

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

NOTES

1. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. NOT ALL UTILITY COMPANIES CONTACTED HAVE PROVIDED FACILITY MAPS FOR THEIR UNDERGROUND UTILITIES AND NOT ALL COMPANIES MARKED THEIR FACILITIES BEFORE THE FIELD SURVEY WAS COMPLETED.

2. THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREIN IS FOR REFERENCE ONLY. THIS INFORMATION WAS CALCULATED USING THE RECORDED PLAT OR DEED AS DESCRIBED IN THE LEGAL DESCRIPTION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

3. 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.

4. ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL AND/OR RELOCATION OF ON-SITE PLANT MATERIALS. CONTACT A LANDSCAPE PROFESSIONAL FOR MORE INFORMATION.

BASIS OF BEARING

THE CENTER LINE OF GREENWAY-HAYDEN LOOP. SAID LINE BEARS NORTH 49 DEGREES 35 MINUTES 43 SECONDS EAST AS SHOWN IN BOOK 237, PAGE 12 MARICOPA COUNTY RECORDS.

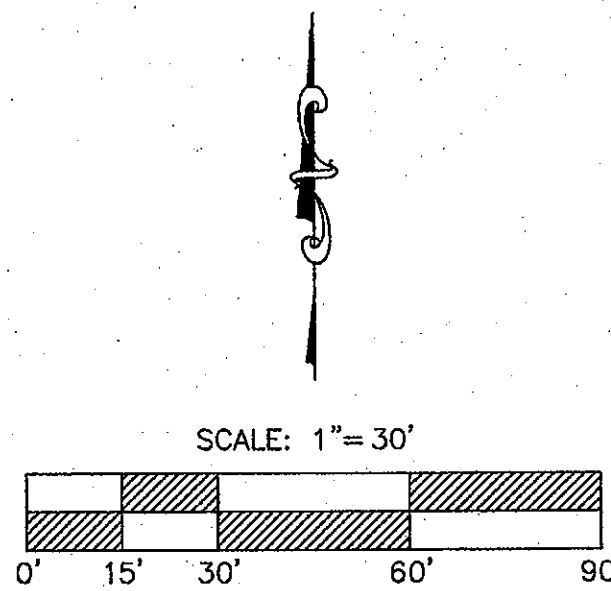
AREA

PROPERTY CONTAINS 45,726 SQUARE FEET OR 1.050 ACRES NET.

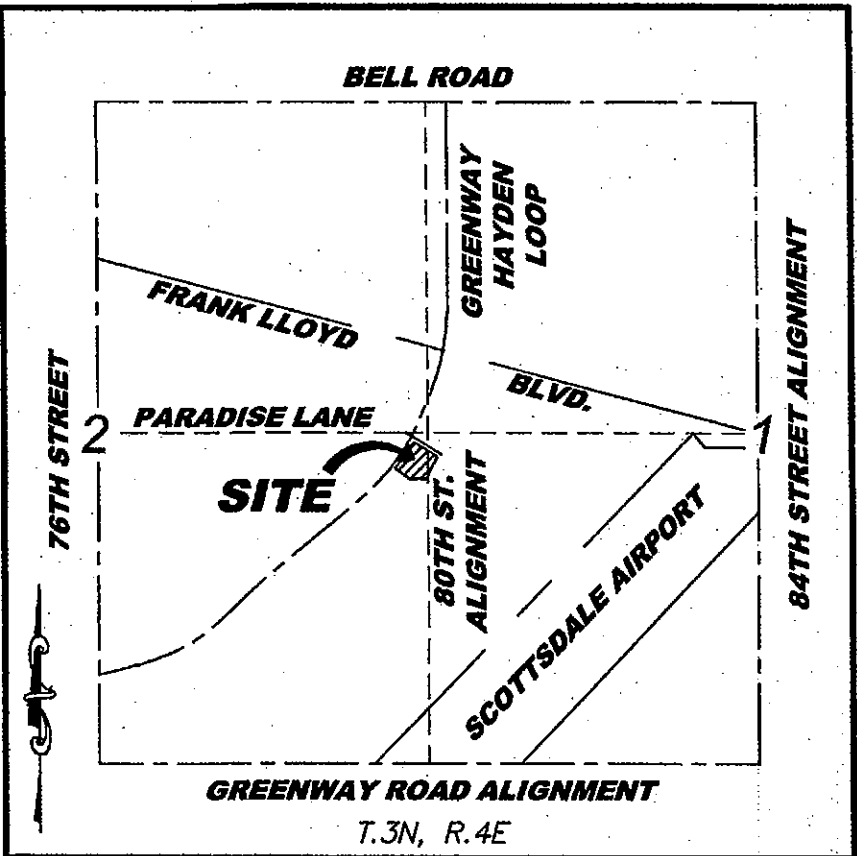
BENCHMARK

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 76TH STREET & PARADISE LANE. DOWN 0.24' FROM PAVEMENT.

ELEVATION = 1501.71 (88)



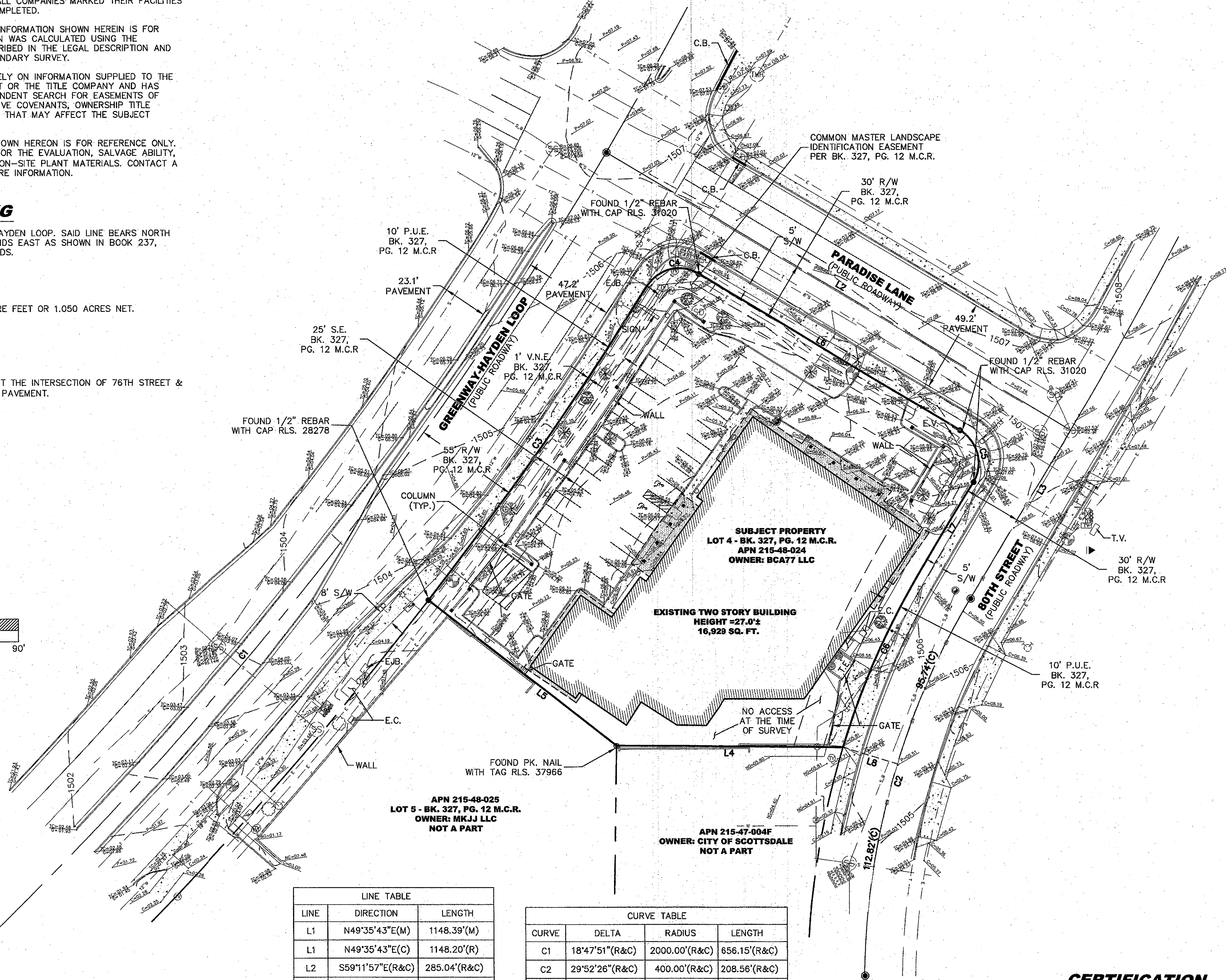
TOPOGRAPHIC SURVEY
7995 EAST PARADISE LANE
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2 & SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

LEGEND

- FOUND BRASS CAP FLUSH
- ⊗ FOUND BRASS CAP IN HANDHOLE
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- FOUND SET 1/2" REBAR
- ▶ AIR RELEASE VALVE
- BOLLARD
- ⊞ CABLE TV JUNCTION BOX
- ⊞ CABLE TV RISER
- ⊞ WATER CHECK VALVE
- ⊞ SEWER CLEANOUT
- ⊞ ELECTRIC JUNCTION BOX
- ⊞ FIRE HYDRANT
- ⊞ STORM DRAIN MANHOLE
- ⊞ SEWER MANHOLE
- ⊞ TELEPHONE MANHOLE
- ⊞ WATER METER
- ⊞ HANDICAP PARKING
- ⊞ WATER VALVE
- ⊞ FIRE DEPARTMENT CONNECTION
- ⊞ LIGHT POLE W/MAST
- ⊞ MESQUITE TREE
- ⊞ PALO VERDE TREE
- ⊞ SIGN
- ⊞ TRAFFIC SIGNAL JUNCTION BOX
- ⊞ TREE
- E.J.B. ELECTRIC JUNCTION BOX
- E.C. ELECTRIC CABINET
- C.B. CATCH BASIN
- E.V. ELECTRIC VAULT
- V.N.E. VEHICULAR NON ACCESS
- BK./PG. BOOK AND PAGE
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- (R) RECORD DATA PER THIS SURVEY
- S.E. SLOPE EASEMENT
- S/W SIDEWALK
- T.V. TELEPHONE VAULT
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COX CABLE LINE
- UNDERGROUND STORM LINE
- ▨ BUILDING AREA
- ▨ CONCRETE AREA
- ▨ BUILDING OVERHANG AREA



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N49°35'43"E(M)	1148.39'(M)
L1	N49°35'43"E(C)	1148.20'(R)
L2	S59°11'57"E(R&C)	285.04'(R&C)
L3	N30°51'23"E(R&C)	103.87'(R&C)
L4	S89°39'23"E(R&C)	120.06'(R&C)
L5	S52°10'23"E(M)	124.96'(M)
L5	S52°10'23"E(R)	125.07'(R)
L6	S59°11'57"E(R&M)	160.65'(R&M)
L7	S30°51'23"W(R&C)	53.82'(R&C)
L8	S72°51'26"E(R&C)	30.00'(R&C)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°47'51"(R&C)	2000.00'(R&C)	656.15'(R&C)
C2	29°52'26"(R&C)	400.00'(R&C)	208.56'(R&C)
C3	5°38'48"(C)	2055.00'(C)	202.53'(C)
C3	5°38'43"(R)	2055.00'(R)	202.48'(R)
C4	88°17'27"(C)	20.00'(C)	30.82'(C)
C4	88°27'13"(R)	20.00'(R)	30.88'(R)
C5	90°03'19"(R&M)	20.00'(R&M)	31.44'(R&M)
C6	13°42'49"(C)	430.00'(C)	102.92'(C)
C6	13°43'04"(R)	430.00'(R)	102.95'(R)

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2016, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Jason Segneri
JASON SEGNERI
DATE 11/8/16

TOPOGRAPHIC SURVEY
7995 EAST PARADISE LANE
SCOTTSDALE, ARIZONA



REVISIONS:	
Δ	
Δ	
Δ	
DRAWING NAME: 2016-216 TOPO	
JOB NO. 2016-216	
DRAWN: RNT	
CHECKED: JAS	
DATE: 11-5-2016	
SCALE: 1"=30'	
SHEET: 1 OF 1	

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



REV	DESCRIPTION	BY	DATE	APPR
1	Initial			
2	Revised			
3	Revised			
4	Revised			
5	Revised			
6	Revised			
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8	Revised			
9	Revised			
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98	Revised			
99	Revised			
100	Revised			

FOUND GLO BRASS CAP IN
HANDHOLE NORTHWEST CORNER
OF SECTION 35, T.4N., R.4E.

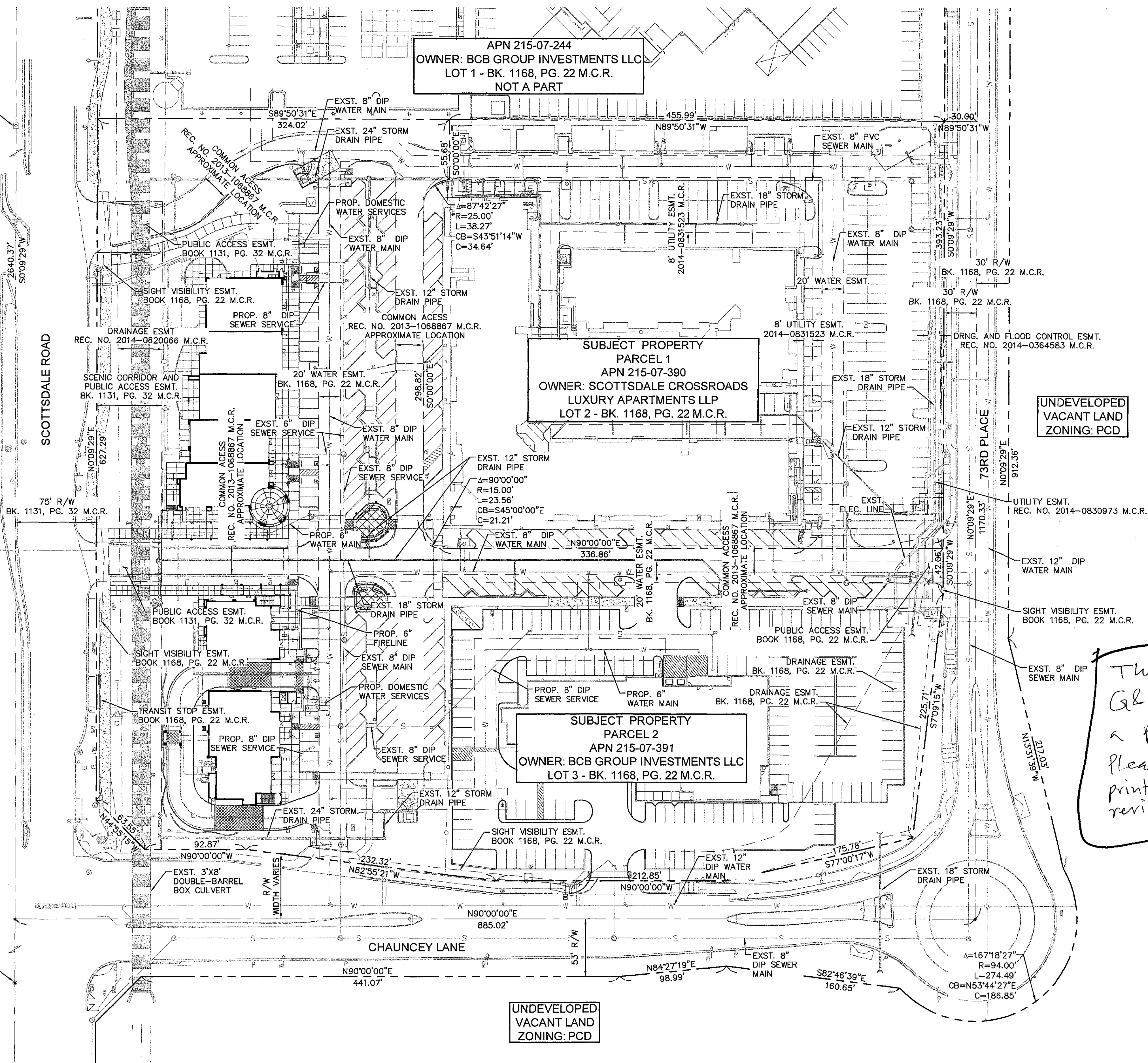
EXISTING
COMMERCIAL
DEVELOPMENT
ZONING: C-2

EXISTING CAR
DEALERSHIPS
ZONING: C-2

EXISTING CAR
DEALERSHIPS
ZONING: C-2

FOUND COS BRASS CAP FLUSH
WEST QUARTER CORNER OF
SECTION 35, T.4N., R.4E.

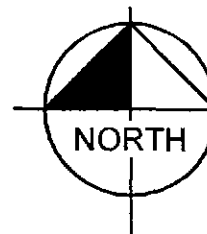
EXISTING CAR
DEALERSHIPS
ZONING: C-2



This is a Conceptual
G&D plan and not
a Preliminary Plat.
Please the attached
printouts for detail
review comments.

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 6/24/16

GRAPHIC SCALE IN FEET
0 25 50 100



CALL THE WORKING DAYS
BEFORE 1000 AM
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley-Horn
and Associates, Inc.
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

DIVERSIFIED
PARTNERS
Nationwide Real Estate Services

PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PROJECT No.
191235064
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: ESC
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 05/31/16

PP1
1 OF 1 SHEETS

ALTA / NSPS LAND TITLE SURVEY LOTS 2 AND 3 OF CROSSROADS

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 COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER 16000490-040-BN1, DATED APRIL 4, 2016 AT 7:30 A.M.

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 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL NO. 1: (TAX PARCEL NO. 215-07-390)

LOT 2 OF MINOR SUBDIVISION PLAT THE CROSSROADS, ACCORDING TO BOOK 1168 OF MAPS, PAGE 22 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

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, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES OF AMERICA, OR HE STATE OF ARIZONA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT RECORDED JULY 5, 2012 IN RECORDING NO. 20120585295.

PARCEL NO. 2: (TAX PARCEL NO. 215-07-391)

LOT 3 OF MINOR SUBDIVISION PLAT THE CROSSROADS, ACCORDING TO BOOK 1168 OF MAPS, PAGE 22 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

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, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES OF AMERICA, OR HE STATE OF ARIZONA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT RECORDED JULY 5, 2012 IN RECORDING NO. 20120585295.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVED FOR THE YEAR 2016. *NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

2. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE STATE OF ARIZONA
RECORDING DATE: JULY 5, 2012
RECORDING NO: 20120585295

WHICH AMONG OTHER THINGS RECITES 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 ADDITIONAL CONDITIONS:
(1) THE PURCHASER OF THE SUBJECT PROPERTY SHALL SIGN THE CLEAN WATER ACT SECTION 404 NATIONWIDE PERMIT #39 -U.S. ARMY CORPS OF ENGINEERS FILE NUMBER SPL-2011-375-AP (PERMIT) TRANSFEREE FORM AND COMPLY WITH ALL TERMS AND CONDITIONS OF SAID PERMIT FOR DEVELOPMENT OF THE PROPERTY; (2) THE PURCHASER OF THE SUBJECT PROPERTY SHALL EXECUTE THE JOINDER UNDER THE CONSTRUCTION ESCROW AGREEMENT
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF STATE PLAT NO. 16 CORE SOUTH, RECORDED AUGUST 31, 1988 IN BOOK 324 OF MAPS, PAGE 50.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

6. RIGHT OF WAY 18-105262 FOR ELECTRIC LINES EXPIRING DECEMBER 8, 2019 TO ARIZONA PUBLIC SERVICE
*DOCUMENT NOT PROVIDED, NO RECORDING INFORMATION, NOT GRAPHICALLY PLOTTED HEREON.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT MORE FULLY SET FORTH IN URBAN PLANNING FILES NO. 44-95674; 47-91271; 47-89860; AND 48-89762 AND THEREAFTER ORDER RECORDED FEBRUARY 7, 1991 IN RECORDING NO. 91-054266
*DOES NOT AFFECT PROPERTY, NOT GRAPHICALLY PLOTTED HEREON.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT DATED: NOVEMBER 19, 2002 EXECUTED BY: ARIZONA STATE LAND DEPARTMENT AND THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION RECORDING DATE: NOVEMBER 22, 2002 RECORDING NO: 2002-1240137 THEREAFTER, FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 IN RECORDING NO. 20110923510 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT ENCROACHMENT PERMIT AND INDEMNIFICATION AGREEMENT DATED: OCTOBER 29, 2003 EXECUTED BY: DC RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION RECORDING DATE: NOVEMBER 17, 2003 RECORDING NO: 2003-1579609 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*DOES NOT AFFECT PROPERTY, NOT GRAPHICALLY PLOTTED HEREON.

10. RIGHT OF WAY 16-109215 FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, RECORDED FEBRUARY 14, 2005 IN RECORDING NO. 2005-0182711 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED SEPTEMBER 18, 2014 IN RECORDING NO. 20140620060.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

11. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MINOR SUBDIVISION PLAT SEC SCOTTSDALE ROAD & UNION HILLS DRIVE, RECORDED DECEMBER 5, 2012 IN BOOK 1131 OF MAPS, PAGE 32 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED APRIL 9, 2015 IN RECORDING NO. 20150244576.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: AVIGATION
RECORDING DATE: JULY 29, 2013
RECORDING NO: 20130687747
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
*AFFECT PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

13. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MINOR SUBDIVISION PLAT THE CROSSROADS, RECORDED NOVEMBER 27, 2013 IN BOOK 1168 OF MAPS, PAGE 22 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED JUNE 4, 2014 IN RECORDING NO. 20140365565.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

SCHEDULE 'B' ITEMS

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED: DECEMBER 18, 2013 IN RECORDING NO. 20131068867 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: CROSSROADS EAST PROPERTY OWNERS ASSOCIATION
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY CONSTRUCTION EASEMENT AGREEMENT EXECUTED BY: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP AND BCB GROUP INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDING DATE: DECEMBER 18, 2013 RECORDING NO: 20131068869 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, AGREEMENT HAS EXPIRED.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHWEST GAS CORPORATION
PURPOSE: PIPELINES
RECORDING DATE: FEBRUARY 27, 2014
RECORDING NO: 20140125575
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*CENTERLINE OF NATURAL GAS PIPELINES ARE UNKNOWN, NOT GRAPHICALLY PLOTTED HEREON.

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH PROVISION FOR MAINTENANCE
RECORDING DATE: JUNE 4, 2014
RECORDING NO: 20140364583
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: WATER LINE
RECORDING DATE: JUNE 4, 2014
RECORDING NO: 20140364597
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT DATED: JUNE 27, 2014 BETWEEN: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP AND COX COMMUNICATIONS ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A COX COMMUNICATIONS RECORDING DATE: JULY 11, 2014 RECORDING NO: 20140454776 AFFECTS: PARCEL NO. 1 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

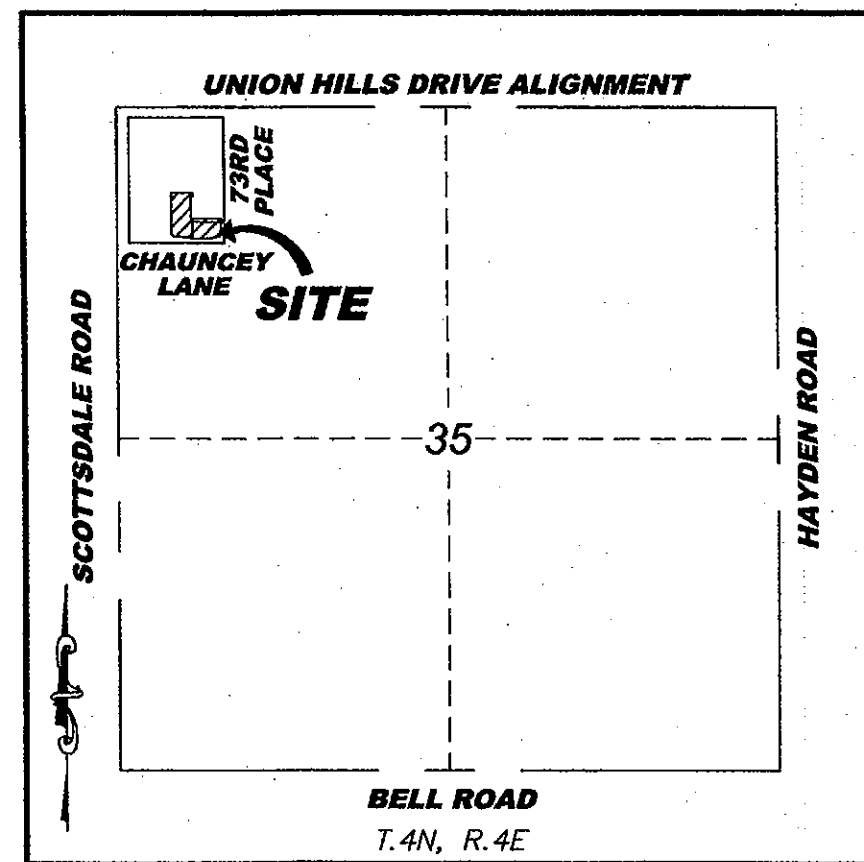
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH PROVISION FOR MAINTENANCE
RECORDING DATE: SEPTEMBER 18, 2014
RECORDING NO: 20140620066
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140830973
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140830974
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140831526
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: AVIGATION
RECORDING DATE: MARCH 31, 2015
RECORDING NO: 20150220232
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.



VICINITY MAP
N.T.S.

SCHEDULE 'B' ITEMS

25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
LESSOR: BCB GROUP INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE: STARBUCKS CORPORATION, A WASHINGTON CORPORATION
RECORDING DATE: AUGUST 10, 2015
RECORDING NO: 20150578219
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

26. 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.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

27. 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.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

ZONING

CITY OF SCOTTSDALE: PRC

*PER 2016 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.

AREA

LOT 2 = 106,442 SQUARE FEET OR 2.444 ACRES (NET)
LOT 3 = 236,304 SQUARE FEET OR 5.425 ACRES (NET)

ADDRESS

LOT 2 APN 215-07-391 18515 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85255
LOT 3 APN 215-07-390 18525 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85255

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.

FLOOD ZONE

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

CERTIFICATION

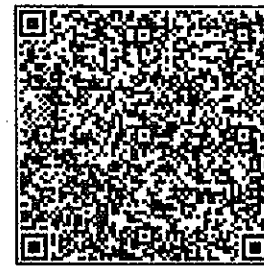
TO: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AS TO PARCEL NO. 1; AND BCB GROUP INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 2; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

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)(B1)(C), 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 28, 2016.

JS 4/29/16
JASON SEGNERI DATE
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA, 85260
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
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ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



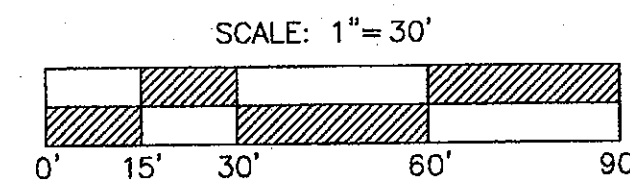
REVISIONS:

△

△

△

DRAWING NAME:
2013-083 ALTA L2-3
JOB NO. 2013-083
DRAWN: RNT
CHECKED: JAS
DATE: 4-29-2016
SCALE: NTS
SHEET: 1 OF 5



75' RIGHT OF WAY
16-109215 FOR
PUBLIC ROADWAY AND
UNDERGROUND UTILITIES,
REC. NO. 2005-0182711 M.C.R.

SCOTTSDALE ROAD
BASIS OF BEARING
S00°09'29" W 2640.37' (R&M)
1320.32' (M)

FOUND GLO BRASS CAP IN HANDHOLE
NORTHWEST CORNER OF SECTION 35, T.4N., R.4E.

COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

APN 215-07-244
OWNER: BCB GROUP INVESTMENTS LLC
LOT 1 - BK. 1168, PG. 22 M.C.R.
NOT A PART

COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

SIGHT VISIBILITY EASEMENT
BK. 1168, PG. 22 M.C.R.

SUBJECT PROPERTY
PARCEL 2
APN 215-07-391
OWNER: BCB GROUP INVESTMENTS LLC
LOT 3 - BK. 1168, PG. 22 M.C.R.

SCENIC CORRIDOR & PUBLIC
ACCESS EASEMENT
BK. 1131, PG. 32 M.C.R.

DRAINAGE EASEMENT
REC. NO. 2014-0620066 M.C.R.

20' WATER LINE EASEMENT
BK. 1168, PG. 22 M.C.R.

COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

PUBLIC ACCESS EASEMENT
BK. 1131, PG. 32 M.C.R.

SIGHT VISIBILITY EASEMENT
BK. 1168, PG. 22 M.C.R.

MATCHLINE - SHEET 4

MATCHLINE - SHEET 3

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND PK. NAIL
- SCHEDULE "B" ITEM
- AIR RELEASE VALVE
- BOLLARD
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- IRRIGATION VALVE
- PVC PIPE
- LIGHT POLE
- LIGHT POLE W/MAST
- GAS MARKER
- PALM TREE
- PALO VERDE TREE
- SAGUARO
- SIGN
- TREE
- CABLE TV JUNCTION BOX
- WATER CHECK VALVE
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION
- FLOOD LIGHT
- GAS METER
- GAS VALVE
- IRONWOOD TREE
- MESQUITE TREE
- SEWER SERVICE POINT
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- BOUNDARY LINE
- CHAIN LINK FENCE LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- IRON FENCE LINE
- GRADE BREAK LINE
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- (R) RECORD DATA PER BK. 1168 OF MAPS, PG. 22 M.C.R.
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- C.B. CATCH BASIN
- E.C. ELECTRIC CABINET
- H.W. HEADWALL
- S.P.P. SOLAR POWER POST
- I.S. IRRIGATION CONTROL
- REC. NO. RECORDING NUMBER
- S.D. SLOTTED DRAIN
- I.C. IRRIGATION CONTROL
- E.V. ELECTRIC VAULT
- T.S.C. TRAFFIC SIGNAL CABINET
- SP. ELECTRIC VAULT
- H.C. TRAFFIC SIGNAL CABINET
- T.E. TRASH ENCLOSURE
- (TYP.) TYPICAL
- H= BUILDING HEIGHT
- CONCRETE AREA
- RIPRAP AREA
- COVERED PARKING AREA
- BUILDING AREA
- BUILDING OVERHANG
- DECORATIVE BRICK

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ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



REVISIONS:

1. [Symbol] [Description]

DRAWING NAME:
2013-083 ALTA L2-3
JOB NO. 2013-083
DRAWN: RNT
CHECKED: JAS
DATE: 4-29-2016
SCALE: 1"=30'
SHEET: 2 OF 5



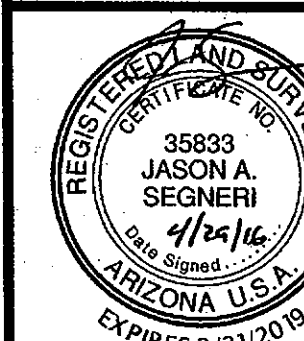
	FOUND BRASS CAP IN HAND HOLE
	FOUND BRASS CAP FLUSH
	FOUND PK. NAIL
	SCHEDULE "B" ITEM
	AIR RELEASE VALVE
	BOLLARD
	SEWER CLEANOUT
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	IRRIGATION VALVE
	PVC PIPE
	LIGHT POLE
	LIGHT POLE W/MAST
	GAS MARKER
	PALM TREE
	PALO VERDE TREE
	SAGUARO
	SIGN
	TREE
	CABLE TV JUNCTION BOX
	WATER CHECK VALVE
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	STORM DRAIN MANHOLE
	FIRE DEPARTMENT CONNECTION
	FLOOD LIGHT
	GAS METER
	GAS VALVE
	IRONWOOD TREE
	MESQUITE TREE
	SEWER SERVICE POINT
	TELEPHONE RISER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/MAST
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M.C.R.	MARICOPA COUNTY RECORDS
BK./PG.	BOOK & PAGE
APN	ASSESSOR PARCEL NUMBER
(R)	RECORD DATA PER BK. 1168 OF MAPS, PG. 22 M.C.R.
(M)	MEASURED DATA PER THIS SURVEY
(C)	CALCULATED DATA PER THIS SURVEY
C.B.	CATCH BASIN
E.C.	ELECTRIC CABINET
H.W.	HEADWALL
S.P.P.	SOLAR POWER POST
I.S.	IRRIGATION CONTROL
REC. NO.	RECORDING NUMBER
S.D.	SLOTTED DRAIN
I.C.	IRRIGATION CONTROL
E.V.	ELECTRIC VAULT
T.S.C.	TRAFFIC SIGNAL CABINET
SP.	ELECTRIC VAULT
H.C.	TRAFFIC SIGNAL CABINET
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	CONCRETE AREA
	RIPRAP AREA
	COVERED PARKING AREA
	BUILDING AREA
	BUILDING OVERHANG
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Land Surveying Services

**ALTA/NSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA**

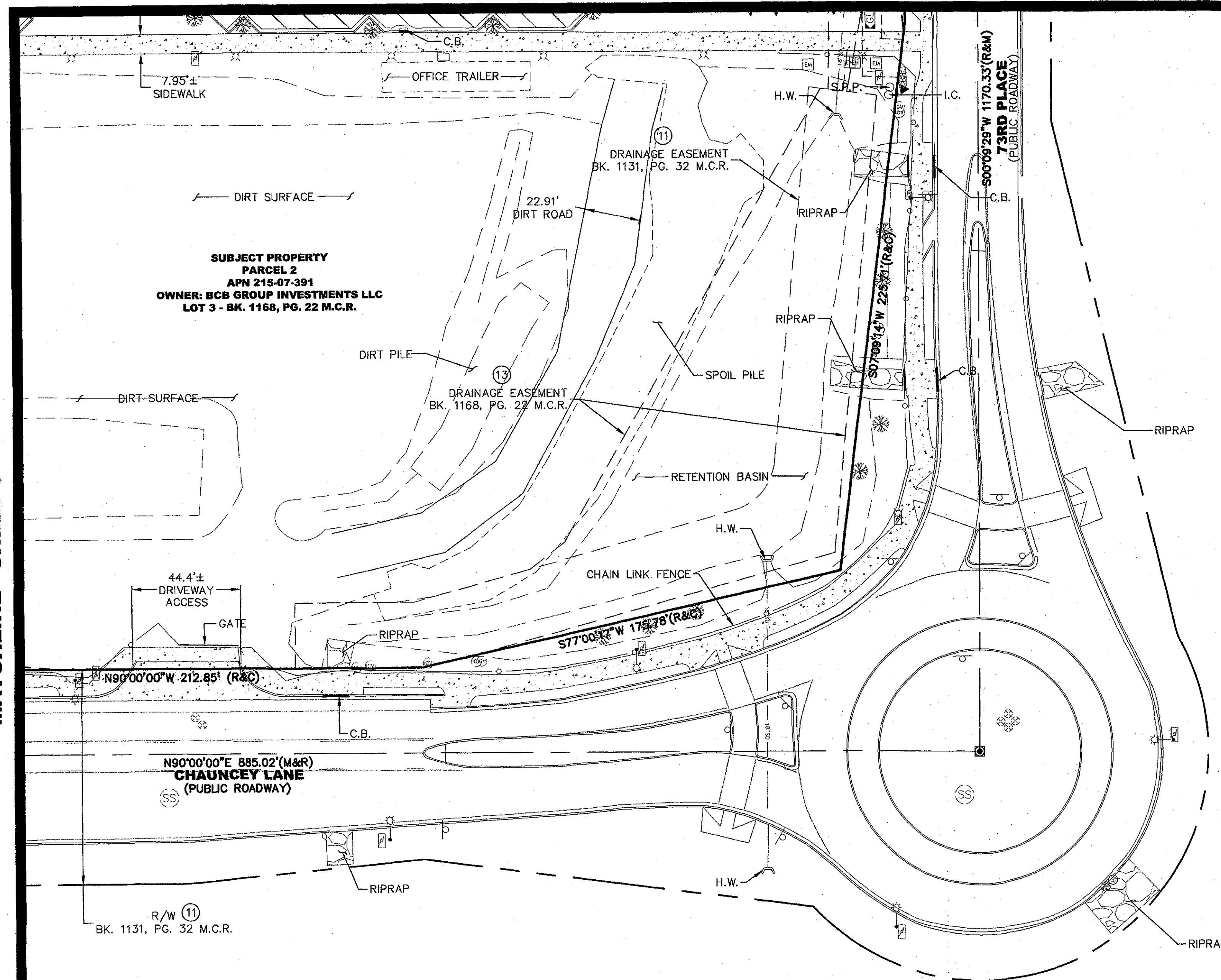


REVISIONS:

DRAWING NAME:	2013-083 ALTA L2-3
JOB NO.	2013-083
DRAWN:	RNT
CHECKED:	JAS
DATE:	4-29-2016
SCALE:	1"=30'
SHEET:	3 OF 5

MATCHLINE - SHEET 5

MATCHLINE - SHEET 4



LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND PK. NAIL
- SCHEDULE "B" ITEM
- AIR RELEASE VALVE
- BOLLARD
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- IRRIGATION VALVE
- PVC PIPE
- LIGHT POLE
- LIGHT POLE W/MAST
- GAS MARKER
- PALM TREE
- PALO VERDE TREE
- SAGUARO
- SIGN
- TREE
- CABLE TV JUNCTION BOX
- WATER CHECK VALVE
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STORM DRAIN MANHOLE
- FIRE DEPARTMENT CONNECTION
- FLOOD LIGHT
- GAS METER
- GAS VALVE
- IRONWOOD TREE
- MESQUITE TREE
- SEWER SERVICE POINT
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX

BOUNDARY LINE
CHAIN LINK FENCE LINE
EASEMENT LINE

ADJACENT BOUNDARY LINE
IRON FENCE LINE

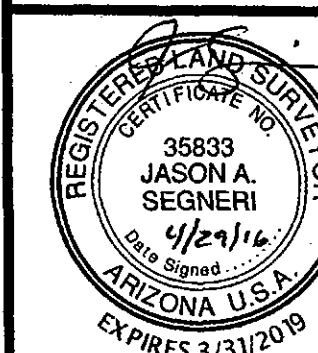
GRADE BREAK LINE

M.C.R. MARICOPA COUNTY RECORDS
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(TYP.) TYPICAL

H= BUILDING HEIGHT
CONCRETE AREA
RIPRAP AREA
COVERED PARKING AREA
BUILDING AREA
BUILDING OVERHANG
DECORATIVE BRICK

ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



REVISIONS:

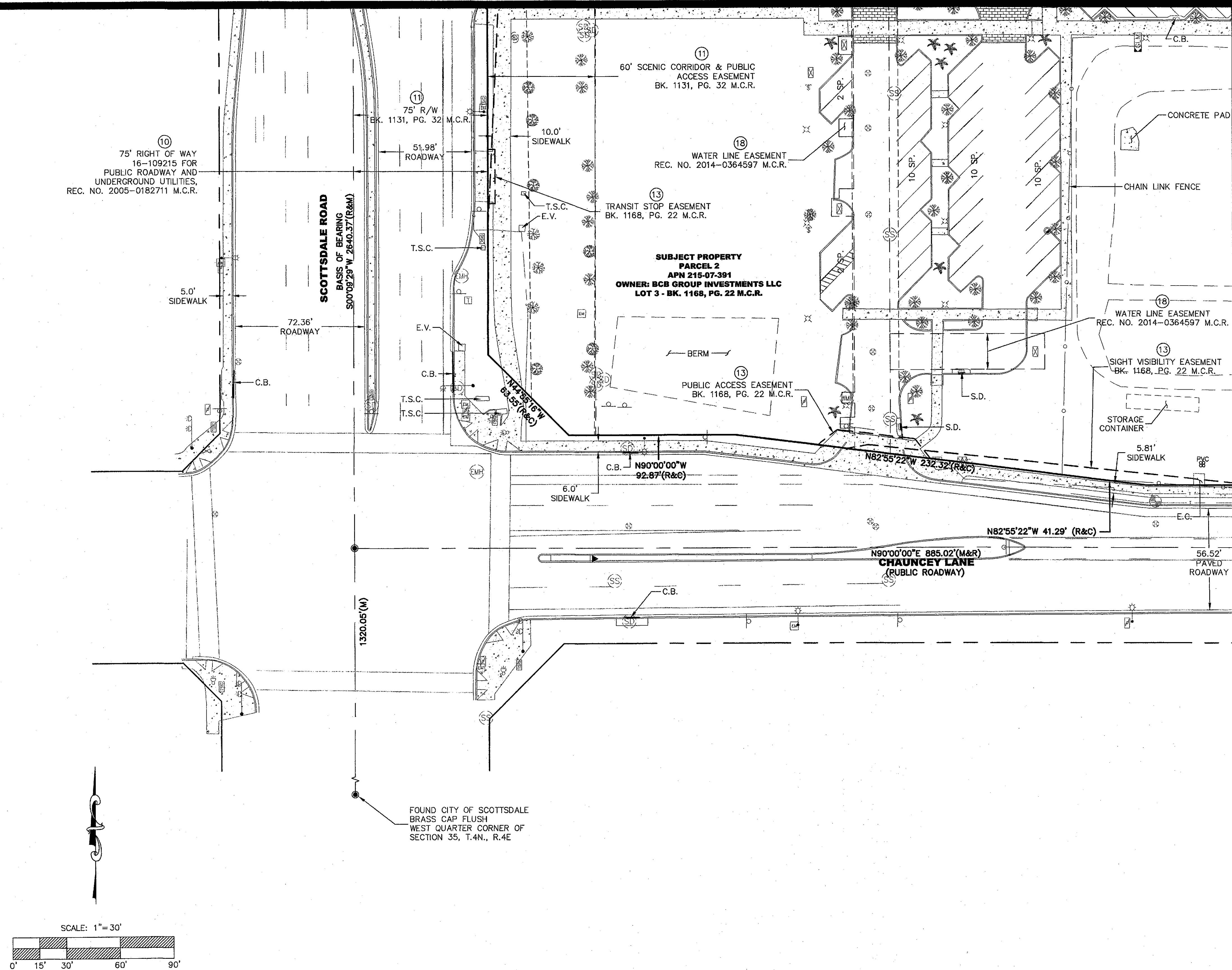
1	
2	
3	
4	

DRAWING NAME:
2013-083 ALTA L2-3
JOB NO. 2013-083
DRAWN: RNT
CHECKED: JAS
DATE: 4-29-2016
SCALE: 1"=30'
SHEET: 4 OF 5

7-MD-2016
06/03/16

MATCHLINE - SHEET 2

MATCHLINE - SHEET 4



LEGEND	
	FOUND BRASS CAP IN HAND HOLE
	FOUND BRASS CAP FLUSH
	FOUND PK. NAIL
	SCHEDULE "B" ITEM
	AIR RELEASE VALVE
	BOLLARD
	SEWER CLEANOUT
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	IRRIGATION VALVE
	PVC PIPE
	LIGHT POLE
	LIGHT POLE W/MAST
	GAS MARKER
	PALM TREE
	PALO VERDE TREE
	SAGUARO
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	TREE
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	ELECTRIC JUNCTION BOX
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	ELECTRIC MANHOLE
	STORM DRAIN MANHOLE
	FIRE DEPARTMENT CONNECTION
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	GAS METER
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ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



REVISIONS:	
DRAWING NAME:	2013-083 ALTA L2-3
JOB NO.	2013-083
DRAWN:	RNT
CHECKED:	JAS
DATE:	4-29-2016
SCALE:	1"=30'
SHEET:	5 OF 5

REV	DESCRIPTION	BY	DATE	APPR
1	ISSUED FOR PERMIT	TMJ	05/31/16	
2	REVISION: AS NOTED	TMJ	06/03/16	
3	REVISION: AS NOTED	TMJ	06/03/16	
4	REVISION: AS NOTED	TMJ	06/03/16	
5	REVISION: AS NOTED	TMJ	06/03/16	
6	REVISION: AS NOTED	TMJ	06/03/16	
7	REVISION: AS NOTED	TMJ	06/03/16	
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14	REVISION: AS NOTED	TMJ	06/03/16	
15	REVISION: AS NOTED	TMJ	06/03/16	
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17	REVISION: AS NOTED	TMJ	06/03/16	
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22	REVISION: AS NOTED	TMJ	06/03/16	
23	REVISION: AS NOTED	TMJ	06/03/16	
24	REVISION: AS NOTED	TMJ	06/03/16	
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62	REVISION: AS NOTED	TMJ	06/03/16	
63	REVISION: AS NOTED	TMJ	06/03/16	
64	REVISION: AS NOTED	TMJ	06/03/16	
65	REVISION: AS NOTED	TMJ	06/03/16	
66	REVISION: AS NOTED	TMJ	06/03/16	
67	REVISION: AS NOTED	TMJ	06/03/16	
68	REVISION: AS NOTED	TMJ	06/03/16	
69	REVISION: AS NOTED	TMJ	06/03/16	
70	REVISION: AS NOTED	TMJ	06/03/16	
71	REVISION: AS NOTED	TMJ	06/03/16	
72	REVISION: AS NOTED	TMJ	06/03/16	
73	REVISION: AS NOTED	TMJ	06/03/16	
74	REVISION: AS NOTED	TMJ	06/03/16	
75	REVISION: AS NOTED	TMJ	06/03/16	
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81	REVISION: AS NOTED	TMJ	06/03/16	
82	REVISION: AS NOTED	TMJ	06/03/16	
83	REVISION: AS NOTED	TMJ	06/03/16	
84	REVISION: AS NOTED	TMJ	06/03/16	
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86	REVISION: AS NOTED	TMJ	06/03/16	
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91	REVISION: AS NOTED	TMJ	06/03/16	
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93	REVISION: AS NOTED	TMJ	06/03/16	
94	REVISION: AS NOTED	TMJ	06/03/16	
95	REVISION: AS NOTED	TMJ	06/03/16	
96	REVISION: AS NOTED	TMJ	06/03/16	
97	REVISION: AS NOTED	TMJ	06/03/16	
98	REVISION: AS NOTED	TMJ	06/03/16	
99	REVISION: AS NOTED	TMJ	06/03/16	
100	REVISION: AS NOTED	TMJ	06/03/16	

FOUND GLO BRASS CAP IN HANDHOLE NORTHWEST CORNER OF SECTION 35, T.4N., R.4E.

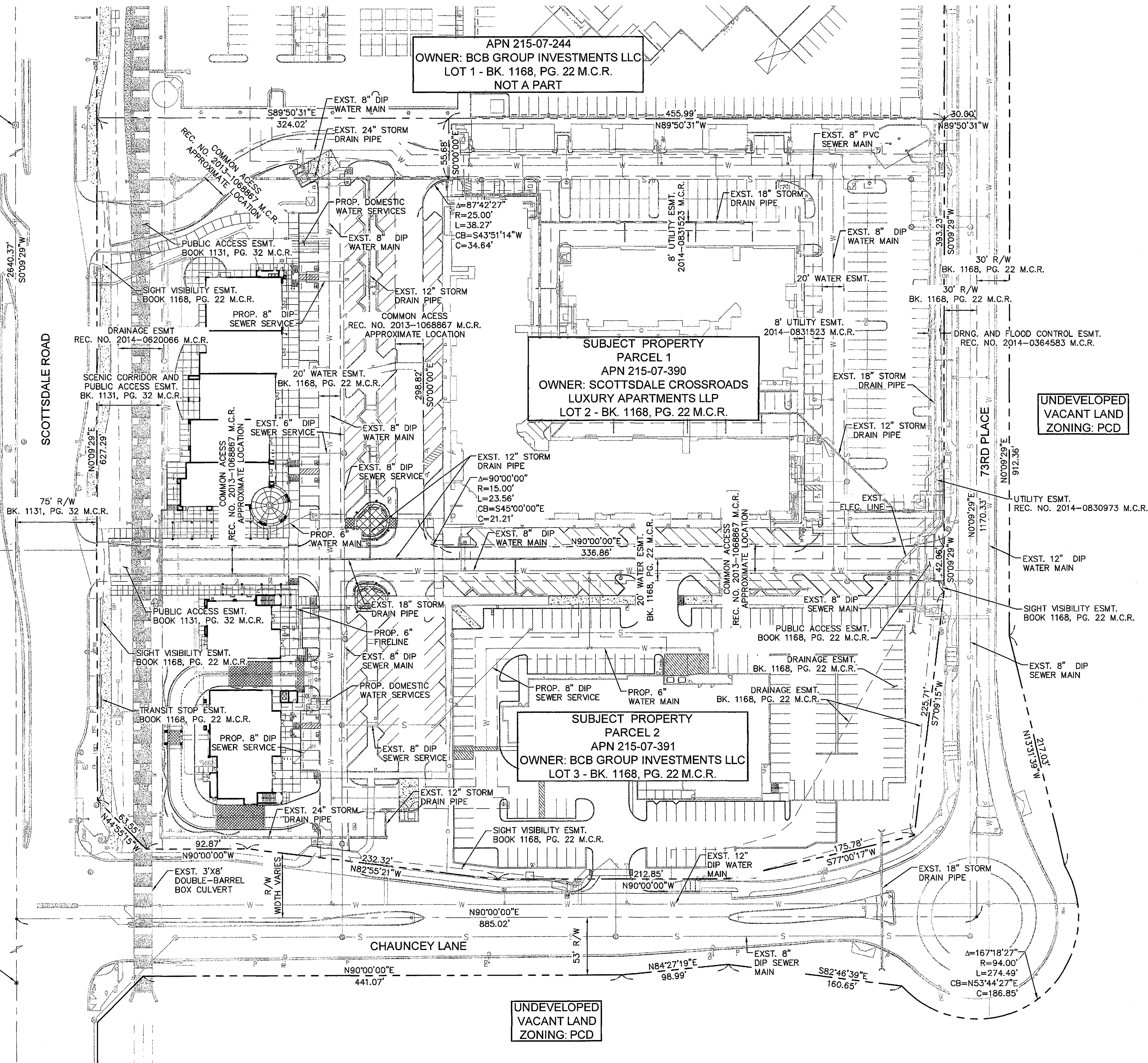
EXISTING COMMERCIAL DEVELOPMENT ZONING: C-2

EXISTING CAR DEALERSHIPS ZONING: C-2

EXISTING CAR DEALERSHIPS ZONING: C-2

FOUND COS BRASS CAP FLUSH WEST QUARTER CORNER OF SECTION 35, T.4N., R.4E.

EXISTING CAR DEALERSHIPS ZONING: C-2



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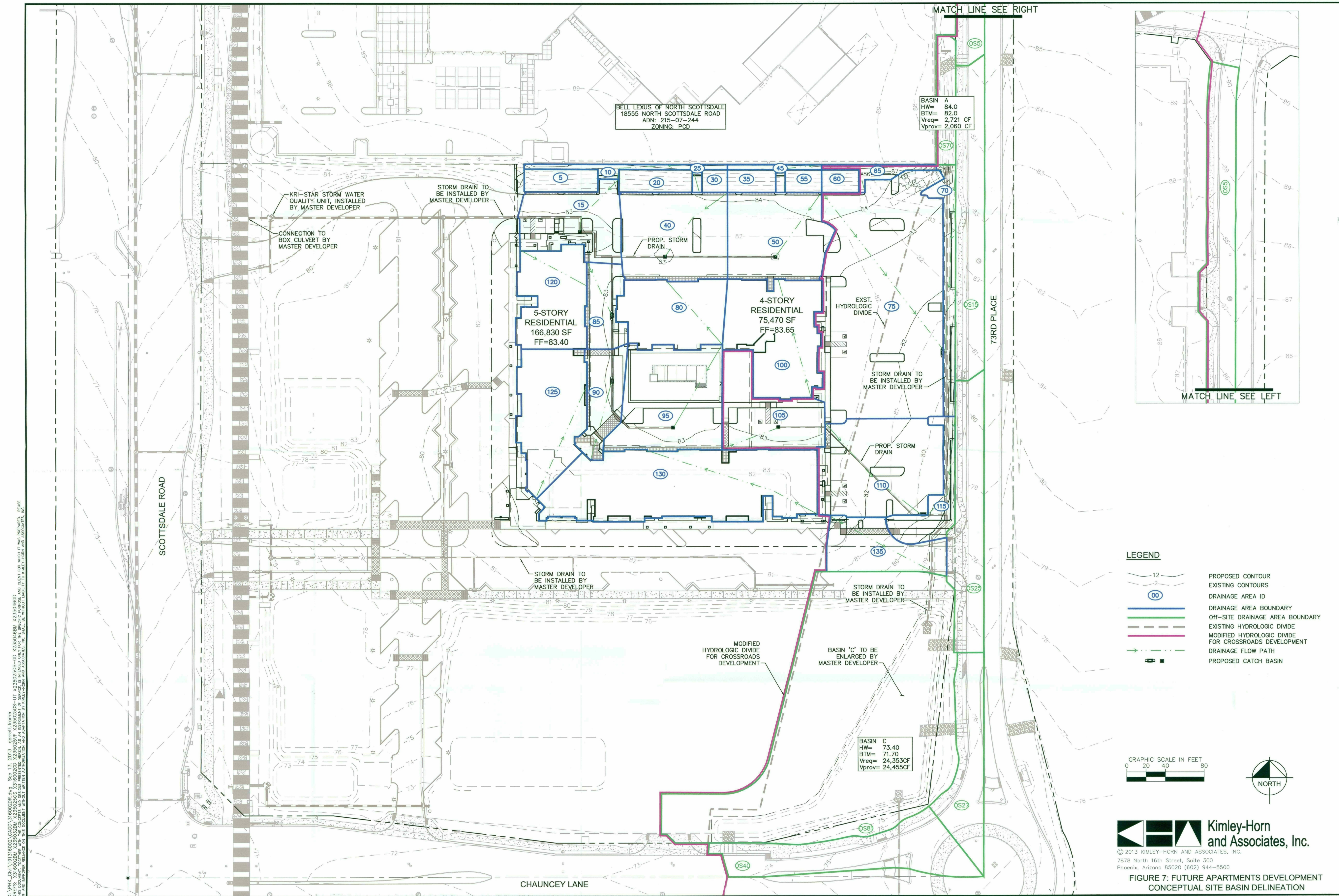
DIVERSIFIED PARTNERS
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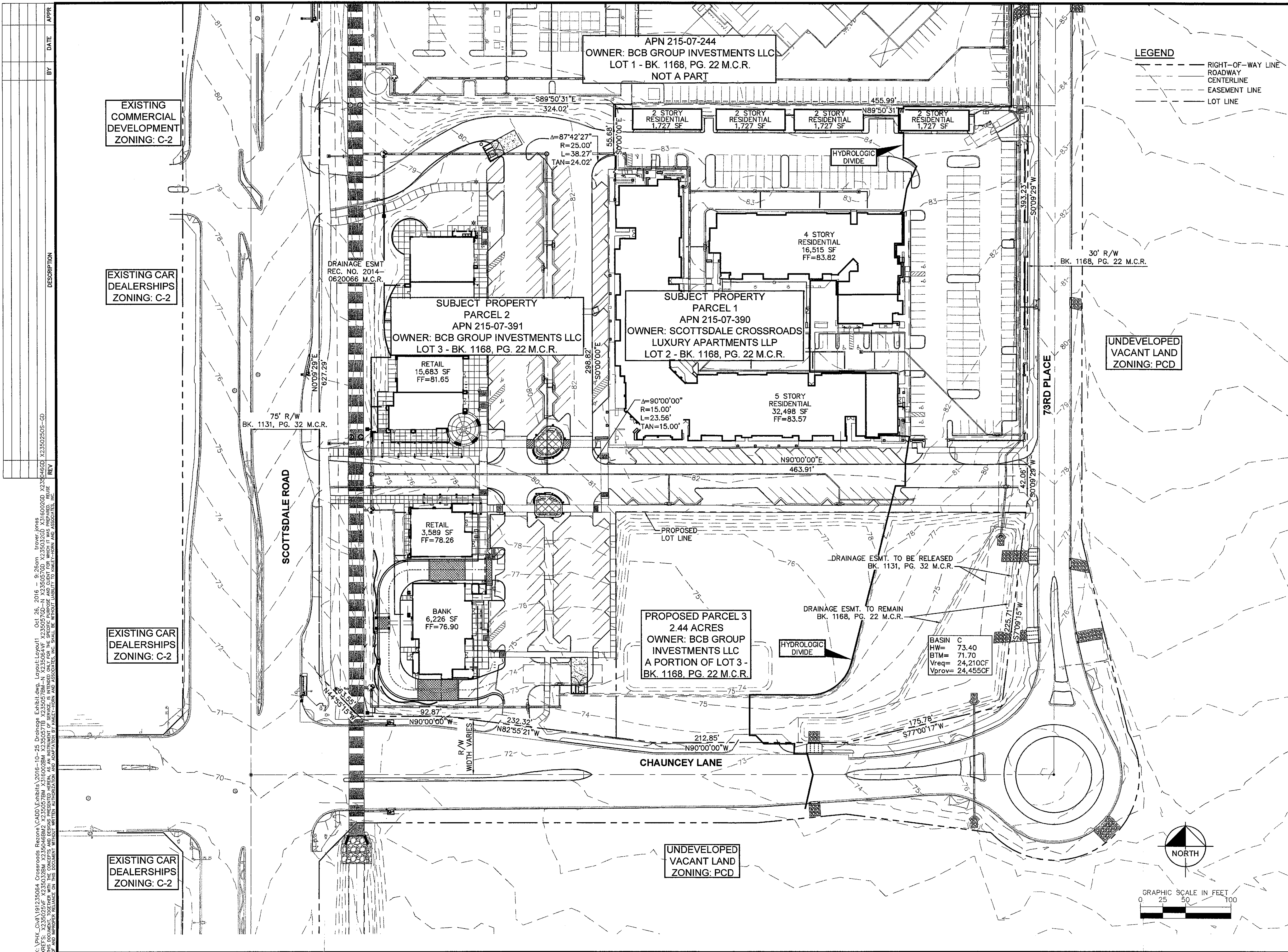
NEC SCOTTSDALE ROAD AND CHAUNCEY LANE
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PROJECT No.
191235064
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: ESC
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 05/31/16

Professional Engineer
52738
TRAVIER JONES
ARIZONA, U.S.A.
Expires 08/31/17

PP1
1 OF 1 SHEETS





LEGEND

- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- LOT LINE

UNDEVELOPED
VACANT LAND
ZONING: PCD

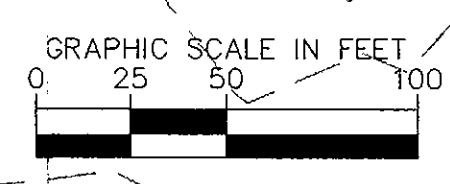
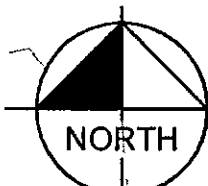
UNDEVELOPED
VACANT LAND
ZONING: PCD

EXISTING COMMERCIAL
DEVELOPMENT
ZONING: C-2

EXISTING CAR
DEALERSHIPS
ZONING: C-2

EXISTING CAR
DEALERSHIPS
ZONING: C-2

EXISTING CAR
DEALERSHIPS
ZONING: C-2



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn

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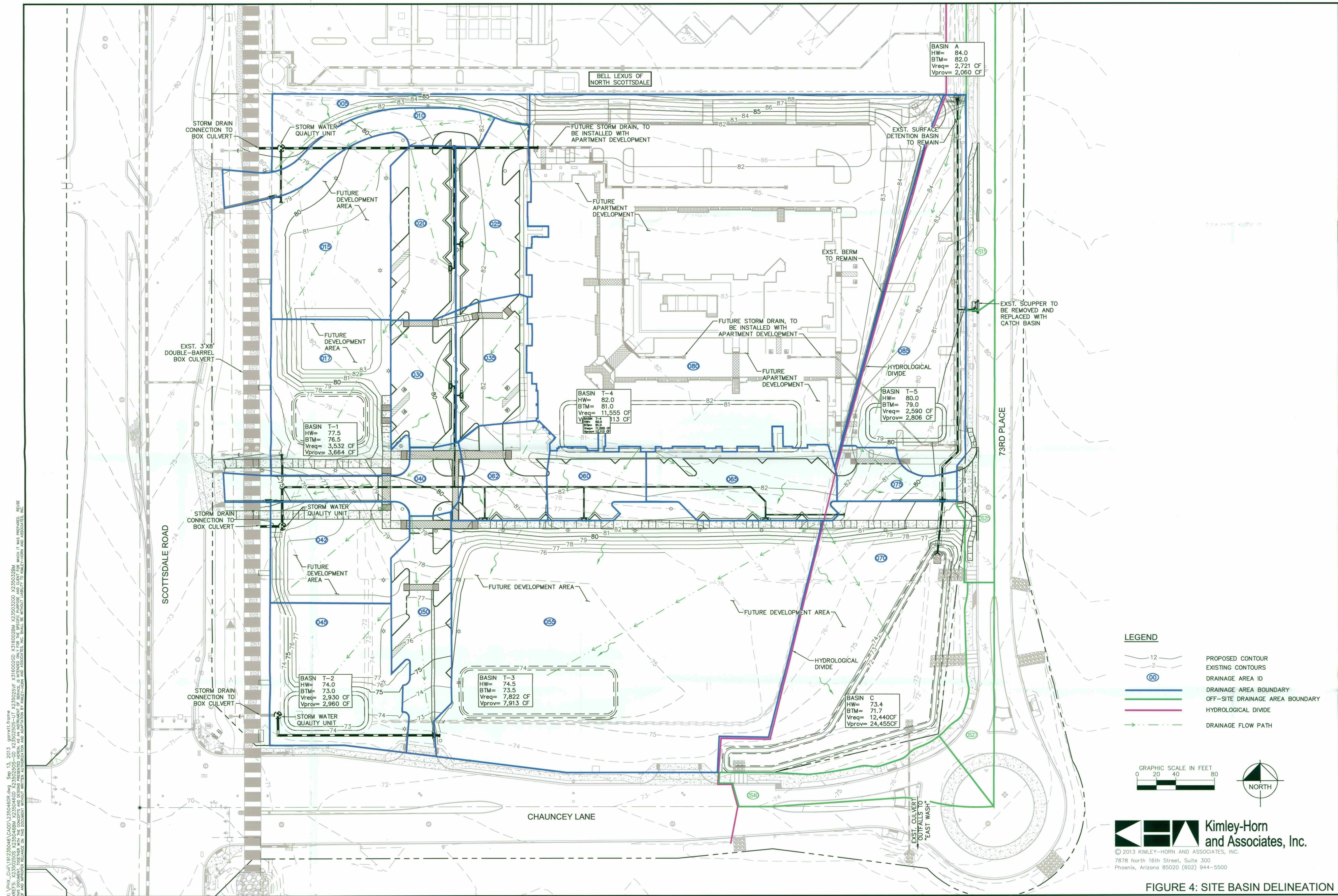
NEC SCOTTSDALE ROAD AND CHAUNCEY LANE
EXISTING CONDITIONS GRADING PLAN

SCOTTSDALE, ARIZONA

PROJECT No.
191235057
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: TMJ
DATE: 10/26/2016

2016-10-25 Drainage Exhibit.dwg
SP
1 OF 1 SHEETS

25-DR-2014, 25-SA-2014, 19-ZN-2002, #2, #3
PC# 482-15-1



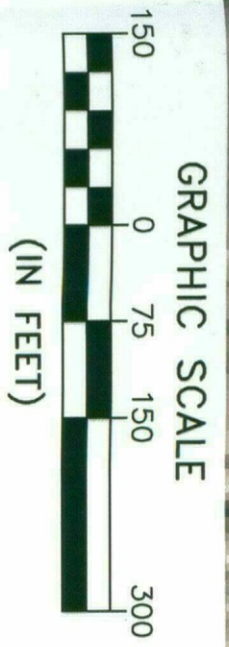


LEGEND

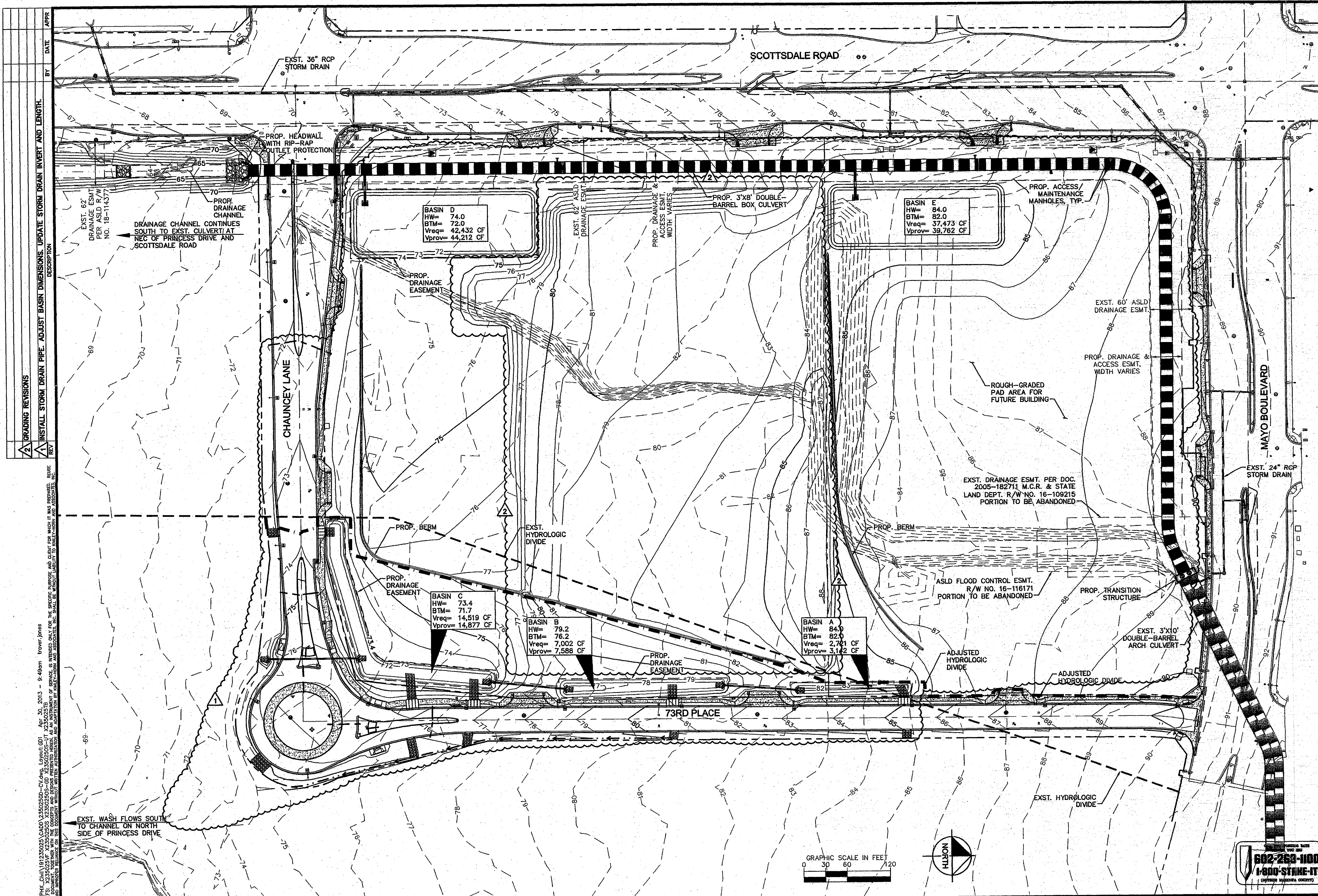
--- EXISTING RIGHT-OF-WAY

--- CROSSROADS PARCEL

--- CROSSROADS EAST PLANNING UNIT IV







GRADING REVISIONS		
REV	DATE	DESCRIPTION
1	APR 30, 2013	INSTALL STORM DRAIN PIPE, ADJUST BASIN DIMENSIONS, UPDATE STORM DRAIN INVERT AND LENGTH.

K:\PHX\Civil\191235025\191235025-01.dwg, Layout: GD1 Apr 30, 2013 9:49am troyer.jones
XREFS: 191235025.dwg, 191235025-01.dwg, 191235025-02.dwg, 191235025-03.dwg, 191235025-04.dwg, 191235025-05.dwg, 191235025-06.dwg, 191235025-07.dwg, 191235025-08.dwg, 191235025-09.dwg, 191235025-10.dwg, 191235025-11.dwg, 191235025-12.dwg, 191235025-13.dwg, 191235025-14.dwg, 191235025-15.dwg, 191235025-16.dwg, 191235025-17.dwg, 191235025-18.dwg, 191235025-19.dwg, 191235025-20.dwg, 191235025-21.dwg, 191235025-22.dwg, 191235025-23.dwg, 191235025-24.dwg, 191235025-25.dwg, 191235025-26.dwg, 191235025-27.dwg, 191235025-28.dwg, 191235025-29.dwg, 191235025-30.dwg, 191235025-31.dwg, 191235025-32.dwg, 191235025-33.dwg, 191235025-34.dwg, 191235025-35.dwg, 191235025-36.dwg, 191235025-37.dwg, 191235025-38.dwg, 191235025-39.dwg, 191235025-40.dwg, 191235025-41.dwg, 191235025-42.dwg, 191235025-43.dwg, 191235025-44.dwg, 191235025-45.dwg, 191235025-46.dwg, 191235025-47.dwg, 191235025-48.dwg, 191235025-49.dwg, 191235025-50.dwg, 191235025-51.dwg, 191235025-52.dwg, 191235025-53.dwg, 191235025-54.dwg, 191235025-55.dwg, 191235025-56.dwg, 191235025-57.dwg, 191235025-58.dwg, 191235025-59.dwg, 191235025-60.dwg, 191235025-61.dwg, 191235025-62.dwg, 191235025-63.dwg, 191235025-64.dwg, 191235025-65.dwg, 191235025-66.dwg, 191235025-67.dwg, 191235025-68.dwg, 191235025-69.dwg, 191235025-70.dwg, 191235025-71.dwg, 191235025-72.dwg, 191235025-73.dwg, 191235025-74.dwg, 191235025-75.dwg, 191235025-76.dwg, 191235025-77.dwg, 191235025-78.dwg, 191235025-79.dwg, 191235025-80.dwg, 191235025-81.dwg, 191235025-82.dwg, 191235025-83.dwg, 191235025-84.dwg, 191235025-85.dwg, 191235025-86.dwg, 191235025-87.dwg, 191235025-88.dwg, 191235025-89.dwg, 191235025-90.dwg, 191235025-91.dwg, 191235025-92.dwg, 191235025-93.dwg, 191235025-94.dwg, 191235025-95.dwg, 191235025-96.dwg, 191235025-97.dwg, 191235025-98.dwg, 191235025-99.dwg, 191235025-100.dwg

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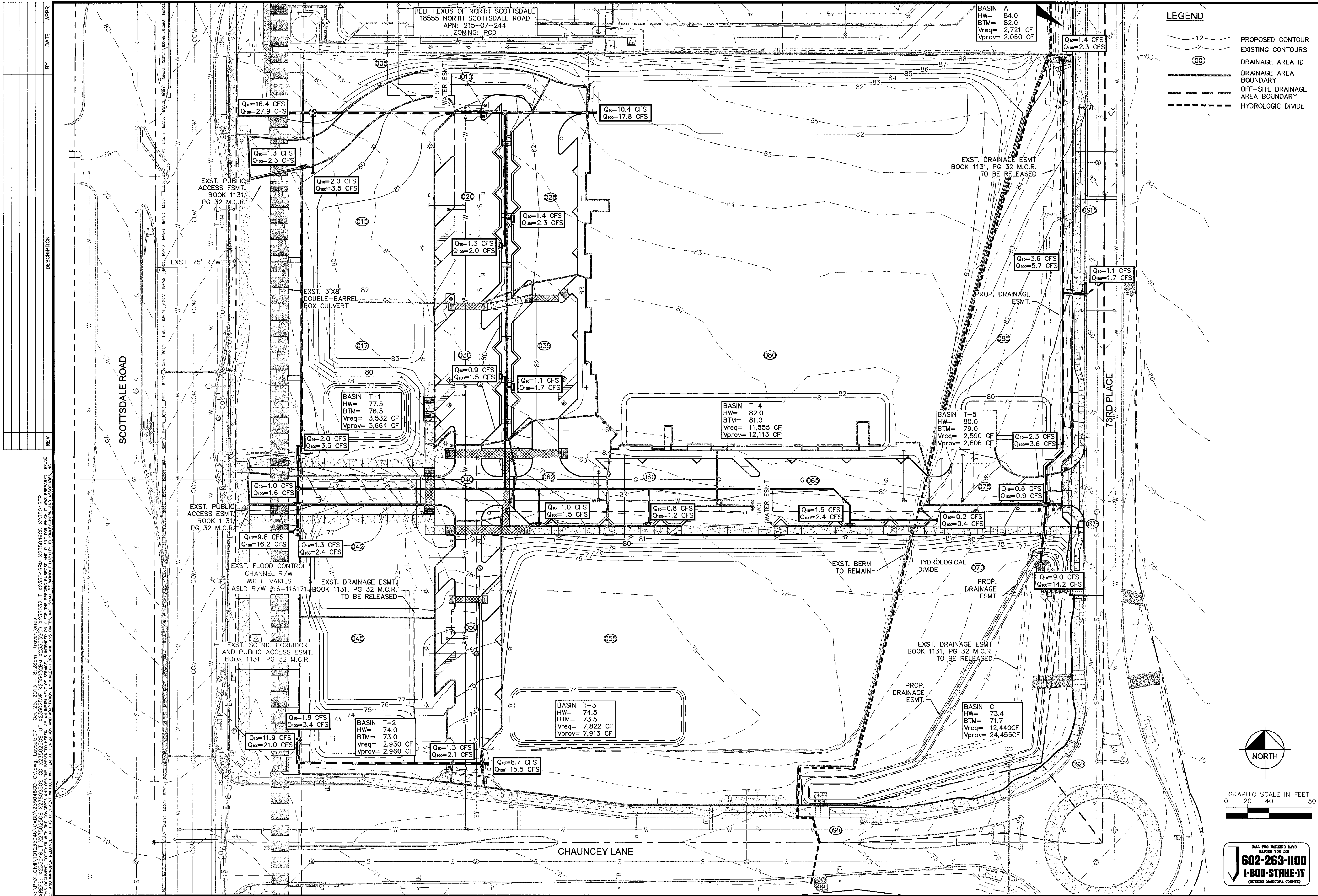
SEC SCOTTSDALE ROAD AND MAYO BLVD
OVERALL GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA

PROJECT No.
191235025
SCALE (H): 1"=60'
SCALE (V): NONE
DRAWN BY: TMJ
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 04/30/13

Professional Engineer
37050
STEPHEN E. HANEY
Exp. 12/31/15
ARIZONA, USA

GD1
34 OF 55 SHEETS

FIGURE 5



PROJECT No.
191235046

SCALE (H): 1"=40'

SCALE (V): NONE

DRAWN BY: CGF

DESIGN BY: TMJ

CHECK BY: SEH

DATE: 10/17/13

Professional Engineer

CERTIFICATE NO.

37059

STEPHEN E. HANEY

ARIZONA, USA

Expires 12/31/15

235046D-0V.dwg

Kimley-Horn
and Associates, Inc.

D

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PARTNERS

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NEC SCOTTSDALE ROAD AND CHAUNCEY LANE

OVERALL GRADING
AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

C7

7 OF 20 SHEETS

K:\PHX_dwg\191235046-0V.dwg, Layout: C7, Oct 25, 2013 - 8:28am, traver.jones
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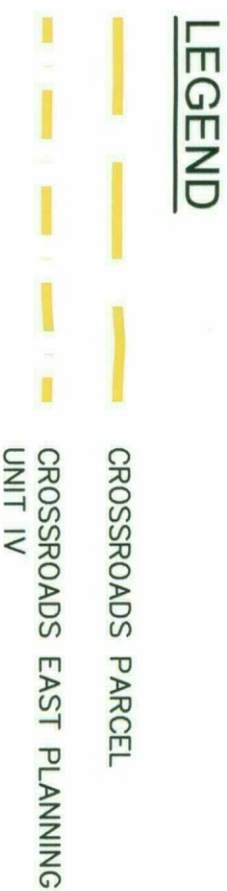
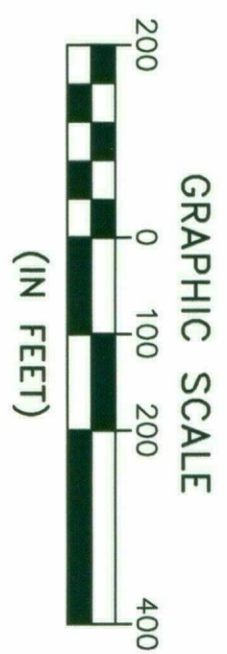


FIGURE 1. CONTEXT AERIAL PLAN