



Development Review (Minor) Staff Approval

323-SA-2019
Prep & Pastry

APPLICATION INFORMATION			
LOCATION:	7025 E Via Soleri Dr Ste 175	APPLICANT:	Jason Boysel
PARCEL:	173-42-069A	COMPANY:	Symmetry Construction LLC
Q.S.:	17-44	ADDRESS:	7201 N Dreamy Draw Dr Ste 125 Phoenix, AZ 85020
ZONING:	D/RCO-2 PBD DO	PHONE:	602-595-6772
<u>Request:</u> Expand the patio on the north side of the building.			

STIPULATIONS

1. The location and configuration of all site improvements shall be consistent with the site plan submitted by EXA Architects, with a city staff date of 11/19/2019.
2. Landscape pots shall have a minimum 36-inch diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and regular watering shall be provided.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required associated to this scope of work. You may continue with your liquor license extension for this area.

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____

Date: _____

11/19/2019

Ben Moriarity, 480-312-2836

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Pre-Application Request



Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

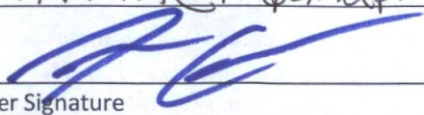
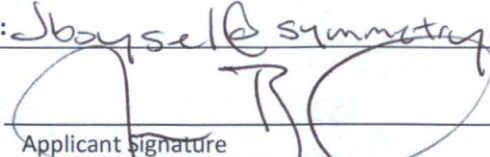
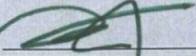
The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Prep & Pastry</u>	
Property's Address: <u>7025 E Via Soler Dr 5C</u>	APN: _____
Property's Zoning District Designation: _____	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Nathan Arce</u>	Applicant: <u>Jason Boyse</u>
Company: <u>Prep & Pastry</u>	Company: <u>Symmetry Construction</u>
Address: <u>7025 E Via Soler Dr 5C</u>	Address: <u>7201 N. Deane Dr.</u>
Phone: <u>702-305-4348</u> Fax: _____	Phone: <u>602-986-3406</u> Fax: _____
E-mail: <u>nathan@prepandpastry.com</u>	E-mail: <u>jboyse@symmetryconst.com</u>
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: <u>11-6-19</u> Application No.: <u>853-PA-2019</u>
Project Coordinator: 	<u>OK TO SUBMIT</u> <u>11-16-19</u>

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Pre-Application Request



Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
Exceptions to the Zoning Ordinance	Wireless Communication Facilities	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	Signs	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input checked="" type="checkbox"/> Other: <u> liquor license ext.</u>

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 95
(No fees are changed for Historic Preservation (HP) properties.)

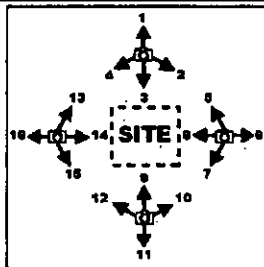
Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Required
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Aerial of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov



Arizona Department of Liquor Licenses and Control
 800 W Washington 5th Floor
 Phoenix, AZ 85007-2934
 www.azliquor.gov
 (602) 542-5141

DLLC USE ONLY

CSR:

Log #:

APPLICATION FOR EXTENSION OF PREMISES/PATIO PERMIT

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR

****Notice: Allow 30-45 days to process permanent change of premises****

Permanent change of area of service. **A non-refundable \$50. Fee will apply.** Specific purpose for change:
Landlord agreed to extension of premise from original design

Temporary change (**No Fee**) for date(s) of: ___/___/___ through ___/___/___ list specific purpose for change:

1. Licensee's Name: MORRIS BRIAN WAYNE License#: 12G070007599
Last First Middle

2. Mailing address: PO BOX 31150 TUCSON AZ 85751
Street City State Zip Code

3. Business Name: PREP & PASTRY WATERFRONT, LLC DBA - PREP & PASTRY

4. Business Address: 7025 E VIA SOLERI, SUITE 175 SCOTTSDALE AZ 85251
Street City State Zip Code

5. Email Address: ADMIN@PREPANDPASTRY.COM

6. Business Phone Number: 480-477-1502 Contact Phone Number: 520-268-9001

7. Is extension of premises/patio complete?
 N/A Yes No If no, what is your estimated completion date? ___/___/___

8. Do you understand Arizona Liquor Laws and Regulations?
 Yes No

9. Does this extension bring your premises within 300 feet of a church or school?
 Yes No

10. Have you received approved Liquor Law Training?
 Yes No

11. What security precautions will be taken to prevent liquor violations in the extended area? _____

PLANTER BARRIERS TO MAINTAIN THE PROPOSED EXTENSION LICENSED PREMISE

12. **IMPORTANT:** Attach the revised floor plan, clearly depicting your licensed premises along with the new extended area outlined in black marker or ink, **if the extended area is not outlined and marked "extension" we cannot accept the application.**

Barrier Exemption: an exception to the requirement of barriers surrounding a patio/outdoor serving area may be requested. Barrier exemptions are granted based on public safety, pedestrian traffic, and other factors unique to a licensed premises. List specific reasons for exemption:

Approval Disapproval by DLLC: _____ Date: ____/____/____

Notary

I, (Signature) BRIAN GREGORY PRACKO, hereby declare that I am a **CONTROLLING PERSON/ AGENT** filing this notification. I have read this document and the contents and all statements are true, correct and complete.

State of Arizona)
County of _____)

On this _____ Day of _____, 20____ before me personally appeared _____
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

Signature of NOTARY PUBLIC

(Affix Seal Above)

GOVERNING BOARD

After completion, and **BEFORE submitting to the Department of Liquor**, please take this application to your local Board of Supervisors, City Council or Designate for their recommendation. This recommendation is not binding on the Department of Liquor.

Approval Disapproval

Authorized Signature Title Agency Date

DLLC USE ONLY

Investigation Recommendation: Approval Disapproval by: _____ Date: ____/____/____

Director Signature required for Disapprovals: _____ Date: ____/____/____

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WHEN RECORDED, RETURN TO:

27
ra

City of Scottsdale
One Stop Shop/Records
(DANSYHER)
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



CITY OF SCOTTSDALE PUBLIC NON-MOTORIZED ACCESS EASEMENT

Project No. 3772-13-3
Q.S. 17-44

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received BROADSTONE SCOTTSDALE WATERFRONT, LLC (collectively "Grantor") does hereby grant to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over, under and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for all forms of non-motorized transportation together with motorized emergency, law enforcement, and service vehicles, and for construction, operation, use, maintenance, repair, modification and replacement from time to time of improvements related thereto.

Grantor hereby warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

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 with the land in favor of Grantee's successors and assigns.

DATED this 17 day of December, 2013.

Grantor: SEE ATTACHED SIGNATURE PAGE

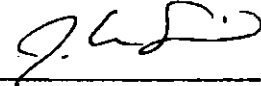
for _____

for _____

OWNER:

Broadstone Scottsdale Waterfront, LLC,
a Delaware limited liability company

By: Broadstone Scottsdale Waterfront Alliance,
LLC, a Delaware limited liability company,
its managing member

By: 
Ian Swiergol
Member

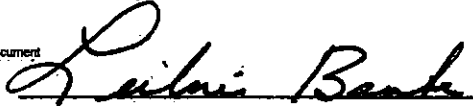
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2013, by Ian Swiergol, a member of Broadstone Scottsdale Waterfront Alliance, LLC, a Delaware limited liability company, the managing member of Broadstone Scottsdale Waterfront, LLC, a Delaware limited liability company, on behalf of such company.

WITNESS my hand and official seal.



Unofficial Document


Notary Public

My Commission Expires:

4/3/2016

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC NON MOTORIZED ACCESS EASEMENT
DEDICATION



AN EASEMENT OVER A PORTION OF LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30. SITUATED WITHIN THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, AND STATE OF ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTION 1:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE NORTHEAST CORNER OF SAID LOT 4 OF SCOTTSDALE WATERFRONT, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF VIA SOLERI DRIVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY, OF WHICH THE RADIUS POINT LIES SOUTH 01 DEGREES 02 MINUTES 56 SECONDS EAST, A RADIAL DISTANCE OF 30.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 33 DEGREES 30 MINUTES 20 SECONDS, A DISTANCE OF 17.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 26 MINUTES 13 SECONDS, A DISTANCE OF 29.55 FEET

THENCE SOUTH 01 DEGREES 06 MINUTES 23 SECONDS EAST, ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 4, A DISTANCE OF 131.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE EASTERLY, OF WHICH THE RADIUS POINT LIES SOUTH 39 DEGREES 55 MINUTES 06 SECONDS EAST, A RADIAL DISTANCE OF 45.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 20 MINUTES 23 SECONDS, A DISTANCE OF 78.81 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 43 DEGREES 24 MINUTES 09 SECONDS WEST, DEPARTING SAID EASTERLY PROPERTY LINE, A DISTANCE OF 20.70 FEET;

THENCE SOUTH 22 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 9.56 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF SAID LOT 4;

THENCE SOUTH 43 DEGREES 24 MINUTES 09 SECONDS WEST, A DISTANCE OF 44.70 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, DEPARTING SAID SOUTHEASTERLY PROPERTY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 43 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 42.53 FEET;

THENCE NORTH 22 DEGREES 00 MINUTES 38 SECONDS EAST, A DISTANCE OF 9.56 FEET;

THENCE NORTH 43 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 12.98 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE EASTERLY, OF WHICH THE RADIUS POINT LIES NORTH 50 DEGREES 50 MINUTES 52 SECONDS EAST, A RADIAL DISTANCE OF 55.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69



DEGREES 47 MINUTES 10 SECONDS, A DISTANCE OF 66.99 FEET TO A POINT OF NON-TANGENCY;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.33 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 5.71 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.25 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.98 FEET;
 THENCE NORTH 44 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.92 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.23 FEET;
 THENCE NORTH 44 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 13.39 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
Unofficial Document
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 7.98 FEET;
 THENCE NORTH 44 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 9.15 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.85 FEET;
 THENCE NORTH 44 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 13.10 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.88 FEET;
 THENCE NORTH 44 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 6.40 FEET;
 THENCE NORTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 18.15 FEET TO THE
 POINT OF BEGINNING.

PORTION 2:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE NORTHEAST CORNER OF SAID LOT 4 OF SCOTTSDALE WATERFRONT, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF VIA SOLERI DRIVE AND THE POINT OF BEGINNING OF A CURVE;

THENCE SOUTH 88 DEGREES 57 MINUTES 04 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 5.76 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 3.54 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, A DISTANCE OF 5.52 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 2.00 FEET;

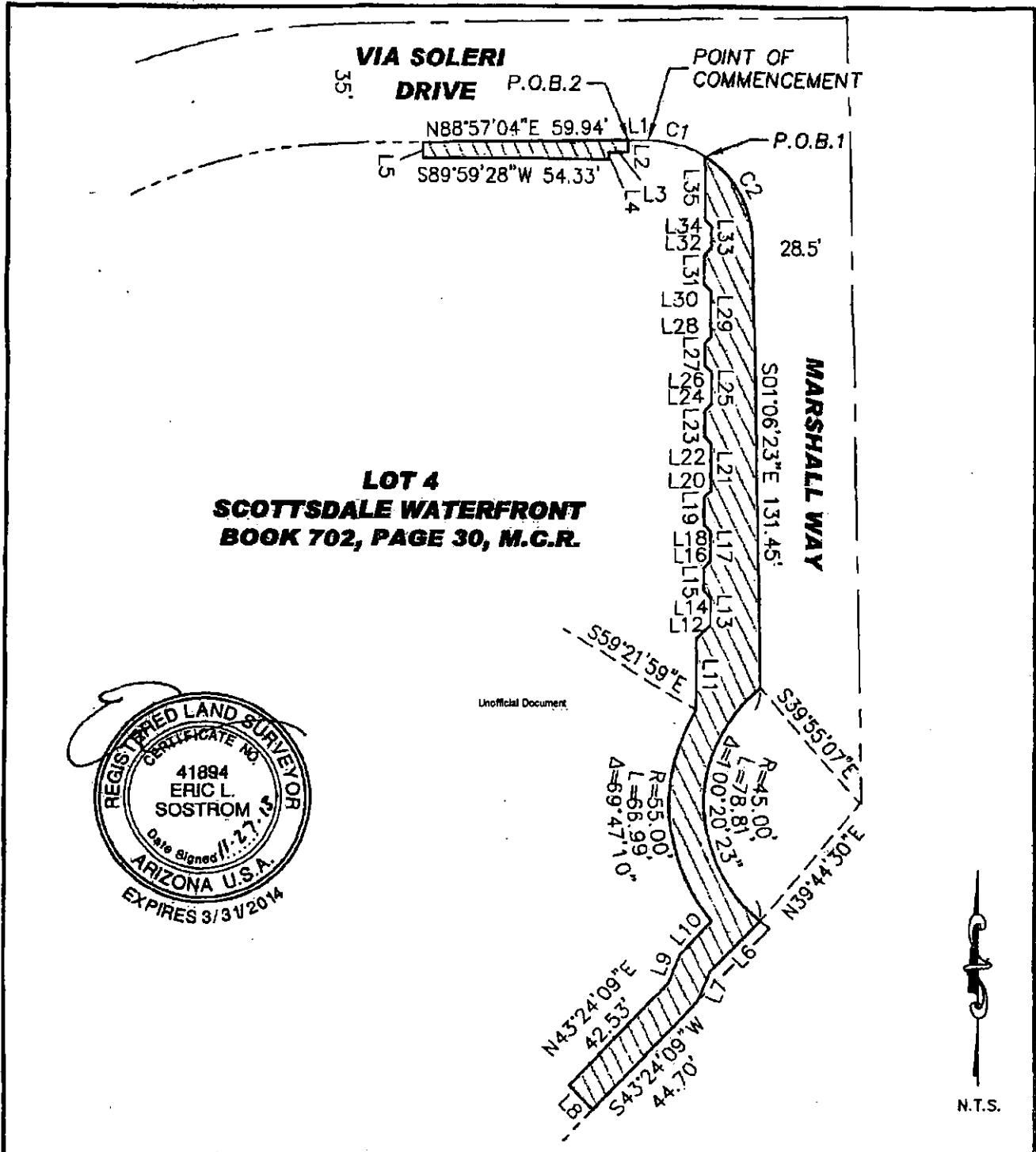
THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, A DISTANCE OF 54.33 FEET;

THENCE NORTH 01 DEGREES 02 MINUTES 56 SECONDS WEST, A DISTANCE OF 4.45 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 59.94 FEET TO THE POINT OF BEGINNING.

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SIG
SURVEY INNOVATION
GROUP, INC

EXHIBIT 'B'
**PUBLIC NON MOTORIZED ACCESS
EASEMENT DEDICATION
BROADSTONE SCOTTSDALE WATERFRONT
SCOTTSDALE, ARIZONA**

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2012-063	DWG: 12063 PNMAE-ESMT	DATE: 11/27/2013
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH
		SHEET: 1 OF 2

ALL VALUES SHOWN ARE CALCULATED
UNLESS NOTED OTHERWISE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°57'04"W	5.76
L2	S00°00'32"E	3.54
L3	S89°59'28"W	5.52
L4	S00°00'32"E	2.00
L5	N01°02'56"W	4.45
L6	S43°24'09"W	20.70
L7	S22°00'38"W	9.56
L8	N45°00'32"W	10.00
L9	N22°00'38"E	9.56
L10	N43°24'09"E	12.96
L11	N00°00'32"W	20.33
L12	N45°00'19"E	5.71
L13	N00°00'32"W	8.25
L14	N45°00'32"W	2.83
L15	N00°00'32"W	6.98
L16	N44°59'28"E	2.83
L17	N00°00'32"W	8.92
L18	N45°00'32"W	2.83
L19	N00°00'32"W	8.23
L20	N44°59'28"E <small>Unofficial Document</small>	2.83
L21	N00°00'32"W	13.39
L22	N45°00'32"W	2.83
L23	N00°00'32"W	7.98
L24	N44°59'28"E	2.83
L25	N00°00'32"W	9.15
L26	N45°00'32"W	2.83
L27	N00°00'32"W	6.85
L28	N44°59'28"E	2.83
L29	N00°00'32"W	13.10
L30	N45°00'32"W	2.83
L31	N00°00'32"W	8.88
L32	N44°59'28"E	2.83
L33	N00°00'32"W	6.40
L34	N45°00'32"W	2.83
L35	N00°00'32"W	18.15

CURVE	CURVE TABLE		
	DELTA	RADIUS	ARC
C1	33°30'20"	30.00	17.54
C2	56°26'13"	30.00	29.55



SIG
SURVEY INNOVATION
GROUP, INC

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

EXHIBIT 'B'
**PUBLIC NON MOTORIZED ACCESS
EASEMENT DEDICATION
BROADSTONE SCOTTSDALE WATERFRONT
SCOTTSDALE, ARIZONA**

JOB#2012-063	DWG:12063	PNMAE-ESMT	DATE:11/27/2013
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH	SHEET: 2 OF 2



PASTRY

1B
4055-4076
3055-3076
2055-2072
1058-1072

STOP
ALL WAY



PASTRY

1B
4055-4076
3055-3076
2055-2072
1058-1072

STOP









