

**NOTES**

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT A IS A PRIVATE DRIVE AND CONTAINS AN EASEMENT FOR PUBLIC & PRIVATE WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "THE VILLAS AT CHENEY ESTATES" MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ M.C.R.
- THOSE PORTIONS OF TRACT A & LOT 8 WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

NAME OF OWNER(S) \_\_\_\_\_ AS LEGAL  
STATUS (I.E: HUSBAND, WIFE, CORPORATION, ETC.) \_\_\_\_\_

OWNERS OF SAID REAL PROPERTY, HAVE SUBDIVIDED UNDER THE NAME OF \_\_\_\_\_  
(NAME OF SUBDIVISION)

A SUBDIVISION LOCATED AT \_\_\_\_\_  
(LEGAL DESCRIPTION)

AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

\_\_\_\_\_ AS OWNERS, HAVE HEREUNTO AFFIXED THEIR

SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

(NAME OF OWNER) (NAME OF OWNER)

**LEGAL DESCRIPTION**

THAT PART OF SECTION 34 TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, 40.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION 34, NORTH 90 DEGREES 45 MINUTES 30 SECONDS WEST, 590.00 FEET;

THENCE NORTH 37 DEGREES 11 MINUTES 11 SECONDS EAST, 976.02 FEET;

THENCE SOUTH 780.00 FEET ALONG A LINE PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 4.339 ACRES NET.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 158, PAGE 28 MARICOPA COUNTY RECORD, SAID LINE BEARS NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST.

**SITE DATA**

EXISTING ZONING R-43  
GROSS AREA 4.339 AC  
TOTAL UNITS 8

REVISION	DATE

PRELIMINARY PLAT FOR

**THE VILLAS AT CHENEY ESTATES**  
A PORTION OF LAND LOCATED IN THE SOUTH CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**KEY MAP**  
(NOT-TO-SCALE)

**ACKNOWLEDGMENTS**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ AND \_\_\_\_\_, WHO ACKNOWLEDGED (A) THEMSELVES TO BE \_\_\_\_\_ AND \_\_\_\_\_; AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC

**DRAINAGE EASEMENT RESTRICTIONS**

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

**NOTICE REGARDING WATER SERVICE**

THIS SUBDIVISION IS LOCATED WITHIN THE BERNEIL WATER COMPANY SERVICE AREA AND AN APPLICATION FOR THE ASSURED WATER SUPPLY CERTIFICATE IS IN PROGRESS.

**APPROVAL**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

ATTEST: \_\_\_\_\_  
TOWN CLERK

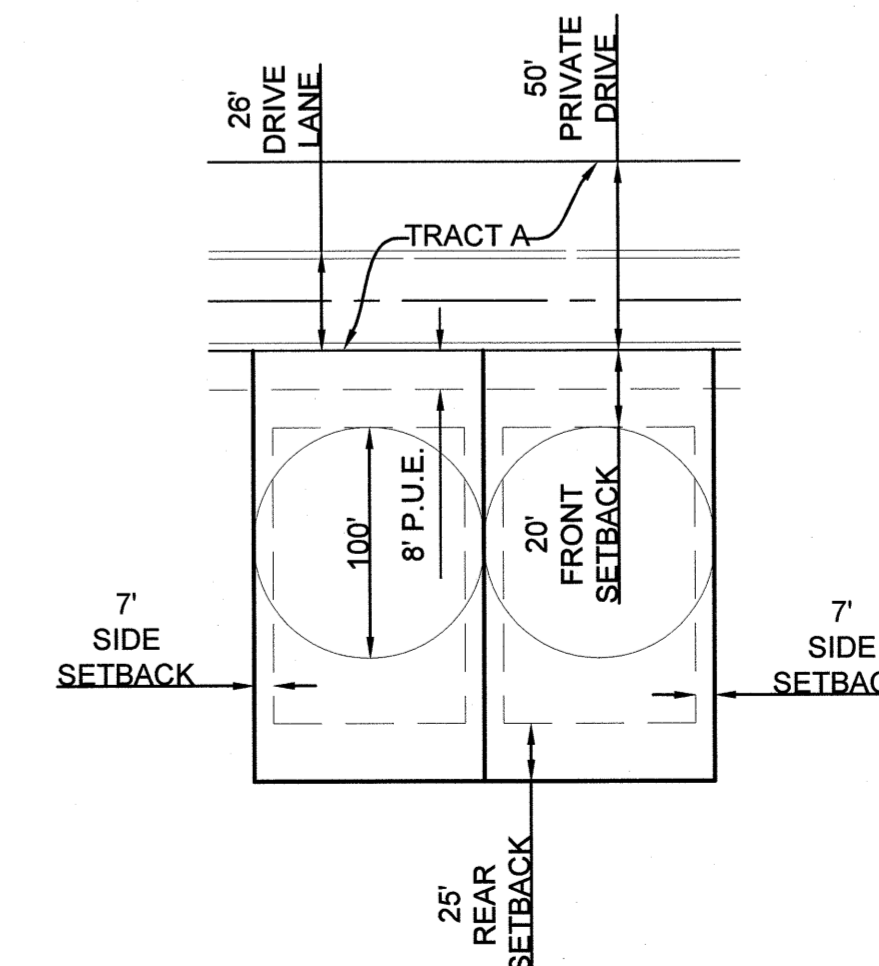
\_\_\_\_\_  
TOWN ENGINEER

\_\_\_\_\_  
PLANNING DIRECTOR

**CERTIFICATION**

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF \_\_\_\_\_, 20\_\_\_\_, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

REGISTERED LAND SURVEYOR \_\_\_\_\_



**TYPICAL LOT LAYOUT**  
N.T.S.

FRONT: 20'  
SIDE: 7'  
CORNER SIDE: 20'  
REAR: 25'

SITE SUMMARY TABLE	
PROPOSED ZONING	R-10
GROSS AREA (SQ. FT.) ACRES	189,022 4.339
LOCAL ROADWAYS (SQ. FT.) ACRES	25,582 0.587
**NET AREA (SQ. FT.) ACRES	163,440 3.752
ASSESSORS PARCEL NUMBER (APN#)	174-36-002X
MIN LOT WIDTH / MIN LOT AREA	100'
MINIMUM LOT AREA PROVIDED	12,013
TOTAL NUMBER OF UNITS	8
TOTAL NUMBER OF TRACTS	4
DENSITY PROVIDED PER GROSS	1.844 DU/AC
** NET AREA IS GROSS AREA MINUS PRIVATE ROADWAYS	

R-10	
REGULATION	PROPOSED ZONING DISTRICT REGULATIONS
MAX. HEIGHT	24/1 STORIES
MIN. FRONT YARD	20'
MIN. SIDE YARD	7'
MIN. STREET-SIDE YARD	20'
MIN. REAR YARD	25'
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT WIDTH	100'

TRACT TABLE			
TRACTS	AREA ACRES	S.F.	DESCRIPTION
A	0.59	25,582	PRIVATE DRIVE
B	0.26	11,417	OPEN SPACE / LANDSCAPE TRACT / STORM WATER RETENTION
C	0.02	789	OPEN SPACE
D	0.01	301	LANDSCAPE TRACT
<b>TOTAL</b>	<b>0.87</b>	<b>38,089</b>	

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

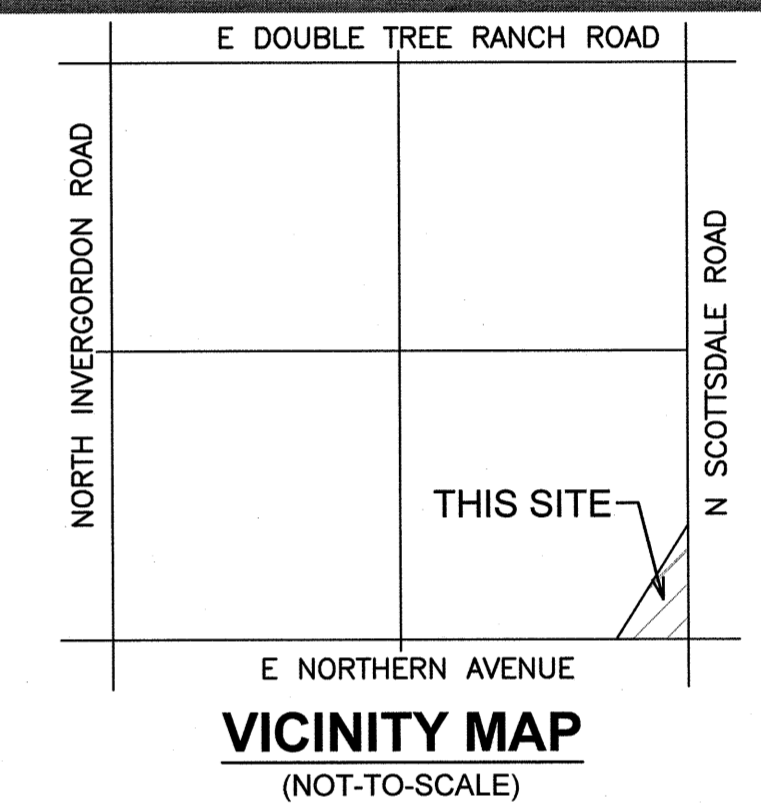
A PORTION OF LAND LOCATED IN SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**OWNER**  
TOWN TRIANGLE, LLC  
7070 E 5436 EAST LAFAYETT BLVD  
PHOENIX, AZ 85015  
CONTACT: JARRETT JARVIS

**DEVELOPER**  
GEOFFREY H EDMUNDS & ASSOCIATES, INC.  
7070 E FOOTHILLS DRIVE  
PARADISE VALLEY, AZ 85253  
PHONE: (480) 315-6700  
CONTACT: GEOFFREY EDMUNDS

**CVL DESIGN TEAM**

CVL CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, AZ 85014  
PHONE: (602) 285-4768  
CONTACT: FRED FLEET, P.E.



**PROJECT NARRATIVE**

THIS PROJECT IS PROPOSED AS A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WITH PRIVATE STREETS AND PUBLIC AND PRIVATE UTILITIES. THE PROJECT PROPOSES A TOTAL OF 8 LOTS AND A GROSS DENSITY OF 1.84 DU/AC. THE PROPOSED ZONING IS R-10

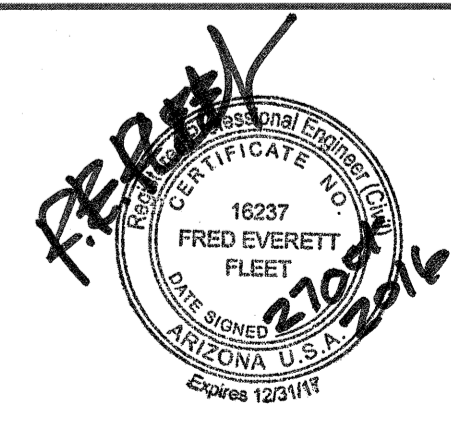
**UTILITIES**

- |                  |                                  |
|------------------|----------------------------------|
| TELEPHONE        | - CENTURY LINK                   |
| ELECTRIC         | - ARIZONA PUBLIC SERVICE COMPANY |
| SEWER            | - TOWN OF PARADISE VALLEY        |
| WATER            | - THE BERNEIL WATER CO.          |
| FIRE             | - TOWN OF PARADISE VALLEY        |
| POLICE           | - TOWN OF PARADISE VALLEY        |
| GAS              | - SOUTHWEST GAS                  |
| CABLE TELEVISION | - COX COMMUNICATIONS             |

**SHEET INDEX**

- SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / TRACT TABLE / TYPICAL LOT DETAIL
- SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL
- SHEET 03 - SITE PLAN
- SHEET 04-5 - ALTA SURVEY

**CVL CONSULTANTS**  
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com  
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



**SHEET**  
01 OF 05

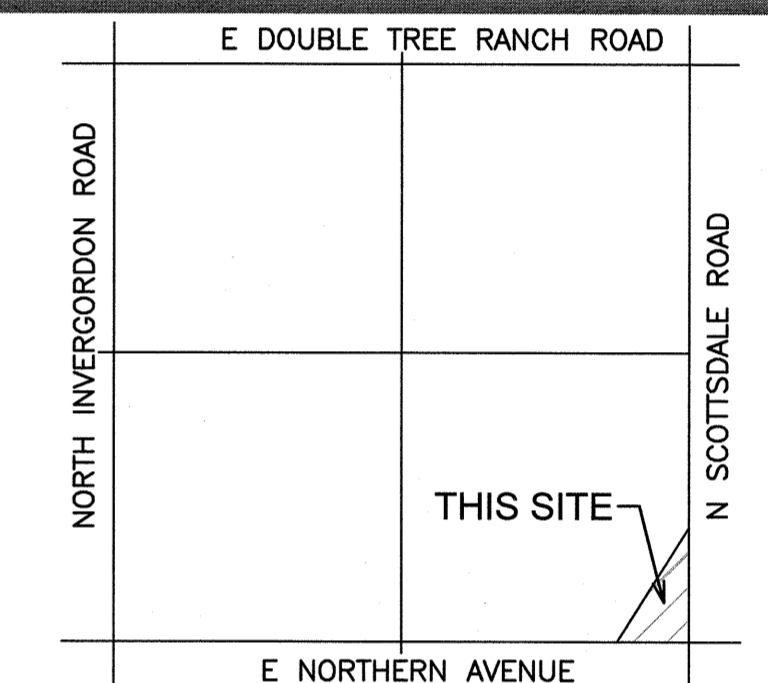
DATE: 10/18/2016

# PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

A PORTION OF LAND LOCATED IN SOUTHEAST CORNER OF  
SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

<b>OWNER</b> TOWN TRIANGLE, LLC 7070 E 5436 EAST LAFAYETT BLVD PHOENIX, AZ 85015 CONTACT: JARRETT JARVIS	<b>DEVELOPER</b> GEOFFREY H EDMUNDS & ASSOCIATES, INC. 7070 E FOOTHILLS DRIVE PARADISE VALLEY, AZ 85253 PHONE: (480) 315-6700 CONTACT: GEOFFREY EDMUNDS
--	---

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**VICINITY MAP**  
(NOT-TO-SCALE)

**LEGEND**

- PROPOSED LOTS
- PROPOSED ROW
- - - PROPOSED CENTER LINE
- ▲ (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. --- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. --- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- ⊙ PROPOSED 6" WATER
- PROPOSED SEWER

**SHEET INDEX**

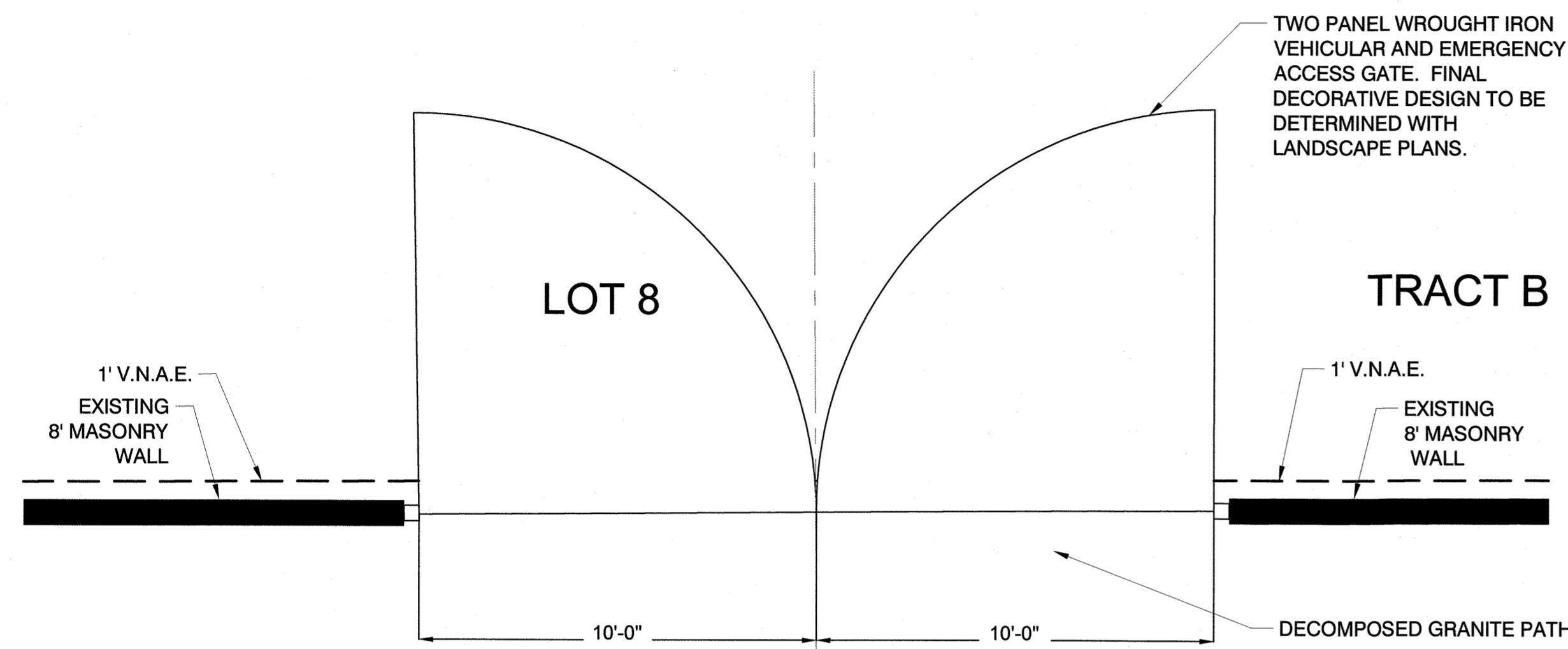
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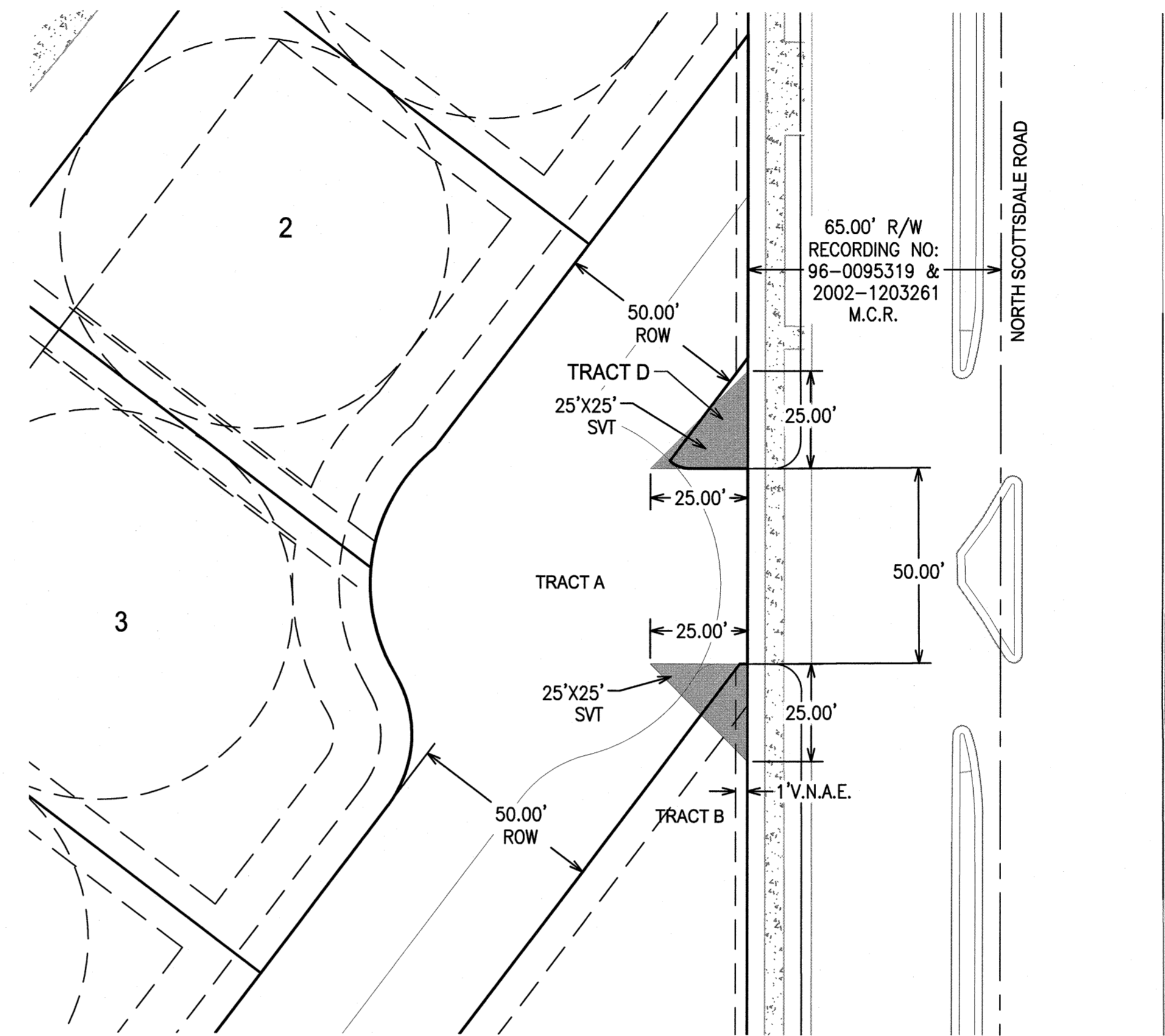


**SHEET**  
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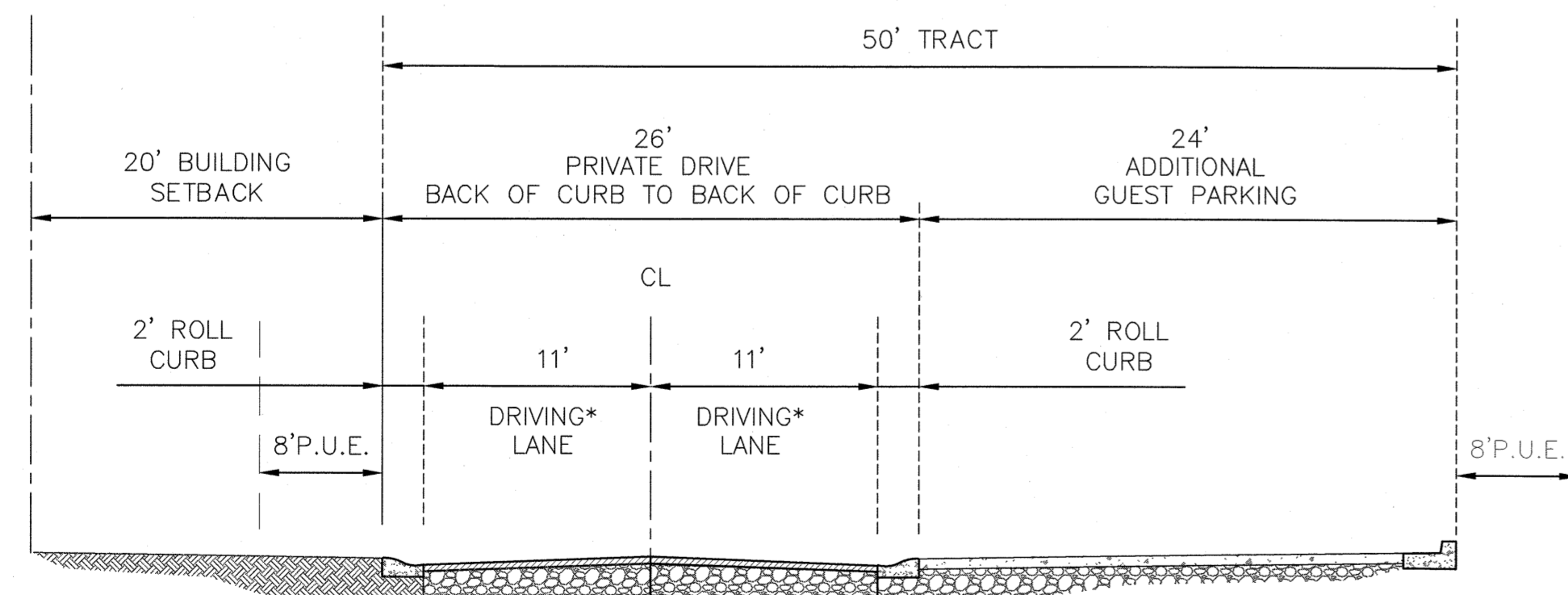
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**1 FIRE LANE GATE PLAN - ACCESS FROM SCOTTSDALE ROAD**  
1/4" = 1'-0"

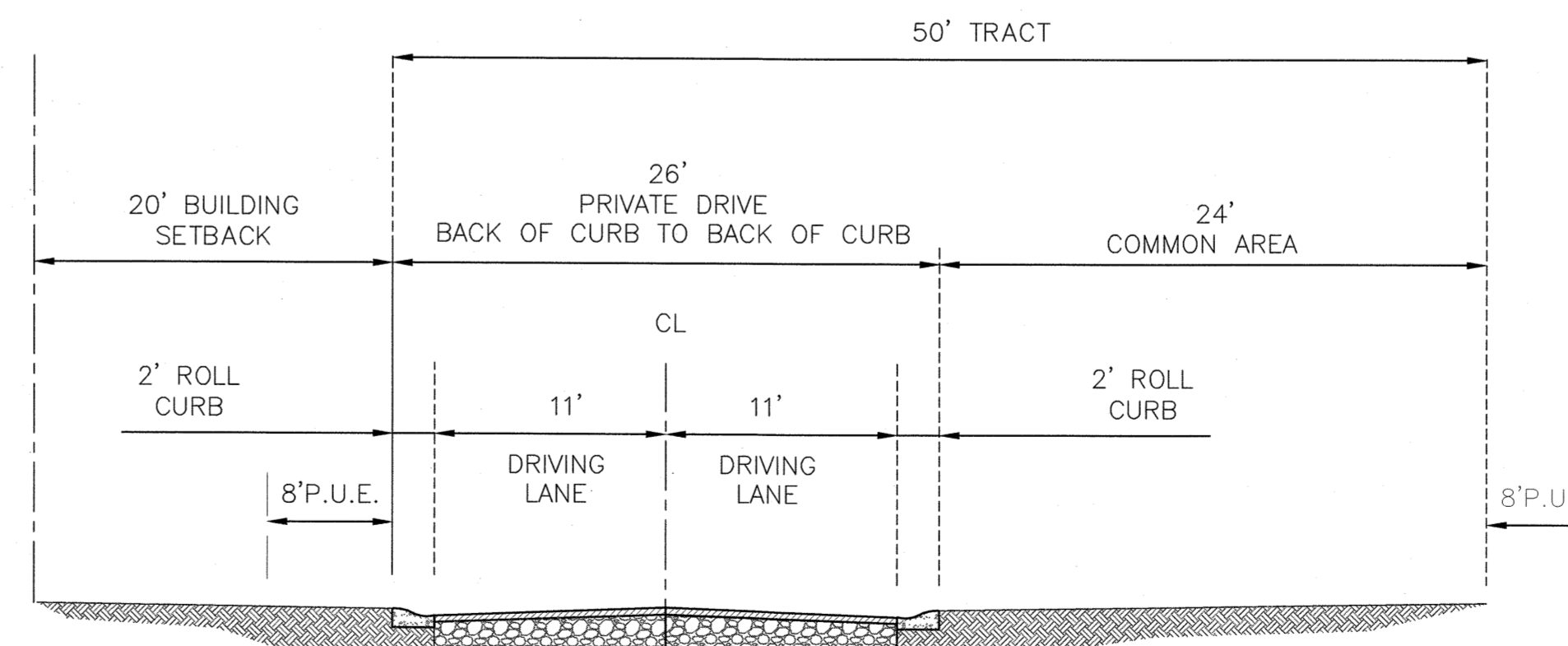


**SITE VISIBILITY TRIANGLE DETAIL**  
SCALE: 1"=30'



**LOCAL PRIVATE ROAD WITH PARKING  
(ROLL CURB)**

N.T.S.  
\* THERE ARE NO ON-STREET PARKING RESTRICTIONS



**LOCAL PRIVATE ROAD  
(ROLL CURB)**

N.T.S.

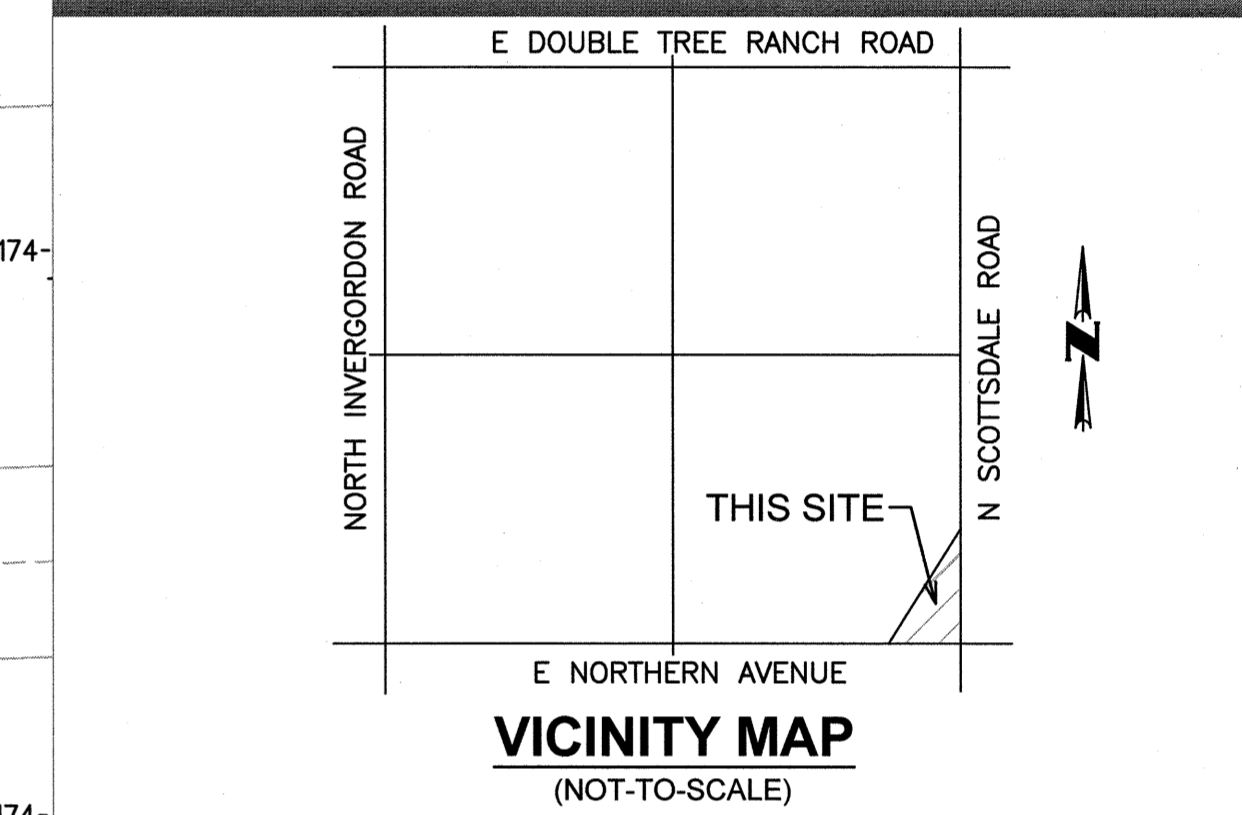
# PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

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**LEGEND**

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	PROPOSED 6" WATER
	PROPOSED 6" SEWER

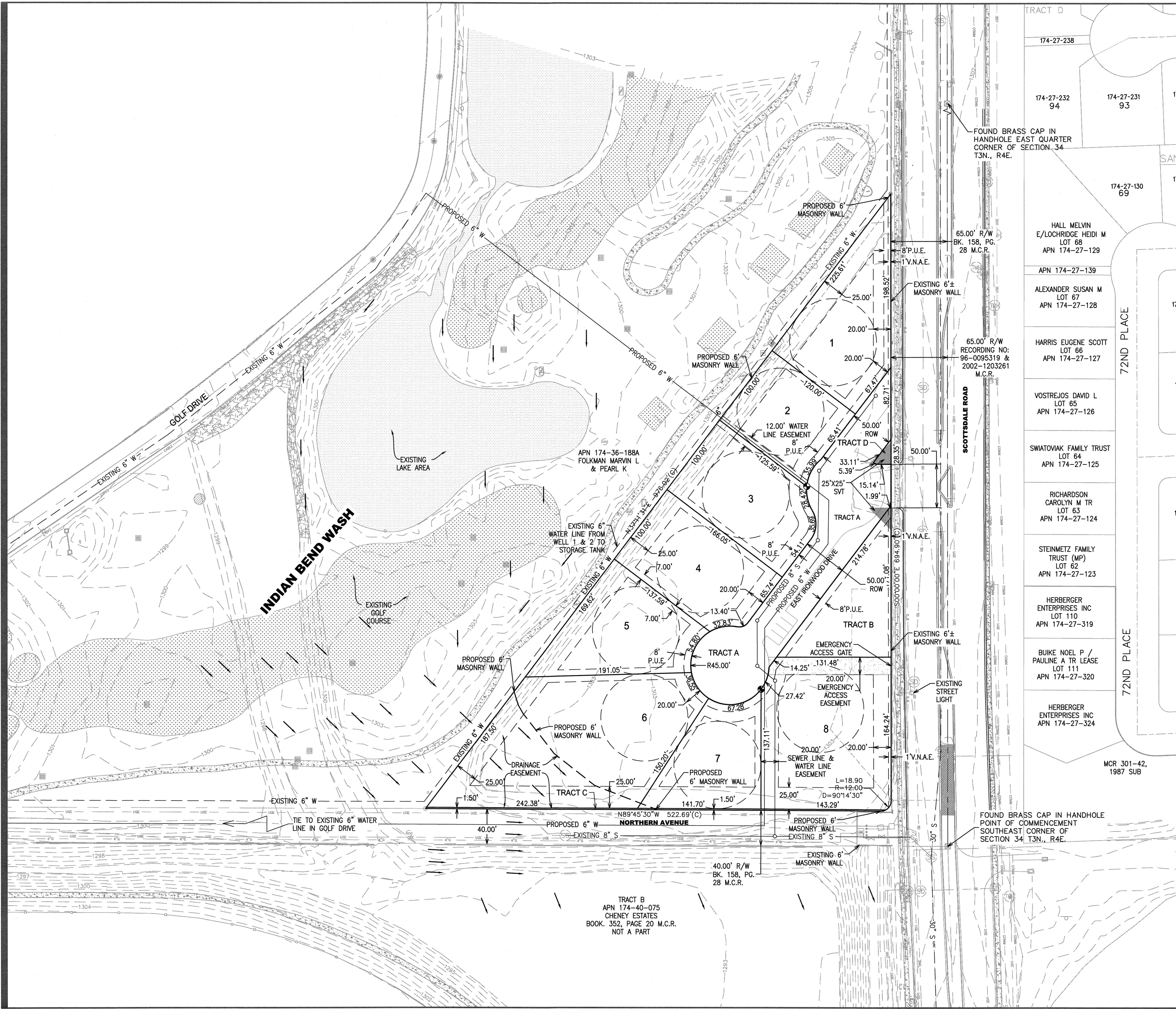
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**SHEET**  
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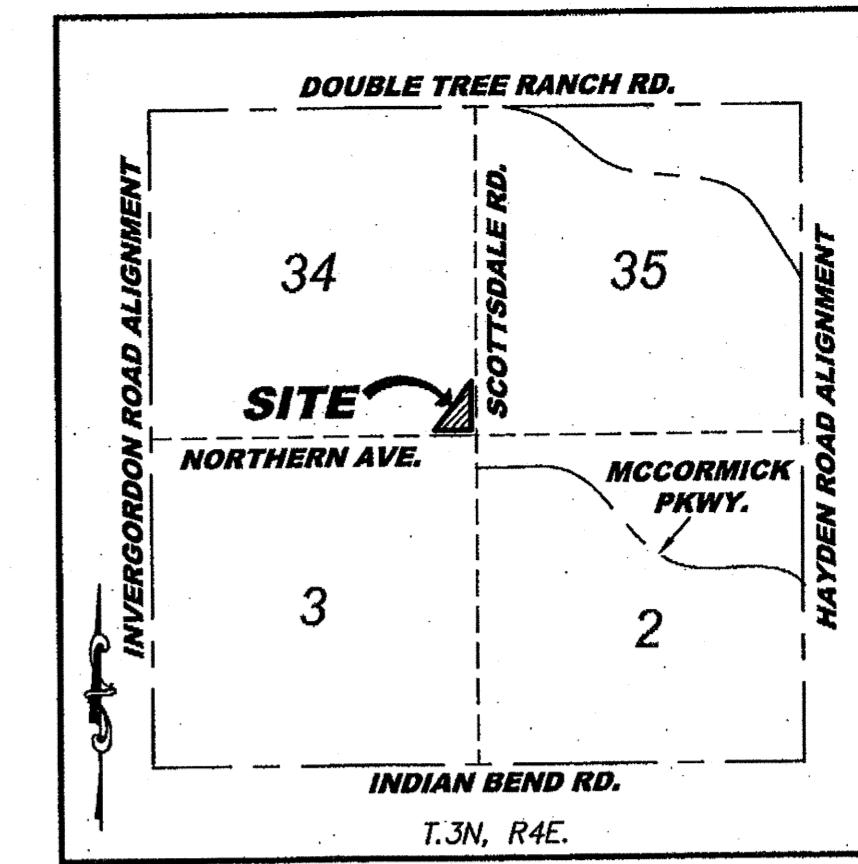
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**ALTA / ACSM LAND TITLE SURVEY  
NORTHWEST CORNER OF SCOTTSDALE ROAD & NORTHERN AVENUE**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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

**NOTES**

- 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 PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- PURSUANT TO TABLE "A" ITEM 6 OF TABLE A ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY ALTA AND NSPS IN 2011; THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION. RESTRICTIONS RELATIVE TO THE EXISTING ZONING MAY INCLUDE, BUT ARE NOT LIMITED TO SITE SETBACKS, SITE HEIGHT RESTRICTIONS AND SITE BULK RESTRICTIONS. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
- PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA OF ANY BUILDING.
- THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 14000673-040-BN1, DATED NOVEMBER 4, 2014 AT 7:30 AM.
- FIELD WORK WAS COMPLETED OCTOBER 19, 2012. VERIFIED NOVEMBER 18, 2014.

**LEGAL DESCRIPTION**

THAT PART OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;  
THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, 40.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION 34, NORTH 90 DEGREES 45 MINUTES 30 SECONDS WEST, 590.00 FEET;  
THENCE NORTH 37 DEGREES 11 MINUTES 11 SECONDS EAST, 976.02 FEET;  
THENCE SOUTH 780.00 FEET ALONG A LINE PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING.

**AREA**

SUBJECT PROPERTY CONTAINS 188,986 SQUARE FEET OR 4.339 ACRES NET.

**SCHEDULE 'B' ITEMS**

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2014.  
\*NOT A SURVEY MATTER.
- RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: JULY 02, 2020  
RECORDING NO: BOOK OF DEEDS 150, PAGE 210  
WHICH AMONG OTHER THINGS RECITES 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 THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.  
\*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.  
\*NOT A SURVEY MATTER.
- THE EFFECT OF A MAP PURPORTING TO SHOW A RIGHT OF WAY FOR ROAD RECORDED IN: BOOK OF ROAD MAPS 13 PAGE 57 OVER THE EAST 65 FEET  
\*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SPECIAL USE PERMIT DATED: JULY 10, 1986 EXECUTED BY: TOWN OF PARADISE VALLEY, ARIZONA, A MUNICIPAL CORPORATION AND BERNEIL WATER COMPANY RECORDING DATE: JULY 30, 1986 RECORDING NO: 86-398148 \*THE LEGAL DESCRIPTION CONTAINED WITHIN THIS DOCUMENT DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE APPROXIMATE LOCATION IS PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES  
RECORDING DATE: SEPTEMBER 21, 1999  
RECORDING NO: 99-0878054  
\*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT:  
RECORDED IN RECORDING NO. 99-1141214  
DISTRICT MARICOPA COUNTY (DOUBLETREE RANCH ROAD REGIONAL DRAINAGE PROJECT)  
\*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.  
\*NOT A SURVEY MATTER.
- INTENTIONALLY DELETED.

**ZONING**

TOWN OF PARADISE VALLEY ZONE R-43  
OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.  
\*PER 2011 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 158, PAGE 28 MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST.

**PARKING**

NO DELINEATED PARKING ON SUBJECT PROPERTY.

**ADDRESS**

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

**BENCHMARK**

FOUND 3" PARADISE VALLEY BRASS CAP IN HANDHOLE 0.9' DOWN NO STAMPING, BEING THE NORTH QUARTER CORNER OF SECTION 3, T2N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT NAME 24506-1)  
ELEVATION = 1311.035 (NAVD 88)

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP#04013C1770L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE"

**CERTIFICATION**

TO: KCI ACQUISITIONS II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; TOWN TRIANGLE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

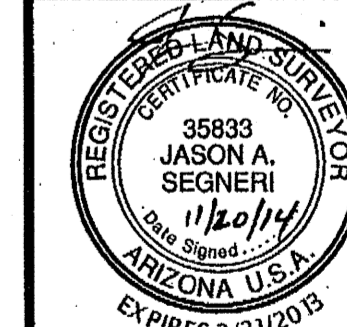
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 8, 9, 10, 11(B), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*JS* 11/20/14  
JASON SEGNERI DATE

**ALTA/ACSM LAND TITLE SURVEY  
NORTHWEST CORNER OF SCOTTSDALE ROAD & NORTHERN AVENUE  
PARADISE VALLEY, ARIZONA**

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

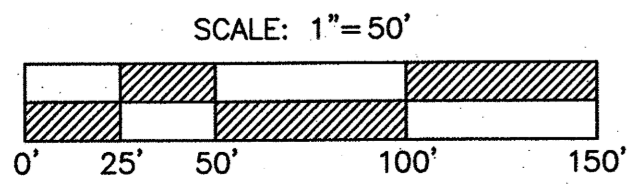
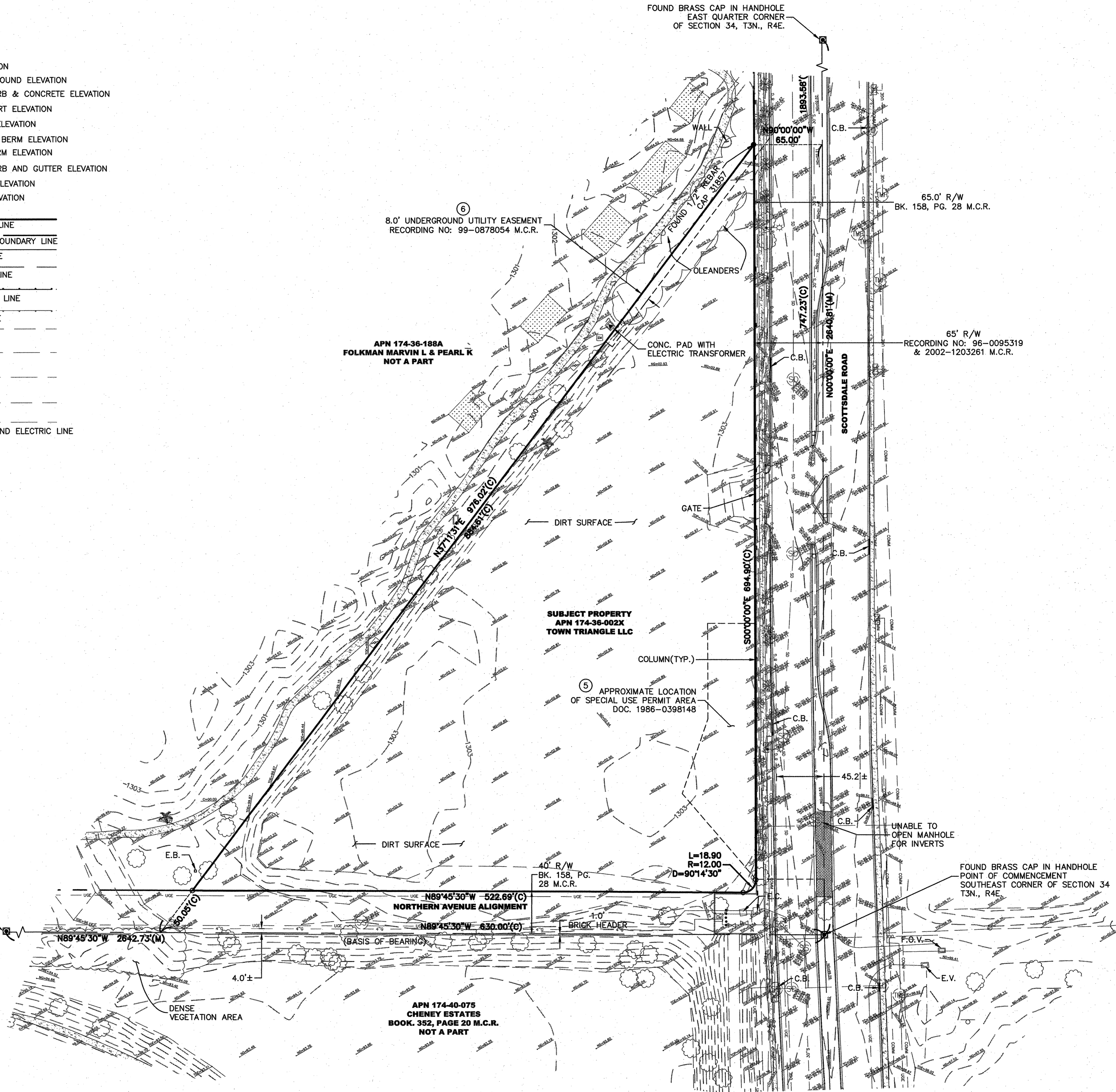
7801 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM



REVISIONS:
DRAWING NAME: 2012-163 ALTA
JOB NO. 2012-163
DRAWN: RNT
CHECKED: RMH
DATE: 11/20/14
SCALE: NTS
SHEET: 1 OF 2

**LEGEND**

- |                                |                                    |
|--------------------------------|------------------------------------|
| ○ SET 1/2" REBAR, RLS#35833    | — RIM ELEVATION                    |
| ● FOUND 1/2" REBAR             | — NATURAL GROUND ELEVATION         |
| ⊠ FOUND BRASS CAP IN HAND HOLE | — TOP OF CURB & CONCRETE ELEVATION |
| ● FOUND BRASS CAP FLUSH        | — RIM & INVERT ELEVATION           |
| ⊙ STORM DRAIN MANHOLE          | — CONCRETE ELEVATION               |
| ⊙ SCHEDULE "B" ITEM            | — BOTTOM OF BERM ELEVATION         |
| ⊙ SEWER MANHOLE                | — TOP OF BERM ELEVATION            |
| ⊙ TRAFFIC SIGNAL               | — TOP OF CURB AND GUTTER ELEVATION |
| ⊙ ELECTRIC CABINET             | — PAVEMENT ELEVATION               |
| ✳ PALM TREE                    | — GUTTER ELEVATION                 |
| ✳ GAS VALVE                    | —                                  |
| ✳ LIGHT POLE                   | — BOUNDARY LINE                    |
| ✳ CHECK VALVE                  | — ADJACENT BOUNDARY LINE           |
| ✳ WATER VALVE                  | — CENTER LINE                      |
| ✳ WATER METER                  | — EASEMENT LINE                    |
| ✳ PALO VERDE TREE              | — GUARD RAIL LINE                  |
| ✳ CATCLAW TREE                 | — BRIDGE LINE                      |
| ✳ PRICKLY PEAR CACTUS          | — GAS LINE                         |
| ⊙ STORM DRAIN MANHOLE          | — CABLE LINE                       |
| ⊙ WATER BLOWOFF                | — SEWER LINE                       |
| ⊙ ELECTRIC JUNCTION BOX        | — WATER LINE                       |
| ⊙ SIGN                         | — UNDERGROUND ELECTRIC LINE        |
| ● BOLLARD                      |                                    |
| ✳ LIGHT POLE                   |                                    |
| ⊙ TRAFFIC SIGNAL JUNCTION BOX  |                                    |
| ⊙ TRAFFIC SIGNAL               |                                    |
| ⊙ TELEPHONE RISER              |                                    |
| ⊙ TELEPHONE MANHOLE            |                                    |
| ⊙ FIBER OPTIC LINE MARKER      |                                    |
| ⊙ ELECTRIC MANHOLE             |                                    |
| ⊙ WATER MANHOLE                |                                    |
| ⊙ FIRE HYDRANT                 |                                    |
| ⊙ GAS METER                    |                                    |
| ⊙ CATCH BASIN                  |                                    |
| ⊙ GAS LINE MARKER              |                                    |
| ⊙ TREE                         |                                    |
| ⊙ DRYWELL                      |                                    |
| ✳ GAS VALVE                    |                                    |
| ⊙ IRRIGATION CONTROL BOX       |                                    |
| ⊙ IRRIGATION CONTROL VALVE     |                                    |
- 
- |        |                              |
|--------|------------------------------|
| M.C.R. | MARICOPA COUNTY RECORDS      |
| APN    | ASSESSOR PARCEL NUMBER       |
| C.L.F. | CHAIN LINK FENCE             |
| F.O.V. | FIBER OPTIC VAULT            |
| E.V.   | ELECTRIC VAULT               |
| E.B.   | ELECTRIC BOX                 |
| E.C.   | ELECTRIC CABINET             |
| C.B.   | CATCH BASIN                  |
| T.S.C. | TRAFFIC SIGNAL CABINET       |
| P.O.B. | POINT OF BEGINNING           |
| (M)    | MEASURED PER THIS SURVEY     |
| (R)    | RECORD DATA PER TITLE REPORT |
- 
- |   |               |
|---|---------------|
| ▭ | CONCRETE AREA |
| ▨ | RIPRAP        |
| ▩ | GRASS AREA    |
| ▧ | BRICK AREA    |



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NORTHWEST CORNER OF SCOTTSDALE ROAD & NORTHERN AVENUE  
PARADISE VALLEY, ARIZONA**



REVISIONS:


DRAWING NAME:  
2012-163 ALTA  
JOB NO. 2012-163  
DRAWN: RNT  
CHECKED: RMH  
DATE: 11/20/14  
SCALE: 1" = 50'  
SHEET: 2 OF 2