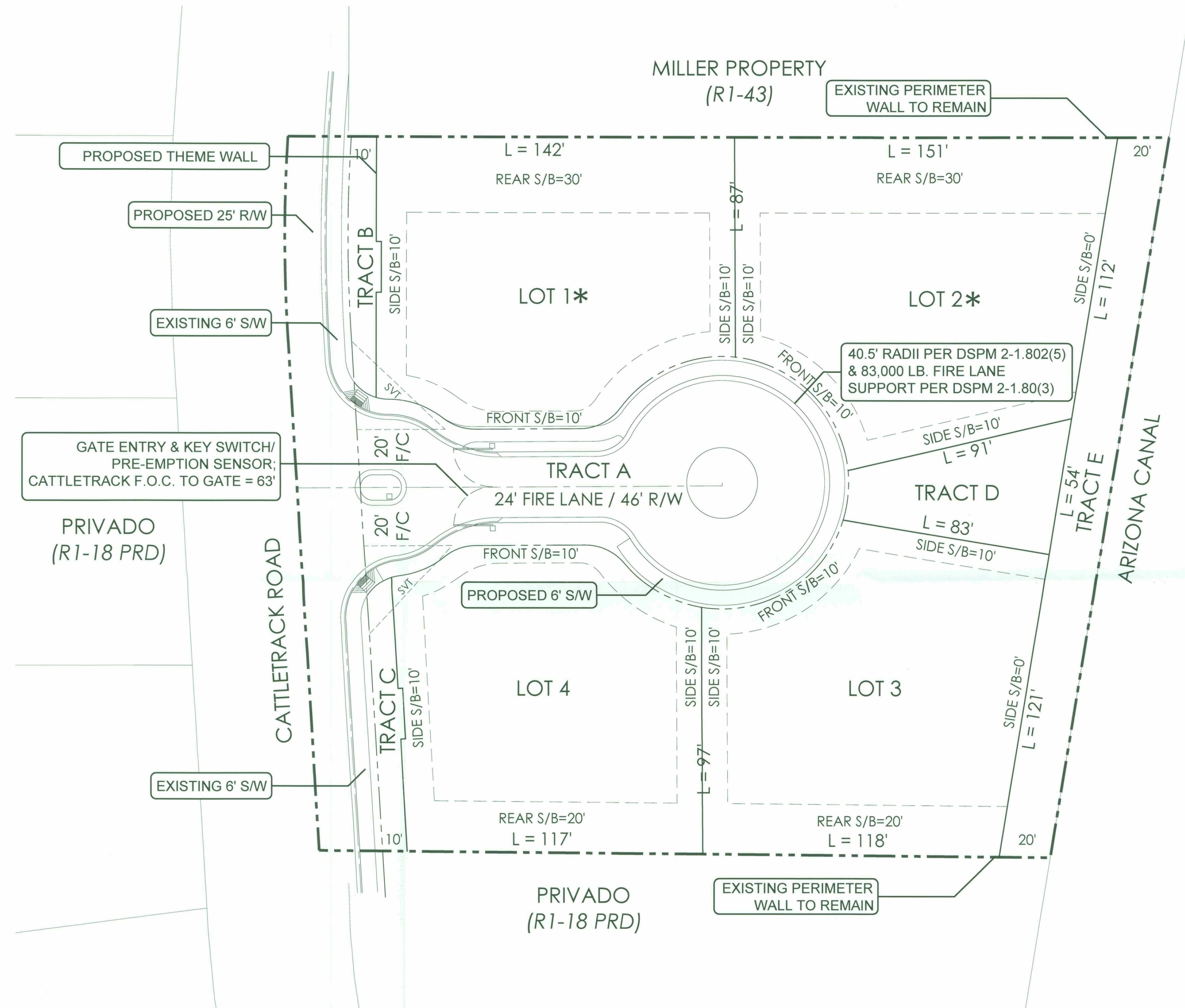
SECTION: 14
TOWNSHIP: 2N
RANGE: 4E

JOB NO.: TRUH0001

SHEET 1 OF 2

Call at least two full working days before you begin construction.
ARIZONA 611
Dial 8-1-1 or 1-800-674-6847 (TDD-6341)
In Maricopa County: (602) 263-1100

19-ZN-2016
09/14/16



SITE DATA

EXISTING
 ZONING: R1-43
 GROSS AREA: 2.09 ± ACRES
 NET AREA: 1.92 ± ACRES

PROPOSED
 ZONING: R1-18 PRD
 # OF LOTS: 4
 GROSS DENSITY: 1.9 DU/AC
 PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

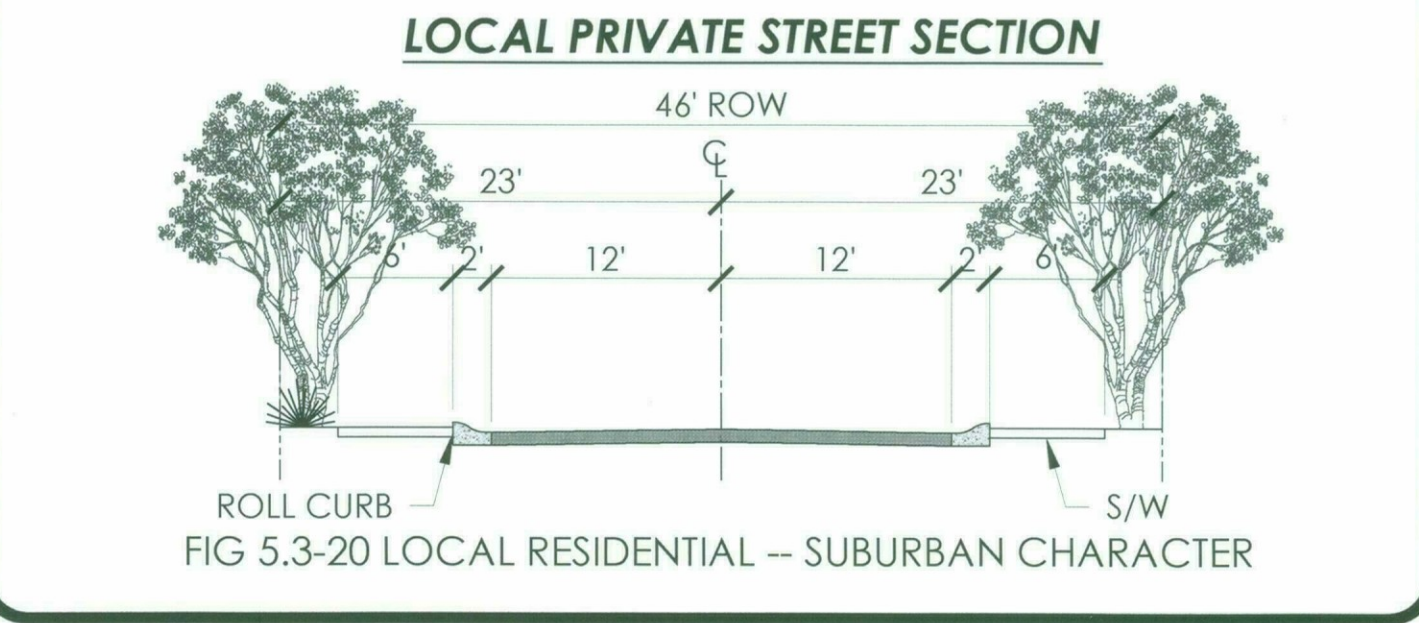
AMENDED DEVELOPMENT STANDARDS
 MIN. LOT AREA: 14,000 SF
 MIN. LOT WIDTH: 100'
 MAX BUILDING HEIGHT: 30'

* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE				
LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0' (EAST)	30'
3	15,001	10'	10' (WEST)/0' (EAST)	20'
4	13,748	10'	10'	20'

FIRE CONFORMANCE INFORMATION
 * ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 * GATE DETAIL CONSISTENT WITH DS&PM
 * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE			
TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA



SITE DATA

EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
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PARKING:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
AMENDED DEVELOPMENT STANDARDS	
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MIN. LOT WIDTH:	100'
MAX BUILDING HEIGHT:	30'

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		FRONT	SIDE	REAR
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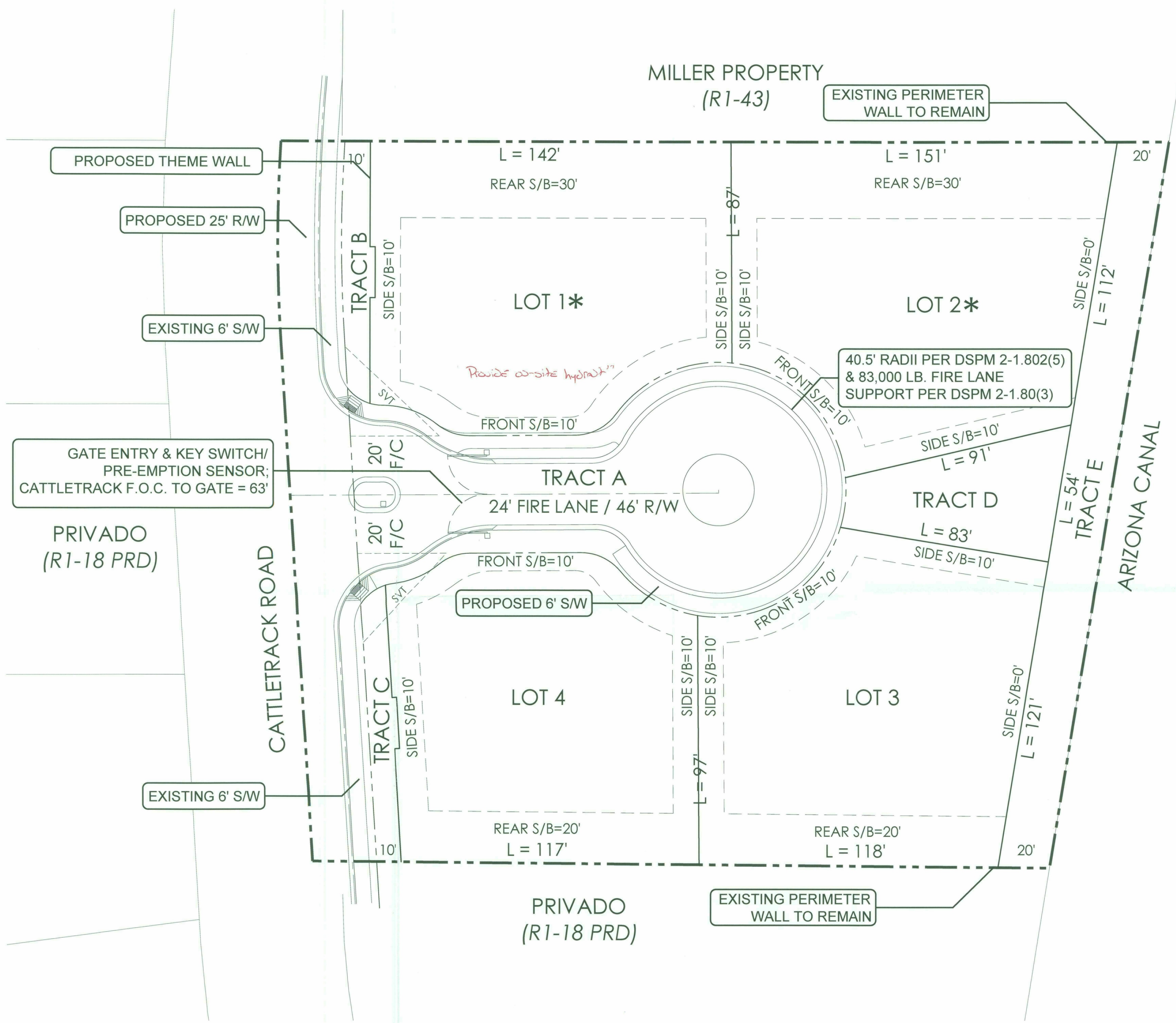
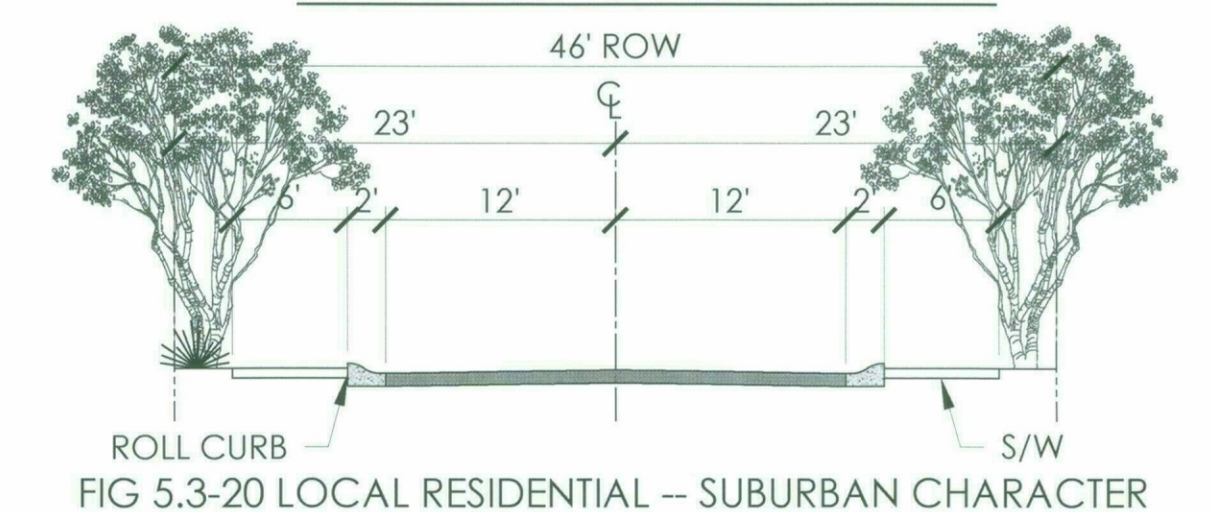
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- * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- * GATE DETAIL CONSISTENT WITH DS&PM
- * ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE

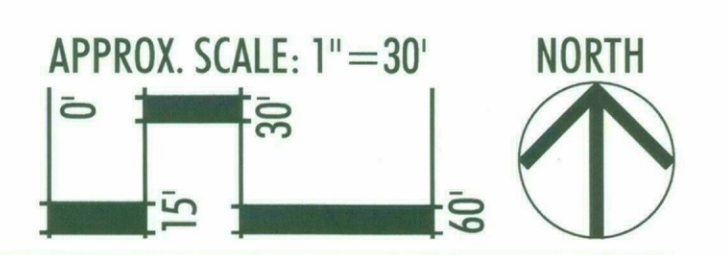
TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA

LOCAL PRIVATE STREET SECTION



CATTLETRACK VILLAGE

SITE PLAN & SUBDIVISION PLAN



APPROX. SCALE: 1"=30'
1606 DRAWN BY: PR 9/13/16



SITE DATA	
EXISTING	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
AMENDED DEVELOPMENT STANDARDS	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTH HALF QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF SECTION 14, 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 THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14:
THENCE SOUTH (ASSUMED) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1247.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 137.53 FEET;
THENCE SOUTH 09 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 287.21 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 92.55 FEET;
THENCE NORTH, ALONG A LINE 4.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 205.19 FEET;

THENCE WEST A DISTANCE OF 12.30 FEET; THENCE NORTH A DISTANCE OF 77.01 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE POINT OF BEGINNING; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 16 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 77.01 FEET; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 16 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED RECORDED IN DOCKET 10821, PAGE 112 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 09 DEGREES 20 MINUTES 13 SECONDS WEST (SOUTH 09 DEGREES 49 MINUTES 15 SECONDS WEST RECORD) ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 287.21 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 172.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARIZONA CANAL;

THENCE NORTH 08 DEGREES 49 MINUTES 06 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 288.34 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LAND DESCRIBED IN DOCKET 10821, PAGE 112;

THENCE SOUTH 89 DEGREES 32 MINUTES 24 SECONDS WEST (NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST RECORD) ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 170.38 FEET TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS:

1. RESERVATIONS, RIGHTS, EASEMENTS OR OTHER MATTERS AS MAY BE SET FORTH IN THE PATENT TO SAID LAND RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
3. TAXES FOR THE YEAR OF 2016, A LIEN, BUT NOT YET DUE AND PAYABLE. FIRST HALF DUE AND PAYABLE OCTOBER 1, 2016 AND DELINQUENT ON NOVEMBER 1 OF THAT YEAR. SECOND HALF PAYABLE ON OR BEFORE MARCH 1 OF THE FOLLOWING YEAR, AND DELINQUENT MAY 1 OF THAT SAME YEAR. (NOT RESPONSIBILITY OF SURVEYOR)
4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING DISTRICT(S) AND/OR ASSOCIATION(S): ARCADIA WATER COMPANY DISTRICT. (NOT RESPONSIBILITY OF SURVEYOR)
5. AN EASEMENT FOR LINES OF TELEPHONE AND TELEGRAPH AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 61 OF MISCELLANEOUS, PAGE 532. (BLANKET)
6. AN EASEMENT FOR UNDERGROUND WATER SERVICE PIPE AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 229, PAGE 114. (BLANKET OVER A PORTION)
7. ALL MATTERS AS SET FORTH IN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCKET 572, PAGE 121, 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 U.S.C. 3604(C). (BLANKET OVER A PORTION)
8. AN EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 2249, PAGE 105. (SHOWN AS DESCRIBED IN LEGAL)
9. ANY ACTION THAT MAY BE TAKEN BY THE COUNTY FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS-OF-WAY FOR FLOOD CONTROL, AS DISCLOSED BY RESOLUTION RECORDED IN DOCKET 10794, PAGE 885, AMENDED IN DOCKET 11060, PAGE 819, AMENDED IN DOCKET 12898, PAGE 515 AND AMENDED IN DOCKET 13356, PAGE 212. (BLANKET AND SHOWN)
10. AN EASEMENT AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 10821, PAGE 107. (SHOWN)
11. TERMS AND CONDITIONS AS SET FORTH IN AND A RESULT OF THE "LICENSE AGREEMENT" RECORDED IN DOCKET 10821, PAGE 115. (SHOWN IN APPROXIMATE LOCATION AND POSSIBLY TERMINATED)
12. AN EASEMENT FOR UNDERGROUND WATER MAINS, SERVICES, METERS AND HYDRANTS AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 11429, PAGE 547. (SHOWN)

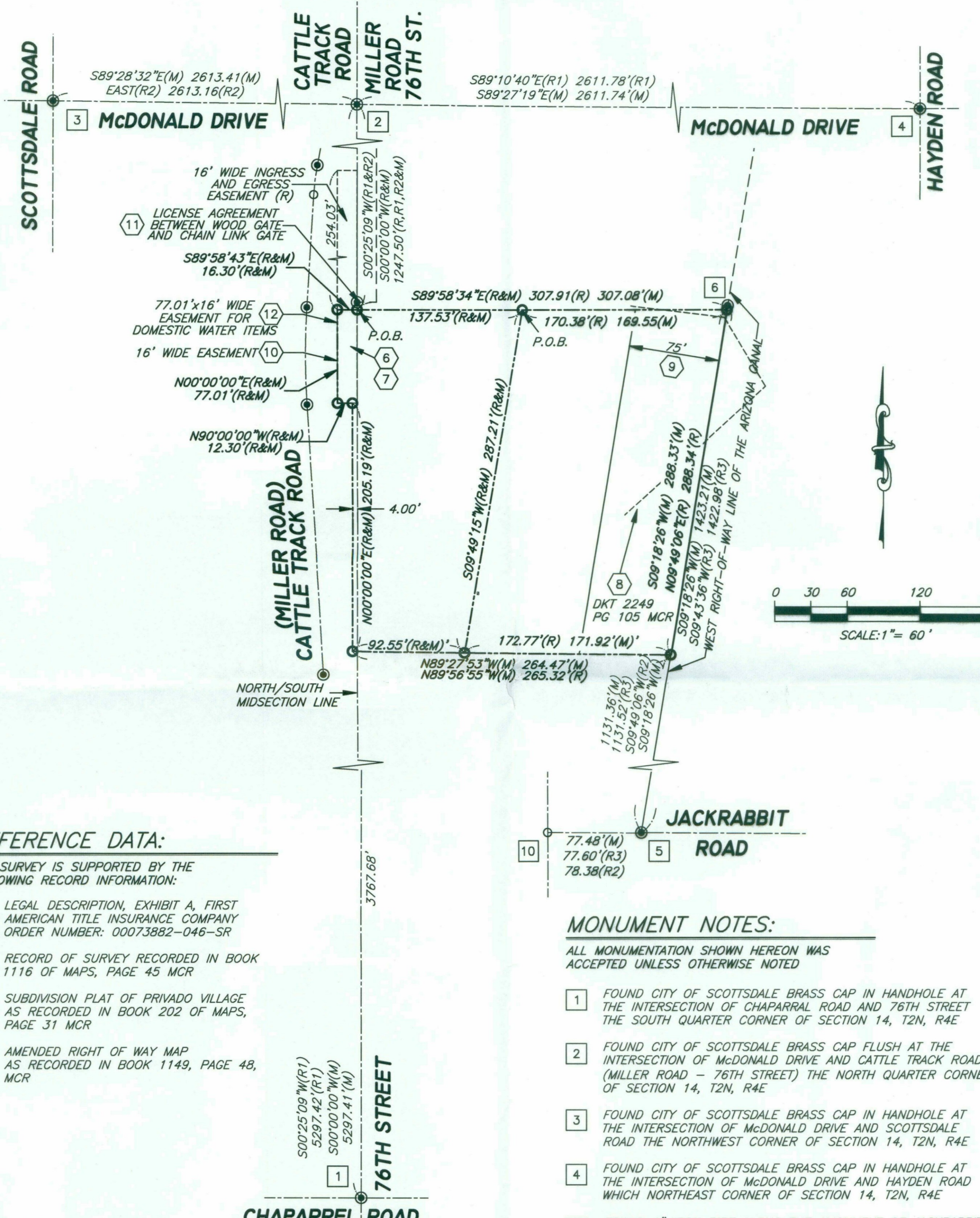
REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R) LEGAL DESCRIPTION, EXHIBIT A, FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER: 00073882-046-SR
- (R1) RECORD OF SURVEY RECORDED IN BOOK 1116 OF MAPS, PAGE 45 MCR
- (R2) SUBDIVISION PLAT OF PRIVADO VILLAGE AS RECORDED IN BOOK 202 OF MAPS, PAGE 31 MCR
- (R3) AMENDED RIGHT OF WAY MAP AS RECORDED IN BOOK 1149, PAGE 48, MCR

AREA:

±82,522 SQUARE FEET OR ±1.89 ACRES



RECORD OWNER:

APN# 173-03-007R
ROSS BETTY BOCELLA
PROPERTY ADDRESS
5713 N. CATTLE TRACK ROAD
SCOTTSDALE, ARIZONA 85250
MAILING ADDRESS
5713 N. MILLER ROAD
SCOTTSDALE, ARIZONA 85250

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" AND ZONE "A" PER FIRM MAP NO. 04013C1770L, DATED OCTOBER 16, 2013.

BASIS OF BEARING:

S00°00'00"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14, T2N-R4E G&SRB&M AS MEASURED BETWEEN MONUMENTS NUMBERED 2 AND 1 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

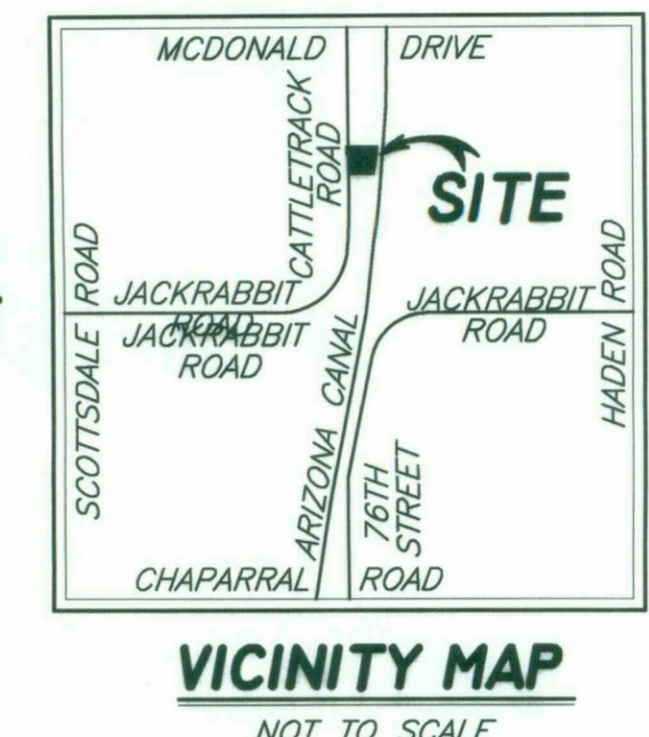
SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 00073882-046-SR, DATED JANUARY 26, 2016 AT 8:00 A.M., AMENDMENT DATE: FEBRUARY 1, 2016, AMENDMENT NO. 1.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
3. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
4. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
6. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
7. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16 THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING DURING THIS SURVEY.
8. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 18, THE SURVEYOR DID NOT OBSERVE ANY TOXIC WASTE DUMPING; HOWEVER THE SURVEYOR IS NOT PROFESSIONALLY TRAINED IN THIS FIELD.
9. NORTH SOUTH MIDSECTION LINE BASE OFF OF MONUMENTS #1 AND #2
10. THE SPR CANAL RIGHT WAY AS WAS ESTABLISHED HOLDING MONUMENT #6 AND MONUMENT #5, ALONG WITH THE RECORD OF SURVEY PER (R1)

CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
TRUE HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CAROLYN I. ROSS, AN UNMARRIED WOMAN
BBR INVESTMENTS LTD PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 11(a), 13, 14, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTH HALF QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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

ASAM
ARIZONA SURVEYING AND MAPPING

FIELDWORK BY: WJZ
DRAWN BY: REW
CHECKED BY: LCD
JOB # P16-034
DATE: 02/15/16

SHEET NO.
/ OF 2

19-ZN-2016
09/14/16

ALTA/ACSM LAND TITLE SURVEY

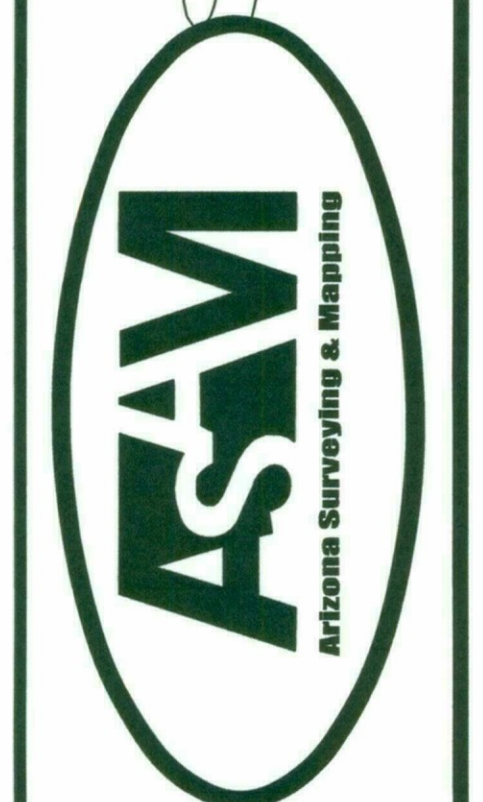
A PORTION OF THE NORTH HALF QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

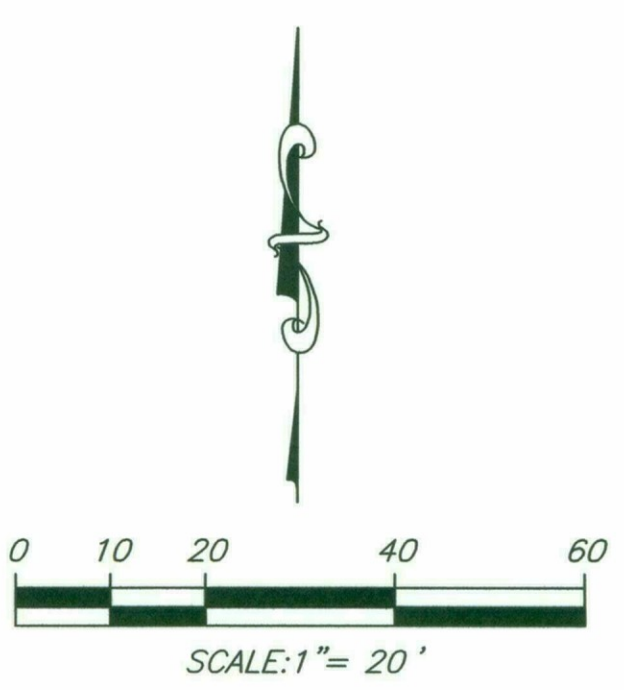
A PORTION OF THE NORTH HALF QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveyors Integrated
2417 WEST NORTHERN AVENUE, SUITE 140
PHOENIX, ARIZONA 85027
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



FIELDWORK BY : WDJ
DRAWN BY : REW
CHECKED BY : LCD
JOB # : P16-034
DATE : 02/15/16

SHEET NO.
2
2 OF 2

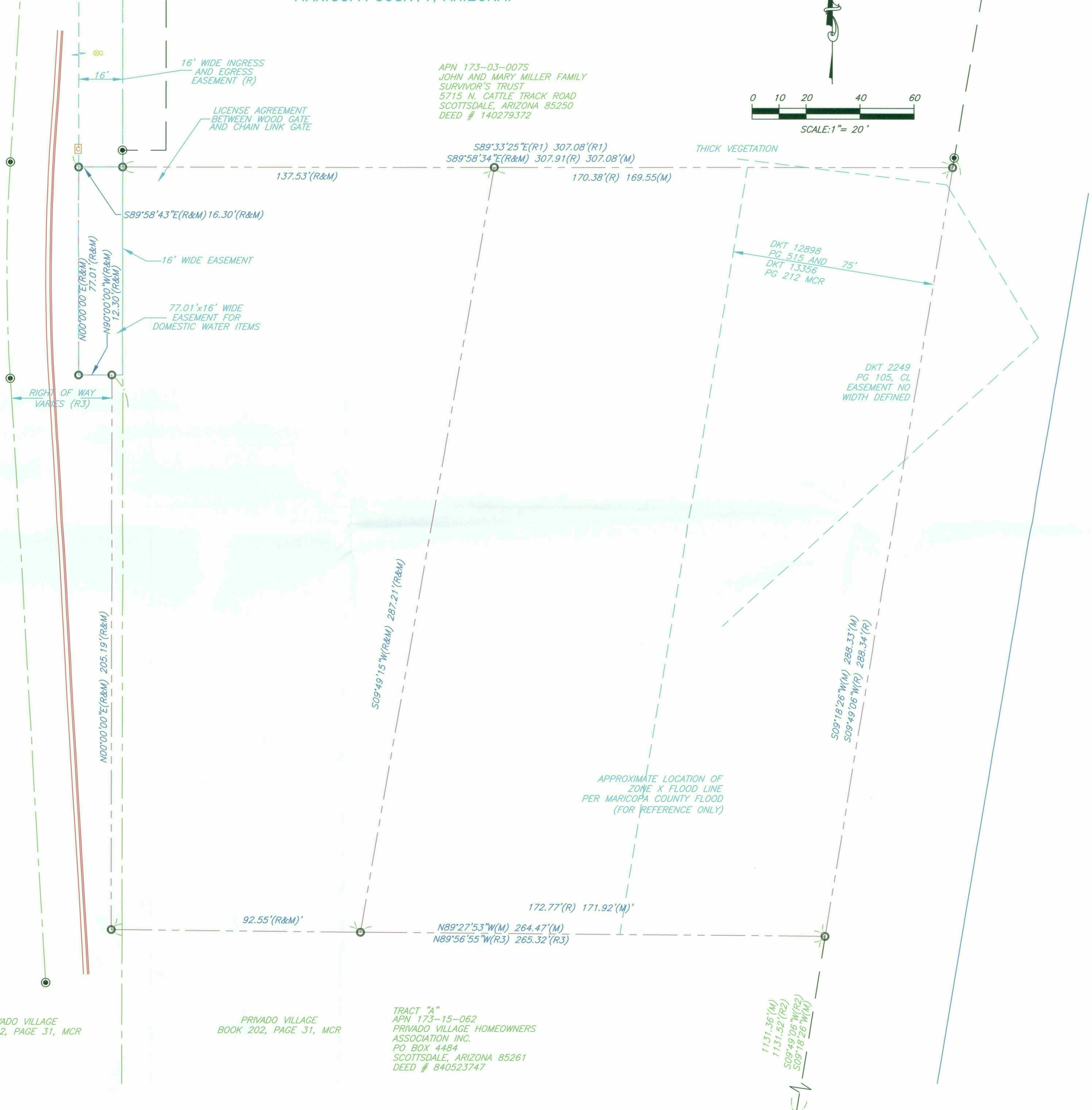


APN 173-03-007S
JOHN AND MARY MILLER FAMILY
SURVIVOR'S TRUST
5715 N. CATTLE TRACK ROAD
SCOTTSDALE, ARIZONA 85250
DEED # 140279372

TRACT "A"
APN 173-15-062
PRIVADO VILLAGE HOMEOWNERS
ASSOCIATION INC.
PO BOX 4484
SCOTTSDALE, ARIZONA 85261
DEED # 840523747

PRIVADO VILLAGE
BOOK 202, PAGE 31, MCR

PRIVADO VILLAGE
BOOK 202, PAGE 31, MCR

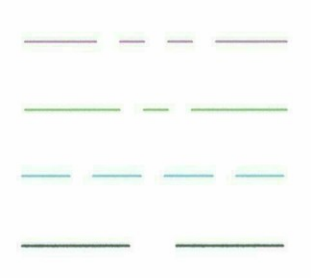


APPROXIMATE LOCATION OF
ZONE X FLOOD LINE
PER MARICOPA COUNTY FLOOD
(FOR REFERENCE ONLY)

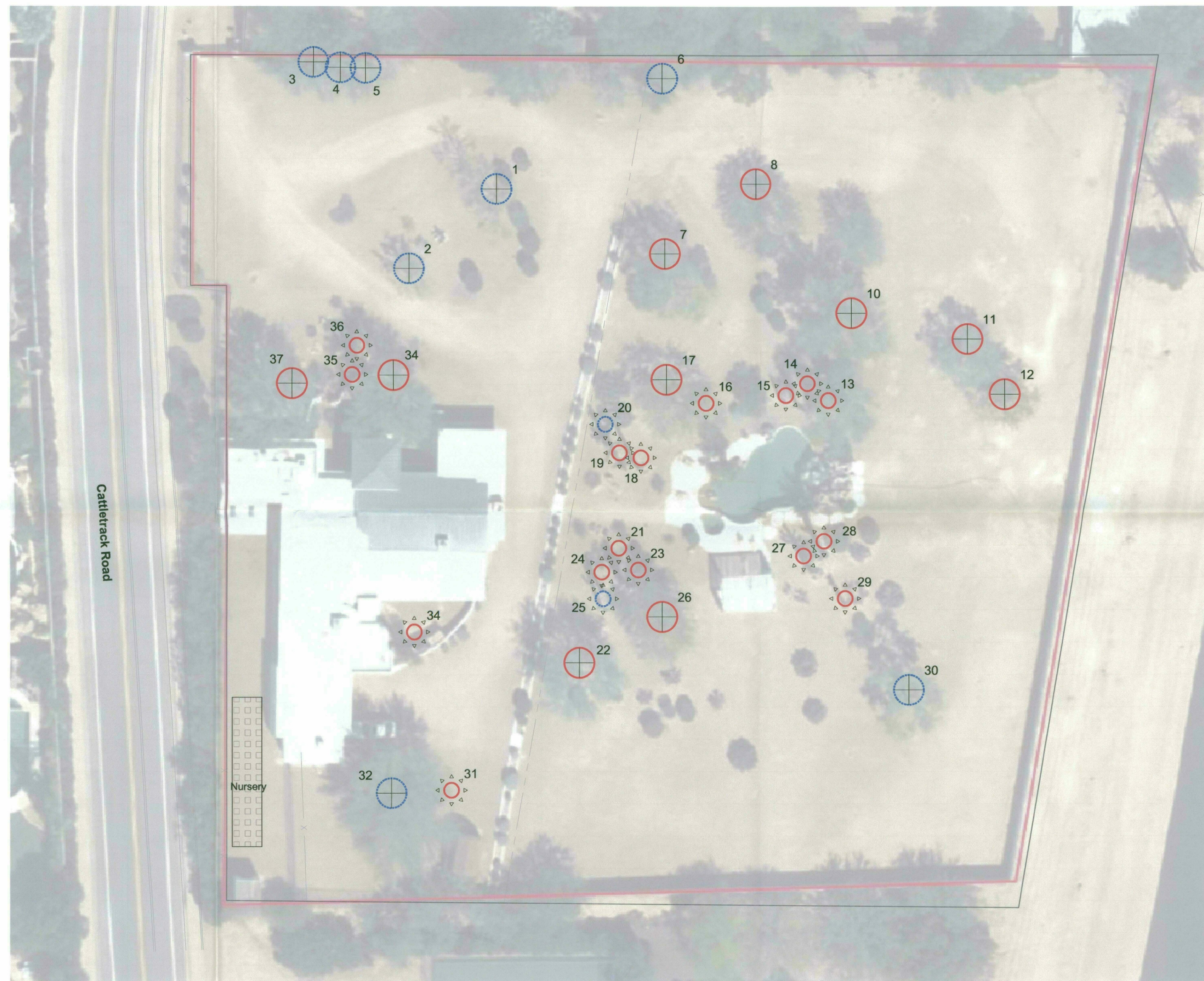
1131.36'(M)
1131.32'(R2)
509'49'06"W(R2)
509'18'26"W(M)

DKT 12898
PG 515 AND 75'
DKT 13356
PG 212 MCR

DKT 2249
PG 105, CL
EASEMENT NO
WIDTH DEFINED



□



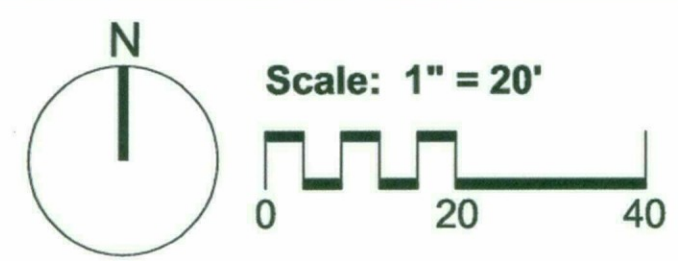
Plant #	Common Name	Caliper (in)	Height (ft)	Status	Comments
1	Blue Palo Verde	8		NS	Declining / Cambium Damage
2	Blue Palo Verde	8		NS	Declining / Cambium Damage
3	Mesquite	7		NS	Trunk Form / Leaning
4	Mesquite	10		NS	Trunk Form / Leaning
5	Mesquite	8		NS	Trunk Form / Leaning
6	Mesquite	12		NS	Trunk Form / Leaning
7	Blue Palo Verde	14		S	
8	Mesquite	18		S	
10	Blue Palo Verde	20		S	
11	Blue Palo Verde	16		S	
12	Blue Palo Verde	14		S	
13	Saguaro	27		S	1 arm
14	Saguaro	13		S	
15	Barrel	3		S	
16	Barrel	3		S	
17	Mesquite	14		S	
18	Saguaro	20		S	
19	Saguaro	40		S	4 arms
20	Saguaro	42		NS	5 arms / Damaged / Leaning
21	Barrel	4		S	2 heads
22	Blue Palo Verde	18		S	
23	Saguaro	38		S	2 heads / 2 arms
24	Saguaro	14		S	
25	Saguaro	24		NS	1 arm / Declining
26	Mesquite	16		S	
27	Saguaro	46		S	7 arms
28	Saguaro	38		S	4 arms
29	Saguaro	21		S	3 arms
30	Blue Palo Verde	15		NS	Declining / Cambium Damage
31	Ocotillo	12		S	
32	Blue Palo Verde	18		NS	Diseased / Cambium Damage
34	Blue Palo Verde	16		S	
34	Ocotillo	15		S	
35	Saguaro	18		S	
36	Saguaro	58		S	11 arms
37	Blue Palo Verde	17		S	
Summary		Trees	Cacti	Legend	
Salvageable		10	16	S = Salvageable	
Non-Salvageable		8	2	NS = Non-Salvageable	
Remain-In-Place		0	0	RIP = Remain-In-Place	
Total		18	18		

Plant Legend

- Tree - Salvageable
- Tree - Non-Salvageable
- Tree - Remain In Place
- Cacti - Salvageable
- Cacti - Non-Salvageable
- Cacti - Remain In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Cattletrack Village
 5713 N. Cattletrack Village
 Scottsdale, Arizona
Native Plant Inventory

DATE: 4/15/2016
 REVISION:
 SCALE: 1" = 20'
 CHECKED:
 DRAWN: KB
 SHEET **1** OF 1