

SANDS SCOTTSDALE TOWNHOUSES TWO

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION ONE, T.2 N., R.4 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of
Coe & Van Loo
MAY 19 1977-200

on page 140
Witness my hand and official seal the day and year aforesaid.

Tom Fractone
County Recorder
By Sam D. Ng
Deputy Recorder

E. 1/4 COR. SEC. 1
Fd. Stone

CENTERLINES AND BOUNDARIES

NO.	Δ	OR BRG.	DIST. OR RAD.	ARC	NO.	Δ	OR BRG.	DIST. OR RAD.	ARC
1	N00°07'16"E		24.50						

DEDICATION
STATE OF ARIZONA } ss
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF SANDS SCOTTSDALE TOWNHOUSES TWO A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION ONE, T.2N., R.4 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SANDS SCOTTSDALE TOWNHOUSES TWO AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS & TRACTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT TRANSAMERICA TITLE INSURANCE COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS PIMA ROAD SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF: TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, HAS HERETOBY CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 14th DAY OF April, 1977.

TRANSAMERICA TITLE INSURANCE COMPANY,
AS TRUSTEE
BY William C. Knight
ASSISTANT SECRETARY

LOTS

LOT NO.	Δ	OR BRG.	DIST. OR RAD.	ARC
85	N00°07'16"E		24.50	
104	S89°52'44"E		6.73	
105	S89°52'44"E		22.91	
112	S89°52'44"E		9.72	
117	S89°52'44"E		1.81	
118	S47°47'51"E		14.23	
119	S89°53'35"E		36.00	
121	S89°53'35"E		6.43	
121	N00°06'25"E		4.33	
125	S21°41'06"E		27.37	
126	N00°06'25"E		12.00	
126	S89°53'35"E		20.00	
127	S89°53'35"E		15.00	
127	N00°06'25"E		16.00	
128	S21°41'06"E		18.02	
129	N00°06'25"E		36.33	

CURVE DATA

NO.	Δ	RAD.	ARC	TAN
1	10°23'48"	720.00	130.65	65.50
2	16°20'44"	100.00	28.53	14.36
3	21°54'22"	100.00	38.23	19.35
4	04°06'42"	200.00	14.35	7.18
5	28°56'09"	40.00	20.20	10.32
6	29°55'35"	20.00	10.45	5.35
7	21°54'22"	116.00	44.35	22.45
8	14°04'35"	84.00	20.64	10.37
9	89°54'00"	12.00	18.83	11.98
10	42°58'19"	40.00	30.00	15.73
11	07°33'58"	736.00	97.19	48.67
12	101°40'40"	12.00	21.30	14.73
13	80°24'22"	12.00	16.84	10.14
14	02°47'10"	704.00	34.24	17.12
15	108°13'23"	12.00	22.67	16.58
16	13°29'48"	425.00	100.11	50.29
17	84°02'17"	12.00	17.60	10.81
18	12°10'05"	645.00	136.98	68.73
19	90°03'10"	12.00	18.86	12.01
20	12°56'24"	375.00	84.69	42.53
21	70°48'04"	12.00	14.93	8.33
22	33°08'23"	645.00	373.09	191.91
23	67°11'06"	12.00	14.07	7.97
24	08°43'38"	736.00	112.11	56.16
25	02°58'25"	704.00	36.54	18.27
26	02°56'03"	704.00	36.06	18.03
27	02°53'40"	704.00	36.00	18.01
28	02°57'39"	704.00	36.38	18.19
29	07°19'25"	12.00	1.53	0.77
30	02°51'08"	704.00	35.03	17.53
31	02°56'08"	704.00	36.07	18.04
32	01°58'33"	704.00	24.28	12.14
33	09°53'39"	12.00	2.01	1.01
34	89°54'00"	40.50	63.55	40.43
35	04°06'52"	40.50	45.93	25.79
36	64°58'48"	40.50	45.93	25.79
37	36°12'37"	20.00	12.64	6.54
38	42°45'53"	20.00	4.93	2.50
39	04°06'42"	216.00	15.50	7.78
40	36°01'45"	40.00	25.15	13.01
41	41°48'57"	40.00	29.19	15.28
42	02°19'22"	184.00	7.46	3.73
43	09°43'03"	12.00	1.41	0.70
44	01°47'20"	184.00	5.74	2.87
45	07°49'47"	84.00	11.48	5.75
46	09°57'21"	116.00	20.16	10.10
47	06°23'23"	116.00	12.94	6.47
48	04°54'09"	84.00	6.70	3.35
49	11°46'35"	84.00	17.26	8.66

TRACTS

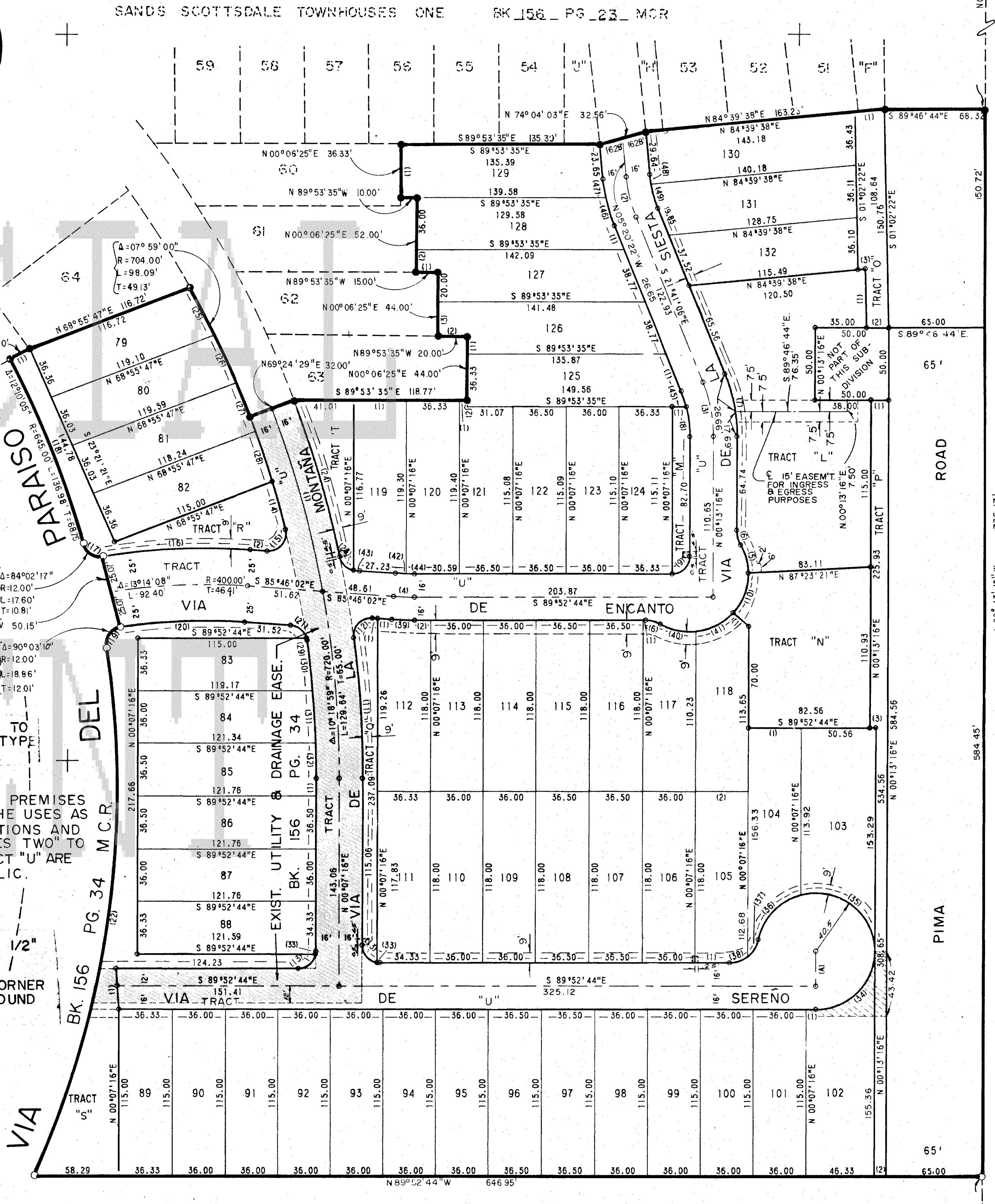
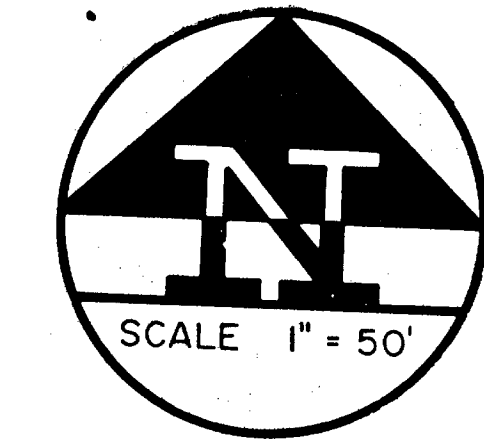
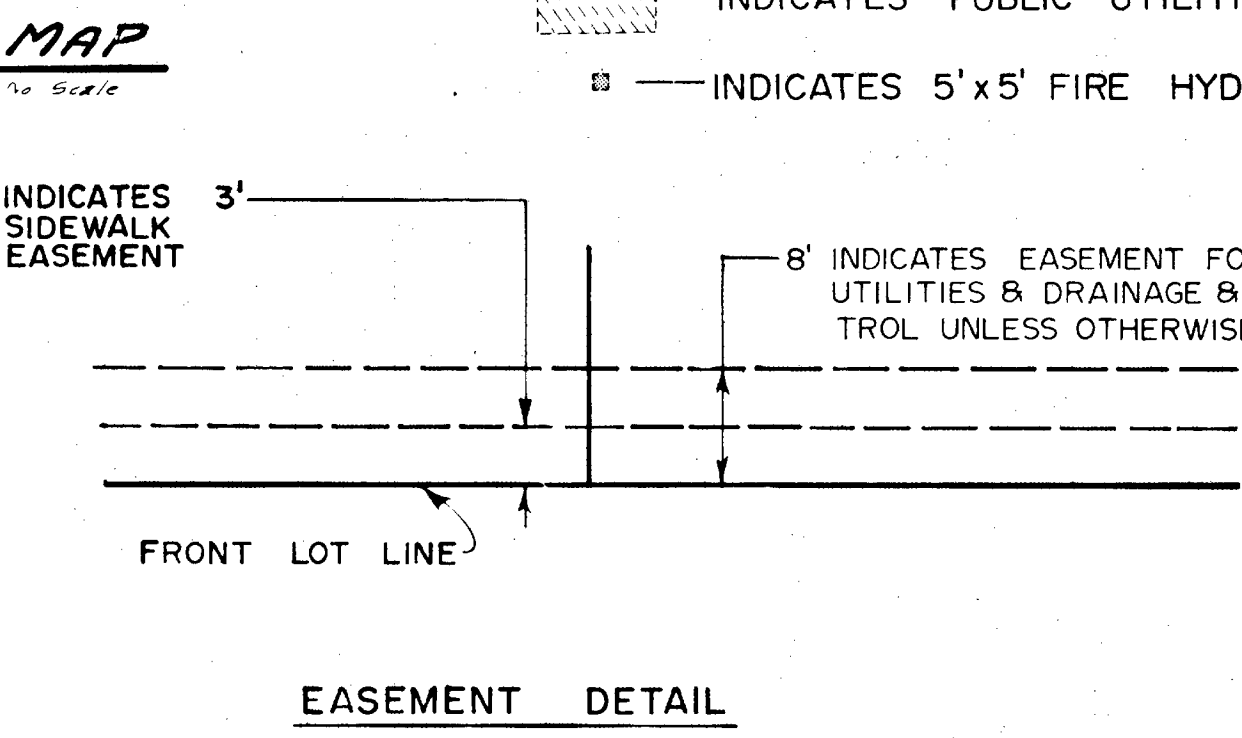
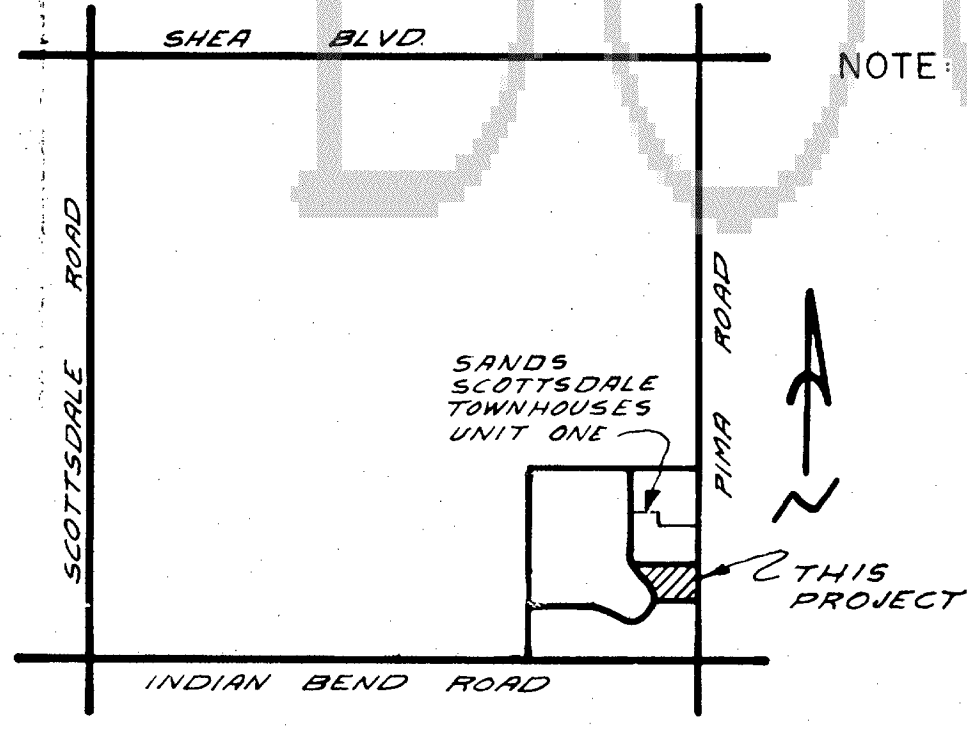
TRACT NO.	Δ	OR BRG.	RAD OR DIST.	ARC
L	S01°02'22"E		40.67	
M	S89°53'35"E		9.66	
O	N84°39'38"E		20.05	
O	S89°46'44"E		15.00	
P	N84°39'38"E		5.01	
P	S89°46'44"E		12.00	
P	S89°52'44"E		8.00	
P	S89°52'44"E		4.00	
Q	S89°46'02"E		3.66	
R	N63°36'22"E		15.00	
R	S89°46'02"E		11.82	
S	S03°49'03"E		28.07	

ACKNOWLEDGEMENT
STATE OF ARIZONA } ss
COUNTY OF MARICOPA }
ON THIS THE 14th DAY OF April, 1977, BEFORE ME THE UNDERSIGNED OFFICER APPEARED William C. Knight WHO ACKNOWLEDGED HIMSELF TO BE AN ASSISTANT SECRETARY OF TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND ACKNOWLEDGED THAT HE AS AN ASSISTANT SECRETARY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS AN ASSISTANT SECRETARY.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL.
BY Mary C. Hadden 2-24-81
NOTARY PUBLIC MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATE
I, George Samuella, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF April, 1973; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
DATED April 16, 1977.
George Samuella P.E.

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE ARIZONA, THIS 19 DAY OF April, 1977
BY William C. Jenkins ATTEST Sam Hill
MAYOR CLERK
I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.
BY John A. Dickson 5/13/77
PLANNING DIRECTOR DATE
I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND AND REQUIREMENTS OF THE ORDINANCE HAVE BEEN MET.
BY George Samuella 5-16-77
CITY ENGINEER DATE



NOTE: ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
NOTE: CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
NOTE: THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACT "L" THROUGH TRACT "U" TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDS SCOTTSDALE TOWNHOUSES TWO TO BE HEREAFTER RECORDED. TRACT "L" THROUGH TRACT "U" ARE NOT DEDICATED TO THE USE OF THE GENERAL PUBLIC.

NOTE: SPECIAL EASEMENT
There is hereby dedicated a blanket easement upon, across, over, and under tracts "L" through "U" including the right to use existing roadways, for ingress, egress, construction, installation, replacement, repair, maintenance and operation of all utilities, including, but not limited to water, sewers, gas, telephones, and electricity. By virtue of this easement, it shall be expressly permissible for the providing telephone, gas, and/or electrical company to erect, replace, and maintain necessary equipment on said property and to bury underground conduits, wires, and a buried cable system, and gas lines, together with all the necessary appurtenances. This easement shall in no way affect any other recorded easement on said premises. Said easement shall not limit construction of buildings or other improvements as may be proposed by the developer.

NOTE: TRACTS "M", "O", "P", "Q", "R", "S", & "T" ARE DEDICATED FOR GREEN AREA PURPOSES.
TRACTS "L" & "N" ARE DEDICATED FOR STORAGE PURPOSES.
TRACT "U" IS DEDICATED FOR ROADWAY PURPOSES.
NOTHING CONTAINED IN THE ABOVE NOTES SHALL BE CONSTRUED TO BE A DEDICATION TO THE PUBLIC.