156-23

SANDS SCOTTSDALE TOWNHOUSES ONE

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

156-23

CENTERLINES AND BOUNDARIES							
NO.	△ OR BRG.	DIST. OR RAD	ARC	NO.	△ OR BRG.	DIST. OR RAD	ARC
				D	N88°57'38"E	28.04'	
B	N00°06'08"E	29.32		E	N52°09'38"E	16.00	
C	S89°53'52"E	28.00					

TRACTS				
TRACT	NO.	△ OR BRG	RAD OR DIST	ARC
A	1	S89°53'52"E	14.10	
A	2	S89°53'52"E	17.60	
C	1	N00°06'08"E	1.32	
D	1	S89°53'35"E	14.57	
F	1	N84°39'38"E	18.57	
F	2	S89°53'35"E	10.00	
G	1	N84°39'38"E	3.75	
H	1	N84°39'38"E	12.00	

LOTS				
LOT	NO.	△ OR BRG.	DIST. OR RAD	ARC
11	1	S37°50'22"E	6.69	
16	1	S83°53'52"E	16.19	
19	1	S83°53'52"E	22.32	
26	1	N47°12'01"E	12.54	
27	1	N84°12'38"E	4.39	
27	2	S89°53'35"E	44.33	
31	1	N84°12'38"E	0.08	
31	2	S89°53'35"E	44.50	
34	1	S83°53'52"E	39.15	
34	2	S89°53'35"E	44.00	
36	1	S89°53'35"E	44.00	
43	1	S84°50'22"E	13.74	
51	1	N84°39'38"E	44.33	
55	1	S84°50'22"E	18.08	
60	1	N00°06'25"E	44.33	
61	1	N00°06'25"E	8.00	
62	1	N00°06'25"E	44.00	
63	1	N00°06'25"E	44.00	
64	1	S35°46'59"E	44.36	
65	1	S37°50'22"E	8.67	
65	2	S32°11'54"E	44.21	
69	1	S37°50'22"E	44.33	
76	1	S37°50'22"E	10.00	
77	1	S12°31'59"E	14.32	
78	1	N00°06'08"E	5.32	

CURVE DATA				
NO	△	RAD	ARC	TAN
1	06°00'00"	675.00	70.69	35.38
2	04°45'00"	475.00	39.38	19.70
3	10°30'00"	150.00	27.49	13.78
4	80°24'22"	12.00	16.84	10.14
5	90°00'00"	12.00	18.85	12.00
6	38°00'00"	470.00	311.72	161.83
7	80°24'21"	12.00	16.84	10.14
8	10°26'44"	645.00	117.59	58.96
9	15°07'14"	271.00	71.52	35.97
10	87°34'11"	12.00	18.34	11.50
11	37°56'30"	134.00	88.74	46.06
12	87°31'24"	25.00	38.19	23.94
13	01°34'25"	736.00	20.22	10.11
14	93°01'49"	12.00	19.48	12.85
15	16°42'31"	239.00	69.70	35.10
16	90°00'00"	20.00	31.42	20.00
17	64°34'42"	25.00	28.18	15.80
18	41°45'37"	25.00	18.22	9.54
19	80°25'55"	12.00	16.85	10.15
20	85°42'00"	12.00	17.95	11.13
21	89°24'08"	12.00	18.72	11.88
22	03°40'42"	691.00	44.36	22.19
23	02°19'18"	691.00	28.00	14.00
24	01°58'40"	634.00	21.88	10.94
25	04°01'29"	634.00	44.54	22.28
26	04°01'30"	634.00	44.54	22.28
27	01°51'51"	634.00	20.63	10.31
28	02°13'31"	491.00	19.07	9.54
29	48°14'23"	25.00	21.05	11.19
30	02°31'29"	491.00	21.64	10.82
31	04°45'00"	459.00	38.05	19.04
32	04°47'03"	15.50	1.29	0.65
33	03°49'52"	666.00	44.53	22.27
34	03°49'44"	666.00	44.51	22.26
35	03°47'38"	666.00	44.10	22.06
36	00°26'16"	666.00	5.09	2.54
37	00°03'20"	659.00	0.64	0.32
38	03°50'08"	659.00	44.12	22.07
39	02°28'36"	25.00	1.08	0.54
40	02°06'32"	659.00	24.26	12.13
41	09°40'05"	271.00	45.73	22.92
42	09°21'54"	271.00	44.30	22.20
43	06°24'58"	271.00	30.35	15.19
44	01°06'14"	134.00	2.58	1.29
45	09°23'46"	134.00	21.98	11.01
46	21°07'18"	25.00	9.22	4.66
47	01°31'13"	166.00	4.40	2.20
48	08°58'47"	166.00	26.02	13.03
49	01°46'44"	239.00	7.42	3.71
50	10°34'11"	239.00	44.09	22.11
51	10°54'45"	239.00	45.52	22.83
52	04°10'39"	736.00	53.66	26.84
53	03°57'53"	736.00	50.93	25.47
54	03°49'19"	736.00	49.10	24.56
55	03°42'35"	736.00	47.65	23.84
56	08°23'16"	704.00	78.49	39.28
57	02°52'35"	704.00	35.34	17.67
58	09°35'39"	12.00	2.01	1.01
59	09°35'38"	12.00	2.01	1.01
60	11°02'42"	166.00	32.00	16.05
61	14°14'11"	166.00	41.25	20.73
62	12°39'37"	166.00	36.68	18.41
63	01°48'16"	615.00	19.87	9.69

311915

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of

AMERICA TITLE INSURANCE COMPANY

DEC 5 1972-9 80

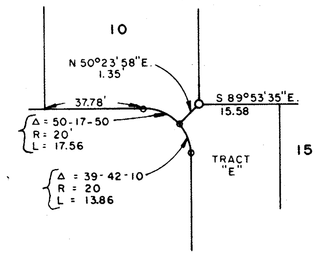
in Docket Book - 156

on page 23

Witness my hand and official seal the day and year aforesaid.

Paul N. Marston
County Recorder

By _____ Deputy Recorder



DETAIL OF LOT CORNER

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS :

THAT TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA , AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF "SANDS SCOTTSDALE TOWNHOUSES ONE" A SUBDIVISION OF THE SOUTHEAST QUARTER SECTION ONE, T. 2 N., 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 ONE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET & 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 OF ARIZONA , AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREET _____ 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 OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 28 DAY OF Nov. , 1972.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA,
AS TRUSTEE

BY Hazel Simmons
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 28 DAY OF November , 1972, BEFORE ME THE UNDERSIGNED OFFICER APPEARED HAZEL SIMMONS WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS A TRUST OFFICER, 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 A TRUST OFFICER.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY Karen B. Dressik on Karen C. Long 3-2-76
NOTARY PUBLIC MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATE

I, John B. Nelson , 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 JULY 1972; 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 Nov. 7 , 1972.

John B. Nelson
P.E.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE ARIZONA , THIS 19 DAY OF Sept , 1972

BY Bud Tina MAYOR ATTEST Jean Anderson Hill CLERK

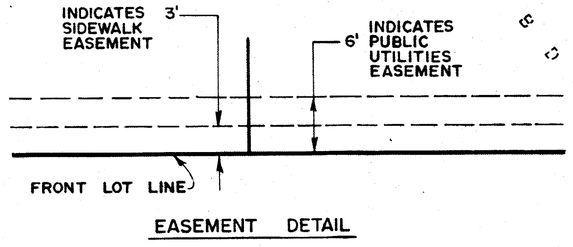
I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.

BY William J. Wolfe PLANNING DIRECTOR 11-30-72 DATE

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE ORDINANCE HAVE BEEN MET.

BY Daniel C. Roby CITY ENGINEER 11-29-72 DATE

NOTE - TRACT "K" IS A PRIVATE DRIVE AND IS AN EASEMENT FOR PUBLIC UTILITIES, EMERGENCY SERVICE AND REFUSE TYPE VEHICLES.



EASEMENT DETAIL

NOTE: THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACT "A" THROUGH TRACT "H" INCLUSIVE AND TRACTS "J" & "K" TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SANDS SCOTTSDALE TOWNHOUSES ONE" TO BE HEREAFTER RECORDED. TRACT "A" THROUGH TRACT "H" INCLUSIVE AND TRACTS "J" & "K" ARE NOT DEDICATED TO THE USE OF THE GENERAL PUBLIC.

NOTE : ALL UTILITIES TO BE PLACED UNDERGROUND.

NOTE : CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING

- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR , UNLESS OTHERWISE INDICATED.
- INDICATES CORNER OF THIS SUBDIVISION & CORNER OF SANDS SCOTTSDALE PATIO HOMES (BK ,PG.) FOUND 1/2" IRON BAR, UNLESS OTHERWISE INDICATED.
- INDICATES CORNER OF THIS SUBDIVISION & CORNER OF INNER CIRCLE (BK. III , PG. 42) — FOUND 1/2" IRON BAR , UNLESS OTHERWISE INDICATED.
- INDICATES CORNER OF THIS SUBDIVISION & CORNER OF SANDS SCOTTSDALE ONE (BK. PG.) — FOUND 1/2" IRON BAR , UNLESS OTHERWISE INDICATED.

Coe & Van Loo

EE-951

EE-951

113-34-03