



Full Size or Largest Size Plans

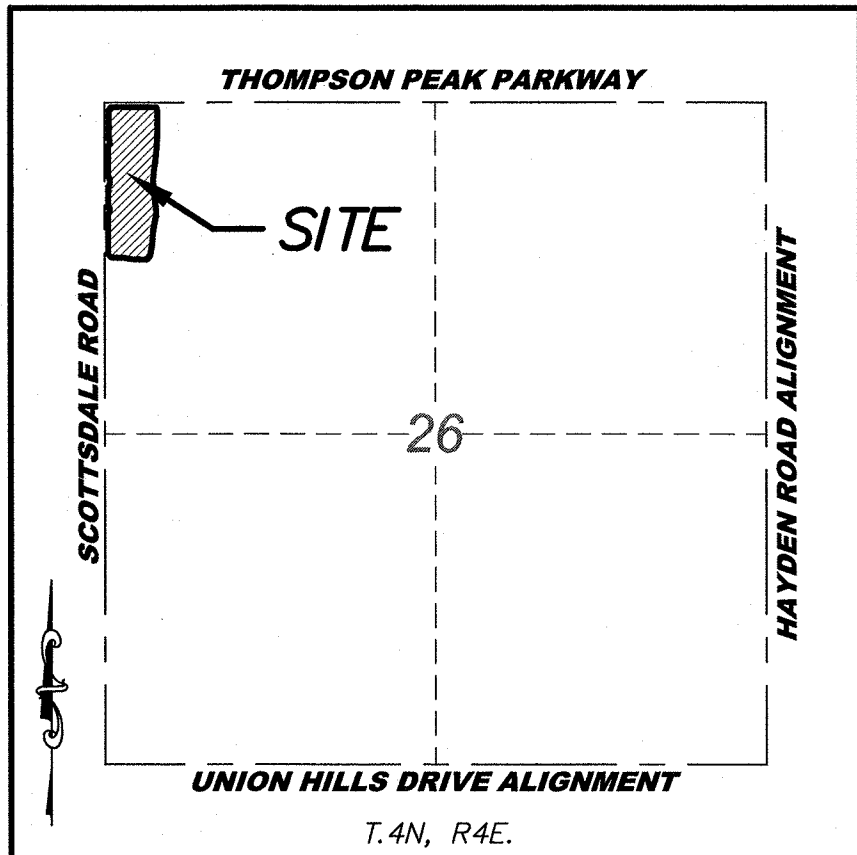
Site Plan

Landscape Plan

Elevations

ALTA / NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-954424-PHX1 COMMITMENT DATE: MARCH 29, 2019, AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND 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 SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

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

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

REFERENCE DOCUMENTS

MAP OF DEDICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12

SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265

FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 6

MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5

REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

ZONING

CITY OF SCOTTSDALE ZONE: PRC
OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

SCHEDULE 'B' ITEMS

1. 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.)
*NOT A SURVEY MATTER.
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*NOT A SURVEY MATTER.
3. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, AS RECORDED IN PLAT BOOK 1115 OF MAPS, PAGE(S) 41, 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).
*AS SHOWN.
4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE FINAL PLAT FOR ONE SCOTTSDALE, AS RECORDED IN PLAT BOOK 971 OF MAPS, PAGE(S) 6, 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).
*BLANKET IN NATURE.
5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MAP OF DEDICATION FOR LEGACY BOULEVARD, AS RECORDED IN PLAT BOOK 1034 OF MAPS, PAGE(S) 5, 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).
*AS SHOWN.
6. DEED RESTRICTIONS - BUILDING HEIGHT AND ANY OTHER TERMS, COVENANTS AND CONDITIONS, RECORDED ON JANUARY 17, 2007 AS 2007-0062255 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 22, 2002 AS 2002-1240138 OF OFFICIAL RECORDS. THEREAFTER CONFIRMATION OF EXTENSION OF TERM IN DEVELOPMENT AGREEMENT NO. 200-142-COS RECORDED MARCH 7, 2008 AS 2008-0207479 OF OFFICIAL RECORDS AND RE-RECORDED MARCH 17, 2008 AS 2008-0232321 OF OFFICIAL RECORDS. THEREAFTER, FIRST AMENDMENT RECORDED JUNE 27, 2016 AS 2016-0447478 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
8. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1097046 OF OFFICIAL RECORDS.
*AS SHOWN.
9. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-602817 OF OFFICIAL RECORDS.
*DOES NOT AFFECT.
10. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2011-0438483 OF OFFICIAL RECORDS.
*AS SHOWN.
11. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION FOR RIGHT OF WAY AND EASEMENTS FOR WEST 80 ACRES OF SECTION 26, RECORDED IN BOOK 431 OF MAPS, PAGE 12. THEREAFTER SEWER LINE EASEMENT WAS RELEASED BY INSTRUMENT RECORDED AUGUST 13, 2007 AS 2007-0907756 OF OFFICIAL RECORDS.
*AS SHOWN.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED JUNE 24, 2016 AS 2016-0443001 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
13. 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 _____ ON _____, DESIGNATED JOB NUMBER _____.
14. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
*NOT A SURVEY MATTER.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER.

ADDRESS

20001 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO", RIVER OR STREAM FLOOD HAZARD AREAS, AND AREAS WITH A 1% OR GREATER CHANCE OF SHALLOW FLOODING EACH YEAR, USUALLY IN THE FORM OF SHEET FLOW, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED ANALYSES ARE SHOWN WITHIN THESE ZONES.

AREA

SUBJECT PROPERTY CONTAINS 941,414 SQUARE FEET OR 21.612 ACRES NET.

PARKING

NO DELINEATED PARKING ON SUBJECT PROPERTY

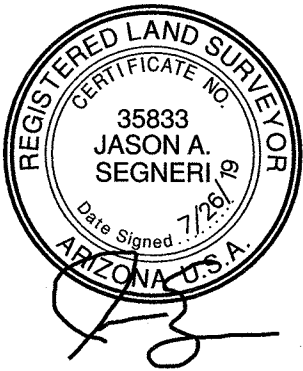
CERTIFICATION

TO: RKCCL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, BDCCL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, CFCCL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, AND SMCCL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP 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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL, 2019

JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM



ALTA/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

REVISIONS:

1

2

3

DRAWING NAME:

2015-154 ALTA

JOB NO. 2015-154

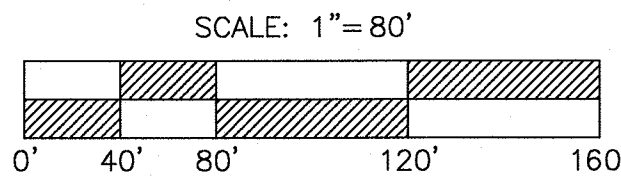
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CHECKED: JAS

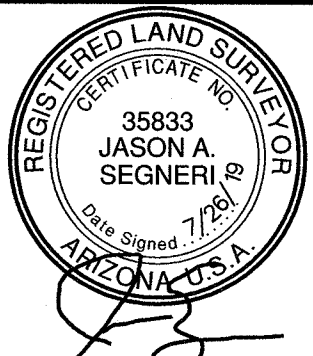
DATE: 04/11/2019




SCALE: NTS

SHEET: 1 OF 5



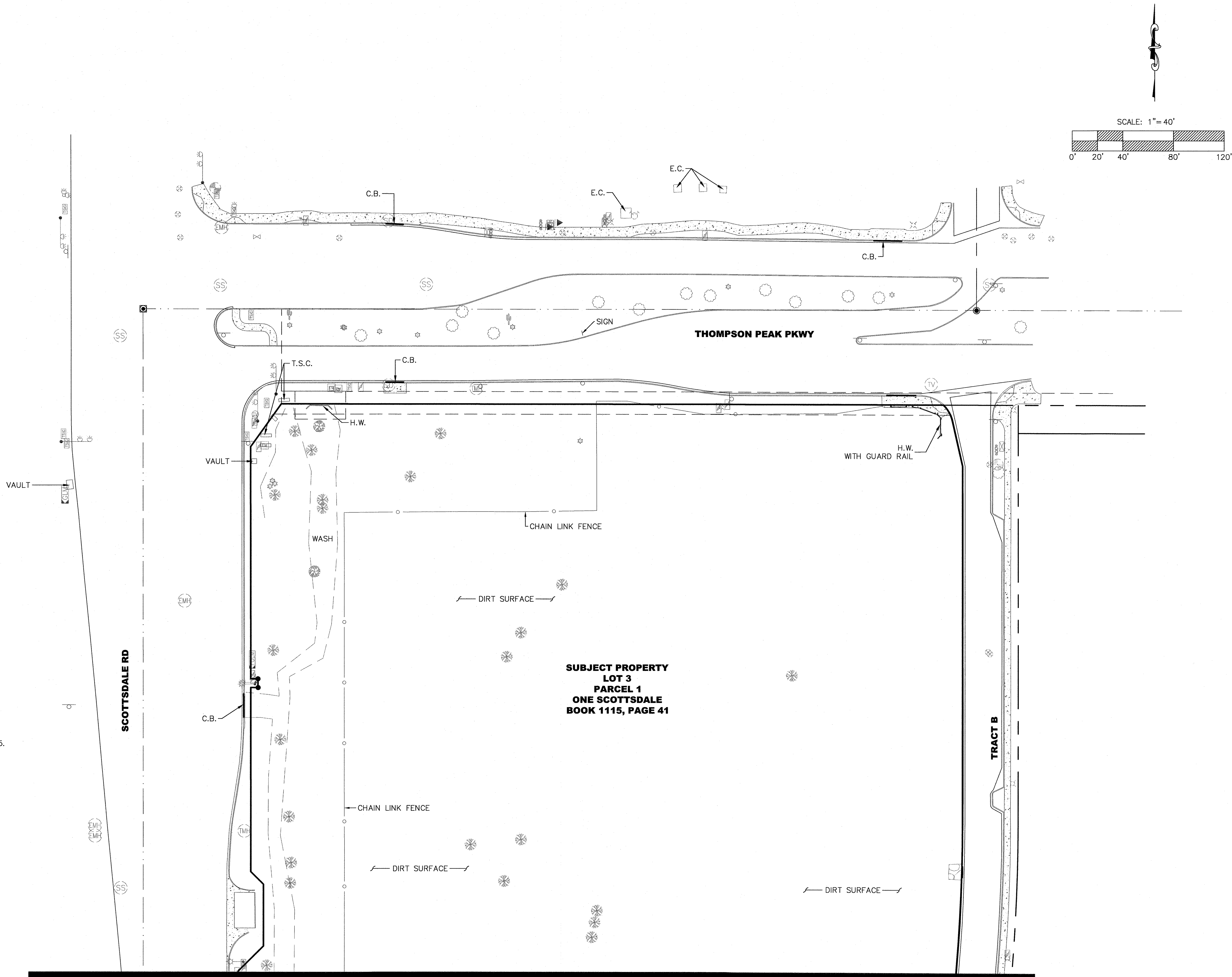
**ALTA/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**



REVISIONS:	
	
	
	
DRAWING NAME: 2015-154 ALTA	
JOB NO. 2015-154	
DRAWN: JLD	
CHECKED: JAS	
DATE: 04/11/2019	
SCALE: 1"=80'	
SHEET: 2 OF 5	

LEGEND

- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- ⊗ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239 UNLESS OTHERWISE NOTED
- ▶ AIR RELEASE VALVE
- ✱ BARREL CACTUS
- BOLLARD
- ⌈ CABLE TV JUNCTION BOX
- ⌋ CABLE TV RISER
- ⊗⊗⊗ WATER CHECK VALVE
- ⌋ SEWER CLEANOUT
- ⌋ DOWN GUY
- ⌈ ELECTRIC JUNCTION BOX
- ⌈ ELECTRIC TRANSFORMER
- ⌈ ELECTRIC METER
- ⌈ ELECTRIC MANHOLE
- ⌈ FIRE HYDRANT
- ⌈ STORM DRAIN MANHOLE
- ⌈ SEWER MANHOLE
- ⌈ TELEPHONE MANHOLE
- ⌈ TELEPHONE MANHOLE
- ⌈ WATER METER
- ⌈ WATER MANHOLE
- ⌈ WATER VALVE
- ⌈ FIRE DEPARTMENT CONNECTION
- ⌈ GAS VALVE
- ⌈ LIGHT POLE
- ⌈ LIGHT POLE W/MAST
- ⌈ MESQUITE TREE
- ⌈ FIBER OPTIC MARKER
- ⌈ GAS MARKER
- ⌈ PALO VERDE TREE
- ⌈ SAGUARO
- ⌈ SIGN
- ⌈ TELEPHONE RISER
- ⌈ TRAFFIC SIGNAL
- ⌈ TRAFFIC SIGNAL W/MAST
- ⌈ TRAFFIC SIGNAL JUNCTION BOX
- ⌈ UTILITY POLE
- ⌈ TREE
- ⌈ RIPRAP AREA
- ⌈ CONCRETE AREA
- ⌈ FLAG POLE
- WTV. WATER VAULT
- E.C. ELECTRIC CABINET
- T.S.C. TRAFFIC SIGNAL CABINET
- R/W RIGHT OF WAY
- E.V. ELECTRIC VAULT
- C.B. CATCH BASIN
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORD DATA PER BOOK 1115 OF MAPS, PAGE 41.
- (R1) MEASURED DATA PER BOOK 1034 OF MAPS, PAGE 5.
- M.C.R. MARICOPA COUNTY RECORDS
- CENTER LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC LINE



**ALTANSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**

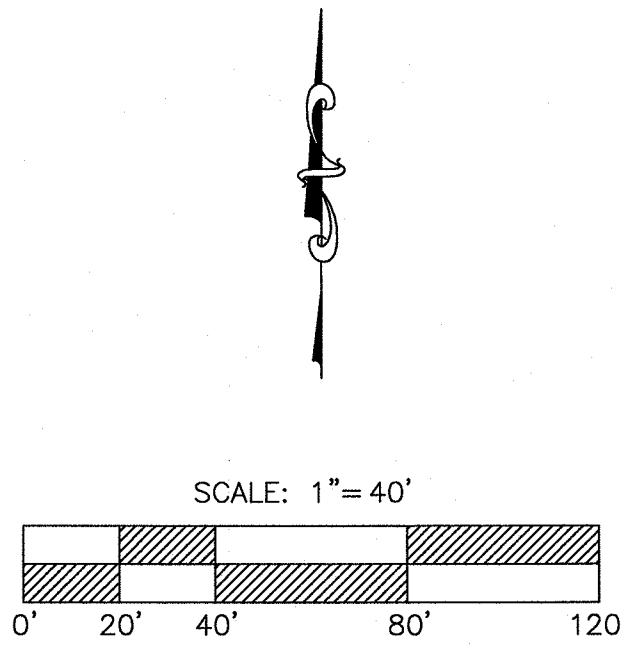


REVISIONS:
DRAWING NAME: 2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 3 OF 5

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

MATCHLINE - SHEET 1



SCOTTSDALE RD

E.V.

29.8'±
ACCESS

C.B.

WASH

WASH

WASH

VAULT

CHAIN LINK FENCE

DIRT SURFACE

DIRT SURFACE

WASH

H.W.

DIRT SURFACE

DIRT SURFACE

DIRT SURFACE

SUBJECT PROPERTY
LOT 3
PARCEL 1
ONE SCOTTSDALE
BOOK 1115, PAGE 41

TRACT B

LEGEND

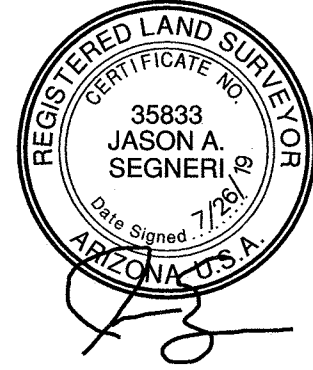
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239 UNLESS OTHERWISE NOTED
- AIR RELEASE VALVE
- BARREL CACTUS
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- DOWN GUY
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
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- WATER MANHOLE
- WATER VALVE
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- GAS VALVE
- LIGHT POLE
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- FIBER OPTIC MARKER
- GAS MARKER
- PALO VERDE TREE
- SAGUARO
- SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- UTILITY POLE
- TREE
- RIPRAP AREA
- CONCRETE AREA
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- EASEMENT LINE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC LINE

MATCHLINE - SHEET 3

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PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
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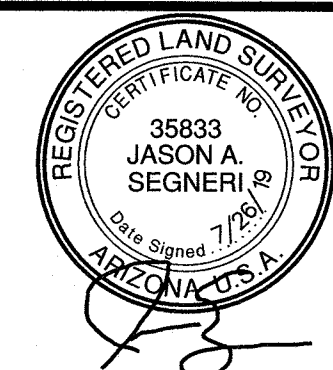
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Land Surveying Services

ALTANSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



REVISIONS:
DRAWING NAME: 2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 4 OF 5

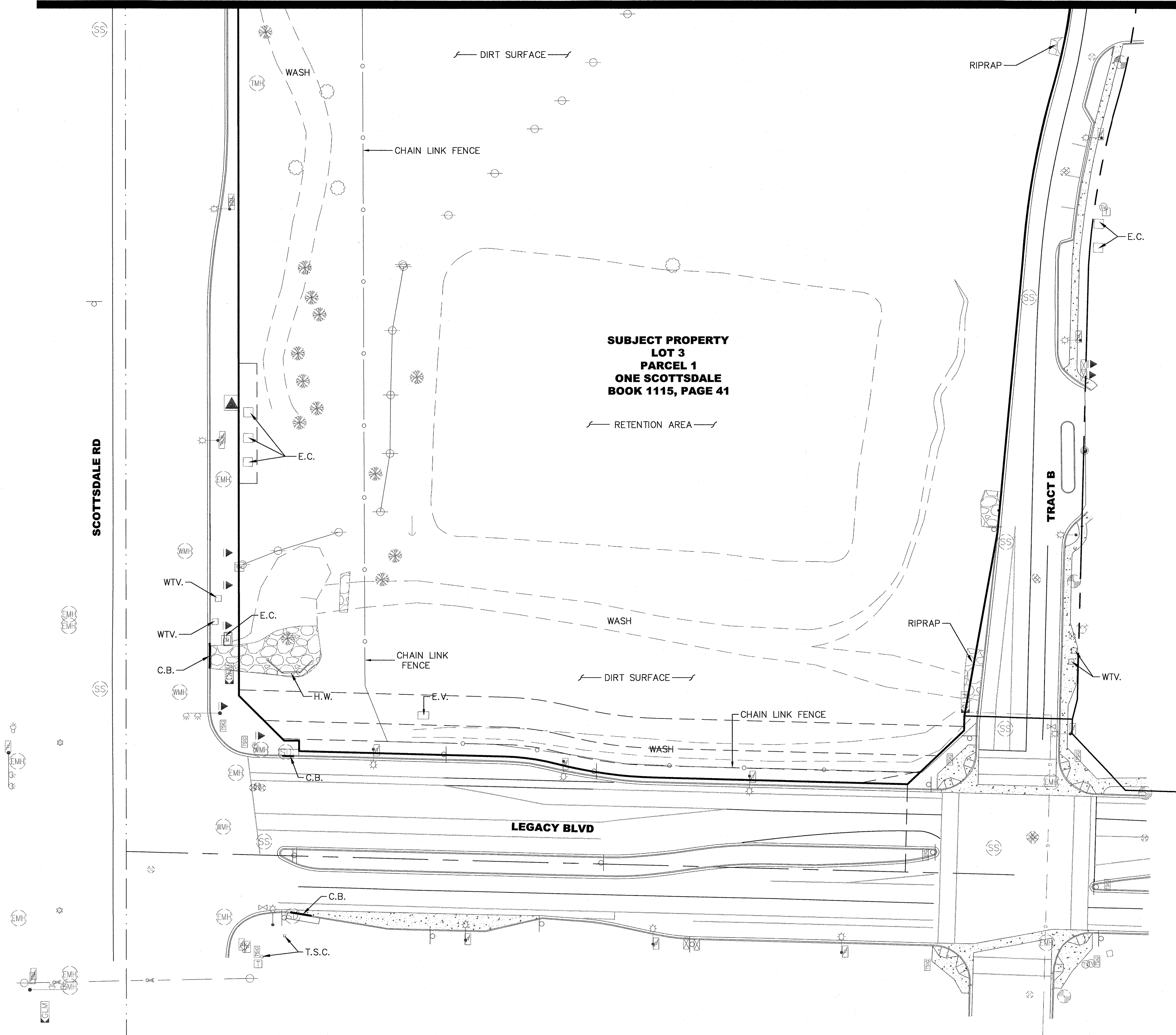
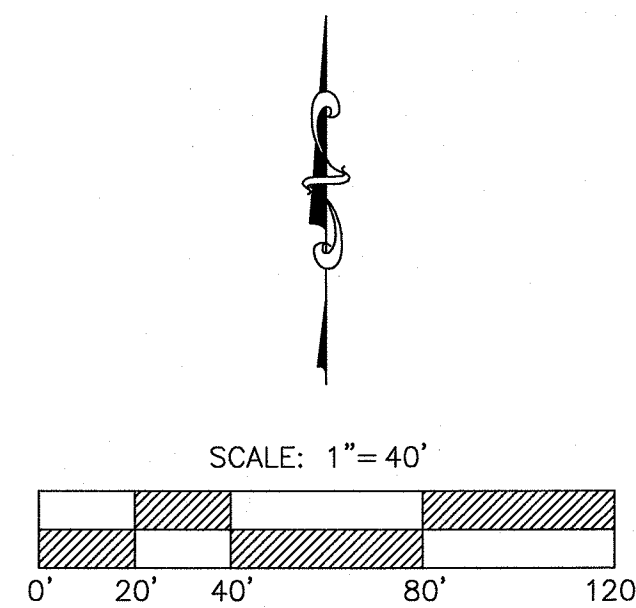
**ALTANSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**



REVISIONS:

DRAWING NAME:
2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 5 OF 5

MATCHLINE - SHEET 2



LEGEND

- | | |
|----|---|
| ● | FOUND BRASS CAP FLUSH |
| ⊠ | FOUND BRASS CAP IN HANDHOLE |
| ⊞ | FOUND CHISELED 'X' |
| • | FOUND 1/2" REBAR, RLS#27239
UNLESS OTHERWISE NOTED |
| ▶ | AIR RELEASE VALVE |
| * | BARREL CACTUS |
| • | BOLLARD |
| TV | CABLE TV JUNCTION BOX |
| ○ | CABLE TV RISER |
| ⊙ | WATER CHECK VALVE |
| ⊙ | SEWER CLEANOUT |
| ⌋ | DOWN GUY |
| ⊞ | ELECTRIC JUNCTION BOX |
| ⊞ | ELECTRIC TRANSFORMER |
| ⊞ | ELECTRIC METER |
| ⊞ | ELECTRIC MANHOLE |
| ⊞ | FIRE HYDRANT |
| ⊞ | STORM DRAIN MANHOLE |
| ⊞ | SEWER MANHOLE |
| ⊞ | TELEPHONE MANHOLE |
| ⊞ | TELEPHONE MANHOLE |
| ⊞ | WATER METER |
| ⊞ | WATER MANHOLE |
| ⊞ | WATER VALVE |
| ⊞ | FIRE DEPARTMENT CONNECTION |
| ⊞ | GAS VALVE |
| ⊞ | LIGHT POLE |
| ⊞ | LIGHT POLE W/MAST |
| ⊞ | MESQUITE TREE |
| ⊞ | FIBER OPTIC MARKER |
| ⊞ | GAS MARKER |
| ⊞ | PALO VERDE TREE |
| ⊞ | SAGUARO |
| ⊞ | SIGN |
| ⊞ | TELEPHONE RISER |
| ⊞ | TRAFFIC SIGNAL |
| ⊞ | TRAFFIC SIGNAL W/MAST |
| ⊞ | TRAFFIC SIGNAL JUNCTION BOX |
| ⊞ | UTILITY POLE |
| ⊞ | TREE |
| ⊞ | RIPRAP AREA |
| ⊞ | CONCRETE AREA |
| ⊞ | FLAG POLE |
- WTV. WATER VAULT
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M.C.R. MARICOPA COUNTY RECORDS
- CENTER LINE
BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE
CHAIN LINK FENCE LINE
OVERHEAD ELECTRIC LINE

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTORS"), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR 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 _____ DAY OF _____, 20____
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3

A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS,
PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS:

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

NOTES

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD, IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

REFERENCE DOCUMENTS

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SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265
FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 6
MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

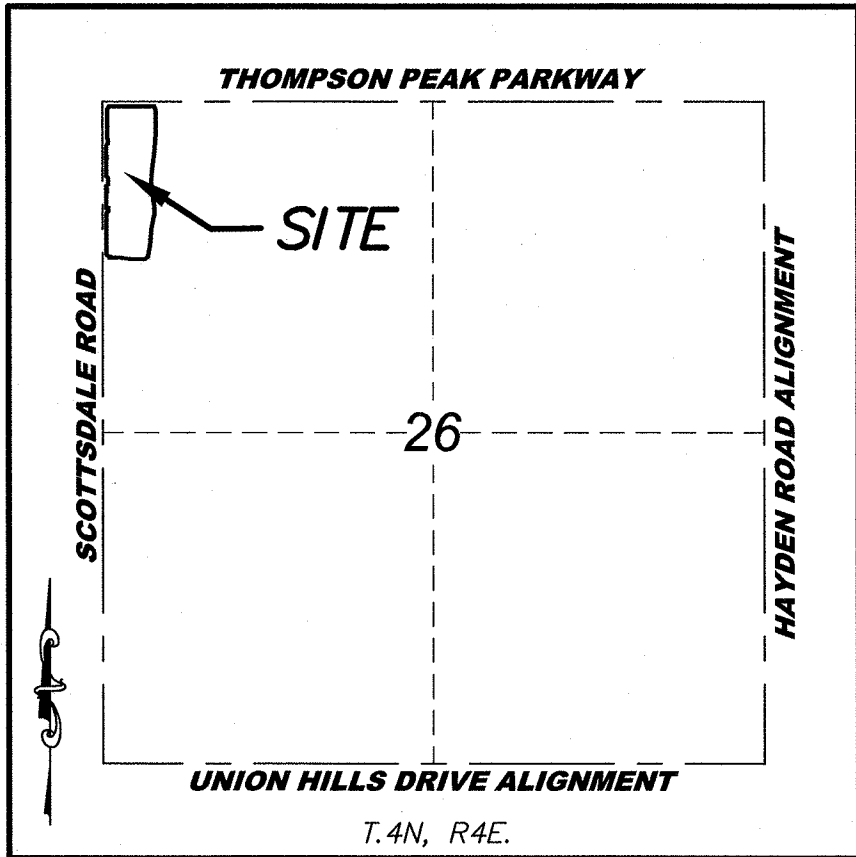
BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP

N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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

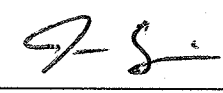
BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

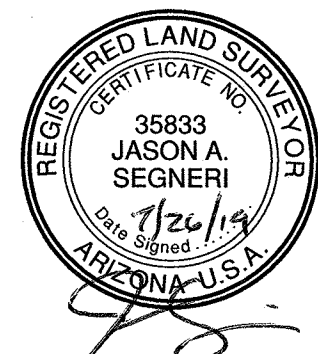
BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

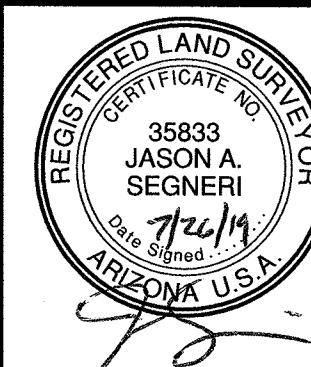


DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: N.T.S.
SHEET: 1 OF 2

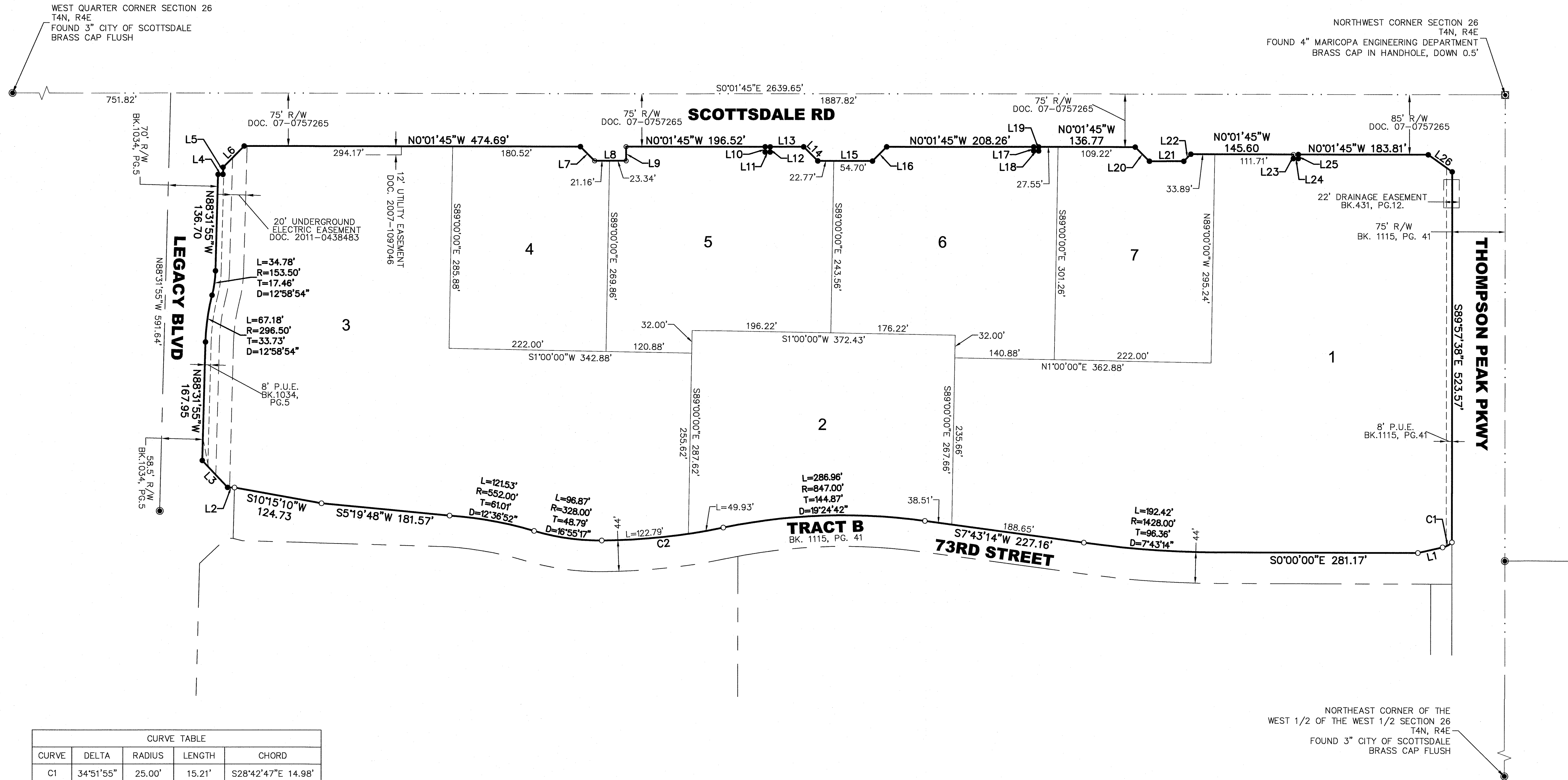
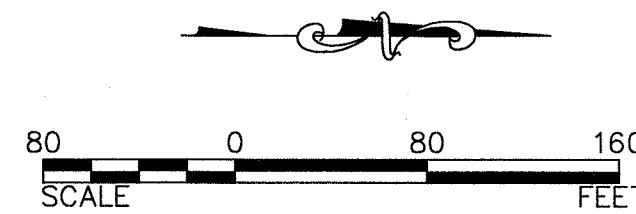
PLAN CHECK NO. _____

**PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**

PLAN CHECK NO. _____



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: 1" = 80'
SHEET: 2 OF 2



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
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L18	N0°01'45"W	7.00'
L19	S89°58'15"W	5.70'
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L21	N0°01'45"W	48.75'
L22	N45°01'45"W	14.14'
L23	N89°58'15"E	5.70'
L24	N0°01'45"W	7.00'
L25	S89°58'15"W	5.70'
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LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)±
1	283,898	6.52
2	98,879	2.27
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4	63,281	1.45
5	85,364	1.96
6	87,654	2.01
7	65,657	1.51

LEGEND

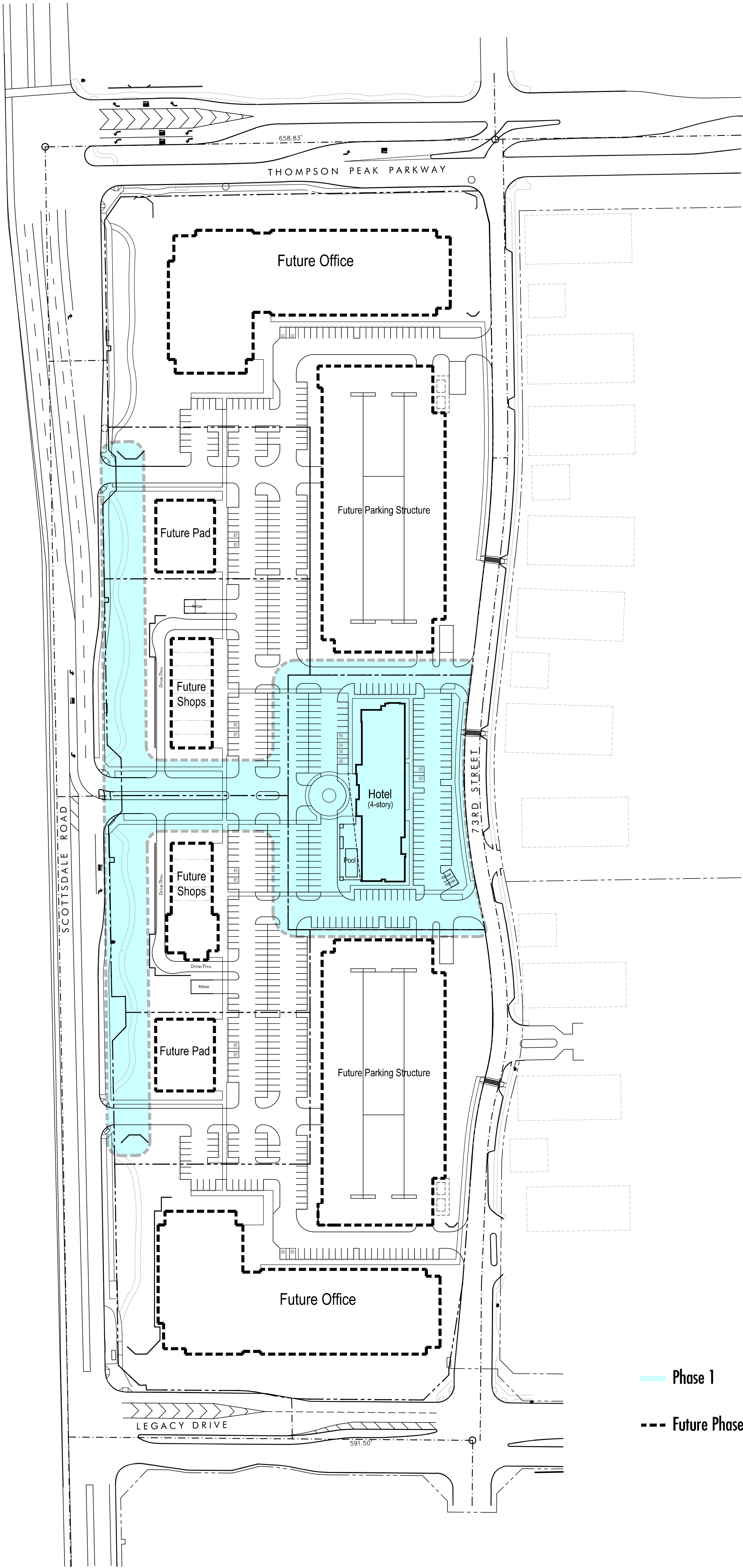
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- ⊠ FOUND BRASS CAP IN HANDHOLE
- ⊠ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
- FOUND 1/2" REBAR, RLS#46118
- SET 1/2" REBAR, RLS#35883
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

BOUNDARY LINE

SECTION LINE

CENTER LINE

ADJACENT BOUNDARY LINE



Phase 1
Future Phase

Phasing Plan

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTORS"), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR 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 _____ DAY OF _____, 20____
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3

A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS,
PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS:

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

NOTES

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- ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD, IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

REFERENCE DOCUMENTS

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REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

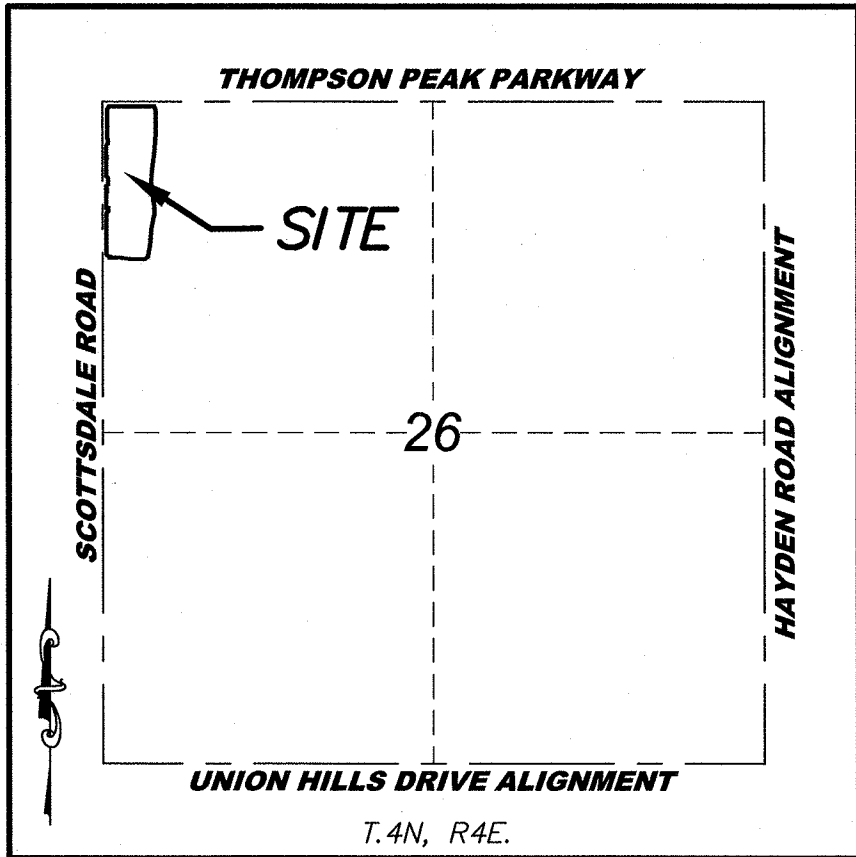
BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP

N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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 DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

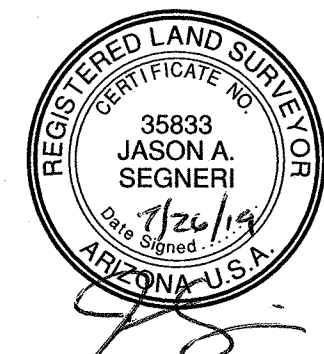
BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

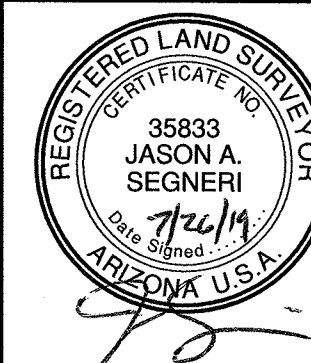


DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: N.T.S.
SHEET: 1 OF 2

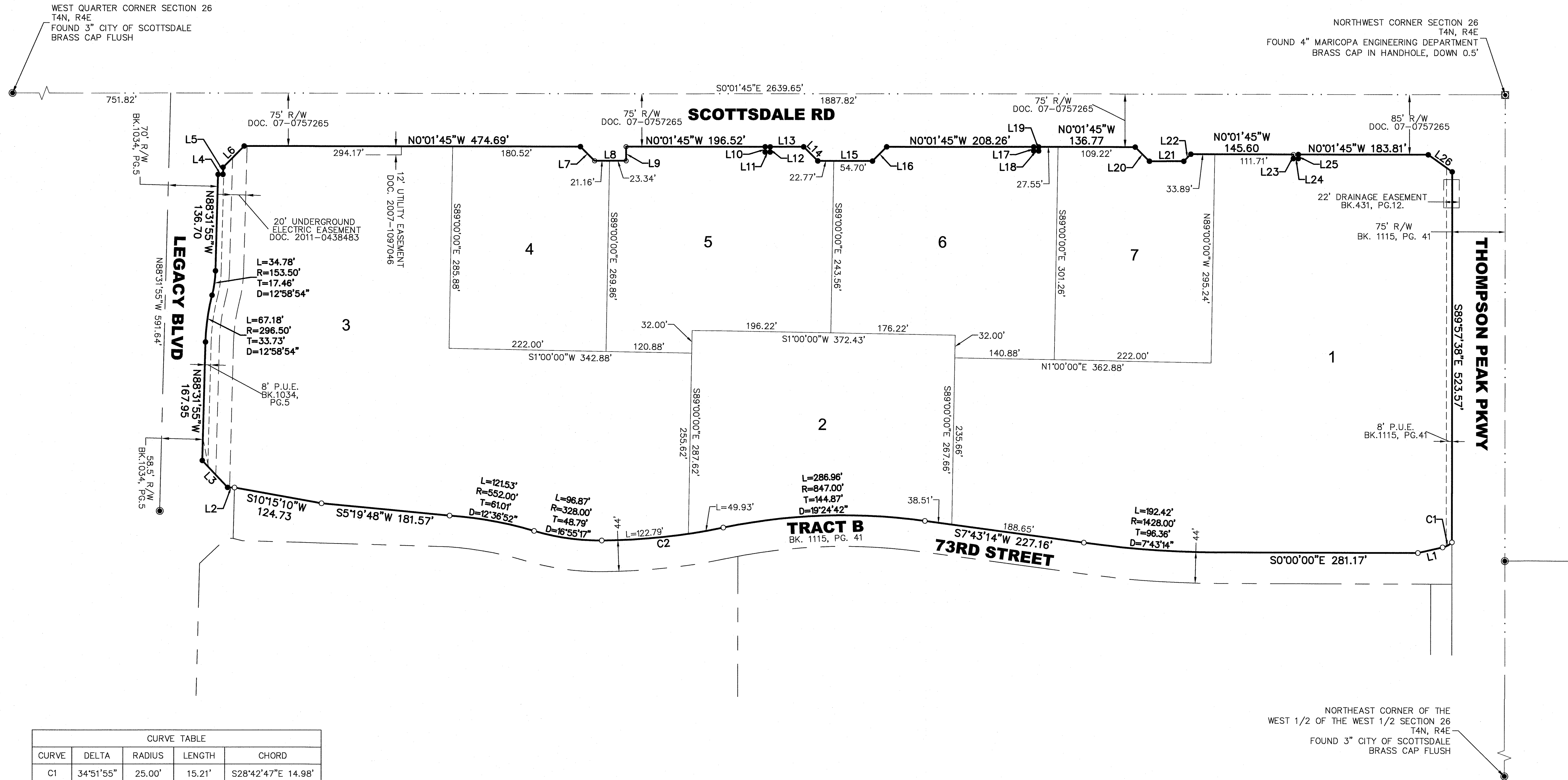
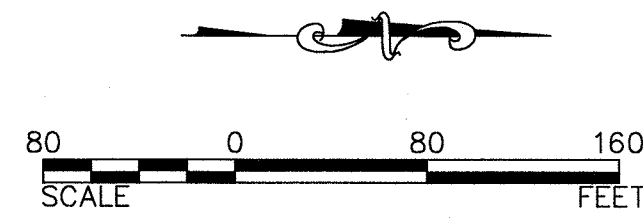
PLAN CHECK NO. _____

**PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**

PLAN CHECK NO. _____



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: 1" = 80'
SHEET: 2 OF 2



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
C2	11°08'39"	888.00'	172.72'	N6°07'08"W 172.45'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S12°51'32"E	35.90'
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LOT AREA TABLE		
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LEGEND

- FOUND BRASS CAP FLUSH
- ⊠ FOUND BRASS CAP IN HANDHOLE
- ⊠ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
- FOUND 1/2" REBAR, RLS#46118
- SET 1/2" REBAR, RLS#35883
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

BOUNDARY LINE

SECTION LINE

CENTER LINE

ADJACENT BOUNDARY LINE

Preliminary Plat Notification Affidavit



I, _____, acting on behalf of _____, hereby affirm that a copy of the preliminary plat of _____ subdivision has been delivered to the following agencies for their review.

AGENCY

DATE NOTIFIED

_____	SALT RIVER PROJECT...(2).....	_____
_____	ARIZONA PUBLIC SERVICE	_____
_____	SOUTHWEST GAS CORPORATION.....	_____
_____	ARIZONA DEPARTMENT OF TRANSPORTATION.....	_____
_____	MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	_____
_____	MARICOPA COUNTY PLANNING DEPARTMENT.....	_____
_____	MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	_____
_____	SCOTTSDALE POSTMASTER.....	_____
_____	SCOTTSDALE SCHOOL DISTRICT.....	_____
_____	CAVE CREEK SCHOOL DISTRICT.....	_____
_____	PARADISE VALLEY SCHOOL DISTRICT.....	_____
_____	CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	_____
_____	CENTURY LINK.....	_____
_____	OTHER.....	_____

Signature

Date

Address

Phone

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ scottsdaleaz.gov

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3
A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO
BOOK 1115 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, COFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTORS"), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE’S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR 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.

DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE’S PRIOR WRITTEN CONSENT.
3. AT GRANTOR’S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE’S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR’S EXPENSE. IN ADDITION TO GRANTEE’S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR’S FAILURE TO PERFORM UNDER THIS DOCUMENT.

WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

SCENIC CORRIDOR (SC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, TRAILS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION.

GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE’S RIGHT TO OTHER REMEDIES

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 _____ DAY OF _____, 20____
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

OWNERS :

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

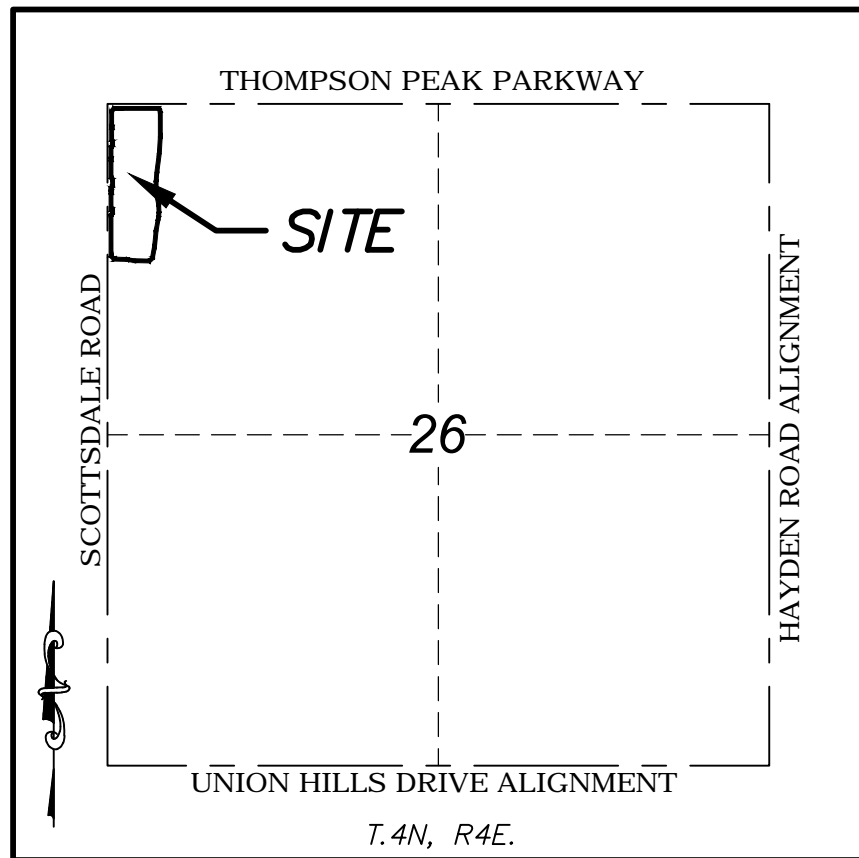
BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP
N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES, LEGAL DESCRIPTION, BASIS OF BEARING
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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 DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

SURVEYORS CERTIFICATION

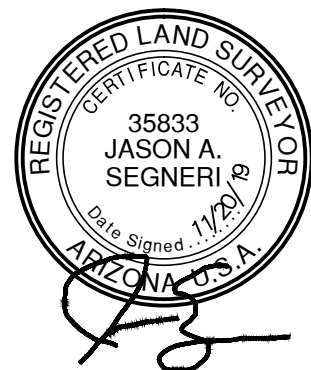
THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: N.T.S.
SHEET: 1 OF 3

NOTES

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.
- MODIFICATIONS TO THE EASEMENT DELINEATIONS AND LOCATIONS MAYBE ALTERED BASED ON FUTURE DEVELOPMENT CONDITIONS AS SUCHM THESE EASEMENT MODIFICATIONS MAY BE PROCESSED THROUGH THE MAP OF RELEASE AND MAP OF DEDICATION PROCESS.

REFERENCE DOCUMENTS

MAP OF DEDICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12
SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265
FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 6
MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

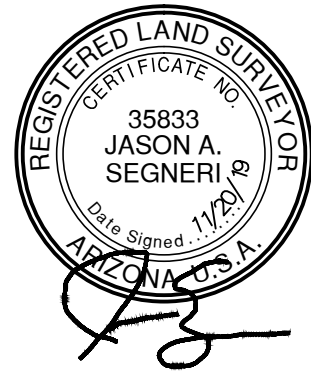
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

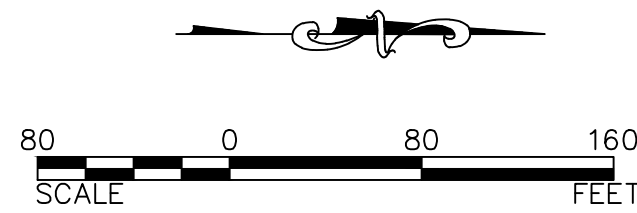
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

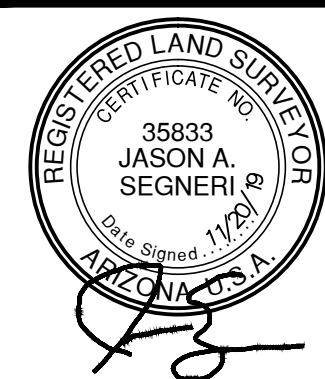


DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: N.T.S.
SHEET: 2 OF 3

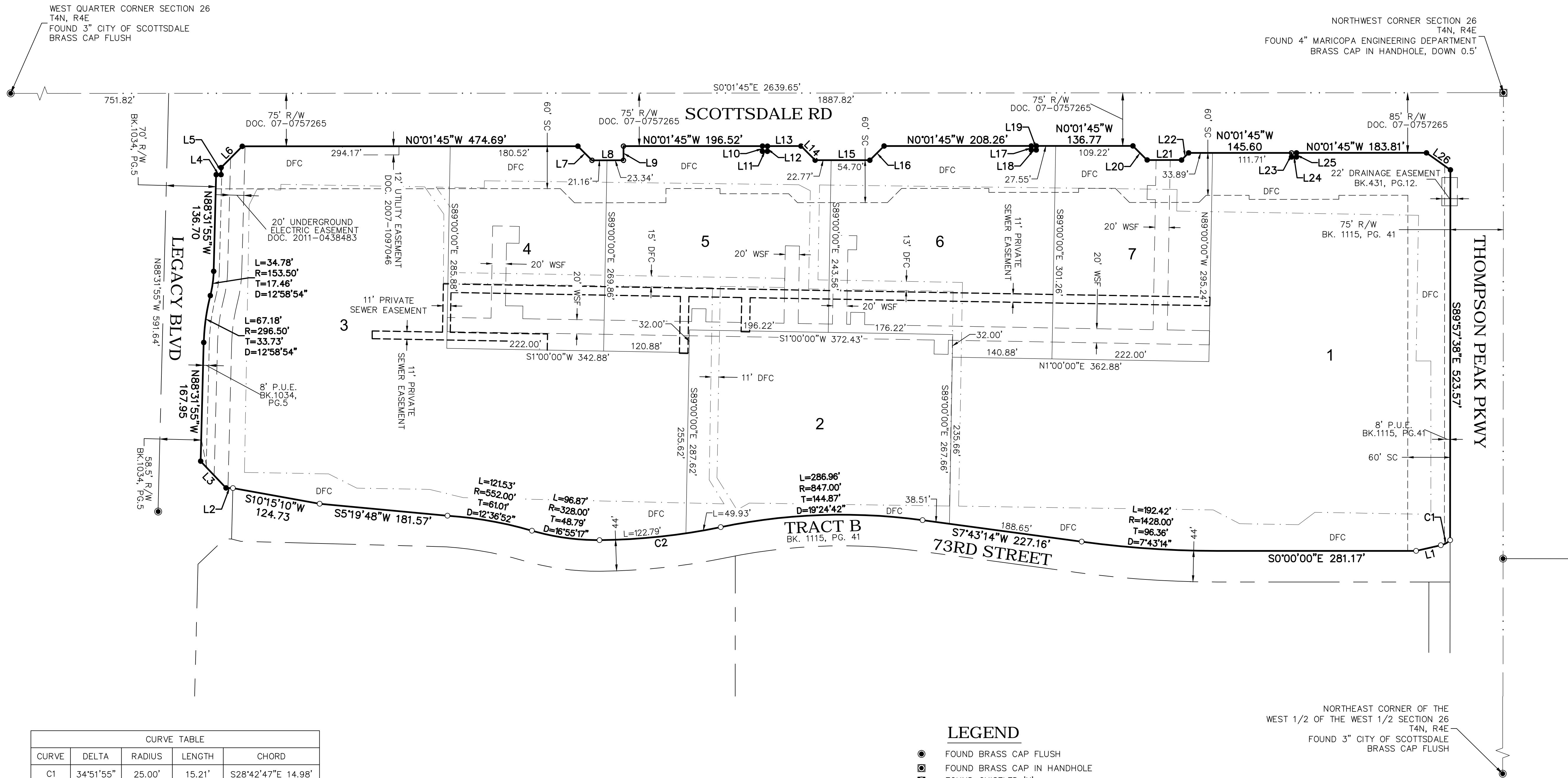
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PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: 1" = 80'
SHEET: 3 OF 3



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
C2	11°08'39"	888.00'	172.72'	N6°07'08"W 172.45'

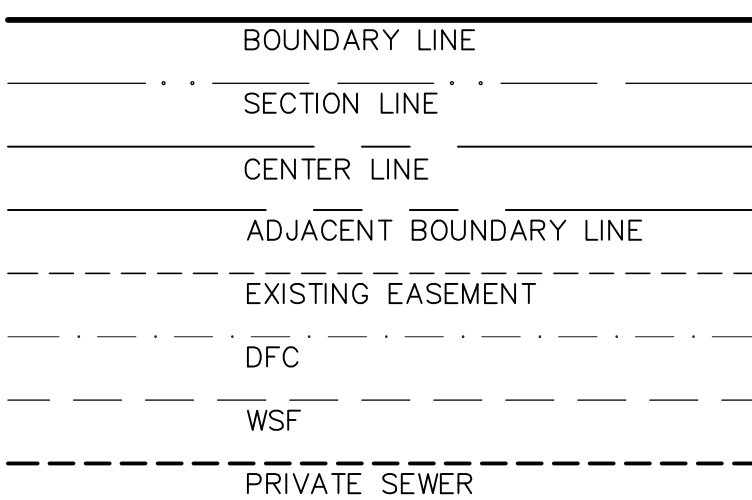
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S12°51'32"E	35.90'
L2	S1°28'05"W	9.67'
L3	S46°28'05"W	52.08'
L4	N0°01'45"W	6.96'
L5	N89°59'56"W	9.98'
L6	N45°02'02"W	42.45'
L7	N44°58'15"E	28.28'
L8	S0°01'45"E	44.50'
L9	S89°58'15"W	20.00'
L10	N89°58'15"E	7.40'
L11	N0°01'45"W	7.00'
L12	S89°58'15"W	7.40'
L13	N0°01'45"W	47.51'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N44°58'15"E	28.28'
L15	S0°01'45"E	77.47'
L16	N45°01'45"W	28.28'
L17	N89°58'15"E	5.70'
L18	N0°01'45"W	7.00'
L19	S89°58'15"W	5.70'
L20	N44°58'15"E	28.28'
L21	N0°01'45"W	48.75'
L22	N45°01'45"W	14.14'
L23	N89°58'15"E	5.70'
L24	N0°01'45"W	7.00'
L25	S89°58'15"W	5.70'
L26	N35°32'37"E	41.59'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)±
1	283,898	6.52
2	98,879	2.27
3	256,681	5.89
4	63,281	1.45
5	85,364	1.96
6	87,654	2.01
7	65,657	1.51

LEGEND

- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- ⊠ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
- FOUND 1/2" REBAR, RLS#46118
- SET 1/2" REBAR, RLS#35883
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- WSF WATER AND SEWER FACILITIES EASEMENT
- SC SCENIC CORRIDOR EASEMENT



PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3
A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO
BOOK 1115 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, COFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTORS"), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE’S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

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1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE’S PRIOR WRITTEN CONSENT.
3. AT GRANTOR’S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE’S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR’S EXPENSE. IN ADDITION TO GRANTEE’S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
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DATED THIS _____ DAY OF _____, 20____
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

OWNERS :

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

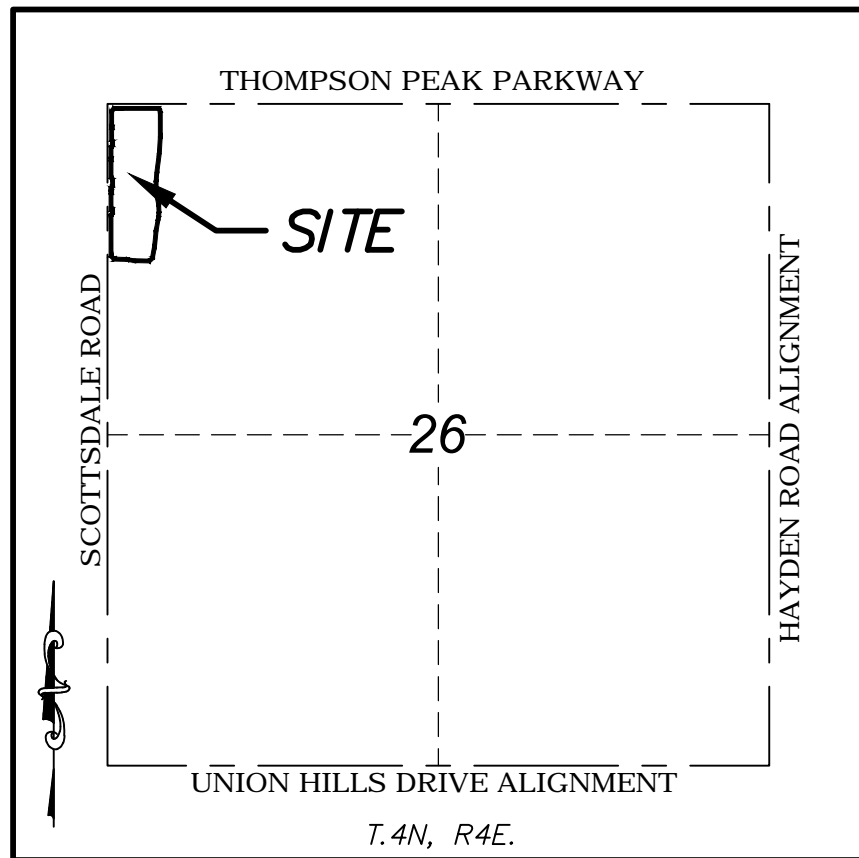
BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP
N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES, LEGAL DESCRIPTION, BASIS OF BEARING
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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 DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

SURVEYORS CERTIFICATION

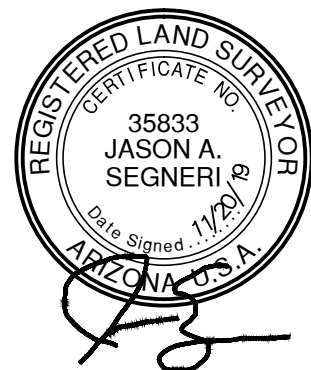
THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: N.T.S.
SHEET: 1 OF 3

NOTES

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
6. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
7. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.
8. MODIFICATIONS TO THE EASEMENT DELINEATIONS AND LOCATIONS MAYBE ALTERED BASED ON FUTURE DEVELOPMENT CONDITIONS AS SUCHM THESE EASEMENT MODIFICATIONS MAY BE PROCESSED THROUGH THE MAP OF RELEASE AND MAP OF DEDICATION PROCESS.

REFERENCE DOCUMENTS

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MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

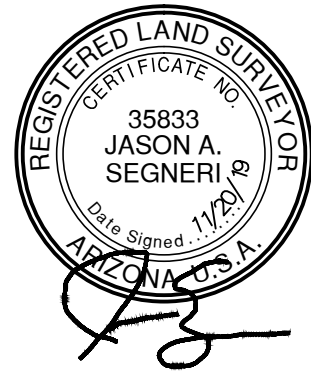
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

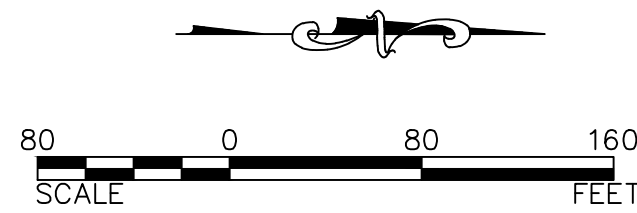
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



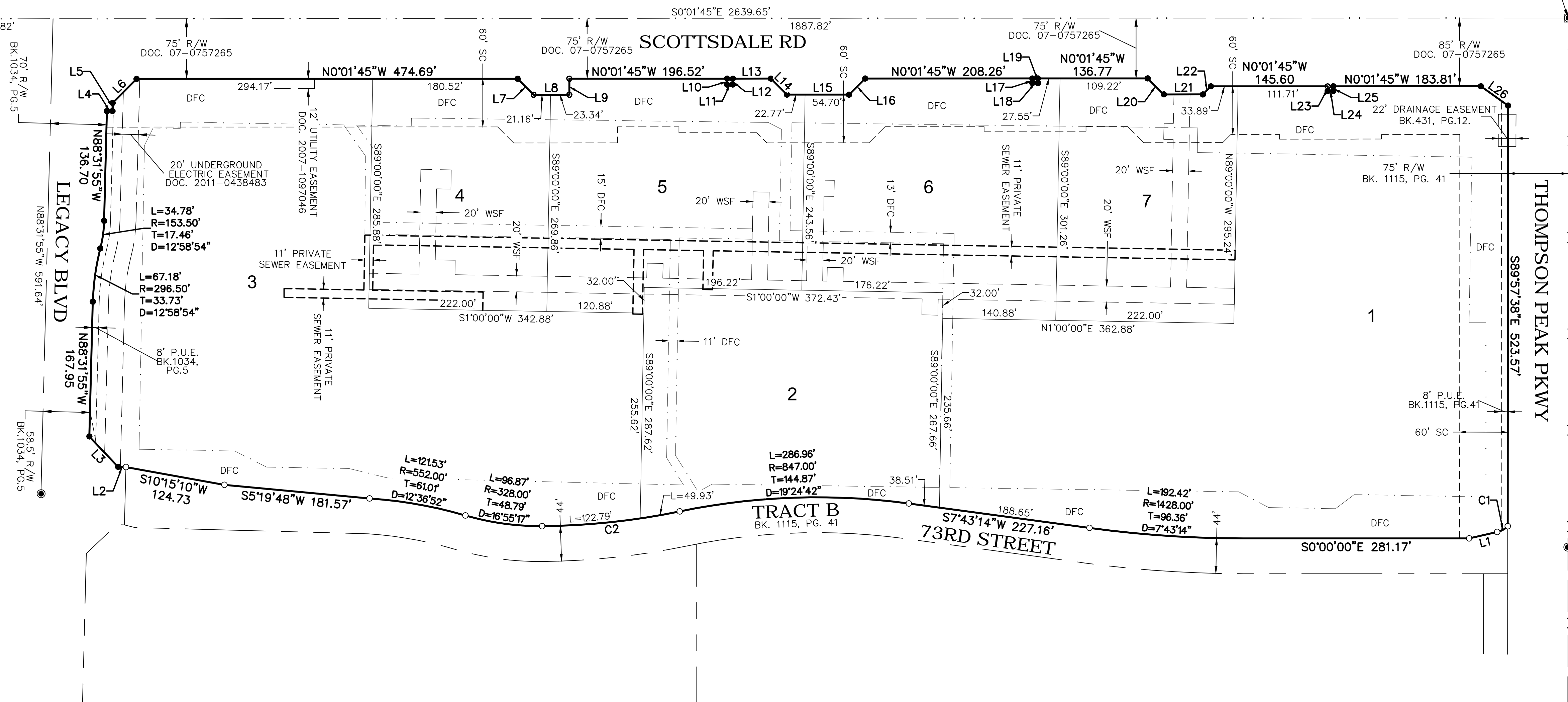
DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: N.T.S.
SHEET: 2 OF 3

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
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WWW.SIGSURVEYAZ.COM



WEST QUARTER CORNER SECTION 26
T4N, R4E
FOUND 3" CITY OF SCOTTSDALE
BRASS CAP FLUSH

NORTHWEST CORNER SECTION 26
T4N, R4E
FOUND 4" MARICOPA ENGINEERING DEPARTMENT
BRASS CAP IN HANDHOLE, DOWN 0.5'



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
C2	11°08'39"	888.00'	172.72'	N6°07'08"W 172.45'

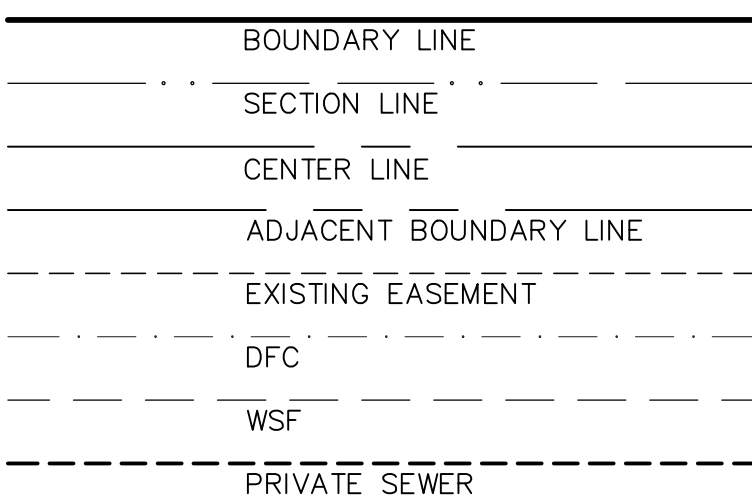
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S12°51'32"E	35.90'
L2	S1°28'05"W	9.67'
L3	S46°28'05"W	52.08'
L4	N0°01'45"W	6.96'
L5	N89°59'56"W	9.98'
L6	N45°02'02"W	42.45'
L7	N44°58'15"E	28.28'
L8	S0°01'45"E	44.50'
L9	S89°58'15"W	20.00'
L10	N89°58'15"E	7.40'
L11	N0°01'45"W	7.00'
L12	S89°58'15"W	7.40'
L13	N0°01'45"W	47.51'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N44°58'15"E	28.28'
L15	S0°01'45"E	77.47'
L16	N45°01'45"W	28.28'
L17	N89°58'15"E	5.70'
L18	N0°01'45"W	7.00'
L19	S89°58'15"W	5.70'
L20	N44°58'15"E	28.28'
L21	N0°01'45"W	48.75'
L22	N45°01'45"W	14.14'
L23	N89°58'15"E	5.70'
L24	N0°01'45"W	7.00'
L25	S89°58'15"W	5.70'
L26	N35°32'37"E	41.59'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)±
1	283,898	6.52
2	98,879	2.27
3	256,681	5.89
4	63,281	1.45
5	85,364	1.96
6	87,654	2.01
7	65,657	1.51

LEGEND

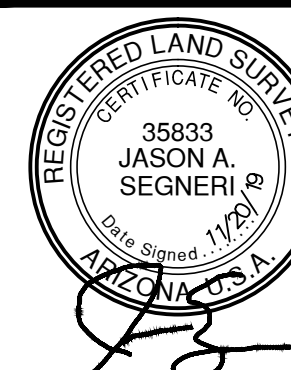
- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- ⊠ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
- FOUND 1/2" REBAR, RLS#46118
- SET 1/2" REBAR, RLS#35883
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- WSF WATER AND SEWER FACILITIES EASEMENT
- SC SCENIC CORRIDOR EASEMENT



NORTHEAST CORNER OF THE
WEST 1/2 OF THE WEST 1/2 SECTION 26
T4N, R4E
FOUND 3" CITY OF SCOTTSDALE
BRASS CAP FLUSH

PRELIMINARY PLAT ONE SCOTTSDALE SCOTTSDALE, ARIZONA

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PHOENIX, ARIZONA 85024
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DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 11/20/2019
SCALE: 1" = 80'
SHEET: 3 OF 3

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY (GRANTORS), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE’S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR 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.

DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE’S PRIOR WRITTEN CONSENT.
3. AT GRANTOR’S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE’S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR’S EXPENSE. IN ADDITION TO GRANTEE’S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR’S FAILURE TO PERFORM UNDER THIS DOCUMENT.

WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

SCENIC CORRIDOR (SC):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, TRAILS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION.

EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

SIGHT DISTANCE(SD):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

PUBLIC NON–MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, 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. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE’S RIGHT TO OTHER REMEDIES

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 _____ DAY OF _____, 20____.
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3
A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO
BOOK 1115 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS :

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ , 20____ .

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ , 20____ .

BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ , 20____ .

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ , 20____ .

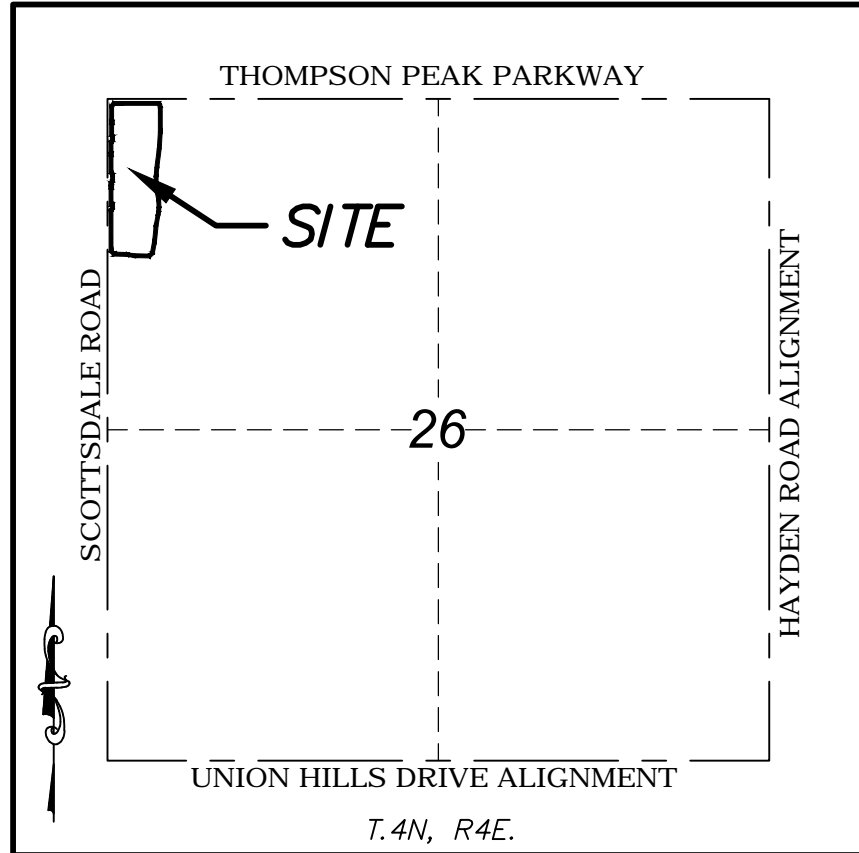
BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP
N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES, LEGAL DESCRIPTION, BASIS OF BEARING
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE’S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

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WWW.SIGSURVEYAZ.COM
SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services



DRAWING NAME:
2015–154 PLAT
JOB NO. 2015–154
DRAWN: JLD
CHECKED: JAS
DATE: 01/24/2020
SCALE: N.T.S.
SHEET: 1 OF 3

NOTES

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
6. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
7. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.
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MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

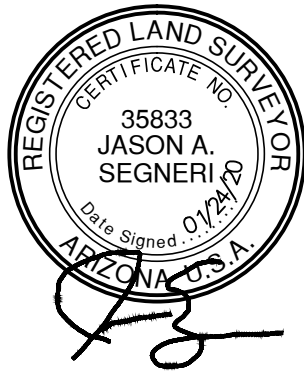
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

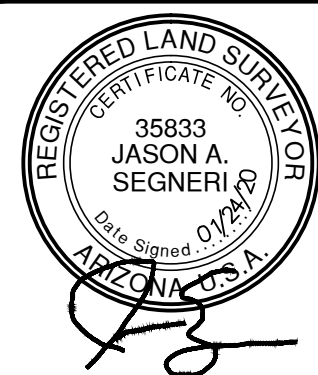
PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



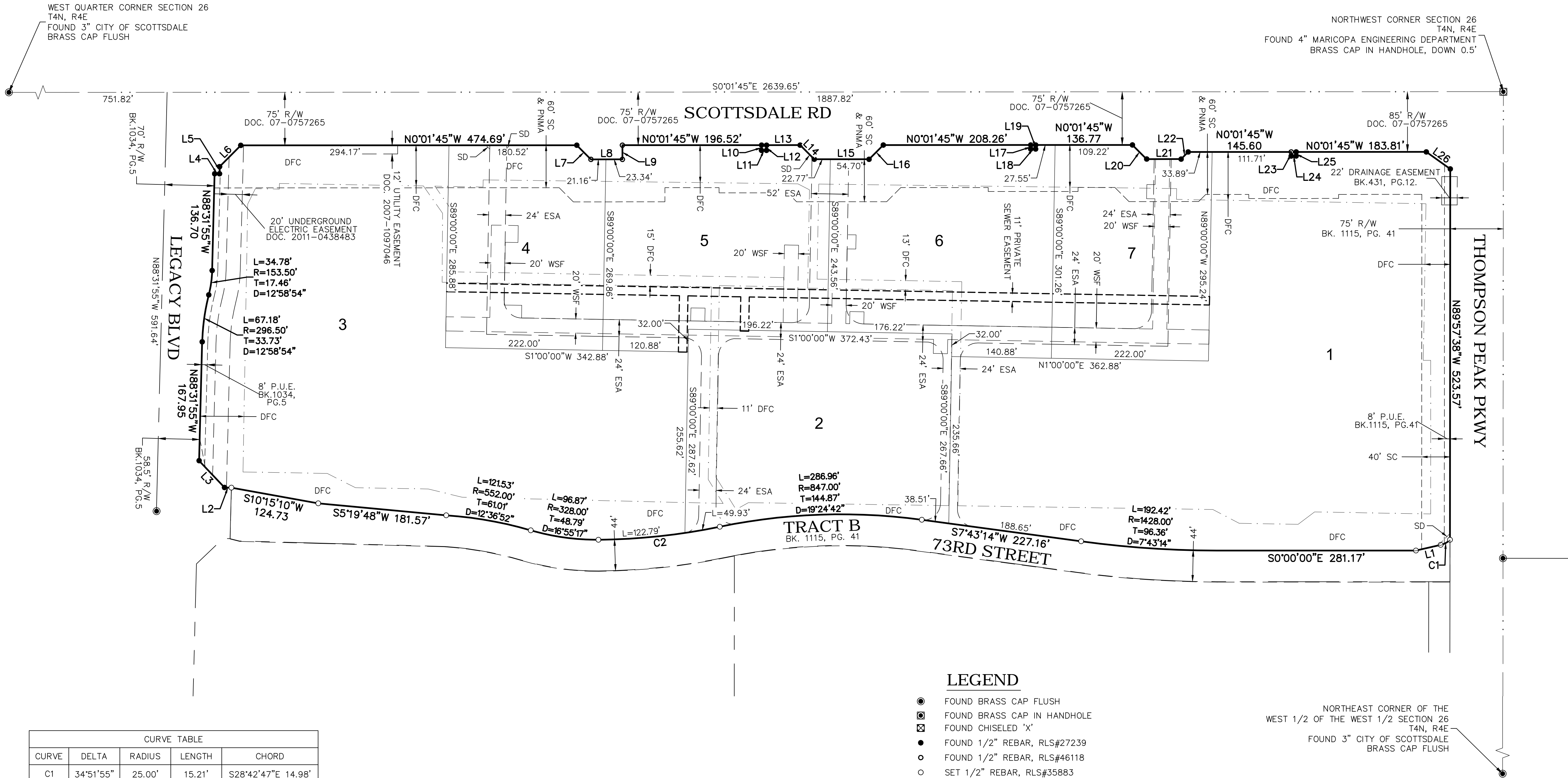
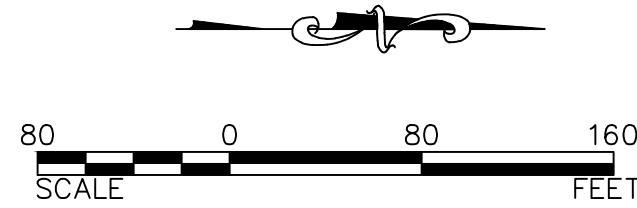
DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 01/24/2020
SCALE: N.T.S.
SHEET: 2 OF 3

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
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SCALE: 1"=80'
SHEET: 3 OF 3



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
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L5	N89°59'56"W	9.98'
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L7	N44°58'15"E	28.28'
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- - - SECTION LINE
- CENTER LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT
- - - DFC
- - - WSF
- - - PRIVATE SEWER

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY (GRANTORS), HEREBY SUBDIVIDES AND RE-PLATS LOT 3, OF REPLAT OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ONE SCOTTSDALE LOT 3" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE’S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR 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.

DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE’S PRIOR WRITTEN CONSENT.
3. AT GRANTOR’S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IF, IN GRANTEE’S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR’S EXPENSE. IN ADDITION TO GRANTEE’S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR’S FAILURE TO PERFORM UNDER THIS DOCUMENT.

WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

SCENIC CORRIDOR (SC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, TRAILS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION.

EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

SIGHT DISTANCE(SD):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

PUBLIC NON-MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, 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. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE’S RIGHT TO OTHER REMEDIES

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 _____ DAY OF _____, 20____.
GRANTOR: RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____.
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3

A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO
BOOK 1115 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS:

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CCFCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7600 DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, ARIZONA 85258

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CCFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CCFCL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

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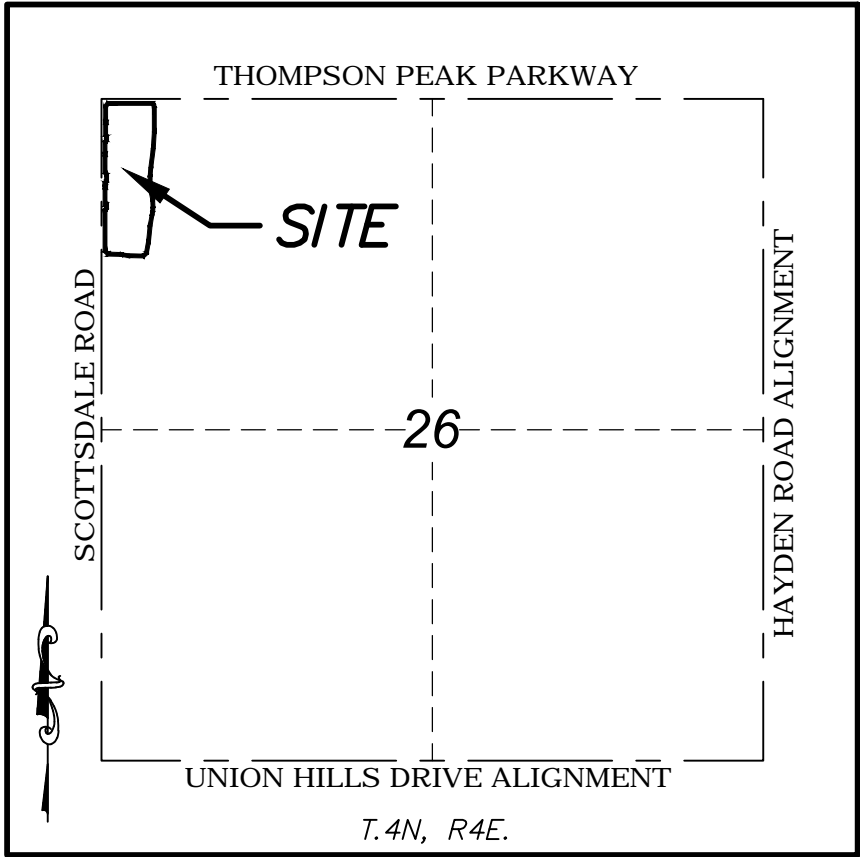
BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMFCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____



VICINITY MAP
N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES, LEGAL DESCRIPTION, BASIS OF BEARING
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE’S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 01/24/2020
SCALE: N.T.S.
SHEET: 1 OF 3

NOTES

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #35833" UNLESS OTHERWISE NOTED.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.
- MODIFICATIONS TO THE EASEMENT DELINEATIONS AND LOCATIONS MAYBE ALTERED BASED ON FUTURE DEVELOPMENT CONDITIONS AS SUCHM THESE EASEMENT MODIFICATIONS MAY BE PROCESSED THROUGH THE MAP OF RELEASE AND MAP OF DEDICATION PROCESS.

REFERENCE DOCUMENTS

MAP OF DEDICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12
SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265
FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 6
MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARENT PARCEL LEGAL DESCRIPTION

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

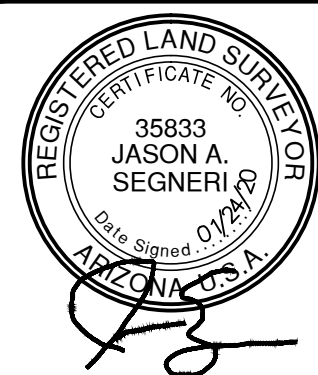
PRELIMINARY PLAT
ONE SCOTTSDALE
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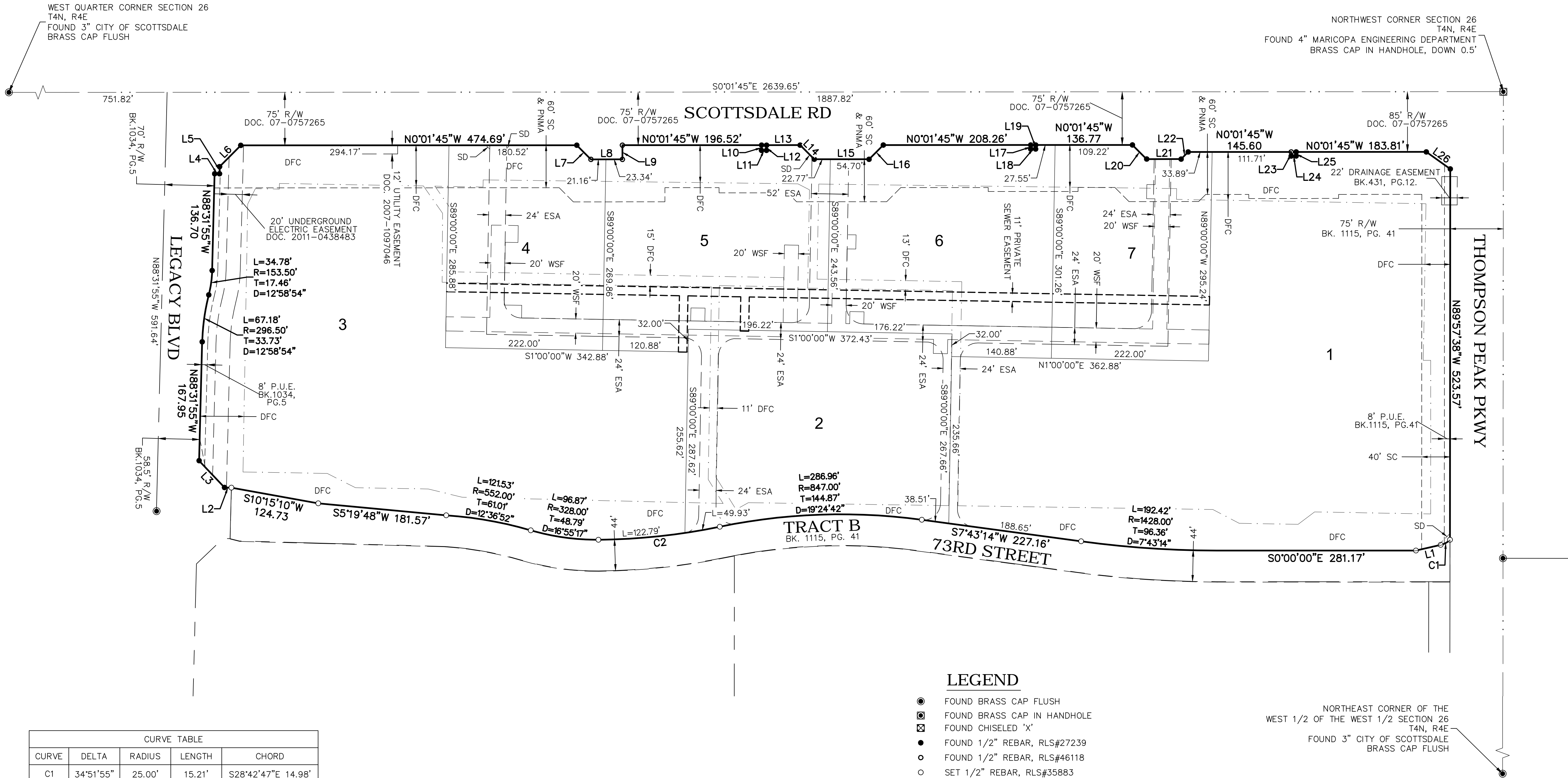
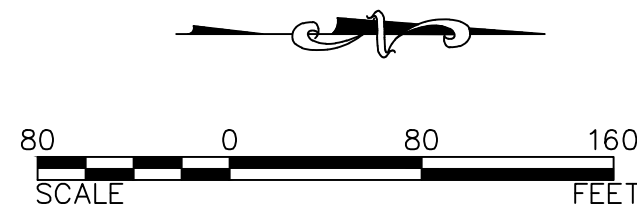
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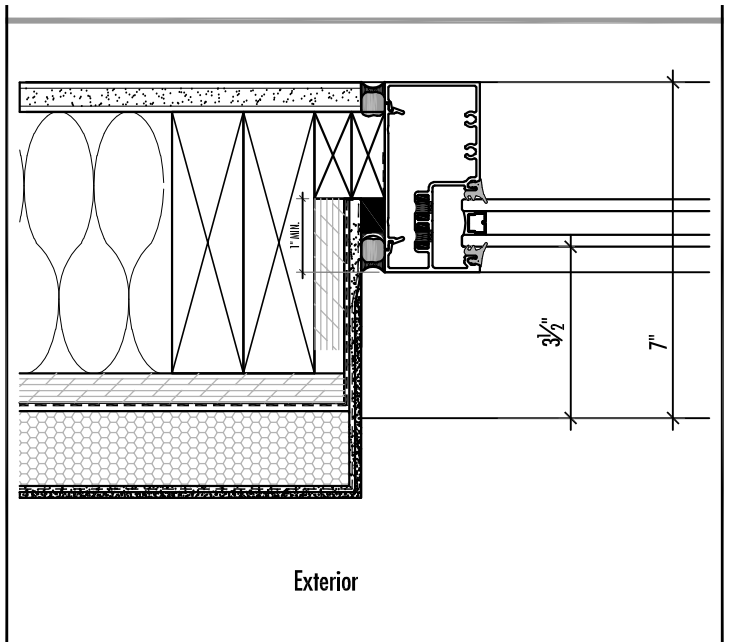
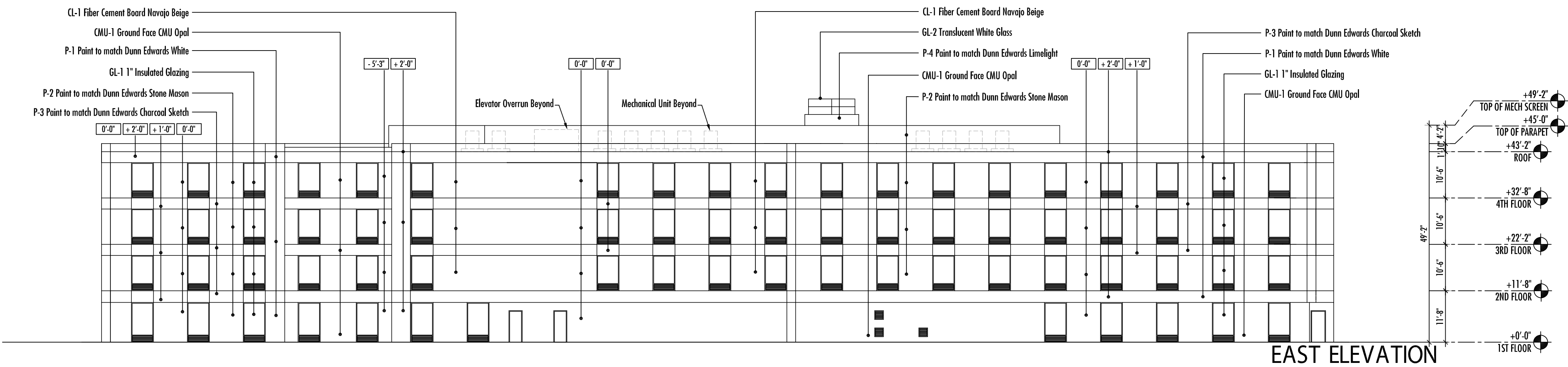
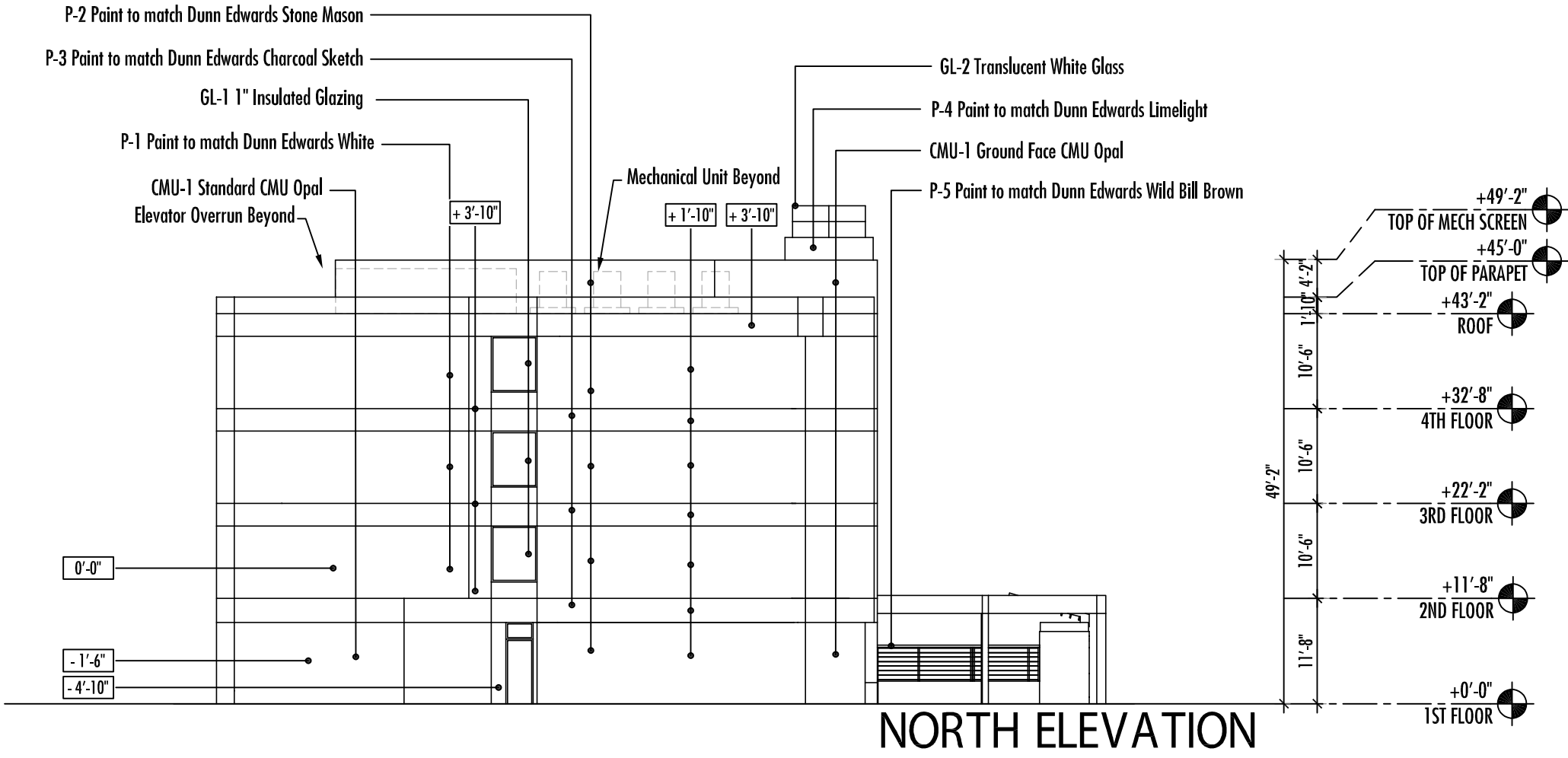
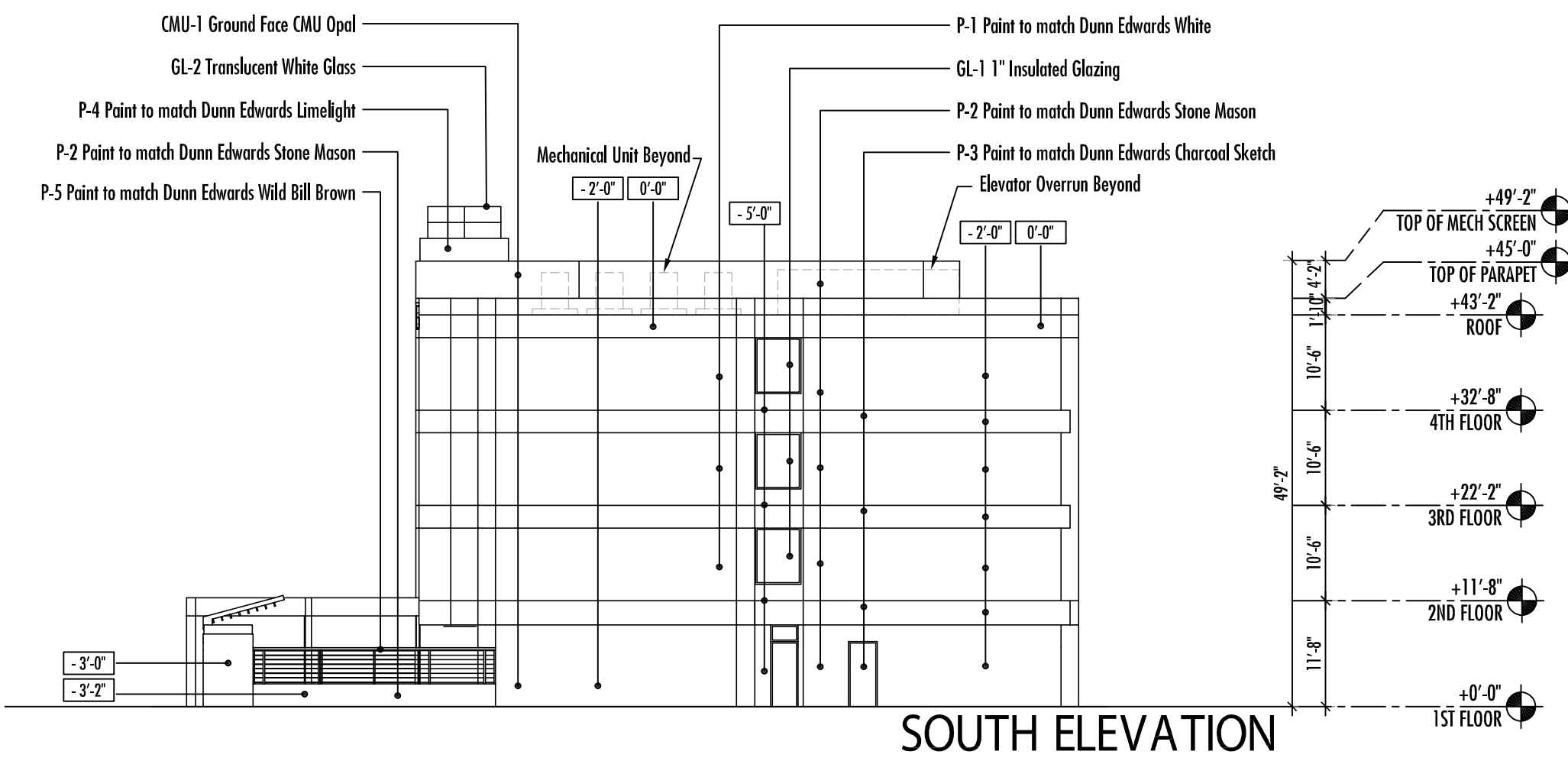
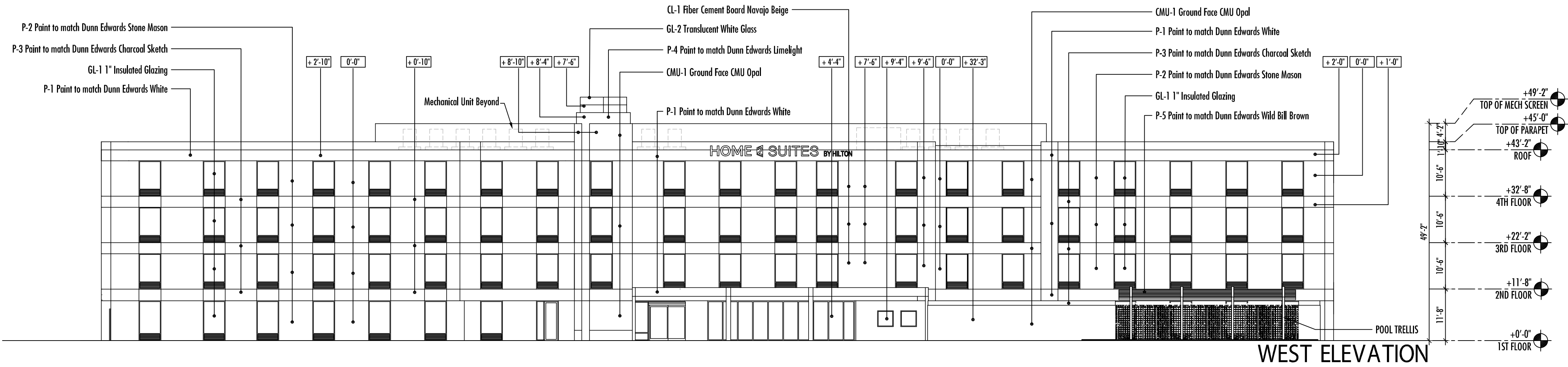
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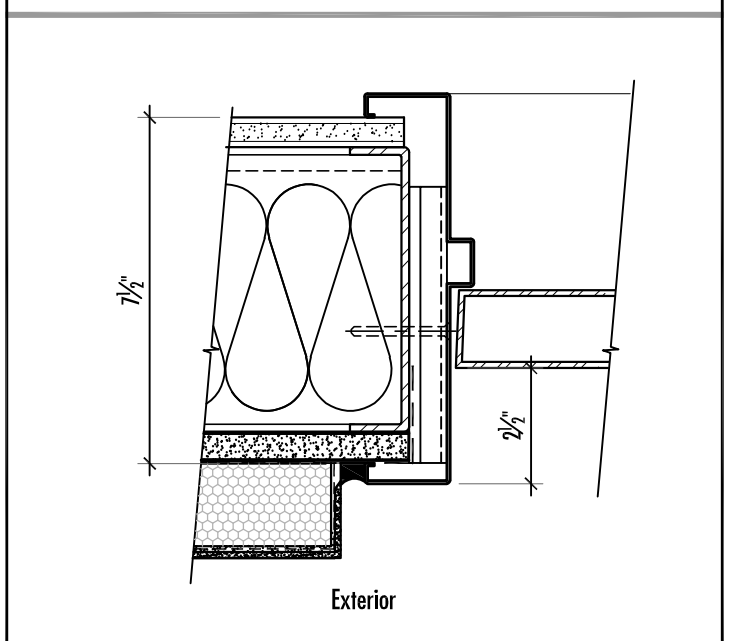
NORTHEAST CORNER OF THE
WEST 1/2 OF THE WEST 1/2 SECTION 26
T4N, R4E
FOUND 3" CITY OF SCOTTSDALE
BRASS CAP FLUSH

WEST QUARTER CORNER SECTION 26
T4N, R4E
FOUND 3" CITY OF SCOTTSDALE
BRASS CAP FLUSH

NORTHWEST CORNER SECTION 26
T4N, R4E
FOUND 4" MARICOPA ENGINEERING DEPARTMENT
BRASS CAP IN HANDHOLE, DOWN 0.5'



Typical Window Detail
3" = 1'-0"

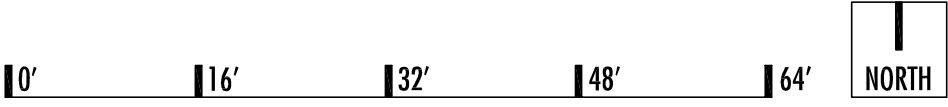


Typical Door Detail
3" = 1'-0"

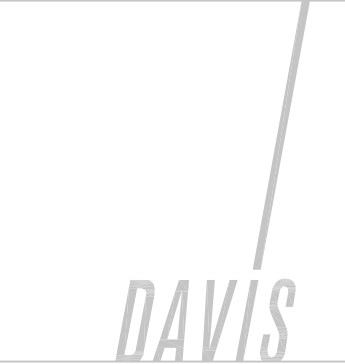
MATERIAL LEGEND

CMU-1	CMU - Trendstone, Ground Face - Opal
CL-1	Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige
GL-1	1" Insulated Glazing to match Viracon VUE1-40
GL-2	Translucent White Glass - Walker, Opaque Acid-etched Glass
P-1	EIFS - Painted to match Dunn Edwards DEW380 White
P-2	EIFS - Painted to match Dunn Edwards DET615 Stone Mason
P-3	EIFS - Painted to match Dunn Edwards DET628 Charcoal Sketch
P-4	EIFS - Painted to match Dunn Edwards DE5516 Limelight
P-5	EIFS - Painted to match Dunn Edwards DET688 Wild Bill Brown

Hotel Elevations

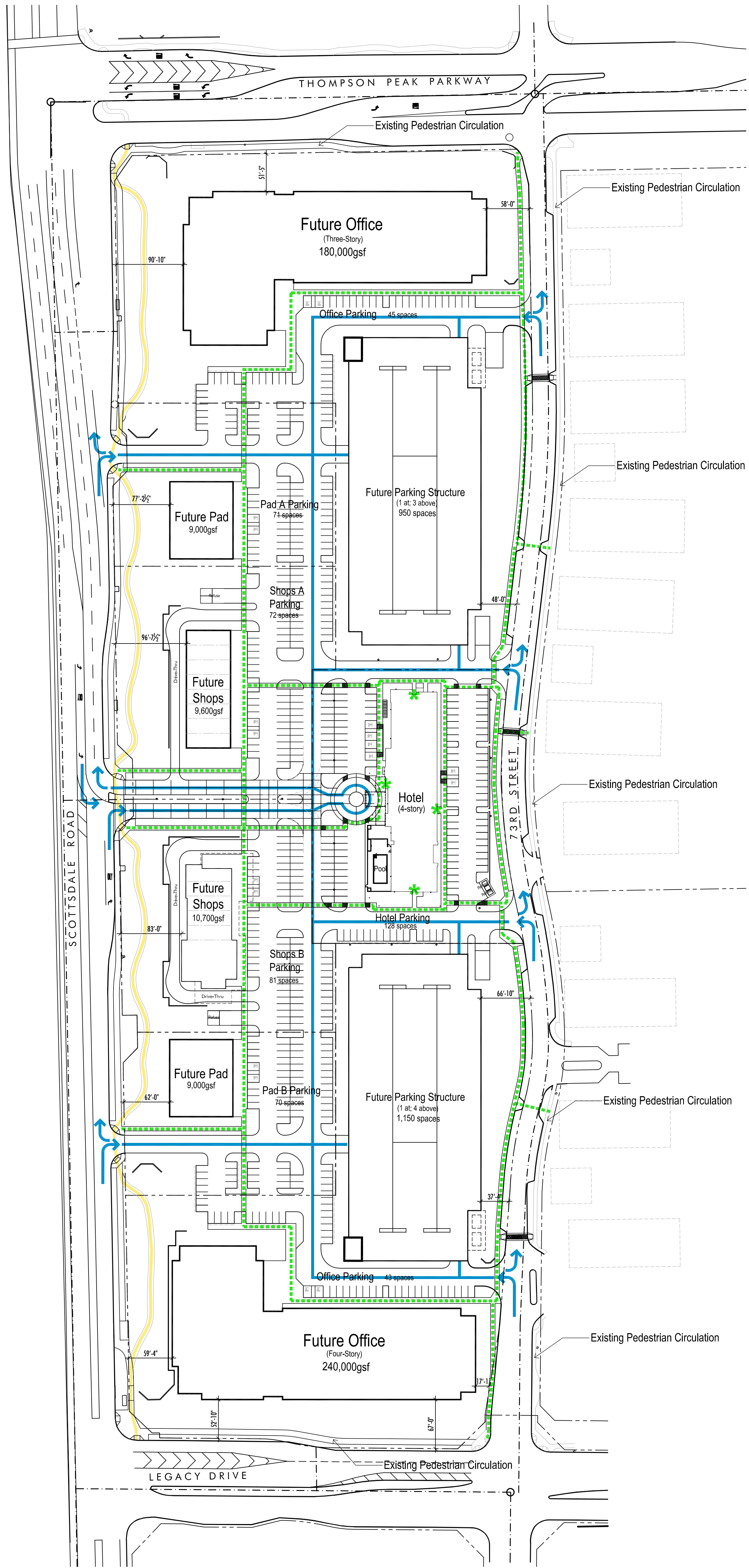


14164
11-12-19



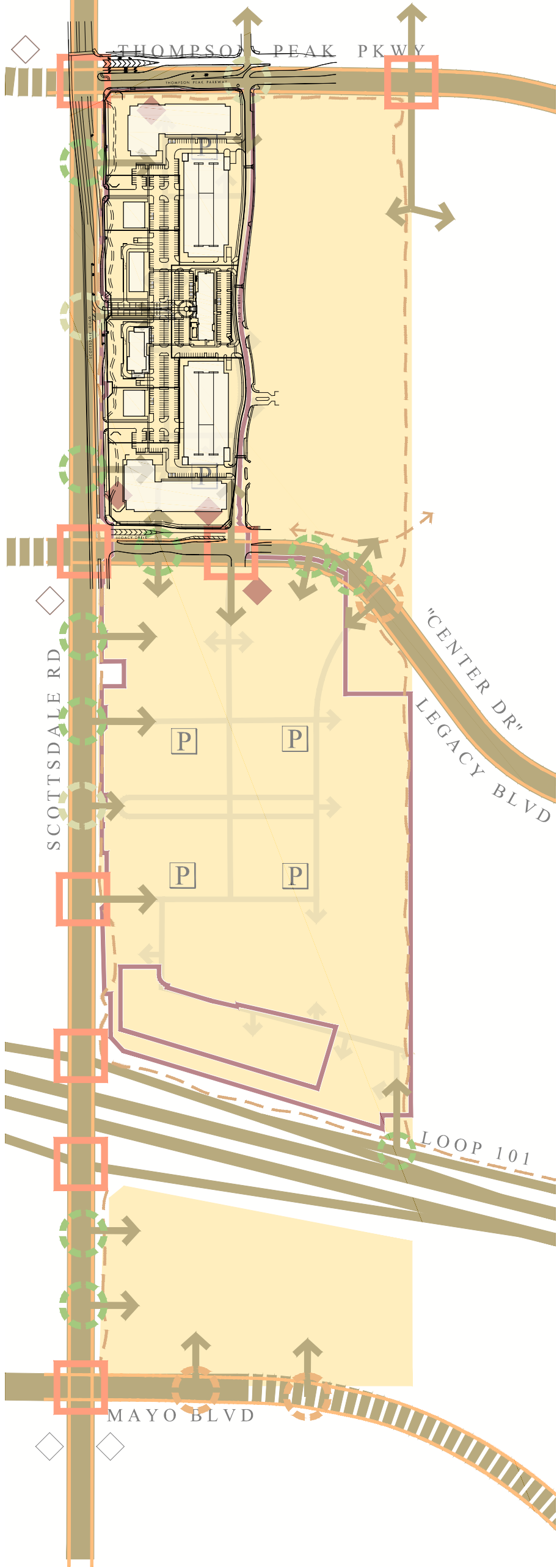
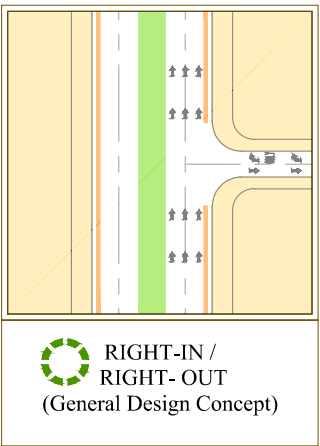
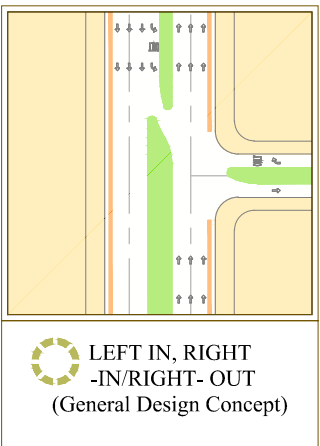
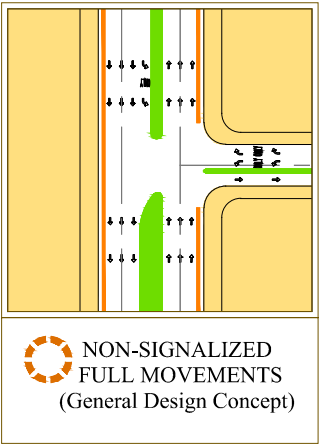
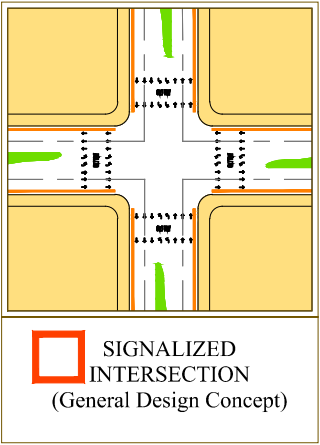
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- Vehicular Circulation
- - - Pedestrian Circulation
- Bicycle Circulation
- ★ Pedestrian Building Entry

Circulation Master Plan



Areas outside the Amendment Boundary have been updated to reflect existing approved and built conditions

- MAJOR STREET
- FUTURE STREET
- CONCEPTUAL INTERNAL CIRCULATION (location to be determined)

- BICYCLE LANE (PROPOSED)
- PEDESTRIAN TRAIL

- CONCEPTUAL PARKING LOCATION
- POTENTIAL BUS / TRANSIT STOP
- SIGNALIZED INTERSECTION

- NON-SIGNALIZED, FULL MOVEMENTS
- LEFT IN,RIGHT -IN/RIGHT-OUT
- RIGHT-IN / RIGHT-OUT

- DISTRICT BOUNDARY
- AMENDMENT BOUNDARY



DEVELOPMENT PLAN OVERLAY

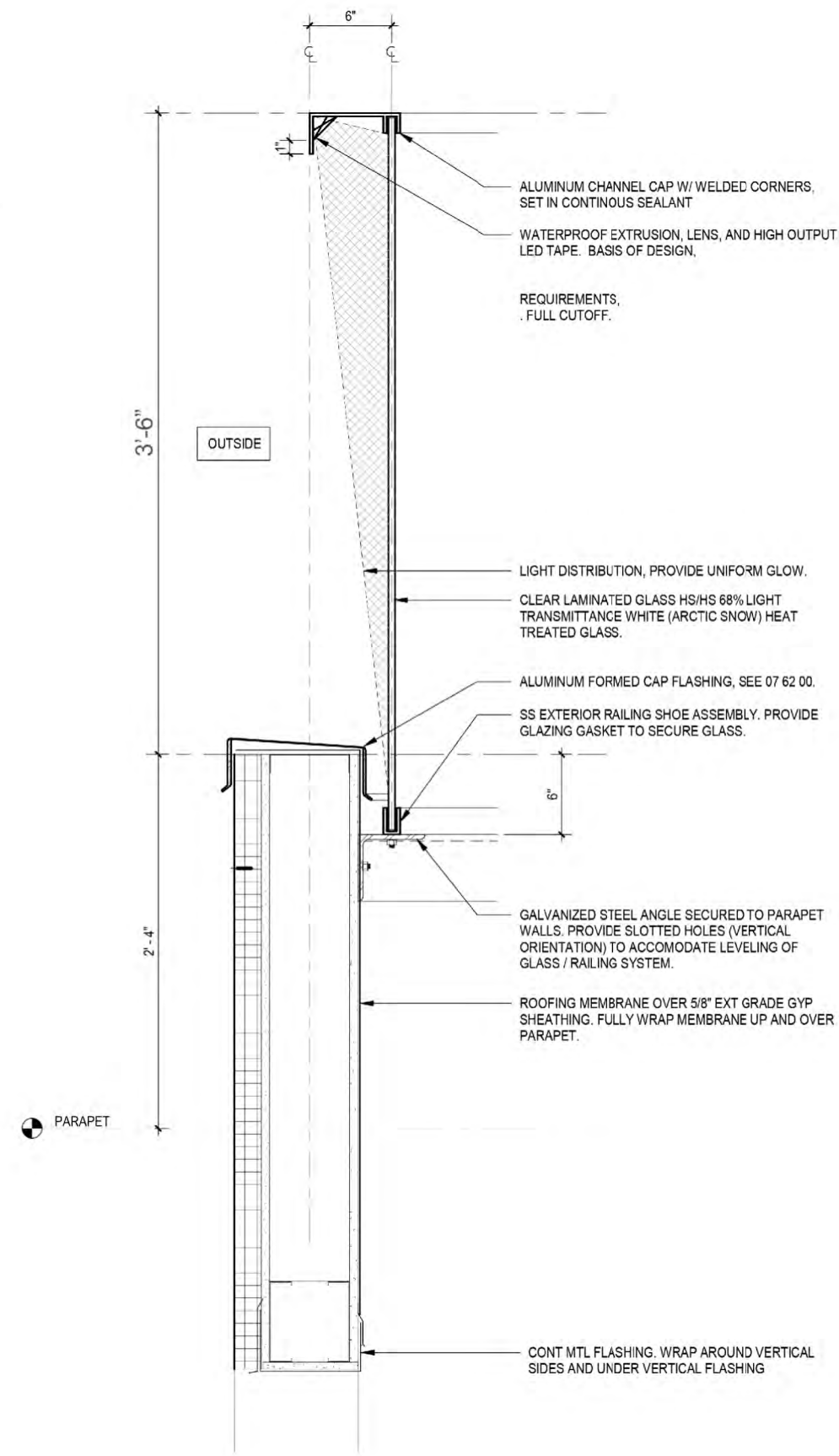
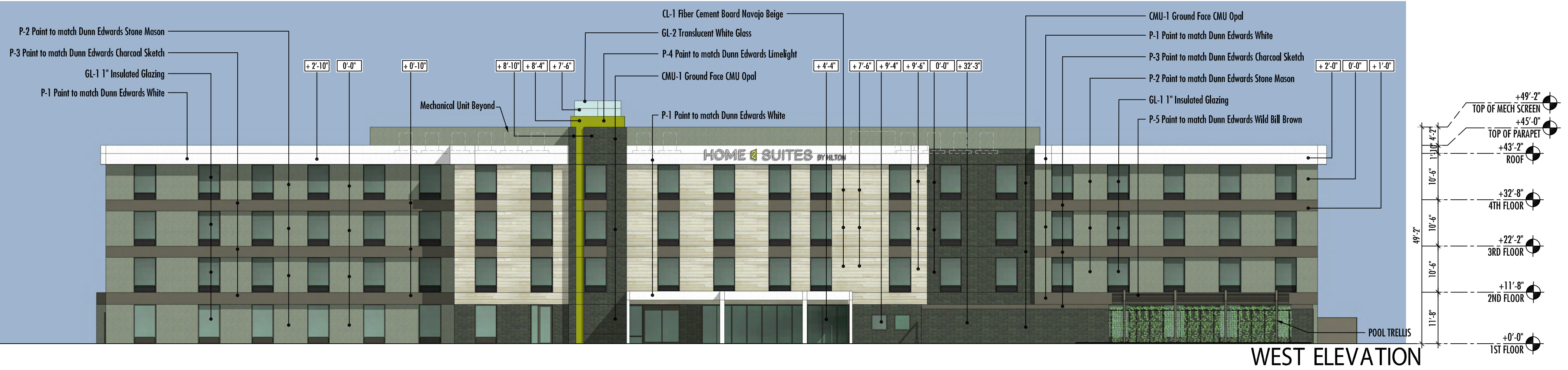
STACKED 40s

CIRCULATION

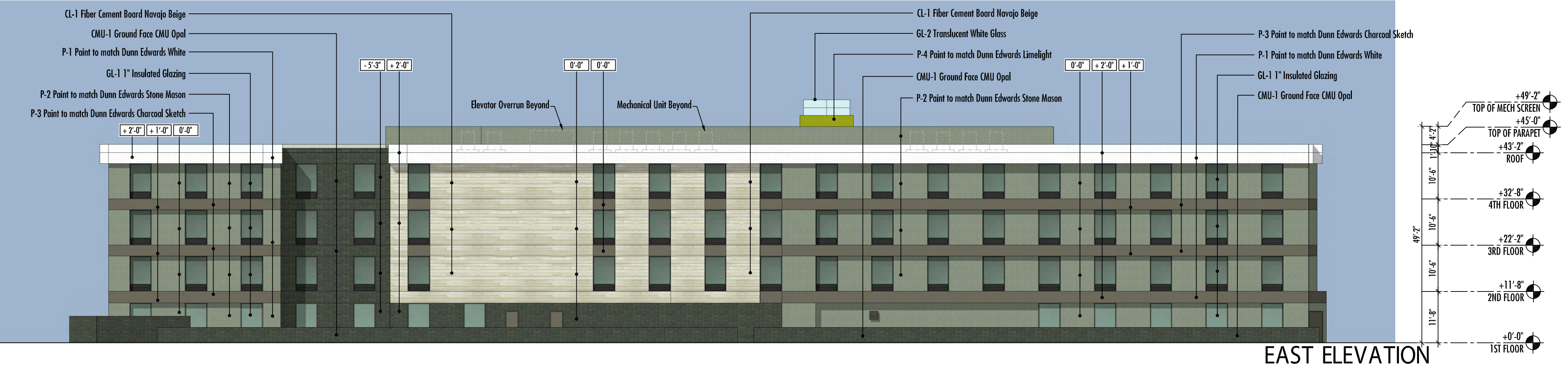
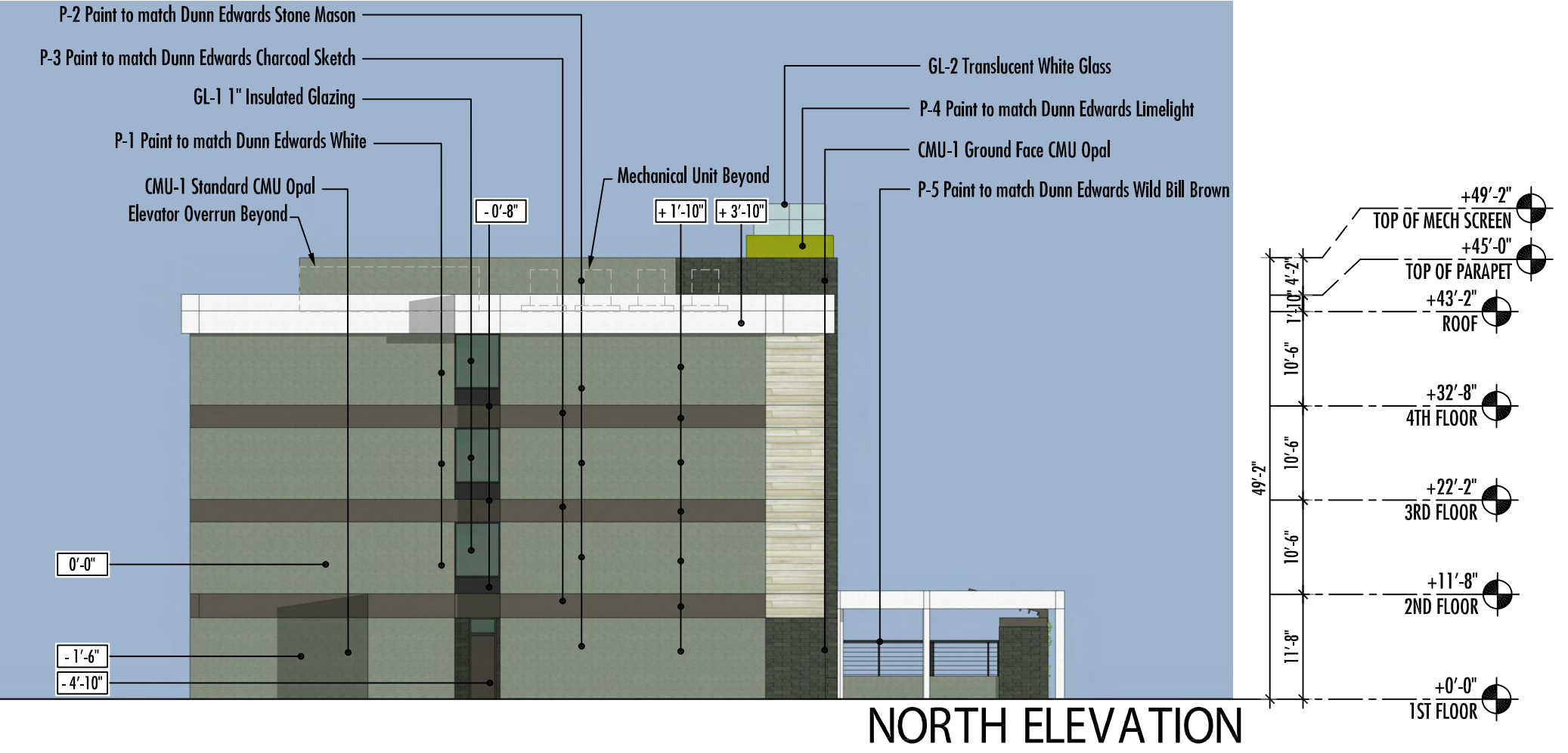
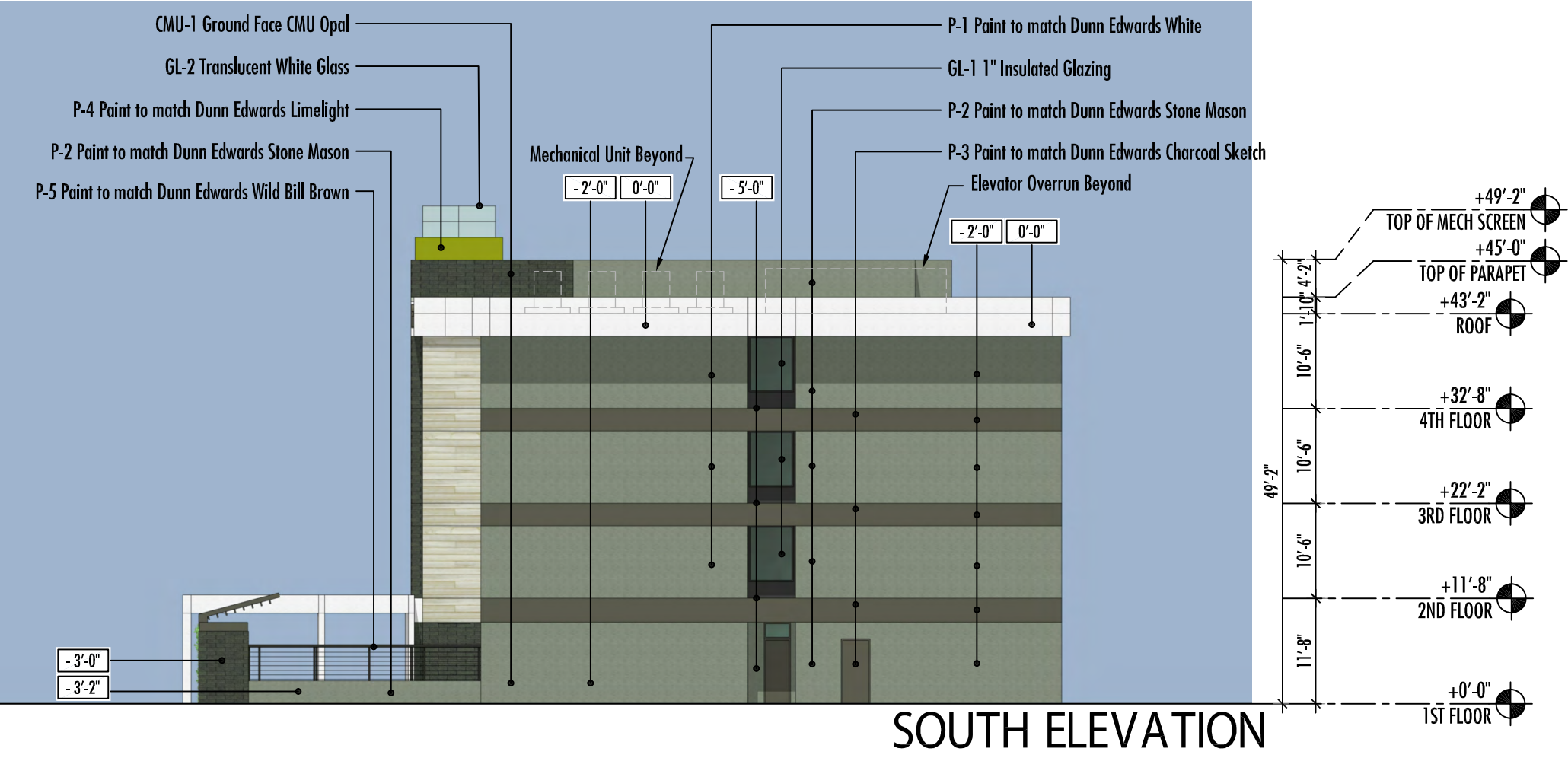
SCHEDULE F

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Tower Lighting Detail
1" = 1'-0"



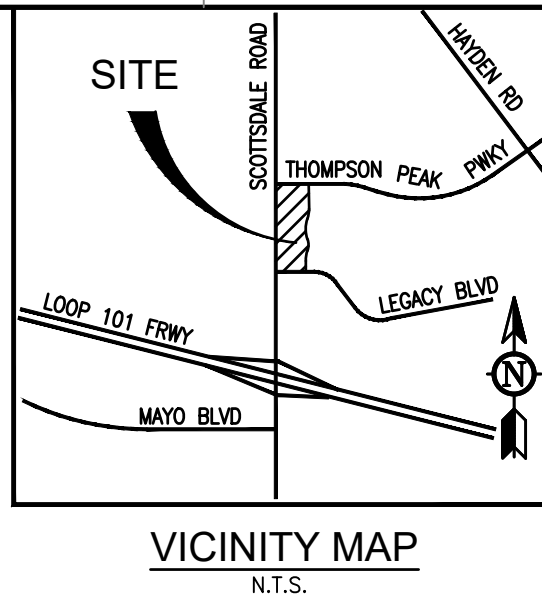
MATERIAL LEGEND

CMU-1	CMU - Trendstone, Ground Face - Opal
CL-1	Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige
GL-1	1" Insulated Glazing to match Viracon VUE1-40
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P-4	EIFS - Painted to match Dunn Edwards DE5516 Limelight
P-5	EIFS - Painted to match Dunn Edwards DET688 Wild Bill Brown

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REVISION RECORD

DESCRIPTION

NO

DATE

Civil & Environmental Consultants, Inc.
11811 N. Tatum Blvd., Suite 3057 - Phoenix, AZ 85028
Ph: 602.760.2324 - 877.231.2324 - Fax: 602.760.2330
www.cecinc.com

**ONE SCOTTSDALE
CIVIL IMPROVEMENT PLANS
SCOTTSDALE, AZ**

**OVERALL
CONCEPT GRADING & DRAINAGE**

DRAWING NO.

CG01

SHEET 1 OF 1

DATE: NOVEMBER 2015
DRAWN BY: BB
CHECKED BY: KE
PROJECT NO: 180-168
APPROVED BY: JSE

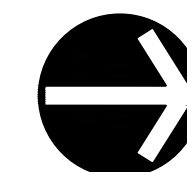
PROPOSED LEGEND

PAVEMENT ELEVATION $P=58.00$

ONSITE DRAINAGE ARROW

CURB OPENING

GRADE BREAK



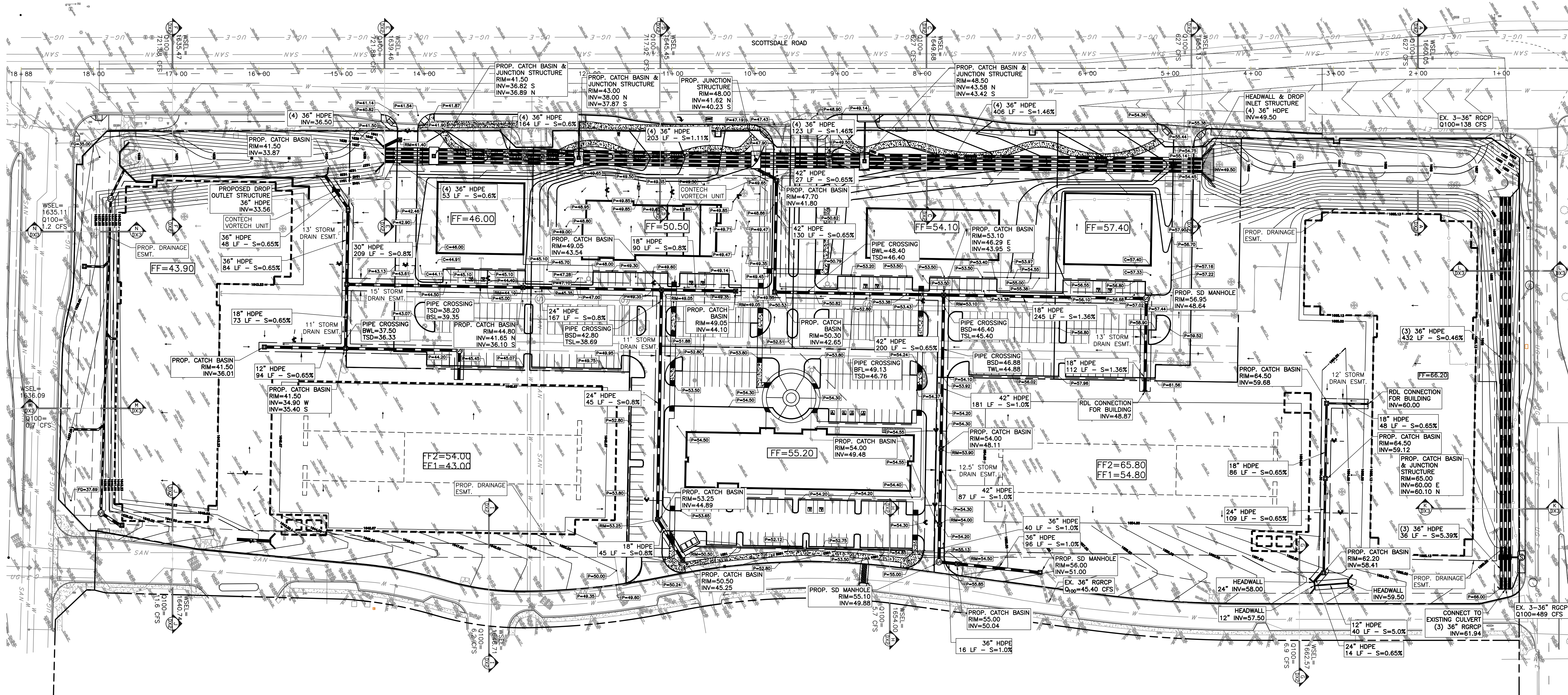
NORTH

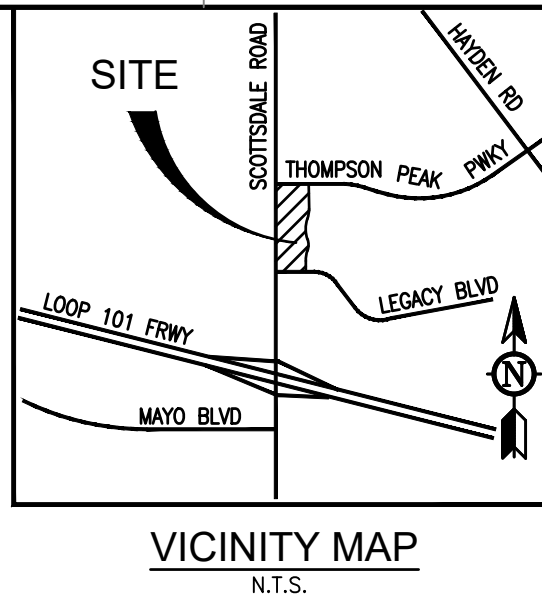
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**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**





REVISION RECORD

NO. DATE DESCRIPTION

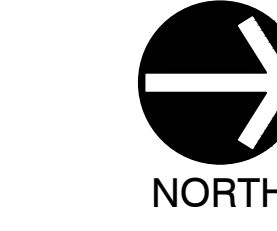
Civil & Environmental Consultants, Inc.
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www.cecinc.com

**ONE SCOTTSDALE
CIVIL IMPROVEMENT PLANS
SCOTTSDALE, AZ**

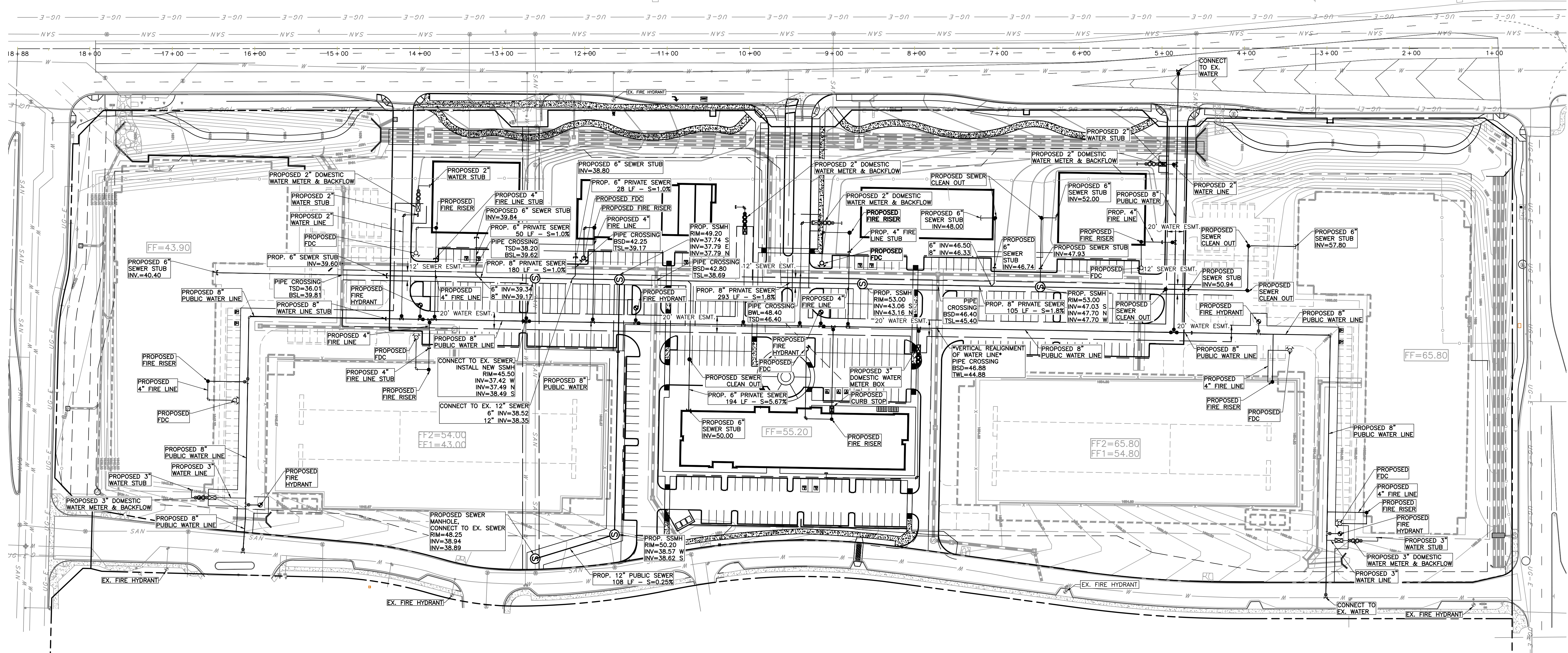
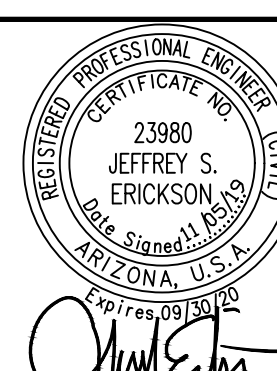
**OVERALL
CONCEPT UTILITY**

DRAWING NO.:
CU01

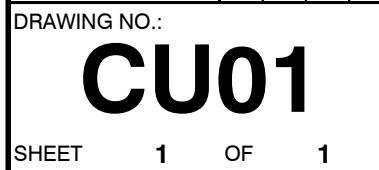
SHEET 1 OF 1



SCALE IN FEET
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A:\2018\180-168-1681-CADD\Draw\CU01 [Concept Utility] 180168-001-Concept_L Utility.dwg [CU01] LST 11/2/2019 - 10:48 AM



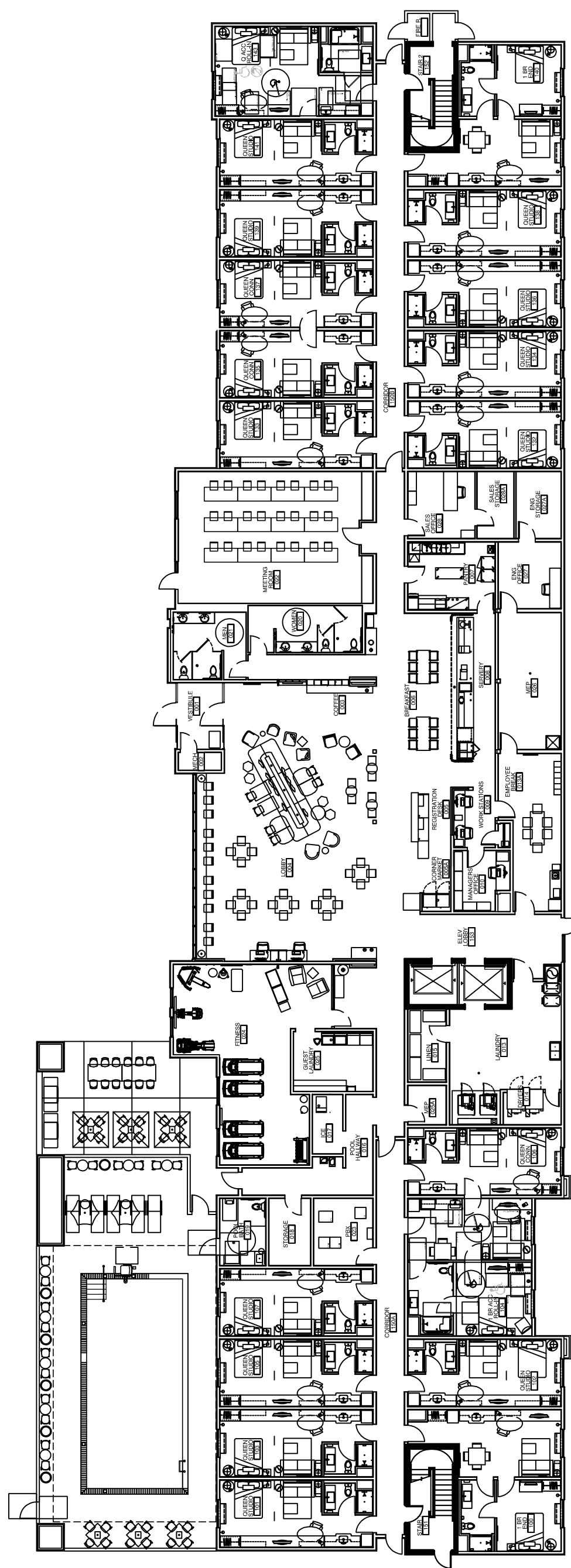
SCALE IN FEET

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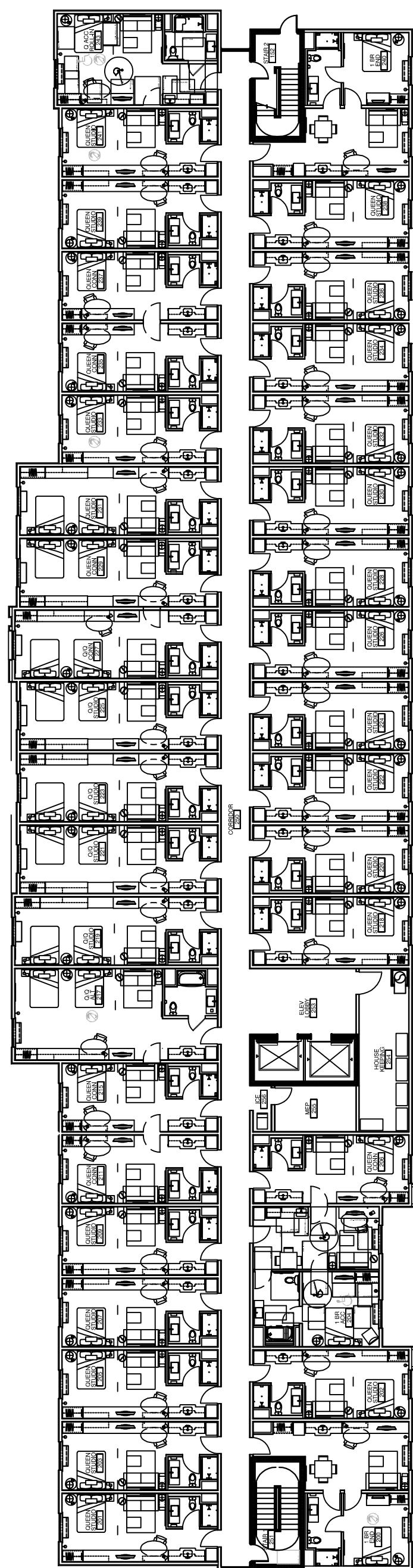
Call at least two full working days
before you begin excavation.

ARIZONA811
Arizona Blue Stake, Inc.

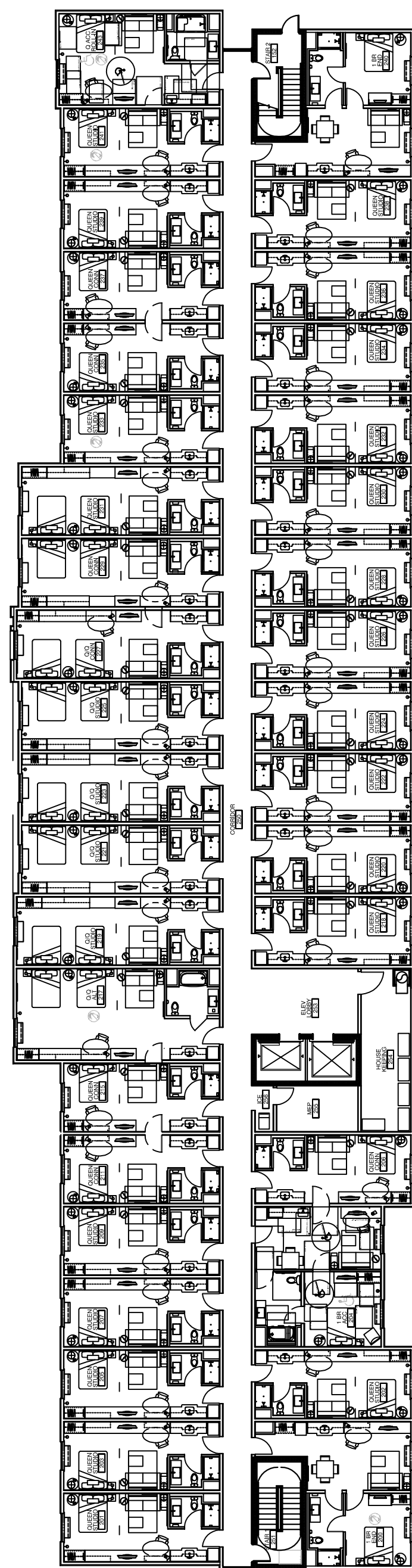
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



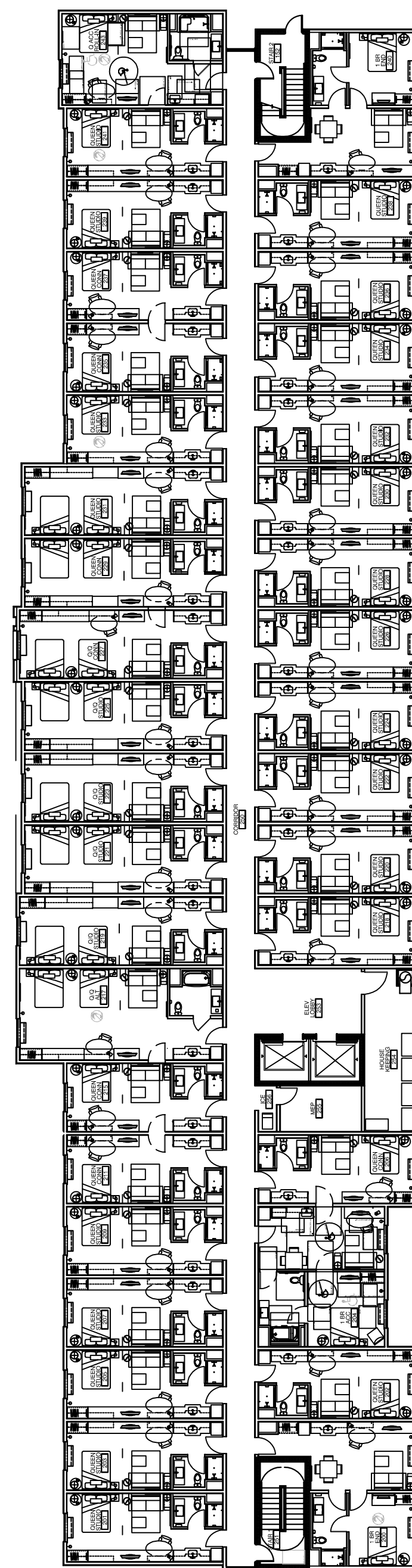
First Floor



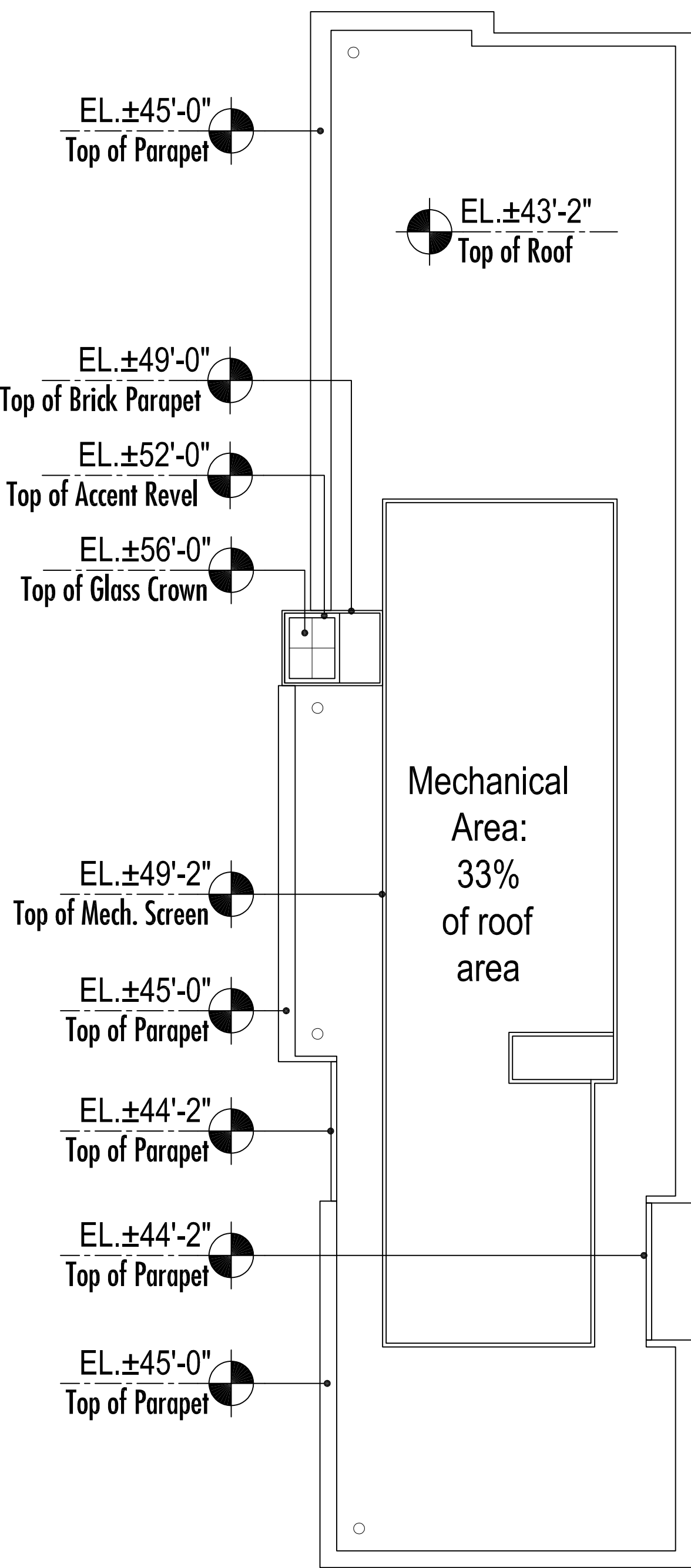
Second Floor



Third Floor



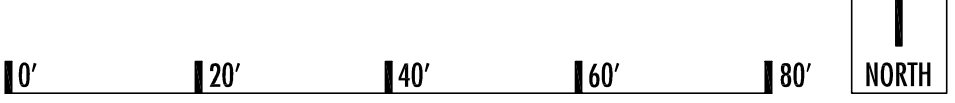
Fourth Floor



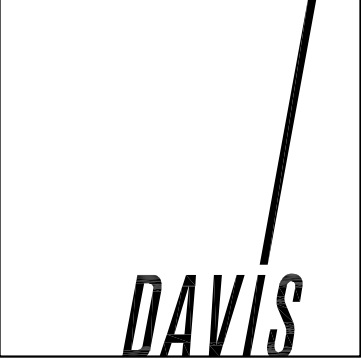
Roof Plan

(All roof drains will be within an internal drainage system)

Floor and Roof Plans Worksheet



14164
11-12-19



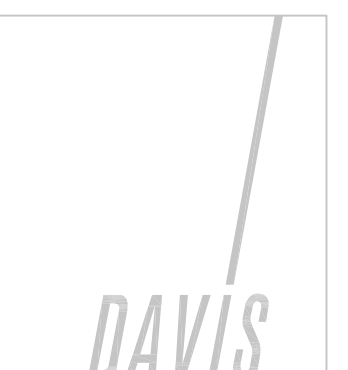
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Master Plan View

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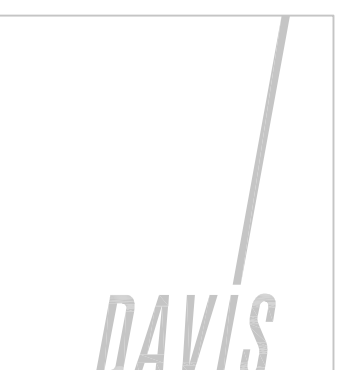
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Master Plan View

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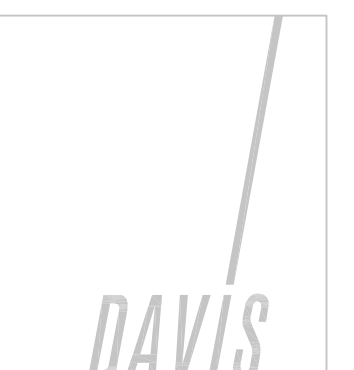




Aerial view from Southwest

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View from Southeast

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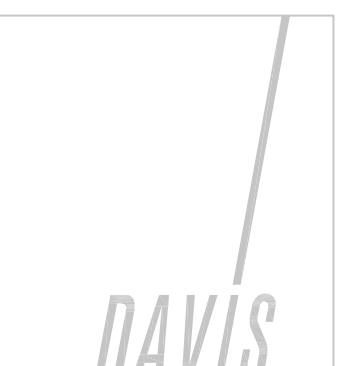




View from Northeast

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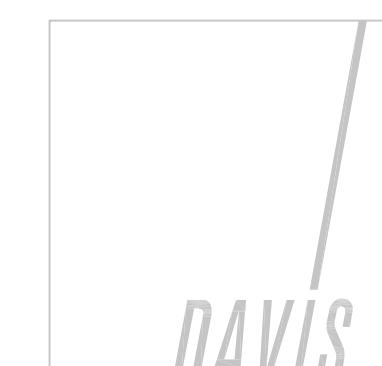


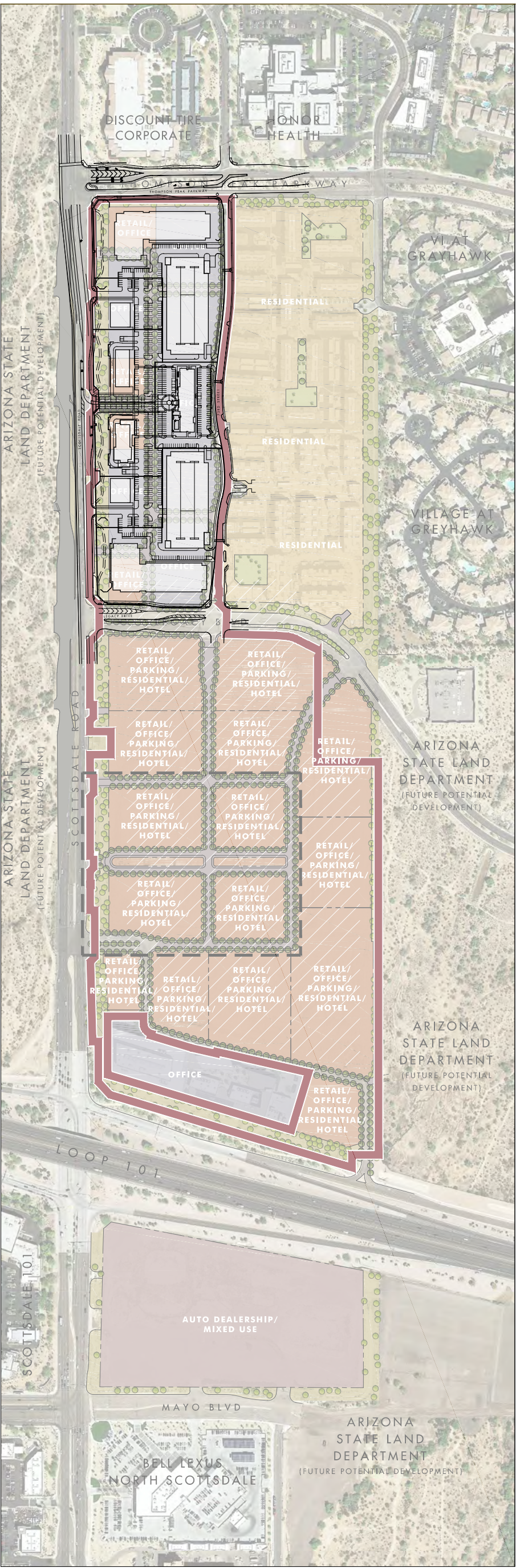


View from West

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USES AS SHOWN
(" / " EQUALS "AND, OR")

OFFICE

RESIDENTIAL

AUTO DEALERSHIP / MIXED USE

OUTDOOR ACTIVITY AREA

MIXED USE PEDESTRIAN
CORE DISTRICT

AMENDMENT BOUNDARY

NOTE:
Block dimensions, roadway,
alley and pedestrian
alignments and locations are
conceptual in nature. Final
site plan subject to approval
by Development Review
Board.



DEVELOPMENT PLAN OVERLAY

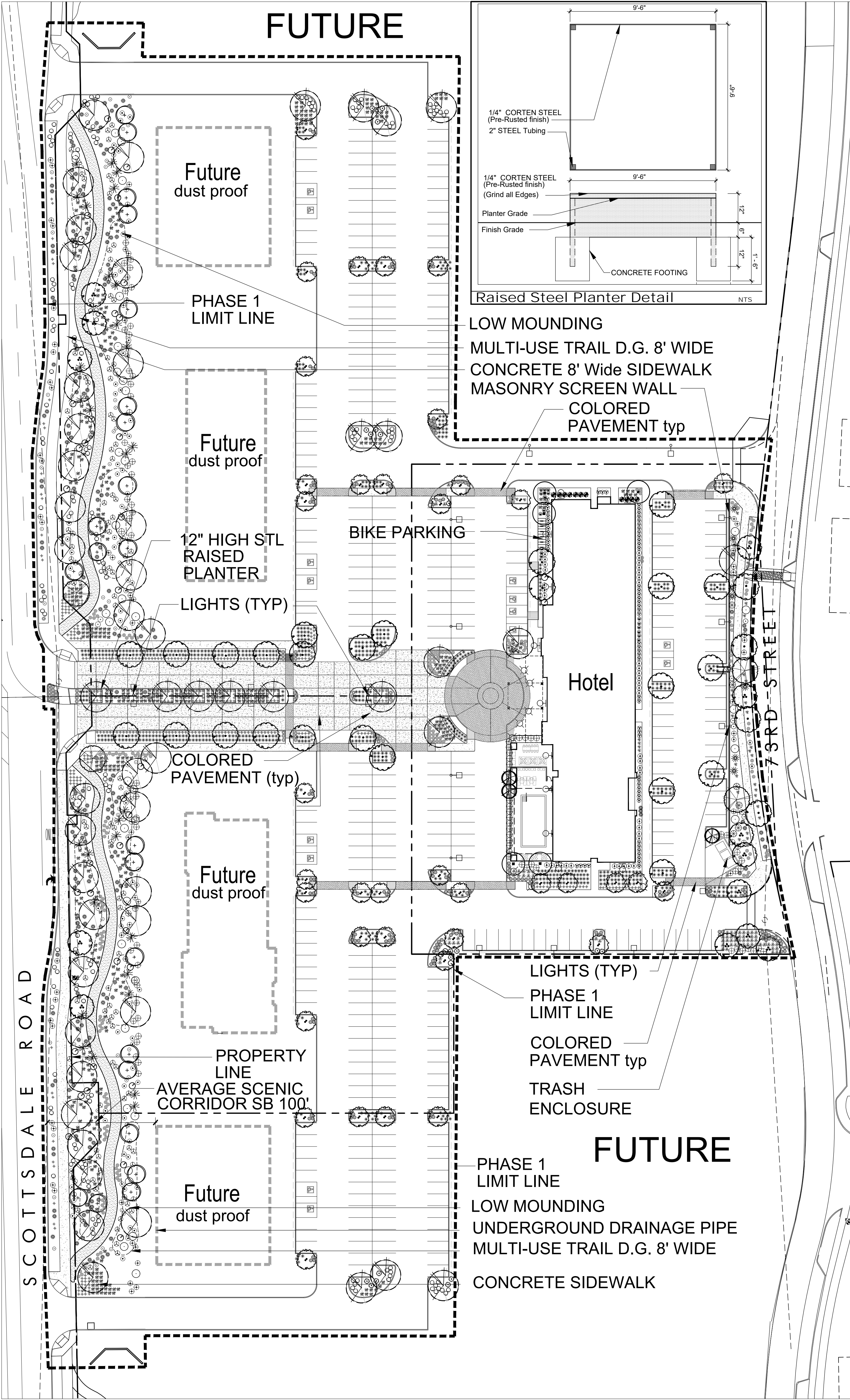
STACKED 40s

LAND USE AND CIRCULATION

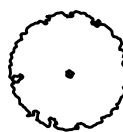
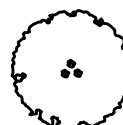
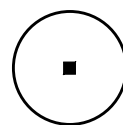
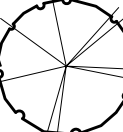

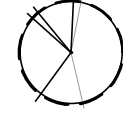


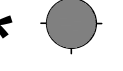
SCHEDULE A1

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LANDSCAPE LEGEND

TREES		
Type	Size / Calip. / Qnty	
 Parkinsonia hybrid Desert Museum - MULTI	24" Box / 1.5" / 31	
 Prosopis hybrid AZT Mesquite 'Thornless Multi	24" Box / 1.5" / 15	
 Quercus virginiana Heritage Live Oak	36" Box / 2.5" / 07	
 Olneya tesota Ironwood MULTI	48" Box / 3.5" / 07	
 Caesalpinia mexicana Mexican Bird of Paradise MULTI	36" Box 2" / 05	
 Salvage Tree from Site	4" Min. Calip / 53	
 Chilopsis linearis "Seedless" Seedless Desert Willow	24" Box / 1.25" / 40	
*  Fouquieria splendens Ocotillo	10 Cane	
	8' Tall	32
*  Carnegie gigantea Saguaro	6' Spear	33
	no holes / scars	

SHRUB / ACCENT - 5 Gallon / Qnty

Encelia farinosa	48
Brittle Bush	
Larrea tridentata	40
Creosote	
Yucca baccata	196
Banana Yucca	
Dodonaea viscosa	45
Green Hopseed Bush	
Caeslphinia pulcherrima	44
Red Bird of Paradise	
Tecoma stans 'Orange Jubilee'	90
Orange Jubilee	
Senna nemophila	10
Desert Cassia	
Bougainvillea "Torch Glow"	65
Torch Glow Bougainvillea	
Leucophyllum frutescens 'compacta'	76
Compact Texas Sage	
Dasylirion longissimum	12
Toothless Desert Spoon	
Hesperaloe parviflora 'Yellow'	120
Yellow Yucca	
Muhlenbergia rigida Nashville	741
Deer Grass	
Lantana montevidensis "Dallas Red"	372
Dallas Red Lantana	
Agave americana 'Variegata'	450
Variegated Century Plant	
Asclepias subulata	21
Desert Milkweed	
Dasylirion wheeleri	08
Desert Spoon	
Calliandra eriophylla	98
Pink Fairy Duster	
Lantana montevidensis "New Gold"	57
New Gold Lantana	
Calliandra californica	69
Red Baja Fairy Duster	

SHRUB / ACCENT - 5 Gallon / Qnty

Eremophila glabra "Mingenew Gold"	352
Out Back Sunrise Emu	
Convolvulus sp	18
Ground Morning Glory	
Dalea frutescens 'Sierra Negra' tm	170
Black Dalea	

	Decomposed Granite 1/2" Screened Madison Gold - 2" Depth
	Granite Rip Rap 3"-6" Express Gold - 2" Depth
	Steel Planters (see Detail)

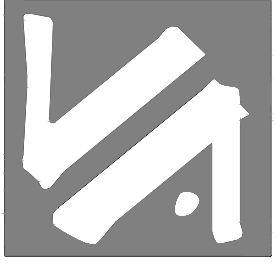
* TO BE PLANTED A MINIMUM OF FOUR FEET FROM EDGE OF WALKWAYS AND / OR PEDESTRIAN AREAS, MEASURED TO THE EDGE OF MATURE PLANTS **

WATER EASEMENT PLANTING NOTE:
WATER LINE EASEMENT NO TREES PLANTED IN EASEMENT.

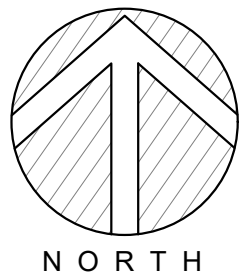
Phase One Site Plan

Address	20001 N Scottsdale Road Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Site Area	6.07 acres net (268,523 sf) 7.5 acres gross (326,700 sf)
Building Area:	66,000sf (123 rooms) HOTEL
Landscape Area	84,054 sf Phase 1 ONLY

LANDSCAPE DATA:	
Landscape Total Area	84,054 sf Phase 1 ONLY
Landscape: R.O.W Area	7,615 sf Phase 1 ONLY
Landscape: Parking Area	17,780 sf Phase 1 ONLY

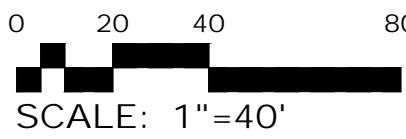


LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



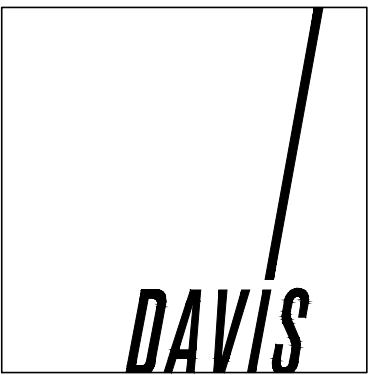
Preliminary
Phase One Landscape Plan

Hotel: 66,000gsf

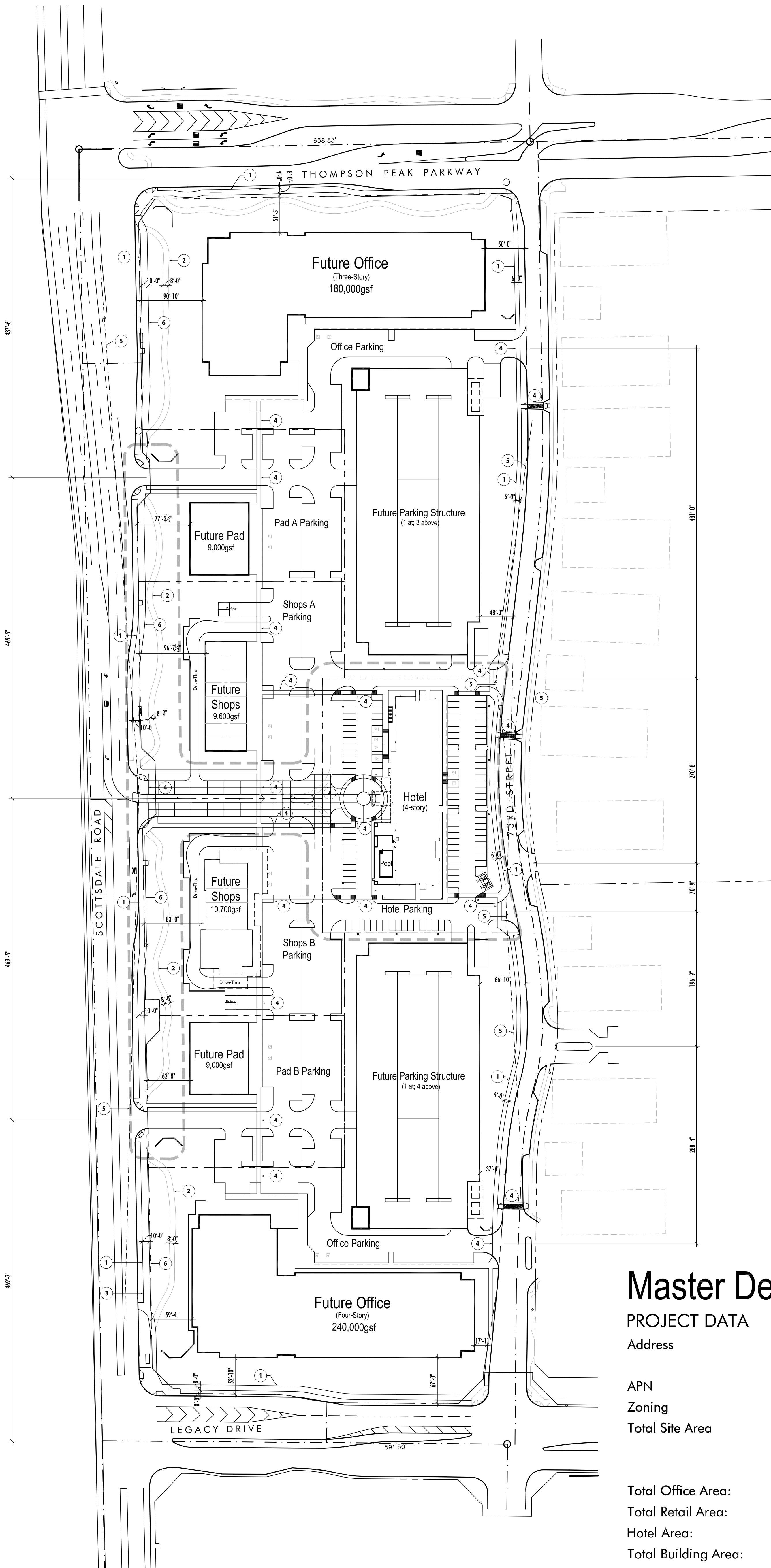


ONE SCOTTSDALE- Scottsdale, Arizona

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PLA -1



KEYNOTES

- 1. Concrete Sidewalk, integral color to match San Diego Buff
- 2. 8' Multi-Use Trail
- 3. New bus shelter location and easement to be provided with future phase
- 4. Pedestrian path, change in paving material and color
- 5. Site Visibility Triangle
- 6. 10' detached concrete sidewalk

Master Development Plan

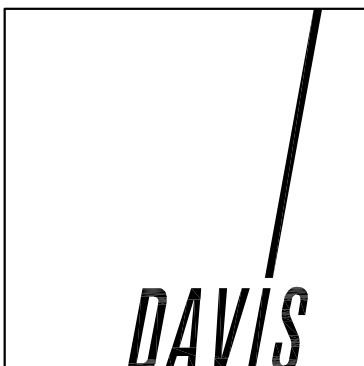
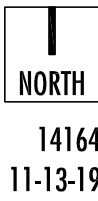
PROJECT DATA

Address	20001 N Scottsdale Road Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Total Site Area	21.61 acres net 27.87 acres gross

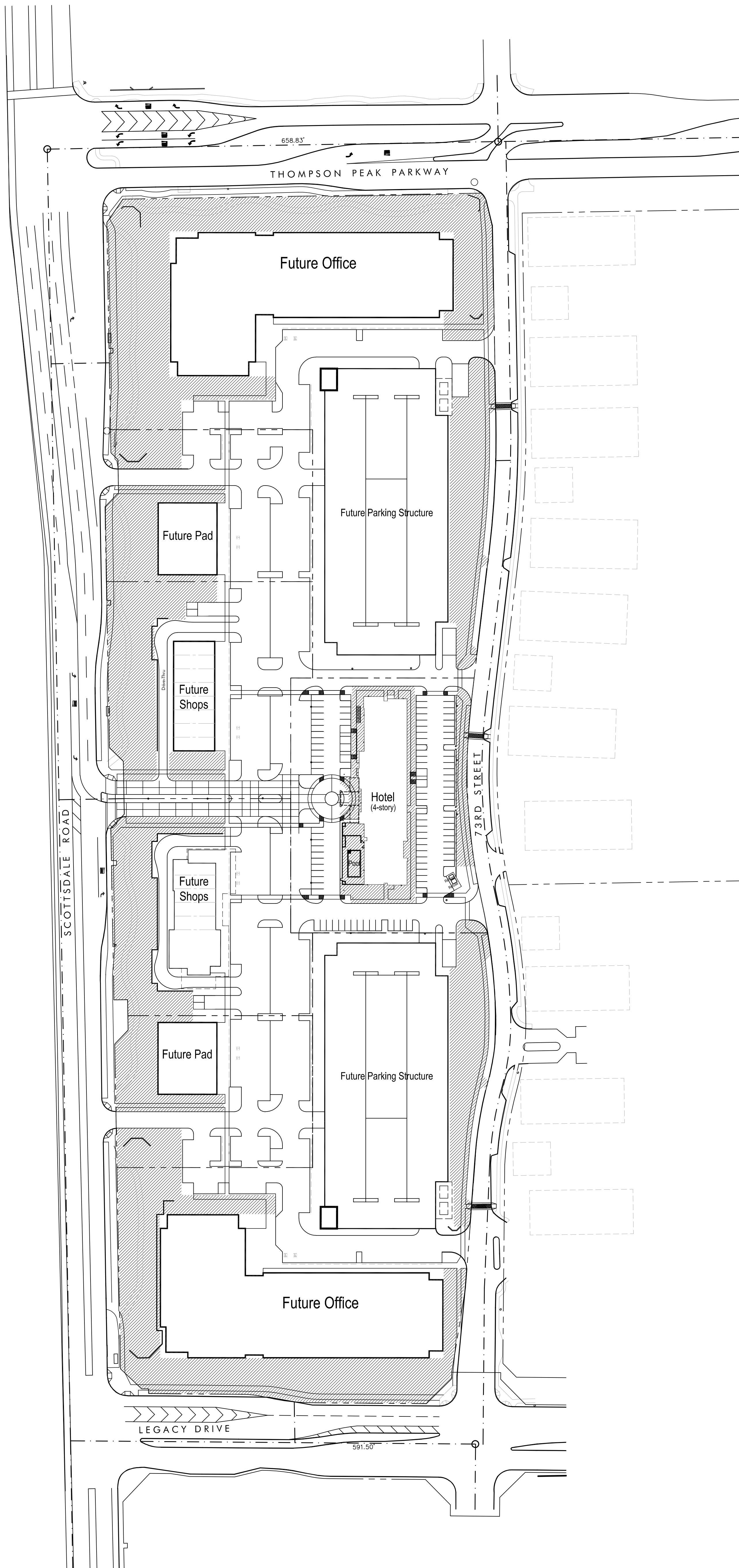
Total Office Area:	420,000sf
Total Retail Area:	38,300sf
Hotel Area:	66,800sf (130 rooms)
Total Building Area:	147,100sf

Total Parking Required:	1,716 spaces
Total Parking Provided:	2,606 spaces (thru parking reduction)
Accessible parking Required:	105 spaces (4% of provided parking)
Accessible Parking Provided:	105 Spaces
Bicycle Parking Required:	172 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	172 spaces

Phase One Boundary: - - - - -

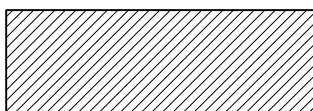


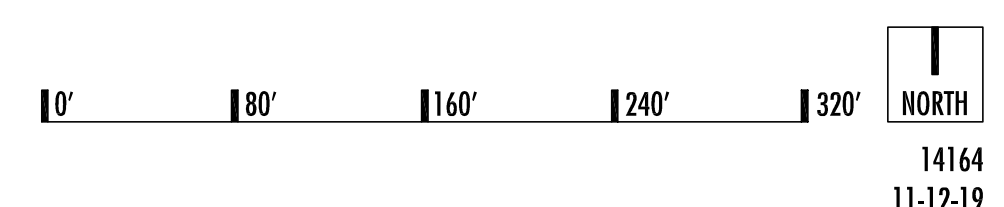
ONE SCOTTSDALE- Scottsdale, Arizona



Master Development Worksheet

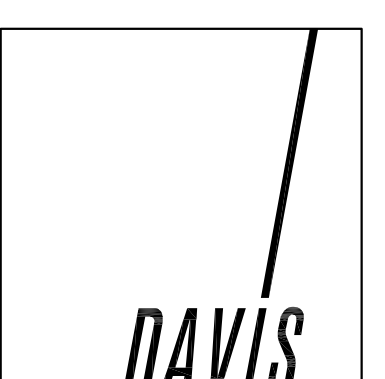
Total Site Area 21.61 acres net
27.87 acres gross

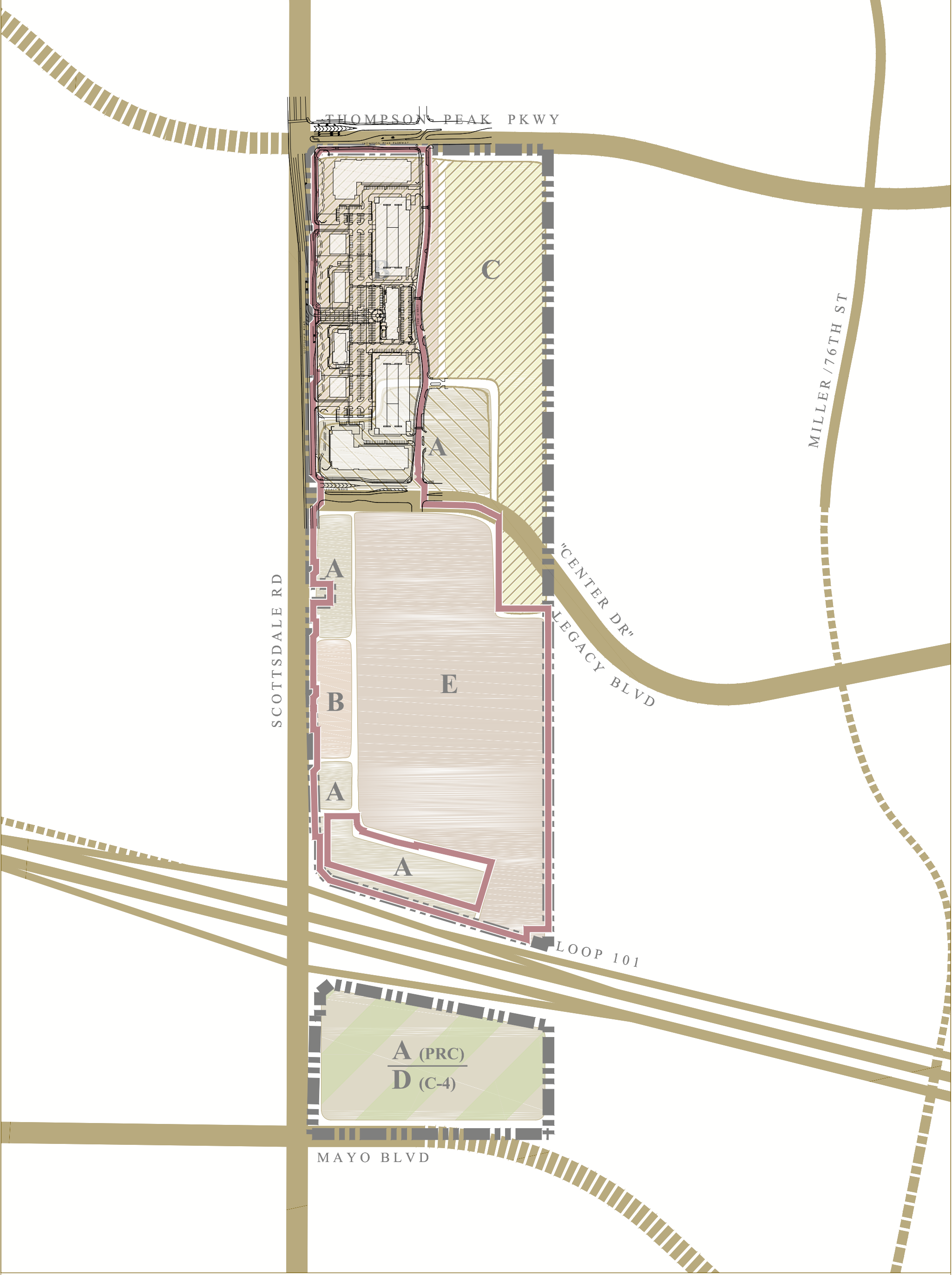
Open Space Required: 141,200sf (15% net site)
Open Space Provided: 267,160sf 



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- A** 60' MAXIMUM HEIGHT
- B** 45' MAXIMUM HEIGHT
- C** 36' MAXIMUM HEIGHT

- D** 45' MAXIMUM HEIGHT
- E** 90' MAXIMUM HEIGHT

- MAX. HEIGHT NOT TO EXCEED 1710' ELEVATION
- MAX. HEIGHT NOT TO EXCEED 1715' ELEVATION

- MAJOR STREET
- FUTURE STREET

- DISTRICT BOUNDARY
- AMENDMENT BOUNDARY



DEVELOPMENT PLAN OVERLAY

STACKED 40s

ALLOWABLE BUILDING HEIGHTS

SCHEDULE E

The drawings and information depicted hereon are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development. Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for any purpose without the written permission of Espiritu Loc1 Incorporated.



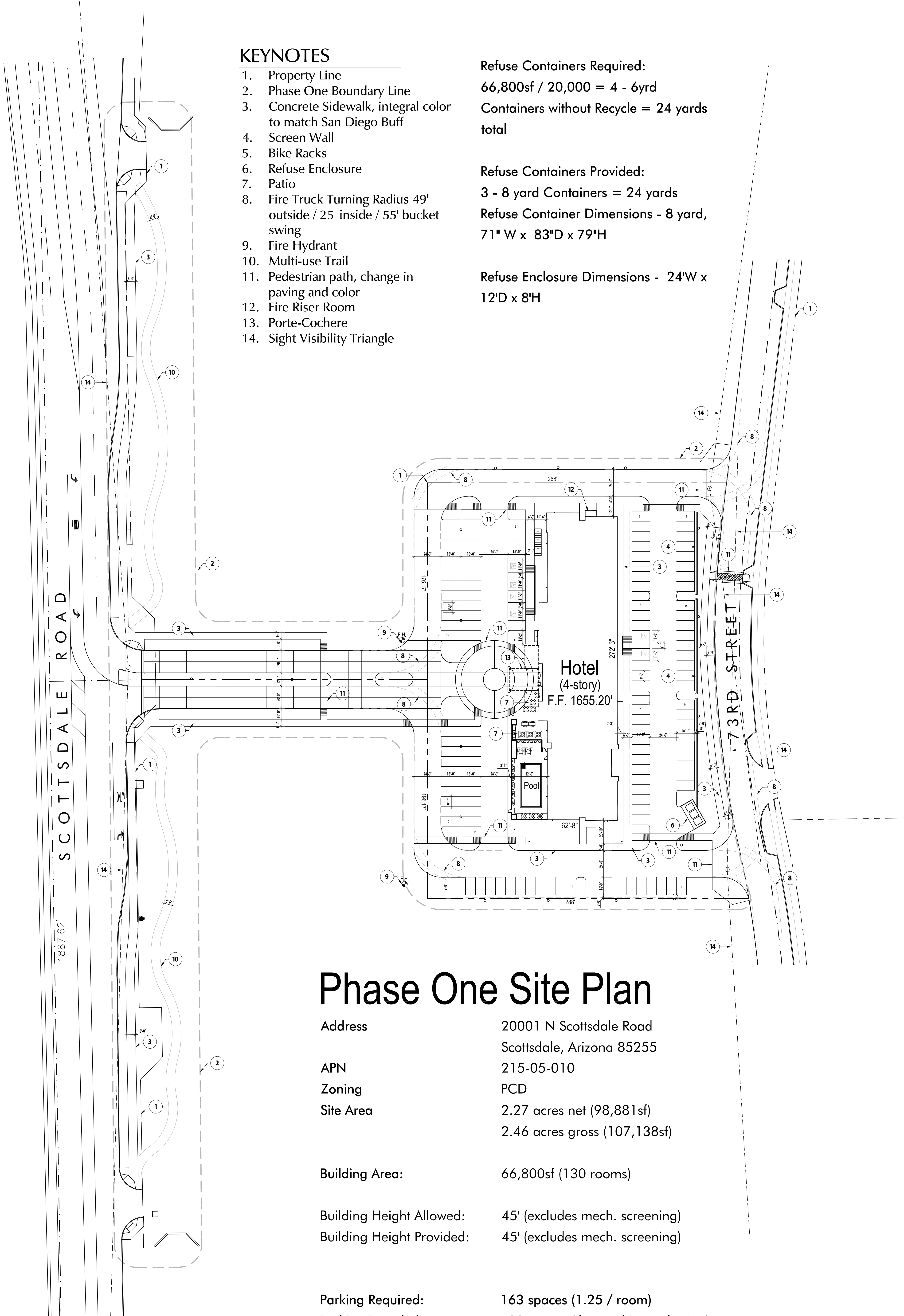
KEYNOTES

- 1. Property Line
- 2. Phase One Boundary Line
- 3. Concrete Sidewalk, integral color to match San Diego Buff
- 4. Screen Wall
- 5. Bike Racks
- 6. Refuse Enclosure
- 7. Patio
- 8. Fire Truck Turning Radius 49' outside / 25' inside / 55' bucket swing
- 9. Fire Hydrant
- 10. Multi-use Trail
- 11. Pedestrian path, change in paving and color
- 12. Fire Riser Room
- 13. Porte-Cochere
- 14. Sight Visibility Triangle

Refuse Containers Required:
66,800sf / 20,000 = 4 - 6yrd
Containers without Recycle = 24 yards total

Refuse Containers Provided:
3 - 8 yard Containers = 24 yards
Refuse Container Dimensions - 8 yard,
71" W x 83"D x 79"H

Refuse Enclosure Dimensions - 24'W x
12'D x 8'H



Phase One Site Plan

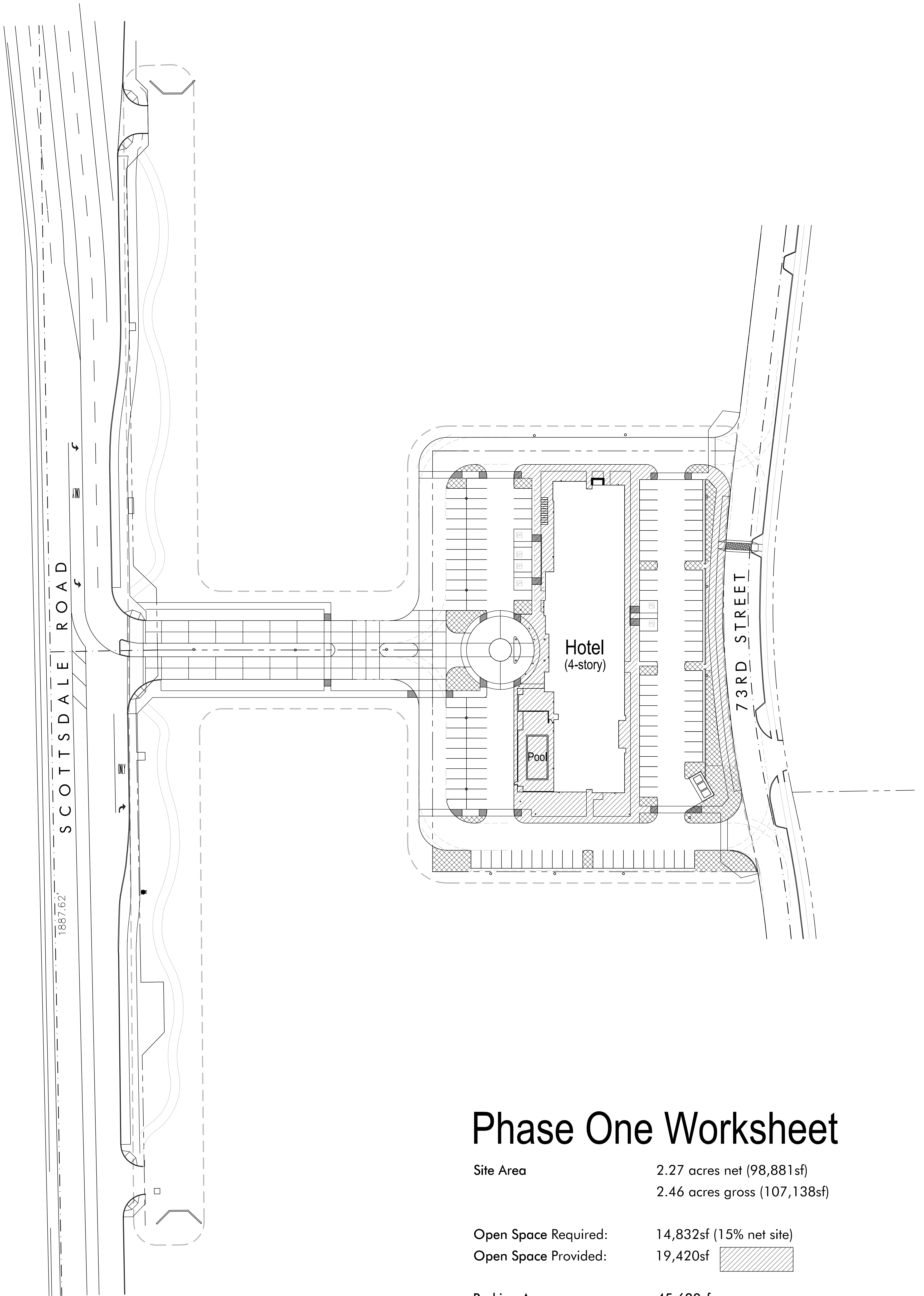
Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Site Area 2.27 acres net (98,881sf)
2.46 acres gross (107,138sf)

Building Area: 66,800sf (130 rooms)

Building Height Allowed: 45' (excludes mech. screening)
Building Height Provided: 45' (excludes mech. screening)

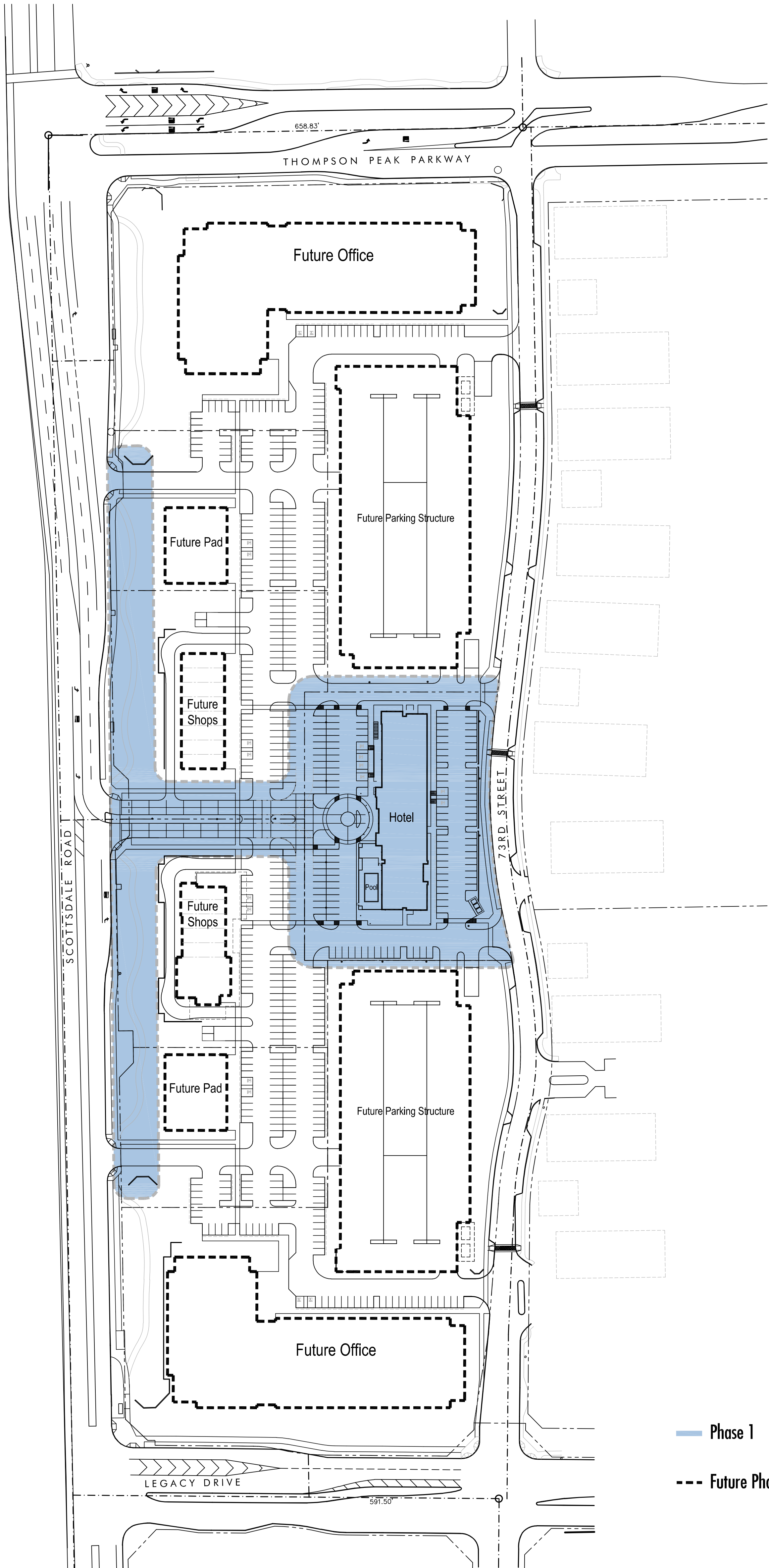
Parking Required: 163 spaces (1.25 / room)
Parking Provided: 130 spaces (thru parking reduction)
Accessible Space Required 5.2 (4% of Provided Spaces)
Accessible Spaces Provided 6

Bicycle Parking Required: 16 spaces (1 / 10 auto spaces)
Bicycle Parking Provided: 16 spaces



Phase One Worksheet

Site Area	2.27 acres net (98,881sf)	
	2.46 acres gross (107,138sf)	
Open Space Required:	14,832sf (15% net site)	
Open Space Provided:	19,420sf	<div></div>
Parking Area:	45,630sf	
Parking Landscape Required:	6,845sf (15% parking area)	
Parking Landscape Provided:	7,340sf	<div></div>
Parking Landscape Islands Required:	2,259sf (1/3 parking landscape)	
Parking Landscape Islands Provided:	2,590sf	



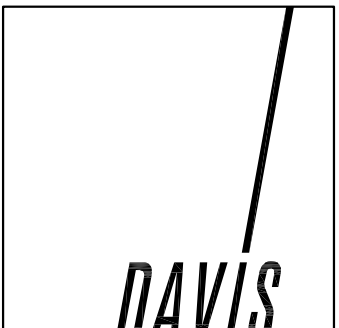
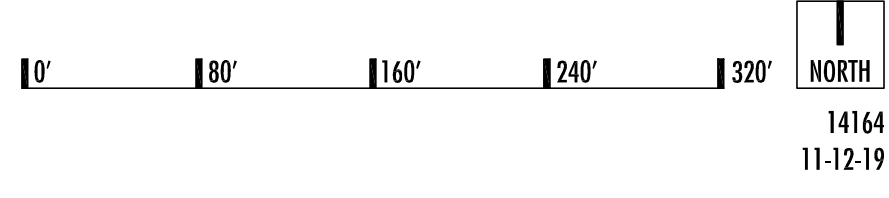
— Phase 1
--- Future Phase

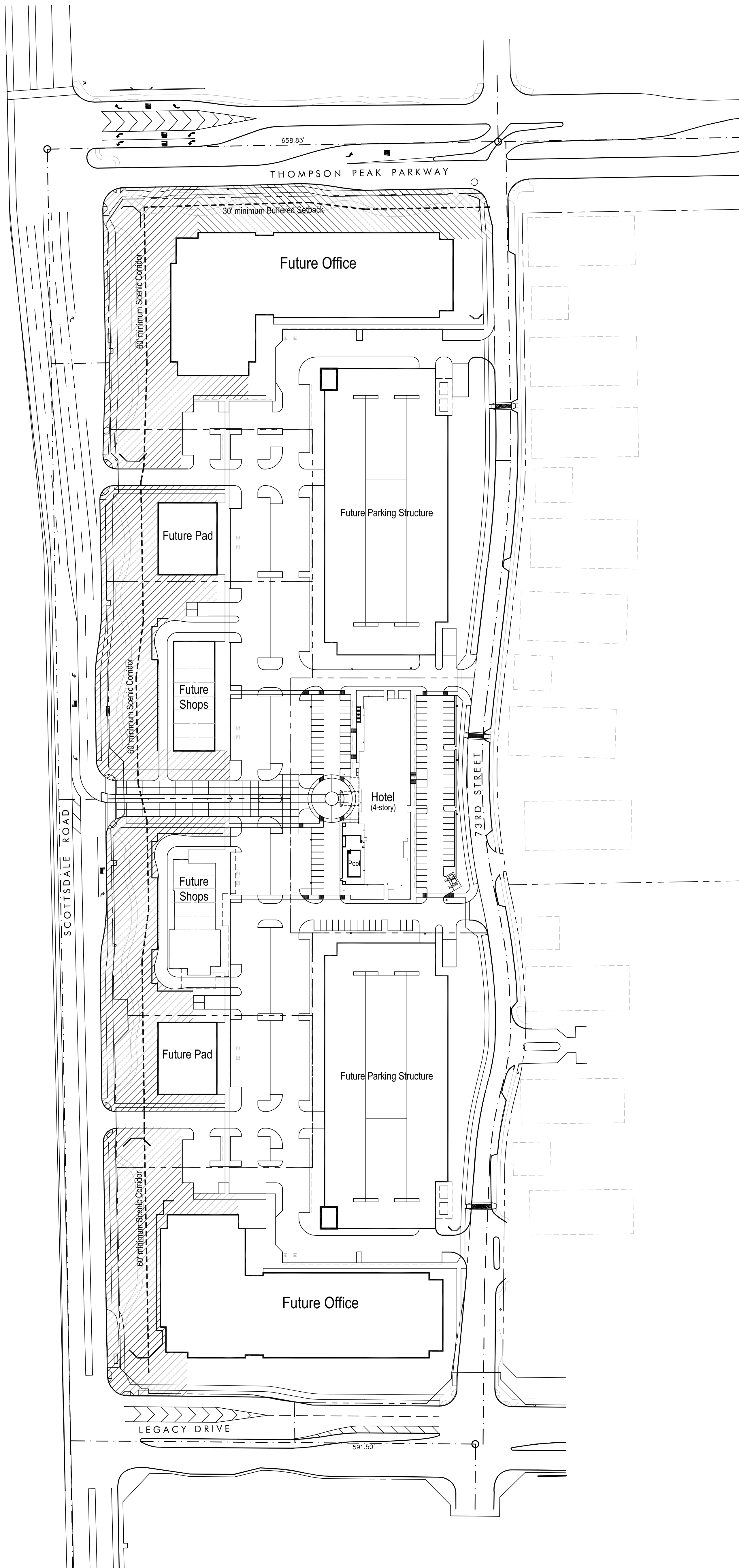
Phasing Plan



ONE SCOTTSDALE- Scottsdale, Arizona

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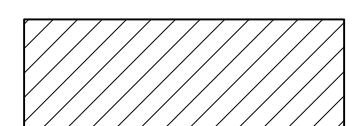




Scenic Corridor / Buffered Setback Worksheet

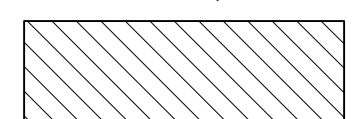
Scottsdale Road Scenic Corridor Required: 176,600sf (1,766' x 100')

Scottsdale Road Scenic Corridor Provided: 179,000sf

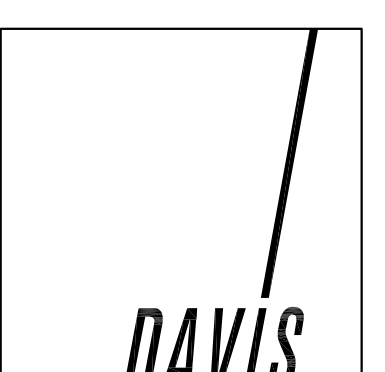
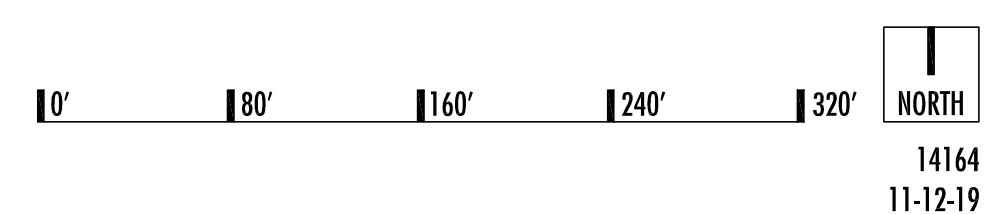


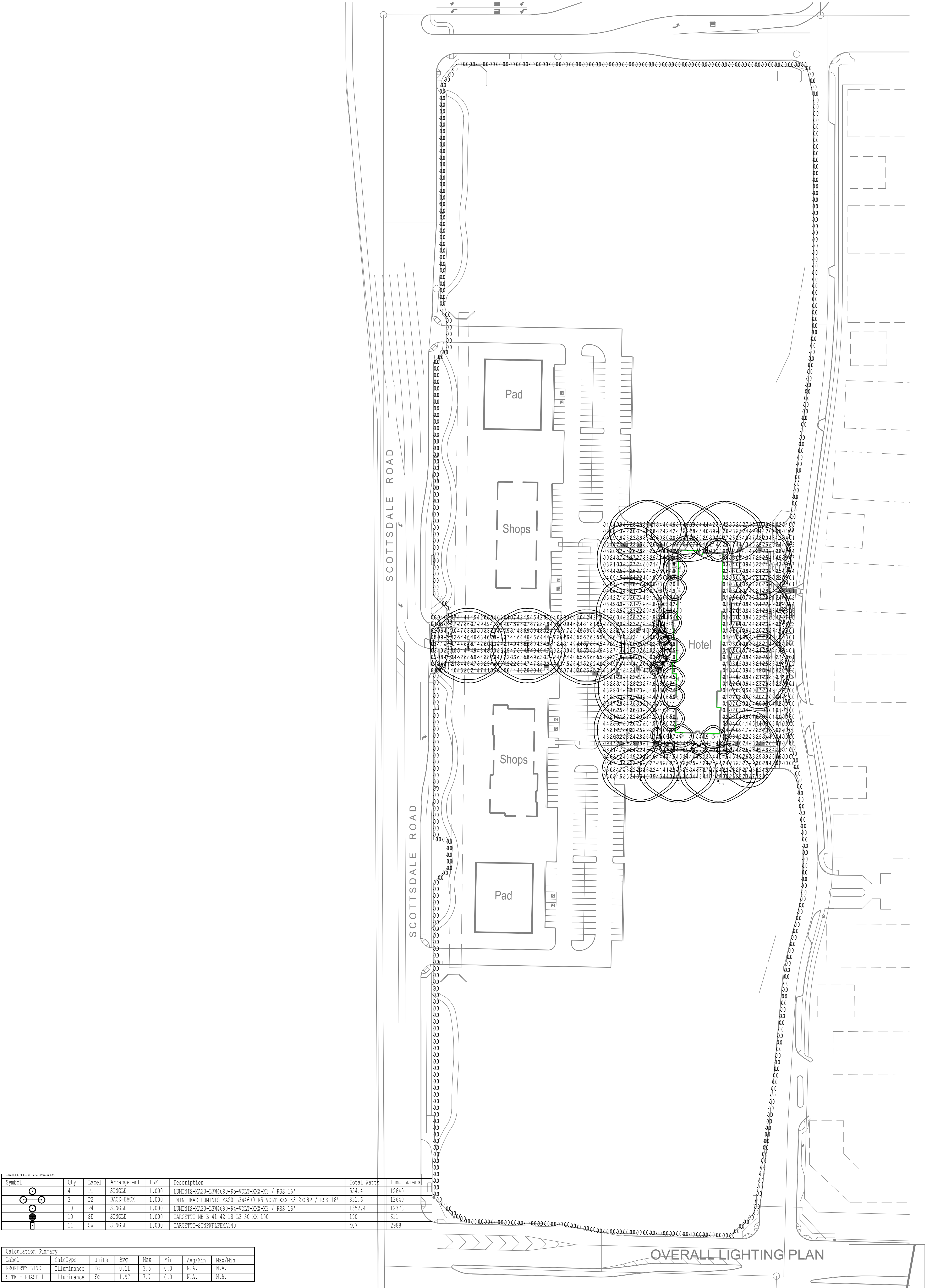
Thompson Peak Buffered Setback Required: 18,400sf (460' x 40')

Thompson Peak Buffered Setback Provided: 28,600sf








ONE SCOTTSDALE- Scottsdale, Arizona

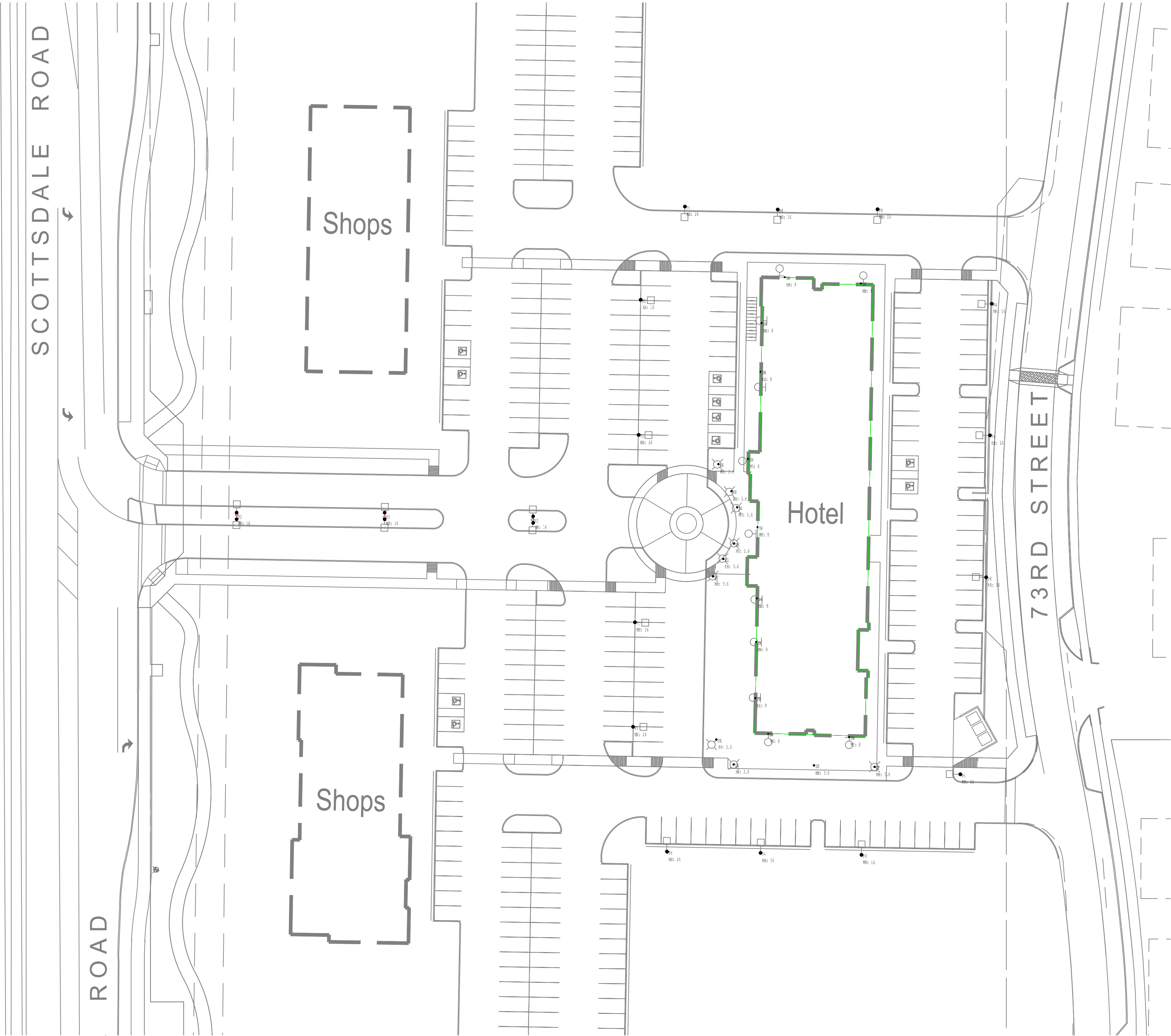




Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	4	P1	SINGLE	1.000	LUMINIS-NA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16"	554.4	12640
	3	P2	BACK-BACK	1.000	TWIN-HEAD-LUMINIS-NA20-L3W46R0-R5-VOLT-XXX-K3-2ECRP / RSS 16"	831.6	12640
	10	P4	SINGLE	1.000	LUMINIS-NA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16"	1352.4	12378
	10	SE	SINGLE	1.000	TARGETTI-VB-B-41-42-18-12-30-XX-100	190	611
	11	SW	SINGLE	1.000	TARGETTI-STNPWELFEMA340	407	2988

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	Illuminance	Fc	0.11	3.5	0.0	N.A.
SITE - PHASE 1	Illuminance	Fc	1.97	7.7	0.0	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	4	P1	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640
	3	P2	BACK-BACK	1.000	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640
	10	P4	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	1352.4	12378
	10	SE	SINGLE	1.000	TARGETTI-MB-B-41-42-18-L2-30-XX-100	190	611
	11	SW	SINGLE	1.000	TARGETTI-STNPWFLFEMA340	407	2988








ENLARGED LIGHTING LAYOUT

ONE SCOTTSDALE- Scottsdale, Arizona

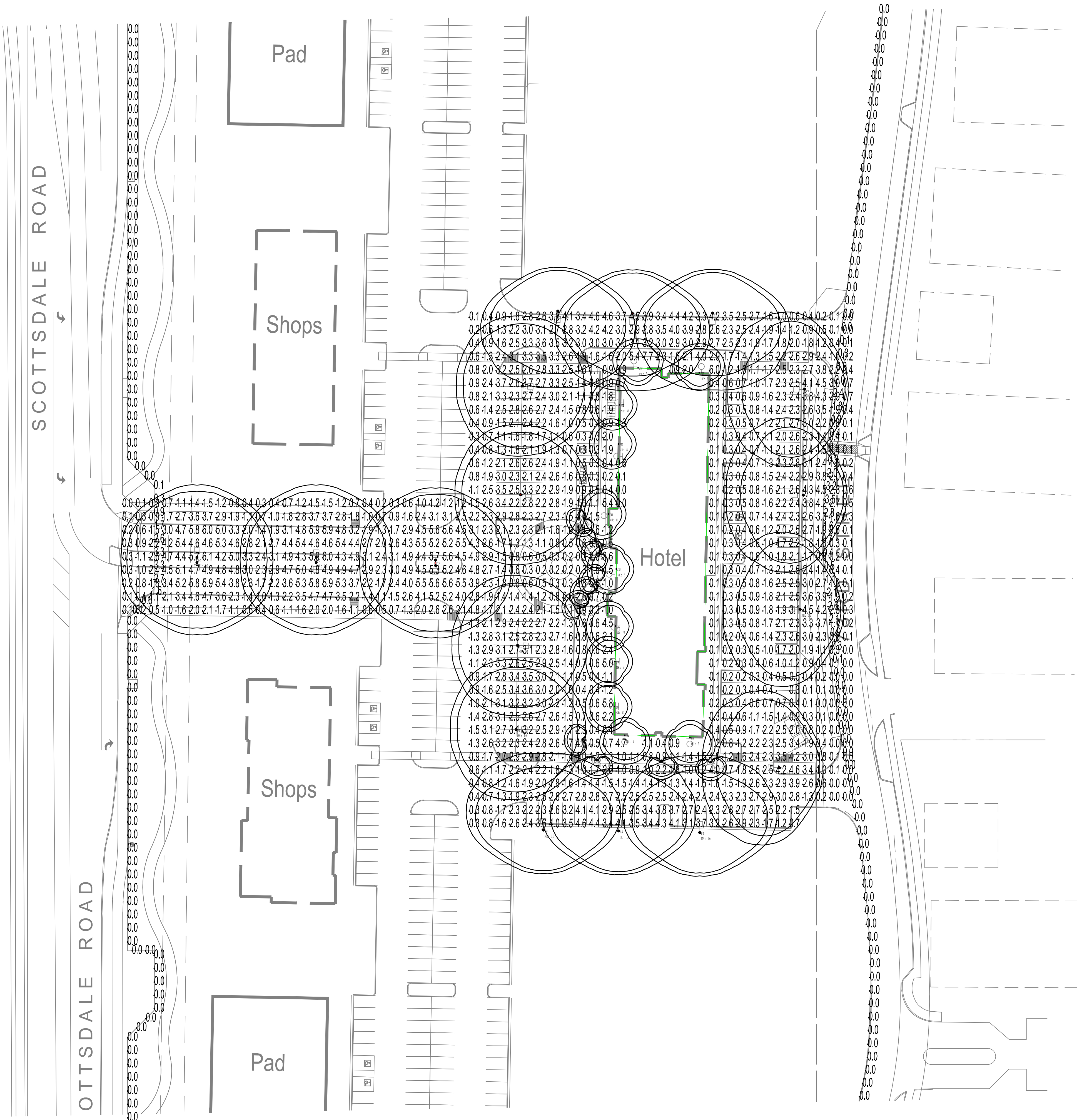
10/16/2019



MAINTAINED CALCULATIONS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	4	P1	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640
	3	P2	BACK-BACK	0.900	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640
	10	P4	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	1352.4	12378
	10	SE	SINGLE	0.900	TARGETTI-MB-B-41-42-18-L2-30-XX-100	190	611
	11	SW	SINGLE	0.900	TARGETTI-STNPWFLFEMA340	407	2988

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.
SITE - PHASE 1	Illuminance	Fc	1.78	6.9	0.0	N.A.	N.A.



LIGHTING CALCULATIONS
MAINTAINED


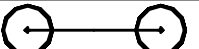



ONE SCOTTSDALE- Scottsdale, Arizona

10/16/2019

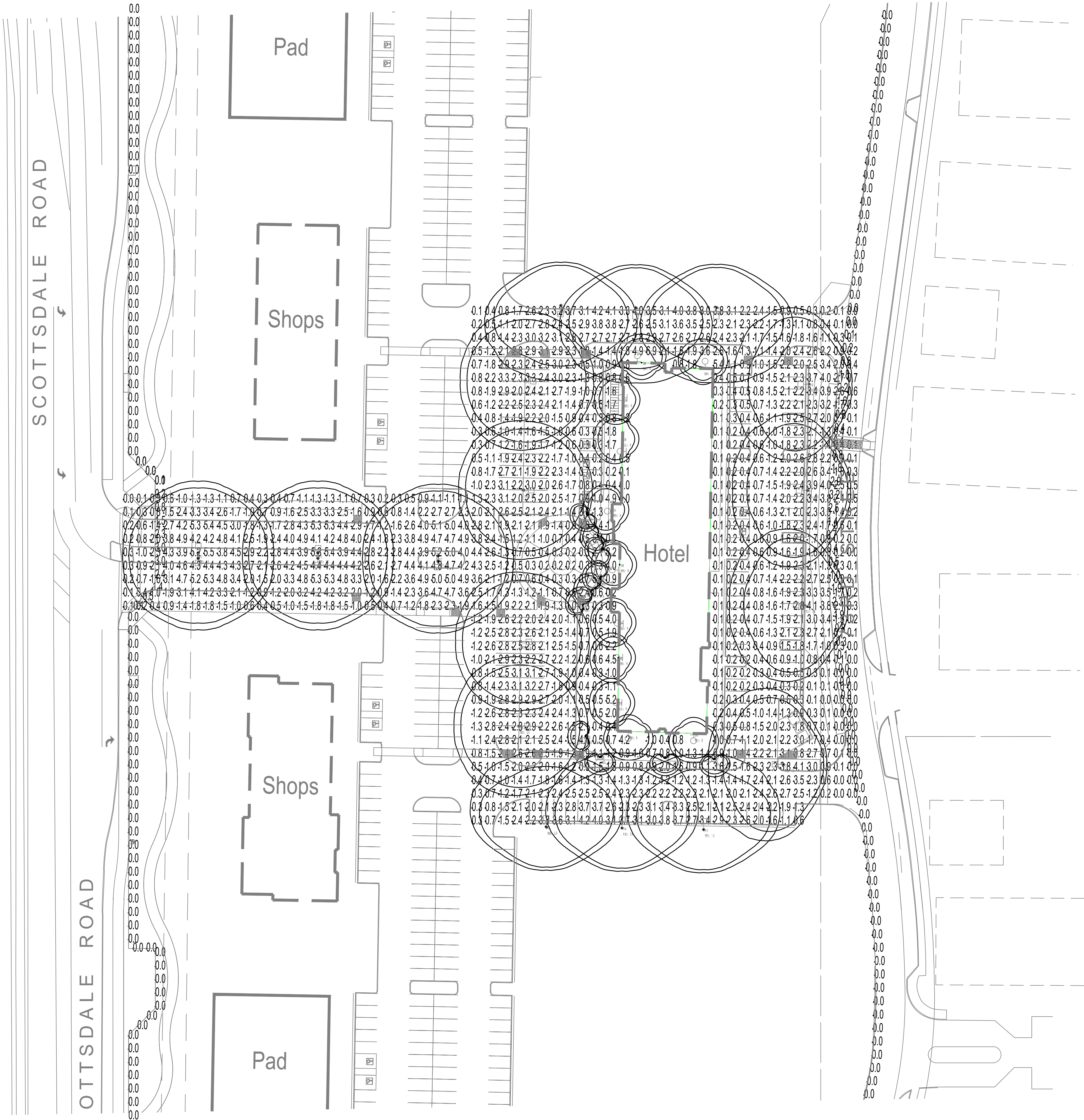
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MAINTAINED CALCULATIONS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	4	P1	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640
	3	P2	BACK-BACK	0.900	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640
	10	P4	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	1352.4	12378
	10	SE	SINGLE	0.900	TARGETTI-MB-B-41-42-18-L2-30-XX-100	190	611
	11	SW	SINGLE	0.900	TARGETTI-STNPWFLFEMA340	407	2988

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	3.2	0.0	N.A.	N.A.
SITE - PHASE 1	Illuminance	Fc	1.78	6.9	0.0	N.A.	N.A.



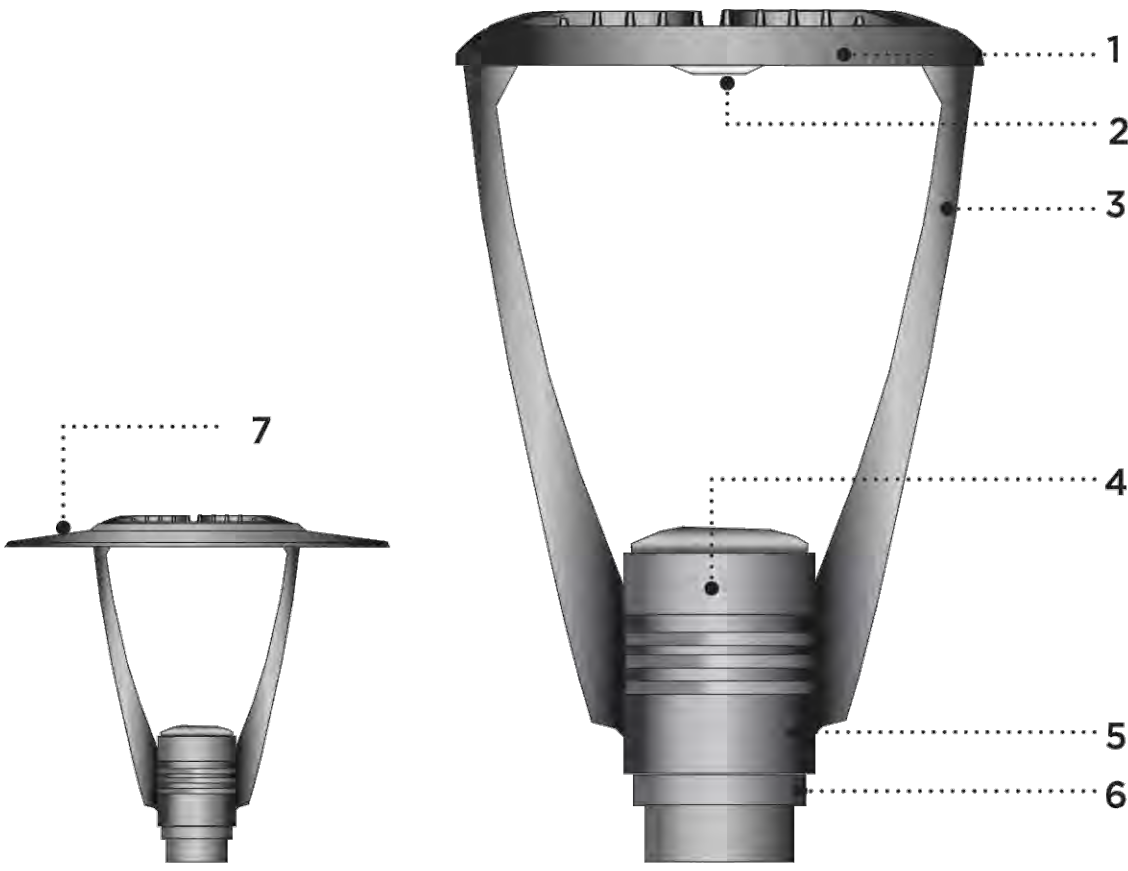


TYPE S1,S3,S4,P1,P2,P4,P3

MA20/MA21 SERIES
MAYA - LED
Post Top

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:							
	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION



- 1- Cast aluminum LED heat sink.
- 2- Optical system assembly.
- 3- Set of two cast aluminum supporting struts.
- 4- Removable cast aluminum cover for easy access to electrical components and driver.
- 5- LED driver housing.
- 6- Lower cast aluminum housing to fit with 4" (102) or 5" (127) pole. 6" (152) O.D available on request.
- 7- 30" Diameter hard aluminum shade (MA21 only).



MATERIALS

MayaLED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Type II, III, IV or V light distribution via high performance optical lenses. Standard 4000K/80CRI. Optional 2700K, 3000K and 3500K.

Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

125,000hrs (L₇₀B₅₀) based on LM-80 report for lumen maintenance.

FINISH

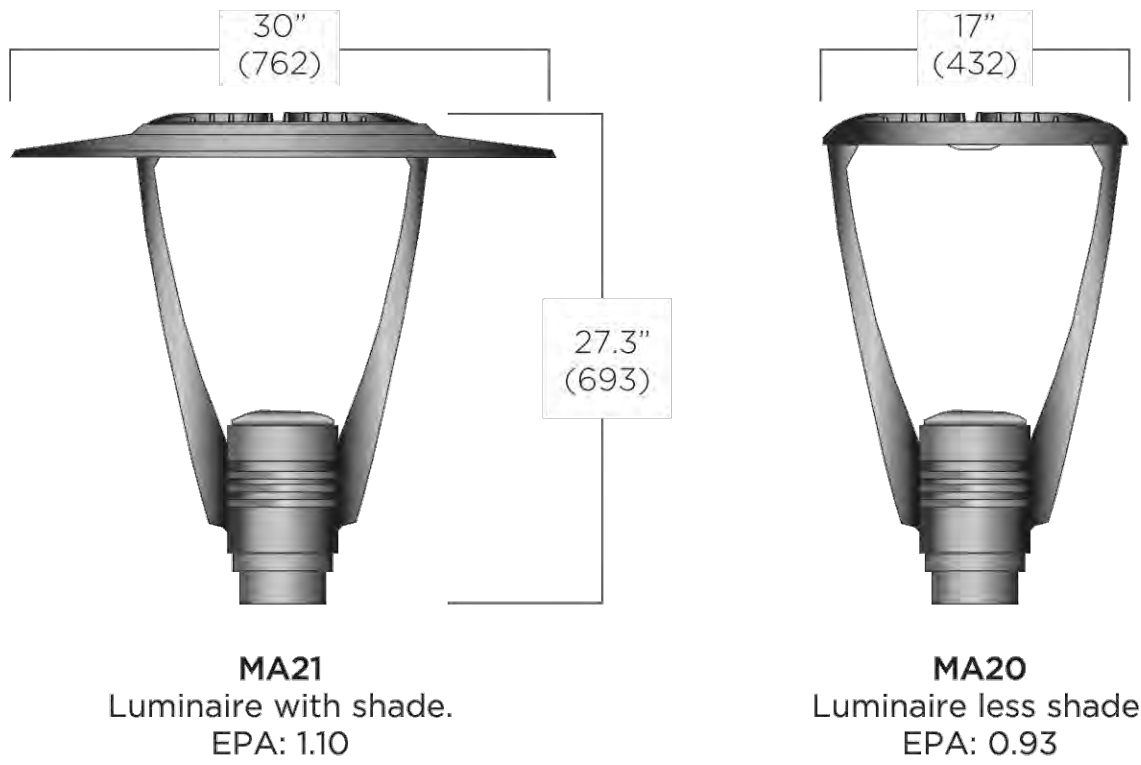
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 35lbs (16kg)
MayaLED is designed for ease of access and installation. Designed for wall or pole mount to fit with a 4" (102) or 5" (127) pole. 6" (152) available on request. Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 3)

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77°F. Lumen depreciation in accordance with IESNA LM80 standards. CE Certification on request. Rated IP66.



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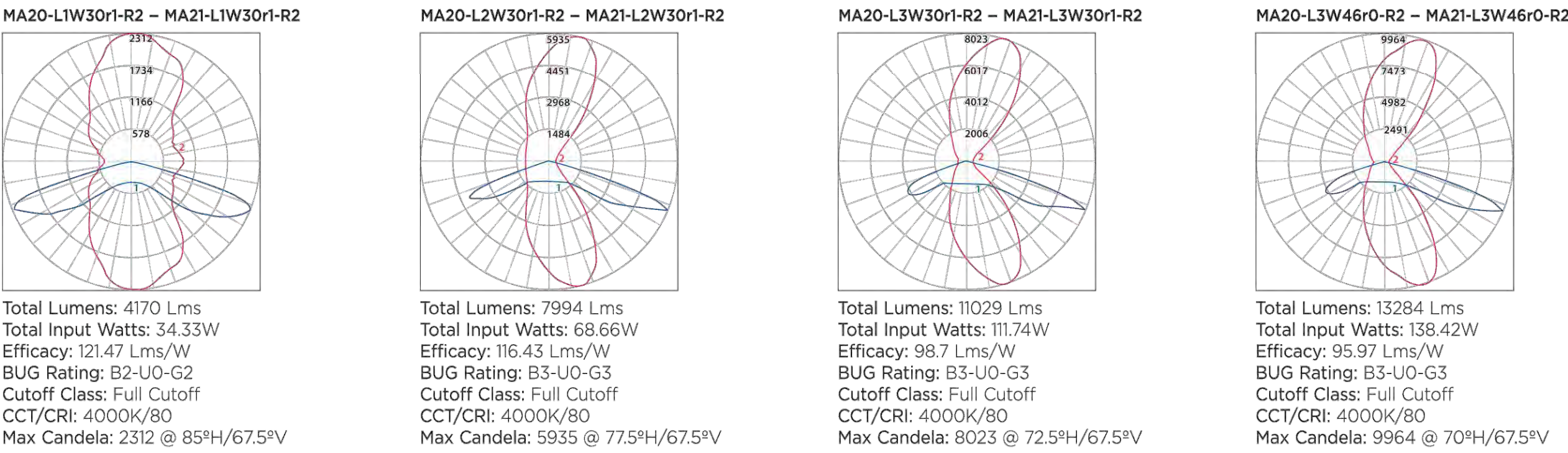
Luminaires may be altered for design improvement or discontinued without prior notice.

ONE SCOTTSDALE - Scottsdale, Arizona

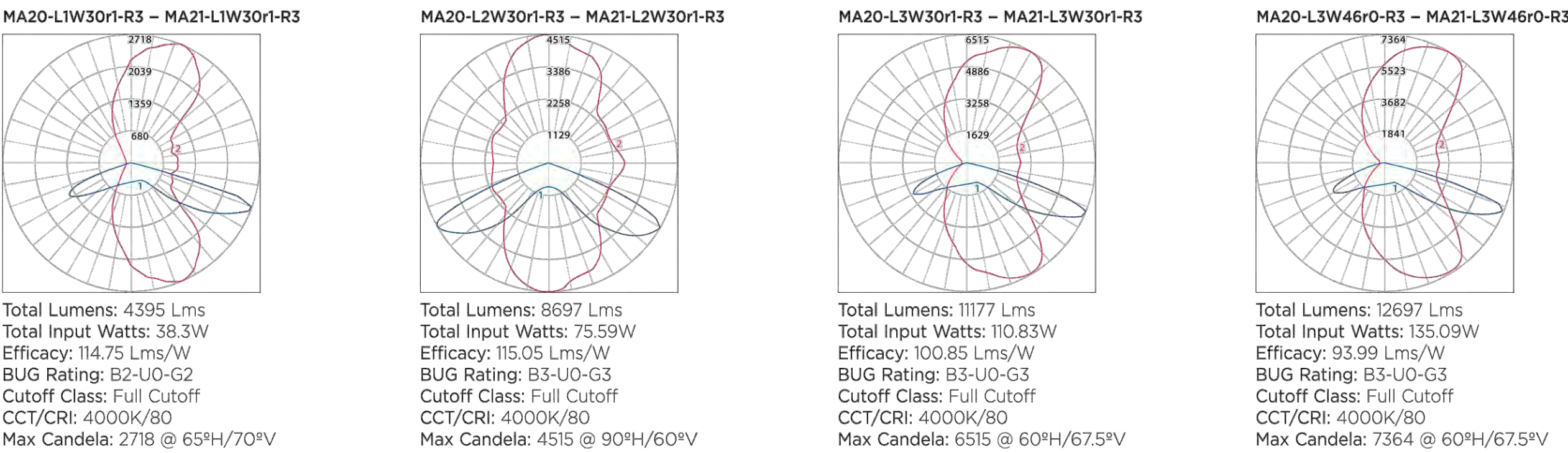
MA20/MA21 SERIES
MAYA - LED

TYPICAL PHOTOMETRY SUMMARY

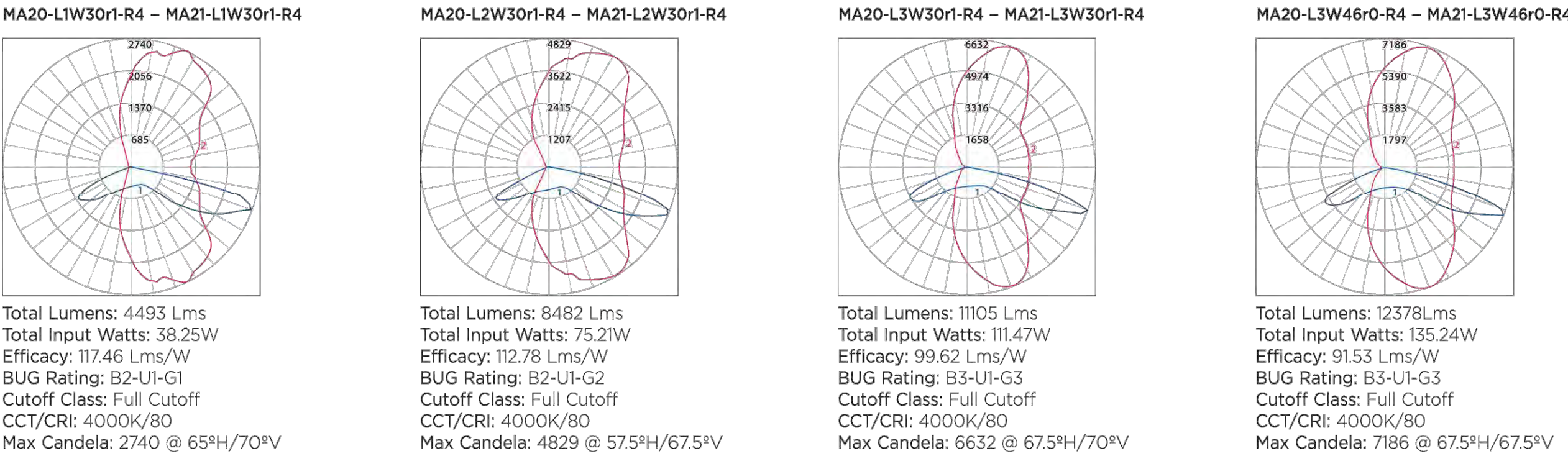
TYPE II



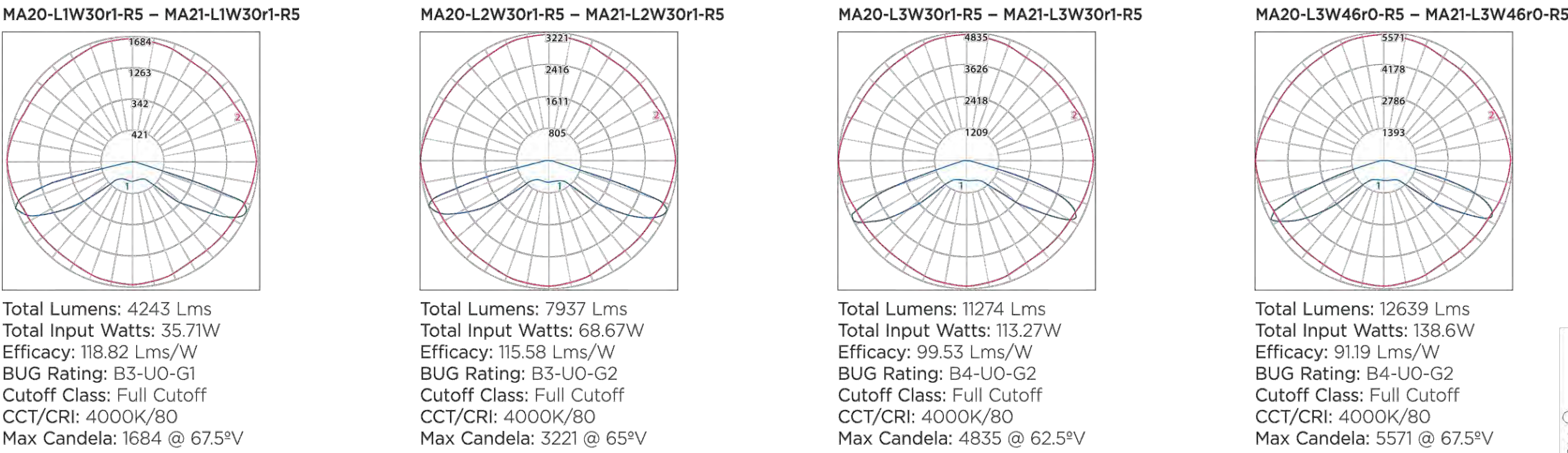
TYPE III



TYPE IV



TYPE V



Please visit our web site www.luminis.com for complete I.E.S formatted download data. All published photometric data are executed and certified by an independent testing laboratory.

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6

DAVIS

MR. BO TYPE SE
Radial Emission LED Bollard

Concept: Radial-emission LED bollard.

Materials: Powder coated anodized die-cast aluminum optical head with extruded body.

Optics: Chip on board LED. Black optical unit for lighting control. High reflectance anodized aluminum reflector. Transparent polycarbonate lens, positioned horizontally under optical head.

Mounting: Available with three different poles heights - 16in, 32in, 40in. 316L grade stainless steel base and stainless steel anti-theft screws.

Installation: Pre-cabled with 4' SJ00W 18-6 cable with DSMT IP68 quick disconnect (purple and grey wire for 0-10V). Direct burial brass ingrade jbox (required option, sold separately).

Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase).
Optional integral IOTA emergency battery pack or emergency lighting battery pack. Battery will operate fixture at 100% of full output for 90 minutes. Ambient temperature must not go below 0°C and must not exceed 50°C.

Finish: Ferrite Grey

Wattage: 27W (360°) / 19W (180°, 90°+90°) / 14W (90°)

Color Temperature: 2700°K / 3000°K / 3500°K / 4000°K

CRI: Ra84

Distribution: 360° / 180° / 90° / 90°+90°

Delivered Lumens:

	360°	180°	90°+90°	90°
2700°K	1,148Lm	586Lm	588Lm	288Lm
3000°K	1,197Lm	611Lm	613Lm	300Lm
4000°K	1,228Lm	626Lm	629Lm	308Lm

Lumen Maintenance (L70): 50,000hrs

Calculation for LED fixtures are based on measurements that comply with IES LM-80.

Voltage: Universal Voltage 120-277V AC 50/60Hz

BUG: B1-U1-G1, Upward light distribution: 0.1%

IK Rating: IK10

IP Rating: IP66

Certifications: cULus Wet Listed

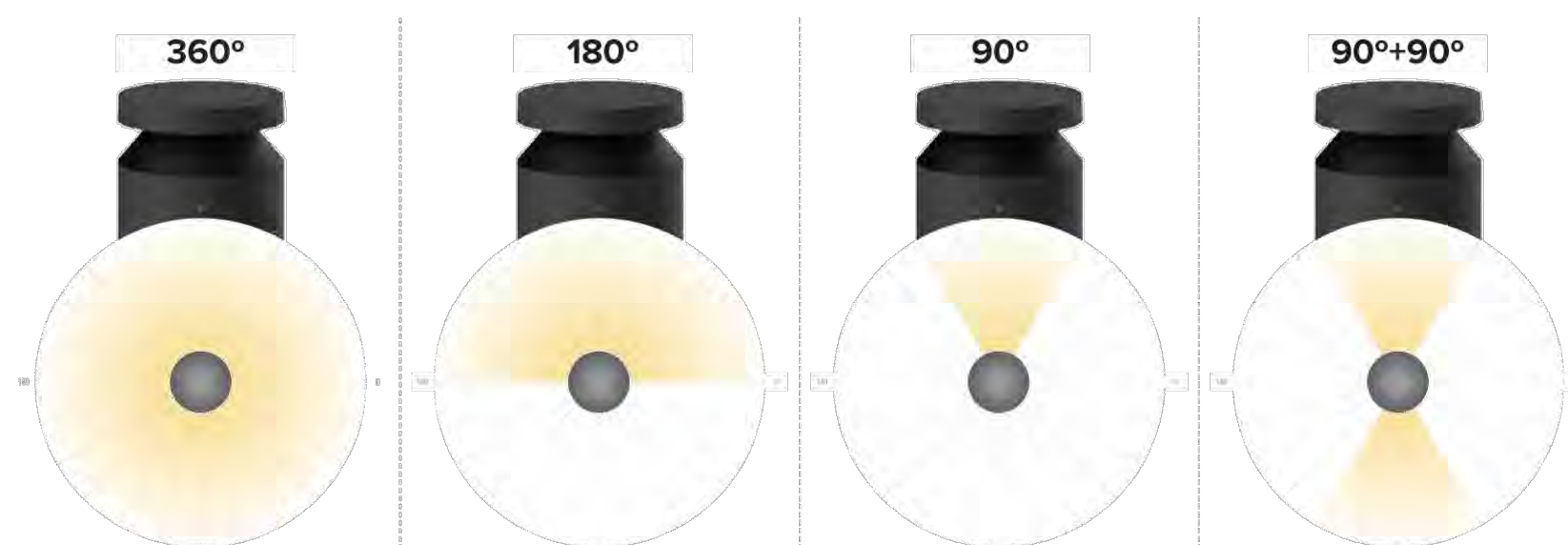
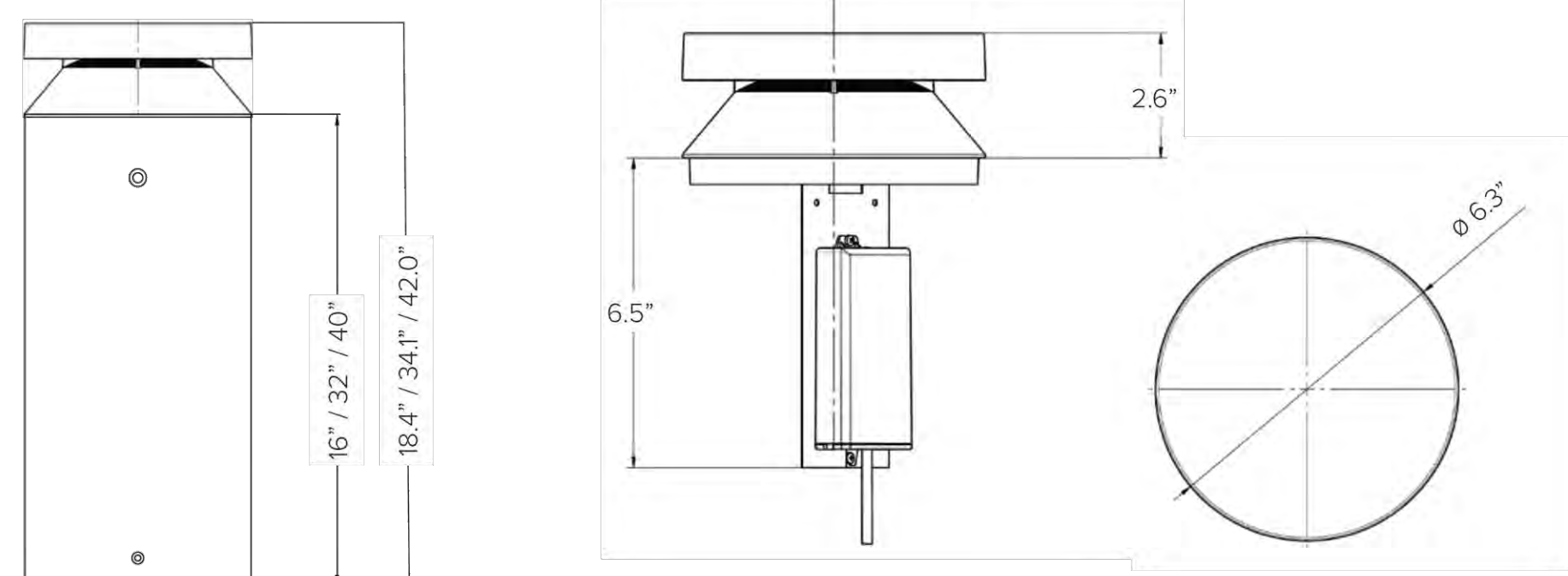
Tested in accordance with LM-79-08

^ATitle 24 commercial installation compliant.

Warranty: 5 year limited warranty

PRODUCT CODE	TYPE	DRIVER	HEIGHT	EMISSION	WATTAGE	COLOR TEMP	FINISH	OPTIONAL	MOUNTING
MB — MR. BO	B — Bollard	41 — 4/1 Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase)	18 — 18in	90 — 90°	L1 — 14W	27 — 2700K	FE — Ferrite Grey	EM ¹ — Integral Emergency IOTA Battery Pack, Consult factory	See page 2
			34 — 34in	99 — 90° + 90°	L2 — 19W	30 — 3000K			
			42 — 42in	18 — 180°	35 — 3500K				
			36 — 360°	L3 — 27W	40 — 4000K				
								MS ¹ — Passive infrared motion sensor	
¹ Not compatible with 18in version.									

Views



MR. BO

Photometry

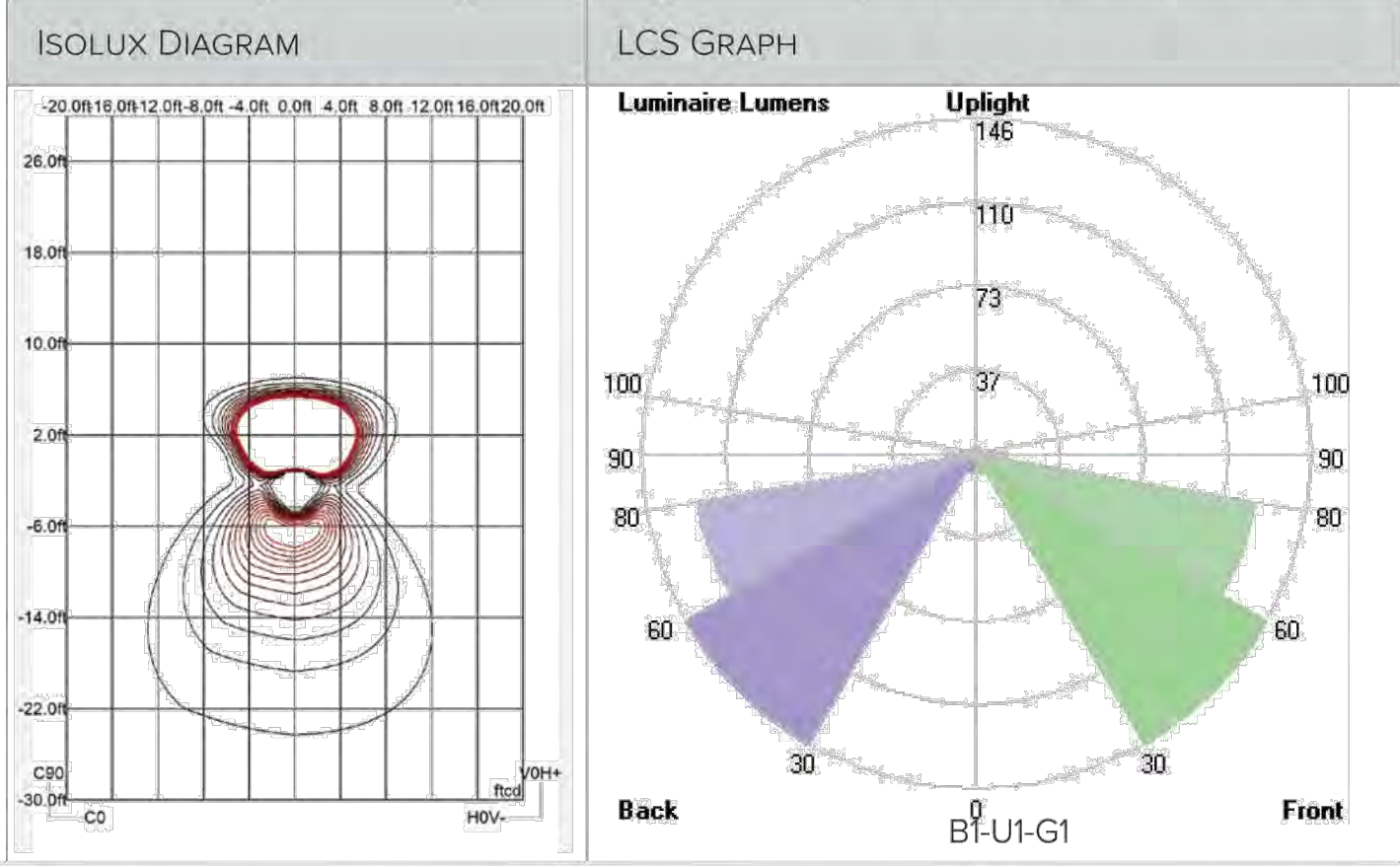
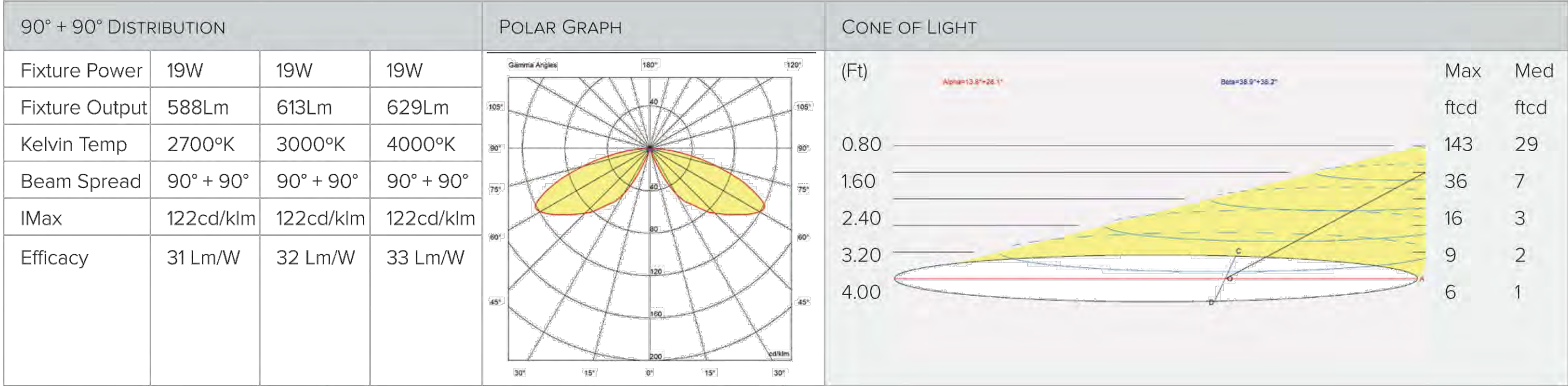
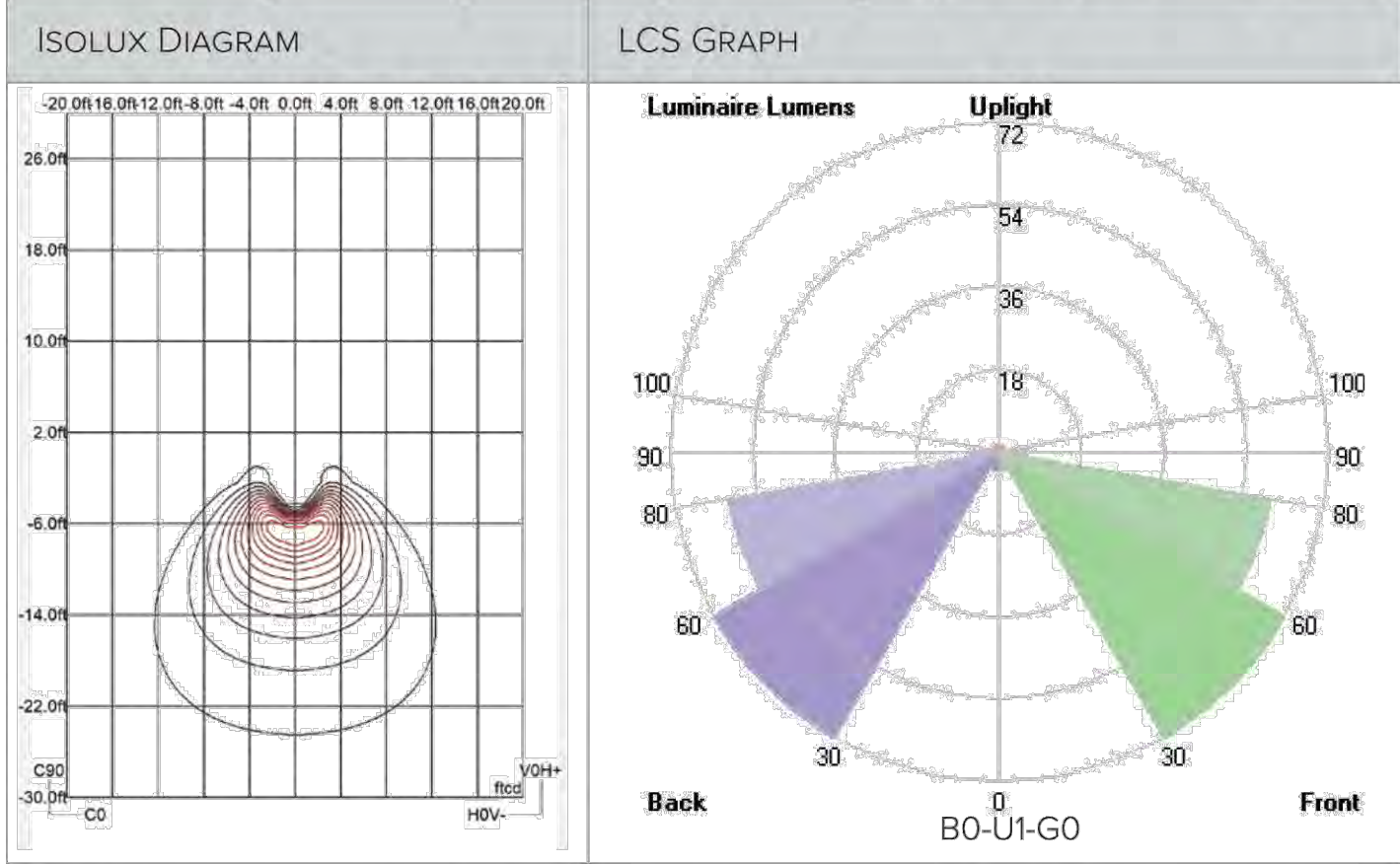
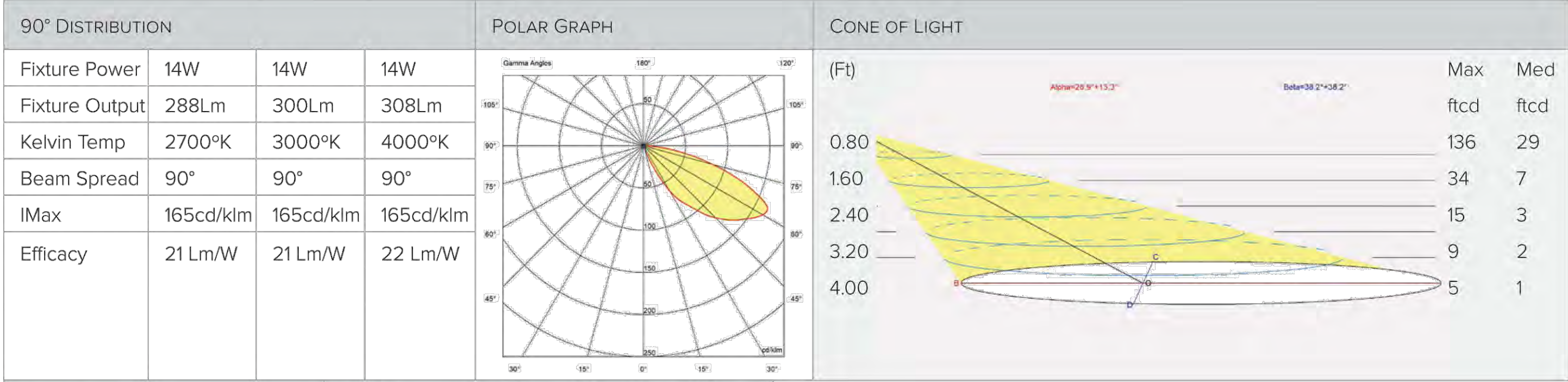
360° DISTRIBUTION				POLAR GRAPH	CONE OF LIGHT	
Fixture Power	27W	27W	27W			

180° OUTPUT				POLAR GRAPH		CONE OF LIGHT			
Fixture Power	19W	19W	19W						
Fixture Output	586Lm	611Lm	626Lm						
Kelvin Temp	2700°K	3000°K	4000°K						
Beam Spread	180°	180°	180°						
IMax	146cd/klm	146cd/klm	146cd/klm						
Efficacy	31 Lm/W	32 Lm/W	33 Lm/W						

ISOLUX DISTRIBUTION

LCS GRAPH

Photometry Cont.



STILO WALL FLAT TYPE SW

Wall Mount LED Fixture

Concept: Wall mounted LED fixture.

Materials: Anodized extruded aluminum body and powder coated in Ferrite Grey finish die-cast aluminum optical unit and terminal.

Optic: High luminous efficiency pure aluminum reflector. Ultra flat sand blasted methacrylate protective screen. Mono emission and Biemission versions.

Mounting: Unit installs directly on wall, comes with a 316 grade stainless steel bracket. The body can be adjusted from +/-4° up to +/-8° vertically and +/-4° horizontally. The fixture can be moved up to 15mm from the mounting surface by sliding the bracket along the mounting guide.

Installation: Surface mounted over recessed J-box, max 4"x4".

Finish: Ferrite Grey

Driver: IP67 integrated electronic power supply. Driver box fitted with IP67 watertight connectors and driver.

Dimming: 0v-10v dimming available. Biemission can be connected to 1 or 2 dimming circuits.

Color Temperature: 3000°K / 4000°K

Wattage: Monoemission 24W & 37W (A2, A3, E2, E3), 15W (F1), 11W (S1)

Biemission 48W (AA, EA, EE), 27W (FF), 20W (SS)

CRI: Ra84

Lumen Maintenance (L70): 50,000hrs

Calculation for LED fixtures are based on measurements

that comply with with IES LM-80.

Voltage: 120-277V AC 50/60Hz

IP: IP66

Certifications: cULus Wet Listed E488257

Tested in accordance with LM-79-08

^ATitle 24 commercial installation compliant.

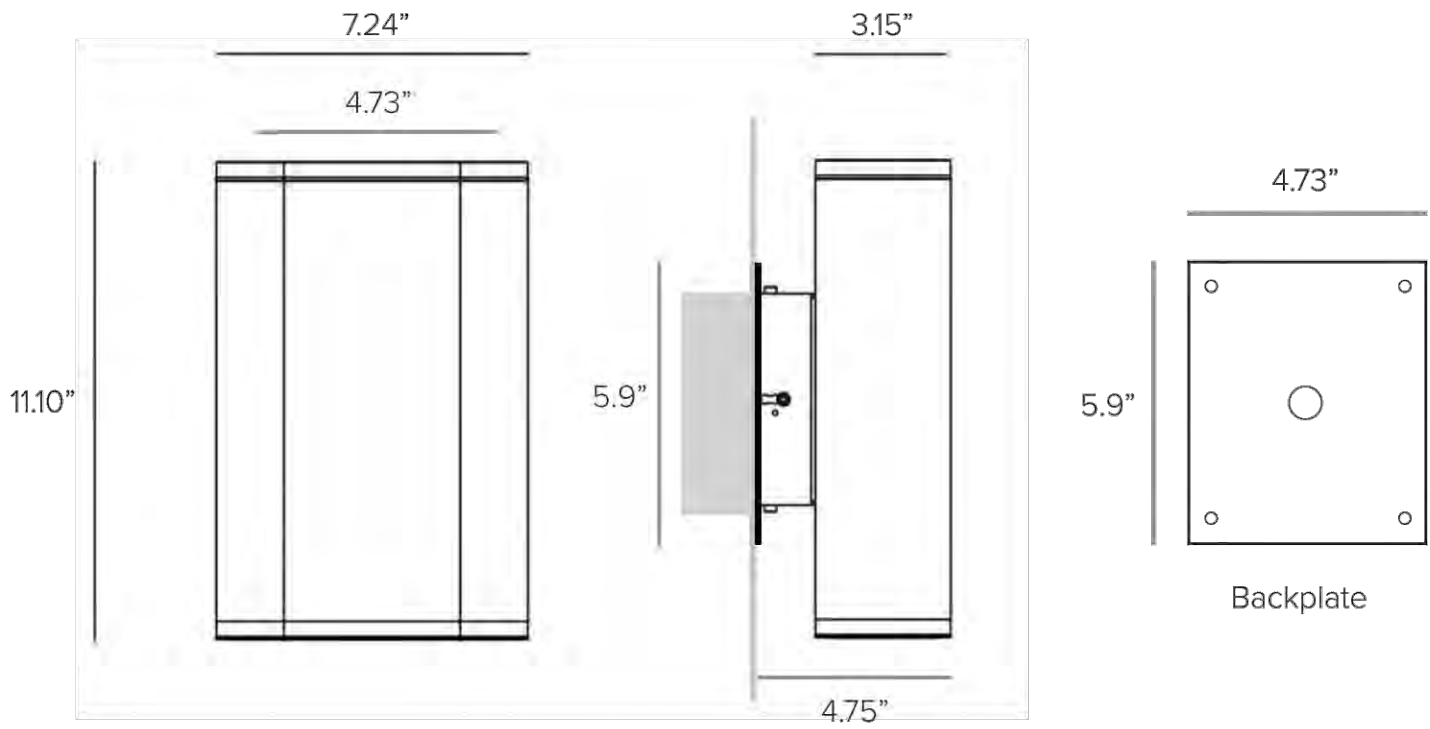


Delivered Lumens:	Monoemission		
	Wattage	3000°K	4000°K
Asymmetric	= 24W	2108Lm	2178Lm
	= 37W	2892Lm	2988Lm
Elliptical	= 24W	2315Lm	2391Lm
	= 37W	3175Lm	3280Lm
Effect	= 15W	291Lm	312Lm
Narrow Spot	= 11W	543Lm	582Lm

	Biemission		
	Wattage	3000°K	4000°K
Asymmetric / Asymmetric	= 48W	4216Lm	4355Lm
Elliptical / Asymmetric	= 48W	4923Lm	4568Lm
Elliptical / Elliptical	= 48W	4629Lm	4782Lm
Effect / Effect	= 27W	584Lm	625Lm
Narrow Spot / Narrow Spot	= 20W	1087Lm	1165Lm

PRODUCT CODE	DRIVER	TYPE	MOUNTING	FINISH	EMISSION	OPTICS	COLOR TEMP			
ST — STILO	ND — Non-Dimmable	W — Wall	FL — Flat	FE — Ferrite	M — Monoemission	A2 — Asymmetric 24W 61° x 86°	30 — 3000K			
	10 — 0-10V Dimming					A3 — Asymmetric 37W 61° x 86°	40 — 4000K			
						E2 — Elliptical 24W 42° x 79°				
						E3 — Elliptical 37W 42° x 79°				
						F1 — Effect 15W 68° x 95° <i>(Effect Optical Accessory Required, see page 2)</i>				
						S1 — Narrow Spot 11W 9°				
					B — Biemission	AA — Asymmetric/Asymmetric 48W 61°x86° + 61°x86°				
	EA — Elliptical/Asymmetric 48W 42°x79° + 61°x86°									
	EE — Elliptical/Elliptical 48W 42°x79° + 42°x79°									
	FF — Effect/Effect 27W 68°x95° + 68°x95° <i>(Effect Optical Accessory Required, see page 2)</i>									
	SS — Narrow Spot/Narrow Spot 20W 9° + 9°									

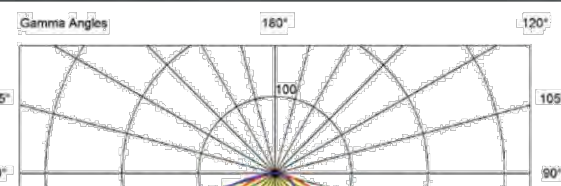
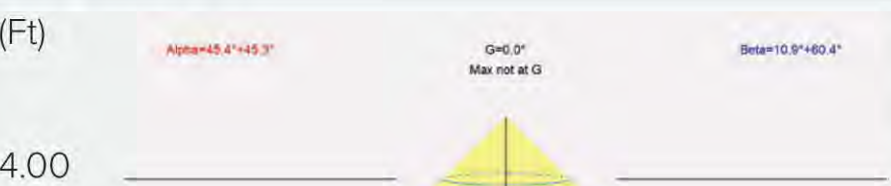
Views



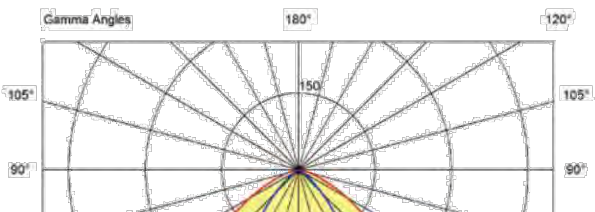

STILO WALL FLAT

Photometry

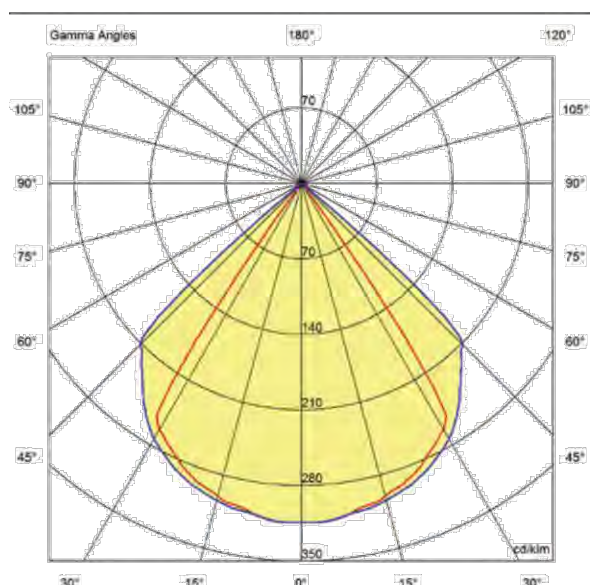
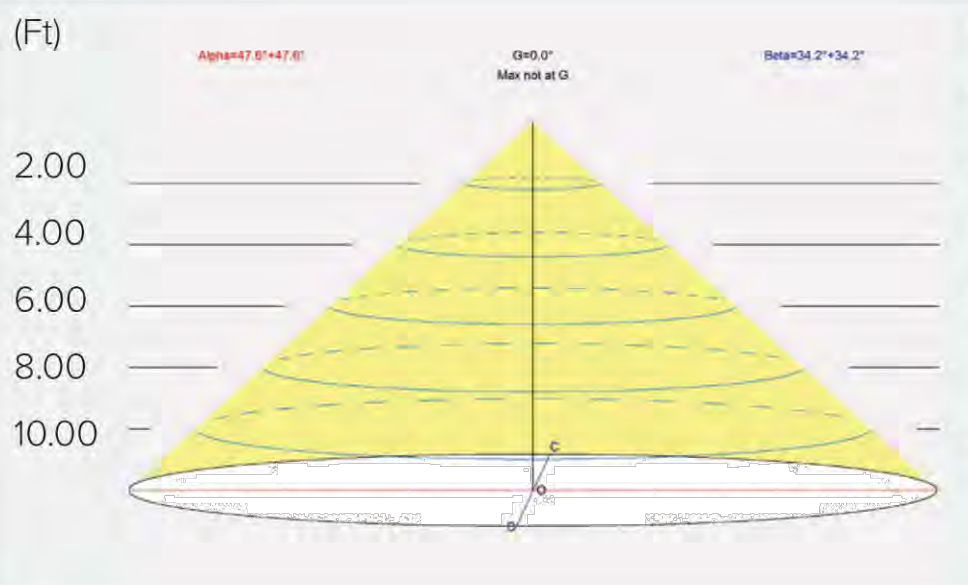
STILO MONOEMISSION ASYMMETRIC A2 (61°X86°)			POLAR GRAPH	CONE OF LIGHT			
Fixture Power	24W	24W		(Ft)		Max	Med
Fixture Output	2108Lm	2178Lm				ftcd	ftcd
Kelvin Temp	3000°K	4000°K		4.00		78	23
Beam Spread	Asymmetrical Mono			8.00		19	6
IMax	464cd/klm	464cd/klm		12.00		9	3
Efficacy	88 Lm/W	91 Lm/W		16.00		5	1
			20.00		3	1	

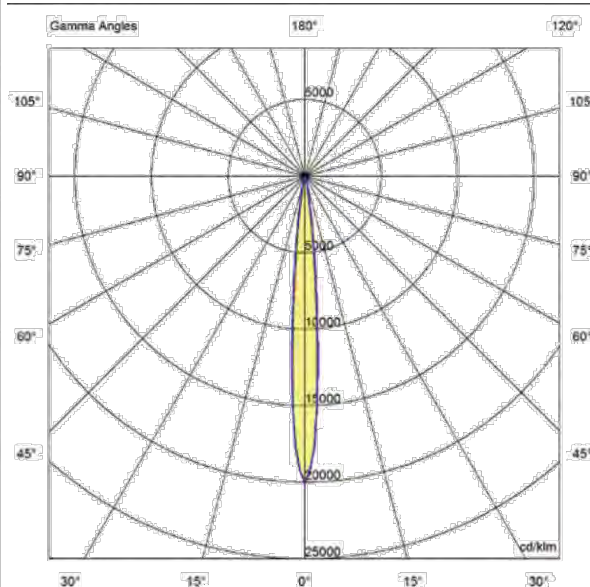
STILO MONOEMISSION ASYMMETRIC A3 (61°X86°)			POLAR GRAPH		CONE OF LIGHT			
Fixture Power	37W	37W			(Ft)		Max	Med
Fixture Output	2892Lm	2988Lm					ftcd	ftcd
Kelvin Temp	3000°K	4000°K			4.00		106	31
Beam Spread	Asymmetrical Mono				8.00		27	8
IMax	464cd/klm	464cd/klm			12.00		12	3
Efficacy	78 Lm/W	81 Lm/W			16.00		7	2
			20.00		4	1		

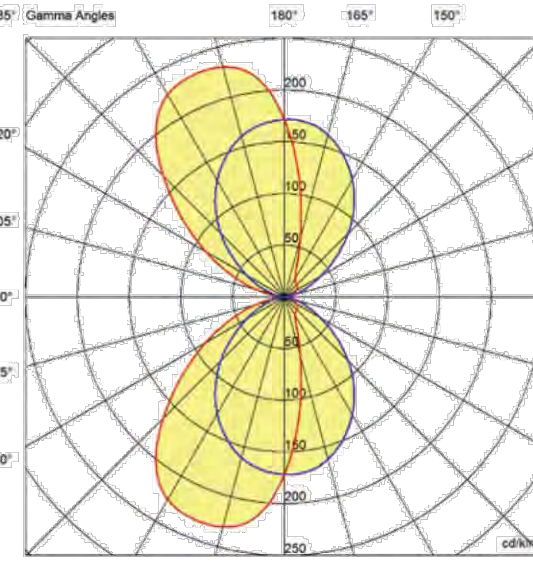
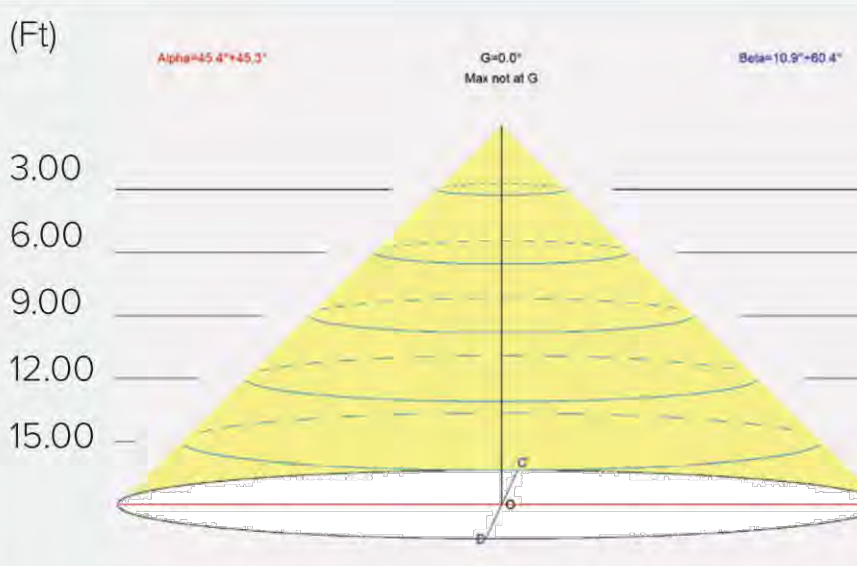
STILO MONOEMISSION ELLIPTICAL E2 (42°X79°)			POLAR GRAPH		CONE OF LIGHT			
Fixture Power	24W	24W					Max	Med
Fixture Output	2315Lm	2391Lm					ftcd	ftcd
Kelvin Temp	3000°K	4000°K			5.00		83	40
Beam Spread	Elliptical Mono				10.00		21	10
IMax	71cd/klm	71cd/klm			15.00		9	4
Efficacy	97 Lm/W	100 Lm/W			20.00		5	2
			25.00		3	2		

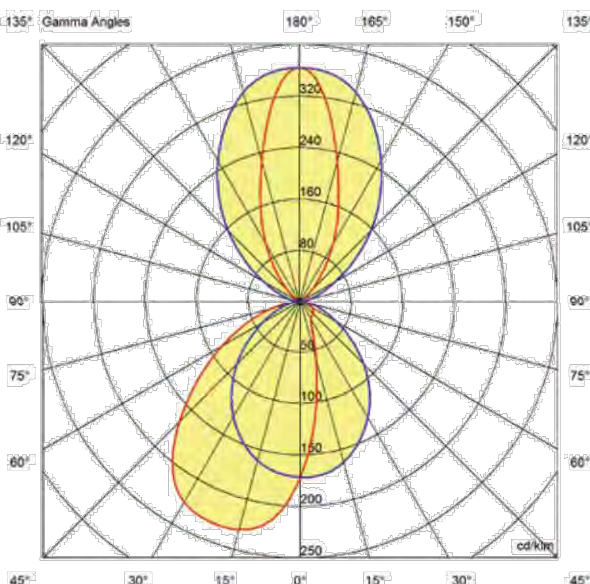
STILO MONOEMISSION ELLIPTICAL E3 (42°X79°)			POLAR GRAPH		CONE OF LIGHT			
Fixture Power	37W	37W			(Ft)		Max	Med
Fixture Output	3175Lm	3280Lm					ftcd	ftcd
Kelvin Temp	3000°K	4000°K			5.00		114	54
Beam Spread	Elliptical Mono				10.00		28	14
IMax	71cd/klm	71cd/klm			15.00		13	6
Efficacy	86 Lm/W	89 Lm/W			20.00		7	3
			25.00		5	2		

Photometry Cont.

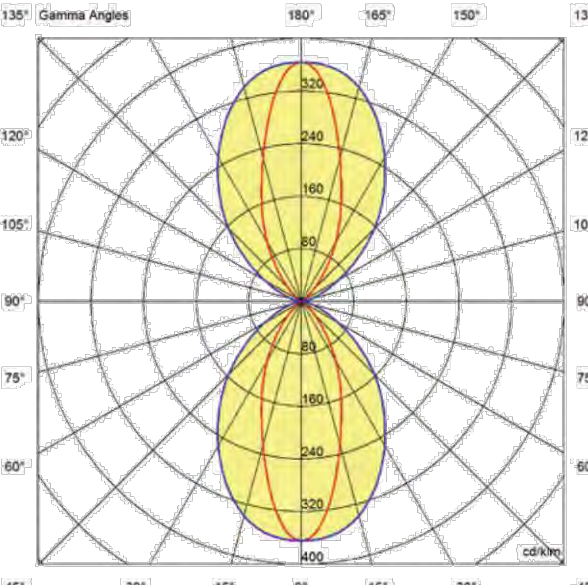
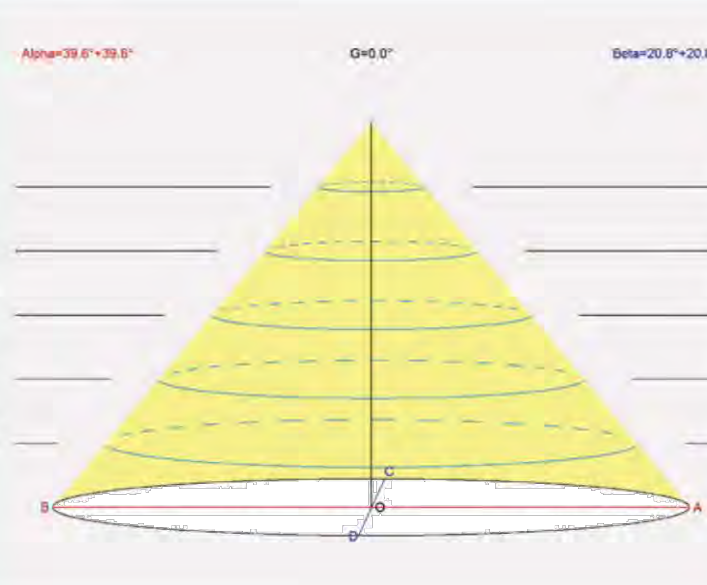
STILO MONOEMISSION EFFECT F1 (68°X95°)			POLAR GRAPH		CONE OF LIGHT					
Fixture Power	15W	15W			(Ft)				Max	Med
Fixture Output	291Lm	312Lm							ftcd	ftcd
Kelvin Temp	3000°K	4000°K								
Beam Spread	Mono Emission Effect									
IMax	315cd/klm	315cd/klm								
Efficacy	19 Lm/W	21 Lm/W								

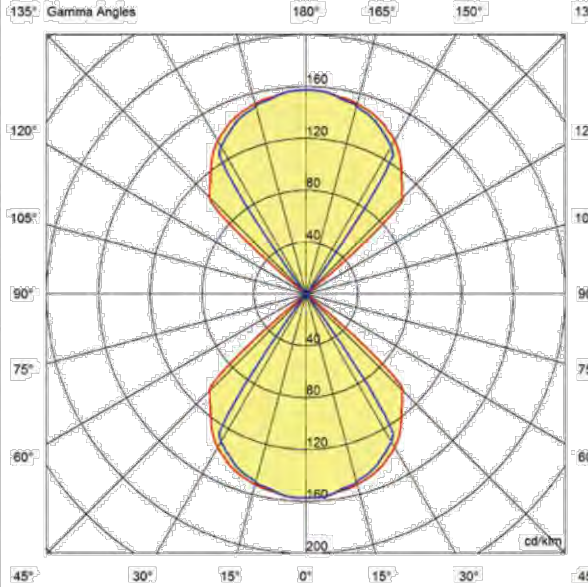
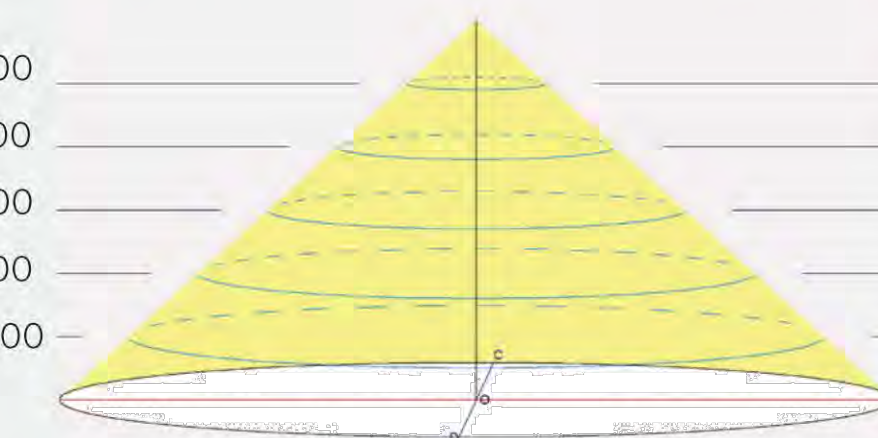
STILO MONOEMISSION SUPERSPOT S1 (9°)			POLAR GRAPH		CONE OF LIGHT						
Fixture Power	11W	11W			(Ft)	Alpha=4.0°x4.0°	Q=0.0°	Beta=4.0°x4.0°	Max	Med	
Fixture Output	543Lm	582Lm							ftcd	ftcd	
Kelvin Temp	3000°K	4000°K			6.00				362	234	
Beam Spread	Super Spot Mono				12.00			90	58		
IMax	20017cd/klm	20017cd/klm			18.00				40	26	
Efficacy	49 Lm/W	53 Lm/W			24.00				23	15	
					30.00				14	9	

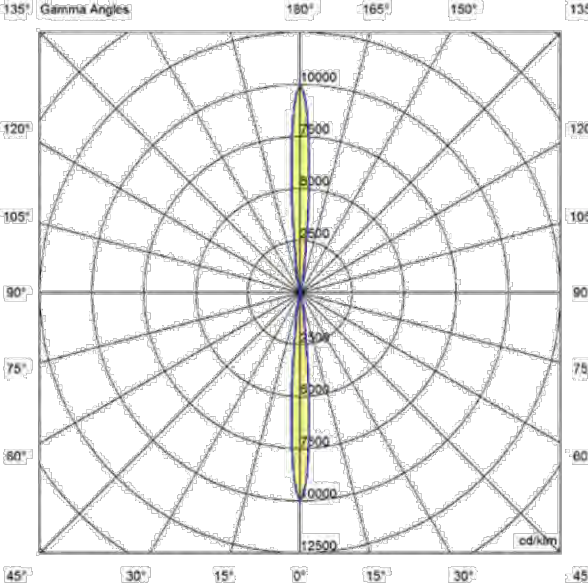

DBL EMISS FLOOR/CEILING WASH AA (61°X86°)			POLAR GRAPH		CONE OF LIGHT						
Fixture Power	48W	48W			(Ft)			Max	Med		
Fixture Output	4216Lm	4355Lm						ftcd	ftcd		
Kelvin Temp	3000°K	4000°K			3.00				128	41	
Beam Spread	Asymmetric / Asymmetric				6.00			34	10		
IMax	464cd/klm x 2				9.00			15	5		
Efficacy	88 Lm/W	91 Lm/W			12.00				9	3	
					15.00				8	2	

DBL EMISSION GRAZING EA (42°X79° + 61°X86°)			POLAR GRAPH		CONE OF LIGHT							
Fixture Power	48W	48W			(Ft)	Alpha=19.0°x38.0°		Q=0.0°	Beta=20.0°x20.0°	Max	Med	
Fixture Output	4629Lm	4782Lm							ftcd	ftcd		
Kelvin Temp	3000°K	4000°K			4.00				130	62		
Beam Spread	Elliptical / Asymmetric Bi				8.00				32	15		
IMax	711cd/klm x 464cd/klm				12.00				14	7		
Efficacy	96 Lm/W	100 Lm/W			18.00				8	4		
					20.00				5	2		

Photometry Cont.

DBL EMISSION GRAZING EE (42°X79°)			POLAR GRAPH		CONE OF LIGHT					
Fixture Power	48W	48W			(Ft)				Max	Med
Fixture Output	4629lm	4782lm						ftcd	ftcd	
Kelvin Temp	3000°K	4000°K			4.00				134	84
Beam Spread	Bi Emission Ellipt/Ellipt				8.00				33	16
IMax	711cd/klm x 2				12.00				15	7
Efficacy	96 Lm/W	100 Lm/W			16.00				8	4
					20.00				5	3

STILO BIEMISSION EFFECT FF (68°X95°)			POLAR GRAPH		CONE OF LIGHT				
Fixture Power	27W	27W			(Ft)	<div>Alpha=17.0°x47.0°</div> <div>Q=0.0° Max. rel. at Q</div> <div>Beta=34.2°x34.2°</div> 	Max	Med	
Fixture Output	584Lm	625Lm						ftcd	ftcd
Kelvin Temp	3000°K	4000°K			2.00			47	22
Beam Spread	Effect/Effect Bi				4.00			12	6
IMax	315cd/klm x 2				6.00			5	2
Efficacy	22 Lm/W	23 Lm/W			8.00			3	1
					10.00			2	1

STILO BIEMISSION SUPERSPOT SS (9°)			POLAR GRAPH		CONE OF LIGHT						
Fixture Power	20W	20W			(Ft)			Max	Med		
Fixture Output	1087Lm	1165Lm					ftcd	ftcd			
Kelvin Temp	3000°K	4000°K			6.00			362	234		
Beam Spread	Bi Emission SSspot/SSspot				12.00			90	58		
IMax	20017cd/klm x 2				18.00			40	26		
Efficacy	54 Lm/W	58 Lm/W			24.00				23	15	
					30.00				14	9	



EAST STREETSCAPE ELEVATION



WEST STREETSCAPE ELEVATION

ONE SCOTTSDALE- Scottsdale, Arizona

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Hotel Streetscape Elevations

0'
16'
32'
48'
64'

NORTH

14164
11-12-19

ONE SCOTTSDALE

DMB

