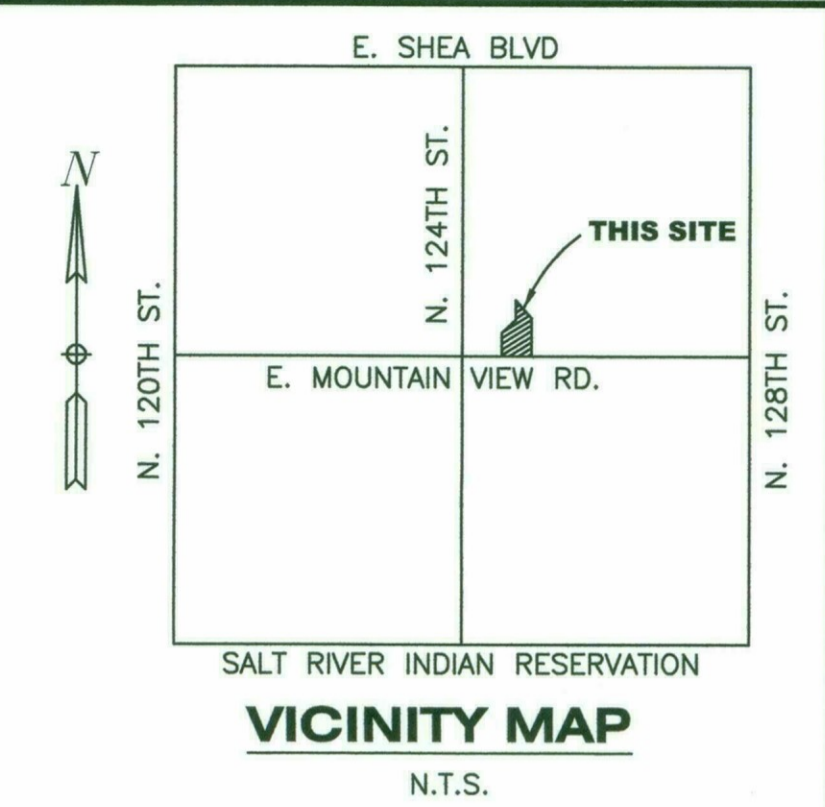
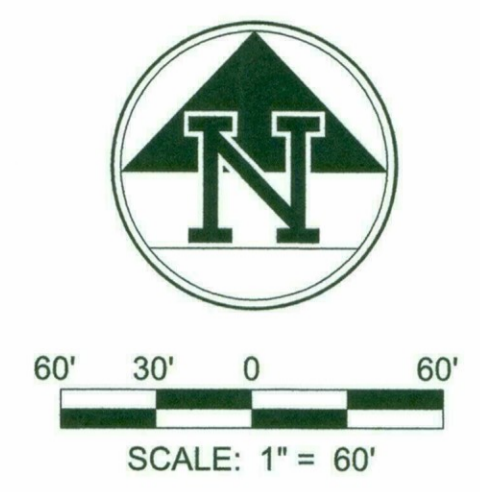


Full Size or Largest Size
(site plan, landscape, elevations)

DRAINAGE MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

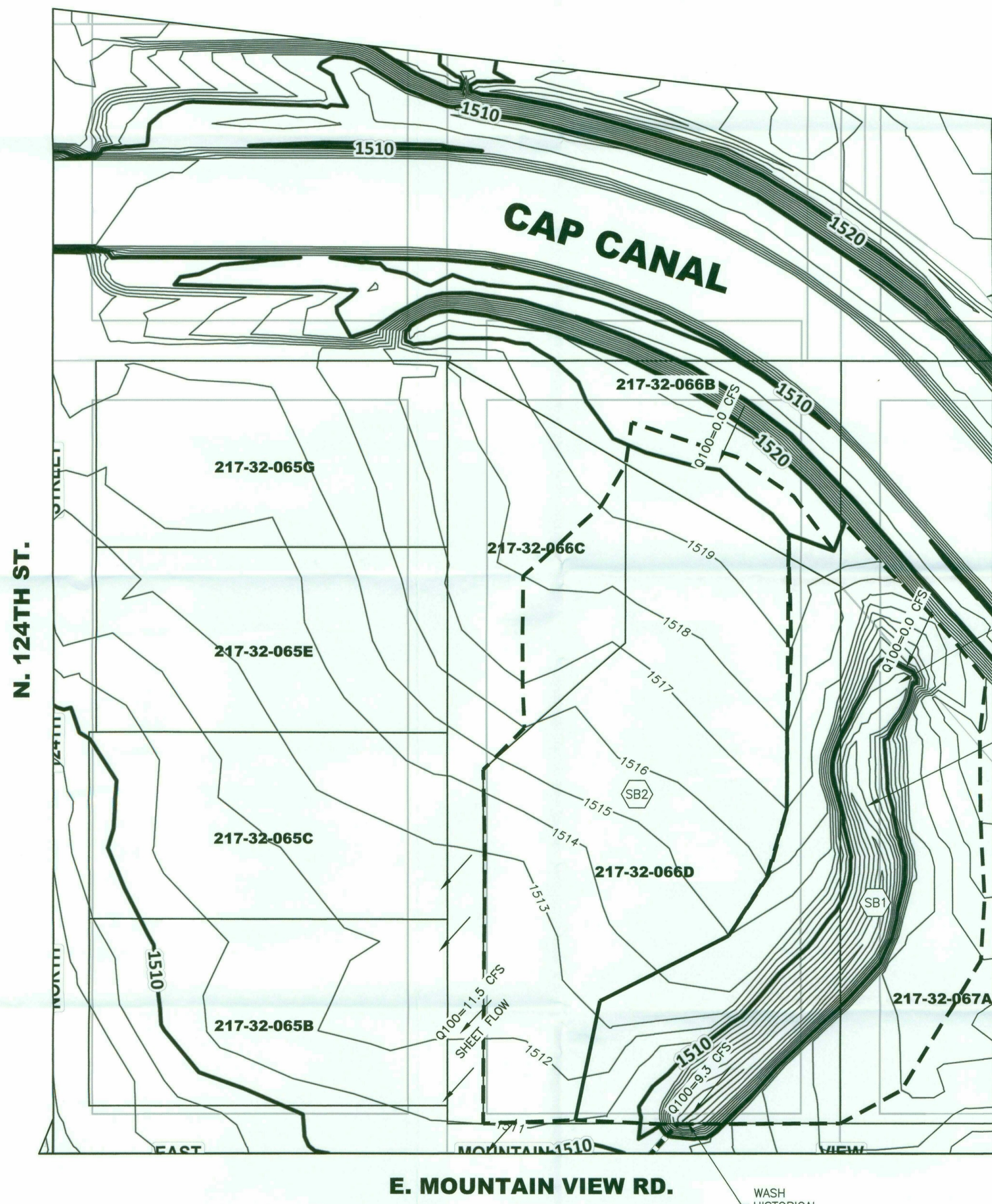


REVISIONS	
NO.	DATE

Robert B. Jarrett
 Professional Professional Engineer (P.E.)
 CERTIFICATE NO. 63518
 ROBERT B. JARRETT
 ARIZONA U.S.A.
 EXPIRES 03-31-20

DRAINAGE MAP NOTES

1. CONTOUR DATA OBTAINED FROM CITY OF SCOTTSDALE CONTOUR QUARTER SECTION MAP 28-58.
2. DRAINAGE AREA BOUNDARIES DETERMINED FROM CONTOUR DATA.



SITE DATA

12440 E. MOUNTAIN VIEW RD.
 APN: 217-32-066D
 ZONING: R1-43
 NON-ESL
 TOTAL NET AREA = 131,302 S.F.
 = 3.0142 AC

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- DRAINAGE SUB BASIN

JARRETT ENGINEERING, LLC.
 7650 S. McClintock Dr., Ste 103 - PMB 285
 Scottsdale, Arizona 85284
 PH (480) 800-8530 FAX (480) 900-8531

OFFSITE & ONSITE DRAINAGE MAP
 12440 E. MOUNTAIN VIEW RD.
 SCOTTSDALE, AZ 85259

1-800-STAKE-IT
 1-800-800-8531
 OFFICE MARICOPA COUNTY

JOB NO.	10166
DRAWING	FIGURE 4
DRAWN	RBJ
CHECKED	RBJ
DATE	02-20-18

PARENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 LOT 58, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED JULY 10, 1974 IN DOCKET 10734, PAGE 459 RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 58 THAT BEARS NORTH 26 DEGREES 17 MINUTES 55 SECONDS EAST 742.15 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 26;
 THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 58, SOUTH 89 DEGREES 56 MINUTES 25 SECONDS EAST 329.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 58;
 THENCE ALONG THE EAST BOUNDARY OF SAID LOT 58, SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 188.06 FEET;
 THENCE LEAVING SAID BOUNDARY NORTH 60 DEGREES 16 MINUTES 05 SECONDS WEST 379.88 FEET TO THE POINT OF BEGINNING;
 AND EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 58 SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 58, SOUTH 60 DEGREES 16 MINUTES 05 SECONDS EAST 172.64 FEET TO AN ANGLE POINT;
 THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 150.00 FEET TO AN ANGLE POINT; THENCE SOUTH 48 DEGREES 40 MINUTES 02 SECONDS WEST 159.10 FEET TO AN ANGLE POINT;
 THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 326.66 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 58;
 THENCE NORTH 89 DEGREES 56 MINUTES 25 SECONDS WEST 30.00 FEET ALONG THE SOUTH LINE OF SAID LOT 58 TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 58;
 THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST 660.02 FEET ALONG THE WEST LINE OF SAID LOT 58 TO THE TRUE POINT OF BEGINNING;
 AND ALSO EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS DEPOSITS, AS SET FORTH IN THE PATENT OF SAID LAND;

AND EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT., 755), AS SET FORTH IN THE PATENT OF SAID LAND.

APN: 217-32-066D

DEDICATION STATEMENT

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT BRIDAL FASHION DEBUT PSP, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "WINDSOR ESTATES" A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT SAID "WINDSOR ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED TO THE CITY FOR THE PURPOSE SHOWN.

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 ANY 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.

IN WITNESS WHEREOF: _____, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HEREBY DULY AUTHORIZED THIS THE ____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018
 BY _____ FOR AND ON BEHALF OF _____

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) _____, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: _____
 INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

ITS: _____
 TITLE OF POSITION DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018
 BY _____ FOR AND ON BEHALF OF _____

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

A MINOR LAND DIVISION PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

PLAN NOTES

1. THIS SITE IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. THE EXISTING RESIDENCE IS ON SEPTIC. THE PROPOSED LOT WILL BE SERVED VIA SEPTIC SYSTEM.
3. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.
4. EASEMENTS TO BE DEDICATED AS SHOWN ON THIS MINOR LAND DIVISION.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.
6. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
7. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
8. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, PROTECTION OF ARCHAEOLOGICAL RESOURCES, SECTION 46-134 - DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

STORM WATER STORAGE REQUIREMENT

EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORM WATER STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORM WATER STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE STORM WATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF THE GRADING AND DRAINAGE PLANS SUBMITTED FOR EACH PROPOSED RESIDENTIAL STRUCTURE WITHIN THE SUBDIVISION.

LOT 1

64,405 S.F. GROSS
 64,405 S.F. NET
 1.4785 AC
 ZONING: R1-43

LOT 2

66,850 S.F. GROSS
 66,850 S.F. NET
 1.5346 AC
 ZONING: R1-43

SHEET INDEX

COVER SH1
 PLAT SH2

SITE DATA

12440 E. MOUNTAIN VIEW RD.
 APN: 217-32-066D
 ZONING: R1-43
 NON-ESL
 TOTAL NET AREA = 131,302 S.F.
 = 3.0142 AC

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 128TH STREET AND MOUNTAIN VIEW RD.
 ELEVATION = 1538.16
 (NAVD 88 DATUM GDACS PNT # 26582-1)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T3N, R5E, WHICH BEARS SOUTH 89°59'26" EAST AS SHOWN HEREON.

REFERENCE DOCUMENTS

SOURCES USED IN THE PREPARATION OF THIS PLAT INCLUDE:

1. DEED DESCRIPTION PER DKT. 2009-1052665
2. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED 11-21-17. ORDER NO. 01883241-JEB-JLA

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT I, JEFFREY M. FLAHART, AM A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA; THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE 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 _____, 20____; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

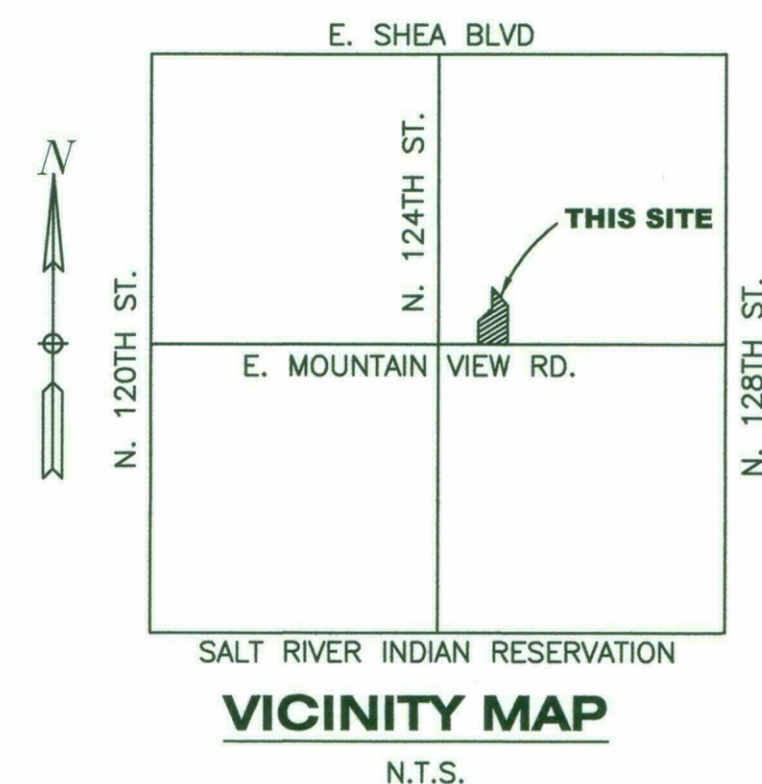
CITY OF SCOTTSDALE APPROVALS

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

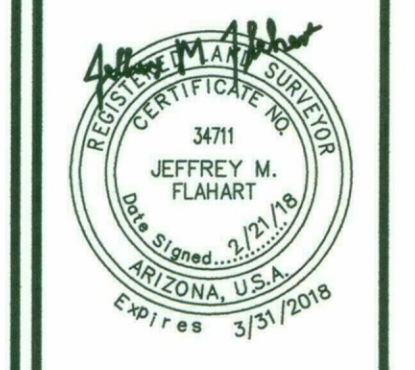
BY _____ DATE _____
 CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S STAFF APPROVAL CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY _____ DATE _____
 PLAT COORDINATOR



REVISIONS	
NO.	DATE



OWNER

BRIDAL FASHION DEBUT PSP
 WILL HEGARTY
 14176 E. KALIL DR.
 SCOTTSDALE, AZ 85259

JARRETT ENGINEERING, LLC.
 7650 S. McClintock Dr., Ste 103 - PMB 285
 Tempe, Arizona 85284
 PH (480) 900-6630 FAX (480) 900-6631

MINOR LAND DIVISION MAP OF APN 217-32-066D
 12440 E. MOUNTAIN VIEW RD.
 SCOTTSDALE, AZ 85259



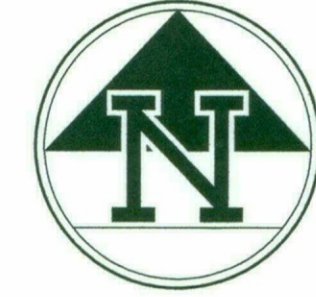
JOB NO.	10166
DRAWING	MLD
DRAWN	RBJ
CHECKED	RBJ
DATE	02-21-18
SHEET	1 OF 2

1-MD-2018
 02/23/18

1-MD-2018

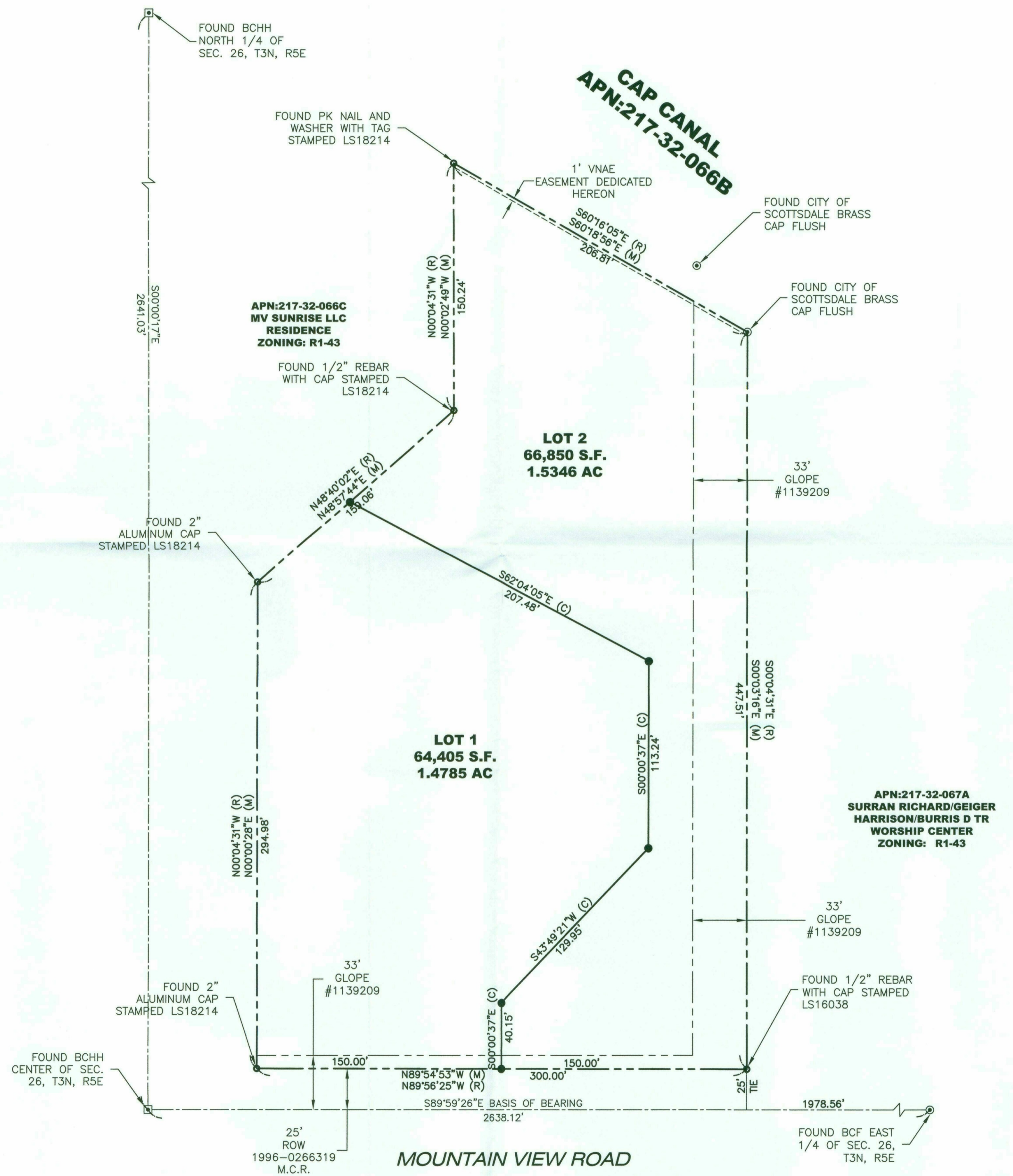
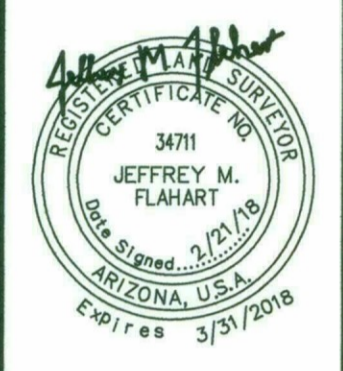
A MINOR LAND DIVISION PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



40' 20' 0 40'
SCALE: 1" = 40'

NO.	REVISIONS DATE



LEGEND

- SET 1/2" REBAR LS#34711
- ⊙ FOUND BRASS CAP FLUSH
- ⊠ FOUND BRASS CAP IN HAND HOLE
- FOUND REBAR WITH CAP UNLESS OTHERWISE NOTED
- △ SET PK NAIL WITH TAG LS#34711
- ROW RIGHT OF WAY
- PROPOSED LOT LINE
- - - EXISTING PROPERTY LINE
- - - - NON VEHICULAR ACCESS EASEMENT
- - - - G.L.O.P.E

JARRETT ENGINEERING, LLC.
 7650 S. McClintock Dr., Ste 108 - PMB 285
 Scottsdale, Arizona 85264
 PH (480) 900-8530 FAX (480) 900-8531

MINOR LAND DIVISION MAP OF APN 217-32-066D
 12440 E. MOUNTAIN VIEW RD.
 SCOTTSDALE, AZ 85259



JOB NO.	10166
DRAWING	MLD
DRAWN	RBJ
CHECKED	RBJ
DATE	02-21-18

**TOPOGRAPHIC SURVEY OF
APN 217-32-066D
RECORDS OF MARICOPA COUNTY, ARIZONA.**



LEGEND			
FND	FOUND	⊕	CENTER LINE
RBR	REBAR	⊖	PROPERTY LINE
(M)	MEASURED	⊔	SECTION LINE
(R)	RECORDED	⊙	BRASS CAP FLUSH
M.C.R.	MARICOPA COUNTY RECORDS	⊙	BRASS CAP IN HAND HOLE
DOC	DOCUMENT	⊙	IRON PIPE
x 25.3	SPOT ELEVATION MARK	⊙	FOUND 1/2" REBAR (U.O.N.)
REC	RECORD	⊙	SET 1/2" REBAR (U.O.N.)
R/W	RIGHT OF WAY	⊖	POWER POLE
T/C	TOP OF CURB	⊖	UTILITY POLE
P	PAVEMENT	⊖	DOUBLE LIGHT
EG	EXISTING GRADE	⊖	SINGLE LIGHT
NO.	NUMBER	⊖	LIGHT POLE
PG	PAGE	⊖	TRAFFIC SIGN
C	CONCRETE	⊖	SIGN
	PROPERTY	⊖	SIGN
	CENTERLINE	⊖	STREET LIGHT
	EASEMENT	⊖	TRAFFIC LIGHT
s	SEWER LINE	⊖	TELEPHONE BOX
sd	STORM DRAIN LINE	⊖	TELEPHONE JUNCTION BOX
w	WATER LINE	⊖	TELEPHONE MANHOLE
g	GAS LINE	⊖	TELEPHONE POLE
⊖	SAGUARO	⊖	CABLE JUNCTION BOX
⊖	SHRUB	⊖	CURB OPENING
⊖	TREE	⊖	B.S.L. BUILDING SETBACK LINE
⊖	HANDICAP PARKING	⊖	O.S.C.E. OPEN SPACE CORRIDOR EASEMENT
⊖	MAIL BOX	⊖	P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT
		⊖	FIRE HYDRANT
		⊖	FIRE DEPT CONNECTION
		⊖	WELL
		⊖	WATER METER
		⊖	WATER VALVE
		⊖	BACK FLOW PREVENTER
		⊖	IRRIGATION CONTROL VALVE
		⊖	IRRIGATION MANHOLE
		⊖	IRRIGATION BOX
		⊖	MONITORING WELL
		⊖	SANITARY SEWER MANHOLE
		⊖	SEWER CLEAN OUT
		⊖	STORM DRAIN MANHOLE
		⊖	CATCH BASIN ROUND
		⊖	CATCH BASIN 1
		⊖	CATCH BASIN 2
		⊖	DRY WELL
		⊖	GAS METER
		⊖	GAS MARKER
		⊖	GAS VALVE
		⊖	ELECTRIC BOX
		⊖	ELECTRIC METER
		⊖	ELECTRIC MANHOLE
		⊖	ELECTRIC PAD

NOTE: NOT ALL SYMBOLS WILL APPEAR IN DRAWING

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF
128TH STREET AND MOUNTAIN VIEW.
ELEVATION 1538.16 (NAVD 88 DATUM GDACS PNT # 26582-1)

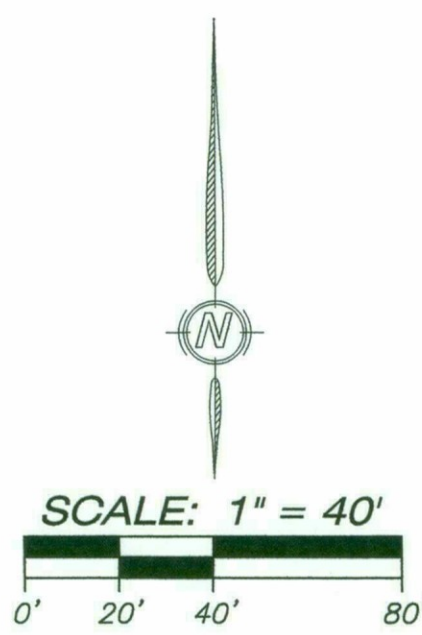
NOTES

- 1) THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- 2) USE OF THE INFORMATION CONTAINED IN THIS TOPOGRAPHIC SURVEY FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT IS INTENDED (DESIGN PURPOSES) IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY THE SURVEYOR. THE SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.
- 3) THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE, ABANDONED OR ARE IN THE LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION PROVIDED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY THE SURVEYOR.
- 4) FIELD SURVEY PERFORMED DECEMBER, 2017.
- 5) CONTOUR INTERVAL IS 1'.
- 6) ALL BEARINGS AND DISTANCES ARE MEASURED.

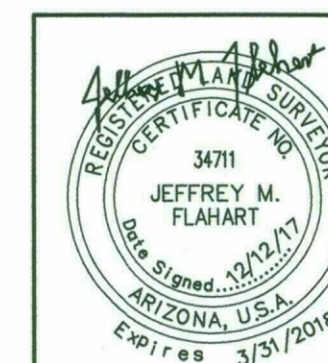
SURVEYOR'S CERTIFICATE:

I, JEFFREY M. FLAHART, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2017; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN EXIST AS OF THE DATE HEREON AND, ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

JEFFREY M. FLAHART
ARIZONA R.L.S. 34711



1-MD-2018
1/22/18



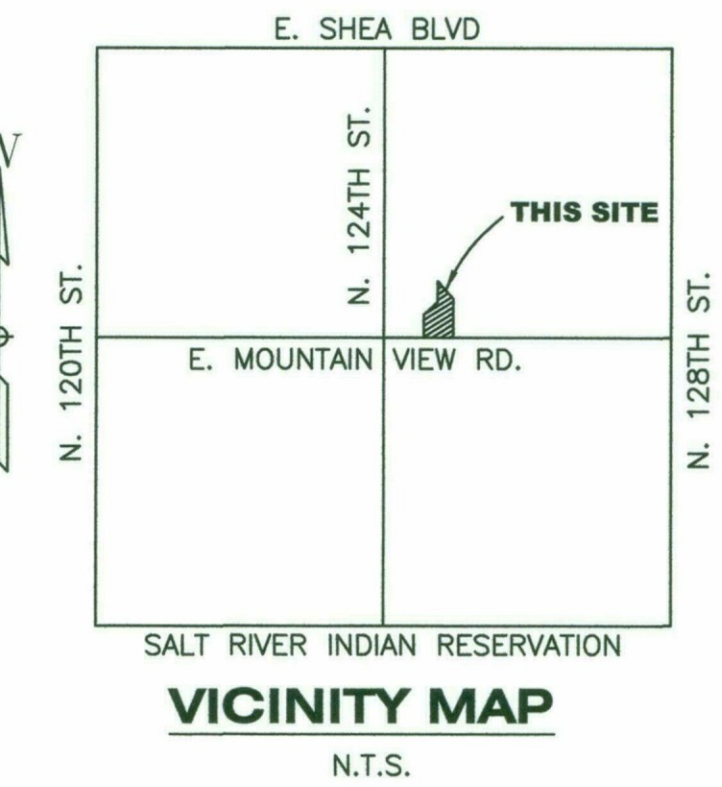
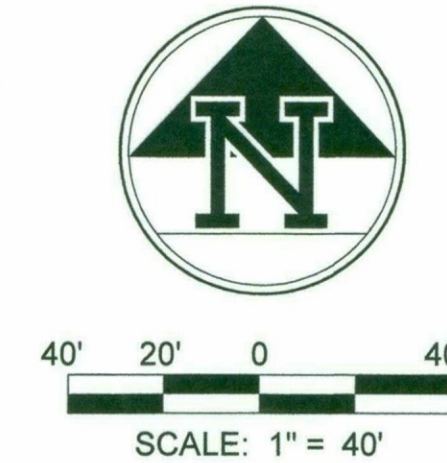
**Flahart
Brothers
Companies, Inc.**
1747 N. Acacia
Mesa, Arizona 85213
(602) 376-8630

TOPOGRAPHIC SURVEY
OF
APN 217-32-066D

DRAWN: JMF/MC	DATE: 12/12/17	CHECKED: JMF	SHEET: 1 OF 1
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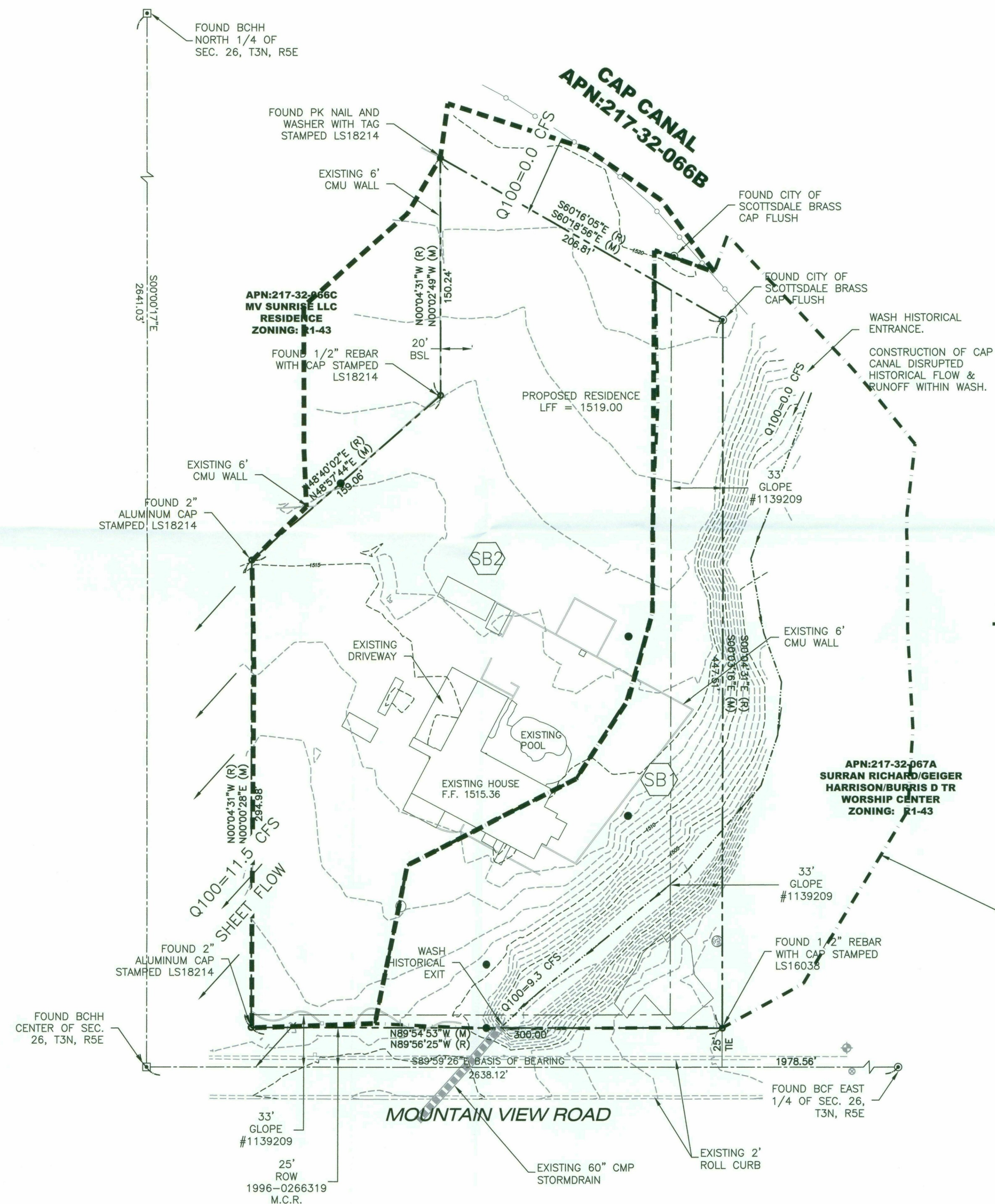
PRE-DEVELOPMENT DRAINAGE SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



REVISIONS	
NO.	DATE

Robert B. Jarrett
Professional Engineer License No. 63518
ROBERT B. JARRETT
Tempe, Arizona 85284
ARIZONA, U.S.A.
EXPIRES 03-31-20



LEGEND

- SET 1/2" REBAR LS#34711
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HAND HOLE
- FOUND REBAR WITH CAP UNLESS OTHERWISE NOTED
- ▲ SET PK NAIL WITH TAG LS#34711
- ⊕ FIRE HYDRANT
- ROW RIGHT OF WAY
- EXISTING PROPERTY LINE
- DRAINAGE DIRECTION
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - WASH CENTERLINE
- - - DRAINAGE AREA BOUNDARY
- SB1 DRAINAGE SUB BASIN

NOTE: FOR MORE ELEVATION DETAIL ON CONTRIBUTING DRAINAGE AREA REFER TO FIGURE 4 'DRAINAGE MAP' IN DRAINAGE REPORT FOR WINDSOR ESTATES MINOR LAND DIVISION PREPARED BY JARRETT ENGINEERING, LLC.

JARRETT ENGINEERING, LLC.
7650 S. McClintock Dr., Ste 103 - PMB 285
Tempe, Arizona 85284
PH (480) 900-6530 FAX (480) 900-6531

PRE-DEVELOPMENT DRAINAGE SITE PLAN
12440 E. MOUNTAIN VIEW RD.
SCOTTSDALE, AZ 85259

Two working days before you dig. CALL FOR THE BLUE STAKES.

200-100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

JOB NO.	10166
DRAWING	MLD
DRAWN	RBJ
CHECKED	RBJ
DATE	02-21-18

1-MD-2018
SHEET 1 OF 1

1-MD-2018
02/23/18

PARENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 58, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED JULY 10, 1974 IN DOCKET 10734, PAGE 459 RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 58 THAT BEARS NORTH 26 DEGREES 17 MINUTES 55 SECONDS EAST 742.15 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 58, SOUTH 89 DEGREES 56 MINUTES 25 SECONDS EAST 329.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 58; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 58, SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 188.06 FEET; THENCE LEAVING SAID EAST BOUNDARY NORTH 60 DEGREES 16 MINUTES 05 SECONDS WEST 379.88 FEET TO THE POINT OF BEGINNING; AND EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 58 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 58, SOUTH 60 DEGREES 16 MINUTES 05 SECONDS EAST 172.64 FEET TO AN ANGLE POINT; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 150.00 FEET TO AN ANGLE POINT; THENCE SOUTH 48 DEGREES 40 MINUTES 02 SECONDS WEST 159.10 FEET TO AN ANGLE POINT; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 326.66 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 58; THENCE NORTH 89 DEGREES 56 MINUTES 25 SECONDS WEST 30.00 FEET ALONG THE SOUTH LINE OF SAID LOT 58 TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 58; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST 660.02 FEET ALONG THE WEST LINE OF SAID LOT 58 TO THE TRUE POINT OF BEGINNING; AND ALSO EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS DEPOSITS, AS SET FORTH IN THE PATENT OF SAID LAND;

AND EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT., 755), AS SET FORTH IN THE PATENT OF SAID LAND.

APN: 217-32-066D

DEDICATION STATEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

KNOWN ALL MEN BY THESE PRESENTS:

THAT BRIDAL FASHION DEBUT PSP, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "WINDSOR ESTATES" A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT SAID "WINDSOR ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED TO THE CITY FOR THE PURPOSE SHOWN.

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 ANY 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.

IN WITNESS WHEREOF: _____, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HEREBY DULY AUTHORIZED THIS THE ____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY _____ FOR AND ON BEHALF OF _____.

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) _____, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: _____ INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

ITS: _____ TITLE OF POSITION _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY _____ FOR AND ON BEHALF OF _____.

IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

A MINOR LAND DIVISION PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

PLAN NOTES

- 1. THIS SITE IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2. THE EXISTING RESIDENCE IS ON SEPTIC. THE PROPOSED LOT WILL BE SERVED VIA SEPTIC SYSTEM.
- 3. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.
- 4. EASEMENTS TO BE DEDICATED AS SHOWN ON THIS MINOR LAND DIVISION.
- 5. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.
- 6. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
- 7. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 8. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, PROTECTION OF ARCHAEOLOGICAL RESOURCES, SECTION 46-134 - DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

STORM WATER STORAGE REQUIREMENT

EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORM WATER STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORM WATER STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE STORM WATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF THE GRADING AND DRAINAGE PLANS SUBMITTED FOR EACH PROPOSED RESIDENTIAL STRUCTURE WITHIN THE SUBDIVISION.

LOT 1

64,405 S.F. GROSS
64,405 S.F. NET
1.4785 AC
ZONING: R1-43

LOT 2

66,850 S.F. GROSS
66,850 S.F. NET
1.5346 AC
ZONING: R1-43

SHEET INDEX

COVER SH1
PLAT SH2

SITE DATA

12440 E. MOUNTAIN VIEW RD.
APN: 217-32-066D
ZONING: R1-43
NON-ESL
TOTAL NET AREA = 131,302 S.F.
= 3.0142 AC

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 128TH STREET AND MOUNTAIN VIEW RD.
ELEVATION = 1538.16
(NAVD 88 DATUM GDACS PNT # 26582-1)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T3N, R5E, WHICH BEARS SOUTH 89°59'26" EAST AS SHOWN HEREON.

REFERENCE DOCUMENTS

SOURCES USED IN THE PREPARATION OF THIS PLAT INCLUDE:

- 1. DEED DESCRIPTION PER DKT. 2009-1052665
- 2. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED 11-21-17. ORDER NO. 01883241-JEB-JLA

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT I, JEFFREY M. FLAHART, AM A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA; THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE 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 _____, 20____; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

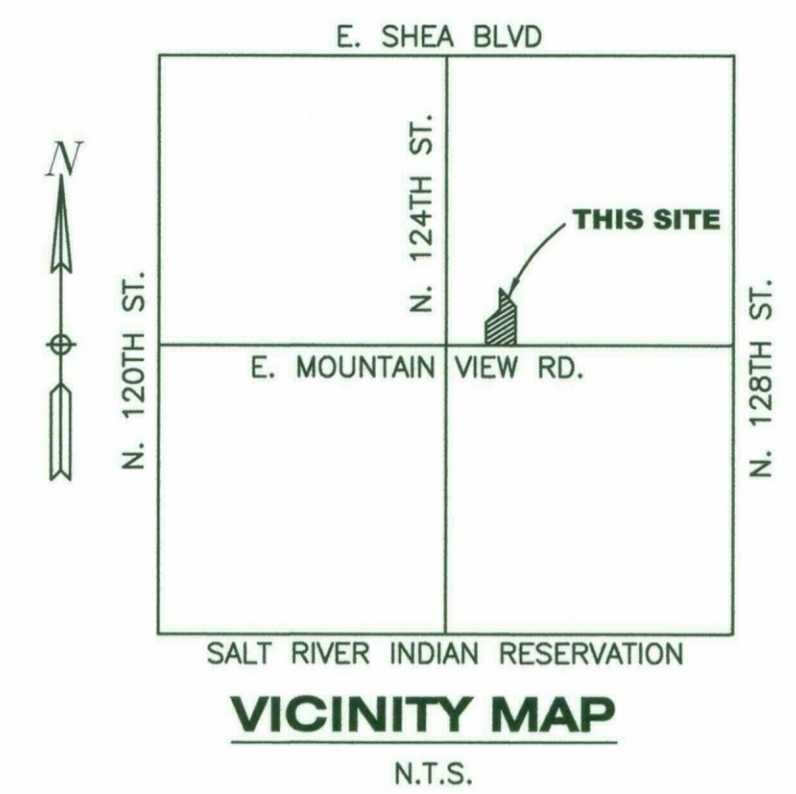
CITY OF SCOTTSDALE APPROVALS

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

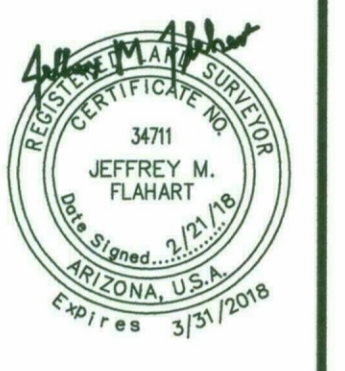
BY _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S STAFF APPROVAL CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY _____ PLAT COORDINATOR _____ DATE _____



REVISIONS	
NO.	DATE



OWNER

BRIDAL FASHION DEBUT PSP
WILL HEGARTY
14176 E. KALIL DR.
SCOTTSDALE, AZ 85259

JARRETT ENGINEERING, LLC.
7650 S. McClintock Dr., Ste 103 - PMB 285
Tempe, Arizona 85284
PH (480) 900-8630 FAX (480) 900-8631

MINOR LAND DIVISION MAP OF APN 217-32-066D
12440 E. MOUNTAIN VIEW RD.
SCOTTSDALE, AZ 85259

The working days before you die.
CALL FOR THE BLUE STAKES
1-800-STAKE-IT
CITY OF MARICOPA COUNTY
JOB NO. 10166
DRAWING MLD
DRAWN RBJ
CHECKED RBJ
DATE 02-21-18
SHEET 1 of 2

1-MD-2018
02/23/18

1-MD-2018

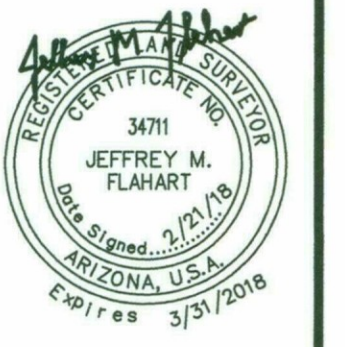
A MINOR LAND DIVISION PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



40' 20' 0 40'
SCALE: 1" = 40'

REVISIONS	
NO.	DATE



JARRETT ENGINEERING, L.L.C.
7650 S. McClintock Dr., Ste 103 - PMB 285
Tempe, Arizona 85284
PH (480) 900-8530 FAX (480) 900-8531

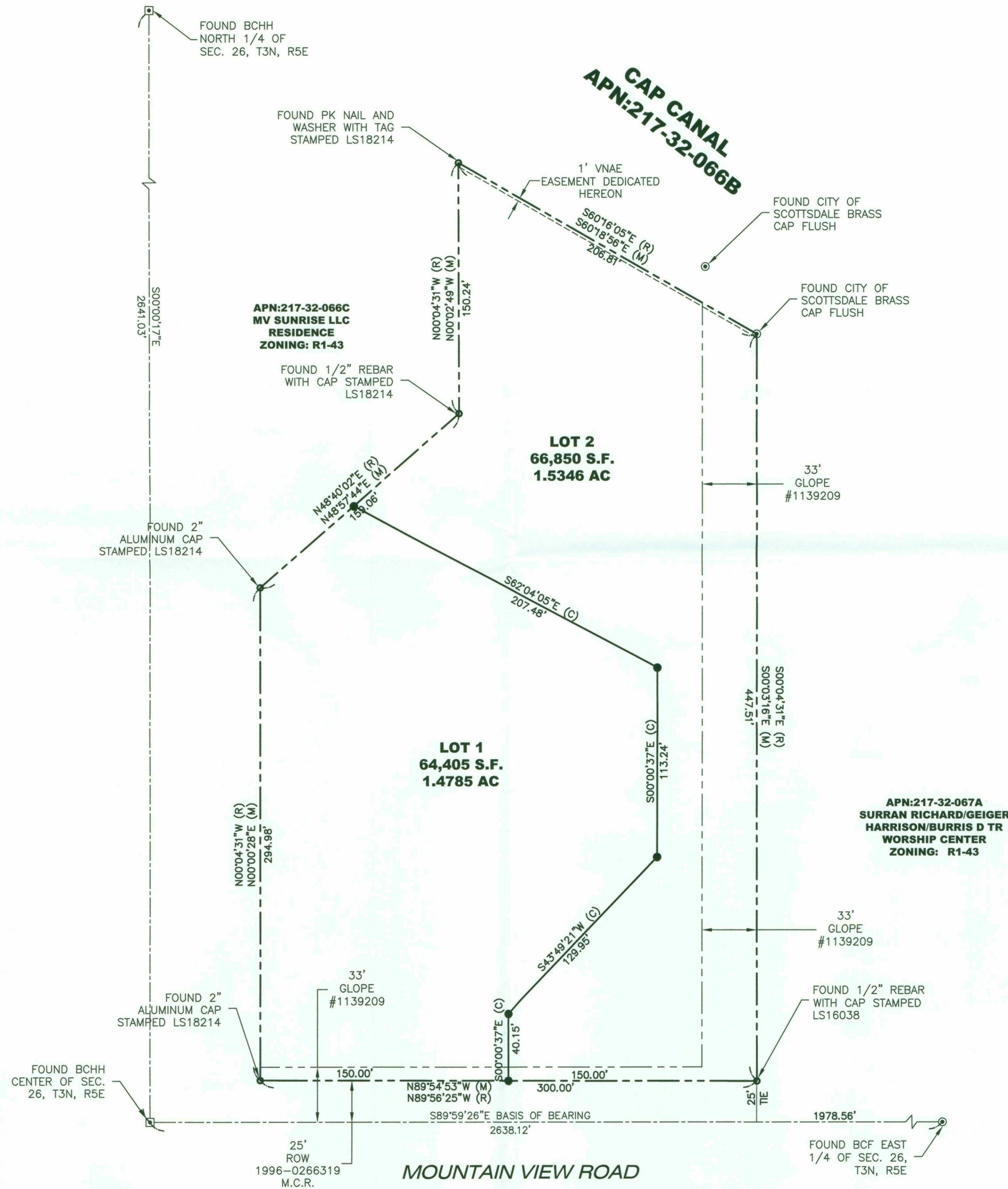
JARRETT ENGINEERING, L.L.C.

MINOR LAND DIVISION MAP OF APN 217-32-066D
12440 E. MOUNTAIN VIEW RD.
SCOTTSDALE, AZ 85259



JOB NO.	10166
DRAWING	MLD
DRAWN	RBJ
CHECKED	RBJ
DATE	02-21-18

SHEET 2 OF 2



LEGEND

- SET 1/2" REBAR LS#34711
- ⊙ FOUND BRASS CAP FLUSH
- ⊠ FOUND BRASS CAP IN HAND HOLE
- FOUND REBAR WITH CAP UNLESS OTHERWISE NOTED
- △ SET PK NAIL WITH TAG LS#34711

ROW RIGHT OF WAY

- PROPOSED LOT LINE
- - - EXISTING PROPERTY LINE
- - - NON VEHICULAR ACCESS EASEMENT
- - - G.L.O.P.E

1-MD-2018
02/23/18

1-MD-2018