DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS

GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY SUBDIVIDES A PORTION OF TRACT E, TRACT F, TRACT G AND TRACT IO AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA. UNDER THE NAME "GRAYHAWK" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENTS 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

<u>PUBLIC STREETS</u> GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENTS INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS

GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE. AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

- A. AVIGATION EASEMENT: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER AND ACROSS THE PROPERTY ON THIS PLAT, FOR THE RIGHT OF FLIGHT FOR AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY. 1. "AIRCRAFT" MEANS ANY MANNED OR UNMANNED DEVICE THAT FLIES.
- 2. WITHOUT LIMITATION, THE RIGHT OF FLIGHT INCLUDES THE RIGHT TO OPERATE AIRCRAFT OVER AND NEAR THE PROPERTY, AND CAUSE ANY NOISE, VIBRATION, FUMES, LIGHT, EXHAUST, ODORS, FUEL VAPOR PARTICLES, ELECTRONIC INTERFERENCE, DUST, ANNOYANCES, NUISANCES, EMISSIONS, AND ANY OTHER EFFECTS RELATING TO OPERATING AIRCRAFT (COLLECTIVELY "AIRCRAFT EFFECTS")
- 3. ALL AIRCRAFT EFFECTS ARE INCLUDED WITHIN THE SCOPE OF THE EASEMENT, INCLUDING WITHOUT LIMITATION THOSE THAT REACH OR AFFECT THE PROPERTY OR IMPROVEMENTS TO THE PROPERTY, INTERFERE WITH OTHER USES OF THE PROPERTY, ANNOY USERS OF THE PROPERTY, AND ARE CAUSED OR MADE WORSE BY ANY CHANGES IN THE FOLLOWING:
- (A.) THE SIZE, NUMBER, METHOD OF PROPULSION, WEIGHT, NOISINESS, DESIGN, FUEL, CATEGORY, TYPE OR OTHER CHARACTERISTICS OF AIRCRAFT, AND IN ANY AIRCRAFT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
- (B.) THE AIRPORT SIZE, ORIENTATION, CONFIGURATION, LOCATION, RUNWAY LENGTH, IMPROVEMENTS OR OTHER CHARACTERISTICS. AND IN ANY AIRPORT PRACTICES. LAWS. RULES. POLICIES. CIRCUMSTANCES. CUSTOMS.
- PROTOCOLS OR PROCEDURES. (C.) THE FLIGHT PATHS, FLIGHT FREQUENCY, FLIGHT TIMING, AIRPORT OPERATIONS, CLIMBING AND DESCENDING, ALTITUDES, TAKEOFF AND LANDING, AIR TRAFFIC CONTROL, AND IN ANY RELATED AIRCRAFT AND AIRPORT

PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES

- (D.) GRANTOR'S OR OTHERS' PERSONAL PERCEPTIONS OF AIRCRAFT EFFECTS OR SENSITIVITY TO AIRCRAFT EFFECTS. 4. GRANTOR SHALL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO DISCHARGE FUMES: SMOKE: DUST: OR FLECTRONIC. LIGHT. LASER OR OTHER EMISSIONS. WHICH MAY OBSTRUCT VISIBILITY OR ADVERSELY AFFECT OR INTERFERE WITH THE OPERATION OF AIRCRAFT OR ANY NAVIGATIONAL FACILITIES. NO BUILDING, MAST, TREE, VEGETATION, OR OTHER THING UPON THE PROPERTY SHALL EXCEED FEDERAL AVIATION ADMINISTRATION APPROVED
- HEIGHT RESTRICTIONS 5. GRANTOR HAS BEEN ADVISED AND UNDERSTANDS THAT:
- (A.) ALL OR A PORTION OF THE PROPERTY IS LOCATED IN A NOISE-INFLUENCE AREA.
- (B.) AIRCRAFT EFFECTS MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF THE PROPERTY.
- (C.) AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.
- 6. GRANTOR WAIVES ALL RIGHTS AND CLAIMS THAT GRANTOR MAY EVER HAVE AGAINST. AND AGREES NOT TO SUE. GRANTEE REGARDING AIRCRAFT EFFECTS. GRANTOR MAKES ITS WAIVERS AND AGREEMENTS FOR ITSELF. ITS SUCCESSORS AND ASSIGNS, IN FAVOR OF GRANTEE, AND ALL GRANTEE'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS,

B. DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS. STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- 2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- 3. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY: PREVENT EROSION; AND PREVENT ANY REFUSE. DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- 4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- 5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

C. PUBLIC UTILITY (PU):

LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

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 IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

ACKNOWLEDGEMENT STATE OF ARIZONA COUNTY OF MARICOPA THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

_____, FOR AND ON BEHALF OF GH LEGACY INVESTORS, LLC. AN ARIZONA

MY COMMISSION EXPIRES

DATED THIS _____ DAY OF _____ 2021.
GRANTOR: GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

A PORTION OF TRACT E. TRACT F. TRACT G AND TRACT IO AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH." AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

GH LEGACY INVESTORS, LLC. AN ARIZONA LIMITED LIABILITY COMPANY 7377 E. DOUBLE TREE RANCH RD STE 100 SCOTTSDALE, AZ. 85258 TEL: (614)221-2012 CONTACT: JIM ROST

LEGAL DESCRIPTION

A PORTION OF TRACT E, TRACT F, TRACT G AND TRACT IO AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), AND LOCATED IN THE EAST HALF OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26. BEING MARKED BY A GLO BRASS CAP. FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 2641.05 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST. ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 852.42 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 86.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 21

MINUTES 43 SECONDS WEST, 729.28 FEET; THENCE ALONG SAID CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 09 DEGREES 07 MINUTES 35 SECONDS. AN ARC LENGTH OF 116.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE

CENTER BEARS SOUTH 89 DEGREES 01 MINUTES 29 SECONDS EAST, 732.21 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 154.00 FEET;

THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 143.34 FEET; THENCE SOUTH 31 DEGREES 49 MINUTES 11 SECONDS WEST, 36.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 13 MINUTES 03 SECONDS EAST, 365.00

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 07 MINUTES 44 SECONDS, AN ARC LENGTH OF 217.42 FEET:

THENCE NORTH 51 DEGREES 20 MINUTES 47 SECONDS WEST, 36.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 38 DEGREES 37 MINUTES 20 SECONDS WEST, 400.50

THENCE ALONG SAID CURVE TO THE LEFT. THROUGH A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 28 SECONDS, AN THENCE SOUTH 81 DEGREES 30 MINUTES 58 SECONDS WEST, 952.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILLER

ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 44 MINUTES 34 SECONDS WEST, 3785.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREE 49 MINUTES 21 SECONDS, AN

ARC LENGTH OF 120.39 FEET: THENCE NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 316.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD;

THENCE NORTH 37 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 46.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, 1458.74

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 27 MINUTES 11 SECONDS EAST, 22.77 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 54.31 FEET TO SAID POINT OF BEGINNING.

- 1. ADOT R/W CALCULATED PER PROJECT NO. RBM-600-1-703. CALCULATED LINE SHOWN HERE ON IS DIFFERENT THEN THE R/W FENCE LOCATED IN THE FIELD. ADOT HAS BEEN CONTACTED AND THEIR TITLE DEPARTMENT IS DOING A TITLE SEARCH TO SEE EXACTLY WHAT ADOT HAS ACQUIRED AS R/W ALONG THE NORTH SIDE OF SR 101 BETWEEN HAYDEN
- 2. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3. CONSTRUCTION WITHIN PUBLIC EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- 4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48. 5. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY
- REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS. SUBSEQUENT TO THE RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE
- 6. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTER CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGERS APPROVAL
- 7. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.
- 8. PROXIMITY TO AIRPORT EACH OWNER OF A LOT IN THE AIRPORT INFLUENCE AREA IDENTIFIED IN CHAPTER 5 OF THE SCOTTSDALE REVISED CODE ACKNOWLEDGES THAT, AS OF THE DATE OF THIS NOTICE:
- (a.) THE LOT IS CLOSE TO THE SCOTTSDALE AIRPORT (THE "AIRPORT"), 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.) THE AIRPORT IS OPERATED AS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE
- AND NORTH PHOENIX, AND USED GENERALLY FOR AIRPLANES, JETS AND HELICOPTERS. (c.) AIRCRAFT USING THE AIRPORT MAY FLY OVER THE LOT AND ADJACENT PROPERTIES AT ALTITUDES THAT VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT TYPE, AIRCRAFT PERFORMANCE AND PILOT PROFICIENCY.
- (d.) THE MAJORITY OF TAKEOFFS AND LANDINGS OCCUR BETWEEN 6:00 a.m. AND 11:00 p.m., BUT THE AIRPORT IS OPEN 24 HOURS EACH DAY, SO TAKEOFFS AND LANDINGS MAY OCCUR AT ANY TIME.
- (e.) THE NUMBER OF TAKEOFFS AND LANDING AT THE AIRPORT AVERAGE APPROXIMATELY 400 EACH DAY, BUT THAT NUMBER VARIES AND MAY INCREASE. (f.) AIRCRAFT USING THE AIRPORT WILL GENERATE NOISE, THE VOLUME, PITCH, AMOUNT AND FREQUENCY OF WHICH

WILL VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT TYPE, AIRCRAFT ALTITUDE AND

AIRCRAFT NUMBER. (a.) AIRPORT MANAGEMENT ATTEMPTS TO MINIMIZE AIRCRAFT NOISE AND ITS INFLUENCE ON LOTS IN THE AIRPORT INFLUENCE ZONE. BUT THERE IS NO GUARANTEE THAT SUCH ATTEMPTS WILL BE EFFECTIVE OR REMAIN IN PLACE. THE OWNER ACCEPTS AND ASSUMES ANY AND ALL RISKS, BURDENS AND INCONVENIENCE CAUSED BY OR ASSOCIATED WITH THE AIRPORT AND ITS OPERATIONS (INCLUDING NOISE), AND AGREES NOT TO ASSERT OR MAKE ANY CLAIM ARISING OUT

DIRECTORS, COMMISSIONERS, REPRESENTATIVES, EMPLOYEES, AND ARGENTS. ANY QUESTION REGARDING THE OPERATION OF THE AIRPORT CAN BE DIRECTED TO THE AIRPORT ADMINISTRATION OFFICE AT (480)312-2321.

OF THE AIRPORT AND ITS OPERATIONS AGAINST THE CITY OF SCOTTSDALE, ITS ELECTED AND APPOINTED OFFICERS,

SHEET INDEXCOVER SHEET

2.....BOUNDARY

3.....DETAIL **SURVEYOR** HUBBARD ENGINEERING 1201 S. ALMA SCHOOL RD. SUITE #12000 MESA, AZ 85210

PHONE: (480) 892-3313 FAX: (480) 892-7051 CONTACT: ADRIAN BURCHAM, PLS

ZONING CURRENT: PCD

PARCEL ACREAGE TOTAL AREA = 784,286 SQ. FT. OR 18.00 AC. ±

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. MEASURED BEARING=S89°58'34"E

VICINITY MAP

T4N, R4E, SEC 26

REFERENCE DOCUMENTS

ADOT PROJECT NO. RBM-600-1-703 STATE PLAT NO. 16 CORE SOUTH, BK. 324, PG. 50, M.C.R. STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R. STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 28, M.C.R.

FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 395, PG. 21, M.C.R. STATE LAND AMENDED NO 39 CORE NORTH, BK. 416, PG. 13, M.C.R.

FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" BK. 517, PG. 28, M.C.R. FINAL PLAT, "VENU AT GRAYHAWK CONDOMINIUM" BK 672, PG. 43, M.C.R. FINAL PLAT. EDGE AT GRAYHAWK CONDOMINIUM" BK. 722. PG. 30. M.C.R.

FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R. MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R RW NO. 16-107671

RW NO. 16-119941 FINAL PLAT, "LOT 1A OF CAVASSON, CLARET DR R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W" BK. 1471, PG. 18, M.C.R. "CAVASSON - LOT 1A", A MAP OF DEDICATION, BK. 1484, PG. 23, M.C.R.

"CAVASSON - LOT 1A", A MINOR LAND DIVISION, BK. 1488, PG. 35, M.C.R. MAP OF RELEASE, BK. 1542, PG. 24, M.C.R. SPECIAL WARRANTY DEED DOCUMENT 2020-1273648. M.C.R.

SPECIAL WARRANTY DEED DOCUMENT 2021-0453380, M.C.R. SPECIAL WARRANTY DEED DOCUMENT 2021-0453381, M.C.R.

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE ____ DAY OF ______, 2021,

BY: MAYOR	
ATTEST BY:	 DATF

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

CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 314-SA-2018 AND ALL CASE RELATED STIPULATIONS.

DEVELOPMENT ENGINEERING MANAGER

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT

MESA, AZ. 85210

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA:

2. THIS PLAT WAS MADE UNDER MY DIRECTION;

3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"; 4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE

- MADE DURING THE MONTH OF JUNE, 2021; 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN:
- MONUMENTS SHOWN ACTUALLY EXIST; THEIR POSITIONS ARE CORRECTLY SHOWN; AND 8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ahm 82 ADRIAN M. BURCHAM, R.L.S. REGISTRATION NO. 41282 1201 S. ALMA SCHOOL RD, SUITE # 12000





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Sht: 1 of 3



