

**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**

**RE-PLAT  
of LOT 1 & TRACT "B" FOR  
SIENNA HILLS**

A RE-PLAT OF LOT 1 & TRACT "B" OF "SIENNA HILLS" AS RECORDED IN BOOK 1282, PAGE 13, M.C.R., SITUATED IN A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

**OWNER**

LAND HOLDINGS INVESTMENT CO., LLC, A ARIZONA LIMITED LIABILITY COMPANY

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: LAND HOLDINGS INVESTMENT CO., LLC, A ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS RE-PLATTED UNDER THE NAME OF "A RE-PLAT OF LOT 1 & TRACT 'B' FOR SIENNA HILLS", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS RE-PLAT AS "A RE-PLAT OF LOT 1 & TRACT 'B' FOR SIENNA HILLS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. THE PUBLIC STREETS ARE DEDICATED TO THE CITY OF SCOTTSDALE IN FEE TITLE, AND THE EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

\* ALL EASEMENTS PREVIOUSLY RECORDED WITH THE FINAL PLAT FOR "SIENNA HILLS" AS SHOWN IN BOOK 1282, PAGE 13, RECORDS OF MARICOPA COUNTY.

LAND HOLDINGS INVESTMENT CO., LLC, A ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE SIENNA HILLS HOMEOWNER'S ASSOCIATION:

- TRACT B SHALL BE OWNED AND MAINTAINED BY THE SIENNA HILLS HOMEOWNER'S ASSOCIATION.
- THE PRIVATE STREETS SHOWN HEREON AS TRACT 'A' ARE DECLARED AS PRIVATE ACCESS WAYS FOR THE EXCLUSIVE USE OF THE MEMBERS OF HOMEOWNER'S ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.
- A PRIVATE ACCESS EASEMENT OVER TRACT 'A' PROVIDING ACCESS TO NORTH 124TH STREET, IS HEREBY DEDICATED TO THE ADJOINING PARCEL ON THE WEST (APN 217-29-035) AS DESCRIBED IN DOCUMENT 2003-1562859, M.C.R.
- A PRIVATE WALL MAINTENANCE EASEMENT WITHIN THE WALL SETBACK LINE TO ALLOW ACCESS TO MAINTAIN THE EXISTING WALL ALONG THE ADJOINING 'DESERT HILLS OF SCOTTSDALE, PHASE 1' SUBDIVISION.

LAND HOLDINGS INVESTMENT CO., LLC, A ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

- A PERPETUAL, NON-EXCLUSIVE SCENIC CORRIDOR EASEMENT (SCE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A SCENIC CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL GRADE.
- A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.
- A PERPETUAL, NON-EXCLUSIVE SIGHT DISTANCE EASEMENT (S.D.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE ABOVE ORIGINAL NATURAL GRADE.
- A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (PUE) UPON, OVER, AND ACROSS TRACT 'A' AND THE PARCELS OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, SEWER, WATER, STORM WATER, TELECOMMUNICATIONS, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.
- A PERPETUAL, NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE VEHICLE ACCESS EASEMENT (ESVAE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN AS TRACT 'A' HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING REFUSE COLLECTION.
- A PERPETUAL, NON-EXCLUSIVE VEHICLE NON ACCESS EASEMENT (VNAE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.
- NATURAL AREA OPEN SPACE (NAOS) EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SCOTTSDALE UPON, OVER, AND ACROSS THE AREAS FOR THE PURPOSE OF THE PRESERVATION OF SAID LAND IN ITS NATURAL STATE AND NO GRADING, GRUBBING, EXCAVATING, OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES.
- A PERPETUAL, NON-EXCLUSIVE TRAFFIC CONTROL EASEMENT (TRF.CTLE.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR SIGNAGE AND TRAFFIC CONTROL DEVICES.
- A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT (W.L.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, MANHOLES, ACCESS VAULTS AND FACILITIES RELATED THERETO.
- A PERPETUAL, NON-EXCLUSIVE MOTORIZED PUBLIC ACCESS EASEMENT (MPAE) UPON, OVER AND ACROSS A PORTION OF TRACT 'A' AS SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR PUBLIC ACCESS.
- A PERPETUAL, NON-EXCLUSIVE PUBLIC NON-MOTORIZED ACCESS EASEMENT (PNMAE) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE NON-MOTORIZED ACCESS.

THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISION ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DECLARATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT 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 IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

GRANTOR: \_\_\_\_\_

FOR: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY \_\_\_\_\_, THE \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**REFERENCE DOCUMENTS**

- |   |   |
|---|---|
| DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 23 AND 27 | B.L.M. MAP OFFICIALLY FILED: 3-14-1952          |
| BOOK 77, PAGE 19 M.C.R.                                 | McDOWELL ACRES - PLAT                           |
| BOOK 328, PAGE 38 M.C.R.                                | DESERT HILLS OF SCOTTSDALE, PHASE 1 - PLAT      |
| BOOK 674, PAGE 23 M.C.R.                                | ALTA SURVEY BY ALLEN CONSULTING ENGINEERS       |
| BOOK 752, PAGE 33 M.C.R.                                | MARICOPA COUNTY GDACS - RECORD OF SURVEY        |
| BOOK 784, PAGE 32 M.C.R.                                | McDOWELL MOUNTAIN COMMUNITY CHURCH - ASSEMBLAGE |
| BOOK 807, PAGE 20 M.C.R.                                | McDOWELL MOUNTAIN COMMUNITY CHURCH - REPLAT     |
| BOOK 991, PAGE 50 M.C.R.                                | SIENNA HILLS - PLAT                             |
| BOOK 1229, PAGE 25 M.C.R.                               | SUNRISE TRAIL - PLAT                            |
| BOOK 1282, PAGE 13 M.C.R.                               | SIENNA HILLS - RE-PLAT                          |
| DOC. 2016-0436928 M.C.R.                                | RELEASE OF EASEMENT (S.D.E.)                    |
| DOC. 2016-0436932 M.C.R.                                | RELEASE OF EASEMENT (V.N.A.E.)                  |
| DOC. 2016-0436935 M.C.R.                                | RELEASE OF EASEMENT (P.U.E.)                    |
| DOC. 2016-0436937 M.C.R.                                | RELEASE OF EASEMENT (E.S.V.A.E.)                |
| DOC. 2016-0436938 M.C.R.                                | RELEASE OF EASEMENT (N.A.O.S.)                  |
| DOC. 2016-0436957 M.C.R.                                | RELEASE OF EASEMENT (D.E.)                      |

**PARENT LEGAL DESCRIPTION**

LOT 1 AND TRACT "B" OF SIENNA HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1282 OF MAPS, PAGE 13, OF OFFICIAL RECORDS;

**NOTES**

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE 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 MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP "RLS #41894" UNLESS OTHERWISE NOTED.
- CENTERLINE STREET MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. THE TYPE TO BE AS DEPICTED IN LEGEND.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID WITHOUT THE PLAT COORDINATOR'S APPROVAL.
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE, PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED NAOS AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE, WITHOUT EXPRESSED ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED NAOS AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE EXISTING.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS, STORMWATER BASINS AND TRACTS.
- IN ADDITION TO ALL OTHER DEDICATIONS MADE BY THIS PLAT, THIS PLAT INCLUDES DEDICATION AND REDEDICATION, AS APPLICABLE, OF ALL INTERESTS DESCRIBED IN CITY COUNCIL ABANDONMENT IN RESOLUTION NO. 9946 AND NO. 10273. THIS PLAT INCLUDES PARCELS UPON WHICH THE CITY OF SCOTTSDALE CURRENTLY HOLDS EXISTING RIGHT-OF-WAY OR OTHER REAL PROPERTY INTERESTS. NO DEEDS, LIENS OR OTHER CONVEYANCES OF ANY PROPERTY COVERED BY THIS PLAT SHALL OCCUR UNTIL THE RESOLUTION IS RECORDED ABANDONING SUCH INTERESTS AS ARE DESCRIBED IN SAID RESOLUTIONS.

\* THE SOLE PURPOSE OF THIS REPLAT IS TO MODIFY THE COMMON PROPERTY LINE OF LOT 1 AND TRACT "B".

**AFFIDAVIT OF CORRECTION NOTE**

THIS NOTE SERVES TO CORRECT THE SCRIVENER'S ERRORS AND DIMENSIONS DEPICTED ON THE "RE-PLAT FOR SIENNA HILLS" AS RECORDED IN BOOK 1282, PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA, ARIZONA, DOCUMENT NUMBER 2016-0522592 DATED 7/25/2016.

THE FOLLOWING CORRECTION FOR SHEET 1 OF 3 OF SAID "RE-PLAT FOR SIENNA HILLS";

WITHIN THE "NOTES" SECTION, ITEM NUMBER 11, THE ABANDONMENT RESOLUTION IS ERRONEOUSLY NUMBERED 9930 THE CORRECT RESOLUTION NUMBERS ARE NUMBER 9946 AND NUMBER 10273.

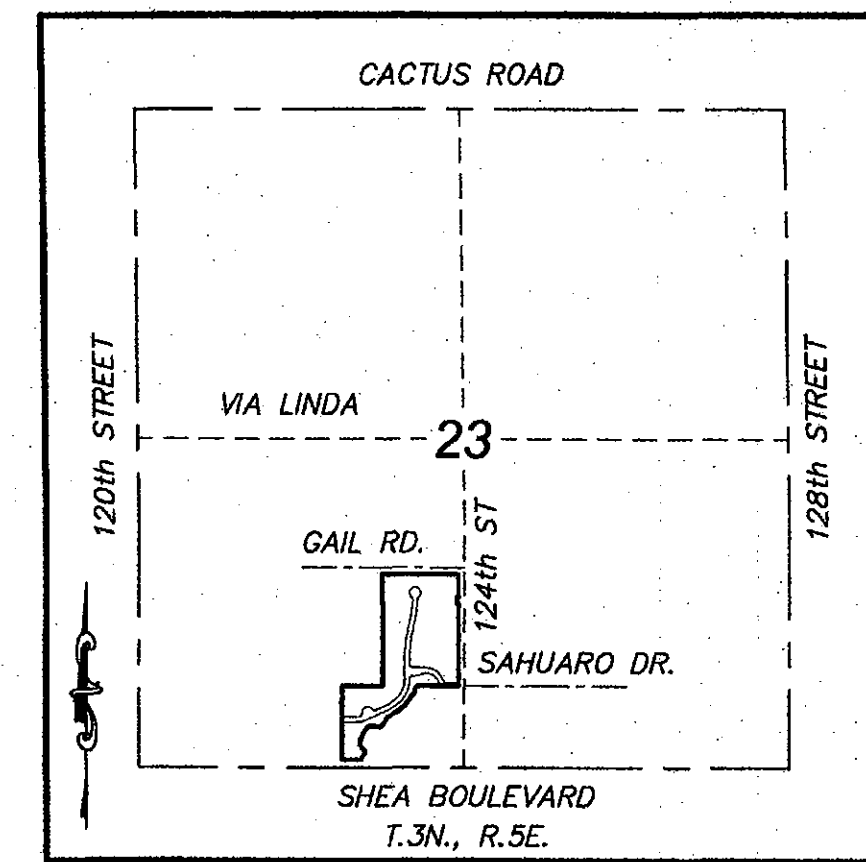
THE FOLLOWING CORRECTIONS ARE FOR SHEET 3 OF 3 OF SAID "RE-PLAT FOR SIENNA HILLS";

WITHIN THE "NAOS LINE TABLE", THE FOLLOWING DATA IS TO BE CORRECTED AS FOLLOWS:

LINE	BEARING	LENGTH
N1	N31°28'17"W	15.72'
N2	S18°17'04"W	80.00'
N3	S57°38'35"W	24.24'
N7	S29°02'58"W	11.20'

WITHIN THE "CURVE TABLE", THE FOLLOWING DATA IS TO BE CORRECTED AS FOLLOWS:

CURVE	DELTA	RADIUS	ARC	CHORD
C2	71°03'55"	12.00'	14.88'	N54°34'00"W 13.95'



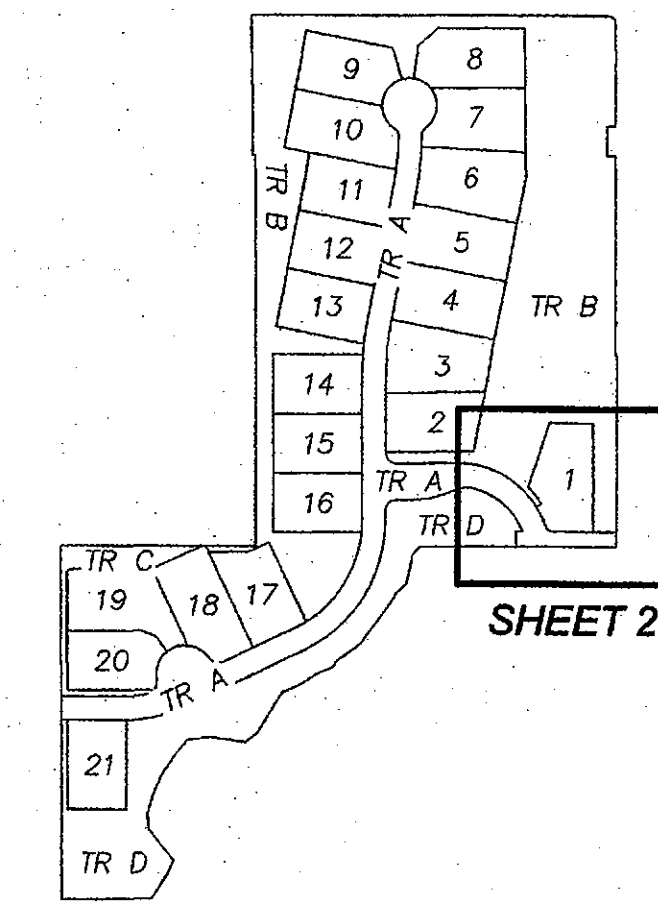
**VICINITY MAP**  
N.T.S.

**ZONING**

R1-18, ESL

**LOT AREA**

\*LOT 1: 16,737 SF 0.384 ACRES



**SHEET CONTENTS**

SHEET 1 COVERSHEET  
SHEET 2 GEOMETRY

**BASIS OF BEARING**

BASIS OF BEARING, IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS S89°54'30"W.

**APPROVALS**

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2016,

BY: \_\_\_\_\_  
MAYOR

ATTEST BY: \_\_\_\_\_  
CITY CLERK

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'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 13-PP-2014, AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLAT COORDINATOR

**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 NOVEMBER, 2016;  
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.

ERIC L. SOSTROM  
ARIZONA REGISTERED LAND SURVEYOR #41894  
ERIC@SIGSURVEYAZ.COM

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
12/7/2016  
DATE INITIALS

**FINAL PLAT  
REPLAT of LOT 1 & TRACT "B" for SIENNA HILLS  
SCOTTSDALE, ARIZONA**

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

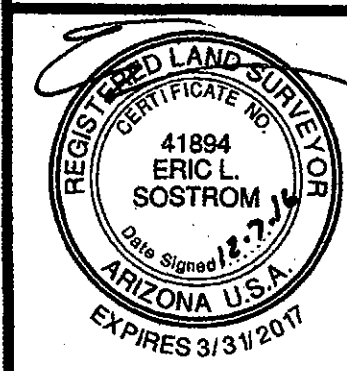
7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781



DRAWING NAME:  
14189ReplatLot1.dwg  
JOB NO. 2014-189  
DRAWN: ELS  
CHECKED: RMH  
DATE: 12/7/2016  
SCALE: N.T.S.  
SHEET: 1 OF 2



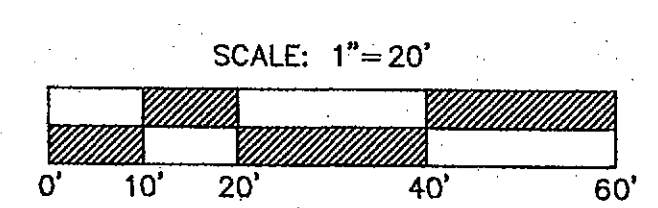
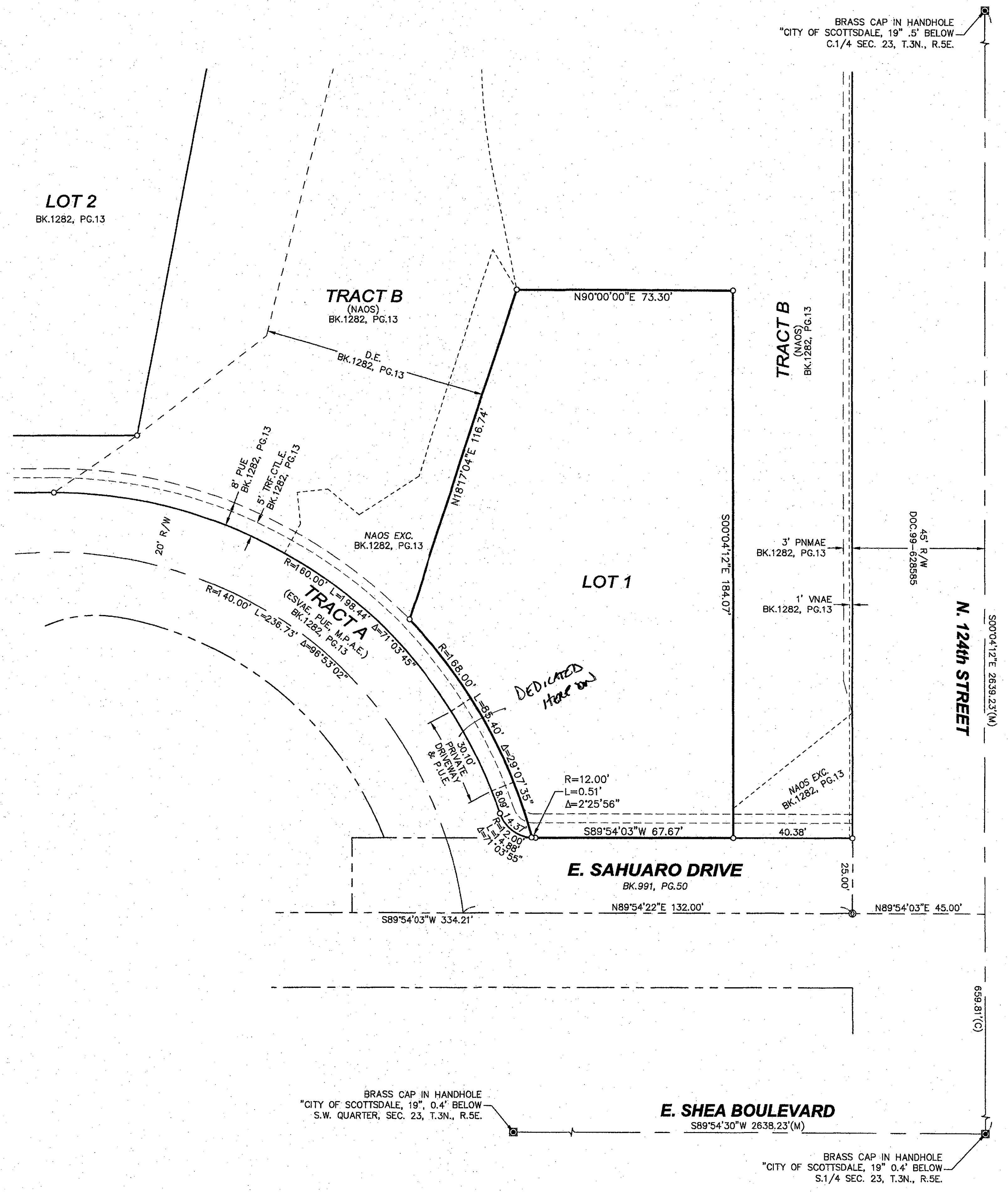
**FINAL PLAT**  
**REPLAT of LOT 1 & TRACT "B" for SIENNA HILLS**  
**SCOTTSDALE, ARIZONA**



DRAWING NAME:  
 14189ReplatLot1.dwg  
 JOB NO. 2014-189  
 DRAWN: ELS  
 CHECKED: RMH  
 DATE: 12/7/2016  
 SCALE: 1" = 20'  
 SHEET: 2 OF 2

850 - PA - 2016

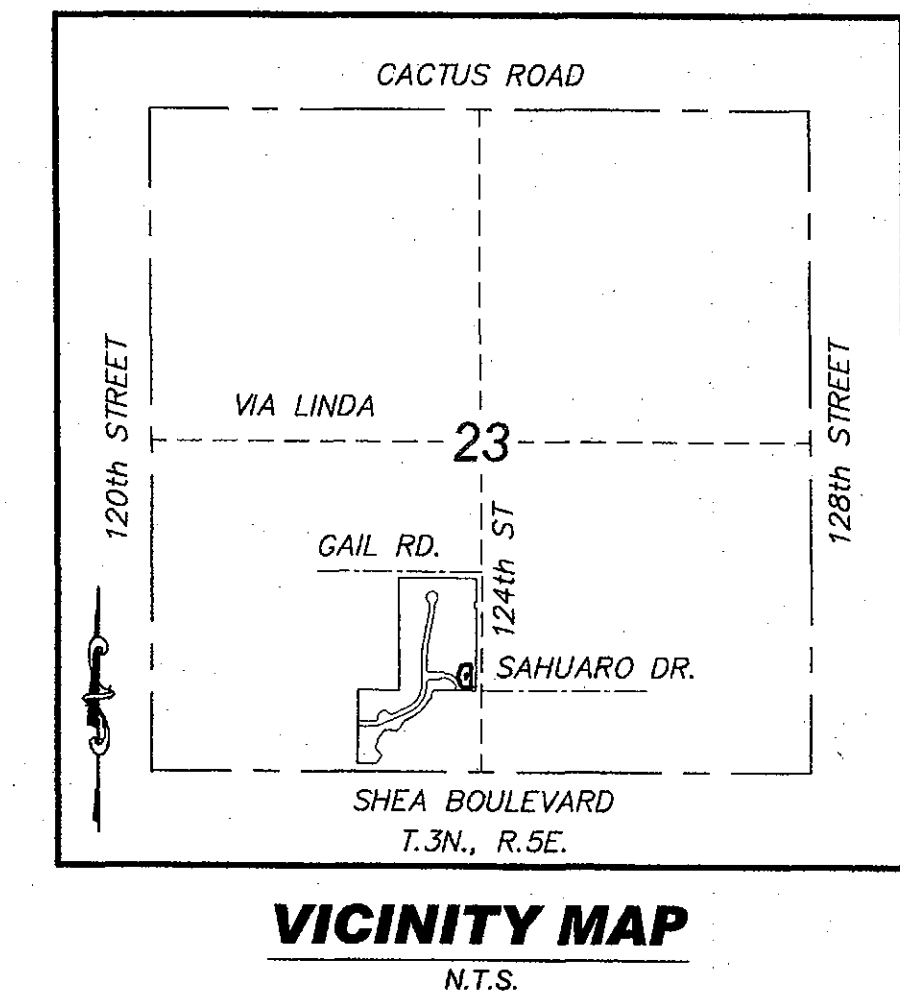
- LEGEND**
- FOUND "PK" NAIL
  - SET 1/2" REBAR WITH CAP, RLS #41894
  - BK. PG. BOOK AND PAGE
  - DOC. DOCUMENT NUMBER
  - D.E. DRAINAGE EASEMENT
  - EX. EXISTING
  - E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
  - M.P.A.E. MOTORIZED PUBLIC ACCESS EASEMENT
  - N.A.O.S. NATURAL AREA OPEN SPACE
  - NAOS EXC. NATURAL AREA OPEN SPACE EXCLUDED AREA
  - P.N.M.A.E. PUBLIC NON MOTORIZED ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - TRF.CNT.E. TRAFFIC CONTROL EASEMENT
- BOUNDARY LINE  
 ADJACENT PROPERTY LINE  
 CENTER LINE  
 EASEMENT LINE



# ALTA / NSPS LAND TITLE SURVEY

## LOT 1 & TRACT "B" OF SIENNA HILLS

SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**SIG**  
 SURVEY INNOVATION  
 GROUP, INC  
 Land Surveying Services  
 7301 EAST EVANS ROAD  
 SCOTTSDALE, ARIZONA 85260  
 PHONE (480) 922-0780  
 FAX (480) 922-0781

### SCHEDULE 'B' ITEMS

1. SECOND INSTALLMENT OF 2016 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2017 AND DELINQUENT MAY 1, 2017.
2. INTENTIONALLY OMITTED.
3. THE RIGHT TO ENTER UPON THE LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, INERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND.
4. INTENTIONALLY OMITTED
5. INTENTIONALLY OMITTED
6. AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1660, PAGE 2 LOCATED ALONG THE EXTERIOR BOUNDARIES, EXCEPT THAT PORTION IN RESOLUTION NO. 6470 RECORDED AS 2004-442076, OF OFFICIAL RECORDS, AND THEREAFTER PARTIAL RELEASE OF EASEMENT AS TO THE NORTH 33 FEET OF LOT 27, RECORDED JULY 17, 2014 AS 2014-468777, OF OFFICIAL RECORDS.  
\* DOES NOT AFFECT SUBJECT PROPERTY.
7. AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS DOCKET 1362, PAGE 73, LOCATED ALONG THE NORTH AND WEST BOUNDARIES, EXCEPT THAT PORTION IN RESOLUTION NO. 6470 RECORDED AS 2004-442076, OF OFFICIAL RECORDS; AND THEREAFTER PARTIAL RELEASE OF EASEMENT AS TO THE NORTH 33 FEET OF LOT 26, RECORDED JULY 17, 2014 AS 2014-468775, OF OFFICIAL RECORDS.  
\* DOES NOT AFFECT SUBJECT PROPERTY.
8. INTENTIONALLY OMITTED
9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SLOPE CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED AS DOCKET 5806, PAGE 355, OF OFFICIAL RECORDS.  
\* DOES NOT AFFECT SUBJECT PROPERTY.
10. INTENTIONALLY OMITTED
11. AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES RECORDED AS 88-368576, OF OFFICIAL RECORDS. (AFFECTS TRACT C)  
\* DOES NOT AFFECT SUBJECT PROPERTY.
12. AN EASEMENT FOR WATER IRRIGATION SYSTEMS, TRAFFIC CONTROL, PUBLIC UTILITY LINES, PIPES AND POLES AND INCIDENTAL PURPOSES RECORDED AS 89-36639, OF OFFICIAL RECORDS. (AFFECTS TRACT D)  
\* DOES NOT AFFECT SUBJECT PROPERTY.
13. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 77 OF MAPS, PAGE 19, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
\* DOES NOT AFFECT SUBJECT PROPERTY.
14. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 991 OF MAPS, PAGE 50 AND AN AFFIDAVIT OF CHANGE RECORDED AS 2008-601367 AND RELEASE OF EASEMENTS RECORDED AS 2016-436926, RECORDED AS 2016-436932, RECORDED AS 2016-436935, RECORDED AS 2016-436937, RECORDED AS 2016-436938 AND RECORDED AS 2016-436957, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
\* DOES NOT AFFECT SUBJECT PROPERTY.
15. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES RECORDED AS 99-628587, OF OFFICIAL RECORDS.  
\* DOES NOT AFFECT SUBJECT PROPERTY.
16. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2004-397008, OF OFFICIAL RECORDS.  
\* DOES NOT AFFECT SUBJECT PROPERTY.
17. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED MARCH 9, 2004 AS BOOK 674 OF MAPS, PAGE 23.  
\* BLANKET OVER SUBJECT PROPERTY, NOTHING TO PLOT.
18. ALL MATTERS AS SET FORTH IN "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY", RECORDED MAY 15, 2014, AS 2014-315797, OF OFFICIAL RECORDS.  
\* BLANKET OVER SUBJECT PROPERTY, NOTHING TO PLOT.
19. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1282 OF MAPS, PAGE 13, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
\* BLANKET OVER SUBJECT PROPERTY, AFFECTS AS SHOWN HEREON.
20. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN SIENNA HILLS HOMEOWNER'S ASSOCIATION.

### NOTES

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. 143039-33, SEVENTH AMENDMENT DATED NOVEMBER 04, 2016 5:00 P.M.

### LEGAL DESCRIPTION

LOTS 1 THROUGH 21 INCLUSIVE AND TRACTS A THROUGH D INCLUSIVE OF RE-PLAT OF SIENNA HILLS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1282 OF MAPS, PAGE 13.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUES AS RESERVED IN THE PATENT.

\* LEGAL DESCRIPTION CONTAINS MORE THAN SUBJECT PROPERTY.

### LOT AREA

\*LOT 1: 16,737 SF 0.384 ACRES

### BASIS OF BEARING

BASIS OF BEARING, IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS S89°54'30"W.

### ZONING

R1-18, ESL

### CERTIFICATION

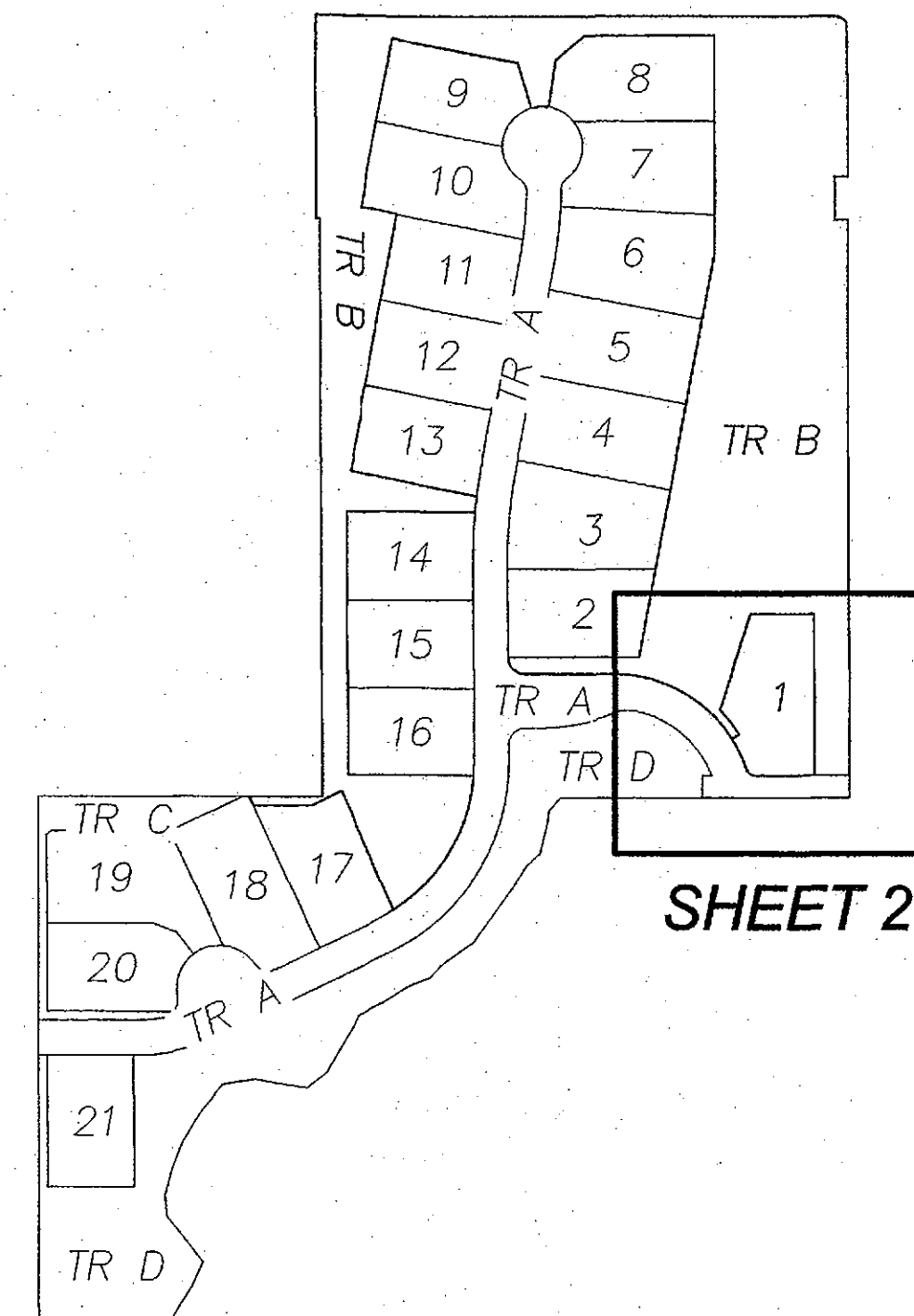
TO:  
CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION;  
LAND HOLDINGS INVESTMENT CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 6, 13 AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED NOVEMBER, 2016.

ERIC SOSTROM  
7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA, 85260  
PHONE: 480-922-0780  
JASONS@SIGSURVEYAZ.COM

11/15/2016 DATE

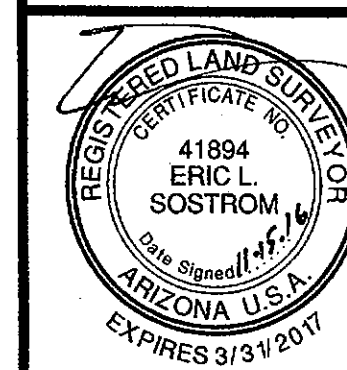


**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 1 & TRACT "B" for SIENNA HILLS**  
**SCOTTSDALE, ARIZONA**



DRAWING NAME:  
 14189ALTA Lot1.dwg  
 JOB NO. 2014-189  
 DRAWN: ELS  
 CHECKED: RMH  
 DATE: 11/15/2016  
 SCALE: N.T.S.  
 SHEET: 1 OF 2

**ALTAINSPS LAND TITLE SURVEY  
LOT 1 & TRACT "B" for SIENNA HILLS  
SCOTTSDALE, ARIZONA**



DRAWING NAME:  
14189ALTA Lot1.dwg  
JOB NO. 2014-189  
DRAWN: ELS  
CHECKED: RMH  
DATE: 11/15/2016  
SCALE: 1" = 20'  
SHEET: 2 OF 2

- LEGEND**
- FOUND "PK" NAIL.
  - SET 1/2" REBAR WITH CAP, RLS #41894
  - BK. PG. BOOK AND PAGE
  - DOC. DOCUMENT NUMBER
  - D.E. DRAINAGE EASEMENT
  - EX. EXISTING
  - E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
  - M.P.A.E. MOTORIZED PUBLIC ACCESS EASEMENT
  - N.A.O.S. NATURAL AREA OPEN SPACE
  - NAOS EXC. NATURAL AREA OPEN SPACE EXCLUDED AREA
  - P.N.M.A.E. PUBLIC NON MOTORIZED ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - TRF.CNT.E. TRAFFIC CONTROL EASEMENT
- BOUNDARY LINE  
 - - - - - ADJACENT PROPERTY LINE  
 - - - - - CENTER LINE  
 - - - - - EASEMENT LINE

