

**Full Size or Largest Size**  
**(site plan, landscape, elevations)**



DEVELOPMENT TEAM:

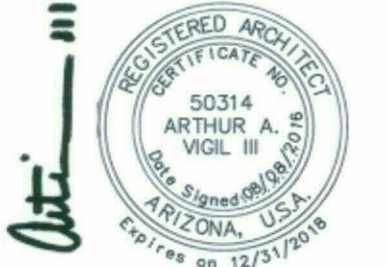


DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE V  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

**CHAUNCEY LANE**  
 MARKETPLACE

STAMP:



08.05.2016

DRB PROJECT NO:  
 1138-PA-15

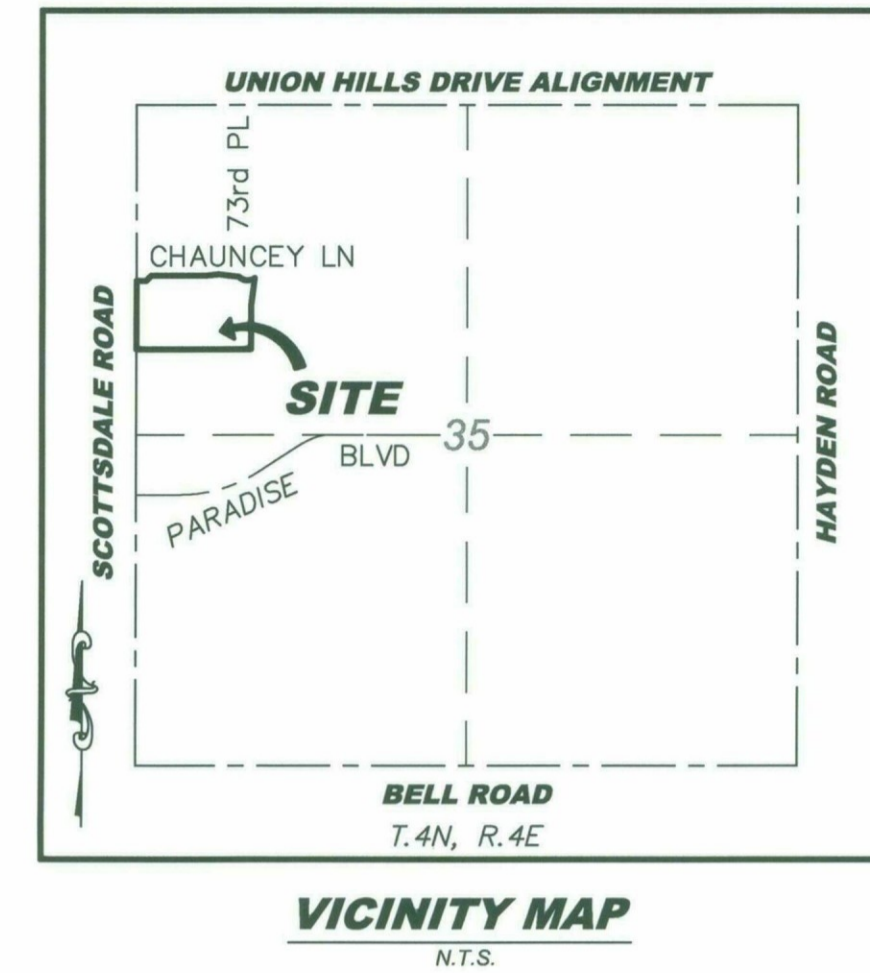
ADDRESS:

SEC OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

CONTEXT  
 AERIAL

**ALTA / NSPS LAND TITLE SURVEY**  
**SEC SCOTTSDALE ROAD AND CHAUNCEY LANE**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**NOTES**

1. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
2. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
3. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY NO. 157055, FOURTH AMENDMENT, DATED SEPTEMBER 13, 2016 AT 5:00 PM.
4. PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.
5. PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
6. PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

**SCHEDULE 'B' ITEMS**

1. TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
2. INTENTIONALLY OMITTED
3. INTENTIONALLY OMITTED
4. AN EASEMENT FOR RIGHT OF WAY FOR SCOTTSDALE ROAD AND INCIDENTAL PURPOSES RECORDED AS BOOK 71 OF MISCELLANEOUS, PAGE 503; BOOK 6 OF ROAD MAPS, PAGE 4 AND DOCKET 3494, PAGE 100 AND IN BOOK 13 OF ROAD MAPS, PAGE 94, OF OFFICIAL RECORDS.  
\*AS PLOTTED AND SHOWN ON THIS SURVEY
5. ALL MATTERS AS SET FORTH IN STATE PLAT NO. 16 CORE SOUTH, RECORDED AS BOOK 324 OF MAPS, PAGE 50, OF OFFICIAL RECORDS.  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
6. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED AS 2002-1240137 AND FIRST AMENDMENT RECORDED AS 2011-923510, OF OFFICIAL RECORDS.  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
7. AN EASEMENT FOR R/W NO. 16-109215 FOR PUBLIC ROADWAY, UNDERGROUND UTILITIES AND DRAINAGE AND INCIDENTAL PURPOSES RECORDED AS 2005-182711, OF OFFICIAL RECORDS.  
\*AS PLOTTED AND SHOWN ON THIS SURVEY
8. RIGHT OF THE STATE OF ARIZONA, ITS LESSEES OR PERMITTEES TO ENTER UPON THOSE LANDS FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT AND REMOVAL OF THE MINERALS DESCRIBED IN EXCEPTION TO SAID LAND, PROVIDED BY THE RULES OF THE STATE LAND DEPARTMENT AND THE LAWS OF ARIZONA RECORDED AS 2015-0660434, OF OFFICIAL RECORDS.  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
9. THE FOLLOWING MATTERS ARE DISCLOSED BY A SEARCH OF THE ARIZONA STATE LAND DEPARTMENT:  
RIGHT OF WAY NO. 18-94347 FOR ELECTRIC LINES EXPIRING NOVEMBER 29, 2015 TO ARIZONA PUBLIC SERVICE.  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
- RIGHT OF WAY NO. 18-105262 FOR ELECTRIC LINES EXPIRING DECEMBER 9, 2019 TO ARIZONA PUBLIC SERVICE.  
\*NOT PLOTTED HEREON, BLANKET IN NATURE OVER THE SUBJECT PROPERTY
- RIGHT OF WAY NO. 18-105976 FOR COMMUNICATION LINES EXPIRING SEPTEMBER 19, 2021 TO COX COMMUNICATIONS, PHOENIX INC.  
\*AS PLOTTED AND SHOWN ON THIS SURVEY
- RIGHT OF WAY NO. 16-116171 FOR FLOOD CONTROL CHANNEL ASSIGNED TO THE CITY OF SCOTTSDALE.  
\*AS PLOTTED AND SHOWN ON THIS SURVEY
10. INTENTIONALLY OMITTED
11. INTENTIONALLY OMITTED
12. INTENTIONALLY OMITTED
13. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2016.
14. THE RIGHT TO ENTER UPON THE LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND, RECORDED 6/15/2016 AS 2016-417174.

**LEGAL DESCRIPTION**

A PORTION OF TRACT 3A AS SHOWN ON STATE PLAT NO. 16 CORE SOUTH, ACCORDING TO BOOK 324 OF MAPS, PAGE 50 AS RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 35 BEARS NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 2640.37 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 680.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 545.14 FEET TO A POINT ON THE SOUTH LINE OF THE MINOR SUBDIVISION PLAT FOR THE SEC SCOTTSDALE ROAD & UNION HILLS DRIVE, ACCORDING TO BOOK 1131 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, LEAVING SAID SECTION LINE, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCOTTSDALE ROAD;

THENCE NORTH 45 DEGREES 04 MINUTES 44 SECONDS EAST, LEAVING SAID EAST RIGHT OF WAY LINE, CONTINUING ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 59.48 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 441.07 FEET;

THENCE NORTH 84 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 98.99 FEET;

THENCE SOUTH 82 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 160.65 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 47 DEGREES 23 MINUTES 41 SECONDS EAST, A RADIAL DISTANCE OF 94.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES 56 MINUTES 31 SECONDS, A DISTANCE OF 139.36 FEET;

THENCE SOUTH 07 DEGREES 09 MINUTES 14 SECONDS WEST, LEAVING SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 225.71 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 343.98 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 915.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 14, 2015 AS 2015-0660434, OF OFFICIAL RECORDS.

**AREA**

534,054 SQUARE FEET OR 12.260 ACRES (GROSS), AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON  
 493,168 SQUARE FEET OR 11.322 ACRES (NET), EXCLUDING 75' R/W ON SCOTTSDALE ROAD

**BENCHMARK**

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNION HILLS (MAYO BOULEVARD) AND SCOTTSDALE ROAD.  
 ELEVATION = 1588.43 (NAVD-88)

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.

**PARKING**

THERE ARE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY

**ZONING**

CITY OF SCOTTSDALE PCD

AS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE.  
 \*PER 2011 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

**FLOOD ZONE**


ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO".

**CERTIFICATION**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; JLB SCOTTSDALE MARKETPLACE LLC; CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11, AND 13 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED IN OCTOBER 2014 AND VERIFIED IN THE FIELD SEPTEMBER, 2016.

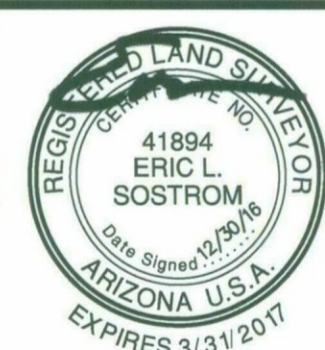

 2016.12.20  
 13:00:25 -07'00'  
 DATE

ERIC SOSTROM  
 7301 EAST EVANS ROAD  
 SCOTTSDALE, ARIZONA, 85260  
 PHONE: 480-922-0780  
 ERIC@SIGSURVEYAZ.COM

  
**SIG**  
 SURVEY INNOVATION  
 GROUP, INC  
*Land Surveying Services*

7301 EAST EVANS ROAD  
 SCOTTSDALE, AZ 85260  
 PHONE (480) 922-0780  
 FAX (480) 922-0781  
 WWW.SIGSURVEYAZ.COM

**ALTA/NSPS LAND TITLE SURVEY**  
**SEC SCOTTSDALE ROAD AND CHAUNCEY LANE**  
**SCOTTSDALE, ARIZONA**



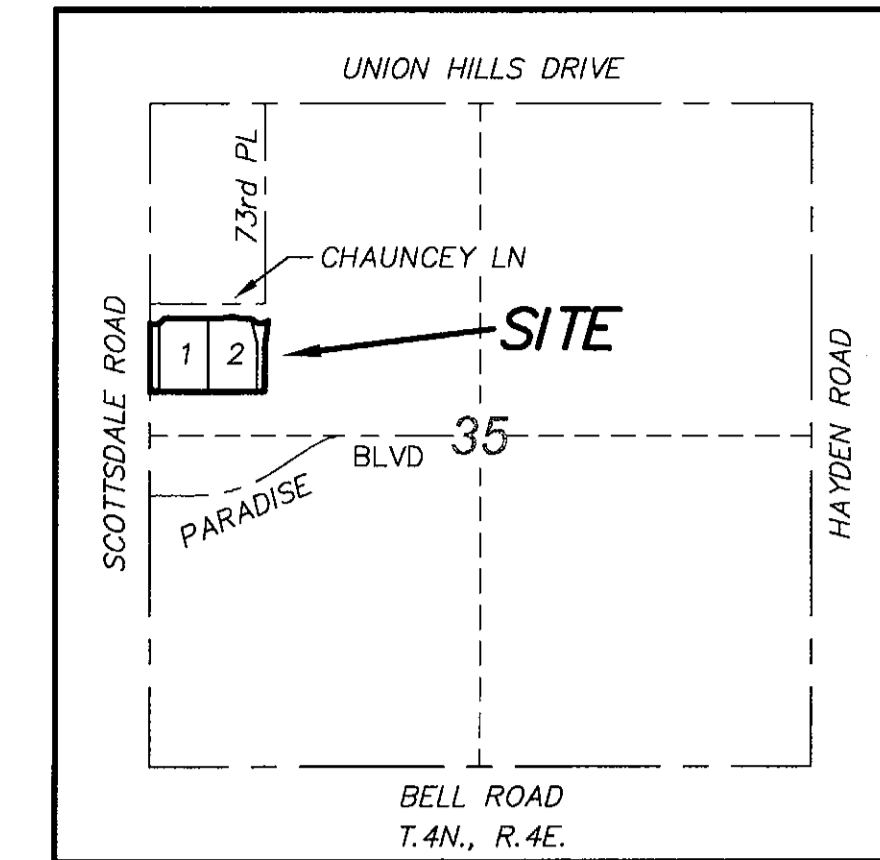
REVISIONS:
▲ ADDED LENDER TO CERT NEW TITLE REP 6-14-16
▲ NEW TITLE 6-21-16
▲ NEW TITLE 7-28-16
▲ NEW TITLE 9-13-16
▲ ADDED DIMS 12-16-16
DRAWING NAME: 14-146ALT9-2016
JOB NO. 2014-146
DRAWN: JAS/ELS
CHECKED: RMH
DATE: 12/20/2016
SCALE: NTS
SHEET: 1 OF 2



# PRELIMINARY PLAT SCOTTSDALE MARKETPLACE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**OWNER: JLB SCOTTSDALE MARKETPLACE LLC**



**VICINITY MAP**  
N.T.S.

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: JLB SCOTTSDALE MARKETPLACE, LLC, AS OWNER, HAS DIVIDED A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON, AND HEREBY PUBLISHES THIS MAP AS "SCOTTSDALE MARKETPLACE" A LAND DIVISION IN THE CITY OF SCOTTSDALE, ARIZONA AND DECLARES THAT SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID MAP OF THE ABOVE DESCRIBED PREMISES AND EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

JLB SCOTTSDALE MARKETPLACE, LLC, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. THE PUBLIC STREETS IN FEE AS SHOWN HEREON, MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNER'S RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.
2. A PERPETUAL, SCENIC CORRIDOR EASEMENT (S.C.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A SCENIC CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL GRADE.
3. A PERPETUAL, SIGHT DISTANCE EASEMENT (S.D.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL NATURAL GRADE.
4. A PERPETUAL, VEHICLE NON ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.
5. A PERPETUAL, NON-EXCLUSIVE, PUBLIC NON-MOTORIZED ACCESS EASEMENT (P.N.M.A.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT AND SERVICE VEHICLES FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.
6. A PERPETUAL, NON-EXCLUSIVE, PUBLIC ACCESS EASEMENT UPON, OVER AND ACROSS THE PARCEL OF LAND AS SHOWN HEREON. THE PURPOSE IS FOR TRANSPORTATION ACCESS TO ADJACENT PROPERTY.
7. AVIGATION: A PERPETUAL, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THE PROPERTY ON THIS PLAT, FOR THE RIGHT OF FLIGHT FOR AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY.
  1. "AIRCRAFT" MEANS ANY MANNED OR UNMANNED DEVICE THAT FLIES.
  2. WITHOUT LIMITATION, THE RIGHT OF FLIGHT INCLUDES THE RIGHT TO OPERATE AIRCRAFT OVER AND NEAR THE PROPERTY, AND CAUSE ANY NOISE, VIBRATION, FUMES, LIGHT, EXHAUST, ODORS, FUEL VAPOR PARTICLES, ELECTRONIC INTERFERENCE, DUST, ANNOYANCES, NUISANCES, EMISSIONS, AND ANY OTHER EFFECTS RELATING TO OPERATING AIRCRAFT (COLLECTIVELY "AIRCRAFT EFFECTS").
  3. ALL AIRCRAFT EFFECTS ARE INCLUDED WITHIN THE SCOPE OF THE EASEMENT, INCLUDING WITHOUT LIMITATION THOSE THAT REACH OR AFFECT THE PROPERTY OR IMPROVEMENTS TO THE PROPERTY, INTERFERE WITH OTHER USES OF THE PROPERTY, ANNOY USERS OF THE PROPERTY, AND ARE CAUSED OR MADE WORSE BY ANY CHANGES IN THE FOLLOWING:
    - 3.1 THE SIZE, NUMBER, METHOD OF PROPULSION, WEIGHT, NOISINESS, DESIGN, FUEL, CATEGORY, TYPE OR OTHER CHARACTERISTICS OF AIRCRAFT, AND IN ANY AIRCRAFT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
    - 3.2 THE AIRPORT SIZE, ORIENTATION, CONFIGURATION, LOCATION, RUNWAY LENGTH, IMPROVEMENTS OR OTHER CHARACTERISTICS, AND IN ANY AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
    - 3.3 THE FLIGHT PATHS, FLIGHT FREQUENCY, FLIGHT TIMING, AIRPORT OPERATIONS, CLIMBING AND DESCENDING, ALTITUDES, TAKEOFF AND LANDING, AIR TRAFFIC CONTROL, AND IN ANY RELATED AIRCRAFT AND AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
    - 3.4 GRANTOR'S OR OTHERS' PERSONAL PERCEPTIONS OF AIRCRAFT EFFECTS OR SENSITIVITY TO AIRCRAFT EFFECTS.
  4. GRANTOR SHALL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO DISCHARGE FUMES; SMOKE; DUST; OR ELECTRONIC, LIGHT, LASER OR OTHER EMISSIONS, WHICH MAY OBSTRUCT VISIBILITY OR ADVERSELY AFFECT OR INTERFERE WITH THE OPERATION OF AIRCRAFT OR ANY NAVIGATIONAL FACILITIES. NO BUILDING, MAST, TREE, VEGETATION, OR OTHER THING UPON THE PROPERTY SHALL EXCEED FEDERAL AVIATION ADMINISTRATION APPROVED HEIGHT RESTRICTIONS.
  5. GRANTOR HAS BEEN ADVISED AND UNDERSTANDS THAT:
    - 5.1. ALL OR A PORTION OF THE PROPERTY IS LOCATED IN A NOISE-INFLUENCE AREA.
    - 5.2. AIRCRAFT EFFECTS MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF THE PROPERTY.
    - 5.3. AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.
  6. GRANTOR WAIVES ALL RIGHTS AND CLAIMS THAT GRANTOR MAY EVER HAVE AGAINST, AND AGREES NOT TO SUE, GRANTEE REGARDING AIRCRAFT EFFECTS. GRANTOR MAKES ITS WAIVERS AND AGREEMENTS FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IN FAVOR OF GRANTEE, AND ALL GRANTEE'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, LESSEES, PERMITEES, INVITEES, SUCCESSORS AND ASSIGNS.

THE OWNER WARRANTS THAT THIS MAP IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

OWNERS WARRANT AND REPRESENT TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DECLARATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

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

IN WITNESS WHEREOF

JLB SCOTTSDALE MARKETPLACE, LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY

THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_, ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

\_\_\_\_\_, AS \_\_\_\_\_ OF JLB SCOTTSDALE MARKETPLACE, LLC, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS FROM THE STATE OF ARIZONA PATENT NUMBER 53-117739-01, AS RECORDED IN THE RECORDS OF MARICOPA COUNTY RECORDER UNDER DOCUMENT NUMBER 2016-0417174, ON JUNE 15, 2016:

A PORTION OF TRACT 3A AS SHOWN ON STATE PLAT NO. 16 CORE SOUTH ACCORDING TO BOOK 324 OF MAPS, PAGE 50 AS RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 35 BEARS NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 2640.37 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 680.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 545.14 FEET TO A POINT ON THE SOUTH LINE OF THE MINOR SUBDIVISION PLAT FOR THE SEC SCOTTSDALE ROAD & UNION HILLS DRIVE, ACCORDING TO BOOK 1131 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, LEAVING SAID SECTION LINE, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCOTTSDALE ROAD;

THENCE NORTH 45 DEGREES 04 MINUTES 44 SECONDS EAST, LEAVING SAID EAST RIGHT OF WAY LINE, CONTINUING ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 59.48 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 441.07 FEET;

THENCE NORTH 84 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 98.99 FEET;

THENCE SOUTH 82 DEGREES 46 MINUTES 39 SECONDS EAST, A DISTANCE OF 160.65 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 47 DEGREES 23 MINUTES 41 SECONDS EAST, A RADIAL DISTANCE OF 94.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES 56 MINUTES 31 SECONDS, A DISTANCE OF 139.36 FEET;

THENCE SOUTH 07 DEGREES 09 MINUTES 14 SECONDS WEST, LEAVING SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 225.71 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 343.98 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 915.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

## RATIFICATION

THAT THE UNDERSIGNED, AS BENEFICIARY, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, AND EVERY DEDICATION HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BENEFICIARY: UMB BANK, N.A.

BY: \_\_\_\_\_, ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

\_\_\_\_\_, AS \_\_\_\_\_ OF UMB BANK, N.A., AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## NOTES

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.

## REFERENCE DOCUMENTS

PATENT DEED	STATE OF ARIZONA PATENT No. 53-117739-01, RECORDED DOC. 2016-0417174
STATE PLAT NO. 16, CORE SOUTH	BOOK 324, PAGE 50
GDAC RECORD OF SURVEY	BOOK 693, PAGE 03
MINOR SUBDIVISION PLAT	BOOK 834, PAGE 38
MINOR SUBDIVISION PLAT	BOOK 1131, PAGE 32
MINOR SUBDIVISION PLAT	BOOK 1168, PAGE 22

## AREAS

LOT 1: 230,364 SQUARE FEET, OR 5.288 ACRES, MORE OR LESS  
LOT 2: 222,944 SQUARE FEET, OR 5.118 ACRES, MORE OR LESS

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.

## ZONING

CITY OF SCOTTSDALE "PCD"

## FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO".

## APPROVALS

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


BY: \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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

BY: \_\_\_\_\_ PROJECT COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND LAND DIVISION OF THIS PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2016 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 2017.01.20  
15:02:22 -07'00'

ERIC SOSTROM \_\_\_\_\_ DATE \_\_\_\_\_  
RLS# 41894  
ERIC@SIGSURVEYAZ.COM

14-MD-16  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
1-25-17  
DATE \_\_\_\_\_ INITIALS \_\_\_\_\_

**PRE PLAT  
SCOTTSDALE MARKETPLACE  
SCOTTSDALE, ARIZONA**

7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781  
**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services



DRAWING NAME:  
14146 PLAT  
JOB NO. 2014-146  
DRAWN: ELS  
CHECKED: RMH  
DATE: 1/20/2017  
SCALE: N.T.S.  
SHEET: 1 OF 2

