

MAP OF DEDICATION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: GOODMAN FAMILY FARM, LLC

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT GOODMAN FAMILY FARM LLC, AS OWNER, OF A
PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA AS SHOWN ON THIS MAP. THIS MAP SETS FORTH THE
LOCATION AND GIVES THE DIMENSIONS OF THE EASEMENTS. EACH EASEMENT SHALL BE
KNOWN BY THE NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON SAID MAP. THE
EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS STATED.

PUBLIC STREETS
GOODMAN FAMILY FARM LLC, AS OWNERS, GRANTOR, DEDICATES, IN FEE, TO THE
CITY OF SCOTTSDALE, ON ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS
AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR
GRANTOR'S MAINTENANCE OBLIGATION. 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, AMPS, SIDEWALKS,
CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES,
TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE
EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS
GOODMAN FAMILY FARM LLC AS GRANTOR, DO HEREBY DEDICATE TO THE CITY OF SCOTTSDALE,
AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREIN SUBJECT TO
THE CONDITIONS STATED.

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, WASHERS, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL
FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 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.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE
PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.
- 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 ACCUMULATION IN DRAINAGE FACILITIES.
GRANTEE IS NOT OBLIGATED TO PERFORM SUCH WORK.
- 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%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE
TO PERFORM UNDER THIS DOCUMENT.

NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (N.A.O.S.):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER,
UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL
DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT
WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED
CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT,
OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS
APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO
THIS EASEMENT.
- GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH
PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED.
THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE
MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER,
THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
- MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S
RIGHT TO OTHER REMEDIES.

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. THE DOCUMENT RUNS WITH THE LAND IN
FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS THE ----- DAY OF ----- 20-----

GRANTOR: GOODMAN FAMILY FARM LLC

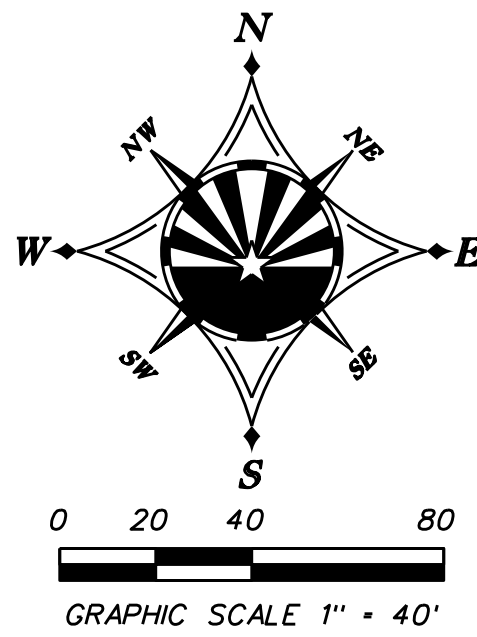
BY:-----
ALEXANDRA CHAVEZ

STATE OF ARIZONA
ISS
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE ----- DAY OF
----- 20----- BY ALEXANDRA CHAVEZ

NOTARY PUBLIC:-----

MY COMMISSION EXPIRES:-----



124TH STREET

124TH STREET

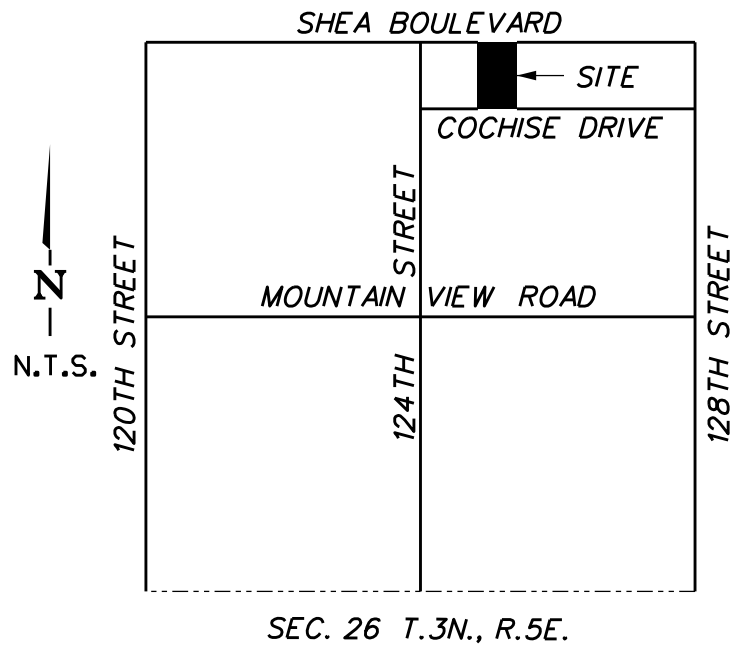
124TH STREET

SHEA BOULEVARD

COCHISE DRIVE

MOUNTAIN VIEW ROAD

VICINITY MAP



LAND SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE MEASURED
UNLESS OTHERWISE NOTED.
- THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS
REGISTERED OR CERTIFIED BY THE BOARD OF TECHNICAL REGISTRATION IS AN
EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS
THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN
EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTES CONCERNING THIS
PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT
THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO
BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY
ASSOCIATION OR ADJUTING PROPERTY OWNER.

LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- BCF BRASS CAP FLUSH
- COS CITY OF SCOTTSDALE

SITE DATA

A.P.N.	217-32-015
AREA OF LOT	189,625 SF
ZONING	R1-43
QUARTER SECTION	28-58

N.A.O.S. DATA

LOT AREA - 189,625 SF
ESLO LOWER & UPPER DESERT
2-5%, 25% N.A.O.S. REQUIRED: 189,625x25%=47,406 SF

OWNER

GOODMAN FAMILY FARM LLC

SITE ADDRESS

12514 E COCHISE DR
SCOTTSDALE, AZ 85259

REFERENCE DOCUMENTS

BOOK 1268, PAGE 8, M.C.R.
BOOK 1297, PAGE 2, M.C.R.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER
OF SECTION 26 BEARS S89° 42'38"E PER BASIS SCOTTSDALE 4-12, BOOK
1268 OF MAPS, PAGE 8 M.C.R.

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE
5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA; EXCEPT THE NORTH 65 FEET;

CITY OF SCOTTSDALE APPROVAL

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

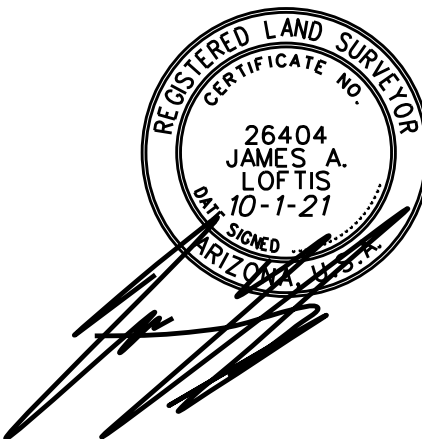
BY _____ DATE _____
CHIEF DEVELOPMENT OFFICER

THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE
DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT
REVIEW BOARD (DRB) CASE NO. N/A, AND ZONING CASE(S) NO. N/A,
AND ALL CASE RELATED STIPULATIONS.

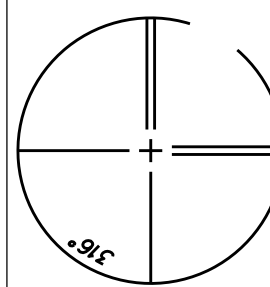
BY _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

LAND SURVEYOR'S CERTIFICATION

I, JAMES A. LOFTIS, A REGISTERED LAND SURVEYOR IN THE
STATE OF ARIZONA, HEREBY CERTIFIES THE DEDICATION(S)
AS SHOWN HEREON BEING PREPARED UNDER BY DIRECTION.



EVERETTALAN
{ GROUP }



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PROJECT NO.
200729

SURVEYOR: J. LOFTIS
CAD TECH:

SHEET NO.
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