

**Marked Agendas  
Approved Minutes  
Approved Reports**

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**Official signed Ordinances/Resolutions  
and approved Minutes can found at:**

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

City Council Hearing: 08/28/2018

Case History: 89-PA-2005

**16-PP-2005#3**

**The Promenade Replat**



# CITY COUNCIL REPORT

Meeting Date: August 28<sup>th</sup>, 2018  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

**The Promenade Replat**  
**16-PP-2005#3**

### Request to consider the following:

Approval of a re-plat of Tract F in the Promenade subdivision to create Lot 25 of a +/- 3.12-acre parcel with General Commercial District (C-4) located at 7550 E. Paradise Lane.

### Purpose of Request

The applicant's request is to re-plat Tract F to create Lot 25 to accommodate a new internalized community storage facility.

### Key Items for Consideration

- No change to the parcel configuration.
- Re-plat will convert a non-buildable tract into a buildable lot.
- A detention basin will be maintained on-site.

## LOCATION

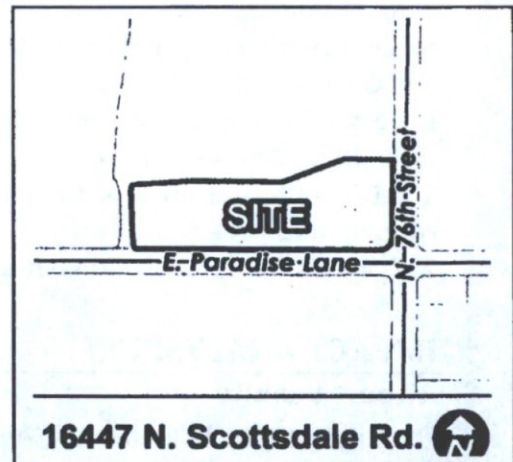
7550 E Paradise Ln

## OWNER

1784 Capital Holdings  
 602-885-2552

## APPLICANT CONTACT

Michelle Hassler  
 Rkaa Architects Inc  
 602-955-3900





## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the property as Commercial which includes uses that provide a variety of goods and services to the people who live in, work in or visit Scottsdale. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential populations, and retail businesses, major single uses, and shopping center, which serve community and regional needs.

### **Zoning**

The site is zoned General Commercial District (C-4) which allow business and professional services, manufacturing and processing, retail sales, wholesales, private and charter schools, municipal uses and various conditional uses such as internalized community storage.

### **Context**

The vacant 3.1-acre tract is located at the northwest corner of E. Paradise Lane and N. 76<sup>th</sup> street, within the existing Promenade shopping center. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: Home Improvement store (Lowe's), zoned General Commercial District (C-4).
- South: Office/warehouse, zoned Industrial Park District (I-1).
- East: Auto Dealership (Infiniti/Nissan), zoned General Commercial District (C-4).
- West: Retail shops (Living Spaces), zoned Planned Regional Center (PRC).

### **Other Related Policies, References:**

Scottsdale General Plan 2001, as amended

Land Division Ordinance

Zoning Ordinance

51-ZN-1997#1-5: Rezoned from Single-family Residential (R1-35) to Planned Regional Center (PRC) and General Commercial (C-4)

Development Agreement 1998-046-COS-A1

9-UP-2007: Conditional Use Permit for an internalized community storage facility

102-DR-2008: Approval of site plan, landscape plan and building elevations for an internalized community storage

137-SA-2017: Approval of revised site plan, landscape plan and building elevations

## **IMPACT ANALYSIS**

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### **Airport Vicinity**

The subject site is within the Airport noise compatibility study AC-2 and there is a noise and aviation easement.

### **Transportation**

Access to the site is provided by two (2) existing driveways located along E. Paradise Lane and N. 76<sup>th</sup> Street.



**Drainage**

A drainage report was reviewed and accepted by the Stormwater Management Department. The owner is dedicating a drainage easement over a new drainage basin located on the eastern portion of the site.

**Public Safety**

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

**Open Space**

With two street frontages on the subject site, a majority of the open space is adjacent to the surrounding right of way, within a twenty (20) foot wide landscape setback.

**Community Impact**

The lot created by this replat is within the existing commercial shopping center and will have no impact to other properties.

**Policy Implications/Community Impact**

The site was not originally intended to be used as a buildable lot, rather exclusively as a retention basin. The re-plat will convert a non-buildable tract into a buildable lot to allow dual use of the site. This re-plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance, and the Design Standards and Policies Manual. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lot.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Approval of a re-plat of Tract F in The Promenade subdivision to create Lot 25 of a +/- 3.12-acre parcel with General Commercial District (C-4) located at 7550 E. Paradise Lane.

**RESPONSIBLE DEPARTMENTS**

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**Planning and Development Services**

- Current Planning Services
- Stormwater Management
- Fire & Life Safety Services
- Traffic Engineering


**STAFF CONTACTS**

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Meredith Tessier  
Senior Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**


---

  
\_\_\_\_\_  
Meredith Tessier, Report Author

\_\_\_\_\_  
Date 08/14/2018

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

\_\_\_\_\_  
Date 8/13/2018

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

\_\_\_\_\_  
Date 8/13/18

**ATTACHMENTS**

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- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Narrative
- 4. Original Plat
- 5. Re-Plat



ATTACHMENT 1



The Promenade Replat

16-PP-2005#3





The Promenade Replat

16-PP-2005#3





The Promenade Replat

16-PP-2005#3



**Project Description**  
**Promenade Self Storage**  
**NWC, Paradise Lane & 76th Street**  
**Scottsdale, Arizona**  
**January 19, 2018**

### **Project description**

This application requests a development review for a replat for an approved internalized community storage facility located at the NWC of Paradise Lane and 76th Street. The storage facility will be located within the existing Promenade development located at 7550 E. Paradise Lane. The subject Property is currently an on-site storm water retention basin and is zoned C-4 which accommodates the heaviest types of activities found in the City. The site has a current plat calling the retention basin Tract F for the Promenade Shopping Center. Our application is to turn the Tract F into a separate Lot 25 within Promenade. Immediately adjacent to and within the same development, are lands zoned PRC which are intended to provide a broad variety of general merchandise and services.

### **Architectural character description**

The Architecture of the storage facility is Contemporary in design and inspired in the architectural expressions of Frank Lloyd Wright. The facility will have a number of architectural features that make reference to Wright and provide interest and uniqueness to the building facades. Those features include: heavy scoring geometrical patterns to create interest on wall surfaces, varying parapet lines with accent moldings with a "Wright" theme and ample window areas at corners. Careful attention has been given to the theme to make this facility consistent with and complement the other existing buildings in the Promenade shopping center.

The mass of the building is reduced by the use of escalated corner storefront areas, variation in parapet lines and offset planes of exterior wall surfaces. Also, a strong delineation of the body of the building is achieved by the use of color variation and geometrical scoring patterns. Heavy scoring of stucco areas will enhance the linear qualities of the design. Horizontal banding defines different floors and building sections and vertical score lines breakup wall surfaces. Color accents in the shape of diamonds dot the upper edge of the building to provide interest to the composition. All four sides of the building contain these elements, such that they are pleasing from any viewpoint, either on site or from adjacent streets.



**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
rkaa.com

**California Office**  
26591 La Roda  
Mission Viejo, CA 92691  
Office: (949) 954-8785

#### **Licensed in:**

Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Idaho  
Illinois  
Indiana  
Kansas  
Kentucky  
Louisiana  
Maryland  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Hampshire  
New Jersey  
New Mexico  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

#### **Principals:**

Robert W. Kubicek, AIA  
Jorge A. Calderan, Assoc. AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, VP  
Edgar Felix





## **Building Materials**

Materials for the building will be consistent with the ones already in use at the Promenade on other buildings. Those materials are: scored finely textured stucco surfaces, glazing and dark bronze aluminum windows.

Window areas facing North, South, East and West, will be a combination of clear glass windows and spandrel glass to give depth to the building. Clear glass windows will also allow more natural light to penetrate into the building reducing the need of artificial lighting.

Premium LED light fixtures are applied on all four sides of the storage facility to provide soft, indirect illumination around the whole perimeter of the building.

## **Circulation**

Access to the site is available from both Paradise Lane and N. 76<sup>th</sup> St, the proposed project will be utilizing existing curb cuts as to reduce the impact to the existing center. The parking and trash enclosure for the storage facility are located on the southwest end of the site facing Paradise Lane. The main entrance to the facility is also located facing Paradise.

## **Landscaping**

The landscaping will be consistent with the surrounding property using a mixed palate of desert trees and shrubs. Much of the existing perimeter landscaping will be maintained to remain on the property around the retention basin.

## **Summary**

The approved internalized storage facility will be consistent with and complement the existing buildings within The Promenade in its' design.



**DEDICATION**

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

THAT PERSON/DEVY PROMENADE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP, S-B IN ARIZONA LLC, A NEW YORK LIMITED LIABILITY COMPANY AND LONE'S HILL, INC., A SUBSIDIARY CORPORATION, AS OWNERS, HAVE SUBMITTED UNDER THE NAME OF "THE PROMENADE", A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARED THAT THIS FINAL PLAT SHOWS THE LOCATION AND BOUNDARIES OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS AND TRACTS SHALL BE SHOWN BY THE NUMBER OF LETTERS UPON EACH LOT OF TRACT.

TRACTS A, B, C, D AND E ARE HEREBY DECLARED FOR LANDSCAPING PURPOSES AND WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

TRACT F IS HEREBY DECLARED FOR DRAINAGE AND WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

OTHER EASEMENTS AND RESTRICTIONS TO THE CITY OF SCOTTSDALE IS IN THE SOLE OWNERSHIP OF THE PROPERTY COVERED HEREBY AND THAT EVERY EASEMENT, ENCUMBRANCE OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS MAP HAS COMPLETED TO BE SHOWN IN THIS MAP, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OF WHICH OWNED WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

IN WITNESS WHEREOF, PERSON/DEVY PROMENADE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, HAVE HEREBY CAUSED THIS INSTRUMENT TO BE AFFIXED AND SIGNED TO BE ATTESTED BY THE SIGNATURE OF THE UNDERIGNED MEMBER SOLELY AUTHORIZED THIS 25th DAY OF October, 2006.

BY: PERSON/DEVY PROMENADE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP

BY: PROMENADE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ITS MANAGING MEMBER

BY: PERSON GROUP, INC., AN ARIZONA CORPORATION

ITS MANAGER

BY: *[Signature]*

ITS PARTNER

**ACKNOWLEDGMENT**

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING DOCUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2006, by *[Signatures]*, acting in his capacity as *[Title]* of PERSON GROUP, INC., AN ARIZONA CORPORATION, WHOSE SIGNATURE IS IN HIS CAPACITY AS MANAGING MEMBER OF PERSON/DEVY PROMENADE ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP, AND THAT SUCH PERSON WAS KNOWN TO ME TO BE THE PERSON FURNISHING THIS DOCUMENT FOR THE PURPOSES THEREIN CONTAINED AND ON BEHALF OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*

NOTARY PUBLIC



IN WITNESS WHEREOF, S-B IN ARIZONA, L.L.C., A NEW YORK LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREBY CAUSED THIS INSTRUMENT TO BE AFFIXED AND SIGNED TO BE ATTESTED BY THE SIGNATURE OF THE UNDERIGNED MEMBER SOLELY AUTHORIZED THIS 25th DAY OF October, 2006.

BY: S-B IN ARIZONA, L.L.C., A NEW YORK LIMITED LIABILITY COMPANY

ITS MANAGING MEMBER

BY: *[Signature]*

ITS MANAGING MEMBER

BY: S-B ARIZONA LLC

ITS MANAGING MEMBER

BY: *[Signature]*

ITS MANAGING MEMBER

**ACKNOWLEDGMENT**

STATE OF New Jersey

COUNTY OF Bergen

THE FOREGOING DOCUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2006, by *[Signatures]*, acting in their capacities as MANAGING MEMBERS OF DENAREST SCOTTSDALE, LLC AND S-B ARIZONA LLC, RESPECTIVELY, WHOSE SIGNATURES ARE IN THEIR CAPACITIES AS MANAGING MEMBERS OF S-B IN ARIZONA, L.L.C., A NEW YORK LIMITED LIABILITY COMPANY, AND THAT SUCH PERSONS WERE KNOWN TO ME TO BE THE PERSONS FURNISHING THIS DOCUMENT FOR THE PURPOSES THEREIN CONTAINED AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*

NOTARY PUBLIC



IN WITNESS WHEREOF, LONE'S HILL, INC., A SUBSIDIARY CORPORATION, AS OWNER, HAVE HEREBY CAUSED THIS INSTRUMENT TO BE AFFIXED AND SIGNED TO BE ATTESTED BY THE SIGNATURE OF THE UNDERIGNED MEMBER SOLELY AUTHORIZED THIS 25th DAY OF October, 2006.

BY: LONE'S HILL, INC., A SUBSIDIARY CORPORATION, AS SUCCESSOR BY MERGER TO LONE HOLDINGS, INC., A SUBSIDIARY CORPORATION

BY: *[Signature]*

ITS PRESIDENT

BY: *[Signature]*

ITS VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF WISCONSIN

COUNTY OF WISCONSIN

THE FOREGOING DOCUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2006, by *[Signatures]*, acting in his capacity of *[Title]* of LONE'S HILL, INC., A SUBSIDIARY CORPORATION, AS SUCCESSOR BY MERGER TO LONE HOLDINGS, INC., A SUBSIDIARY CORPORATION, AND THAT SUCH PERSON WAS KNOWN TO ME TO BE THE PERSON FURNISHING THIS DOCUMENT FOR THE PURPOSES THEREIN CONTAINED AND ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

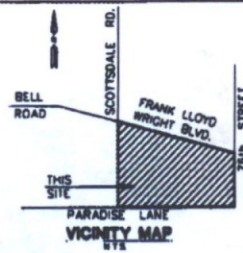
*[Signature]*

NOTARY PUBLIC



**FINAL PLAT**  
**OF**  
**THE PROMENADE**

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**LOT/TRACT AREA TABLE**

Table with 3 columns: LOT/TRACT, SQ. FT., ACRES. Lists lots 1 through 23 and tracts A through F with their respective areas.

**ENGINEER/SURVEYOR**

GSA, L.L.C.  
7740 N 16TH STREET  
SUITE 100  
PHOENIX, ARIZONA 85030  
PHONE: 602-957-1900

**DEVELOPER**

PERSON/DEVY PROMENADE ASSOCIATES  
2800 N. CENTRAL AVENUE  
SUITE 1200  
PHOENIX, ARIZONA 85004  
PHONE: 602-965-7888

**SHEET INDEX**

- FP01 OWNER SHEET
- FP02 LONE/HILL - LOTS 1 AND 2 AND TRACT A
- FP03 FINAL PLAT BOUNDARY AND LOT LINES
- FP04 FINAL PLAT EASEMENTS (EXISTING)

**BASIS OF BEARING**

BASED ON BEARING TO THE WEST LINE OF SECTION 2, ALSO BEING THE CENTERLINE OF SCOTTSDALE ROAD, SAID BEARING BEING N69°20'17"E.

**ZONING**

THE CURRENT ZONING FOR THIS SITE IS PNC

**NOTES**

- 1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ADEQUATE WATER SUPPLY.
- 2. THIS PLAT LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PARK ROAD ON THE EAST, TRANSCEND ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHEENIX AREA.
- 3. THE SITE IS LOCATED WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP DATED JULY 16, 2005.
- 4. EXISTING EASEMENTS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THERE ARE NO EASEMENTS BEING DEDICATED BY THIS PLAT.
- 4. THIS PLAT LIES WITHIN CLOSE PROXIMITY TO SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PARK ROAD ON THE EAST, TRANSCEND ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHEENIX AREA.
- 5. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE PILING.
- 6. THIS PLAT IS SUBJECT TO THE CITY OF SCOTTSDALE DEVELOPMENT AGREEMENT AS RECORDED IN MARICOPA COUNTY RECORDER'S DOCUMENT # \_\_\_\_\_.

**CERTIFICATION**

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-131) THAT THE SURVEY AND PLAT OF THE PROPERTY DESCRIBED HEREIN WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOLLOING INSTRUMENTS SHOWING INTEREST HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: PETER F. DEWITT, R.L.S. NO - 15421

GSA, L.L.C.  
7740 N 16TH STREET  
SUITE 100  
PHOENIX, ARIZONA 85030



NOTE:  
A.R.S. 32-131 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FIGURES THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

**APPROVALS**

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, BY THE U.S. CITY OF SCOTTSDALE, 2006, BY *[Signature]*

ATTEST BY: *[Signature]* 10/27/06

THIS PLAT RESULTING IN THE PROMENADE, COMPLES WITH THE DEVELOPMENT STANDARD CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) APPROVAL, AND ZONING APPROVAL AND ALL RELATED REGULATIONS TO CASE 02-09-1998 AND FORMS CASE 01-29-1997 IN, AS, AS A PART OF ANY NATIONAL CHANGE D.I. ALTERNATIVE TO EXISTING STRUCTURES, PARKING, OPEN SPACE, LOT LINES, EXISTING COLOR, INTERIOR USE OF FLOOR SPACE, OR ANY OTHER DEVELOPMENT STANDARD OR REQUIREMENT PER CITY, FORMING ETC.) TO EITHER PROPERTY OF THIS PLAT WILL REQUIRE REVIEW BY CITY STAFF TO ASSURE AND COMPLIANCE, AND MAY RESULT IN AN ADDITIONAL CITY APPROVAL, AS DETERMINED BY CITY STAFF.

I HEREBY CERTIFY THAT THIS REQUESTED PLAT IS REQUIRED TO CONFORM WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE 02-09-1998 AND FORMS CASE 01-29-1997 AND ALL CASE RELATED REGULATIONS, ANY NATIONAL CHANGE (I.E. ALTERNATIVE TO EXISTING STRUCTURES, PARKING, OPEN SPACE, LOT LINES, EXISTING COLOR, INTERIOR USE OF FLOOR SPACE, OR ANY OTHER DEVELOPMENT STANDARD OR REQUIREMENT PER CITY, FORMING ETC.) TO EITHER PROPERTY OF THIS PLAT WILL REQUIRE REVIEW BY CITY STAFF TO ASSURE AND COMPLIANCE, AND MAY RESULT IN AN ADDITIONAL CITY APPROVAL, AS DETERMINED BY CITY STAFF.

BY: *[Signature]* 10/27/06

COUNTY RECORDER  
BOOK 786 PAGE 23  
OFFICIAL RECORD OF MARICOPA COUNTY RECORDS  
WILSA FERRIS  
2006-1828886  
BY: *[Signature]*

7740 N 16TH ST. SUITE 100  
PHOENIX, ARIZONA 85016  
PHONE: (602) 957-1900  
FAX: (602) 957-1901  
www.gsa.com

**CMX**

**THE PROMENADE**  
SEC. SCOTTSDALE ROAD & FRANK LLOYD WRIGHT BLVD  
SCOTTSDALE, ARIZONA

FINAL PLAT

SCALE: 1"=100'  
DATE: 10/27/06  
DRAWN: SDP  
APPROVED: PFD

COURT PROCEEDINGS  
DESCRIBED: 281  
REV:

DWG. NO. FP01  
SHEET 1 OF 4

PLAN CHECK #4668-06  
CASE # 073-6A-2006

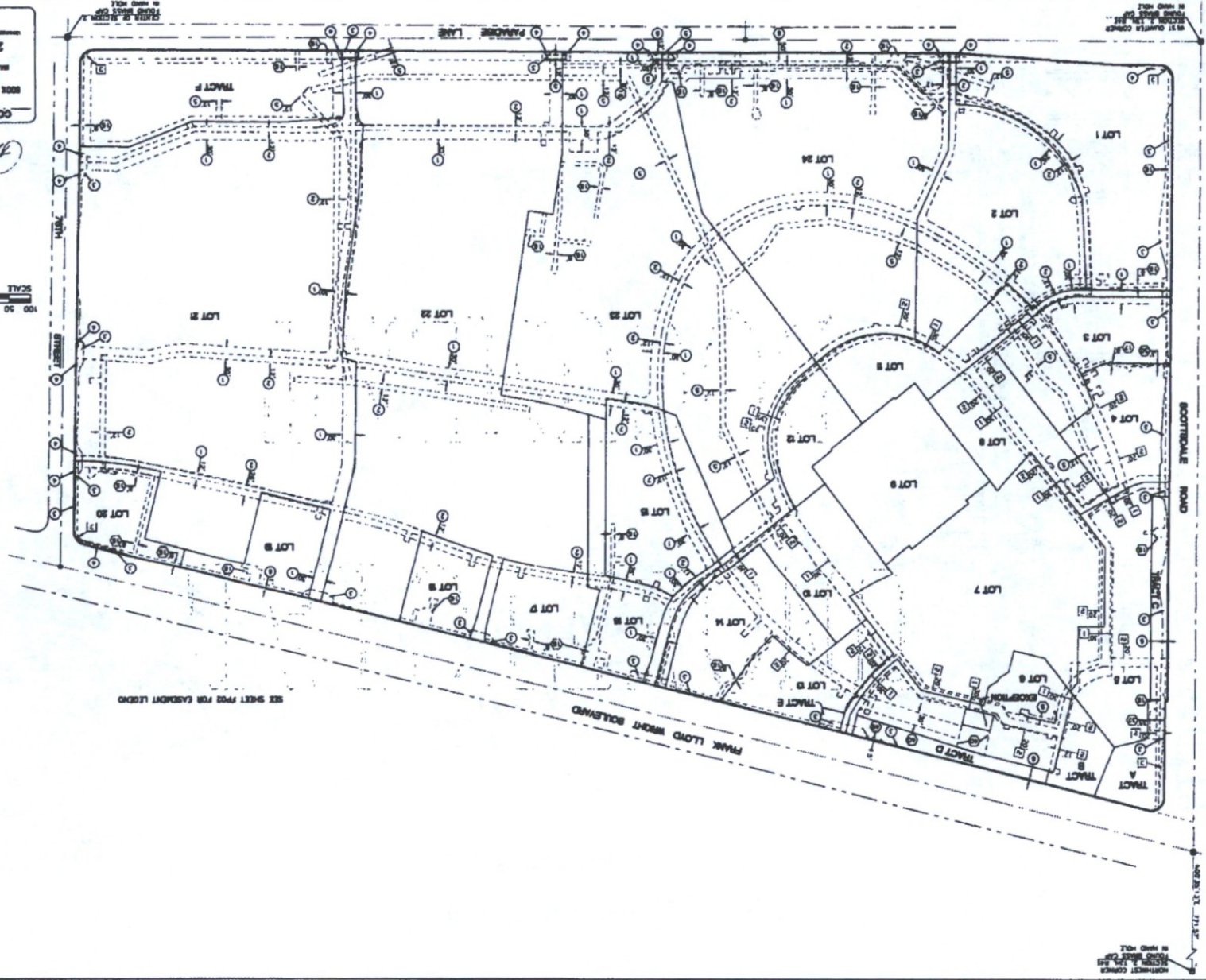
ATTACHMENT 4



BOOK 788 PAGE 23  
 COUNTY RECORDER  
 ORIGINAL RECORDS IN  
 PHOENIX, ARIZONA  
 2005-162880



SCALE  
 0 50 100 200  
 FEET



DATE: 07/24/05  
 SCALE: 1"=100'  
 DESIGNER: CJK  
 DRAWN: SWM  
 APPROVED: MJD  
 SHEET 4 OF 4

**THE PROMENADE**  
 SDC SCOTTSDALE PLANNING AND ENGINEERING, INC.  
 SCOTTSDALE, ARIZONA  
 FINAL PLAN



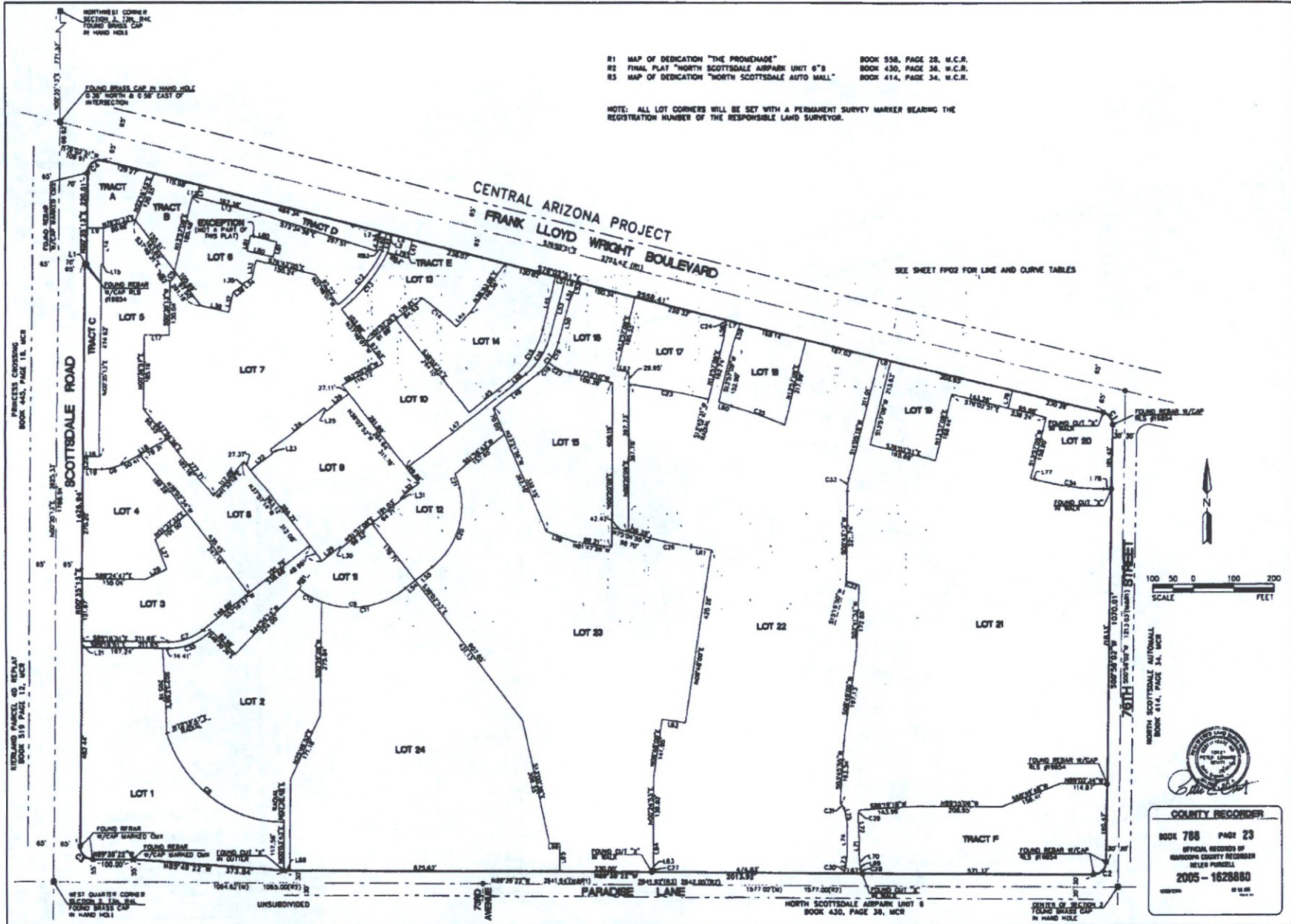
7740 N. 113TH ST. STE. 100  
 PHOENIX, AZ 85028  
 PHONE: (602) 997-1800  
 FAX: (602) 997-1801

SEE SHEET P002 FOR EXHIBIT LEGEND

SECTION 1, 13th DISTRICT  
 COUNTY OF MARICOPA  
 STATE OF ARIZONA

SECTION 1, 13th DISTRICT  
 COUNTY OF MARICOPA  
 STATE OF ARIZONA

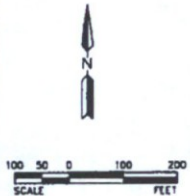




- R1 MAP OF DEDICATION "THE PROMENADE" BOOK 558, PAGE 28, M.C.R.
- R2 FINAL PLAT "NORTH SCOTTSDALE AIRPARK UNIT 6" BOOK 430, PAGE 36, M.C.R.
- R3 MAP OF DEDICATION "NORTH SCOTTSDALE AUTO MALL" BOOK 414, PAGE 34, M.C.R.

NOTE: ALL LOT CORNERS WILL BE SET WITH A PERMANENT SURVEY MARKER BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE LAND SURVEYOR.

SEE SHEET FPO2 FOR LINE AND CURVE TABLES



COUNTY RECORDER  
 BOOK 788 PAGE 23  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2005-1626860

7740 N. 18TH ST., STL. 100  
 PHOENIX, AZ 85020  
 PHONE: (602) 967-1000  
 FAX: (602) 967-1001  
 WWW.CMX.COM

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

---

**THE PROMENADE**  
 SEC SCOTTSDALE BOBS & FRANK LLOYD WRIGHT BLVD  
 SCOTTSDALE, ARIZONA

FINAL PLAT

---

|  |  |
|--|--|
| DATE: 10/26/05<br>DESIGNED: CMR<br>DRAWN: SOW<br>APPROVED: PJC<br>REV: | SCALE: 1"=100'<br>APPROVED: PJC<br>DATE: 10/26/05<br>COUNTY RECORDER<br>BOOK 788 PAGE 23<br>OFFICIAL RECORDS OF<br>MARICOPA COUNTY RECORDER<br>HELEN PURCELL<br>2005-1626860 |
|--|--|

CMX PROJECT 7718  
 DATE: 10/26/05  
 SCALE: 1"=100'  
 DESIGNED: CMR  
 DRAWN: SOW  
 APPROVED: PJC  
 REV:

DWG. NO. FPO3  
 SHEET 3 OF 4



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S89°25'00"W | 8.00'    |
| L2   | S10°00'00"W | 16.00'   |
| L3   | S48°00'00"W | 16.00'   |
| L4   | S10°00'00"W | 32.00'   |
| L5   | S10°00'00"W | 28.00'   |
| L6   | S89°25'00"W | 28.00'   |
| L7   | S10°00'00"W | 30.00'   |
| L8   | S89°25'00"W | 30.00'   |
| L9   | S10°00'00"W | 30.00'   |
| L10  | S89°25'00"W | 30.00'   |
| L11  | S10°00'00"W | 28.00'   |
| L12  | S10°00'00"W | 11.00'   |
| L13  | S10°00'00"W | 118.00'  |
| L14  | S89°25'00"W | 8.00'    |
| L15  | S89°25'00"W | 8.00'    |
| L16  | S89°25'00"W | 30.00'   |
| L17  | S89°25'00"W | 31.00'   |
| L18  | S89°25'00"W | 120.00'  |
| L19  | S89°25'00"W | 45.00'   |
| L20  | S89°25'00"W | 12.00'   |
| L21  | S89°25'00"W | 15.00'   |
| L22  | S45°00'00"W | 70.00'   |
| L23  | S45°00'00"W | 9.00'    |
| L24  | S89°25'00"W | 198.00'  |
| L25  | S45°00'00"W | 9.00'    |
| L26  | S89°25'00"W | 20.00'   |
| L27  | S89°25'00"W | 22.00'   |
| L28  | S89°25'00"W | 30.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L29  | S11°00'00"W | 30.00'   |
| L30  | S10°00'00"W | 9.00'    |
| L31  | S48°00'00"W | 6.00'    |
| L32  | S10°00'00"W | 30.00'   |
| L33  | S10°00'00"W | 55.00'   |
| L34  | S89°25'00"W | 37.00'   |
| L35  | S10°00'00"W | 9.00'    |
| L36  | S89°25'00"W | 22.00'   |
| L37  | S10°00'00"W | 40.00'   |
| L38  | S10°00'00"W | 22.00'   |
| L39  | S10°00'00"W | 41.00'   |
| L40  | S10°00'00"W | 44.00'   |
| L41  | S10°00'00"W | 45.00'   |
| L42  | S10°00'00"W | 40.00'   |
| L43  | S10°00'00"W | 10.00'   |
| L44  | S45°00'00"W | 40.00'   |
| L45  | S45°00'00"W | 130.00'  |
| L46  | S10°00'00"W | 130.00'  |
| L47  | S45°00'00"W | 103.00'  |
| L48  | S45°00'00"W | 44.00'   |
| L49  | S10°00'00"W | 150.00'  |
| L50  | S10°00'00"W | 104.00'  |
| L51  | S45°00'00"W | 20.00'   |
| L52  | S10°00'00"W | 70.00'   |
| L53  | S10°00'00"W | 142.00'  |
| L54  | S89°25'00"W | 21.00'   |
| L55  | S89°25'00"W | 54.00'   |
| L56  | S89°25'00"W | 23.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L57  | S10°00'00"W | 20.00'   |
| L58  | S10°00'00"W | 20.00'   |
| L59  | S10°00'00"W | 20.00'   |
| L60  | S10°00'00"W | 22.00'   |
| L61  | S89°25'00"W | 30.00'   |
| L62  | S89°25'00"W | 37.00'   |
| L63  | S89°25'00"W | 3.00'    |
| L64  | S89°25'00"W | 22.00'   |
| L65  | S89°25'00"W | 40.00'   |
| L66  | S89°25'00"W | 28.00'   |
| L67  | S89°25'00"W | 47.00'   |
| L68  | S89°25'00"W | 14.00'   |
| L69  | S89°25'00"W | 7.00'    |
| L70  | S89°25'00"W | 20.00'   |
| L71  | S89°25'00"W | 10.00'   |
| L72  | S89°25'00"W | 30.00'   |
| L73  | S89°25'00"W | 27.00'   |
| L74  | S89°25'00"W | 33.00'   |
| L75  | S10°00'00"W | 20.00'   |
| L76  | S10°00'00"W | 20.00'   |
| L77  | S10°00'00"W | 12.00'   |
| L78  | S89°25'00"W | 19.00'   |
| L79  | S89°25'00"W | 20.00'   |
| L80  | S10°00'00"W | 10.00'   |
| L81  | S10°00'00"W | 30.00'   |
| L82  | S89°25'00"W | 30.00'   |
| L83  | S10°00'00"W | 30.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| 801  | S10°00'00"W | 21.00'   |
| 802  | S10°00'00"W | 40.00'   |
| 803  | S89°25'00"W | 41.00'   |
| 804  | S89°25'00"W | 20.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L84  | S10°00'00"W | 30.00'   |
| L85  | S10°00'00"W | 30.00'   |
| L86  | S10°00'00"W | 30.00'   |
| L87  | S10°00'00"W | 30.00'   |
| L88  | S10°00'00"W | 30.00'   |
| L89  | S10°00'00"W | 30.00'   |
| L90  | S10°00'00"W | 30.00'   |
| L91  | S10°00'00"W | 30.00'   |
| L92  | S10°00'00"W | 30.00'   |
| L93  | S10°00'00"W | 30.00'   |
| L94  | S10°00'00"W | 30.00'   |
| L95  | S10°00'00"W | 30.00'   |
| L96  | S10°00'00"W | 30.00'   |
| L97  | S10°00'00"W | 30.00'   |
| L98  | S10°00'00"W | 30.00'   |
| L99  | S10°00'00"W | 30.00'   |
| L100 | S10°00'00"W | 30.00'   |
| L101 | S10°00'00"W | 30.00'   |
| L102 | S10°00'00"W | 30.00'   |
| L103 | S10°00'00"W | 30.00'   |
| L104 | S10°00'00"W | 30.00'   |
| L105 | S10°00'00"W | 30.00'   |
| L106 | S10°00'00"W | 30.00'   |
| L107 | S10°00'00"W | 30.00'   |
| L108 | S10°00'00"W | 30.00'   |
| L109 | S10°00'00"W | 30.00'   |
| L110 | S10°00'00"W | 30.00'   |
| L111 | S10°00'00"W | 30.00'   |
| L112 | S10°00'00"W | 30.00'   |
| L113 | S10°00'00"W | 30.00'   |
| L114 | S10°00'00"W | 30.00'   |
| L115 | S10°00'00"W | 30.00'   |
| L116 | S10°00'00"W | 30.00'   |
| L117 | S10°00'00"W | 30.00'   |
| L118 | S10°00'00"W | 30.00'   |
| L119 | S10°00'00"W | 30.00'   |
| L120 | S10°00'00"W | 30.00'   |
| L121 | S10°00'00"W | 30.00'   |
| L122 | S10°00'00"W | 30.00'   |
| L123 | S10°00'00"W | 30.00'   |
| L124 | S10°00'00"W | 30.00'   |
| L125 | S10°00'00"W | 30.00'   |
| L126 | S10°00'00"W | 30.00'   |
| L127 | S10°00'00"W | 30.00'   |
| L128 | S10°00'00"W | 30.00'   |
| L129 | S10°00'00"W | 30.00'   |
| L130 | S10°00'00"W | 30.00'   |
| L131 | S10°00'00"W | 30.00'   |
| L132 | S10°00'00"W | 30.00'   |
| L133 | S10°00'00"W | 30.00'   |
| L134 | S10°00'00"W | 30.00'   |
| L135 | S10°00'00"W | 30.00'   |
| L136 | S10°00'00"W | 30.00'   |
| L137 | S10°00'00"W | 30.00'   |
| L138 | S10°00'00"W | 30.00'   |
| L139 | S10°00'00"W | 30.00'   |
| L140 | S10°00'00"W | 30.00'   |
| L141 | S10°00'00"W | 30.00'   |
| L142 | S10°00'00"W | 30.00'   |
| L143 | S10°00'00"W | 30.00'   |
| L144 | S10°00'00"W | 30.00'   |
| L145 | S10°00'00"W | 30.00'   |
| L146 | S10°00'00"W | 30.00'   |
| L147 | S10°00'00"W | 30.00'   |
| L148 | S10°00'00"W | 30.00'   |
| L149 | S10°00'00"W | 30.00'   |
| L150 | S10°00'00"W | 30.00'   |
| L151 | S10°00'00"W | 30.00'   |
| L152 | S10°00'00"W | 30.00'   |
| L153 | S10°00'00"W | 30.00'   |
| L154 | S10°00'00"W | 30.00'   |
| L155 | S10°00'00"W | 30.00'   |
| L156 | S10°00'00"W | 30.00'   |
| L157 | S10°00'00"W | 30.00'   |
| L158 | S10°00'00"W | 30.00'   |
| L159 | S10°00'00"W | 30.00'   |
| L160 | S10°00'00"W | 30.00'   |
| L161 | S10°00'00"W | 30.00'   |
| L162 | S10°00'00"W | 30.00'   |
| L163 | S10°00'00"W | 30.00'   |
| L164 | S10°00'00"W | 30.00'   |
| L165 | S10°00'00"W | 30.00'   |
| L166 | S10°00'00"W | 30.00'   |
| L167 | S10°00'00"W | 30.00'   |
| L168 | S10°00'00"W | 30.00'   |
| L169 | S10°00'00"W | 30.00'   |
| L170 | S10°00'00"W | 30.00'   |
| L171 | S10°00'00"W | 30.00'   |
| L172 | S10°00'00"W | 30.00'   |
| L173 | S10°00'00"W | 30.00'   |
| L174 | S10°00'00"W | 30.00'   |
| L175 | S10°00'00"W | 30.00'   |
| L176 | S10°00'00"W | 30.00'   |
| L177 | S10°00'00"W | 30.00'   |
| L178 | S10°00'00"W | 30.00'   |
| L179 | S10°00'00"W | 30.00'   |
| L180 | S10°00'00"W | 30.00'   |
| L181 | S10°00'00"W | 30.00'   |
| L182 | S10°00'00"W | 30.00'   |
| L183 | S10°00'00"W | 30.00'   |
| L184 | S10°00'00"W | 30.00'   |
| L185 | S10°00'00"W | 30.00'   |
| L186 | S10°00'00"W | 30.00'   |
| L187 | S10°00'00"W | 30.00'   |
| L188 | S10°00'00"W | 30.00'   |
| L189 | S10°00'00"W | 30.00'   |
| L190 | S10°00'00"W | 30.00'   |
| L191 | S10°00'00"W | 30.00'   |
| L192 | S10°00'00"W | 30.00'   |
| L193 | S10°00'00"W | 30.00'   |
| L194 | S10°00'00"W | 30.00'   |
| L195 | S10°00'00"W | 30.00'   |
| L196 | S10°00'00"W | 30.00'   |
| L197 | S10°00'00"W | 30.00'   |
| L198 | S10°00'00"W | 30.00'   |
| L199 | S10°00'00"W | 30.00'   |
| L200 | S10°00'00"W | 30.00'   |

**EASEMENT LEGEND**

- ① EASEMENT FOR UTILITIES DOCUMENT NO. 05-1788974
- ② EASEMENT FOR SLOPE, CHANNELS, AND DRAINAGE OR FLOOD CONTROL DOCUMENT NO. 05-110593
- ③ EASEMENTS PER ANNOTED MAP OF DESIGN 8001 653 OF MAPS, PAGE 28
- ④ EASEMENTS DERIVED ON SHEET 3 AS FOLLOWS:
  - ① EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
  - ② WAITING EASEMENT
  - ③ SIDEWALK EASEMENT
  - ④ SIGHT TRIANGLE EASEMENT
  - ⑤ DRAINAGE EASEMENT
  - ⑥ VEHICLE NON-ACCESS EASEMENT
  - ⑦ EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
  - ⑧ WAITING EASEMENT
  - ⑨ SIGHT VISIBILITY EASEMENT
- ⑩ EASEMENT FOR ELECTRIC LINES (PARTIALLY INDETERMINATE) DOCUMENT NO. 2003-0098347
- ⑪ EASEMENT FOR ELECTRIC LINES DOCUMENT NO. 2003-0135150
- ⑫ EASEMENT FOR PUBLIC UTILITIES DOCUMENT NO. 2003-783748
- ⑬ WELL HEAD ACCESS AND MAINTENANCE EASEMENT AGREEMENT DOCUMENT NO. 2003-1717531
- ⑭ EASEMENT FOR SIDEWALK AND PEDESTRIAN PURPOSES DOCUMENT NO. 2004-890029
- ⑮ EASEMENT FOR PUBLIC UTILITIES AND PEDESTRIAN PURPOSES DOCUMENT NO. 2004-826773

**LEGEND**

- FOUND BRASS CAP (FLUSH)
- FOUND BRASS CAP (H HOLE CENTERLINE)
- FASTING RIGHT OF WAY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- 1,3 LINE TABLE NUMBER
- C3 CURVE TABLE NUMBER
- R RECORD
- M MEASURED



COUNTY RECORDER  
 BOOK 788 PAGE 23  
 OFFICIAL RECORD OF MARICOPA COUNTY RECORDER  
 ADLTY PURCHAS  
 2005-1628800  
 RECORDED

7740 N. 16TH ST. STE. 100  
 PHOENIX, AZ 85020  
 PHONE: (602) 987-1800  
 FAX: (602) 987-1801



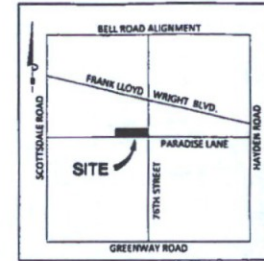
**THE PROMENADE**  
 SEC SCOTTSDALE 30TH & MARLBORO WRIGHT BLVD  
 SCOTTSDALE, ARIZONA

FINAL PLAN

CITY OF PHOENIX  
 DATE: 10/28/05 SCALE: 1"=100'  
 DESIGNED: CMX APPROVED: PED  
 DRAWN: SOW  
 REV.  
 D.T. 2 OF 4

# FINAL PLAT THE PROMENADE LOT 25

A REPLAT OF TRACT F OF "THE PROMENADE", ACCORDING TO BOOK 788 OF MAPS, PAGE 23,  
MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
N.T.S.

**Bowman CONSULTING**  
Professional Engineers  
1000 N. Scottsdale Rd., Suite 100  
Scottsdale, AZ 85257  
Phone: (480) 952-8800  
Fax: (480) 952-8801



**FINAL PLAT  
THE PROMENADE LOT 25  
SCOTTSDALE, ARIZONA**

|                |                   |
|----------------|-------------------|
| DATE: 5/16/18  | PROJ. NO. 2018-03 |
| TASK NAME: GDM | DRAWN BY: AG      |
| CHECKED: DT    | QUALITY:          |
| CHECKED: DT    | CHECKED: DT       |
| CLIENT NO.     | SCALE: N.T.S.     |
|                | 1 of 2            |

**PLAT DEDICATION**

SCOTTSDALE PROMENADE SELF STORAGE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE PROMENADE MARICOPA COUNTY, ARIZONA, UNDER THE NAME "THE PROMENADE LOT 25" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS, STATED.

**EASEMENTS**

SCOTTSDALE PROMENADE SELF STORAGE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, 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, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WADKES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES") SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTEE'S EXPENSE, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT DROPPING; AND PREVENT ANY REUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
  - A. IF, IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LENS THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF FIFTEEN PERCENT (15%).
  - B. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

**IMPROVEMENT AND SERVICE ACCESS (ISBA)**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER KINDS OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELIANT TO UTILITIES. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) LANDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

**RIGHT OF WAY (ROW)**  
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESCRIBE AN AREA FREE OF OBSTRUCTIONS TO DRAINAGE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH 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.

**DEDICATION**  
GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SETTED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON; 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 GRANTEE 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 \_\_\_\_\_  
FOR \_\_\_\_\_

**DEDICATION**

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SETTED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON; 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 GRANTEE 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 \_\_\_\_\_  
FOR \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }  
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER**

SCOTTSDALE PROMENADE SELF STORAGE PARTNERS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
8777 NORTH CANEY CENTER DRIVE  
SUITE 101  
SCOTTSDALE, AZ 85258  
PHONE: (602) 985-2552  
CONTACT: ANDREW COHN

**PARENT PARCEL LEGAL DESCRIPTION**

TRACT F, THE PROMENADE, ACCORDING TO BOOK 788 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

**NOTES**

1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. CITY OF SCOTTSDALE AVIATION EASEMENT, RECORDED IN DOCUMENT NO. 2008-091431, RECORDS OF MARICOPA COUNTY, AFFECTS THE SUBJECT PROPERTY. THIS PLAT LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT (THE AIRPORT) WHICH IS LOCATED AT FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PHOENIX ROAD ON THE EAST, THUNDERBOLT ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RECREATION/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.
3. THE SITE IS LOCATED WITHIN ZONE "SHADE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (DFIRM), DATED OCTOBER 18, 2014.
4. EXISTING EASEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
5. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
6. THIS PLAT IS SUBJECT TO THE CITY OF SCOTTSDALE DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2008-114348, MARICOPA COUNTY RECORDS.
7. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS, PROVIDED THAT CADDISG SWAMPING STRUCTURES CONSTRUCTED ON THE PROPERTY WHICH DO NOT MATERIALLY IMPAIR THE REQUIRED WATER RETENTION CAPACITY OF THE RETENTION BASIN ON THE PROPERTY ARE PERMITTED.
8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. 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 APPROVAL.
10. AN ACCESS AND MAINTENANCE AGREEMENT EXISTS BETWEEN SCOTTSDALE PROMENADE SELF STORAGE PARTNERS, LLC AND THE PROMENADE PROPERTY OWNER'S ASSOCIATION GRANTING THE RIGHT TO ACCESS AND MAINTAIN THE STORMWATER STORAGE BASIN AND APPURTENANT DRAINAGE INFRASTRUCTURE, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, W.C.R.
11. AN ACCESS AND MAINTENANCE AGREEMENT EXISTS BETWEEN SCOTTSDALE PROMENADE SELF STORAGE PARTNERS, LLC AND THE OWNER OF LOT 25 GRANTING THE RIGHT TO ACCESS AND MAINTAIN THE STORMWATER STORAGE BASIN AND APPURTENANT DRAINAGE INFRASTRUCTURE, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, W.C.R.

**DRAINAGE NOTES**

1. THE STORMWATER STORAGE BASIN PROVIDES STORM WATER STORAGE VOLUME FOR THE 100-YEAR 2-HOUR STORM FOR THIS PROPERTY AND ALL THE PROPERTIES OF THE PROMENADE LOCATED ON THE SOUTHEAST CORNER OF SCOTTSDALE ROAD AND FRANK LLOYD WRIGHT BOULEVARD IN SCOTTSDALE, ARIZONA. THE APPROXIMATE 84-ACRE PROMENADE STORMWATER STORAGE SERVICE AREA IS BOUNDARY BY FRANK LLOYD BOULEVARD ON THE NORTH, SCOTTSDALE ROAD ON THE WEST, PARADISE LANE ON THE SOUTH AND 78TH STREET ON THE EAST.

**BASES OF BEARINGS**

THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING SOUTH 80 DEGREES 00 MINUTES 30 SECONDS EAST ACCORDING TO BOOK 788 OF MAPS, PAGE 23, M.C.R.

**DRAINAGE EASEMENTS AND MAINTENANCE OF DRAINAGE INFRASTRUCTURE:**

THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL EXPENSES RELATED TO OPERATE, MAINTAIN, INSPECT, REPAIR AND REPLACE ANY AND ALL PARTS OF THE DRAINAGE INFRASTRUCTURE AND TO ENSURE THE BASIN IS DRAINED AFTER RAINFALL RAINFALL ENTERS THE BASIN.

**EASEMENT RELEASE LIST**

A DRAINAGE EASEMENT DESCRIBED IN BOOK 536 OF MAPS, PAGE 38, BOOK 788 OF MAPS, PAGE 23 AND DOCUMENT NO. 1305-010513, W.C.R. AND BEING PARTIALLY RELEASE BY MAP OF EASEMENT RELEASE RECORDED IN BOOK \_\_\_\_\_ OF MAPS, PAGE \_\_\_\_\_, W.C.R.

**SHEET INDEX**

1. COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS
2. FINAL PLAT PLAN SHEET

**SURVEYOR**

BOWMAN CONSULTING  
1295 N. WASHINGTON STREET #108  
TEMPE, AZ 85281  
PHONE: (480) 439-8800  
CONTACT: DOUG TONEY

**SURVEYOR'S CERTIFICATION**

1. AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF NOVEMBER, 2017.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DOUGLAS B. DOLE 5/16/18  
REGISTERED LAND SURVEYOR NO. 55630  
BOWMAN CONSULTING  
1295 N. WASHINGTON STREET, SUITE 108  
TEMPE, ARIZONA 85281

**APPROVAL**

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ MAYOR.

ATTEST BY: \_\_\_\_\_ CITY CLERK  
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: \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER DATE: \_\_\_\_\_

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 103-DR-2008 (R) AND ZONING CASE (S) NO. 14-DM-2008 (R) AND ALL CASE RELATED REGULATIONS, ANY NATIONAL CHANGES TO THE DEVELOPMENT AGREEMENT, THE DRB APPROVAL, AND THE DEVELOPMENT STANDARDS OF THE ABOVE REFERENCED ZONING DISTRICT AND ANY ASSOCIATED ZONING ACTION ETC., TO THE PROPERTY OF THIS PLAT WILL REQUIRE REVIEW BY CITY STAFF TO ASSURE DEVELOPMENT AGREEMENT, DRB AND ZONING COMPLIANCE, AND MAY RESULT IN ADDITIONAL CITY APPROVALS AS DETERMINED BY CITY STAFF.

BY: \_\_\_\_\_ DEVELOPMENT ENGINEERING MANAGER DATE: \_\_\_\_\_

**ATTACHMENT 5**



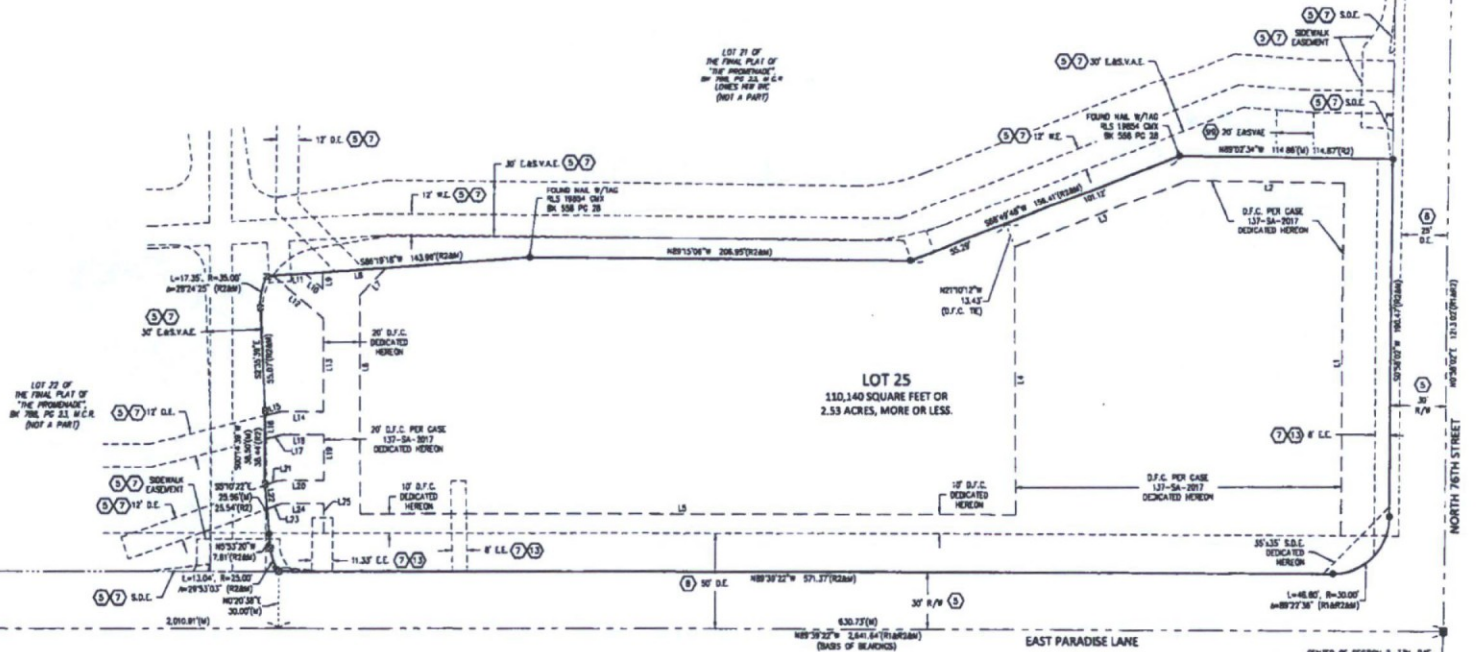
| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| L1     | 187.18 | N00°00'00"E |
| L2     | 84.37  | N89°57'27"W |
| L3     | 100.46 | S89°02'11"W |
| L4     | 141.70 | S09°00'00"E |
| L5     | 386.10 | S89°30'22"E |
| L6     | 115.10 | S09°00'00"E |
| L7     | 20.72  | S44°32'42"W |
| L8     | 24.63  | N89°19'18"E |
| L9     | 8.87   | N00°00'00"E |
| L10    | 12.84  | S09°07'51"E |
| L11    | 17.47  | N89°19'18"E |
| L12    | 25.58  | N89°07'51"E |
| L13    | 48.84  | N09°00'00"E |
| L14    | 23.58  | N89°30'22"W |
| L15    | 8.56   | N77°01'20"E |
| L16    | 12.53  | N00°14'30"E |
| L17    | 9.88   | N77°01'20"E |
| L18    | 23.24  | N89°30'22"W |
| L19    | 23.77  | N00°00'00"E |
| L20    | 24.52  | N89°30'22"W |
| L21    | 7.97   | N77°14'30"E |
| L22    | 12.33  | N00°19'22"W |
| L23    | 8.87   | N77°14'30"E |
| L24    | 22.57  | N89°30'22"W |
| L25    | 15.27  | N00°00'00"E |

- LEGEND**
- ⊙ BRASS CAP IN HANDHOLE AS NOTED
  - ⊙ BRASS CAP FLUSH AS NOTED
  - ⊙ FOUND REBAR W/ CAP RLS 19854 UNLESS OTHERWISE NOTED (BOOK 558, PAGE 28)
  - ⊙ FOUND CHISELED "A" IN CONCRETE, AFFIXED NAIL & TAG STAMPED RLS 55000
  - D.F.C. DRAINAGE & FLOOD CONTROL EASEMENT
  - E.C. ELECTRIC EASEMENT
  - D.E. DIMENSION & SERVICE VEHICLE ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - S.D.E. SIGHT DISTANCE EASEMENT
  - S.V.E. SITE VISIBILITY EASEMENT
  - W.L. WATERLINE EASEMENT
  - (1) EASEMENT NUMBER
  - BOUNDARY LINE
  - - - SECTION LINE
  - - - EASEMENT LINE
  - - - RIGHT OF WAY LINE
  - (W) MEASURED DIMENSION
  - (R) RECORD DIMENSION PER BOOK 558, PAGE 28, W.C.R.
  - (R2) RECORD DIMENSION PER BOOK 788, PAGE 23, W.C.R.

- EASEMENT TABLE**
- (1) BOOK 558 OF MAPS, PAGE 28, W.C.R.
  - (2) BOOK 788 OF MAPS, PAGE 23, W.C.R.
  - (3) DOCUMENT NO. 1885-010523, W.C.R.
  - (4) DOCUMENT NO. 3003-0098347, W.C.R.
  - (5) DOCUMENT NO. 2016-0983-32, W.C.R.



EAST FRANK LLOYD WRIGHT BOULEVARD  
 FOUND BRASS CAP FLUSH STAMPED RLS 55254 BOOK 558, PAGE 28, W.C.R.  
 CALC. LOCATION PER RT & B2  
 S28°02'11"E  
 25.96(W)  
 25.91(W)



**Bowman**  
 CONSULTING  
 10000 N. WILLOW BLVD. SUITE 100  
 SCOTTSDALE, AZ 85258  
 PHONE: 480.443.8800  
 FAX: 480.443.8801  
 WWW.BOWMANCONSULTING.COM



FINAL PLAT  
 THE PROMENADE LOT 25  
 SCOTTSDALE, ARIZONA

|             |          |
|-------------|----------|
| DATE        | 5/18/18  |
| PROJECT NO. | 2018-02  |
| TASK NAME   | GEN      |
| DRAWN BY    | AB       |
| CHECKED BY  |          |
| QUALITY     |          |
| CLIENT NO.  |          |
| SCALE       | 1" = 30' |
| PAGE        | 2 OF 2   |