

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

KNOW ALL MEN BY THESE PRESENTS:
THAT SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES
MARICOPA COUNTY, ARIZONA, UNDER THE NAME " " AS SHOWN ON
THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE
DIMENSIONS OF THE LOTS, TRACTS, STREETS 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
SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES, IN FEE, TO
THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE,
THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE,
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.

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.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE
OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER,
EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN PROPERTY
ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR
OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS
CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE
INSTRUMENTS, WHICH ARE RECORDED IN THE MARICOPA COUNTY
RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN
THE DATE ON WHICH THIS MAP IS RECORDED.

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

DATED THIS _____ DAY OF _____,
20____,
SCOTTSDALE CANAL HOLDINGS, LLC.
BY _____
ITS _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____,
BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH
HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

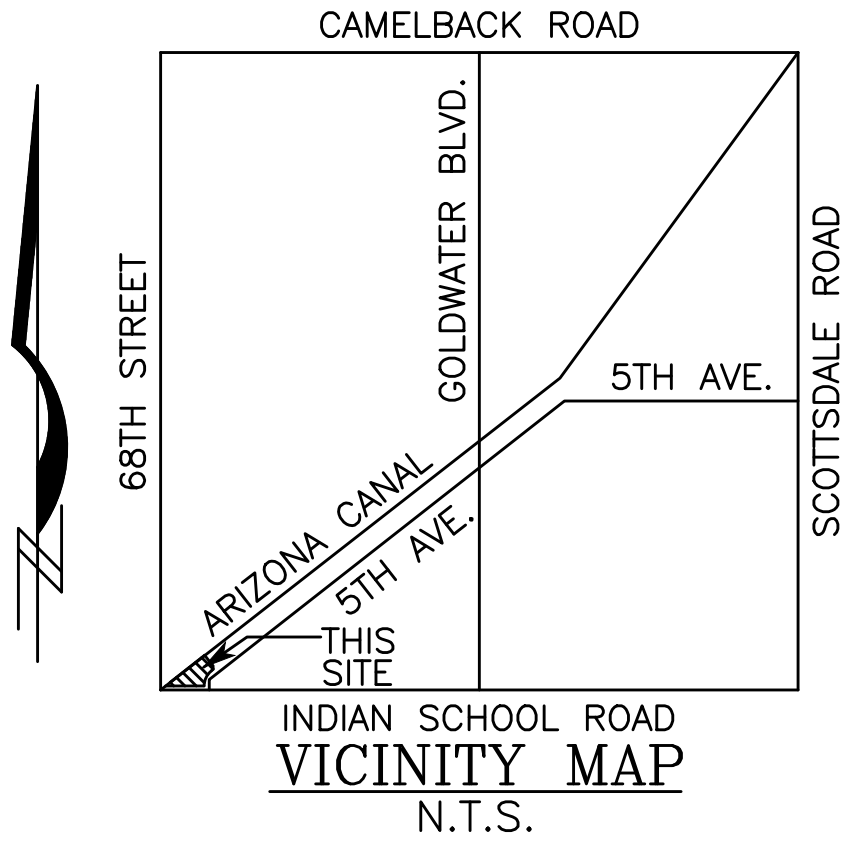
LEGEND OF SYMBOLS:

- PROPERTY LINE
- CENTER LINE
- NON VEHICLE ACCESS EASEMENT (NVAE)
- RIGHT OF WAY EASEMENT
- FOUND PIN
- BRASS CAP IN HANDHOLE
- SET REBAR WITH RLS TAG

MINOR LAND DIVISION PLAT
VALLEY PLAZA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP
2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER:
SCOTTSDALE CANAL HOLDINGS, LLC
4343 N. SCOTTSDALE RD. #180
SCOTTSDALE, AZ 85251
CONTACT: SHAWN YARI
PHONE: (480)949-3200



FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X
FOR OTHER AREA' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C2235L WITH
DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN
THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

ZONE 'X FOR OTHER AREAS' DEFINED AS AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING:

THE MONUMENT LINE OF INDIAN SCHOOL ROAD PER THE PLAT OF VALLEY
PLAZA RECORDED IN BOOK 72 OF MAPS, PAGE 28. N 90°00'00" E, AS
SHOWN HEREON.

ZONING DATA

DISTRICT: C-2

SHEET INDEX

COVER SHEET 1
PLAT SHEET 2

REFERENCE DOCUMENTS

"VALLEY PLAZA" SUBDIVISION PLAT BK. 72 OF MAPS, PG. 28 DAT

ALTA SURVEY DONE BY SRP

ALTA SURVEY DONE BY DNA

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 THE
DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE STAFF APPROVAL
CASE No. 11-MD-2016 AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
PLAT COORDINATOR

LAND SURVEYOR'S CERTIFICATION

- THIS IS TO CERTIFY THAT
- I AM A LAND SURVEYOR REGISTER 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 APRIL, 2017.
 - THIS 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.

DAVID J. NYKORCHUK
NAME
REGISTERED LAND SURVEYOR # 13016



MINOR LAND DIVISION VALLEY PLAZA
SCOTTSDALE ARIZONA

940 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85122
PHOENIX CASA GRANDE
(602) 271-9911 (602) 838-9501
D.N.A. INC. FAX: (602) 271-9985
CIVIL ENGINEERING
LAND SURVEYING



JOB NO. 15-162
DATE 5/10/17
DRAWN Alexis
SCALE as shown

PLAT COVER

SHEET 1 of 3

11-MD-2016

PARENT PARCELS LEGAL DESCRIPTION:

PARCEL NO. 1:
LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

PARCEL NO. 2:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, 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 THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1906, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 158.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.19 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, 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 THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

PARENT PARCELSLEGAL DESCRIPTION(CON'T):

PARCEL 3 CONTINUED:

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073886 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 363.83 FEET;

THENCE SOUTH 38 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST A DISTANCE OF 363.83 FEET;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 5:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS, EAST, 390.54 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO POINT OF BEGINNING;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 24.00 FEET, THEN SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, 120.00 FEET, THEN SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST 40.38 FEET, THEN NORTH 4 DEGREES 57 MINUTES 51 SECONDS WEST 29.89 FEET, THEN NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 95.00 FEET TO THE POINT OF BEGINNING.

MINOR LAND DIVISION VALLEY PLAZA

ARIZONA

SCOTTSDALE

PREPARED FOR:

SCOTTSDALE CANAL HOLDINGS, LLC

4343 N. SCOTTSDALE RD. #180

SCOTTSDALE, AZ 85251

940 E. WILLETTA STREET, PHOENIX, AZ 85004
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CIVIL ENGINEERING

LAND SURVEYING



MINOR LAND DIVISION

JOB NO.
15-162

DATE
5/10/17

DRAWN
Alexis

SCALE
as shown

SHEET
2 of 3

11-MD-2016

EASEMENTS

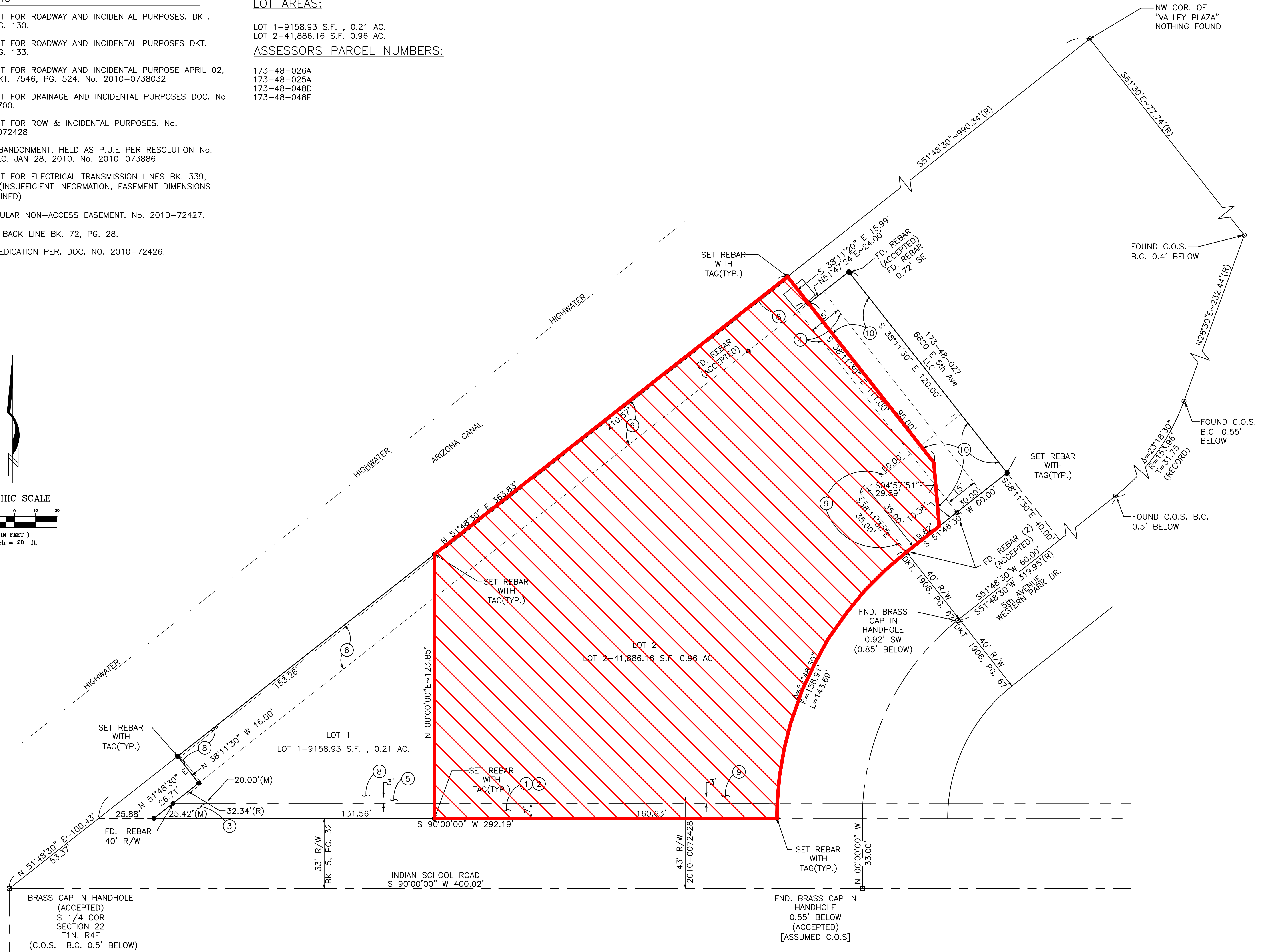
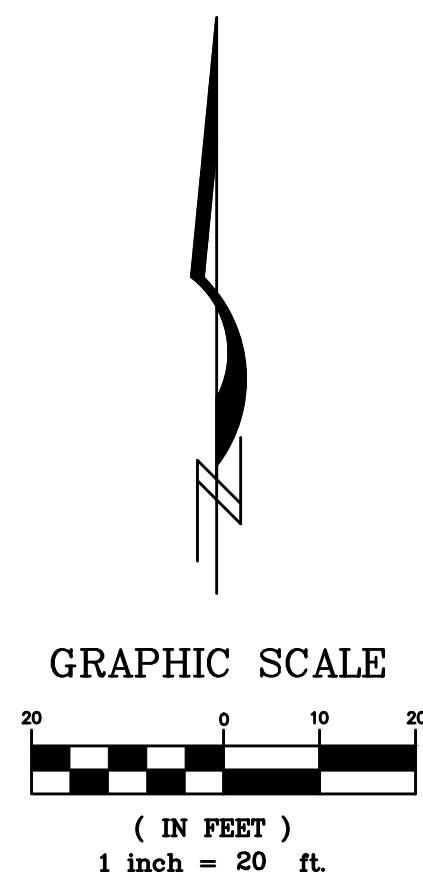
- ① EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES. DKT. 1825, PG. 130.
- ② EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES DKT. 1825, PG. 133.
- ③ EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSE APRIL 02, 1969. DKT. 7546, PG. 524. No. 2010-0738032
- ④ EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES DOC. No. 95-586700.
- ⑤ EASEMENT FOR ROW & INCIDENTAL PURPOSES. No. 2010-0072428
- ⑥ ALLEY ABANDONMENT, HELD AS P.U.E PER RESOLUTION No. 7674 REC. JAN 28, 2010. No. 2010-073886
- ⑦ EASEMENT FOR ELECTRICAL TRANSMISSION LINES BK. 339, PG. 146(INSUFFICIENT INFORMATION, EASEMENT DIMENSIONS NOT DEFINED)
- ⑧ 1' VEHICULAR NON-ACCESS EASEMENT. No. 2010-72427.
- ⑨ 35' SET BACK LINE BK. 72, PG. 28.
- ⑩ ALLEY DEDICATION PER. DOC. NO. 2010-72426.

LOT AREAS:

LOT 1-9158.93 S.F. , 0.21 AC.
LOT 2-41,886.16 S.F. 0.96 AC.

ASSESSORS PARCEL NUMBERS:

173-48-026A
173-48-025A
173-48-048D
173-48-048E



MINOR LAND DIVISION VALLEY PLAZA
ARIZONA

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JOB NO. 15-162
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SHEET 3 of 3

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