

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

GENERAL NOTES

- ALL EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE C.C. AND R'S.
- THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
- THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.

NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE,
GPS POINT #5032, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD
SEE MONUMENT #3)

ELEVATION= 1230.69 (NAVD 88)

PRELIMINARY PLAT

SKYE ON MCDOWELL
PHASE II
6825 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

OWNER

777 PROPERTIES, LLC
7300 W. ORCHID LN
CHANDLER, AZ 85226

DEVELOPER

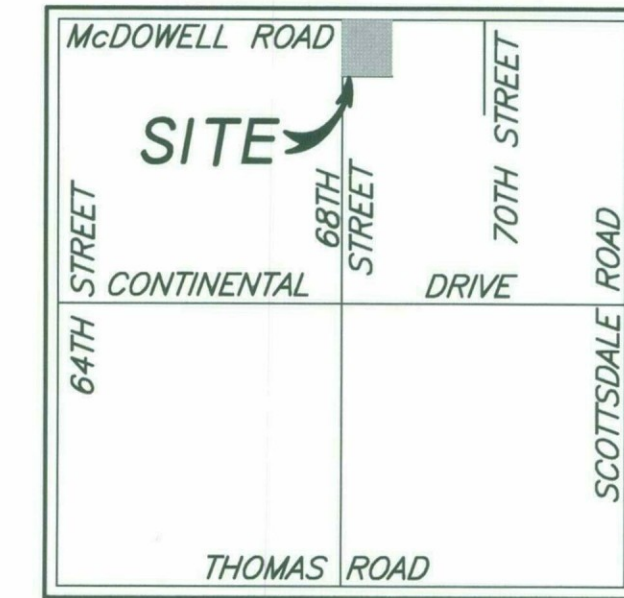
HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

APPLICANT

HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

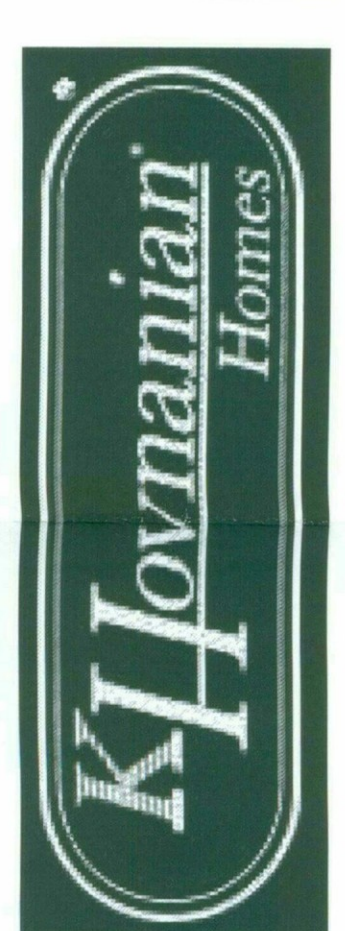
PLANNER

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ 85281
480-994-0994
ATTN: ALEX STEDMAN



CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH



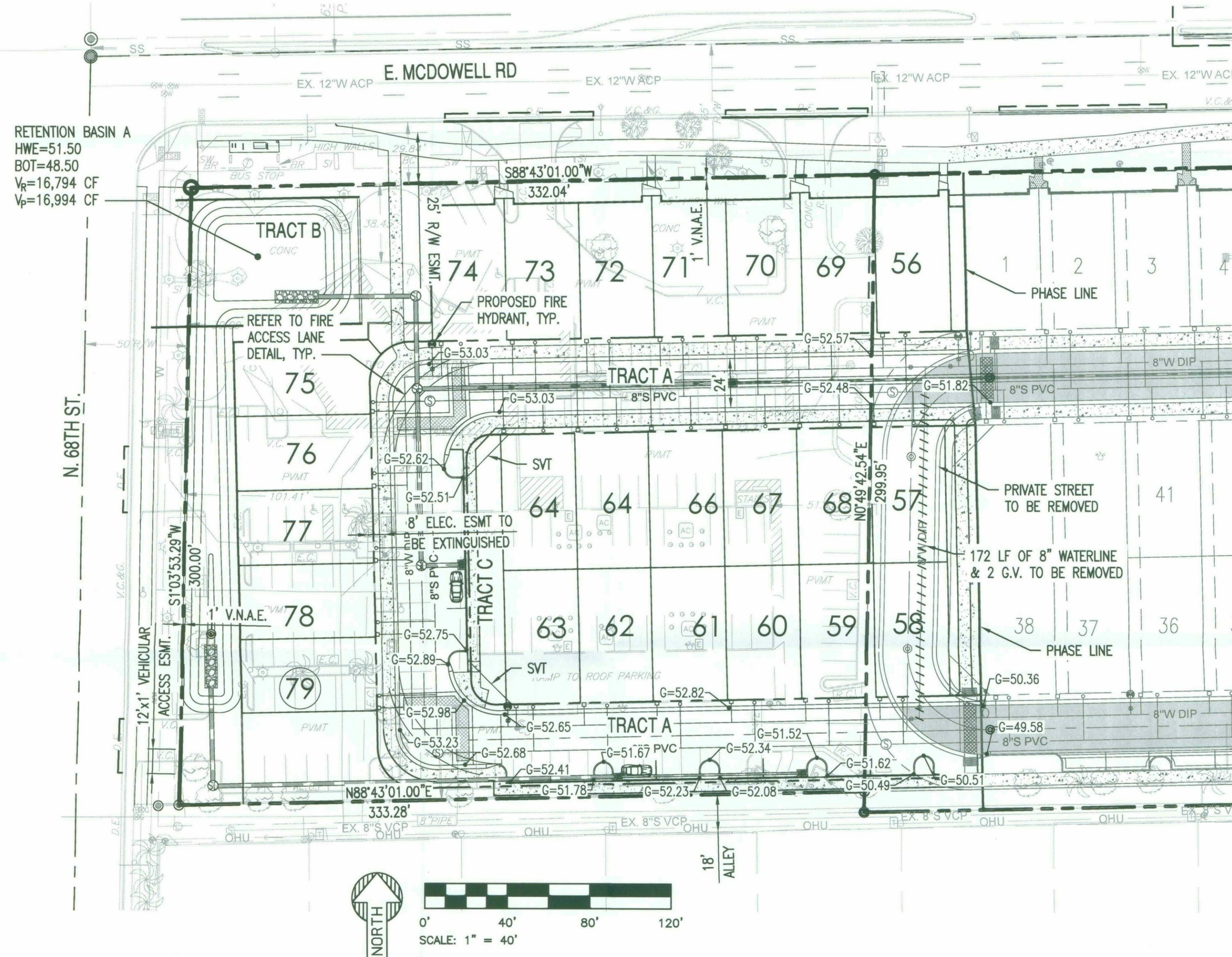
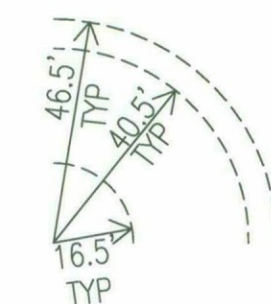
EXISTING LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERHANG
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE AS NOTED
- BLOCK WALL
- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- WATER STUB-UP PIPES
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER SERVICE OUTLET
- SEWER INTERCEPTOR MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC
- ELECTRICAL STUB-UP
- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- ELECTRICAL VAULT
- ELECTRICAL PULL BOX
- STREET LIGHT
- POWER POLE
- AREA LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- ELECTRICAL JUNCTION BOX
- GUY WIRE
- TRAFFIC SIGNAL BOX
- GAS METER
- GASLINE MARKER
- GAS VALVE
- DRYWELL
- GRATE
- IRRIGATION CONTROL BOX
- STORM SEWER MANHOLE
- STORM CATCH
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS RISER BOX
- BOLLARD
- HANDICAP MARKER
- FLAGPOLE
- AIR STUB-UP
- MISCELLANEOUS SIGN
- AIR CONDITIONER
- TREE - MESQUITE
- TREE - PALO VERDE
- TREE - PALM
- TREE - SHADE
- BOUNDARY NOTE
- WALL SIGN
- DRIVEWAY ENTRANCE
- VERTICAL CURB & GUTTER
- VERTICAL CURB(NO GUTTER)
- EXTRUDED CURB
- ROLL CURB
- TRASH CONTAINER
- SIDEWALK
- CONCRETE
- PAVEMENT
- BACK OF CURB
- BICYCLE RACK

PROPOSED LEGEND:

- 8" S PVC --- SANITARY SEWER
- 8" W DIP --- WATERMAIN
- METER BOX
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- STORM PIPE
- STORM MANHOLE
- CATCHBASIN

FIRE ACCESS LANE-DETAIL



UNIT FLOOR ELEVATIONS

UNIT	FFE
56	52.89
57	52.89
58	51.89
59	52.61
60-63	53.00
64-68	53.50
69-74	53.38
75-79	53.50

TABLE A UNIT, R.O.W. & EASEMENT TABLE

PROPERTY	AREA S.F.	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS- 56, 69-74	2,375 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 75	2,404 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 76-79	2,358 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 58-63	2,352 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 57, 64-68	2,364 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	28,036 S.F.	PRIVATE STREET, LANDSCAPE, PUE, SANITARY, WATER, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE EASEMENT	PROPERTY OWNERS ASSOCIATION
TRACT B	20,261 S.F.	OPEN SPACE, DRAINAGE, RETENTION, LANDSCAPE	PROPERTY OWNERS ASSOCIATION
TRACT C	2,142 S.F.	OPEN SPACE, DRAINAGE, LANDSCAPE	PROPERTY OWNERS ASSOCIATION

SITE INFORMATION

APN: 129-11-001H; 129-11-001J;
129-11-001R;
TOTAL AREA: ±99,792 S.F. OR ±2.3 AC.
GROSS AREA: ±139,593 S.F. OR ±3.2 AC.
RESIDENT PARKING: 2 GARAGE SPACES/UNIT
GUEST SPACES PROPOSED: 11
GUEST ACCESSIBLE SPACES: 0
EXISTING/PROPOSED ZONING: R-5
NO. OF LOTS: 24 LOTS

SITE INFORMATION

GROSS DENSITY: 6.6 DU/AC.
REQUIRED FRONTAGE: ---
OPEN SPACE (F.O.S.): 12,708 SF (11% OF NET)
PROVIDED FRONTAGE: ---
OPEN SPACE (F.O.S.): 12,708 S.F.
REQUIRED COMMON SPACE (C.S.): 25,417 S.F. (22% OF NET)
PROVIDED COMMON SPACE (C.S.): 25,417 S.F. (INCL. F.O.S.)
TYPICAL GROSS FLOOR AREA: 2,358 SF
REQUIRED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. (5% OF G.F.A.)
PROVIDED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. PER UNIT MINIMUM
MAX. BUILDING HEIGHT: 36'



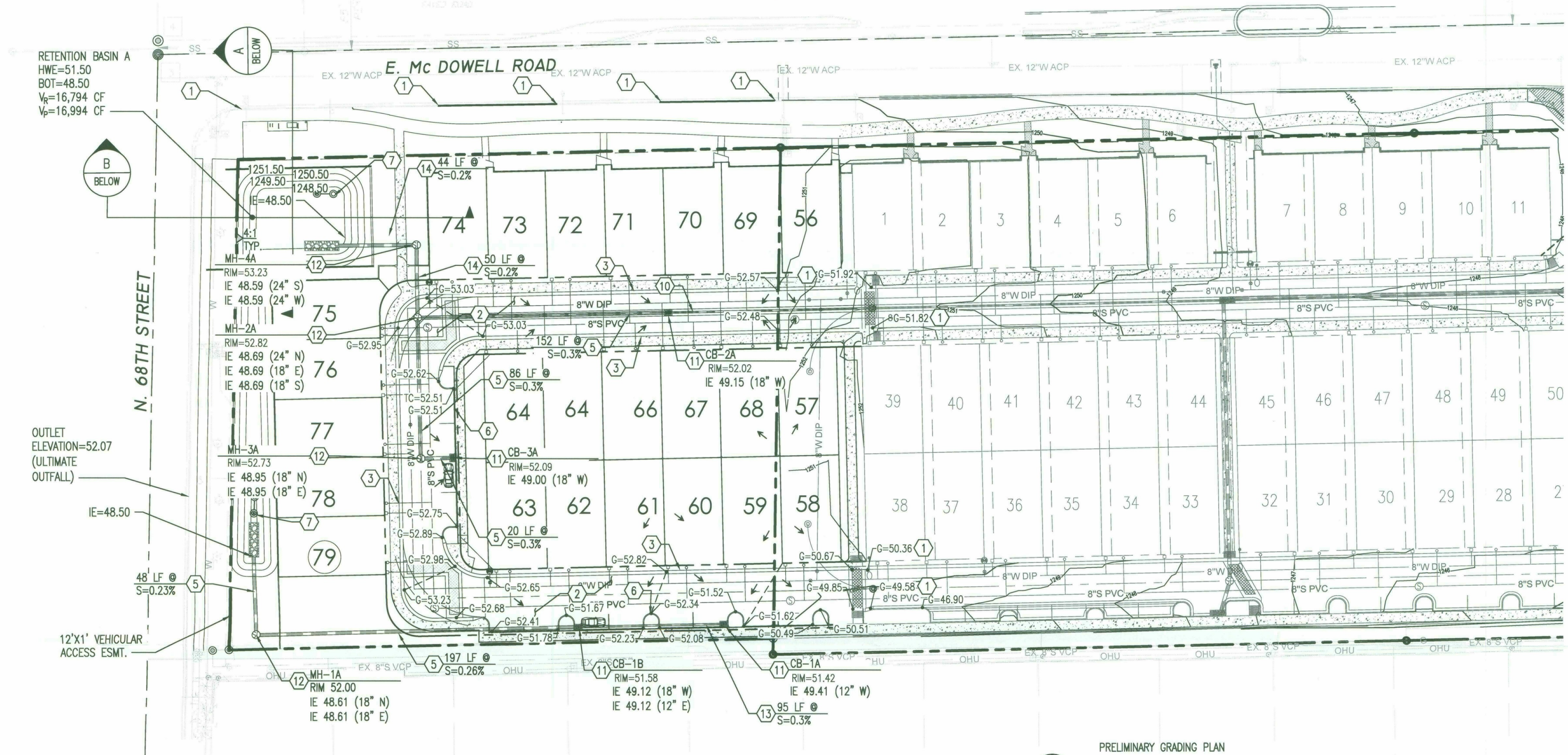
NOTES TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY THE OWNER. THE USER MUST READ AND UNDERSTAND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND BE AWARE OF ANY LOCAL ORDINANCES THAT MAY BE APPLICABLE TO THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT SKYE ON MCDOWELL PHASE II	LOCATION 6825 E. MCDOWELL ROAD SCOTTSDALE, AZ 85257
DRAWN: _____	POUNDS
DESIGNED: _____	POUNDS
CHECKED: _____	COUNSELL
PROJ. MGR.: _____	FAKIH
DATE: 12/28/2016	CITY APPROVAL
ISSUED FOR: _____	DATE: _____
REVISION NO.: _____	DATE: _____
△	
△	
△	
△	
JOB NO.: 161001	
SHEET TITLE: PRELIMINARY PLAT	
SHEET NO.: PP-1	

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PRELIMINARY GRADING PLAN

SKYE ON McDOWELL - PHASE II
6825 E. McDOWELL ROAD, SCOTTSDALE, AZ



EXISTING LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERHANG
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE AS NOTED
- BLOCK WALL
-

KEY NOTES

- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND TO CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 4" ASPHALT PAVEMENT OVER 8" ABC.
- 3 NEW 4" ROLLED CURB AND GUTTER PER MAG STD DET. 220-1 TYPE 'D'.
- 5 18" STORM PIPE
- 6 6" CURB AND GUTTER PER MAG SET. 220-1 TYPE 'A'
- 7 NEW DRYWELL
- 10 4' CONCRETE VALLEY GUTTER
- 11 CATCH BASIN
- 12 MANHOLE
- 13 12" STORM PIPE
- 14 24" STORM PIPE

BENCHMARK

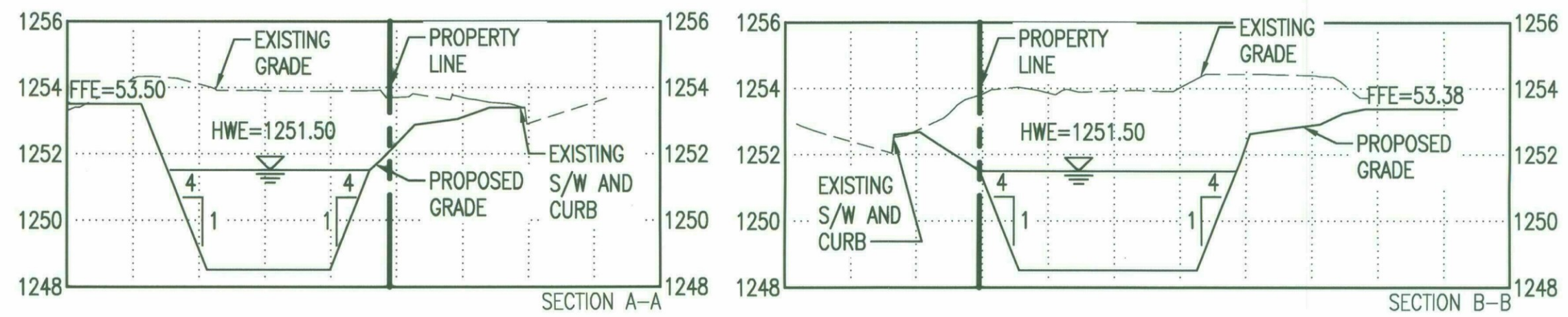
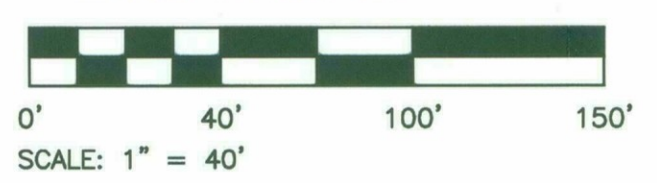
CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, GPS POINT #5032, INTERSECTION OF McDOWELL ROAD AND SCOTTSDALE ROAD SEE MONUMENT #3)
ELEVATION = 1230.69 (NAVD 88)

UNIT	FFE
56	52.89
57	52.89
58	51.89
59	52.61
60-63	53.00
64-68	53.50
69-74	53.38
75-79	53.50

PROPOSED LEGEND

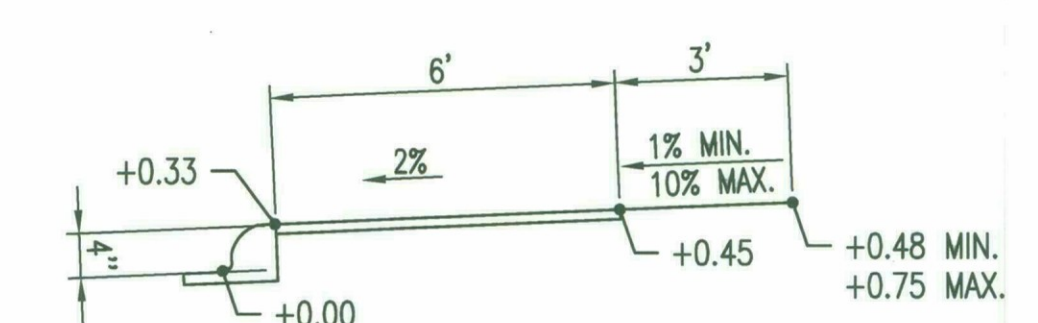
- BOUNDARY NOTE
- WALL SIGN
- DRIVEWAY ENTRANCE
- VERTICAL CURB & GUTTER
- VERTICAL CURB(NO GUTTER)
- EXTRUDED CURB
- ROLL CURB
- G=XX.XX GUTTER ELEVATION
- P=XX.XX PAVEMENT ELEVATION
- TC=XX.XX TOP OF CURB
- RIP RAP
- FLOW ARROW
- RIDGE LINE

PRELIMINARY GRADING PLAN



CROSS SECTIONS

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



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PROJECT: SKYE ON McDOWELL PHASE II
LOCATION: 6825 E. McDOWELL ROAD SCOTTSDALE, AZ 85257

DRAWN: POUNDS
DESIGNED: POUNDS
CHECKED: COUNSELL
PROJ. MGR: FAKIH

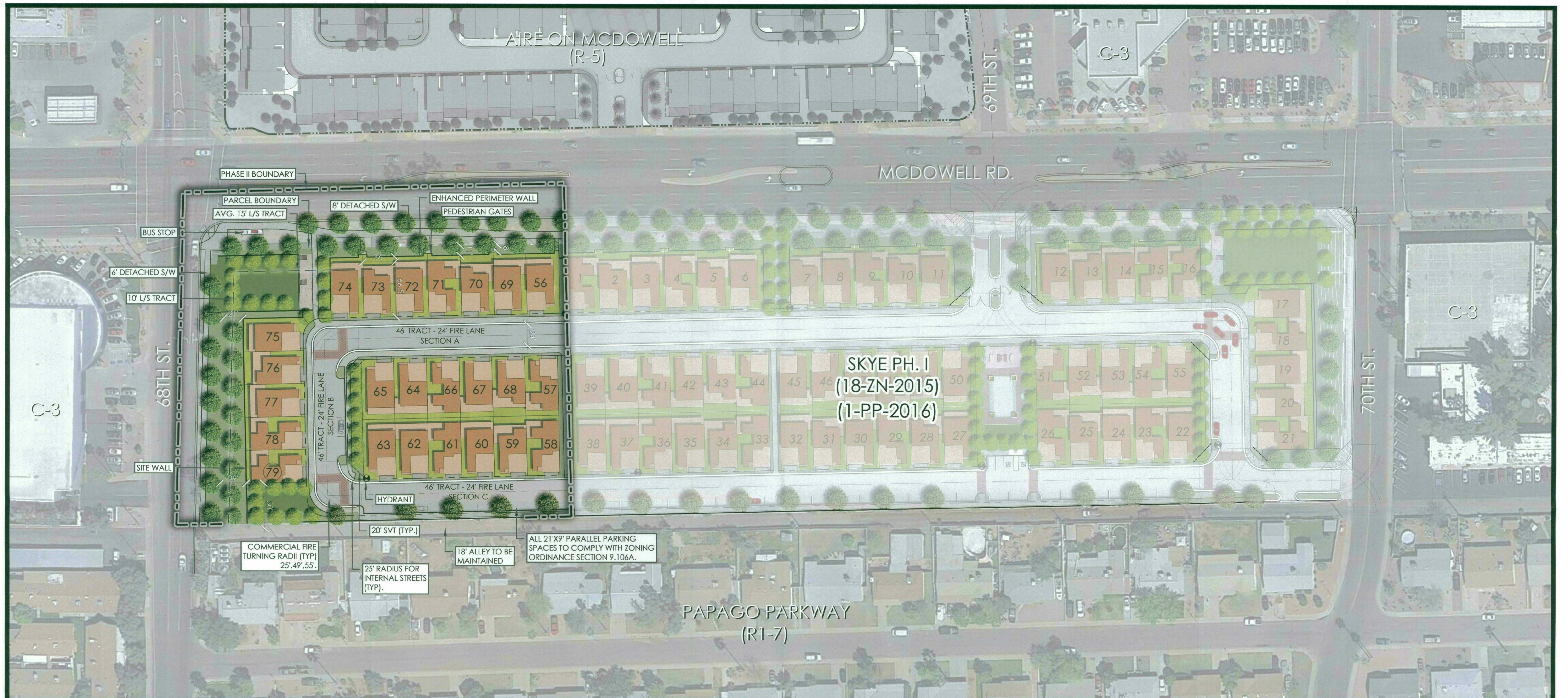
DATE: 12/28/2016
ISSUED FOR: CITY APPROVAL

REVISION NO.	DATE

JOB NO.: 161001
SHEET TITLE: PRELIMINARY GRADING PLAN

SHEET NO.: EXHIBIT 'C'

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SITE DATA

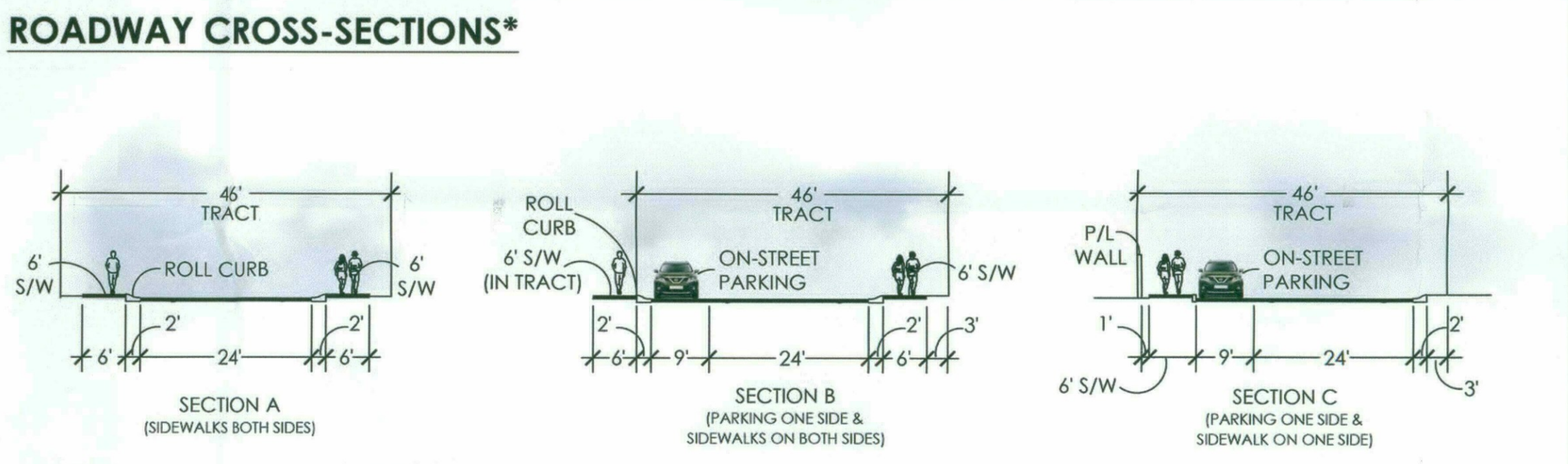
ADDRESS: 6825 E MCDOWELL RD.
 PHASE II AREA (NET): 115,530 SF (2.65 AC)
 PHASE II AREA (GROSS): 158,027 SF (3.63 AC)
 PROPOSED # OF LOTS: 24
 PHASE II DENSITY: 6.6 DU/AC
 ZONING: R-5 (16-ZN-2016)
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 11 SPACES
 MAX. BUILDING HEIGHT: PER ZONING
 TYP. LOT DIMENSIONS: 36' x 65.5'
 *REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.

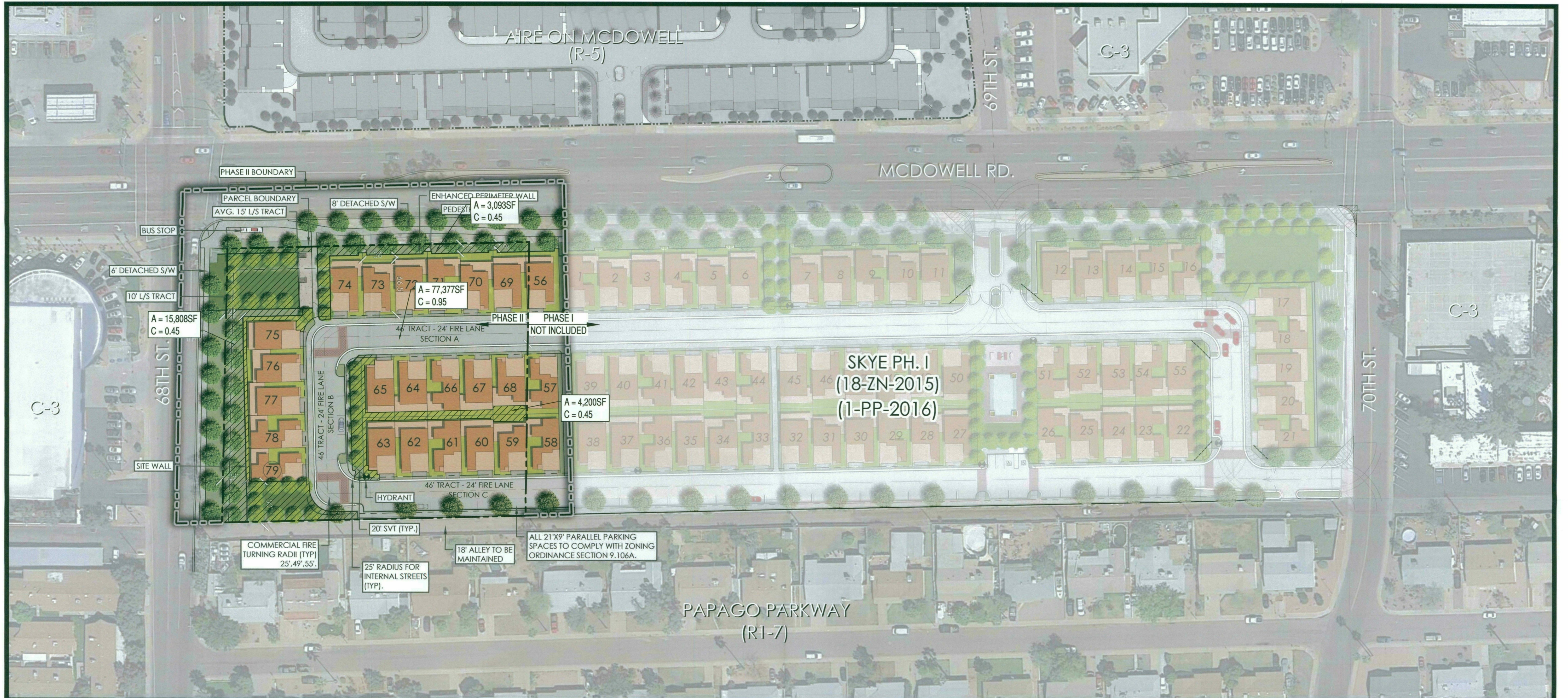
OPEN SPACE

FRONTAGE O/S
 REQUIRED: 12,708 SF (11% OF NET)
 PROVIDED: 12,708 SF (11% OF NET)

COMMON O/S
 REQUIRED: 25,417 SF (22% OF NET)
 PROVIDED: 25,417 SF (22% OF NET)

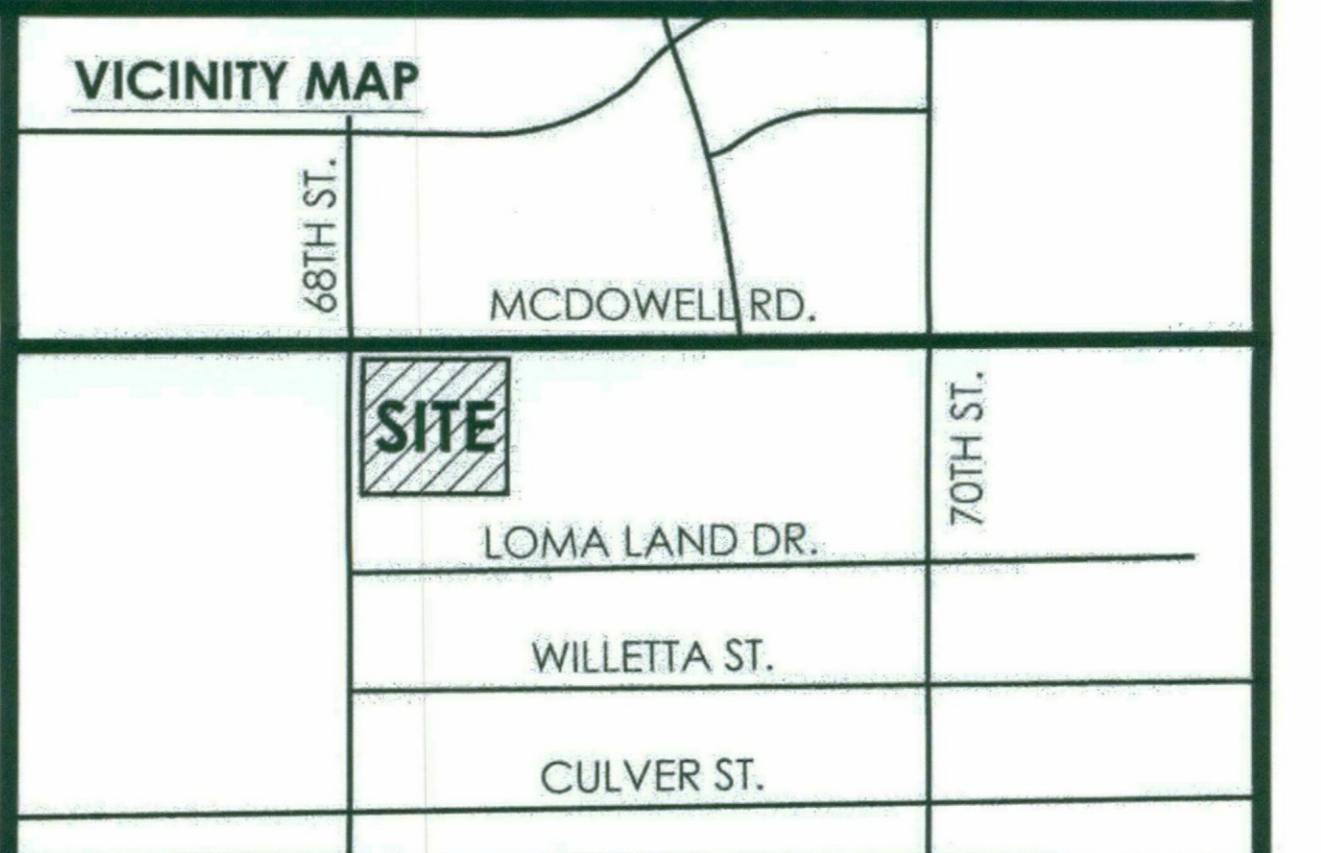
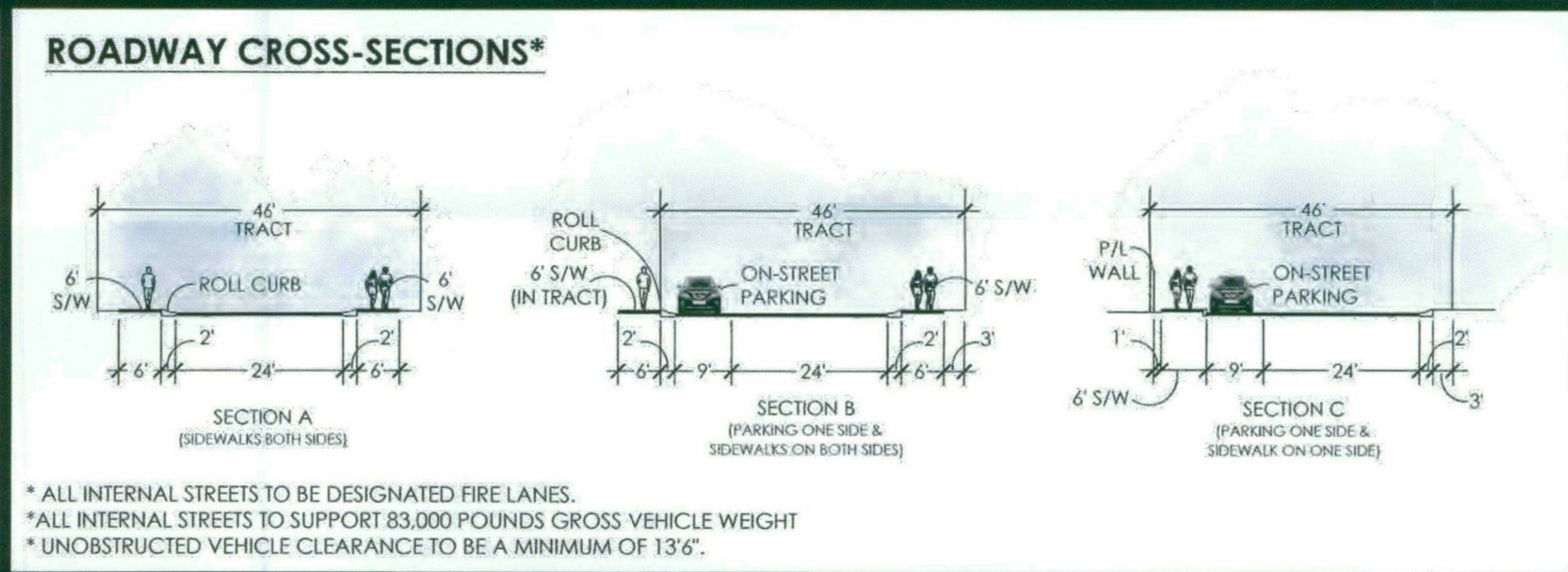
PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 140 SF/UNIT (5% OF GROSS FLOOR AREA)
 PROVIDED: 140 SF/UNIT





SITE DATA	
ADDRESS:	6825 E MCDOWELL RD.
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OPEN SPACE	
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LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

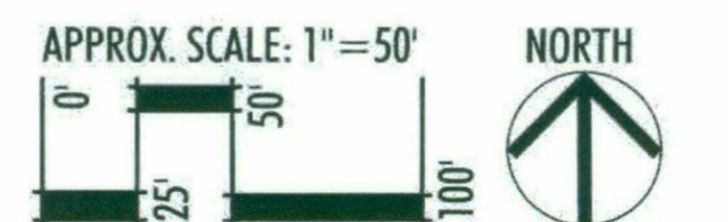


SKYE ON MCDOWELL - PHASE II

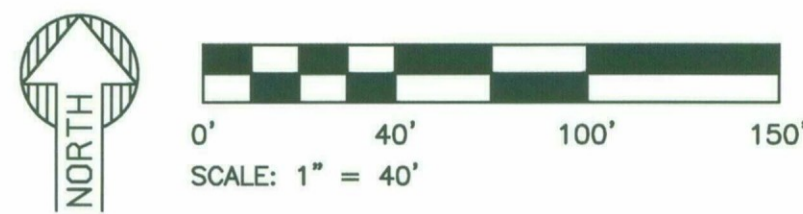
EXHIBIT B2

CONCEPTUAL SITE PLAN

POST DEVELOPMENT CWT
DESERT LSCP: 23,101SF = 0.53AC
IMPERVIOUS: 77,377SF = 1.78AC
TOTAL AREA: 100,478SF = 2.31AC

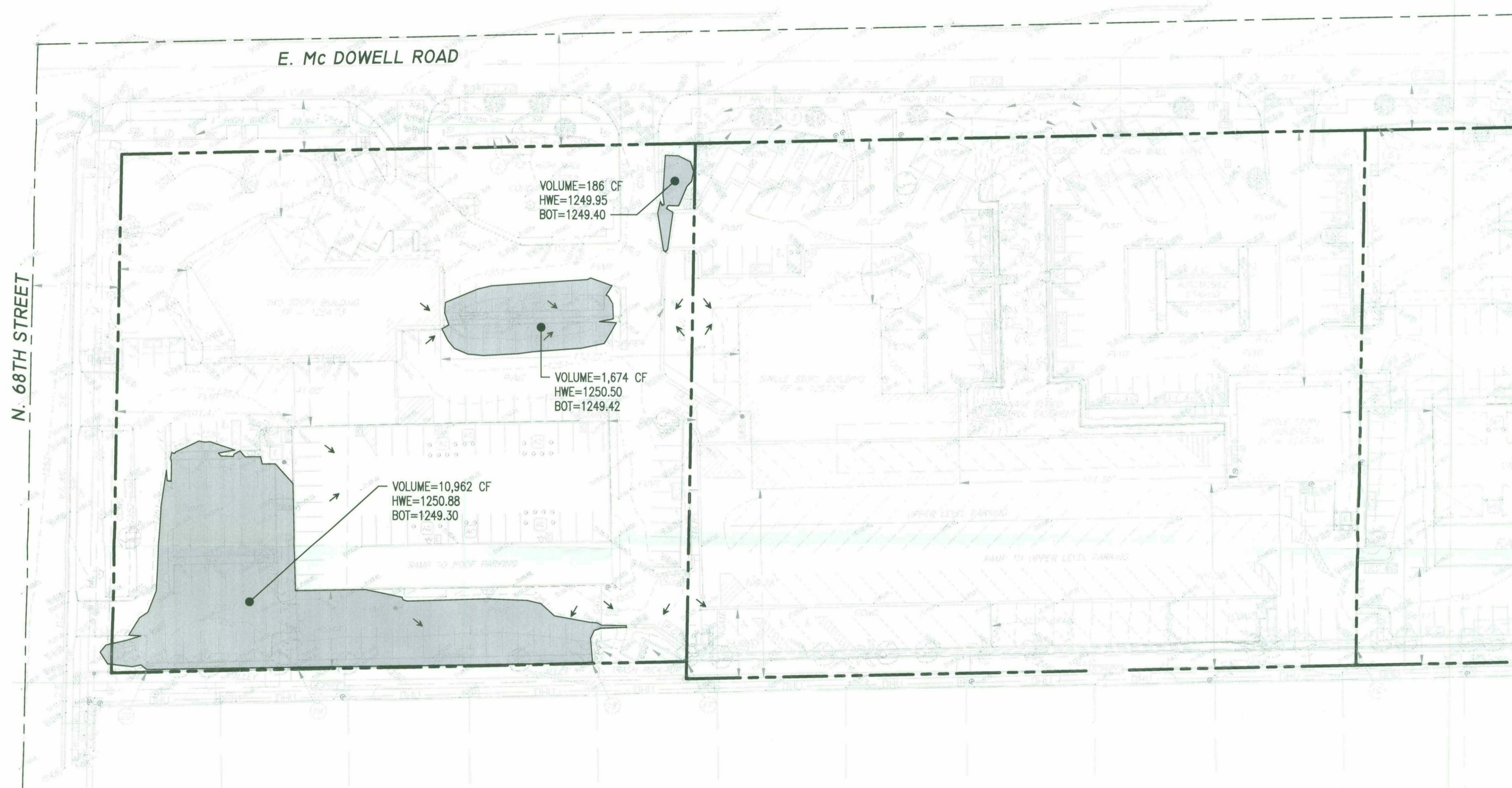


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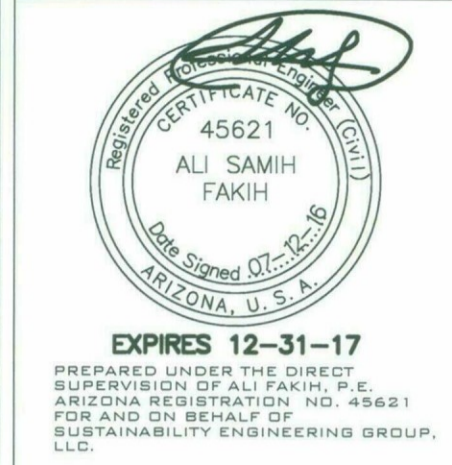
EXISTING ONSITE RETENTION

SKYE ON McDOWELL - PHASE II
 SEC 68TH & McDOWELL ROAD, SCOTTSDALE, AZ



TOTAL EXISTING VOLUME=12822 CF

NOTE: VOLUME CALCULATIONS WERE DETERMINED USING CIVIL3D PROGRAM WHICH CALCULATES VOLUME BETWEEN A GIVEN SURFACE DEFINED BY EXISTING SURVEY POINTS AND THE SET HIGH WATER ELEVATION LIMITED TO THE POINT OF OVERFLOW.

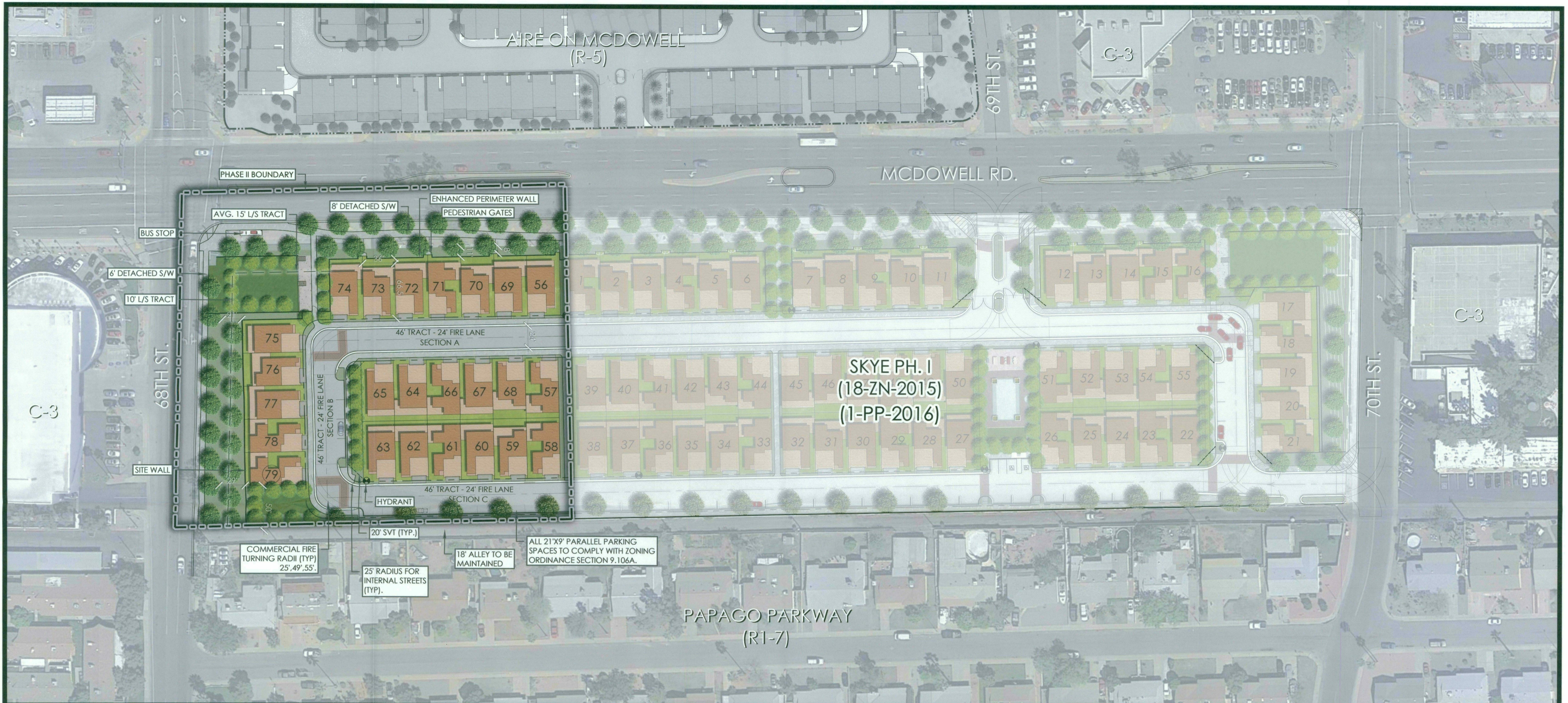


PROJECT SKYE ON McDOWELL PHASE II	LOCATION SEC 68TH & McDOWELL ROAD SCOTTSDALE, AZ
DRAWN: _____	POUNDS: _____
DESIGNED: _____	MILES: _____
CHECKED: _____	COUNSELL: _____
PROJ. MGR.: _____	FAKIH: _____
DATE: 07/12/2016	ISSUED FOR: REZONING
REVISION NO.: _____	DATE: _____
JOB NO.: 151001	
SHEET TITLE: EXISTING ONSITE RETENTION	
SHEET NO.: EXHIBIT 'A'	



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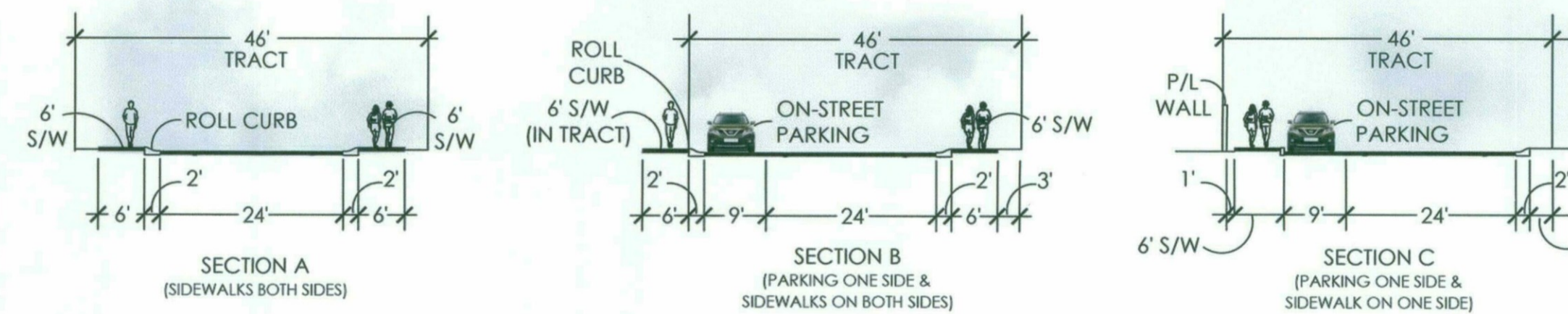
OPEN SPACE

FRONTAGE O/S
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 PROVIDED: 12,708 SF (11% OF NET)

COMMON O/S
 REQUIRED: 25,417 SF (22% OF NET)
 PROVIDED: 25,417 SF (22% OF NET)

PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 140 SF/UNIT (5% OF GROSS FLOOR AREA)
 PROVIDED: 140 SF/UNIT

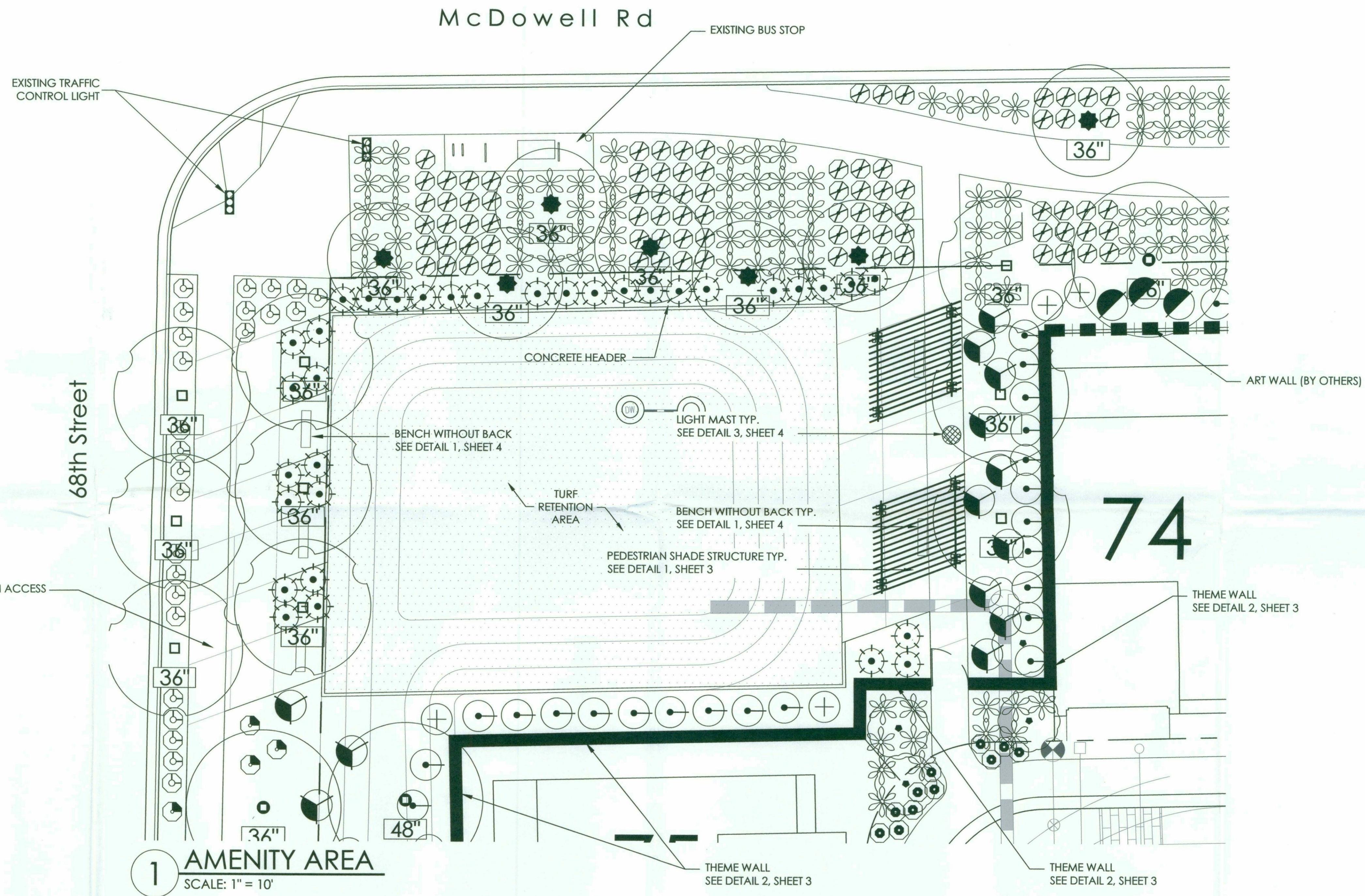
ROADWAY CROSS-SECTIONS*



* ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES.
 * ALL INTERNAL STREETS TO SUPPORT 83,000 POUNDS GROSS VEHICLE WEIGHT
 * UNOBSTRUCTED VEHICLE CLEARANCE TO BE A MINIMUM OF 13'6".

VICINITY MAP





1 AMENITY AREA
SCALE: 1" = 10'

SKYE ON McDOWELL-PHASE II

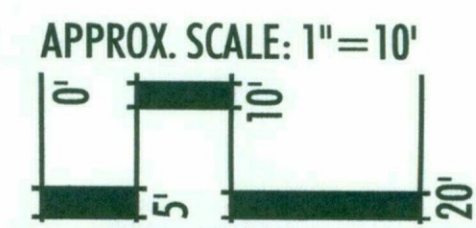
CONCEPTUAL AMENITY ENLARGMENT
Sheet 2

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

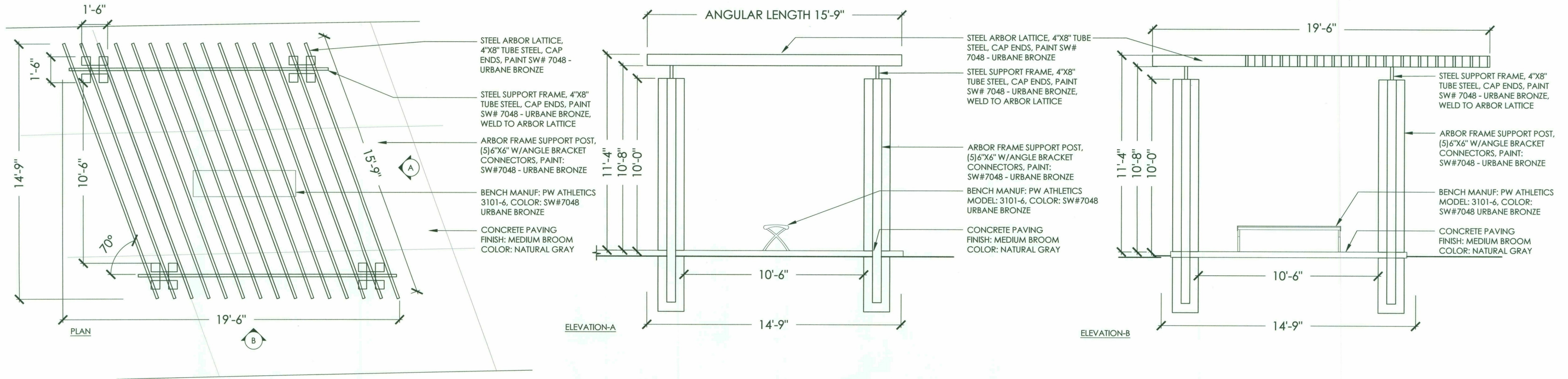
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S:\1543-SEC 68TH & McDowell\1543.1-PHASE II\CAD\LS\EXHIBITS\01-Conceptual LS Plan - Skye II.dwg Dec 28, 2016



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3-2-17
DATE INITIALS

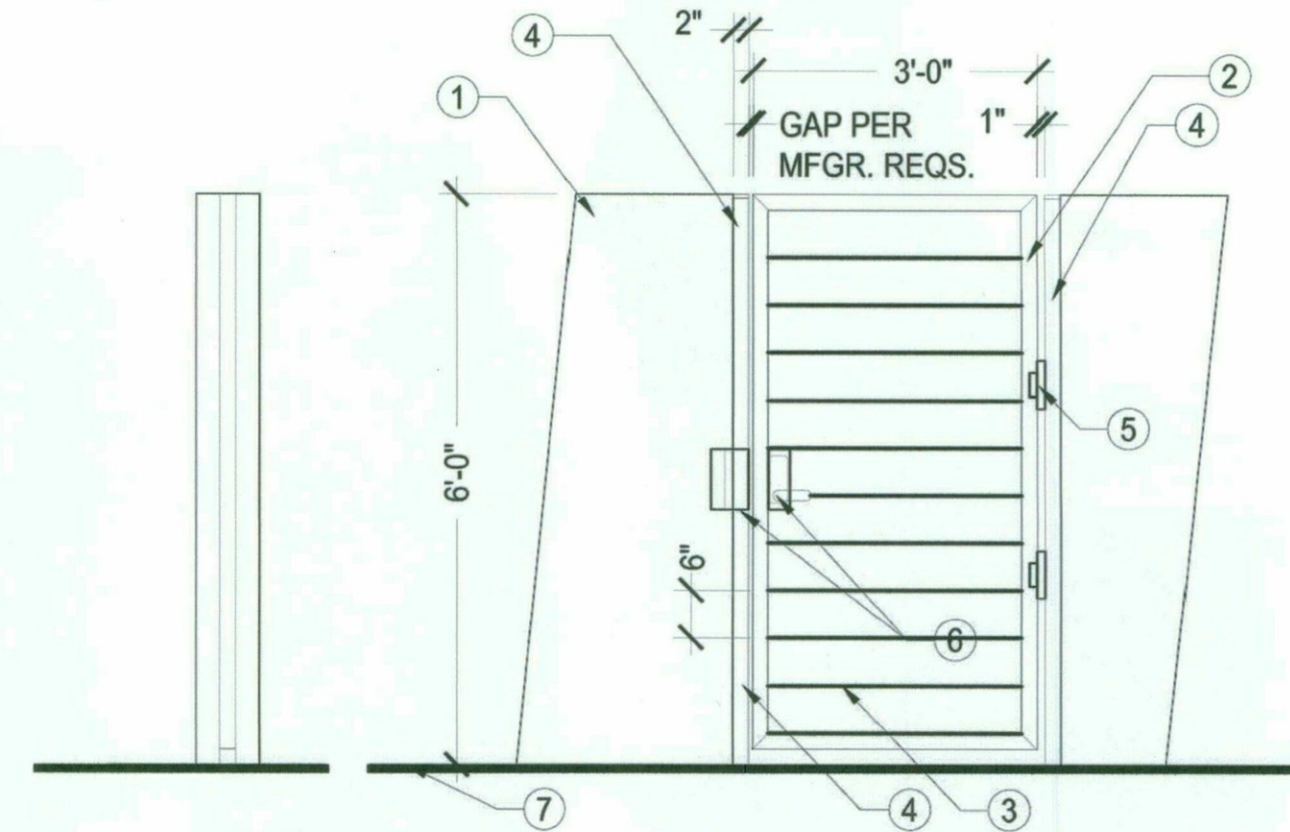
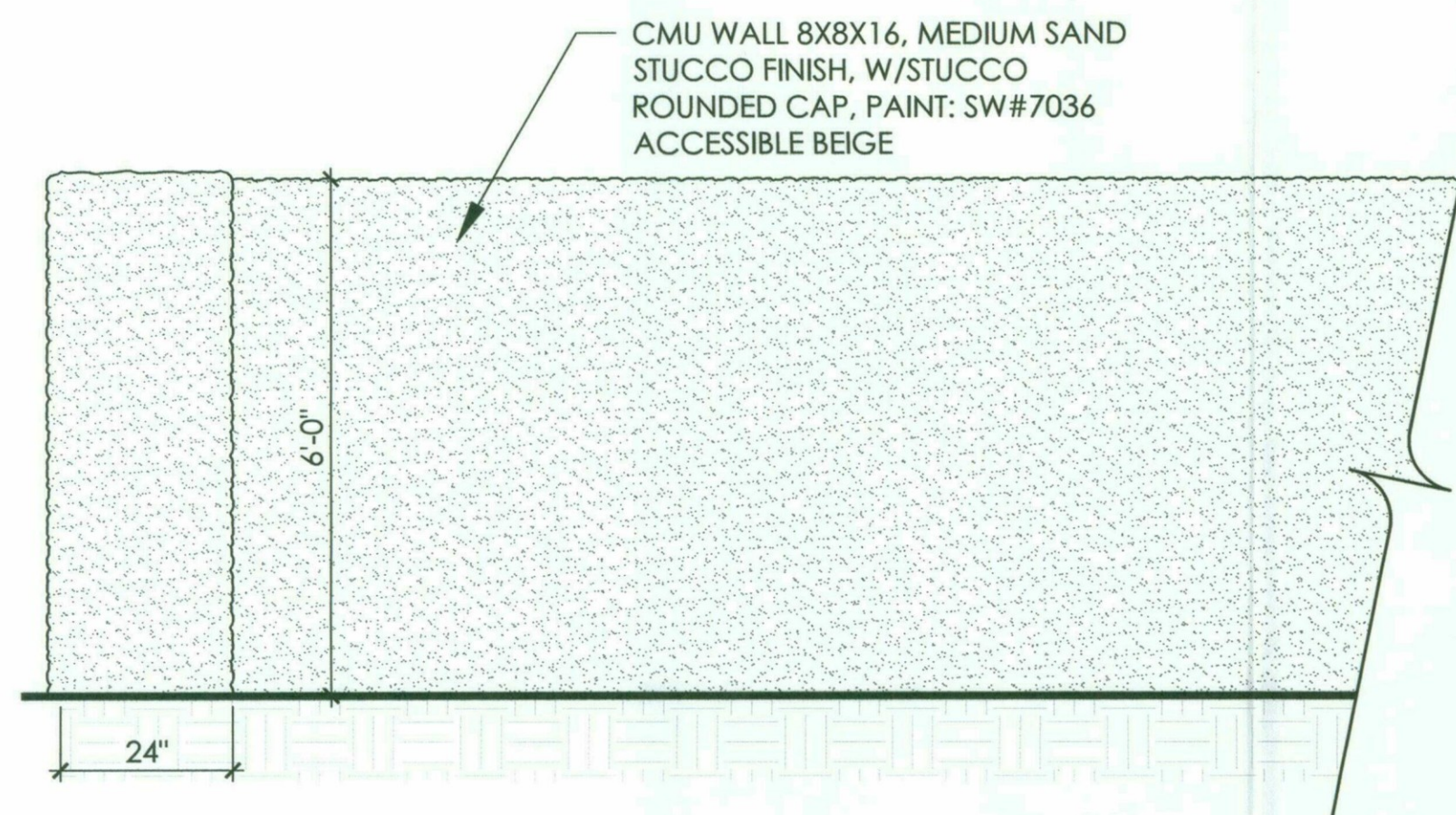


1543 DRAWN BY: TEAM 12/28/2016



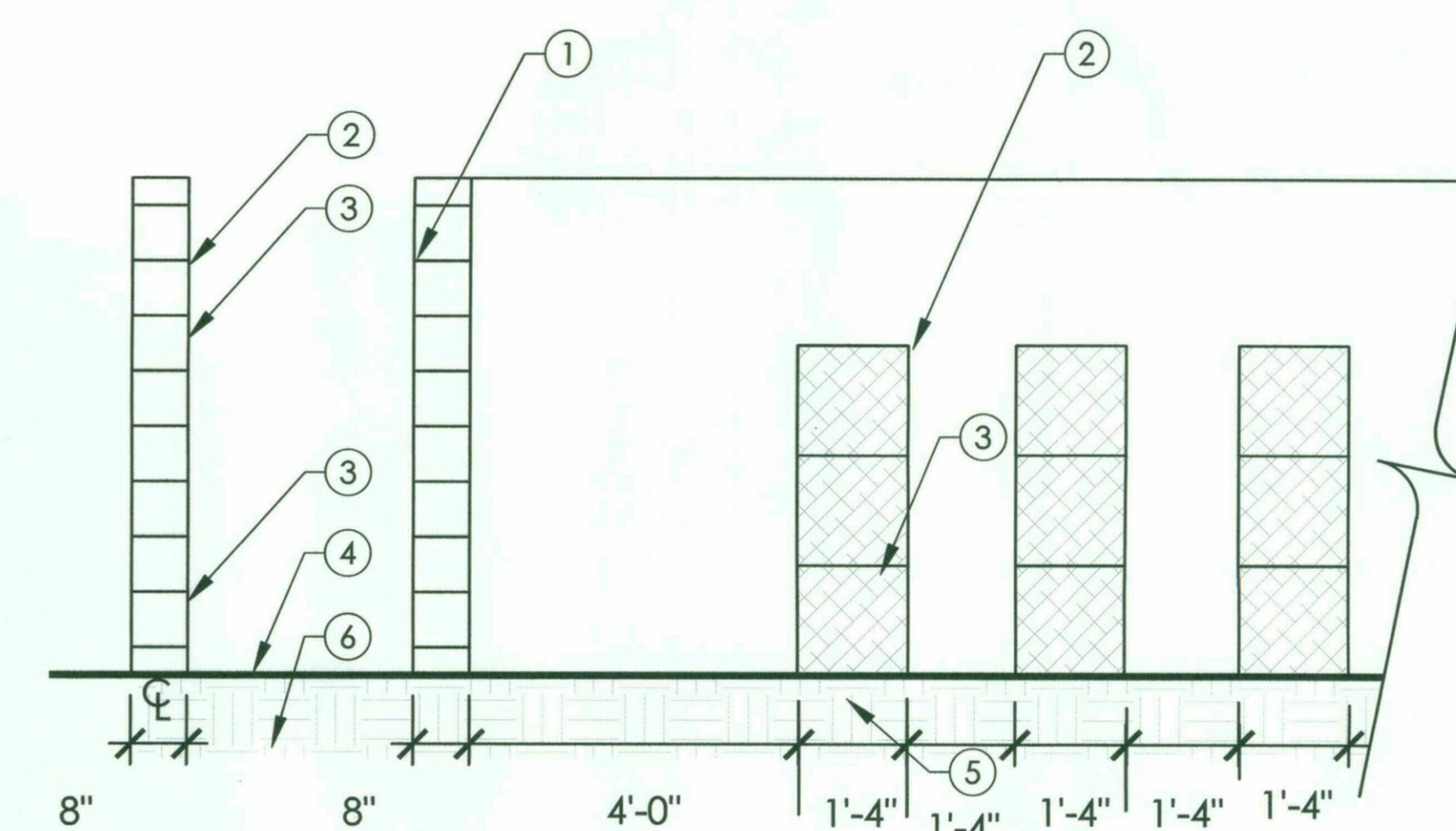
1 PEDESTRIAN SHADE STRUCTURE

SCALE: 3/8" = 1'-0"



- 1 ARTISAN WALL, REF. DETAIL AND PLANS.
- 2 PEDESTRIAN GATE FRAME, METAL, 2" SQ TUBE STEEL, PAINT URBANE BRONZE # 7048, REINFORCE PER STRUCTURAL ENGINEER.
- 3 NATURAL WOOD PLANKS, 6" T X 1" W, WOOD STAIN VENEER (DARK WALNUT COLOR).
- 4 METAL POST, 2" X 2" SQ, PROVIDE CAP, PAINT TO MATCH GATE.
- 5 PROVIDE 2 BARREL HINGES PER GATE, EQ. SPACE, PAINT TO MATCH GATE.
- 6 KING METALS LOCKEY 39-2835 DSCS PUSH BUTTON LOCK AND LOCK BOX 39-GB2500, INSTALL PER MFGR. REQS. STEEL PLATE BEHIND LOCK, PAINT TO MATCH GATE.
- 7 FINISH GRADE.

NOTE:
 1. ALL STEEL SURFACE TO RECEIVE PAINT FINISH.
 2. SUBMIT SHOP DRAWING FOR APPROVAL.
 3. PROVIDE MATERIAL SHEETS FOR HINGE AND LATCH ASSEMBLY FOR REVIEW.



3 ARTISAN CMU WALL - 6FT.

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

- 1 END OF WALL (TURN SEGMENT), CMU BLOCK, PAINT STUCCO FINISH, PAINT COLOR SW#7036 ACCESSIBLE BEIGE.
- 2 CMU WALL, 8X8X16 STUCCO FINISH, REINFORCE PER STRUCTURAL ENGINEER, ROUNDED STUCCO CAP, PAINT STUCCO FINISH, PAINT COLOR SW #7036 ACCESSIBLE BEIGE.
- 3 SLATE TILE PANEL, 1/4" THK. 16"X16" SIZE, EPOXY SET TO CMU FACE. SUBMIT SLATE SAMPLE FOR APPROVAL.
- 4 FINISH GRADE.
- 5 CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- 6 COMPACTED SUB-GRADE, PER STRUCTURAL ENGINEER.

2 THEME WALL & GATE

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

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SKYE ON McDOWELL-Phase II

CONCEPTUAL DETAILS
 Sheet 3

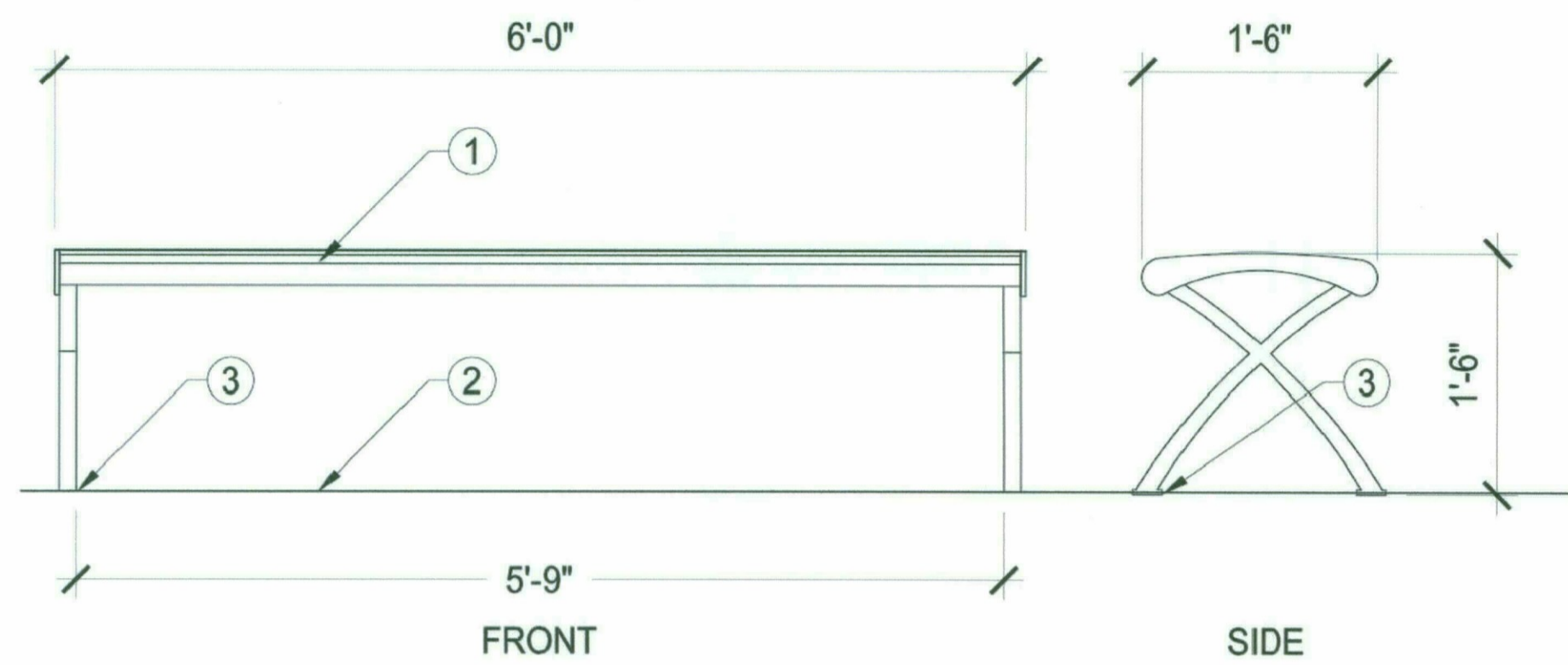
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 S:\1543-SEC 68TH & McDowell\1543.1-PHASE I\CAD\LS\EXHIBITS\02A-Conceptual Details - Skye II.dwg Dec 28, 2016

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 9-2-17
 DATE INITIALS

APPROX. SCALE: 1" = 10'
 NORTH

1543 DRAWN BY: TEAM 12/28/16



- ① BENCH: PW ATHLETIC, MODEL 3101-06, SURFACE MOUNT.
- ② FINISH GRADE.
- ③ STAINLESS STEEL MOUNTING FASTENERS.

NOTES:

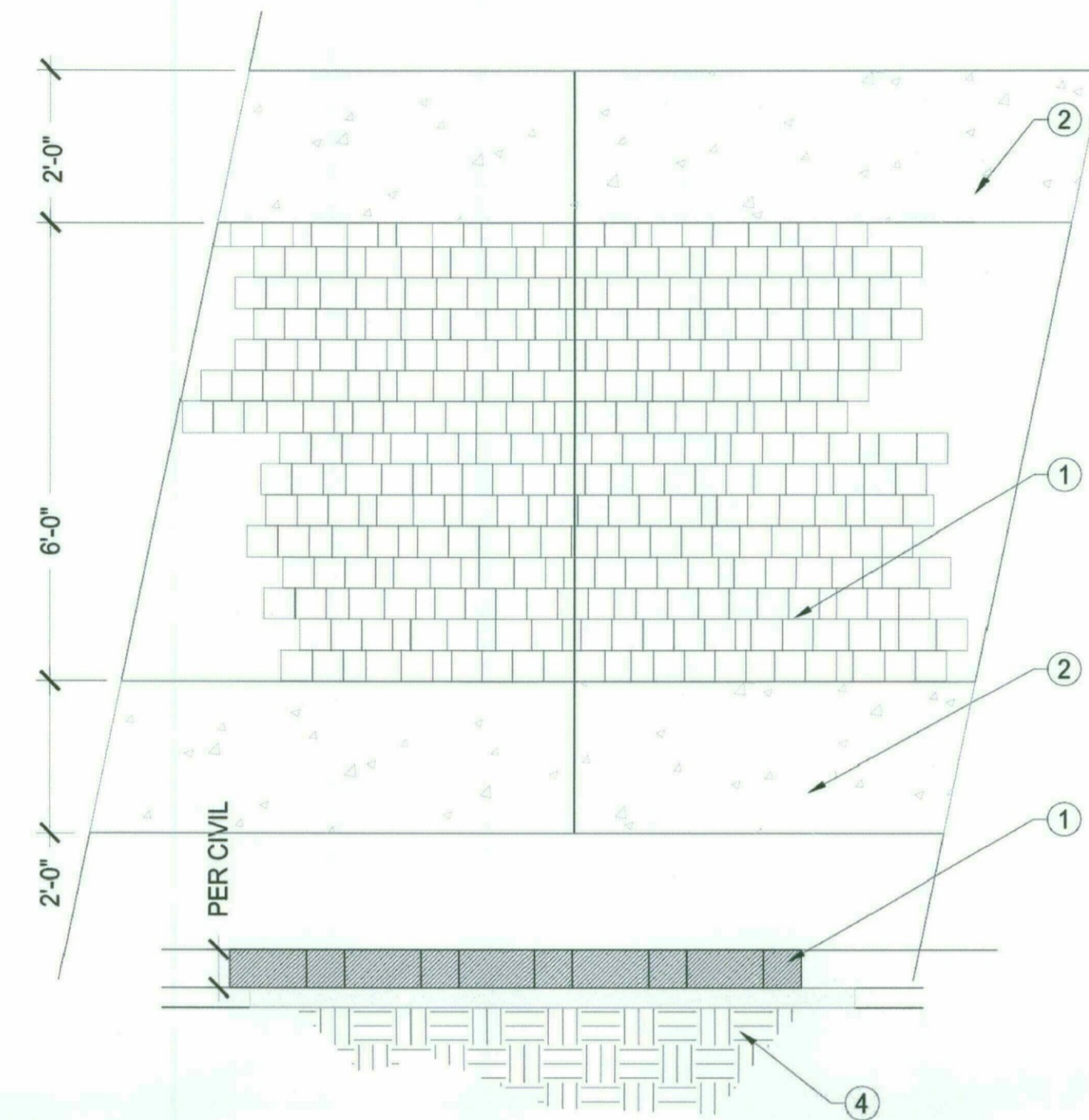
- 1. FINISH TO BE BRONZE PAINT (SHERWIN-WILLIAMS #7048 URBANE BRONZE).
- 2. INSTALL PER MFG. REQUIREMENTS.
- 3. DRILL AND EPOXY FASTENERS INTO MOUNTING PAVEMENT.



AXONOMETRIC VIEW

MANUF: PW ATHLETICS
 MODEL: 3101-06 SURFACE MOUNT
 NOTE: BACKLESS MODEL
 COLOR: SW7048 - URBANE BRONZE

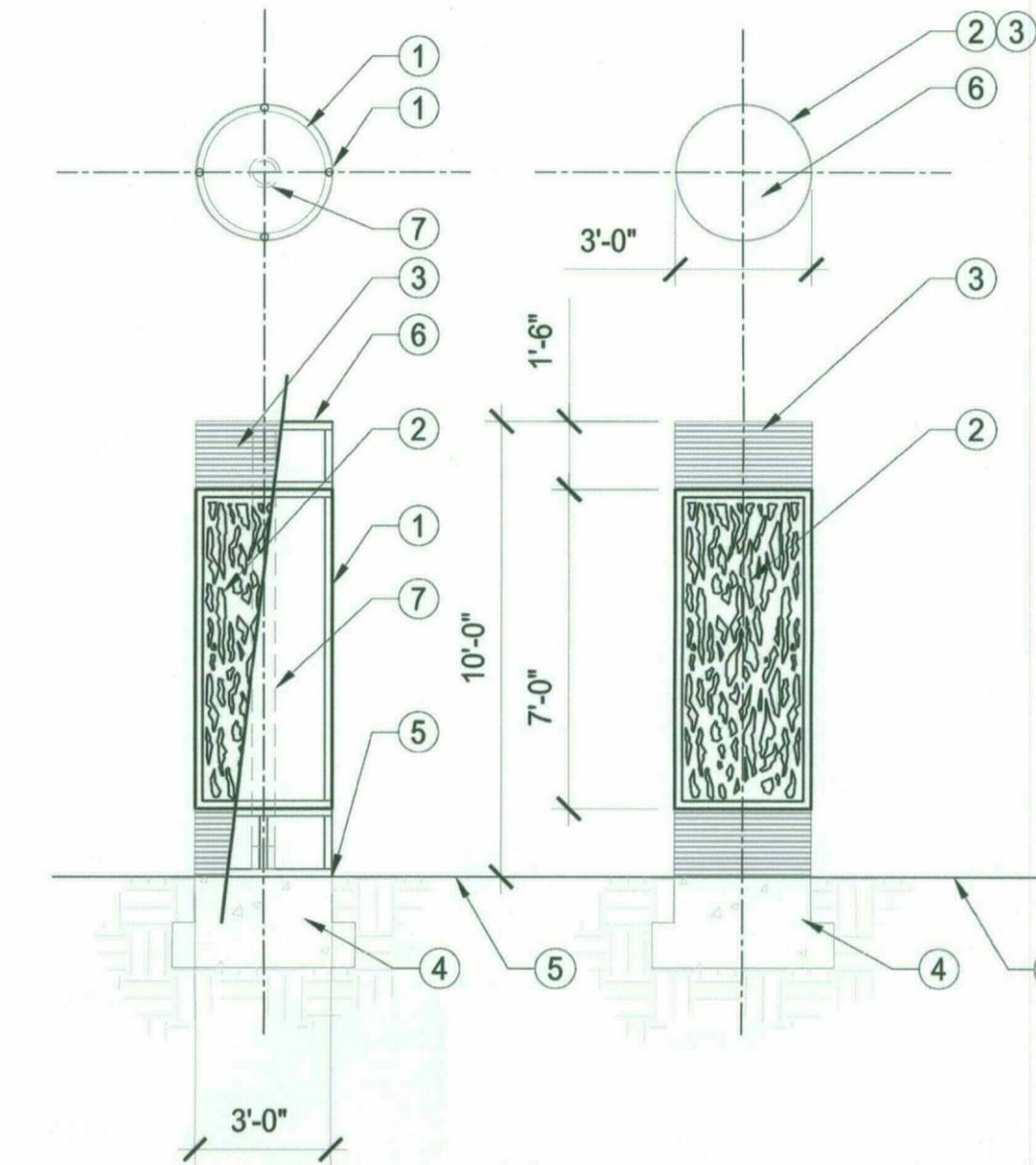
1 PEDESTRIAN BENCH
 SCALE: 1" = 1'-0"



- ① ASPHALT STAMP PATTERN, STREET PRINT, PATTERN BRITISH COBBLE, RED BRICK COLOR.
- ② ACCENT EDGE, 24" WIDE, ASPHALT STAMP, SOLDIER COURSE WITH CONCRETE TEXTURE, TAN COLOR.
- ③ SUB-BASE AND SUB-GRADE PER CIVIL ENGINEER.

NOTE:
 1. SUBMIT MATERIAL SAMPLES AND MOCK UP FOR APPROVAL.
 2. SEAL PAVERS WITH 2 COATS OF TRANSPARENT SEALANT.
 3. STAMP PATTERN BY STREET PRINT - BRITISH COBBLE - 10" X 6" PATTERN, COLOR: RED BRICK.

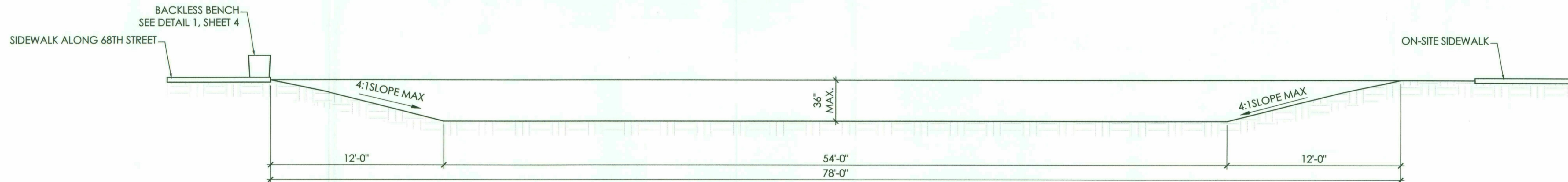
2 VEHICULAR & PEDESTRIAN ACCENT PAVING
 SCALE: 1/2" = 1'-0"



- ① LIGHT MAST LANTERN FRAME. TUBE STEEL, PROVIDE ENGINEERED SHOP DRAWINGS FOR MEMBER SIZE AND CONNECTIONS.
- ② LIGHT MAST LANTERN, WRAP IN PARASOLEIL DECORATIVE METAL PANEL "QUIET WOOD" PATTERN, COLOR SHERWIN WILLIAMS #7048 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS TO FRAME INTERIOR POSTS.
- ③ SOLID METAL WRAP, 1/8" THK., COLOR SHERWIN WILLIAMS #7551 GREEK VILLA (CREAM-TAN).
- ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE.
- ⑥ STEEL PLATE CAP. 1/8" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER WRAP FRAME WITH STAINLESS STEEL VANDAL RESISTANT FASTENERS.
- ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, REF. ELECTRICAL PLANS.

NOTE:
 1. REFER TO LIGHTING PLANS FOR FIXTURE TYPE AND INSTALLATION REQUIREMENTS.
 2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.

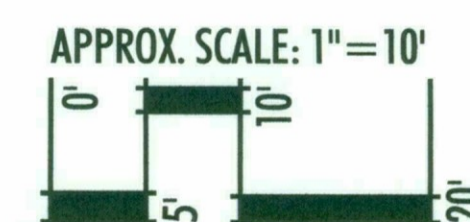
3 LIGHT MAST (BY OTHERS)
 SCALE: N.T.S.

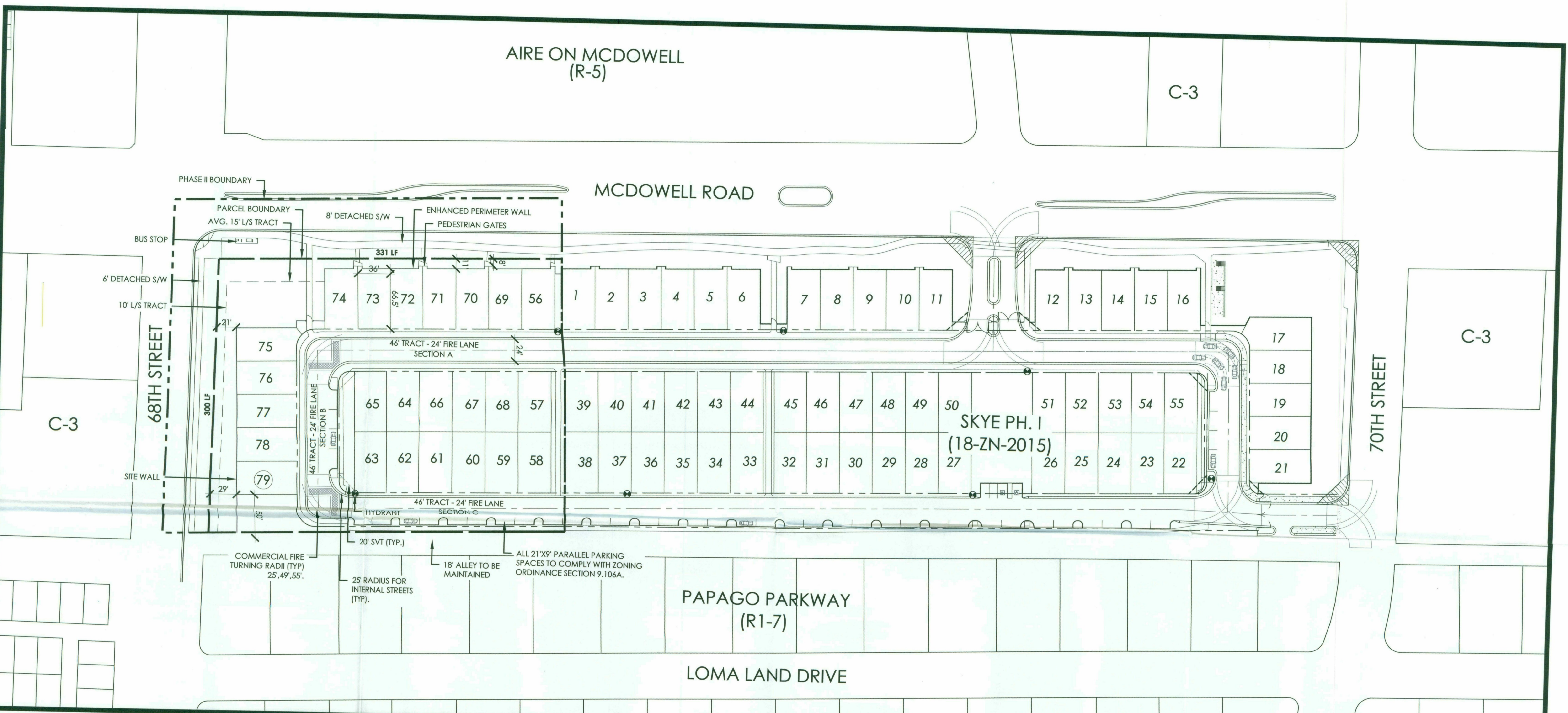


4 RETAINING BASIN ELEVATION
 SCALE: 1/4" = 1'-0"



STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 3-2-n
 DATE INITIALS





SITE DATA

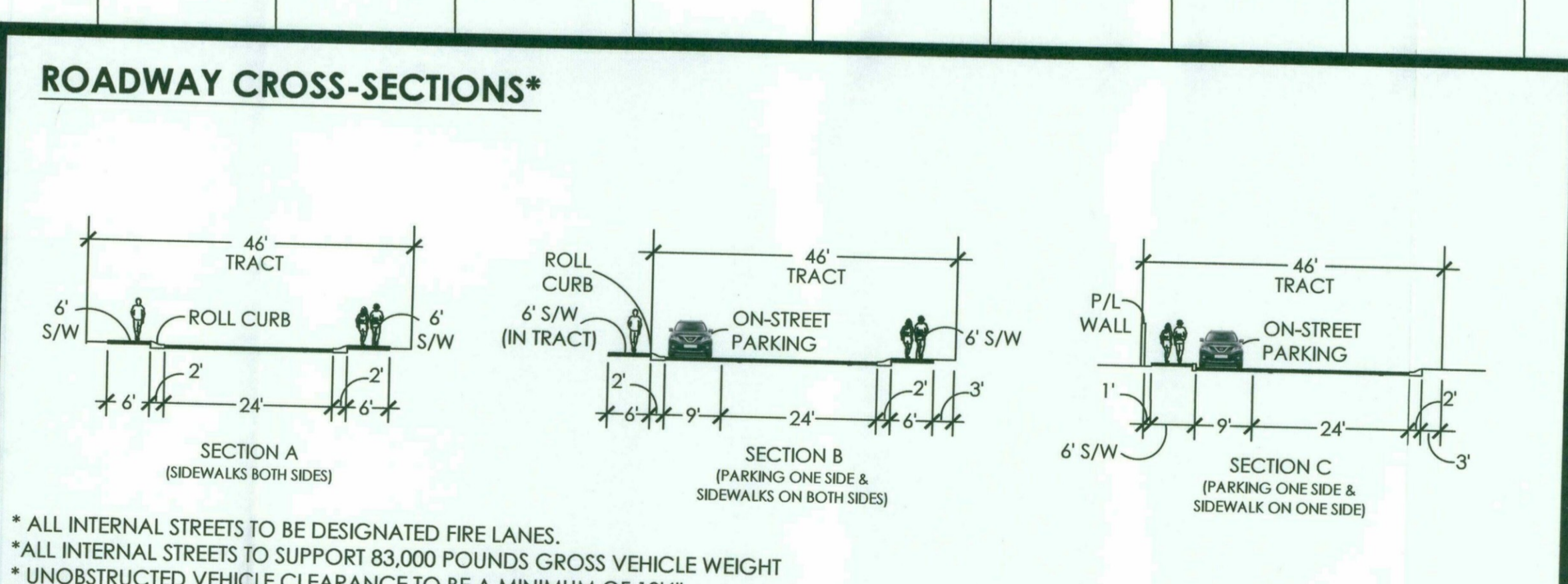
ADDRESS: 6825 E MCDOWELL RD.
 PHASE II AREA (NET): 115,530 SF (2.65 AC)
 PHASE II AREA (GROSS): 158,027 SF (3.63 AC)
 PROPOSED # OF LOTS: 24
 PHASE II DENSITY: 6.6 DU/AC
 ZONING: R-5 (16-ZN-2016)
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 11 SPACES
 MAX. BUILDING HEIGHT: PER ZONING
 TYP. LOT DIMENSIONS: 36' x 65.5'
 *REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.

OPEN SPACE

FRONTAGE O/S
 REQUIRED: 12,708 SF (11% OF NET)
 PROVIDED: 12,708 SF (11% OF NET)

COMMON O/S
 REQUIRED: 25,417 SF (22% OF NET)
 PROVIDED: 25,417 SF (22% OF NET)

PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 140 SF/UNIT (5% OF GROSS FLOOR AREA)
 PROVIDED: 140 SF/UNIT

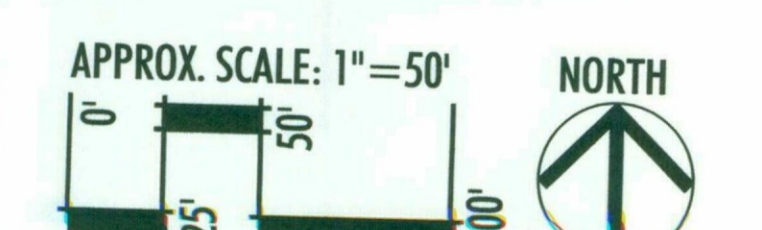


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SKYE ON MCDOWELL - PHASE II
 CONCEPTUAL SITE PLAN

1-PP-16#2
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 3-2-17
 DATE INITIALS



GENERAL NOTES

- ALL EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE C.C. AND R'S.
- THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
- THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.

NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, GPS POINT #5032, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD SEE MONUMENT #3)

ELEVATION= 1230.69 (NAVD 88)

PRELIMINARY PLAT

SKYE ON McDOWELL
PHASE II

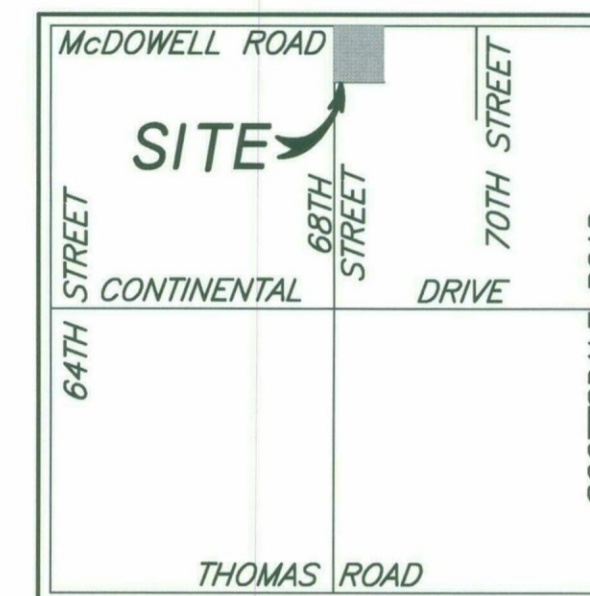
6825 E. McDowell Road, Scottsdale, AZ 85257

OWNER
777 PROPERTIES, LLC
7300 W. ORCHID LN
CHANDLER, AZ 85226

DEVELOPER
HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

APPLICANT
HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

PLANNER
LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ 85281
480-994-0994
ATTN: ALEX STEDMAN



CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH

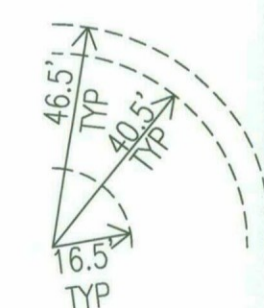
EXISTING LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERHANG
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE AS NOTED
- BLOCK WALL
- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- WATER STUB-UP PIPES
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER SERVICE OUTLET
- SEWER INTERCEPTOR MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC CABINET
- ELECTRIC STUB-UP
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC PULL BOX
- STREET LIGHT
- POWER POLE
- AREA LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- ELECTRIC JUNCTION BOX
- GUY WIRE
- TRAFFIC SIGNAL BOX
- GAS METER
- GASLINE MARKER
- GAS VALVE
- DRYWELL
- GRATE
- IRRIGATION CONTROL BOX
- STORM SEWER MANHOLE
- STORM CATCH BASIN
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS RISER BOX
- BOLLARD
- HANDICAP MARKER
- FLAGPOLE
- AIR STUB-UP
- MISCELLANEOUS SIGN
- AIR CONDITIONER
- TREE - MESQUITE
- TREE - PALO VERDE
- TREE - PALM
- TREE - SHADE
- BOUNDARY NOTE
- WALL SIGN
- DRIVEWAY ENTRANCE
- V.C.&G. VERTICAL CURB & GUTTER
- V.C. VERTICAL CURB(NO GUTTER)
- E.C. EXTRUDED CURB
- R.C. ROLL CURB
- T.C. TRASH CONTAINER
- S.W. SIDEWALK
- C.C. CONCRETE
- P.V.M.T. PAVEMENT
- B.C. BACK OF CURB
- B.R. BICYCLE RACK

PROPOSED LEGEND:

- 8" PVC SANITARY SEWER
- 8" W DIP WATERMAIN
- METER BOX
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- STORM PIPE
- STORM MANHOLE
- CATCHBASIN

FIRE ACCESS LANE-DETAIL



UNIT	FFE
1	52.89
2-7	53.38
8-12	53.50
13-16	53.00
17	52.61
18	51.89
19	52.89
20-24	53.50

PROPERTY	AREA S.F.	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS- 1-7	2,375 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 8	2,404 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 9-12	2,358 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 13-18	2,352 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 19-24	2,364 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	28,036 S.F.	PRIVATE STREET, LANDSCAPE, PUE, SANITARY, WATER, REFUGE COLLECTION, EMERGENCY RESPONSE, DRAINAGE EASEMENT	PROPERTY OWNERS ASSOCIATION
TRACT B	20,261 S.F.	OPEN SPACE, DRAINAGE, RETENTION, LANDSCAPE	PROPERTY OWNERS ASSOCIATION
TRACT C	2,142 S.F.	OPEN SPACE, DRAINAGE, LANDSCAPE	PROPERTY OWNERS ASSOCIATION

SITE INFORMATION

APN: 129-11-001H; 129-11-001J; 129-11-001R;
 TOTAL AREA: ±99,792 S.F. OR ±2.3 AC.
 GROSS AREA: ±139,593 S.F. OR ±3.2 AC.
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST SPACES PROPOSED: 11
 GUEST ACCESSIBLE SPACES: 0
 EXISTING/PROPOSED ZONING: R-5
 NO. OF LOTS: 24 LOTS

SITE INFORMATION

GROSS DENSITY: 6.6 DU/AC.
 REQUIRED FRONTAGE: 12,708 SF (11% OF NET)
 OPEN SPACE (F.O.S.): 12,708 S.F.
 PROVIDED FRONTAGE: 12,708 SF (11% OF NET)
 OPEN SPACE (F.O.S.): 12,708 S.F.
 REQUIRED COMMON SPACE (C.S.): 25,417 S.F. (22% OF NET)
 PROVIDED COMMON SPACE (C.S.): 25,417 S.F. (INCL. F.O.S.)
 TYPICAL GROSS FLOOR AREA: 2,365 SF
 REQUIRED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. (5% OF G.F.A.)
 PROVIDED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. PER UNIT MINIMUM
 MAX. BUILDING HEIGHT: 36'



NOTE TO CONTRACTOR: THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF SPECIFICATIONS AND CONDITIONS TO BE SUPPLIED BY THE OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL, STATE, AND LOCAL ORDINANCES. THE FAILURE OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS OR TO OBTAIN NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

SUSTAINABILITY ENGINEERING GROUP

SEG

8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226



PROJECT
SKYE ON McDOWELL
PHASE II

LOCATION
6825 E. McDowell Road
SCOTTSDALE, AZ 85257

DRAWN POUNDS
DESIGNED POUNDS
CHECKED COUNSELL
PROJ. MGR. FAKIH

DATE: 11/16/2016

ISSUED FOR: PERMITS

REVISION NO.: **DATE:**

JOB NO.: 161001

SHEET TITLE: PRELIMINARY PLAT

SHEET NO.: PP-1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

ALTA/ACSM LAND TITLE SURVEY

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

LEGAL DESCRIPTION:

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 1 OF "A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE ARIZONA", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 937 OF MAPS, PAGE 03.

PARCEL NO. 2:

THAT PART OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 2 SAID SECTION 3, (NORTH QUARTER CORNER OF SAID SECTION 3); RUN THENCE NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF LOT 2 SAID SECTION 3 (NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3), A DISTANCE OF 381.81 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF LOT 2 SAID SECTION 3, BEARS NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST, A DISTANCE OF 930.59 FEET; RUN THENCE SOUTH 0 DEGREES 08 MINUTES 00 SECONDS WEST, PARALLEL TO THE EAST LINE OF LOT 2 SAID SECTION 3, A DISTANCE OF 65.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 08 MINUTES 00 SECONDS WEST, PARALLEL TO THE EAST LINE OF LOT 2 SAID SECTION 3, A DISTANCE OF 309.85 FEET TO A POINT ON THE NORTH LINE OF PAPAGO PARKWAY, AS RECORDED IN BOOK 78 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS;

RUN THENCE NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID PAPAGO PARKWAY, PARALLEL TO THE NORTH LINE OF LOT 2 SAID SECTION 3, A DISTANCE OF 387.55 FEET;

RUN THENCE NORTH 0 DEGREES 08 MINUTES 00 SECONDS EAST, PARALLEL TO THE EAST LINE OF LOT 2 SAID SECTION 3, A DISTANCE OF 309.85 FEET;

RUN THENCE SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST, PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF LOT 2 SAID SECTION 3, A DISTANCE OF 387.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THE WEST 150 FEET OF THE EAST 543 FEET OF THE NORTH 375 FEET OF FARM UNIT "B", FARM UNIT PLAT, OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 65 FEET THEREOF.

PARCEL NO. 4:

THAT PART OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 2, SECTION 3 (NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3);

RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 393 FEET (RECORD) 393.02 FEET (MEASURED) TO THE POINT OF BEGINNING;

THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 2, TO A POINT ON THE NORTH LINE OF PAPAGO PARKWAY, AS RECORDED IN BOOK 78 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS;

RUN THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PAPAGO PARKWAY TO A POINT FROM WHICH THE EAST LINE OF SAID LOT 2 LIES 252.50 FEET (RECORD) 253.50 FEET (MEASURED) EASTERLY AS MEASURED ALONG SAID NORTH LINE OF PAPAGO PARKWAY;

RUN THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2 FROM WHICH THE NORTHEAST CORNER OF SAID LOT 2 LIES 265.81 FEET (RECORD) 266.81 FEET (MEASURED) EASTERLY AS MEASURED ALONG SAID NORTH LINE;

RUN THENCE WESTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 65 FEET THEREOF.

PARCEL NO. 4A:

AN EASEMENT FOR ACCESS AS CREATED IN 86-028756 OF OFFICIAL RECORDS OVER A PORTION OF FARM UNIT "B", FARM UNIT PLAT, OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FARM UNIT "B"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID FARM UNIT "B", SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST (MEASURED), A DISTANCE OF 265.81 FEET (RECORD) 266.81 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS EAST (RECORD) SOUTH 01 DEGREES 54 MINUTES 04 SECONDS EAST (MEASURED), A DISTANCE OF 65.00 FEET (RECORD) 65.01 FEET (MEASURED) TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS EAST (RECORD) NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST (MEASURED), A DISTANCE OF 18.50 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST (RECORD) SOUTH 01 DEGREES 33 MINUTES 45 SECONDS EAST (MEASURED), A DISTANCE OF 53.00 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST (MEASURED), A DISTANCE OF 32.00 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST (RECORD) NORTH 01 DEGREES 33 MINUTES 45 SECONDS WEST (MEASURED), A DISTANCE OF 53.00 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS EAST (RECORD) NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST (MEASURED), A DISTANCE OF 13.50 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED:

PARCEL NO. 5:

A PORTION OF FARM UNIT "B", FARM UNIT PLAT, OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FARM UNIT "B";

THENCE WESTERLY ALONG THE NORTH LINE OF SAID FARM UNIT "B", SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST (MEASURED), A DISTANCE OF 265.81 FEET (RECORD) 266.81 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS EAST (RECORD) SOUTH 01 DEGREES 54 MINUTES 04 SECONDS EAST (MEASURED), A DISTANCE OF 374.66 FEET (RECORD) 374.59 FEET (MEASURED) TO THE NORTH LINE OF PAPAGO PARKWAY SUBDIVISION AS RECORDED IN BOOK 78 OF MAPS, PAGE 12 OF MARICOPA COUNTY RECORDS;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID PAPAGO PARKWAY SUBDIVISION NORTH 89 DEGREES 01 MINUTES 50 SECONDS EAST (RECORD) NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST (MEASURED), A DISTANCE OF 252.50 FEET (RECORD) 253.50 FEET (MEASURED) TO THE EAST LINE OF SAID FARM UNIT "B";

THENCE ALONG SAID EAST LINE NORTH 01 DEGREES 09 MINUTES 20 SECONDS EAST (RECORD) NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST (MEASURED), A DISTANCE OF 374.85 FEET (RECORD) 374.83 FEET (MEASURED) TO THE POINT OF BEGINNING;

EXCEPT ANY PART LYING WITHIN THE PROPERTY CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 11913, PAGE 854; AND

EXCEPT THE NORTH 40 FEET; AND

EXCEPT THE NORTH 65 FEET OF THE EAST 180 FEET; AND

EXCEPT THE EAST 30 FEET.

PARCEL NO. 5A:

AN EASEMENT FOR ACCESS AS CREATED IN 86-028756 OF OFFICIAL RECORDS OVER A PORTION OF FARM UNIT "B", FARM UNIT PLAT, OF LOT 2, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FARM UNIT "B"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID FARM UNIT "B", SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST (MEASURED), A DISTANCE OF 265.81 FEET (RECORD) 266.81 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS EAST (RECORD) SOUTH 01 DEGREES 54 MINUTES 04 SECONDS EAST (MEASURED), A DISTANCE OF 65.00 FEET (RECORD) 65.01 FEET (MEASURED) TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS EAST (RECORD) NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST (MEASURED), A DISTANCE OF 18.50 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST (RECORD) SOUTH 01 DEGREES 33 MINUTES 45 SECONDS EAST (MEASURED), A DISTANCE OF 53.00 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 01 MINUTES 50 SECONDS WEST (MEASURED), A DISTANCE OF 32.00 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST (RECORD) NORTH 01 DEGREES 33 MINUTES 45 SECONDS WEST (MEASURED), A DISTANCE OF 53.00 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS EAST (RECORD) NORTH 88 DEGREES 01 MINUTES 50 SECONDS EAST (MEASURED), A DISTANCE OF 13.50 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND FOR SHEET 3 OF 5:

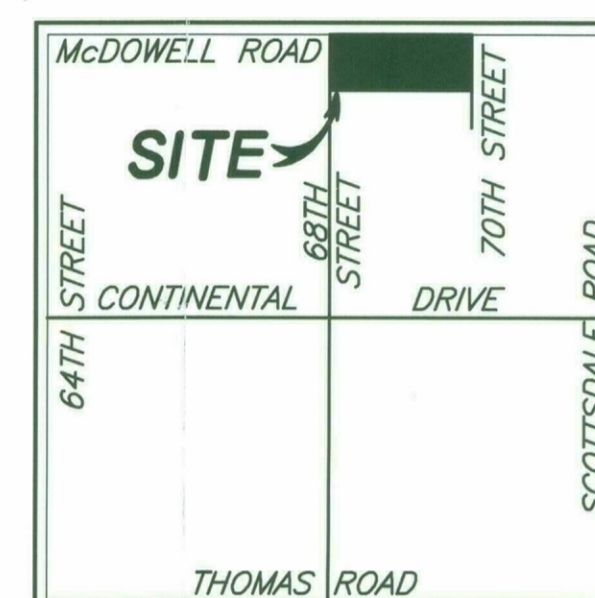
----	BOUNDARY LINE
-----	MONUMENT LINE
- - - -	RIGHT-OF-WAY LINE
- - - - -	EASEMENT LINE
- - - - -	ADJOINING PROPERTY
(M)	MEASURED DATA
(R)	RECORDED DATA
MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT-OF-WAY
APN	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
#	SCHEDULE B ITEM
#	MONUMENT NOTE

SHEET INDEX:

SHEET 1 - LEGAL DESCRIPTIONS, VICINITY MAP, RECORD OWNER, SHEET INDEX, BASIS OF BEARING, LEGEND FOR SHEET 3 OF 5, SURVEYOR'S NOTES AND CERTIFICATION.
SHEET 2 - SCHEDULE B - SECTION II EXCEPTIONS.
SHEET 3 - BOUNDARY MAP, EASEMENTS, MONUMENT NOTES, REFERENCE DATA AND AREAS.
SHEET 4 - WEST PART OF SURVEY MAP, TOPO, BENCH MARK, BOUNDARY NOTES AND LEGEND.
SHEET 5 - EAST PART OF SURVEY MAP, TOPO, BENCH MARK, BOUNDARY NOTES AND LEGEND.

BASIS OF BEARING:

N88°43'01"E ALONG THE MONUMENT LINE OF McDOWELL ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED (1) AND (3) SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR STEWART PLAZA, RECORDED IN BOOK 71 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.



VICINITY MAP

NOT TO SCALE

RECORD OWNER:

APN# 129-11-001H, 129-11-001J, 129-11-001R, 129-11-001S, 129-11-001P, 129-11-001M, 1129-11-001T AND 129-11-001U
PROPERTY ADDRESS 6801 E. MCDOWELL ROAD - 1519 N. 68TH STREET - 6825 E. MCDOWELL ROAD, 6861 E. MCDOWELL ROAD - 6863 E. MCDOWELL ROAD - 6905 E. MCDOWELL ROAD, 6925 E. MCDOWELL ROAD - SCOTTSDALE, ARIZONA 85257
MAILING ADDRESS 777 PROPERTIES LLC, 7300 W. ORCHARD LANE, CHANDLER, ARIZONA 85226

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 01831822-003-J70, DATED MAY 27, 2015 AT 7:30 A.M.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
- IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16 THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING DURING THIS SURVEY.
- THIS SURVEY SHOULD NOT BE CONSTRUED AS Dedicating ANY EASEMENTS OR RIGHTS OF WAY.

CERTIFICATION:

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY
LAWYERS TITLE OF ARIZONA, INC.
K. HOVANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 9, 10(a), 11(a), 13, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



LANCE C. DICKSON RLS #46643 DATE

EXPIRES 06/30/2016

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

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

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CHECKED BY: LCD
JOB # P15-117
DATE: 07/14/15

SHEET NO.

1
OF 5

SCHEDULE "B" ITEMS:

SCHEDULE B - SECTION II EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2015. (NOT RESPONSIBILITY OF SURVEYOR)

2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND. (NOT RESPONSIBILITY OF SURVEYOR)

3. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDING NO: BOOK 150 OF DEEDS, PAGE 88

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (NOT RESPONSIBILITY OF SURVEYOR)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESOLUTION NO. 8356
RECORDING NO: 2010-549775

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 937 OF MAPS, PAGE 3. (AFFECTS PARCEL 1) (SHOWN)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COST SHARING AND MAINTENANCE AGREEMENT
RECORDING NO: 2005-1925455

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: INDEMNITY AGREEMENT
RECORDING NO: 86-320150
(AFFECTS PARCEL 1) (ALSO AFFECTS PARCEL 2)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: LINE OF POLES AND APPURTENANCES
RECORDING NO: DOCKET 4379, PAGE 12
(AFFECTS PARCEL 1) (SHOWN)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: 1 FOOT VEHICULAR NON-ACCESS
RECORDING NO: 86-74626
(AFFECTS PARCELS 1 & 2) (SHOWN)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: 10 FOOT ALLEY RIGHT OF WAY
RECORDING NO: 86-74636
(AFFECTS PARCEL 1) (SHOWN) (ALSO AFFECTS PARCEL 2)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UNDERGROUND POWER
RECORDING NO: 87-338929
(AFFECTS PARCEL 1) (SHOWN)

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE
RECORDING NO: 97-910018
(AFFECTS PARCEL 2)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (SHOWN)

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COST SHARING AND MAINTENANCE AGREEMENT
RECORDING NO: 2005-1925460
(AFFECTS PARCEL 2)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CONSENT AGREEMENT
RECORDING NO: 98-167024
(AFFECTS PARCEL 2)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ALLEY
RECORDING NO: 85-496111 AND 86-74636
RECORDING NO: 86-74636
(AFFECTS PARCEL 2) (SHOWN)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: VEHICULAR NON-ACCESS
RECORDING NO: 85-526547
(AFFECTS PARCEL 2) (SHOWN)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRIC FACILITIES
RECORDING NO: 99-326397
(AFFECTS PARCEL 2) (SHOWN)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRICAL FACILITIES
RECORDING NO: 99-326398
(AFFECTS PARCEL 2) (SHOWN)

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POWER DISTRIBUTION
RECORDING NO: 2004-1235559
(AFFECTS PARCEL 2) (SHOWN)

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: INDEMNITY AGREEMENT
RECORDING NO: 87-164385
(AFFECTS PARCELS 3 & 4 & 5)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
RECORDING NO: 97-267244
(AFFECTS PARCELS 3 & 4) (ALSO AFFECTS PARCEL 5 AND DOES NOT AFFECT PARCEL 3)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CITY OF SCOTTSDALE LOT SPLIT APPROVAL
RECORDING NO: 97-267245
(AFFECTS PARCELS 3 & 4 & 5) (DOES NOT AFFECT PARCEL 3)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CONDITIONAL INGRESS, EGRESS AND USE EASEMENT
RECORDING NO: 97-319496
(AFFECTS PARCELS 3 & 4 & 5) (DOES NOT AFFECT PARCELS 4 & 5)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (SHOWN)

25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COST SHARING AND MAINTENANCE AGREEMENT
RECORDING NO: 2005-1925567
(AFFECTS PARCELS 3 & 4 & 5)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRIC TRANSMISSION
RECORDING NO: DOCKET 3787, PAGE 398 (SHOWN) (AFFECTS PARCELS 3 & 4)

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ALLEY
RECORDING NO: DOCKET 13497, PAGE 306
(AFFECTS PARCEL 4) (SHOWN) (ALSO AFFECTS PARCEL 5)

28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: VEHICULAR NON-ACCESS
RECORDING NO: 86-320132
(AFFECTS PARCELS 3 & 4) (SHOWN)

29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ALLEY
RECORDING NO: 86-320133
(AFFECTS PARCELS 3 & 4) (SHOWN)

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UNDERGROUND POWER
RECORDING NO: 88-138506
(AFFECTS PARCELS 3 & 4) (SHOWN)

31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UNDERGROUND POWER
RECORDING NO: 90-438385
(AFFECTS PARCEL 3) (SHOWN)

32. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UNDERGROUND POWER LINES
RECORDING NO: 90-438386 (AFFECTS PARCEL 4) (SHOWN)

33. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: INDEMNITY AGREEMENT
RECORDING NO: DOCKET 14669, PAGE 484
(AFFECTS PARCEL 5)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT RESPONSIBILITY OF SURVEYOR)

34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDING NO: DOCKET 2790, PAGE 560
(AFFECTS PARCEL 5) (SHOWN)

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDING NO: DOCKET 2949, PAGE 226
(AFFECTS PARCEL 5) (SHOWN) (ALSO AFFECTS PARCEL 4)

36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ALLEY
RECORDING NO: DOCKET 13497, PAGE 306
(AFFECTS PARCEL 5) (SHOWN) (ALSO AFFECTS PARCEL 4)

37. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UNDERGROUND POWER
RECORDING NO: 88-138506
(AFFECTS PARCEL 5) (SHOWN)

38. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE
LESSOR: 777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE: SCOTTSDALE FERRARI, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING
DATE: DECEMBER 21, 2012
RECORDING NO: 2012-1165308
(AFFECTS PARCEL 1) (BLANKET)

38. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE
LESSOR: 777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE: SCOTTSDALE FERRARI, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING
DATE: DECEMBER 21, 2012
RECORDING NO: 2012-1165308
(AFFECTS PARCEL 1) (BLANKET)

39. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE
LESSOR: 777 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE: SCOTTSDALE FERRARI, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING
DATE: DECEMBER 21, 2012
RECORDING NO: 2012-1165309
(AFFECTS PARCEL 2) (BLANKET)

40. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 1133 OF MAPS, PAGE 9. (SHOWN)

41. 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 RESPONSIBILITY OF SURVEYOR)

42. 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.

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

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

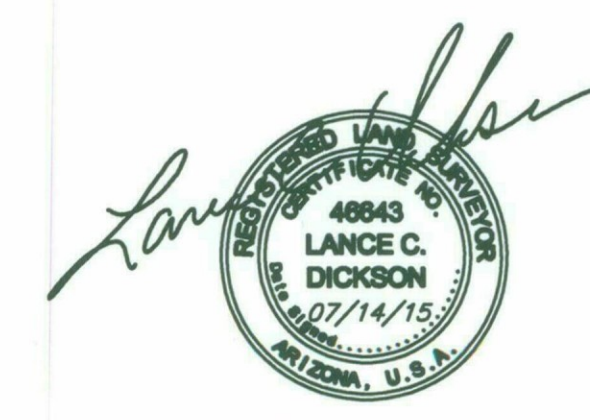
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DRAWN BY: REW
CHECKED BY: LCD
JOB #: P15-117
DATE: 07/14/15

SHEET NO.
2
2 OF 5

EXPIRES 06/30/2016



ALTA/ACSM LAND TITLE SURVEY

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

AREAS:

PARCEL 1 - ± 99,712 SQUARE FEET OR ±2.29 ACRES
 PARCEL 2 - ± 120,042 SQUARE FEET OR ±2.75 ACRES
 PARCEL 3 - ± 46,459 SQUARE FEET OR ±1.07 ACRES
 PARCEL 4 - ± 41,512 SQUARE FEET OR ±0.95 ACRES
 PARCEL 5 - ± 70,925 SQUARE FEET OR ±1.63 ACRES
 TOTALS - ±378,650 SQUARE FEET OR ±8.69 ACRES

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

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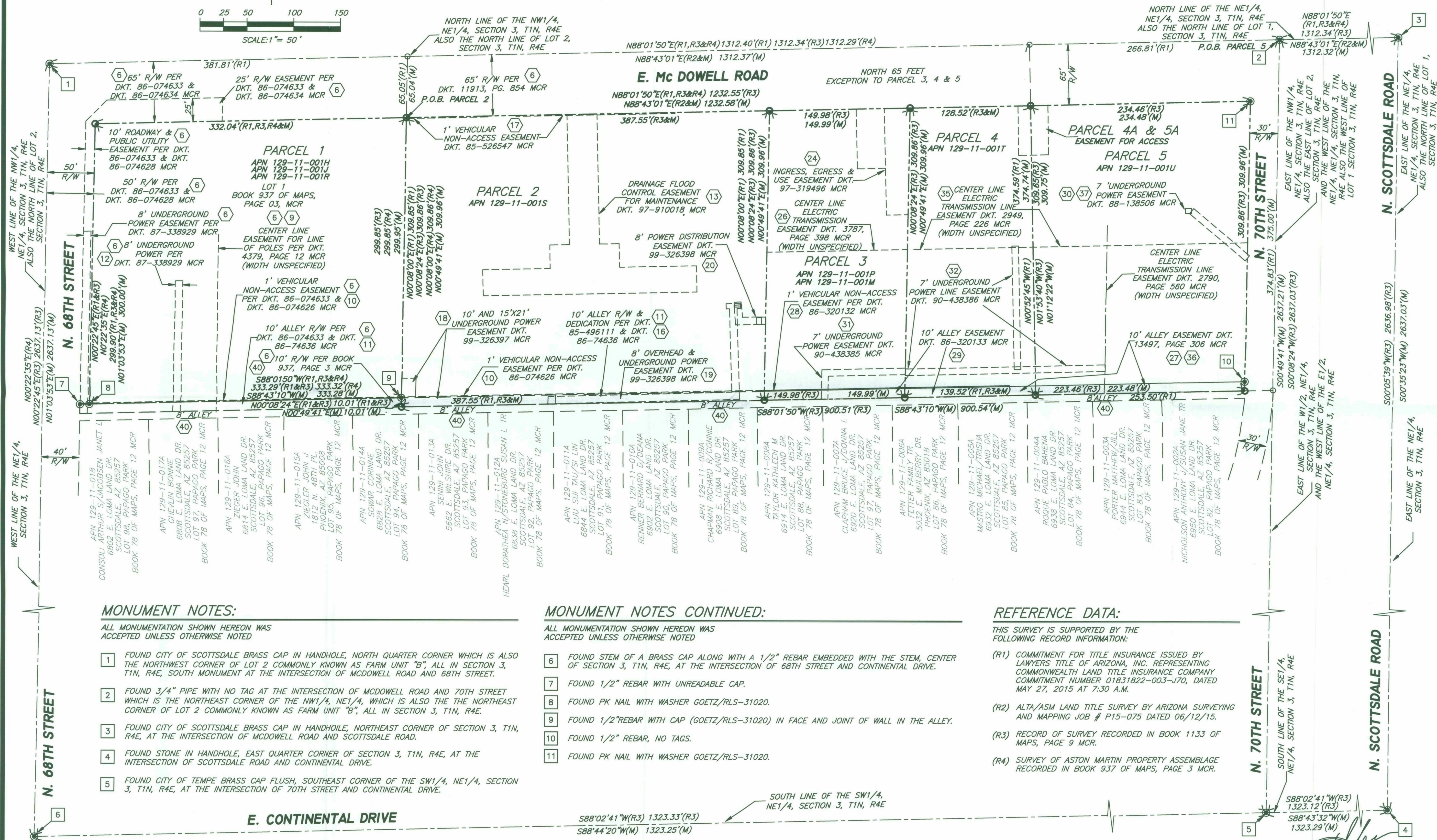
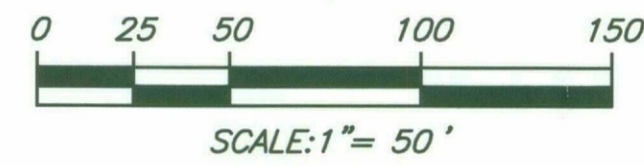
DRAWN BY: REW

CHECKED BY: LCD

JOB # P15-117

DATE: 07/14/15

SHEET NO. 3 OF 5



MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, NORTH QUARTER CORNER WHICH IS ALSO THE NORTHWEST CORNER OF LOT 2 COMMONLY KNOWN AS FARM UNIT "B", ALL IN SECTION 3, T1N, R4E, SOUTH MONUMENT AT THE INTERSECTION OF MCDOWELL ROAD AND 68TH STREET.
- 2 FOUND 3/4" PIPE WITH NO TAG AT THE INTERSECTION OF MCDOWELL ROAD AND 70TH STREET WHICH IS THE NORTHEAST CORNER OF THE NW1/4, NE1/4, WHICH IS ALSO THE NORTHEAST CORNER OF LOT 2 COMMONLY KNOWN AS FARM UNIT "B", ALL IN SECTION 3, T1N, R4E.
- 3 FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, NORTHEAST CORNER OF SECTION 3, T1N, R4E, AT THE INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD.
- 4 FOUND STONE IN HANDHOLE, EAST QUARTER CORNER OF SECTION 3, T1N, R4E, AT THE INTERSECTION OF SCOTTSDALE ROAD AND CONTINENTAL DRIVE.
- 5 FOUND CITY OF TEMPE BRASS CAP FLUSH, SOUTHEAST CORNER OF THE SW1/4, NE1/4, SECTION 3, T1N, R4E, AT THE INTERSECTION OF 70TH STREET AND CONTINENTAL DRIVE.

MONUMENT NOTES CONTINUED:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 6 FOUND STEM OF A BRASS CAP ALONG WITH A 1/2" REBAR EMBEDDED WITH THE STEM, CENTER OF SECTION 3, T1N, R4E, AT THE INTERSECTION OF 68TH STREET AND CONTINENTAL DRIVE.
- 7 FOUND 1/2" REBAR WITH UNREADABLE CAP.
- 8 FOUND PK NAIL WITH WASHER GOETZ/RLS-31020.
- 9 FOUND 1/2" REBAR WITH CAP (GOETZ/RLS-31020) IN FACE AND JOINT OF WALL IN THE ALLEY.
- 10 FOUND 1/2" REBAR, NO TAGS.
- 11 FOUND PK NAIL WITH WASHER GOETZ/RLS-31020.

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 01831822-003-J70, DATED MAY 27, 2015 AT 7:30 A.M.
- (R2) ALTA/ASM LAND TITLE SURVEY BY ARIZONA SURVEYING AND MAPPING JOB # P15-075 DATED 06/12/15.
- (R3) RECORD OF SURVEY RECORDED IN BOOK 1133 OF MAPS, PAGE 9 MCR.
- (R4) SURVEY OF ASTON MARTIN PROPERTY ASSEMBLAGE RECORDED IN BOOK 937 OF MAPS, PAGE 3 MCR.

E. CONTINENTAL DRIVE

S88°02'41"W(R3) 1323.33'(R3)
 S88°44'20"W(M) 1323.25'(M)



EXPIRES 06/30/2016

ALTA/ACSM LAND TITLE SURVEY

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

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP
1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND
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FIELDWORK BY: WJZ
DRAWN BY: REW
CHECKED BY: LCD
JOB # P15-117
DATE: 07/14/15

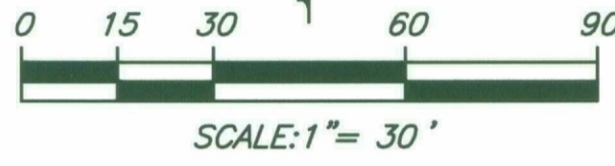
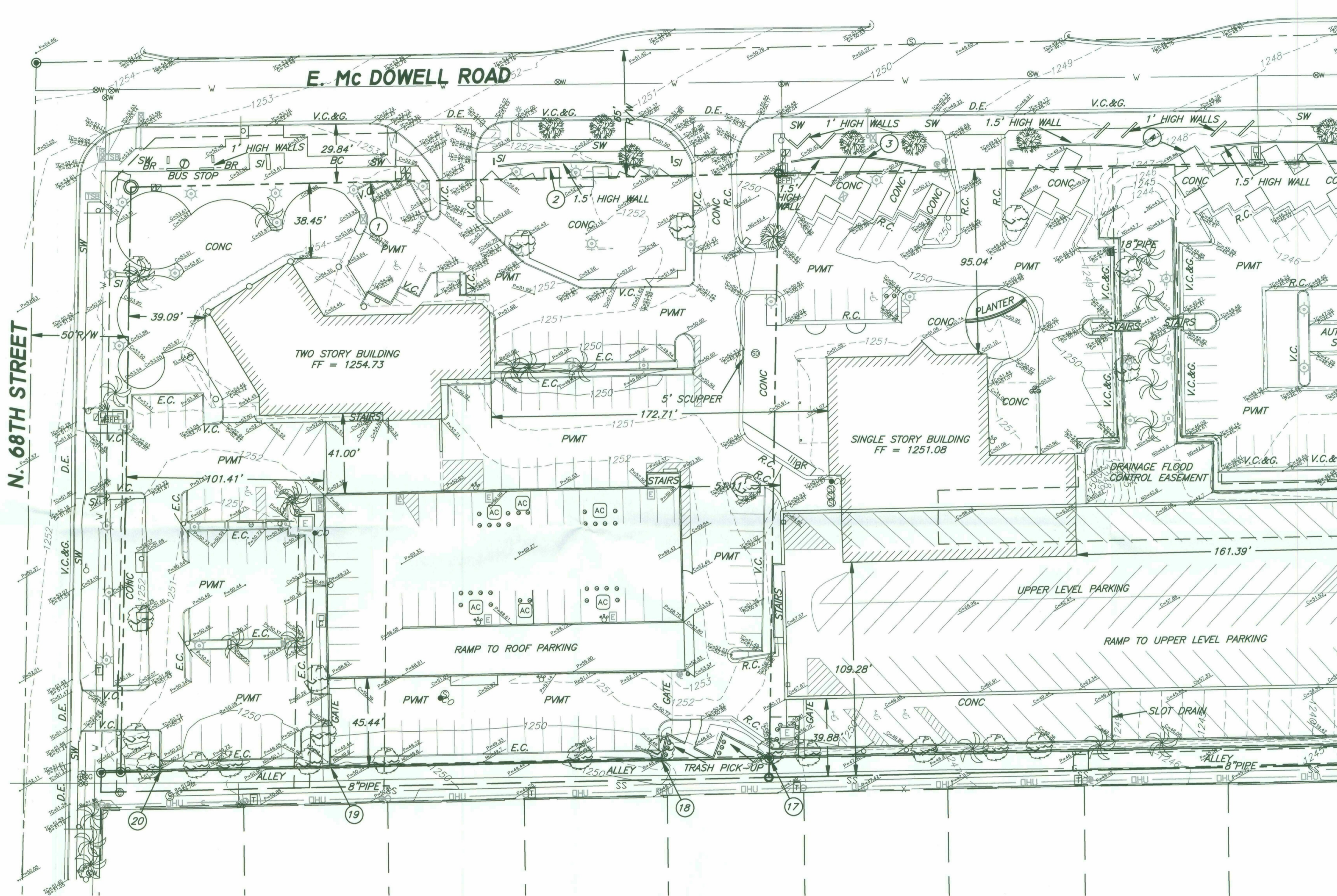
SHEET NO.

4

4 OF 5

EXPIRES 06/30/2016

SEE SHEET 5 OF 5



BOUNDARY NOTES:

- 1 VERTICAL CURB 0.29' NORTH OF BOUNDARY LINE.
- 2 EIGHT CONCRETE AREAS FROM 2.82' TO 5.33' NORTH OF BOUNDARY LINE.
- 3 TWO CONCRETE AREAS 4.12' AND 7.53' NORTH OF BOUNDARY LINE.
- 4 FIVE CONCRETE AREAS FROM 8.97' TO 9.76' NORTH OF BOUNDARY LINE.
- 5 TWO CONCRETE AREAS 1.75' AND 2.82' NORTH OF BOUNDARY LINE.
- 6 TWO CONCRETE AREAS 1.86' AND 3.19' NORTH OF BOUNDARY LINE.
- 7 FIVE PAVEMENT AREAS FROM 5.66' TO 10.28' NORTH OF BOUNDARY LINE.
- 8 FIVE CONCRETE AREAS FROM 3.55' TO 15.53' NORTH OF BOUNDARY LINE.
- 9 ONE CONCRETE AREA 0.12' EAST OF BOUNDARY LINE.
- 10 6' HIGH BLOCK WALL, 10.02' NORTH OF BOUNDARY LINE.
- 11 5' HIGH BLOCK WALL EAST AND 6' HIGH BLOCK WALL WEST, 10.10' NORTH OF BOUNDARY LINE.
- 12 5' HIGH BLOCK WALL, 10.20' NORTH OF BOUNDARY LINE.
- 13 5' HIGH BLOCK WALL EAST AND 10' HIGH BLOCK WALL WEST, 10.19' NORTH OF BOUNDARY LINE.
- 14 10' HIGH BLOCK WALL, 9.93' NORTH OF BOUNDARY LINE.
- 15 10' HIGH BLOCK WALL, 10.24' NORTH OF BOUNDARY LINE.
- 16 10' HIGH BLOCK WALL, 10.18' NORTH OF BOUNDARY LINE.
- 17 8' HIGH BLOCK WALL EAST AND 10' HIGH BLOCK WALL WEST, 0.13' AND 10.14' NORTH OF BOUNDARY LINE.
- 18 10' HIGH BLOCK WALL, 0.19' SOUTH OF BOUNDARY LINE.
- 19 9' HIGH BLOCK WALL EAST AND 7' HIGH BLOCK WALL WEST, 0.10' NORTH OF BOUNDARY LINE.
- 20 7' HIGH BLOCK WALL, 0.21' NORTH OF BOUNDARY LINE.

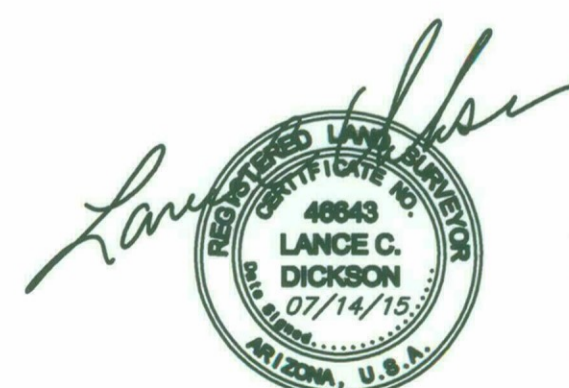
BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE,
GPS POINT #5032, INTERSECTION OF MCDOWELL
ROAD AND SCOTTSDALE ROAD
SEE MONUMENT #3)

ELEVATION= 1230.69 (NAVD 88)

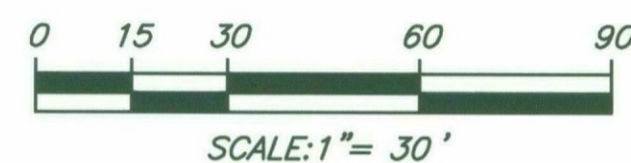
LEGEND:

---	BOUNDARY LINE	---	FENCE AS NOTED	⊙	SEWER MANHOLE	⊙	TRAFFIC SIGNAL	⊙	COMMUNICATIONS MANHOLE	🌴	TREE - PALM	SW	SIDEWALK	
---	MONUMENT LINE	---	BLOCK WALL	⊙	SEWER CLEANOUT	⊙	ELECTRIC JUNCTION BOX	⊙	COMMUNICATIONS RISER BOX	🌳	TREE - SHADE	CONC	CONCRETE	
---	RIGHT-OF-WAY LINE	○	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED	⊙	ELECTRIC CABINET	⊙	GUY WIRE	⊙	BOLLARD	⊙	BOUNDARY NOTE	PVMT	PAVEMENT	
---	EASEMENT LINE	⊙	FOUND MONUMENT AS NOTED	⊙	ELECTRIC STUB-UP	⊙	TRAFFIC SIGNAL BOX	⊙	HANDICAP MARKER	⊙	SI	WALL SIGN	BC	BACK OF CURB
---	ADJOINING PROPERTY	⊙	WATER STUB-UP PIPES	⊙	ELECTRIC TRANSFORMER	⊙	GAS METER	⊙	FLAGPOLE	⊙	D.E.	DRIVEWAY ENTRANCE	BR	BICYCLE RACK
---	BUILDING OVERHANG	⊙	FIRE DEPARTMENT CONNECTION	⊙	ELECTRIC METER	⊙	GASLINE MARKER	⊙	AIR STUB-UP	⊙	V.C.&G.	VERTICAL CURB & GUTTER		
---	W	⊙	FIRE HYDRANT	⊙	ELECTRIC VAULT	⊙	GAS VALVE	⊙	MISCELLANEOUS SIGN	⊙	V.C.	VERTICAL CURB(NO GUTTER)		
---	SS	⊙	WATER METER	⊙	ELECTRIC PULL BOX	⊙	DRYWELL	⊙	AIR CONDITIONER	⊙	E.C.	EXTRUDED CURB		
---	G	⊙	BACKFLOW PREVENTOR	⊙	STREET LIGHT	⊙	GRATE	⊙	TREE - MESQUITE	⊙	R.C.	ROLL CURB		
---	COMM	⊙	WATER SERVICE OUTLET	⊙	POWER POLE	⊙	IRRIGATION CONTROL BOX	⊙	TREE - PALO VERDE	⊙	⊙	TRASH CONTAINER		
---	E	⊙	SEWER INTERCEPTOR MANHOLE	⊙	AREA LIGHT	⊙	STORM SEWER MANHOLE	⊙						
---	OHU	⊙		⊙	TRAFFIC SIGNAL	⊙	STORM CATCH BASIN	⊙						



ALTA/ACSM LAND TITLE SURVEY

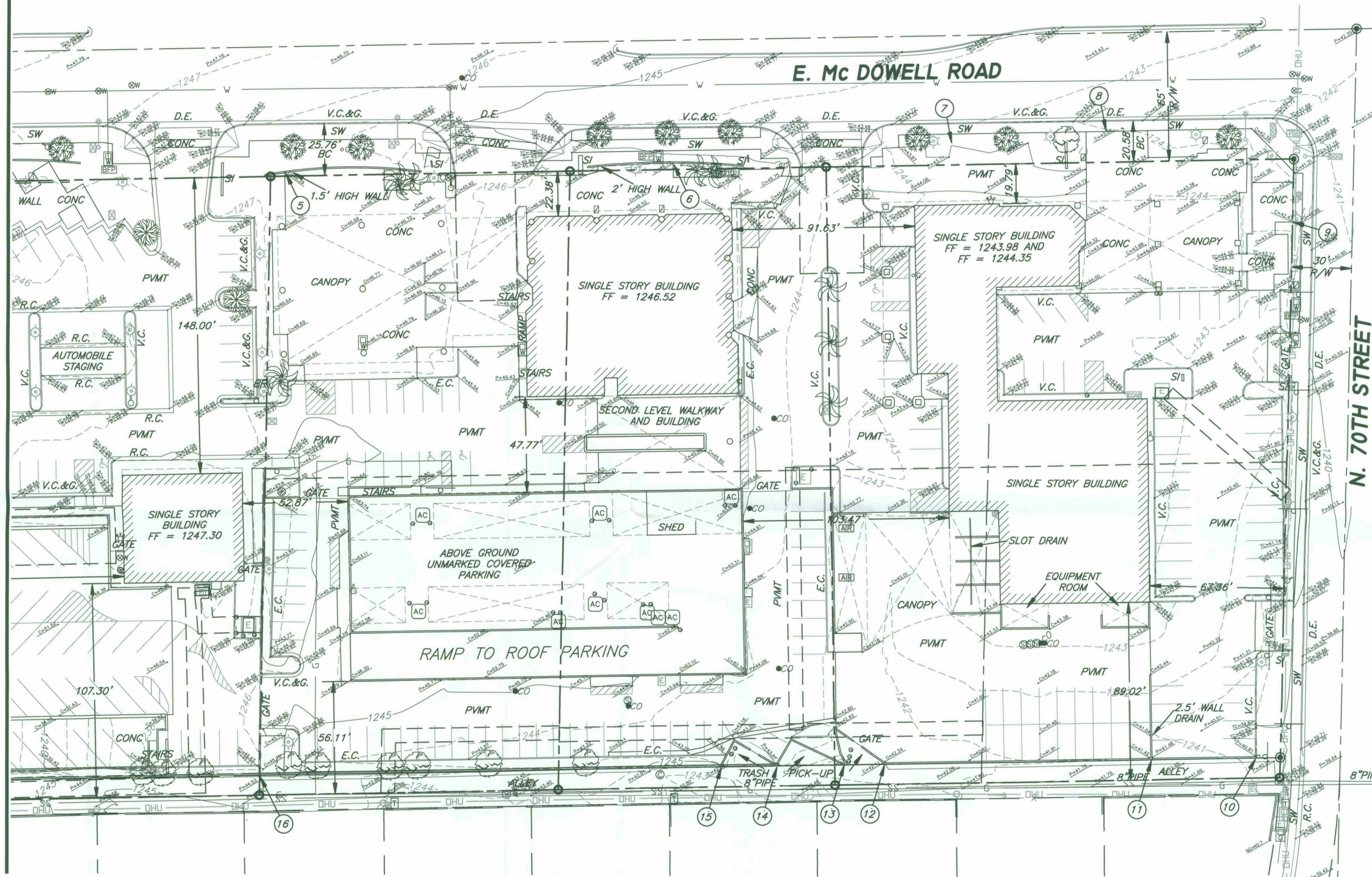
A PORTION OF THE NORTHEAST QUARTER OF SECTION 3,
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SEE SHEET 4 OF 5



LEGEND:

--- BOUNDARY LINE	--- X --- FENCE AS NOTED	⊙ SEWER MANHOLE	⊙ TRAFFIC SIGNAL	⊙ COMMUNICATIONS MANHOLE	🌴 TREE - PALM	SW SIDEWALK
--- MONUMENT LINE	--- BLOCK WALL	● CO SEWER CLEANOUT	⊞ ELECTRIC JUNCTION BOX	⊞ COMMUNICATIONS RISER BOX	🌳 TREE - SHADE	CONC CONCRETE
--- RIGHT-OF-WAY LINE	○ SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED	⊞ ELECTRIC CABINET	⊞ GUY WIRE	⊞ BOLLARD	⊞ BOUNDARY NOTE	PVMT PAVEMENT
--- EASEMENT LINE	⊙ FOUND MONUMENT AS NOTED	⊞ ELECTRIC STUB-UP	⊞ TRAFFIC SIGNAL BOX	⊞ HANDICAP MARKER	⊞ WALL SIGN	BC BACK OF CURB
--- ADJOINING PROPERTY	⊞ WATER STUB-UP PIPES	⊞ ELECTRIC TRANSFORMER	⊞ GAS METER	⊞ FLAGPOLE	⊞ DRIVEWAY ENTRANCE	BR BICYCLE RACK
--- BUILDING OVERHANG	⊞ FIRE DEPARTMENT CONNECTION	⊞ ELECTRIC METER	⊞ GASLINE MARKER	⊞ AIR STUB-UP	V.C.&G. VERTICAL CURB & GUTTER	
--- W UNDERGROUND WATER LINE	⊞ FIRE HYDRANT	⊞ ELECTRIC VAULT	⊞ GAS VALVE	⊞ MISCELLANEOUS SIGN	V.C. VERTICAL CURB(NO GUTTER)	
--- SS UNDERGROUND SEWER LINE	⊞ WATER METER	⊞ ELECTRIC PULL BOX	⊞ DRYWELL	⊞ AIR CONDITIONER	E.C. EXTRUDED CURB	
--- G UNDERGROUND GAS LINE	⊞ WATER VALVE	⊞ STREET LIGHT	⊞ GRATE	⊞ TREE - MESQUITE	R.C. ROLL CURB	
--- COMM UNDERGROUND COMMUNICATIONS LINE	⊞ BACKFLOW PREVENTOR	⊞ POWER POLE	⊞ IRRIGATION CONTROL BOX	⊞ TREE - PALO VERDE	⊞ TRASH CONTAINER	
--- E UNDERGROUND ELECTRIC LINE	⊞ WATER SERVICE OUTLET	⊞ AREA LIGHT	⊞ STORM SEWER MANHOLE			
--- OHU OVERHEAD UTILITY LINE	⊞ SEWER INTERCEPTOR MANHOLE	⊞ TRAFFIC SIGNAL	⊞ STORM CATCH BASIN			

NO.	REVISIONS

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SHEET NO.
5
5 OF 5

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