

FINAL PLAT FOR COSANTI COMMONS

A REPLAT OF LOT 1, OF 7000 E. SHEA BOULEVARD, RECORDED IN BOOK 1701 OF MAPS, PAGE 37, RECORDED IN THE COUNTY RECORED'S OFFICE OF MARICOPA COUNTY, ARIZONA LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }ss

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COSANTI COMMONS", A REPLAT OF LOT 1, OF 7000 E. SHEA BOULEVARD, RECORDED IN BOOK 1701 OF MAPS, PAGE 37, MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR "COSANTI COMMONS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

PRIVATE EASEMENTS:

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES AND CONVEYS TO EACH LOT OWNER AND ITS PERMITTEE(S), A PERPETUAL, APPURTENANT, NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE DRIVEWAYS AND ACCESSWAYS, PARKING AREAS, SIDEWALKS, WALKWAYS, EXITS AND ENTRANCES (COLLECTIVELY, THE "ACCESS AREAS") AS SUCH AREAS MAY FROM TIME TO TIME BE DEVELOPED, ALTERED OR MODIFIED ON THE PARCELS. SUCH RIGHTS OF INGRESS AND EGRESS EXPRESSLY DO NOT INCLUDE PARKING RIGHTS.

PUBLIC NON-MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

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.

EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITIES, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

SIGHT 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 ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

NEW 7000 EAST SHEA, LLC, A COLORADO 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.

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 PERSONS 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 _____, 2025.

GRANTOR: NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

OWNER: NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY

PERTINENT DOCUMENTS LIST

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

FINAL PLAT OF "AGUA CALIENTE" RECORDED IN BOOK 303 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

LAND ASSEMBLAGE MAP OF "SUNDOWN PLAZA" RECORDED IN BOOK 1009 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, MARICOPA COUNTY

FINAL PLAT FOR "7000 E SHEA BOULEVARD" RECORDED IN BOOK 1701 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 1994--0741747, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1983--0287291, MARICOPA COUNTY RECORDS

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }ss

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____, FOR AND ON BEHALF

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2023--0116591, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY:

INDEPENDENT BANK

TITLE OR POSITION

DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }ss

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____, FOR AND ON BEHALF

INDEPENDENT BANK.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PARENT PARCEL LEGAL DESCRIPTION

LOTS 1 OF 7000 EAST SHEA BOULEVARD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1701 OF MAPS, PAGE 37.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP
SHEET 3 DEDICATED SIDEWALK EASEMENT
SHEET 4 DEDICATED DRAINAGE AND FLOOD CONTROL EASEMENT EASEMENT
SHEET 5 DEDICATED WATER EASEMENT AND SIGHT DISTANCE EASEMENT
SHEET 6 DEDICATED CROSS ACCESS AND EMERGENCY SERVICE ACCESS EASEMENT

ZONING

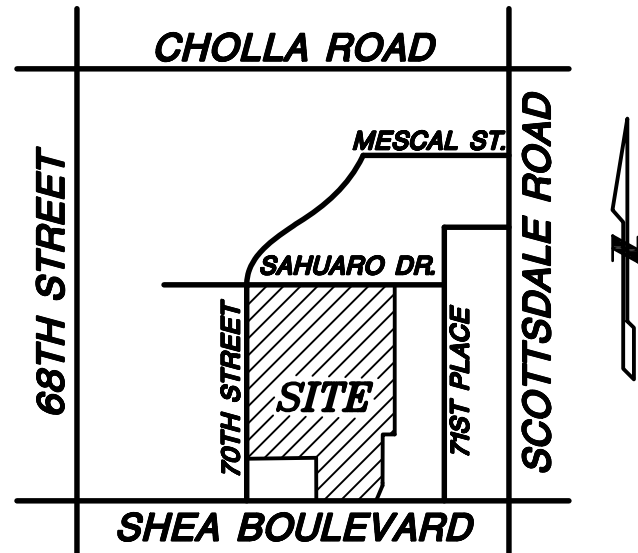
ZONE PUD (PLANNED UNIT DEVELOPMENT)--PSD DISTRICT

NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO LANDSCAPING AND REMOVABLE TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- THE BASIS OF BEARING IS THE MONUMENT LINE OF SAHUARO DRIVE, USING A BEARING OF NORTH 89 DEGREES 47 MINUTES 41 SECONDS EAST AS PER THE RECORD OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PROPERTY OWNERS SHALL MAINTAIN ALL ADJACENT EASEMENT AND LANDSCAPING AREAS.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- PROPERTY IS SUBJECT TO A CROSS ACCESS AND PARKING EASEMENTS CREATED BY DOCUMENT NO. 2008--0866501, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THERE IS AN EXISTING 9--FOOT BY 12--FOOT UNDERGROUND CONCRETE CULVERT LOCATED WITHIN THE 50--FOOT WIDE DRAINAGE EASEMENT WHICH RUNS ALONG THE EASTERN BOUNDARY OF THIS PLAT WHICH CONVEYS OFF-SITE FLOWS THROUGH THE PLAT AREA. THE OWNERS OF LOTS 1 AND 3 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF THIS FACILITY.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013. ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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 FLOOD."



VICINITY MAP

NOT TO SCALE
NORTHWEST QUARTER SECTION 22, T3N, R4E

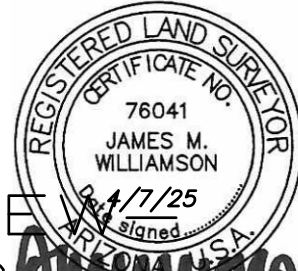
SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869--0223
FAX: (623)869--0726
CONTACT: JAMES M. WILLIAMSON

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 APRIL, 2025;
 - THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
 - MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
 - THEIR POSITIONS ARE CORRECTLY SHOWN; AND
 - SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES M. WILLIAMSON
R.L.S. #76041



—FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

APPROVALS

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. 1--MD--2025, AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER DATE

FINAL PLAT FOR
COSANTI COMMONS

7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623--869--0223 (office) 623--869--0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

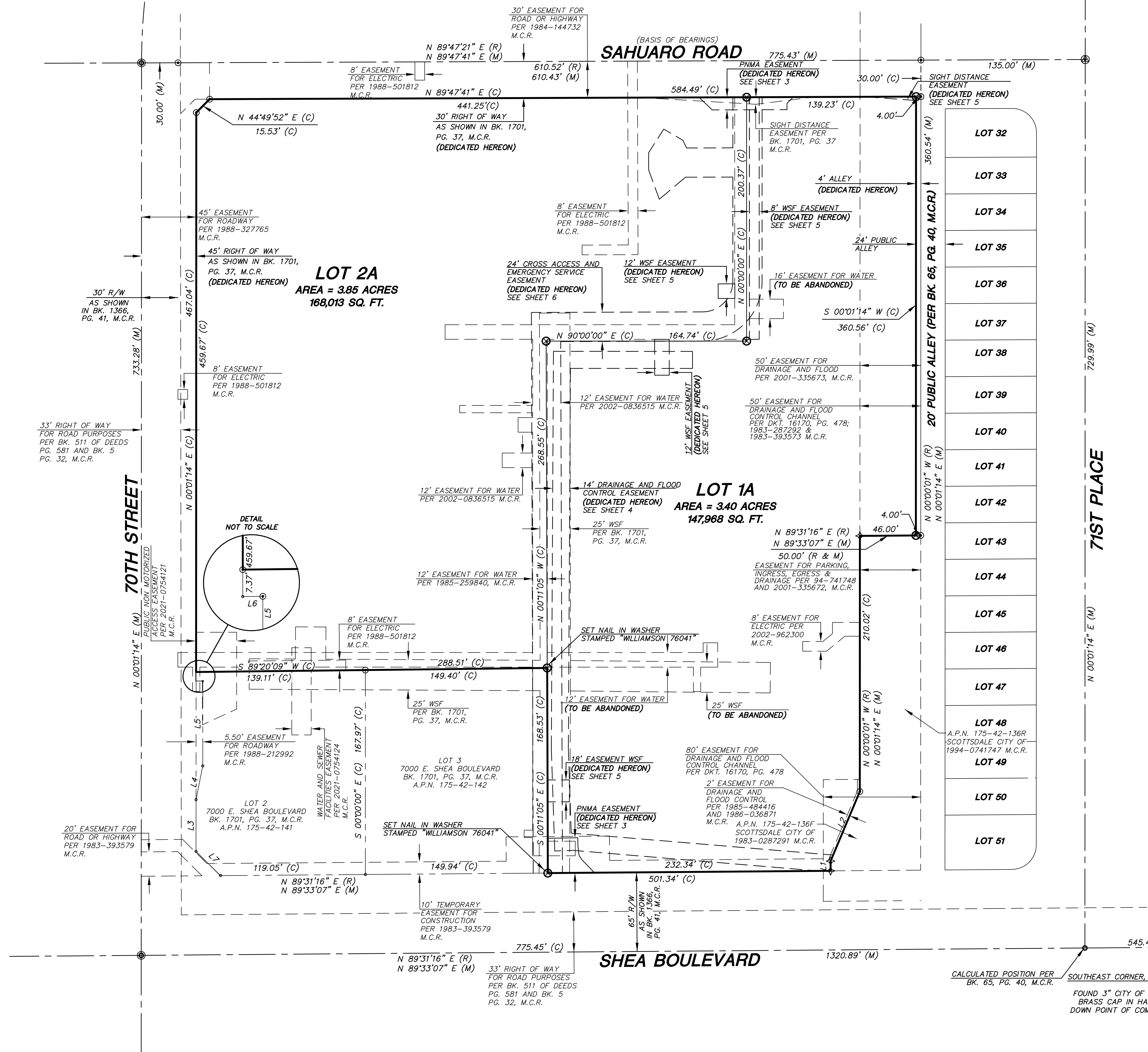
DWN: LE CHK: JW

SHEET 1 OF 6

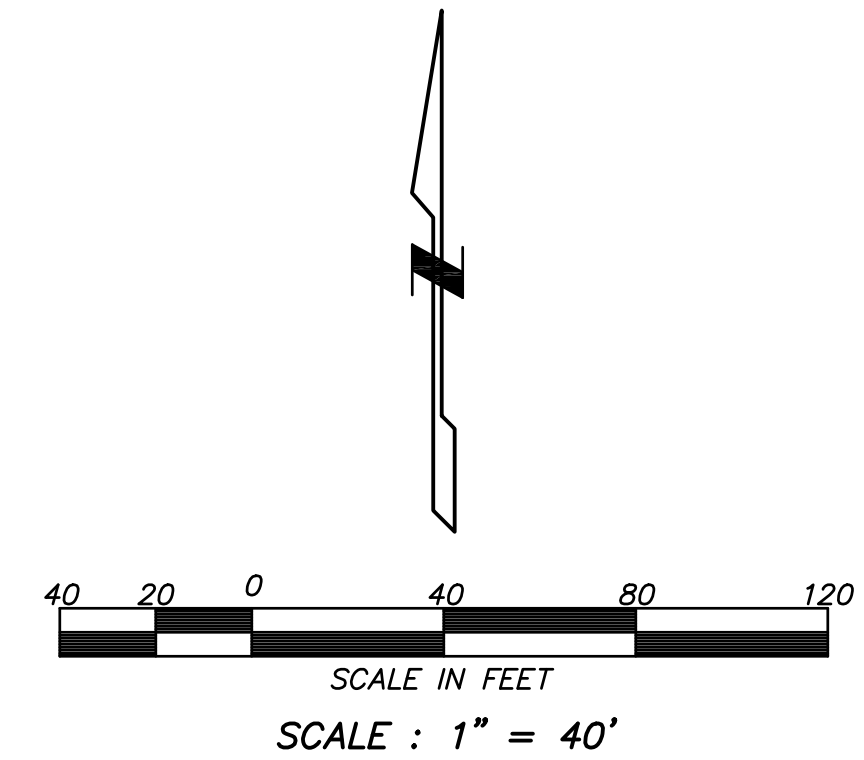
DATE: 4/7/25

JOB: 202501047

CASE # 1-MD-2025

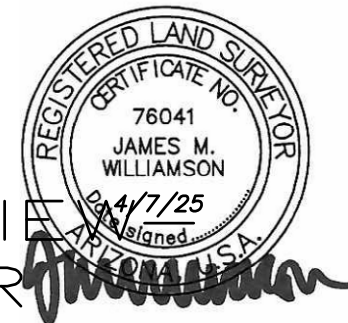


LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)



LEGEND

- | | | | |
|-------|---|--------|-------------------------------------|
| — | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| - - - | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
| - - - | EXISTING EASEMENT | R/W | RIGHT OF WAY |
| ⊗ | INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED) | BK. | BOOK |
| ⊙ | FOUND NAIL IN WASHER STAMPED "KLEIN 42137" | PG. | PAGE |
| ⊕ | FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" | DKT. | DOCKET |
| ⊗ | FOUND BRASS CAP IN POTHOLE 0.1" DOWN | (R) | RECORD PER DESCRIPTION |
| ⊙ | FOUND BRASS CAP IN POTHOLE BRASS CAP FLUSH | (M) | MEASURED |
| | | (C) | CALCULATED |
| | | WSF | WATER AND SEWER FACILITIES EASEMENT |



— FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

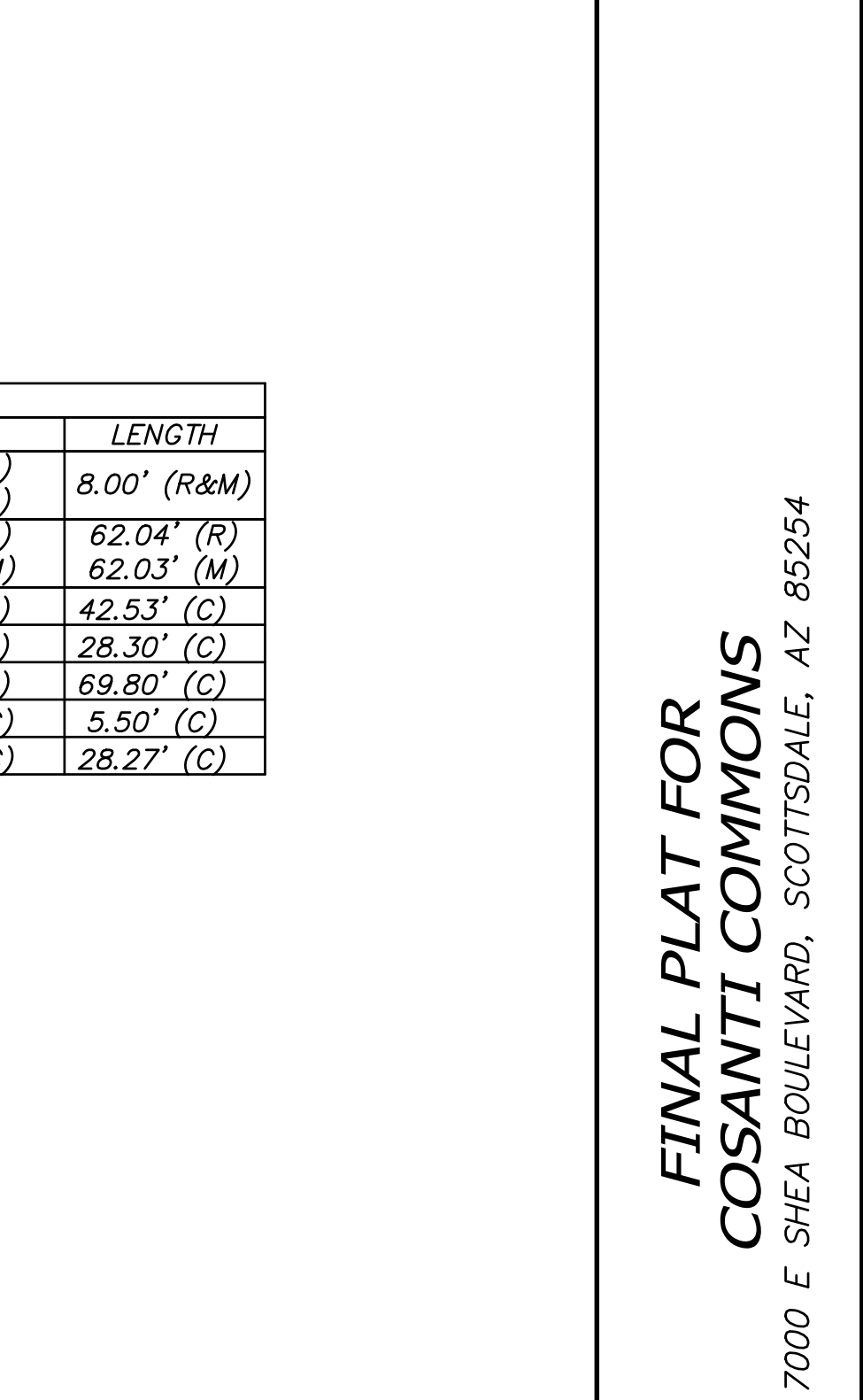
FINAL PLAT FOR
COSANTI COMMONS
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: LE CHK: JW
SHEET 2 OF 6
DATE: 4/7/25
JOB: 202501047

CASE # 1-MD-2025

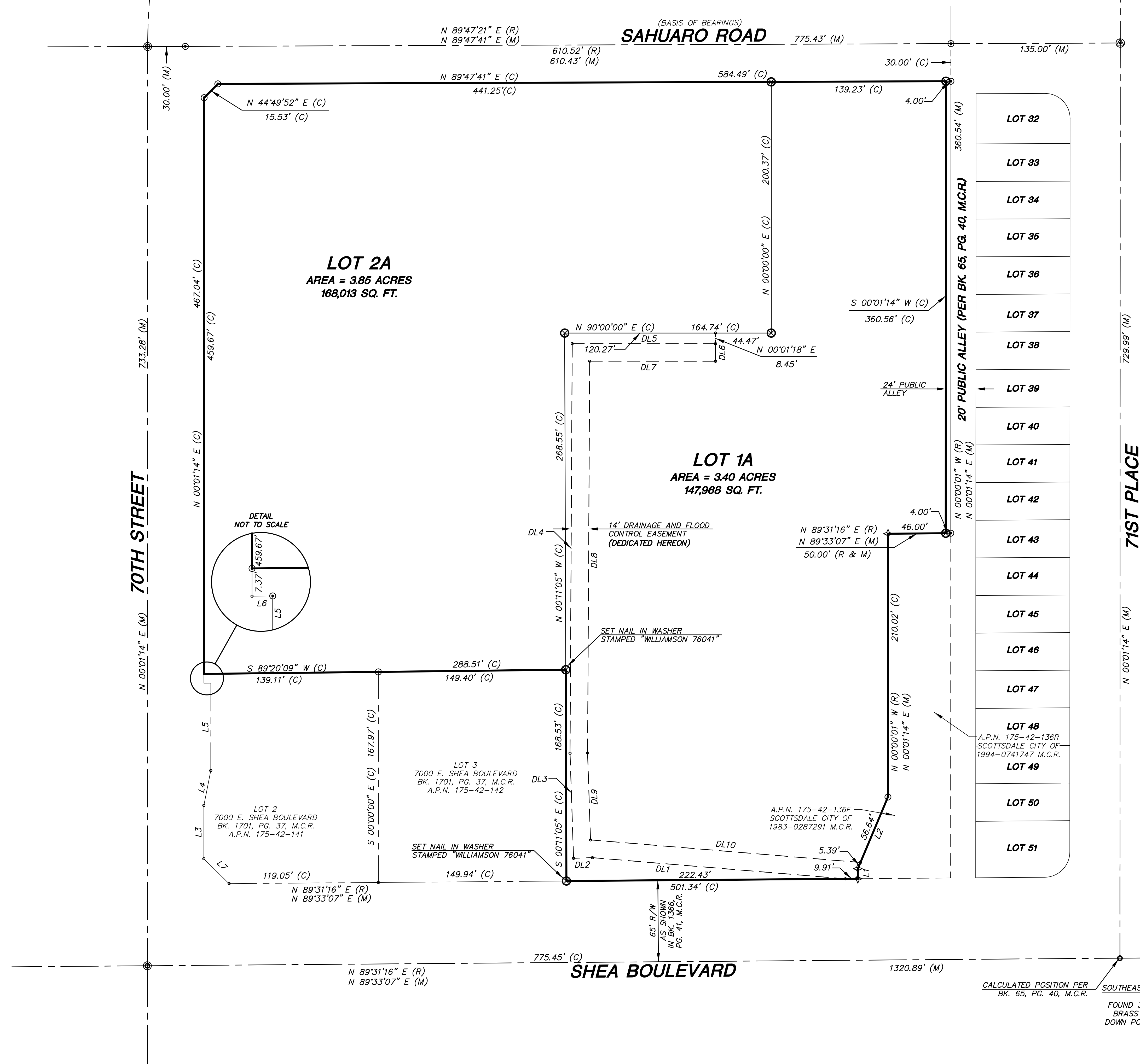


————	BOUNDARY LINE	A.P.N.	ASSESSORS PARCEL NUMBER
-----	CENTER LINE OR MONUMENT LINE	M.C.R.	MARICOPA COUNTY RECORDS
- - - -	EXISTING EASEMENT	R/W	RIGHT OF WAY
⊗	INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED)	BK.	BOOK
⊙	FOUND NAIL IN WASHER STAMPED "KLEIN 42137"	PG.	PAGE
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		WSF	WATER AND SEWER FACILITIES EASEMENT



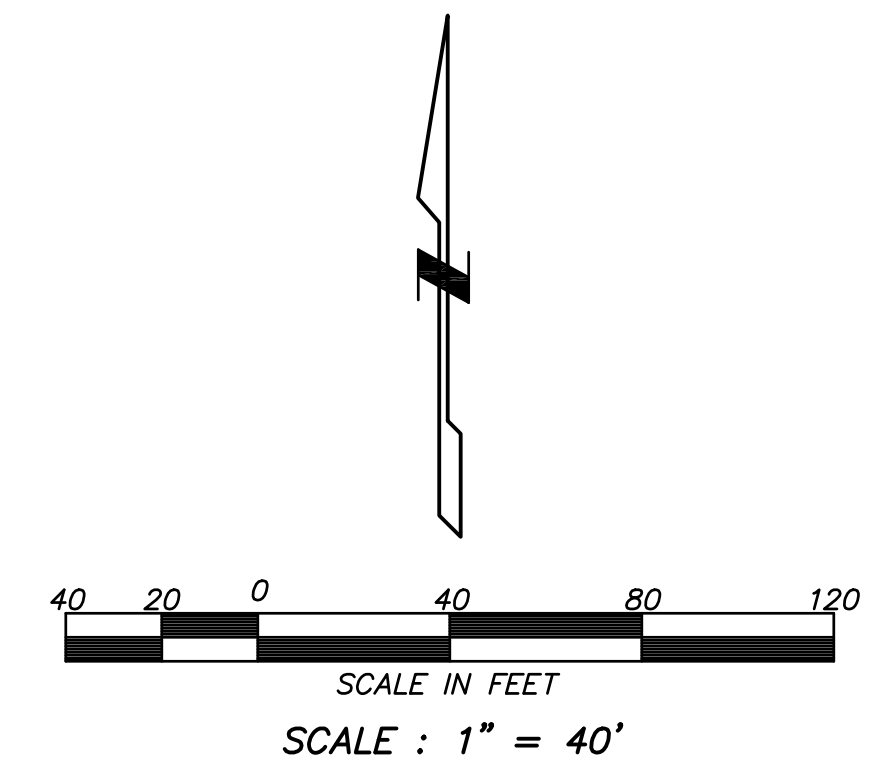
SUPERIOR
SURVEYING SERVICES, INC.

DRAINAGE AND FLOOD CONTROL EASEMENT



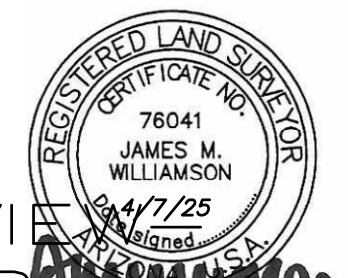
LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R)	8.00' (R&M)
	N 00°01'14" E (M)	
L2	N 22°46'19" E (R)	62.04' (R)
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L3	N 00°01'14" E (C)	42.53' (C)
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L7	N 45°18'32" W (C)	28.27' (C)

LINE	BEARING	DISTANCE
DL1	N 85°12'45" W	202.36'
DL2	S 88°05'46" W	15.11'
DL3	N 01°54'14" W	83.86'
DL4	S 00°18'18" E	326.73'
DL5	S 89°58'42" E	114.24'
DL6	S 00°01'18" W	14.00'
DL7	N 89°58'42" W	100.31'
DL8	S 00°18'18" W	312.53'
DL9	S 01°54'14" E	69.36'
DL10	S 85°12'45" E	215.99'



LEGEND

- | | | | |
|---------|--|--------|--|
| ———— | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| — — — — | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
| - - - - | EXISTING EASEMENT | R/W | RIGHT OF WAY |
| ⊗ | INDICATES LOT CORNER
TO BE SET UPON COMPLETION
OF MASS GRADING
(UNLESS OTHERWISE NOTED) | BK. | BOOK |
| ⊙ | FOUND NAIL IN WASHER
STAMPED "KLEIN 42137" | PG. | PAGE |
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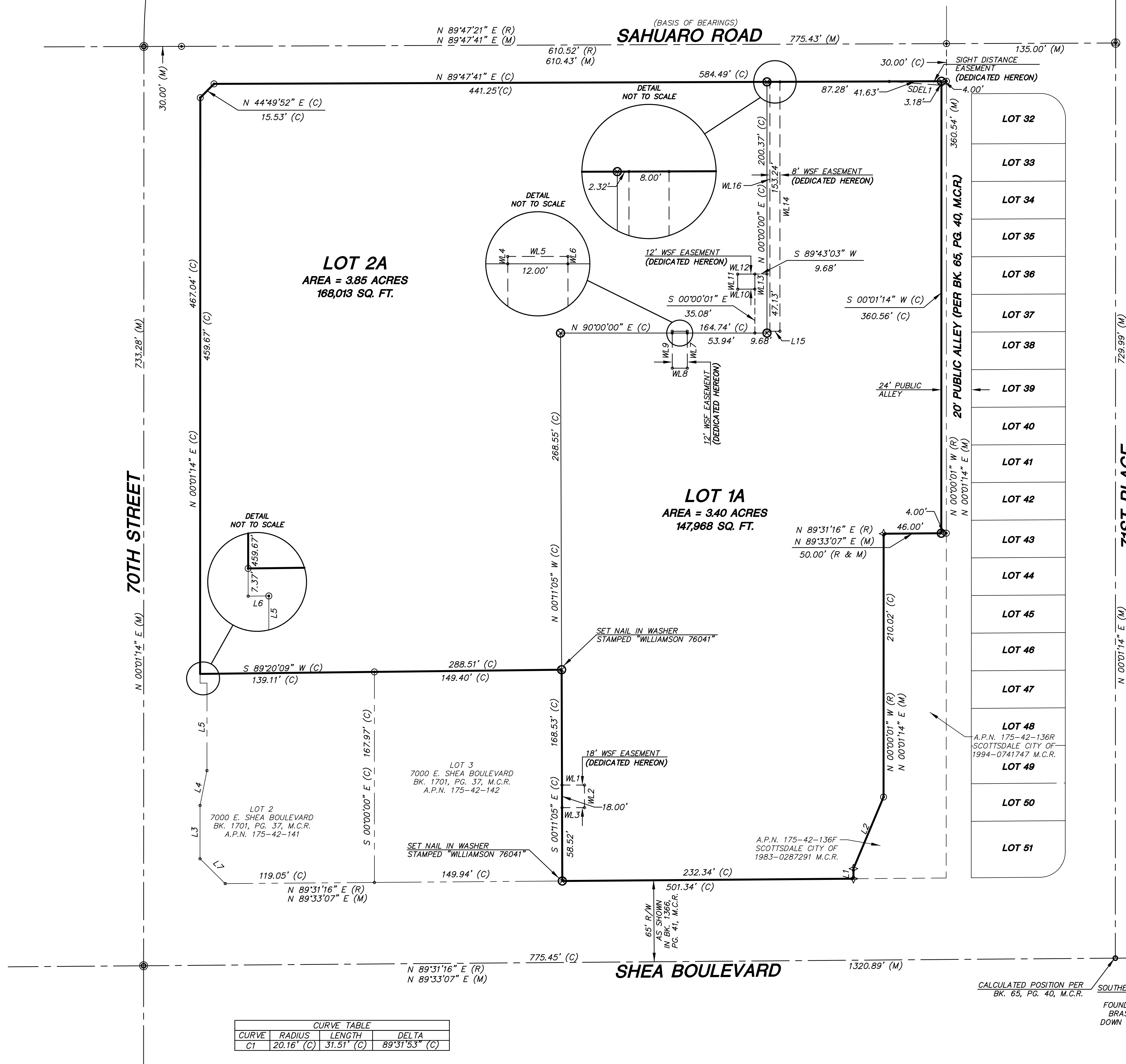


SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE	CHK: JW
SHEET 4 OF 6	
DATE: 4/7/25	
JOB: 20250104	

CASE # 1-MD-2025

A graphic scale bar and a north arrow. The scale bar is horizontal and marked with 0, 20, 40, 80, and 120. Below the bar is the text "SCALE IN FEET". Below the scale bar is the text "SCALE : 1" = 40'". The north arrow is vertical, pointing upwards, with a small circle at the top and a crossbar.



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
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L7	N 45°18'32" W (C)	28.27' (C)

WSF EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL.1	N 00°00'00" E	17.96'
WL.2	S 00°00'00" W	18.00'
WL.3	S 90°00'00" W	17.90'
WL.4	N 00°08'52" W	1.46'
WL.5	N 89°59'59" E	12.00'
WL.6	S 00°08'52" E	1.46'
WL.7	S 00°08'52" E	28.00'
WL.8	S 90°00'00" W	12.00'
WL.9	N 00°08'52" W	28.00'
WL.10	S 89°43'03" W	13.66'
WL.11	N 00°16'57" W	12.00'
WL.12	N 89°43'03" E	13.73'
WL.13	S 00°00'01" E	12.00'
WL.14	S 00°00'01" E	198.91'
WL.15	S 89°59'59" W	8.00'
WL.16	N 00°00'01" W	165.24'

SIGHT DISTANCE LINE TABLE		
LINE	BEARING	DISTANCE
SDEL1	N 85°50'29" W	41.74'

LEGEND

- | | | | |
|-------|--|--------|--|
| _____ | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| ---- | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
| ---- | EXISTING EASEMENT | R/W | RIGHT OF WAY |
| ⊗ | INDICATES LOT CORNER
TO BE SET UPON COMPLETION
OF MASS GRADING
(UNLESS OTHERWISE NOTED) | BK. | BOOK |
| | | PG. | PAGE |
| | | DKT. | DOCKET |
| ⊙ | FOUND NAIL IN WASHER
STAMPED "KLEIN 42137" | (R) | RECORD PER DESCRIPTION |
| | | (M) | MEASURED |
| ✦ | FOUND 1/2" REBAR WITH ALUMINUM
CAP STAMPED "KLEIN 42137" | (C) | CALCULATED |
| Ⓐ | FOUND BRASS CAP IN POTHOLE
0.1' DOWN | WSF | WATER AND SEWER
FACILITIES EASEMENT |
| Ⓢ | FOUND BRASS CAP IN POTHOLE
BRASS CAP FLUSH | | |

***FINAL PLAT FOR
COSANTI COMMONS***
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

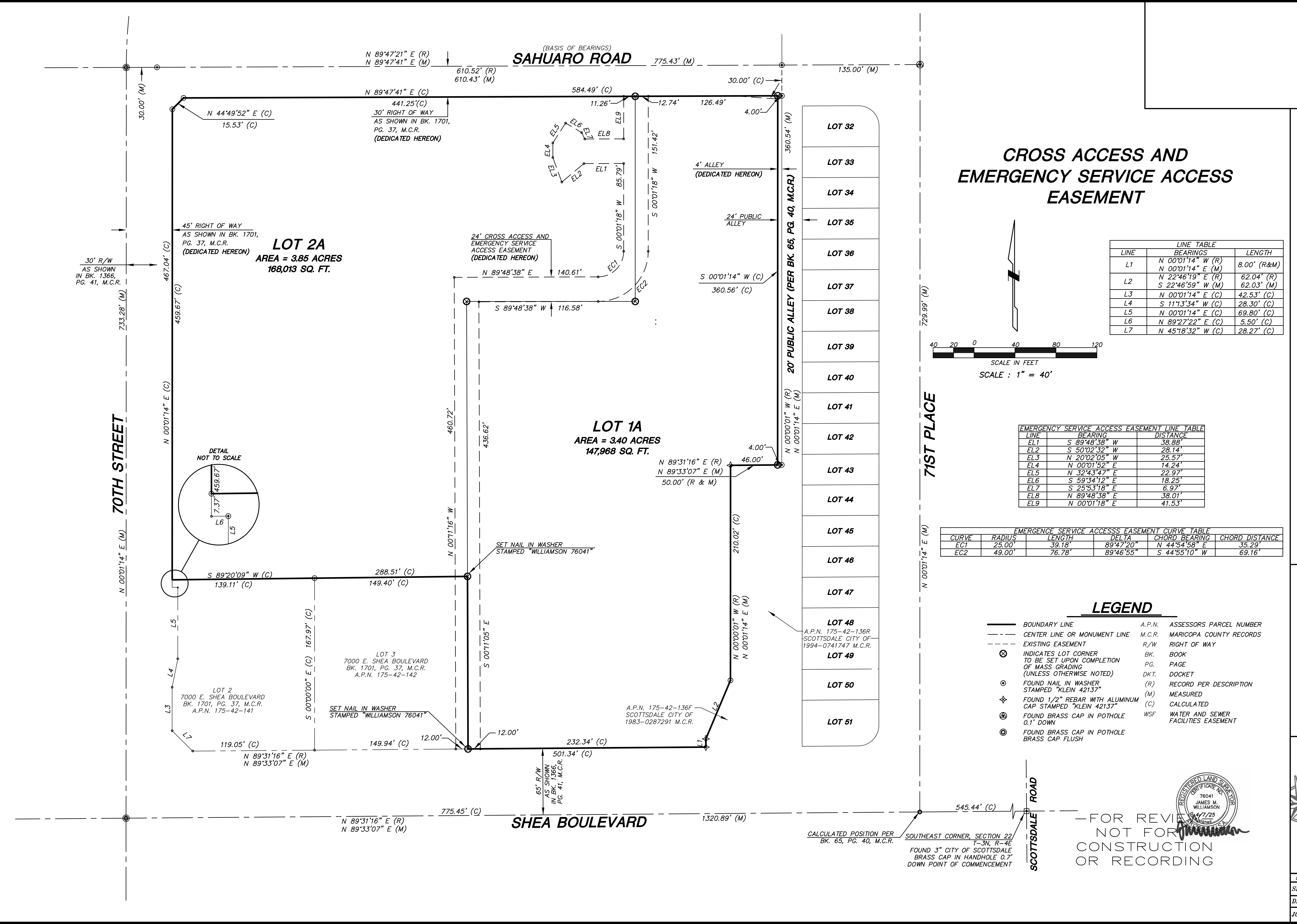
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



SUPERIOR
SURVEYING SERVICES, INC.

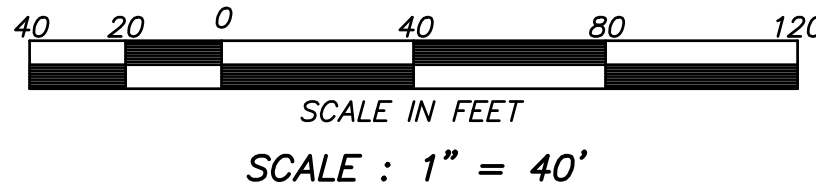
DWN: LE CHK: JW
 SHEET 5 OF 6
 DATE: 4/7/25
 JOB: 20250104

CASE # 1-MD-2025



CROSS ACCESS AND
EMERGENCY SERVICE ACCESS
EASEMENT

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)

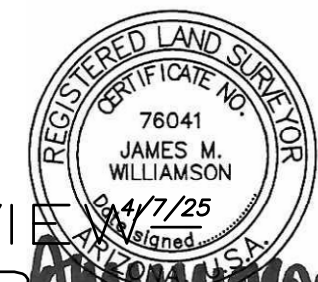


EMERGENCY SERVICE ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 89°48'38" W	38.88'
EL2	S 50°02'32" W	28.14'
EL3	N 20°02'05" W	25.57'
EL4	N 00°01'52" E	14.24'
EL5	N 32°43'47" E	22.97'
EL6	S 59°34'12" E	18.25'
EL7	S 25°53'18" E	6.97'
EL8	N 89°48'38" E	38.01'
EL9	N 00°01'18" E	41.53'

EMERGENCY SERVICE ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
EC1	25.00'	39.18'	89°47'20"	N 44°54'58" E	35.29'
EC2	49.00'	76.78'	89°46'55"	S 44°55'10" W	69.16'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT
- INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED)
- FOUND NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- FOUND BRASS CAP IN POTHOLE 0.1" DOWN
- FOUND BRASS CAP IN POTHOLE BRASS CAP FLUSH
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- DKT. DOCKET
- (R) RECORD PER DESCRIPTION
- (M) MEASURED
- (C) CALCULATED
- WSF WATER AND SEWER FACILITIES EASEMENT



FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

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DWN: LE CHK: JW
SHEET 6 OF 6
DATE: 4/7/25
JOB: 202501047

CASE # 1-MD-2025