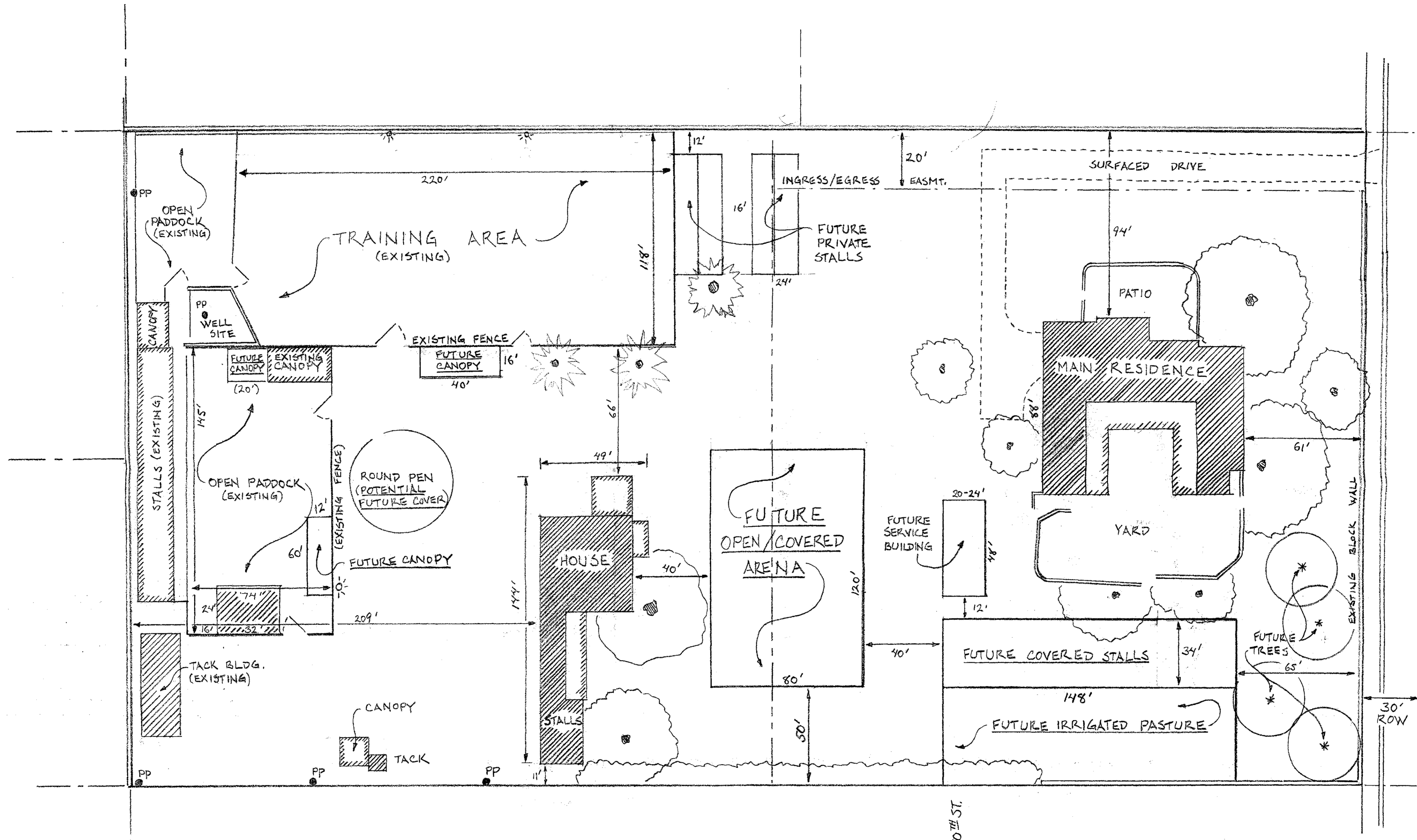


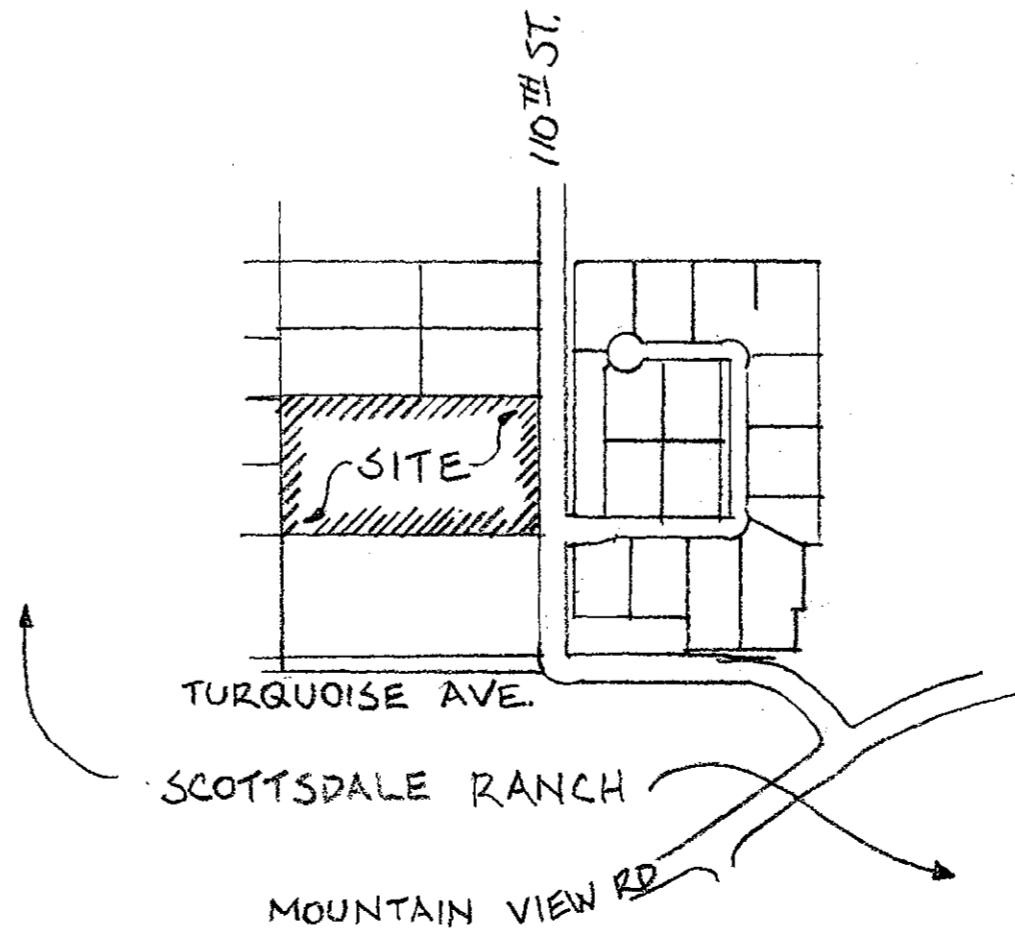
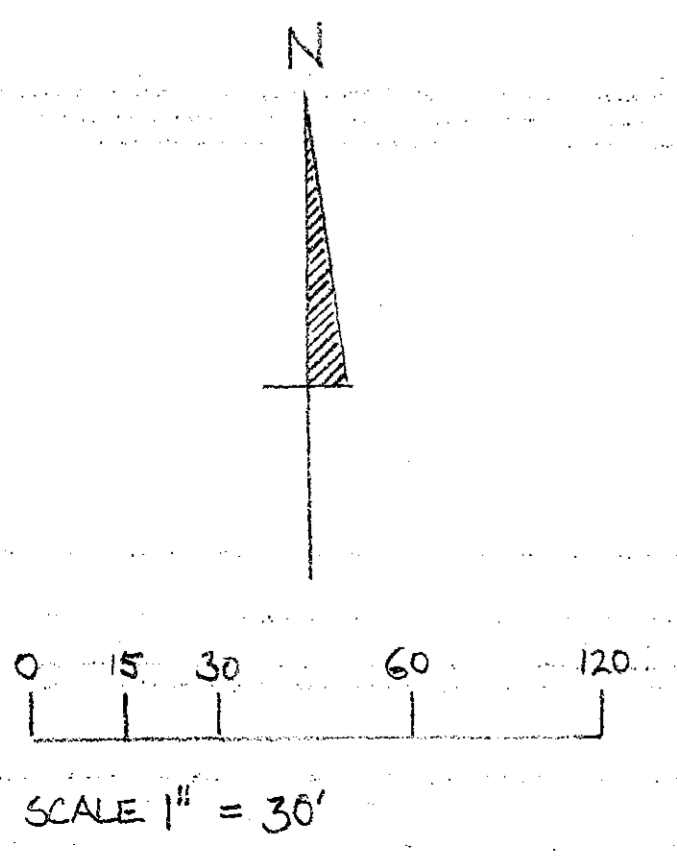
Full Size or Largest Size
(site plan, landscape, elevations)

PROPOSED RANCH PLAN



All new proposed structure shall be required to be sprinklered per SRC - 36-18, sec 903

File Plan Review By:
Rick King (480) 912-2672
email.rking@scottsdale.gov

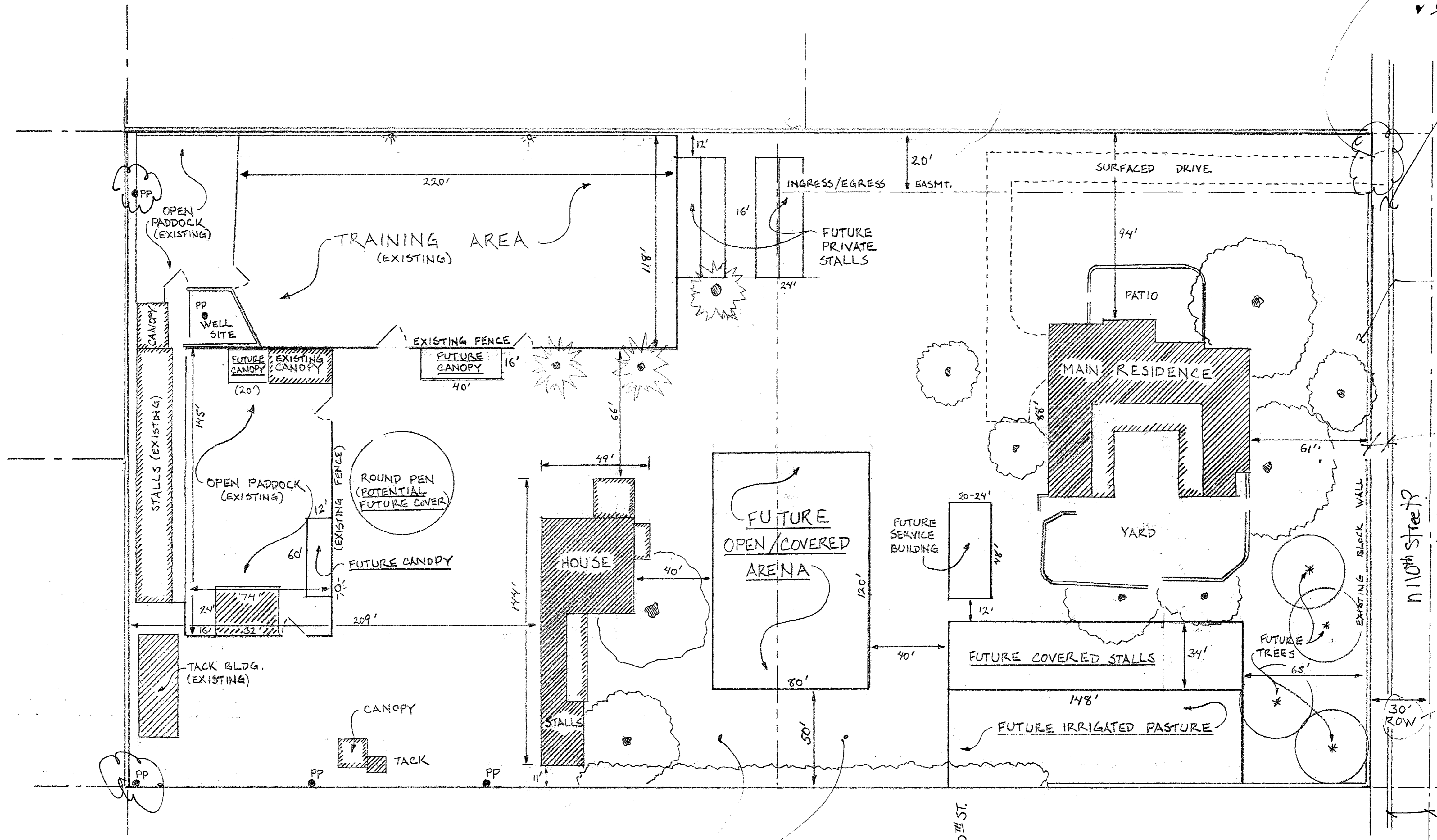


MCR PARCELS:
217-34-021L & 217-34-021K
ADDRESSES:
9840 & 9838 N 110TH STREET
SCOTTSDALE, AZ
(N 1/2 SE 1/4 SW 1/4 NE 1/4 SEC 28 T3N R5E)

DRAWN BY:
DON HADDER 1-27-2016/4-23-2016

2-UP-2017
03/02/17

PROPOSED RANCH PLAN



Redd
 U-type driveway COS STD DTL
 DRIVEWAY SIGHT DISTANCE EASEMENT

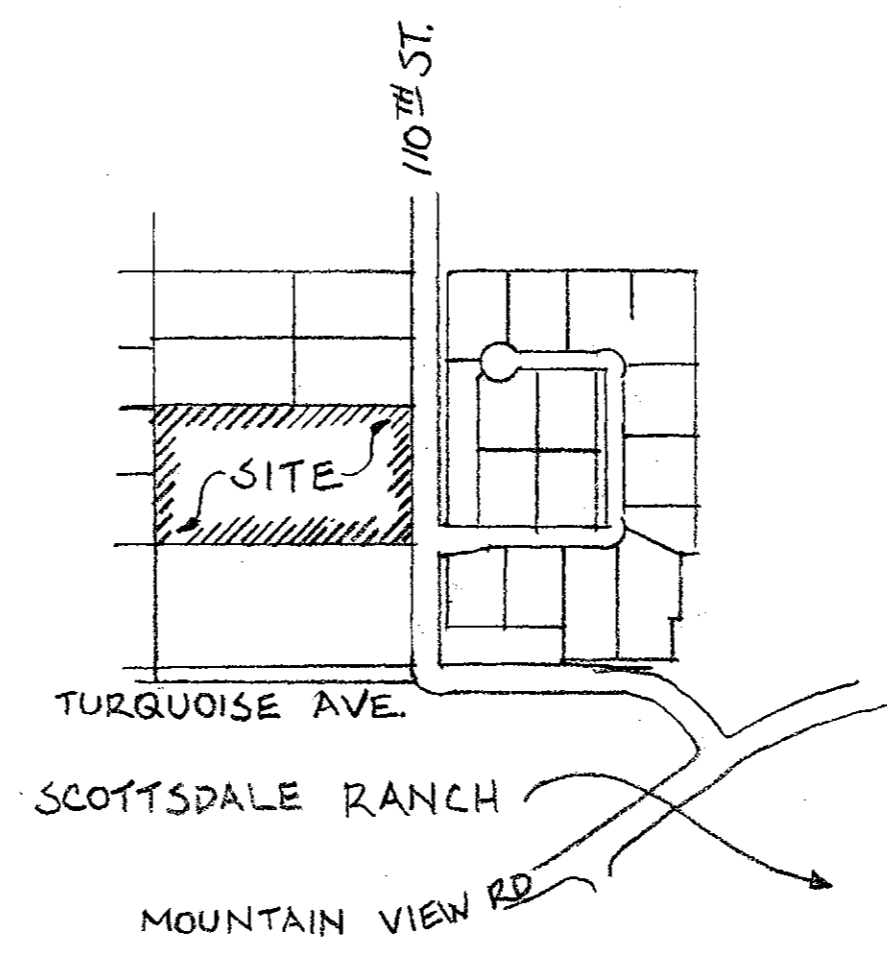
they should dedicate ROW.
 Right now 110th sits in
 an easement on this side of ROW.

Are they connected to
 City sewer? al don't see
 a stub to them on his.
 Should they be connected?
 SHOW LOCATION of SEPTIC SYSTEM.
 SHOW LOCATION of WATER METER - Note
 SIZE METER
 Will Water Meter be ADJUSTED TO SERVE SITE w/ Proposed
 UNPAVED TRAIL

N 110th Street?
 minor collecting?

Currently an easement.
 Need fee simple to COS

currently
 (2) separate parcels.
 combine into 1.

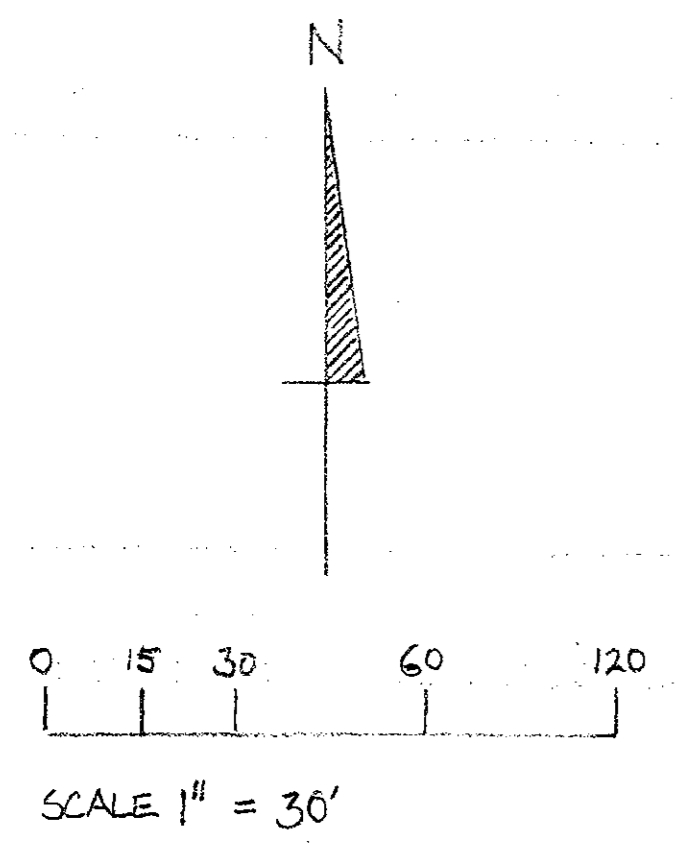


Engineering Review By:
 David Gue
 Phone: 480-312-2540
 e-mail: DGue@ScottsdaleAZ.gov
 Review Cycle 1 Date 3/7/17

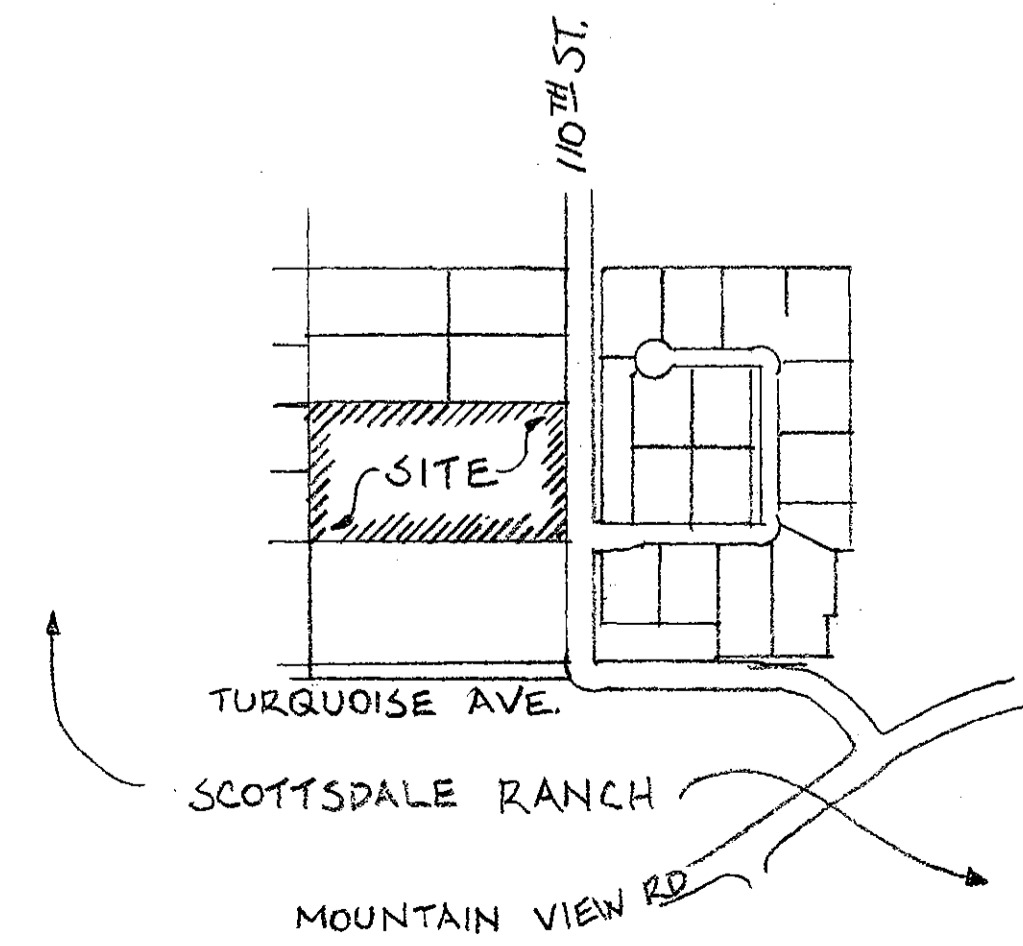
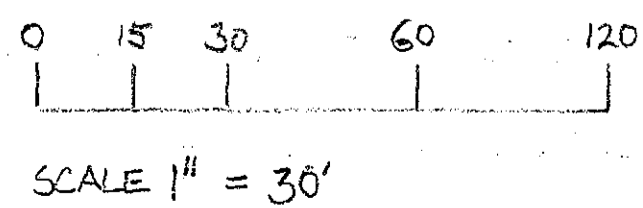
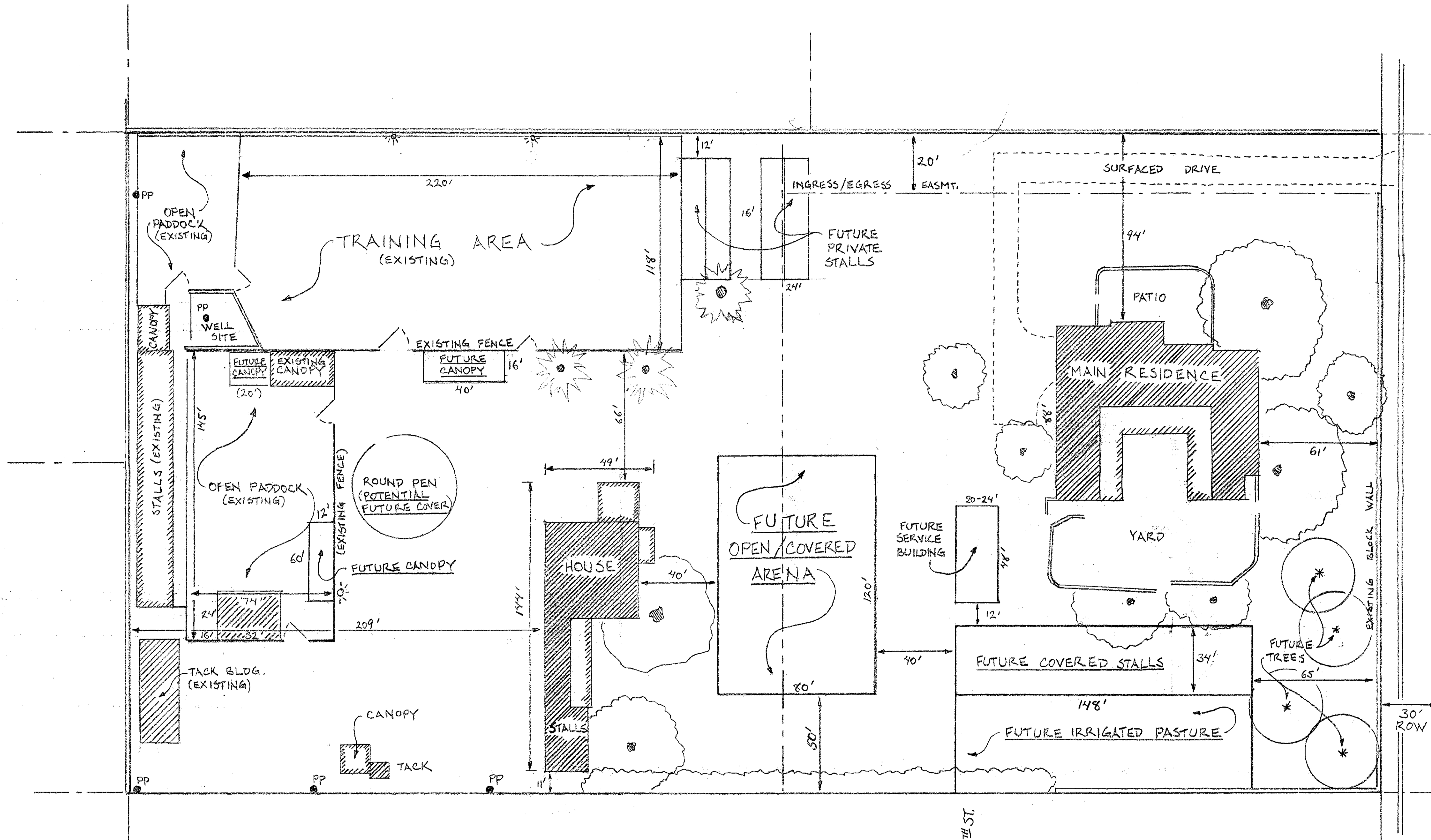
2-UP-2017
 03/02/17

MCR PARCELS:
 217-34-021L & 217-34-021K
 ADDRESSES:
 9840 & 9838 N 110TH STREET
 SCOTTSDALE, AZ
 (N 1/2 SE 1/4 SW 1/4 NE 1/4 SEC 28 T3N R5E)

DRAWN BY:
 DON HADDER 1-27-2016 / 4-23-2016



PROPOSED RANCH PLAN

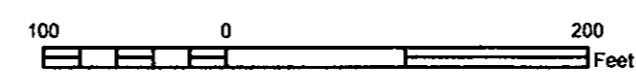


MCR PARCELS:
 - 217-34-021L & 217-34-021K
 ADDRESSES:
 - 9840 & 9838 N 110TH STREET
 - SCOTTSDALE, AZ
 - (N 1/2 SE 1/4 SW 1/4 NE 1/4 SEC 28 T3N R5E)

DRAWN BY:
 - DON HADDER 1-27-2016 / 4-23-2016



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.
 khana
 2/14/2017 9:18:10 AM



PERTINENT DOCUMENTS

1. Final Plat of Rancho Santa Fe MCR 831-4.
2. Title Reports from Clear Title Agency of Arizona 50-504756 dated 8/29/12 and 50-504757 dated 8/30/12.

ALTA SURVEY OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

The northeast quarter and the northwest quarter of the southeast quarter of the southwest quarter of the northeast quarter of Section 28, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

BASIS OF BEARINGS

The basis of bearings for this survey is the north line of the northeast quarter of Section 28, Township 3 North Range 5 East which bears South 89 degrees 56 minutes 02 seconds East per the final plat for Rancho Santa Fe as recorded in Book 831 page 4 Records of Maricopa County, Arizona.

CERTIFICATION

This is to certify to Ceda Austerman and Clear Title Agency of Arizona that this map or plat and the survey it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2011, and includes Items 1-5, 6(a), 7(a), 8, 11(a) and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of the certification) of a(n) Urban Survey.

BENCHMARK

Brass Cap flush at the intersection of 112th Street and Mountain View Road Elev. 1418.137 COS NAVD88 Datum.

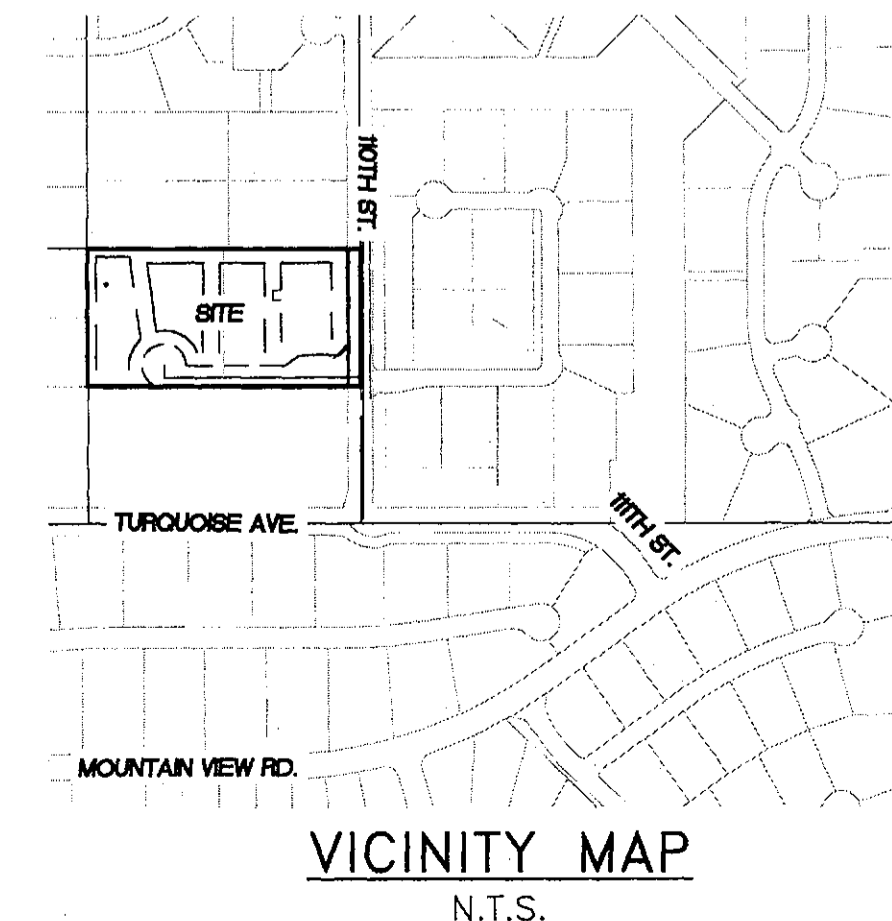
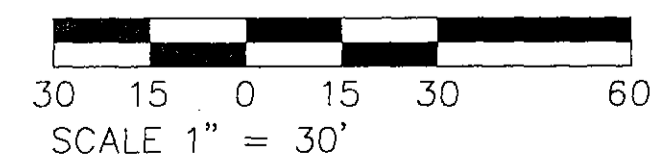
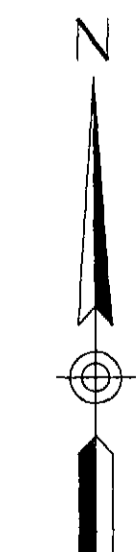
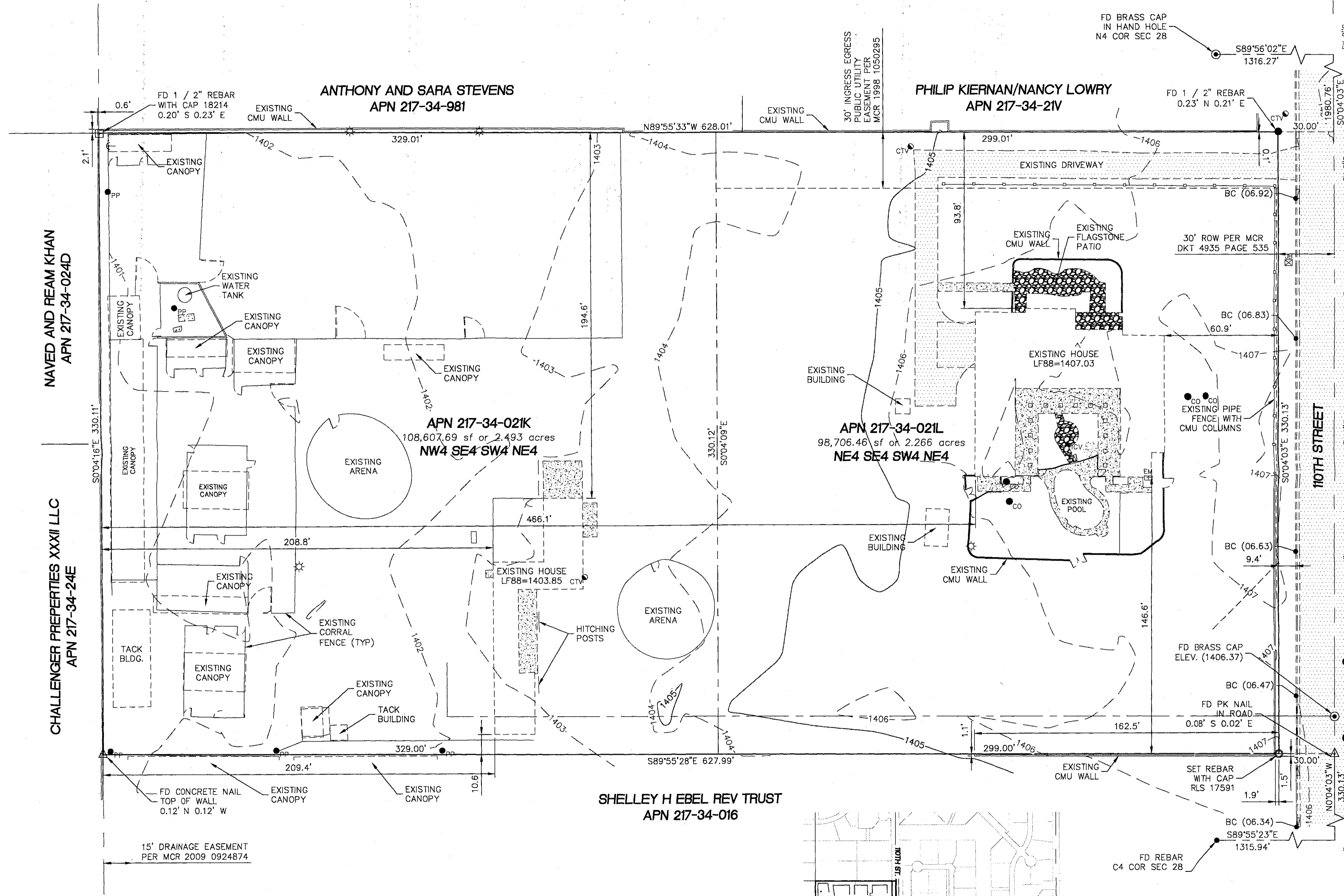
DATE OF SURVEY

This parcel was surveyed in July, 2012.

NOTE: Tree canopy sizes shown are based on trunk diameter and were not field measured.

LEGEND:

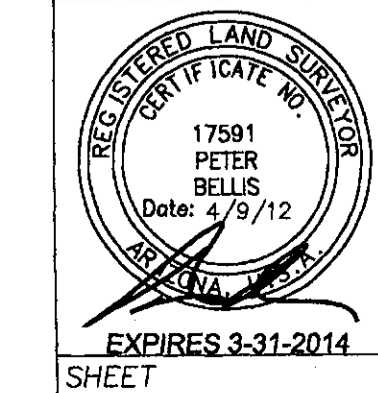
- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- ⊙ FOUND BRASS CAP AS NOTED
- FOUND REBAR AS NOTED
- SET MONUMENT AS NOTED
- ⊕ STREET LIGHT
- ⊕_{FH} FIRE HYDRANT
- ⊕_{WM} WATER METER
- ⊕_{WV} WATER VALVE
- ⊕ HOSE BIB
- ⊕_{SM} SEWER MANHOLE
- ⊕_{SC} SEWER CLEANOUT
- ⊕_{CTV} CABLE TV
- ⊕_{JB} JUNCTION BOX
- ⊕_{EM} ELECTRIC METER
- ⊕_{LP} LIGHT POLE
- ⊕_{PP} POWER POLE
- ⊕ GUY WIRE
- ⊕_{ICV} IRRIGATION CONTROL VALVE
- ⊕_{A.E.} SCHEDULE B EXCEPTION ITEM
- R.O.E. RELEASE OF EASEMENT
- A.E. ACCESS EASEMENT
- R.U.E. ROADWAY/UTILITY EASEMENT
- L.S. LOT SPLIT



REVISIONS:

NO.	DATE	DESCRIPTION

ALTA/ACSM SURVEY					
NE4 AND NW4 OF SE4 SW4 NE4 SECTION 28 T3NR5E					
DESIGN	DRAWN	CHECKED	DATE	FILE NAME	JOB NUMBER
PB	PB	PB	7/19/12	2012.34ALTA	2012.34



BELLIS LAND SERVICES PLLC
 Land Surveying
 PO Box 5614
 480-241-0165

Development Services
 Carefree, AZ 85377
 pbellis@live.com