



TOWN OF GILBERT, ARIZONA

HIGLEY AND RIGGS ROAD

**SUBJECT
SITE**

Riggs Rd.

Higley Rd.

Cordillera
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



TOWN OF GILBERT, ARIZONA

HIGLEY AND RIGGS ROAD

LOCATION

Located at the southwest corner of Higley Road and Riggs Road in the Town of Gilbert, Arizona.

SIZE

11.397 Acres (496,463 SF)

ASSESSOR PARCEL NUMBER

304-86-009F

ZONING

RC | Town of Gilbert

**Gilbert General Plan shows RC (Regional Commercial)*

PRICE

\$7,408,050 (\$650,000 per Acre)

TERMS

Cash

PROPERTY TAXES

2025 Assessment: \$18,098.66

UTILITIES

Electricity: SRP

Water: Town of Gilbert

Sewer: Town of Gilbert

Gas: Southwest Gas

Telephone/Cable: Cox

Communications

COMMENTS

Located in the booming suburban community of Gilbert with attractive demographics, population and job growth and a strong transportation network, this site represents one of the last available parcels for development.



GILBERT QUICK FACTS



POPULATION

2025 population: **279,569**
Annual population growth: **1.12%**
Median age of **36.1**



GROWTH

Population estimate 2030: **300,000**
Number of households: **90,299**
Median household income: **\$115,179**



NATIONAL ACCOLADES

#8 City Where More Young Residents Are Buying Homes (**SmartAsset, 2021**)
33rd Best City to Find a Job in 2021 (**WalletHub, 2021**)



MAJOR ECONOMIC DRIVERS

Banner MD Anderson Cancer Center
Celebration Stem Cell Centre
Transitional Research Institute
Cardiovascular & Stem Cell Consultants
Ironwod Cancer & Research Center
Merxy Gilvert Medical Center

Source: gilbertedi.com



TOP EMPLOYERS

Banner MD Anderson
Deloitte
Footprint
GoDaddy
Isagenix International
Lockheed Martin
Merrill Lynch
Morgan Stanley
Northrop Grumman
Silent-Aire USA

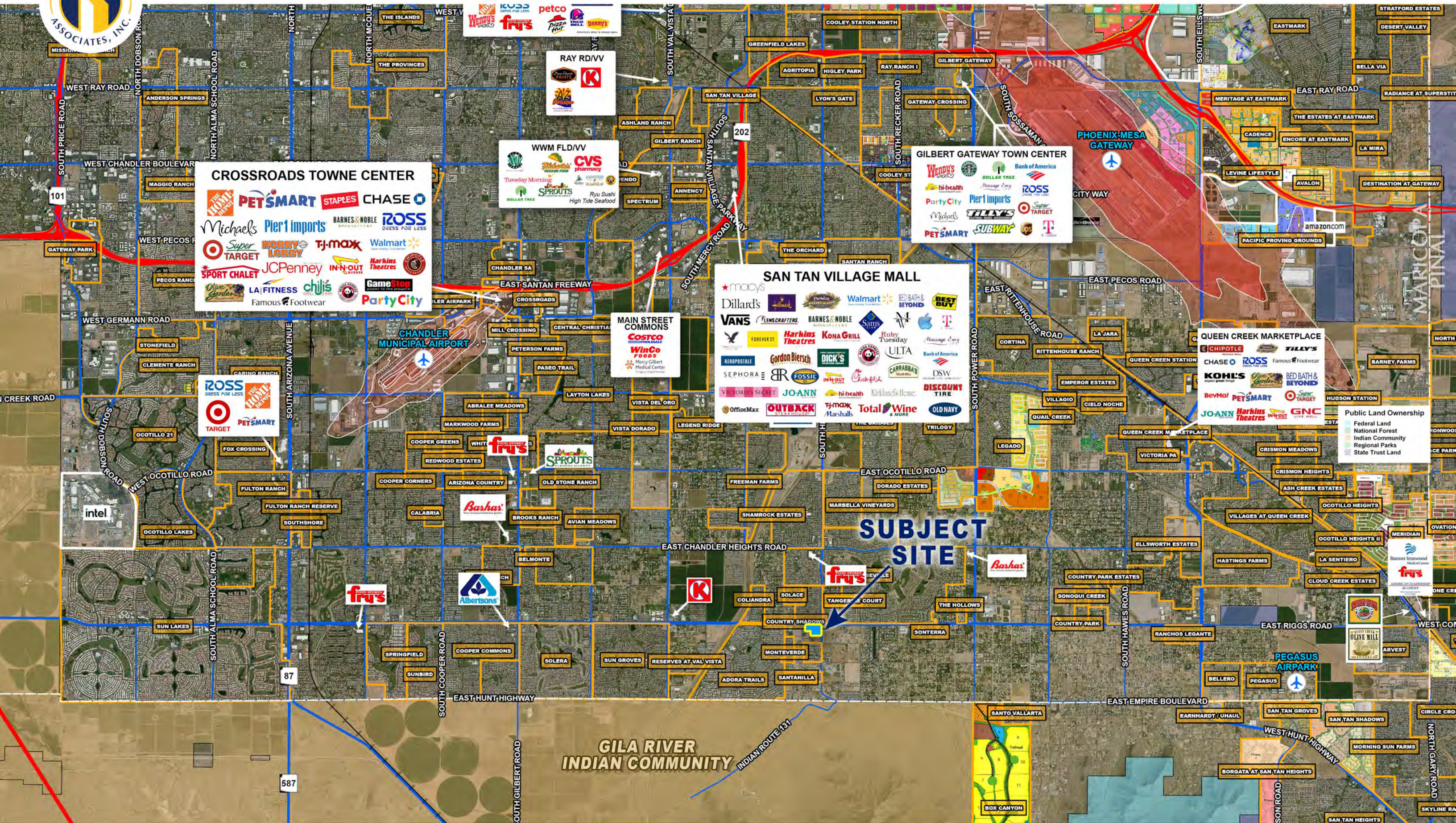
Source: phxeastvalley.com

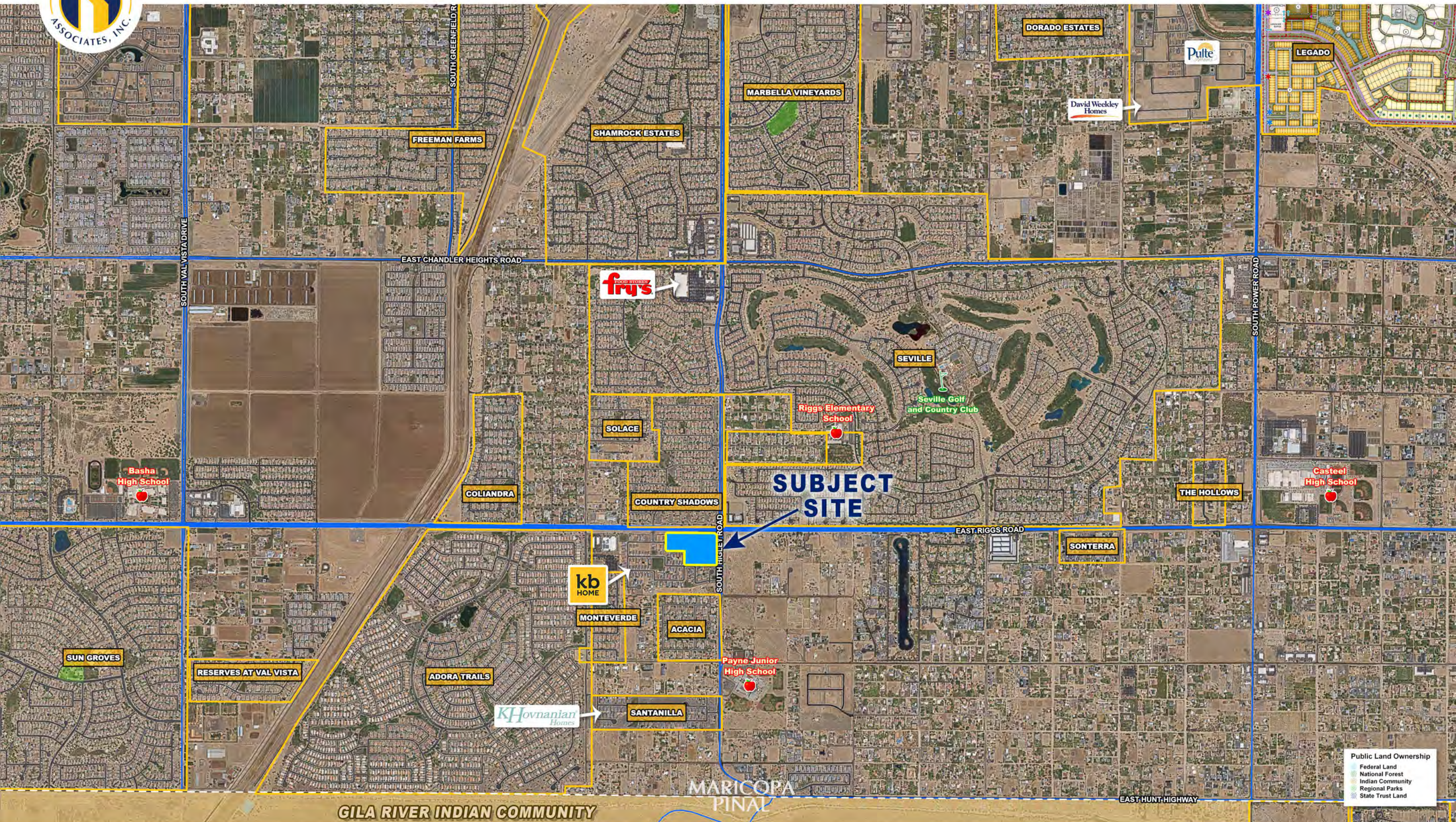


EDUCATION

Park University **16,500**
Chandler-Gilbert Community College **14,728**
Arizona State Univeristy Polytech **5,095**
University of Arizona- Nursing Campus **216**







Public Land Ownership

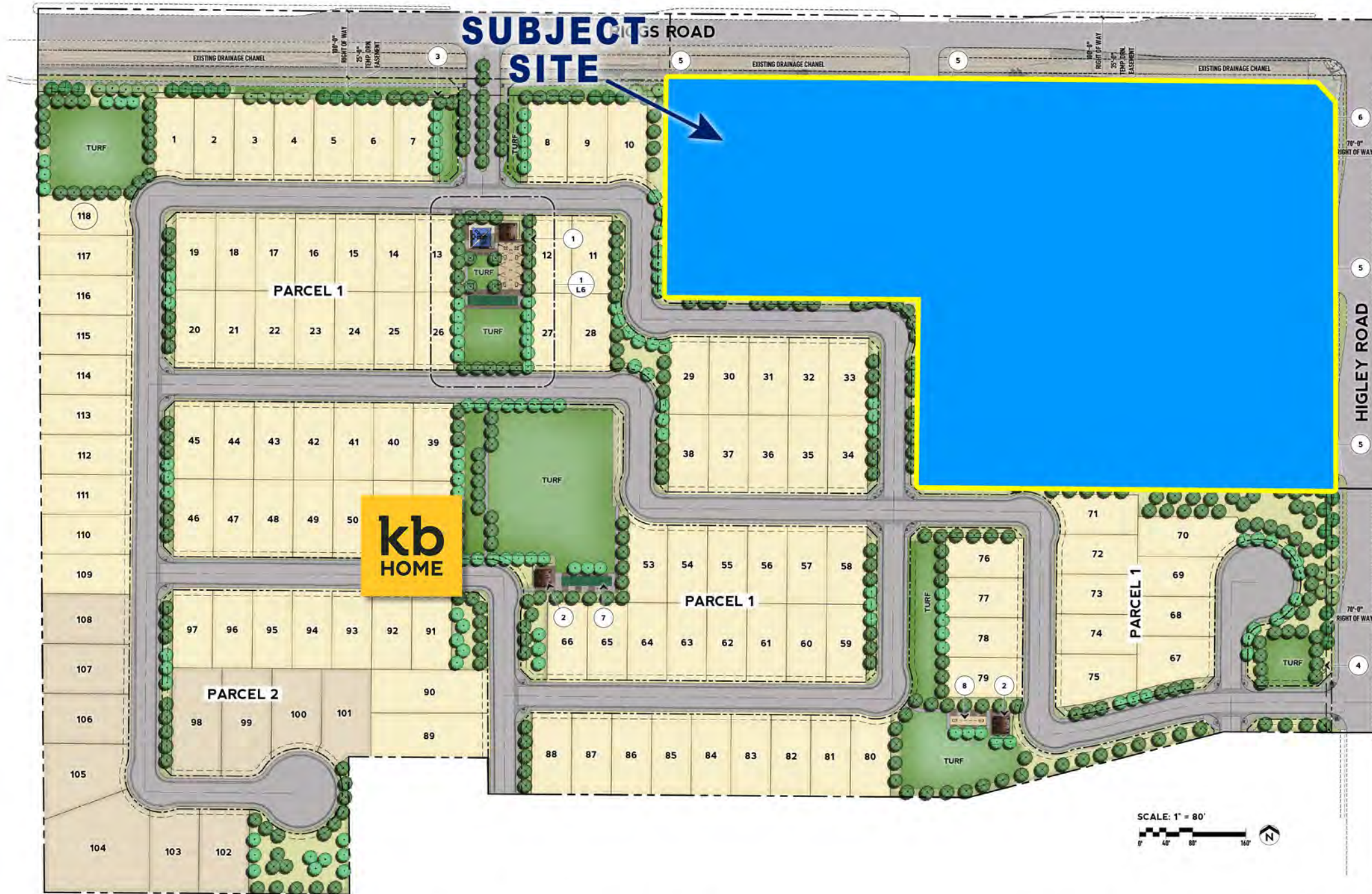
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



SUBJECT SITE

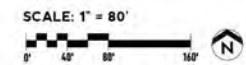
304-86-009F





LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24' BOX
	PARKINSONIA X 'SONORAN EMERALD' SONORAN EMERALD PALM VERDE	24' BOX
	PARKINSONIA PRAECOX PALM BREA	24' BOX
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE	24' BOX
	ULMUS PARVIFOLIA 'SEMPEVIRENS' EVERGREEN ELM	24' BOX
LARGE SHRUBS		
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.
	DODONEA VISCOSA 'PURPUREA' PURPLE HORSESHOE BUSH	5 GAL.
SHRUBS		
	LEUCOPYLLUM LANGMANIAE 'LYNNS LEGACY' LYNNS LEGACY SAGE	5 GAL.
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.
	RUPELLIA BRITTONIANA REBELIA	5 GAL.
	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.
	RUSSSELLIA EQUITIFORMIS CORAL FOUNTAIN	5 GAL.
ACCENTS		
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL.
	BOUGAINVILLEA 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	5 GAL.
GROUND COVER		
	ROSHARINUS OFFICINALIS 'HUNNINGTON CARPET' TRAILING ROSEMARY	1 GAL.
	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL.
	WEDILIA TRILOBATA YELLOW DOT	1 GAL.
TURF		
	TURF CYNOXON DACTYLON 'MOBON'	SOD
TURF BORDER		
	CONCRETE TURF HEADER	6' x 6'
	REGULAR GRAY	
TOP DRESSING		
	DECOMPOSED GRANITE EXPRESS BROWN	1/2" SCREENED
	ANGULAR RIP RAP EXPRESS GOLD	3'-6" ANGULAR



PROJECT TEAM

OWNER
VSTAR
2425 EAST CAMELBACK RD | SUITE 750
PHOENIX, AZ 85016
P: 480.352.2857
CONTACT: ANGE KORY

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
124 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878.4708
CONTACT: PAUL THOMAS

CIVIL ENGINEER
BOWMAN CONSULTING
1295 N. WASHINGTON STREET, SUITE 100
TEMPE, AZ 85281
P: (480) 829.8828
CONTACT: NATHAN LARSON

LEGEND

--- PROPERTY LINE
--- RIGHT OF WAY LINE
--- EASEMENT LINE
--- ROAD CENTER LINE

KEYED NOTES

- THE "GAME ROOM" PARK, SEE DETAIL 1, SHEET L4
 - (1) 24' x 24' RAMADAS
 - (1) PLAY STRUCTURE
 - (1) BOCCIE BALL COURT
 - (2) HORSESHOE COURT
 - (2) HORSE GRILL
 - (2) GAME TABLES
 - (2) PARK BENCHES
 - (2) PICNIC TABLES
 - (2) JUGS POTS
 - (3) TRASH RECEPTACLE
- 24' x 24' RAMADA, SEE DETAIL 3, SHEET L4
- RESIDENTIAL PRIMARY ENTRY MONUMENT, SEE DETAIL 1, SHEET L3
- RESIDENTIAL SECONDARY ENTRY MONUMENT, SEE DETAIL 2, SHEET L3
- COMMERCIAL WAY FINDING MONUMENT, SEE DETAIL 1, SHEET L4
- COMMERCIAL CORNER MONUMENT, SEE DETAIL 2, SHEET L4
- BOCCIE BALL COURT
- HORSESHOE COURT

SITE DATA

	GROSS	NET
COMMERCIAL (RC PAD):	14.83 AC	11.48 AC
SINGLE FAMILY RESIDENTIAL:	39.91 AC	37.14 AC
RESIDENTIAL OPEN SPACE:	6.55 AC	(14.4% GROSS) (17.4% NET)

LOT TABLE

PARCEL	ZONING	LOT AREA	LOT SIZE	LOTS
1	SF-4 PAD	7,000 S.F.	60' x 117'	107
2	SF-8 PAD	9,000 S.F.	75' x 120'	11
		TOTAL		118



CORDILLERA

GILBERT, AZ



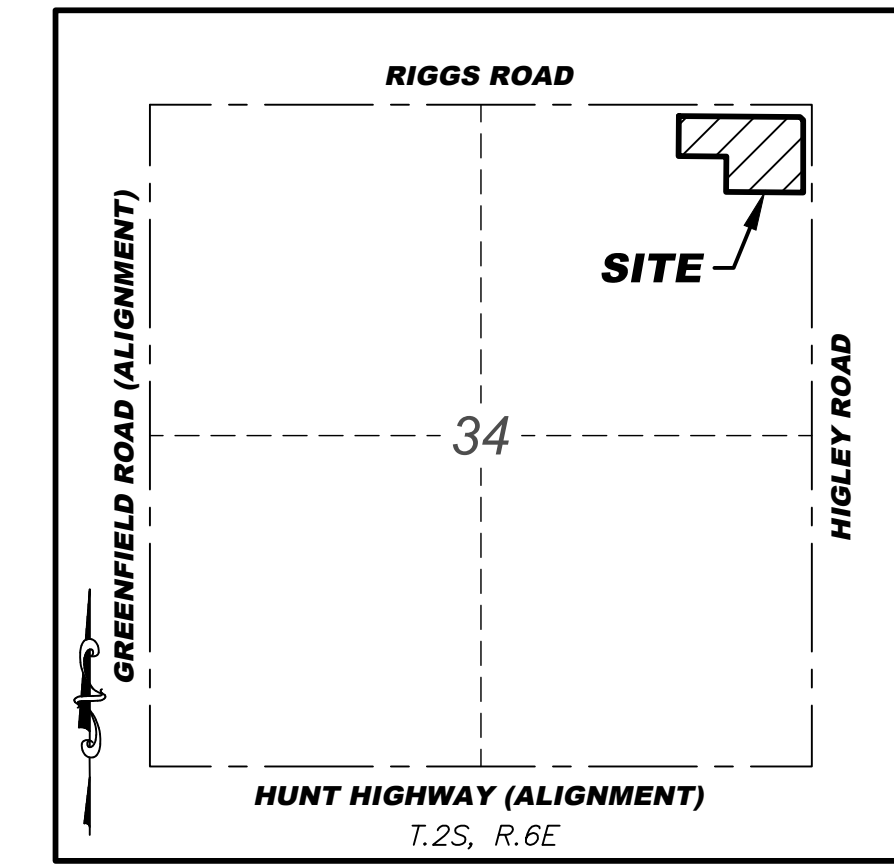
CONCEPTUAL DEVELOPMENT & LANDSCAPE PLAN

L1

DATE: 7.29.2019

ALTA / NSPS LAND TITLE SURVEY CORDILLERA AT THE SWC HIGLEY AND RIGGS

A PORTION OF THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 01894385-003-B64-SA, AMENDMENT NO. 2, AMENDMENT DATE: JUNE 17, 2021, DATED JUNE 14, 2021 AT 7:30 A.M.

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 LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

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 ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021. .

PHYSICAL ACCESS WITHIN FIVE FEET OF THE BOUNDARY WAS RESTRICTED.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGLEY ROAD, AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 6(a), THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7(a), THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON. WITH REGARD TO TABLE "A", ITEM 11, INFORMATION FROM THE SOURCE NOTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR HAS OBSERVED EVIDENCE OF RECENT CONSTRUCTION AS SHOWN HEREON.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, BEARS NORTH 89°31'21" WEST, A DISTANCE OF 2692.06 FEET;

THENCE SOUTH 00°00'04" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 706.02 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°31'21" WEST, A DISTANCE OF 70.00 FEET TO THE WEST LINE OF THE EAST 70 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°31'21" WEST, A DISTANCE OF 618.73 FEET;

THENCE NORTH 00°28'39" EAST, A DISTANCE OF 284.00 FEET;

THENCE NORTH 89°31'21" WEST, A DISTANCE OF 383.14 FEET;

THENCE NORTH 00°28'39" EAST, A DISTANCE OF 322.00 FEET;

THENCE CONTINUING NORTH 00°28'39" EAST, A DISTANCE OF 100 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°31'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1065.98 FEET TO THE POINT OF BEGINNING.

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 2021.
2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: ALBERT E. WEAVER RECORDING DATE: 08/12/1914 RECORDING NO: BOOK 110 OF DEEDS, PAGE 263 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. (BLANKET ITEM IN NATURE)
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND POWER RECORDING DATE: 01/22/1973 RECORDING NO: DOCKET 9956, PAGE 363 (NOT A PART OF SUBJECT PARCEL)
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: OVERHEAD AND UNDERGROUND POWER RECORDING DATE: 11/01/1973 RECORDING NO: DOCKET 10379, PAGE 1285 (AS SHOWN)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND POWER RECORDING DATE: 12/21/1992 RECORDING NO: 92-726297 (AS SHOWN)
7. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT ORDINANCE NO. 1696, RECORDED 02/14/2006 IN RECORDING NO. 2006-205346 (BLANKET ITEM IN NATURE)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: TEMPORARY DRAINAGE RECORDING DATE: 12/02/2010 RECORDING NO: 2010-1052361 (AS SHOWN)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITY RECORDING DATE: 12/02/2010 RECORDING NO: 2010-1052362 (AS SHOWN)
10. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3054, RECORDED 02/11/2011 IN RECORDING NO. 2011-127797. (NOT A PART OF SUBJECT PARCEL)
11. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3055, RECORDED 02/11/2011 IN RECORDING NO. 2011-127798. (AS SHOWN)
12. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3211, RECORDED OCTOBER 28, 2013 IN RECORDING NO. 2013-942275. (AS SHOWN)
13. 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.
14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
15. INTENTIONALLY DELETED.
16. INTENTIONALLY DELETED.

AREA

SUBJECT PROPERTY CONTAINS 496,463 SQUARE FEET OR 11.397 ACRES, MORE OR LESS.

ADDRESS

7292 S. HIGLEY ROAD
GILBERT, ARIZONA 85298

PARKING

NO STRIPPED PARKING SPACES

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, AS MEASURED BETWEEN FOUND MONUMENTS. SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST.

ZONING

ZONE: RC
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 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.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3150 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

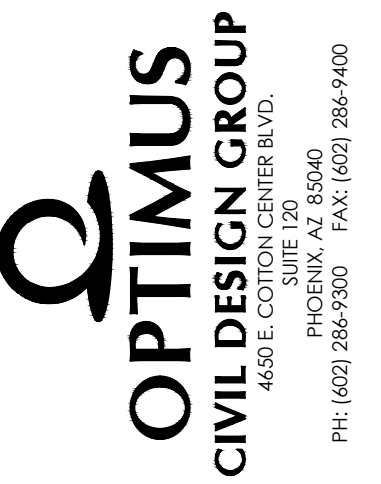
CERTIFICATION

TO: BMFA, 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE, 2021

ANTHONY SLATER
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
TSLATER@RICKENGINEERING.COM



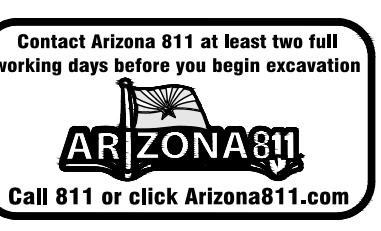
NO.	BY	DATE	REVISION

SURVEYOR:

SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

ALTA / NSPS LAND TITLE SURVEY
CORDILLERA AT THE SWC
HIGLEY AND RIGGS
GILBERT, ARIZONA



DRAWING NO.
P5595
SHEET NO. 1 OF 2

C:\RICK\Projects\P05500\5595_Cordillera_SWC_Higley_Riggs_Survey\Drawings\PHASE_3\ALTA\Drawings\PHASE_3\PHASE_3\CORDILLERA_PHASE_3_ALTA.dwg — plotted by: rsullivan ON 2021-07-28 @ 08:47 — ctsisig bw.ctb — ©2021 Rick Engineering Company

C:\RICK\Projects\1505500\5595_Cordillera_SWC_Higley_Riggs_Survey\Drawings\Phase_3\ALTA.dwg - plotted by: crsullivan, ON 2021-07-28 @ 08:48 - ctbsig bwctb - ©2021 Rick Engineering Company



SIG
SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY

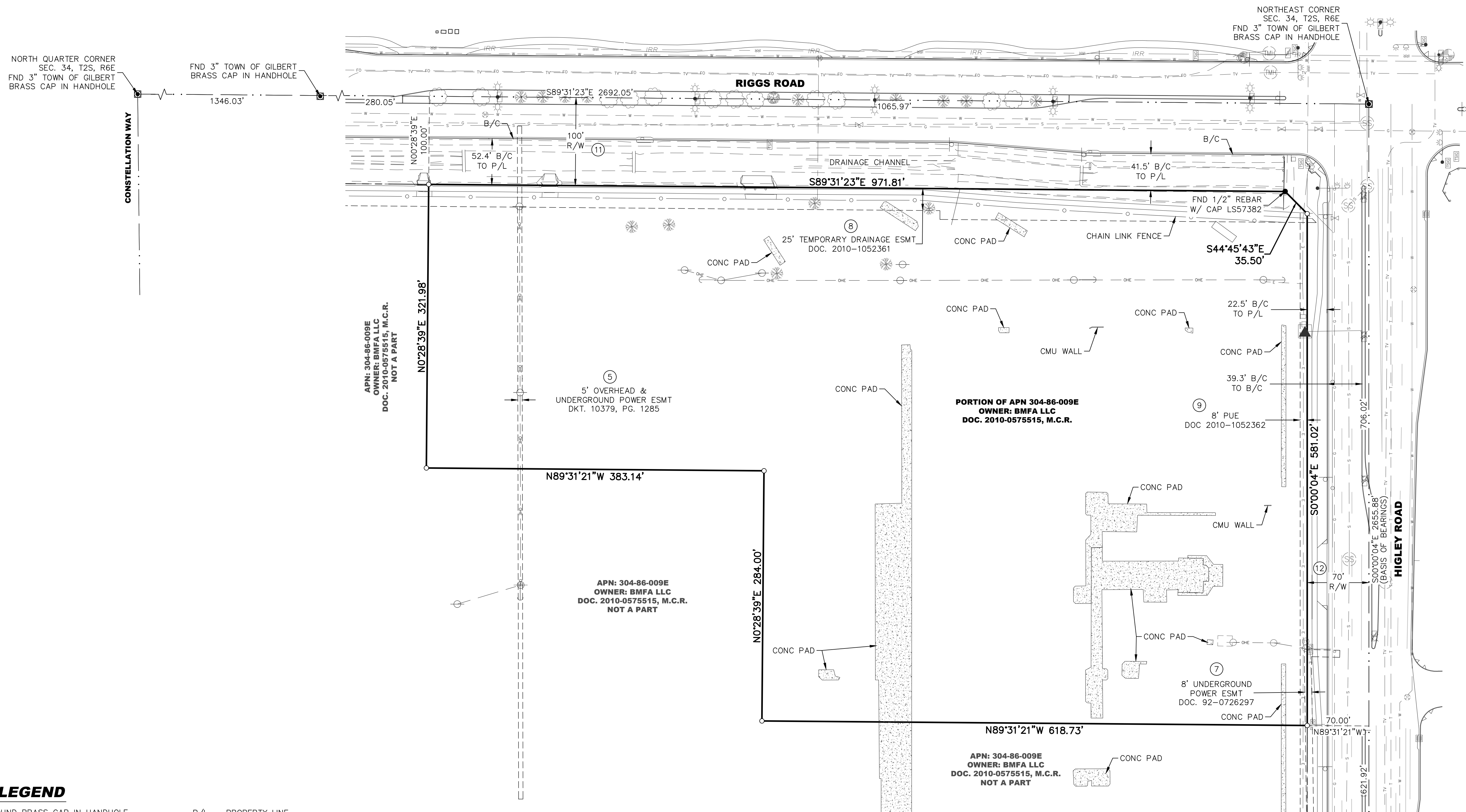
PROJECT NO: P5595
DRAWN BY: P5595
CHECKED BY:
CS SCALE: 1"=60'
TS DATE: 7/20/2021

ALTA / NSPS LAND TITLE SURVEY
CORDILLERA AT THE SWC
HIGLEY AND RIGGS
GILBERT, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

DRAWING NO.
P5595
SHEET NO. 2 OF 2

LEGEND	
	FOUND BRASS CAP IN HANDHOLE
	FOUND BRASS CAP FLUSH
	SET 1/2" REBAR WITH CAP RLS. #XXXXX
	FOUND 1/2" REBAR
	CABLE TV RISER
	CATCH BASIN
	DOWN GUY
	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	FIRE HYDRANT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE MANHOLE
	WATER VALVE
	LIGHT POLE
	GAS VALVE
	LIGHT POLE W/MAST
	DOUBLE LIGHT POLE W/MAST
	SIGN
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/MAST
	TRAFFIC SIGNAL JUNCTION BOX
	UTILITY POLE
	P/L PROPERTY LINE
	APN ASSESSOR'S PARCEL NUMBER
	ESMT EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	DOC. DOCUMENT NUMBER
	CONC. CONCRETE
	CMU CONCRETE MASONRY UNIT
	B/C BACK OF CURB
	DKT./PG. DOCKET NUMBER/PAGE
	M.C.R. MARICOPA COUNTY RECORDS
	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	ADJACENT BOUNDARY LINE
	CHAIN LINK FENCE
	WATER LINE
	SEWER LINE
	GAS BLUE STAKE LINE
	OVERHEAD ELECTRIC LINE
	STORM DRAIN LINE





GENERAL PLAN MAP
Gilbert, Arizona

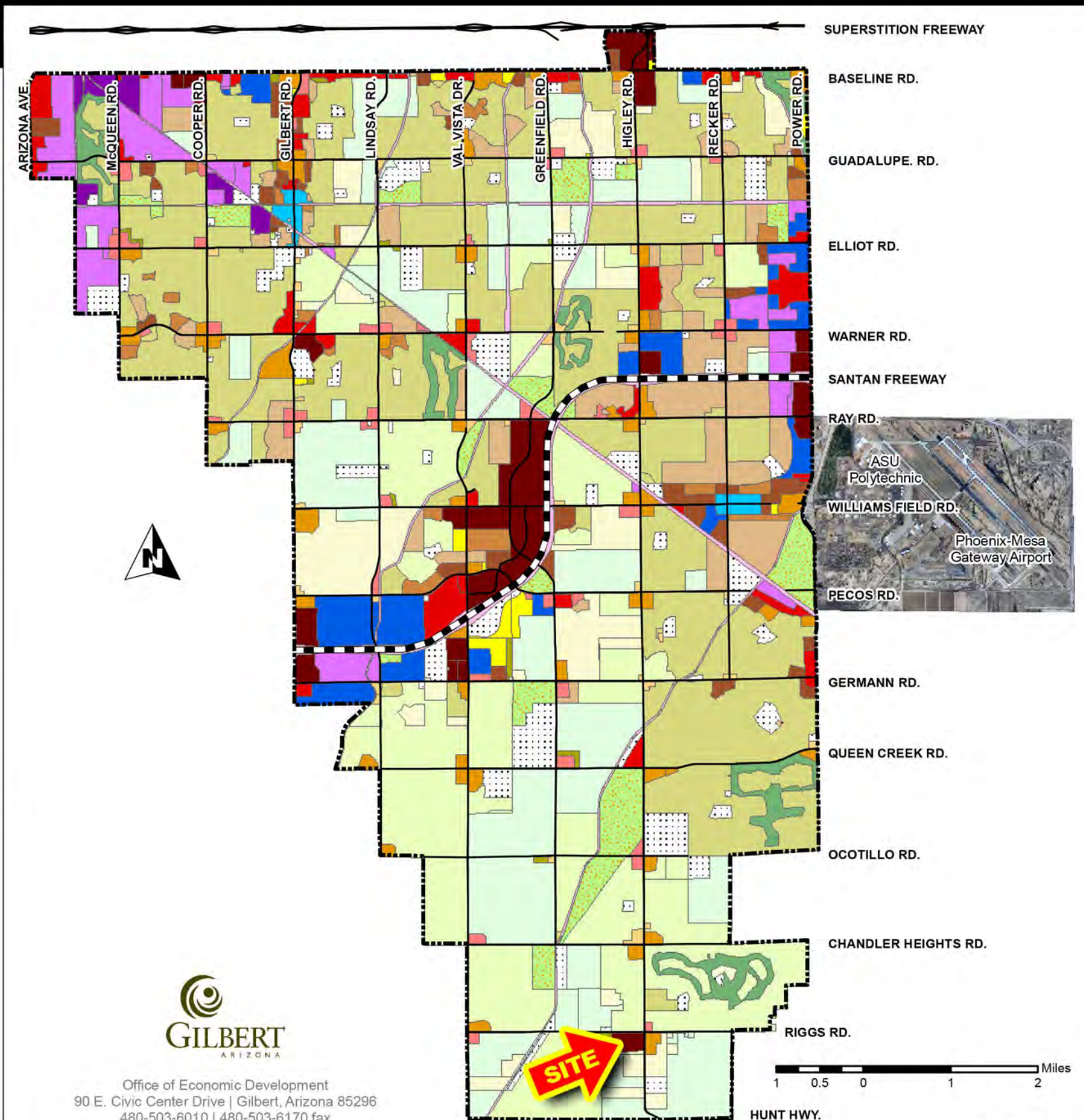
LEGEND

- Gilbert's Municipal Planning Area
- Arterial Streets
- Santan Freeway (Loop 202)

Land Use Classifications

- SITE** RC (Regional Commercial)
- GC (General Commercial)
- SC (Shopping Center)
- CC (Community Commercial)
- NC (Neighborhood Commercial)
- VC (Village Center)
- GI (General Industrial)
- LI (Light Industrial)
- BP (Business Park)
- PF/I (Public Facility/Institutional)
- GO (General Office)
- NO (Neighborhood Office)
- GFC (Golf Course)
- P/R (Parks/Retention)
- U/TC (Utility/Transportation Corridor)
- Residential > 0 - 1 DU/Acre
- Residential > 1 - 2 DU/Acre
- Residential > 2 - 3.5 DU/Acre
- Residential > 3.5 - 5 DU/Acre
- Residential > 5 - 8 DU/Acre
- Residential > 8 - 14 DU/Acre
- Residential > 14 - 25 DU/Acre
- Residential > 25 - 50 DU/Acre

NOTE: Land use colors may not correspond with Gilbert's official Land Use Map.



Office of Economic Development
90 E. Civic Center Drive | Gilbert, Arizona 85296
480-503-6010 | 480-503-6170 fax
email: econdev@gilbertaz.gov | www.gilbertedi.com



July 12, 2012