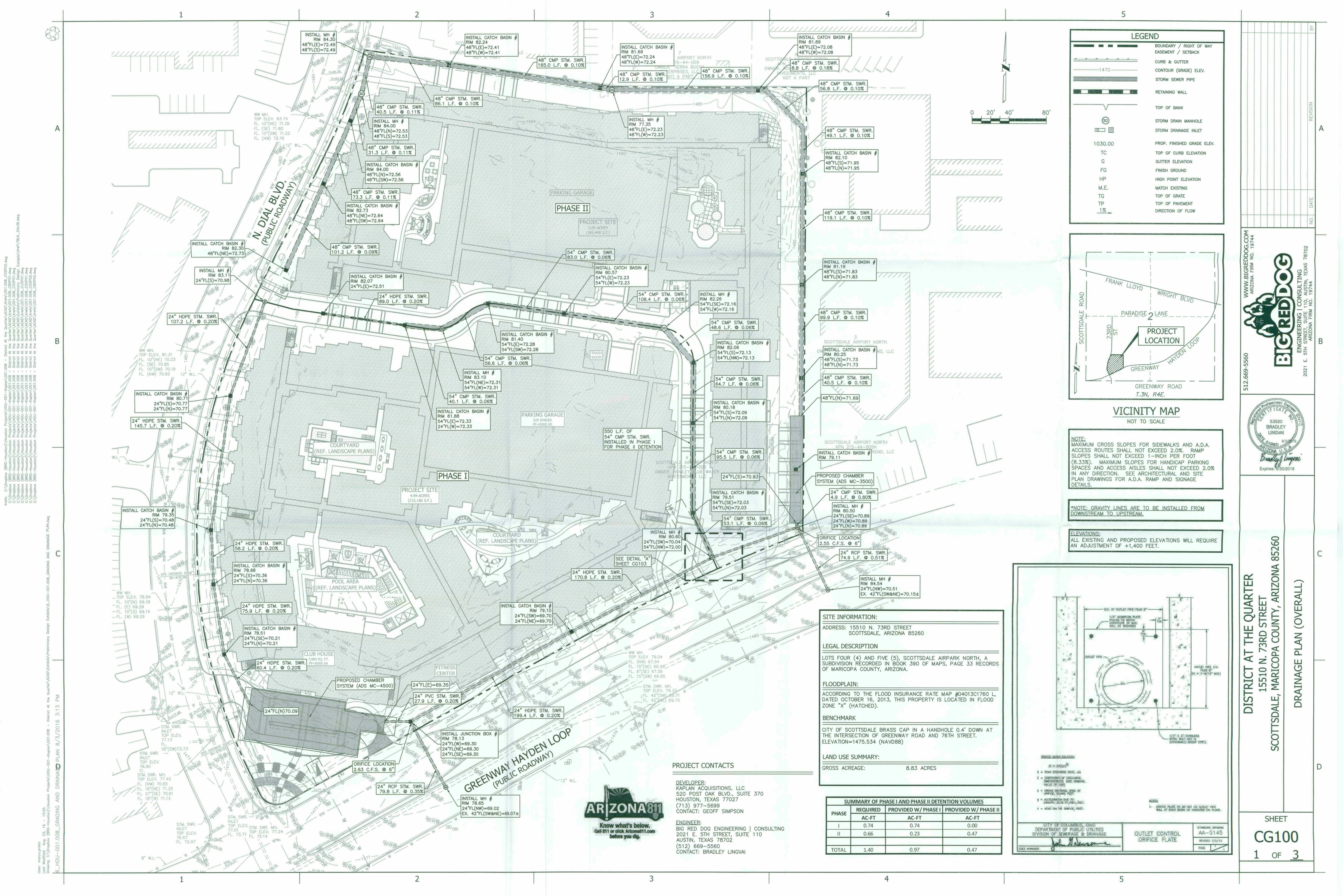


Full Size

8.5 x 11

11 x 17

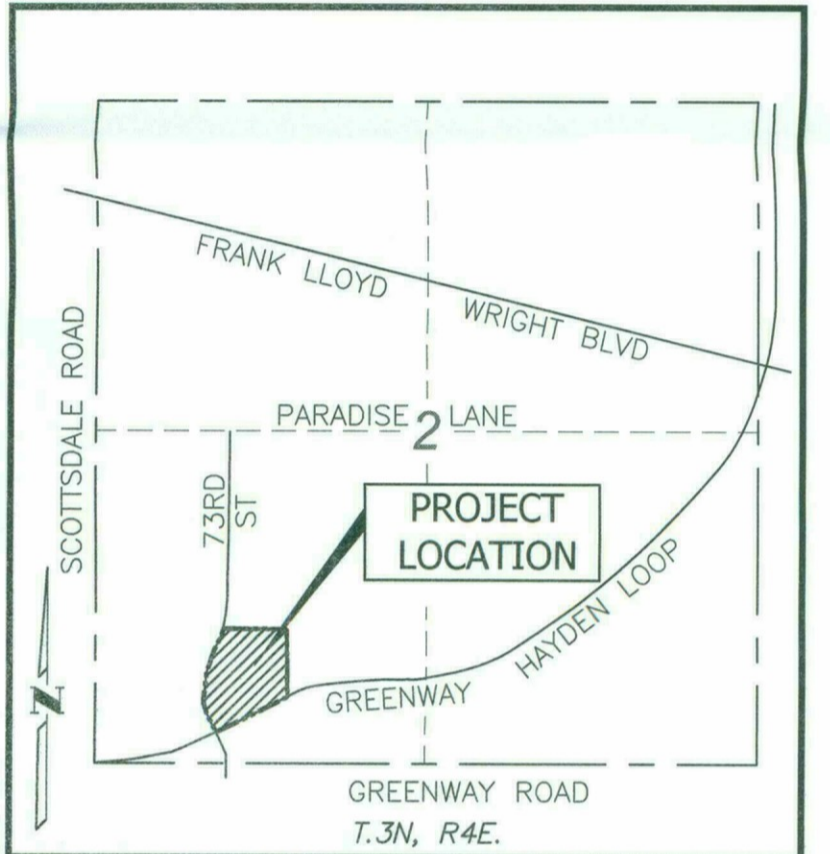
(site plan, landscape, elevations)



LEGEND

- BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK
- CURB & GUTTER
- CONTOUR (GRADE) ELEV.
- STORM SEWER PIPE
- RETAINING WALL
- TOP OF BANK
- STORM DRAIN MANHOLE
- STORM DRAINAGE INLET
- 1030.00
- TC
- G
- FG
- HP
- M.E.
- TG
- TP
- 1%

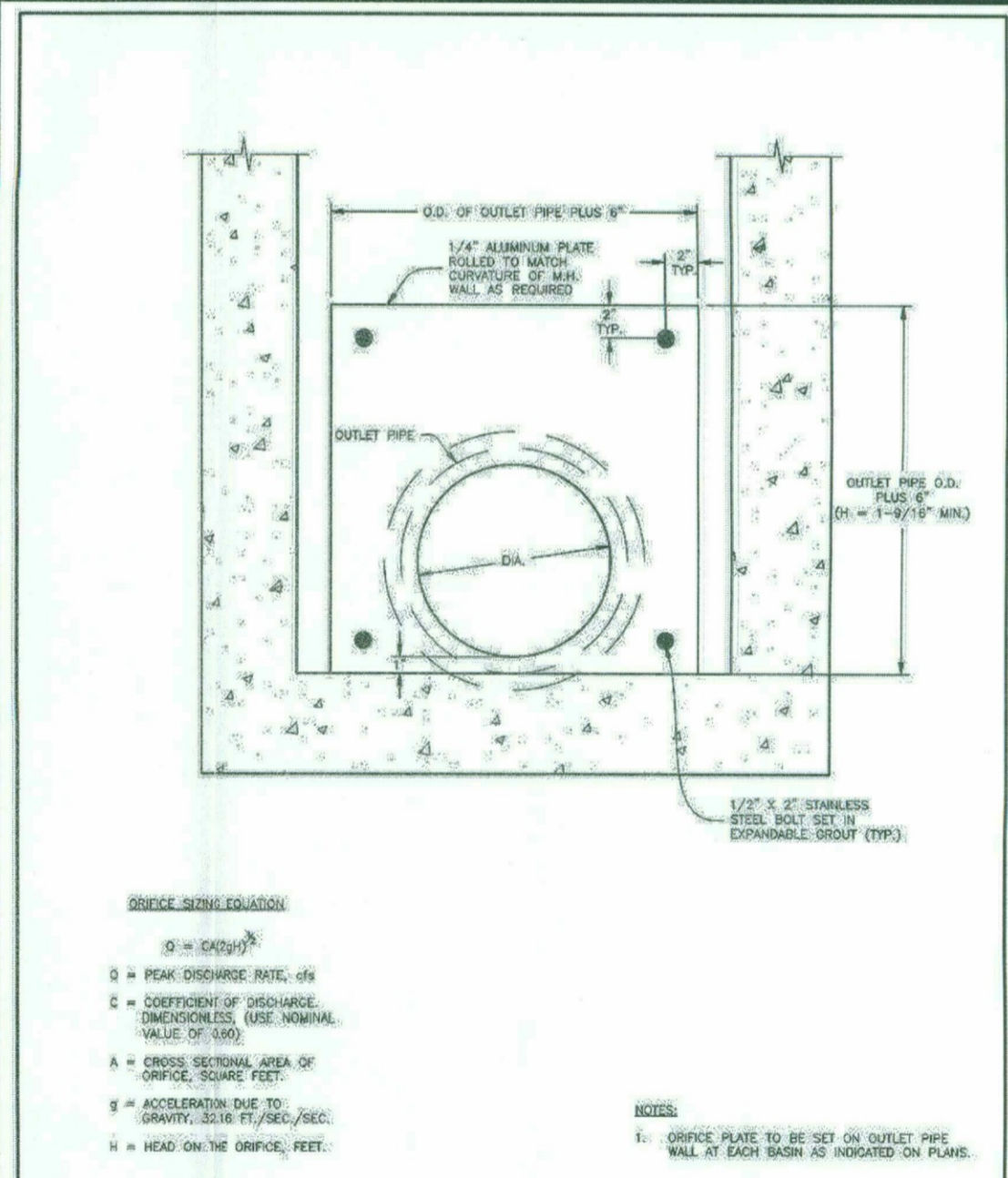
PROF. FINISHED GRADE ELEV.
TOP OF CURB ELEVATION
GUTTER ELEVATION
FINISH GROUND
HIGH POINT ELEVATION
MATCH EXISTING
TOP OF GRADE
TOP OF PAVEMENT
DIRECTION OF FLOW



NOTE: MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%. RAMP SLOPES SHALL NOT EXCEED 1-INCH PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SEE ARCHITECTURAL AND SITE PLAN DRAWINGS FOR A.D.A. RAMP AND SIGNAGE DETAILS.

***NOTE:** GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.

ELEVATIONS: ALL EXISTING AND PROPOSED ELEVATIONS WILL REQUIRE AN ADJUSTMENT OF +1,400 FEET.



SITE INFORMATION:
ADDRESS: 15510 N. 73RD STREET
SCOTTSDALE, ARIZONA 85260

LEGAL DESCRIPTION
LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODPLAIN:
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

BENCHMARK
CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)

LAND USE SUMMARY:
GROSS ACREAGE: 8.83 ACRES

PHASE	SUMMARY OF PHASE I AND PHASE II DETENTION VOLUMES		
	REQUIRED	PROVIDED W/ PHASE I	PROVIDED W/ PHASE II
I	0.74	0.74	0.00
II	0.66	0.23	0.47
TOTAL	1.40	0.97	0.47

PROJECT CONTACTS

DEVELOPER:
KAPLAN ACQUISITIONS, LLC
520 POST OAK BLVD., SUITE 370
HOUSTON, TEXAS 77027
(713) 977-5699
CONTACT: GEOFF SIMPSON

ENGINEER:
BIG RED DOG ENGINEERING | CONSULTING
2021 E. 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702
(512) 669-5560
CONTACT: BRADLEY LINGVAI

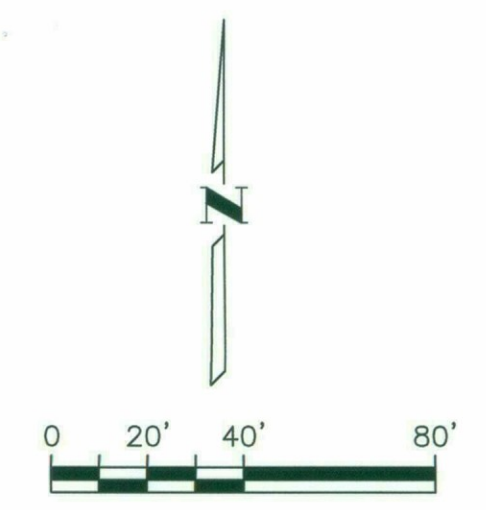
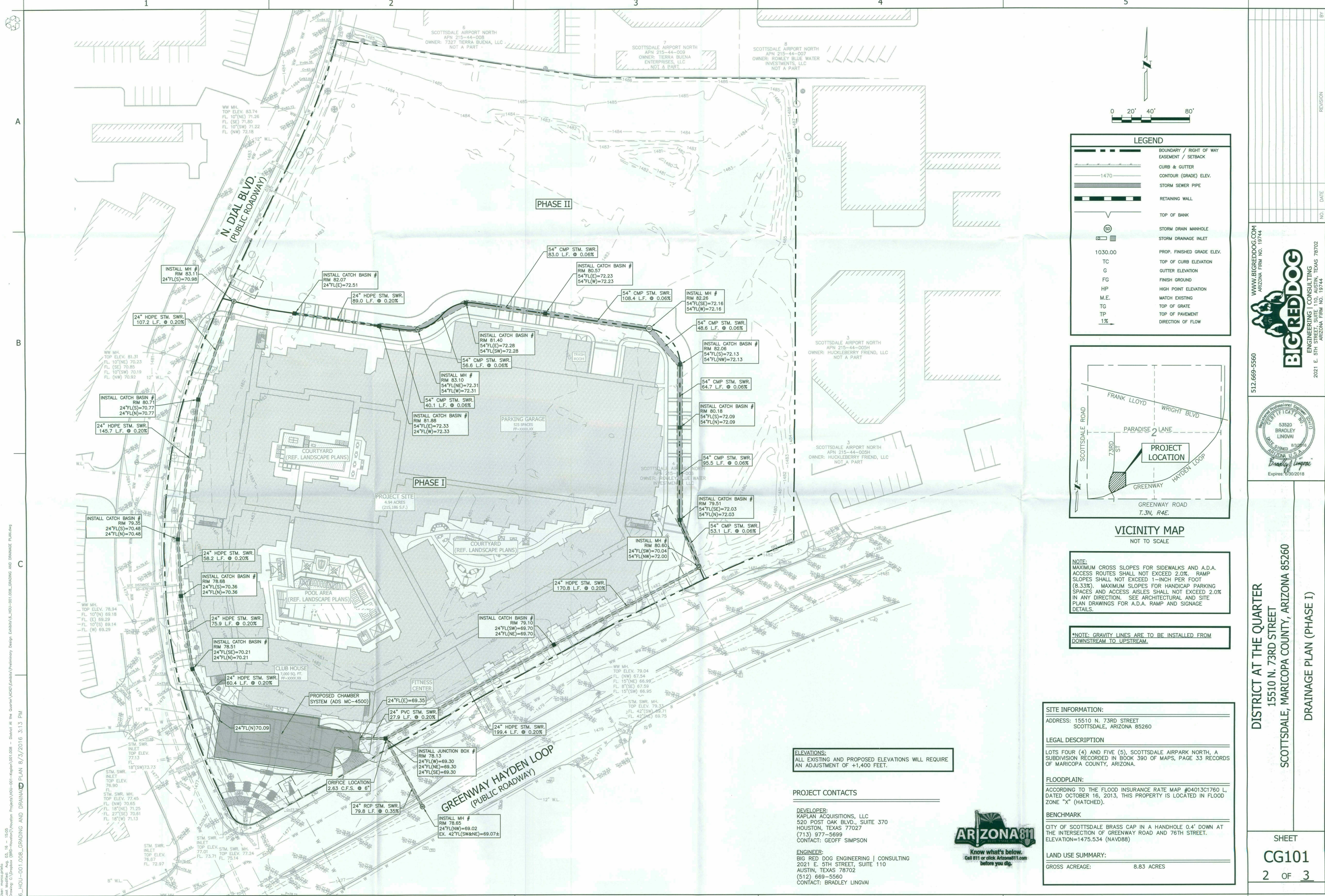


WWW.BIGREDDOG.COM
ARIZONA FIRM NO. 19744

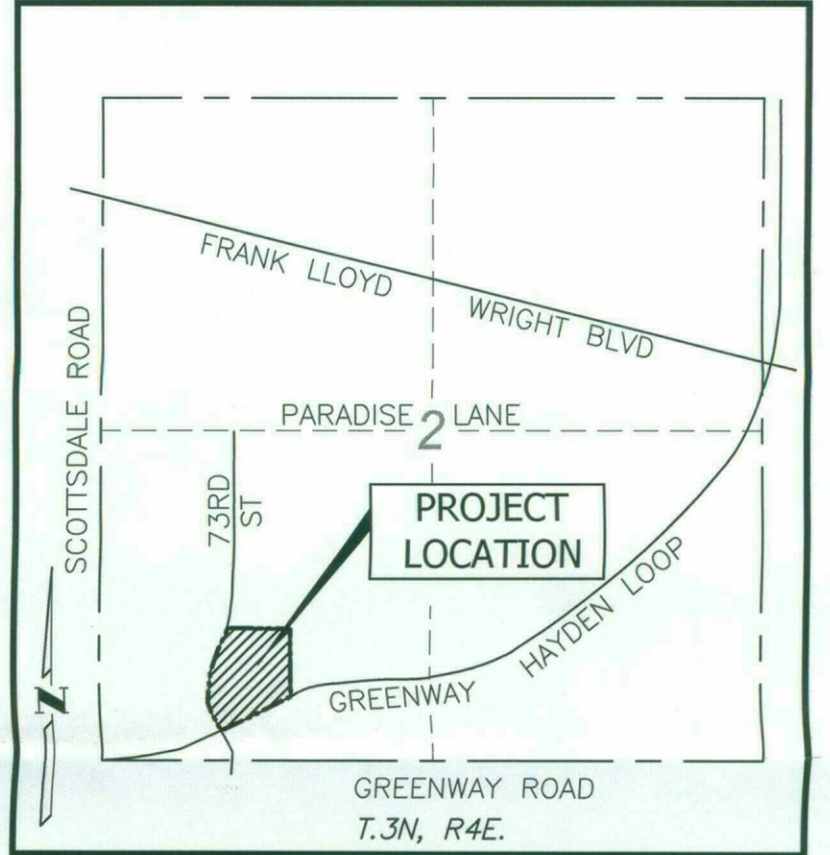
BIGREDDOG
ENGINEERING | CONSULTING
2021 E. 5TH STREET, SUITE 110, AUSTIN, TEXAS 78702
ARIZONA FIRM NO. 19744

Professional Engineer Seal
53520
BRADLEY LINGVAI
Arizona U.S.A.
Expires: 03/02/2018

DISTRICT AT THE QUARTER
15510 N. 73RD STREET
SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85260
DRAINAGE PLAN (OVERALL)



LEGEND	
	BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK
	CURB & GUTTER
	CONTOUR (GRADE) ELEV.
	STORM SEWER PIPE
	RETAINING WALL
	TOP OF BANK
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	PROP. FINISHED GRADE ELEV.
	TC
	G
	FG
	HP
	M.E.
	TG
	TP
	1%



VICINITY MAP
NOT TO SCALE

NOTE:
MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%. RAMP SLOPES SHALL NOT EXCEED 1-INCH PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SEE ARCHITECTURAL AND SITE PLAN DRAWINGS FOR A.D.A. RAMP AND SIGNAGE DETAILS.

***NOTE:** GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.

SITE INFORMATION:	
ADDRESS: 15510 N. 73RD STREET SCOTTSDALE, ARIZONA 85260	
LEGAL DESCRIPTION	
LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA.	
FLOODPLAIN:	
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).	
BENCHMARK	
CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)	
LAND USE SUMMARY:	
GRASS ACREAGE:	8.83 ACRES

ELEVATIONS:
ALL EXISTING AND PROPOSED ELEVATIONS WILL REQUIRE AN ADJUSTMENT OF +1,400 FEET.

PROJECT CONTACTS

DEVELOPER:
KAPLAN ACQUISITIONS, LLC
520 POST OAK BLVD., SUITE 370
HOUSTON, TEXAS 77027
(713) 977-5699
CONTACT: GEOFF SIMPSON

ENGINEER:
BIG RED DOG ENGINEERING | CONSULTING
2021 E. 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702
(512) 669-5560
CONTACT: BRADLEY LINGVAI



WWW.BIGREDDOG.COM
ARIZONA FIRM NO. 19744

ENGINEERING CONSULTING
1101 SOUTH TEXAS 78702
ARIZONA FIRM NO. 19744

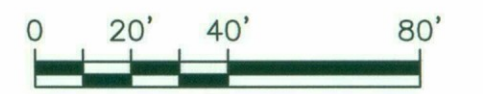
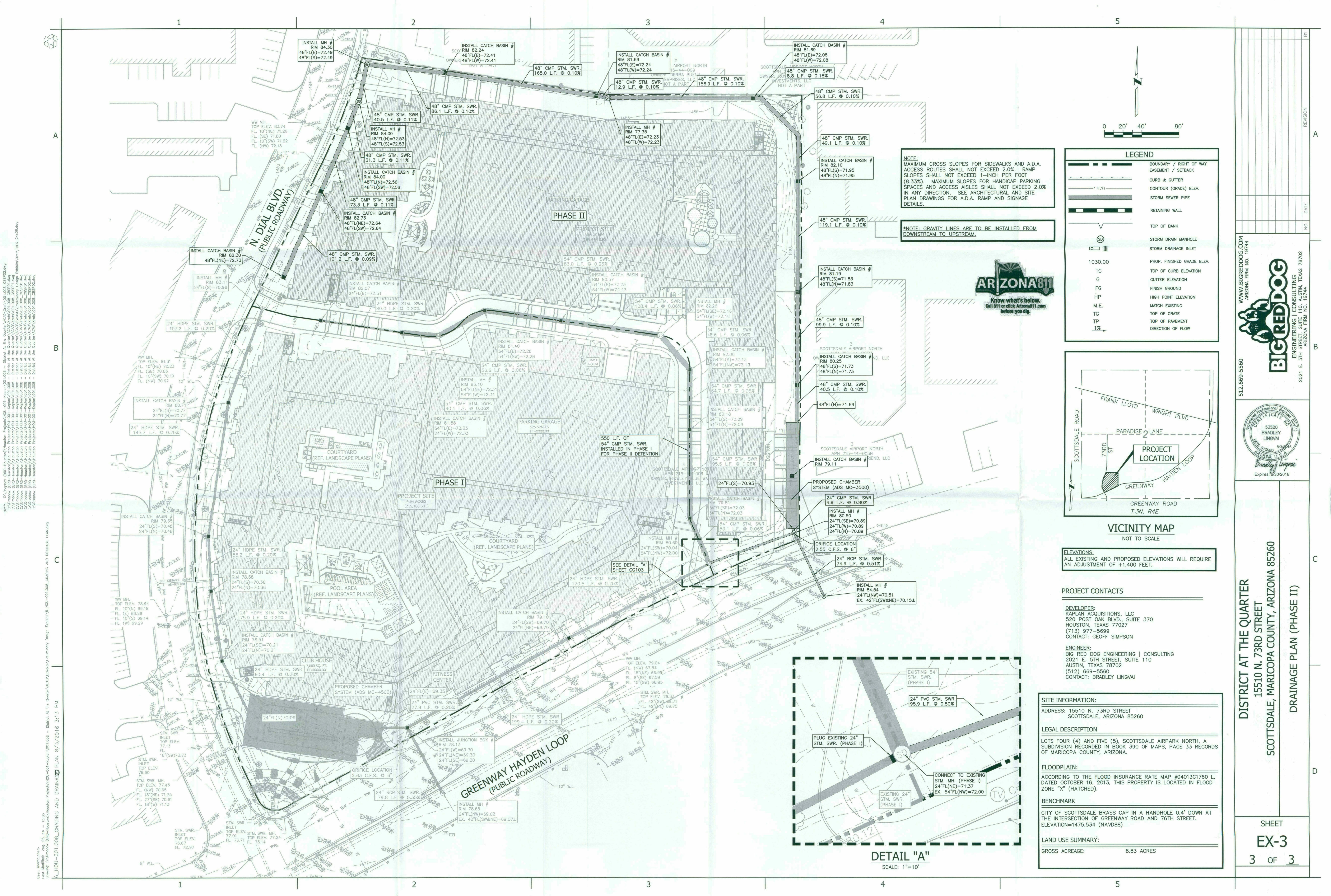
512.669-5560

Bradley Lingvai
Expires: 6/30/2018

DISTRICT AT THE QUARTER
15510 N. 73RD STREET
SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85260

DRAINAGE PLAN (PHASE I)

User: maricopa...
 Last Modified: Aug 03, 16 - 12:00
 Drawing: C:\Workshop\BigRedDog\Projects\CG101-001-Region\CG101_008.dwg
 6_HOU-001_008_GRADING AND DRAINAGE PLAN 8/3/2016 3:13 PM

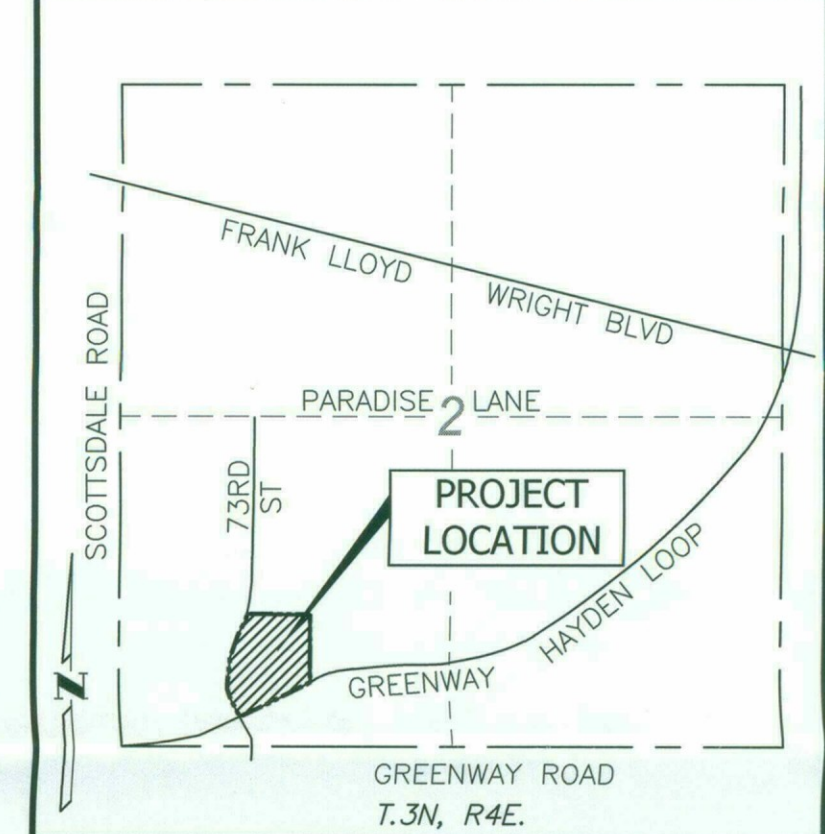


LEGEND

	BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK
	CURB & GUTTER
	CONTOUR (GRADE) ELEV.
	STORM SEWER PIPE
	RETAINING WALL
	TOP OF BANK
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	PROP. FINISHED GRADE ELEV.
	TC
	TG
	FG
	HP
	M.E.
	TP
	1%
	DIRECTION OF FLOW

NOTE:
 MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%. RAMP SLOPES SHALL NOT EXCEED 1-INCH PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SEE ARCHITECTURAL AND SITE PLAN DRAWINGS FOR A.D.A. RAMP AND SIGNAGE DETAILS.

***NOTE:** GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.



ELEVATIONS:
 ALL EXISTING AND PROPOSED ELEVATIONS WILL REQUIRE AN ADJUSTMENT OF +1,400 FEET.

PROJECT CONTACTS

DEVELOPER:
 KAPLAN ACQUISITIONS, LLC
 520 POST OAK BLVD., SUITE 370
 HOUSTON, TEXAS 77027
 (713) 977-5699
 CONTACT: GEOFF SIMPSON

ENGINEER:
 BIG RED DOG ENGINEERING | CONSULTING
 2021 E. 5TH STREET, SUITE 110
 AUSTIN, TEXAS 78702
 (512) 669-5560
 CONTACT: BRADLEY LINGVAI

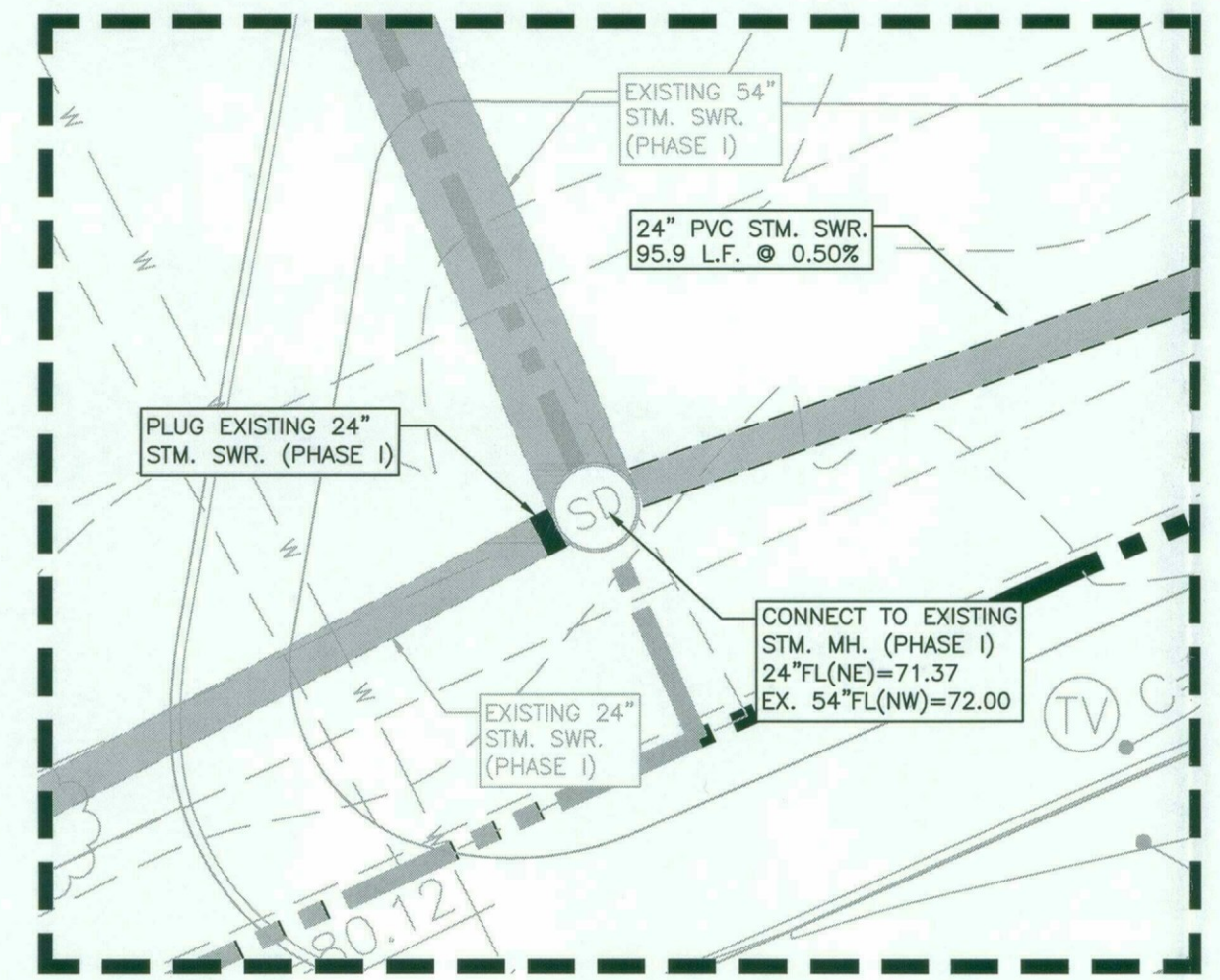
SITE INFORMATION:
 ADDRESS: 15510 N. 73RD STREET
 SCOTTSDALE, ARIZONA 85260

LEGAL DESCRIPTION
 LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODPLAIN:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

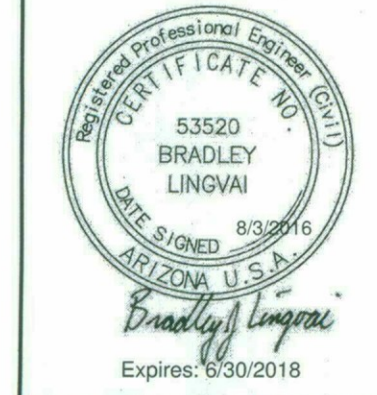
BENCHMARK
 CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)

LAND USE SUMMARY:
 GROSS ACREAGE: 8.83 ACRES



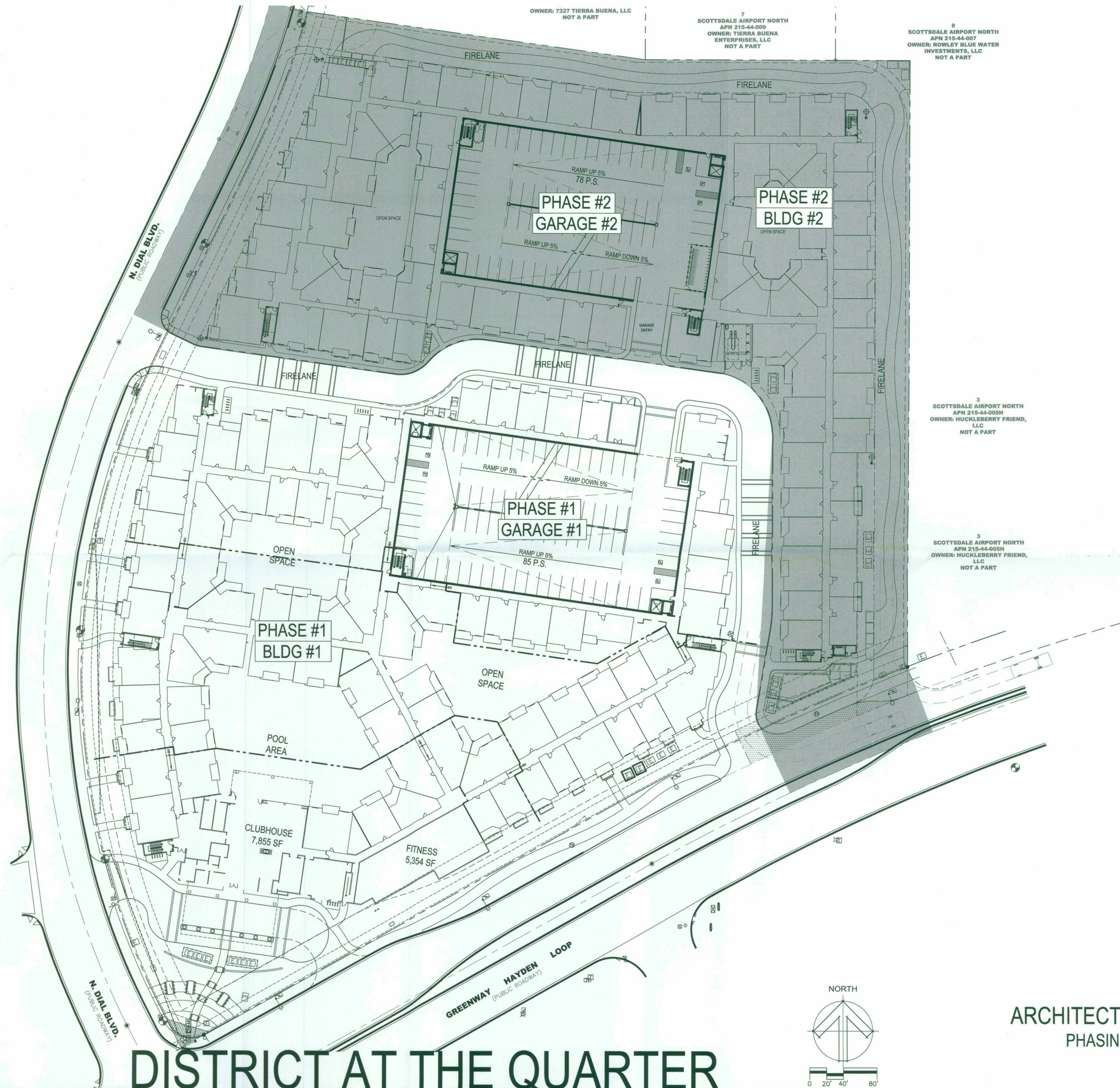
DETAIL "A"
 SCALE: 1"=10'

WWW.BIGREDDOG.COM
 ARIZONA FIRM NO. 19744



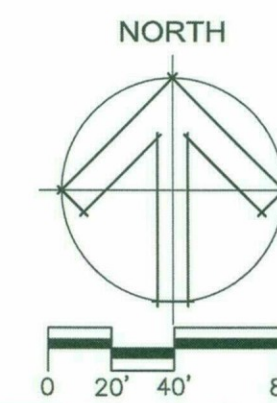
DISTRICT AT THE QUARTER
 15510 N. 73RD STREET
 SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85260

DRAINAGE PLAN (PHASE II)



DISTRICT AT THE QUARTER

KAPLAN ACQUISITIONS, LLC



ARCHITECTURAL
PHASING PLAN

A1.3

1" = 40'-0"

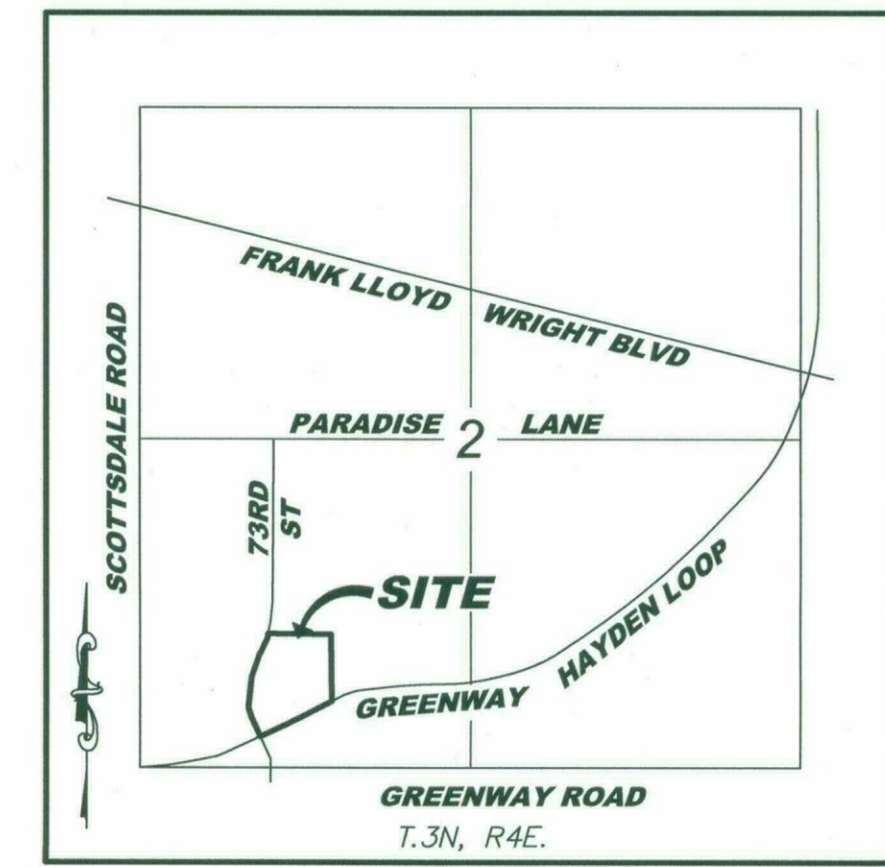
9-15-16

12-MD-2016
10/05/16

DISTRICT AT THE QUARTER

A REPLAT OF LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33, RECORDS OR MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**OWNER: KAPLAN ACQUISITIONS, LLC,
A TEXAS LIMITED LIABILITY COMPANY**



VICINITY MAP
N.T.S.

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



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

DEDICATION

STATE OF _____ }
COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS: KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, HAS REPLATTED LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, ACCORDING TO BOOK 390 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT FOR "DISTRICT AT THE QUARTER" IN THE CITY OF SCOTTSDALE AND DECLARES THAT SAID PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT OF THE ABOVE DESCRIBED PREMISES.

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL NON-EXCLUSIVE, EMERGENCY AND SERVICE-TYPE VEHICLES ACCESS EASEMENT (ESVAE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS AND INCLUDES REFUSE COLLECTION VEHICLES.
2. A VEHICULAR NON-ACCESS EASEMENT (VNAE) IS HEREBY DEDICATED TO THE CITY OF THE AREAS SHOWN.

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 THEY ARE THE SOLE OWNERS 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 OWNERS 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 GRANTORS HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ FOR AND ON BEHALF OF KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTES

1. 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.
2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
3. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.

PARENT LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASSES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

AREA

LOT 1 CONTAINS 223,055 SQUARE FEET OR 5.121 ACRES (NET)
LOT 2 CONTAINS 161,674 SQUARE FEET OR 3.712 ACRES (NET)

ZONING

PUD

BASIS OF BEARING

THE MONUMENT LINE OF TIERRA BUENA LANE BETWEEN 73RD STREET AND 76TH STREET.

SAID LINE BEARS NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

REFERENCE DOCUMENTS

FINAL PLAT OF SCOTTSDALE AIRPARK NORTH, BOOK 390, PAGE 33 M.C.R.

RELEASE OF EASEMENTS

EXISTING VEHICULAR NON ACCESS EASEMENT PER BOOK 390 OF MAPS, PAGE 33 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____
EXISTING GRADING AND SLOPE EASEMENT PER 1985-166842 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____

APPROVALS

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

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

BY: _____ DATE _____
PROJECT COORDINATOR

CERTIFICATION

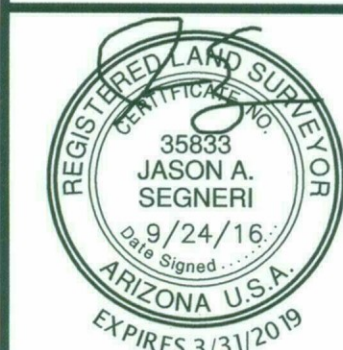
- THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
 2. THIS PLAT WAS MADE UNDER MY DIRECTION;
 3. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS;
 4. THE SURVEY OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER 2016;
 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
 6. MONUMENTS SHOWN ACTUALLY EXIST;
 7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
 8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


JASON SEGNERI
REGISTERED LAND SURVEYOR # 35833

9/24/16
DATE

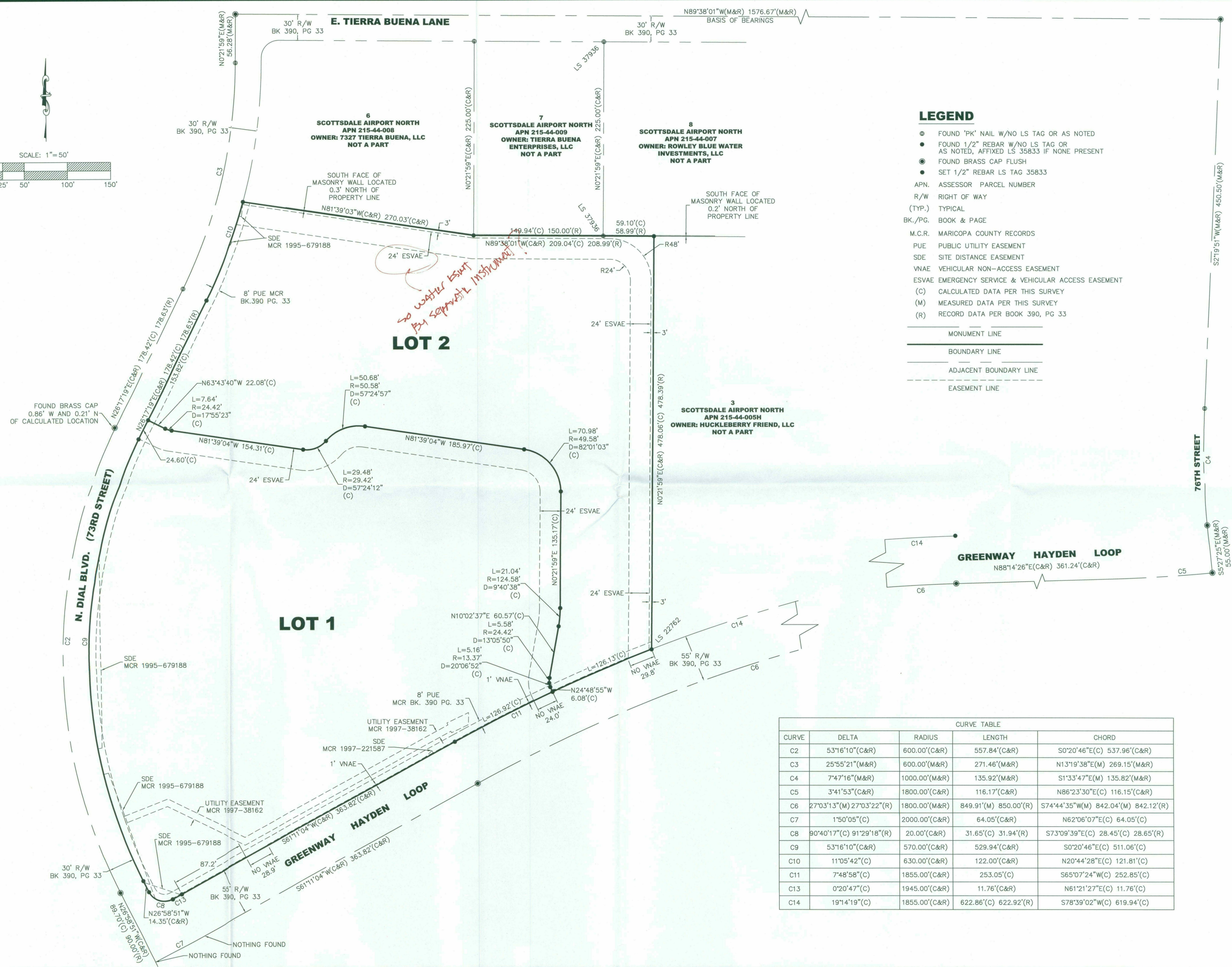
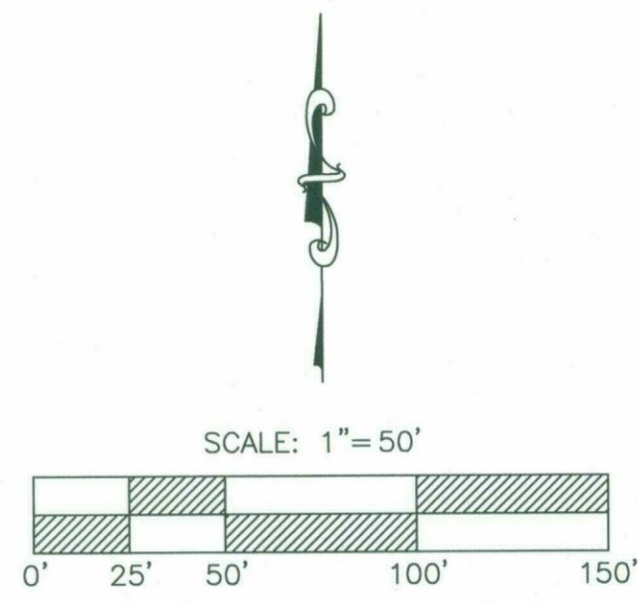
12-MD-2016
10/05/16

**MINOR SUBDIVISION PLAT
DISTRICT AT THE QUARTER
SCOTTSDALE, ARIZONA**



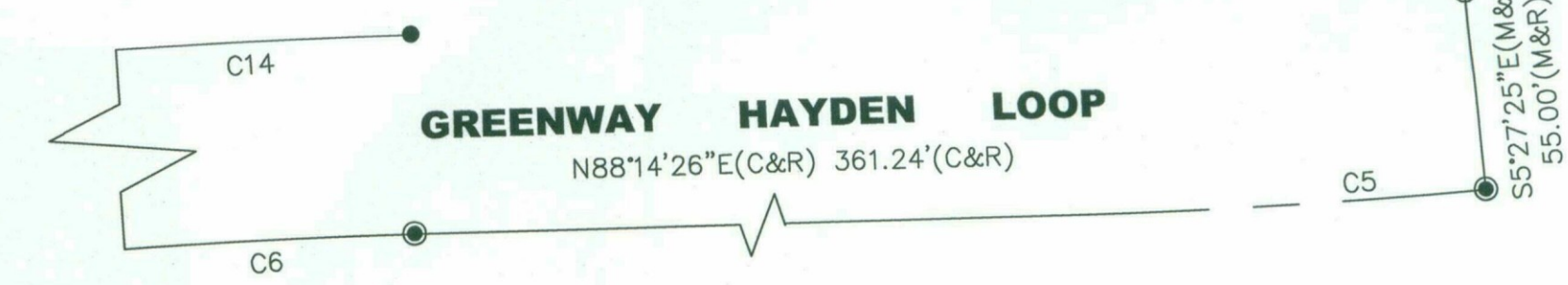
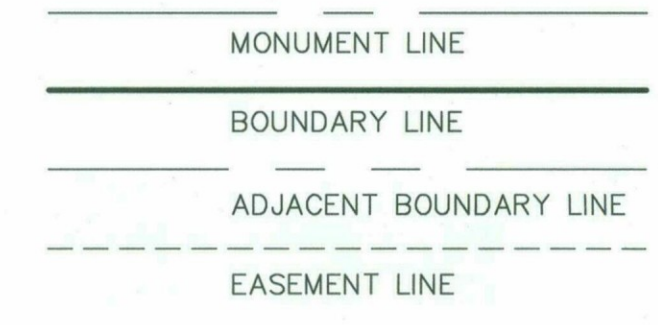
DRAWING NAME:
15-101 PLAT
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 7-27-2016
SCALE: N.T.S.
SHEET: 1 OF 2

PLAN CHECK NO. _____



LEGEND

- FOUND "PK" NAIL W/NO LS TAG OR AS NOTED
- FOUND 1/2" REBAR W/NO LS TAG OR AS NOTED, AFFIXED LS 35833 IF NONE PRESENT
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR LS TAG 35833
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SDE SITE DISTANCE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- ESVAE EMERGENCY SERVICE & VEHICULAR ACCESS EASEMENT
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORD DATA PER BOOK 390, PG 33



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	53°16'10"(C&R)	600.00'(C&R)	557.84'(C&R)	S0°20'46"E(C) 537.96'(C&R)
C3	25°55'21"(M&R)	600.00'(M&R)	271.46'(M&R)	N13°19'38"E(M) 269.15'(M&R)
C4	7°47'16"(M&R)	1000.00'(M&R)	135.92'(M&R)	S1°33'47"E(M) 135.82'(M&R)
C5	3°41'53"(C&R)	1800.00'(C&R)	116.17'(C&R)	N86°23'30"E(C) 116.15'(C&R)
C6	27°03'13"(M) 27°03'22"(R)	1800.00'(M&R)	849.91'(M) 850.00'(R)	S74°44'35"W(M) 842.04'(M) 842.12'(R)
C7	1°50'05"(C)	2000.00'(C&R)	64.05'(C&R)	N62°06'07"E(C) 64.05'(C)
C8	90°40'17"(C) 91°29'18"(R)	20.00'(C&R)	31.65'(C) 31.94'(R)	S73°09'39"E(C) 28.45'(C) 28.65'(R)
C9	53°16'10"(C&R)	570.00'(C&R)	529.94'(C&R)	S0°20'46"E(C) 511.06'(C)
C10	11°05'42"(C)	630.00'(C&R)	122.00'(C&R)	N20°44'28"E(C) 121.81'(C)
C11	7°48'58"(C)	1855.00'(C&R)	253.05'(C)	S65°07'24"W(C) 252.85'(C)
C13	0°20'47"(C)	1945.00'(C&R)	11.76'(C&R)	N61°21'27"E(C) 11.76'(C)
C14	19°14'19"(C)	1855.00'(C&R)	622.86'(C) 622.92'(R)	S78°39'02"W(C) 619.94'(C)

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



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**MINOR SUBDIVISION PLAT
DISTRICT AT THE QUARTER
SCOTTSDALE, ARIZONA**



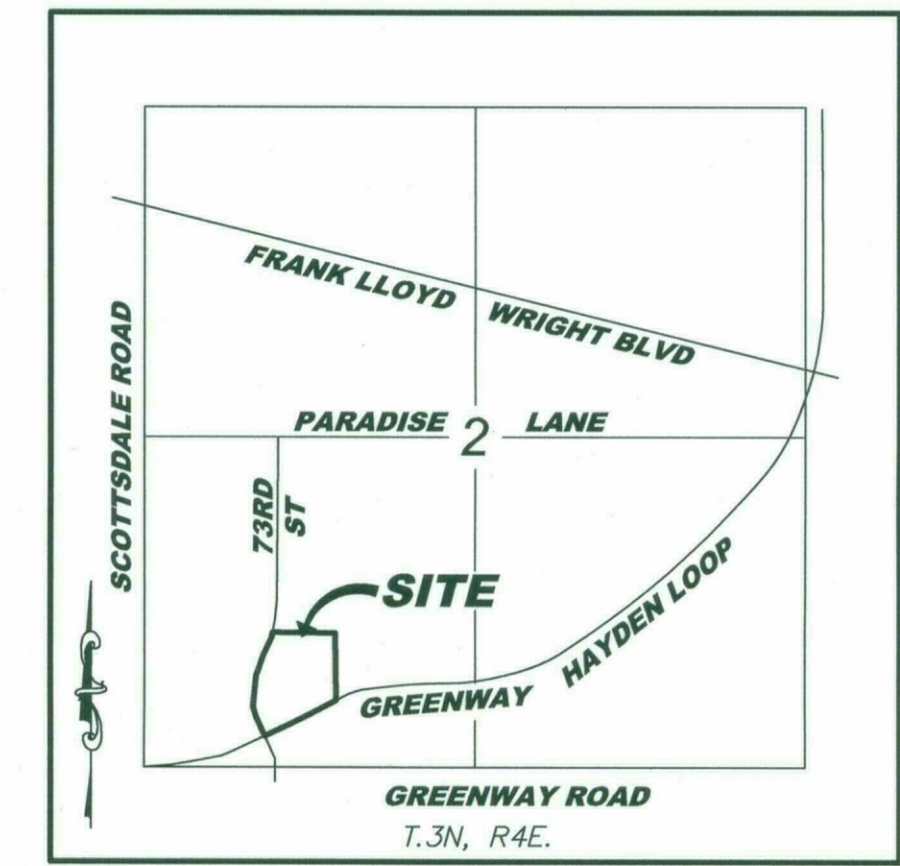
DRAWING NAME:
15-101 PLAT
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 7-27-2016
SCALE: 1"=50'
SHEET: 2 OF 2

PLAN CHECK NO.

DISTRICT AT THE QUARTER

A REPLAT OF LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33, RECORDS OR MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**OWNER: KAPLAN ACQUISITIONS, LLC,
A TEXAS LIMITED LIABILITY COMPANY**



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



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

DEDICATION

STATE OF _____ }
COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS: KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, HAS HAS REPLATTED LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, ACCORDING TO BOOK 390 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT FOR "DISTRICT AT THE QUARTER" IN THE CITY OF SCOTTSDALE AND DECLARES THAT SAID PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT OF THE ABOVE DESCRIBED PREMISES.

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL NON-EXCLUSIVE, EMERGENCY AND SERVICE-TYPE VEHICLES ACCESS EASEMENT (ESVAE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS AND INCLUDES REFUSE COLLECTION VEHICLES.

2. A VEHICULAR NON-ACCESS EASEMENT (VNAE) IS HEREBY DEDICATED TO THE CITY OF THE AREAS SHOWN.

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 THEY ARE THE SOLE OWNERS 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 OWNERS 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 GRANTORS HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ FOR AND ON BEHALF OF KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTES

1. 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.

2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.

3. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.

PARENT LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASSES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

AREA

LOT 1 CONTAINS 223,055 SQUARE FEET OR 5.121 ACRES (NET)
LOT 2 CONTAINS 161,674 SQUARE FEET OR 3.712 ACRES (NET)

ZONING

PUD

BASIS OF BEARING

THE MONUMENT LINE OF TIERRA BUENA LANE BETWEEN 73RD STREET AND 76TH STREET.

SAID LINE BEARS NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

REFERENCE DOCUMENTS

FINAL PLAT OF SCOTTSDALE AIRPARK NORTH, BOOK 390, PAGE 33 M.C.R.

RELEASE OF EASEMENTS

EXISTING VEHICULAR NON ACCESS EASEMENT PER BOOK 390 OF MAPS, PAGE 33 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____

EXISTING GRADING AND SLOPE EASEMENT PER 1985-166842 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____

APPROVALS

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

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

BY: _____ DATE _____
PROJECT COORDINATOR

CERTIFICATION

THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER 2016;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


JASON SEGNERI
REGISTERED LAND SURVEYOR # 35833

9/24/16
DATE

This Plan Review By:

JASON A. SEGNERI
email: jseg@scottsdaleaz.gov

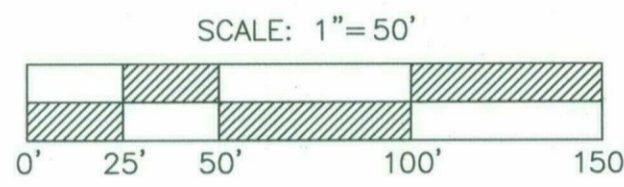
12-MD-2016
10/05/16

**MINOR SUBDIVISION PLAT
DISTRICT AT THE QUARTER
SCOTTSDALE, ARIZONA**

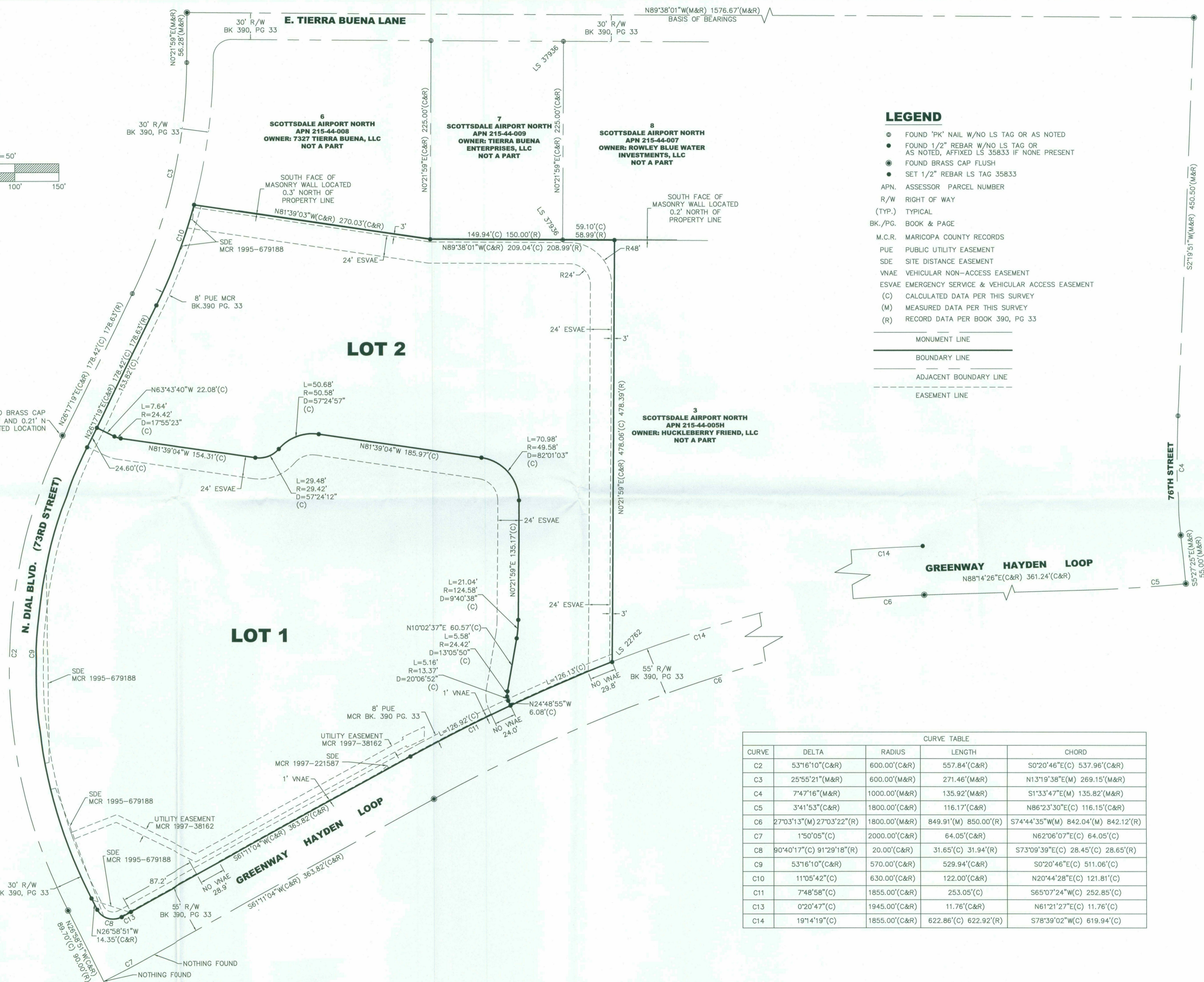


DRAWING NAME:
15-101 PLAT
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 7-27-2016
SCALE: N.T.S.
SHEET: 1 OF 2

PLAN CHECK NO. _____

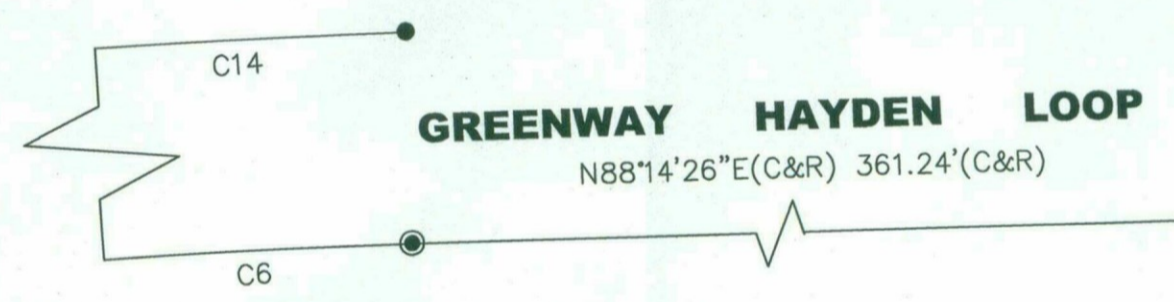
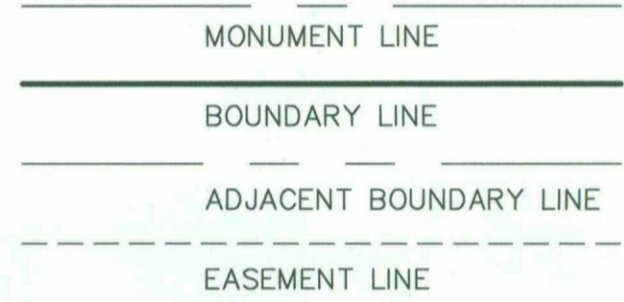


FOUND BRASS CAP
0.86' W AND 0.21' N
OF CALCULATED LOCATION



LEGEND

- FOUND 'PK' NAIL W/NO LS TAG OR AS NOTED
- FOUND 1/2" REBAR W/NO LS TAG OR AS NOTED, AFFIXED LS 35833 IF NONE PRESENT
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR LS TAG 35833
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SDE SITE DISTANCE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- ESVAE EMERGENCY SERVICE & VEHICULAR ACCESS EASEMENT
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORD DATA PER BOOK 390, PG 33



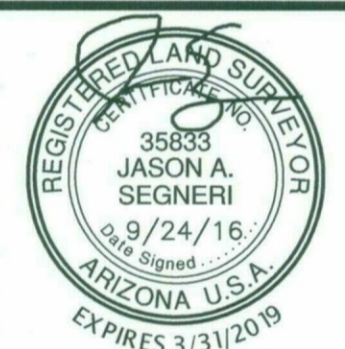
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	53°16'10\"(C&R)	600.00'(C&R)	557.84'(C&R)	S0°20'46\"(C) 537.96'(C&R)
C3	25°55'21\"(M&R)	600.00'(M&R)	271.46'(M&R)	N1°3'19'38\"(M) 269.15'(M&R)
C4	7°47'16\"(M&R)	1000.00'(M&R)	135.92'(M&R)	S1°33'47\"(M) 135.82'(M&R)
C5	3°41'53\"(C&R)	1800.00'(C&R)	116.17'(C&R)	N86°23'30\"(C) 116.15'(C&R)
C6	27°03'13\"(M) 27°03'22\"(R)	1800.00'(M&R)	849.91'(M) 850.00'(R)	S74°44'35\"(M) 842.04'(M) 842.12'(R)
C7	1°50'05\"(C)	2000.00'(C&R)	64.05'(C&R)	N62°06'07\"(C) 64.05'(C)
C8	90°40'17\"(C) 91°29'18\"(R)	20.00'(C&R)	31.65'(C) 31.94'(R)	S73°09'39\"(C) 28.45'(C) 28.65'(R)
C9	53°16'10\"(C&R)	570.00'(C&R)	529.94'(C&R)	S0°20'46\"(C) 511.06'(C)
C10	11°05'42\"(C)	630.00'(C&R)	122.00'(C&R)	N20°44'28\"(C) 121.81'(C)
C11	7°48'58\"(C)	1855.00'(C&R)	253.05'(C)	S65°07'24\"(C) 252.85'(C)
C13	0°20'47\"(C)	1945.00'(C&R)	11.76'(C&R)	N61°21'27\"(C) 11.76'(C)
C14	19°14'19\"(C)	1855.00'(C&R)	622.86'(C) 622.92'(R)	S78°39'02\"(C) 619.94'(C)

7301 EAST EVANS ROAD
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Land Surveying Services

**MINOR SUBDIVISION PLAT
DISTRICT AT THE QUARTER
SCOTTSDALE, ARIZONA**



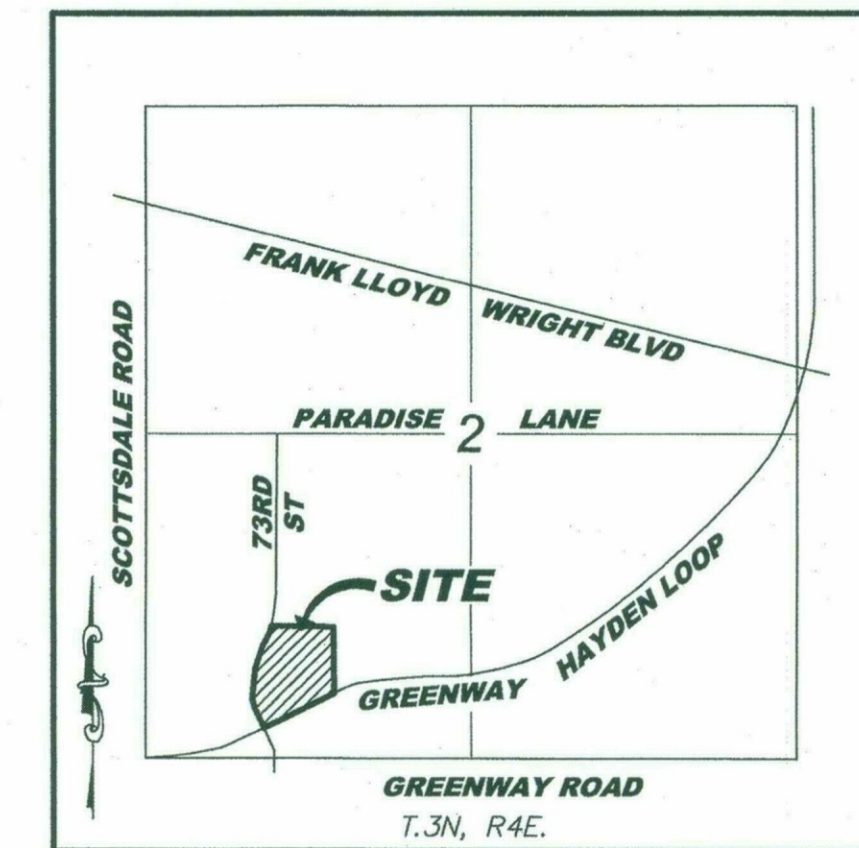
DRAWING NAME:
15-101 PLAT
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 7-27-2016
SCALE: 1\"/>

PLAN CHECK NO.

ALTA / NSPS LAND TITLE SURVEY

NEC 73RD ST AND GREENWAY-HAYDEN LOOP

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
T.3N, R.4E.
N.T.S.

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
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SIG
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Land Surveying Services

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 SECURITY TITLE AGENCY NO. 26160241-026-NM2 DATED JUNE 21, 2016 AT 7:30 AM.
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, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR 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 BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.
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, B11 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORPORATED 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.
7. THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO EACH OF THE ADJACENT PUBLIC RIGHT OF WAYS.
8. THERE IS NO EVIDENCE OF THE PROPERTY BEING, OR HAVING BEEN, USED FOR CEMETERY, BURIAL GROUND OR GRAVESITE PURPOSES.
9. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 26160241-026-NM2 WITH AN EFFECTIVE DATE OF APRIL 4, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN LOCATED HEREON OR OTHERWISE NOTED AS NOT LOCATED ON THE SUBJECT PROPERTY.
10. THE RECORD LEGAL DESCRIPTION, SHOWN HEREON, DESCRIBES A MATHEMATICALLY CLOSED FIGURE.
11. THE PARCEL HAS NO LACK OF CONTIGUITY.
12. THERE WAS NO OBSERVED EVIDENCE OF THE PROPERTY BEING USED AS A DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
14. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THE SURVEY. THERE WAS ALSO NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00 PER OCCURRENCE AND \$4,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT 1/16TH OF ALL OIL, GASSES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

AREA

LOT 4 CONTAINS 61,273 SQ.FT. OR 1.41 ACRES
LOT 5 CONTAINS 323,456 SQ.FT. OR 7.43 ACRES

BASIS OF BEARING

THE MONUMENT LINE OF TIERRA BUENA LANE BETWEEN 73RD STREET AND 76TH STREET.

SAID LINE BEARS NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

SCHEDULE 'B' ITEMS

1. RESERVATIONS CONTAINED IN THE PATENT FROM: STATE OF ARIZONA
RECORDING DATE: APRIL 22, 1981
RECORDING NO: BOOK 15232, PAGE 462
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS:
"SUBJECT TO EXISTING RESERVATIONS, EASEMENTS, OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT, AND SUBJECT TO THE FOLLOWING SPECIFIC MINERAL RESERVATION, VIZ: PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES 37-231, OF THE FOLLOWING SUBSTANCES NOT HERETOFORE RETAINED AND RESERVED BY A PREDECESSOR IN TITLE TO THE STATE OF ARIZONA, ONE SIXTEENTH (1/16) OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER 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 FISSONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN, OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, TOGETHER WITH THE 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 ABOVE DESCRIBED SUBSTANCES AS PROVIDED BY THE RULES AND REGULATIONS OF THE STATE LAND DEPARTMENT AND THE LAWS OF ARIZONA."
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
3. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
4. RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
5. EASEMENTS SHOWN ON THAT CERTAIN RECORDED FINAL PLAT FOR SCOTTSDALE AIRPARK NORTH RECORDED IN BOOK 390 OF MAPS, PAGE 33. THEREAFTER PORTIONS OF SAID EASEMENTS WERE RELEASED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 1995-181029 AND DOCUMENT NO. 1997-314095.
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
6. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SCOTTSDALE AIRPARK NORTH INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1994-684650
AMENDMENT IN DOCUMENT NO. 1996-797540
AMENDMENT IN DOCUMENT NO. 2016-0028255
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY
7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1985-166842
PURPOSE SLOPE
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1995-679188
PURPOSE SIGHT DISTANCE
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
9. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1997-38162
PURPOSE ELECTRIC LINES AND APPURTENANT FACILITIES
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
10. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1997-221587
PURPOSE SIGHT DISTANCE
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
11. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1997-221588
PURPOSE SIGHT DISTANCE
*AFFECTS SUBJECT PROPERTY, GRAPHICALLY PLOTTED HEREON
12. ALL MATTERS SET FORTH IN THAT CERTAIN CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED IN DOCUMENT NO. 1997-652786.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
13. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY LESSOR RYAN COMPANIES US, INC. LESSEE THE DIAL CORPORATION
DATED MARCH 21, 1997
AS DISCLOSED BY MEMORANDUM OF LEASE
RECORDED APRIL 24, 1997
DOCUMENT NO. 1997-271663
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
14. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNEYS AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
LENDER: JPMORGAN CHASE BANK, N.A.
TENANT: THE DIAL CORPORATION, A DELAWARE CORPORATION
LANDLORD: LEXINGTON SCOTTSDALE, L.P. A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: APRIL 18, 2005
RECORDING NO: 2005-493700
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
15. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.

SCHEDULE 'B' ITEMS CONT...

16. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY.
17. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, JOB NO.: 2015-101 DATED: JUNE 15, 2015
PREPARED BY: JASON A. SEGNERI OF SIG SURVEY INNOVATION GROUP, INC.
MATTERS SHOWN:
A) ENCROACHMENT OF A SIGN IN THE SOUTHWEST CORNER ONTO AN EASEMENT AS DESCRIBED IN EXCEPTION NO. 7 IN RECORDING NO. 1985-166842
B) ENCROACHMENT OF ELECTRIC CABINETS ALONG THE SOUTHERLY BOUNDARY ONTO AN EASEMENT AS DESCRIBED IN EXCEPTION NO. 7 IN RECORDING NO. 1985-166842
C) ENCROACHMENT OF A WALL ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES ONTO AN EASEMENT AS DESCRIBED IN EXCEPTION NO. 7 IN RECORDING NO. 1985-166842
18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESTRICTIVE COVENANT (STRUCTURES AND LANDSCAPING)
DATED: MARCH 3, 2016
RECORDING DATE: MARCH 21, 2016
RECORDING NO: 2016-0178777
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY, SETBACKS AS PLOTTED AND SHOWN ON THIS SURVEY

LEGEND

- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- ELECTRIC OUTLET
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER VALVE
- FLAG POLE
- FLOOD LIGHT
- LIGHT POLE
- LIGHT POLE W/MAST
- ELECTRIC CABINET
- SEWER MANHOLE
- DRY WELL
- TREE
- PALM TREE
- PALO VERDE TREE
- MESQUITE TREE
- GAS METER
- GAS MARKER
- POST
- SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- SIGN
- TELEPHONE RISER
- AIR CONDITIONER
- HANDICAP PARKING COLUMN
- CONCRETE WALL
- C.B. CATCH BASIN
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION

- BK./PG. BOOK & PAGE
- SDE SIGHT DISTANCE EASMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) SCOTTSDALE AIRPARK NORTH MCR BK. 390 PG. 33
- CONCRETE AREA
- BUILDING AREA
- BUILDING OVERHANG AREA
- RIP RAP AREA
- NO PARKING AREA
- SECTION LINE
- BOUNDARY LINE
- GRADE BREAK LINE
- EASEMENT LINE

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)

PARKING

	UNCOVERED	COVERED	TOTAL
REGULAR	169	318	487
HANDICAP	11	7	18
MOTORCYCLE	0	2	2

ZONING

I-1 ACCORDING TO THE MARICOPA COUNTY ASSESSOR'S WEB PAGE.

*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.

ADDRESS

APN 215-44-007
15510 N. 73RD STREET
SCOTTSDALE, AZ 85260

APN 215-44-006
15863 N. GREENWAY-HAYDEN LOOP
SCOTTSDALE, AZ 85260

CERTIFICATION

TO: CHICAGO TITLE AGENCY, INC. KAPLAN ACQUISITIONS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AND FOWLEY BLUE WATER INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

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, 6(A), 7(A-C), 8, 9, 10(A), 11, 12 AND 13 OF TABLE A THEREOF.

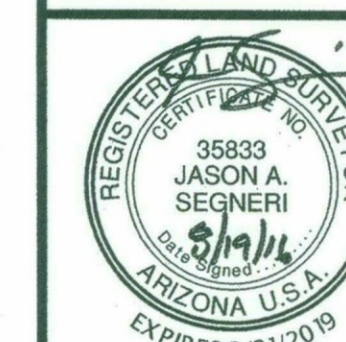
FIELD WORK WAS COMPLETED JUNE 2014 AND VERIFIED IN JUNE 2016.

JS
JASON SEGNERI
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA, 85260
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

8/19/16
DATE

12-MD-2016
10/05/16

ALTA/NSPS LAND TITLE SURVEY
NEC 73RD ST AND GREENWAY-HAYDEN LOOP
SCOTTSDALE, ARIZONA



REVISIONS:

DRAWING NAME:
15-101 ALTA

JOB NO. 2015-101

DRAWN: JAS

CHECKED: RMH

DATE: 6-12-15

SCALE: NTS

SHEET: 1 OF 4

7301 EAST EVANS ROAD
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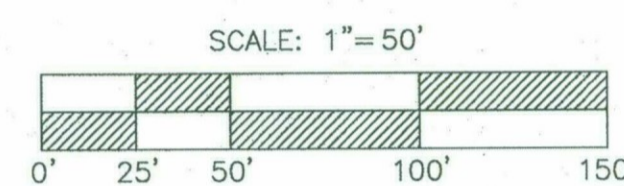
SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

ALTANS/PS LAND TITLE SURVEY NEC 73RD ST AND GREENWAY-HAYDEN LOOP SCOTTSDALE, ARIZONA



REVISIONS:
 1. [Symbol] [Date] [Description]
 2. [Symbol] [Date] [Description]
 3. [Symbol] [Date] [Description]

DRAWING NAME:
15-101 ALTA
 JOB NO. 2015-101
 DRAWN: JAS
 CHECKED: RMH
 DATE: 6-12-15
 SCALE: 1"=50'
 SHEET: 2 OF 4



N. DIAL BLVD. (73RD STREET)
(PUBLIC ROADWAY)

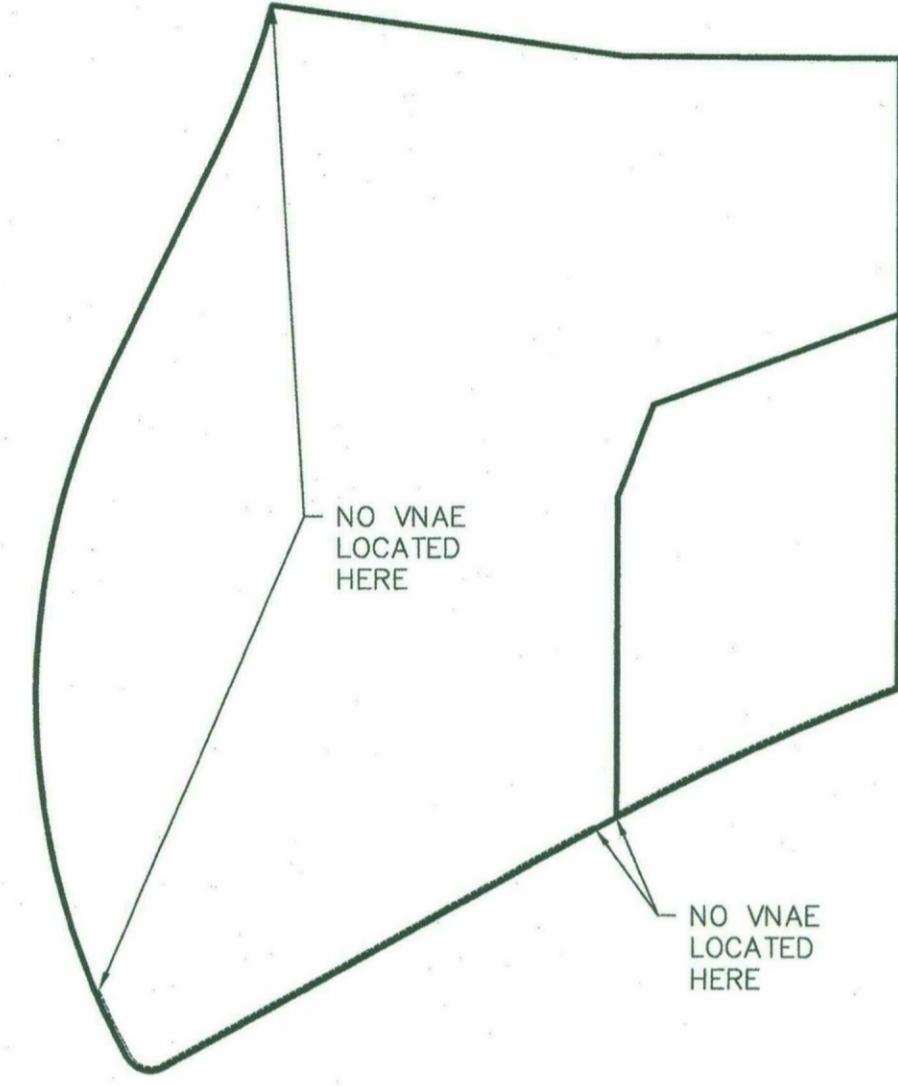
E. TIERRA BUENA LANE
(PUBLIC ROADWAY)

76TH STREET

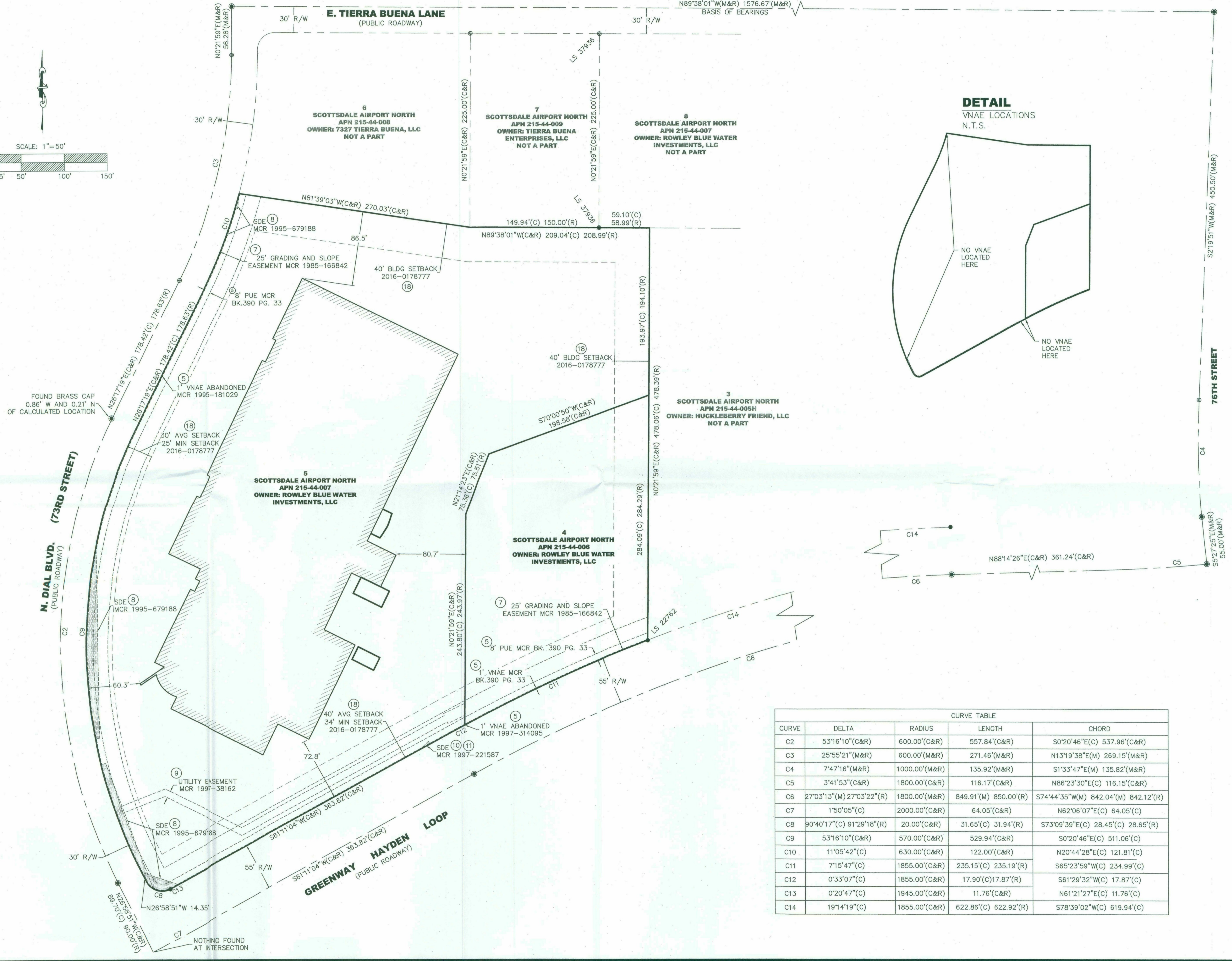
GREENWAY HAYDEN LOOP
(PUBLIC ROADWAY)

FOUND BRASS CAP
0.86' W AND 0.21' N
OF CALCULATED LOCATION

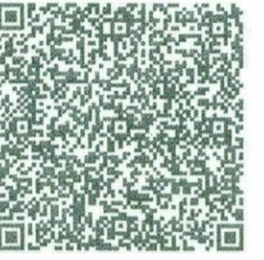
DETAIL
VNAE LOCATIONS
N.T.S.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	53°16'10"(C&R)	600.00'(C&R)	557.84'(C&R)	S0°20'46"E(C) 537.96'(C&R)
C3	25°55'21"(M&R)	600.00'(M&R)	271.46'(M&R)	N13°19'38"E(M) 269.15'(M&R)
C4	7°47'16"(M&R)	1000.00'(M&R)	135.92'(M&R)	S1°33'47"E(M) 135.82'(M&R)
C5	3°41'53"(C&R)	1800.00'(C&R)	116.17'(C&R)	N86°23'30"E(C) 116.15'(C&R)
C6	27°03'13"(M) 27°03'22"(R)	1800.00'(M&R)	849.91'(M) 850.00'(R)	S74°44'35"W(M) 842.04'(M) 842.12'(R)
C7	1°50'05"(C)	2000.00'(C&R)	64.05'(C&R)	N62°06'07"E(C) 64.05'(C)
C8	90°40'17"(C) 91°29'18"(R)	20.00'(C&R)	31.65'(C) 31.94'(R)	S73°09'39"E(C) 28.45'(C) 28.65'(R)
C9	53°16'10"(C&R)	570.00'(C&R)	529.94'(C&R)	S0°20'46"E(C) 511.06'(C)
C10	11°05'42"(C)	630.00'(C&R)	122.00'(C&R)	N20°44'28"E(C) 121.81'(C)
C11	7°15'47"(C)	1855.00'(C&R)	235.15'(C) 235.19'(R)	S65°23'59"W(C) 234.99'(C)
C12	0°33'07"(C)	1855.00'(C&R)	17.90'(C) 17.87'(R)	S61°29'32"W(C) 17.87'(C)
C13	0°20'47"(C)	1945.00'(C&R)	11.76'(C&R)	N61°21'27"E(C) 11.76'(C)
C14	19°14'19"(C)	1855.00'(C&R)	622.86'(C) 622.92'(R)	S78°39'02"W(C) 619.94'(C)



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 Land Surveying Services

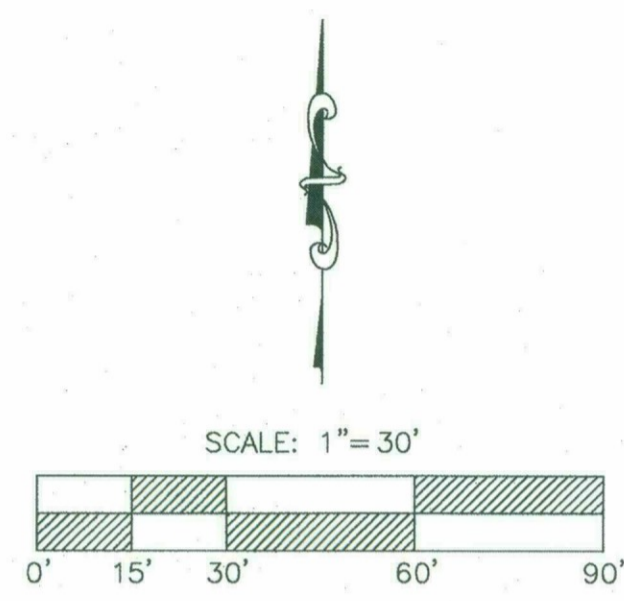
**ALTANSPS LAND TITLE SURVEY
 NEC 73RD ST AND GREENWAY-HAYDEN LOOP
 SCOTTSDALE, ARIZONA**



REVISIONS:

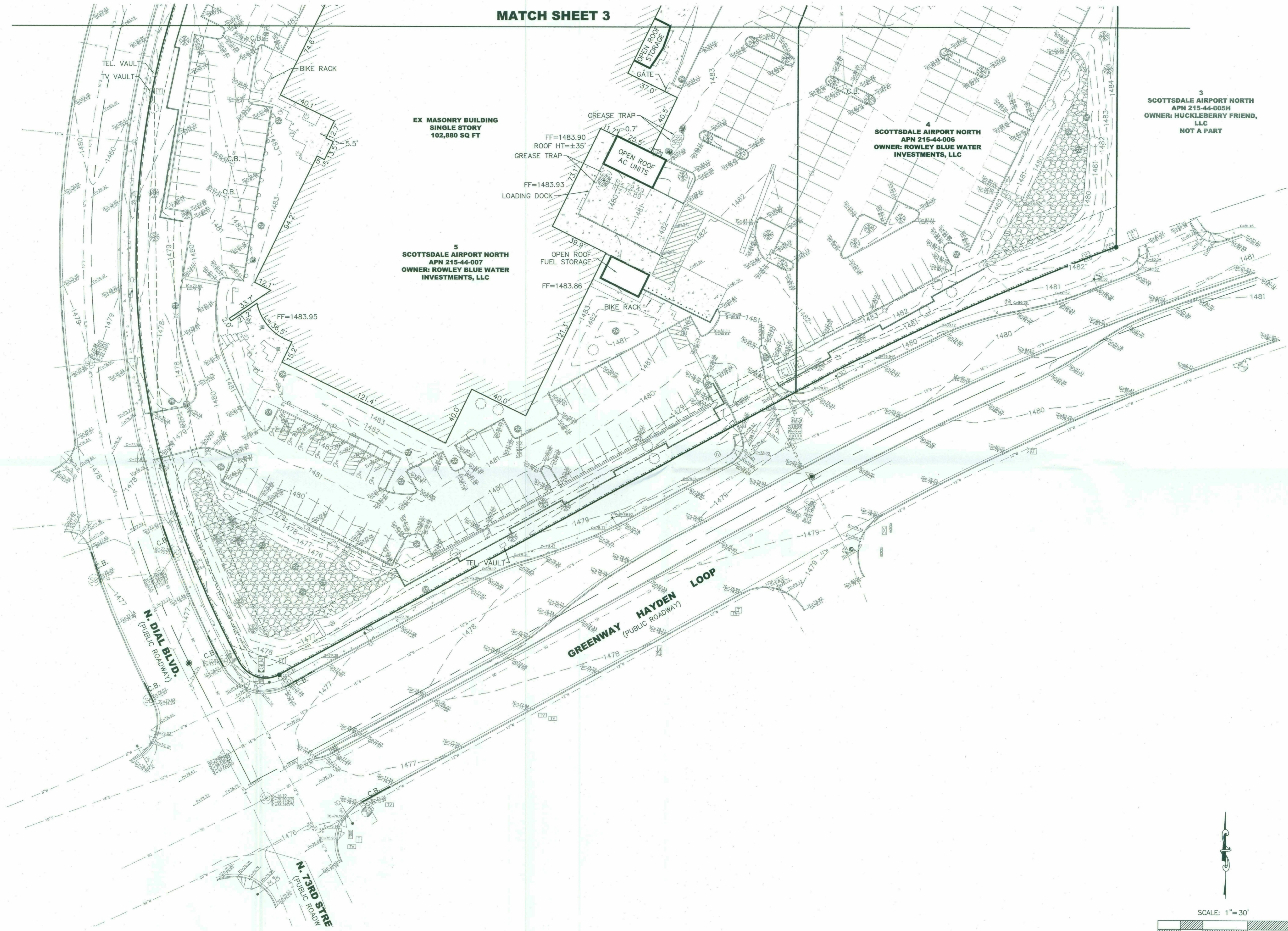
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DRAWING NAME:
 15-101 ALTA
 JOB NO. 2015-101
 DRAWN: JAS
 CHECKED: RMH
 DATE: 6-12-15
 SCALE: 1"=30'
 SHEET: 3 OF 4



MATCH SHEET 4

MATCH SHEET 3



7301 EAST EVANS ROAD
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Land Surveying Services

**ALTA/NSPS LAND TITLE SURVEY
NEC 73RD ST AND GREENWAY-HAYDEN LOOP
SCOTTSDALE, ARIZONA**



REVISIONS:

△	
△	
△	

DRAWING NAME:
15-101 ALTA
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 6-12-15
SCALE: 1"=30'
SHEET: 4 OF 4

