Preliminary
Drainage Report

For

Lot 8 of DC Ranch Corporate Center

Prepared for:

Randy Shell

Shell Commercial Real Estate
1640 N 91st Street, Suite 112
Scottsdale Az. 85260
480-443-3992

Prepared by:

Four Peaks Design Group

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Scottsdale, Arizona 85255
Contact: Jonathan Joyce
602-738-4201

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37860
JONATHAN D.
JOYCE
DATE SIGNED 7/28/21
Arizona, U.S.A.

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EXHIBITS

A Vicinity Aerial Map
B Final Plat for Corporate Center
C Re-plat of Lots 8, 9 and 10
D Topo Map
E Contour Map
F Firmette
G Storm Drain Map

SECTION 1: INTRODUCTION

1.1 Purpose

The purpose of this report is to provide a drainage analysis as required by the City of Scottsdale to support development of this 1.341 acre project site. This report will analyze existing onsite and offsite Stormwater runoff and well as proposed improvements in order to ensure that all buildings and the public will be protected from damage by runoff and flooding to the extent of the 100-year flood event. Preparation of this report has been done according to the City of Scottsdale's Design Standards and Policy Manual.

1.2 Project Location

This project is located within the Corporate Center of DC Ranch, in particular Lot 8. More specifically, this project is located within a portion of the north half of the south half of Section 31, Township 4 North, Range 3 East of Maricopa County, Arizona, with an address of 9270 E Hidden Spur Trail, Scottsdale Arizona 85255. See Exhibit 1, Vicinity Map.

The project is bounded by the public right-of-way for E Hidden Spur Trail to the northwest, the fully developed commercial lots (Lots 7 and 9 of said Corporate Center) to the north and west, by an Apartment complex to the east and by land owned by undeveloped land owned by the City of Scottsdale to the south.

1.3 Project Development

The project site (hereafter referred to as the subject site) is currently Zoned Ind-1 (Planned Industrial Zoning District). The proposed use is consistent with the current zoning and no changes are being proposed.

This development will consists of two buildings, one 12,515 sf and one 8,884 sf for a total under roof of 21,399 sf. The larger building is completed dedicated for vehicle storage with the smaller building having 7,750 sf dedicated for vehicle storage along with 1,134 sf dedicated for office space.

Underground retention will be utilized to meet retention requirements.

SECTION 2: DESCRIPTION OF EXISTING DRAINAGE CONDITIONS

2.1 Project Topography

The subject site is an undeveloped 1.341 acres parcel that has been partially cleared along it's perimeter during the development of adjacent properties. The site slopes from north to south at an approximate grade of 2.2%. Vegetation covers approximately 8% of the subject site and includes mesquite, palo verde and creosote.

2.2 Offsite Drainage

The subject site was included as part of a Master Drainage Report for the Corporate Center at DC Ranch. The Master Drainage Report was prepared by Hunter Engineering and sealed August 8, 2007.

The City of Scottsdale, in partnership with the Flood Control District of Maricopa County, looked at current drainage conditions and changes within a forty-five square mile area extending from Frank Lloyd Wright Boulevard to Dynamite Boulevard and from Scottsdale Road into the McDowell Mountains. This study was undertaken in order to identify, quantify and document known and potential flooding hazard based on the impact of development in the area since 1993.

Offsite flow through the DC Ranch Corporate Center is limited to the 100 year floodplain limits as mapped on the Final Plat for the ”Corporate Center at DC Ranch” and recorded in Bk 959 Pg. 36 and included as Exhibit B. Palo Brea Road directs street runoff into scuppers which directs runoff into the 100 year flood plain (wash) which conveys flows to the southwest and through the DC Ranch Corporate Center. No other “offsite” runoff affects the overall subdivision.

Offsite Flows within DC Ranch (individual lots and streets) are not being retained but are allowed to drain offsite. Lots 5, 6 and 7 drain off-lot either to the front (Tract A - 93rd Street) or to the rear. The runoff to the rear of the lots is conveyed southerly through an underground storm drain system located within a 15’ private drainage easement. Runoff directed to the street (Tract A) is concentrated at a scupper located near the northeast corner of Lot 8 (and within Tract A). This flow is conveyed easterly through the existing storm drain system to join up with the previously mentioned flows from Lots 5-7, prior to exiting the subdivision at the southeast corner of Lot 8 (the subject property). The above described flows are contained within a 30’ storm drain and no not affect the surface runoff to Lot 8.

There is some minor surface runoff affecting Lot 8, both from the north (Lot 7) and from the east (an apartment complex owner by Desert Parks Vista). The runoff from Lot 7 has been calculated at 2.0 cfs. The runoff from Desert Parks Vista at 3.5 cfs.

2.3 Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP) has issued, on October 16, 2013, a Flood Insurance Rate Map (FIRM), Number 04013C1320L, indicating that the project site lies within a Flood Zone ‘A0”. See Exhibit 3.

Per City criteria, the lowest finish floor elevation shall be two feet above the highest adjacent natural grade affecting proposed structures.

SECTION 3: PROPOSED DRAINAGE PLAN

3.1 Assumptions

The following assumptions/directives have been made in regards to this project

a) This project was part of an overall drainage master plan and was not required to retain the 100 year, 2 hour event.

b) This project will be required to address first flush water quality requirements.

c) The Lowest Finished Floor Elevations will need to be a minimum of 2.0 feet above the buildings highest adjacent grade (hag).

d) The City of Scottsdale may rely upon Maricopa County Flood Control Manuals for some requirements.

3.2 Onsite Drainage

Onsite runoff flows north to south at an approximate grade of 2.2%. There is a well-defined wash bisecting the middle of the lot. Said wash is approximately 1.5' deep and 30' wide. Since the development of the Corporate Center at DC Ranch any runoff associated with this wash has been diverted.

The subject lot as a part of the DC Ranch Corporate Center (Lot 8) is not required to retain the 100 year 2 hour flows as facilities for retention are being located offsite. The site is required to retain first flush requirements per City of Scottsdale guide lines.

Onsite drainage is broken into three separate areas.

Area 1 – The 15' drainage easement along the north and east 15' of Lot 8

Offsite Runoff is being contained wholly within the limits of this easement, either within an existing storm drain system or via shallow swales handling surface runoff from the north and the east. Approximately 23 cfs of runoff is required to be conveyed within the existing storm drain. Per manning's equation for a 30" storm drain pipe (existing) with a slope of 1.5% the conveyance capacity = 36 cfs. So the underground pipes have sufficient capacity to convey the offsite flows.

Surface offsite flows from Lot 8 and from Desert Parks Vista are calculated at 2.0 and 4.0 cfs, respectively (Q=Cia). Shallow swales graded atop the existing storm drain (and within said drainage easement) are designed to safely convey the offsite surface flows.

Q Req (north) = 2.0 cfs Q Prov. = 6.3 cfs {v=3.4 ft/sec d=9" btm=1' slope=1% @ 2:1}

Q req (east) = 6 cfs (2 +4) Q Prov. = 11.8 cfs {v=4.5 ft/sec d=9" btm=2 slope=1.5% @ 2:1}

Area 2 – The northern portion of the Onsite

The runoff is concentrated into a catch basin with conveys the runoff via a 15" private storm drain system to an underground retention tank located at the southern end of Lot 8 and within Area 3.

Q Req for the proposed storm drain = 1.8 cfs. Q Prov for a 15" SD at 0.65% = 4.1 cfs

Area 3 – The southern portion of the Onsite

The southern portion of Lot 8 drains to an underground storage system via a catch basin located near the south property line. This storage has been design to retain the first flush only. Flows in excess of the first flush will be allowed to pond to a depth of 1.0 before overtopping and exiting the site to the south. The Lowest Finished Floor elevation shall be set a minimum of 1'0 above the ultimate outfall location

3.3 Retention

Retention requirements will be met through the use of underground storage.

The underground Stormwater storage tanks must meet the City's USST policy in Section 4-1.202 of the City's Design Standards and Policies Manual (DSPM), which includes but is not limited to the following:

a. The owner must dedicate a public drainage easement over the USST, with no major vegetation such as trees within the easement. At a minimum, the easement should extend at a projected slope of 1:1 from the bottom of the pipe.
b. The USST must have at least a 75 year life, including the lining and coating
c. The USST must drain by gravity.
d. Specify MAG supplemental standard detail 2554 for corrugated metal pipes.
e. A minimum of two access points must be provided for each USST.
f. An Operations and Maintenance (O&M) Manual must be prepared for the system prior to approval of final plans
g. Final plans must include signs at each end of the USST
h. A signed and notarized Ownership and Responsibility Statement must be provided prior to approval of final plans.

3.4 Storm Water Management

This project is part of a Master Drainage Plan and as a result will not be required to retain the 100 year, 2 hour event. This project will be required to retain the first flush volume given by the equation

V = CPA where V = cubic feet required, C= runoff coefficient, P =0.5" (0.0417') and A = Area (sf)

Calculation: V = 0.90 * 0.0417 * 58,414 = 2,192 cf

Underground retention (8' diameter pipes) will be provided to meet the first flush requirements.

Calculation: LF = 2,192 / 3.1416*4^2 = 43.61 rounding to 44 LF

Said retention will drain within the required 36 hour time period through the use of drywells.

3.4 Downstream affect

Full runoff was provided for within the Corporate Center at DC Ranch Master Drainage Report, no negative downstream affects will result from the development of this project.

3.5 Outfall

The ultimate outfall is to the south and unto undeveloped property owned by the City of Scottsdale.

3.6 SWPPP

As the project site is greater than one, a full SWPPP will be required with Final Plans.

SECTION 4: CONCLUSIONS

1. Historical Drainage is Maintained
2. The Project Site has been designed to either retain or manage the First Flush runoff through the use of Low-Impact Development.
3. The Project Site can safely convey the 100 year, 2 hour storm event.
4. Finished Floor Elevations are safe from inundation during a 100-year 2-hour event.

SECTION 5: REFERENCES

1. City of Scottsdale Revised Code
2. City of Scottsdale Design Standards and Policies Manual
3. Drainage Design Manual for Maricopa County – Hydrology
4. Federal Emergency Management Agency (FEMA)
5. Final Drainage Report for DC Ranch
6. Master Drainage Report for the Corporate Center at DC Ranch.

38-50

37-49

37-51

EXHIBIT A

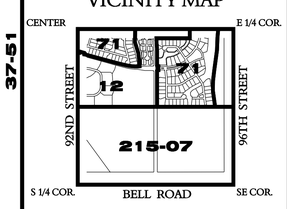
GENERAL NOTES:

- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE SCOTTSDALE RECORDS DEPARTMENT AT (480) 312-2356.
- THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER 1991. BEARINGS ARE NAD 83 GRID. DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS 'CALCULATED' ON THE MAP.

NOTES:

PHOTO DATE:
NOVEMBER 2007

VICINITY MAP



Book 217

NORTH

SCALE: 1" = 100'

0 50 100 200

Note: The map scale of 1" = 100' is based on a full size print of 30" x 36".

AERIAL

QUARTER SECTION MAP

37 - 50

SE 1/4 SEC. 31 T4N R5E

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS
3629 North Drinkwater Boulevard
Scottsdale, Arizona 85251

N O T I C E

THIS DOCUMENT IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE CITY OF SCOTTSDALE DOES NOT WARRANT THE ACCURACY OF THIS DOCUMENT FOR ANY PARTICULAR PURPOSE. IT SHOULD NOT BE RELIED UPON WITHOUT FIELD VERIFICATION.

THE CITY OF SCOTTSDALE

02-SEP-2010

36-50

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8

A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: HRCF-BILTMORE LGE DC RANCH, LLC

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

HRCF-BILTMORE LGE DC RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS "OWNER", HAS SUBDIVIDED UNDER THE NAME OF "CORPORATE CENTER AT DC RANCH", A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE "CORPORATE CENTER AT DC RANCH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE PRIVATE STREETS LOCATED WITHIN THE AREA SHOWN HEREON AS TRACT "A" ARE HEREBY DECLARED AS PRIVATE ACCESSWAYS FOR THE EXCLUSIVE USE OF THE DC RANCH COMMUNITY COUNCIL, INC., AN ARIZONA NON-PROFIT CORPORATION, AND ITS ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREIN.

HRCF-BILTMORE LGE DC RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL, NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT (E.S.V.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN AS TRACT "A" HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING REFUSE COLLECTION VEHICLES.

2. PERPETUAL, NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENTS (D.E.) FOR THE PURPOSE OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVIES, DIKES, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.

3. A PERPETUAL, NON-EXCLUSIVE SIGHT DISTANCE EASEMENT (S.D.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL NATURAL GRADE.

4. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

5. A PERPETUAL, NON-EXCLUSIVE PUBLIC ACCESS EASEMENT (P.A.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING SIDEWALK IMPROVEMENTS.

6. A PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.

7. A PERPETUAL, NON-EXCLUSIVE WATER EASEMENT (W.E.) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, VALVES, ACCESS VAULTS, AND FACILITIES RELATED THERETO.

8. A PERPETUAL, NON-EXCLUSIVE MULTI-USE TRAIL EASEMENT (M.U.T.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS A PORTION OF THE AREAS DESIGNATED AS AND FOR PEDESTRIAN PUBLIC ACCESS.

9. A PERPETUAL, NON-EXCLUSIVE VISTA CORRIDOR EASEMENT (V.C.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A VISTA CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY.

10. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, UNDER AND ACROSS TRACT "A" SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING UNDERGROUND PIPES, MANHOLES, VALVES, ACCESS VAULTS, ABOVE GROUND APPURTENANCES AND FACILITIES RELATED THERETO, TOGETHER WITH ACCESS RELATED TO INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING SAID WATER AND SEWER LINES AND FACILITIES RELATED TO SEWER AND WATER.

11. A PERPETUAL, NON-EXCLUSIVE WATER EASEMENT UPON, OVER, UNDER AND ACROSS TRACT "B" SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING UNDERGROUND PIPES, VALVES, ACCESS VAULTS, ABOVE GROUND APPURTENANCES AND FACILITIES RELATED THERETO, TOGETHER WITH ACCESS RELATED TO INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING SAID WATER LINES AND FACILITIES RELATED THERETO.

12. A PERPETUAL, NON-EXCLUSIVE SEWER EASEMENT UPON, OVER, UNDER AND ACROSS TRACT "B" SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING UNDERGROUND PIPES, MANHOLES, ABOVE GROUND APPURTENANCES AND FACILITIES RELATED THERETO, TOGETHER WITH ACCESS RELATED TO INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, MODIFYING AND REPLACING SAID SEWER LINES AND FACILITIES RELATED THERETO.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

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 IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS 6 DAY OF September, 2007.

GRANTOR: _____

FOR: HRCF-BILTMORE LGE DC RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th

DAY OF September 2007

BY Katherine Mosher FOR AND ON BEHALF OF

Richard J. Lund
Katherine Mosher
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 16, 2010

KATHERINE MOSHER
#263080 EXP: 06-16-2010
ARIZONA, MARICOPA COUNTY

RATIFICATION AND APPROVAL OF MAP

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

AS BENEFICIARY UNDER THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 20051912302, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: Judith L. Chandler
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

President - First Eagle Lending Co.
TITLE OR ROSITION

September 13, 2007
DATE

ACKNOWLEDGMENT

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th

DAY OF September 2007

BY Judith L. Chandler FOR AND ON BEHALF OF

First National Bank of Arizona
Dianna M. Schwerd
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-15-2011

DIANNA SCHWERD
#182420 EXP. 08-15-2011
ARIZONA, MARICOPA COUNTY

OWNER

HRCF-BILTMORE LGE DC RANCH, LLC
A DELAWARE LIMITED LIABILITY COMPANY
8475 E. HARTFORD DRIVE
SUITE 201
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 505-9363
FAX: (480) 505-9350
CONTACT: DICK LUND

DEVELOPER

LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (602) 225-2924
CONTACT: FRANK PETTIT

SURVEYOR

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET
SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: KENNETH J. KLAUSS

LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2006.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Kenneth J. Klauss
REGISTERED LAND SURVEYOR #33860

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS 6th DAY OF November, 2007, BY Mary Manross, MAYOR.

ATTEST BY: Carolyn Jagger
CITY CLERK

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

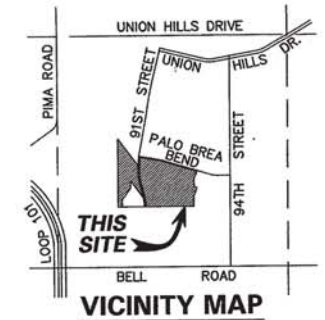
BY _____ CHIEF DEVELOPMENT OFFICER — DATE 11/8/2007

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 4-PP-2006, AND ZONING CASE(S) NO. 54-ZN-1989, AND ALL CASE RELATED STIPULATIONS.

BY _____ PROJECT COORDINATOR — DATE 11/8/2007

RECORDER

BOOK 959 PAGE 36
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-1260787
11/28/2007 04:39 PM



N.T.S.

VICINITY MAP

SECTION 31
T. 4 N., R. 5 E.

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DESIGN BY: KJK
DRAWN BY: KJK
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33860
KENNETH J. KLAUSS
ARIZONA U.S.A.

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8
A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NO. 4-PP-2006

SECTION: 31
TWNSHP: 4 N.
RANGE: 5 E.

JOB NO.: LGEC066-SP

SCALE 1"=80'

SHEET 1 OF 4

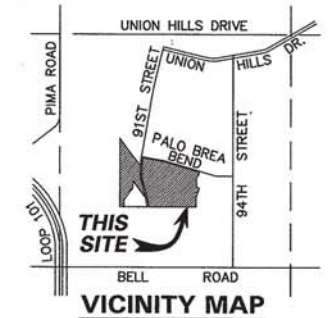
PLAN CHECK NO. 3978-06-1

UNOFFICIAL DOCUMENT

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8

A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: HRCF-BILTMORE LGE DC RANCH, LLC



N.T.S.

VICINITY MAP
SECTION 31
T. 4 N., R. 5 E.

LEGEND

●	FOUND REBAR AS NOTED
○	SET 1/2" REBAR W/CAP "RLS 33860"
▣	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP MONUMENT RLS 33860 TYPE "B" MAG DETAIL 120-1
(R)	RECORD BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
(C)	CALCULATED BEARING & DISTANCE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
RAD.	RADIAL BEARING
B.C.	BRASS CAP
M.C.	MARICOPA COUNTY
B.C.H.H.	BRASS CAP IN HANDHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
S.E.	SEWER EASEMENT
D.E.	PUBLIC DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
A.E.	ACCESS EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
R.W.E.	RIGHT-OF-WAY EASEMENT
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
E.S.V.A.E.	EMERGENCY & SERVICE-TYPE VEHICLES ACCESS EASEMENT
L.I.E.	LANDSCAPE IRRIGATION EASEMENT
W.L.E.	WATERLINE EASEMENT
M.U.P.P.E.	MULTI-USE PUBLIC PATH EASEMENT
V.C.E.	VISTA CORRIDOR EASEMENT
W.E.	WATER EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
A.P.N.	ASSESSOR'S PARCEL NUMBER
———	ADJACENT RIGHT-OF-WAY/LOT LINE
—— – ——	MONUMENT LINE
———	LOT LINE/RIGHT-OF-WAY LINE
———	BOUNDARY LINE
—— - —— - ——	CENTERLINE
- - - - - - - -	EXISTING EASEMENT LINE
- - - - - - - -	EASEMENT DEDICATED BY PLAT
—— ··· —— ··· ——	100-YEAR FLOODPLAIN

NOTES

1. PROXIMITY TO AIRPORT. EACH OWNER, BY ACCEPTING A DEED TO A LOT OR PARCEL, OR BY OTHERWISE ACQUIRING TITLE TO A LOT OR PARCEL, ACKNOWLEDGES (FOR SUCH OWNER AND OTHER OCCUPANTS, SUCCESSORS AND ASSIGNS) THAT: (a) THE PROJECT IS IN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT (THE "AIRPORT"), WHICH IS CURRENTLY LOCATED GENERALLY BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST; (b) AS OF THE DATE HEREOF, THE AIRPORT IS OPERATED AS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE AND NORTH PHOENIX, USED GENERALLY FOR SINGLE ENGINE AND TWIN ENGINE AIRPLANES, CORPORATE JETS, HELICOPTERS AND SCHEDULED SERVICE TURBO PROP AND JET AIRCRAFT; (c) AIRCRAFT TAKING OFF FROM AND LANDING AT THE AIRPORT MAY FLY OVER THE PROJECT AND ADJACENT PROPERTIES AT ALTITUDES WHICH WILL VARY WITH METEOROLOGICAL CONDITIONS, AIRCRAFT TYPE, AIRCRAFT PERFORMANCE AND PILOT PROFICIENCY; (d) AT THE DATE HEREOF, THE MAJORITY OF AIRCRAFT TAKEOFFS AND LANDINGS OCCUR DAILY BETWEEN 6:00 A.M. AND 11:00 P.M., BUT THE AIRPORT IS OPEN TWENTY-FOUR (24) HOURS EACH DAY, SO TAKEOFFS AND LANDINGS MAY OCCUR AT ANY HOUR OF THE DAY OR NIGHT; (e) AT THE DATE HEREOF, THE NUMBER OF TAKEOFFS AND LANDINGS AT THE AIRPORT AVERAGE APPROXIMATELY 850 EACH DAY, BUT THAT NUMBER WILL VARY AND MAY INCREASE WITH TIME IF THE NUMBER OF ITS OPERATIONS INCREASES; (f) FLIGHTS OVER THE PROJECT OR ADJACENT PROPERTIES BY AIRCRAFT TAKING OFF FROM OR LANDING AT THE AIRPORT MAY GENERATE NOISE, THE VOLUME, PITCH, AMOUNT AND FREQUENCY OF OCCURENCE OF WHICH WILL VARY DEPENDING ON A NUMBER OF FACTORS, INCLUDING WITHOUT LIMITATION THE ALTITUDES AT WHICH THE AIRCRAFT FLY, WIND DIRECTION AND OTHER METEROLOGICAL CONDITIONS AND AIRCRAFT NUMBER AND TYPE, AND MAY BE AFFECTED BY FUTURE CHANGES IN AIRPORT ACTIVITY; (g) AS OF THE DATE HEREOF, MANAGEMENT OF THE AIRPORT HAS POLICIES IN PLACE INTENDED TO HELP REDUCE OR MINIMIZE AIRCRAFT NOISE AND ITS INFLUENCE ON OWNERS AND OCCUPANTS OF PROPERTIES IN THE VICINITY OF THE AIRPORT, BUT THOSE POLICIES MAY CHANGE OVER TIME AND IN ADDITION OTHER ASPECTS OF SUCH POLICIES (INCLUDING, WITHOUT LIMITATION, THOSE INTENDED TO PROMOTE SAFETY) MAY BE GIVEN PREFERENCE OVER POLICIES RELATING TO LIMITING NOISE; AND (h) SUCH OWNER (FOR SUCH OWNER AND OTHER OCCUPANTS, SUCCESSORS AND ASSIGNS) HEREBY ACCEPTS AND ASSUMES ANY AND ALL RISKS, BURDENS AND INCONVENIENCE CAUSED BY OR ASSOCIATED WITH THE AIRPORT OR ITS OPERATIONS (INCLUDING, WITHOUT LIMITATION, NOISE CAUSED BY OR ASSOCIATED WITH AIRCRAFT FLYING OVER THE PROJECT AND ADJACENT PROPERTIES), AND AGREES NOT TO ASSERT OR MAKE AND CLAIM AGAINST THE CITY OF SCOTTSDALE, ITS OFFICERS, DIRECTORS, COMMISSIONERS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES, THE DECLARANT, AND DECLARANT AFFILIATE, OR THE ASSOCIATION, OR OTHER DIRECTOR, OFFICER, EMPLOYEE, AGENT, REPRESENTATIVE OR CONTRACTOR OF ANY OF THEM, RELATED THERETO.

2. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY.

3. THIS PROPERTY IS ZONED I-1 UNDER THE CITY OF SCOTTSDALE ZONING ORDINANCE.

4. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION GENERAL ORDER U-28.

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

6. AREA WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN A SIGHT DISTANCE TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE.

7. THE WASH LOCATED BETWEEN LOTS 4 AND 5, 16 AND 17 AND 12 AND 13 SHALL REMAIN IN A NATURAL CONDITION EXCEPT FOR THE STREET CROSSINGS.

8. THE OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY EXTERIOR PERIMETER WALLS.

9. THE OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE IMPROVEMENTS AND WASHES.

10. A 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 33860" WILL BE SET AT ALL LOT CORNERS AND ALL BOUNDARY CORNERS UNLESS FOUND AND ACCEPTED MONUMENTATION EXISTS.

11. A 1 FOOT VEHICLE NON-ACCESS EASEMENT (V.N.A.E.) SHALL BE DEDICATED ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 91ST STREET OF LOT 17 WHEN SAID LOT IS DEVELOPED.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°58'20" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE "RESULTS OF SURVEY, A PORTION OF DC RANCH", RECORDED IN BOOK 426 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EASEMENTS DEDICATED HEREON

1. PUBLIC UTILITY EASEMENT (P.U.E.)
2. PUBLIC DRAINAGE/MULTI-USE TRAIL EASEMENT (D.E./M.U.T.E.)
3. PRIVATE DRAINAGE EASEMENT (P.D.E.)
4. EMERGENCY AND SERVICE-TYPE VEHICLES ACCESS EASEMENT (E.S.V.A.E.)
5. PUBLIC UTILITY EASEMENT (P.U.E.)
6. PUBLIC ACCESS EASEMENT (P.A.E.)
7. VEHICLE NON-ACCESS EASEMENT (V.N.A.E.)
8. SIGHT DISTANCE EASEMENT (S.D.E.)
9. 100' VISTA CORRIDOR EASEMENT (V.C.E.)
10. WATER EASEMENT (W.E.)
11. PUBLIC DRAINAGE EASEMENT (D.E.)
12. SEWER EASEMENT (S.E.)

EXISTING EASEMENTS

1. SEWER EASEMENT (S.E.), DOC. #03-1701276, M.C.R.
2. ELECTRIC EASEMENT (E.E.), DOC. #04-0490292, M.C.R.
3. ACCESS EASEMENT (A.E.), DOC. #04-0490293, M.C.R.
4. RIGHT-OF-WAY DEDICATION (R/W), BK. 870, PG. 43, DOC. #06-1310613, M.C.R.
5. DRAINAGE EASEMENT (D.E.), BK. 657, PG. 14, M.C.R.
6. PUBLIC UTILITY EASEMENT (P.U.E.), BK. 657, PG. 14, M.C.R.
7. RIGHT-OF-WAY EASEMENT (R.W.E.), DKT 4278, PG. 345, DOC. #88-073483, M.C.R.
8. ELECTRIC EASEMENT (E.E.), DKT. 451, PG. 9, M.C.R.
9. SEWER EASEMENT (S.E.) DOC. #03-1587690, M.C.R.
10. PUBLIC UTILITY EASEMENT (P.U.E.), DOC. #03-1115148, M.C.R.
11. LANDSCAPE EASEMENT (L.E.), DOC. #03-1587690, M.C.R.
12. LANDSCAPE IRRIGATION EASEMENT (L.I.E.), BK. 657, PG. 14, M.C.R.
13. WATERLINE EASEMENT (W.L.E.), BK. 657, PG. 14, M.C.R.
14. MULTI-USE PUBLIC PATH EASEMENT (M.U.P.P.E.), BK. 657, PG. 14, M.C.R.
15. INGRESS/EGRESS EASEMENT (I.E.), DOC. #07-0550273, M.C.R.
16. PUBLIC UTILITY EASEMENT (P.U.E.), DOC. #06-1079223, M.C.R.
17. SIGHT DISTANCE EASEMENT (S.D.E.), DOC. # 06-1079227, M.C.R.
18. TEMPORARY TURN-AROUND EASEMENT (T.A.E.), DOC. #06-1079225, M.C.R.
19. PUBLIC UTILITY EASEMENT (P.U.E.), DOC. # 06-1079229, M.C.R.

RECORDER

BOOK **959** PAGE **36**
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-1260787
11/28/2007 04:39 PM

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DESIGN BY: KJK
DRAWN BY: KJK
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR
33960
KENNETH J. KLAUSS
Date Signed 10-4-07
ARIZONA U.S.A.

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8
A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NO. 4-PP-2006

SECTION: 31
TWNSHP: 4 N.
RANGE: 5 E.

JOB NO.: LGEC066-SP

SCALE 1"=80'

SHEET 2 OF 4

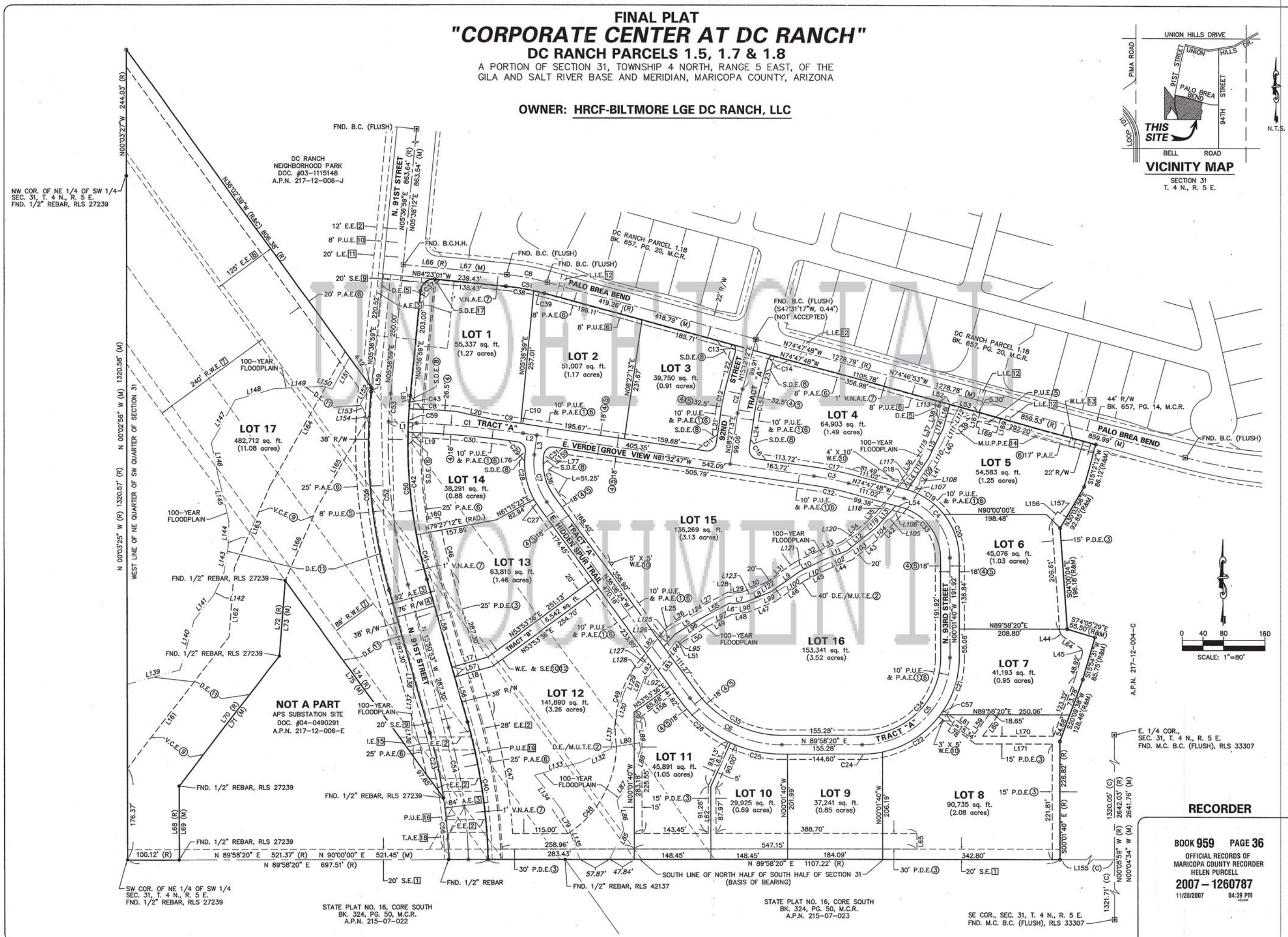
PLAN CHECK NO. 3978-06-1

UNOFFICIAL DOCUMENT

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8

A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: HRCF-BILTMORE LGE DC RANCH, LLC



UNOFFICIAL DOCUMENT

RECORDER

BOOK 959 PAGE 36
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007 – 1260787
11/28/2007 04:39 PM

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DESIGN BY: KJK
DRAWN BY: KJK
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

33980 KENNETH J. KLAUSS ARIZONA, U.S.A.

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8
A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NO. 4-PP-2006

SECTION: 31
TWNSHP: 4 N.
RANGE: 5 E.

JOB NO.: LGEC066-SP

SCALE 1"=80'

SHEET 3 OF 4

PLAN CHECK NO. 3978-06-1

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8

A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: HRCF-BILTMORE LGE DC RANCH, LLC

UNOFFICIAL DOCUMENT

N.T.S.

VICINITY MAP

SECTION 31
T. 4 N., R. 5 E.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	05°56'09"	2000.00'	207.20'
C2	06°44'59"	400.00'	47.12'
C3	06°44'59"	584.50'	68.86'
C4	74°46'08"	120.00'	156.60'
C5	90°00'00"	170.00'	267.04'
C6	53°55'16"	220.00'	207.04'
C7	43°17'17"	130.00'	98.22'
C8	02°34'37"	2026.50'	91.15'
C9	01°28'45"	2018.00'	52.10'
C10	00°11'55"	2018.00'	6.99'
C11	90°00'00"	17.50'	27.49'
C12	06°44'59"	432.50'	50.95'
C13	44°09'22"	17.50'	13.49'
C14	44°10'42"	17.29'	13.33'
C15	06°44'59"	367.50'	43.29'
C16	90°00'00"	17.50'	27.49'
C17	06°44'59"	602.50'	70.98'
C18	00°49'04"	138.00'	1.97'
C19	35°55'44"	138.00'	86.54'
C20	38°01'20"	138.00'	91.58'
C21	36°30'44"	188.00'	119.80'
C22	41°21'47"	188.00'	135.72'
C23	07°36'22"	962.00'	127.71'
C24	01°10'24"	188.00'	3.85'
C25	24°40'46"	238.00'	102.52'
C26	29°14'30"	238.00'	121.47'
C27	07°21'47"	148.00'	19.02'
C28	35°55'30"	148.00'	92.80'
C29	88°57'13"	17.50'	27.17'
C30	05°42'36"	1982.00'	197.53'
C31	90°00'00"	17.50'	27.49'
C32	06°44'59"	566.50'	66.74'
C33	74°46'08"	102.00'	133.11'
C34	90°00'00"	152.00'	238.76'
C35	53°55'16"	202.00'	190.10'
C36	43°17'17"	112.00'	84.62'
C37	90°00'00"	25.00'	39.27'
C38	06°57'53"	453.00'	55.07'
C39	02°37'20"	453.00'	20.73'
C40	14°46'50"	1038.00'	267.78'
C41	05°18'05"	962.00'	89.01'
C42	11°59'32"	962.00'	201.35'
C43	01°31'25"	962.00'	25.58'
C44	52°35'02"	18.50'	16.98'
C45	66°54'45"	10.40'	12.15'
C46	06°53'03"	912.00'	109.58'
C47	12°11'35"	1088.00'	231.54'
C48	56°16'29"	203.33'	199.71'
C49	49°44'46"	213.83'	185.66'
C50	21°27'52"	962.00'	360.39'
C51	09°35'13"	453.00'	75.80'
C52	21°27'52"	1000.00'	374.63'
C53	03°05'55"	1000.00'	54.08'
C54	14°44'28"	1000.00'	257.28'
C55	21°27'52"	1038.00'	388.86'
C56	07°05'33"	962.00'	119.08'
C57	03°02'57"	188.00'	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°28'56"W	53.97'
L2	N81°32'47"W	26.98'
L3	N07°10'53"E	37.96'
L4	N42°38'19"E	32.29'
L5	N58°58'54"E	58.40'
L6	N78°20'59"W	7.58'
L7	N82°02'52"E	22.83'
L8	N68°10'59"E	53.79'
L9	N54°58'19"E	67.17'
L10	N63°49'00"E	50.98'
L11	N68°41'52"E	49.42'
L12	N51°03'15"E	71.76'
L13	N42°01'38"E	58.00'
L14	N33°17'43"E	74.95'
L15	N25°51'49"E	64.74'
L16	N15°39'51"E	47.15'
L17	N74°09'07"E	72.42'
L18	N74°09'07"E	75.99'
L19	N87°28'56"W	15.80'
L20	N77°48'44"W	75.38'
L21	N08°27'13"E	63.56'
L22	N15°12'12"E	65.72'
L23	N15°12'12"E	65.83'
L24	N08°27'13"E	63.56'
L25	N42°38'19"E	20.99'
L26	N58°58'54"E	61.78'
L27	N61°54'21"E	71.40'
L28	N78°20'59"W	11.35'
L29	N82°02'52"E	16.95'
L30	N68°10'59"E	49.04'
L31	N54°58'19"E	66.40'
L32	N63°49'00"E	53.38'
L33	N68°41'52"E	47.17'
L34	N51°03'15"E	67.08'
L35	N42°01'38"E	66.49'
L36	N33°17'43"E	99.10'
L37	N25°51'49"E	61.66'
L38	N15°39'51"E	45.36'
L39	N50°59'43"E	60.52'
L40	N25°51'49"E	67.82'
L41	N33°17'43"E	104.75'
L42	N42°01'38"E	72.71'
L43	N51°03'15"E	76.45'
L44	N68°41'52"E	51.67'
L45	N63°49'00"E	48.58'
L46	N54°58'19"E	67.93'
L47	N68°10'59"E	58.54'
L48	N82°02'52"E	28.72'
L49	N63°08'00"E	54.75'
L50	N58°58'54"E	55.01'
L51	N42°38'19"E	13.95'
L52	N74°47'48"W	20.00'
L53	N74°47'48"W	55.00'
L54	N74°47'48"W	11.64'
L55	N61°54'21"E	63.66'
L56	N15°50'53"W	91.27'
L57	N15°50'53"W	20.00'
L58	N15°50'53"W	176.03'
L59	N36°26'07"E	45.84'
L60	S36°26'07"W	51.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S53°33'53"E	75.82'
L62	N00°01'40"W	140.16'
L63(R)*	N24°39'06"E	91.98'
L64	N56°35'06"W	37.98'
L65	N00°01'48"W	30.00'
L66	N84°23'01"W	201.43'
L67	N84°20'19"W	201.46'
L68	N00°01'40"W	142.46'
L69	N00°00'46"E	142.48'
L70	N37°43'14"E	317.32'
L71	N37°43'49"W	317.36'
L72	N04°35'41"E	145.04'
L73	N04°35'12"E	145.06'
L74	N36°07'25"W	518.95'
L75	N36°05'46"W	519.04'
L76	N07°10'53"E	3.22'
L77	N07°10'53"E	2.05'
L78	N53°33'53"W	88.21'
L79(R)*	N32°33'43"W	203.33'
L80(R)*	N81°22'43"E	213.83'
L81(R)*	N02°04'36"E	2026.50'
L82	S38°55'01"W	57.97'
L83	S38°55'01"W	57.02'
L155	N89°58'20"E	2156.17'
L156	N30°03'56"E	21.51'
L157	S59°56'04"E	20.41'
L163	N53°53'36"E	78.05'
L159	N51°56'37"E	47.96'
L160	N81°01'27"E	25.00'
L161	N37°43'14"E	322.12'
L162	N04°35'41"E	131.87'
L163	N23°24'49"E	173.99'
L164	N29°14'30"E	298.34'
L165	N29°14'30"E	210.68'
L166	N23°24'49"E	152.33'
L167	S16°25'54"W	28.09'
L168	S73°34'37"E	41.16'
L169	S17°01'40"W	28.97'
L170	N89°56'41"E	136.86'
L171	S89°56'41"W	148.28'

* (R) DENOTES RADIAL BEARING

100-YEAR FLOODPLAIN LINES		
LINE	BEARING	DISTANCE
L85	N25°42'12"E	62.86'
L86	N12°55'13"W	57.79'
L87	N34°40'19"E	52.43'
L88	N15°54'25"E	58.09'
L89	N10°17'00"W	50.95'
L90	N00°45'17"E	46.49'
L91	N21°11'06"E	46.82'
L92	N88°44'27"E	6.52'
L93	N38°03'09"E	23.67'
L94	N38°03'09"E	26.86'
L95	N16°55'18"E	5.56'
L96	N53°02'43"E	70.86'
L97	N65°09'42"E	48.53'
L98	N73°44'10"E	50.53'
L99	N64°14'42"E	51.63'
L100	N56°20'55"E	50.01'
L101	N66°32'06"E	48.76'
L102	N61°46'33"E	49.45'
L103	N55°15'05"E	51.62'
L104	N45°01'56"E	51.21'
L105	N62°35'15"E	10.43'
L106	N38°51'36"E	25.77'
L107	N38°51'36"E	19.21'
L108	N07°18'06"E	11.72'
L109	N32°55'39"E	30.00'
L110	N30°46'23"E	51.17'
L111	N24°05'41"E	52.11'
L112	N27°50'31"E	24.73'
L113	N05°03'45"E	24.29'
L114	N17°19'30"E	47.74'
L115	N31°12'30"E	48.36'
L116	N28°54'03"E	30.09'
L117	N41°55'04"E	38.79'
L118	N36°23'03"E	22.66'

100-YEAR FLOODPLAIN LINES		
LINE	BEARING	DISTANCE
L119	N44°36'47"E	47.91'
L120	N54°02'29"E	45.36'
L121	N63°17'04"E	153.33'
L122	N54°24'43"E	47.11'
L123	N82°30'52"E	49.88'
L124	N60°50'57"E	133.46'
L125	N16°55'18"E	5.56'
L126	N38°16'07"E	19.51'
L127	N38°16'07"E	27.20'
L128	N82°13'34"E	11.51'
L129	N20°50'22"E	56.97'
L130	N16°18'34"E	55.08'
L131	N08°17'02"E	50.43'
L132	N66°22'04"E	64.38'
L133	N74°30'20"E	92.65'
L134	N38°08'12"W	87.84'
L135	N19°24'00"W	98.83'
L136	N03°52'16"W	65.81'
L137	N03°48'38"E	70.46'
L138	N05°11'13"W	27.09'
L139	N75°01'56"E	105.83'
L140	N15°54'19"E	99.62'
L141	N38°03'38"E	62.59'
L142	N25°45'28"E	43.42'
L143	N09°14'43"E	55.19'
L144	N01°29'21"E	49.77'
L145	N13°20'09"W	89.30'
L146	N11°34'16"W	66.06'
L147	N29°14'30"E	94.71'
L148	N74°05'21"E	77.99'
L149	N87°14'10"E	94.34'
L150	S74°02'28"E	11.81'
L151	N29°14'30"E	69.58'
L152	S29°14'30"W	38.94'
L153	S28°50'52"E	11.82'
L154	S21°07'58"E	30.33'

RECORDER

BOOK 959 PAGE 36
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007 – 1260787
11/28/2007 04:39 PM

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DESIGN BY: KJK
DRAWN BY: KJK
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986

CERTIFICATE OF SURVEY
33860
KENNETH J. KLAUSS
CALIFORNIA

FINAL PLAT
"CORPORATE CENTER AT DC RANCH"
DC RANCH PARCELS 1.5, 1.7 & 1.8
A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NO. 4-PP-2006

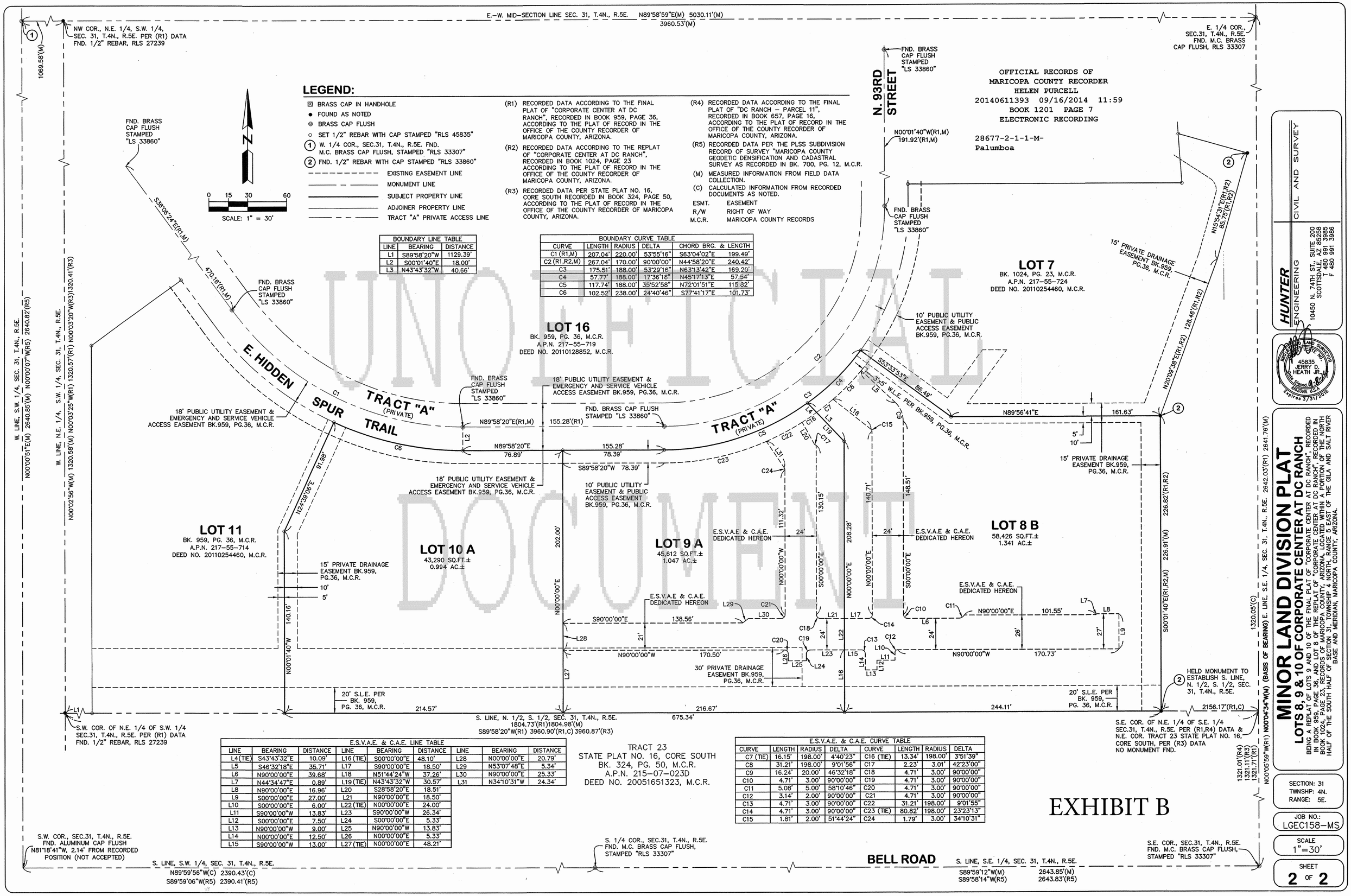
SECTION: 31
TWNSHP: 4 N.
RANGE: 5 E.

JOB NO.: LGEC066-SP

SCALE 1"=80'

SHEET 4 OF 4

PLAN CHECK NO. 3978-06-1



LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP STAMPED "RLS 45835"
- (1) W. 1/4 COR., SEC.31, T.4N., R.5E. FND. M.C. BRASS CAP FLUSH, STAMPED "RLS 33307"
- (2) FND. 1/2" REBAR WITH CAP STAMPED "RLS 33860"
- EXISTING EASEMENT LINE
- MONUMENT LINE
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- TRACT "A" PRIVATE ACCESS LINE

(R1) RECORDED DATA ACCORDING TO THE FINAL PLAT OF "CORPORATE CENTER AT DC RANCH", RECORDED IN BOOK 959, PAGE 36, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

(R2) RECORDED DATA ACCORDING TO THE REPLAT OF "CORPORATE CENTER AT DC RANCH", RECORDED IN BOOK 1024, PAGE 23 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

(R3) RECORDED DATA PER STATE PLAT NO. 16, CORE SOUTH RECORDED IN BOOK 324, PAGE 50, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

(R4) RECORDED DATA ACCORDING TO THE FINAL PLAT OF "DC RANCH – PARCEL 11", RECORDED IN BOOK 657, PAGE 16, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

(R5) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 700, PG. 12, M.C.R.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

ESMT. EASEMENT
R/W RIGHT OF WAY
M.C.R. MARICOPA COUNTY RECORDS

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'20"W	1129.39'
L2	S00°01'40"E	18.00'
L3	N43°43'32"W	40.66'

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG. & LENGTH	
C1 (R1,M)	207.04'	220.00'	53°55'16"	S63°04'02"E	199.49'
C2 (R1,R2,M)	267.04'	170.00'	90°00'00"	N44°58'20"E	240.42'
C3	175.51'	188.00'	53°29'16"	N63°13'42"E	169.20'
C4	57.77'	188.00'	17°36'18"	N45°17'13"E	57.54'
C5	117.74'	188.00'	35°52'58"	N72°01'51"E	115.82'
C6	102.52'	238.00'	24°40'46"	S77°41'17"E	101.73'

E.S.V.A.E. & C.A.E. LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4(TIE)	S43°43'32"E	10.09'	L16 (TIE)	S00°00'00"E	48.10'	L28	N00°00'00"E	20.79'
L5	S46°32'18"E	35.71'	L17	S90°00'00"E	18.50'	L29	N53°07'48"E	5.34'
L6	N90°00'00"E	39.68'	L18	N51°44'24"W	37.26'	L30	N90°00'00"E	25.33'
L7	N44°34'47"E	0.89'	L19 (TIE)	N43°43'32"W	30.57'	L31	N34°10'31"W	24.34'
L8	N90°00'00"E	16.96'	L20	S28°58'20"E	18.51'			
L9	S00°00'00"E	27.00'	L21	N90°00'00"E	18.50'			
L10	S00°00'00"E	6.00'	L22 (TIE)	N00°00'00"E	24.00'			
L11	S90°00'00"W	13.83'	L23	S90°00'00"W	26.34'			
L12	S00°00'00"E	7.50'	L24	S00°00'00"E	5.33'			
L13	N90°00'00"W	9.00'	L25	N90°00'00"W	13.83'			
L14	N00°00'00"E	12.50'	L26	N00°00'00"E	5.33'			
L15	S90°00'00"W	13.00'	L27 (TIE)	N00°00'00"E	48.21'			

E.S.V.A.E. & C.A.E. CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C7 (TIE)	16.15'	198.00'	4°40'23"	C16 (TIE)	13.34'	198.00'	3°51'39"
C8	31.21'	198.00'	9°01'56"	C17	2.23'	3.01'	42°23'00"
C9	16.24'	20.00'	46°32'18"	C18	4.71'	3.00'	90°00'00"
C10	4.71'	3.00'	90°00'00"	C19	4.71'	3.00'	90°00'00"
C11	5.08'	5.00'	58°10'46"	C20	4.71'	3.00'	90°00'00"
C12	3.14'	2.00'	90°00'00"	C21	4.71'	3.00'	90°00'00"
C13	4.71'	3.00'	90°00'00"	C22	31.21'	198.00'	9°01'55"
C14	4.71'	3.00'	90°00'00"	C23 (TIE)	80.82'	198.00'	23°23'13"
C15	1.81'	2.00'	51°44'24"	C24	1.79'	3.00'	34°10'31"

UNOFFICIAL DOCUMENT

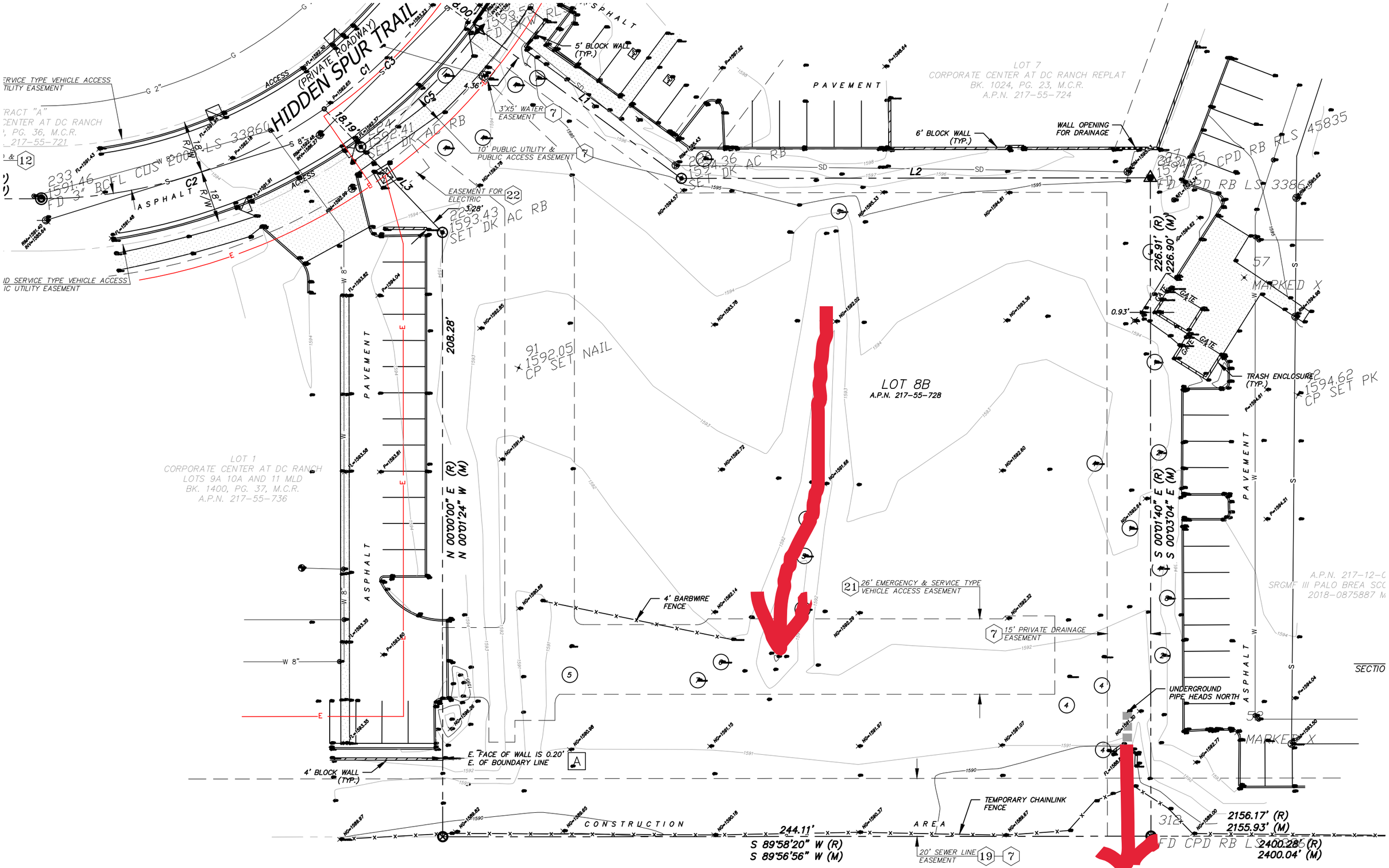

HIDDEN SPUR TRAIL
(PRIVATE ROADWAY)
LOT 7
CORPORATE CENTER AT DC RANCH REPLAT
BK. 1024, PG. 23, M.C.R.
A.P.N. 217-55-724
PAVEMENT
5' BLOCK WALL (TYP.)
6' BLOCK WALL (TYP.)
WALL OPENING FOR DRAINAGE
3'X5' WATER EASEMENT
10' PUBLIC UTILITY & PUBLIC ACCESS EASEMENT
EASEMENT FOR ELECTRIC
LOT 8B
A.P.N. 217-55-728
LOT 1
CORPORATE CENTER AT DC RANCH
LOTS 9A 10A AND 11 MLD
BK. 1400, PG. 37, M.C.R.
A.P.N. 217-55-736
N 00°00'00" E (R)
N 00°01'24" W (M)
S 00°01'40" E (R)
S 00°03'04" E (M)
208.28'
226.91' (R)
226.90' (M)
4' BARBWIRE FENCE
26' EMERGENCY & SERVICE TYPE VEHICLE ACCESS EASEMENT
15' PRIVATE DRAINAGE EASEMENT
TRASH ENCLOSURE (TYP.)
UNDERGROUND PIPE HEADS NORTH
E. FACE OF WALL IS 0.20' E. OF BOUNDARY LINE
4' BLOCK WALL (TYP.)
TEMPORARY CHAINLINK FENCE
CONSTRUCTION AREA
244.11'
S 89°58'20" W (R)
S 89°56'56" W (M)
20' SEWER LINE EASEMENT
2156.17' (R)
2155.93' (M)
2400.28' (R)
2400.04' (M)
STATE PLAT NO 16 CORE SOUTH

EXHIBIT C

38-50

37-49

37-51

36-50

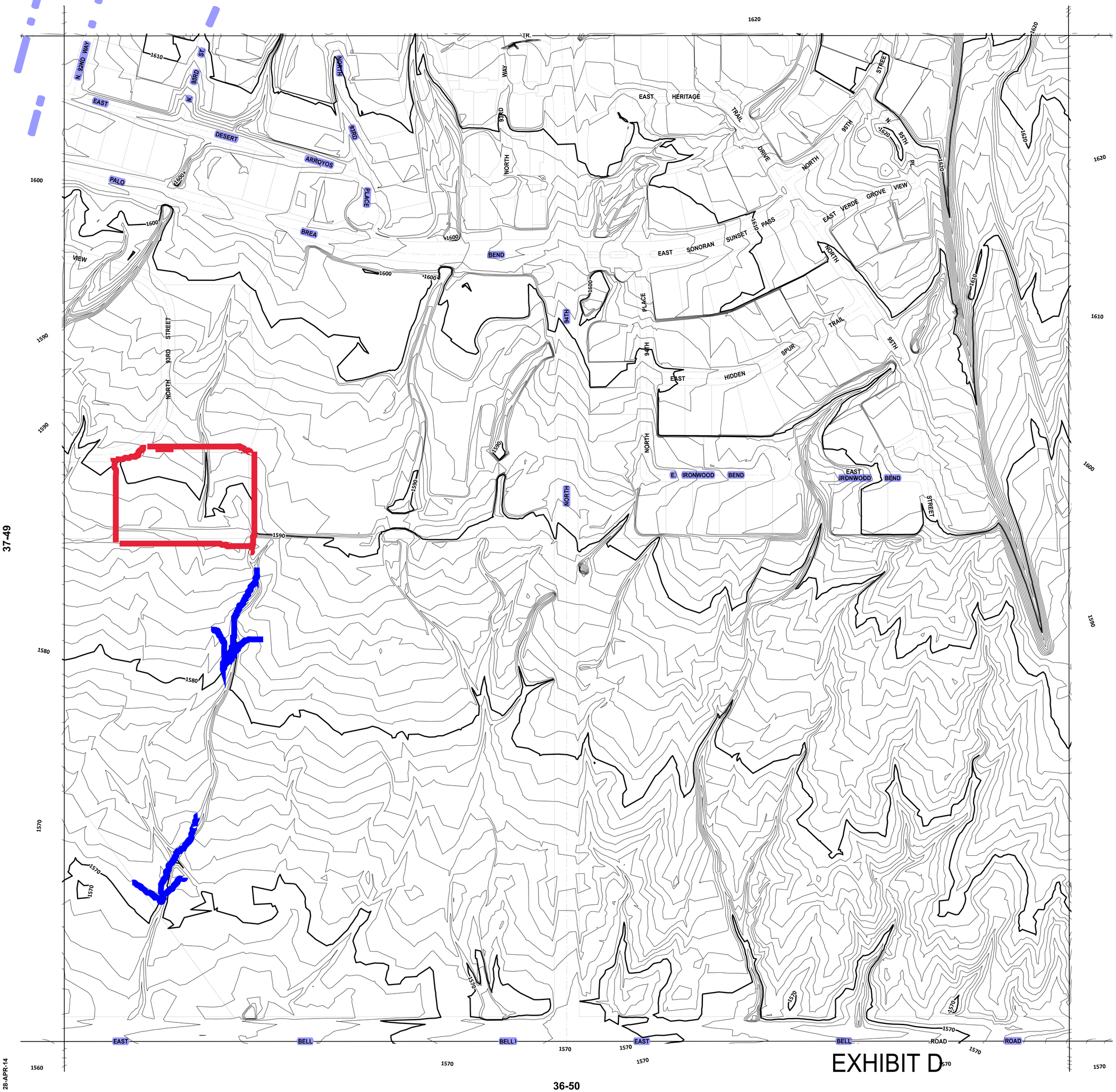


EXHIBIT D

28-APR-14

GENERAL NOTES:

- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE CITY OF SCOTTSDALE GIS DEPARTMENT AT (480) 312-7792.
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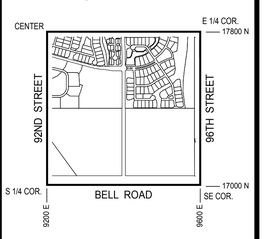
LEGEND:

VICINITY MAP



NORTH

SCALE: 1" = 100'

0 50 100 200

The map scale of 1" = 100' is based on a full size print of 30" x 36"

CONTOUR

QUARTER SECTION MAP

37-50

SE 1/4 SEC. 31 T4N R5E

CITY OF SCOTTSDALE ARIZONA

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS

3629 North Drinkwater Boulevard
Scottsdale, Arizona 85251

N O T I C E

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THE CITY OF SCOTTSDALE

National Flood Hazard Layer FIRMette

FEMA

111°53'12"W 33°38'53"N

111°52'35"W 33°38'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

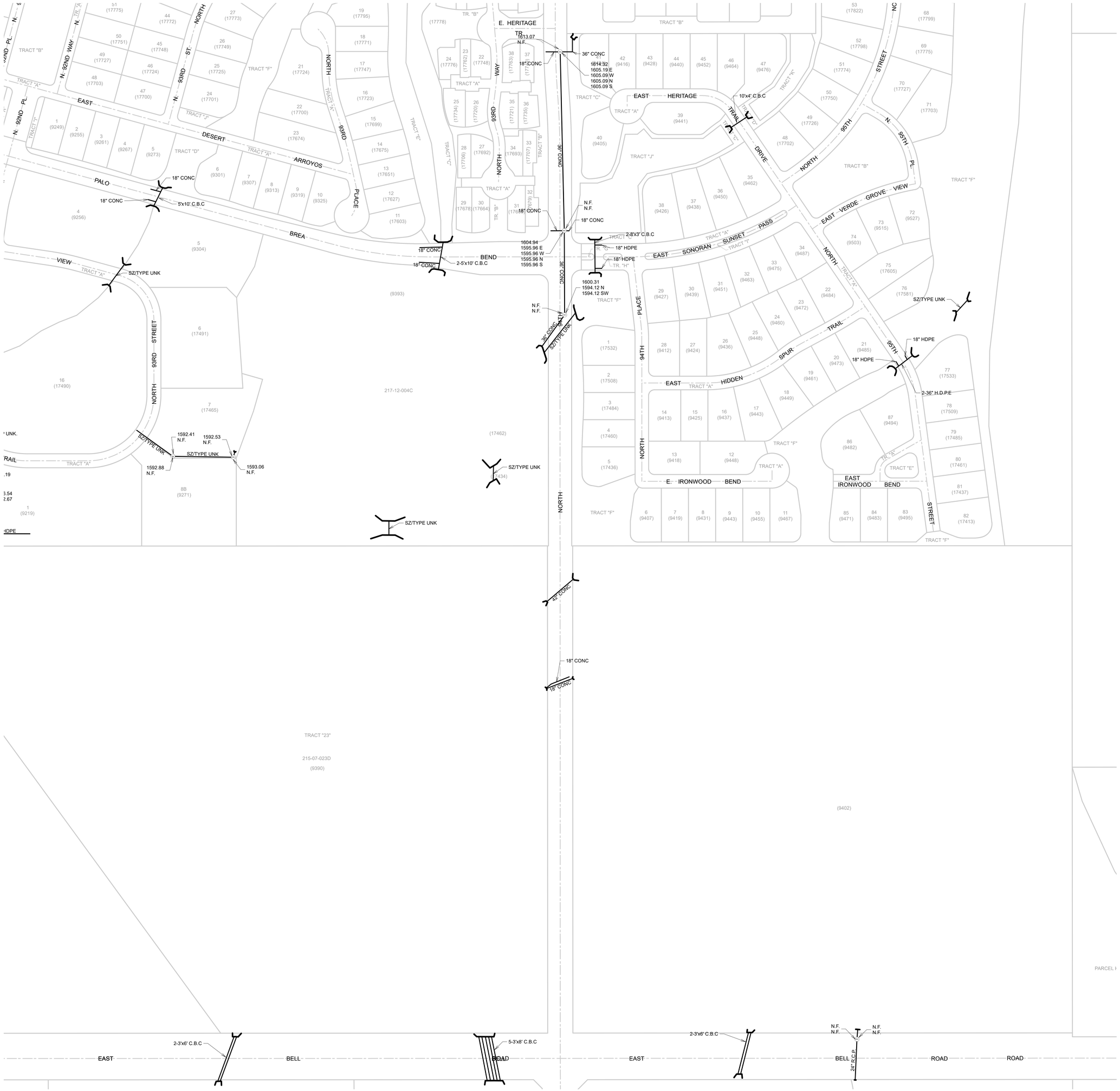
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/21/2021 at 7:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E



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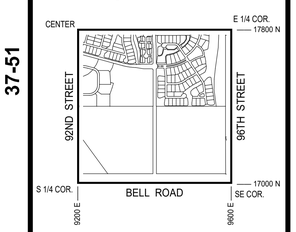
LEGEND:

VICINITY MAP



NORTH

SCALE: 1" = 100'

0 50 100 200

The map scale of 1" = 100' is based on a full size print of 30" x 36"

STORM WATER

QUARTER SECTION MAP

37-50

SE 1/4 SEC. 31 T4N R5E

CITY OF SCOTTSDALE ARIZONA

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS

3629 North Drinkwater Boulevard
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THE CITY OF SCOTTSDALE

10-JAN-21