

# SANDS SCOTTSDALE 173-13

## THREE

A SUBDIVISION OF PART OF THE W. 1/2 S.E. 1/4 OF SECTION 1, T.2 N., R.4 E.,  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

145449

STATE OF ARIZONA  
County of Maricopa

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

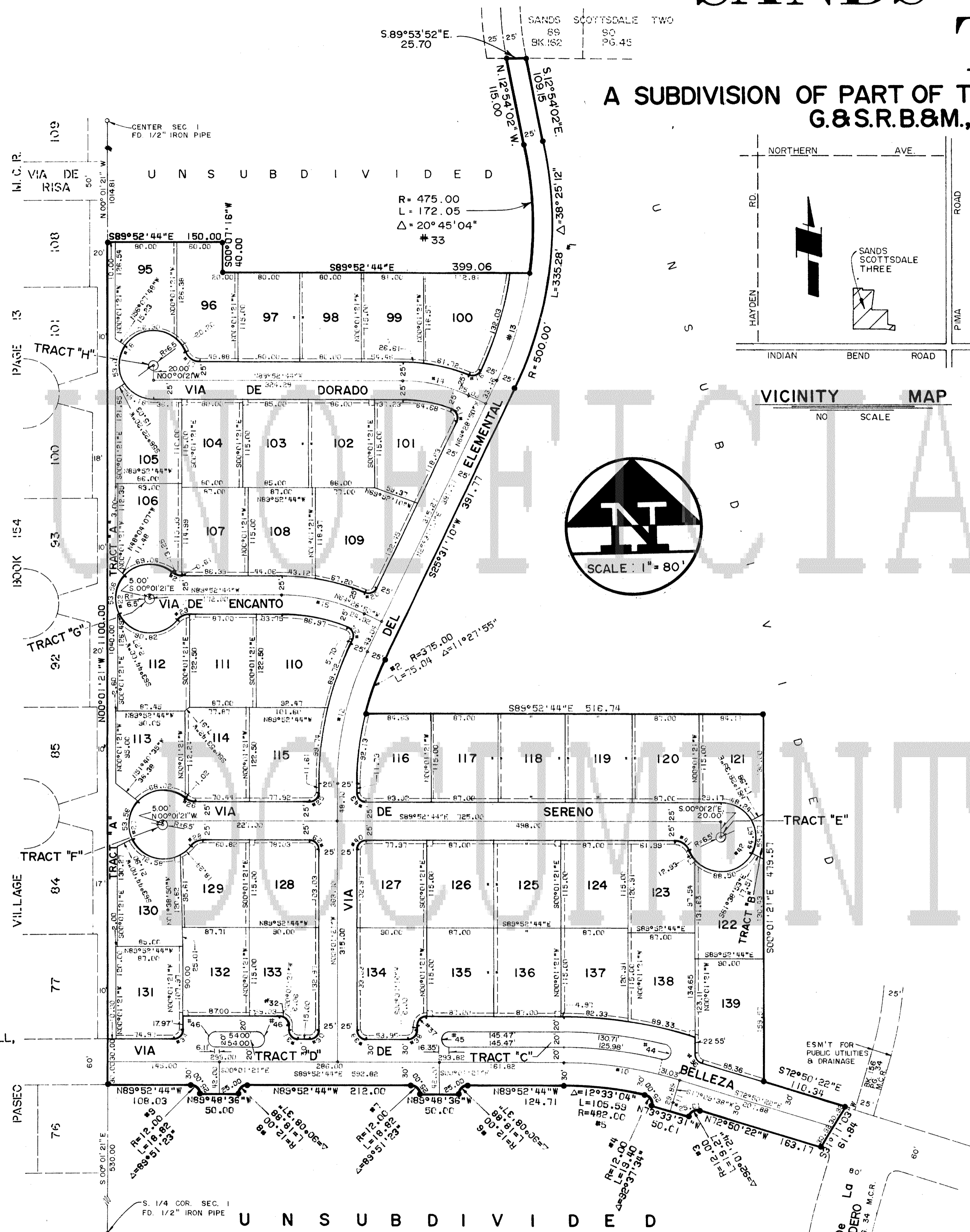
*Coel & Van Loo*  
JUN 4 1974

in Book 173  
on page 13

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

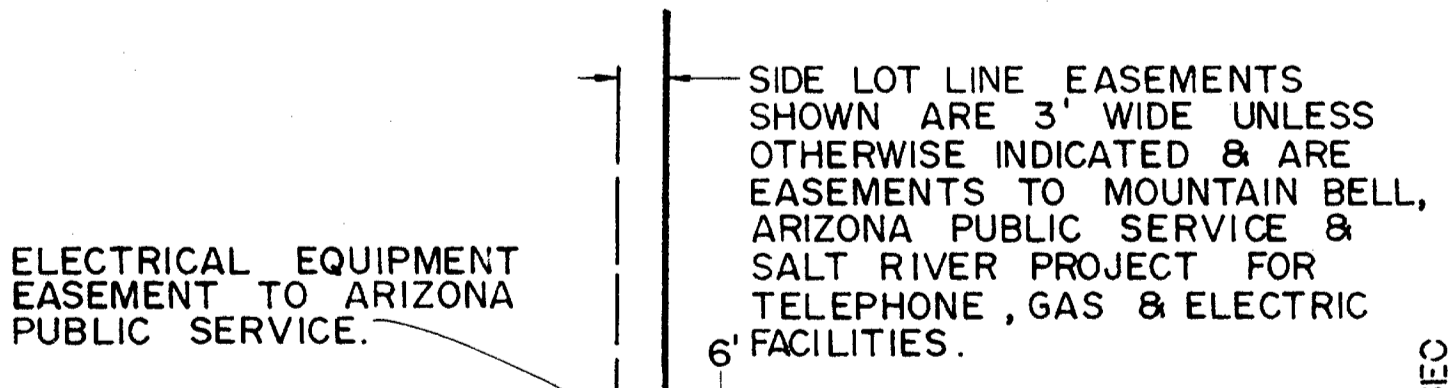
Paul M. Marston  
County Recorder  
By *Lesly Ong*  
Deputy Recorder

CURVE	DATA				
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEING
1	038°25'12"	500.00	335.28	329.03	N06°18'34.4"E
2	011°27'55"	375.00	25.04	74.31	S19°47'12.5"W
3	032°01'24"	12.00	12.00	12.00	S61°08'56.3"W
4	052°37'34"	12.00	13.40	17.35	N31°00'55.9"W
5	012°33'04"	482.00	105.53	103.39	N63°36'11.3"W
6	030°08'37"	12.00	18.86	16.39	S45°02'57.7"W
7	089°51'23"	12.00	18.86	16.35	N44°57'02.4"W
8	030°08'37"	12.00	18.86	16.35	S45°02'57.7"W
9	089°51'23"	12.00	18.86	16.35	N44°57'02.4"W
10	017°02'22"	512.00	152.27	151.71	S17°21'33.0"E
11	001°56'15"	380.00	12.85	12.85	S17°11'30.7"W
12	025°32'31"	400.00	178.32	176.84	N12°44'54.2"E
13	017°39'59"	475.00	146.46	145.88	N16°41'10.8"E
14	025°23'04"	200.00	88.45	87.93	N73°10'42.0"E
15	025°23'04"	250.00	110.62	109.92	N73°10'42.0"E
16	087°31'05"	12.00	16.33	16.60	S68°51'20.5"W
17	007°22'48"	20.00	23.52	22.19	S56°11'15.8"W
18	217°22'48"	45.00	134.23	74.88	S33°48'40.1"W
19	034°13'11"	12.00	19.73	17.58	S21°38'26.4"E
20	081°35'14"	12.00	16.34	16.41	S68°18'47.1"W
21	038°42'55"	20.00	13.86	13.59	N70°01'16.7"W
22	271°44'07"	45.00	213.42	62.67	S08°01'52.8"E
23	058°01'12"	20.00	18.16	17.54	N64°06'39.8"E
24	089°51'23"	12.00	18.86	16.35	S14°57'02.4"E
25	030°08'37"	12.00	18.86	16.35	S45°02'57.5"W
26	038°42'55"	20.00	13.86	13.59	N70°01'16.7"W
27	271°44'07"	45.00	213.42	62.67	S08°01'52.8"E
28	058°01'12"	20.00	18.16	17.54	N64°06'39.8"E
29	089°51'23"	12.00	18.86	16.35	S14°57'02.4"E
30	030°08'37"	12.00	18.86	16.35	S45°02'57.5"W
31	089°51'23"	12.00	18.86	16.35	N44°57'02.6"W
32	089°51'23"	12.00	18.86	16.35	N44°57'02.4"W
33	020°45'04"	475.00	172.05	171.91	S02°34'21.0"E
34	030°08'37"	12.00	18.86	16.35	S45°02'57.5"W
36	072°49'01"	12.00	15.25	14.24	S46°24'51.0"E
37	090°00'00"	12.00	18.85	16.37	S45°07'15.9"W
38	090°00'00"	12.00	18.85	16.37	S45°07'16.0"W
39	089°51'23"	12.00	18.86	16.35	N44°57'02.6"W
40	030°08'37"	12.00	18.86	16.35	N44°57'02.5"E
41	057°22'46"	20.00	23.52	22.19	S56°11'19.8"E
42	247°26'38"	45.00	134.34	74.86	N33°46'45.2"E
43	089°51'23"	12.00	18.86	16.35	N44°57'02.4"W
44	180°00'00"	10.00	31.42	20.00	N14°00'52.0"E
45	180°00'00"	10.00	31.42	20.00	N00°07'16.0"E
46	180°00'00"	10.00	31.42	20.00	N00°07'16.0"E



INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR, UNLESS OTHERWISE INDICATED.

ALL UTILITIES TO BE PLACED UNDERGROUND.



NOTE: CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. NO FENCING SHALL BE PERMITTED WITHIN THE PEDESTRIAN & BICYCLE PATH EASEMENTS.

### DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF "SANDS SCOTTSDALE THREE" PART OF THE W. 1/2 S.E. 1/4 OF SECTION 1, 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 THREE" 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, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT TRANSAMERICA TITLE COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS & TRACTS "A", "B", "C" & "D" SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACTS "A", "B", "C" & "D" TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SANDS SCOTTSDALE THREE" TO BE HEREAFTER RECORDED. ALL OF TRACTS "A", "B", "C" & "D" ARE DEDICATED AS PUBLIC UTILITIES, PEDESTRIAN AND BICYCLE PATH EASEMENTS.

TRACTS "E", "F", "G" & "H" ARE NOT DEDICATED TO THE PUBLIC BUT ARE FOR THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR "SANDS SCOTTSDALE THREE" TO BE HEREAFTER RECORDED.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF: TRANSAMERICA TITLE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 25th DAY OF APRIL, 1974.

TRANSAMERICA TITLE COMPANY AS TRUSTEE

BY *Robert C. Quinn* TRUST OFFICER

### ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS THE 25th DAY OF APRIL, 1974, BEFORE ME THE UNDERSIGNED OFFICER APPEARED *Robert C. Quinn* WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF TRANSAMERICA TITLE COMPANY, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY *Traci Ann Bennett* 6-11-77  
NOTARY PUBLIC MY COMMISSION EXPIRES

### ENGINEER'S CERTIFICATE

I, *James W. Deason*, 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 FEBRUARY 1974; 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 8, 1974. *James W. Deason* P.E.

### APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE ARIZONA, THIS 21st DAY OF MAY, 1974.

BY *Bud Lima* ATTEST *Janet Hill*  
MAYOR CITY CLERK

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

BY *James W. Deason* 6/7/74  
PLANNING DIRECTOR DATE

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

BY *Daniel C. Deasy* 6/6/74  
CITY ENGINEER DATE

GROSS AREA = 16.379 ACRES

CONSULTING ENGINEERS, INC.  
**COE & VAN LOO**