

WINERY SUITES OF SCOTTSDALE

A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA, BEING A PART OF LOTS 1-3, BLOCK 2, DUHAME HEIGHTS UNIT 1, AS RECORDED IN BOOK 34 OF MAPS, PAGE 19 AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 27 T2N, R4E, G.& S.R.B.M, MARICOPA COUNTY, ARIZONA

OWNER

FASCO Investments, LLC
919 E. Tekoa Avenue
Gilbert, AZ 85298

LAND SURVEYOR'S CERTIFICATION

This is to certify that:

- 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 August, 2018;
- The survey is true and complete as shown;
- Monuments shown actually exist;
- Their positions are correctly shown; and
- Said monuments are sufficient to enable the survey to be retraced.

Thomas L. Rope, R.L.S., 21081

FEMA CERTIFICATION

The current FEMA Flood Insurance Rate Map (FIRM) for this area, Map No. 04013C2235L, as published by FEMA on October 16, 2013, designates the property lies in Flood Hazard Zone X. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.)

BASIS OF BEARINGS

The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of Duham Heights Unit 1, recorded in Book 34 of Maps, Page 19.

REFERENCE DOCUMENTS

DUHAME HEIGHTS UNITS 1 Book 34 maps, page 19
RECORD OF SURVEY Book 1300 maps, page 19

AREA

16,861 S.F. 0.3870 AC.

PARENT PARCEL LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

EXCEPT the following described property:

A portion of Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence North 89 degrees 12 minutes 48 seconds East (an assumed bearing) along the North line of said Lot 1 a distance of 43.15 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89 degrees 12 minutes 48 seconds a distance of 9.76 feet to the beginning of a curve concave to the Southwest, the center of which bears South 00 degrees 09 minutes 45 seconds West a distance of 20.00 feet;
Thence Southeasterly along the Southwesterly line of Parcel No. 2 as described in Docket 5393, page 300, records of Maricopa County, Arizona and the arc of said curve through a central angle of 89 degrees 03 minutes 03 seconds a distance of 31.08 feet to a point of tangency;
Thence South 00 degree 09 minutes 45 seconds West along the East line of said Lot 1 a distance of 59.20 feet;
Thence North 05 degrees 25 minutes 59 seconds West a distance of 55.84 feet;
Thence North 46 degrees 11 minutes 35 seconds West a distance of 33.52 feet to the TRUE POINT OF BEGINNING, and

EXCEPT any portion conveyed to the City of Scottsdale, in instrument recorded in Document No. 2016-512135.

Parcel 2:

Lot 2 and the East 12.5 feet of Lot 3, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, Page 19.

DEDICATION

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

Know All Men By These Presents:

Fascco Investments, LLC, an Arizona limited liability company, owner, has assembled Lots 1 and 2 and a portion of Lot 3, Block 2 of "Duham Heights Unit 1", a subdivision recorded in Book 34 of Maps, page 19 and being a portion of the Northwest quarter of Section 27, Township 2 North, Range 4 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona as shown and platted hereon and hereby publishes this plat as and for the plat of a property assemblage, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and easements constituting same, and that the lot and streets shall be known by the number or name given each respectively on said plat. Fascco Investments, LLC, as owner, hereby dedicates to the public for use as such, the streets and easements shown on said plat and included in the above described premises.

In witness whereof:

Fascco Investments, LLC, an Arizona limited liability company, as legal owner, has hereunto affixed its signature this _____ day of _____, 2018.

By: _____
Ross Fasano, Managing Member

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

On this, the _____ day of _____, 2018, before me the undersigned, appeared and acknowledged himself to be Ross Fasano, the Managing Member of Fascco Investments, LLC, an Arizona Limited liability company, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in the name of the company by himself as Managing Member.

In witness whereof:

I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

APPROVALS

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual Specifications.

By: _____ Date _____
Chief Development Officer

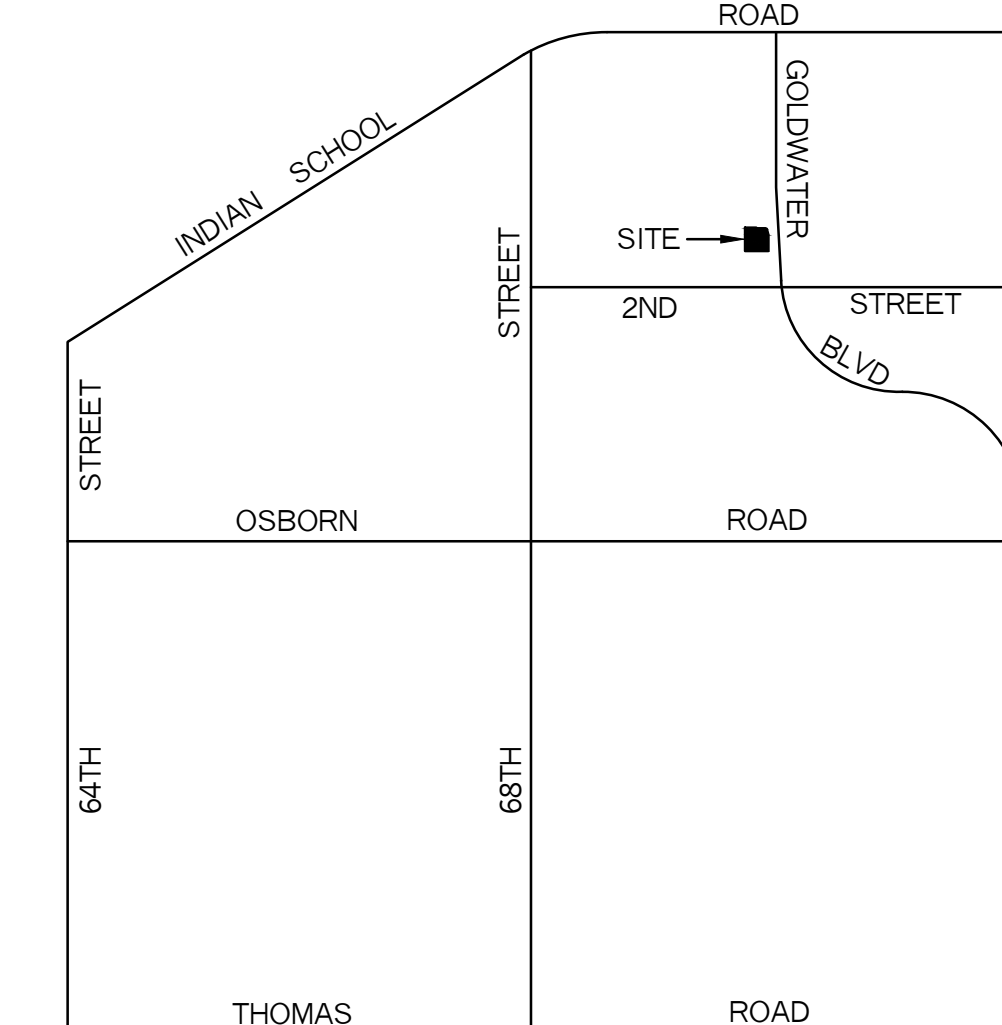
This subdivision has been reviewed for compliance with development standards of the City of Scottsdale, Staff Approval Cases No. 7-DR-2016, and all case related stipulations.

By: _____ Date _____
Plat Coordinator

NOTES

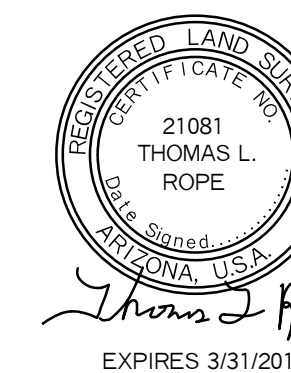
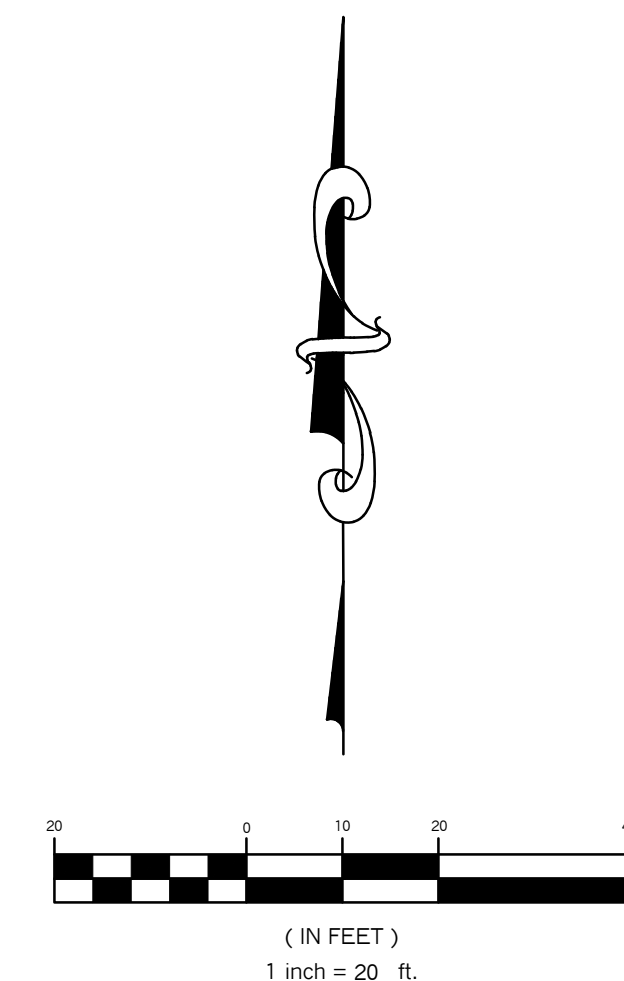
- This plat is located within the City of Scottsdale Water Service Area and has been designated as having an assured water supply.
- Construction within the public utility easements, except by public agencies and utility companies, shall be limited to wood, wire or removable section-type fencing and must be in constructed in conformance with applicable CC&R's and design guidelines.
- Electric lines are to be constructed underground as required by Arizona Corporation Commission General Order U-48.
- All new or relocated utilities will be constructed underground as required by the Arizona Corporation Commission general Order U-28.
- Parcel 1 is zoned S-R and Parcel 2 is zoned C-2 under the City of Scottsdale Zoning Ordinance.
- Affidavits of Correction or Amendment type letters concerning this plat are not valid. There will be no revisions to this plat without Plat Coordinators approval.

VICINITY MAP



LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- (M) MEASURED
- (R) RECORD PER PLAT
- C.O.S. CITY OF SCOTTSDALE
- PROPERTY LINE
- - - EASEMENT LINE

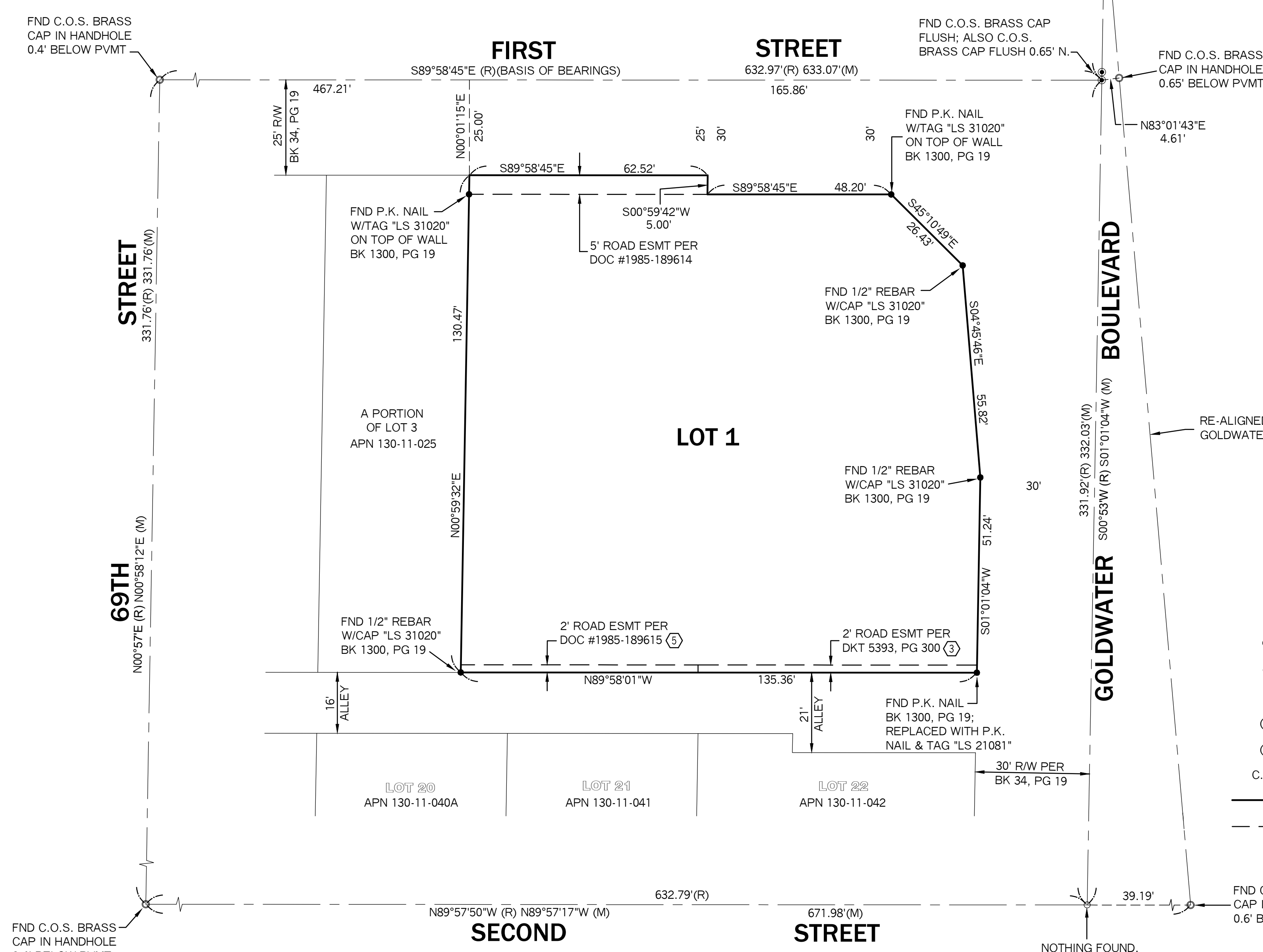


WINERY SUITES OF SCOTTSDALE

Drawn By:	Thomas Rope
Date:	AUG 2018
Job No.:	18016
Sheet No.:	1 of 1

Land Survey Services PLC

Thomas L. Rope, R.L.S.
3160 North 302nd Lane
Buckeye, AZ 85396-3196
Phone No. 602.703.7010
LandSurveyServices@cox.net



NOTHING FOUND. CALC'D POSITION USING RECORD DISTANCE FROM 69TH STREET

LEGAL DESCRIPTION

LOT COMBINATION

That portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Lot 1;

Thence North 89° 58' 01" West along the South line of said Lots 1, 2 and 3 a distance of 135.36 feet to the West line of the East 12.5 feet of Lot 3;

Thence North 00° 59' 32" East along said West line a distance of 130.47 feet to the North line of Lot 3;

Thence South 89° 58' 45" East along the North line of Lots 2 and 3 a distance of 62.52 feet to the Northeast corner of Lot 2;

Thence South 00° 59' 42" West along the East line of Lot 2 a distance of 5.00 feet to the South line of the North 5.00 feet of Lot 1;

Thence South 89° 58' 45" East along said South line a distance of 48.20 feet to an intersection with the southwesterly line of that Parcel described in Warranty Deed per Document No. 1994-358588, Official records;

Thence South 45° 10' 49" East along said southwesterly line a distance of 26.43 feet;

Thence continuing South 04° 45' 46" East along the westerly line of said Parcel a distance of 55.82 feet to the East line of Lot 1;

Thence South 01° 01' 04" West along said East line a distance of 51.24 feet to the **POINT OF BEGINNING**.

Containing 16,862 sq. ft. or 0.3871 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

Expires 3-31-2019

Job No. 18016

52-DR-2018
11/14/18

EXHIBIT

A portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

