

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARINGS

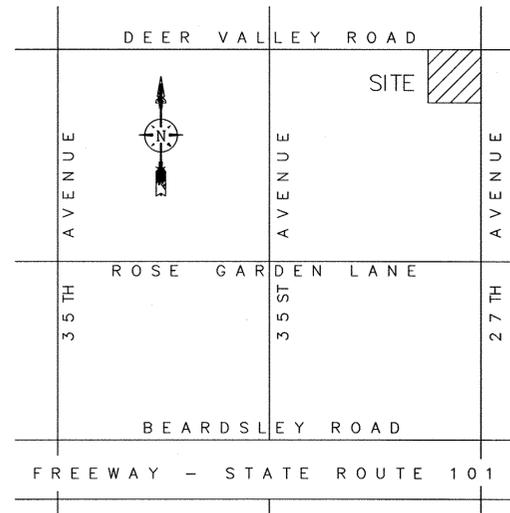
THE BEARING OF NORTH 89°36'38" WEST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE FINAL PLAT OF FOOTHILLS NORTH II RECORDED IN BOOK 411 OF MAPS AT PAGE 41, MARICOPA COUNTY RECORDS.

BENCHMARK

THE CITY OF PHOENIX BRASS CAP, FLUSH, AT THE CENTERLINE INTERSECTION OF DEER VALLEY ROAD AND 27TH AVENUE: ELEVATION 1393.255, CITY OF PHOENIX DATUM (NGVD-1929)

FLOOD ZONE

SITE IS LOCATED IN ZONE X - SPECKLED: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DESIGNATED ON FLOOD INSURANCE RATE MAP: PANEL 1215 OF 4350, MAP NUMBER 04013C1215 K, CITY OF PHOENIX COMMUNITY NUMBER 040051, MAP REVISED DATE: SEPTEMBER 30, 2005.



VICINITY MAP

SCALE: 5" = 1 MILE

SURVEYOR

MORRISON-MAIERLE, INC
1275 W. WASHINGTON STREET #108
TEMPE, ARIZONA 85281
602.273.2900
CONTACT: STANLEY P. BLACKMORE

UTILITIES

ELECTRIC APS
NATURAL GAS SOUTHWEST GAS
TELEPHONE QWEST
SEWER CITY OF PHOENIX
WATER CITY OF PHOENIX

LEGEND

- ⊙ FOUND SECTION MONUMENT (AS NOTED)
- SET 1/2" REBAR WITH CAP LS32223
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER BOX
- ⊕ BACKFLOW PREVENTOR
- ⊕ STORM DRAIN MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS TEST BOX
- ⊕ ELECTRIC PULLBOX
- ⊕ POWER POLE
- ⊕ POWER POLE W/DOWN GUY
- ⊕ SIGN
- ⊕ IRRIGATION VALVE
- ⊕ TRAFFIC SIGNAL CONTROL
- ⊕ VERTICAL TRAFFIC SIGNAL
- ⊕ HORIZONTAL TRAFFIC SIGNAL
- ⊕ POWER POLE WITH OVERHEAD LIGHT
- ☆ OVERHEAD LIGHT
- ⊕ HANDICAP CURB CUT
- ⊕ SCHEDULE B ITEM NUMBER
- ⊕ DECIDUOUS TREE
- TELE. TELEPHONE
- R/W RIGHT OF WAY
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- T/N TOP OPERATING NUT OF VALVE
- ==== 6" VERTICAL CURB AND GUTTER
- VERTICAL CURB
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE(S)
- 1392----- 1' & 5' INTERVAL CONTOURS
- OH OVERHEAD POWER WIRES
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- SD UNDERGROUND STORM DRAIN LINE
- EDGE OF PAVEMENT LINE
- 6" BLOCK WALL

NOTES

- THIS SURVEY WAS BASED ON COMMITMENT FOR TITLE INSURANCE, ISSUED BY STEWART TITLE & TRUST OF PHOENIX, INC., ORDER NO. 09100113, EFFECTIVE DATE: APRIL 10, 2009, AT 5:00 P.M.
- SITE SUBJECT TO, BUT NOT LIMITED TO, THE FOLLOWING SCHEDULE B EXCEPTIONS CONTAINED IN SAID COMMITMENT FOR TITLE INSURANCE:
ITEM 4: A RIGHT OF WAY TO THE CITY OF PHOENIX, FOR CONSTRUCTING AND MAINTAINING A 66" WATER MAIN. SHOWN HEREON.
ITEM 5: A RIGHT OF WAY TO SOUTHWEST GAS CORPORATION, FOR LOCATING, CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND GAS DISTRIBUTION LINE. NO DESCRIPTION OF EASEMENT PROVIDED.
ITEM 6: RIGHT OF WAY TO QWEST CORPORATION, FOR LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND COMMUNICATION LINE. SHOWN HEREON.
ITEM 7: RIGHT OF WAY TO ARIZONA PUBLIC SERVICE COMPANY, FOR LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND ELECTRIC POWER LINE. SHOWN HEREON.
ITEM 8: RIGHT OF WAY TO ARIZONA PUBLIC SERVICE COMPANY, FOR LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND ELECTRIC POWER LINE. SHOWN HEREON.
ITEM 9: SPECIAL LAND USE PERMIT TO OLD WORLD COMMUNITIES, LLC, TO ERECT AND MAINTAIN ADVERTISING DISPLAY(S) ON STATE LANDS. TWO (2) SIGNS SHOWN HEREON.
ITEM 11: PURPORTED RIGHT OF WAY FOR ROAD AS SHOWN IN BOOK 2 OF ROAD MAPS AT PAGE 5, MARICOPA COUNTY RECORDS. SHOWN HEREON.
- GROSS AREA: 10.020 ACRES - PROPOSED NET AREA: 8.364 ACRES.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

ZONING RESTRICTIONS

CURRENT ZONING C-1
DEER VALLEY AIRPORT OVERLAY DISTRICT

BUILDING SETBACKS:
ADJACENT TO STREETS = MINIMUM 20' PERMITTED FOR UP TO 50% OF STRUCTURE, INCLUDING PROJECTIONS

NOT ADJACENT TO STREETS =
10' - ONE STORY
15' - TWO STORIES
30' - THREE STORIES
45' - FOUR STORIES

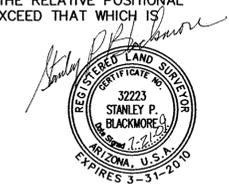
HEIGHT = 30' - TWO STORIES

REQUEST TO EXCEED THE ABOVE HEIGHT LIMIT MAY BE GRANTED BY THE CITY COUNCIL FOR DEVELOPMENTS UP TO FOUR (4) STORIES NOT TO EXCEED FIFTY-SIX (56) FEET UPON RECOMMENDATION FROM THE PLANNING COMMISSION OR THE ZONING HEARING OFFICER FINDING THAT SUCH ADDITIONAL HEIGHT IS NOT DETRIMENTAL TO ADJACENT PROPERTY OR THE PUBLIC WELFARE IN GENERAL.

CERTIFICATION:

TO: STATE OF ARIZONA (STATE LAND DEPARTMENT), DIVOT TIME L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND STEWART TITLE & TRUST OF PHOENIX, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6, 8, 10, 11(a), 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.

DATED THIS 21ST DAY OF JULY, 2009
STANLEY P. BLACKMORE, R.L.S. 32223



VERIFY SCALE
THIS PRINT MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.
NORTH ARIZONA
MORRISON-MAIERLE, INC.

NO.	DESCRIPTION	DATE	BY
3	ADD PROPOSED NET AREA	7/21	SPB
2	ADD PROPOSED RIGHT OF WAY	7/21	SPB
1	REVISE EXISTING ROW TO 55'	7/21	SPB

ENGINEERS
SCIENTISTS
SURVEYORS
PLANNERS
MORRISON-MAIERLE, INC.
an Arizona Corporation
1275 W. Washington St., Suite 108
Tempe, AZ 85281
Phone: (602) 273-3900
Fax: (602) 273-3901
© 2009 MORRISON MAIERLE, INC.

DRAWN BY: LWT	CHK'D BY: sdb
APPR. BY: jgb	DATE: 7/2009
BY: _____	O.A. REVIEW DATE: _____

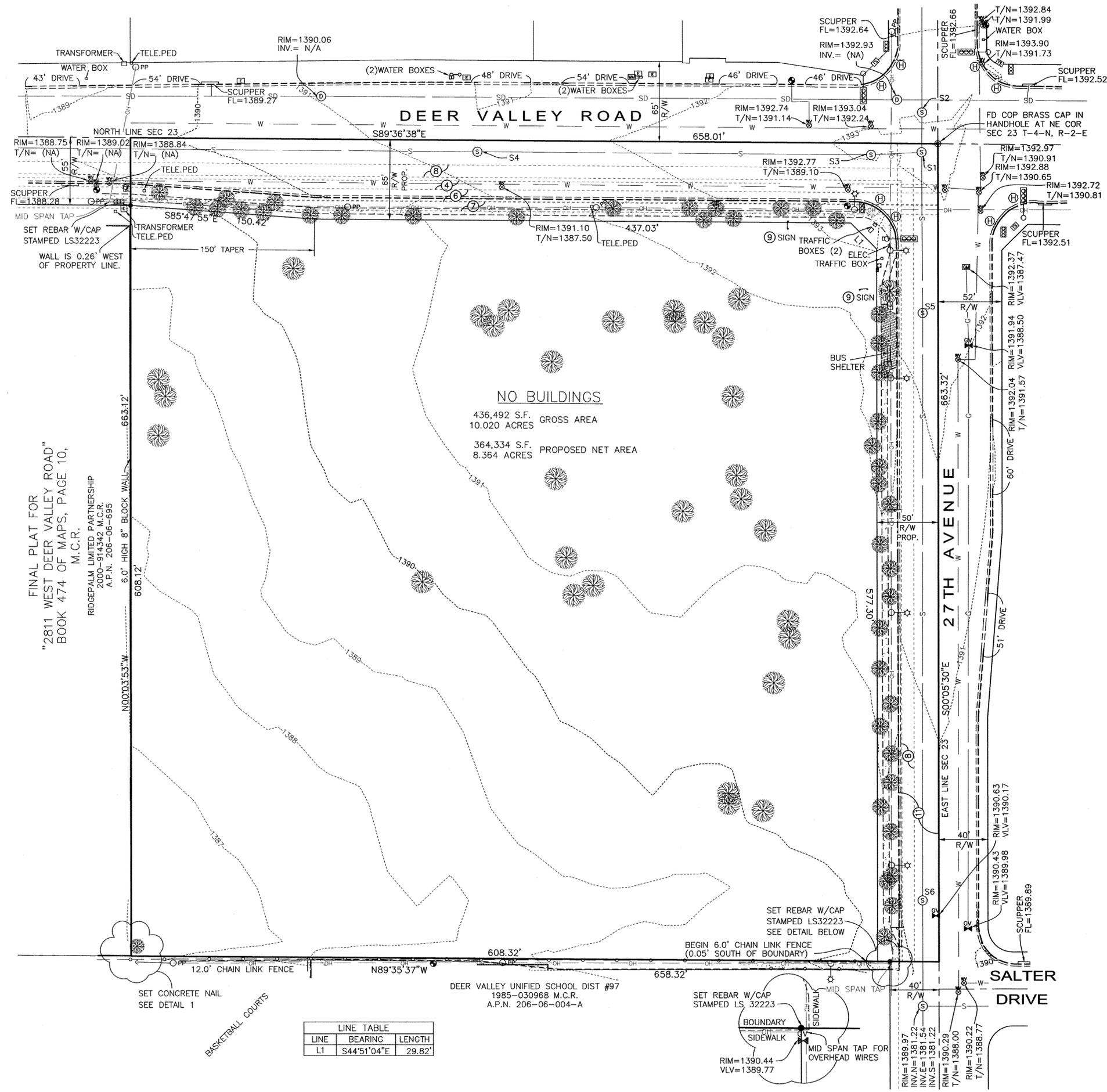
ALTA/ACSM LAND TITLE SURVEY
DIVOT TIME, L.L.C.
PHOENIX, AZ
SW CORNER DEER VALLEY RD AND 27TH AVE
SECTION 23, T-4-N, R-2-E, G&SRB&M

PROJECT NO. 8759.001
SHEET NUMBER 1
1 OF 2

FINAL PLAT FOR
 "2811 WEST DEER VALLEY ROAD"
 BOOK 474 OF MAPS, PAGE 10,
 M.C.R.

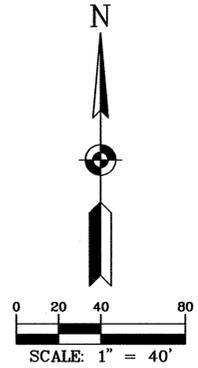
RIDGEPALM LIMITED PARTNERSHIP
 2000-914342 M.C.R.
 A.P.N. 206-06-695
 6.0' HIGH 8" BLOCK WALL

608.12'
 608.12'
 608.12'



NO BUILDINGS
 436,492 S.F. GROSS AREA
 10.020 ACRES
 364,334 S.F. PROPOSED NET AREA
 8.364 ACRES

LINE	BEARING	LENGTH
L1	S44°51'04"E	29.82'

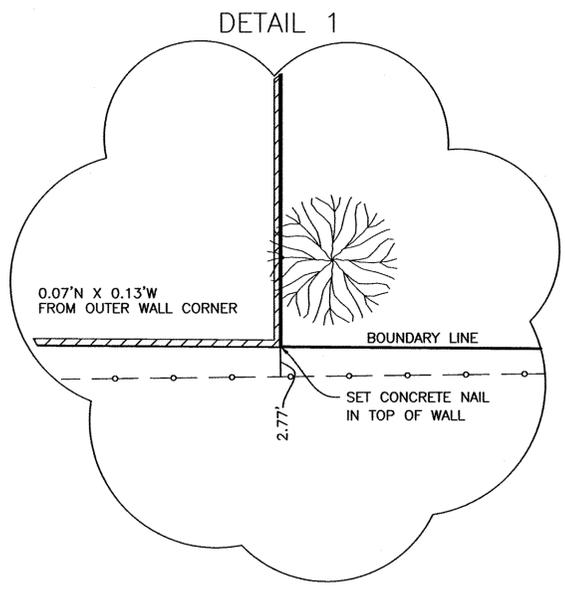


NOTES: ALL UTILITIES SHOWN HEREON ARE FROM ITEMS THAT WERE APPARENT AT TIME OF SURVEY. BLUESTAKE SHOULD BE NOTIFIED BEFORE ANY TYPE OF CONSTRUCTION IS STARTED.

PROPOSED RIGHT OF WAY DIMENSIONS ARE FROM CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT DESIGN & CONSTRUCTION MANAGEMENT DIVISION - DEER VALLEY ROAD IMPROVEMENTS FROM 35TH AVENUE TO I-17 PAVING PLANS, DATED APRIL, 2002.

SANITARY SEWERS	
S1	RIM=1393.24 INV.W=1383.34 INV.N-S=1383.72 (RECORD)
S2	RIM=1393.04 INV.= (NA)
S3	RIM=1393.12 INV.W=1379.57 INV.E=1382.81 (RECORD)
S3	RIM=1393.12 INV.W=1379.57 INV.E=1382.81 (RECORD)
S4	RIM=1391.38 INV.E=1374.92 INV.N=1375.25 INV.W=1374.97 (MEASURED)
S5	RIM=1392.32 INV.=1382.73 (MEASURED)
S6	RIM=1390.33 INV.=1381.28 (MEASURED)

RECORD INVERTS ARE FROM CITY OF PHOENIX QUARTER SECTION UTILITY MAPS.



VERTICAL SCALE
 THIS PRINT MAY BE REDUCED. LINE BELOW MEASURES ON INCH ON ORIGINAL DRAWING.
 HORIZONTAL SCALE
 ACCORDING TO ORIGINAL DRAWING.



NO.	DESCRIPTION	DATE	BY
3	ADD PROPOSED NET AREA	7/21/09	SPB
2	ADD PROPOSED RIGHT OF WAY	7/21/09	SPB
1	REVISE EXISTING ROW TO 55'	7/21/09	SPB

ENGINEERS
 SCIENTISTS
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 an Arizona Corporation
 1225 W. Washington St. Suite 108
 Tempe, AZ 85281
 Phone: (602) 271-3900
 Fax: (602) 271-3901
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DRAWN BY: LWT	CHK'D BY: srb
APPR. BY: JGE	DATE: 7/2009
BY: _____	O.A. REVIEW DATE: _____

ALTA/ACSM LAND TITLE SURVEY
 DIVOT TIME, L.L.C.
 PHOENIX, AZ
 SW CORNER DEER VALLEY RD AND 27TH AVE
 SECTION 23, T-4-N, R-2-E, G&SRB&M

PROJECT NO.
 8759.001
 SHEET NUMBER
 2
 2 OF 2