



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

MINOR SUBDIVISION PLAT PAPAGO PLAZA

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

OWNER (LOT 1): PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
OWNER (LOT 2): PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY
OWNER (LOT 3): CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
OWNER (LOT 4): WILLIE AND JANE YEE

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, GRANTORS, DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

PUBLIC STREETS
PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, GRANTORS, DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

PUBLIC EASEMENTS
PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, GRANTORS, DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

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.

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.

PUBLIC MOTORIZED ACCESS (PMA):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL MANNER OF PEDESTRIAN AND MOTORIZED AND NON-MOTORIZED VEHICULAR ACCESS, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

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.

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.

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____.

PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ADD:
PRIVATE EASEMENTS
PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,
PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY + CRP/AR
MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS
OWNERS, FRANTOR, DEDICATE TO THE PAPAGO PLAZA PROPERTY
OWNNER'S ASSOCIATION, GRANTEE:

CROSS ACCESS (CA):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF PEDESTRIAN + VEHICULAR ACCESS, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME.

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

OWNER

PAPAGO MARKETPLACE, L.L.C.
3519 E. SHEA BOULEVARD, STE 132
PHOENIX, ARIZONA 85028

OWNER

PEG DEVELOPMENT, L.L.C.
180 N. UNIVERSITY AVENUE, STE 200
PROVO, UTAH 84601

OWNER

CRP/AR MCDOWELL OWNER, L.L.C.
1209 ORANGE STREET
WILMINGTON, DELAWARE 19801

OWNER

WILLIE AND JANE YEE
2216 W. THOMAS ROAD
PHOENIX, ARIZONA 85015

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

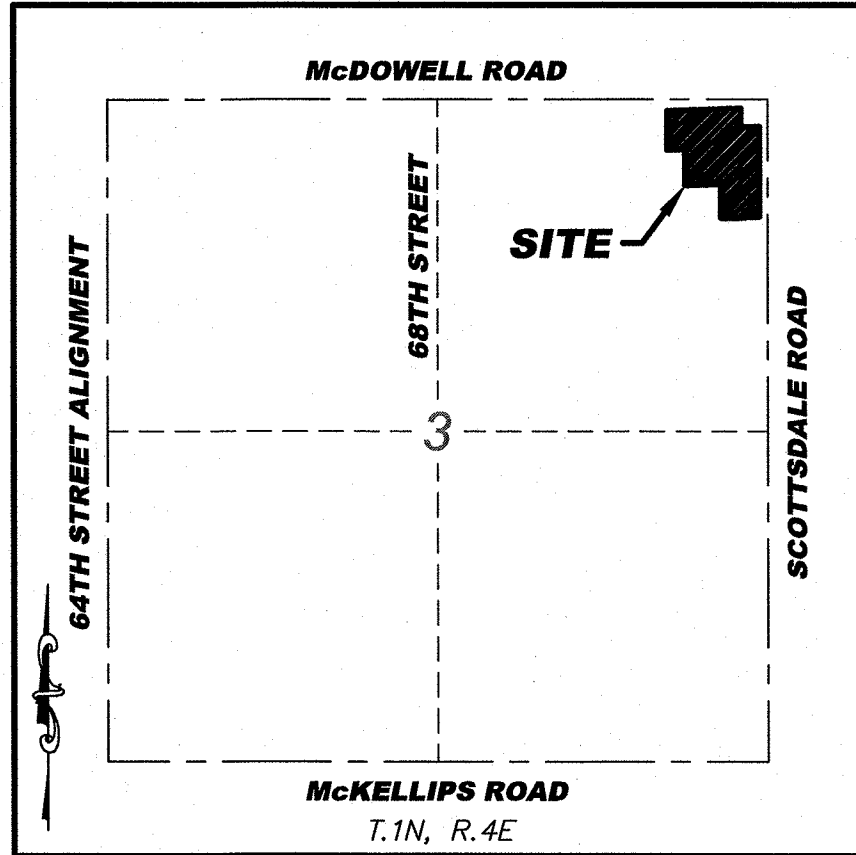
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 LENDER RATIFICATION, NOTES
SHEET 3 LEGAL DESCRIPTION
SHEET 4 GEOMETRY AND BOUNDARY
SHEET 5 RETRACEMENT, EXISTING EASEMENTS
SHEET 6 DEDICATED EASEMENTS (DFC & SD)
DEDICATED EASEMENTS (PNMA, PMA & NO BUILD)
DEDICATED EASEMENTS (WSF & R/W)

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 1 | 176,791 | 4.06 |
| 2 | 45,476 | 1.04 |
| 3 | 222,526 | 5.11 |
| 4 | 22,367 | 0.51 |

| R/W TABLE | | |
|-----------|-----------|-----------|
| STREET | AREA (SF) | AREA (AC) |
| ALLEY | 11,987 | 0.275 |
| ROADWAY | 67,571 | 1.551 |

ZONING

C-3 AND P-C

REFERENCE DOCUMENTS

GLO SUPPLEMENTAL PLAT DATED 5-3-1933
PAPAGO PARKWAY PLAT BK. 78, PG. 12
RECORD OF SURVEY BK.1133, PG. 9
PROPERTY ASSEMBLAGE BK. 815, PG. 7
RECORD OF SURVEY BK. 1164, PG. 3
RECORD OF SURVEY BK. 1177, PG. 31
MINOR LAND DIVISION BK. 1210, PG.22

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T1N, R4E, SAID LINE BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST.

APPROVALS

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

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

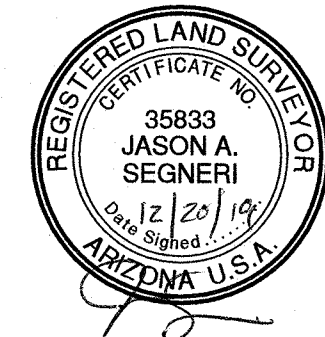
BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

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 DECEMBER, 2018
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 SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASON.S@SIGSURVEYAZ.COM

MINOR SUBDIVISION PLAT
PAPAGO PLAZA
SCOTTSDALE, ARIZONA



DRAWING NAME: MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: N.T.S.
SHEET: 1 OF 6

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____
RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT,
THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____

BY: _____
BENEFICIARY

ITS: _____
TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____
RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT,
THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____

BY: _____
BENEFICIARY

ITS: _____
TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF PEG DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____
RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT,
THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____

BY: _____
BENEFICIARY

ITS: _____
TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

BY _____ FOR AND ON BEHALF OF CRP/AR MCDOWELL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PARENT PARCEL LEGAL DESCRIPTION

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

PARCEL NO. 1:

THE NORTHEAST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 215 FEET OF THE EAST 215 FEET; AND

EXCEPT THE NORTH 65 FEET AND THE EAST 65 FEET FOR ROADWAY; AND

EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2019 AS 2019-0260121 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST HALF OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH A FOUND BRASS CAP IN A HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 2637.03 FEET;

THENCE SOUTH 88 DEGREES 56 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 215.11 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 329.68 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 41.34 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 46.90 FEET TO THE POINT OF A NONTANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 4 DEGREES 49 MINUTES 8 SECONDS WEST, A CHORD DISTANCE OF 28.38 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 168.86 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 38 MINUTES 26 SECONDS, A DISTANCE OF 28.41 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 4 DEGREES 49 MINUTES 8 SECONDS WEST, A CHORD DISTANCE OF 38.83 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 231.10 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 38 MINUTES 17 SECONDS, A DISTANCE OF 38.87 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 19.99 FEET;

THENCE SOUTH 0 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 86.58 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 18.09 FEET;

THENCE SOUTH 0 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 37.95 FEET;

THENCE SOUTH 16 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.22 FEET;

THENCE NORTH 75 DEGREES 0 MINUTES 49 SECONDS WEST, A DISTANCE OF 36.09 FEET TO THE POINT OF A NONTANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF NORTH 82 DEGREES 29 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 42.26 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 161.50 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 2 MINUTES 10 SECONDS, A DISTANCE OF 42.36 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST, A DISTANCE OF 78.99 FEET;

THENCE NORTH 0 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 194.53 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 42.00 FEET;

THENCE NORTH 0 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 95.33 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 123.99 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST 144 FEET OF THE NORTHWEST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 285 FEET; AND

EXCEPT THE NORTH 65 FEET.

PARCEL NO. 3:

THE NORTH 272 FEET OF THE SOUTHEAST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 285 FEET; AND

EXCEPT THE EAST 65 FEET.

PARCEL NO. 4:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 0 DEGREES 05 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 384.57 FEET TO THE SOUTH LINE OF THE NORTH 272 FEET OF SAID SOUTHEAST QUARTER LOT 1;

THENCE SOUTH 87 DEGREES 49 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 212.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 3.96 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 160.29 FEET TO THE SOUTHEAST CORNER OF THE NORTH 272.00 FEET OF THE WEST 285 FEET OF SAID SOUTHEAST QUARTER OF LOT 1;

THENCE NORTH 87 DEGREES 49 MINUTES 33 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID NORTH 272.00 FEET, A DISTANCE OF 160.34 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

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.

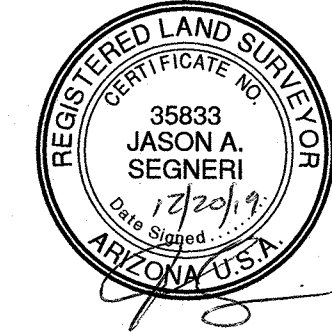
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER 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. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

MINOR SUBDIVISION PLAT
PAPAGO PLAZA
SCOTTSDALE, ARIZONA



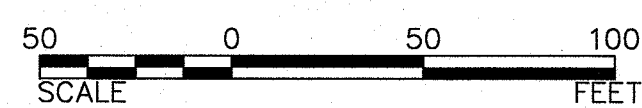
DRAWING NAME:
MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: N.T.S.
SHEET: 2 OF 6

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

68TH STREET
S17°27'W 2637.11'

70TH STREET
S1°03'04"W 2637.05'



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS 35833
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK/PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- R/W RIGHT OF WAY
- ESMT EASEMENT

| | |
|---------|------------------------|
| — | BOUNDARY LINE |
| --- | SECTION LINE |
| --- | CENTER LINE |
| - - - - | EASEMENT LINE |
| --- | ADJACENT BOUNDARY LINE |

WALL TIES TO PROPERTY LINE

1. NORTH FACE 8.9' SOUTH OF LINE
2. CORNER 8.1' SOUTH AND 18.9' WEST OF LINE
3. WEST FACE 9.1' EAST OF LINE
4. FENCE 10.7' EAST OF LINE
5. NORTH FACE 9.0' SOUTH OF LINE
6. NORTH FACE 8.1' SOUTH OF LINE
7. WEST FACE 8.6' EAST OF LINE
8. WEST FACE 8.9' EAST OF LINE

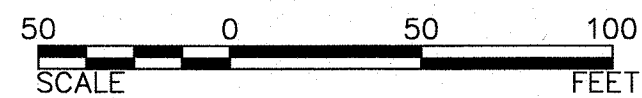
MINOR SUBDIVISION PLAT PAPAGO PLAZA SCOTTSDALE, ARIZONA



DRAWING NAME:
MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: 1"=50'
SHEET: 3 OF 6

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



LEGEND

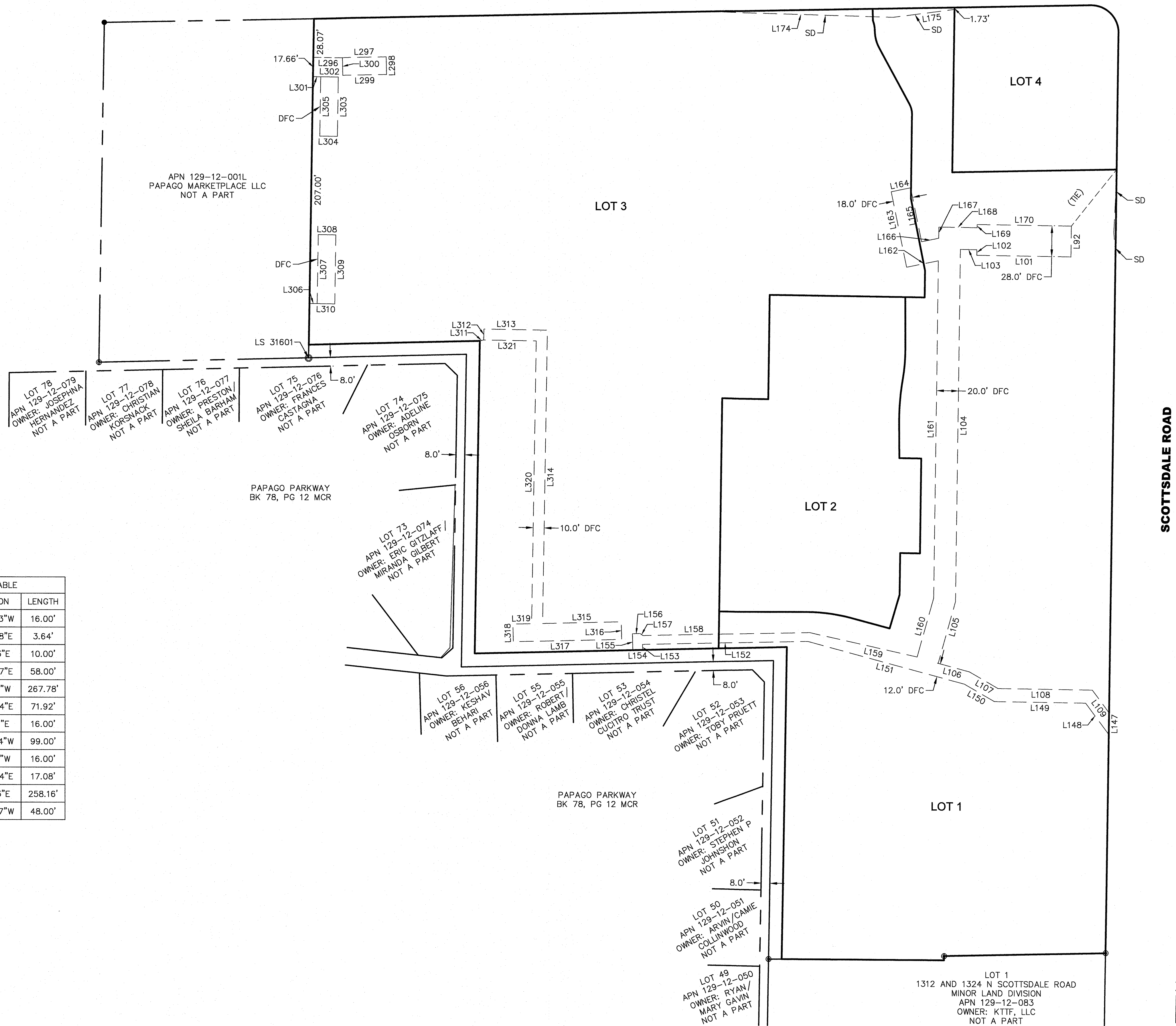
- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS 35833
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK/PAGE
- WSF WATER AND SEWER FACILITIES
- DFC DRAINAGE AND FLOOD CONTROL
- PNMA PUBLIC NON-MOTORIZED ACCESS
- SD SIGHT DISTANCE

| |
|------------------------|
| BOUNDARY LINE |
| SECTION LINE |
| CENTER LINE |
| EASEMENT LINE |
| ADJACENT BOUNDARY LINE |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L92 | S0°48'46"W | 28.00' |
| L101 | N89°11'14"W | 86.00' |
| L102 | N0°48'46"E | 5.13' |
| L103 | N89°11'14"W | 15.01' |
| L104 | S0°48'46"W | 321.18' |
| L105 | S15°40'06"W | 58.53' |
| L106 | S75°00'49"E | 29.53' |
| L107 | S60°01'32"E | 30.14' |
| L108 | S89°11'14"E | 86.14' |
| L109 | S36°31'56"E | 25.70' |
| L110 | S38°42'57"W | 66.18' |
| L147 | S0°48'46"W | 19.78' |
| L148 | N36°31'56"W | 35.49' |
| L149 | N89°11'14"W | 83.32' |
| L150 | N60°01'32"W | 31.68' |
| L151 | N75°00'49"W | 148.02' |
| L152 | S88°51'38"W | 151.03' |
| L153 | S1°15'38"E | 5.09' |
| L154 | S88°44'24"W | 9.00' |
| L155 | N1°15'38"W | 14.97' |
| L156 | N88°44'22"E | 7.00' |
| L157 | S55°30'22"E | 3.23' |
| L158 | N88°51'38"E | 152.27' |
| L159 | S77°27'56"E | 100.63' |
| L160 | N15°40'06"E | 55.66' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L161 | N0°48'46"E | 307.90' |
| L162 | S78°28'11"W | 29.56' |
| L163 | N11°31'49"W | 70.00' |
| L164 | N78°28'11"E | 18.00' |
| L165 | S11°31'49"E | 50.00' |
| L166 | N78°28'11"E | 15.94' |
| L167 | N0°48'46"E | 10.20' |
| L168 | S89°11'14"E | 35.01' |
| L169 | N0°48'46"E | 2.87' |
| L170 | S89°11'14"E | 86.00' |
| L174 | S88°20'22"E | 168.94' |
| L175 | N82°32'47"E | 56.50' |
| L296 | S89°06'24"E | 26.48' |
| L297 | N88°54'22"E | 40.00' |
| L298 | S1°03'52"E | 16.00' |
| L299 | S88°54'22"W | 40.00' |
| L300 | N1°03'52"W | 16.00' |
| L301 | S89°04'03"E | 7.00' |
| L302 | S89°04'16"E | 16.00' |
| L303 | S0°54'41"W | 54.00' |
| L304 | N89°04'16"W | 16.00' |
| L305 | N0°54'41"E | 54.00' |
| L307 | N0°55'57"E | 63.00' |
| L308 | S89°04'03"E | 16.00' |
| L309 | S0°55'57"W | 63.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L310 | N89°04'03"W | 16.00' |
| L311 | N75°51'38"E | 3.64' |
| L312 | N0°56'13"E | 10.00' |
| L313 | S89°03'47"E | 58.00' |
| L314 | S0°56'13"W | 267.78' |
| L315 | N88°44'24"E | 71.92' |
| L316 | S1°15'36"E | 16.00' |
| L317 | S88°44'24"W | 99.00' |
| L318 | N1°15'36"W | 16.00' |
| L319 | N88°44'24"E | 17.08' |
| L320 | N0°56'13"E | 258.16' |
| L321 | N89°03'47"W | 48.00' |



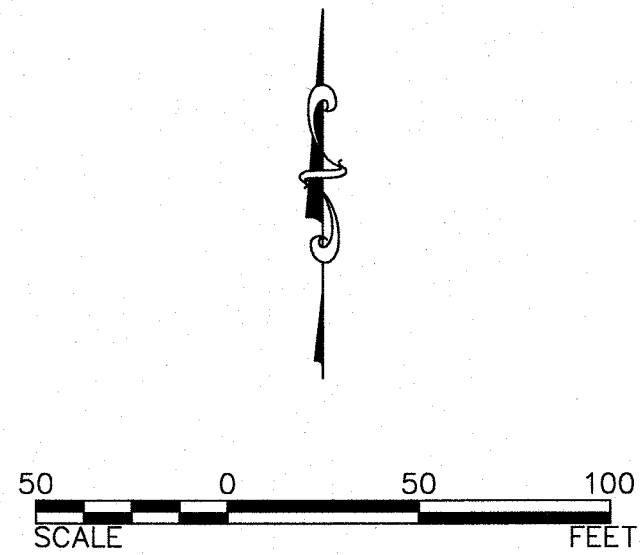
NORTHEAST CORNER
SECTION 3, T1N, R4E
FOUND BRASS CAP
IN HANDHOLE 0.3' DN

**MINOR SUBDIVISION PLAT
PAPAGO PLAZA
SCOTTSDALE, ARIZONA**



DRAWING NAME: MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: 1"=50'
SHEET: 4 OF 6

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.SIGSURVEYAL.COM



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS 35833
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK/PAGE
- WSF WATER AND SEWER FACILITIES
- DFC DRAINAGE AND FLOOD CONTROL
- PNMA PUBLIC NON-MOTORIZED ACCESS
- PMA PUBLIC MOTORIZED ACCESS
- ESMT EASEMENT

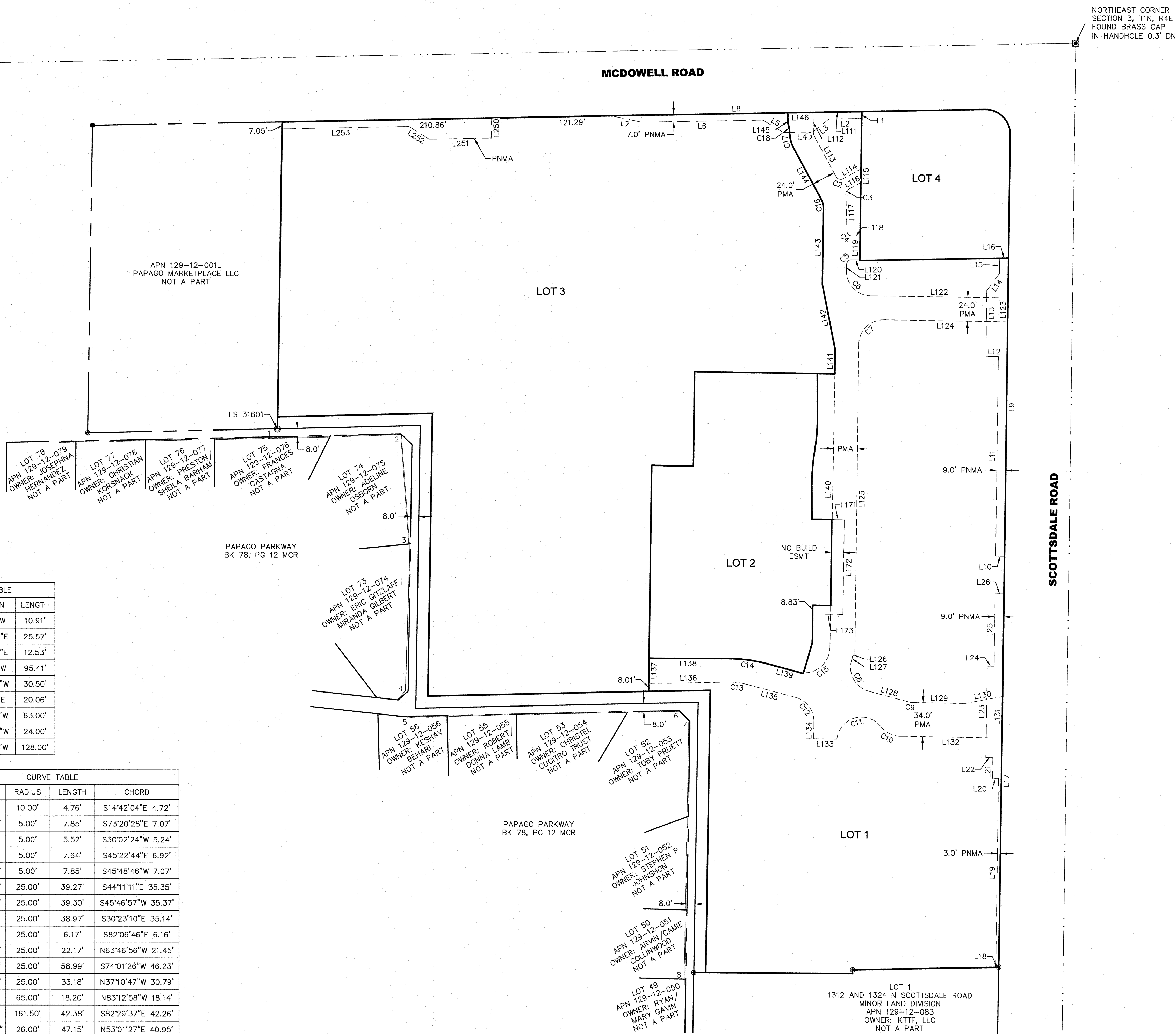
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S0°48'46"W | 7.00' |
| L2 | S88°56'24"W | 33.11' |
| L3 | S51°01'33"W | 20.73' |
| L4 | S88°56'13"W | 30.04' |
| L5 | N58°40'57"W | 23.79' |
| L6 | S88°56'24"W | 123.09' |
| L7 | N78°00'46"W | 31.01' |
| L8 | N88°56'24"E | 253.11' |
| L9 | S0°48'46"W | 300.33' |
| L10 | N89°11'14"W | 9.00' |
| L11 | N0°48'46"E | 201.00' |
| L12 | N89°11'14"W | 12.50' |
| L13 | N0°48'46"E | 66.32' |
| L14 | N36°40'49"E | 21.33' |
| L15 | N0°48'46"E | 15.42' |
| L16 | N88°56'24"E | 9.00' |
| L17 | S0°48'46"W | 375.72' |
| L18 | S88°44'24"W | 3.00' |
| L19 | N0°48'46"E | 189.98' |
| L20 | N89°11'14"W | 6.00' |
| L21 | N0°48'46"E | 21.00' |
| L22 | N89°11'14"W | 7.00' |
| L23 | N0°48'46"E | 91.85' |
| L24 | S89°11'14"E | 7.00' |
| L25 | N0°48'46"E | 73.00' |
| L26 | S89°11'14"E | 9.00' |
| L111 | S88°56'24"W | 49.21' |
| L112 | S1°03'40"E | 20.08' |
| L113 | S28°20'28"E | 45.63' |
| L114 | N61°39'32"E | 20.88' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L115 | S0°48'46"W | 13.74' |
| L116 | S61°39'32"W | 14.26' |
| L117 | S1°34'44"E | 37.53' |
| L118 | S89°10'45"E | 8.46' |
| L119 | S0°48'46"W | 24.00' |
| L120 | N89°11'14"W | 8.46' |
| L121 | S0°48'46"W | 6.00' |
| L122 | S89°11'07"E | 138.46' |
| L123 | S0°48'46"W | 24.00' |
| L124 | N89°11'14"W | 125.00' |
| L125 | S0°45'09"W | 311.84' |
| L126 | S45°48'46"W | 3.09' |
| L127 | S14°15'58"W | 5.59' |
| L128 | S75°02'18"E | 40.46' |
| L129 | S89°11'14"E | 51.60' |
| L130 | N79°30'10"E | 38.77' |
| L131 | S0°48'46"W | 41.60' |
| L132 | N89°11'14"W | 103.02' |
| L133 | N89°11'14"W | 23.33' |
| L134 | N0°50'15"E | 17.06' |
| L135 | N75°11'48"W | 51.39' |
| L136 | S88°45'53"W | 80.54' |
| L137 | N0°48'46"E | 25.47' |
| L138 | N90°00'00"E | 78.99' |
| L139 | S75°01'21"E | 30.01' |
| L140 | N1°04'16"E | 275.92' |
| L141 | N0°48'46"E | 24.62' |
| L142 | N11°07'36"W | 66.64' |
| L143 | N0°48'46"E | 75.00' |
| L144 | N28°20'42"W | 57.95' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L145 | N1°25'13"W | 10.91' |
| L146 | N88°56'23"E | 25.57' |
| L171 | S89°09'35"E | 12.53' |
| L172 | S0°50'25"W | 95.41' |
| L173 | N89°09'35"W | 30.50' |
| L250 | S1°03'47"E | 20.06' |
| L251 | S88°56'13"W | 63.00' |
| L252 | N58°06'09"W | 24.00' |
| L253 | S88°56'13"W | 128.00' |

| CURVE TABLE | | | | |
|-------------|------------|---------|--------|--------------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 27°16'48" | 10.00' | 4.76' | S14°42'04"E 4.72' |
| C2 | 90°00'00" | 5.00' | 7.85' | S73°20'28"E 7.07' |
| C3 | 63°14'16" | 5.00' | 5.52' | S30°02'24"W 5.24' |
| C4 | 87°36'01" | 5.00' | 7.64' | S45°22'44"E 6.92' |
| C5 | 90°00'00" | 5.00' | 7.85' | S45°48'46"W 7.07' |
| C6 | 89°59'53" | 25.00' | 39.27' | S44°11'11"E 35.35' |
| C7 | 90°03'37" | 25.00' | 39.30' | S45°46'57"W 35.37' |
| C8 | 89°18'16" | 25.00' | 38.97' | S30°23'10"E 35.14' |
| C9 | 14°08'56" | 25.00' | 6.17' | S82°06'46"E 6.16' |
| C10 | 50°48'36" | 25.00' | 22.17' | N63°46'56"W 21.45' |
| C11 | 135°11'53" | 25.00' | 58.99' | S74°01'26"W 46.23' |
| C12 | 76°02'03" | 25.00' | 33.18' | N37°10'47"W 30.79' |
| C13 | 16°02'20" | 65.00' | 18.20' | N83°12'58"W 18.14' |
| C14 | 15°02'10" | 161.50' | 42.38' | S82°29'37"E 42.26' |
| C15 | 103°54'23" | 26.00' | 47.15' | N53°01'27"E 40.95' |
| C16 | 32°25'57" | 20.74' | 11.74' | N11°49'27"W 11.58' |
| C17 | 27°49'09" | 34.00' | 16.51' | N14°25'54"W 16.35' |
| C18 | 20°16'39" | 25.50' | 9.02' | N10°39'39"W 8.98' |

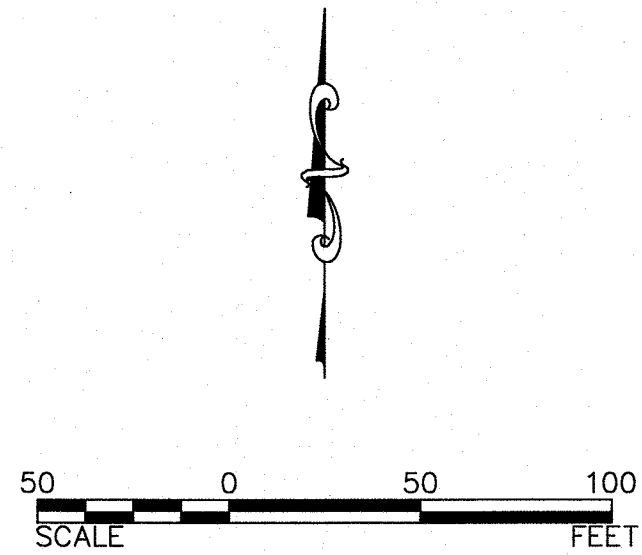


MINOR SUBDIVISION PLAT
PAPAGO PLAZA
SCOTTSDALE, ARIZONA



DRAWING NAME: MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: 1"=50'
SHEET: 5 OF 6

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



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS 35833
- M.C.R. MARICOPA COUNTY RECORDS
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- WSF WATER AND SEWER FACILITIES
- DFC DRAINAGE AND FLOOD CONTROL
- PNMA PUBLIC NON-MOTORIZED ACCESS
- R/W RIGHT OF WAY

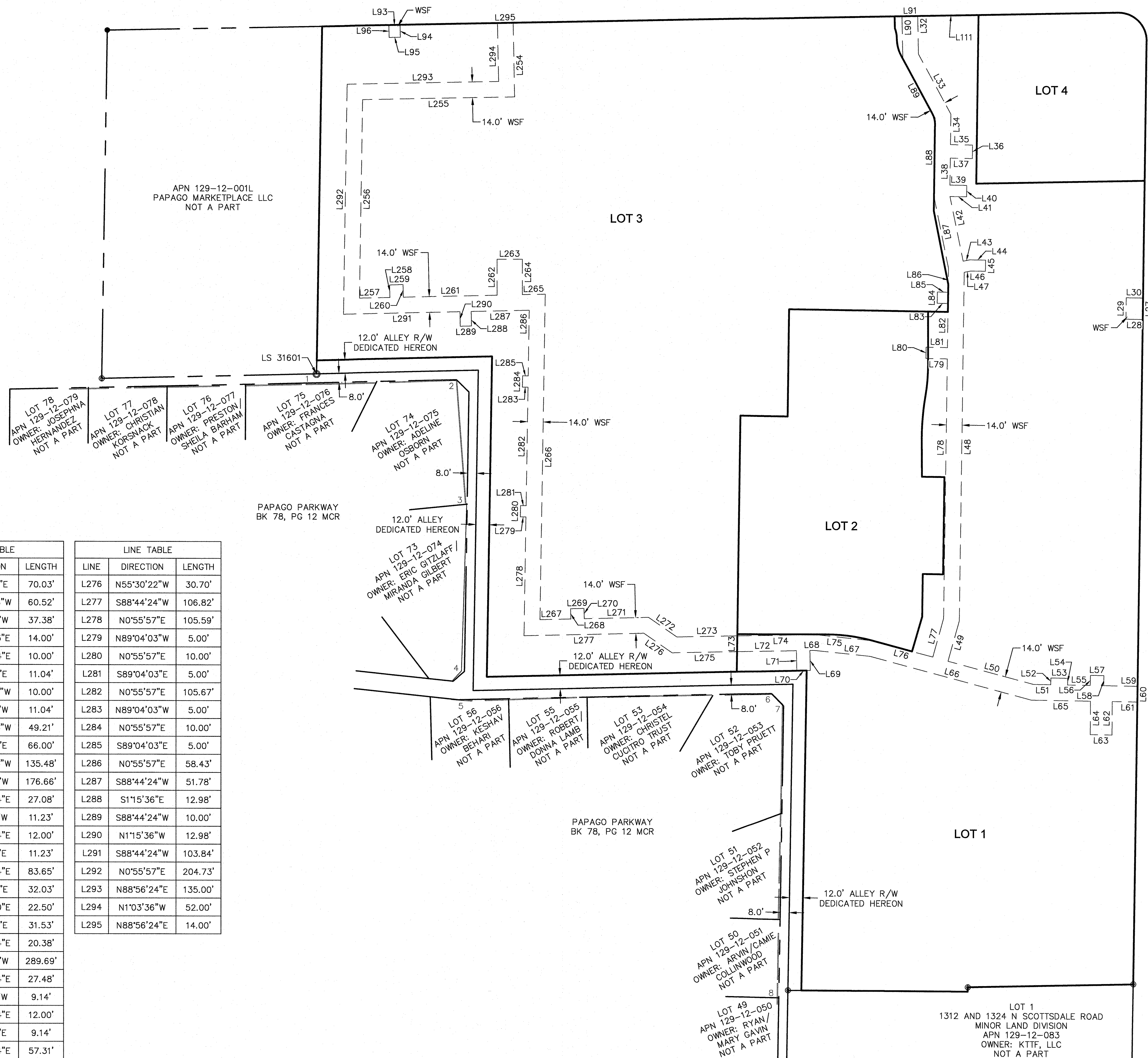
| |
|------------------------|
| BOUNDARY LINE |
| SECTION LINE |
| CENTER LINE |
| EASEMENT LINE |
| ADJACENT BOUNDARY LINE |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L27 | S0°48'46"W | 19.00' |
| L28 | N89°11'28"W | 15.00' |
| L29 | N0°48'46"E | 19.00' |
| L30 | S89°11'28"E | 15.00' |
| L32 | S1°03'47"E | 33.98' |
| L33 | S28°20'28"E | 60.77' |
| L34 | S0°48'45"W | 27.00' |
| L35 | S89°11'15"E | 19.61' |
| L36 | S0°48'45"W | 12.00' |
| L37 | N89°11'15"W | 19.61' |
| L38 | S0°48'45"W | 24.01' |
| L39 | S89°11'15"E | 15.00' |
| L40 | S0°48'45"W | 10.00' |
| L41 | N89°11'15"W | 14.81' |
| L42 | S11°31'49"E | 58.64' |
| L43 | N78°28'11"E | 5.95' |
| L44 | S89°11'44"E | 14.18' |
| L45 | S0°48'16"W | 10.00' |
| L46 | N89°11'44"W | 13.10' |
| L47 | S78°28'11"W | 5.97' |
| L48 | S0°48'46"W | 309.99' |
| L49 | S15°40'06"W | 37.39' |
| L50 | S75°00'49"E | 78.97' |
| L51 | S89°11'14"E | 15.32' |
| L52 | N0°48'46"E | 6.00' |
| L53 | S89°11'14"E | 15.00' |
| L54 | S0°48'46"W | 6.00' |
| L55 | S89°11'14"E | 20.20' |
| L56 | N0°48'46"E | 9.00' |
| L57 | S89°11'14"E | 12.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L58 | S0°48'46"W | 9.00' |
| L59 | S89°11'14"E | 30.18' |
| L60 | S0°48'46"W | 14.00' |
| L61 | N89°11'14"W | 22.41' |
| L62 | S0°18'39"W | 29.88' |
| L63 | N89°11'14"W | 19.41' |
| L64 | N0°19'16"E | 29.88' |
| L65 | N89°11'14"W | 52.63' |
| L66 | N75°00'49"W | 148.79' |
| L67 | N84°05'38"W | 50.32' |
| L68 | S88°51'38"W | 3.75' |
| L69 | S1°14'20"E | 17.80' |
| L70 | S88°44'24"W | 12.00' |
| L71 | N1°14'20"W | 17.83' |
| L72 | S88°51'38"W | 52.80' |
| L73 | N0°01'25"W | 14.00' |
| L74 | N88°51'38"E | 69.14' |
| L75 | S84°05'38"E | 52.30' |
| L76 | S75°00'49"E | 55.19' |
| L77 | N15°40'06"E | 35.74' |
| L78 | N0°48'46"E | 231.01' |
| L79 | N89°10'31"W | 19.00' |
| L80 | N0°49'29"E | 10.00' |
| L81 | S89°10'31"E | 19.00' |
| L82 | N0°48'46"E | 39.17' |
| L83 | N89°10'31"W | 9.63' |
| L84 | N0°49'29"E | 10.00' |
| L85 | S89°10'31"E | 9.63' |
| L86 | N0°48'46"E | 21.58' |
| L87 | N11°31'49"W | 64.51' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L88 | N0°48'45"E | 70.03' |
| L89 | N28°20'28"W | 60.52' |
| L90 | N1°03'47"W | 37.38' |
| L91 | N88°56'13"E | 14.00' |
| L93 | N88°56'24"E | 10.00' |
| L94 | S1°03'47"E | 11.04' |
| L95 | S88°56'13"W | 10.00' |
| L96 | N1°03'47"W | 11.04' |
| L111 | S88°56'24"W | 49.21' |
| L254 | S1°03'36"E | 66.00' |
| L255 | S88°56'24"W | 135.48' |
| L256 | S0°55'57"W | 176.66' |
| L257 | N88°44'24"E | 27.08' |
| L258 | N1°15'36"W | 11.23' |
| L259 | N88°44'24"E | 12.00' |
| L260 | S1°15'36"E | 11.23' |
| L261 | N88°44'24"E | 83.65' |
| L262 | N0°00'00"E | 32.03' |
| L263 | N90°00'00"E | 22.50' |
| L264 | S0°00'00"E | 31.53' |
| L265 | N88°44'24"E | 20.38' |
| L266 | S0°55'57"W | 289.69' |
| L267 | N88°44'24"E | 27.48' |
| L268 | N1°15'36"W | 9.14' |
| L269 | N88°44'24"E | 12.00' |
| L270 | S1°15'36"E | 9.14' |
| L271 | N88°44'24"E | 57.31' |
| L272 | S55°30'22"E | 30.71' |
| L273 | N88°51'38"E | 53.96' |
| L275 | S88°51'38"W | 57.99' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L276 | N55°30'22"W | 30.70' |
| L277 | S88°44'24"W | 106.82' |
| L278 | N0°55'57"E | 105.59' |
| L279 | N89°04'03"W | 5.00' |
| L280 | N0°55'57"E | 10.00' |
| L281 | S89°04'03"E | 5.00' |
| L282 | N0°55'57"E | 105.67' |
| L283 | N89°04'03"W | 5.00' |
| L284 | N0°55'57"E | 10.00' |
| L285 | S89°04'03"E | 5.00' |
| L286 | N0°55'57"E | 58.43' |
| L287 | S88°44'24"W | 51.78' |
| L288 | S1°15'36"E | 12.98' |
| L289 | S88°44'24"W | 10.00' |
| L290 | N1°15'36"W | 12.98' |
| L291 | S88°44'24"W | 103.84' |
| L292 | N0°55'57"E | 204.73' |
| L293 | N88°56'24"E | 135.00' |
| L294 | N1°03'36"W | 52.00' |
| L295 | N88°56'24"E | 14.00' |



NORTHEAST CORNER
SECTION 3, T1N, R4E
FOUND BRASS CAP
IN HANDHOLE 0.3' DN

**MINOR SUBDIVISION PLAT
PAPAGO PLAZA
SCOTTSDALE, ARIZONA**



DRAWING NAME: MLD
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 08/27/2019
SCALE: 1"=50'
SHEET: 6 OF 6

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

PRELIMINARY PLAT
PAPAGO MARKETPLACE

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

OWNER: PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS: PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY SUBDIVIDES A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, UNDER THE NAME "PAPAGO MARKETPLACE" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, CONSTITUTING THE SUBDIVISION. EACH LOT SHALL BE KNOWN BY THE NUMBER OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT.

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.

PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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

BY _____ FOR AND ON BEHALF OF PAPAGO MARKETPLACE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | N88°56'24"E | 510.49' |
| L2 | S1°25'13"E | 10.91' |
| L3 | S28°20'42"E | 57.95' |
| L4 | S0°48'46"W | 51.49' |
| L5 | S0°48'46"W | 75.00' |
| L6 | S0°48'46"W | 23.51' |
| L7 | S11°07'36"E | 66.64' |
| L8 | S0°48'46"W | 24.62' |
| L9 | N89°11'14"W | 17.67' |
| L10 | N89°11'14"W | 141.66' |
| L11 | N89°11'14"W | 123.99' |
| L12 | S0°48'46"W | 95.33' |
| L13 | N89°11'14"W | 42.00' |
| L14 | S0°48'46"W | 194.53' |
| L15 | S0°48'46"W | 226.00' |
| L16 | S0°48'46"W | 33.47' |
| L17 | S88°44'24"W | 222.97' |
| L18 | N0°55'57"E | 285.21' |
| L19 | S88°44'24"W | 156.11' |
| L20 | N0°55'57"E | 12.01' |
| L21 | N0°55'57"E | 297.34' |
| L22 | N88°56'24"E | 199.02' |
| L23 | S0°48'46"W | 124.25' |
| L24 | S88°56'24"W | 187.56' |
| L25 | S0°48'46"W | 198.21' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L26 | N89°21'08"W | 193.26' |
| L27 | N0°00'00"E | 46.90' |
| L28 | S0°48'46"W | 122.50' |
| L29 | N89°21'08"W | 174.70' |
| L30 | S0°46'10"W | 86.58' |
| L31 | N0°46'10"E | 54.82' |
| L32 | N89°11'14"W | 19.99' |
| L33 | N0°17'56"W | 33.00' |
| L34 | S0°48'46"W | 158.69' |
| L35 | N89°11'14"W | 99.16' |
| L36 | N65°02'58"W | 30.27' |
| L37 | N0°48'46"E | 28.67' |
| L38 | N75°00'49"W | 62.03' |
| L39 | N75°00'49"W | 98.12' |
| L40 | N16°20'20"E | 32.22' |
| L41 | N0°48'55"E | 37.95' |
| L42 | S89°11'14"E | 18.09' |
| L43 | N0°46'10"E | 31.76' |
| L44 | S0°48'46"W | 234.64' |
| L45 | S88°44'24"W | 141.33' |
| L46 | N0°48'46"E | 253.33' |
| L47 | N0°48'46"E | 282.00' |
| L48 | S88°44'24"W | 6.27' |
| L49 | S0°09'24"W | 3.96' |
| L50 | N89°50'41"W | 148.28' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L51 | N89°50'41"W | 12.00' |
| L52 | N0°55'57"E | 284.50' |
| L53 | S88°44'24"W | 62.24' |
| L54 | N90°00'00"E | 78.99' |
| L55 | S75°00'49"E | 36.09' |

| CURVE TABLE | | | | |
|-------------|-----------|---------|--------|--------------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 91°52'22" | 25.00' | 40.09' | S45°07'25"E 35.93' |
| C2 | 20°16'39" | 25.50' | 9.02' | S10°39'39"E 8.98' |
| C3 | 27°49'09" | 34.00' | 16.51' | S14°25'54"E 16.35' |
| C4 | 32°25'57" | 20.74' | 11.74' | S11°49'27"E 11.58' |
| C5 | 9°38'26" | 168.86' | 28.41' | N4°49'08"E 28.38' |
| C6 | 1°01'37" | 231.10' | 4.14' | N9°07'28"E 4.14' |
| C7 | 8°36'40" | 231.10' | 34.73' | N4°18'20"E 34.70' |
| C8 | 9°38'17" | 231.10' | 38.87' | S4°49'08"W 38.83' |
| C9 | 15°02'10" | 161.50' | 42.38' | S82°29'37"E 42.26' |
| C10 | 7°27'32" | 36.36' | 4.73' | S79°54'16"W 4.73' |

PARENT PARCEL LEGAL DESCRIPTION

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

PARCEL NO. 1:

THE NORTHEAST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 215 FEET OF THE EAST 215 FEET; AND

EXCEPT THE NORTH 65 FEET AND THE EAST 65 FEET FOR ROADWAY

PARCEL NO. 2:

THE EAST 144 FEET OF THE NORTHWEST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 285 FEET; AND

EXCEPT THE NORTH 65 FEET.

PARCEL NO. 3:

THE NORTH 272 FEET OF THE SOUTHEAST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 285 FEET; AND

EXCEPT THE EAST 65 FEET.

PARCEL NO. 4:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 0 DEGREES 05 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 384.57 FEET TO THE SOUTH LINE OF THE NORTH 272 FEET OF SAID SOUTHEAST QUARTER LOT 1;

THENCE SOUTH 87 DEGREES 49 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 212.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 3.96 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 160.29 FEET TO THE SOUTHEAST CORNER OF THE NORTH 272.00 FEET OF THE WEST 285 FEET OF SAID SOUTHEAST QUARTER OF LOT 1;

THENCE NORTH 87 DEGREES 49 MINUTES 33 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID NORTH 272.00 FEET, A DISTANCE OF 160.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

THE NORTH 215 FEET OF THE EAST 215 FEET OF FARM UNIT "A", OR LOT 1, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

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.

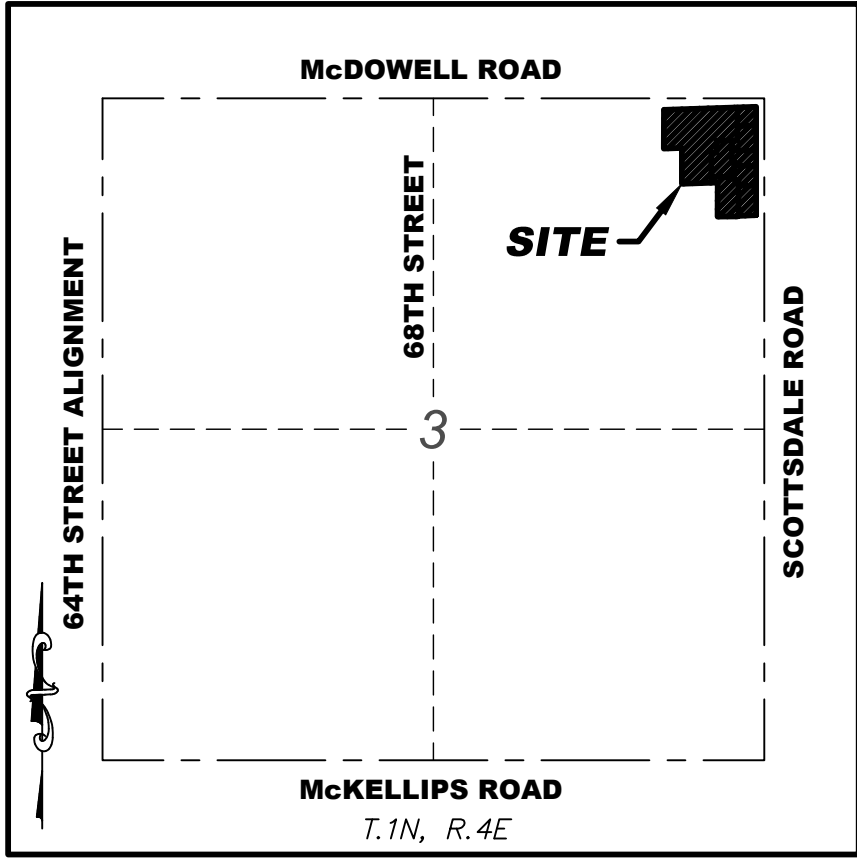
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.

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.



VICINITY MAP

N.T.S.

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 1 | 222,526 | 5.11 |
| 2 | 30,110 | 0.69 |
| 3 | 36,141 | 0.83 |
| 4 | 22,767 | 0.52 |
| 5 | 27,293 | 0.63 |
| 6 | 33,803 | 0.78 |
| 7 | 49,044 | 1.13 |
| 8 | 45,476 | 1.04 |
| 9 | 11,987 | 0.28 |

OWNER

PAPAGO MARKETPLACE, L.L.C.
3519 E. SHEA BOULEVARD, STE 132
PHOENIX, AZ 85028

REFERENCE DOCUMENTS

GLO SUPPLEMENTAL PLAT DATED 5-3-1933
PAPAGO PARKWAY PLAT BK. 78, PG. 12
RECORD OF SURVEY BK.1133, PG. 9
PROPERTY ASSEMBLAGE BK. 815, PG. 7
RECORD OF SURVEY BK. 1164, PG. 3
RECORD OF SURVEY BK. 1177, PG. 31
MINOR LAND DIVISION BK. 1210, PG.22

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET, LINE AND CURVE TABLE
SHEET 2 GEOMETRY AND BOUNDARY RETRACEMENT

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T1N, R4E, SAID LINE BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST.

APPROVALS

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

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

BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

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 DECEMBER, 2018
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 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
PAPAGO MARKETPLACE
SCOTTSDALE, ARIZONA

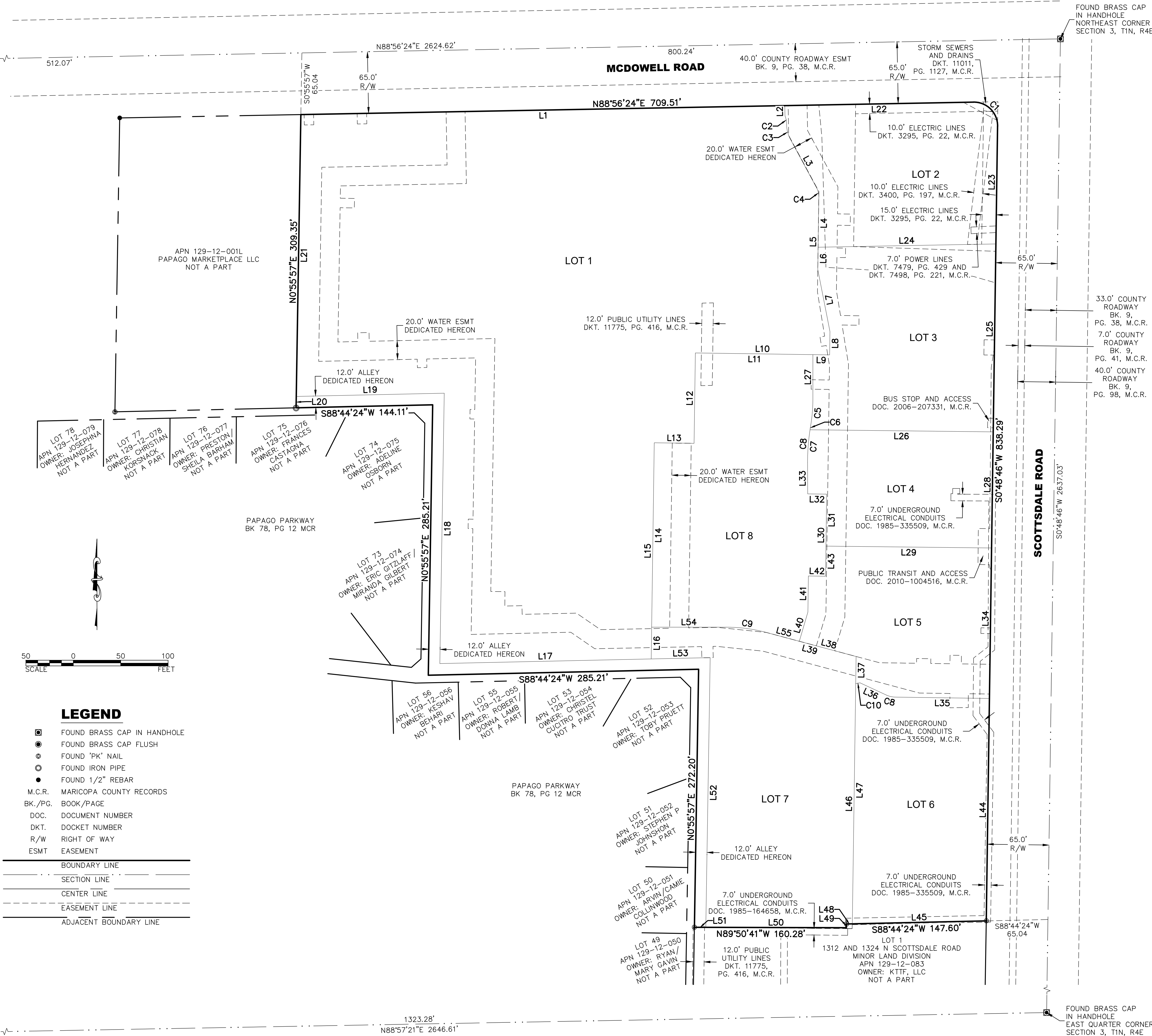
DRAWING NAME:
PRE-PLAT
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 06/14/2019
SCALE: N.T.S.
SHEET: 1 OF 2

68TH STREET

S117°27'W 2637.11'

70TH STREET

S103°04'W 2637.05'



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK/PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- R/W RIGHT OF WAY
- ESMT EASEMENT

| |
|------------------------|
| BOUNDARY LINE |
| SECTION LINE |
| CENTER LINE |
| EASEMENT LINE |
| ADJACENT BOUNDARY LINE |

PRELIMINARY PLAT
PAPAGO MARKETPLACE
SCOTTSDALE, ARIZONA

SIG
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PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

DRAWING NAME:
PRE-PLAT
JOB NO. 2014-053
DRAWN: TS
CHECKED: JAS
DATE: 06/14/2019
SCALE: 1"=50'
SHEET: 2 OF 2

PROJECT DATA CURRENT ZONING: C-3
PROJECT PROPOSED ZONING: PCD
NET LOT AREA: 479,295.86 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE :
MAXIMUM BUILDING HEIGHT = 65'-0"
PER ZONING 5.2606.D.1.c = MAX REQ = NET LOT x 0.2
MAX REQUIRED = 479,295.86 x .02 = **95,859.17 S.F.**

FIRST 12' = 10% x NET LOT AREA :
0.1 x 479,295.86 S.F. = 47,929.59 S.F.

NEXT 53' =
53 x 0.004 x 479,295.86 = 101,610.72 S.F.

OPEN SPACE REQUIRED :
(NOT INCLUDING PARKING LOT LANDSCAPING)
47,929.59 + 101,610.72 = 149,540.31 S.F.
MAX REQUIRED = **95,859.17 S.F.**

OPEN SPACE PROVIDED :
39,572.87 + 70,689.62 = **110,262.49 S.F.**

95,859.17 REQUIRED < 110,262.49 PROVIDED

FRONTAGE OPEN SPACE REQUIRED :
0.05 x 479,295.86 = **23,964.79 S.F.**

FRONTAGE OPEN SPACE PROVIDED :
= **39,572.87 S.F.**

23,964.79 REQUIRED < 39,572.87 PROVIDED

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
79,127.90 x 0.15 = **11,869.19 S.F.**

PARKING LOT LANDSCAPING PROVIDED =
= **13,052.44 S.F.**

11,869.19 REQUIRED < 13,052.44 PROVIDED

NET SITE AREA =
479,295.86 SQ. FT.

LEGEND

FRONTAGE OPEN SPACE = 39,572.87 SQ. FT.
OPEN SPACE OTHER THAN FRONTAL = 70,689.62 SQ. FT.
PARKING LOT LANDSCAPING = 13,052.44 SQ. FT.
PARKING LOT AREA = 79,127.90 SQ. FT.



01

OPEN SPACE PLAN

SCALE: 1"=40'

REF:

PARKING STRUCTURE
14'-0" CLR AT GRADE
4 LEVELS
272 SPACES

UP

12%

UP

6%

GROCERY
STORE

RESTAURANT

SERVICE

RESTAURANT

PASEO

RESTAURANT

SERVICE

RESTAURANT

RESTAURANT

RETAIL/
RESTAURANT

R1-7 SINGLE FAMILY RESIDENTIAL

HOTEL
116 KEYS

POOL

McDOWELL RD

SCOTTSDALE RD