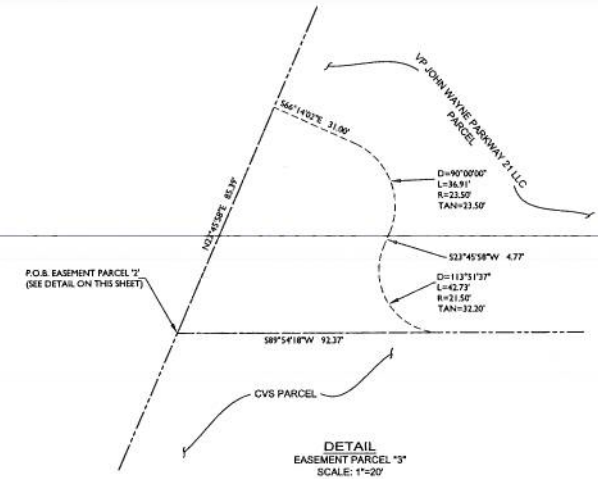
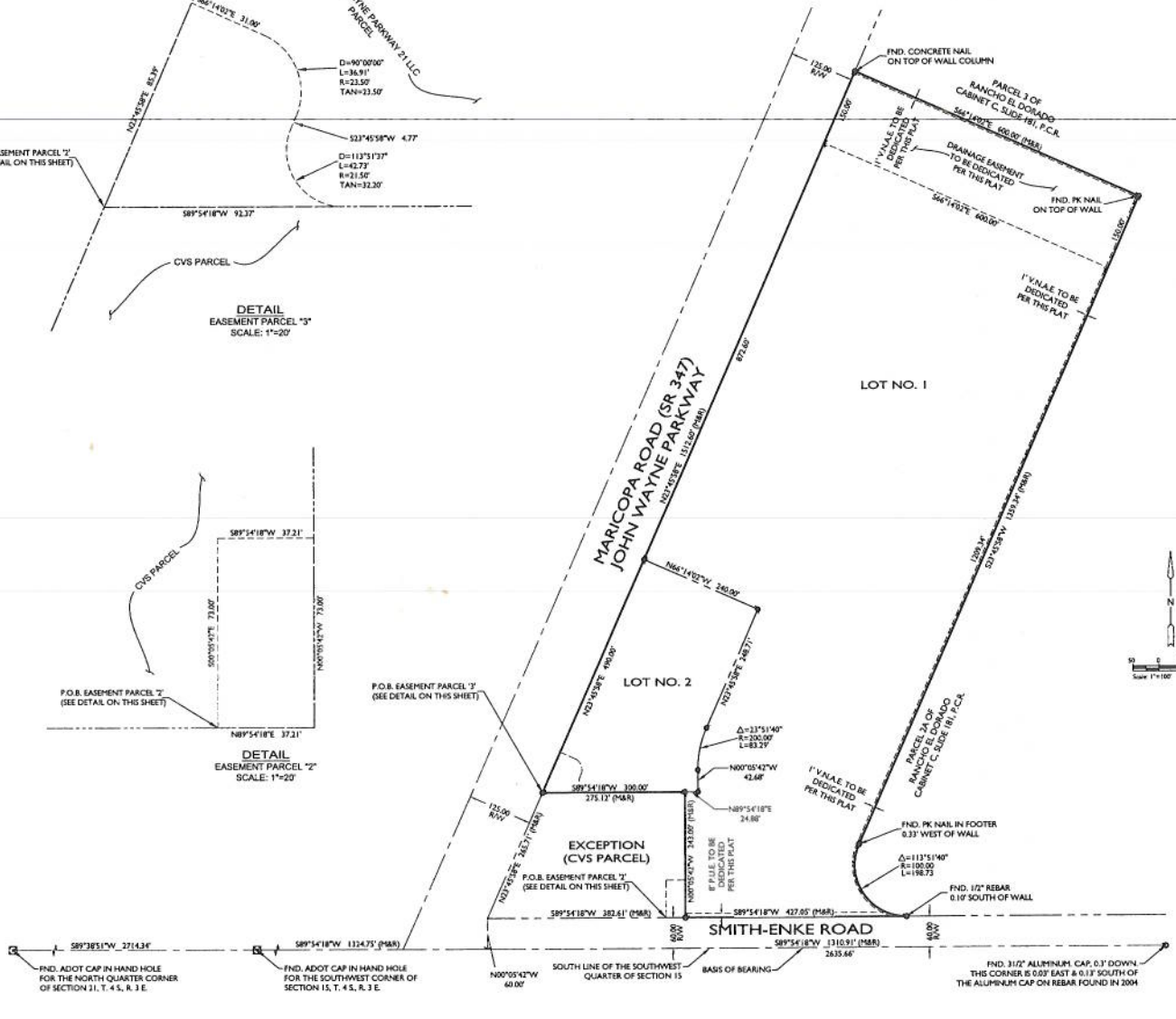
MINOR LAND DIVISION MAP
FOR
DIGNITY HEALTH MARICOPA MEDICAL CAMPUS

A REPLAT OF A PORTION OF TRACT "NN" OF RANCHO EL DORADO, RECORDED IN CABINET C, SLIDE 172, THE PINAL COUNTY RECORDS
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.



DETAIL
EASEMENT PARCEL "3"
SCALE: 1"=20'

DETAIL
EASEMENT PARCEL "2"
SCALE: 1"=20'



AREA TABLE

	GROSS AREA		NET AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES
PARENT	992,789.00	22.790	992,789.00	22.790
LOT #1	806,296.43	18.510	806,296.43	18.510
LOT #2	106,579.00	2.446	106,579.00	2.446

(MORE OR LESS)

LEGEND

- MONUMENT LINE/CENTERLINE
- MLD BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- MONUMENT IN HANDHOLE AS NOTED
- FOUND 1/2" REBAR, RLS #27233 UNLESS OTHERWISE NOTED
- SET REBAR W/CAP LS 16563
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

LITTLEJOHN ENGINEERING ASSOCIATES
7227 North 16th Street, Suite 140, Phoenix ARIZONA 85020
T 602.241.0782 F 602.248.9158 www.leainc.com
Nashville | Chattanooga | Decatur | Knoxville | Orlando | Phoenix | Tri-Cities

MINOR LAND DIVISION MAP
FOR
DIGNITY HEALTH MARICOPA CLINIC
A REPLAT OF A PORTION OF TRACT "NN" OF RANCHO EL DORADO
RECORDED IN CABINET C, SLIDE 172,
THE PINAL COUNTY RECORDS

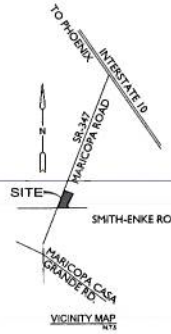
VP JOHN WAYNE PARKWAY 21, LLC
2400 E. ARIZONA BILTMORE CIRCLE DR.
SUITE 1220
PHOENIX, AZ. 85016

DATE	REVISIONS
08.30.2012	CITY OF MARICOPA COMMENTS
07.26.2012	CITY OF MARICOPA COMMENTS
08.15.2012	20120120

C2.0
MINOR LAND DIVISION MAP

MINOR LAND DIVISION MAP
FOR
DIGNITY HEALTH MARICOPA MEDICAL CAMPUS

A REPLAT OF A PORTION OF TRACT "NN" OF RANCHO EL DORADO, RECORDED IN CABINET C, SLIDE 172, THE PINAL COUNTY RECORDS
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARENT PARCEL

TRACT NN, PARCEL MAP FOR RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, AFFIDAVIT OF CORRECTION RECORDED AS 2001-017062 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2001-050962 OF OFFICIAL RECORDS, RECORDS OF PINAL COUNTY, ARIZONA:

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT NN;
THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT NN, 265.71 FEET;
THENCE, DEPARTING SAID WEST LINE OF TRACT NN, NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, 275.12 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, 243.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SMITH-ENKE ROAD;
THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SMITH-ENKE ROAD, 382.61 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THAT PART LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ONE-HALF OF THE MINERAL AND OIL RIGHTS AS RESERVED IN DEED RECORDED AS DOCKET 76, PAGE 95, RECORDS OF PINAL COUNTY, ARIZONA.

LOT NO. 1 (DIGNITY PARCEL)

THAT PORTION OF TRACT NN, PARCEL MAP FOR RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, AFFIDAVIT OF CORRECTION RECORDED AS 2001-017062 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2001-050962 OF OFFICIAL RECORDS, RECORDS OF PINAL COUNTY, ARIZONA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT NN;
THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT NN, 755.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, 1022.60 FEET TO THE NORTHWEST CORNER OF SAID TRACT NN;
THENCE SOUTH 66 DEGREES 14 MINUTES 02 SECONDS EAST, 600.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT NN;
THENCE SOUTH 23 DEGREES 45 MINUTES 58 SECONDS WEST, 1359.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 198.73 FEET THROUGH A CENTRAL ANGLE OF 131 DEGREES 51 MINUTES 40 SECONDS TO A POINT ON THE SOUTH LINE OF SAID TRACT NN, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SMITH-ENKE ROAD;
THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 427.05 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS WEST, 243.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, 24.88 FEET;
THENCE NORTH 00 DEGREES 05 DEGREES 42 SECONDS WEST, 42.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.29 FEET THROUGH A CENTRAL ANGLE OF 23 DEGREES 51 MINUTES 40 SECONDS;
THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, 248.71 FEET;
THENCE NORTH 66 DEGREES 14 MINUTES 02 SECONDS WEST, 240 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THAT PART LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ONE-HALF OF THE MINERAL AND OIL RIGHTS AS RESERVED IN DEED RECORDED AS DOCKET 76, PAGE 95, RECORDS OF PINAL COUNTY, ARIZONA.

LOT NO. 2 (VP JOHN WAYNE PARKWAY 21 LLC PARCEL)

THAT PORTION OF TRACT NN, PARCEL MAP FOR RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, AFFIDAVIT OF CORRECTION RECORDED AS 2001-017062 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2001-050962 OF OFFICIAL RECORDS, RECORDS OF PINAL COUNTY, ARIZONA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT NN;
THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT NN, 265.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, 490.00 FEET;
THENCE SOUTH 66 DEGREES 14 MINUTES 02 SECONDS EAST, 240.00 FEET;
THENCE SOUTH 23 DEGREES 45 MINUTES 58 SECONDS WEST, 248.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.29 FEET THROUGH A CENTRAL ANGLE OF 23 DEGREES 51 MINUTES 40 SECONDS;
THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, 42.68 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST 24.88 FEET;
THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 275.12 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THAT PART LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ONE-HALF OF THE MINERAL AND OIL RIGHTS AS RESERVED IN DEED RECORDED AS DOCKET 76, PAGE 95, RECORDS OF PINAL COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:
THAT DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION AND JOHN WAYNE PARKWAY 21, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS HEREBY PUBLISH AS "DIGNITY HEALTH MARICOPA MEDICAL CAMPUS" THIS MINOR LAND DIVISION PLAT OF TRACT "NN" OF RANCHO EL DORADO, A SUBDIVISION RECORDED IN CABINET C, SLIDE 172, PINAL COUNTY RECORDS AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT OWNER.

IN WITNESS WHEREOF, DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION AND VP JOHN WAYNE PARKWAY 21, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, HAVE HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2012.

DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION

BY: _____

ITS: _____

VP JOHN WAYNE PARKWAY 21, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

GENERAL NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) ETC... OR COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
4. ALL LOT MONUMENTATION IS SET, AS SHOWN ON MINOR LAND DIVISION.
5. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, NO TREES ARE ALLOWED.
6. THIS MINOR LAND DIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, A PART OF GLOBAL WATER RESOURCES, AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576.
7. NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE.
8. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 1 & 2, WET AND DRY UTILITIES WILL BE STUBBED A MINIMUM OF TWO (2) FEET PAST THE PROPERTY LINE.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

PROPOSED DRAINAGE EASEMENT (TO BE DEDICATED BY THIS PLAT)

THAT PORTION OF TRACT NN, PARCEL MAP FOR RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, AFFIDAVIT OF CORRECTION RECORDED AS 2001-017062 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2001-050962 OF OFFICIAL RECORDS, RECORDS OF PINAL COUNTY, ARIZONA:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NN;
THENCE SOUTH 66 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT NN, A DISTANCE OF 600.00 FEET;
THENCE SOUTH 23 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF TRACT NN, A DISTANCE OF 150.00 FEET;
THENCE DEPARTING SAID EAST LINE OF TRACT NN, NORTH 66 DEGREES 14 MINUTES 02 SECONDS WEST, A DISTANCE OF 600.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT NN;
THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

OWNER

LOT 1:
DIGNITY HEALTH
475 SOUTH DOBSON ROAD
CHANDLER, AZ 85224

LOT 2:
VP JOHN WAYNE PARKWAY 21, LLC
2400 E. ARIZONA BILTMORE CIRCLE DR., STE. 1220
PHOENIX, AZ 85016

SURVEYOR

LITTLEJOHN ENGINEERING ASSOCIATES, INC
7227 NORTH 16TH STREET, SUITE 140
PHOENIX, AZ 85020
PHONE: 602.241.0782
FAX: 602.248.9158

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING SOUTH 89° 54' 18" WEST AS SHOWN ON THE PARCEL MAP OF "RANCHO EL DORADO" RECORDED IN CABINET C, SLIDE 172 OF THE PINAL COUNTY RECORDS, ARIZONA.

APPROVALS

APPROVED:
THIS IS TO CERTIFY IN MY OPINION THAT THIS MINOR LAND DIVISION MEETS ALL OF THE REQUIREMENTS OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITED FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

APPROVED:
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS MINOR LAND DIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

APPROVED:
BY ACCEPTANCE OF THIS PLAT, THE CITY OF MARICOPA AGREES TO THE ABANDONMENT ON THE BLANKET WATER, SEWER AND DRAINAGE EASEMENTS OVER TRACT "NN", THAT AFFECTS THE NEWLY CREATED LOTS 1 AND 2 OF DIGNITY HEALTH MARICOPA MEDICAL CAMPUS, AS PREVIOUSLY DEDICATED PER THE PLAT FOR "RANCHO EL DORADO" AS RECORDED IN CABINET 'C', SLIDE 172 OF THE PINAL COUNTY RECORDS.

BY _____
MAYOR DATE

ATTEST _____
CITY CLERK DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MINOR LAND DIVISION IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OF LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARIZONA LAND SURVEYOR
16563
JOHN D. KUHN, JR.
RLS #16563
Expires 06/30/2013

JOHN D. KUHN, JR. RLS #16563 DATE
LITTLEJOHN ENGINEERING ASSOCIATES
7227 NORTH 16TH STREET, SUITE 140
PHOENIX, AZ 85020

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MINOR LAND DIVISION MAP
FOR
DIGNITY HEALTH MARICOPA CLINIC
A REPLAT OF A PORTION OF TRACT "NN" OF RANCHO EL DORADO
RECORDED IN CABINET C, SLIDE 172,
THE PINAL COUNTY RECORDS

VP JOHN WAYNE PARKWAY 21, LLC.
2400 E. ARIZONA BILTMORE CIRCLE DR.
SUITE 1220
PHOENIX, AZ. 85016

DATE	REVISIONS
08.15.2012	CITY OF MARICOPA COMMENTS
07.26.2012	CITY OF MARICOPA COMMENTS

08.15.2012 30120120

C1.0
MINOR LAND DIVISION MAP