

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8/3/2023

DATE

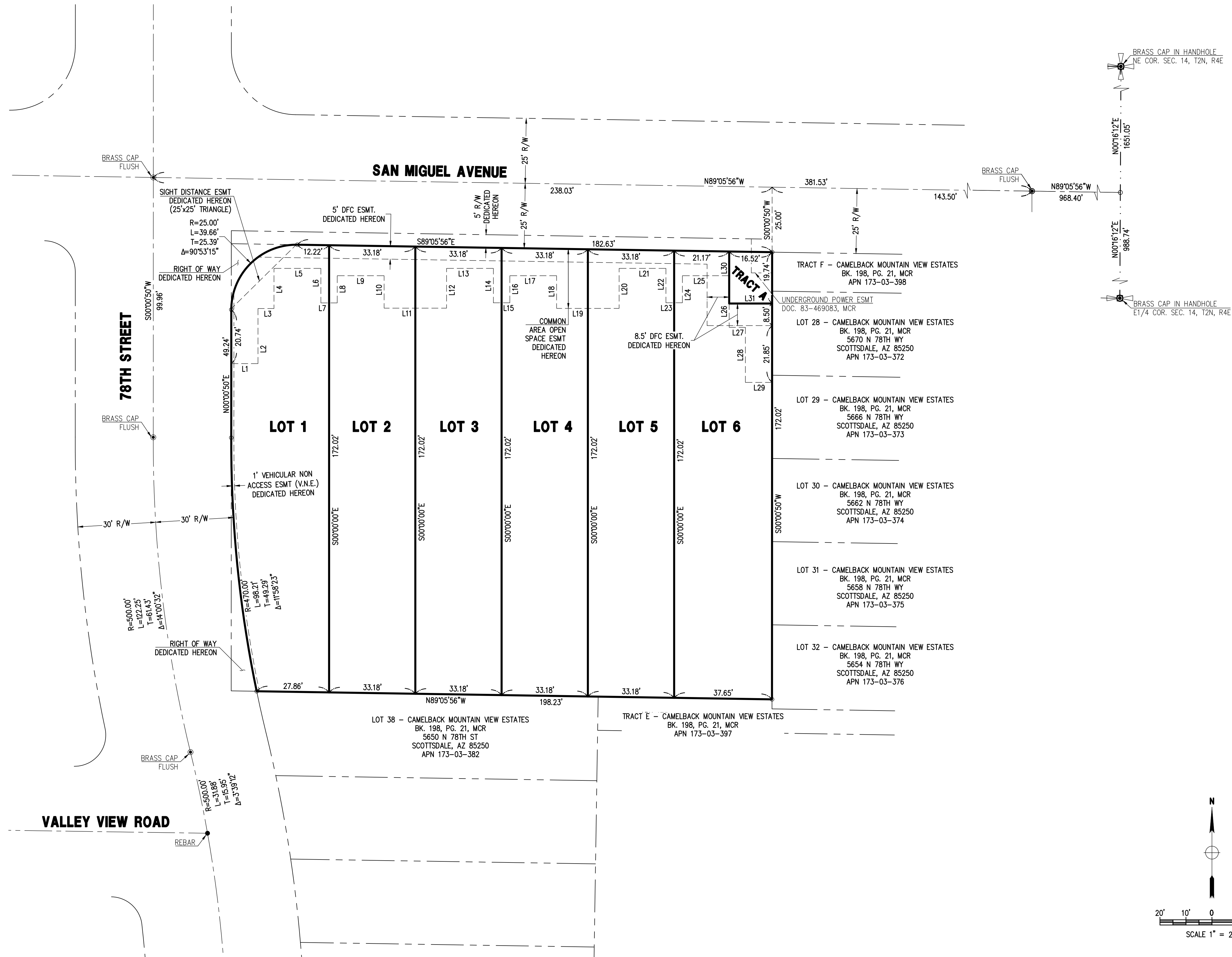
APPROVED BY

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

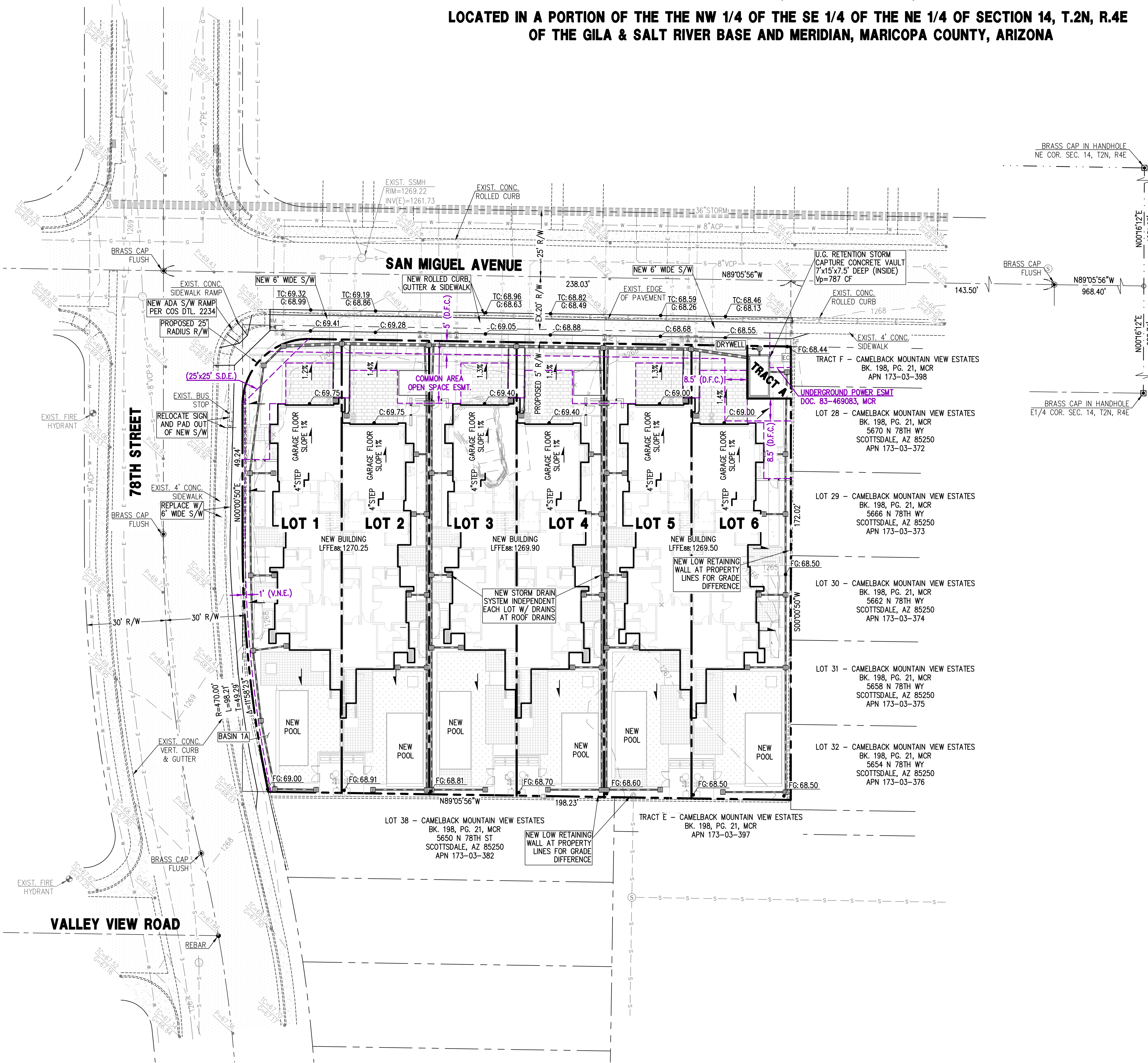


PRELIMINARY GRADING & DRAINAGE PLAN

"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

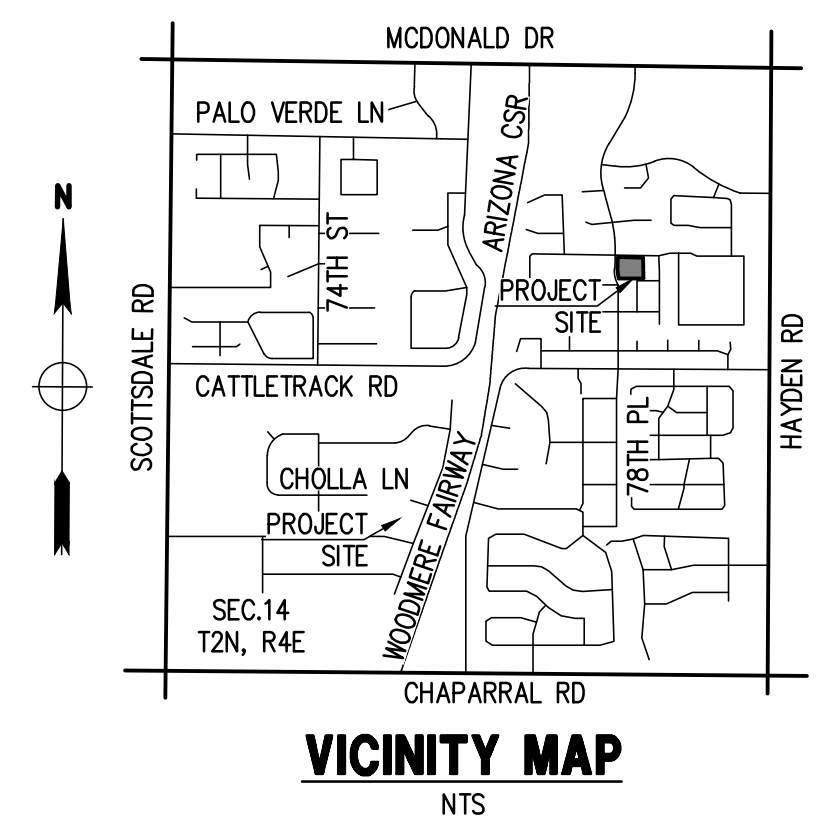


LEGEND

- 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

CIVIL ENGINEER

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

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

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.

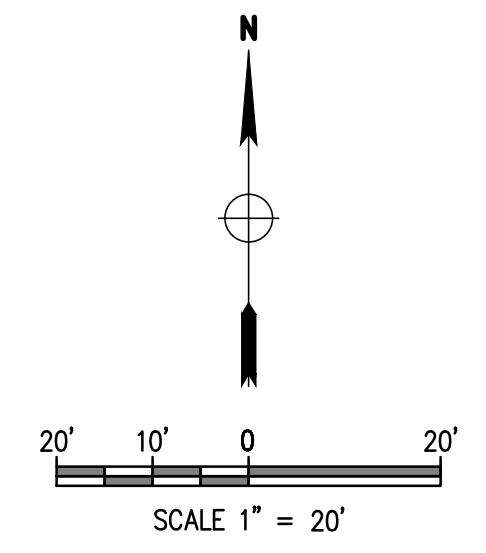
PARENT LEGAL DESCRIPTION

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.



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LAND DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

PGD

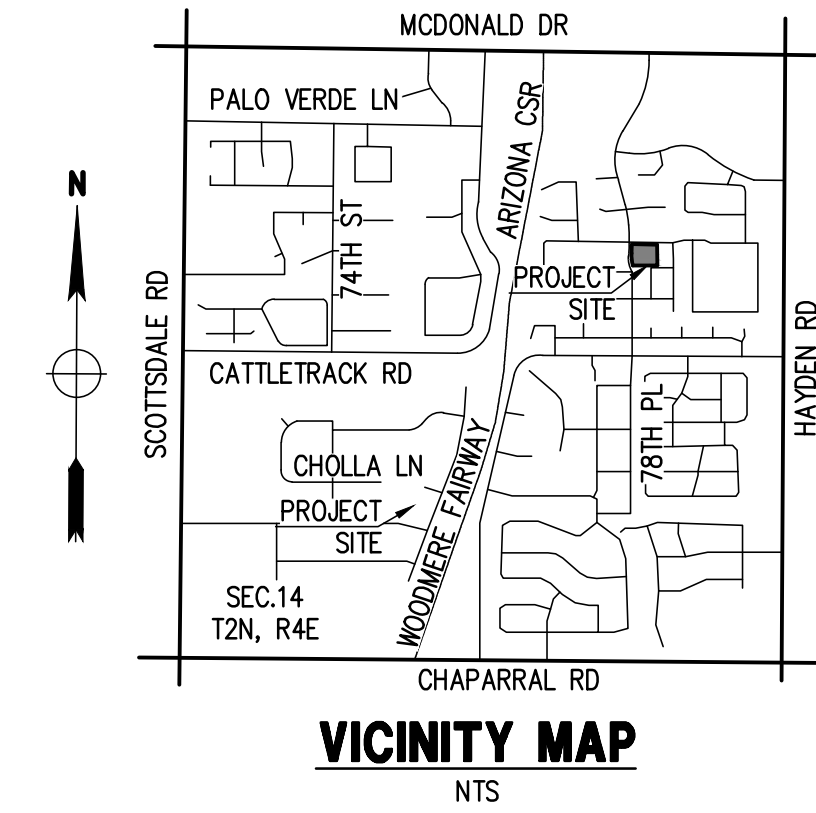
1 OF 1



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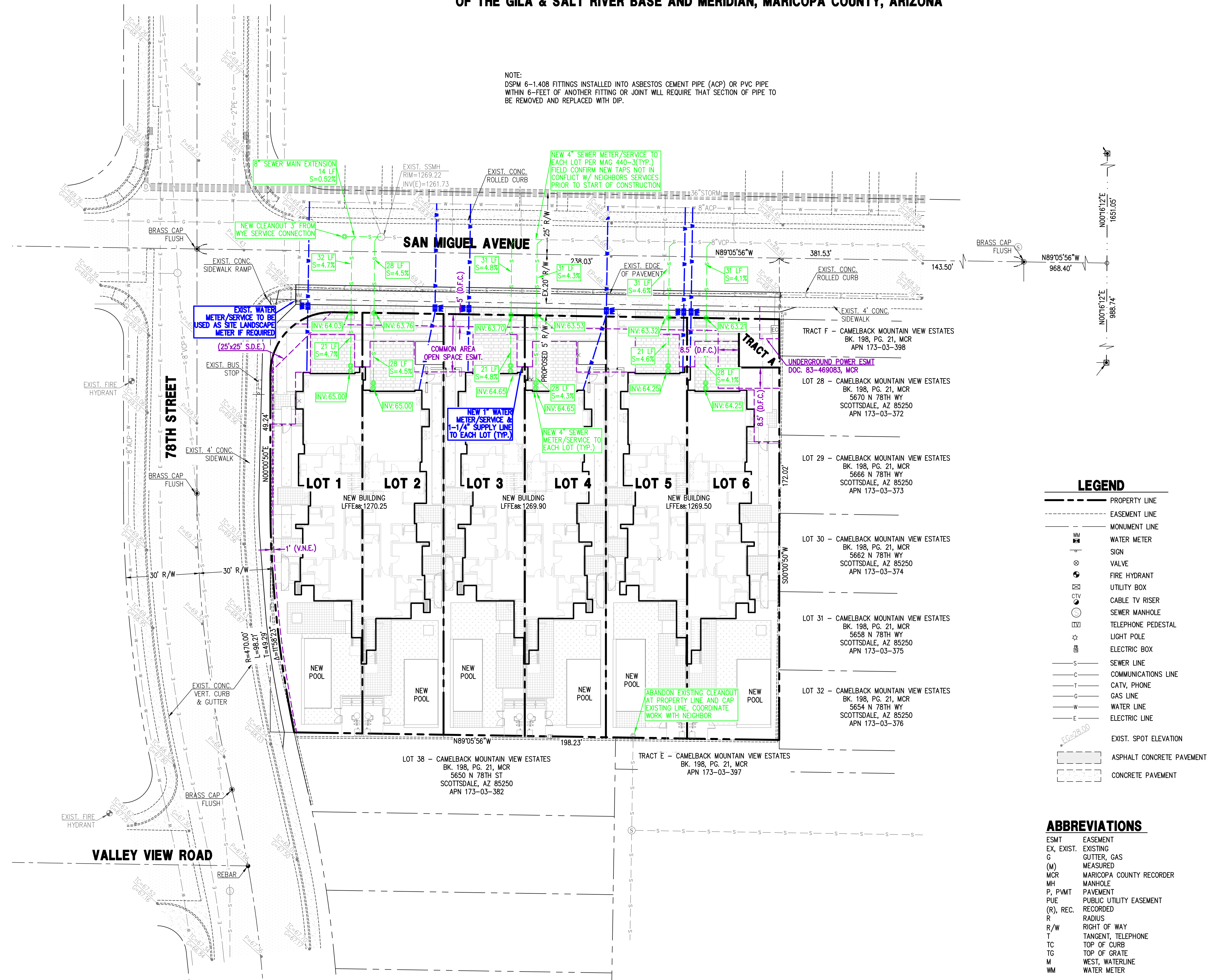
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PRELIMINARY WATER & SEWER PLAN

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7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250**

P 602 889 1984 | F 602 445 9482
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Land
DEVELOPMENT GROUP

PWS