

NOTES

1. 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
2. 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.
3. 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.
4. 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.
5. 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.
6. 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:

_____, AS LEGAL
NAME OF OWNER(S) 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)

LOT #	SQUARE FT
1	17,585
2	12,013
3	15,878
4	16,111
5	15,800
6	35,221
7	12,581
8	25,709
TOTAL	150,897

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
TOTAL	0.87	38,089	

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

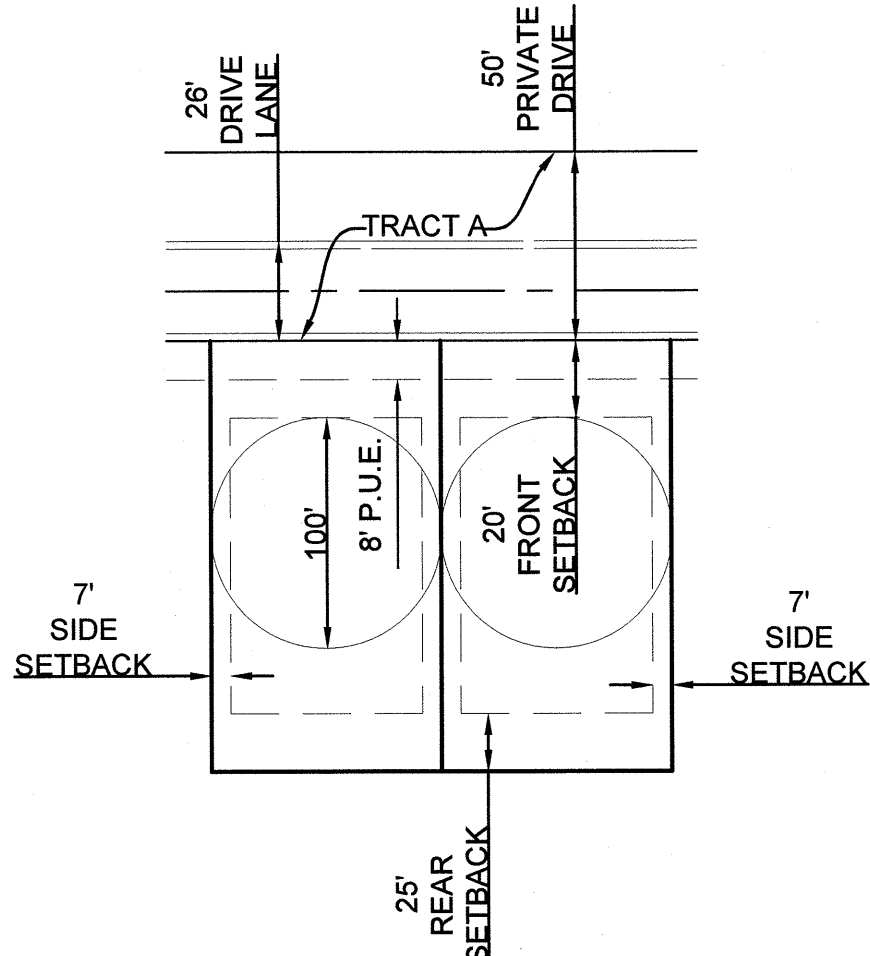
TOWN ENGINEER

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'

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

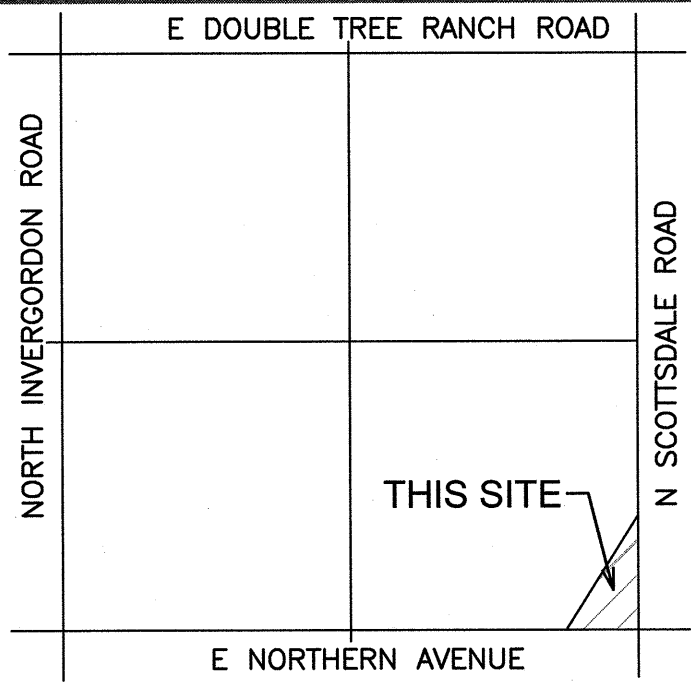
TOWN TRIANGLE, LLC
7070 E 5436 EAST LAFAYETT BLVD
PHOENIX, AZ 85015
CONTACT: JARRETT JARVIS

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.



VICINITY MAP
(NOT-TO-SCALE)

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

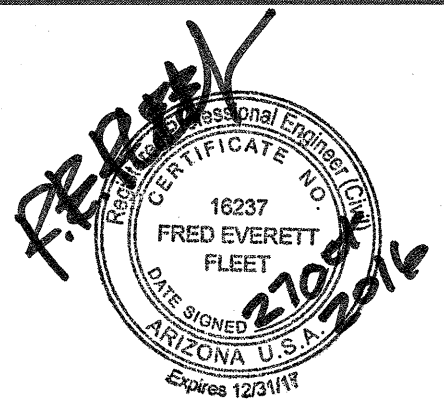
SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL

SHEET 03 - SITE PLAN

SHEET 04-5 - ALTA SURVEY



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SHEET
01 OF 05

DATE: 10/18/2016

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

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

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



Diagram illustrating the proposed road layout and easements:

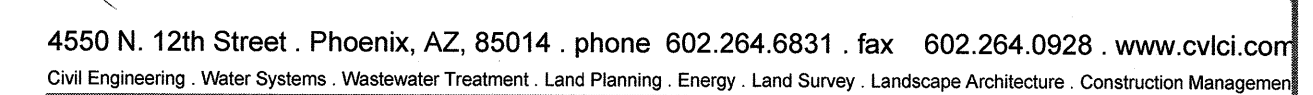
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PROPOSED 6" WATER
- PROPOSED SEWER

SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE /
TRACT TABLE / TYPICAL LOT DETAIL

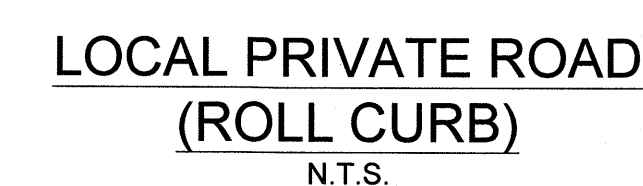
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1 FIRE LANE GATE PLAN - ACCESS FROM SCOTTSDALE ROAD
1/4" = 1'-0"



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

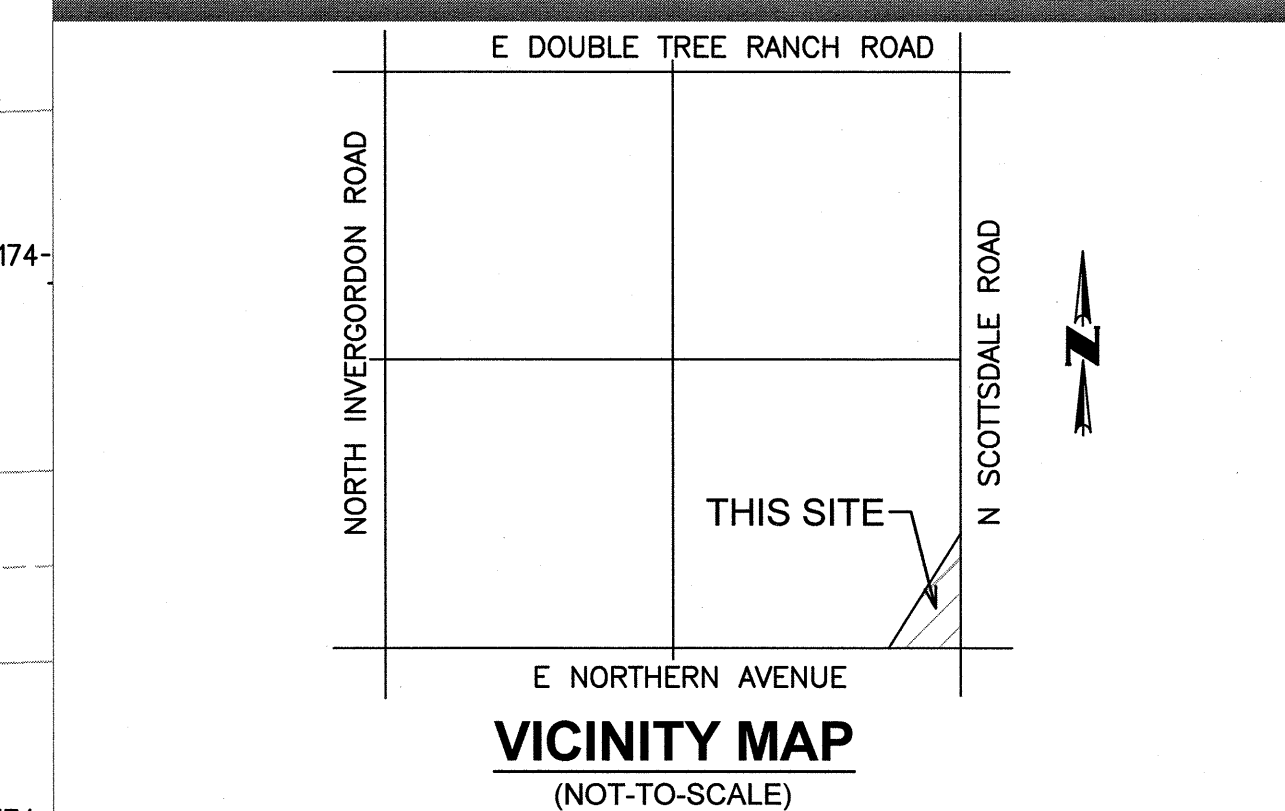
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LEGEND

- 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
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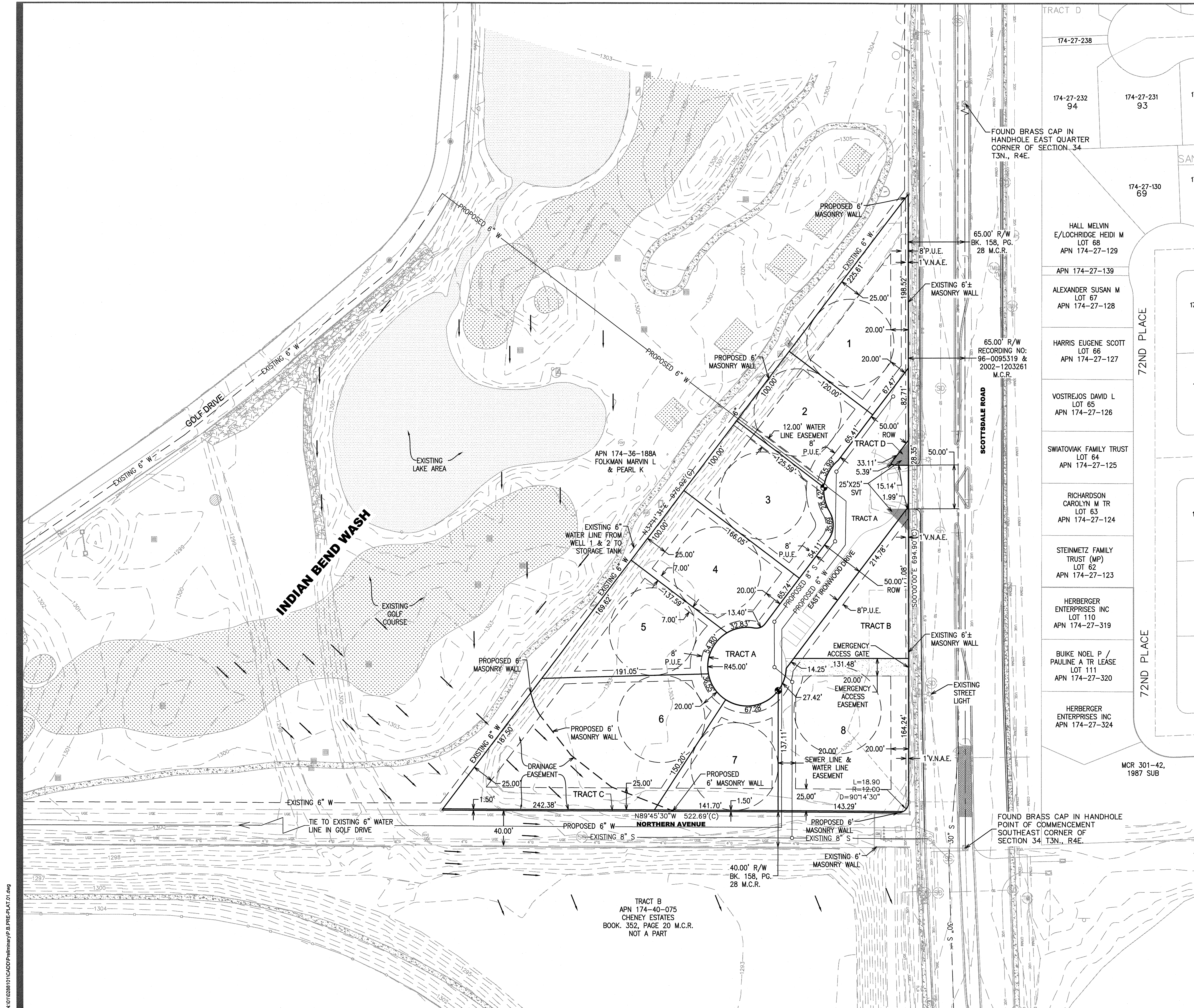
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SCALE: 1" = 50'

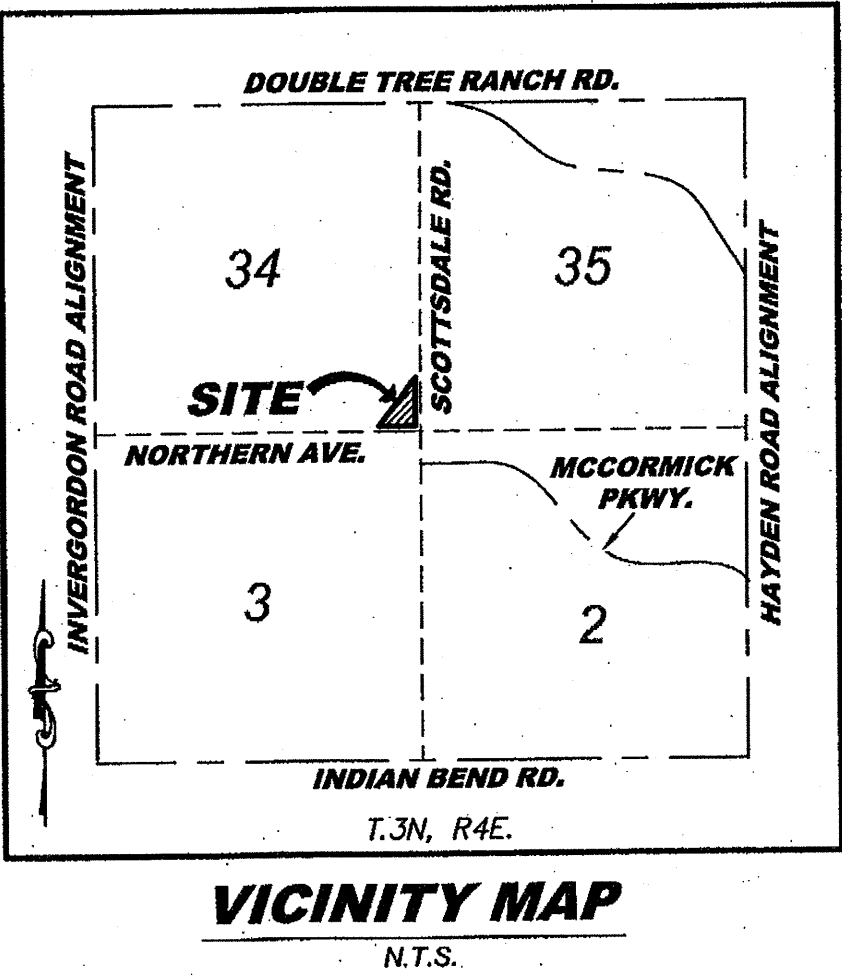
SHEET
03 OF 05
DATE: 10/18/2016



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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.



NOTES

1. 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.
2. 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.
3. 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.
5. 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.
6. 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.
7. 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

1. 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.
2. 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.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE
PUBLIC RECORDS.
*NOT A SURVEY MATTER.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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

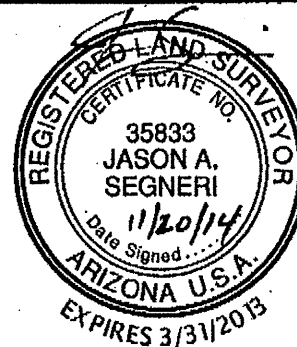
TO: KCI ACQUISITIONS II, LLC; AN ARIZONA LIMITED LIABILITY COMPANY; TOWN
TRIANGLE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; COMMONWEALTH LAND
TITLE INSURANCE COMPANY;

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.

JASON SEGNERI

11/20/14
DATE

ALTA/ACSM LAND TITLE SURVEY
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: NTS
SHEET: 1 OF 2

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

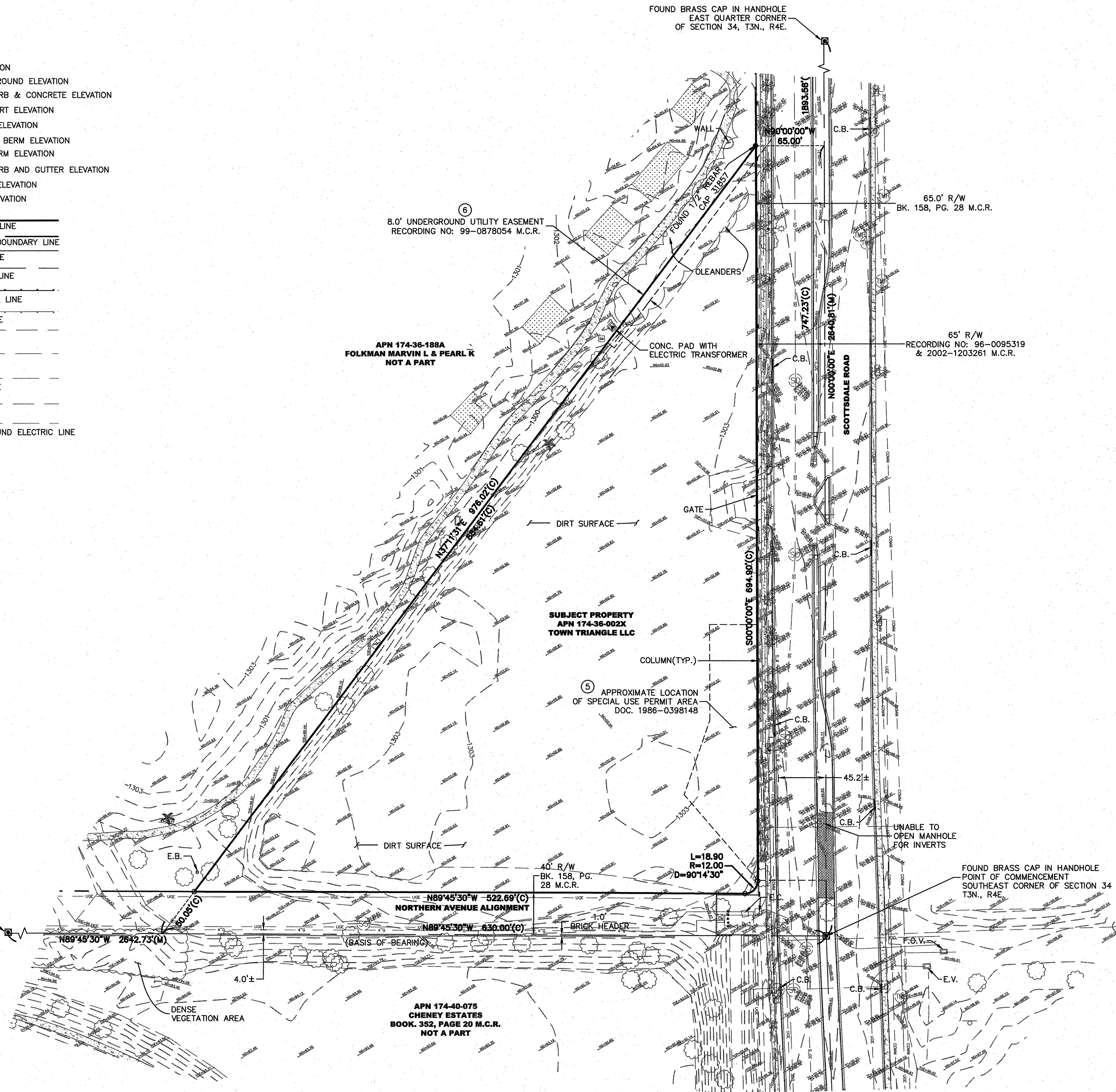


SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

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
⑨ 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
⊠ WATER BLOWOFF	— CABLE LINE
⊠ ELECTRIC JUNCTION BOX	— 30" S
⊠ SIGN	— 30" S
• BOLLARD	— 10" W
✱ LIGHT POLE	— 10" W
⊠ TRAFFIC SIGNAL JUNCTION BOX	— USE
⊠ TRAFFIC SIGNAL	— UNDERGROUND ELECTRIC LINE
⊠ 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	

FOUND BRASS CAP IN HANDHOLE
SOUTH QUARTER CORNER
OF SECTION 34, T3N., R4E.
(GDAC 24506-1)

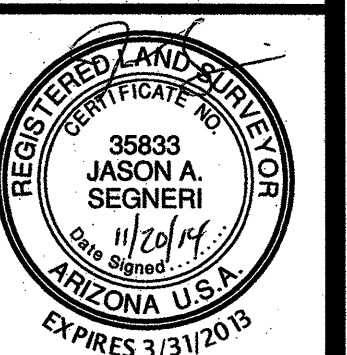


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REVISIONS:
DRAWING NAME: 2012-163 ALTA
JOB NO. 2012-163
DRAWN: RNT
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DATE: 11/20/14
SCALE: 1"=50'
SHEET: 2 OF 2