

Case Research

Unofficial 20 Document

WHEN RECORDED, RETURN TO:(B. Cluff)

ONE STOP SHOP RECORDS

City of Scottsdale

7447 East Indian School Road, Suite 100

Scottsdale, AZ 85251

25

sa

**CITY OF SCOTTSDALE
RELEASE OF EASEMENT
SUBDIVISION OR MAP OF DEDICATION**

PARCEL NUMBER: 174-08-933

PLAN CHECK # 1516-12

QS: 23-48

The CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, for valuable consideration, receipt of which is hereby acknowledged, does hereby release the interest of the City of Scottsdale, but does not release any interest owned or held by any other person, firm, or corporation for any purpose whatsoever, in those certain dedicated easements identified as:

EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT

as shown on plat of **The Replat of a Portion of Inner Circle Subdivision**, recorded in the County Recorder's Office, Maricopa County, Arizona, in **Book 1038 of Maps, Page 3**; on, under, and across real estate situated in the City of Scottsdale, County of Maricopa, State of Arizona, and described as follows:

That portion of the easement as described in the legal description and graphic attached hereto and made a part thereof/as Exhibits "A" and "B".

It is expressly understood that this release is intended to affect only that interest held by the CITY OF SCOTTSDALE, ARIZONA, in the above mentioned easement, and does not include nor affect any property or portion thereof which is not herein above described specifically.

DATED this 24 day of APRIL, 20 12.

CITY OF SCOTTSDALE

BY: 

Michael L. Clack,

Director of Community Development

State of Arizona)

)ss

County of Maricopa)

This instrument was acknowledged before me this 24 day of APRIL, 20 12, by Michael L. Clack, Director of Community Development for the City of Scottsdale, a municipal corporation, on behalf thereof.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



NOTARY PUBLIC

My commission expires

JANUARY 14, 2014**7-UP-2017
03/22/17**



EXHIBIT "A"
LEGAL DESCRIPTION
EMERGENCY & SERVICE VEHICLE ACCESS (E.S.V.A.) EASEMENT
RELEASE

AN EMERGENCY & SERVICE VEHICLE ACCESS (E.S.V.A.) EASEMENT SITUATED WITHIN LOT 1 OF "THE REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION," AS RECORDED IN BOOK 1038 OF MAPS, PAGE 3, M.C.R., LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID INNER CIRCLE SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 1 THEREIN, AND ALSO ON THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD;

THENCE SOUTH 89° 53' 20" WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID INNER CIRCLE SUBDIVISION, DEPARTING THE WEST RIGHT-OF-WAY LINE OF PIMA ROAD, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 58.86 FEET;

THENCE SOUTH 03° 35' 43" EAST A DISTANCE OF 33.57 FEET:

THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 144.12 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 55.00 FEET CONCAVE SOUTHEASTERLY;

THENCE ALONG SAID CURVE TO THE RIGHT 36.94 FEET THROUGH A CENTRAL ANGLE OF 38° 28' 48", SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 41° 27' 40" WEST AND A DISTANCE OF 36.25 FEET;

THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 170.53 FEET;

THENCE NORTH 03° 35' 43" WEST A DISTANCE OF 33.57 FEET;

THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 59.57 FEET;

THENCE NORTH 89° 53' 20" EAST A DISTANCE OF 24.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,927.79 SQUARE FEET OR 0.1361 ACRES.

EXHIBIT "B"

EMERGENCY & SERVICE VEHICLE ACCESS (E.S.V.A.) EASEMENT RELEASE



SCALE: 1" = 40'

0 20' 40'

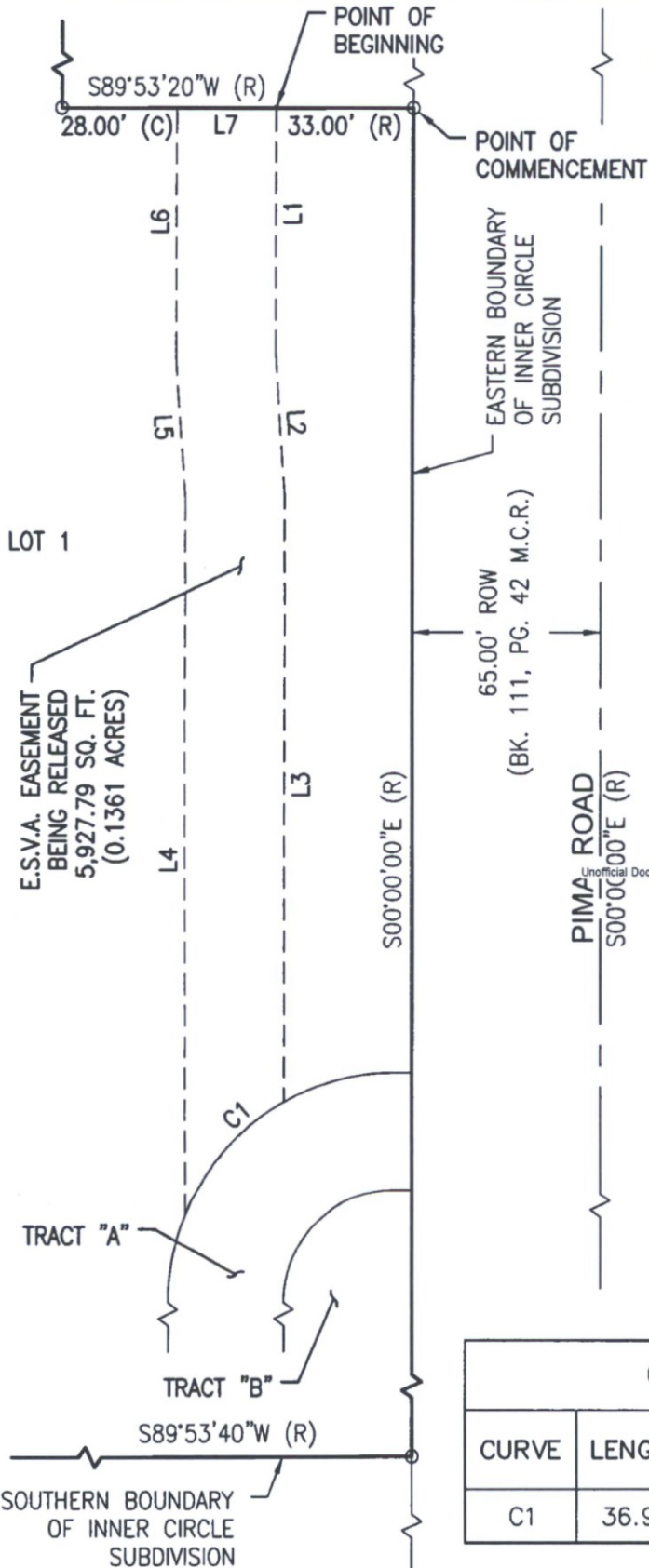
(R) - RECORDED (BK. 1038, PG. 03 M.C.R.)
(C) - CALCULATED

LINE TABLE (CALCULATED)

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.86 | S0°00'00"E |
| L2 | 33.57 | S3°35'43"E |
| L3 | 144.12 | S0°00'00"E |
| L4 | 170.53 | N0°00'00"E |
| L5 | 33.57 | N3°35'43"W |
| L6 | 59.57 | N0°00'00"E |
| L7 | 24.00 | N89°53'20"E |

CURVE TABLE (CALCULATED)

| CURVE | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|--------|-----------|-----------------|--------------|
| C1 | 36.94 | 55.00 | 38°28'48" | S41°27'40"W | 36.25 |



ves **veasecky**
engineering & surveying

EXHIBIT "B" - EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
A PORTION OF LOT 1 OF INNER CIRCLE SUBDIVISION
REPLAT RECORDED IN BK. 1038 OF MAPS, PAGE 3, M.C.R.

DATE: 04/10/12 SCALE: 1"=40' PROJ. NO: 11007 FILE: 11007_ESMNT-ESVA

EXHIBIT

B

1 of 1

CLOSURE**EMERGENCY & SERVICE VEHICLE ACCESS (E.S.V.A.) EASEMENT
RELEASE**

Precision, 1 part in: 330406.571'
 Error distance: 0.002'
 Error direction: N69°18'23"W
 Area: 5928.37 Sq. Ft.
 Square area: 5928.371
 Perimeter: 561.160'

Point of Beginning

Easting: 10559.0179'
 Northing: 10512.2769'

Side 1: Line

Direction: S0°00'00"E
 Distance: 58.860'
 Easting: 10559.0179'
 Northing: 10453.4169'

Side 2: Line

Direction: S3°35'43"E
 Distance: 33.570'
 Easting: 10561.1230'
 Northing: 10419.9129'

Side 3: Line

Direction: S0°00'00"E
 Distance: 144.120'
 Easting: 10561.1230'
 Northing: 10275.7929'

Side 4: Curve

Curve direction: Counter-clockwise
 Radius: [55.003']
 Arc length: 36.940'
 Delta angle: 38.2848 (dms)
 Tangent: [19.197']
 Chord direction: S41°27'40"W
 Chord angle: [-138.3220 (dms)]
 Deflection angle: [41.2740 (dms)]
 Chord distance: 36.250'
 Easting: 10537.1215'
 Northing: 10248.6270'

Side 5: Line

Direction: N0°00'00"E
 Distance: 170.530'
 Easting: 10537.1215'
 Northing: 10419.1570'

Side 6: Line

Direction: N3°35'43"W
 Distance: 33.570'
 Easting: 10535.0164'
 Northing: 10452.6609'

Side 7: Line

Direction: N0°00'00"E
 Distance: 59.570'
 Easting: 10535.0164'
 Northing: 10512.2309'

Unofficial Document

Side 8: Line

Direction: N89°53'20"E
 Distance: 24.000'
 Easting: 10559.0163'
 Northing: 10512.2775'



Development Engineering, Inc. d.b.a. Veasecky Engineering & Surveying

8125 E. Indian Bend Road, Suite 105, Scottsdale, AZ 85250 | Phone 480-393-3640 | Fax 480-393-3839 | www.devenginc.com

DEDICATION:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT ZENITH ARIZONA, INC., A MINNESOTA CORPORATION, AS OWNER, HAS REPLATTED UNDER THE NAME OF "REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION" LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP-2-NORTH, RANGE-4-EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, HEREBY PUBLISHES THIS FINAL PLAT FOR "REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION". THE PURPOSE OF THIS REPLAT IS LIMITED TO RECONFIGURING TRACT "A" AND TRACT "B" AND SETTING FORTH THE EASEMENTS BEING DEDICATED AS SHOWN HEREON:

- TRACTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY ZENITH ARIZONA, INC.
- TRACT "B" IS FOR DRAINAGE, LANDSCAPE AND OPEN SPACE AREAS FOR THE BENEFIT OF LOT 1 AS DEPICTED HEREON.
- A 24' WIDE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON AND TOGETHER WITH TRACT "A", WHICH IS A PRIVATE STREET, IS HEREBY DEDICATED TO THE OWNERS OF "PIMA INN CONDOMINIUM, PHASE II", RECORDED IN BOOK 275 OF MAPS, PAGE 35 OF MARICOPA COUNTY RECORDS AND TO THE OWNERS OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 26, 29, 30, AND 31 OF "INNER CIRCLE", RECORDED IN BOOK 111 OF MAPS, PAGE 42 OF MARICOPA COUNTY RECORDS AND LOTS 12A, 13, 14, 15, AND 16 OF "REPLAT OF A PORTION OF INNER CIRCLE", RECORDED IN BOOK 245 OF MAPS, PAGE 32 OF MARICOPA COUNTY RECORDS.
- ZENITH ARIZONA, INC., A MINNESOTA CORPORATION, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:
- A PERPETUAL NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT (E.S.V.A.) UPON, OVER, AND ACROSS THE PARCEL SHOWN AS TRACT "A", WHICH IS A PRIVATE STREET AND LOT 1 AS SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING REFUSE COLLECTION VEHICLES.
- A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, AND ACROSS THE PARCEL SHOWN AS TRACT "A", WHICH IS A PRIVATE STREET AS SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.
- A PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVIES, DIKES, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.
- A PERPETUAL NON-EXCLUSIVE 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.

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

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT 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 SUCCESSORS AND ASSIGNS.

DATED THIS 1 DAY OF August 2012.

GRANTOR: Keneth J Goldfine

FOR: Zenith Arizona, Inc.

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF August, 2012, BY Keneth J Goldfine THE President OF ZENITH ARIZONA, INC., A MINNESOTA CORPORATION AS LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Doreen Bailey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/15

RATIFICATION:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY AND TRUSTEE OF THAT CERTAIN DEED OF TRUST RECORDED APRIL 13, 2012 AS 2012-0309863 OF MARICOPA COUNTY RECORDS, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS REPLAT WITH ITS DEDICATION STATEMENT HEREON AND THE GRANTING OF EASEMENTS CONTAINED HEREIN.

FOR THE PURPOSES HEREIN CONTAINED.

STEARNS BANK NATIONAL ASSOCIATION

BY: Walter B. B. B.

ITS: Vice President

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2012, BY Michael W. B. B. THE Vice President OF STEARNS BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: David M. B. B.
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 14, 2013

REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION

(RECORDED IN BOOK 1038 OF MAPS, PAGE 3, M.C.R.)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP-2-NORTH, RANGE-4-EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

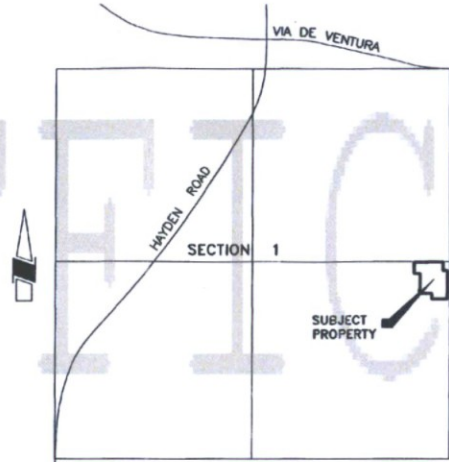
OWNER/DEVELOPER:

ZENITH ARIZONA, INC.
7330 NORTH PIMA ROAD
SCOTTSDALE, ARIZONA, 85258

CONTACT: MS. JO HAUBRICH
PHONE: (480) 596-1688
FAX: (480) 596-3363
EMAIL: JHAUBRICH@ZMCHOTELS.COM

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20120715766 08/10/2012 04:11
BOOK 1120 PAGE 44
ELECTRONIC RECORDING

INNERCIRCLE25450-2-1-1-M-
chagollaj



VICINITY MAP

N.T.S.

| INDEX OF SHEETS | |
|-----------------|---------------------|
| SHEET NO. | DESCRIPTION |
| 1 | COVER SHEET |
| 2 | FINAL PLAT & DETAIL |

NOTES:

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- THIS REPLAT IS SUBJECT TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF INNER CIRCLE, AS RECORDED IN PLAT BOOK 111, PAGE(S) 42, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- THIS REPLAT IS SUBJECT TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PIMA INN CONDOMINIUMS, AS RECORDED IN PLAT BOOK 238, PAGE(S) 43, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- THIS REPLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 6145, PAGE 60; AMENDED AS DOCKET 7186, PAGE 975; RECORDED AS DOCKET 7217, PAGE 612; RECORDED AS DOCKET 7217, PAGE 617; RECORDED AS DOCKET 7282, PAGE 282; RECORDED AS DOCKET 15329, PAGE 113; RECORDED AS DOCKET 15329, PAGE 127; RECORDED AS DOCKET 15329, PAGE 141; RECORDED AS DOCKET 15329, PAGE 154; RECORDED AS DOCKET 15388, PAGE 394; ASSIGNMENT OF RIGHTS RECORDED AS DOCKET 10285, PAGE 671; USE RESTRICTIONS AND RULES RECORDED AS 90-139495 OF OFFICIAL RECORDS AND RECORDED AS 90-139496 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- THIS REPLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 15758, PAGE 1344, DECLARATION OF ANNEXATION RECORDED AS 84-510193 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED AS 2002-892546 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- THIS REPLAT IS SUBJECT TO ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AND MANAGEMENT AGREEMENT, RECORDED JANUARY 12, 1982 AS DOCKET 15758, PAGE 1327 AND FIRST AMENDMENT RECORDED AS 2002-892547 OF OFFICIAL RECORDS.
- ZENITH ARIZONA, INC., AS OWNER OF LOT 1, TRACT "A", AND TRACT "B" IS RESPONSIBLE FOR GENERAL MAINTENANCE AND REPAIR AND IS RESPONSIBLE FOR MAINTENANCE OF PIMA CONDOMINIUM SUITES AS DEFINED IN THE HORIZONTAL PROPERTY REGIME.
- SEWER FOR THIS PROJECT IS PRIVATE, MAINTENANCE IS THE RESPONSIBILITY OF THE INNER CIRCLE SUBDIVISION HOMEOWNERS ASSOCIATION.

ENGINEER/LAND SURVEYOR:

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, ARIZONA 85016

CONTACT: STEVEN C. BURFORD, R.L.S.
PHONE: (602) 957-3350
FAX: (602) 285-2396
EMAIL: SBURFORD@RICKENGINEERING.COM

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS S00°00'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, T-2-N, R-4-E, G&S R.B&M, MARICOPA COUNTY, ARIZONA

SITE DATA:

PARCEL AREA:
LOT 1: 4.736 ACRES OR 206,307 SQ. FT.
TRACT "A": 1.071 ACRES OR 46,655 SQ. FT.
TRACT "B": 0.122 ACRES OR 5,327 SQ. FT.

PROJECT ADDRESS:

7330 NORTH PIMA ROAD
SCOTTSDALE, ARIZONA, 85258

ZONING:

R-5

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JULY, 2012;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST;
- THEIR POSITIONS ARE CORRECTLY SHOWN; AND
- SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STEVEN C. BURFORD, R.L.S.
ARIZONA NO. 26409

EXPIRES: 9-30-2013

APPROVALS:

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE 2 DAY OF July, 2012.

BY: Mayor MAYOR

ATTEST BY: City Clerk CITY CLERK

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

BY: Chief Development Officer CHIEF DEVELOPMENT OFFICER

DATE: 8/7/12

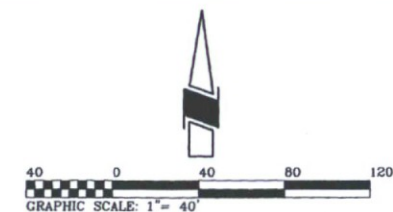
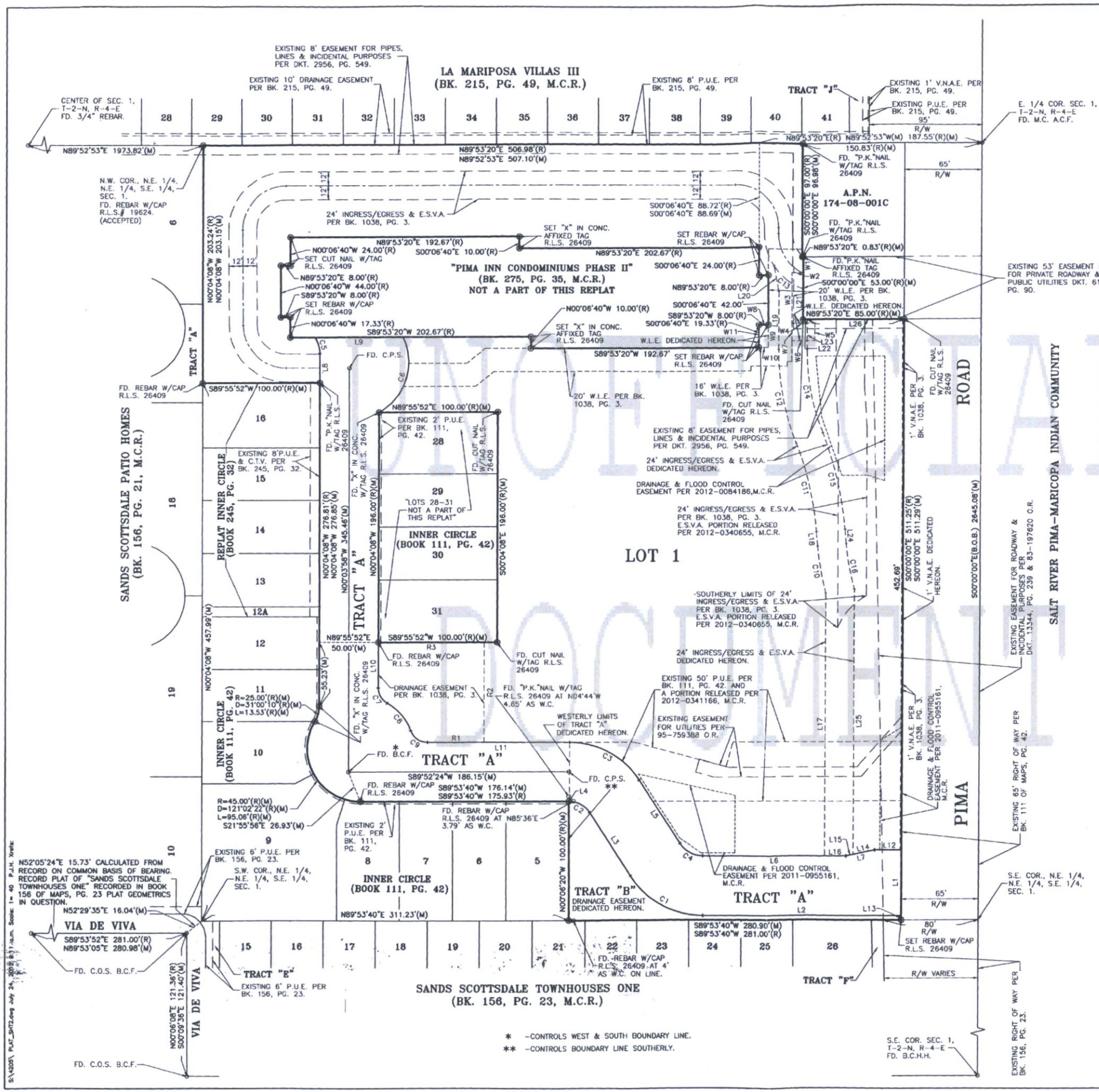
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD CASE NO. 2-PP-2008-#2 AND ZONING CASE(S) NO. , AND ALL CASE RELATED STIPULATIONS.

BY: Project Coordinator PROJECT COORDINATOR

DATE: 8/7/12

REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION

| | |
|--|---------------------|
| RICK ENGINEERING COMPANY 6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 FAX: 602.285.2396 rickengineering.com | |
| PROJECT NO. 4205 | SHEET NO. 1 OF 2 |
| DATE: JULY, 2012 | |



REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION (RECORDED IN BOOK 1038 OF MAPS, PAGE 3, M.C.R.)

TRACT "A" TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 00°00'00" W | 55.00' |
| L2 | S 89°53'40" W | 167.60' |
| L3 | N 32°55'59" W | 64.09' |
| L4 | S 89°53'40" W | 0.51' |
| L5 | S 32°55'59" E | 64.09' |
| L6 | N 89°53'40" E | 120.90' |
| L7 | N 78°06'27" E | 24.48' |
| L8 | N 00°04'08" W | 25.28' |
| L9 | N 89°53'20" E | 74.29' |
| L10 | S 00°04'08" E | 39.28' |
| L11 | N 89°53'40" E | 119.86' |
| L12 | N 89°53'40" E | 22.84' |
| L13 | S 00°00'00" W | 3.56' |

W.L.E. EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| W1 | S 00°00'00" E | 13.25' |
| W2 | S 89°53'20" W | 9.31' |
| W3 | S 00°06'40" E | 42.98' |
| W4 | N 89°53'20" E | 19.25' |
| W5 | S 00°06'40" E | 15.00' |
| W6 | S 89°53'20" W | 19.25' |
| W7 | N 00°06'40" W | 15.00' |
| W8 | N 89°53'20" E | 8.03' |
| W9 | S 00°06'40" E | 19.33' |
| W10 | S 89°53'20" W | 8.03' |
| W11 | N 00°06'40" W | 19.33' |

DRAINAGE EASEMENT TABLE

| Curve | Radius | Length | Delta |
|-------|--------|--------|-----------|
| C1 | 73.00' | 72.84' | 57°10'21" |
| C2 | 20.00' | 19.96' | 57°10'21" |
| C3 | 70.00' | 69.85' | 57°10'21" |
| C4 | 23.00' | 22.95' | 57°10'21" |
| C5 | 25.60' | 14.80' | 33°08'09" |
| C6 | 50.00' | 74.74' | 85°38'35" |
| C7 | 15.00' | 15.71' | 60°00'00" |
| C8 | 45.00' | 31.80' | 40°29'32" |
| C9 | 15.00' | 18.46' | 70°31'44" |

24' INGRESS/EGRESS & E.S.V.A. EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| R1 | N 89°53'40" E | 47.75' |
| R2 | N 00°00'00" E | 86.18' |
| R3 | S 89°55'52" W | 89.41' |

24' INGRESS/EGRESS & E.S.V.A. EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| L14 | S 78°06'27" W | 18.55' |
| L15 | S 78°06'27" W | 5.93' |
| L16 | S 89°53'40" W | 18.20' |
| L17 | N 00°00'00" E | 223.64' |
| L18 | N 05°00'01" E | 12.34' |
| L19 | N 00°00'00" E | 49.62' |
| L20 | N 11°07'23" W | 22.07' |
| L21 | S 00°00'00" E | 25.92' |
| L22 | N 89°53'20" E | 3.60' |
| L23 | S 00°00'00" E | 25.92' |
| L24 | S 05°00'01" E | 12.34' |
| L25 | S 00°00'00" E | 225.51' |
| L26 | N 89°53'20" E | 81.40' |

24' INGRESS/EGRESS & E.S.V.A. EASEMENT TABLE

| Curve | Radius | Length | Delta |
|-------|---------|--------|-----------|
| C10 | 244.00' | 40.31' | 9°27'57" |
| C11 | 276.50' | 77.72' | 16°06'15" |
| C12 | 224.00' | 82.51' | 21°08'16" |
| C13 | 50.00' | 31.94' | 36°35'54" |
| C14 | 200.00' | 73.67' | 21°08'16" |
| C15 | 300.50' | 84.46' | 16°06'15" |
| C16 | 220.00' | 39.31' | 10°14'20" |

- LEGEND:**
- SUBDIVISION BOUNDARY
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SECTION LINE
 - -CORNER OF THIS SUBDIVISION, FD. 1/2" CAPPED REBAR, R.L.S. # 26409 OR AS NOTED HEREON.
 - -SECTION CORNER
 - R/W -RIGHT-OF-WAY
 - P.U.E. -PUBLIC UTILITY EASEMENT
 (R) -RECORD. | (M) -MEASURED OR CALCULATED FROM MEASURED. | (B.O.B.) -BASIS OF BEARING. | B.C.H.H. -BRASS CAP IN HAND HOLE. | FD. -FOUND. | M.C. -MARICOPA COUNTY. | A.C.F. -ALUMINUM CAP FLUSH. | O.R. -OFFICIAL RECORDS. | M.C.R. -MARICOPA COUNTY RECORDS. | V.N.A.E. -VEHICULAR NON-ACCESS EASEMENT. | A.P.N. -ASSESSORS PARCEL NUMBER. | W.L.E. -WATER LINE EASEMENT. | B.C.F. -BRASS CAP FLUSH. | FD. -FOUND. | C.O.S. -CITY OF SCOTTSDALE. | C.P.S. -COTTON PICKER SPINDLE. | W.C. -WITNESS CORNER. | E.S.V.A. -EMERGENCY AND SERVICE VEHICLE ACCESS. |

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
20120715766 08/10/2012 04:11
BOOK 1120 PAGE 44
ELECTRONIC RECORDING
INNERCIRCLE25450-2-1-1-M-chagollaj

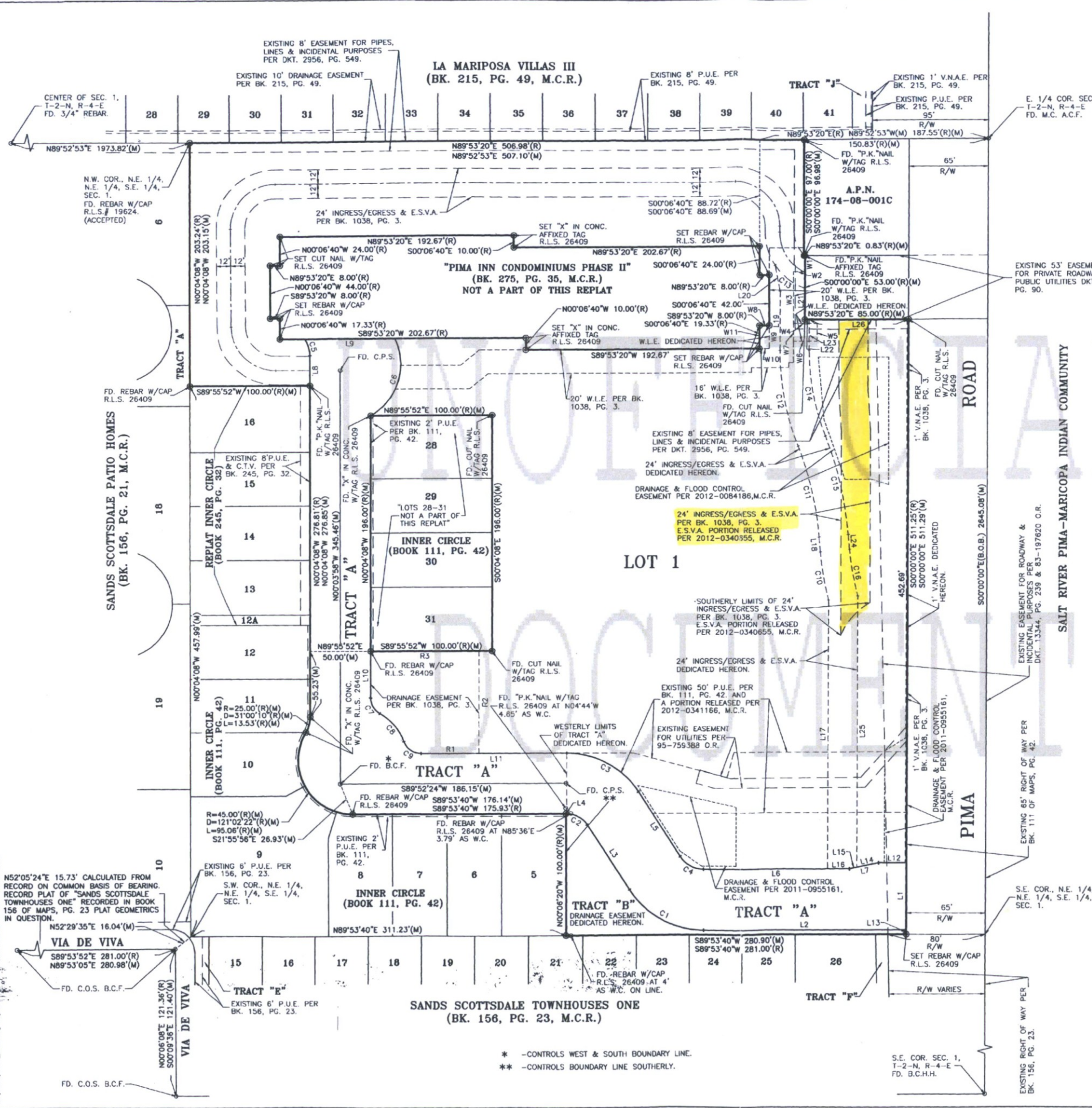


| | | | |
|---|------------------|---|--|
| REPLAT OF A PORTION OF THE INNER CIRCLE SUBDIVISION | | | |
| RICK ENGINEERING COMPANY | | 6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 RICK@RICKENGINEERING.COM | |
| DATE: JULY, 2012 | PROJECT NO. 4205 | SHEET NO. 2 OF 2 | |

7-UP-2017
03/22/17

* -CONTROLS WEST & SOUTH BOUNDARY LINE.
** -CONTROLS BOUNDARY LINE SOUTHERLY.

PLAN CHECK # 3660-11-6 CASE # 5-PP-2008 #2



REPLAT OF A PORTION
OF THE INNER CIRCLE SUBDIVISION
(RECORDED IN BOOK 1038 OF MAPS, PAGE 3, M.C.R.)

TRACT "A" TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 00°00'00" W | 55.00' |
| L2 | S 89°53'40" W | 167.60' |
| L3 | N 32°55'59" W | 64.09' |
| L4 | S 89°53'40" W | 0.51' |
| L5 | S 32°55'59" E | 64.09' |
| L6 | N 89°53'40" E | 120.90' |
| L7 | N 78°06'27" E | 24.48' |
| L8 | N 00°04'08" W | 25.28' |
| L9 | N 89°53'20" E | 74.29' |
| L10 | S 00°04'08" E | 39.28' |
| L11 | N 89°53'40" E | 119.88' |
| L12 | N 89°53'40" E | 22.84' |
| L13 | S 00°00'00" W | 3.56' |

W.L.E. EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| W1 | S 00°00'00" E | 13.25' |
| W2 | S 89°53'20" W | 9.31' |
| W3 | S 00°06'40" E | 42.98' |
| W4 | N 89°53'20" E | 19.25' |
| W5 | S 00°06'40" E | 15.00' |
| W6 | S 89°53'20" W | 19.25' |
| W7 | N 00°06'40" W | 15.00' |
| W8 | N 89°53'20" E | 8.03' |
| W9 | S 00°06'40" E | 19.33' |
| W10 | S 89°53'20" W | 8.03' |
| W11 | N 00°06'40" W | 19.33' |

Curve

| Curve | Radius | Length | Delta |
|-------|--------|--------|-----------|
| C1 | 73.00' | 72.84' | 57°10'21" |
| C2 | 20.00' | 19.96' | 57°10'21" |
| C3 | 70.00' | 69.85' | 57°10'21" |
| C4 | 23.00' | 22.95' | 57°10'21" |
| C5 | 25.60' | 14.80' | 33°08'09" |
| C6 | 50.00' | 74.74' | 85°38'35" |
| C7 | 15.00' | 15.71' | 60°00'00" |
| C8 | 45.00' | 31.80' | 40°29'32" |
| C9 | 15.00' | 18.46' | 70°31'44" |

DRAINAGE EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| R1 | N 89°53'40" E | 47.75' |
| R2 | N 00°00'00" E | 86.18' |
| R3 | S 89°55'52" W | 89.41' |

24' INGRESS/EGRESS & E.S.V.A. EASEMENT TABLE

| Course | Bearing | Distance |
|--------|---------------|----------|
| L14 | S 78°06'27" W | 18.55' |
| L15 | S 78°06'27" W | 5.93' |
| L16 | S 89°53'40" W | 18.20' |
| L17 | N 00°00'00" E | 223.64' |
| L18 | N 05°00'01" W | 12.34' |
| L19 | N 00°00'00" E | 49.62' |
| L20 | N 11°07'23" W | 22.07' |
| L21 | S 00°00'00" E | 25.92' |
| L22 | N 89°53'20" E | 3.60' |
| L23 | S 00°00'00" E | 25.92' |
| L24 | S 05°00'01" E | 17.34' |
| L25 | S 00°00'00" E | 225.51' |
| L26 | N 89°53'20" E | 81.40' |

Curve

| Curve | Radius | Length | Delta |
|-------|---------|--------|-----------|
| C10 | 244.00' | 40.31' | 9°27'57" |
| C11 | 276.50' | 77.72' | 16°06'15" |
| C12 | 224.00' | 82.51' | 21°06'16" |
| C13 | 50.00' | 31.94' | 36°35'54" |
| C14 | 200.00' | 73.67' | 21°06'16" |
| C15 | 300.50' | 84.48' | 16°06'15" |
| C16 | 220.00' | 39.31' | 10°14'20" |

- LEGEND:
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 - EASEMENT LINE
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 - CORNER OF THIS SUBDIVISION, FD. 1/2" CAPPED REBAR, R.L.S. # 26409 OR AS NOTED HEREON.
 - SECTION CORNER
 - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - RECORD
 - MEASURED OR CALCULATED FROM MEASURED.
 - BASIS OF BEARING.
 - BRASS CAP IN HAND HOLE.
 - FOUND.
 - M.C.
 - ALUMINUM CAP FLUSH.
 - OFFICIAL RECORDS.
 - MARICOPA COUNTY RECORDS.
 - VEHICULAR NON-ACCESS EASEMENT.
 - ASSESSORS PARCEL NUMBER.
 - WATER LINE EASEMENT.
 - BRASS CAP FLUSH.
 - FOUND.
 - CITY OF SCOTTSDALE.
 - COTTON PICKER SPINDLE.
 - WITNESS CORNER.
 - E.S.V.A.
 - EMERGENCY AND SERVICE VEHICLE ACCESS.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20120715766 08/10/2012 04:11
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ELECTRONIC RECORDING

INNERCIRCLE25450-2-1-1-M-
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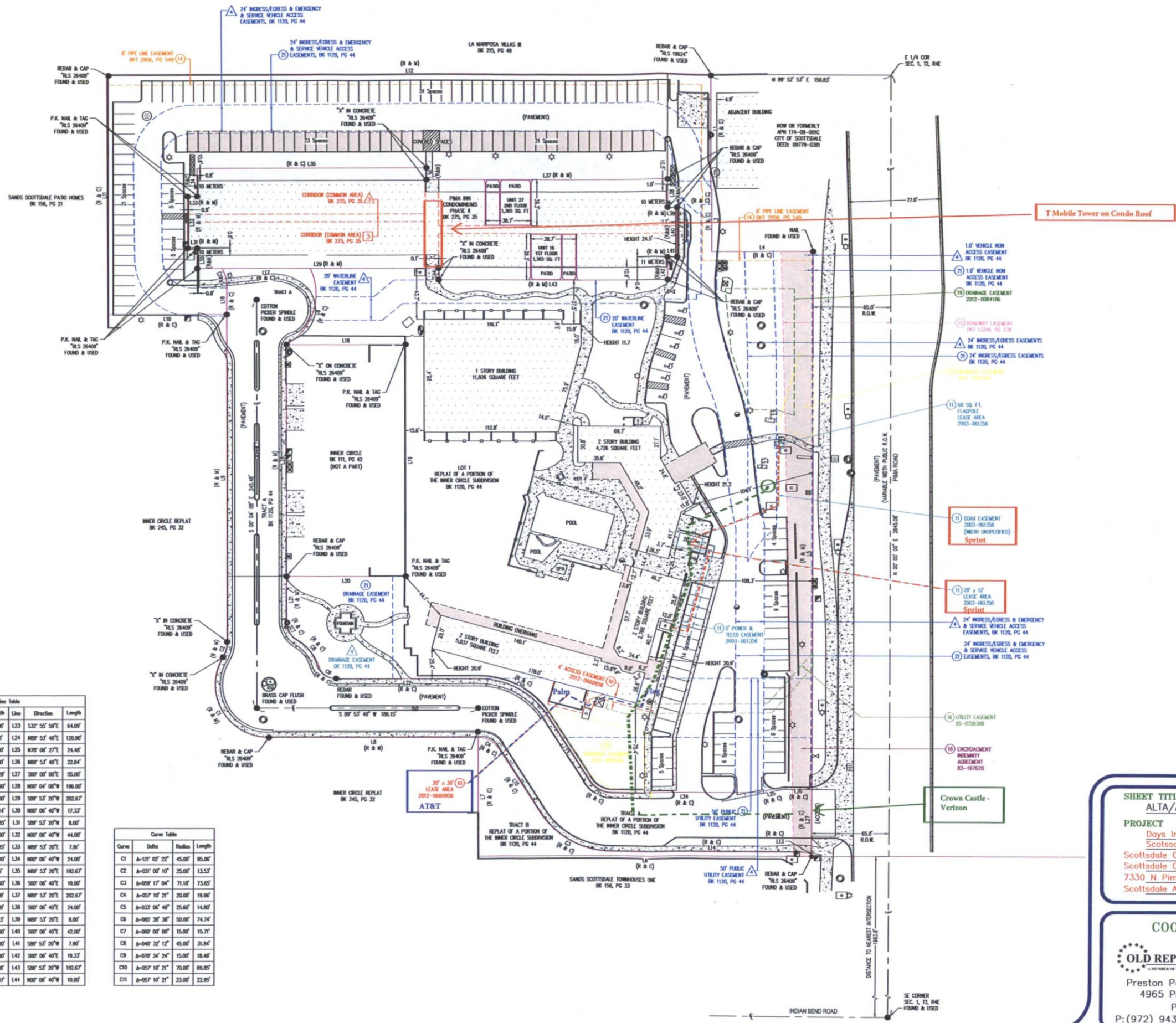
REPLAT OF A PORTION
OF THE INNER CIRCLE SUBDIVISION

RICK
ENGINEERING COMPANY

6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3510
@A0602.285.2396

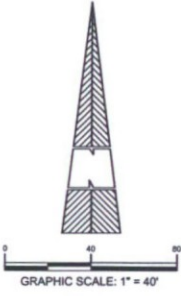
PROJECT NO. 4205
SHEET NO. 2 OF 2
DATE: JULY, 2012

PLAN CHECK # 3660-11-6 CASE # 5-PP-2008 #2



| LEGEND | |
|--------|------------------------------|
| ① | - Title 1 Schedule B Item |
| ② | - Title 2 Schedule B Item |
| ③ | - Title 3 Schedule B Item |
| R.O.W. | - Right of Way |
| C.L. | - Centerline |
| T.E. | - Trash Enclosure |
| R | - Record from Title |
| M | - Measured |
| C | - Calculated |
| ⊠ | - Transformer |
| ⊞ | - Communication Vault |
| ⊙ | - Manhole |
| ⊞ | - Cleanout |
| ⊞ | - Catch Basin Square |
| ⊞ | - Catch Basin Round |
| ⊞ | - Fire Hydrant |
| ⊞ | - Fire Department Connection |
| ⊞ | - Water Regulator |
| ⊞ | - Water Meter |
| ⊞ | - Water Valve |
| ⊞ | - Utility Box |
| ⊞ | - Electric Meter |
| ⊞ | - Gas Meter |
| ⊞ | - Gas Valve |
| ⊞ | - Light Pole |
| ⊞ | - Handicap Parking |
| ⊞ | - Flag Pole |
| ⊞ | - Monument Found |
| ⊞ | - Air Conditioner |
| ⊞ | - Electric Vault |
| ⊞ | - Building Area |
| ⊞ | - Concrete Area |
| ⊞ | - Hatched Walkway |

7-UP-2017
03/22/17



SURVEYED BY:
J.V. Surveying, L.L.C.
15278 W. Bell Rd. - Suite 102
Surprise, AZ 85374
(623) 209-8933
Email: josh@jvsurveying.com
JV No. 3861

DRAWN BY: M.C.
CHECKED BY: J.V.

| NO. | DATE | REVISION |
|-----|---------|-------------------------|
| 1. | 3-18-15 | O.C.D.S. COMMENTS |
| 2. | 3-23-15 | COMMENTS / Rev. Title |
| 3. | 3-24-15 | Rev. Sheet 2 of 2 total |
| 4. | 8-12-15 | Updated Title |
| 5. | | |

SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY
PROJECT
Days Inn & Suites Scottsdale North
Scottsdale Condo Operating Agreement
Scottsdale Condo # 1
Scottsdale Condo # 2
7330 N Pima Rd
Scottsdale AZ 85258

COORDINATED BY:
OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES
Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

PROJECT NUMBER
150151-S

SHEET
2 OF 2