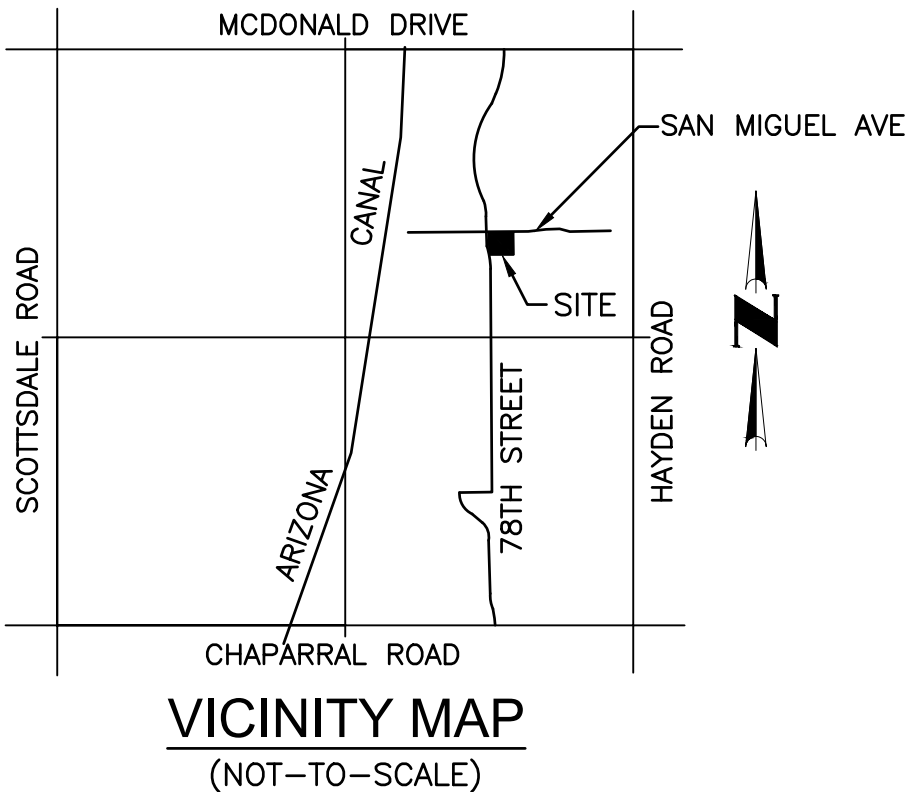


SAN MIGUEL & 78TH STREET  
A.L.T.A./N.S.P.S. LAND TITLE SURVEY  
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C. AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.

ORDER NO. 06199720-026-NM2 DATED 02/24/2022

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2021. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

2. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS. (AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

3. RESERVATIONS CONTAINED IN THE PATENT.  
FROM: THE UNITED STATES OF AMERICA  
RECORDING FEBRUARY 17, 1904  
DOCUMENT NO. BOOK 65 OF DEEDS, PAGE 222  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 1911, PAGE 504  
PURPOSE ELECTRIC TRANSMISSION LINE  
(DOES NOT AFFECT THE SURVEYED PARCEL – MAPPED HEREON)

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 13061, PAGE 359  
PURPOSE PUBLIC UTILITY LINES, PIPES OR POLES  
(AFFECTS THE SURVEYED PARCEL – MAPPED HEREON)

7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 83-469083  
PURPOSE UNDERGROUND POWER  
(AFFECTS THE SURVEYED PARCEL – MAPPED HEREON)

8. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT:  
RECORDED IN DOCUMENT NO. 20180412708  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

9. RIGHTS OF PARTIES IN POSSESSION.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

10. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

11. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.  
(AFFECTS THE SURVEYED PARCEL – BLANKET EFFECT – NOT MAPPABLE)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS 7801 E. SAN MIGUEL AVE. SCOTTSDALE, AZ. 85250.

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVAL PER THE INDICATED BENCHMARK AND DATUM.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

NOTES (CONTINUED)

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE MARICOPA COUNTY ASSESSOR UNLESS NOTED OTHERWISE.  
BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:  
BOOK 190 OF MAPS, PAGE 03  
BOOK 198 OF MAPS, PAGE 13 (R1)  
BOOK 198 OF MAPS, PAGE 21  
BOOK 253 OF MAPS, PAGE 45

LEGAL DESCRIPTION

THE NORTH 197.00 FEET OF THE WEST 208.00 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;

THENCE NORTH 00 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 989.98 FEET;

THENCE WEST, A DISTANCE OF 825.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 619.17 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 495.17 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 22 SECONDS WEST, A DISTANCE OF 619.11 FEET;

THENCE EAST, A DISTANCE OF 494.59 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 20.00 FEET THEREOF.

CONTAINING 36,820 SQ. FT. OR 0.845 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" (UNSHADED) FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1770 M DATED SEPTEMBER 18, 2020, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" (UNSHADED) AS DEFINED BY FEMA IS:  
AREA OF MINIMAL FLOOD HAZARD.

Stormwater Review by: Ghassan Aouad  
Phone: 480-312-7055  
e-mail: gaouad@scottsdaleaz.gov  
Case #: 28-DR-2022  
Review Cycle: 2  
Date: 04/20/2023

See updated description of the bench mark on the grading and drainage plans in regard to specifying the benchmark is a MCDOT bench mark. Update accordingly

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.  
ELEVATION=1265.90' (NAVD 88)

BASIS OF BEARING

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.

CERTIFICATION

TO:  
MODUS DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY;  
KATHRYN H. CAMPANA, AN UNMARRIED WOMAN;  
LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/17/2022.

DATE OF PLAT OR MAP: 08/11/2022

RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCCI.COM

DATE

REVISION

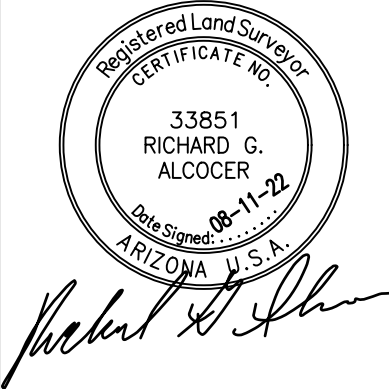
NO.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

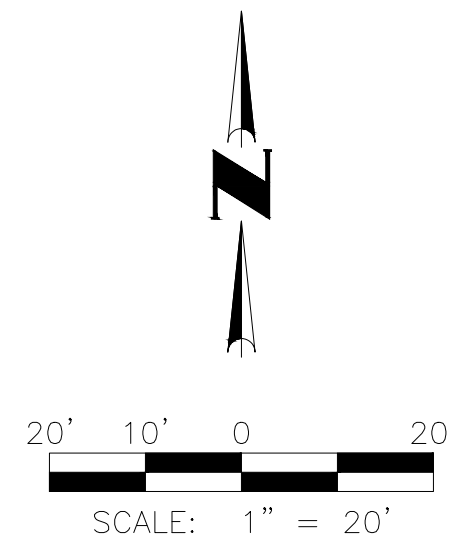
SAN MIGUEL & 78TH STREET  
SCOTTSDALE, ARIZONA

01 SHEET OF 02

CVL Contact: D. NORMAN  
CVL Project #: 1-01-03840-01  
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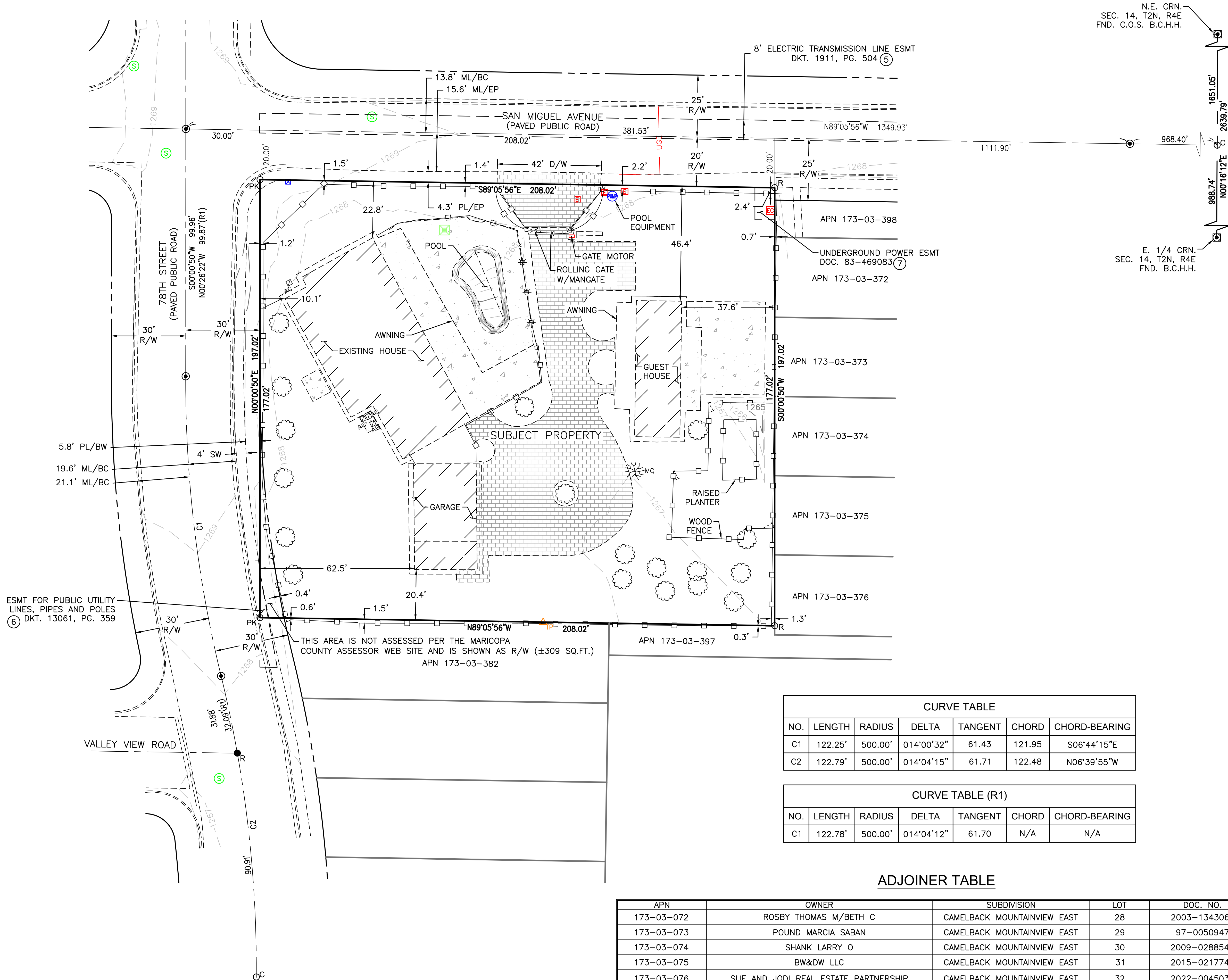






### LEGEND

- |          |   |
|----------|---|
| APN      | ASSESSOR PARCEL NUMBER                            |
| BC       | BACK OF CURB                                      |
| BW       | BACK OF WALK                                      |
| B.C.H.H. | BRASS CAP IN A HAND HOLE                          |
| C.O.S.   | CITY OF SCOTTSDALE                                |
| DKT.     | DOCKET  |
| DOC.     | DOCUMENT NUMBER                                   |
| D/W      | DRIVEWAY  |
| ESMT     | EASEMENT  |
| EP       | EDGE OF PAVEMENT                                  |
| ML       | MONUMENT LINE                                     |
| PG.      | PAGE  |
| PL       | PROPERTY LINE                                     |
| R/W      | RIGHT-OF-WAY                                      |
| SW       | SIDEWALK  |
|          | CALCULATED POSITION -- NOTHING FOUND, NOTHING SET |
|          | FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH          |
|          | FOUND BRASS CAP IN HAND HOLE                      |
|          | FOUND 1/2" REBAR (NO I.D.)                        |
|          | SET 1/2" REBAR WITH CAP LS#33851                  |
|          | SET PK-NAIL WITH WASHER LS#33851                  |
|          | WATER METER                                       |
|          | POOL EQUIPMENT                                    |
|          | MANHOLE SANITARY SEWER                            |
|          | JUNCTION BOX                                      |
|          | ELECTRIC CABINET                                  |
|          | LANDSCAPE LIGHT                                   |
|          | TELEPHONE PEDESTAL                                |
|          | GATE -- SINGLE SWING                              |
|          | AIR CONDITIONER                                   |
|          | CATCH BASIN                                       |
|          | TREE (GENERIC)                                    |
|          | TREE -- MESQUITE                                  |
|          | PROPERTY LINE                                     |
|          | BLOCK WALL  |
|          | WROUGHT IRON FENCE                                |
|          | MAJOR CONTOUR                                     |
|          | MINOR CONTOUR                                     |
|          | SCHEDULE B ITEM NUMBER                            |
|          | CONCRETE  |
|          | CONCRETE PAVERS                                   |
|          | BUILDING LINE                                     |

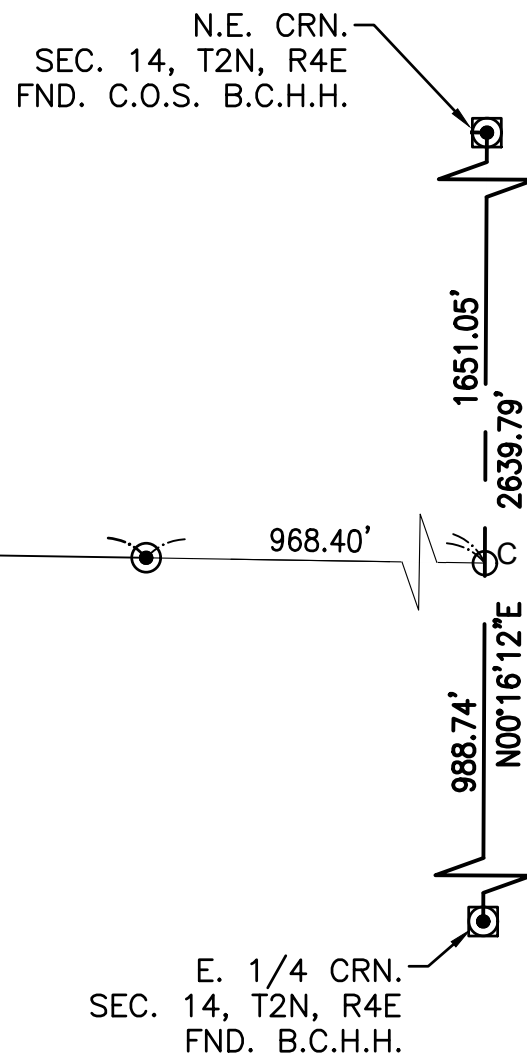


CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	122.25'	500.00'	014°00'32"	61.43	121.95	S06°44'15"E
C2	122.79'	500.00'	014°04'15"	61.71	122.48	N06°39'55"W

CURVE TABLE (R1)						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	122.78'	500.00'	014°04'12"	61.70	N/A	N/A

### ADJOINER TABLE

APN	OWNER	SUBDIVISION	LOT	DOC. NO.
173-03-072	ROSBY THOMAS M/BETH C	CAMELBACK MOUNTAINVIEW EAST	28	2003-1343069
173-03-073	POUND MARCIA SABAN	CAMELBACK MOUNTAINVIEW EAST	29	97-0050947
173-03-074	SHANK LARRY O	CAMELBACK MOUNTAINVIEW EAST	30	2009-0288544
173-03-075	BW&DW LLC	CAMELBACK MOUNTAINVIEW EAST	31	2015-0217745
173-03-076	SUE AND JODI REAL ESTATE PARTNERSHIP	CAMELBACK MOUNTAINVIEW EAST	32	2022-0045035
173-03-382	LORI I SCHWARTZ LIVING TRUST	CAMELBACK MOUNTAINVIEW EAST	38	2022-0220700
173-03-397	CAMELBACK MOUNTAIN EAST HOA	CAMELBACK MOUNTAINVIEW EAST	TRACT E	14402-0429
173-03-398	CAMELBACK MOUNTAIN EAST HOA	CAMELBACK MOUNTAINVIEW EAST	TRACT F	14402-0429



4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

DATE	REVISION	NO.

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**

**SAN MIGUEL & 78TH STREET**  
SCOTTSDALE, ARIZONA

**02** SHEET **OF** **02**

CVL Contact: D. NORMAN  
CVL Project #: 1-01-03840-01  
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**Coe & Van Loo Consultants, Inc.**



# PRELIMINARY GRADING & DRAINAGE PLAN

**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**

Stormwater Review by: Ghassan Aouad  
Phone: 480-312-7055  
e-mail: gaouad@scottsdaleaz.gov  
-----  
Case #: 28-DR-2022  
Review Cycle: 2  
Date: 04/20/2023

Address comments on the drainage report and on the grading and drainage plans, as applicable, and update both accordingly

RESPONSE:  
REVISED ACCORDINGLY, REMOVED FROM THIS SHEET

## DEVELOPER

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

## ARCHITECT

DREWETT WORKS ARCHITECTURE  
7144 E STETSON 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 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 89 DEGREES 59 MINUTES 38 SECONDS WEST 38.95 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 # 045012	PANEL # 1770 OF 4425		SUFFIX M	BASE FLOOR ELEVATION N/A
MAP # 04013C	PANEL DATE 09/18/2020	FIRM INDEX DATE 07/20/2021	ZONE X*	

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

## RETENTION CALCULATIONS

**PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT**

$V = D \times A \times (C - C_e) / 12$   
 $V_r = \text{VOLUME REQUIRED}$   
 $V_p = \text{VOLUME PROVIDED}$   
 $D = \text{RAINFALL DEPTH} = 2.18, \text{ INCHES (100-YR, 2HR RAINFALL DEPTH - NOAA ATLAS 14, VOL. 1, VER. 5)}$   
 $C = 0.80 \text{ (PROPOSED SITE RUN OFF COEFFICIENT)}$   
 $C_e = 0.68 \text{ (EXISTING SITE RUN OFF COEFFICIENT PER EXIST. SITE CONDITIONS \& ALTA SURVEY)}$   
 $C_w = 0.12 \text{ (PRE. VS. POST. RUN OFF COEFFICIENT)}$   
 $A = \text{AREA IN S.F.}$   
 $V_r = 770 \text{ C.F.} \quad *V_p = 1,381 \text{ C.F. (RET. BASIN \& BUBBLER)}$

## DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA	Cw - RUNOFF COEFFICIENT	VOLUME REQUIRED
	S.F.	C	C.F.
LOT 1	6,024	0.12	131
LOT 2	5,707	0.12	124
LOT 3	5,707	0.12	124
LOT 4	5,707	0.12	124
LOT 5	5,707	0.12	124
LOT 6	6,479	0.12	141
TOTAL	35,332		770
VOLUME PROVIDED 170 LF 36"Ø UNDERGROUND PIPE		834	770

DRY WELL CALCULATIONS FOR BASIN A-3 (ONLY RETENTION AREA REQUIRING DRYWELL)  
 $\# \text{ OF DRY WELLS} = \text{STORAGE VOLUME } V, \text{ CF} / (36 \text{ HRS MAX. DRY-UP TIME} \times 0.1 \text{ DISPOSAL RATE } R, \text{ CFS} \times 3,600)$   
 $= 834 / 12,960 = 0.06 \text{ REQUIRED DRYWELLS (1 PROVIDED)}$

Update after updating the drainage report  
These calculations can be removed from  
the plans as full documentation is provide  
in the companion drainage report !

RESPONSE:  
WE SHOW THESE CALCS ON EVERY OTHER COS  
PROJECT AS VERY FEW GRADING CONTRACTORS WILL  
SEEK THE DRAINAGE REPORT FOR THIS. ALSO HOW  
WOULD ONE DO AN AS-BUILT OF THE RETENTION  
VOLUMES IF THEY ARE NOT SHOWN ON THE PLANS?

# PRELIMINARY GRADING & DRAINAGE PLAN

**MODUS SCOTTSDALE 6'  
1801 E SAN MIGUEL AVE,  
SCOTTSDALE. AZ 85250**

602 889 1984 | F 602 445 9482  
808 N CENTRAL AVE., SUITE 288  
HOENIX, AZ 85020  
HOENIX @ LDGENG.COM

**PGD**

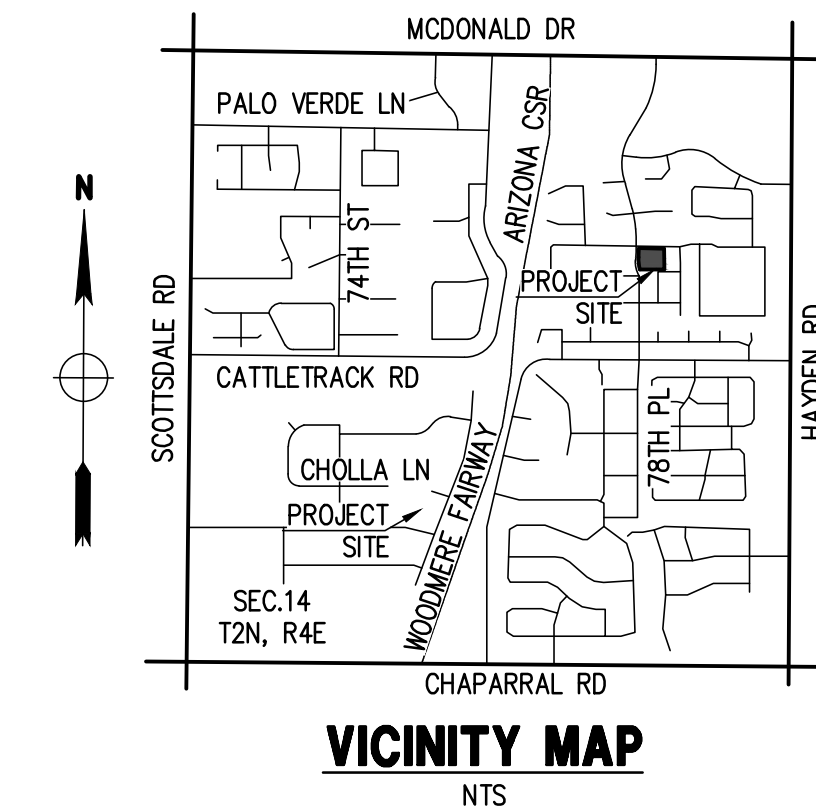
1 OF 1



**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**



**DEVELOPER**

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

**ARCHITECT**

DREWETT WORKS ARCHITECTURE  
7144 E STETSON 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 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

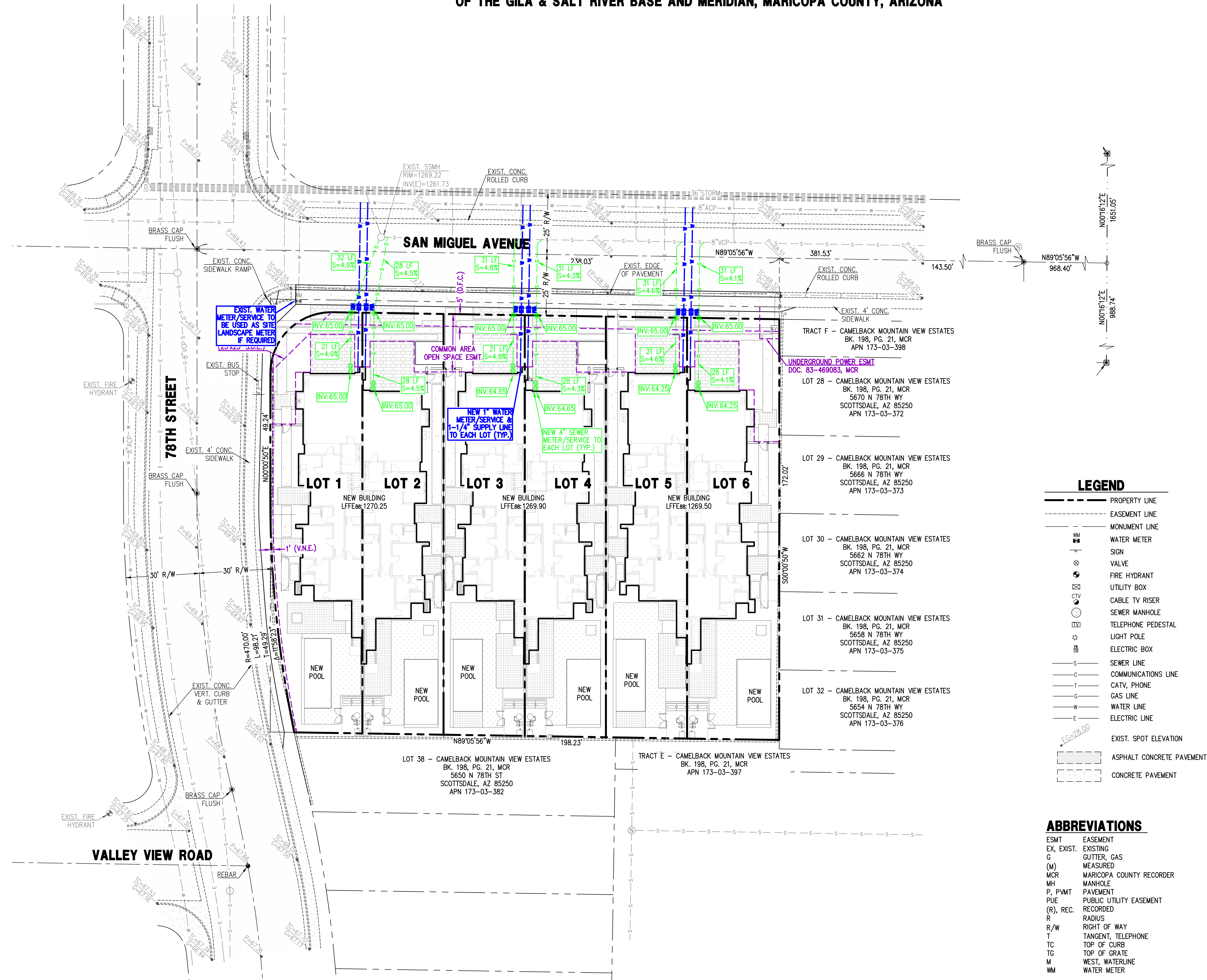
CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF  
HAYDEN ROAD AND MCDONALD DRIVE.  
MCDOT UNIQUE POINT ID: 3607

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 GLA 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 WEST 419.17 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.



# PRELIMINARY WATER & SEWER PLAN

**'MODUS SCOTTSDALE 6'  
7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250**

P 602 889 1984 | F 602 445 9482  
88808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDCENG.COM



Land  
DEVELOPMENT GROUP

**PWS**

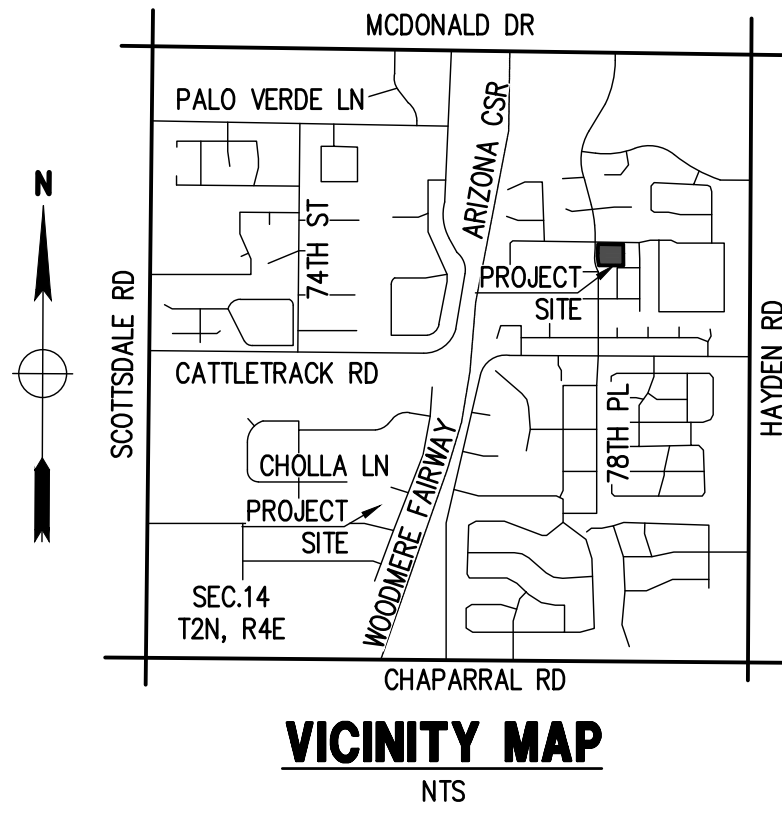


Stormwater Review by: Ghassan Aouad  
Phone: 480-312-7055  
e-mail: gaouad@scottsdaleaz.gov  
Case #: 28-DR-2022  
Review Cycle: 2  
Date: 04/20/2023

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 SCOTTDALE 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 \_\_\_\_\_

The corresponding drainage report and grading and drainage plans have comments regarding the need to provide drainage easements around proposed underground retention tanks. Such easements need to also be shown on this plat. Update the plat once the grading and drainage plans are updated.

RESPONSE:  
REVISED ACCORDINGLY

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 ASSESSORS 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

SURVEYORS 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.

Update bench mark information and the Flood Insurance Rate Map information as shown on the grading and drainage plans the plans are updated to address any applicable comments.

RESPONSE:  
REVISED TO MATCH G&D

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	6,479	S.F.	0.149	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.

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	12/08/2021	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;



03/27/23  
DATE

DEVELOPER

VELOPMENT, LLC  
MELBACK RD, #291  
AZ 85018  
P: 480-329-7504  
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE  
7144 E STEIISON 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.)

CIVIL ENGINEER

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

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.  
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

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 NORTH 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.

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

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



PRELIMINARY PLAT

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

DATE: 03/27/23

JOB: 2206207

VERSION: 1.1

DESIGNED BY: NP  
DRAWN BY: DW  
CHECKED BY: JF  
PLOT DATE: 03/27/23

SCALE: 1"=20'



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

