



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

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:

(Not a part of this survey)

PARCEL NO. 2:

Lots 4, 5, 6 and 7, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, a subdivision recorded in Book 234 of Maps, page 27, records of Maricopa County, Arizona;

EXCEPT that portion of said Lot 4, described as follows:

BEGINNING at the most westerly corner of said Lot 4;
Thence North 43 degrees 55 minutes 22 seconds East along the East right of way line of 78th Way, as shown on said plat, 57.19 feet;
Thence South 60 degrees 48 minutes 19 seconds East, 64.83 feet;
Thence North 43 degrees 55 minutes 22 seconds East, 81.48 feet;
Thence North 60 degrees 48 minutes 19 seconds East, 215.86 feet;
Thence North 32 degrees 36 minutes 55 seconds East, 42.27 feet;
Thence South 56 degrees 47 minutes 51 seconds East, 67.76 feet to a point on a non-tangent curve to the Southeast, said point being on the Northeastly right of way line of Hayden Road;
Thence Southwesterly along said curve, having a radius of 2455.00 feet, an arc length of 171.70 feet, and a chord of South 31 degrees 11 minutes 55 seconds West, 171.67 feet to the most Southerly corner of said Lot 4;
Thence North 60 degrees 48 minutes 19 seconds West, along the Southwesterly line of said Lot 4, 380.06 feet to the POINT OF BEGINNING.

NOTES

- This survey is based upon a title commitment prepared by First American Title Insurance Company, Commitment No. NCS-962097-PHX1, dated June 14, 2019.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- This property lies in Flood Zone X-Shaded according to FIRM No. 04013C1760L as published by FEMA on October 16, 2013.
- This property is zoned I-1 by the City of Scottsdale.
- The Basis of Bearings shown hereon is the monument line of 78th Way, being North 43° 55' 22" East as taken from the plat of this subdivision.
- There are 238 regular painted parking spaces and 7 handicap painted spaces.
- © Copyright 2019. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

SCHEDULE B EXCEPTIONS

- Taxes for the full year of 2019. (The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020 .)
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Scottsdale Industrial Airpark No. 7, as recorded in Plat Book 234, Page(s) 27, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects all Parcels)(Plotted hereon)
- Covenants, Conditions and Restrictions as set forth in document recorded in 86-0634383 of Official Records and recorded as 87-0027270 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects all Parcels)(Not plottable)
- An easement for water lines and incidental purposes in the document recorded as 85-0374188 of Official Records. (Affects Lot No. 5 of Parcel No. 2 and Lot No. 8 of Parcel No. 1)(Plotted hereon)
- An easement for drainage and flood control and incidental purposes in the document recorded as 85-0374189 of Official Records. (Affects all Parcels)(Plotted hereon)
- An easement for electric lines and incidental purposes in the document recorded as 85-0579155 of Official Records. (Affects Lot Nos. 6 and 7 of Parcel No. 2 and Lot No. 8 of Parcel No. 1)(Plotted hereon)
- An easement for ingress and egress and incidental purposes in the document recorded as 980617885 of Official Records. (Affects Lot No. 9 of Parcel No. 1) (Does not affect the subject property)
- An easement for electric lines and incidental purposes in the document recorded as 99-0037842 of Official Records. (Affects Lot Nos. 8 and 9 of Parcel No. 1) (Does not affect the subject property)
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Land Survey Services, PLC on July 2, 2019, designated Job Number 19051:

CERTIFICATION

To First American Title Insurance Company and Dunbar SACC, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b1)(c1), 8, 9, 11, 17, 18, and 19 from Table A thereof. The field work was completed on July 2, 2019.

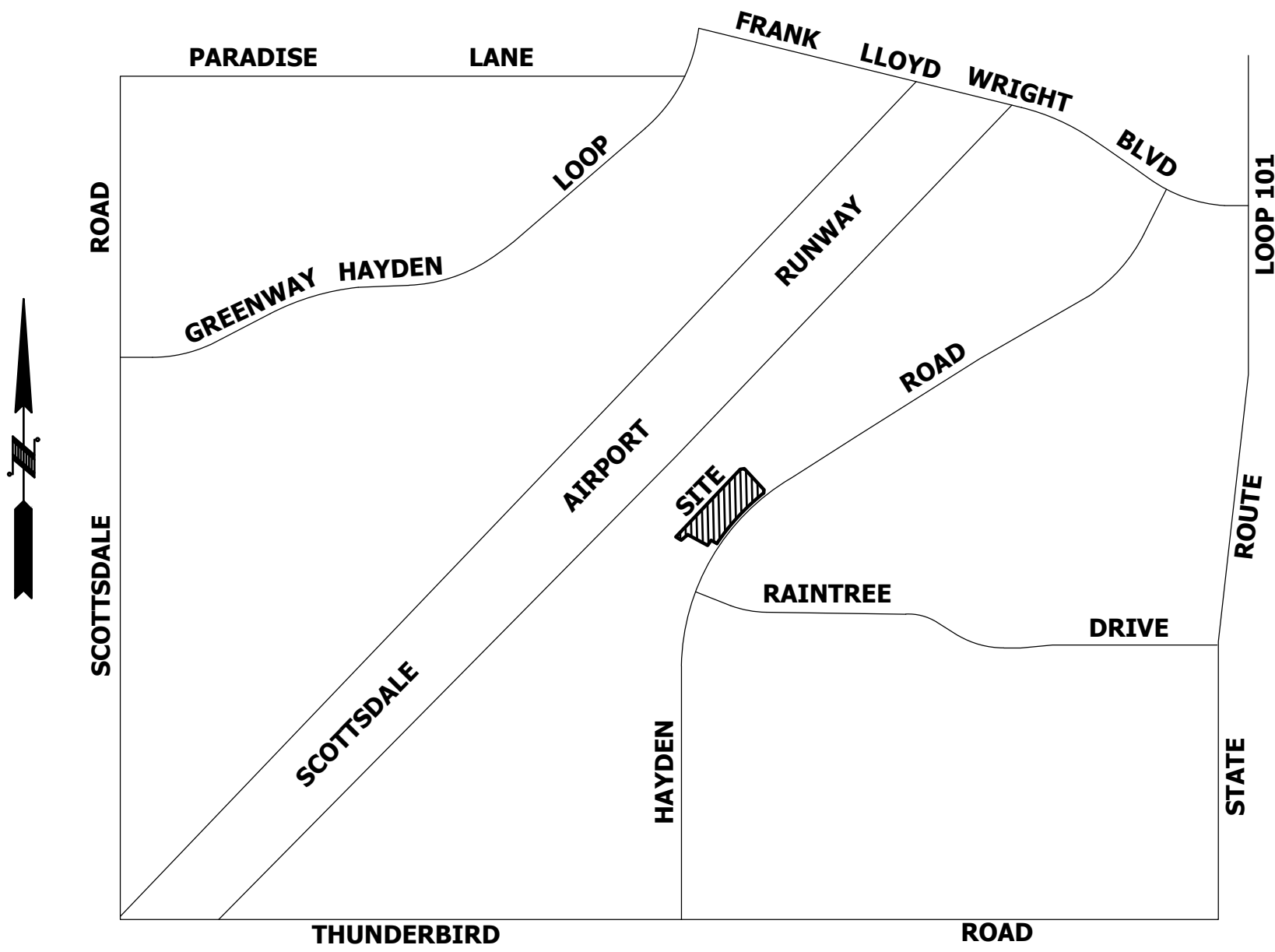
Thomas L. Rope, R.L.S. No. 21081

ZONING DATA

Planning and Zoning Report prepared by The Planning and Zoning Resource Company, dated 07/10/2019 (Draft).

Zoning: Industrial Park (I-1)
Front Building Setback: 25' minimum
Side Building Setback: 35' minimum
Maximum Building Height: 52' allowed/36' existing
Minimum Open Space: 41,513 s.f. required/43,000 s.f. existing
Building Density: 0.24 required & existing
Parking: 195 spaces required/238 spaces existing

VICINITY MAP



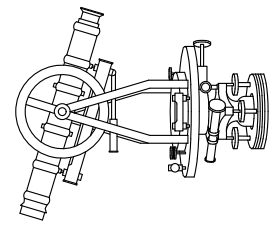
AREA

241,337 sq. ft. or 5.5403 acres

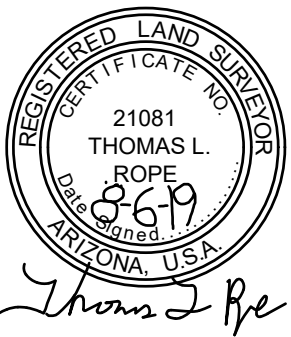
LEGEND

	BRASS CAP IN HANDHOLE
	BRASS CAP FLUSH
	MONUMENT AS NOTED
	CORNER NOT FND OR SET
	DRYWELL
	SANITARY SEWER MANHOLE
	SEWER CLEANOUT
	WATER METER
	WATER VALVE
	WATER CHECK VALVE
	FIRE DEPT. CONNECTOR
	FIRE HYDRANT
	ELECTRIC METER
	CABLE TV BOX
	IRRIGATION CONTROL BOX
	LIGHT POLE
	STREET LIGHT
	TELEPHONE BOX
	SIGN
	DRIVEWAY ENTRANCE/EXIT
	SAFETY CURB
	CONCRETE
	SCHEDULE B ITEM NO.
ENCR.	ENCROACHMENT
(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
(25.1)	BUILDING DIMENSION
P.U.E.	PUBLIC UTILITY ESMT
V.N.A.E.	VEHICULAR NON-ACCESS ESMT
TE	TRASH ENCLOSURE
CB	CATCH BASIN
	MASONRY WALL
	LANDSCAPE CURB
	EDGE OF EAVE/CANOPY
	EASEMENT LINE
	SANITARY SEWER LINE
	WATER LINE
	WROUGHT IRON FENCE

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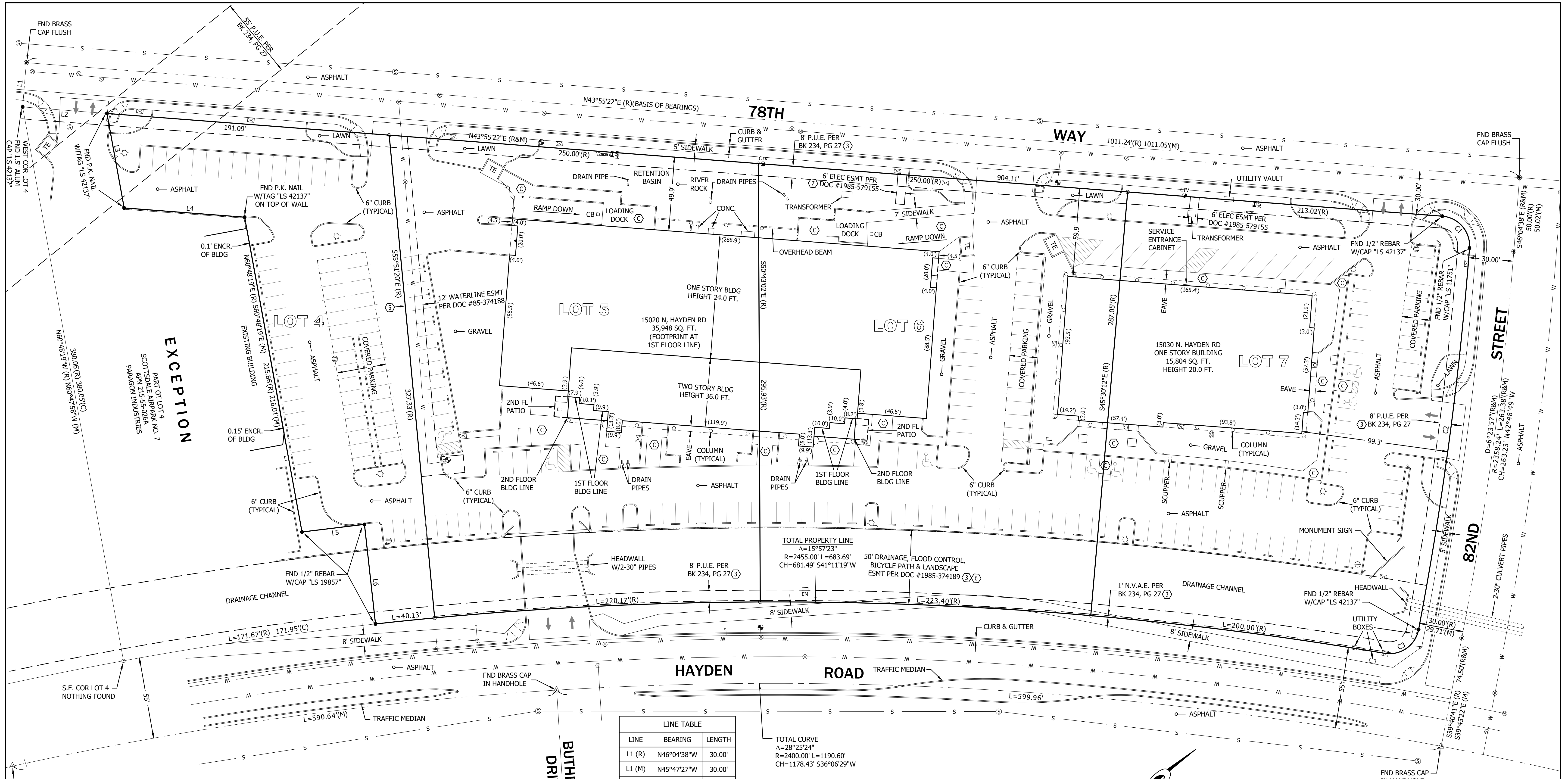


ALTA/NSPS LAND TITLE SURVEY
A PART OF THE NORTHWEST QUARTER OF SECTION 12
T3N, R4E, G&S-R-B-M, MARICOPA COUNTY, ARIZONA



Drawn By: Thomas Rope
Date: JULY 2019
Revised 8/6/19
Job No.: 19051
Sheet No.: 1 of 2

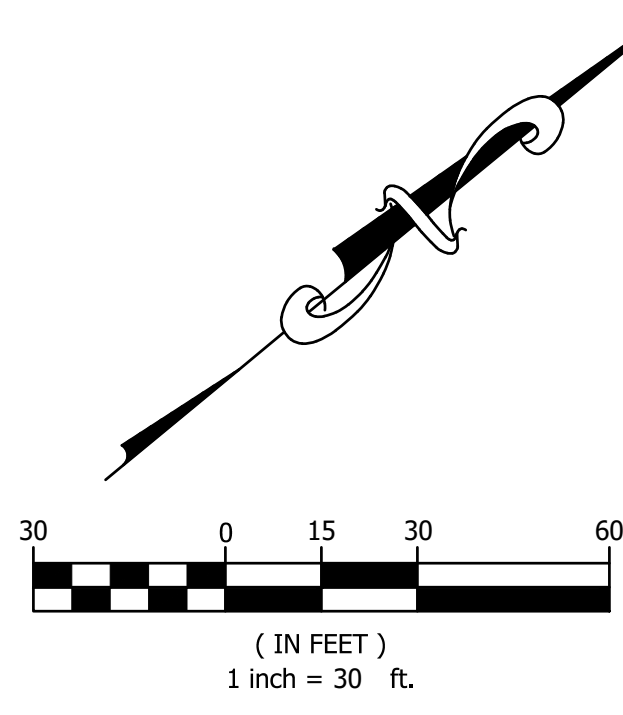
15020-15030 N. HAYDEN ROAD



EXCEPTION
PART OF LOT 4
SCOTTSDALE AIRPARK NO. 7
APN 215-55-006A
PARAGON INDUSTRIES

LINE TABLE		
LINE	BEARING	LENGTH
L1 (R)	N46°04'38"W	30.00'
L1 (M)	N45°47'27"W	30.00'
L2 (R)	N43°55'22"E	57.19'
L2 (M)	N43°55'22"E	57.09'
L3 (R&M)	S60°48'19"E	64.83'
L4 (R)	N43°55'22"E	81.48'
L4 (M)	N43°55'22"E	81.57'
L5 (R)	N32°36'55"E	42.27'
L5 (M)	N32°36'55"E	42.47'
L6 (R)	S56°47'51"E	67.76'
L6 (M)	S56°47'51"E	67.62'

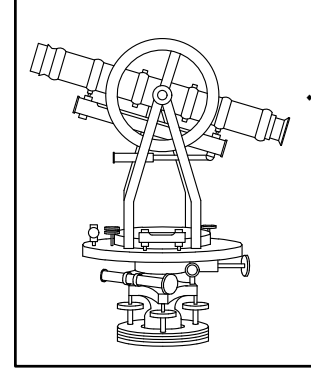
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	DIRECTION	CHORD
C1 (R)	090°00'00"	31.42'	20.00'		
C1 (M)	089°59'57"	31.42'	20.00'	N88°55'21"E	28.28'
C2 (R)	006°23'57"	260.03'	2328.24'		
C2 (M)	006°24'00"	260.07'	2328.24'	S42°52'41"E	259.93'
C3 (R)	088°50'33"	31.01'	20.00'		
C3 (M)	088°50'41"	31.01'	20.00'	S04°44'40"W	28.00'



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T3N, R4E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA



Drawn By:	Thomas Rope
Date:	JULY 2019 Revised 8/6/19
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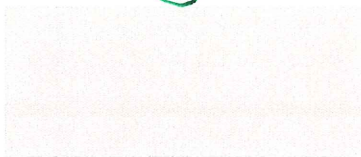


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①



Fossil
DE6225

②



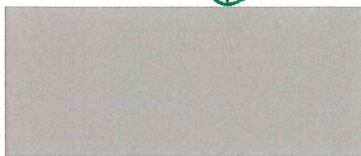
Black
DEA187

③



Iron-ic
DET611

④



Reclaimed Wood
DET625

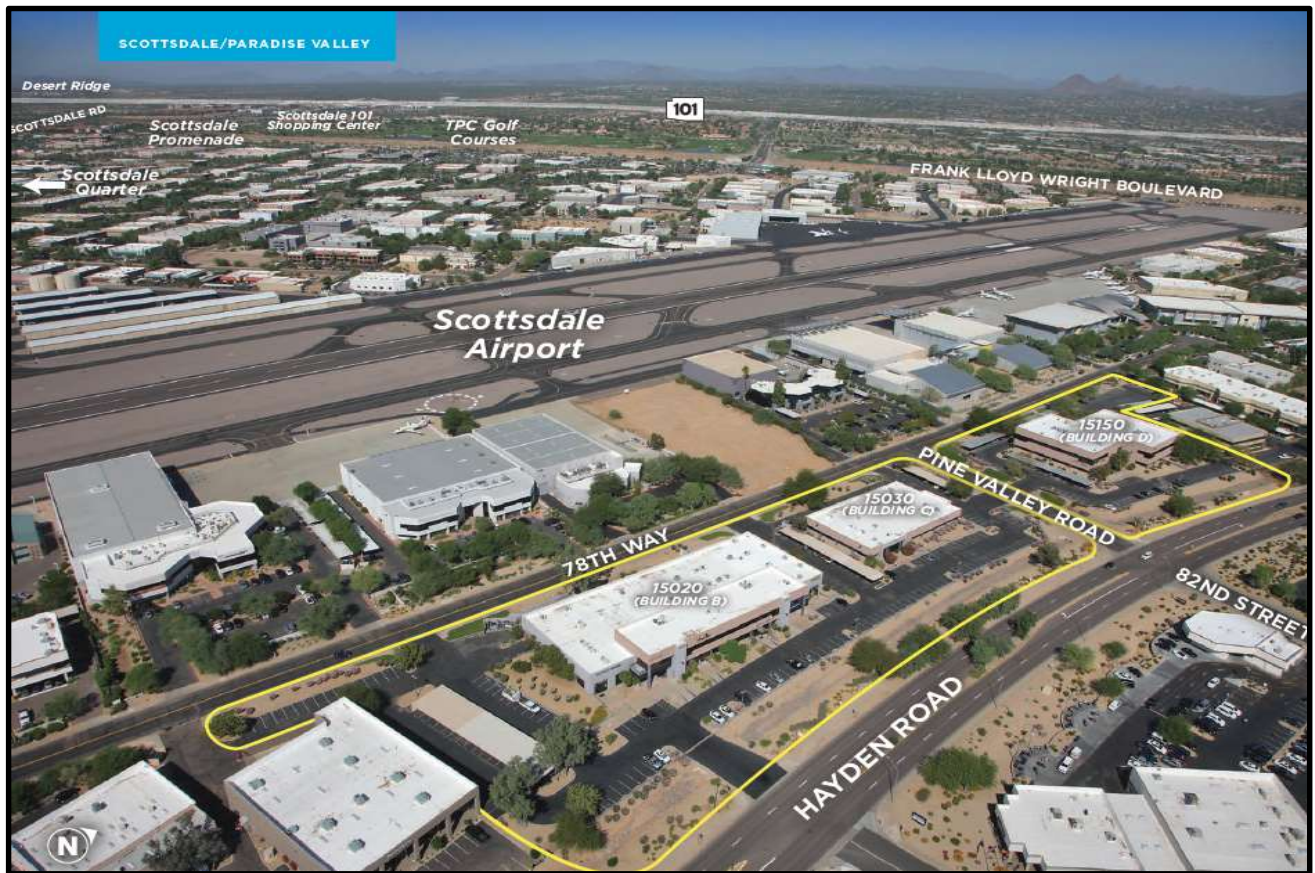








Property Aerials



Site Plan

