

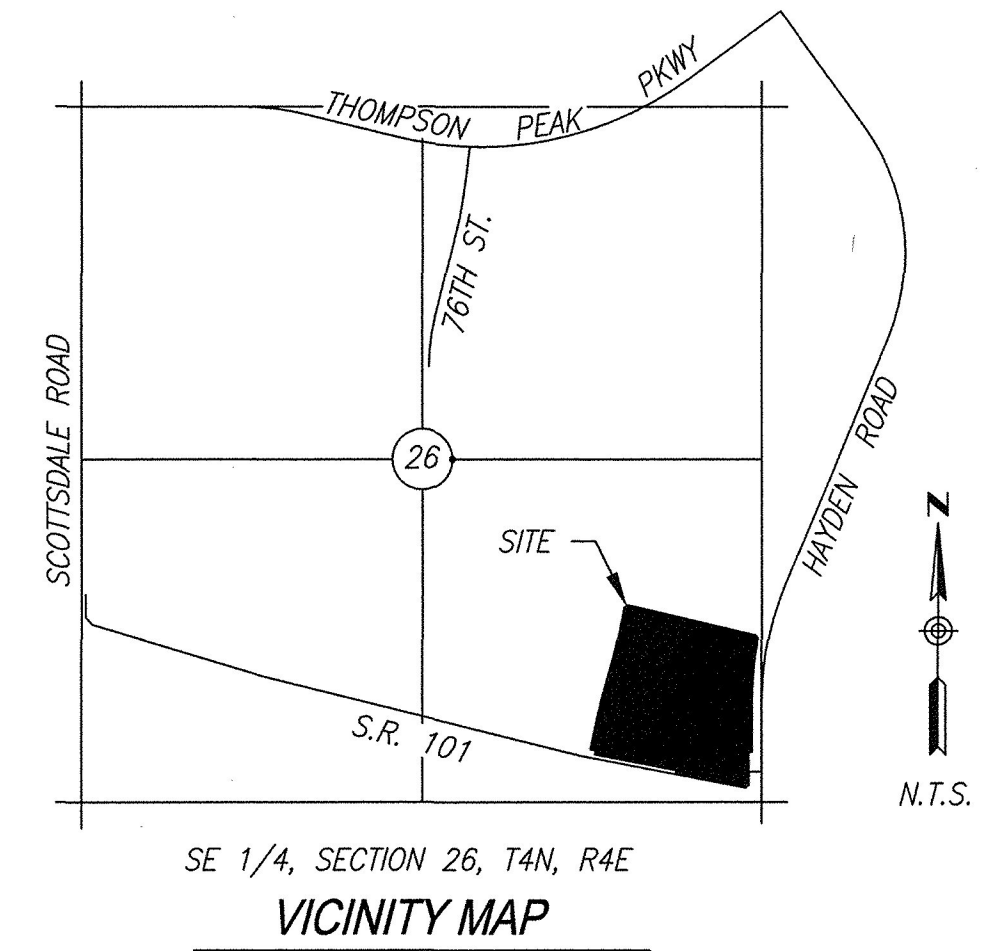
33707-2-1-1-M-
 Yorkm

MINOR LAND DIVISION OF "LOT 1A OF CAVASSON"

OF LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W, A FINAL PLAT, RECORDED IN BOOK 1471, PAGE 18, MARICOPA COUNTY RECORDS (M.C.R.),
 CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER

NATIONWIDE REALTY INVESTORS, LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 375 N. FRONT STREET COLUMBUS, OH. 43215
 TEL: (614)857-2330
 CONTACT: JIM ROST



SHEET INDEX

1.....COVER SHEET
 2.....BOUNDARY

SURVEYOR

HUBBARD ENGINEERING
 1201 S. ALMA SCHOOL RD. SUITE #12000
 MESA, AZ 85210
 PHONE: (480) 892-3313
 FAX: (480) 892-7051
 CONTACT: ADRIAN BURCHAM, PLS

ADDRESS

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

AREA

LOT 1B = 546,792 SQ. FT. OR 12.56 AC. ±
 LOT 1C = 307,237 SQ. FT. OR 7.05 AC. ±
 LOT 1D = 224,279 SQ. FT. OR 5.15 AC. ±
 LOT 1E = 233,105 SQ. FT. OR 5.35 AC. ±
 TOTAL = 1,311,413 SQ. FT. OR 30.11 AC. ±

ZONING

CURRENT: PCD

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
 MEASURED BEARING=58°58'34"E

REFERENCE DOCUMENTS

ADOT PROJECT NO. RBM-600-1-703
 STATE PLAT NO. 16 CORE SOUTH, BK. 324, PG. 50, M.C.R.
 STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R.
 STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 28, M.C.R.
 FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 395, PG. 21, M.C.R.
 STATE LAND AMENDED NO 39 CORE NORTH, BK. 416, PG. 13, M.C.R.
 FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" BK. 517, PG. 28, M.C.R.
 FINAL PLAT, "VENU AT GRAYHAWK CONDOMINIUM" BK. 672, PG. 43, M.C.R.
 FINAL PLAT, EDGE AT GRAYHAWK CONDOMINIUM" BK. 722, PG. 30, M.C.R.
 FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R.
 MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R.
 RW NO. 16-107671
 RW NO. 16-119941
 FINAL PLAT, "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W" BK. 1471, PG. 18, M.C.R.
 "CAVASSON - LOT 1A", A MAP OF DEDICATION, BK. 1484, PG. 23, M.C.R.

APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: [Signature] 10/9/2019
 CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 314-SA-2018 AND ALL CASE RELATED STIPULATIONS.

BY: [Signature] 10/9/2019
 DEVELOPMENT ENGINEERING MANAGER DATE

PARENT PARCEL LEGAL

LOT 1A OF CAVASSON OF "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W" A FINAL PLAT, RECORDED IN BK. 1471, PG. 18, M.C.R.

NOTES

- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTER CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGERS APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.
- PROXIMITY TO AIRPORT
 EACH OWNER OF A LOT IN THE AIRPORT INFLUENCE AREA IDENTIFIED IN CHAPTER 5 OF THE SCOTTSDALE REVISED CODE ACKNOWLEDGES THAT, AS OF THE DATE OF THIS NOTICE:
 (a.) THE LOT IS CLOSE TO THE SCOTTSDALE AIRPORT (THE "AIRPORT"), LOCATED GENERALLY BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST.
 (b.) THE AIRPORT IS OPERATED AS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE AND NORTH PHOENIX, AND USED GENERALLY FOR AIRPLANES, JETS AND HELICOPTERS.
 (c.) AIRCRAFT USING THE AIRPORT MAY FLY OVER THE LOT AND ADJACENT PROPERTIES AT ALTITUDES THAT VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT TYPE, AIRCRAFT PERFORMANCE AND PILOT PROFICIENCY.
 (d.) THE MAJORITY OF TAKEOFFS AND LANDINGS OCCUR BETWEEN 6:00 a.m. AND 11:00 p.m., BUT THE AIRPORT IS OPEN 24 HOURS EACH DAY, SO TAKEOFFS AND LANDINGS MAY OCCUR AT ANY TIME.
 (e.) THE NUMBER OF TAKEOFFS AND LANDING AT THE AIRPORT AVERAGE APPROXIMATELY 400 EACH DAY, BUT THAT NUMBER VARIES AND MAY INCREASE.
 (f.) AIRCRAFT USING THE AIRPORT WILL GENERATE NOISE, THE VOLUME, PITCH, AMOUNT AND FREQUENCY OF WHICH WILL VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT TYPE, AIRCRAFT ALTITUDE AND AIRCRAFT NUMBER.
 (g.) AIRPORT MANAGEMENT ATTEMPTS TO MINIMIZE AIRCRAFT NOISE AND ITS INFLUENCE ON LOTS IN THE AIRPORT INFLUENCE ZONE, BUT THERE IS NO GUARANTEE THAT SUCH ATTEMPTS WILL BE EFFECTIVE OR REMAIN IN PLACE. THE OWNER ACCEPTS AND ASSUMES ANY AND ALL RISKS, BURDENS AND INCONVENIENCE CAUSED BY OR ASSOCIATED WITH THE AIRPORT AND ITS OPERATIONS (INCLUDING NOISE), AND AGREES NOT TO ASSERT OR MAKE ANY CLAIM ARISING OUT OF THE AIRPORT AND ITS OPERATIONS AGAINST THE CITY OF SCOTTSDALE, ITS ELECTED AND APPOINTED OFFICERS, DIRECTORS, COMMISSIONERS, REPRESENTATIVES, EMPLOYEES, AND ARGENTS.
 ANY QUESTION REGARDING THE OPERATION OF THE AIRPORT CAN BE DIRECTED TO THE AIRPORT ADMINISTRATION OFFICE AT (480)312-2321.

SURVEYOR'S CERTIFICATION

- THIS IS THE CERTIFY THAT
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
 - THIS MAP OF DEDICATION WAS MADE UNDER MY DIRECTION;
 - THIS REPLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
 - THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JULY, 2019;
 - THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
 - MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN;
 - THEIR POSITIONS ARE CORRECTLY SHOWN; AND
 - SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME Adrian M Burcham
 REGISTERED LAND SURVEYOR # 41282



DEDICATION

STATE OF Arizona)
) SS

COUNTY OF Maricopa
 KNOW ALL MEN BY THESE PRESENTS:

NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES "LOT 1A OF CAVASSON", OF LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W, A FINAL PLAT, RECORDED IN BOOK 1471, PAGE 18, MARICOPA COUNTY RECORDS (M.C.R.), CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, UNDER THE NAME "LOT 1A OF CAVASSON", AS SHOWN ON THIS PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENTS 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.

NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

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

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS 4th DAY OF October 2019.

GRANTOR: NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY

BY: [Signature] ITS: Vice President

ACKNOWLEDGEMENT

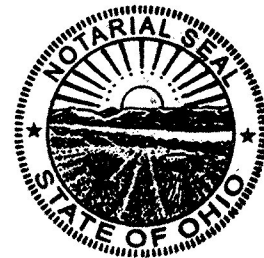
STATE OF Ohio)
) SS

COUNTY OF FRANKLIN
 THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2019 BY

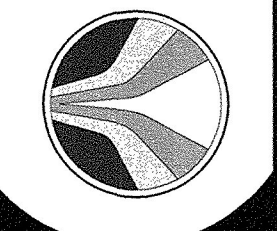
James L. Post Vice President FOR AND ON BEHALF OF NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY

NOTARY PUBLIC: Margaret M. Del Col

MY COMMISSION EXPIRES: _____



Margaret Del Col
 Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.



Project No. 18114	Date 10/03/19
Project Manager ADRIAN BURCHAM	Project Eng.

CENTER SECTION,
SEC. 26, T4N, R4E,
FND. ADOT AC

E-W MID-SECTION LINE, SEC. 26, T4N, R3E
S89°57'50"E 2641.99'

E. 1/4 CORNER,
SEC. 26, T4N, R4E,
FND. GLO BC

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S89°58'41"W	100.00'	L22	S76°01'36"E	82.84'
L2	S45°00'00"W	31.95'	L23	S14°00'54"W	19.05'
L3	N9°01'50"E	29.32'	L24	S76°01'27"E	7.50'
L4	N10°44'37"E	29.92'	L25	N9°00'00"E	29.60'
L5	N78°29'29"W	40.25'	L26	N89°59'49"E	108.13'
L6	N78°29'29"W	40.00'	L27	N9°00'00"E	66.03'
L7	N56°26'43"E	34.07'	L28	S78°04'31"E	77.40'
L8	S32°27'15"E	35.85'	L29	S36°18'29"W	0.50'
L9	S89°58'40"W	25.00'	L30	S1°03'53"W	24.00'
L10	N14°00'51"E	36.68'	L31	S36°48'32"W	0.50'
L11	N71°32'41"W	27.92'	L32	N78°04'31"W	81.28'
L12	N76°59'23"W	9.71'	L33	S13°21'37"W	142.91'
L13	N13°00'37"E	64.51'	L34	S14°00'54"W	13.94'
L14	N74°27'32"W	14.62'	L35	S13°56'20"W	29.05'
L15	S74°29'08"E	31.92'	L36	S75°59'25"E	72.83'
L16	S75°20'27"E	17.52'	L37	S14°00'54"W	24.33'
L17	N14°39'33"E	16.06'	L38	N75°59'06"W	62.80'
L18	N75°59'03"W	8.40'	L39	N13°57'29"E	1.95'
L19	N14°00'57"E	66.08'	L40	N76°01'11"W	65.28'
L20	S75°59'07"E	23.11'	L41	N14°00'54"E	88.54'
L21	N13°57'54"E	19.11'	L42	N13°21'37"E	142.25'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	1°54'54"	1500.00'	50.13'	N77°35'50"W 50.13
C2	1°55'48"	2375.00'	80.00'	S12°23'42"W 80.00
C3	11°26'55"	2375.00'	474.56'	S05°42'21"W 473.77
C4	19°05'55"	113.50'	37.83'	S74°36'38"W 37.66
C5	40°26'24"	148.56'	104.85'	S85°17'06"W 102.69
C6	43°25'05"	25.00'	18.94'	S83°48'19"W 18.49
C7	36°54'50"	99.50'	64.10'	N87°03'27"E 63.00
C8	31°00'57"	150.52'	81.48'	N84°06'33"E 80.49
C9	13°36'15"	199.50'	47.37'	S83°11'52"E 47.26
C10	83°24'05"	14.55'	21.18'	N51°42'52"E 19.36
C11	11°28'43"	149.50'	29.95'	N84°15'39"E 29.90
C12	11°28'43"	150.50'	30.15'	N84°15'39"E 30.10
C13	49°45'15"	30.06'	26.10'	N65°03'11"E 25.29
C14	27°25'45"	211.50'	101.25'	S64°21'39"E 100.29
C15	35°31'31"	550.50'	341.33'	S68°24'32"E 335.89
C16	10°17'38"	947.50'	170.23'	S81°01'28"E 170.00
C17	22°40'55"	274.54'	108.68'	S64°32'09"E 107.98
C18	39°43'31"	52.00'	36.05'	S73°03'14"E 35.34
C19	21°47'09"	248.00'	94.30'	S82°01'25"E 93.73
C20	14°32'24"	361.63'	91.77'	S78°24'02"E 91.52
C21	21°34'34"	198.00'	74.56'	S74°52'57"E 74.12
C22	24°50'27"	76.00'	32.95'	S76°30'54"E 32.69
C23	24°50'27"	100.00'	43.36'	N76°30'54"W 43.02
C24	21°34'34"	174.00'	65.52'	N74°52'57"W 65.14
C25	14°32'24"	385.63'	97.86'	N78°24'02"W 97.60
C26	21°47'09"	224.00'	85.17'	N82°01'25"W 84.66
C27	39°43'31"	76.00'	52.69'	N73°03'14"W 51.64
C28	22°41'11"	249.50'	98.79'	N64°32'04"W 98.15
C29	10°17'38"	922.50'	165.74'	N81°01'28"W 165.51
C30	35°11'49"	575.50'	353.53'	N68°34'22"W 348.00
C31	27°06'03"	186.50'	88.21'	N64°31'30"W 87.39
C32	13°22'38"	180.50'	42.14'	S20°02'55"W 42.05
C33	12°43'20"	199.50'	44.30'	S20°22'34"W 44.21
C34	90°04'34"	14.50'	22.80'	S31°01'23"E 20.52
C35	3°10'20"	699.50'	38.73'	N12°25'44"E 38.72
C36	2°31'02"	1100.50'	48.35'	N12°06'06"E 48.34

LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING PARCEL
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- DEDICATED EASEMENTS AS NOTED
- EXISTING EASEMENTS AS NOTED
- ALUMINUM CAP
- BRASS CAP AS NOTED
- BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- SET REBAR WITH CAP
- ALUMINUM CAP
- APN = ASSESSOR'S PARCEL NUMBER
- BCF = BRASS CAP FLUSH
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- DTL. = DETAIL
- M.C.R. = MARICOPA COUNTY RECORDER
- ESMT. = EASEMENT
- FND. = FOUND
- P.U.E. = PUBLIC UTILITY EASEMENT
- T.C.E. = TEMPORARY CONSTRUCTION ESMT.
- D.E. = DRAINAGE EASEMENT
- E.S.A. = EMERGENCY AND SERVICE ACCESS
- S.D. = SIGHT DISTANCE
- P.N.M.A. = PUBLIC NON-MOTORIZED ACCESS
- W.S.F. = WATER AND SEWER FACILITIES

REMAINDER ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120D
TRACT G, BK. 352, PG. 28, M.C.R.

REMAINDER ARIZONA STATE LAND DEPARTMENT
APN# 212-31-121B
TRACT H, BK. 352, PG. 28, M.C.R.

TRACT A
BK. 1471, PG. 18, M.C.R.

TRACT B
BK. 1471, PG. 18, M.C.R.

TRACT D
BK. 1471, PG. 18, M.C.R.

TRACT K
BK. 1471, PG. 18, M.C.R.

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N02°27'W 2641.61'

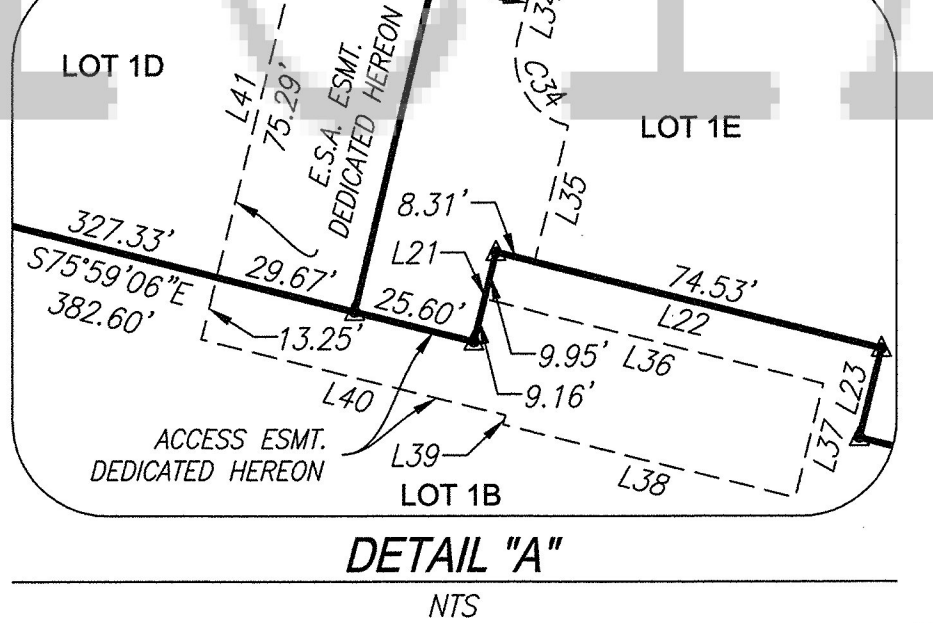
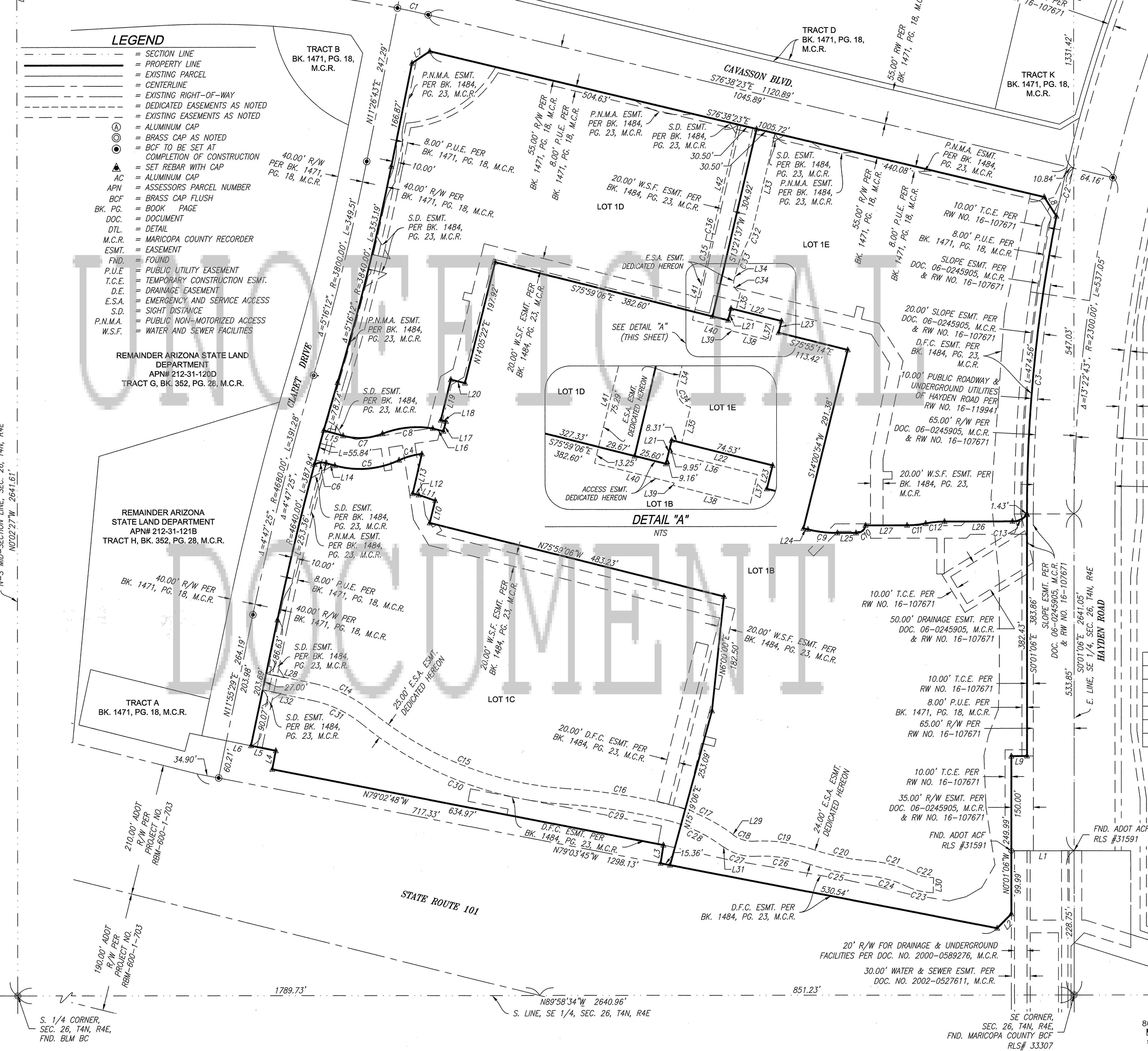
210.00' ADOT R/W PER PROJECT NO. RBM-600-1-703

S. 1/4 CORNER, SEC. 26, T4N, R4E, FND. BLM BC

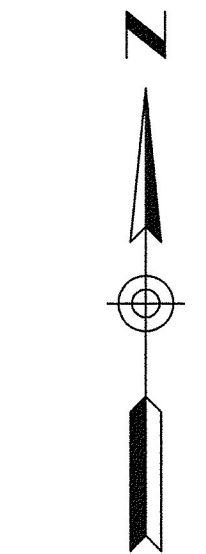
STATE ROUTE 101

S. LINE, SE 1/4, SEC. 26, T4N, R4E
N89°58'34"W 2640.96'

SE CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307



LOT #	SQUARE FEET	ACRES
1B	546792.00	12.5600
1C	307273.00	7.0500
1D	224279.00	5.1500
1E	233105.00	5.3500
TOTAL	1311413.00	30.1100



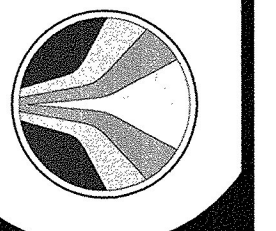
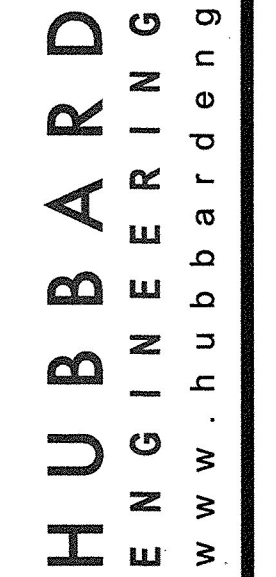
SCALE
1"=80'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20190806836 10/10/2019 10:27
BOOK 1488 PAGE 35
ELECTRONIC RECORDING

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-966A
TRACT K, BK. 480, PG. 34, M.C.R.

10.00' PUBLIC ROADWAY & UNDERGROUND UTILITIES OF HAYDEN ROAD PER RW NO. 16-119941
DRAINAGE ESMT. PER DOC. 06-0245905, M.C.R. & RW NO. 16-107671
65.00' R/W PER DOC. 06-0245905, M.C.R. & RW NO. 16-107671
130.00' PUBLIC ROADWAY & UNDERGROUND UTILITIES OF HAYDEN ROAD PER DOC. 06-0245905 & RW NO. 16-107671

33707-2-1-1-M-
Yorkm



CAVASSON - LOT 1A
MINOR LAND DIVISION
City of Scottsdale, Arizona County, Arizona
www.hubbardengineering.com

Date	10/03/19
Project No.	18114
Project Manager	ADRIAN BURCKHAM