

Case Research

PAULINE - H.

Desert

Foothills

Scenic

Drive



DESERT FOOTHILLS SCENIC DRIVE

Report Prepared by

The Maricopa County Planning Department

May 1966

Price: Fifty Cents

MARICOPA COUNTY

BOARD OF SUPERVISORS

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Donald W. Hutton, Director
Maricopa County Planning and Zoning Department

FOREWORD

The idea for this report was conceived with the thought in mind that it might serve as an inspiration to other communities to take ACTION IN THE PRESERVATION OF natural beauties in their respective areas.

Credits due to various individuals in addition to the Board of Supervisors, County Planning and Zoning Commission and Department, the County Parks and Recreation Commission and Department, and the County Highway Department, are too numerous to mention; suffice it to say that almost everyone in the Cave Creek-Carefree area became involved in this civic enterprise. Included were grade school and high school boys and girls who assisted in painting, several business men who worked often and long in routing, sawing, constructing the signs, installation along the route, cleaning of the plant types and site around them, the local lumber yard who provided material at cost, and the numerous individuals who gave financial assistance. This is a truly outstanding example of a community doing things for itself with a minimum of governmental assistance.

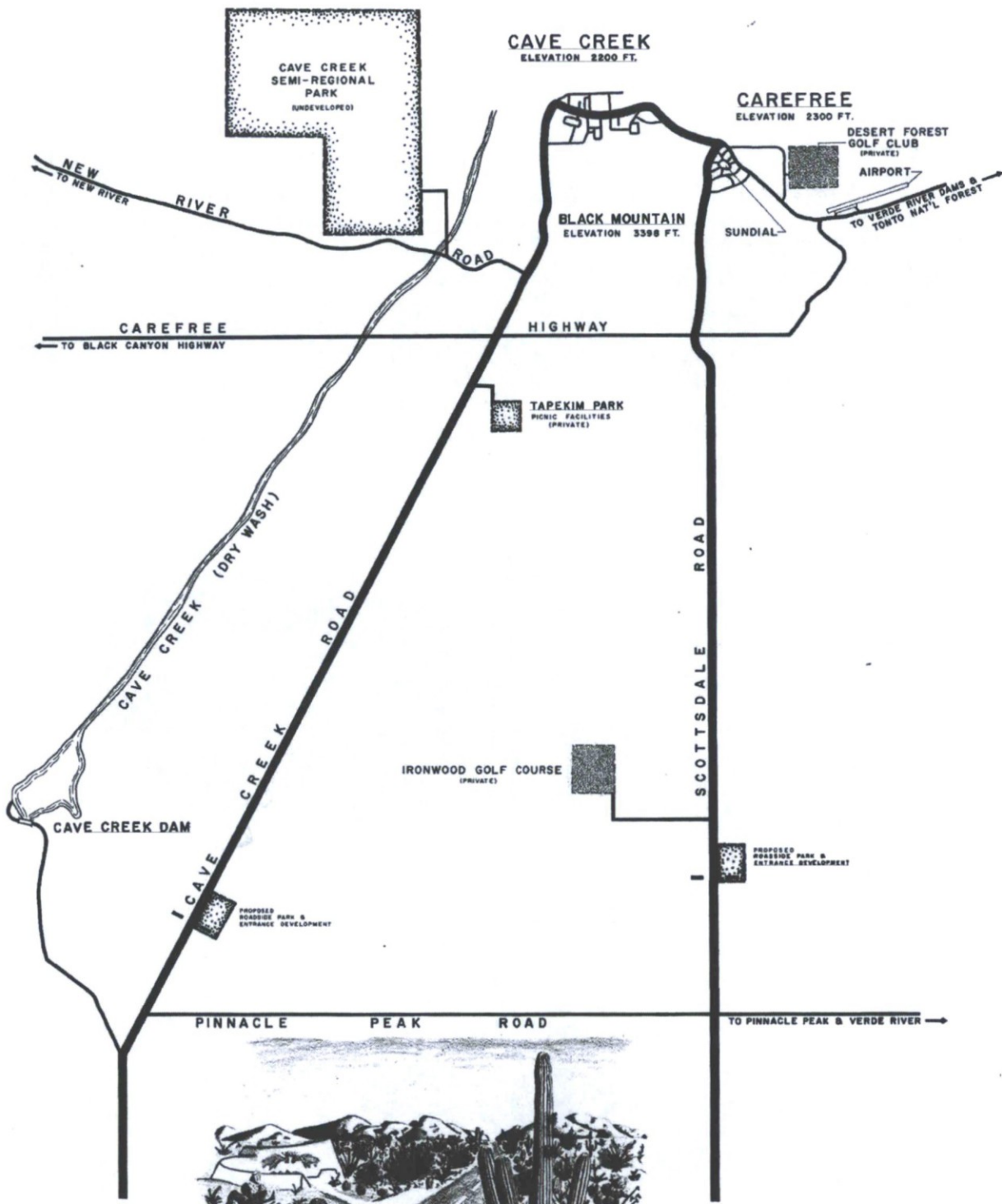
Vincent Thelander
Member of the County Planning Commission
and Chairman of Study Committee

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DESERT FOOTHILLS SCENIC DRIVE

PREPARED BY: MARICOPA COUNTY PLANNING AND ZONING DEPARTMENT

MAY, 1966

G. L. B.



DESERT FOOTHILLS SCENIC DRIVE

The Desert Foothills Scenic Drive, shown on Plate 1, is 17 miles in length and consists of certain portions of Cave Creek Road and Scottsdale Road lying north of Pinnacle Peak Road. This route passes through the communities of Cave Creek and Carefree.

The following is a discussion of how the scenic drive came to be designated, regulations enacted to prevent building within future right of way requirements, distinguishing features of the Drive including a brief description of the location and kind of plant materials that can be observed along the route, and existing and proposed recreational facilities along the Drive or within a short distance thereof.

The photographs shown on Plate 2 illustrate far more adequately than words the desert country through which this route traverses.

History of the Scenic Drive

The Desert Foothills Scenic Drive was established as a result of close cooperation between the Cave Creek Improvement Association, various individuals, and governmental agencies. Study leading to the subsequent designation and establishment of this Drive date back to April 8, 1963, when the Cave Creek Improvement Association addressed a letter to the Board of Supervisors requesting that the County Planning and Zoning Department prepare a study of Cave Creek Road from the village limits to the 11 mile cattle guard, which is four miles north of Bell Road, and Scottsdale Road from the community of Carefree to Currys Corner, which is at Pinnacle Peak Road, as shown on Plate 1.

The Cave Creek Improvement Association requested that the study have the following objectives in view: "1) To preserve the natural desert area; 2) To plan for future roadways leading into Cave Creek, Carefree and Tonto Forest in view of their tremendous future growth, and coordinate these roadway plans to be compatible with future State and Federal highways; 3) To prepare a strip map suggesting establishment of minimum setback lines so

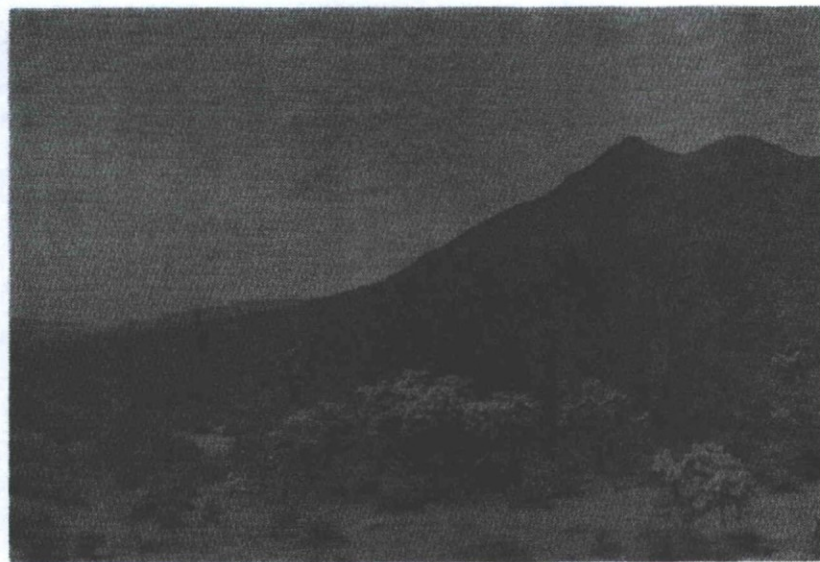
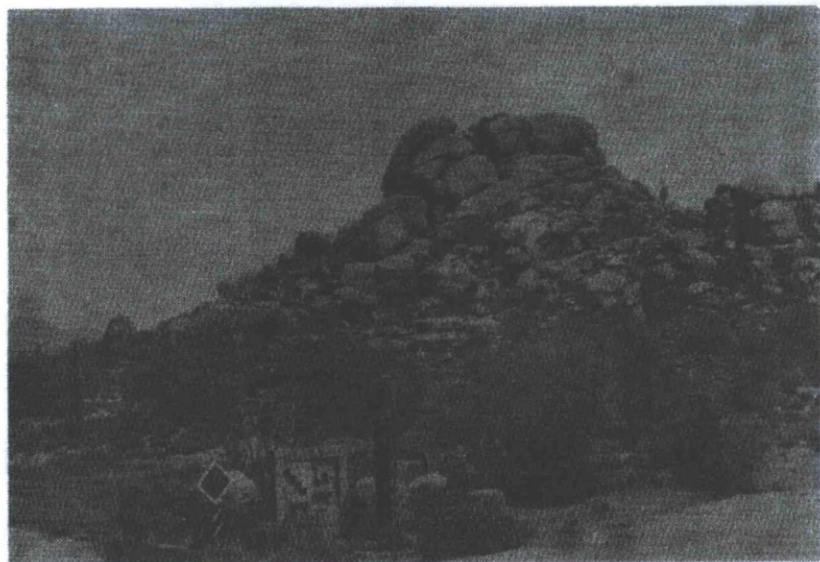


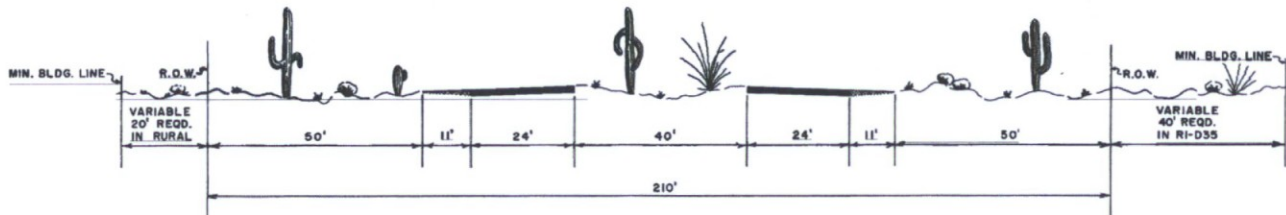
PLATE 2

that future condemnation proceedings will not be necessary and that excessive public expense will not be entailed to secure the desired right of way; 4) To cooperate with the State and Federal governments in an effort to halt the sale of their lands along these roads during the time of the study and consider control of part of these lands as roadside parks."

Subsequently, the Maricopa County Planning and Zoning Department made a detailed study of existing conditions and future needs that were the basis of proposals for establishment of new minimum building lines along these roads. Then over a period of several ensuing months conferences were held with Planning and Zoning Commission Members, the State Land Department, Cave Creek Improvement Association, County Highway Department personnel and other individuals. Then the preliminary plans were discussed with the Cave Creek Improvement Association on August 12, 1963, at a meeting in Cave Creek that was attended by some 50 persons. At that meeting the Association concurred with the preliminary plans and adopted the following resolution:

"The Cave Creek Improvement Association requests that the Maricopa County Planning and Zoning Commission proceed with the study and recommendations made to them by the Planning and Zoning Department for the establishment of setback lines adequate to accommodate 210 feet future right of way plus the required building setbacks required under the zoning regulations on (1) Cave Creek Road from the 11 mile cattle guard north to the south boundary of the Village of Cave Creek, and (2) on Scottsdale Road from a point approximately one mile north of Currys Corner north to the south boundary of Carefree."

The aforementioned action was transmitted to the Maricopa County Planning and Zoning Commission in a letter dated September 19, 1963, from the Cave Creek Improvement Association. Subsequently, the Planning and Zoning Commission held a public hearing upon the proposed minimum building lines on November 7, 1963. Then the proposed minimum building lines were heard and adopted by the Board of Supervisors on December 30, 1963, and made a part thereof of the County Zoning Ordinance.



4-LANE DIVIDED SCENIC RURAL HIGHWAY

SUGGESTED FUTURE TYPICAL CROSS-SECTION
CAVE CREEK ROAD between NW cor., SW1/4, sec. 14, T4N, R3E and sec. 33, T6N, R4E
SCOTTSDALE ROAD between NE cor., sec. 10, T4N, R4E and sec. 3, T5N, R4E.

Building Setbacks Established

The setbacks adopted by the Board of Supervisors along portions of Cave Creek Road and Scottsdale Road on December 30, 1963, are described in the County Zoning Ordinance as follows:

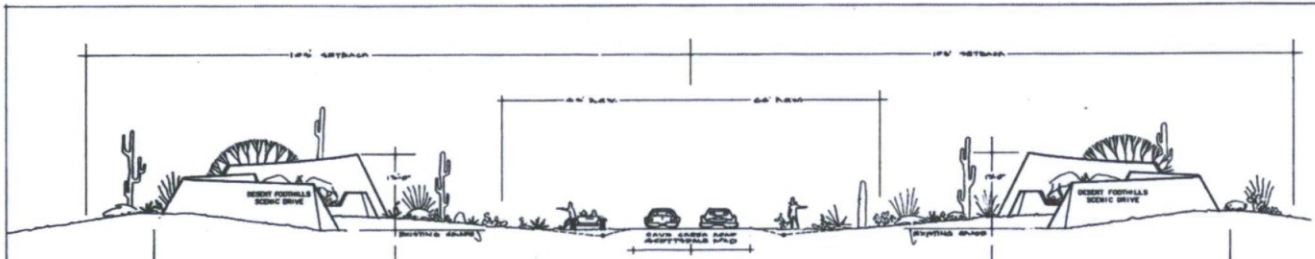
"CAVE CREEK ROAD: One hundred and five (105) feet from the centerline of Cave Creek Road; from the NW corner of the SW 1/4, Section 14, T4N, R3E, to Section 33, T6N, R4E.

"SCOTTSDALE ROAD: One hundred and five (105) feet from the centerline of Scottsdale Road from the NE corner, Section 10, T4N, R4E, to Section 3, T5N, R4E."

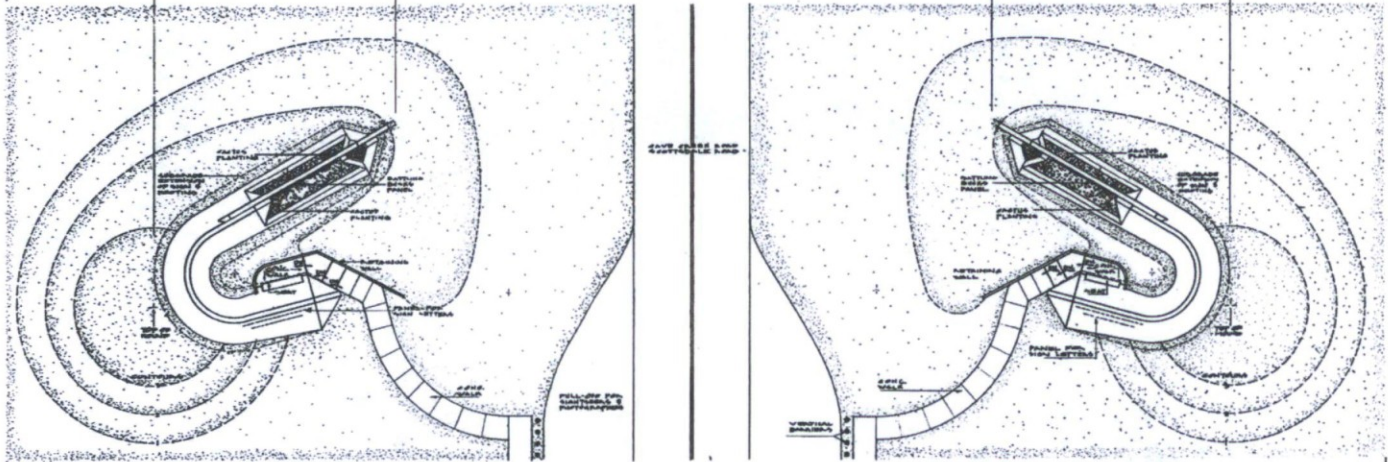
The standards used as a basis for determining the aforementioned setbacks are illustrated on Plate 3, "Suggested Future Typical Cross-Section". The proposed cross-section would provide a minimum of 210 feet for right of way width for a four-lane rural divided highway designed to accommodate between 12,000 and 22,000 vehicles per day. The proposed cross-section would provide for a wide landscaped median strip separating opposing traffic lanes. There would be two moving lanes and a distress lane for each roadway. There would be a wide minimum distance between the roadways and the right of way lines.

Minimum building lines for any new construction, which would be back of the proposed right of way line, would be governed by the yard requirements set forth in the County zoning regulations applicable to adjoining properties. Under the proposed typical cross-section, structures on the opposite side of the road would not be closer to each other than 250 feet.

In summary under the adopted regulations new buildings are required to conform to minimum setbacks adopted by the Board of Supervisors on December 2, 1963, and as described under the aforementioned setback requirements.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PLAN VIEW
SCALE: 1/8" = 1'-0"



DESERT TRAILS SCENIC DEVELOPMENT FOR THE
SUNSHINE DRIVE

PLATE 4

MARICOPA COUNTY PARKS AND RECREATION DEPARTMENT
222 WEST TAMARISK AVE. PHOENIX, ARIZONA 85004

MASTER PLAN
DESIGNED BY: [Name] DRAWN BY: [Name]
CHECKED BY: [Name] DATE: [Date]

SCALE: 1/8" = 1'-0"	DATE: [Date]
PROJECT: [Project Name]	DATE: [Date]
DESIGNED BY: [Name]	DATE: [Date]
CHECKED BY: [Name]	DATE: [Date]

Parks and Recreational Facilities

There are a number of existing or proposed parks and other recreational facilities accessible from the scenic drive or roads connecting therewith. The following is a discussion of these facilities and certain other improvements:

Proposed Entrance Development

Plate 4 is a plan of proposed entrance development to be located on Cave Creek Road and on Scottsdale Road at the general locations shown on Plate 1. This plan was prepared by the Maricopa County Parks and Recreation Department. These features will provide a distinctive and attractive entrance marking for the route.

Desert Scenic Drive Roadside Park

Two roadside parks are proposed at the general locations shown on Plate 1. One is proposed to be located on Scottsdale Road just north of Pinnacle Peak Road and one is proposed to be located on Cave Creek Road just north of Pinnacle Peak Road. These would be part of the County system of parks.

Tapetim Park

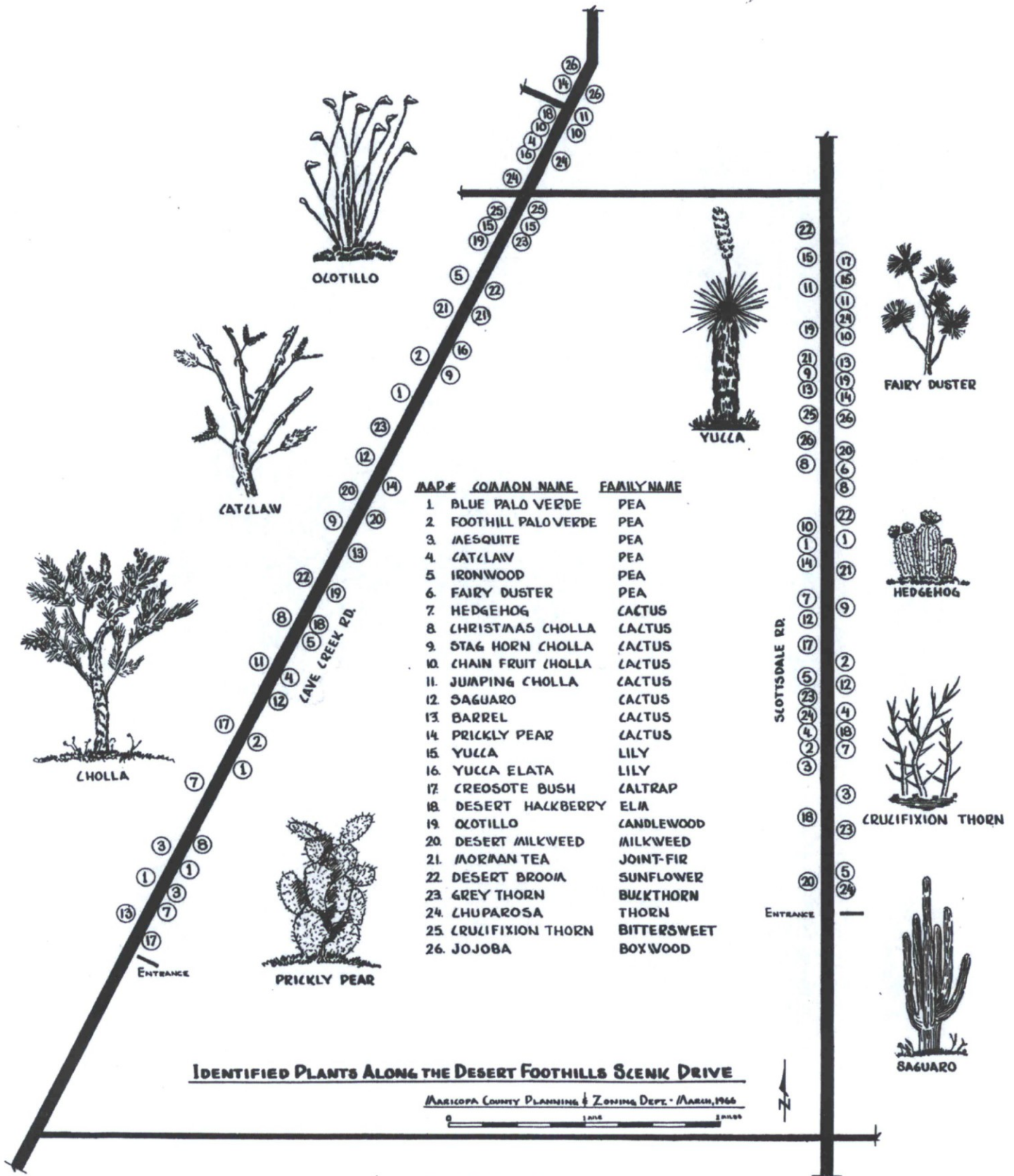
This small privately owned park is located one mile east of Cave Creek Road and north of Pinnacle Peak Road at the general location shown on Plate 1. This small privately owned park provides picnic facilities for which there is a small charge.

Ironwood Golf Course

This is located one mile west of Scottsdale Road and two miles north of Pinnacle Peak Road. This is a private 9-hole golf course which is open to the general public.

Desert Forest Golf Club

The Desert Forest Golf Club is located on Mule Train Road about one fourth of a mile north of Cave Creek Road in Carefree. This is a championship 18 hole private golf club.



IDENTIFIED PLANTS ALONG THE DESERT FOOTHILLS SCENIC DRIVE

MARICOPA COUNTY PLANNING & ZONING DEPT. - MARCH, 1966



Cave Creek Regional Park

The Cave Creek Regional Park contains 2,592 acres. This is a large undeveloped county park located two miles west of Cave Creek Road accessible from a road that connects with New River Road as shown on Plate 1.

Tonto National Forest

The Scenic Drive provides direct access to Bartlett Lake, Horseshoe Lake and Recreational Area and Seven Springs Recreational Area in the Tonto National Forest by continuing along Cave Creek Road east of Carefree.

Plant Materials Located Along the Scenic Drive

Plate 5 shows the location and kind of desert plant materials that may be found along the desert drive. These may be readily located if one drives along the route as attractive identification signs have been installed by members of the Cave Creek Association and other interested citizens in the Cave Creek Area. Although all are not shown on the attached drawing nor are they identified on the ground, altogether some 50 distinct trees and shrubs representing 20 plant families, can be found along the drive. These include the towering Saguaro which can reach an age of 400 years and a height of 50 feet, the willowy and yellow blooming blue Palo Verde, the Spiny Red Blooming Ocotillo, disarmingly attractive "Teddy Bear" Cholla and dagger like Yucca.

The Appendix contains detailed listings of the various plant materials that can be found along the drive.

In summary in addition to the natural desert scenery the Desert Foothill Scenic Drive provides access to a number of existing or proposed park and recreational facilities which will become increasingly important with increasing population growth in the valley area. The designation of this route as a scenic drive and the establishment of minimum building lines thereon will help to protect its scenic beauty and prevent improvements within the area that will ultimately need to be acquired for future right of way.

APPENDIX

PLANT MATERIALS THAT CAN BE FOUND IN THE VICINITY
OF THE DESERT FOOTHILLS DRIVE

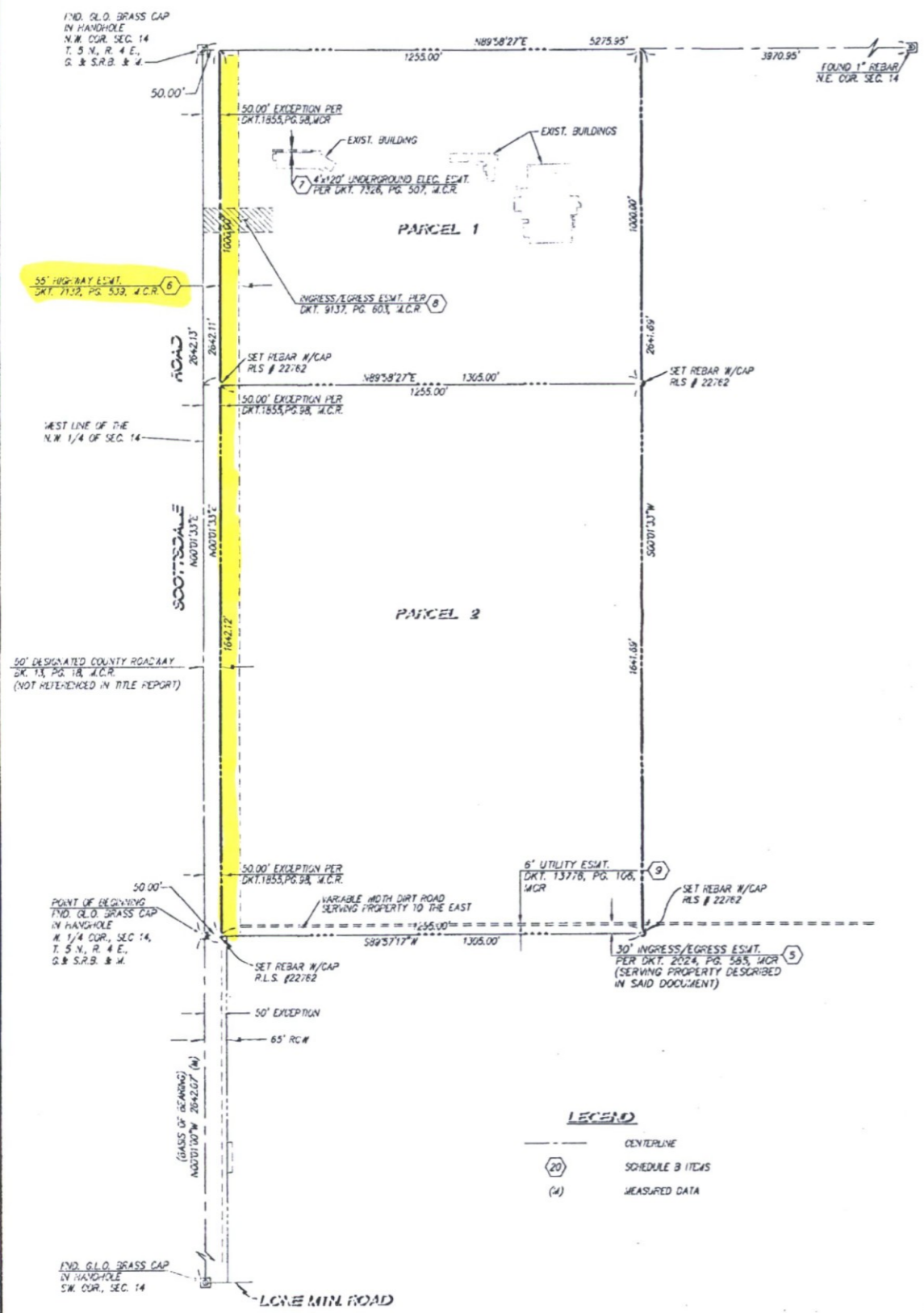
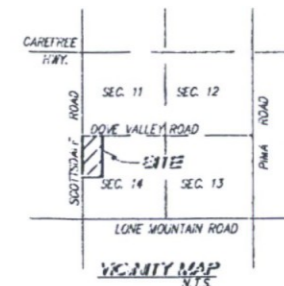
<u>Common Name</u>	<u>Botanical Name</u>	<u>Plant Family</u>
Mormon Tea	Ephedra Nevadanensis	Joint-Fir
Mexican Tea	Ephedra Trifurca	Joint-Fir
Blue Yucca	Yucca Baccata	Lily
Soap Tree Yucca	Yucca Elata	Lily
Arizona Black Walnut	Juqlans Rupestris	Walnut
Desert Hackberry	Celtis Pallida	Elm
<u>Western Hackberry</u>	Celtis Reticulata	Elm
Sagebrush	Antriplex Polycarpa	Goosefoot
<u>Red Barberry</u>	Berberis Haematocarpa	Barberry
Arizona Sycamore	Platanus Wrightii	<u>Sycamore</u>
Crossosoma	Crossosoma Bigelovii	Crossosoma
White Thorn Mescat	Acacia Constricta	Pea
Cat Claw	Acacia Greggii	Pea
Fairy Duster	Calliandra Eriophylla	Pea
Blue Palo Verde	Cercidium Floridum	Pea
Foothill Palo Verde	Cercidium Microphyllum	Pea
White Ratany	Krameria Grayi	Pea
Ratany	Krameria Parvifolia	Pea
Desert Ironwood	Olneya Tesota	Pea
<u>Velvet Mesquite</u>	Prosopis Juliflora	Pea

<u>Common Name</u>	<u>Botanical Name</u>	<u>Plant Family</u>
Creosote Buch	Larrea Tridentata	Caltrop
Turpentine Bloom	Thamnosma Montana	Rue
Crucifixion Thorn	Canotia Holocantha	Bittersweet
Jajobä	Simmondsia Chinensis	Boxwood
Menodora	Menodora Scabra	Olive
Pale Lycium	Lycium Pallidum	Potato
Bush Pentstemon	Pentstemon Microphyllus	Figwort
Western Desert Willow	Chilopsis Linearis	Bignonia
Desert Honeysuckle	Anisacanthus Thurberi	Thorn
Goldenhead	Acamptopappus Sphaerocephalus	Sunflower
Snakeweed	Gutierrezia Lucida	Sunflower
Turpentine Bush	Aplopappus Laricifolius	Sunflower
Desert-Broom	Baccharis Sarothroides	Sunflower
Thread Leaf Groundsel	Senecio Longilobus	Sunflower
Chill Weed	Baccharis Pteronoides	Sunflower
Brittle Bush	Encelia Farinosa	Sunflower
Bur Sage	Franseria Deltoides	Sunflower
Burro Bush	Hymenoclea Monogyra	Sunflower

<u>Common Name</u>	<u>Botanical Name</u>	<u>Plant Family</u>
Desert Prickly Pear	Opuntia Engelmannii	Cactus
Silver Dollar Cactus	Opuntia Chlorotica	Cactus
Buckhorn Cholla	Opuntia Acanthocarpa	Cactus
Teddy Bear Cholla	Opuntia Bigelovii	Cactus
Smooth Chain Fruit Cholla	Opuntia Fulgida	Cactus
Desert Christmas Cactus	Opuntia Leptocaulis	Cactus
High Region Cholla	Opuntia Whipplei	Cactus
Bush Cholla	Opuntia Arbuscula	Cactus
Sweet Potato Cactus	Peniocereus Greggii	Cactus
Saguaro	Carnegiea Gigantea	Cactus
Strawberry Hedgehog	Echinocereus Englemannii	Cactus
Candy Barrel Cactus	Ferocactus Wizlizeni	Cactus
Beehive Cactus	Coryphantha Arizonica	Cactus
Ocotillo	Fouguieria Splendens	Candlewood

BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°01'33" N, 2642.13 FEET; THENCE N 89°58'27" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET; THENCE S 00°01'33" N, 1000.00 FEET; THENCE S 89°58'27" N, 1305.00 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID SECTION 14, 1000.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50.00 FEET THEREOF.

PARCEL 2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14, SAID POINT BEING A FOUND OLD BRASS CAP IN HAND HOLE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N 00°01'33" E, 2642.13 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1642.13 FEET; THENCE N 89°58'27" E, 1305.00 FEET; THENCE S 00°01'33" N, 1641.69 FEET; THENCE S 89°57'17" N, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50.00 FEET THEREOF AS SET FORTH IN DEED RECORDED IN DOCKET 1855, PAGE 58.

AREA PER LEGAL DESCRIPTION

PARCEL 1 : 1,254,999 SQ. FT. OR 28.81 ACRES, MORE OR LESS

PARCEL 2 : 2,060,587 SQ. FT. OR 47.30 ACRES, MORE OR LESS

SCHEDULE B ITEMS

3. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS.
- (5) AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS DISCLOSED IN INSTRUMENT RECORDED NOVEMBER 1, 1958 IN DOCKET 2024, PAGE 585.
- (6) AN EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JUNE 11, 1958 IN DOCKET 7132, PAGE 539.
- (7) AN EASEMENT FOR UNDERGROUND ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 28, 1968 IN DOCKET 7328, PAGE 507.
- (8) AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED DECEMBER 22, 1971 IN DOCKET 9137, PAGE 603.
- (9) AN EASEMENT FOR ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JULY 19, 1979 IN DOCKET 13776, PAGE 106.

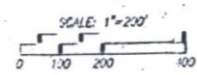
GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY FOURTH AMENDED COMMITMENT NO. 256-100-1237722, DATED MAY 17, 1999.
2. GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR RIGHTS-OF-WAY AND EASEMENTS FOR ROADWAY PURPOSES.

BASE OF FEATINGS

THE MONUMENT LINE OF SCOTTSDALE ROAD, WHICH BEARS NORTH 00°01'30" WEST, SAID LINE BEING THE SECTION LINE FROM THE SOUTH-WEST CORNER TO THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PER U.S. SURVEYOR GENERAL'S OFFICE RESURVEY AND RE-TRACED SURVEY OF TOWNSHIP 5 NORTH BY SNEY E. BRIDG, U.S.C.E., DATED SEPTEMBER 4, 1920, AND OFFICIALLY FILED FEBRUARY 26, 1921.

LEGEND	
	CENTERLINE
	SCHEDULE B ITEMS
	MEASURED DATA



Gene C. Harrison II June 21, 2019 DATE
GENE C. HARRISON II, R.L.S. 22762

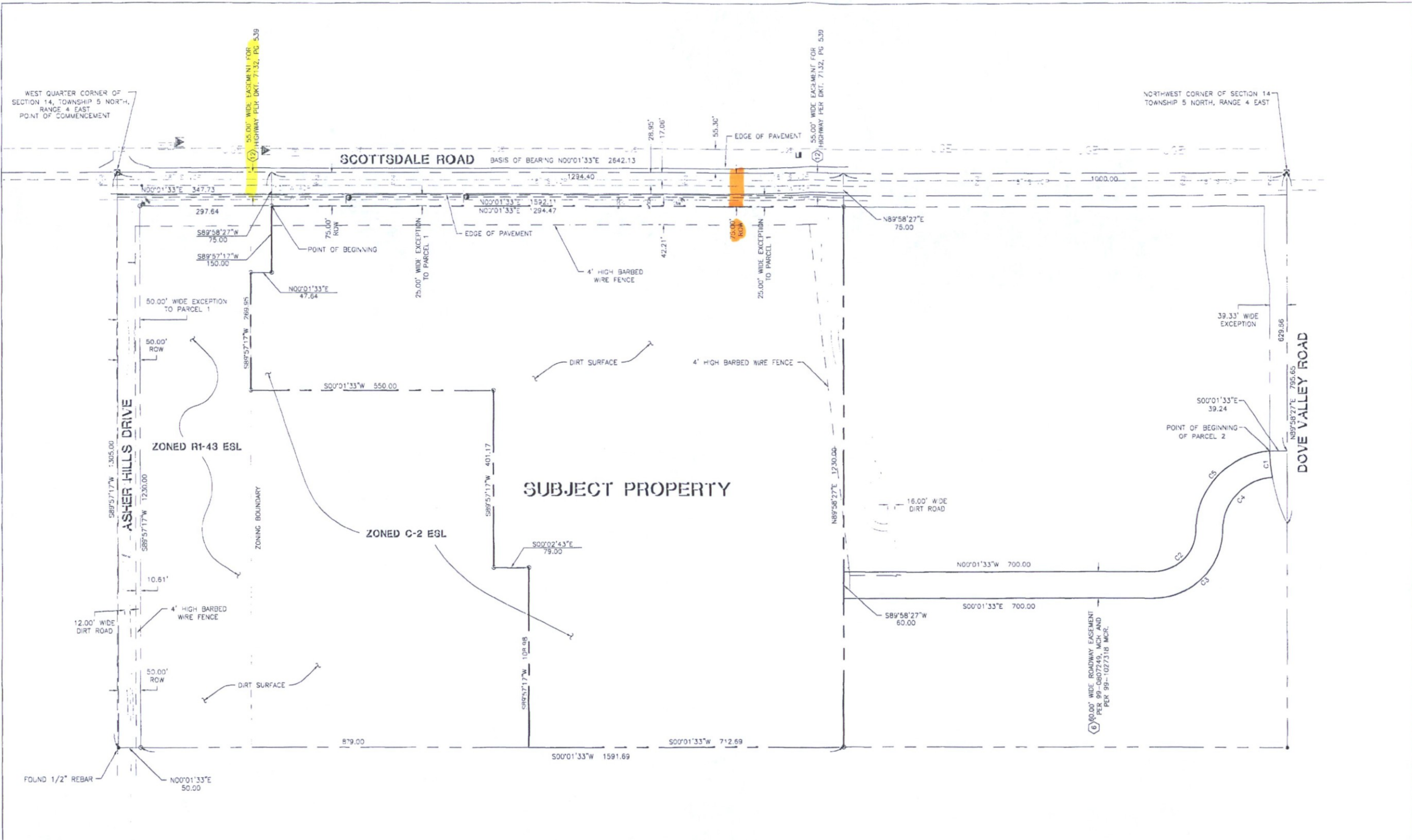
GeoIntelligence

3030 E Camelback Road
Suite 200
Phoenix, Arizona 85018
Phone (602) 952-8738
Fax 952-9505

• Planning
• Civil Engineering
• Land Surveying
• Water Resources
• Construction Services

BOUNDARY SURVEY
AMBERJACK CAREFREE

SHEET 1 OF 1



WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST
POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 14
TOWNSHIP 5 NORTH, RANGE 4 EAST

SUBJECT PROPERTY

ZONED R1-43 ESL

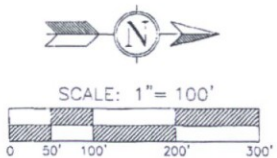
ZONED C-2 ESL

ASHER HILLS DRIVE

DOVE VALLEY ROAD

SCOTTSDALE ROAD

NO.	DELTA	RADIUS	LENGTH
C1	8°27'21"	407.00	60.07
C2	90°00'00"	95.00	149.23
C3	90°00'00"	155.00	243.47
C4	85°54'34"	120.00	179.93
C5	85°27'41"	180.00	268.48



DEI
PROFESSIONAL SERVICES, L.L.C.
1982-2000
18
YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

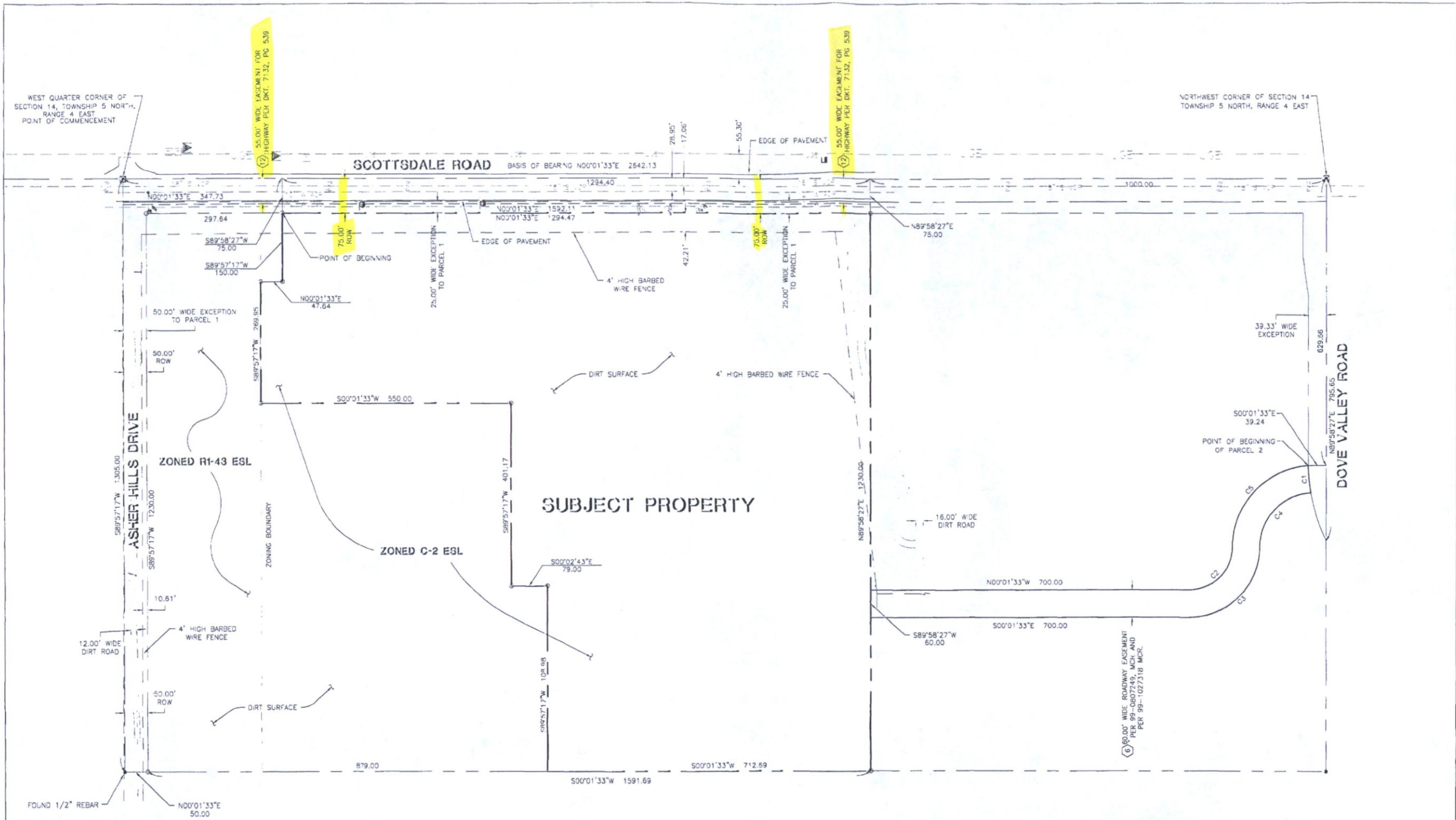
ALTA/ACSM SURVEY
DONAHUE SCHRIBER REALTY GROUP
SCOTTSDALE, ARIZONA

REVISIONS

DATE: 5/18/00
PROJ. NO.: 99155
DESIGN:
DRAWN: JAH
CHECK: JJK
SCALE: 1"=100'
CAD FILE: 9155a02

ALTA/ACSM SURVEY
2 of 2
DSRG PARCEL





WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST
POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 14
TOWNSHIP 5 NORTH, RANGE 4 EAST

SCOTTSDALE ROAD BASIS OF BEARING N00°01'33"E 2642.13

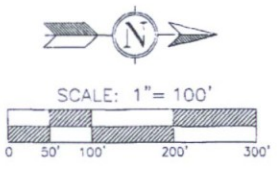
SUBJECT PROPERTY

DOVE VALLEY ROAD

ZONED R1-43 ESL

ZONED C-2 ESL

NO.	DELTA	RADIUS	LENGTH
C1	8°27'21"	407.00	60.07
C2	90°00'00"	95.00	149.23
C3	90°00'00"	155.00	243.47
C4	85°54'34"	120.00	179.93
C5	85°27'41"	180.00	268.48



DELTA
PROFESSIONAL
SERVICES, L.L.C.
2800 N. 44th Street, Suite 200
Phoenix, Arizona 85018
Phone: (602) 944-2008
Fax: (602) 944-2009

1982-2000
18
YEARS OF
EXCELLENCE
DELTA Professional
Services, L.L.C.



ALTA/ACSM SURVEY
DONAHUE SCHRIBER REALTY GROUP
SCOTTSDALE, ARIZONA

REVISIONS

NO.	DATE	DESCRIPTION

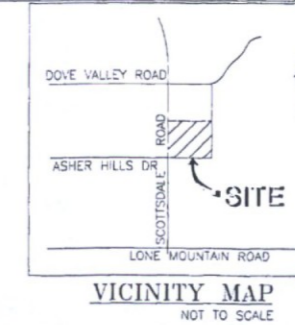
DATE: 5/16/00
PROJ. NO.: 99155
DESIGN: JAH
DRAWN: JAH
CHECK: JEK
SCALE: 1"=100'
CAD FILE: 9155a02

ALTA/ACSM
SURVEY
2 of 2
DSRG PARCEL



ALTA/ACSM SURVEY

OF A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEI
PROFESSIONAL SERVICES, L.L.C.
1982-2000
18
YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

REGISTERED LAND SURVEYOR
33315
JASON R. KACK
AZ 100000000

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, 2642.13 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 347.73 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SCOTTSDALE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1294.47 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1230.00 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 712.69 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 408.98 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 401.17 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 550.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 289.95 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 47.64 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

2. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY 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 PROFESSIONAL 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. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

3. SCHEDULE B ITEMS 1-4, AND 10-11 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.

4. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY # 226-100-1274947 DATED APRIL 20, 2000 AT 7:30 A.M.

5. PURSUANT TO TABLE "A", ITEM 12, NO ADDITIONAL REQUIREMENTS HAVE BEEN MADE BY THE CLIENT FOR THIS SURVEY.

6. PURSUANT TO TABLE "A", ITEM 14, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

7. PURSUANT TO TABLE "A", ITEM 15, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH TO THE BEST OF MY KNOWLEDGE. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

8. PURSUANT TO TABLE "A", ITEM 16, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.

9. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.

10. (5) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF LOT SPLIT APPROVAL PER DOC. 99-0807246, OF OFFICIAL RECORDS.

11. (7) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF OPERATION AND EASEMENT AGREEMENT PER DOC. 99-0807251, OF OFFICIAL RECORDS.

12. (8) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF SITE DEVELOPMENT AGREEMENT PER DOC. 99-0807252, OF OFFICIAL RECORDS.

13. (9) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF REPURCHASE AGREEMENT PER DOC. 99-0807253, OF OFFICIAL RECORDS.

14. THIS SURVEY CONTAINS TABLE "A" ITEMS 1-4, 6, 8, AND 10-13.

LEGEND

- ⊙ LIGHT POLE
- ⊕ EXIST. WATER VALVE
- ⊕ WATER METER
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRY WELL
- ⊕ FD BC IN HH
- ⊕ FOUND BC FLUSH
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- SET 1/2" REAR
- FD 1/2" REAR UNLESS OTHERWISE NOTED
- ⊕ ELECTRIC BOX
- (5) SCHEDULE B ITEM AND NUMBER
- ⊕ DESERT VEGETATION

FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401300B20E, DATED DECEMBER 3, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONING:

ZONED C-2 ESL
 MAXIMUM BUILDING HEIGHT= 35'
 MAXIMUM COVERAGE= N/A
 FRONT SETBACK= 40'
 SIDE SETBACK= 50'
 REAR SETBACK= 50'
 STREET SIDE SETBACK= 40'

ZONING:

ZONED R1-43 ESL
 MAXIMUM BUILDING HEIGHT= 35'
 MAXIMUM COVERAGE= N/A
 FRONT SETBACK= 40'
 SIDE SETBACK= 20'
 REAR SETBACK= 35'
 STREET SIDE SETBACK= 20'

PLEASE CONTACT CITY OF SCOTTSDALE PLANNING AND ZONING DEPARTMENT FOR ALL VARIANCES OF WHAT IS SHOWN HEREON.

SITE AREA

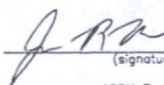
PARCEL CONTAINS 1,155,540.2 SQUARE FEET OR 26.76 ACRES, NET

SURVEYORS CERTIFICATE

TO: DONAHUE SCHRIEBER REALTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, KOLL DEVELOPMENT CO. AND FIRST AMERICAN TITLE INSURANCE COMPANY;

I, JASON R. KACK, HEREBY CERTIFY THAT THIS SURVEY, MADE BY ME OR UNDER MY DIRECTION, ON MAY 16, 2000, WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE BOUNDARY AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATIONS OF ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY; (iii) THE LOCATIONS OF THE PARKING AREAS ON THE SUBJECT PROPERTY AND SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY, AS SHOWN.

I ALSO HEREBY CERTIFY THAT EXCEPT AS SHOWN AS HEREON, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTIES; AND (ii) ENCROACHMENTS ON ADJACENT PROPERTIES, STREETS OR ALLEYS BY IMPROVEMENTS ON THE SUBJECT PROPERTY. I ALSO HEREBY CERTIFY THAT UNLESS SHOWN HEREON, ALL BUILDINGS AND STRUCTURES LIE WHOLLY WITHIN ALL APPLICABLE BUILDING SETBACK LINES, IF ANY, BASED UPON DATA OBTAINED FROM LOCAL AGENCY PLANNING DEPARTMENT OFFICIALS AND DO NOT VIOLATE ANY HEIGHT OR LOCATION RESTRICTIONS SET FORTH IN ANY PRELIMINARY TITLE REPORT AND ITS UNDERLYING DOCUMENTS. I ALSO HEREBY CERTIFY THAT (i) THERE ARE NO VIOLATIONS OF ANY ZONING ORDINANCES AFFECTING THE PROPERTY AND ALL ZONING CLASSIFICATIONS AND RESTRICTIONS ARE SHOWN ON THE SURVEY, AND (ii) THIS MAP AND SURVEY IN WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND MEETS THE REQUIREMENTS FOR A URBAN SURVEY.


(signature)

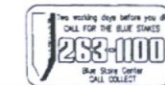
JASON R. KACK

No: 33315

Date: 5/18/00

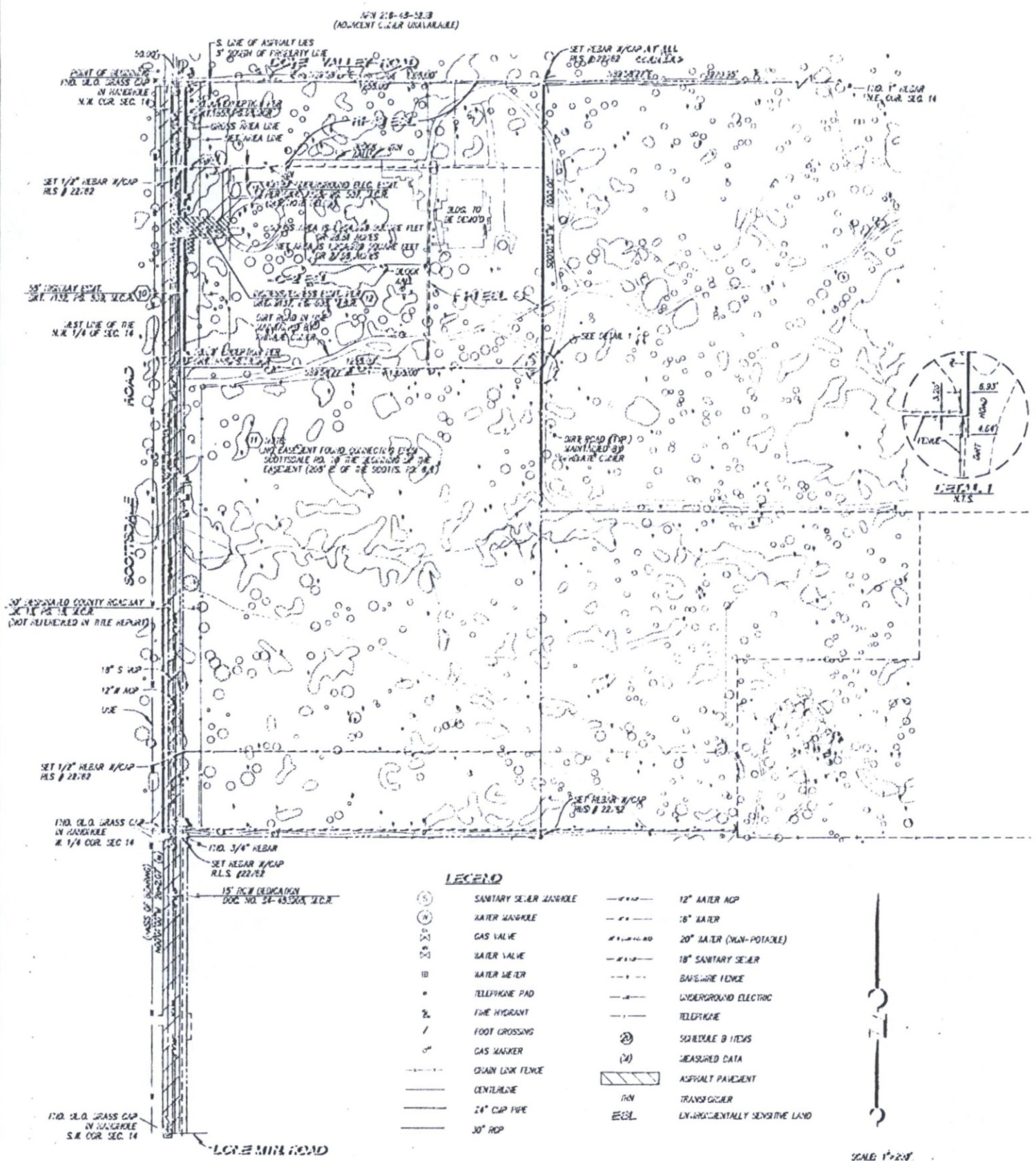
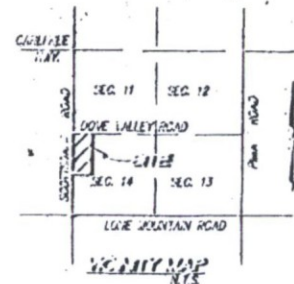
ALTA/ACSM SURVEY
DONAHUE SCHRIEBER REALTY GROUP
SCOTTSDALE, ARIZONA

REVISIONS	
DATE	5/18/00
PROJ. NO.	0155
DESIGN	
DRAWN	JAK
CHECK	JRK
SCALE	
CAD FILE	0155A801
ALTA/ACSM SURVEY	
Lot 2	
DSRG PARCEL	



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°13'33" E, 2642.13 FEET; THENCE N 09°58'27" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET; THENCE S 00°13'33" E, 1000.00 FEET; THENCE S 09°58'27" E, 1305.00 FEET; THENCE N 00°13'33" E, ALONG THE WEST LINE OF SAID SECTION 14, 1000.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50.00 FEET THEREOF.

RESERVATIONS

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DIGGIES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT-OF-WAY THEREON FOR DIGGIES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CAREFREE WATER DISTRICT. (ALL ASSESSMENTS WHICH ARE DUE AND PAYABLE HAVE BEEN PAID.)
- AN EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JUNE 11, 1968 IN DOCKET 7132, PAGE 539.
- AN EASEMENT FOR UNDERGROUND ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 26, 1968 IN DOCKET 7526, PAGE 507.
- AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED DECEMBER 22, 1971 IN DOCKET 9137, PAGE 603.
- ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "JOB NO. _____ DATED _____ PREPARED BY _____"

SETBACKS

- SUBJECT PLAT IS ZONED R1-4S, C-2 & I-1.
- SETBACKS FOR R1-4S USE:
- 40' FRONT YARD
 - 20' SIDE YARDS
 - 35' REAR YARD
- SETBACKS FOR C-2 USE:
- FRONT YARD:
 - NO FRONT YARD IS REQUIRED EXCEPT AS LISTED IN THE FOLLOWING TABLE (1) PARAGRAPHS AND IN TABLE 1B THEREOF, UNLESS A BLOCK IS PARTLY IN A RESIDENTIAL DISTRICT IN WHICH EVENT THE FRONT YARD REQUIREMENTS OF THE RESIDENTIAL DISTRICT SHALL APPLY.
 - A MINIMUM OF ONE-HALF OF THE OPEN SPACE REQUIREMENT SHALL BE INCORPORATED AS FRONTAGE OPEN SPACE TO PROVIDE A SETBACK FOR THE BUILDING AND A STREETSCAPE CONTAINING A VARIETY OF SPACES.
 - WHERE PARKING OCCURS BETWEEN A BUILDING AND THE STREET A YARD OF THIRTY-FIVE (35) FEET IN DEPTH BETWEEN THE STREET AND PARKING SHALL BE MAINTAINED. THIS DEPTH MAY BE DECREASED TO A MINIMUM OF TWENTY (20) FEET SUBJECT TO SECTION 10.402.D.3.
 - SIDE YARD:
 - A SIDE YARD OF NOT LESS THAN FIFTY (50) FEET SHALL BE MAINTAINED WHERE THE SIDE OF THE LOT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT OR ADJACENT TO AN ALLEY WHICH IS ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT. THE FIFTY (50) FEET MAY INCLUDE THE WIDTH OF THE ALLEY.
 - A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE MAINTAINED WHERE THE SIDE OF THE LOT ADJACENT TO A MULTIPLE-FAMILY RESIDENTIAL DISTRICT. THE TWENTY-FIVE (25) FEET MAY INCLUDE ANY ALLEY ADJACENT TO THE MULTIPLE-FAMILY RESIDENTIAL DISTRICT.
 - REAR YARD:
 - A REAR YARD OF NOT LESS THAN FIFTY (50) FEET SHALL BE MAINTAINED WHERE THE REAR LOT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT OR ADJACENT TO AN ALLEY WHICH IS ADJACENT TO THE SINGLE-FAMILY RESIDENTIAL DISTRICT. THE FIFTY (50) FEET MAY INCLUDE THE WIDTH OF THE ALLEY.
 - A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE MAINTAINED WHERE THE REAR LOT ADJACENT TO A MULTIPLE-FAMILY RESIDENTIAL DISTRICT. THE TWENTY-FIVE (25) FEET MAY INCLUDE ANY ALLEY ADJACENT TO THE MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

CERTIFICATION

TO: AMBERLACK, LTD., AN ARIZONA CORPORATION
FIRST MARICOPA TITLE INSURANCE OCCUPANT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND INCLUDES ITEMS 1, 8, C (MODIFIED TO EXCLUDE ANY SETBACK REQUIREMENT INTERFERENCES AND EXCLUDING ANY VARIANCES OR STIPULATIONS), 8, 10, 11, 14, 15 AND 18 OF TABLE A HEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN CLASS SURVEY.

NOTE: SETBACKS WERE MADE ON STANDARD C.O.S. ZONING ORDINANCE REQUIREMENTS. SETBACKS DELETED DO NOT ADDRESS ANY SPECIAL ZONING STIPULATION OR VARIANCES GRANTED BY THE CITY.

SCALE 1"=20'

11-1-11 DATE

GENERAL NOTES

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE OCCUPANT THIRD AMENDED OCCUPANT NO. 206-100-1053127, DATED FEBRUARY 26, 1999.
- GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR RIGHTS-OF-WAY AND EASEMENTS FOR ROADWAY PURPOSES.
- EXISTING UNDERGROUND UTILITIES WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. EXACT LOCATION MUST BE DETERMINED IN THE FIELD.
- UTILITY SERVICES AVAILABLE TO THIS SITE ARE:

UTILITY	PROVIDER
WATER	CITY OF SCOTTSDALE
SANITARY SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS/SRP
TELEPHONE	US WEST COMMUNICATIONS
GAS	SOUTHWEST GAS CORP.
- ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR BUILDING MEASUREMENTS.

FLOOD HAZARD

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 480130020 E DATED DECEMBER 3, 1993.

FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF THE SURFACE INDICATIONS OF UNDERGROUND UTILITIES AND BEST AVAILABLE EXISTING UTILITY MAPS OF PUBLIC RECORD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN OTHERWISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED HEREON. THE SURVEYOR HAS NOT PHYSICALLY LOCATED, BY DIRECT MEASUREMENT, THE ACTUAL UNDERGROUND UTILITY LINES.

BOUNDARY NOTES

THE ADJACENT LINE OF SCOTTSDALE ROAD, WHICH BEARS NORTH 00°10'00" WEST, SAID LINE BEING THE SECTION LINE FROM THE SOUTH-EAST CORNER TO THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PER U.S. SUPERIOR GENERAL'S OFFICE RESURVEY AND RE-PLACEMENT SURVEY OF TOWNSHIP 5 NORTH BY JOSEPH E. DEWITT, U.S.G.E., DATED SEPTEMBER 4, 1920, AND OFFICIALLY FILED FEBRUARY 18, 1921.

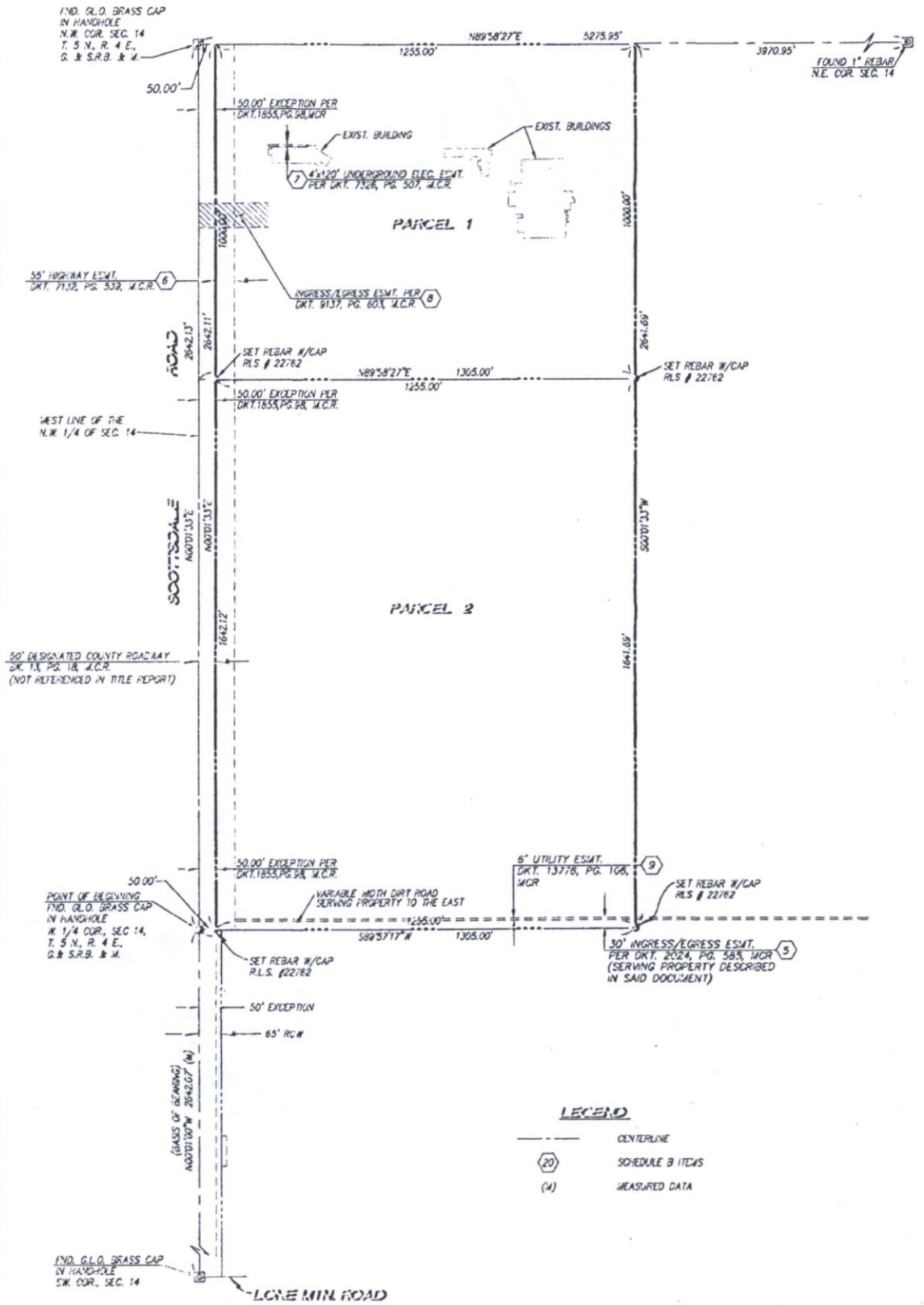
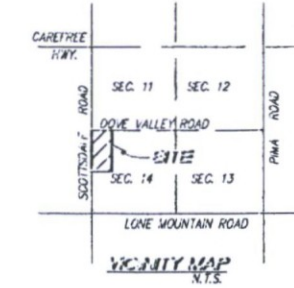
1000 E Camelback Road
Suite 200
Phoenix, Arizona 85018
Phone (602) 252-8138
Fax 252-2505

ALTA / ACSM LAND TITLE SURVEY OF
AMBERLACK CAREFREE
PROPOSED COMMERCIAL PARCEL
SHEET 1 OF 1

11-1-11 DATE

BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

PARCEL 1
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°01'33" N, 2642.13 FEET; THENCE N 89°58'27" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET; THENCE S 00°01'33" N, 1000.00 FEET; THENCE S 89°58'27" E, 1305.00 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID SECTION 14, 1000.00 FEET TO THE POINT OF BEGINNING.
 EXCEPT THE WEST 50.00 FEET THEREOF.

PARCEL 2
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14, SAID POINT BEING A FOUND OLD BRASS CAP IN HAND HOLE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N 00°01'33" E, 2642.13 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1642.13 FEET; THENCE N 89°58'27" E, 1305.00 FEET; THENCE S 00°01'33" N, 1841.89 FEET; THENCE S 89°57'17" N, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET TO THE POINT OF BEGINNING.
 EXCEPT THE WEST 50.00 FEET THEREOF AS SET FORTH IN DEED RECORDED IN DOCKET 1855, PAGE 58.

AREA PER LEGAL DESCRIPTION

PARCEL 1 : 1,254,999 SQ. FT. OR 28.81 ACRES, MORE OR LESS
 PARCEL 2 : 2,060,587 SQ. FT. OR 47.30 ACRES, MORE OR LESS

SCHEDULE ITEMS

3. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS.
5. AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS DISCLOSED IN INSTRUMENT RECORDED NOVEMBER 1, 1958 IN DOCKET 2024, PAGE 585.
6. AN EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JUNE 11, 1958 IN DOCKET 7132, PAGE 539.
7. AN EASEMENT FOR UNDERGROUND ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 26, 1988 IN DOCKET 7528, PAGE 507.
8. AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED DECEMBER 22, 1971 IN DOCKET 2137, PAGE 603.
9. AN EASEMENT FOR ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JULY 13, 1979 IN DOCKET 13776, PAGE 106.

GENERAL NOTES

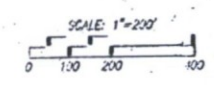
1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY FOURTH AMENDED COMMITMENT NO. 256-100-1237222, DATED MAY 17, 1999.
2. GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR RIGHTS-OF-WAY AND EASEMENTS FOR ROADWAY PURPOSES.

BASE OF EVIDENCE

THE MONUMENT LINE OF SCOTTSDALE ROAD, WHICH BEARS NORTH 00°01'00" WEST, SAID LINE BEING THE SECTION LINE FROM THE SOUTH-WEST CORNER TO THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PER U.S. SURVEYOR GENERAL'S OFFICE RESURVEY AND RETRACEMENT SURVEY OF TOWNSHIP 5 NORTH BY SENEY E. BROUT, U.S.C.E., DATED SEPTEMBER 4, 1920, AND OFFICIALLY FILED FEBRUARY 26, 1921.

LEGEND

---	CENTERLINE
(Z)	SCHEDULE B ITEMS
(M)	MEASURED DATA



Handwritten signature
 JOHN E. HARRISON, R.L.S. 22782 DATE: June 21, 2010



GeoMetrics
 3030 E Camelback Road, Suite 250
 Phoenix, Arizona 85018
 Phone (602) 952-8738
 Fax 952-2005

BOUNDARY SURVEY
AMBERJACK CAREFREE

SHEET 1 OF 1



DECLARATION OF CONFLICT OF INTEREST OR PERSONAL INTEREST

NAME: Prescott Smith

PUBLIC BODY: Planning Commission

DATE OF PUBLIC MEETING: 4/11/17 AGENDA ITEM NO.: 2, 3, 4

DESCRIPTION OF ITEM: Scottsdale Heights

I declare that I have a "substantial interest" in the above-referenced decision or matter, as provided in A.R.S. § 38-501 et seq., and, therefore, declare that I have a conflict of interest in the decision or matter.

Describe the substantial interest held by you or your relative(s) referred to above: I have done work on this project

I don't believe that I have a substantial interest in the above-referenced decision or matter and, therefore, do not have a conflict of interest as provided by Arizona law, but I believe that my active participation in the above-referenced decision or matter might raise the perception of undue influence or impropriety.

Explain:

To avoid a conflict of interest or the perception of undue influence or impropriety, as indicated above, I will refrain from participating in any manner in the decision(s) or matter(s) identified above.

Signature

Date Signed 4/11/17

PLEASE NOTE: Completion and filing of this form with the City Clerk's Office is not, by itself, sufficient for a public officer to meet the requirements of the Conflict of Interest law and Code of Ethical Behavior (S.R.C. § 2-47 et seq.). To complete the requirements the public officer must state publicly at the meeting of the public body that he or she has a conflict of interest, or that participation might raise the perception of undue influence or impropriety; then recuse himself or herself, and leave the room while the matter is being discussed and acted upon by others on the public body.

A copy of this form will be filed as a supplement to the public officer's Personal Interest Disclosure form.