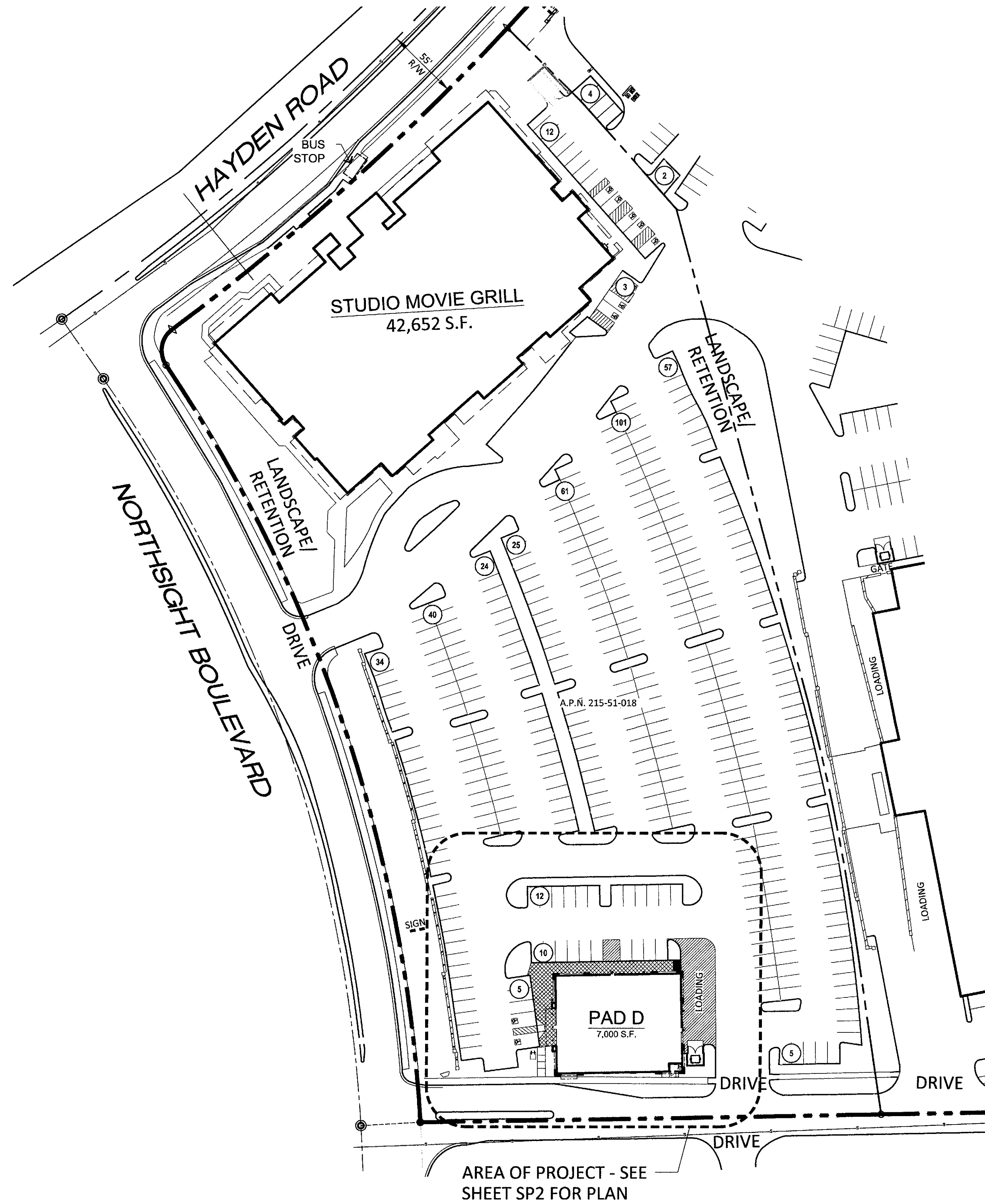


Full Size

8.5 x 11

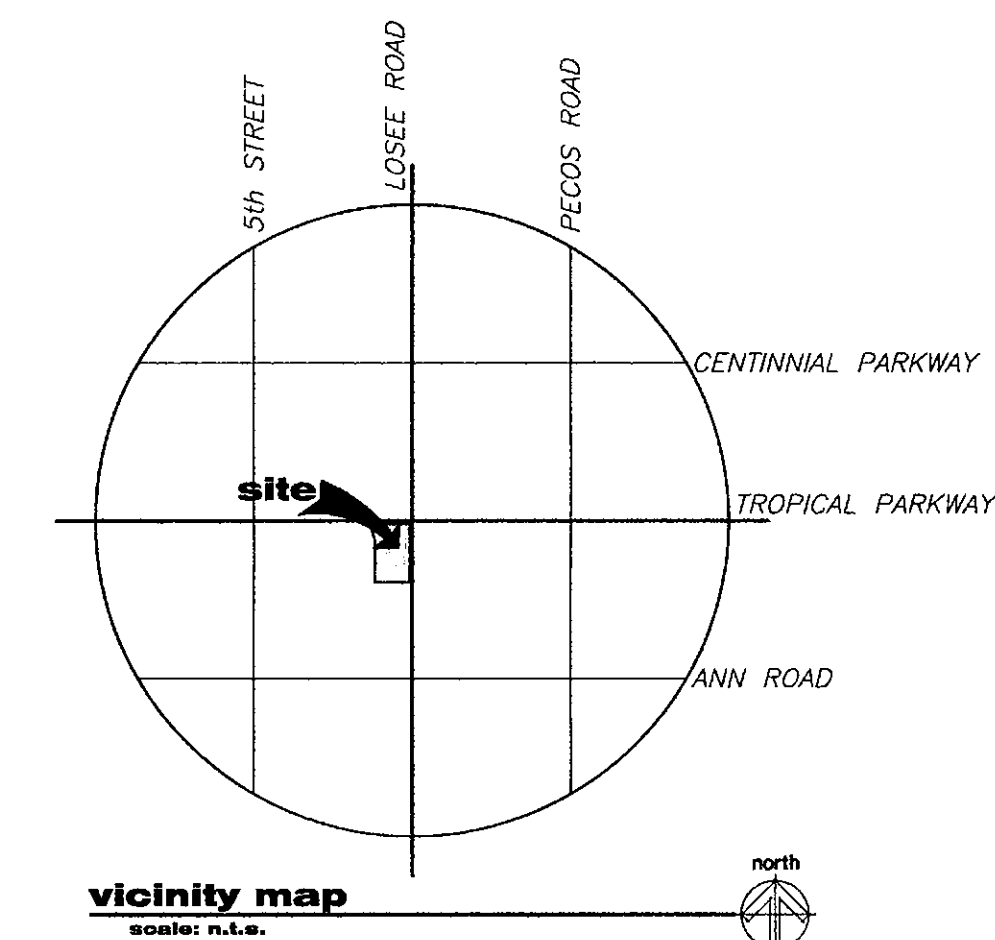
11 x 17

(site plan, landscape, elevations)



SITE DATA

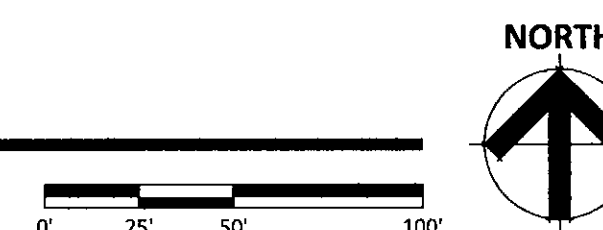
EXISTING ZONING:	C-3
GROSS SITE AREA:	6.13 ACRES (266,973 S.F.)
NET SITE AREA:	4.99 ACRES (217,321 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING HEIGHT:	30' MAX. ALLOWABLE
BUILDING AREA:	
PAD D:	7,000 S.F.
STUDIO MOVIE GRILL:	42,652 S.F.
TOTAL BUILDING AREA:	49,652 S.F.
FLOOR AREA RATIO: (49,652 / 266,973)	18.6%
TOTAL PARKING REQUIRED:	319 SPACES
<small>PAD D (7,000 S.F.) MIXED-USE COMMERCIAL @ 1/300 = 23 SPACES STUDIO MOVIE GRILL (42,652 S.F.) THEATER @ 1/4 SEATS = 296 SPACES</small>	
TOTAL PARKING PROVIDED:	377 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
BIKE PARKING REQUIRED (1/10):	32 SPACES
BIKE PARKING PROVIDED:	32 SPACES



54-DR-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2/1/17
RETAILS

OVERALL SITE PLAN

SCALE: 1" = 50'-0"



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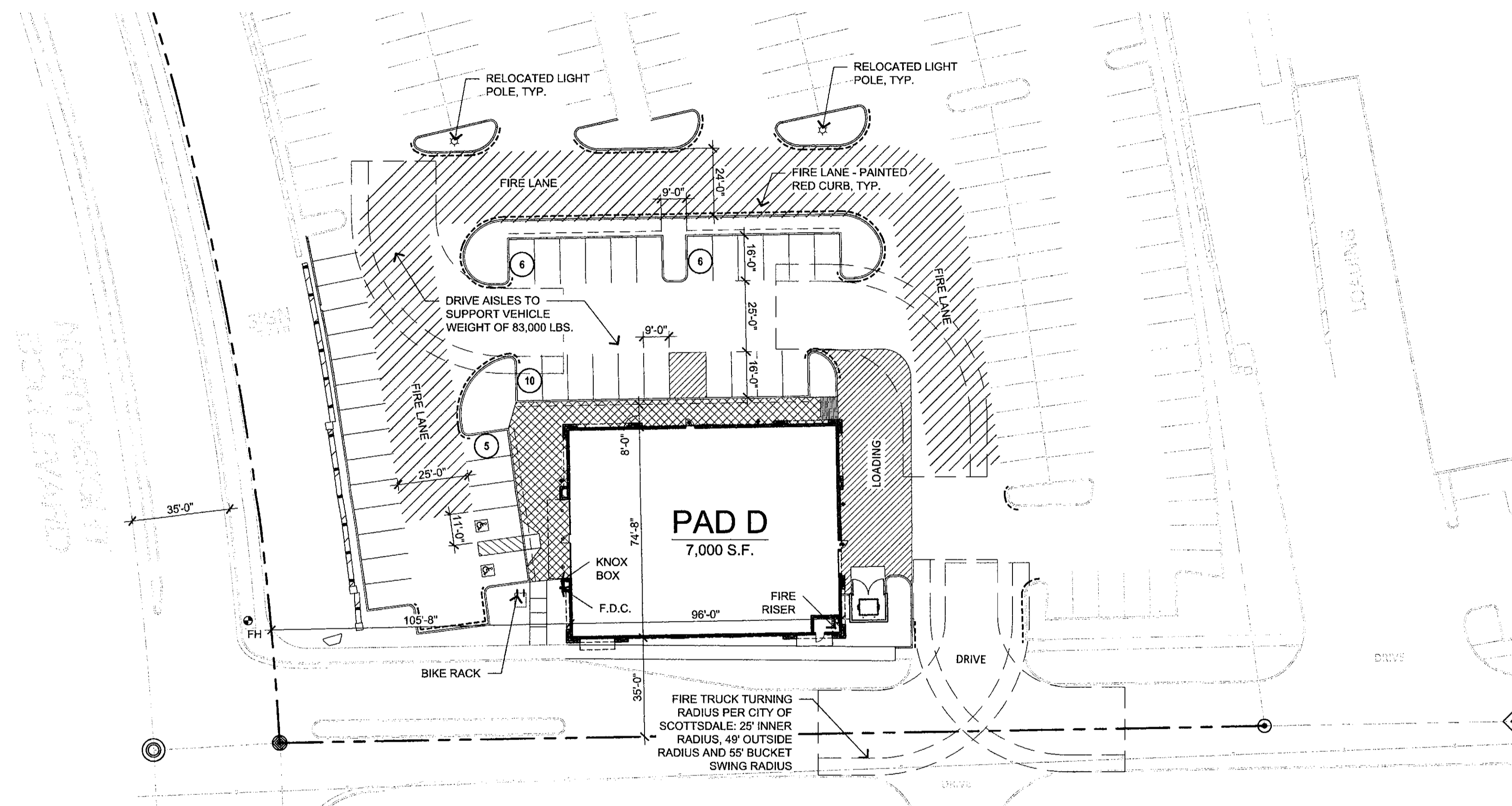
SONORA VILLAGE
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
SCOTTSDALE, ARIZONA
DATE: 12-15-2016 (PRELIMINARY)

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SP-1

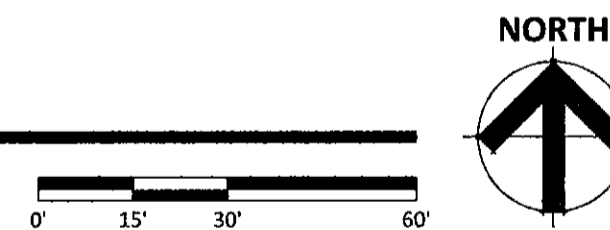
#14214.50





ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



PAD D SITE DATA

EXISTING ZONING:	C-3
GROSS SITE AREA:	6.13 ACRES (266,973 S.F.)
NET SITE AREA:	4.99 ACRES (217,321 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING HEIGHT:	30' MAX ALLOWABLE
SITE PARKING REQUIRED:	
PAD D (7,000 S.F.)	
MIXED-USE COMMERCIAL AT 1/300	23 SPACES
TOTAL REQUIRED:	23 SPACES
SITE PARKING PROVIDED:	27 SPACES
ACCESSIBLE SPACES REQUIRED (23*.04):	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE PARKING AT 1/10	2 SPACES

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54-DR-2015
 STIPULATION SET
 RECORD FOR RECORDS
 APPROVED
 2/2/17
 DATE

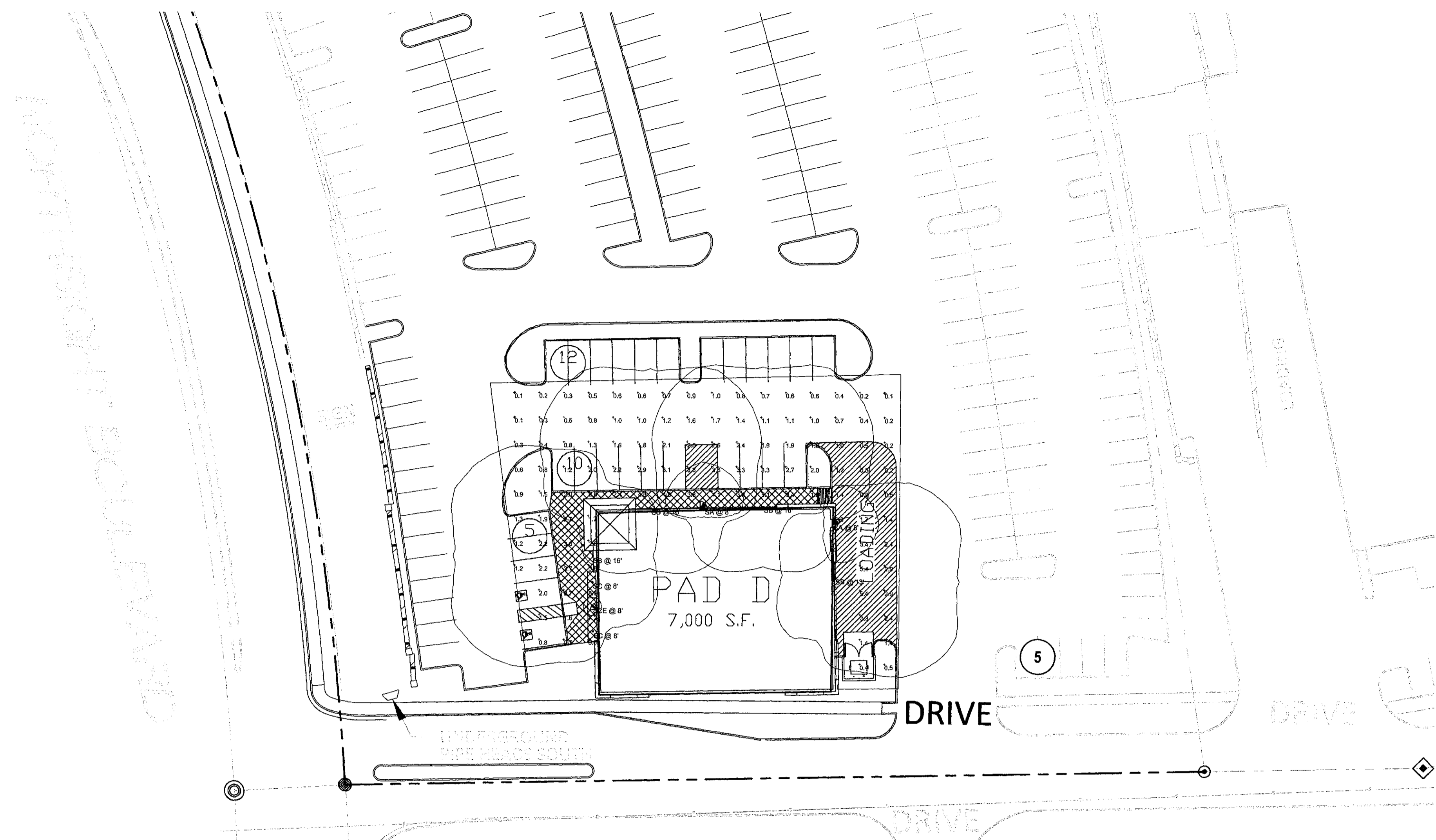
SONORA VILLAGE - PAD D
 FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
 SCOTTSDALE, ARIZONA
 DATE: 12/15/2016 (PRELIMINARY)

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SP-2

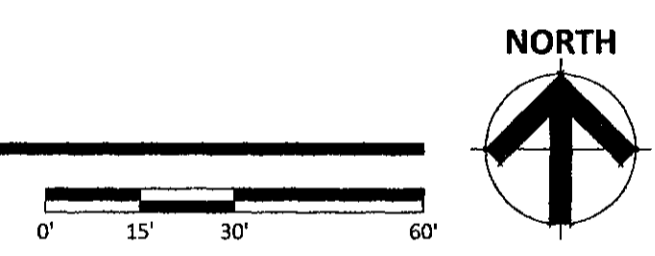
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ENLARGED PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	2A	2	Evenlite - LED	EVENLITE WLEM WH	WALL MOUNT SECURITY AND EXIT LIGHT AT 8 FT AFG	LED	1	Weatherlite AC Mode IES T26208Lies	385	1	15
▭	2B	4	Lithonia Lighting	LITHONIA DSXW2 LED 30C 1000 35K TFTM MVOLT	WALL MOUNTED AT 16 FT AFG	LED	1	DSXW2_LED_30C_100_0_40K_TFTM_MVOLT.lis	8604	0.9	109
○	2C	2	Lithonia Lighting	LDN6 35/05 LO6AR LS	6IN LDN, 3500K, 500LM, 80CRI, CLEAR, SPECULAR REFLECTOR	LED	1	LDN6_35_05_LO6AR_L_S.lis	662	0.9	7.57
◐	2D	1	Lithonia Lighting	LDN6 35/05 LO6AR LS EL	6IN LDN, 3500K, 500LM, 80CRI, CLEAR, SPECULAR REFLECTOR WITH EMERGENCY BATTERY	LED	1	LDN6_35_05_LO6AR_L_S.lis	662	0.9	7.57

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	1.9 fc	8.3 fc	0.1 fc	83.0:1	19.0:1

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54-DR-2015
 APPROVED FOR RECORD
 2/2/17 [Signature]

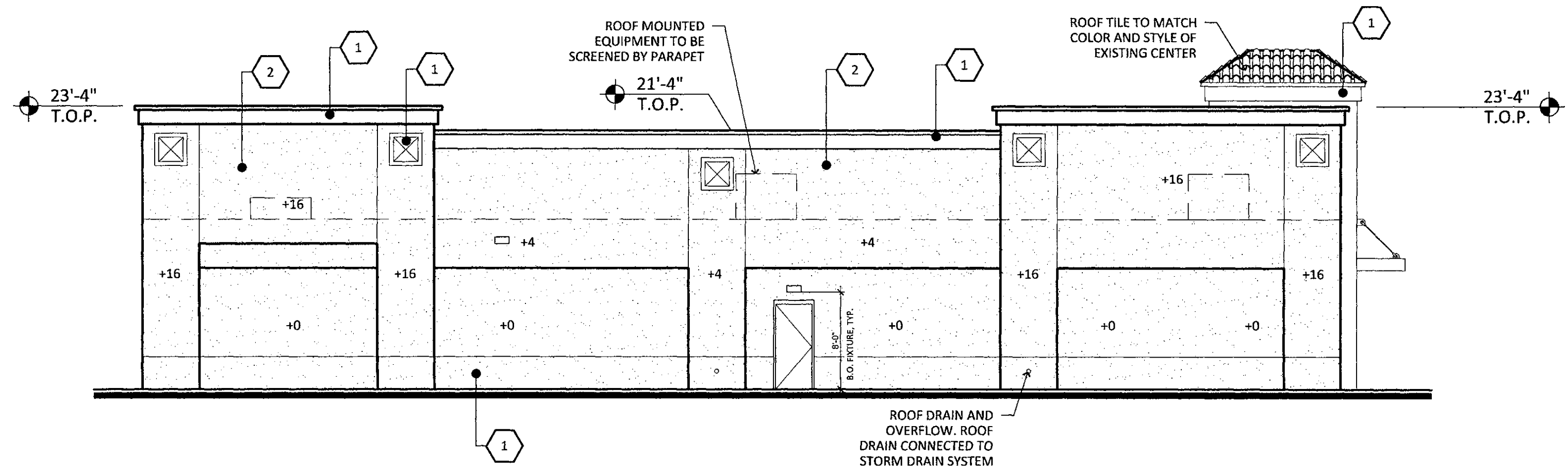
SONORA VILLAGE - PAD D
 FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
 SCOTTSDALE, ARIZONA
 DATE: 12-15-2016 (PRELIMINARY)

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PM-1

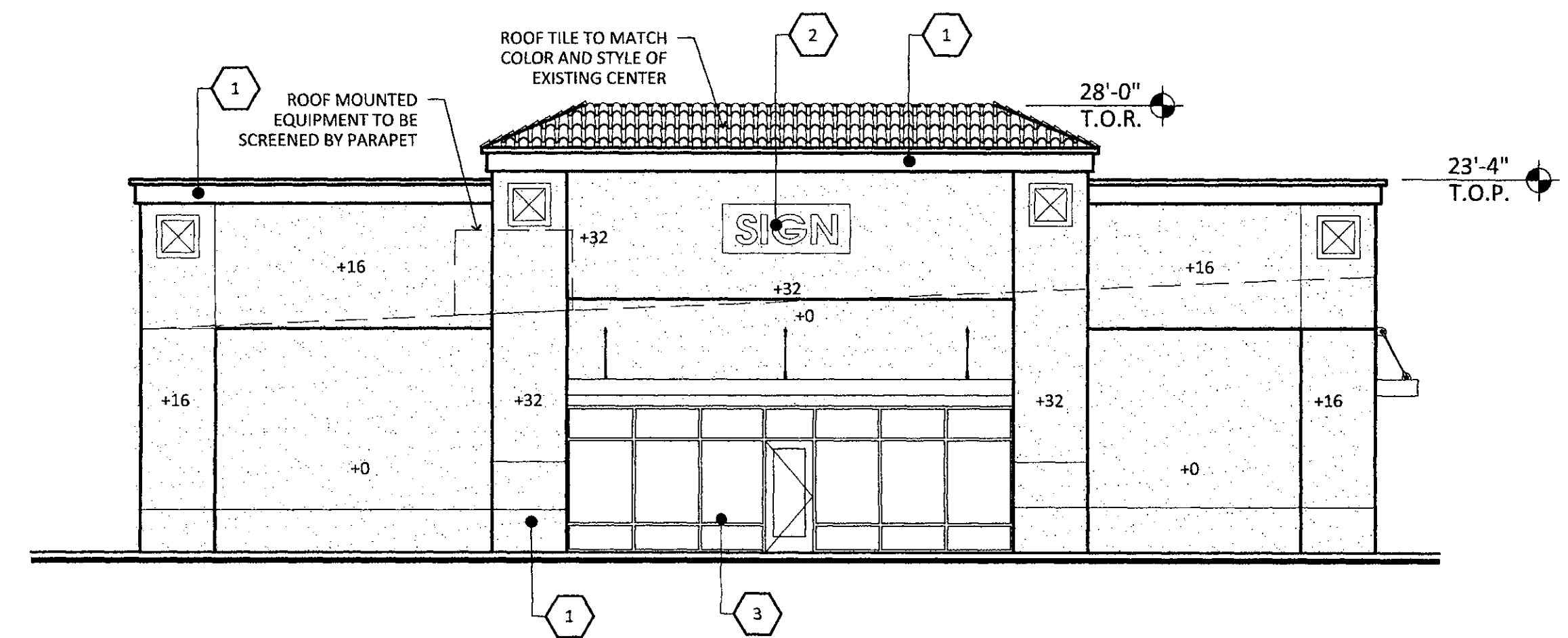
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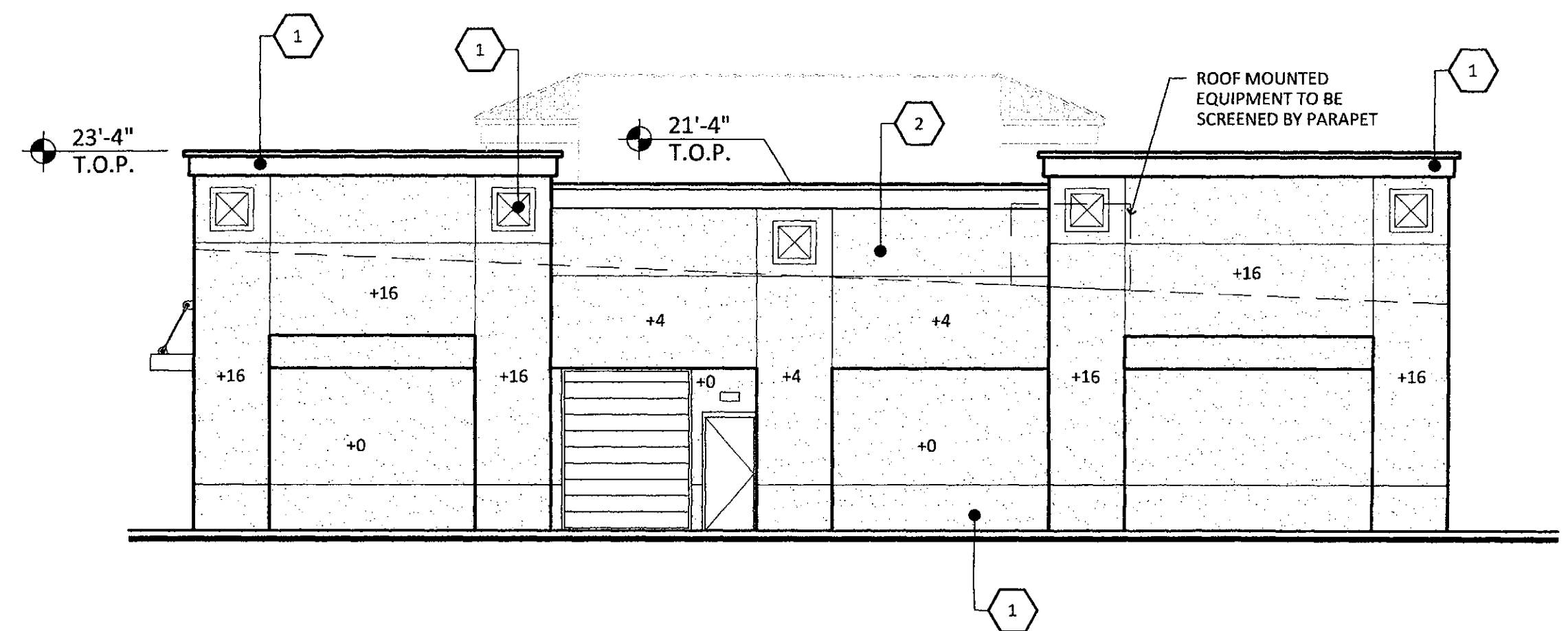
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



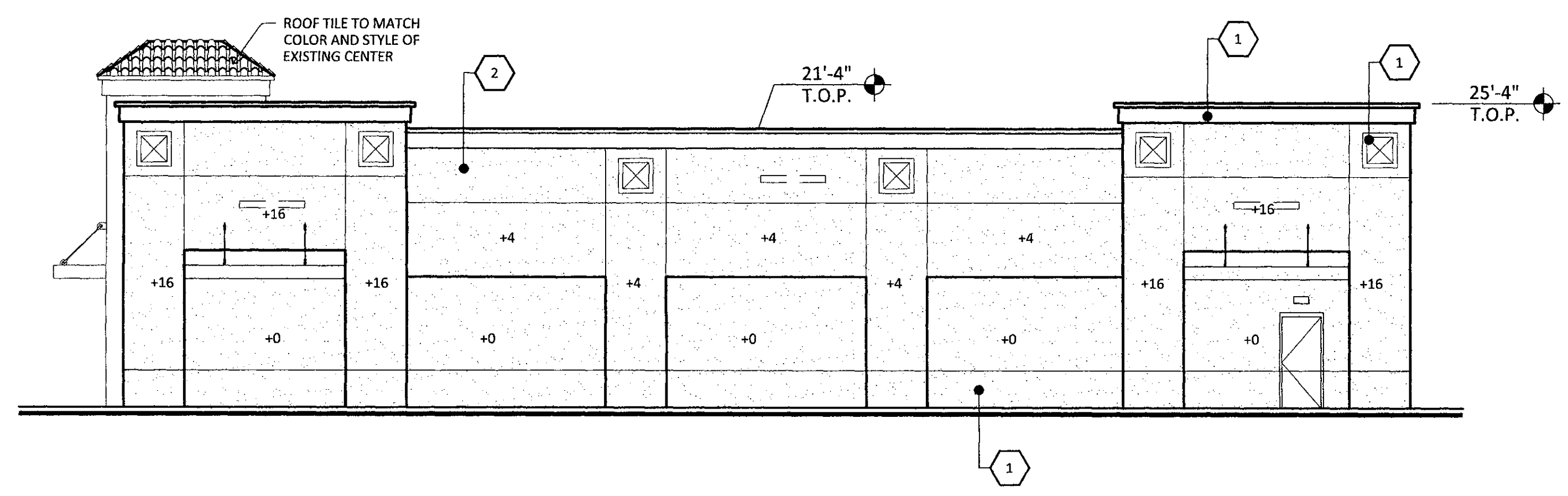
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

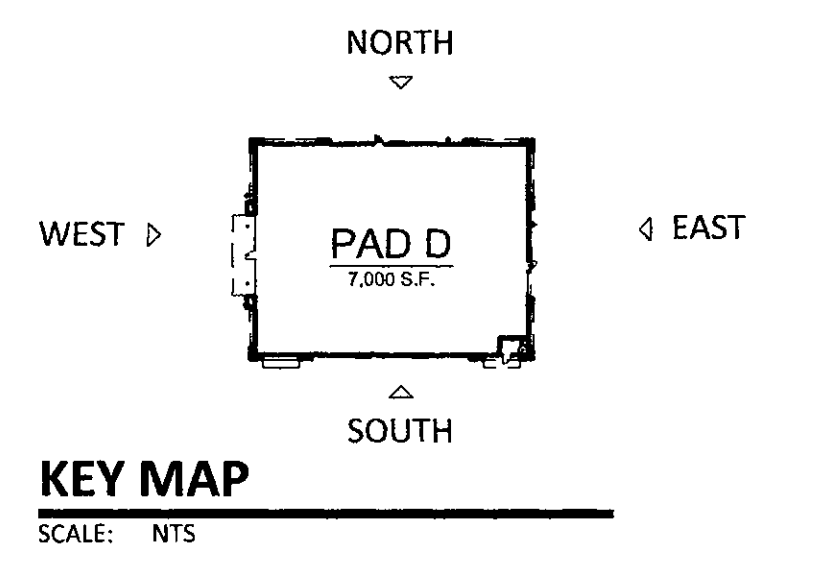
- 1

STUCCO
DUNN EDWARDS
DE 5263 SONORA SHADE
- 2

STUCCO
DUNN EDWARDS
DE 5282 CREAMY APRICOT
- 3

STOREFRONT
BERRIDGE
DARK BRONZE

54-DR-2015
 APPROVED FOR RECORD
 2/2/17



SONORA VILLAGE PAD D
 SWC PIMA ROAD AND FRANK LLOYD WRIGHT BOULEVARD
 SCOTTSDALE, ARIZONA
 DATE: 12/15/2016 (PRELIMINARY)

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FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — 16-gauge galvanized steel mounting/plaster frame with trim clips to mount on concave shape reflector.

Vertically adjustable mounting brackets that use 16-gauge galvanized steel bar hangers (included), 1/2" conduit or Channel 3 bar fasteners. Provides 3/4" total adjustment.

Post installation adjustment possible from above or below the ceiling.

Galvanized steel junction box with bottom-angled access covers and spring latches. Two combination 1/2" x 3/4" and three 1/2" knockouts for straight-through conduit runs. Capacity: 3 @ 1/4", 4 @ 1/2", 4 @ 3/4".

AWG conductors rated for 90°C.

Secondary housing adjustment system for precise, final ceiling-to-flange alignment.

OPTICS — LED light source with diffused lens, recessed in a deep reflector with a 55-degree cutoff. Aluminum full reflectors are optically designed to maximize lumen output and to provide superior glare control.

Maximized trim colors for open-air wallwash reflectors are available in clear, pewter, white or gold. White polyester powder coat also available.

ELECTRICAL — High efficiency, e60LED-D-10W dimming driver mounted to the junction box, dims luminaires to 10% of its light output. 7% dimming option available (see E21 ordering options below).

Dimming feature requires two (2) additional low-voltage wires to be pulled.

For compatible dimmers and dimming range, refer to Dimmer Compatibility Chart on page 4.

The system maintains 70% lumen output for more than 50,000 hours.

LISTINGS — CE certified to UL and Canadian safety standards. Open-downlight (LD6) - Wet location listed. Wallwash-downlight (LW6) - Rated for damp and dry locations only. ENERGY STAR® certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/CustomerResources/terms_and_conditions.aspx

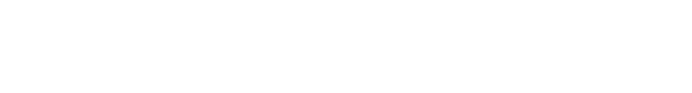
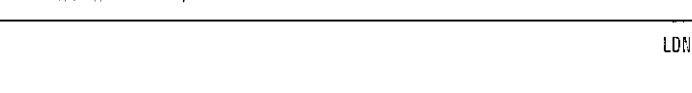
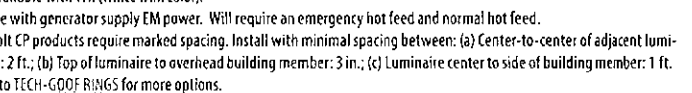
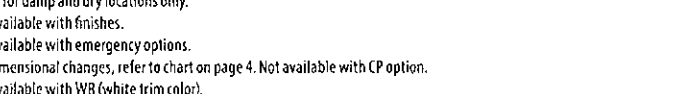
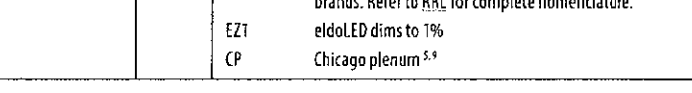
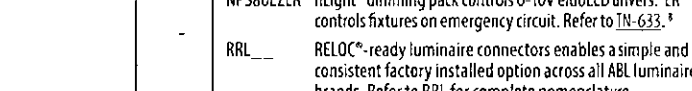
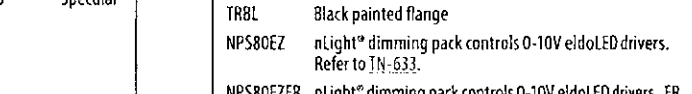
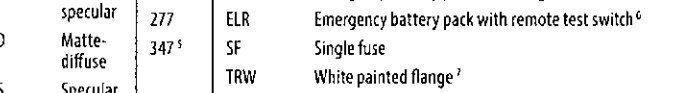
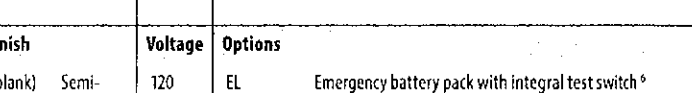
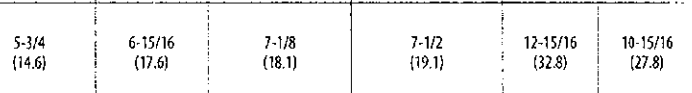
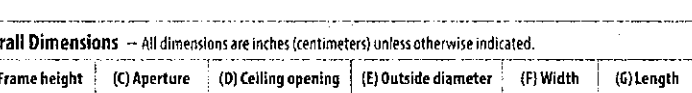
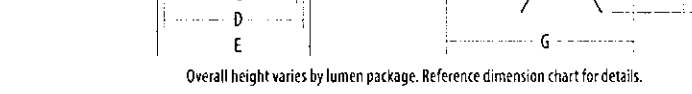
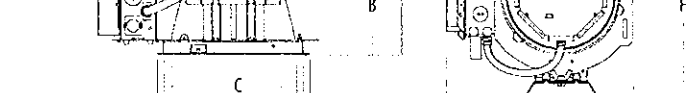
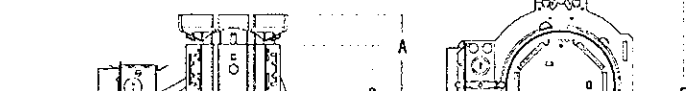
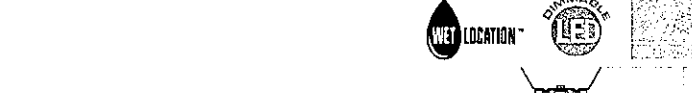
Note: Specifications subject to change without notice.

Order Number
Notes
Type



LDN6

6" OPEN and WALLWASH LED Non-IC New Construction Downlight

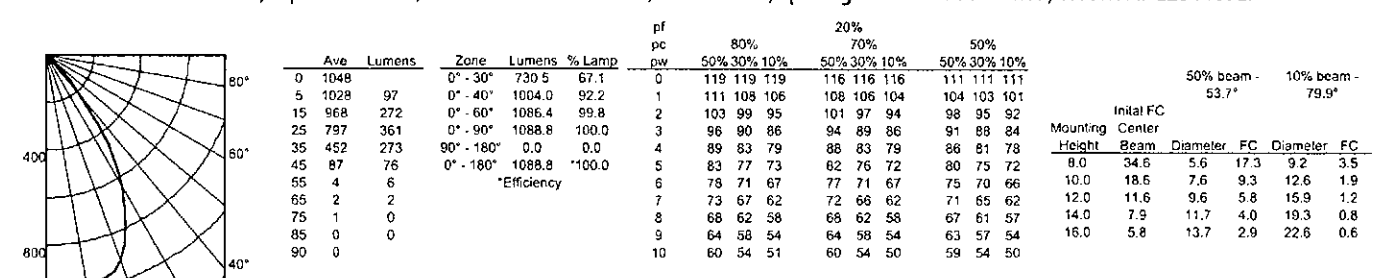


LDN6

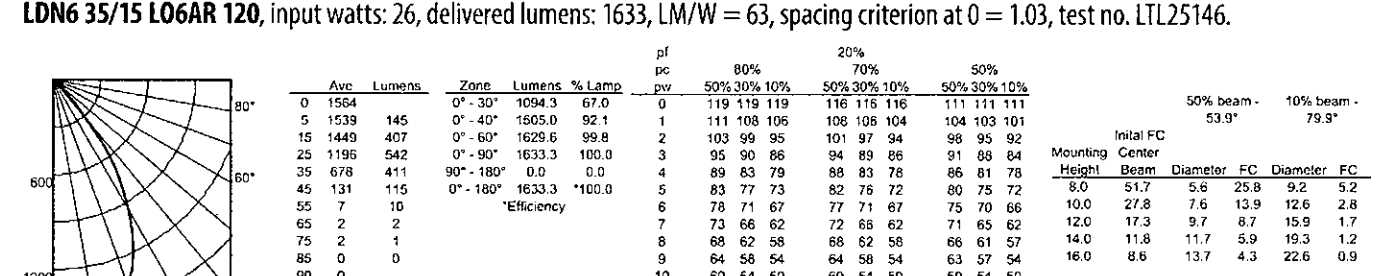
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30° Above Floor for a Single Luminaire
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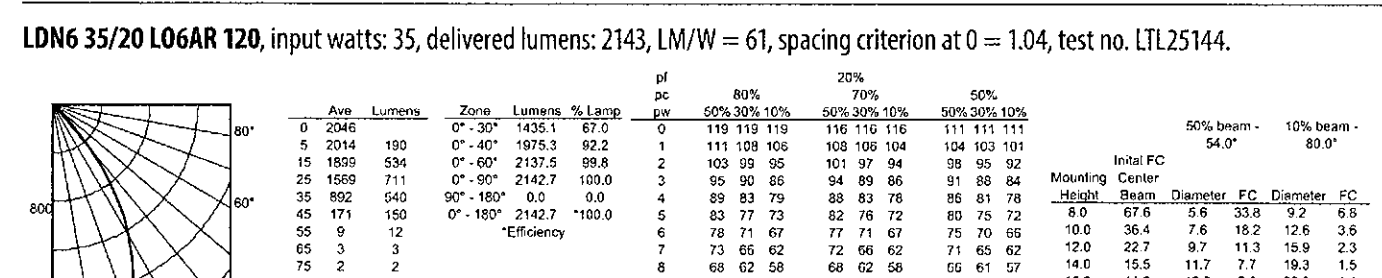
LDN6 35/10 LO6AR 120, input watts: 18, delivered lumens: 1089, LM/W = 61, spacing criterion at 0 = 1.03, test no. LTL25148SL.



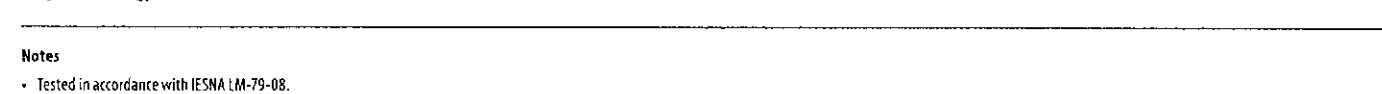
LDN6 35/15 LO6AR 120, input watts: 26, delivered lumens: 1633, LM/W = 63, spacing criterion at 0 = 1.03, test no. LTL25146.



LDN6 35/20 LO6AR 120, input watts: 35, delivered lumens: 2143, LM/W = 61, spacing criterion at 0 = 1.04, test no. LTL25144.



Notes: 1. Tested in accordance with IESNA LM-79-08. 2. Refer to current IES and IESNA standards under stabilized laboratory conditions. 3. Actual performance may differ as a result of end-user environment and application. 4. Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%. 5. CR1: 80 typical.



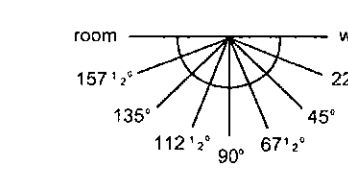
Acuity Brands Company

DOWNLIGHTING: One Lithonia Way, Douglas, GA 30012 Phone: 800-315-4335 Fax: 770-890-3129 www.lithonia.com © 2014-2015 Acuity Brands Lighting, Inc. All rights reserved. Rev: 01/18/15

LDN6

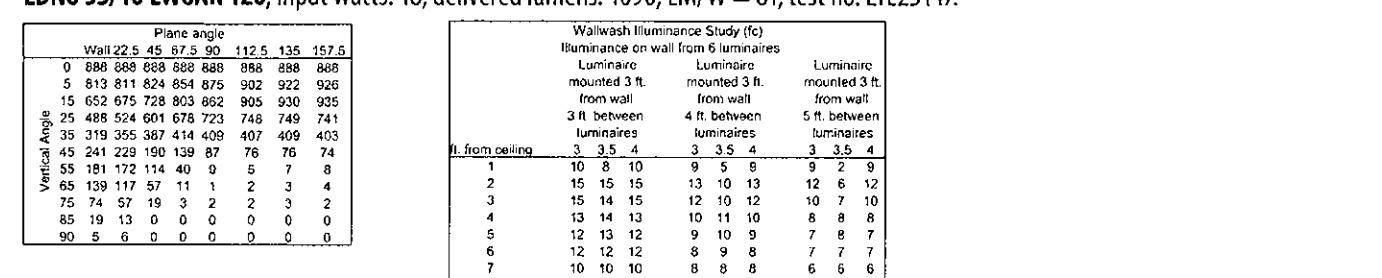
TECHNICAL INFORMATION

Footcandle values are initial and tables are based on minimum of six units. For future-to-wall distance other than those shown, use the maximum of one-to-one spacing (distance between fixtures not more than distance to wall) for best results.

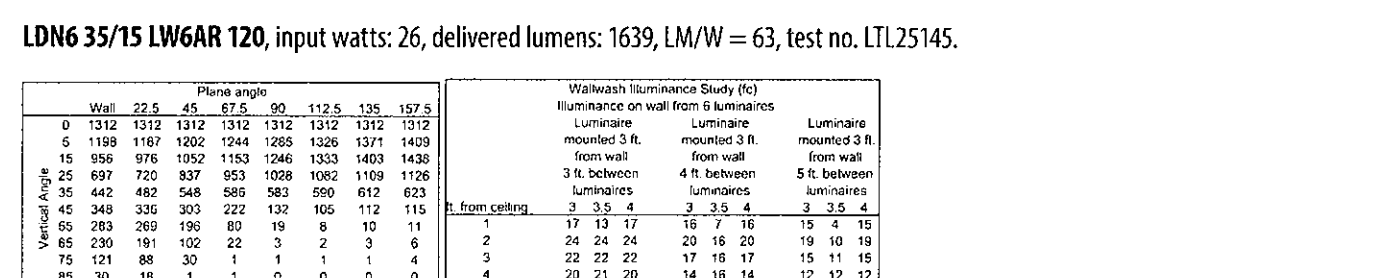


Candlepower Data	Footcandle values
------------------	-------------------

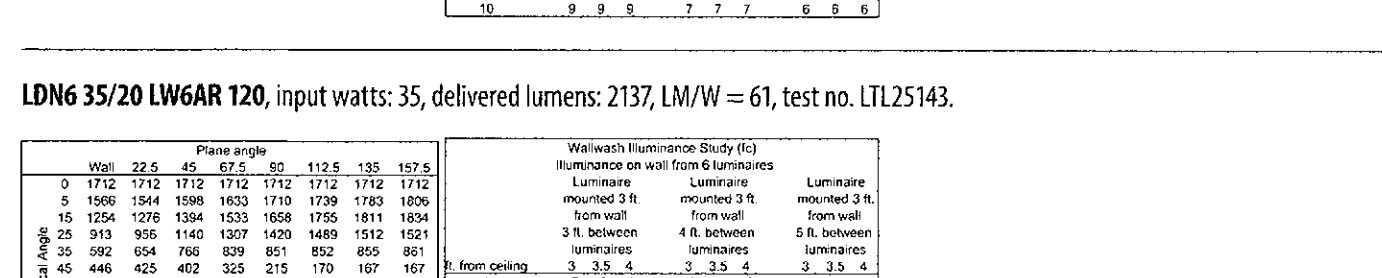
LDN6 35/10 LW6AR 120, input watts: 18, delivered lumens: 1090, LM/W = 61, test no. LTL25147.



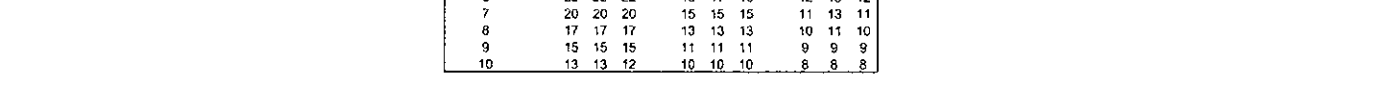
LDN6 35/15 LW6AR 120, input watts: 26, delivered lumens: 1639, LM/W = 63, test no. LTL25145.



LDN6 35/20 LW6AR 120, input watts: 35, delivered lumens: 2137, LM/W = 61, test no. LTL25143.



Notes: 1. Tested in accordance with IESNA LM-79-08. 2. Refer to current IES and IESNA standards under stabilized laboratory conditions. 3. Actual performance may differ as a result of end-user environment and application. 4. Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%. 5. CR1: 80 typical.



Acuity Brands Company

DOWNLIGHTING: One Lithonia Way, Douglas, GA 30012 Phone: 800-315-4335 Fax: 770-890-3129 www.lithonia.com © 2014-2015 Acuity Brands Lighting, Inc. All rights reserved. Rev: 01/18/15

LDN6

ADDITIONAL DATA

DIMMER COMPATIBILITY CHART

Manufacturer	Model/Series
600 & 1000 Lumen products	
Lutron	Novus 1 - RTFV-WH
Sensor Switch	ePDM-DX
Synergy	SD BC 120/277

For an off-control, this switch requires a power pack. Consult Lutron for more information.

1500 & 2000 Lumen products

Manufacturer	Model/Series
1500 & 2000 Lumen products	
Busch-Jaeger	Z120-901
Jump	Z40-90
Leviton Lighting Controls	AlumaTech - IP710-DLX
Leviton Lighting Controls	ZP602AM-20
Lutron Electronics	Novus 1 - RTFV
	Divia - DVTV
	Divia - NFVY
	GraphicEye - GR2-TW w/GR2502
	Energy Saver Mode - OSW-4T16-S
	TVMS2 Module
Meriton	S373
Pass & Seymour	CD8B-W
Sensor Switch	ePDM-DX
Synergy	SD BC 120/277
The Watt Stopper	DCLV1

RELATIVE DIMENSIONAL CHANGES

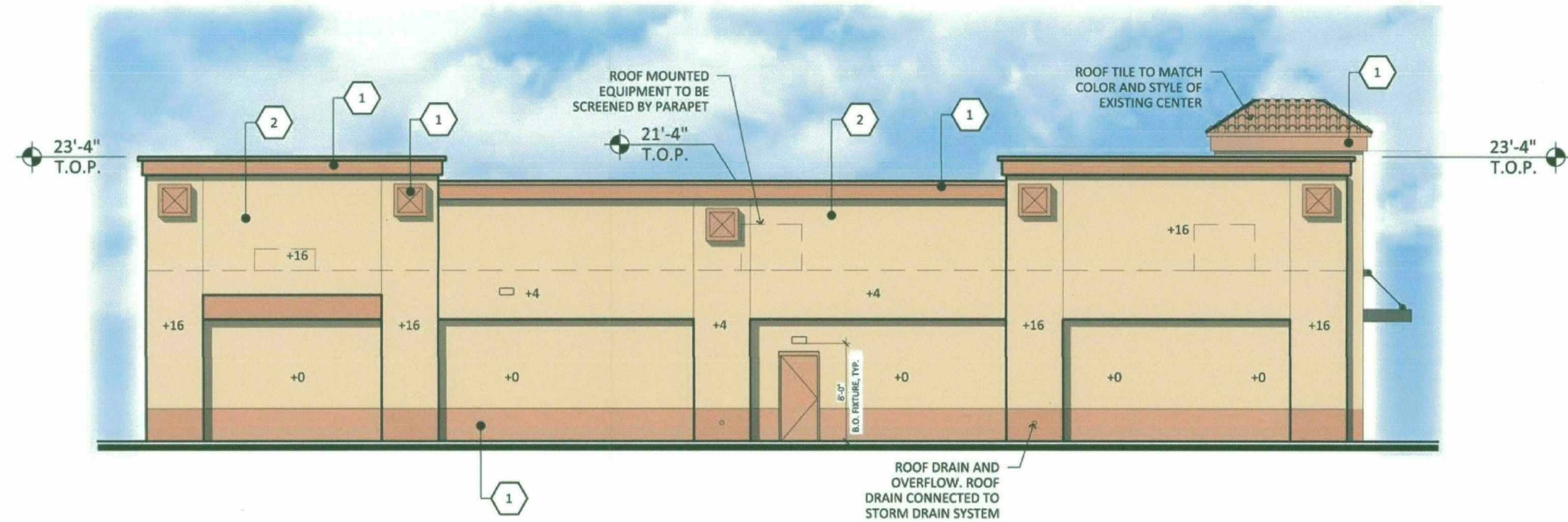
Add to overall housing length for EL/ELR option	Overall housing width with EL/ELR option
4-1/2"	16-1/2"

LUMEN PACKAGE

Lumen package	Watts	Initial lumens EL/ELR	Emergency LED driver
600	12	500	PS1030
1000	18	575	PS1030
1500	26	640	Bodine BS17C-C2
2000	35	690	Bodine BS17C-C2

PRODUCT DESCRIPTION

Product Description	Watts (W)	Delivered lumens (lm)	Efficiency (lm/W)	Spacing criteria (ft/ft)
LDN6 35/10 LO6AR</				



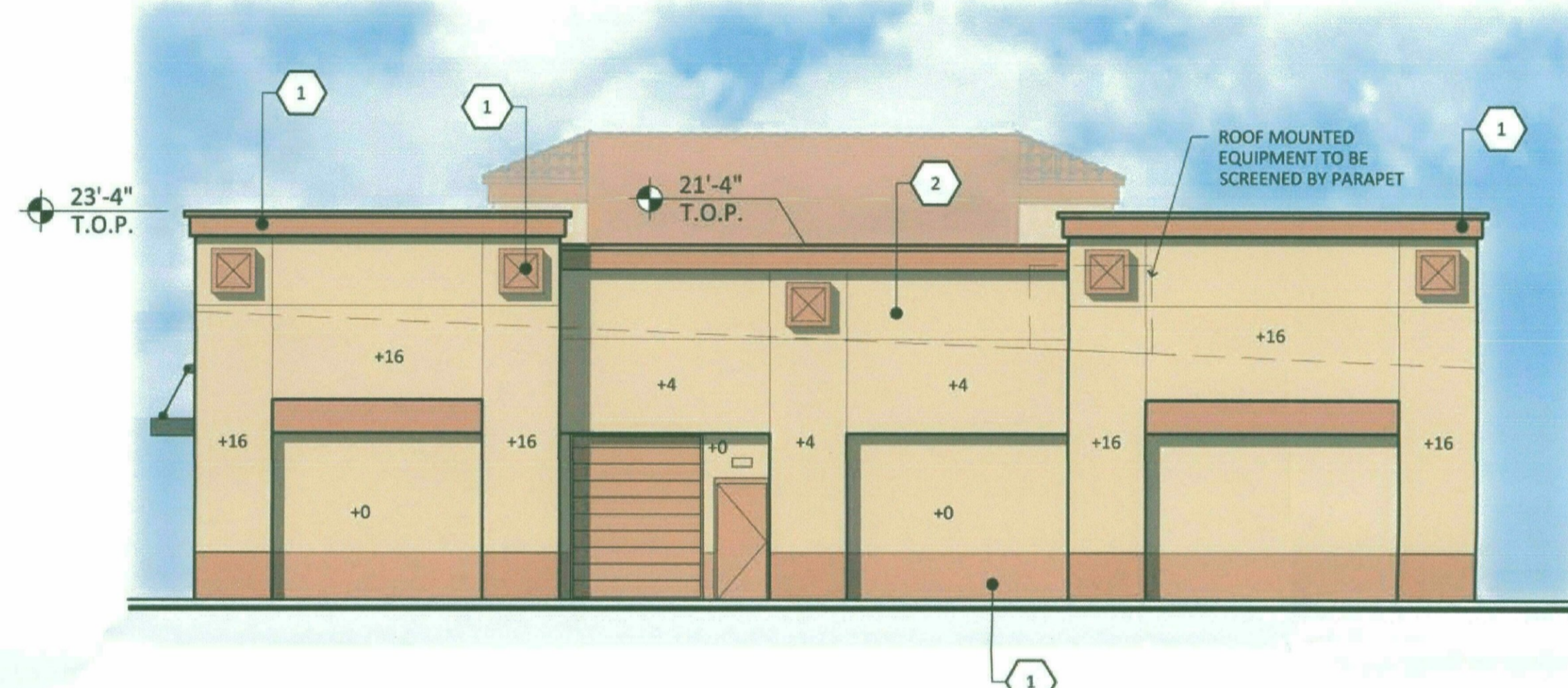
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



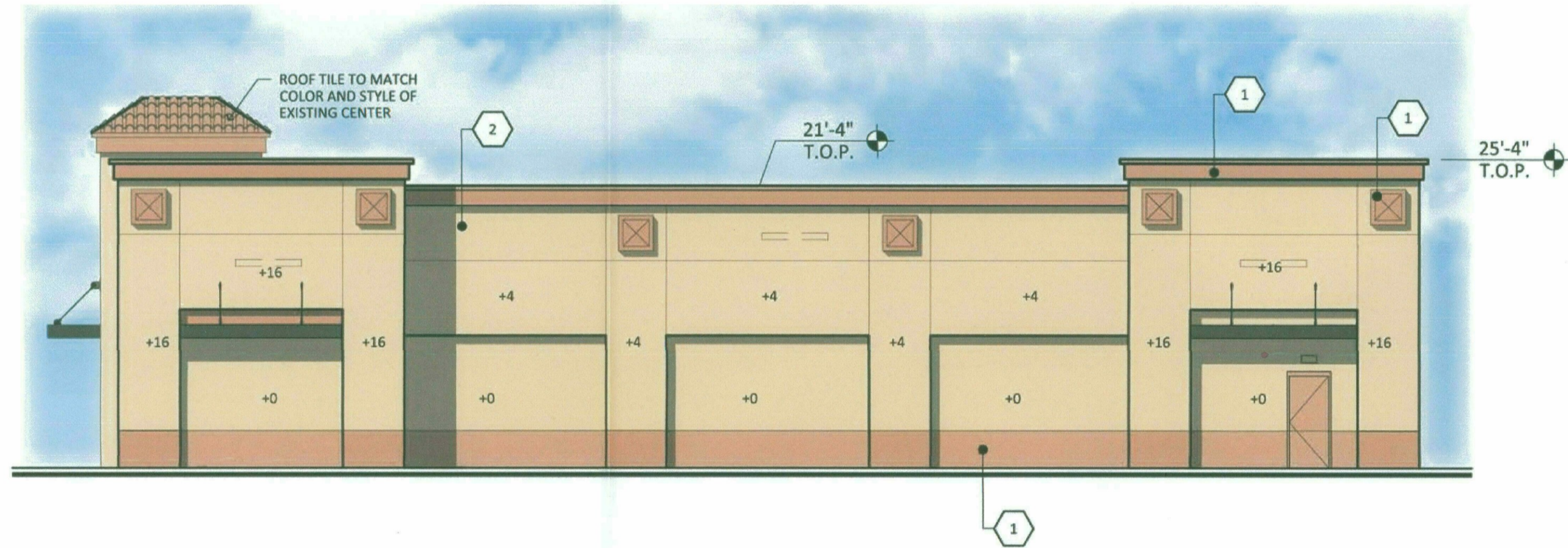
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

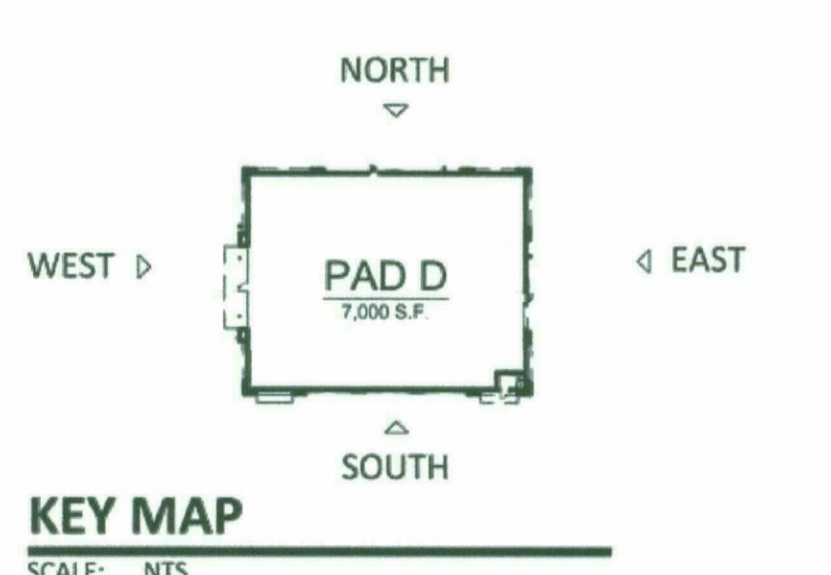


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

- 1 STUCCO
DUNN EDWARDS
DE 5263 SONORA SHADE
- 2 STUCCO
DUNN EDWARDS
DE 5282 CREAMY APRICOT
- 3 STOREFRONT
BERRIDGE
DARK BRONZE

54-DR-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
12/17/16 DATE INITIALS



SONORA VILLAGE PAD D
SWC PIMA ROAD AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA
DATE: 12/15/2016 (PRELIMINARY)

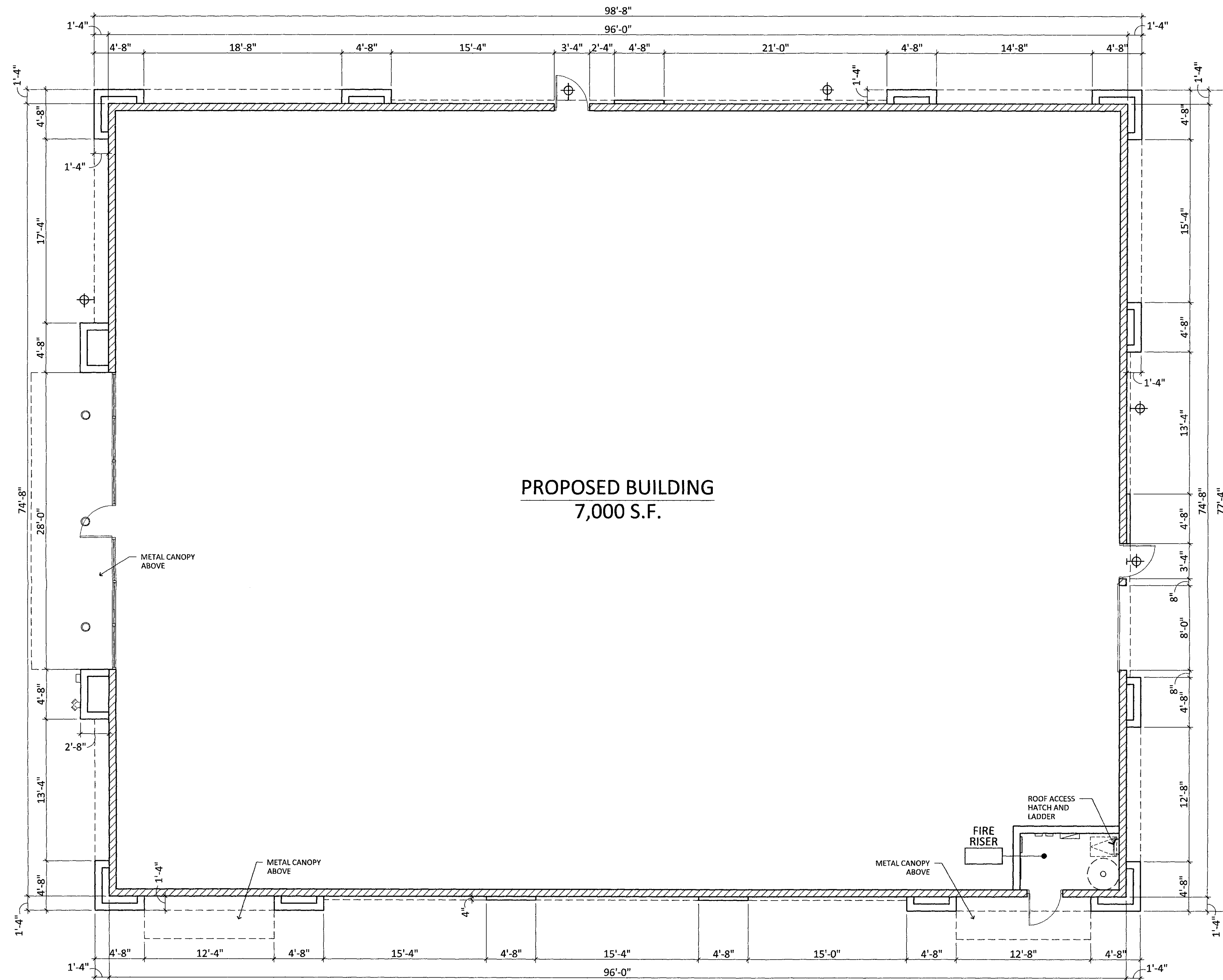
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EL-1

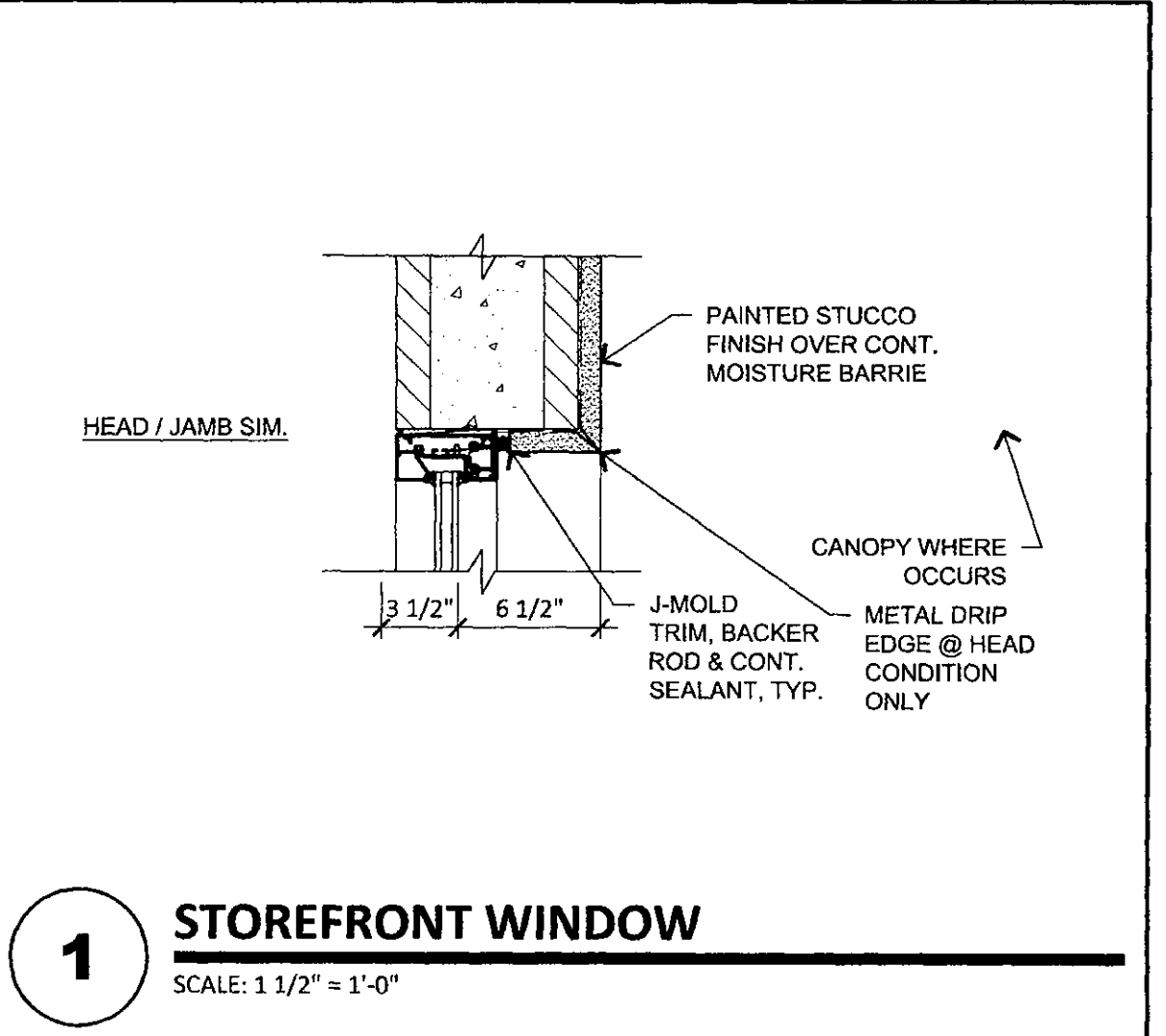
R K A A

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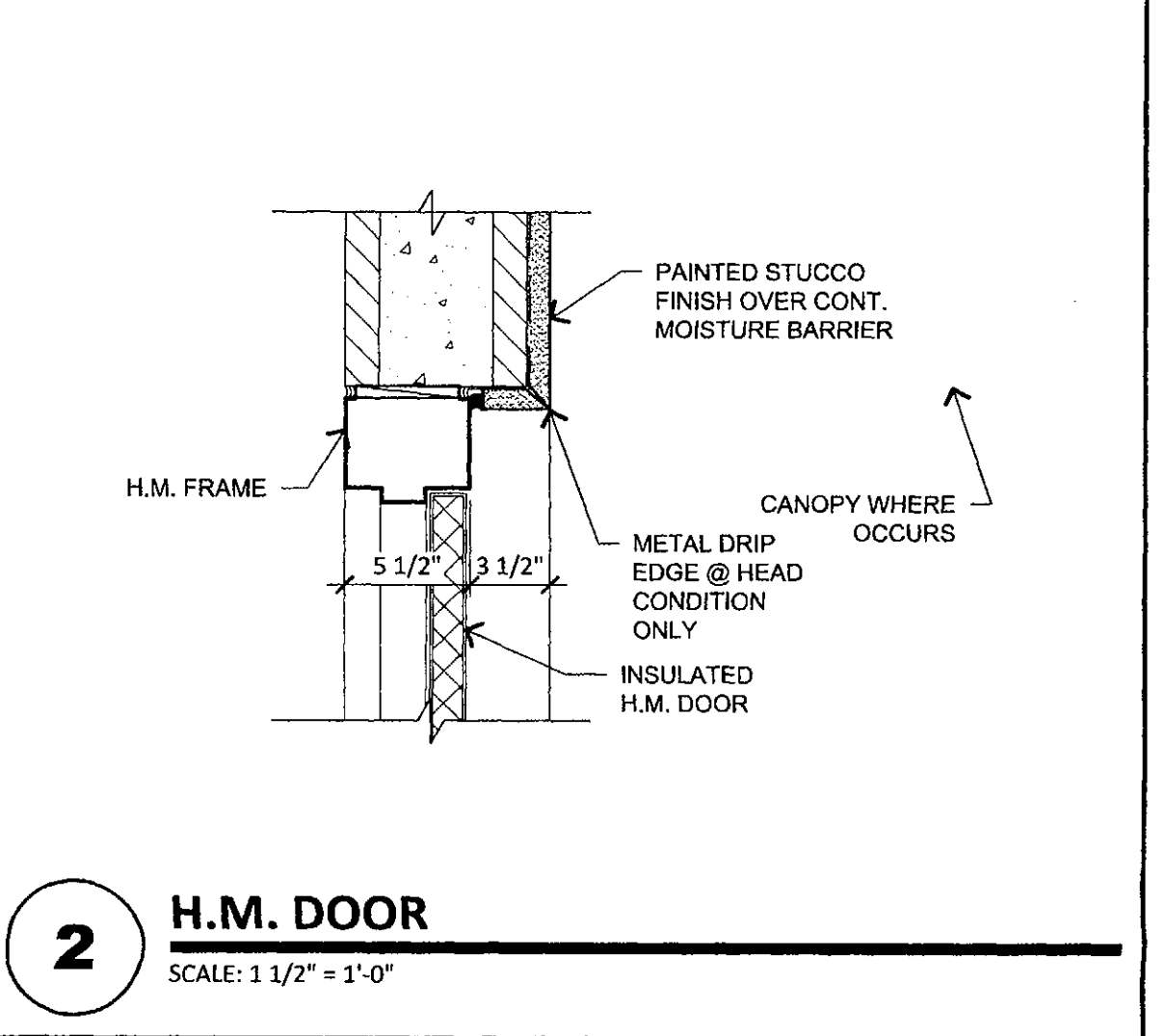
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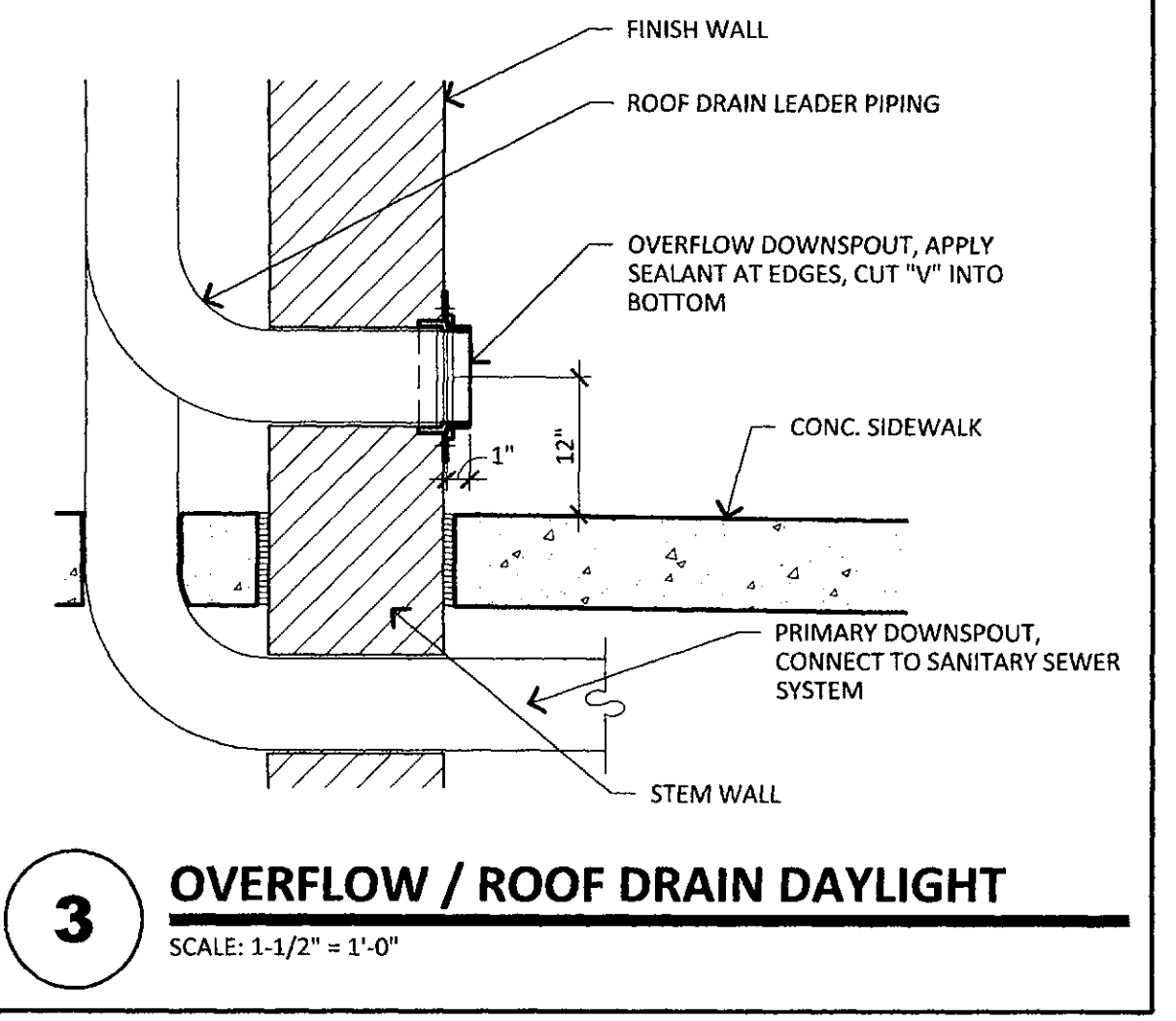
FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 STOREFRONT WINDOW
SCALE: 1 1/2" = 1'-0"



2 H.M. DOOR
SCALE: 1 1/2" = 1'-0"



3 OVERFLOW / ROOF DRAIN DAYLIGHT
SCALE: 1-1/2" = 1'-0"

54-DR-2015
 PREPARED BY: [Signature]
 DATE: 12/15/2016

SONORA VILLAGE PAD D
 SWC PIMA ROAD AND FRANK LLOYD WRIGHT BOULEVARD
 SCOTTSDALE, ARIZONA
 DATE: 12/15/2016 (PRELIMINARY)

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FP-1

#14214.50

RKA ARCHITECTS, INC.

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

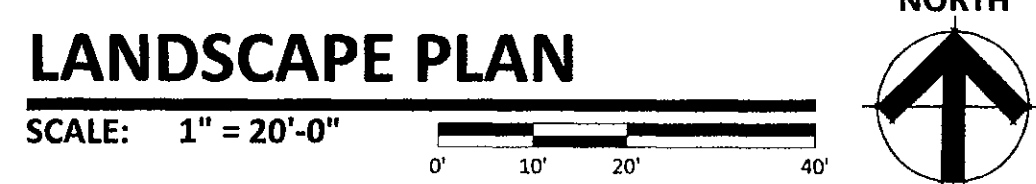
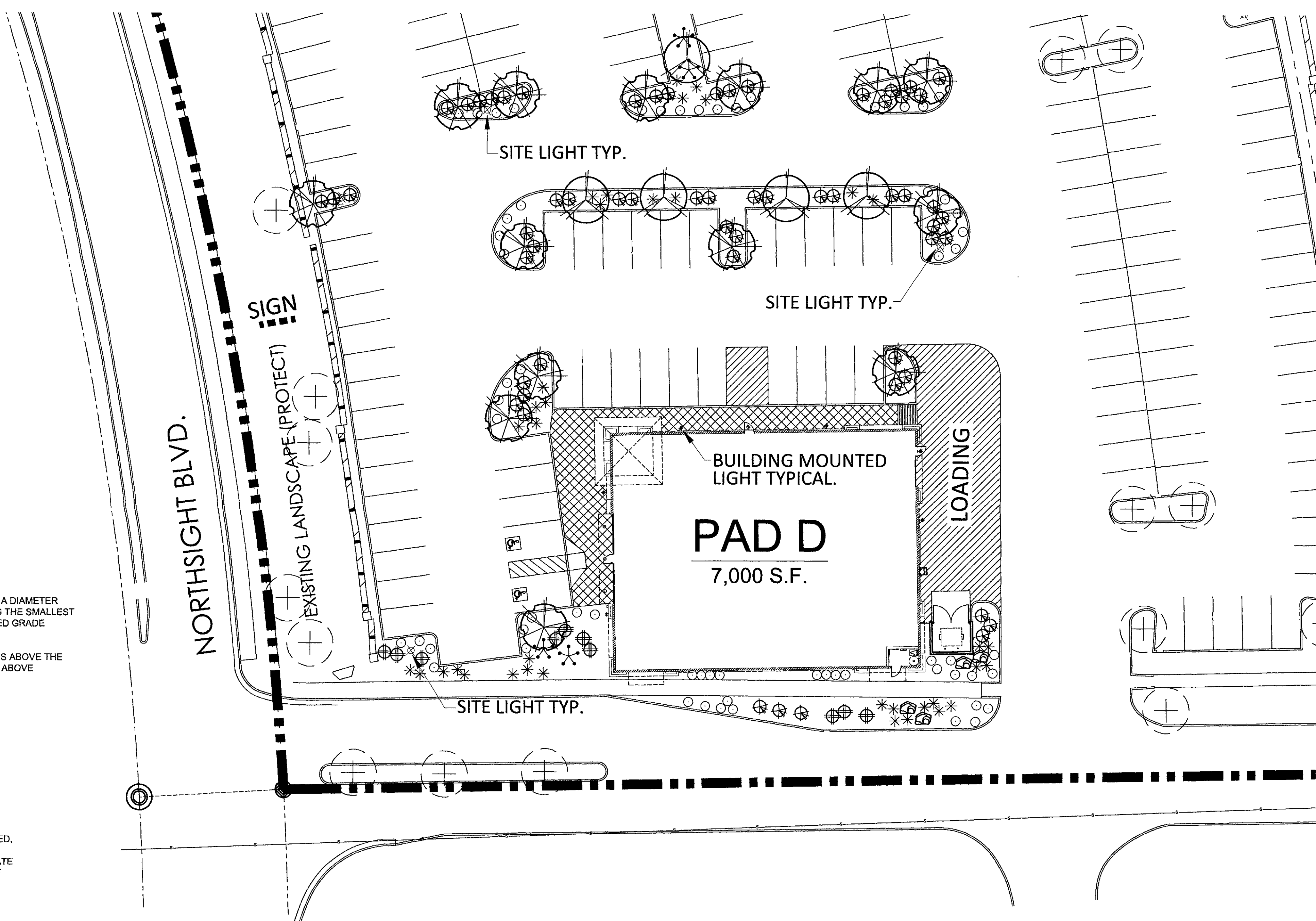
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE DATA SUMMARY :

OFF-SITE LANDSCAPE AREA: (EXISTING) 810 SQ.FT.
ON-SITE LANDSCAPE AREA: (NEW) 9,135 SQ.FT.
TOTAL LANDSCAPE AREA: 9,945 SQ.FT.
PARKING LOT LANDSCAPE PROVIDED: 1,920 SQ.FT.

LANDSCAPE LEGEND

-  CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
-  PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNLESS)
36" BOX (MULTI TRUNK)
-  DASYLIION WHEELERII
DESERT SPOON
5 GALLON
-  ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
-  3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
-  1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
-  EXISTING TREE
PROTECT FROM
CONSTRUCTION



SONORA VILLAGE - PAD D
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
SCOTTSDALE, ARIZONA
DATE: 07-13-2015 (PRELIMINARY)

5-1-2015
2/2/17
APPROVED
CITY OF SCOTTSDALE

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

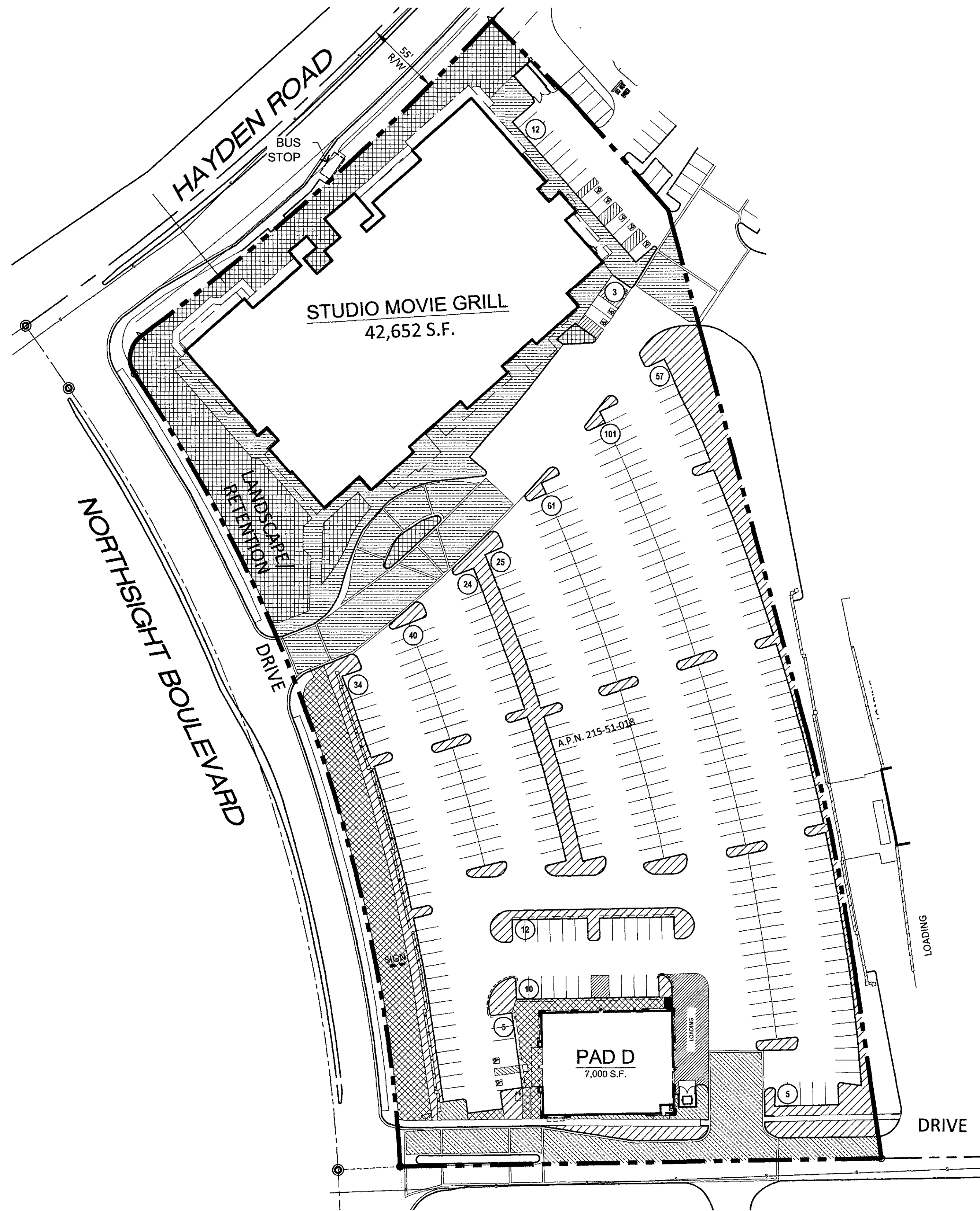
EMAIL: timmcqueen@tjmla.net




La.01 **RKAA** ARCHITECTS, INC.

#14214.50

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SITE DATA

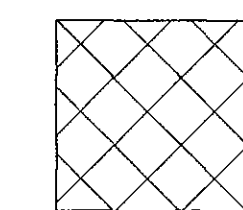
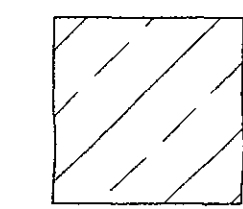
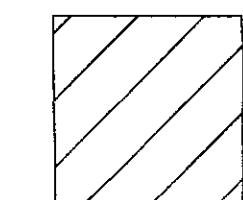
EXISTING ZONING: C-3
 NET SITE AREA: 6.12 ACRES (266,973 S.F.)
 PROPOSED USE: RETAIL / RESTAURANTS / THEATER
 BUILDING HEIGHT: 30' MAX ALLOWABLE

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 25'-0" PROPOSED (30' ALLOWED)
 FIRST 12' OF HEIGHT = 10% X NET LOT AREA
 = .10 X 266,973 = 26,697.3 S.F.
 NEXT 13' OF HEIGHT = 13' X .004 X 266,973 = 13,882.5 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
 = 26,697.3 + 13,882.5 = 40,579.8 S.F. (15.2%)
 OPEN SPACE PROVIDED = 50,886 S.F.

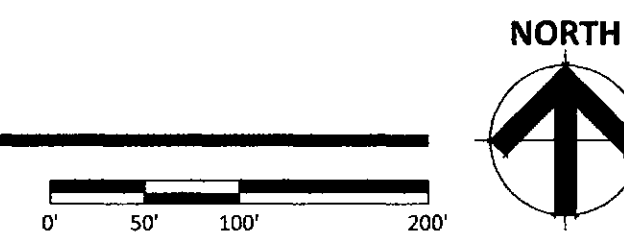
PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA X 15%
 150,064 S.F. X .15 = 22,510 S.F.
 PARKING LOT LANDSCAPE PROVIDED = 26,467 S.F.

-  DENOTES FRONT OPEN SPACE
(0.50 X TOTAL OPEN SPACE REQUIRED)
20,289.9 S.F. TOTAL REQUIRED
26,943 S.F. TOTAL PROVIDED
-  DENOTES OPEN SPACE OTHER THAN
FRONTAL OPEN SPACE
30,562 S.F. TOTAL
-  DENOTES PARKING LOT LANDSCAPING
19,848 S.F. TOTAL

54-DR-2015
 2/2/17

OPEN SPACE SITE PLAN

SCALE: 1" = 50'-0"



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SONORA VILLAGE
 FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
 SCOTTSDALE, ARIZONA
 DATE: 12-15-2016 (PRELIMINARY)

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SP-4

#14214.50

R K A A ARCHITECTS, INC.



LEGAL DESCRIPTION

A PORTION OF LOT 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

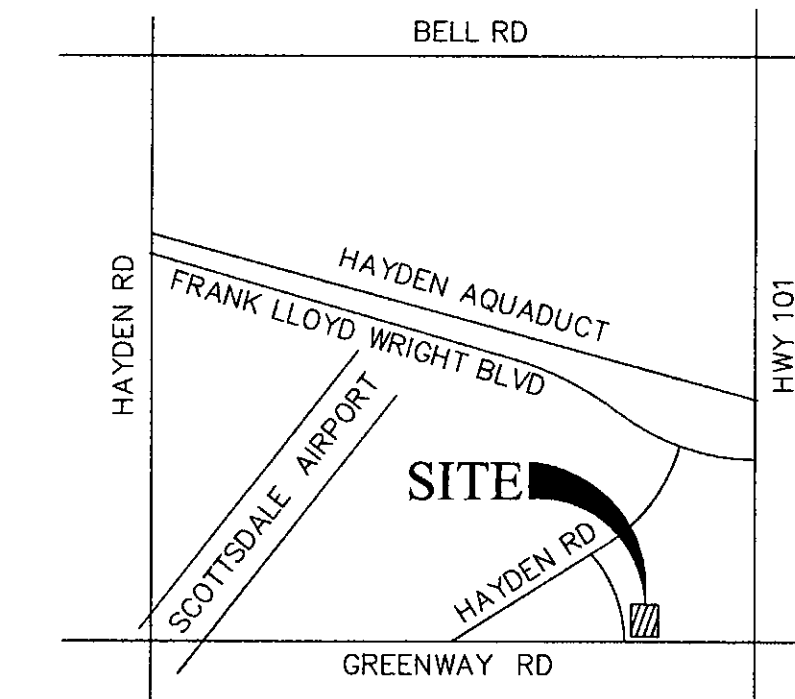
CITY OF SCOTTSDALE, BRASS CAP FLUSH, IN MEDIAN 6.6' EAST OF CURB FACE, INTERSECTION OF RAINTREE DR & 84TH ST.
GPS POINT: 3124
DATUM: CITY OF SCOTTSDALE - NAVD '88
ELEVATION: 1463.461

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

PROPOSED PAD 'D'

15681 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA 85260

PRELIMINARY GRADING PLAN & UTILITY PLAN



VICINITY MAP

T3N, R4E, SEC 01
(N.T.S.)

OWNER

RYAN DENK
EMERALD INTEREST CORP.
16611 NORTH 91ST STREET SUITE 104
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 219-9005

ARCHITECT

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, AZ 85016
PHONE: (602) 955-3900

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
40 W BASELINE RD, STE 110
TEMPE, AZ 85283
PHONE: (480) 424-2352
FAX: (480) 424-2353
CONTACT: PHIL WILLIAMS, P.E., R.L.S.

SITE INFORMATION

A PORTION OF APN# 215-51-019
QS# 35-48
PARENT LOT AREA: 954,185 SF

ZONING

CURRENT ZONING: C-3

PRELIMINARY CONSTRUCTION NOTES

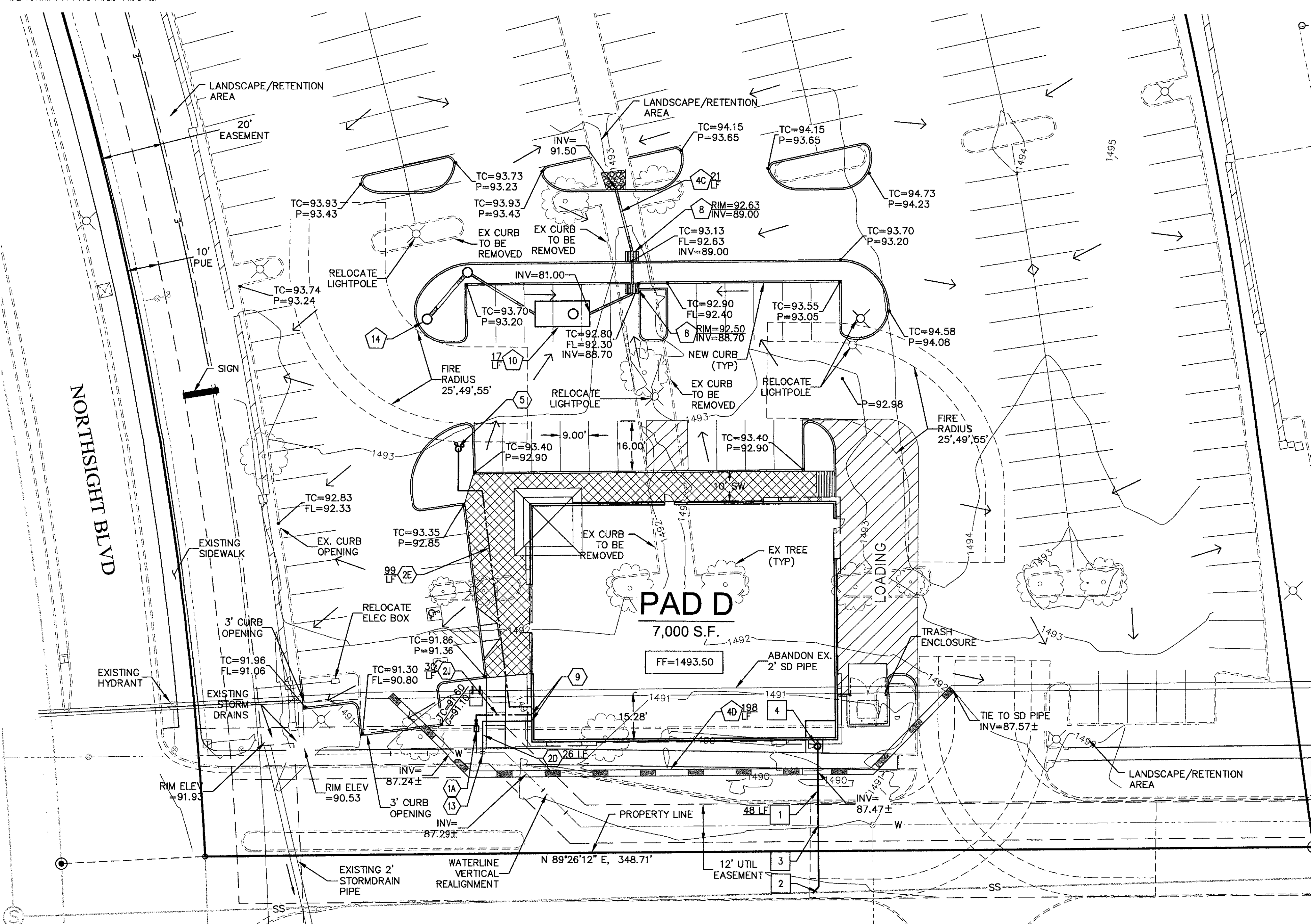
WATER NOTES	
1A	2" INCH WATER SERVICE PER C.O.S. DETAIL. 1 EA
NOTE: METER WILL BE SET BY CITY FORCES ONCE APPLICABLE	
FEES HAVE BEEN PAID.	
2D	4 INCH D.I.P. PRESSURE CLASS 350 (FOR SPRINKLER CONNECTION), 3' MINIMUM COVER. 26 LF
2E	3 INCH D.I.P. PRESSURE CLASS 350 (FOR REMOTE FDC), 3' MINIMUM COVER. 99 LF
2J	2" INCH COPPER WATER LINE 30 LF
5	3" FDC, SEE SPRINKLER PLAN 1 EA
9	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION
13	4 INCH TAPPING SLEEVE, MAG DTL 340 1 EA
SEWER NOTES	
1	6" SEWER SERVICE PER UPC 48 LF
2	CONNECT TO EXIST. SEWER MAIN
3	WATER AND SANITARY SEWER CROSSING 1 EA
4	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
STORM DRAIN NOTES	
4C	8 INCH HDPE STORM DRAIN 21 LF
4D	24 INCH HDPE STORM DRAIN 198 LF
8	INSTALL CATCH BASIN TYPE "T" W/GRATE PER MAG STD. DTL. 535 2 EA
10	8' UGS UNDERGROUND STORAGE TANK 17 LF
14	DRYWELL MAX WELL IV, MANUFACTURED AND INSTALLED 1 EA

DRAINAGE STATEMENT

THIS PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 7,000 SF BUILDING. THE SITE IS CURRENTLY USED AS PARKING. THE PROPOSED PROJECT WILL REPLACE THE EXISTING ASPHALT WITH THE PROPOSED BUILDING AND THE EXISTING PARKING LOT WILL BE RECONFIGURED IN THE AREA OF THE PROPOSED BUILDING. THEREFORE, THE STORM WATER RUNOFF FOR THE PROPOSED PROJECT WILL NOT INCREASE OVER THE EXISTING USE. RUNOFF WILL CONTINUE TO FOLLOW THE EXISTING DRAINAGE FLOW PATTERN AS INDICATED BY THE STORM WATER FLOW DIRECTION ARROWS SHOWN ON THIS PLAN.

THE EXISTING CENTER LANDSCAPE ISLAND SERVES AS A RETENTION BASIN FOR A PORTION OF THE PARKING LOT. A PORTION OF SAID BASIN WILL BE LOST TO NEW PARKING AND DRIVE AISLE CONSTRUCTION. THE SOUTH 130 LF OF THE EXISTING BASIN HAS A STORMWATER RETENTION CAPACITY OF 843 CF THAT WILL BE LOST TO NEW CONSTRUCTION. AN 8' UGS TANK AND DRYWELL SYSTEM IS PROPOSED TO REPLACE SAID LOST RETENTION STORAGE CAPACITY. THE 8' UGS TANK HAS A STORAGE CAPACITY OF 854 CF. THE DRYWELL WILL DRAIN THE TANK IN THE REQUIRED 36 HRS.

TWO ADDITIONAL 3' CURB CUTS ARE PROPOSED ALONG THE WEST MOST CURB IN THE SOUTHWEST PARKING BAY. SAID CURB OPENINGS WILL PROVIDE A DRAINAGE RUNOFF OUTLET FOR THE PARKING LOT AND ALLOW SITE DRAINAGE TO CONTINUE IN ITS HISTORIC PATH.

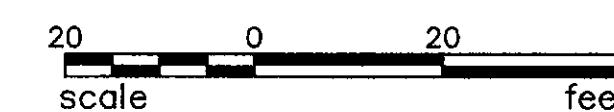


LEGEND

- P PAVEMENT GRADE
- TC TOP OF CURB
- FL FLOWLINE
- 32 CONTOURS
- ← SLOPE ARROW
- RIGHT OF WAY
- PROPERTY LINE

F.I.R.M. INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE
04013C	1320	L	10/16/13	X-SHADED



SCALE: 1"=20'

R.B. WILLIAMS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 40 W. BASELINE RD., STE 110
 TEMPE, ARIZONA 85283
 PHONE: (480) 424-2352
 FAX: (480) 424-2353
 PHILIP C. WILLIAMS, P.E., R.L.S.

SONORA VILLAGE PAD D
 PREL. GRADING & DRAINAGE PLAN

PROJECT NO. 15034PG01.DWG
PG01
 SHEET NO. 1/1

REVISIONS:	DATE	BY
	8/23/16	JJW
		JJW
		JJW
		PCW

LEGAL DESCRIPTION

A PORTION OF LOT 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF SCOTTSDALE, BRASS CAP FLUSH, IN MEDIAN 6.6' EAST OF CURB FACE, INTERSECTION OF RAINTREE DR & 84TH ST.
GPS POINT: 3124
DATUM: CITY OF SCOTTSDALE - NAVD '88
ELEVATION: 1463.461

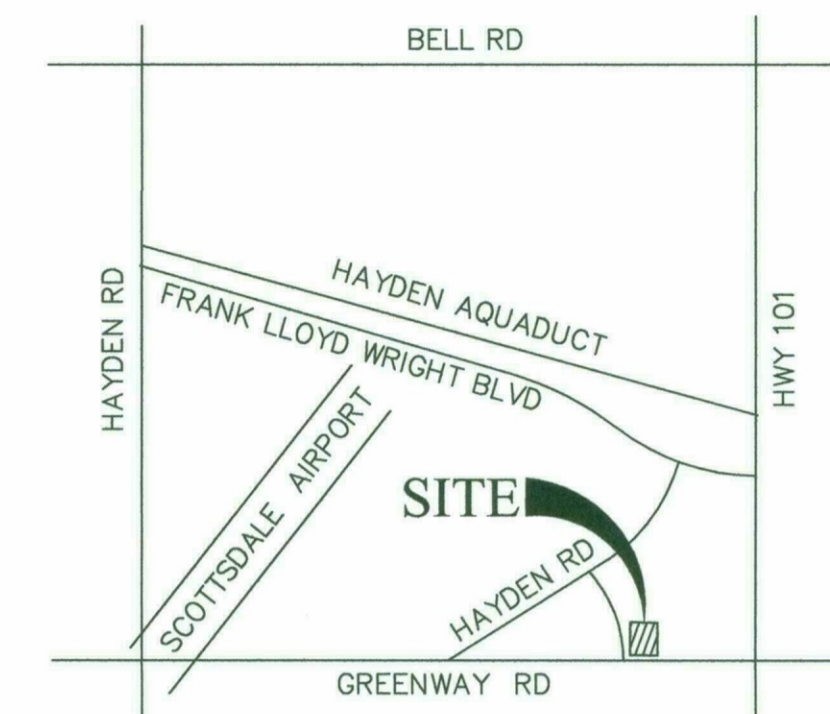
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PROPOSED PAD 'D'

15681 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA 85260

PRELIMINARY GRADING PLAN & UTILITY PLAN

Please call out the invert elevations of the ~~headwall~~ pipe culvert @ the headwall and also the invert elevations of both the inlets. The historical flow runs of from north to south. If this historical flow pattern is preserved, then how the most downstream inlet will be drained out? Also, do these inlets and pipes have the capacity to handle the 10-yr and the 100-yr flow in accordance with City stormwater code and DS&PM (completely dry for 10-yr event & 6" deep HGL for 100-yr event)? Please demonstrate.



VICINITY MAP
T3N, R4E, SEC 01
(N.T.S.)

PRELIMINARY CONSTRUCTION NOTES

WATER NOTES		
1A	2" INCH WATER SERVICE PER C.O.S. DETAIL.	1 EA
NOTE: METER WILL BE SET BY CITY FORCES ONCE APPLICABLE		
FEES HAVE BEEN PAID.		
2B	4 INCH D.I.P. PRESSURE CLASS 350 (FOR SPRINKLER CONNECTION), 3' MINIMUM COVER.	22 LF
2E	3 INCH D.I.P. PRESSURE CLASS 350 (FOR REMOTE FDC), 3' MINIMUM COVER.	99 LF
2J	2" INCH COPPER WATER LINE	26 LF
5	3" FDC, SEE SPRINKLER PLAN	1 EA
9	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION	
13	4 INCH TAPPING SLEEVE, MAG DTL 340	1 EA
SEWER NOTES		
1	6" SEWER SERVICE PER UPC	48 LF
2	CONNECT TO EXIST. SEWER MAIN	
3	WATER AND SANITARY SEWER CROSSING	
4	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.	
STORM DRAIN NOTES		
4D	8 INCH HDPE STORM DRAIN	21 LF
8	INSTALL CATCH BASIN TYPE "F" W/GRATE PER MAG STD. DTL 535	2 EA

OWNER

RYAN DENK
EMERALD INTEREST CORP.
16611 NORTH 91ST STREET SUITE 104
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 219-9005

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SITE INFORMATION

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QS# 35-48
PARENT LOT AREA: 954,185 SF

ZONING

CURRENT ZONING: C-3

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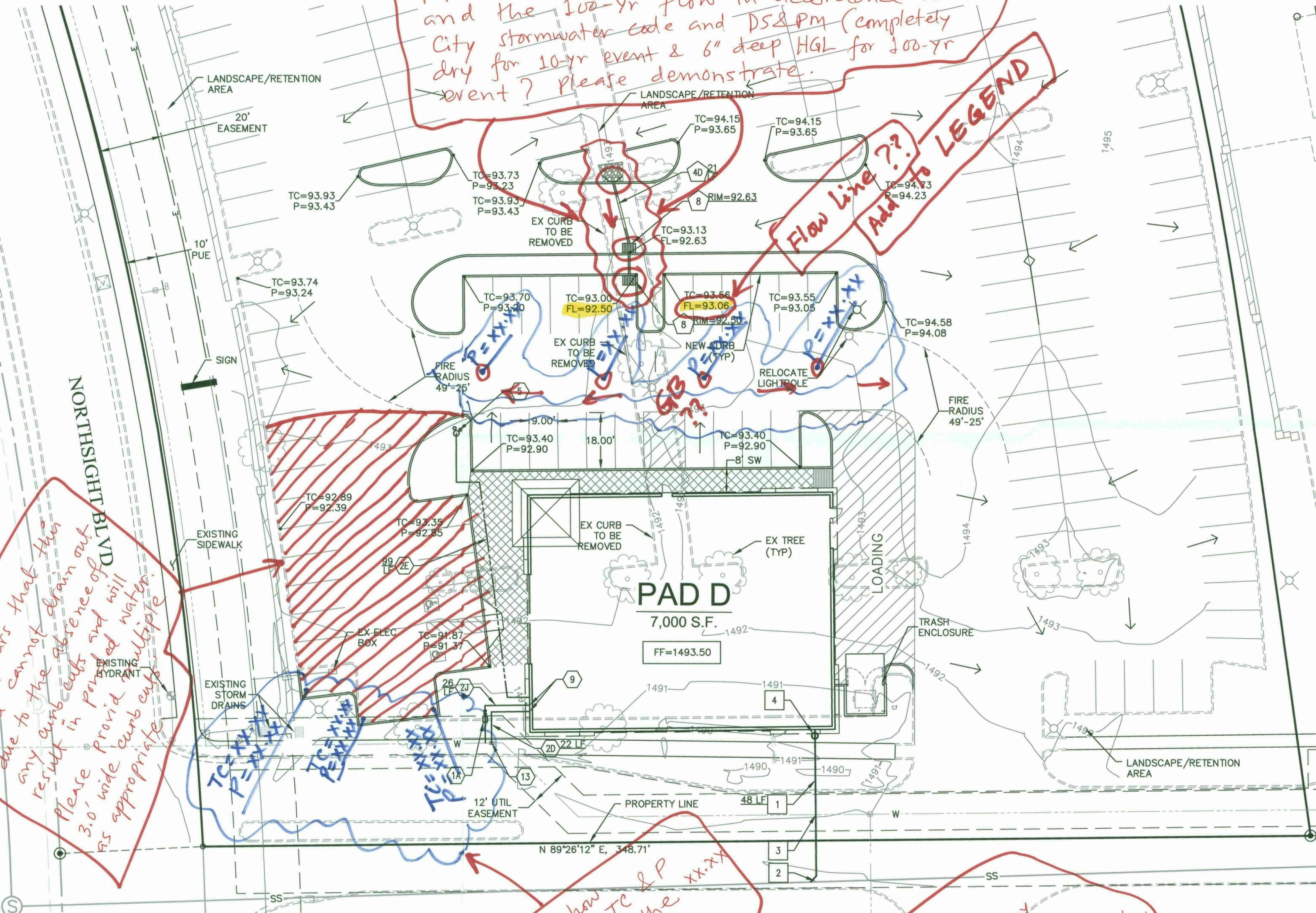
Please unfold this Prel. G&D Plan for drainage comments.

It appears that this area cannot drain out due to the absence of any curbs and will result in ponded water. Please provide multiple 3.0' wide curbs with 0.5 appropriate.

Please show additional TC & P elevations in the xxx.xx format where suggested.

Show additional pavement elevations, G&B (Grade Break) if any and drainage arrows to demonstrate proposed runoff pattern as suggested.

* Add the abbreviation of FL (Flow Line ??) here.



LEGEND

- P PAVEMENT GRADE
- TC TOP OF CURB
- 32 CONTOURS
- ← SLOPE ARROW
- RIGHT OF WAY
- PROPERTY LINE

F.I.R.M. INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE
04013C	1320	L	10/16/13	X-SHADED



SCALE: 1"=20'

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 JEFFREY L. WILLIAMS, P.E., R.L.S.
 PHILLIP C. WILLIAMS, P.E., R.L.S.

SONORA VILLAGE
PADD
PREL. GRADING & DRAINAGE PLAN

REVISIONS:
 DATE 5/13/16
 DESIGN JWJ
 DRAWN JWJ
 CHK'D PCW
 SUB.
 15034PG01.DWG
PG01
 SHEET NO.
1/1

LEGAL DESCRIPTION

A PORTION OF LOT 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

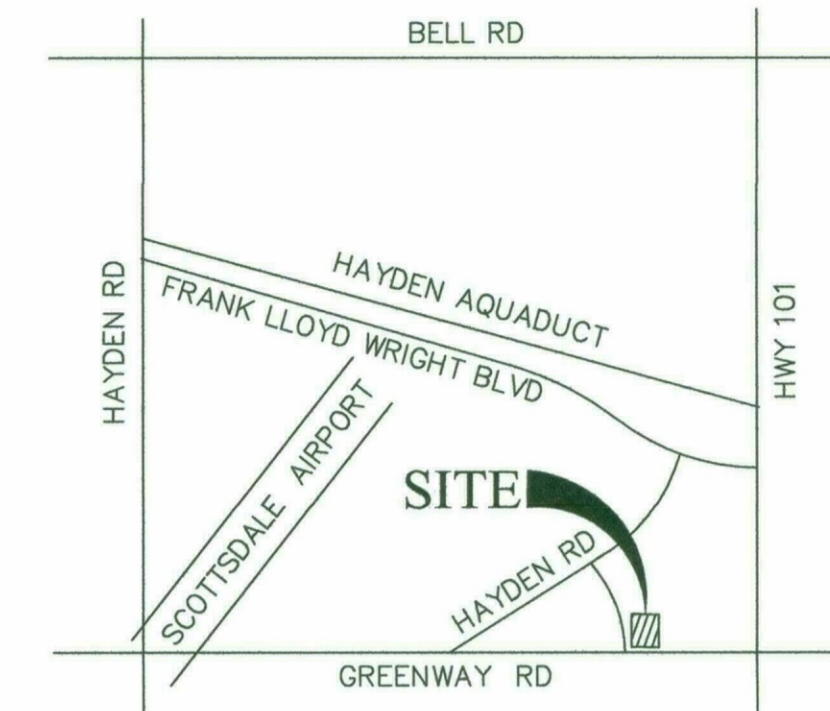
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ELEVATION: 1463.461

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PROPOSED PAD 'D'

15681 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA 85260

PRELIMINARY GRADING PLAN & UTILITY PLAN



VICINITY MAP
T3N, R4E, SEC 01
(N.T.S.)

PRELIMINARY CONSTRUCTION NOTES

WATER NOTES		
1A	2" INCH WATER SERVICE PER C.O.S. DETAIL.	1 EA
NOTE: METER WILL BE SET BY CITY FORCES ONCE APPLICABLE.		
FEES HAVE BEEN PAID.		
2D	4 INCH D.I.P. PRESSURE CLASS 350 (FOR SPRINKLER CONNECTION), 3' MINIMUM COVER.	14 LF
2E	3 INCH D.I.P. PRESSURE CLASS 350 (FOR REMOTE FDC), 3' MINIMUM COVER.	32 LF
MINIMUM COVER.		
2J	2" INCH COPPER WATER LINE	14 LF
5	3" FDC, SEE SPRINKLER PLAN	1 EA
9	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION	
13	4 INCH TAPPING SLEEVE, MAG DTL 340	1 EA
SEWER NOTES		
1	6" SEWER SERVICE PER UPC	57 LF
2	CONNECT TO EXIST. SEWER MAIN	
3	WATER AND SANITARY SEWER CROSSING	
4	CONNECT TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.	

OWNER

RYAN DENK
EMERALD INTEREST CORP.
16611 NORTH 91ST STREET SUITE 104
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 219-9005

ARCHITECT

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, AZ 85016
PHONE: (602) 955-3900

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
40 W BASELINE RD, STE 110
TEMPE, AZ 85283
PHONE: (480) 424-2352
FAX: (480) 424-2353
CONTACT: PHIL WILLIAMS, P.E., R.L.S.

SITE INFORMATION

A PORTION OF APN# 215-51-019
QS# 35-48
PARENT LOT AREA: 954,185 SF

ZONING

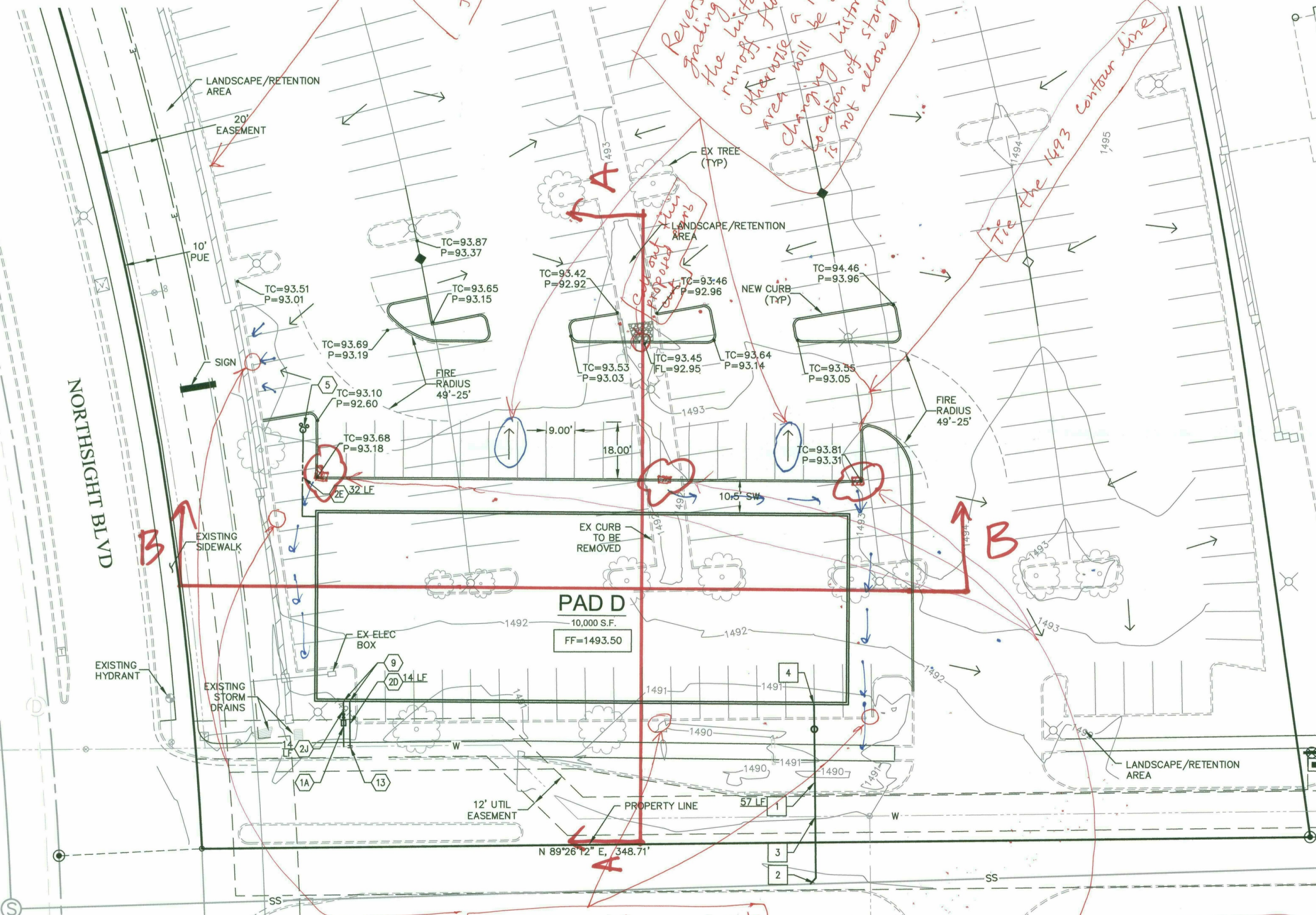
CURRENT ZONING: C-3

Stormwater Review By:
Mohammad Rahman, PE, PH, CFM
Phone 480-312-2563 Fax 480-312-7781
e-mail: mrahman@scottsdaleaz.gov
Review Cycle #1 Date 1/25/15

DRAINAGE STATEMENT

THIS PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 10,000 SF BUILDING. THE SITE IS CURRENTLY USED AS PARKING. THE PROPOSED PROJECT WILL REPLACE THE EXISTING ASPHALT WITH THE PROPOSED BUILDING AND THE EXISTING PARKING LOT WILL BE RECONFIGURED IN THE AREA OF THE PROPOSED BUILDING. THEREFORE, THE STORM WATER RUNOFF FOR THE PROPOSED PROJECT WILL NOT INCREASE OVER THE EXISTING USE. RUNOFF WILL CONTINUE TO FOLLOW THE EXISTING DRAINAGE FLOW PATTERN AS INDICATED BY THE STORM WATER FLOW DIRECTION ARROWS SHOWN ON THIS PLAN.

Additional Drainage comments:
1) All proposed curb cuts should be at least 3.0' wide with trapezoidal shape and having the top width to be 3.0'. Otherwise, detail hydrologic and hydraulic analyses must be provided in a Case Drainage Report to size (i.e design) the curb cuts using appropriate weir equation.
2) Please show sectional profiles for sections A-A & B-B as marked up. Please show both existing and proposed grades on these sections.



Instead of dash/dotted lines make the existing vertical curbs solid lines with light color so that they can still be differentiated from the proposed vertical curbs

Reverse the grading to preserve the historical runoff southward otherwise a potential ponded area will be created. Also, changing historical exit location of stormwater runoff is not allowed

Tie the 1493 contour line

Please call out all the existing curb cuts along the existing vertical curbs

Provide curb cuts along the proposed vertical curbs as shown and create some depressed concrete ditch/swale along the east and the west side of the proposed building to maintain historical runoff exit locations

LEGEND

P	PAVEMENT GRADE
TC	TOP OF CURB
32	CONTOURS
←	SLOPE ARROW
---	RIGHT OF WAY
---	PROPERTY LINE

F.I.R.M. INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE
04013C	1320	L	10/16/13	X-SHADED



SCALE: 1"=20'

R.B. WILLIAMS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 40 W. BASELINE RD., STE 110
 TEMPE, ARIZONA 85283
 PHONE: (480) 424-2352
 FAX: (480) 424-2353
 JEFFREY L. WILLIAMS, P.E., R.L.S.
 PHILIP C. WILLIAMS, P.E., R.L.S.

SONORA VILLAGE PAD D
 PREL. GRADING & DRAINAGE PLAN

REVISIONS:
 DATE: 9/30/15
 DESIGN: JJW
 DRAWN: JJW
 CHK'D: PCW
 SUBJ.: 15034PG01.DWG
PG01
 SHEET NO. 1/1

54-DR-2015
5/17/2016
54-DR-2015
10/7/2015

ALTA / ACSM LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS

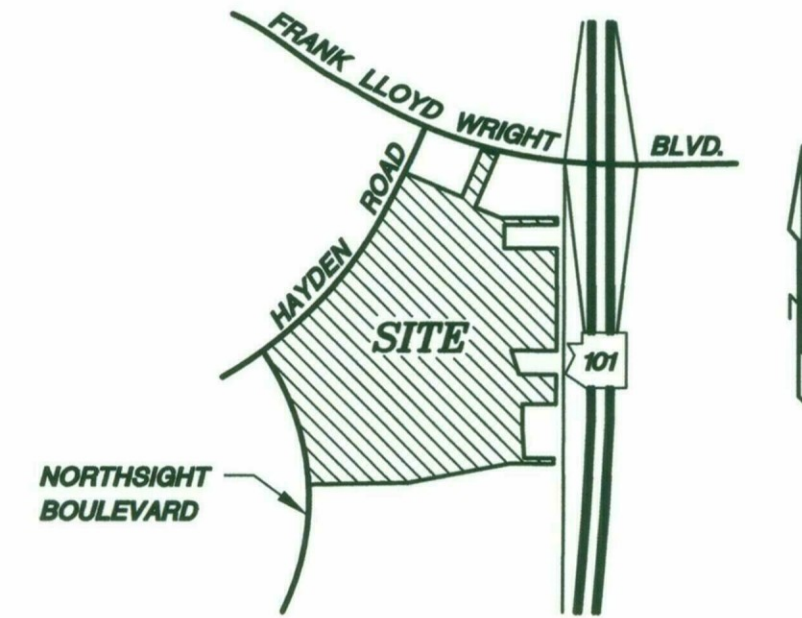
NOTES

- The basis of bearing is the monument line of Pima Road, also being the East line of the Southeast quarter of Section 1, using a bearing of North 00 degrees 08 minutes 16 seconds East per the Land Division Map of SONORA VILLAGE-UNITED ARTIST, Book 967 of Maps, Page 27, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Special Report issued by First American Title Insurance Company, Report Number NCS-733385-PHX1, dated May 20, 2015.
- The number of striped parking spaces on the subject property are as follows:
Regular: 1698
Handicapped: 43
Total: 1741
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 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 by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

- GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
- SPECIAL WARRANTY DEED IN 1996-0527763, MARICOPA COUNTY RECORDS
- SPECIAL WARRANTY DEED IN 1996-0712949, MARICOPA COUNTY RECORDS
- MAP OF DEDICATION NORTHSIGHT II IN BOOK 315 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS
- MAP OF DEDICATION FOR "SONORA VILLAGE PHASE I" IN BOOK 411 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS
- MAP OF DEDICATION OF EASEMENTS THE NORTHSIGHT RETAIL PROJECT STORE # 2766 & 6241 IN BOOK 501 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 582 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 583 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS
- LAND DIVISION MAP FOR "SONORA VILLAGE-UNITED ARTIST" IN BOOK 967 OF MAPS, PAGE 27 MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 1093 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS
- PLSS SUBDIVISION RECORD OF SURVEY IN BOOK 763 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY IN BOOK 838 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY IN BOOK 967, PAGE 27, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY IN BOOK 1125, PAGE 47, MARICOPA COUNTY RECORDS

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Dedication Northsight II, as recorded in Plat Book 315 of Maps, Page(s) 15 and thereafter Affidavit of Correction recorded as 88-312897 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 or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED HEREON)
- An easement for public utilities and incidental purposes in the document recorded as 88-386760 of Official Records. (PLOTTED HEREON)
- An easement for public utilities and incidental purposes in the document recorded as 88-386761 of Official Records. (PLOTTED HEREON)
- An easement for public utilities and incidental purposes in the document recorded as 94-0128764 of Official Records. (PLOTTED HEREON)
- The terms and provisions contained in the document entitled "Reciprocal Easement Agreement" which among other things provides for an easement for vehicular ingress and egress, water-sewer, electricity, gas and other utility lines and driveways, lanes, curbs, gutters and traffic control signs and incidental purposes in the document recorded as 95-525630 of Official Records. (NON-EXCLUSIVE EASEMENT OVER & ACROSS SUBJECT PROPERTY & ADJOINING PROPERTIES FOR INGRESS, EGRESS, PARKING DRAINAGE, UTILITIES, MINOR ENCROACHMENTS, VEHICULAR & PEDESTRIAN ACCESS AND SIGNS - THIS IS ALSO PARCEL NO. 2)
- Covenants, Conditions and Restrictions as set forth in document recorded in 95-525631 of Official Records; as 96-712950 of Official Records; as 96-11571 of Official Records; as 96-86750 of Official Records; as 96-109768 of Official Records; as 96-527764 of Official Records; First Amendment to Declaration of Covenants recorded as 2012-1086225 of Official Records; as 96-584283 of Official Records; as 96-873660 of Official Records and thereafter Designation of Declarant recorded as 99-1063105 of Official Records and thereafter re-recorded as 00-311866 of Official Records and 1063107 of Official Records and thereafter re-recorded as 00-311867 of Official Records and thereafter Designation of Declarant recorded May 19, 2000 as 2000-0381159 of Official Records and recorded as 2000-0635565 of Official Records and thereafter Designation of Declarant and Assignment recorded May 31, 2012, as 2012-0464652 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 or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sonora Village Phase I, as recorded in Plat Book 411 of Maps, Page(s) 8, 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). (PLOTTED HEREON)
- An easement for electric lines and incidental purposes in the document recorded as 96-0247169 of Official Records. (PLOTTED HEREON)
- The terms and provisions contained in the document entitled "Indemnity Agreement" recorded July 29, 1996 as 96-0530990 of Official Records. (PLOTTED HEREON)
- An easement for water line and incidental purposes in the document recorded as 96-0531007 of Official Records. (PLOTTED HEREON)
- An easement for water line and incidental purposes in the document recorded as 96-0679884 of Official Records. (PLOTTED HEREON)
- All matters as set forth in Results of Survey, recorded as Book 583 of Maps, Page 23 and thereafter Amended Cover Sheet of Results of Survey recorded as Book 618 of Maps, Page 32. (NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded September 24, 2003 as 2003-1338741 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691782 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691790 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691924 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691933 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691934 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691986 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0691994 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692009 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692022 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692023 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692025 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692029 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692037 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms and provisions contained in the document entitled "Noise and Avigation Easement and Covenant Not to Sue" recorded May 22, 2006 as 2006-0692043 of Official Records. (BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- Restrictions, dedications, conditions, reservations and easements as set forth in Record of Survey, recorded January 18, 2008 as Book 967 of Maps, Page 27. (PLOTTED HEREON)
- A deed of trust to secure an original indebtedness of \$33,650,000.00, and any other amounts or obligations secured thereby, recorded May 31, 2012 as instrument no. 2012-0464653 of Official Records. Dated: May 31, 2012
Trustor: Sonora Village Investors LLC, a Delaware limited liability company
Trustee: First American Title Insurance Company
Beneficiary: Goldman Sachs Commercial Mortgage Capital, L.P., a Delaware limited partnership
According to the public records, the beneficial interest under the deed of trust was assigned to Goldman Sachs Mortgage Company, a New York limited partnership by assignment recorded May 31, 2012 as 2012-0464654 of Official Records.
According to the public records, the beneficial interest under the deed of trust was assigned to U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Securities Inc., Commercial Mortgage Pass Through Certificates, Series 2012-GCB by assignment recorded November 29, 2012 as 2012-1082029 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- All matters as set forth in Record of Survey, recorded as Book 1125 of Maps, Page 47. (NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- Order of Immediate Possession recorded January 23, 2013 as 2013-69259 of Official Records. (DOCUMENT REFERS TO LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" WHICH IS NOT ATTACHED TO SAID DOCUMENT - UNABLE TO DETERMINE ANY POSSIBLE AFFECT ON SUBJECT PROPERTY)
- An easement for temporary construction and incidental purposes in the document recorded as 2013-0437398 of Official Records. (PLOTTED HEREON)
- The terms and provisions contained in the document entitled "Sign Easement Agreement" recorded January 17, 2014 as 2014-0036681 of Official Records. (AFFECTS SUBJECT PROPERTY - PERTAINS TO SIGN EASEMENT LOCATED 80 FEET SOUTH OF FRANK LLOYD WRIGHT CENTERLINE AT MCDONALD'S ENTRANCE - NOT PLOTTABLE)



VICINITY MAP
NOT TO SCALE

AREA = 27.955 ACRES
1,217,736 SQ. FT.

CERTIFICATION

To: RKAA ARCHITECTS, Inc.; SONORA VILLAGE INVESTORS LLC, a Delaware limited liability company; and FIRST AMERICAN 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 Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 4, 7(c), 7(b)(1), 7(c), 8, 9, 11(a) and 14 of Table A thereof. The field work was completed on May 28, 2015.

Date of Plat or Map: June 1, 2015
Last revised on: June 4, 2015
David S. Klein
R.L.S. 42137



DATE: 6/4/15
DESCRIPTION: revised improvements

ALTA / ACSM LAND TITLE SURVEY
15448-15704 N. PIMA ROAD
SCOTTSDALE, AZ 85260

21415 N. 23rd Avenue, Phoenix, AZ 85027
602-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:LE CHK:JW
SHEET 1 OF 4
DATE: 6/1/15
JOB NO.: 150537

DESCRIPTION

LOTS 1 AND 2, OF RECORD OF SURVEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 967 OF MAPS, PAGE 27;

EXCEPT THAT PORTION OF PROPERTY CONVEYED TO CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION IN DOCUMENT RECORDED MAY 13, 2013 AS 2013-0437398 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARING NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 263.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 1, A DISTANCE OF 627.10 FEET; THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 1267.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 36 DEGREES 20 MINUTES 24 SECONDS WEST, HAVING A RADIUS OF 1855.00 FEET; THENCE NORTHEASTERLY 150.59 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 05 SECONDS TO A POINT OF NONTANGENCY; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 3.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 40 DEGREES 59 MINUTES 53 SECONDS WEST, HAVING A RADIUS OF 1858.27 FEET; THENCE SOUTHWESTERLY 35.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 26 SECONDS TO A POINT OF NON-TANGENCY; THENCE SOUTH 36 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 41.65 FEET; THENCE SOUTH 44 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIAL BEARING OF SOUTH 77 DEGREES 29 MINUTES 35 SECONDS EAST, HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHERLY 55.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 32 MINUTES 50 SECONDS TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 58 DEGREES 50 MINUTES 51 SECONDS WEST, HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY 91.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 36 SECONDS TO A POINT OF NON-TANGENCY; THENCE SOUTH 63 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTHSIGHT BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 63 DEGREES 25 MINUTES 31 SECONDS WEST, HAVING A RADIUS OF 1145.00 FEET; THENCE NORTHWESTERLY 136.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 05 SECONDS TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 30.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 09 SECONDS TO THE POINT OF BEGINNING.

THE ABOVE SAID LOTS 1 AND 2 ALSO BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1; THOSE PORTIONS OF PARCEL 4 AND NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION, RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER OF SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, 460.00 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 12 SECONDS WEST 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4 SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM; THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 03 SECONDS, A DISTANCE OF 611.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 22 SECONDS, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1855.00 FEET, SAID POINT ALSO LYING ON THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-016484 OF OFFICIAL RECORDS, AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 14 MINUTES 25 SECONDS, A DISTANCE OF 914.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 25 DEGREES 00 MINUTES 46 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 258.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN SAID INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 22 SECONDS A DISTANCE OF 582.31 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1338.02 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION CONTINUED

(LOS OLIVOS) THAT PORTION OF NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED AS 88-312897 OF OFFICIAL RECORDS; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 106.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 227.72 FEET; THENCE SOUTH 17 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 111.50 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 193.13 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(PRESTIGE CLEANERS) THAT PORTION OF PARCEL NO. 4, NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15; AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS; AND

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 164.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 98.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 98.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 176.42 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(EARLPS ON CAMELBACK) A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1085.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 275.32 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 45.23 FEET; THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 23 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P.PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 253.02 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(COBBLESTONE AUTO SPA) A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS, EAST A DISTANCE OF 1865.00 FEET SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (CAP PARKWAY) AS DESCRIBED IN INSTRUMENT RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 26 SECONDS, A DISTANCE OF 359.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 49 MINUTES 56 SECONDS, A DISTANCE OF 222.40 FEET TO THE BEGINNING OF THE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, SAID CURVE ALSO BEING THE SOUTHEASTERLY LINE OF HAYDEN ROAD, AS

DESCRIPTION CONTINUED

DESCRIBED IN INSTRUMENTS RECORDED AS 84-550571 OF OFFICIAL RECORDS, AS 85-0164874 OF OFFICIAL RECORDS, AS 85- 0164485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 51 MINUTES 25 SECONDS, A DISTANCE OF 75.80 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 174.73 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 277.95 FEET; THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 239.01 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(MCDONALDS) A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS BEARS NORTH 03 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 1865.00 FEET, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF FRANK LLOYD WRIGHT BOULEVARD (C.A.P. PARKWAY) AS DESCRIBED IN INSTRUMENTS RECORDED AS 85-016485 OF OFFICIAL RECORDS AND AS 85-016489 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 23 SECONDS, A DISTANCE OF 209.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 22 MINUTES 45 SECONDS, A DISTANCE OF 77.44 FEET; THENCE SOUTH 22 DEGREES 41 MINUTES 55 SECONDS WEST, A DISTANCE OF 269.64 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 75.99 FEET; THENCE NORTH 22 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 284.53 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(HALLE ENTERPRISES) A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 951.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 259.18 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 104.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 259.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 104.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

(WENDYS) THAT PORTION OF PARCEL NO. 4 NORTHSIGHT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS; A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING OF PAD A; THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 176.42 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 11.02 FEET; THENCE SOUTH 03 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 128.30 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 167.28 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PORTION OF SAID LAND TAKEN BY THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION IN FINAL ORDER OF CONDEMNATION RECORDED AS 2000- 0925904 OF OFFICIAL RECORDS.

AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION IN DOCUMENT RECORDED MAY 13, 2013 AS 2013-0437398 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARING NORTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 263.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE

DESCRIPTION CONTINUED

NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 1, A DISTANCE OF 627.10 FEET; THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 1267.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 36 DEGREES 20 MINUTES 24 SECONDS WEST, HAVING A RADIUS OF 1855.00 FEET; THENCE NORTHEASTERLY 150.59 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 05 SECONDS TO A POINT OF NONTANGENCY; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 3.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF NORTH 40 DEGREES 59 MINUTES 53 SECONDS WEST, HAVING A RADIUS OF 1858.27 FEET; THENCE SOUTHWESTERLY 35.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 26 SECONDS TO A POINT OF NON-TANGENCY; THENCE SOUTH 36 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 41.65 FEET; THENCE SOUTH 44 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIAL BEARING OF SOUTH 77 DEGREES 29 MINUTES 35 SECONDS EAST, HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHERLY 55.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 32 MINUTES 50 SECONDS TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 58 DEGREES 50 MINUTES 51 SECONDS WEST, HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY 91.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 36 SECONDS TO A POINT OF NON-TANGENCY; THENCE SOUTH 63 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTHSIGHT BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 63 DEGREES 25 MINUTES 31 SECONDS WEST, HAVING A RADIUS OF 1145.00 FEET; THENCE NORTHWESTERLY 136.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 05 SECONDS TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 30.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 05 MINUTES 09 SECONDS TO THE POINT OF BEGINNING.

PARCEL NO. 2; A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS, WATER, SEWER, ELECTRICITY, GAS AND OTHER UTILITY LINES AND DRIVEWAYS, LANES, CURVES, GUTTERS AND TRAFFIC CONTROL SIGNS AS CREATED IN INSTRUMENT RECORDED AS 95-0525630 OF OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 4, AND THE NORTHSIGHT BOULEVARD, NORTHSIGHT II, ACCORDING TO BOOK 315 OF MAPS, PAGE 15, AND AFFIDAVIT OF CORRECTION RECORDED IN 88-312897 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 112.70 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 437.31 FEET TO A POINT ON A LINE WHICH LIES 10 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 86 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 1145.00 FEET THEREFROM; THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON THE SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 51 SECONDS, A DISTANCE OF 15.07 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 433.22 FEET; THENCE NORTH 79 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 449.85 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST, A DISTANCE OF 64.47 FEET; THENCE SOUTH 83 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.23 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

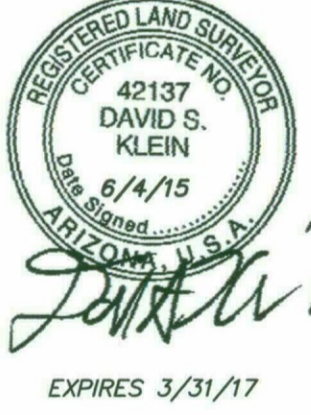


Table with 2 columns: DATE, REVISIONS. Entry: 6/1/15, revised Improvements.

ALTA / ACSM LAND TITLE SURVEY 15448-15704 N. PIMA ROAD SCOTTSDALE, AZ 85260

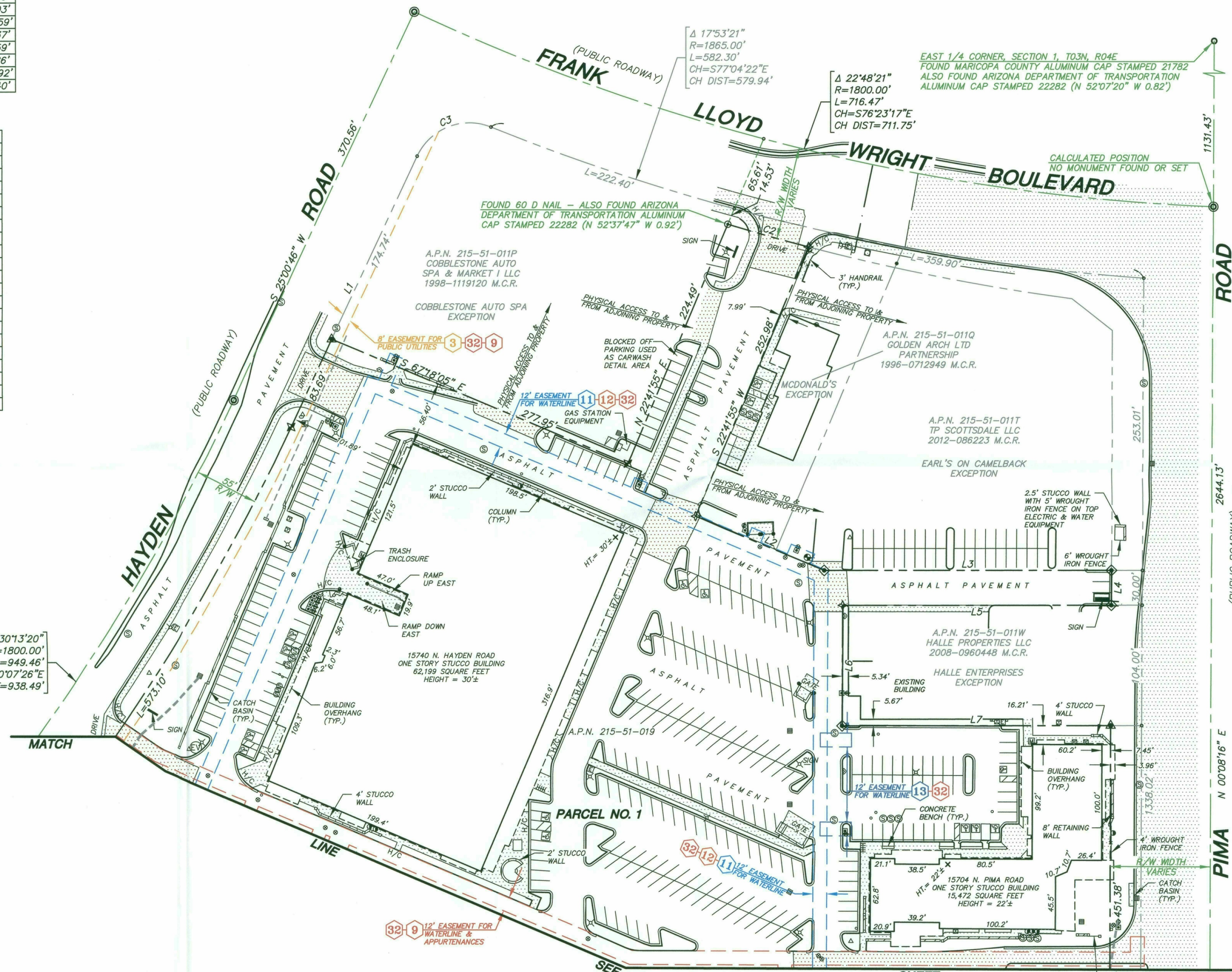
21415 N. 23rd Avenue, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

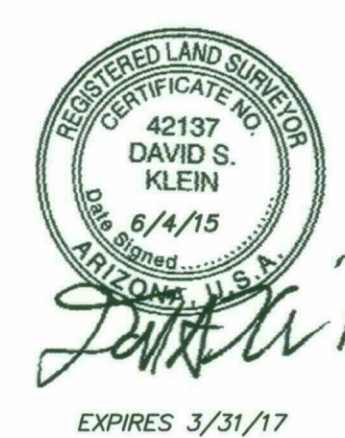
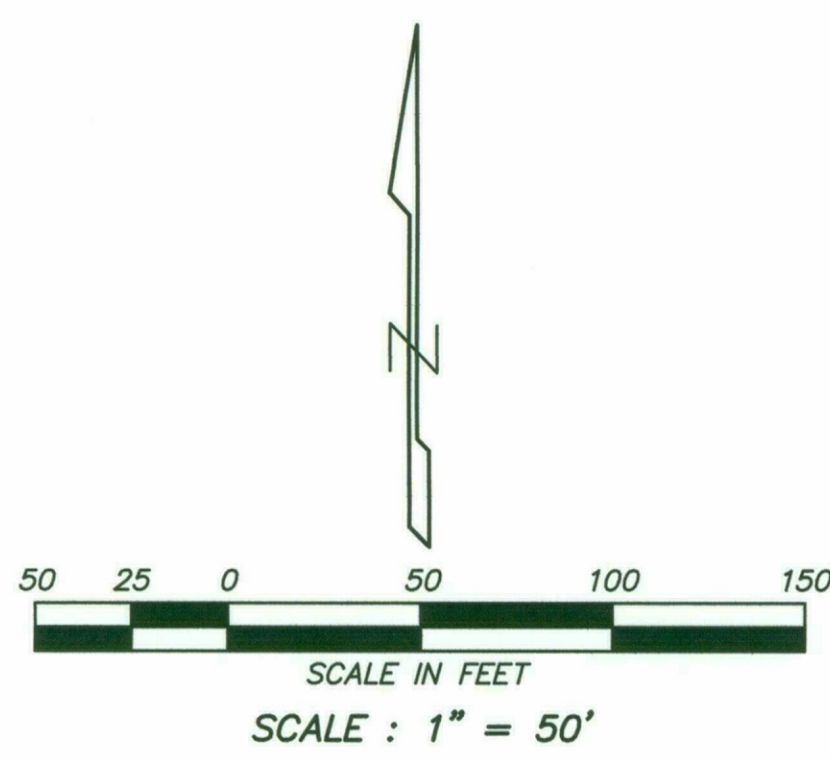
DWN:LE CHK:JW SHEET 2 OF 4 DATE: 6/1/15 JOB NO.: 150537

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	8733.52'	00°51'46"	131.52'
C2	1918.94'	02°09'58"	72.55'
C3	50.00'	86°51'32"	75.80'
C4	8733.52'	00°09'28"	24.03'
C5	1855.00'	4°39'05"	150.59'
C6	1858.27'	1°05'26"	35.37'
C7	155.00'	20°32'50"	55.59'
C8	1150.00'	4°34'36"	91.86'
C9	1145.00'	6°51'05"	136.92'
C10	20.00'	87°05'23"	30.40'

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 25°00'46" E	258.43'
L2	S 67°18'05" E	121.22'
L3	N 89°51'44" E	248.66'
L4	S 00°07'56" W	30.00'
L5	S 89°51'44" W	232.52'
L6	S 00°08'16" W	104.00'
L7	N 89°51'44" E	232.53'
L8	N 89°51'44" W	201.13'
L9	S 17°56'04" E	111.50'
L10	S 89°51'44" E	166.40'
L11	S 41°24'26" E	3.10'
L12	N 89°51'44" W	147.94'
L13	S 00°08'16" W	109.02'
L14	S 03°54'53" E	129.30'
L15	S 89°51'44" E	130.59'
L16	S 02°58'23" W	24.03'
L17	S 34°45'55" E	55.00'
L18	S 35°47'16" W	41.65'
L19	S 44°09'41" W	60.16'
L20	S 62°45'57" W	5.00'



- ### LEGEND
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - DECORATIVE CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
 - INDICATES BOUNDARY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
 - FOUND NAIL & WASHER STAMPED 42137 SET PER BK. 1125, PG. 47, M.C.R.
 - FOUND 1/2" REBAR WITH ILLEGIBLE CAP SET CAP STAMPED 42137
 - FOUND 1/2" REBAR CAPPED 35833
 - FOUND CHISELED "S" IN CONCRETE SET NAIL IN WASHER STAMPED 42137
 - SCHEDULE B ITEM
 - SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 - BACK FLOW PREVENTER
 - BIKE RACK
 - CATCH BASIN
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - ELECTRIC VAULT
 - FIRE HYDRANT
 - GAS METER
 - GUARD POST OR GATE POST
 - HANDICAPPED SPACE
 - METAL GRATE (RECTANGULAR)
 - LIGHT POLE
 - MAIL BOX
 - METAL COVER (RECTANGULAR)
 - METAL COVER (CIRCULAR)
 - PEDESTRIAN ACCESS RAMP
 - SEWER CLEAN OUT
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - STREET SIGN
 - 2-2" CONDUIT
 - 3" STUB OUT
 - TELEPHONE CABINET
 - TELEPHONE MANHOLE
 - TELEPHONE RISER
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL BOX
 - CABLE TELEVISION RISER
 - UNDERGROUND VAULT
 - WATER METER
 - WATER VALVE
 - ASSESSOR'S PARCEL NUMBER
 - MARICOPA COUNTY RECORDS
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL



DATE	DESCRIPTION
6/4/15	Revised Improvements

ALTA / ACSM LAND TITLE SURVEY
 15448-15704 N. PIMA ROAD
 SCOTTSDALE, AZ 85260

21415 N. 23rd Avenue, Phoenix, AZ 85027
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

SUPERIOR
 SURVEYING SERVICES, INC.

DWN: LE CHK: JW
 SHEET 3 OF 4
 DATE: 6/1/16
 JOB NO.: 150637

LINE	BEARINGS	LENGTH
L1	N 25°00'46" E	258.43'
L2	S 67°18'05" E	121.22'
L3	N 89°51'44" E	248.66'
L4	S 00°07'56" W	30.00'
L5	S 89°51'44" W	232.52'
L6	S 00°08'16" W	104.00'
L7	N 89°51'44" E	232.53'
L8	N 89°51'44" W	201.13'
L9	S 17°56'04" E	111.50'
L10	S 89°51'44" E	166.40'
L11	S 41°24'26" E	3.10'
L12	N 89°51'44" W	147.94'
L13	S 00°08'16" W	109.02'
L14	S 03°54'53" E	129.30'
L15	S 89°51'44" E	130.59'
L16	S 02°58'23" W	24.03'
L17	S 34°45'55" E	55.00'
L18	S 35°47'16" W	41.65'
L19	S 44°09'41" W	60.16'
L20	S 62°45'57" W	5.00'

CURVE	RADIUS	DELTA	LENGTH
C1	8733.52'	00°51'46"	131.52'
C2	1918.94'	02°09'58"	72.55'
C3	50.00'	86°51'32"	75.80'
C4	8733.52'	00°09'29"	24.03'
C5	1855.00'	4°39'05"	150.59'
C6	1858.27'	1°05'26"	35.37'
C7	155.00'	20°32'50"	55.59'
C8	1150.00'	4°34'36"	91.86'
C9	1145.00'	6°51'05"	136.92'
C10	20.00'	87°05'23"	30.40'

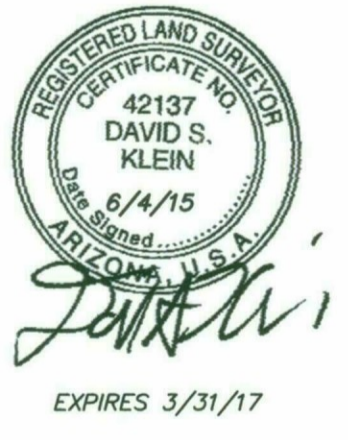
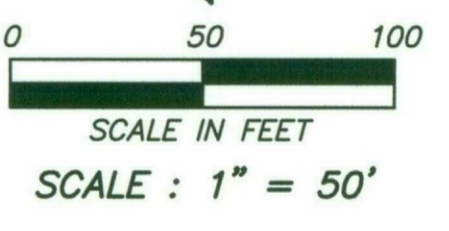
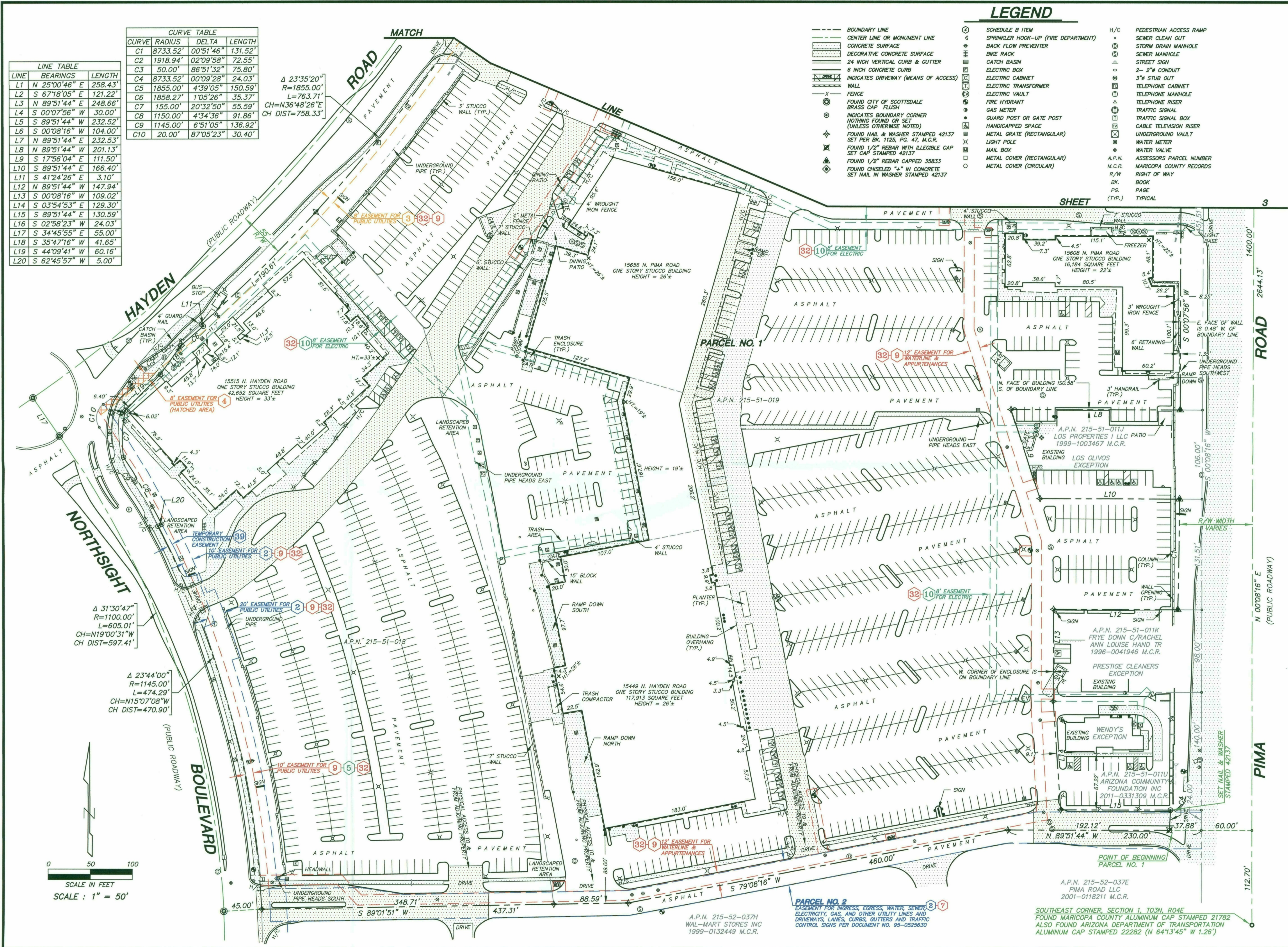
$\Delta 23^\circ 35' 20"$
 $R=1855.00'$
 $L=763.71'$
 $CH=N36^\circ 48' 26" E$
 $CH DIST=758.33'$

$\Delta 31^\circ 30' 47"$
 $R=1100.00'$
 $L=605.01'$
 $CH=N19^\circ 00' 31" W$
 $CH DIST=597.41'$

$\Delta 23^\circ 44' 00"$
 $R=1145.00'$
 $L=474.29'$
 $CH=N15^\circ 07' 08" W$
 $CH DIST=470.90'$

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- DECORATIVE CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- X- FENCE
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- INDICATES BOUNDARY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
- ◆ FOUND NAIL & WASHER STAMPED 42137 SET PER BK. 1125, PG. 47, M.C.R.
- ◆ FOUND 1/2" REBAR WITH ILLEGIBLE CAP SET CAP STAMPED 42137
- ◆ FOUND 1/2" REBAR CAPPED 35833
- ◆ FOUND CHISELED "X" IN CONCRETE SET NAIL IN WASHER STAMPED 42137
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- BIKE RACK
- CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIRE HYDRANT
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- METAL COVER (CIRCULAR)
- H/C PEDESTRIAN ACCESS RAMP
- SEWER CLEAN OUT
- SEWER DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- 2-2" CONDUIT
- 3" STUB OUT
- TELEPHONE CABINET
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CABLE TELEVISION RISER
- UNDERGROUND VAULT
- WATER METER
- WATER VALVE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL



ALTA / ACSM LAND TITLE SURVEY
 15448-15704 N. PIMA ROAD
 SCOTTSDALE, AZ 85260

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 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

SUPERIOR
 SURVEYING SERVICES, INC.

DWN: LE CHK: JW
 SHEET 4 OF 4
 DATE: 6/1/16
 JOB NO.: 150537

A.P.N. 215-52-037E
 PIMA ROAD LLC
 2001-0118211 M.C.R.
 SOUTHEAST CORNER, SECTION 1, T03N, R04E
 FOUND MARICOPA COUNTY ALUMINUM CAP STAMPED 21782
 ALSO FOUND ARIZONA DEPARTMENT OF TRANSPORTATION
 ALUMINUM CAP STAMPED 22282 (N 64°13'45" W 1.26')