

PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA
OWNER: MODUS DEVELOPMENT, LLC

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTSDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET 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.

PUBLIC STREETS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, 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 PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC EASEMENTS:

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

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. 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.

SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

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:

- 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 GRANTEE'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 ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY 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.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE A COMMON ELEMENT TO THE SUBDIVISION.

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 LIMITED LIABILITY COMPANY, 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 _____ DAY OF _____, 2023

GRANTOR: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- FOUND PK NAIL
- SET 1/2" REBAR & TAG OR AS NOTED
- FOUND 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- SCRIBED "X" IN CONCRETE
- NEW PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- C CONCRETE, CALCULATED
- COS CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- FND FOUND
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- PCA PRIVATE CROSS ACCESS EASEMENT
- P PROPERTY LINE
- P.N.M.A. PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R/W RIGHT OF WAY
- S.D. SIGHT DISTANCE EASMENT
- VNA VEHICLE NON-ACCESS EASEMENT
- W WEST
- W.L.E. WATERLINE EASEMENT

SURVEYOR'S NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS PLAT MAP.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION 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.

LOT AREA TABLE

| | | | | |
|--------------|--------|------|-------|------|
| LOT 1 | 6,024 | S.F. | 0.138 | A.C. |
| LOT 2 | 5,707 | S.F. | 0.131 | A.C. |
| LOT 3 | 5,707 | S.F. | 0.131 | A.C. |
| LOT 4 | 5,707 | S.F. | 0.131 | A.C. |
| LOT 5 | 5,707 | S.F. | 0.131 | A.C. |
| LOT 6 | 6,151 | S.F. | 0.141 | A.C. |
| TRACT A | 328 | S.F. | 0.008 | A.C. |
| TOTAL NET | 35,332 | S.F. | 0.811 | A.C. |
| RIGHT OF WAY | 11,273 | S.F. | 0.259 | A.C. |
| GROSS | 46,605 | S.F. | 1.070 | A.C. |

TRACT USE TABLE

| TRACT | USE |
|-------|------------------------------|
| A | DRAINAGE FACILITIES EASEMENT |

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 045012 | 1770 OF 4425 | M | N/A |
| MAP # | PANEL DATE | FIRM INDEX DATE | ZONE |
| 04013C | 09/18/2020 | 07/20/2021 | X* |

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

- COVER SHEET
- PLAT MAP

LIST OF PERTINENT DOCUMENTS

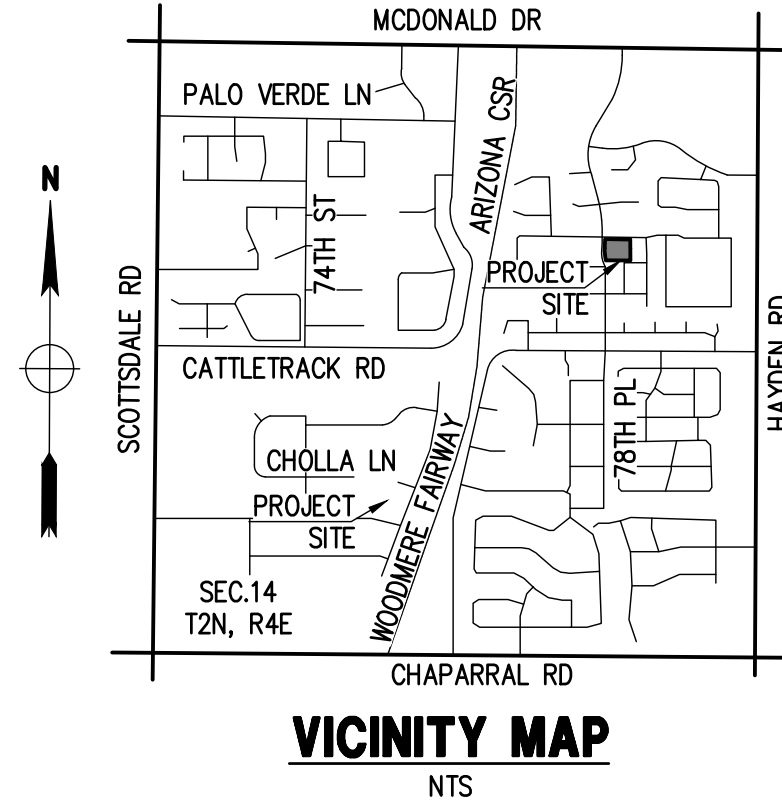
- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR.
- BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS, PAGE 21, MCR.
- BOOK 253 OF MAPS, PAGE 45, MCR.

SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;



05/08/23
DATE



DEVELOPER

MODUS DEVELOPMENT, LLC
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STELSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

PARENT SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 36,820 S.F. (0.845 AC.)
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND McDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PARENT LEGAL DESCRIPTION

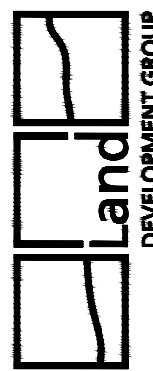
THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 28 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

| CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL BLOCK | |
|---|---------------------------------|
| APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2023. | |
| BY _____ | MAYOR |
| ATTEST BY _____ | 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 |
| THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 114-PA-2022 AND ALL CASE RELATED STIPULATIONS. | |
| BY _____ | DEVELOPMENT ENGINEERING MANAGER |
| _____ | DATE |

PRELIMINARY PLAT

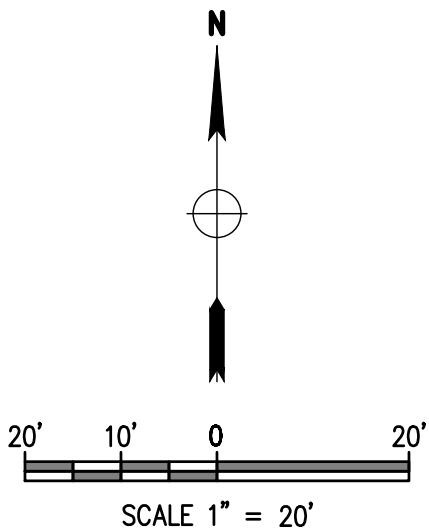
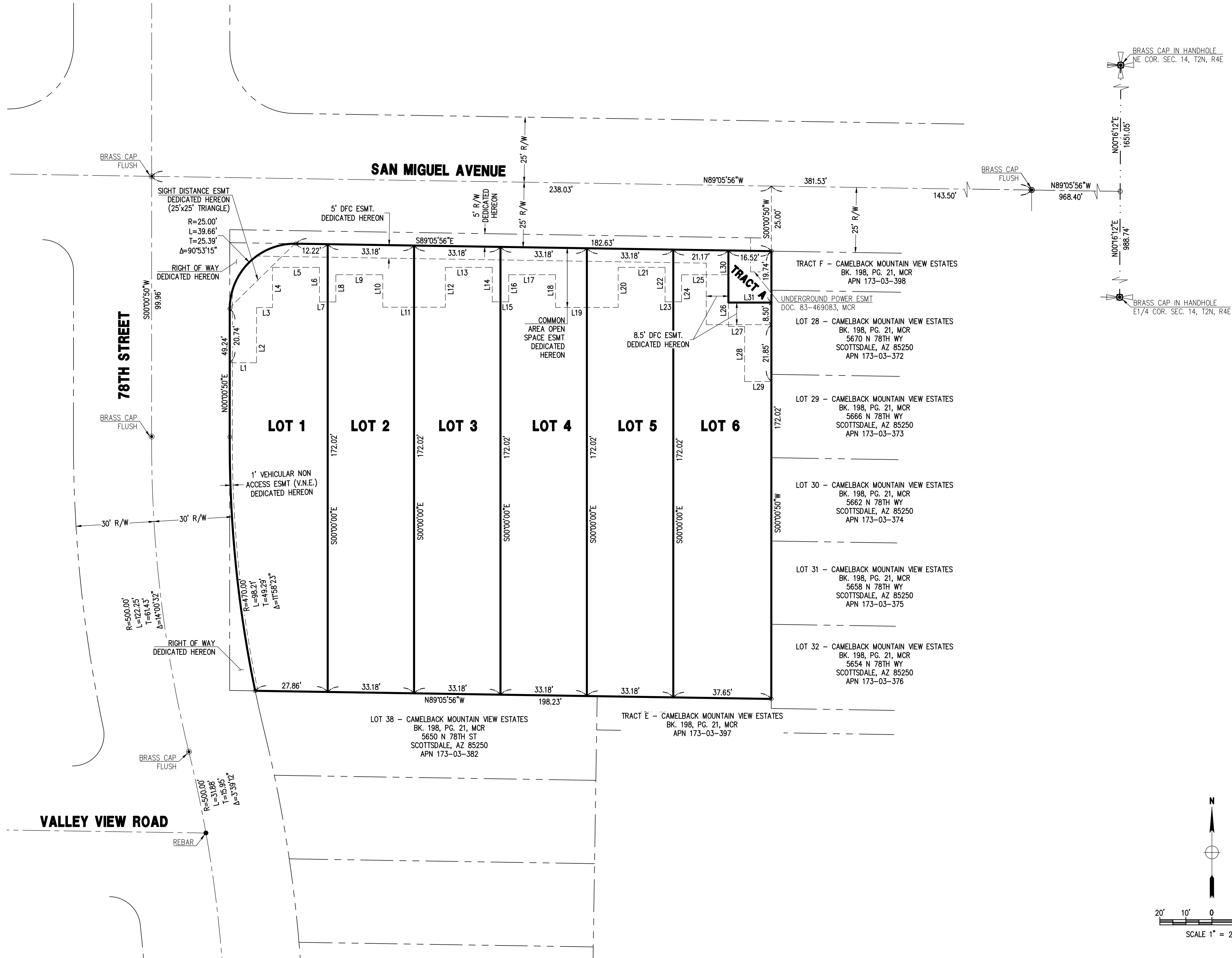
"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA
OWNER: MODUS DEVELOPMENT, LLC

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 10.28' | N90°00'00"E |
| L2 | 21.18' | N0°00'00"E |
| L3 | 6.14' | N90°00'00"E |
| L4 | 15.44' | N0°00'00"E |
| L5 | 18.03' | N90°00'00"E |
| L6 | 13.28' | S0°00'00"E |
| L7 | 6.31' | N90°00'00"E |
| L8 | 10.45' | N0°00'00"E |
| L9 | 18.03' | N90°00'00"E |
| L10 | 12.46' | S0°00'00"E |
| L11 | 24.02' | N90°00'00"E |
| L12 | 15.29' | N0°00'00"E |
| L13 | 18.00' | N90°00'00"E |
| L14 | 13.25' | S0°00'00"E |
| L15 | 6.33' | N90°00'00"E |
| L16 | 10.41' | N0°00'00"E |
| L17 | 18.00' | N90°00'00"E |
| L18 | 12.54' | S0°00'00"E |
| L19 | 24.02' | N90°00'00"E |
| L20 | 15.37' | N0°00'00"E |
| L21 | 18.00' | N90°00'00"E |
| L22 | 13.22' | S0°00'00"E |
| L23 | 6.33' | N90°00'00"E |
| L24 | 10.39' | N0°00'00"E |
| L25 | 18.00' | N90°00'00"E |
| L26 | 19.84' | S0°00'00"E |
| L27 | 6.24' | N90°00'00"E |
| L28 | 21.18' | S0°00'00"E |
| L29 | 10.27' | N90°00'00"E |
| L30 | 20.00' | S0°00'00"E |
| L31 | 16.52' | N90°00'00"E |



| | |
|-----------------|---------------------|
| SCALE: 1"=20' | DATE: 05/08/23 |
| DESIGNED BY: NP | JOB: 2206207 |
| DRAWN BY: DW | VERSION: 1.1 |
| CHECKED BY: JF | PLOT DATE: 05/08/23 |

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

Land
DEVELOPMENT GROUP

DRAFT

REGISTERED LAND SURVEYOR
COTY OF MARICOPA
ARIZONA, U.S.A.

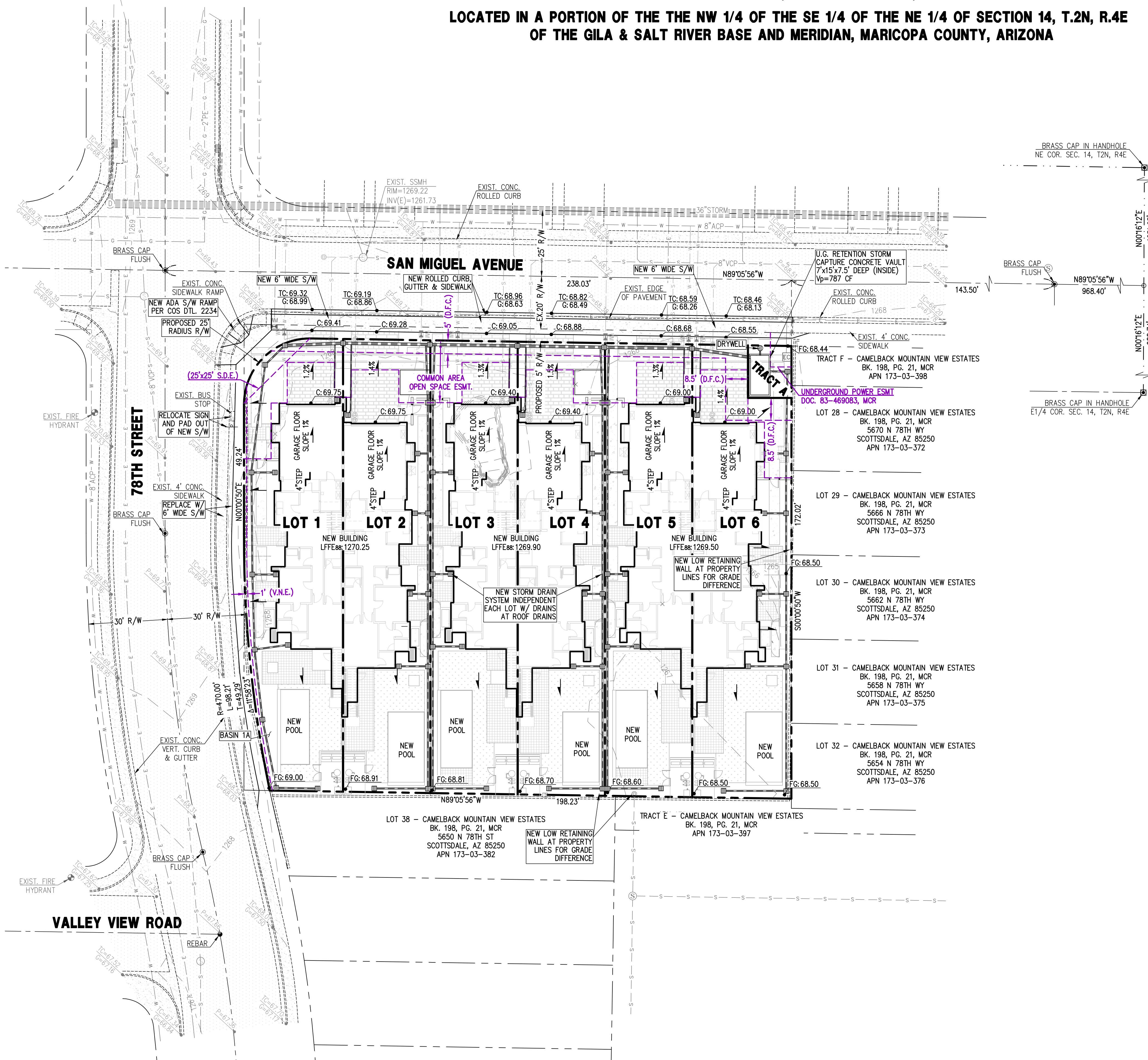
2 OF 2

PRELIMINARY GRADING & DRAINAGE PLAN

"MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

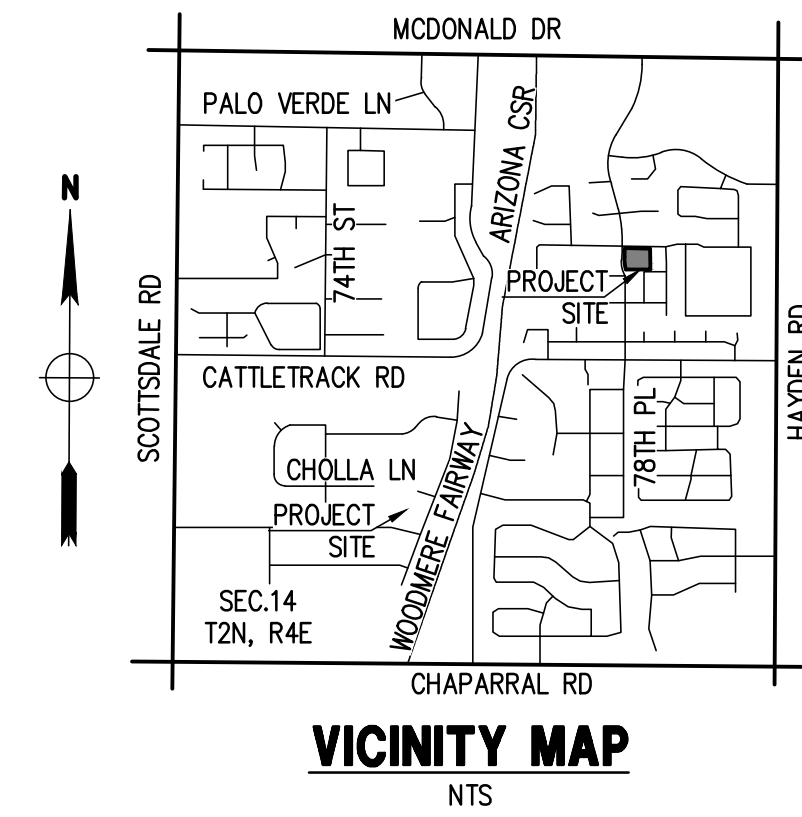
LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



- ### LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - WATER METER
 - SIGN
 - VALVE
 - FIRE HYDRANT
 - UTILITY BOX
 - CABLE TV RISER
 - SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - ELECTRIC BOX
 - SEWER LINE
 - COMMUNICATIONS LINE
 - CATV, PHONE
 - GAS LINE
 - WATER LINE
 - ELECTRIC LINE
 - SLOPE DIRECTION
 - FLOW LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - CATCH BASIN/DRYWELL
 - STORM DRAIN PIPE
 - EXIST. SPOT ELEVATION
 - ASPHALT CONCRETE PAVEMENT
 - CONCRETE PAVEMENT

ABBREVIATIONS

- | | |
|------------|--------------------------|
| ESMT | EASEMENT |
| EX, EXIST. | EXISTING |
| G | GUTTER, GAS |
| (M) | MEASURED |
| MCR | MARICOPA COUNTY RECORDER |
| MH | MANHOLE |
| P, PWMT | PAVEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| (R), REC. | RECORDED |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| T | TANGENT, TELEPHONE |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| M | WEST, WATERLINE |
| WM | WATER METER |



DEVELOPER

MODUS DEVELOPMENT
3219 E CAMELBACK RD, #291
SCOTTSDALE, AZ 85250
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STEVENSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 602-329-7504
CONTACT: ROB BANACH

SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 35,332 S.F. (0.811 AC.) NET
46,605 S.F. (1.070 AC.) GROSS
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602-889-1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 001°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 400690102
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

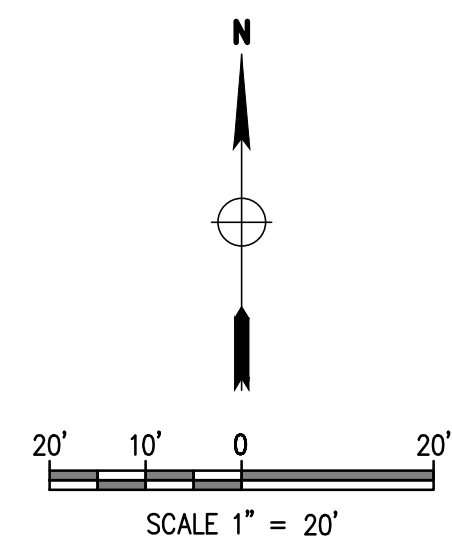
PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;
RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET;
THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET;
THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET;
THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 20 FEET THEREOF.

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 045012 | 1770 OF 4425 | M | N/A |
| MAP # | PANEL DATE | FIRM INDEX DATE | ZONE |
| 04013C | 09/18/2020 | 07/20/2021 | X* |

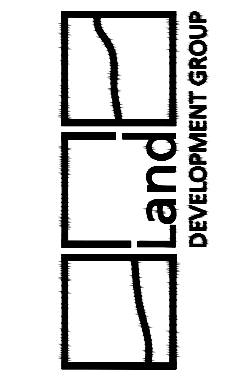
*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PRELIMINARY GRADING & DRAINAGE PLAN

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P: 602-889-1984 | F: 602-445-9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PGD
1 OF 1

28-DR-2022

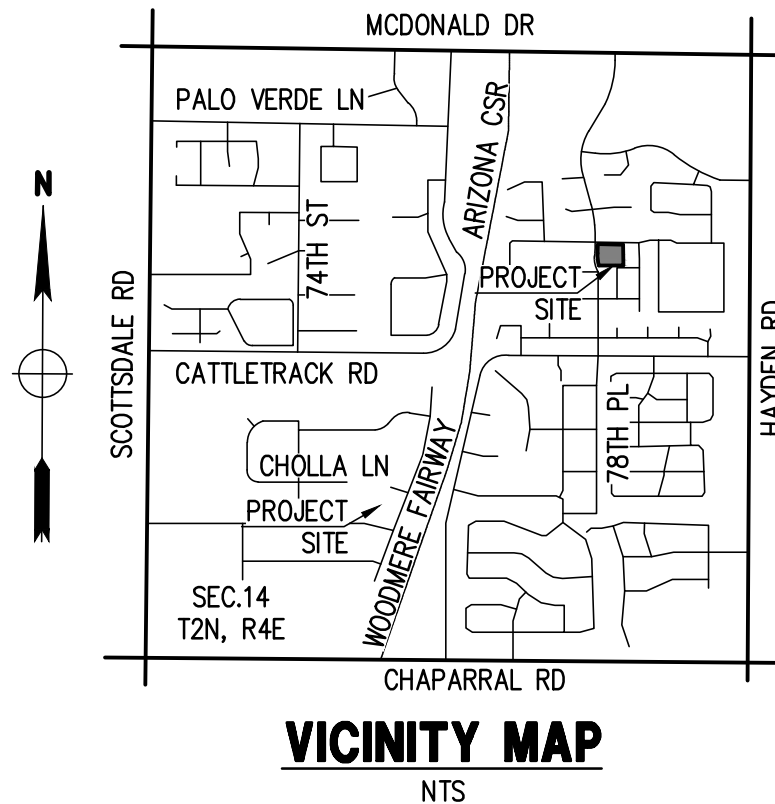
PRELIMINARY WATER & SEWER PLAN

"MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTE:
DSPM 6-1.408 FITTINGS INSTALLED INTO ASBESTOS CEMENT PIPE (ACP) OR PVC PIPE
WITHIN 6-FOOT OF ANOTHER FITTING OR JOINT WILL REQUIRE THAT SECTION OF PIPE TO
BE REMOVED AND REPLACED WITH DIP.



DEVELOPER
MODUS DEVELOPMENT
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT
DREWETT WORKS ARCHITECTURE
7144 E STELSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

SITE DATA
APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 35,332 S.F. (0.811 AC.) NET
46,605 S.F. (1.070 AC.) GROSS
QS #: 20-46

CIVIL ENGINEER
LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 001°16'12" EAST ALONG THE EAST
LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS,
PAGE 10, MARICOPA COUNTY RECORDS.

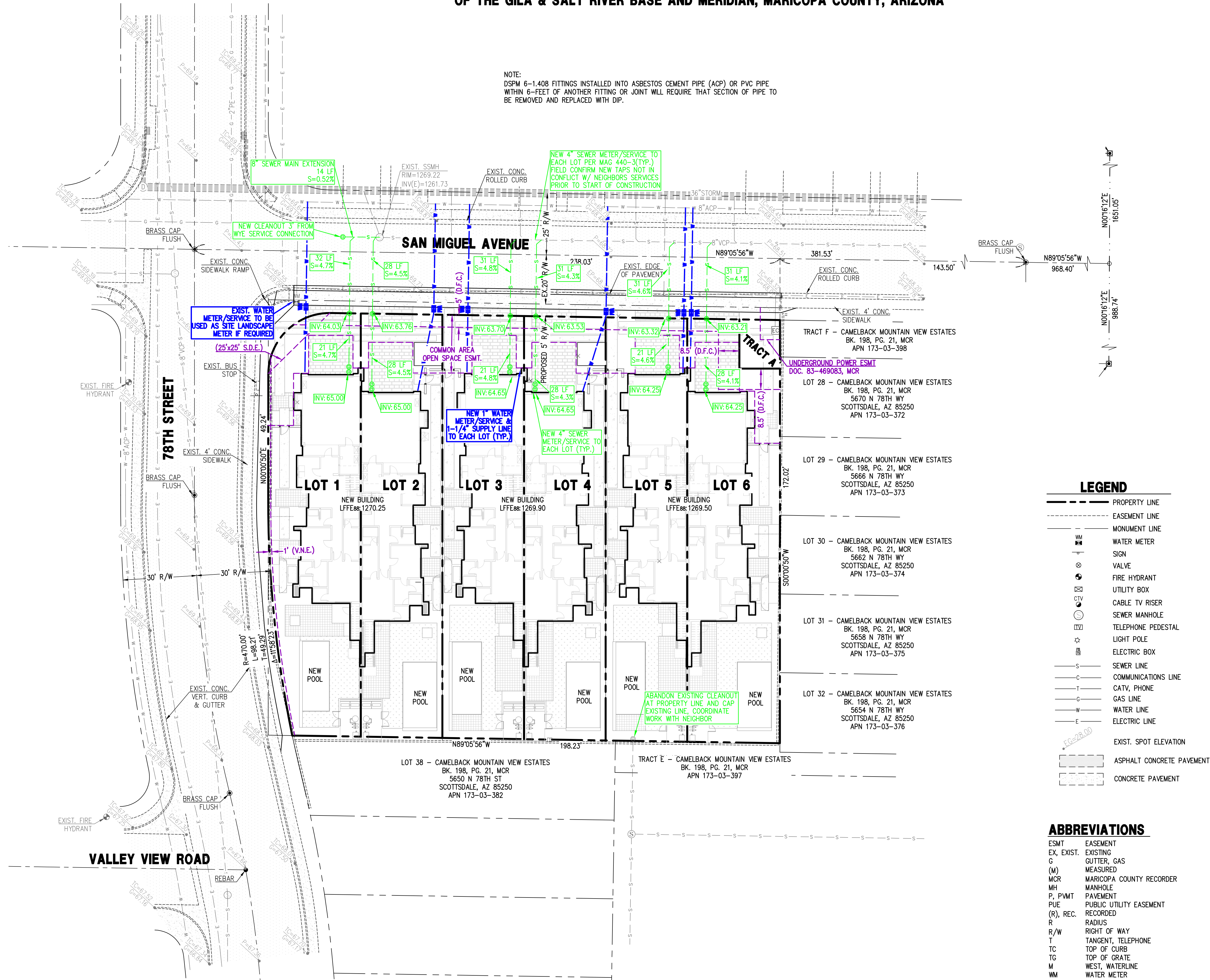
BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF
HAYDEN ROAD AND McDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON
NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BM) CRITERIA.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST
QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;
RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET;
THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET;
THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET;
THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 20 FEET THEREOF.

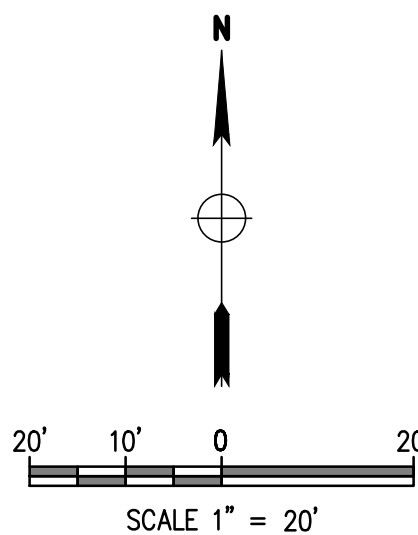


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- VALVE
- FIRE HYDRANT
- UTILITY BOX
- CABLE TV RISER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC BOX
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXIST. SPOT ELEVATION
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

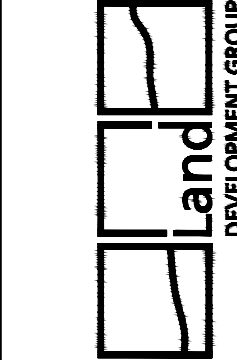
- ESMT EASEMENT
- EX. EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P. PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
- M WEST, WATERLINE
- WM WATER METER



PRELIMINARY WATER
& SEWER PLAN

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PWS
1 OF 1

28-DR-2022