

AN UP TO DATE TITLE REPORT OF ALL PARCELS WILL BE REQUIRED WITH THE PLAN REVIEW SUBMITTAL OF FINAL PLAT. FINAL PLAT WILL NEED TO BE UPDATED PER ITS REPORTED OWNERS AND BENEFICIARIES. TO INCLUDE APN 131-15-001Y.

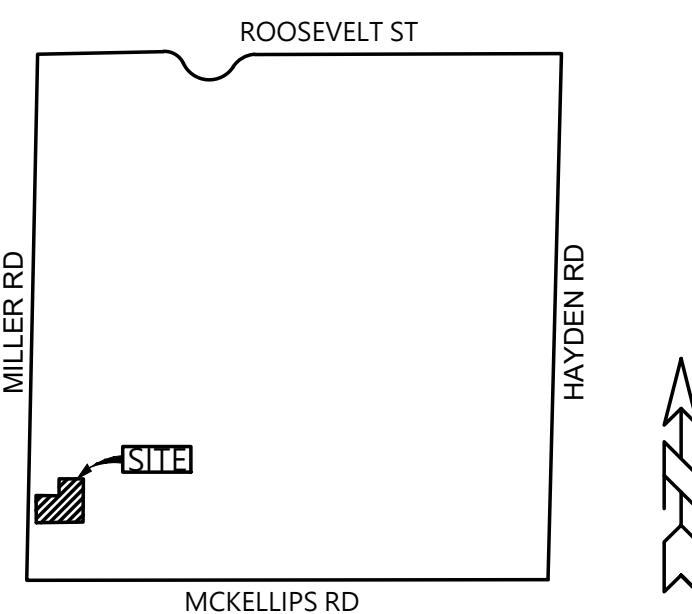
FINAL PLAT FOR "THE ARDEN"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

POLK DEVCO LLC 15721 N GREENWAY HAYDEN LOOP STE 105 SCOTTSDALE, AZ. 85260 DAVID FREE 602-799-7711

ADD OWNER OF APN 131-15-001Y INTO PLAT



VICINITY MAP NORTHWEST QUARTER OF SECTION 2 T1N, R4E, G&SRB&M MARICOPA COUNTY, ARIZONA N.T.S.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD

ELEVATION = 1192.22 NAVD 88 DATUM, GDACS 64087-01

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

PARENT LEGAL DESCRIPTION

PARCEL NO. 1: THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET; THENCE EAST 278 FEET; THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE WEST 278 FEET TO THE BEGINNING.

PARCEL NO. 2: THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2 THENCE RUNNING NORTH 389.00 FEET; THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET; THENCE SOUTH 100.00 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 72.00 FEET; THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3: THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, THENCE RUNNING NORTH 389 FEET; THENCE NORTH 88 DEGREES, 37 MINUTES EAST 212 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 37 MINUTES EAST 66 FEET; THENCE SOUTH 100 FEET; THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET; THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4: THAT PORTION OF THE SOUTH 522.00 FEET OF THE WEST 278.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION 2, A STEM OF A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, A DISTANCE OF 2643.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 522.15 FEET (MEASURED) 522 FEET RECORD, TO THE NORTH LINE OF THE SOUTH 522 FEET OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 522 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.01 FEET (MEASURED) 40.00 FEET RECORD, TO THE EAST LINE OF THE 40 FOOT RIGHT-OF-WAY LINE OF MILLER ROAD; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, AND PARALLEL WITH THE SOUTH LINE OF SECTION 2, A DISTANCE OF 110.23 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE EAST LINE OF THE WEST 278.00 FEET OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 278.00 FEET, A DISTANCE OF 100.03 FEET (MEASURED) 100.00 FEET RECORD; THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 37 MINUTES 16 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989, A DISTANCE OF 100.03 FEET (MEASURED) AND 100.00 FEET RECORD TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEARING = N 00°00'00" W

CIVIL ENGINEER

JACOBS WALLACE, LLC 2233 W. BETHANY HOME RD PHOENIX, AZ 85015 CHUCK JACOBS, P.E. 602.757.5964

SURVEYOR

MILLER & SONS SURVEYING, LLC 15609 W. BRILES ROAD SURPRISE, AZ 85387 PAUL MILLER, P.S. 623.875.1200

DEVELOPER

POLK DEVCO LLC 15721 N GREENWAY HAYDEN LOOP STE 105 SCOTTSDALE, AZ. 85260 DAVID FREE 602-799-7711

ZONING

EXISTING: R1-43 ESL

PARCEL AREA

98,944.60 SF = 2.271 AC (NET) 108,833.74 SF = 2.498 AC (GROSS)

FLOOD INSURANCE RATE MAP

Table with columns: COMMUNITY NUMBER, PANEL #, SUFFIX, DATE OF FIRM, FIRM ZONE, BASE FLOOD ELEVATION. Row 1: 04013C, 2235, M, 9-18-2020, X, NA. Row 2: 9-18-2020.

SHEET INDEX

C1 COVER SHEET C2 FINAL PLAT

GENERAL NOTES

THIS PROJECT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY

ALL EASEMENTS DEPICTED ON THIS PLAT WITH A REFERENCE TO A RECORDING NUMBER ARE DEPICTED SOLELY FOR INFORMATIONAL PURPOSES AND ARE NOT RE-GRANTED OR MODIFIED BY THIS PLAT.

CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.

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

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION PLAT OF THE PREMISES DESCRIBED HEREON, WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2024, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:



PAUL MILLER R.L.S. NO. 34559

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. 174-PA-2024, AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER DATE

DEDICATION

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

POLK DEVCO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COCHISE SPLIT" A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, HEREBY DECLARES THAT SAID PLAT SETS FOR THE THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS AND THAT EACH WILL BE KNOWN BY THE LETTER, NUMBER OR NAME GIVEN ON SAID PLAT.

PUBLIC STREETS

POLK DEVCO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, 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 GRANITOR'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, TRESS AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS

POLK DEVCO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANITOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

IN WITNESS WHEREOF:

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 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

GRANTOR: POLK DEVCO, LLC

BY: JUSTIN KRUEGER ITS MANAGER

ADD APN 131-15-001Y

DEDICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

THE DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 BY FOR AND ON BEHALF OF POLK DEVCO LLC, AN ARIZONA 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#) 2022-0792062, THE UNDERSIGNED HEREBY RATIFIES, APPROVED AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTY AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: ARIZONA BANK & TRUST

TITLE OF POSITION DATE

RATIFICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

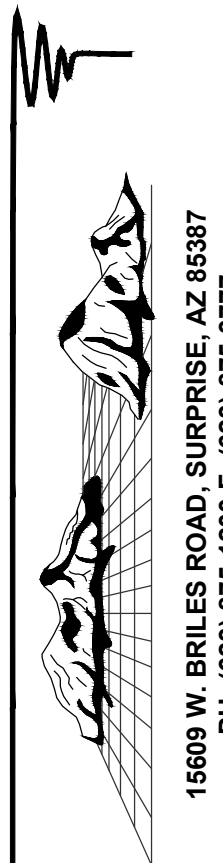
THE DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20

BY: FOR AND ON BEHALF OF ARIZONA BANK & TRUST

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

MILLER & SONS SURVEYING



15609 W. BRILES ROAD, SURPRISE, AZ 85387 PH: (623) 875-1200 F: (623) 875-3777

FINAL PLAT

"THE ARDEN" 7601 E POLK STREET, SCOTTSDALE, ARIZONA COVER SHEET

DESIGN BY: N/A DRAWN BY: CGJ SCALE: NTS DATE: OCT 2024

JOB NO. 0293

CENTER OF SEC. 2 T. 1  
N., R. 4 E. FND. BRASS  
CAP STEM IN POT  
HOLE

ROOSEVELT ST  
N 88°34'22" E 2643.74'(M)

EAST 1/4 SEC. 2 T. 1  
N., R. 4 E. FND. BRASS  
CAP IN HAND HOLE

DEDICATE VNE  
HEREON

MILLER RD

N 00°00'00" W 233.15'(M)

N 00°00'00" W 2643.51'(M)

N 00°00'00" W 289.00'(M)

N 00°00'00" W 289.00'(M)

SOUTH 1/4 SEC. 2 T. 1  
N., R. 4 E. FND. BRASS  
CAP IN HAND HOLE

APN. 131-15-239

N 88°36'47" E  
40.01'

N 88°37'16" E 110.23'(R)  
N 88°36'47" E 110.23'(M)

N 88°37'16" E 127.84'(R)  
N 88°36'47" E 127.84'(M)

MAKE A PART OF  
THIS PLAT

APN. 131-15-001Y

N 00°00'00" W 100.03'(R&M)

N 00°00'00" W 100.03'(R&M)

S 88°36'47" W 110.23'(M)

10' PRIVATE GAS EASEMENT  
DEDICATED BY SEPARATE  
DOCUMENT

PARCEL 1A  
44,485.08 SF

THE ACCESS  
AGREEMENT WILL  
NEED TO BE  
EXECUTED AND  
RECORDED PRIOR  
TO FINAL PLAT  
RECORDATION. IT  
WILL NEED TO BE  
REFERENCED ON  
THIS DOCUMENT  
ACCORDINGLY (25'  
MIN. WIDTH).

MEMORIALIZE  
LAND BOUNDARY  
DISCREPANCY ON  
THIS PLAT.

THIS IS THE  
LEGALLY  
DESCRIBED  
PARCEL LINE FOR  
THE EXISTING  
PARCELS.

40.00' R/W &  
EASEMENT DOC.  
2978 PG. 405 MCR.

ESMT. FOR ELECTRIC  
TRANSMISSION LINES  
DOC. 38 PG. 361, MCR  
NO WIDTH GIVEN

N 88°38'24" E  
40.01'

ESMT. FOR ELECTRIC  
TRANSMISSION LINES  
DOC. 4954 PG. 586, MCR  
NO WIDTH GIVEN

APN. 131-15-298

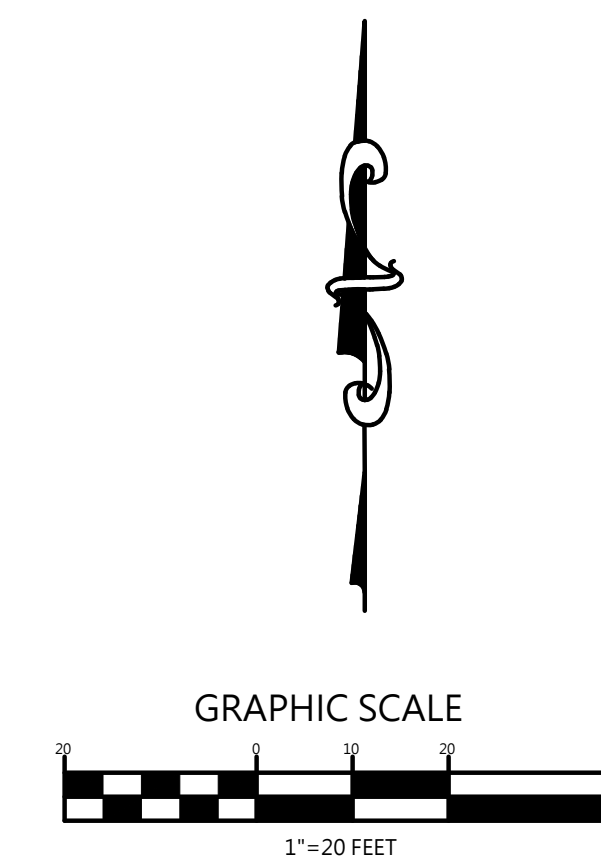
MCKELLIPS RD  
N 88°36'47" E 2639.31'(M)

SOUTHEAST COR SEC. 2  
1N., R. 4 E. FND. BRASS  
CAP IN HAND HOLE

N 00°05'41" E 2645.48'(M)  
N HAYDEN RD

APN. 131-15-298

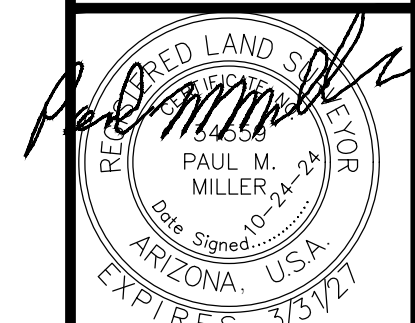
S 00°00'00" E (M) 233.28'(M)



- LEGEND**
- ⊙ BRASS CAP IN HANDHOLE
  - BRASS CAP FLUSH
  - FOUND 1/2" REBAR W/ CAP LS 37172
  - 1/2" REBAR W/ CAP LS 37172
  - TO BE SET UPON RECORDING UNLESS OTHERWISE NOTED
  - B.S.L. BUILDING SETBACK LINE
  - R/W RIGHT OF WAY
  - M.C.R. MARICOPA COUNTY RECORDER
  - APN ASSESSOR'S PARCEL NUMBER
  - L.C.E. LIMITED COMMON ELEMENT
  - C.E. COMMON ELEMENT
  - BUILDING SETBACK LINE
  - SECTION LINE
  - CENTERLINE
  - EASEMENT LINE
  - BOUNDARY

MILLER & SONS SURVEYING  
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PH: (623) 875-1200 F: (623) 875-3777

FINAL PLAT  
"THE ARDEN"  
7601 E POLK STREET, SCOTTSDALE, ARIZONA



DESIGN BY: DWO  
DRAWN BY: DWO  
SCALE: 1"=20'  
DATE: OCT. 2024  
JOB NO.  
0293  
2 of 2