

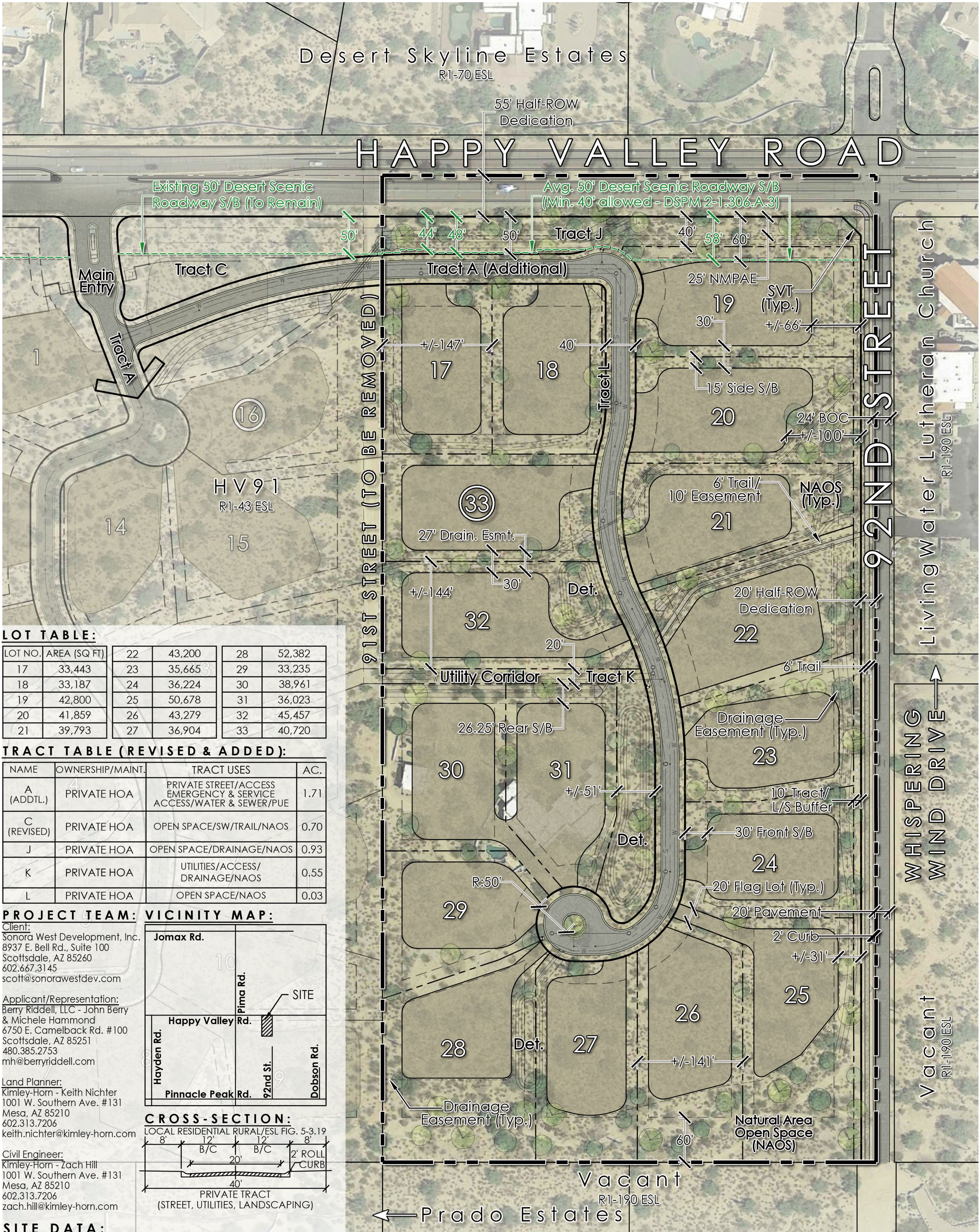


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



LOT TABLE:

LOT NO.	AREA (SQ FT)	22	43,200	28	52,382
17	33,443	23	35,665	29	33,235
18	33,187	24	36,224	30	38,961
19	42,800	25	50,678	31	36,023
20	41,859	26	43,279	32	45,457
21	39,793	27	36,904	33	40,720

TRACT TABLE (REVISED & ADDED):

NAME	OWNERSHIP/MAINT.	TRACT USES	AC.
A (ADDTL.)	PRIVATE HOA	PRIVATE STREET/ACCESS EMERGENCY & SERVICE ACCESS/WATER & SEWER/PUE	1.71
C (REVISED)	PRIVATE HOA	OPEN SPACE/SW/TRAIL/NAOS	0.70
J	PRIVATE HOA	OPEN SPACE/DRAINAGE/NAOS	0.93
K	PRIVATE HOA	UTILITIES/ACCESS/DRAINAGE/NAOS	0.55
L	PRIVATE HOA	OPEN SPACE/NAOS	0.03

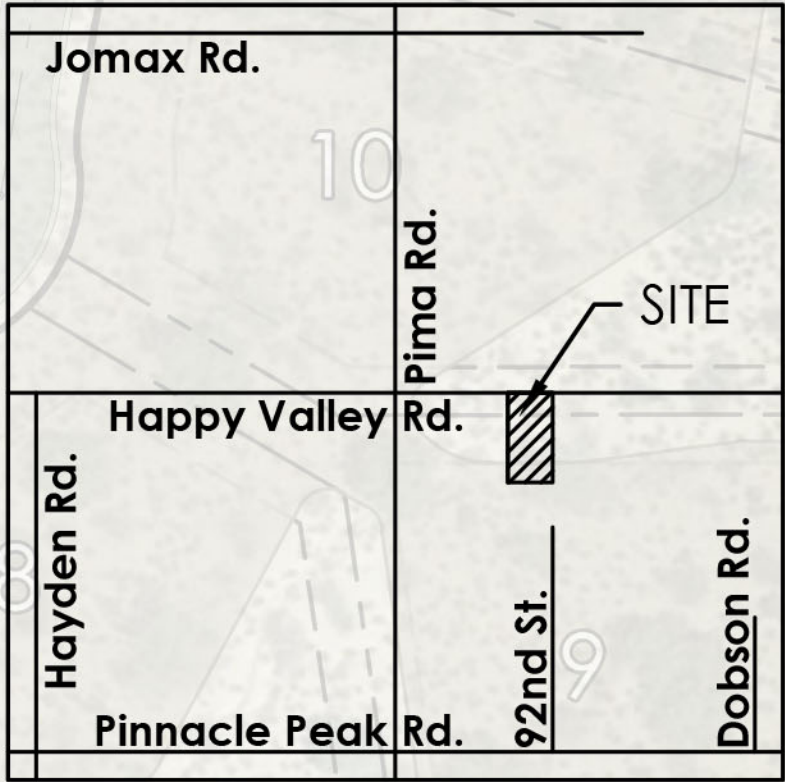
PROJECT TEAM: VICINITY MAP:

Client:
Sonora West Development, Inc.
8937 E. Bell Rd., Suite 100
Scottsdale, AZ 85260
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scott@sonorawestdev.com

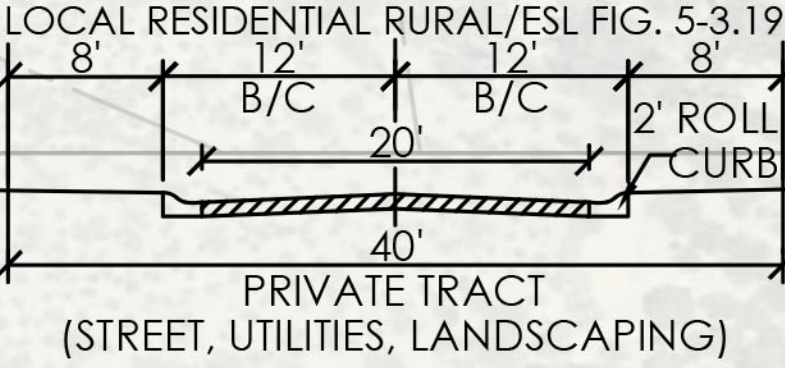
Applicant/Representation:
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& Michele Hammond
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Civil Engineer:
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CROSS-SECTION:

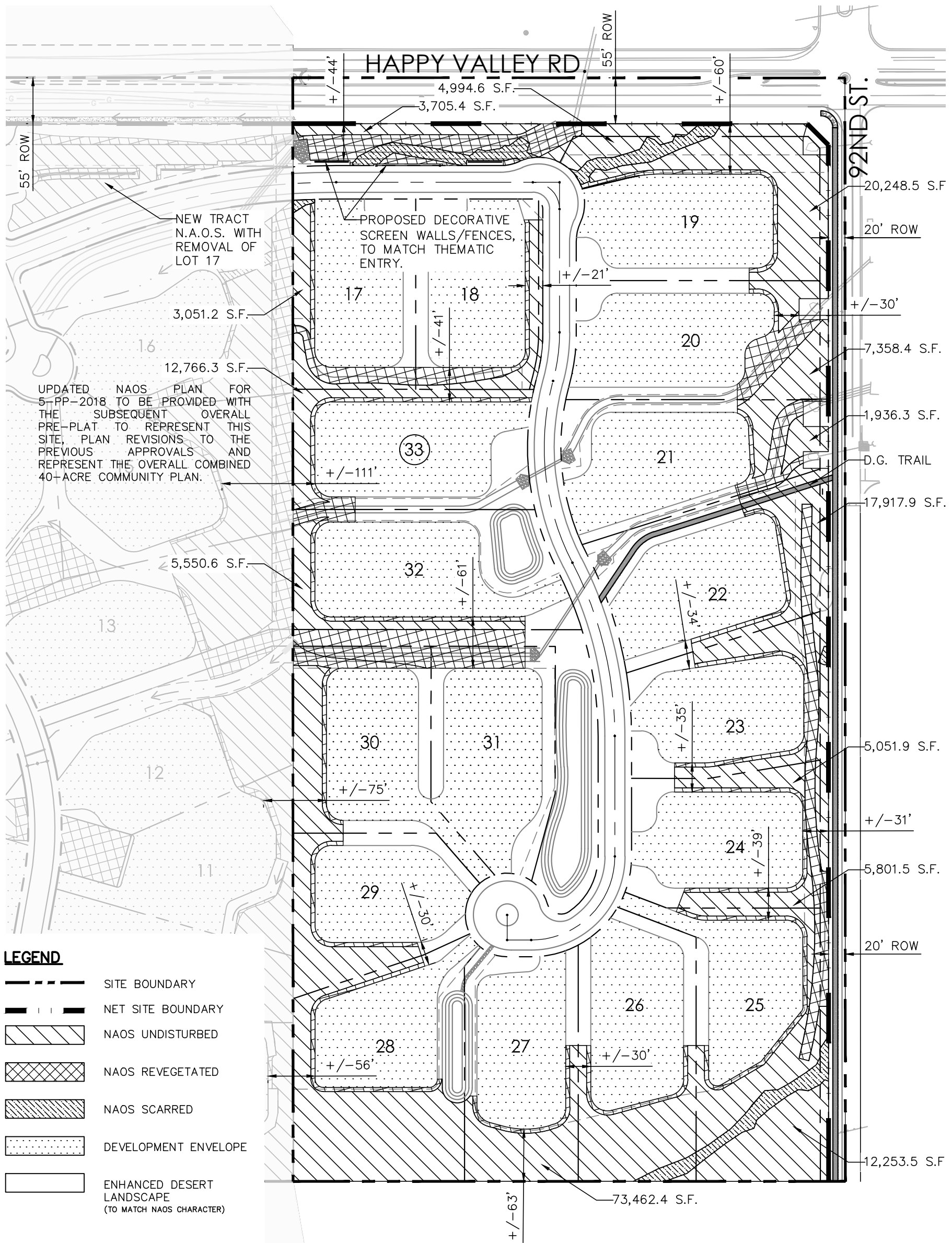


SITE DATA:

Location: SWC of Happy Valley Rd. & 92nd St.
APN's: 217-05-008A, 217-05-008E, 217-05-008F
ESL Landform: Lower Desert
Local Area: Desert Highlands
Gross Area: +/-871,707.47 SF (20.01 Ac.)
Net Area: +/-810,090.41 SF (18.59 Ac.)
General Plan Land Use Designation:
Rural Neighborhoods - Allows up to one (1) dwelling unit per acre (20 lots)
Existing Zoning: R1-190 ESL
Proposed Zoning: R1-43 ESL (0.83 du/ac)

Proposed Units: 17 Lots (0.85 du/ac)
Proposed Amended Development Standards (Represents a twenty-five percent (25%) reduction per Ord., Article VI, Section 6.1083):
Min. lot width: 113' (reduced from 150')
Min. lot size: 32,250 s.f. (reduced from 43,000 s.f.)
Min. setback's: Front: 30', (reduced from 40')
Rear: 26.25' (reduced from 35')
Sides: 15' (reduced from 20')
Allowed/Proposed Building Height:
Maximum 24' from natural grade (No change)

Allowed/Prop. Wall Height: Varies (8' max.) (No change)
Req. NAOS (Per slope analysis): 5.00 Ac. (+/-26.9%)
Proposed NAOS: +/-5.99 Ac. (+/-32.2%) (20% increase)
Current Use: Vacant/Single-Family Residential
Proposed Use: Single-Family Residential
NOTES:
-All internal streets to be designated fire lanes.
-All streets to support 83,000 lbs gross vehicle weight.
-Unobstructed vehicle clearance to be 13'-6" min.
-Knox entry access system to be provided at entry.
-Hydrants will be provided at max. spacing of 1,200'.
-Min. fire turning radius of 40.5' for residential uses to be provided.
-Site, lot & retaining walls to be consistent w/ DSPM, Ord. Sec. 5.030, 6.1010 &/or as approved by staff.
-All on-lot site walls to be designed & located in accordance to the CoS DSPM & Ord. req.'s & to be reviewed with the subsequent DRB submittal.
-Flag lots to be in accordance with Sec. 6.1083.E.8. and 3.100.



NATURAL AREA OPEN SPACE (NAOS)/OPEN SPACE CALCULATIONS

GROSS SITE AREA: 20.01± ACRES
NET SITE AREA: 18.59± ACRES

N.A.O.S. REQ. PER SLOPE ANALYSIS: 5.00 ACRES (26.9% OF NET AREA)

MIN REQ. UNDISTURBED AREA: 3.50 ACRES (70% OF REQ. N.A.O.S.)
MAX REVEGETATED AREA: 1.50 ACRES (30% OF REQ. N.A.O.S.)

N.A.O.S. PROVIDED TOTAL: 5.99 ACRES (260,946 S.F.)
32.22% OF NET AREA, A 20% INCREASE

N.A.O.S. PROVIDED-UNDISTURBED: 4.00 ACRES (174,099 S.F.)
N.A.O.S. PROVIDED SCARRED-2X: 0.49 ACRES (21,497 S.F.)
N.A.O.S. PROVIDED-REVEGETATED: 1.50 ACRES (65,350 S.F.)

SLOPE CATEGORY	AREA (S.F.)	AREA (AC.)	LOWER DESERT FACTOR	REQ. NAOS
0-2%	65,568.73	1.50	20.00%	0.30 ACRES
2-5%	365,998.14	8.40	25.00%	2.10 ACRES
5-10%	238,387.90	5.47	30.00%	1.64 ACRES
10-15%	63,462.24	1.46	30.00%	0.43 ACRES
15-25%	43,471.20	1.00	30.00%	0.30 ACRES
25-+%	33,202.20	0.76	30.00%	0.23 ACRES
TOTAL	810,090.41	18.59		5.00 ACRES

NOTE: ALL CONTIGUOUS N.A.O.S. AREAS TO BE A MINIMUM 30' (20' ADJ. TO ROW) & 4,000 SQUARE FEET IN AREA. - INDIVIDUAL ON-LOT N.A.O.S. TABLE TO BE PROVIDED PER LOT AT PRELIMINARY PLAT - 18% OF THE REQUIRED N.A.O.S. TO BE PROVIDED IN TRACTS.

Solitude by SWD

Conceptual NAOS PlanScottsdale, AZ

Kimley»Horn

Scale:Approx., #615-PA-19

0'60'120'240'

North

Date:07/27/20
Drawn By: DR
Sheet 1 of 1

Screening to be located outside the scenic corridor easement.

**- Low-Level lighting area,
per 5-PP-2018**

Main Entry

Additional Hardscape
to be associated with
enhanced entry area/
monumentation, per
5-PP-2018.

HV91
R1-43 ESL

-Happy Valley screening opportunity.

To match theme wall/steel post fence
& be consistent with 7-DR-2003. Detailed
locations to be approved with subsequent
overall preliminary plat application.

On lots larger than 35,000 s.f., walls shall be setback 15' from the rear/side property line, unless adjacent to NAOS tract. Sec. 6.1071.A.4.

15' Tract/Min. L/S
Buffer (2-1.603.A.3)

92ND STREET

Living Water Lutheran Church
R1-190 ESL

RI-190 ESL

WHISPERING WIND DRIVE

Vacant
R1-190 ESL

Vacant
R1-190 ESL

Prado Estates^{RI}

LEGEND:

- 

PROJECT BOUNDARY  **LOT WALL/FENCE**  **LOW-LEVEL LIGHTING AREA** 

ZONE A: NATURAL VEGETATION
The identified area depict the undisturbed portion of the property, which will remain in its current natural state.

ZONE B: REVEGETATED NATIVE PLANTING
The identified areas will be revegetated to visually mitigate the disturbance caused by construction and previous disturbance. The plant selection and density will be designed to appear similar to the Natural Vegetation landscape zone. Salvaged plant material from the site may be used in this zone.

ZONE C: ENHANCED DESERT PLANTING
Concentrated along internal roadways, walls and the project entry, this zone may be irrigated and planted with nursery grown landscape material. Plant selections will be chosen to compliment the naturally occurring vegetation, but may be planted more densely. Salvaged plant material from on-site may be used in this zone as well.

THEME WALL & STEEL POST VIEW FENCE DETAILS

LANDSCAPE NOTES

- All plant material to comply with City of Scottsdale
ESL Plant List.
- All disturbed areas to be top dressed with "desert
floor" decomposed granite to match color and size
of adjacent inert material.
- All berms to have maximum 4:1 side slopes.
- Trees located in medians and near roundabouts
shall be in compliance with Section 2-1.901 of the
DS&PM.
- Detention basin plantings to be in conformance with
Section 2-1.903 of the DS&PM.
- Site walls to be in conformance with all DS&PM and
Scottsdale Zoning Ordinance standards.

LIGHTING NOTES

- Low level landscape lighting to be provided at entry as approved with 5-PP-2018.
- Fixtures to be consistent with 5-PP-2018 approval.
- If any proposed changes are to occur an additional lighting plans, cutsheets and photometric study will be submitted along with the preliminary plat.
- No fixtures to be mounted higher than sixteen feet.
- All fixtures and hardware to be flat black or bronze.
- All luminaries shall be recessed/shielded so the light source is not directly visible from the property line.

WALL NOTES

- Walls adjacent to NAOS to be 50% view fence.
- Individual site walls will be submitted for approval with the building plans and are subject to CoS standards.

Note: Detailed landscape plan with detailed plantings, sizes, quantities, wall types/locations, monumentation, entry details, revegetation techniques, etc. to be submitted, reviewed and approved separately through the development Review Process.

Solitude

by **SWD**

Hardscape, Lighting & Landscape Zone Plan

EXHIBIT C TO ATTACHMENT 3

Kimley»Horn

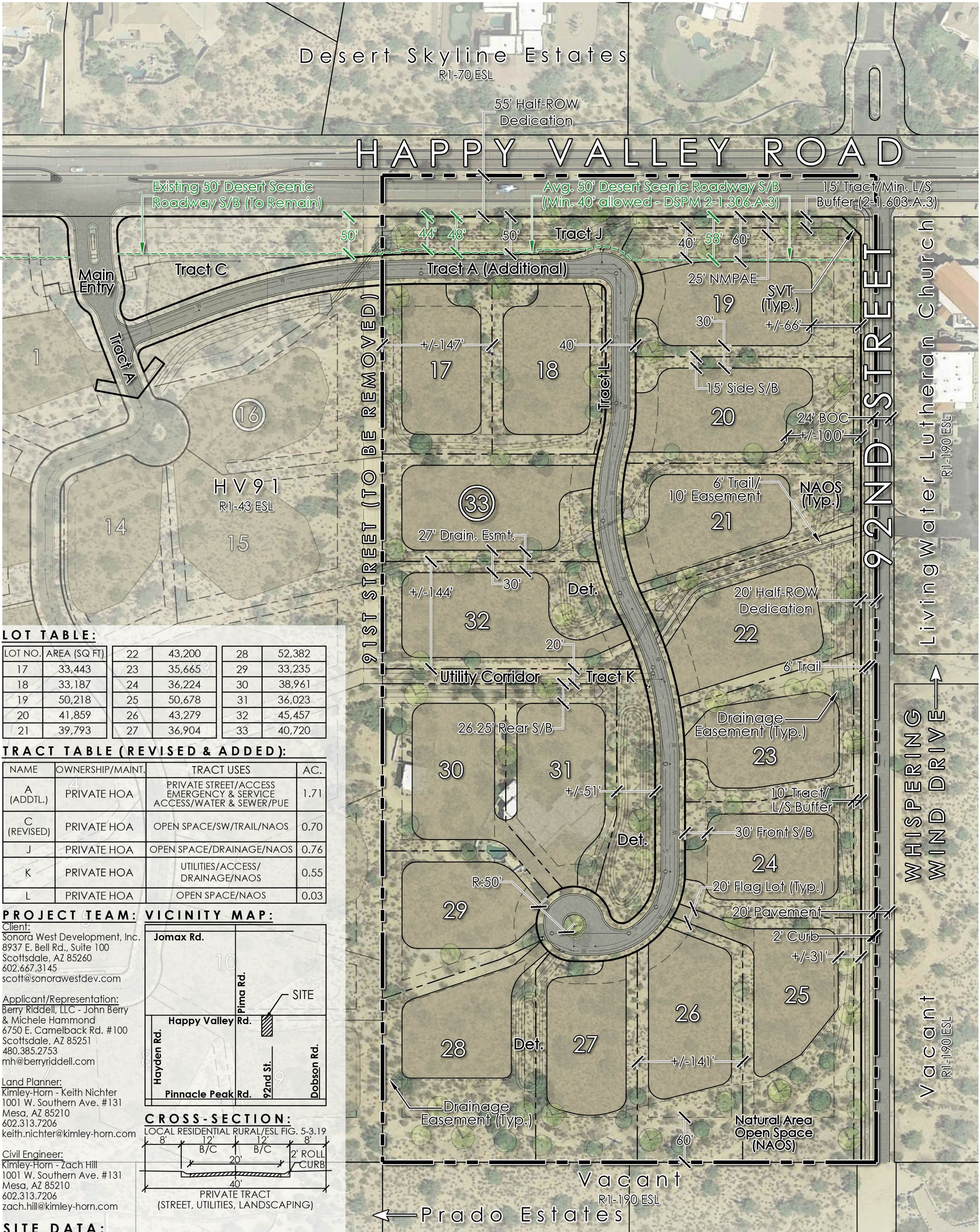
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0' 60' 120' 240'

Rev: 07/28/20

Date:09/26/19

Drawn By: KN



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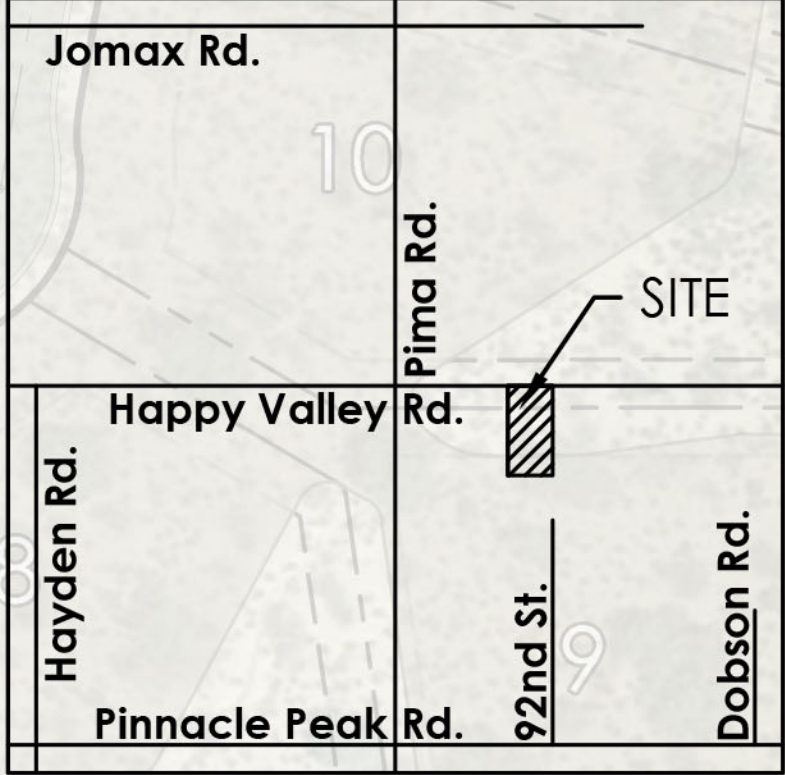
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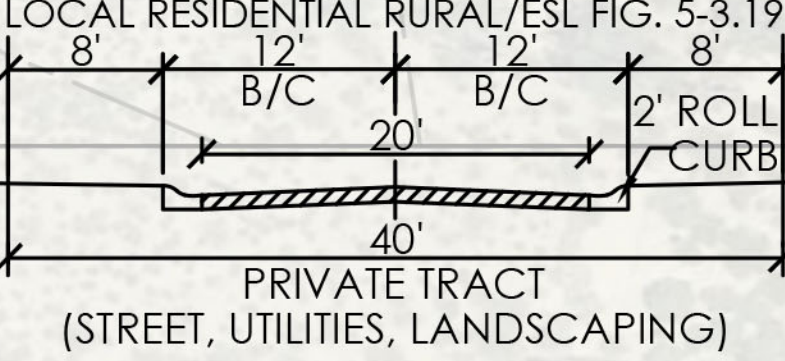
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Solitude

by SWD

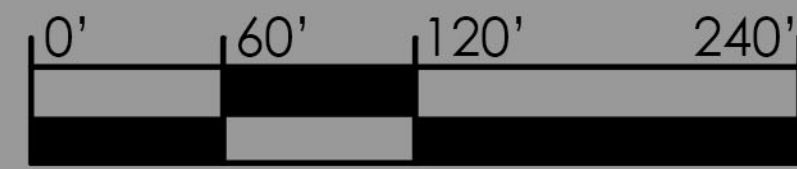
Conceptual Site Plan

Scottsdale, AZ

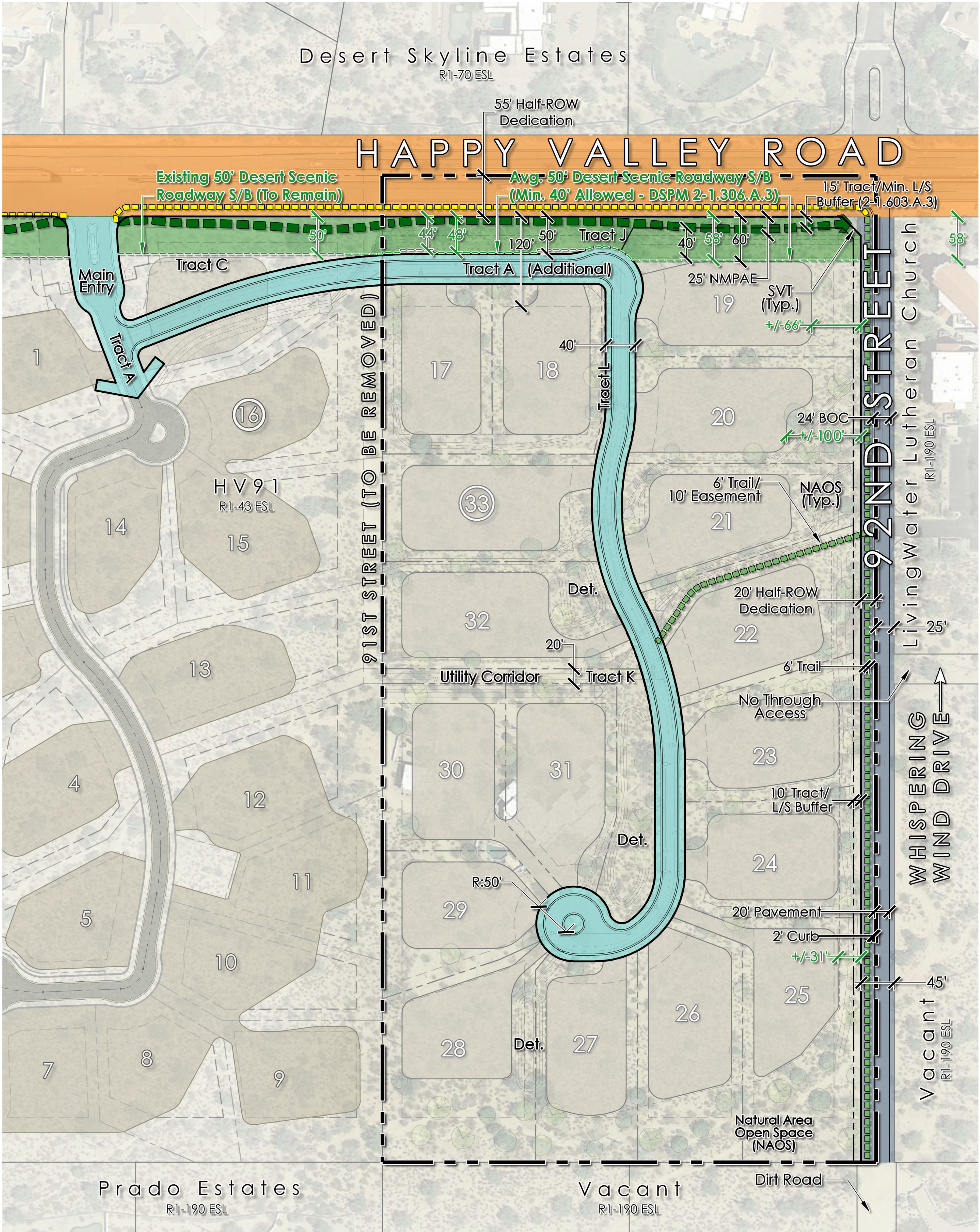
Exhibit A to Attachment 3

Kimley >> Horn

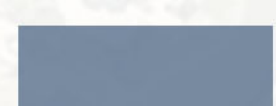
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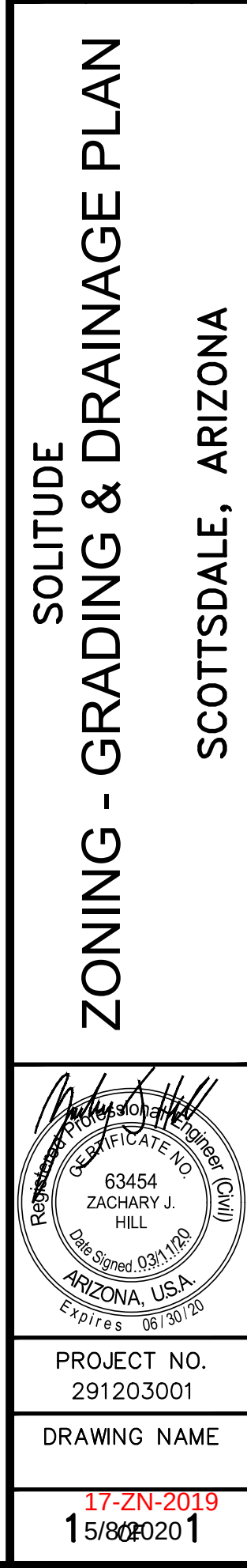
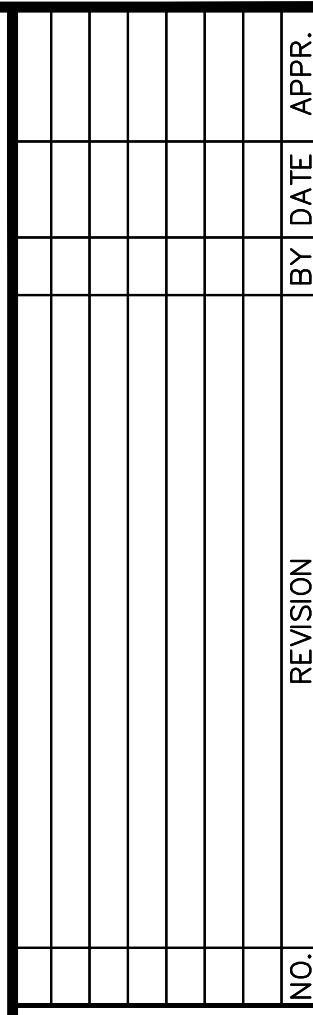


Rev.:07/28/20
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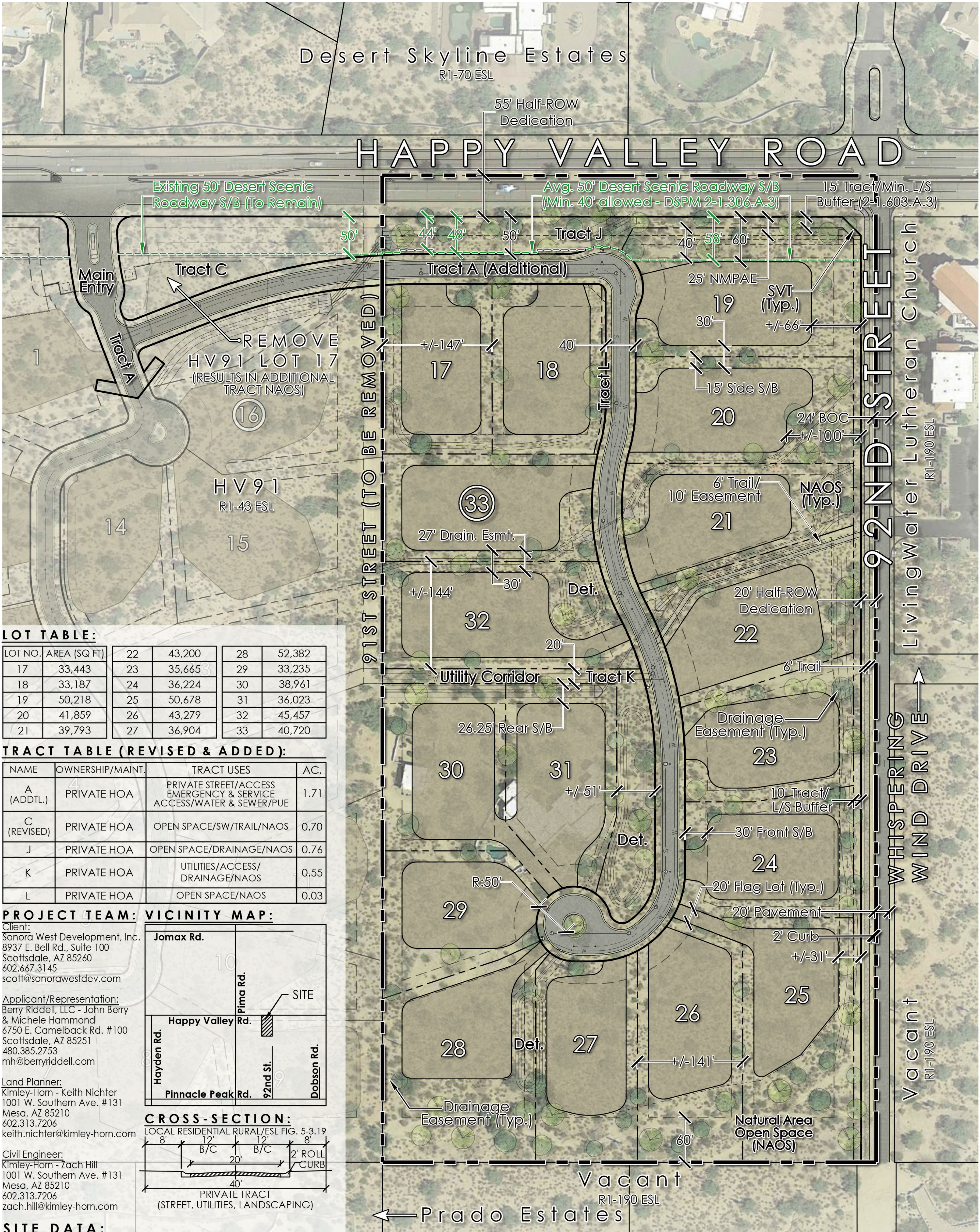


LEGEND:

- | | | |
|---|---|--|
|  SITE BOUNDARY |  MINOR ARTERIAL - PUBLIC - RURAL/ESL CHARACTER (110' - FIG. 5.3-4) |  PROPOSED SIDEWALK (6') |
|  LOCAL RESIDENTIAL - PRIVATE - RURAL/ESL CHARACTER (40' - FIG. 5.3-19) |  DESERT SCENIC ROADWAY BUFFER |  PROPOSED D.G. TRAIL (6') |
|  LOCAL RESIDENTIAL - PUBLIC - RURAL/ESL CHARACTER (MIN. 40', 40'-45') |  PROPOSED MULTI-USE TRAIL (10') | |



K:\EAW_civil\291203001 -- HV92\CADD\Zoning\03001GD--ZN.dwg Mar 11, 2020 zach.hill
XREFS: x3000b1m--pp x3000th x3000wvs x3000bm--pp x30001vs x30001ws
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, IS PROHIBITED.



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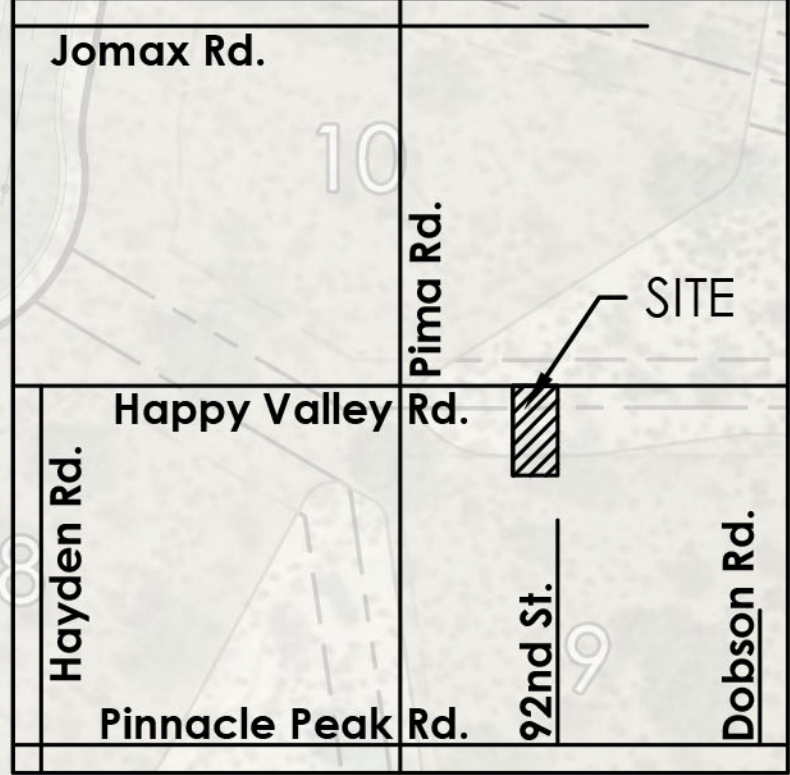
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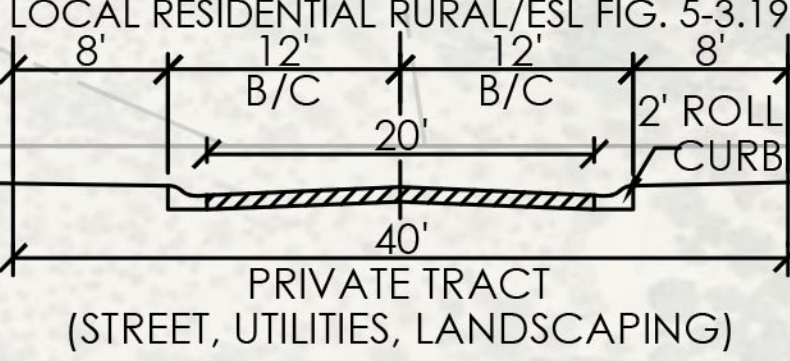
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CROSS-SECTION:



SITE DATA:

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APN's: **217-05-008A, 217-05-008E, 217-05-008F** from HV91 & 33 Lots on 40 ac. - 0.825 du/ac
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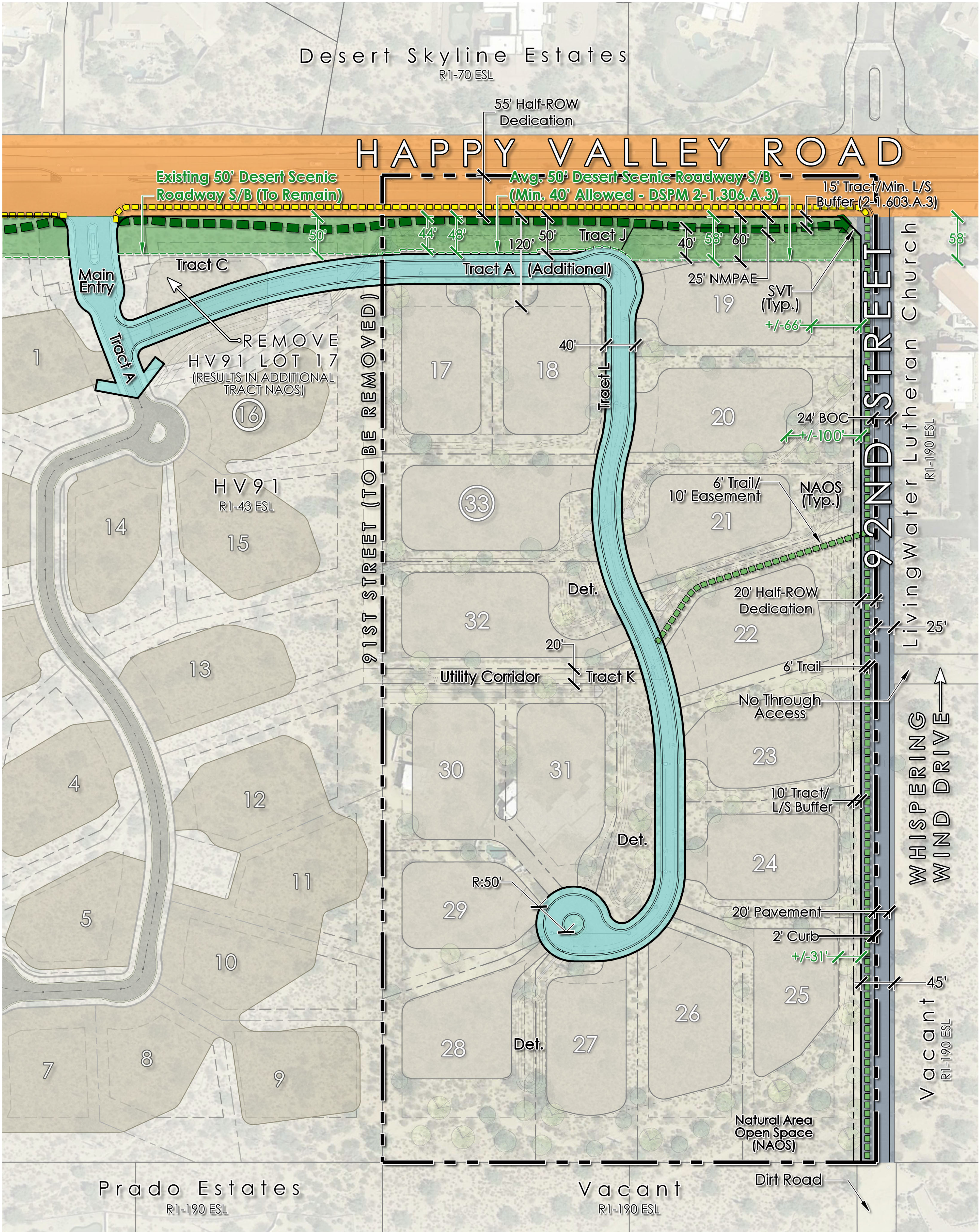
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Solitude
Conceptual Site Plan

by SWD
Scottsdale, AZ

Kimley»Horn
Scale: Approx. Case #:17-ZN-2019
0' 60' 120' 240'

North
Rev.:07/28/20
Date:09/26/19
Drawn By: KN



LEGEND:

--- SITE BOUNDARY

LOCAL RESIDENTIAL - PRIVATE - RURAL/
ESL CHARACTER (40' - FIG. 5.3-19)

LOCAL RESIDENTIAL - PUBLIC - RURAL/
ESL CHARACTER (MIN. 40', 40'-45')

MINOR ARTERIAL - PUBLIC - RURAL/
ESL CHARACTER (110' - FIG. 5.3-4)

DESERT SCENIC ROADWAY BUFFER

PROPOSED MULTI-USE TRAIL (10')

PROPOSED SIDEWALK (6')

PROPOSED D.G. TRAIL (6')

Solitude

by SWD

Pedestrian & Vehicular Circulation/Scenic Corridor Plan

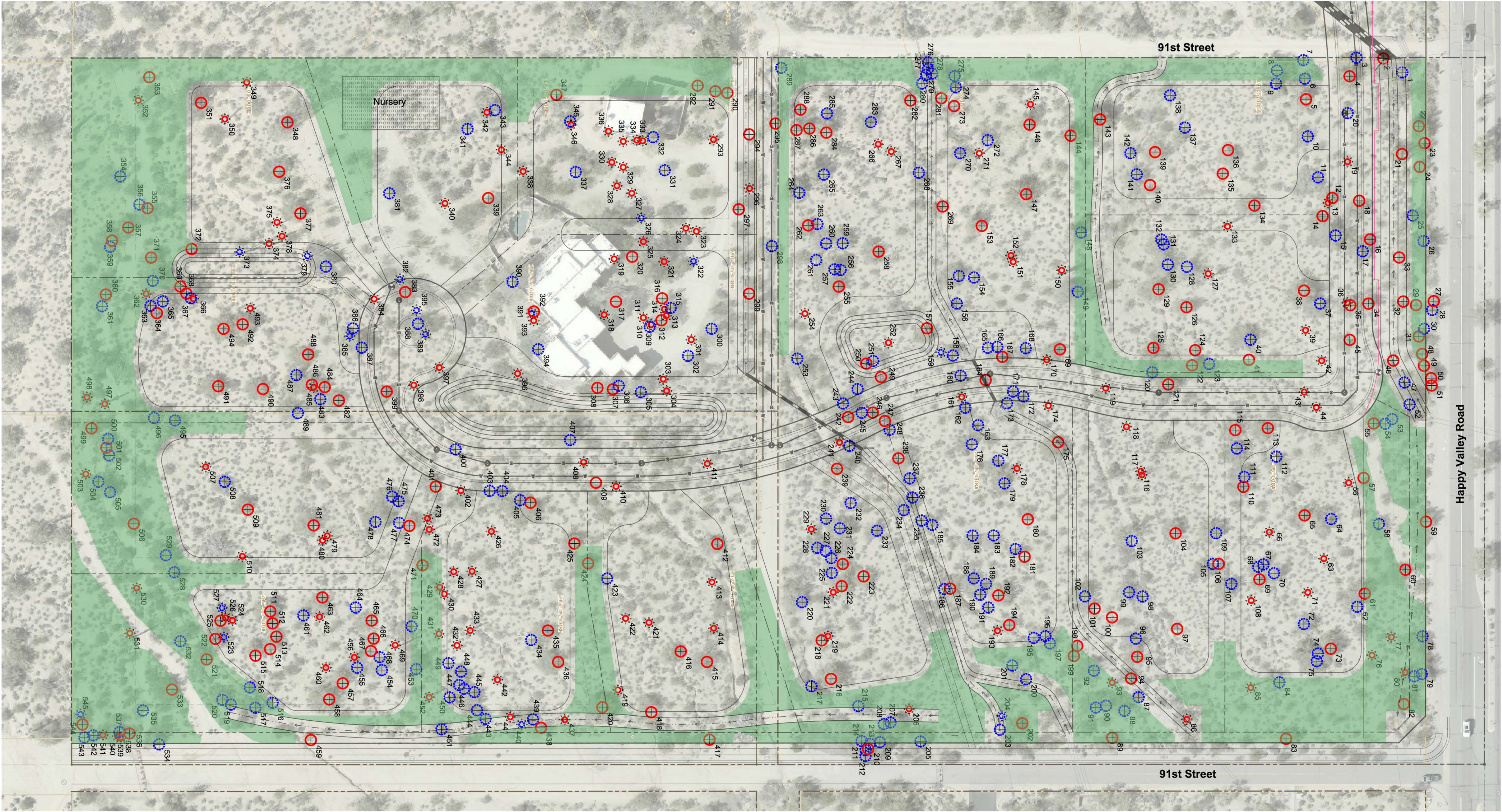
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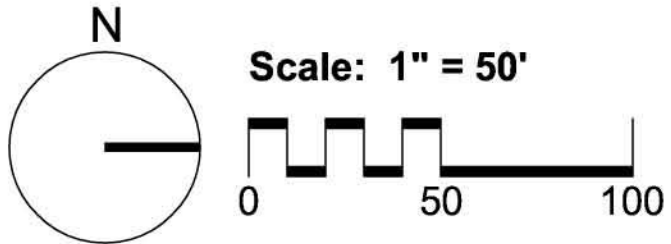


Rev.: 07/28/20
Date: 09/26/19
Drawn By: KN



Plant Legend

- Tree - Salvageable
- Tree - Non-Salvageable
- Tree - Remain In Place
- Cacti - Salvageable
- Cacti - Non-Salvageable
- Cacti - Remain In Place
- Undisturbed NAOS - Trees to remain (More detail to be provided at Preliminary Plat)



Project Consultants

Salvage Contractor **Native Resources International**
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda - kevin@nativeresources.com

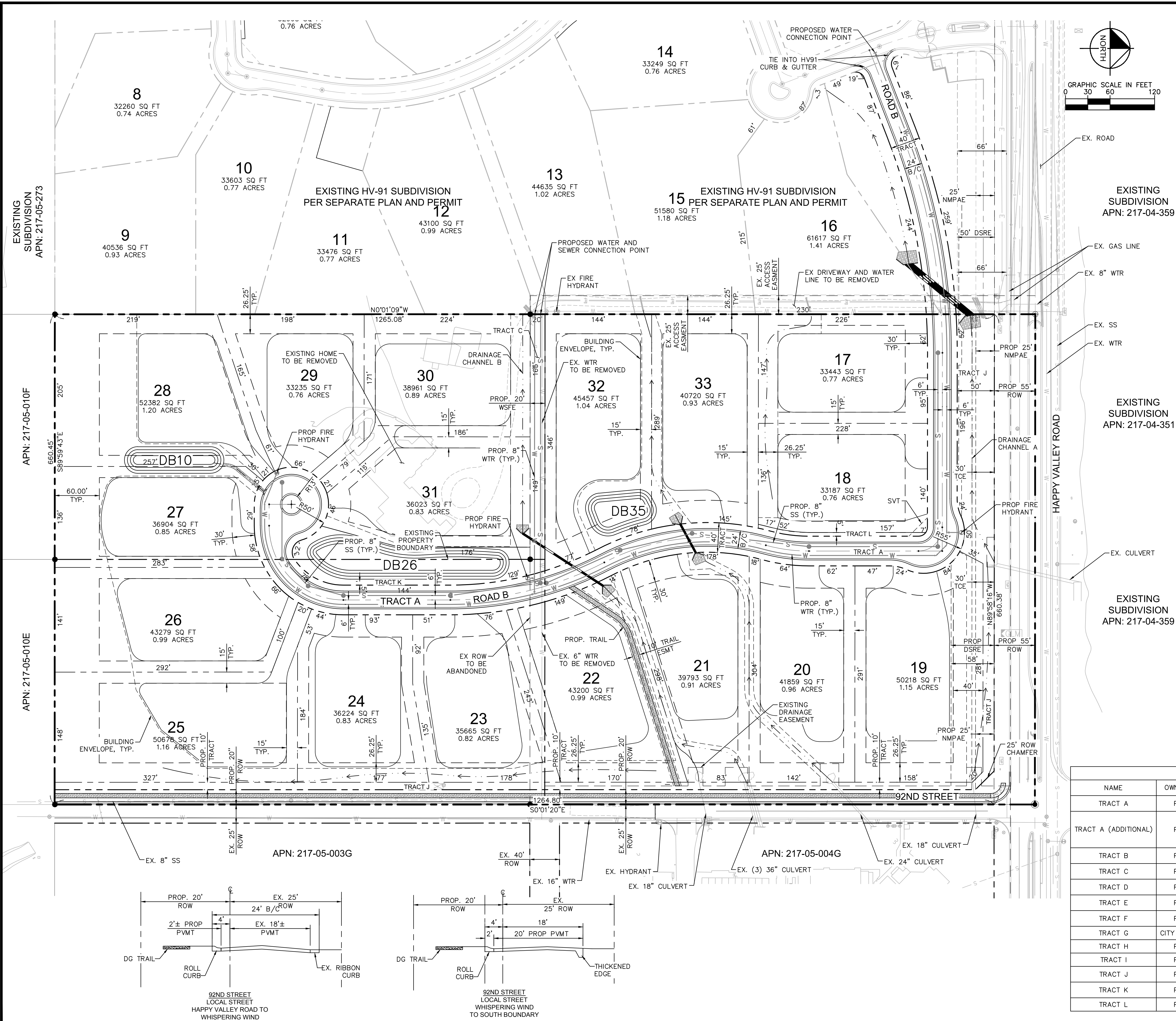
Happy Valley & 92nd
SWC of Happy Valley Road & 92nd Street
Scottsdale, Arizona
Native Plant Inventory

Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85085
Phone (623) 869-6757
Fax (623) 869-6769



DATE:	11/29/2019
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	1 OF 1

K:\EAV_Civil\291203001 - HV92 CAD\Zoning\03001SB.dwg Jul 29, 2020 zach.hill
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NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	PRIVATE STREET/ACCESS	1.53
TRACT A (ADDITIONAL)	PRIVATE HOA	PRIVATE STREET/ACCESS EMERGENCY & SERVICE ACCESS WATER AND SEWER PUE	1.71
TRACT B	PRIVATE HOA	OPEN SPACE / SIDEWALK / TRAIL	0.15
TRACT C	PRIVATE HOA	OPEN SPACE / SIDEWALK / TRAIL	0.70
TRACT D	PRIVATE HOA	OPEN SPACE / UTILITIES / DRAINAGE	0.15
TRACT E	PRIVATE HOA	OPEN SPACE / DRAINAGE / NAOS	0.12
TRACT F	PRIVATE HOA	OPEN SPACE / DRAINAGE / NAOS	0.10
TRACT G	CITY OF SCOTTSDALE	PUBLIC LIFT STATION	0.06
TRACT H	PRIVATE HOA	OPEN SPACE	0.03
TRACT I	PRIVATE HOA	OPEN SPACE	0.02
TRACT J	PRIVATE HOA	OPEN SPACE / DRAINAGE / NAOS	0.76
TRACT K	PRIVATE HOA	OPEN SPACE / DRAINAGE / NAOS	0.55
TRACT L	PRIVATE HOA	OPEN SPACE	0.03

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- PROVIDE KNOX ENTRY ACCESS SYSTEM
 - KNOX KEY BOX
 - KNOX KEY CYLINDER
 - KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES
- HYDRANT SPACING PER DS&PM 6-1.502.
- FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

LOT AREA TABLE	
LOT NO.	AREA (SQ FT)
1	68215
2	52838
3	43861
4	60342
5	32968
6	32262
7	32256
8	32260
9	40536
10	33603
11	33476
12	43100
13	44635
14	33249
15	51580
16	61617
17	33443
18	33187
19	50218
20	41859
21	39793
22	43200
23	35665
24	36224
25	50678
26	43279
27	36904
28	52382
29	33235
30	38961
31	36023
32	45457
33	40720

SOLITUDE SUBDIVISION PLAN SCOTTSDALE, ARIZONA

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: TAF
CHECKED BY: JMB
DATE: JULY 2020

Kimley»Horn
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1001 WEST SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

NO.	REVISION	BY	DATE	APPR.



PROJECT NO.
291203001
DRAWING NAME

APN: 217-05-010E
ZONING: R1-190

APN: 217-05-003G
ZONING: R1-190

APN: 217-05-004G
ZONING: R1-190

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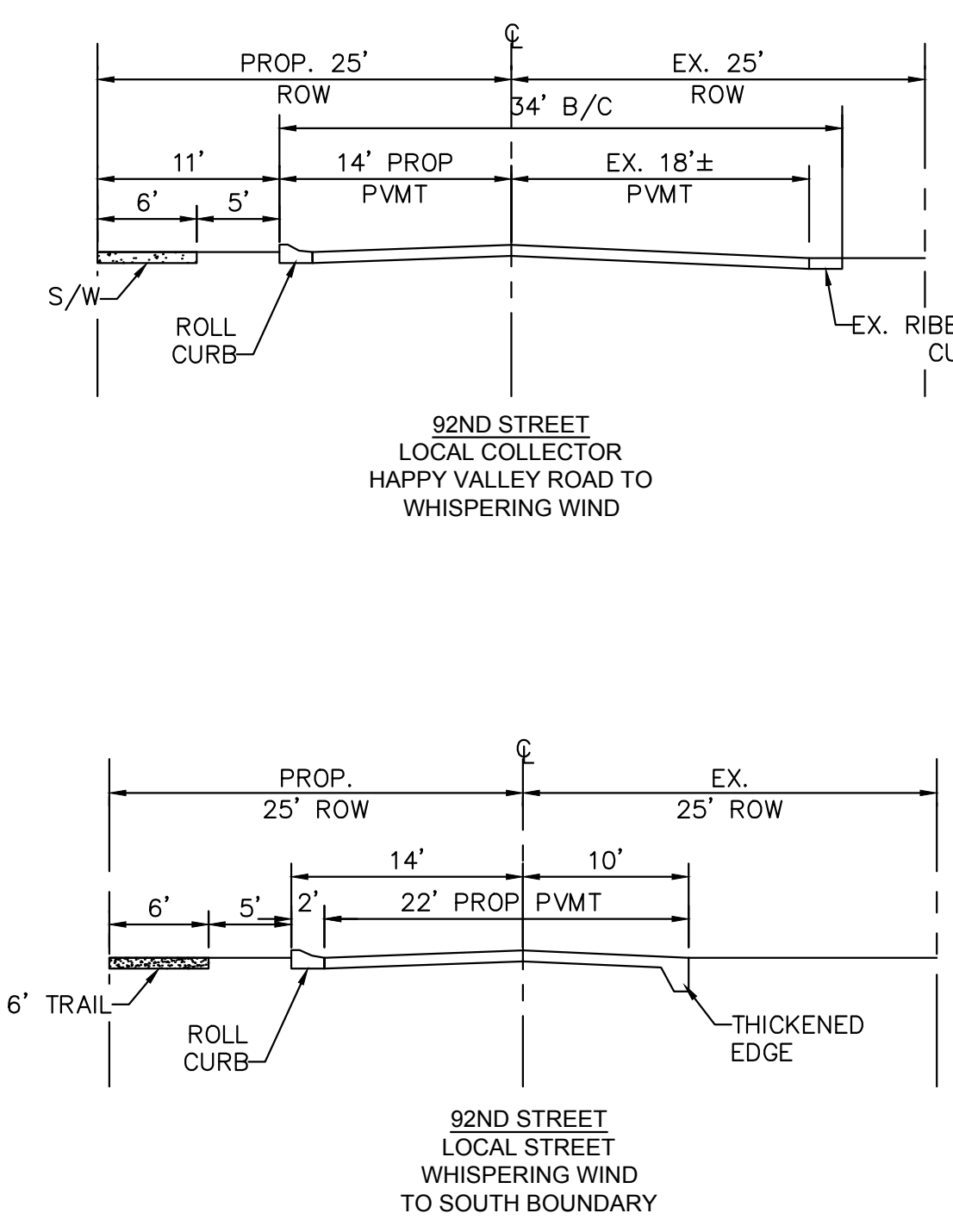
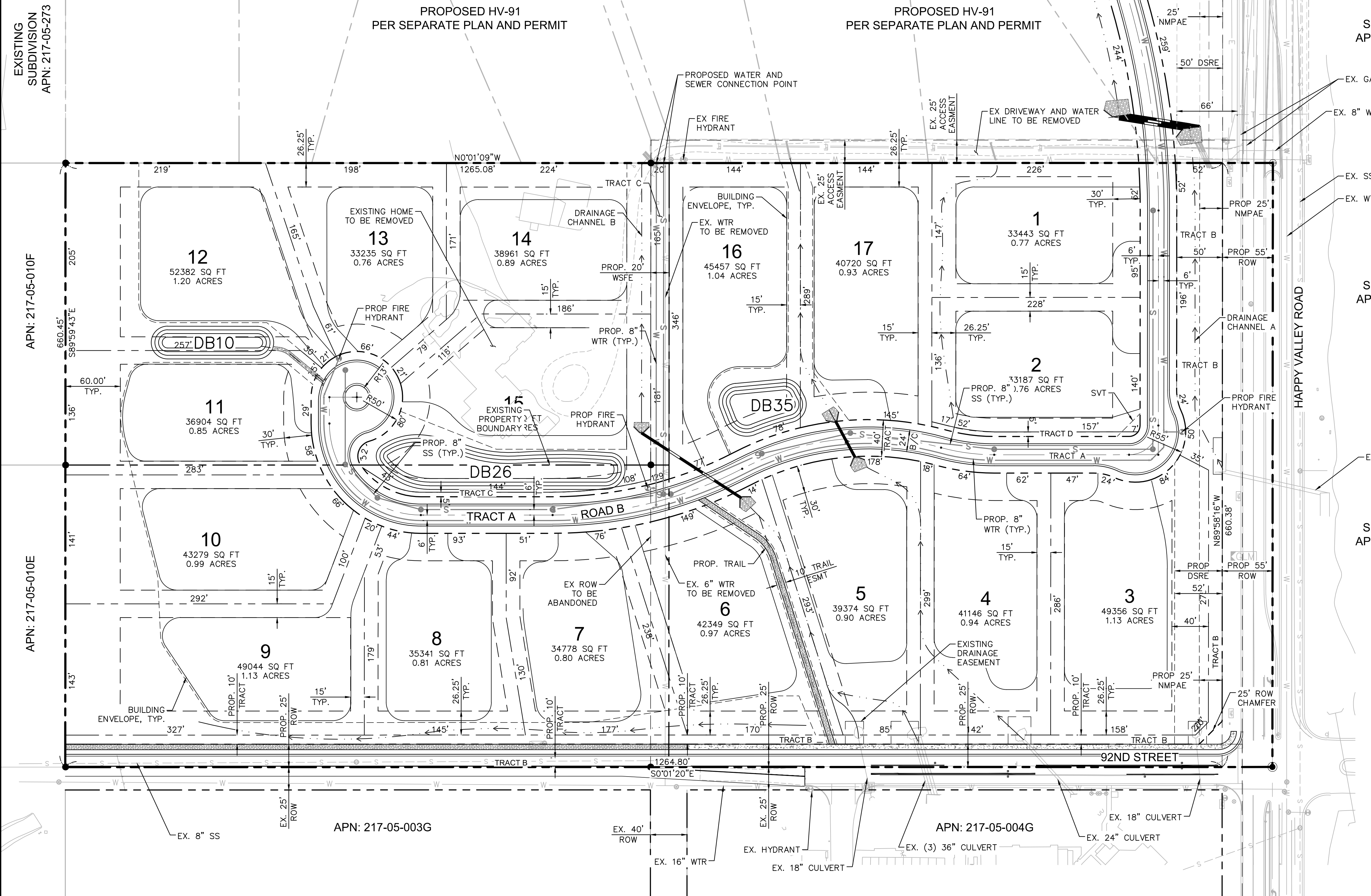
HV92
SETBACK PLAN
SCOTTSDALE, ARIZONA

DRAWING NAME SETBACK PLAN

1 17-ZN-2019-078/2020

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XREFS: x30001bm-rp x30001w
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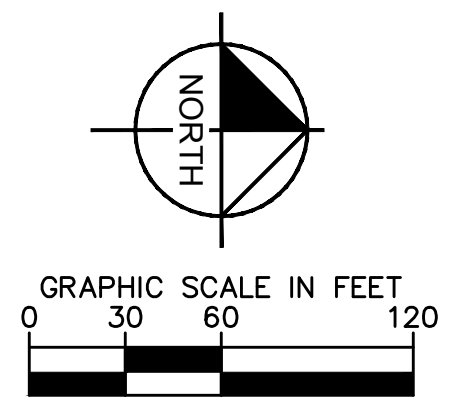


LOT AREA TABLE	
LOT NO.	AREA (SQ FT)
1	33443
2	33187
3	49356
4	41146
5	39374
6	42349
7	34778
8	35341
9	49044
10	43279
11	36904
12	52382
13	33235
14	38961
15	51572
16	45457
17	40720

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	PRIVATE STREET/ACCESS EMERGENCY & SERVICE ACCESS WATER AND SEWER PUE	1.71
TRACT B	PRIVATE HOA	OPEN SPACE / DRAINAGE / NAOs	0.75
TRACT C	PRIVATE HOA	UTILITIES/ ACCESS	0.20
TRACT D	PRIVATE HOA	OPEN SPACE	0.03

FIRE DEPARTMENT NOTES

1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. PROVIDE KNOX ENTRY ACCESS SYSTEM
 - 2.1. KNOX KEY BOX
 - 2.2. KNOX KEY CYLINDER
 - 2.3. KNOX OVERRIDE & PRE-EMPTION STROBE SW FOR AUTOMATIC GATES
3. HYDRANT SPACING PER DS&PM 6-1.502.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS.



	SOLITUDE SUBDIVISION PLAN SCOTTSDALE, ARIZONA		Kimley»»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WEST SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666		SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: TAF CHECKED BY: JMB DATE: APRIL 2020		NO. _____ REVISION _____ BY DATE APPR. _____	
	PROJECT NO. 291203001		DRAWING NAME 17-ZN-2019 15/06/2021					

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1001 WEST, SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85201 (480) 207-2666

**SOLITUDE
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA**

PROJECT NO.	291203001
DRAWING NAME	17-ZN-2019 1 5/8" 2021

LEGEND

SITE BOUNDARY

NET SITE BOUNDARY

NAOS UNDISTURBED

NAOS REVEGETATED

NAOS SCARRED

DEVELOPMENT ENVELOPE

ENHANCED DESERT LANDSCAPE
(TO MATCH NAOS CHARACTER)

NATURAL AREA OPEN SPACE (NAOS)/OPEN SPACE CALCULATIONS

GROSS SITE AREA: 20.01± ACRES
NET SITE AREA: 18.47± ACRES

N.A.O.S. REQ. PER SLOPE ANALYSIS:	4.98 ACRES (27.0% OF NET AREA)
MIN REQ. UNDISTURBED AREA:	3.49 ACRES (70% OF REQ. N.A.O.S.)
MAX REVEGETATED AREA:	1.49 ACRES (30% OF REQ. N.A.O.S.)
N.A.O.S. PROVIDED TOTAL:	5.95 ACRES (259,373 S.F.) 32.21% OF NET AREA, A 20% INCREASE
N.A.O.S. PROVIDED—UNDISTURBED:	3.98 ACRES (173,471 S.F.)
N.A.O.S. PROVIDED SCARRED—2X:	0.48 ACRES (21,152 S.F.)
N.A.O.S. PROVIDED—REVEGETATED:	1.49 ACRES (64,750 S.F.)

SLOPE CATEGORY	AREA (S.F.)	AREA (AC.)	LOWER DESERT FACTOR	REQ. NAOS
0–2%	63,266.24	1.45	20.00%	0.29 ACRES
2–5%	363,645.23	8.35	25.00%	2.09 ACRES
5–10%	237,896.00	5.46	30.00%	1.64 ACRES
10–15%	63,141.71	1.45	30.00%	0.43 ACRES
15–25%	43,282.93	1.00	30.00%	0.30 ACRES
25–+%	33,202.20	0.77	30.00%	0.23 ACRES
TOTAL	819,765.10	18.47		4.98 ACRES

NOTE: ALL CONTIGUOUS N.A.O.S. AREAS TO BE A MINIMUM 30’ (20’ ADJ. TO ROW) & 4,000 SQUARE FEET IN AREA. – INDIVIDUAL ON–LOT N.A.O.S. TABLE TO BE PROVIDED PER LOT AT PRELIMINARY PLAT – 18% OF THE REQUIRED N.A.O.S. TO BE PROVIDED IN TRACTS.

Solitude by

SWD

Conceptual NAOS Plan

Scottsdale, AZ

Kimley»Horn

Scale: Approx., #615-PA-19

0' 60' 120' 240'

North

Date: 03/16/20
Drawn By: DR

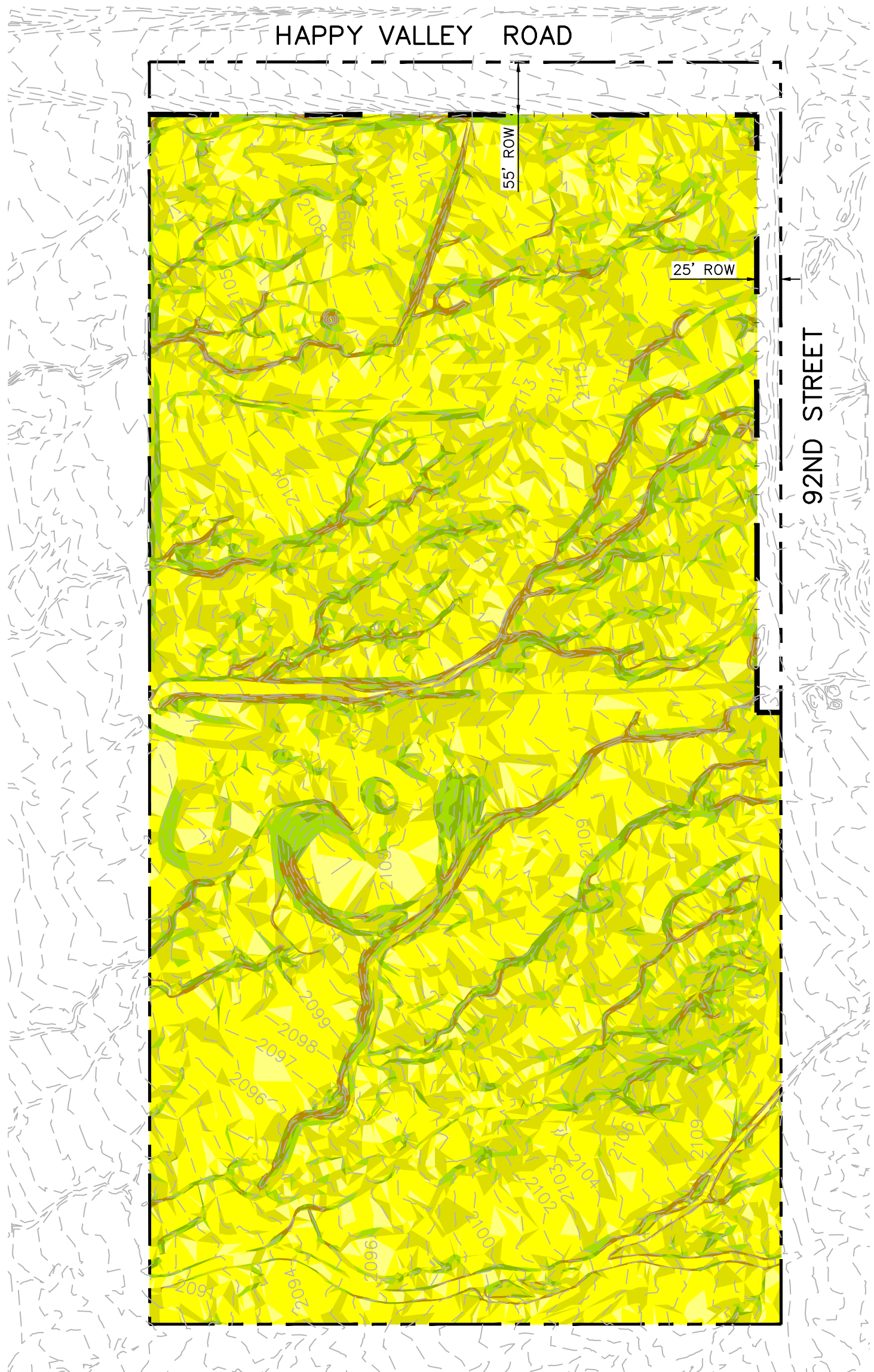
17-2N-2019

5/8/2020

LEGEND

 SITE BOUNDARY
 NET SITE BOUNDARY
 TOPOGRAPHIC CONTOURS

GROSS SITE AREA: 20.01± ACRES
NET SITE AREA: 18.82± ACRES



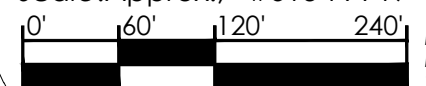
SLOPE ANALYSIS TABLE

SLOPE			LOWER		
			DESERT		
CATEGORY	AREA (S.F.)	AREA (AC.)	FACTOR	REQ.	NAOS
0-2%	64,106.18	1.47	20.00%	0.29	ACRES
2-5%	371,661.06	8.53	25.00%	2.13	ACRES
5-10%	243,026.94	5.58	30.00%	1.67	ACRES
10-15%	63,858.18	1.47	30.00%	0.44	ACRES
15-25%	43,507.73	1.00	30.00%	0.30	ACRES
25-+%	33,605.01	0.77	30.00%	0.23	ACRES
TOTAL	819,765.10	18.82		5.07	ACRES (26.9%)

Solitude by **SWD**
Topography & Slope Analysis Plan Scottsdale, AZ

Kimley»»Horn

Scale: Approx., #615-PA-19



Date:09/26/19
Drawn By: DR
Sheet 1 of 1

ALTA / NSPS LAND TITLE SURVEY
HV92

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE 'B' ITEMS - ORDER NO. 22004394-022-LB1-LS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019.
***NOT A SURVEY MATTER.**
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
***NOT A SURVEY MATTER.**
3. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
***NOT A SURVEY MATTER.**
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: PUBLIC ROADWAY AND UTILITIES RECORDING NO.: 1991-0019138.
***AS SHOWN.**
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: REQUEST FOR LOT SPLIT RECORDING NO.: 1991-0075502. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ROAD AND UTILITIES RECORDING NO.: 1991-0075503.
***AS SHOWN.**
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: PUBLIC ROADWAY AND PUBLIC UTILITIES RECORDING NO.: 1991-0019139.
***AS SHOWN.**
9. MATTERS SHOWN ON RECORD OF SURVEY; RECORDING NO.: BOOK 796, PAGE 34 OF SURVEYS.
***NO MATTERS TO SHOW.**
10. A NOTICE ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER LINE EXTENSION RECORDING DATE: JUNE 12, 2013 RECORDING NO.: 2013-0539900. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
11. A NOTICE ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION RECORDING DATE: JUNE 12, 2013 RECORDING NO.: 2013-0539901. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
12. A NOTICE ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION RECORDING DATE: JUNE 12, 2013 RECORDING NO.: 2013-0539953. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
13. DEVELOPER SEWER LINE PAYBACK AGREEMENT EXECUTED BY: CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION AND TIMOTHY J. DONMOYER RECORDING DATE: JUNE 12, 2013 RECORDING NO.: 2013-0539619.
***NOT A SURVEY MATTER.**

SCHEDULE 'B' ITEMS - ORDER NO. 22004329-022-LB1-LS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019.
***NOT A SURVEY MATTER.**
2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING NO: BOOK 334 OF DEEDS, PAGE 404 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
***NO EVIDENCE OF DITCHES OR RESERVOIRS ON PARCEL.**
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
***NOT A SURVEY MATTER.**
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ROAD MAPS RECORDING NO: BOOK 6, PAGE 4 OF ROAD MAPS AND IN BOOK 15, PAGE 85 OF ROAD MAPS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***AS SHOWN.**
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: HIGHWAY PURPOSES RECORDING NO: DOCKET 5200, PAGE 337
***AS SHOWN.**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: DRAINAGE AND FLOOD CONTROL RECORDING NO: 85-549705.
***AS SHOWN.**
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPER WATER LINE PAYBACK AGREEMENT RECORDING NO: 2013-539588 THEREAFTER NOTICE OF REIMBURSEMENT REQUIREMENT RECORDED IN RECORDING NO. 2013-539901. THEREAFTER NOTICE OF REIMBURSEMENT REQUIREMENT RECORDED IN RECORDING NO. 2013-539953. THEREAFTER ASSIGNMENT RECORDED IN RECORDING NO. 2013-550810. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPER SEWER LINE PAYBACK AGREEMENT RECORDING NO: 2013-539619 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
***NOT A SURVEY MATTER.**
9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
***NOT A SURVEY MATTER.**
10. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

SCHEDULE 'B' ITEMS - ORDER NO. 22004314-022-LB1-LS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019.
***NOT A SURVEY MATTER.**
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
***NOT A SURVEY MATTER.**
3. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
***DOCUMENT NOT PROVIDED.**
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
***NOT A SURVEY MATTER.**
5. MATTERS SHOWN ON RECORD OF SURVEY; RECORDING NO.: BOOK 796, OF SURVEYS, PAGE 34
***NO MATTERS TO SHOW.**
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEED OF RIGHT OF WAY DEDICATION RECORDING NO.: 1991-75503. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
***AS SHOWN.**
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: PRIVATE ROADWAY AND PUBLIC UTILITIES RECORDING NO.: 1991-19136
***AS SHOWN.**
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ROADWAY AND UTILITIES RECORDING NO.: 1991-19138
***AS SHOWN.**
9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
***NOT A SURVEY MATTER.**

LEGAL DESCRIPTION - ORDER NO. 22004314-022-LB1-LS

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

PARCEL NO. 1:
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
AN EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES OVER AND ACROSS:
THE EAST 25 FEET OF THE NORTH 679.94 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDED JANUARY 16, 1991 AT RECORDERS NO. 1991-19136.

LEGAL DESCRIPTION - ORDER NO. 22004329-022-LB1-LS

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

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION - ORDER NO. 22004394-022-LB1-LS

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

PARCEL NO.1:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL MINERALS, URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIALS AS RESERVED IN THE PATENT.

PARCEL NO.2:
AN EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES AS CREATED BY RECORDING NO. 1991-0019136 OVER THE EAST 25 FEET OF THE NORTH 679.94 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC. ORDER NO. 22004329-022-LB1-LS COMMITMENT DATE: MARCH 7, 2019 AT 7:30 A.M., ORDER NO. 22004314-022-LB1-LS COMMITMENT DATE: MARCH 28, 2019 AT 7:30 A.M. AMENDMENT NO. 2, AMENDMENT DATE: APRIL 5, 2019 AND ORDER NO. 22004394-022-LB1-LS COMMITMENT DATE: APRIL 17, 2019 AT 7:30 A.M.

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 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY INCLUDES THE FOLLOWING METHOD TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY: PHOTOGRAMMETRIC MAPPING. THIS DATA WAS PROVIDED TO THE SURVEYOR FROM AEROTECH MAPPING INC., FLIGHT DATE JUNE 21, 2019, 1 FOOT CONTOUR INTERVALS.

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.

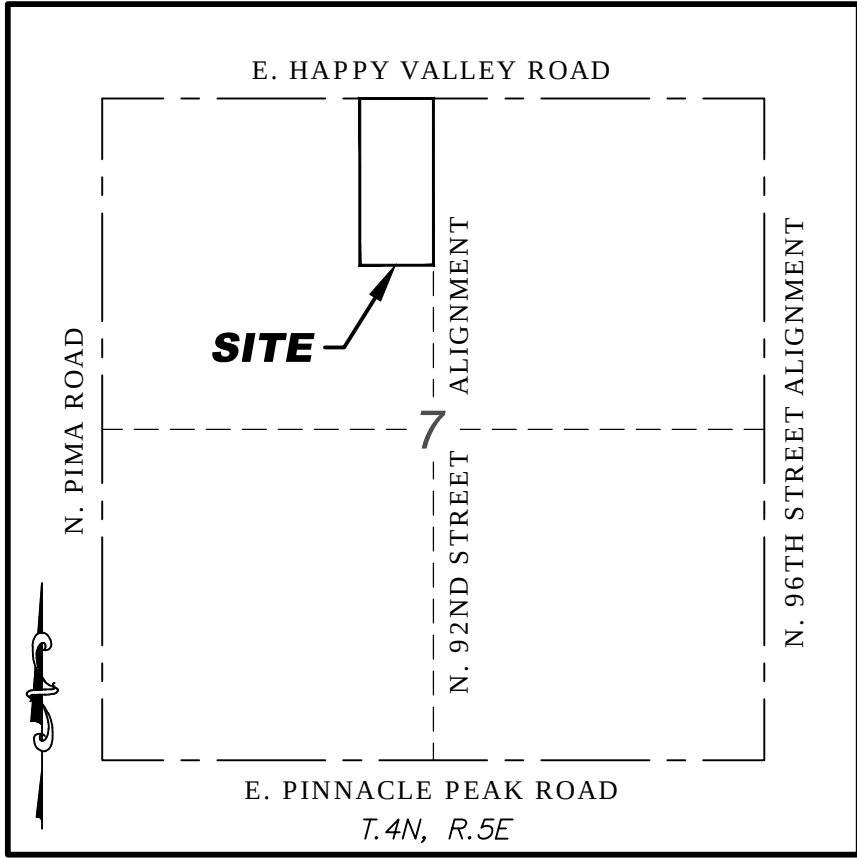
PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION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

PURSUANT TO TABLE "A" ITEM 20, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00 PER OCCURRENCE AND \$4,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

REFERENCE DOCUMENTS

BOOK & PAGE



VICINITY MAP
N.T.S.

PARCEL AREA TABLE		
PARCEL	±AREA (SF)	±AREA (AC)
ORDER NO. 22004314-022-LB1-LS	217,944	5.003
ORDER NO. 22004329-022-LB1-LS	435,842	10.006
ORDER NO. 22004394-022-LB1-LS	217,921	5.003

ADDRESS

ORDER NO. 22004314-022-LB1-LS
24801 N. 91ST STREET
SCOTTSDALE, AZ 85255

ORDER NO. 22004329-022-LB1-LS
24220 N. 92ND STREET
SCOTTSDALE, AZ 85255

ORDER NO. 22004394-022-LB1-LS
24790 N. 92ND STREET
SCOTTSDALE, AZ 85255

PARKING

NO PARKING DELINEATED ON PARCELS
AT TIME OF SURVEY

BASIS OF BEARING

BASIS OF BEARING, IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 1326, PAGE 31, MARICOPA COUNTY RECORDS, SAID LINE BEARS S89°58'16"E.

ZONING

ZONE: R1-190 (CITY OF SCOTTSDALE)
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*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.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1310 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

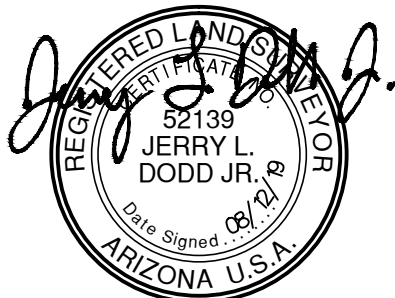
CERTIFICATION

TO: SWD HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THOMAS J. OBRIEN, BISHOP OF THE ROMAN CATHOLIC CHURCH OF THE DIOCESE OF PHOENIX, A CORPORATION SOLE, W.R.F. "FORD" SMITH II, TRUSTEE OF THE W.R.F. FORD SMITH II PARENTS CARE TRUST ESTABLISHED PURSUANT TO THE TERMS OF THE DECLARATION OF REVOCABLE LIVING TRUST DATED OCTOBER 13, 2005, TIM DONMOYER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, FIDELITY NATIONAL TITLE AGENCY, INC

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, 6(A), 8, 9, 11, 13, 15, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE, 2019

JERRY L. DODD JR.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JERRYD@SIGSURVEYAZ.COM



ALTA / NSPS LAND TITLE SURVEY
HV92
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:

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DRAWING NAME: 2018-285 ALTA
JOB NO. 2018-285
DRAWN: JLD
CHECKED: ELS
DATE: 08/08/2019
SCALE: N.T.S.
SHEET: 1 OF 2

