

MINOR LAND DIVISION PLAT FOR  
CORE CENTER

LOT 1 OF PERIMETER EXCEPTION PLAT, SUNRISE COMMONS, RECORDED IN BOOK 1273, PAGE 3, IN THE RECORDERS OFFICE OF MARICOPA COUNTY ARIZONA.

OWNER: CORE CENTER OF SCOTTSDALE LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

CORE CENTER OF SCOTTSDALE LLC., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVDES LOT 1 OF PERIMETER EXCEPTION PLAT, SUNRISE COMMONS, RECORDED IN BOOK 1273, PAGE 3, IN THE RECORDERS OFFICE OF MARICOPA COUNTY ARIZONA, UNDER THE NAME "CORE CENTER" AS SHOWN ON THIS MINOR LAND DIVISION 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.

EASEMENTS

CORE CENTER OF SCOTTSDALE LLC., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

EMERGENCY AND SERVICE ACCESS (E.S.A.):

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.

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: CORE CENTER OF SCOTTSDALE LLC., AN ARIZONA LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF SCOTTSDALE STAFF APPROVAL

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 PLAT 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) NO. \_\_\_\_ , AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ DATE  
DEVELOPMENT ENGINEERING MANAGER

PARENT PARCEL LEGAL DESCRIPTION:

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

LOT 1, PERIMETER EXCEPTION PLAT SUNRISE COMMONS, ACCORDING TO THE PLAT RECORDED IN BOOK 1273 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED UNTO THE UNITES STATES OF AMERICA IN PATENT TO SAID LAND, RECORDED IN DOCKET 1443, PAGE 63 AND RECORDED IN DOCKET 3025, PAGE 473.

RATIFICATION:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDER IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2019-0091146 & 2019-0975749, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS MAP AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY \_\_\_\_\_  
PEI CAPITAL VENTURE II, L.L.C., AS BENEFICIARY

TITLE OF POSITION \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

RATIFICATION:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDER IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2019-0091146 & 2019-0091146, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS MAP AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY \_\_\_\_\_  
CAPITAL COMMERCIAL HOLDING L.L.C., AS BENEFICIARY

TITLE OF POSITION \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

RATIFICATION:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDER IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2019-0091147, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS MAP AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY \_\_\_\_\_  
AIRPARK OF SCOTTSDALE L.L.P., AS BENEFICIARY

TITLE OF POSITION \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

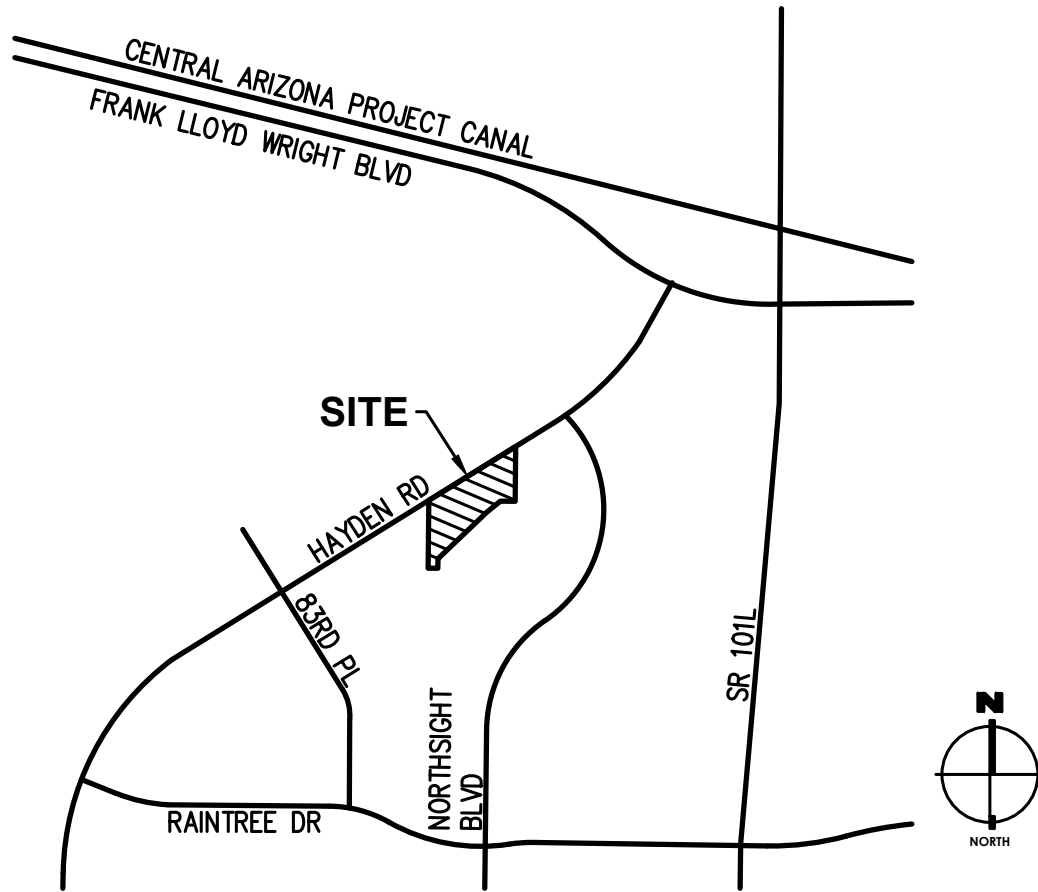
MY COMMISSION EXPIRES: \_\_\_\_\_

MONUMENT DESCRIPTIONS

- (B) SET PROPERTY CORNER, RLS 54336, § REBAR.
- (C) FOUND CAPPED REBAR, 19857, ACCEPTED AS CORNER OF LOT 1 AS SHOWN ON REF #1.
- (D) FOUND CAPPED REBAR, CANT READ, ACCEPTED AS CORNER OF LOT 1 AS SHOWN ON REF #1, AFFIXED TAG 54336.
- (E) FOUND CAPPED REBAR, 17228, ACCEPTED AS CORNER OF LOT 2 AS SHOWN ON REF #1.
- (F) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH ACCEPTED AS CENTERLINE MONUMENT OF NORTH HAYDEN ROAD.
- (G) FOUND BRASS CAP FLUSH ACCEPTED AS NORTH QUARTER CORNER OF SAID SECTION 12.
- (H) CALCULATED POSTION FOR CENTERLINE OF NORTH HAYDEN ROAD SEE REF. DOCS.
- (K) FOUND ALUMINUM CAP, ACCEPTED AS NORTHEAST CORNER OF SAID SECTION 12.
- (L) CALCULATED POSTION FOR CORNER OF GLO LOT 7.

SHEET INDEX

SHEET 1: COVER SHEET  
SHEET 2: BOUNDARY SHEET



VICINITY MAP PARTS OF SECTIONS 1 & 12 T3N, R4E N.T.S.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING S89°32'19"E BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 12, AND THE NORTHEAST CORNER OF SAID SECTION 12.

NOTES

THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION, SHOWN AND USED HEREON, ARE DEFINED/OUTLINED BY ARS 32-151; IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.

ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.

FOR EASEMENTS DESCRIBED WITHIN THE COMMITMENT OF TITLE INSURANCE THAT ARE SHOWN HEREON, NO WARRANTY IS GIVEN BY THIS SURVEY TO THE POSSIBILITY OF OTHER EASEMENTS OR RESTRICTIONS RECORDED OR NOT RECORDED THE COULD AFFECT THIS PROPERTY.

OWNER

CORE CENTER OF SCOTTSDALE LLC  
15650 N. 83RD WAY  
SCOTTSDALE, ARIZONA 85260  
PHONE: (480) 980-4579  
CONTACT: JOHN WRIGHT

SITE INFORMATION

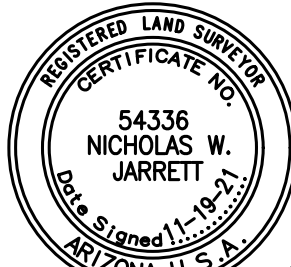
APN: 215-52-095  
ADDRESS: 15333 N. HAYDEN ROAD  
SCOTTSDALE, AZ 85260  
EXISTING ZONING: PCP/AMU  
GROSS ACREAGE: 330,883 S.F. OR 7.60 ACRES  
NET ACREAGE: 288,293 S.F. OR 6.62 ACRES  
Q.S.: 34-48

REFERENCE DOCUMENTS

- 1. PERIMETER EXCEPTION PLAT MCR BOOK 1273. PAGE 3.
- 2. SCOTTSDALE AIRPARK CORPORATE CENTER MCR BOOK 307, PAGE 2.
- 3. REPLAT LOT 8 MCR BOOK 1057, PAGE 34.
- 4. SUN PARK CORPORATE CENTER TWO MCR BOOK 352, PAGE 48.
- 5. CONDOMINIUM PLAT, HAYDEN DESIGN AT 83RD, MCR BOOK 836, PAGE 37.
- 6. MLD MCR BOOK 1367, PAGE 27.
- 7. ROS MCR BOOK 1044, PAGE 38.
- 8. MCR 1998-0404261
- 9. MCR 1986-0720545
- 10. MCR 2013-0286584
- 11. MCR 2015-0720311
- 12. MCR 2008-0888385
- 13. MCR 2015-0295699
- 14. NORTHSIGHT II MCR BOOK 315, PAGE 15.
- 15. NORTHSIGHT CENTER CONDO. MCR BOOK 649, PAGE 43.
- 16. AUTO PLAZA CONDO. MCR BOOK 460, PAGE 12.
- 17. SCOTTSDALE BUSSINESS CENTER UNIT 2 MCR BOOK 243, PAGE 32.
- 18. BLM SUPPLEMENT SURVEY 00132, DATED 6-15-1953, SECTION 12.
- 19. GDACS SURVEY MCR BOOK 763, PAGE 38.
- 20. WALMART PLAT, MCR BOOK 1451, PAGE 27.

SURVEYORS CERTIFICATION

I, NICHOLAS W. JARRETT, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA, HOLDING ARIZONA PROFESSIONAL SURVEYOR LICENSE NUMBER 54336 AS PRESCRIBED BY THE STATE OF ARIZONA, AND THAT THE MAP OF RELEASE & DEDICATION OF THE DESCRIBED PROPERTY HERON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.



*Nicholas W. Jarrett*

MINOR LAND DIVISION PLAT FOR  
CORE CENTER  
SCOTTSDALE, ARIZONA

PRELIMINARY

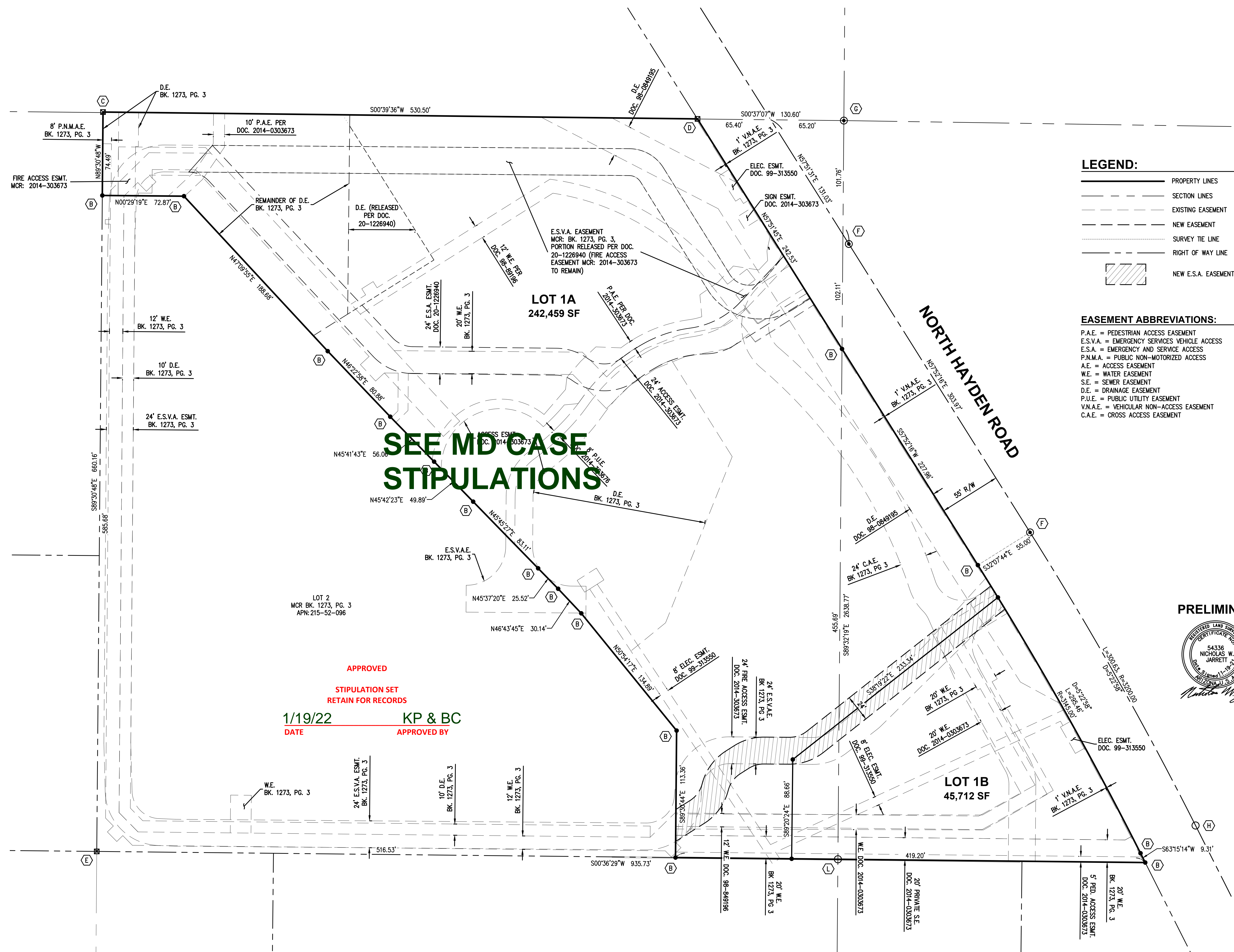
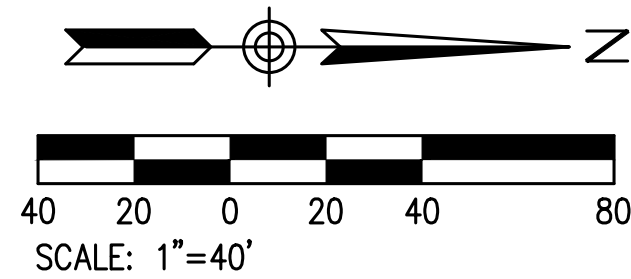
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PROJ. #: 1615

MD-1

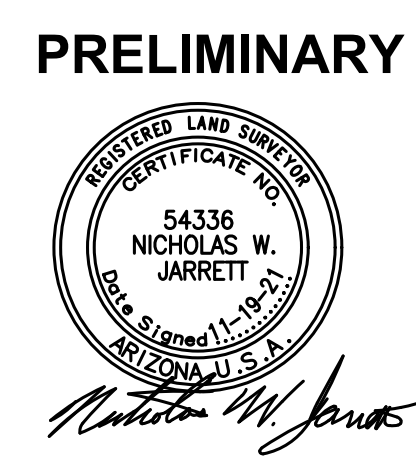
1 OF 2

4634-20-2



- LEGEND:**
- PROPERTY LINES
  - SECTION LINES
  - EXISTING EASEMENT
  - NEW EASEMENT
  - SURVEY TIE LINE
  - RIGHT OF WAY LINE
  - NEW E.S.A. EASEMENT

- EASEMENT ABBREVIATIONS:**
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
  - E.S.V.A. = EMERGENCY SERVICES VEHICLE ACCESS
  - E.S.A. = EMERGENCY AND SERVICE ACCESS
  - P.N.M.A. = PUBLIC NON-MOTORIZED ACCESS
  - A.E. = ACCESS EASEMENT
  - W.E. = WATER EASEMENT
  - S.E. = SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.A.E. = CROSS ACCESS EASEMENT



**MINOR LAND DIVISION PLAT FOR  
CORE CENTER**

SCOTTSDALE, ARIZONA

DATE: 11/19/21  
PROJ. #: 1615  
MD-1  
2 OF 2

LANDCOR CONSULTING  
6859 E. Rembrandt Ave., #124  
Mesa, AZ 85212  
Ph: (480) 223-8573  
landcorconsulting.com