

Full Size or Largest Size
(site plan, landscape, elevations)

FINAL PLAT FOR SHASKAN MANOR

A SUBDIVISION OF PART OF LOT 73 OF WILDCAT HILL, AS RECORDED IN BOOK 957 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: THE FELIX SHASKAN AND JANET W. SHASKAN TRUST

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT FELIX SHASKAN, SOLE TRUSTEE OF THE FELIX SHASKAN AND JANET W. SHASKAN TRUST, DATED JULY 5, 1984, OWNER, HEREBY SUBDIVIDES PART OF LOT 73 OF WILDCAT HILL, AS RECORDED IN BOOK 957 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "SHASKAN MANOR" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

EASEMENTS
FELIX SHASKAN, SOLE TRUSTEE OF THE FELIX SHASKAN AND JANET W. SHASKAN TRUST, DATED JULY 5, 1984, OWNER, GRANTOR, HEREBY DEDICATES THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

1. UTILITY: A PERPETUAL, NON-EXCLUSIVE EASEMENT AS MAPPED HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS. IN WITNESS WHEREOF:

THAT FELIX SHASKAN, SOLE TRUSTEE OF THE FELIX SHASKAN AND JANET W. SHASKAN TRUST, DATED JULY 5, 1984, OWNER, AS OWNERS, HAYS HEREUNTO CAUSED HIS NAME

TO BE SIGNED THIS _____ DAY OF _____, 2016.

BY: _____

ITS: SOLE TRUSTEE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2016, BEFORE ME PERSONALLY APPEARED FELIX SHASKAN, AND ACKNOWLEDGED HIMSELF TO BE SOLE TRUSTEE OF THE FELIX SHASKAN AND JANET W. SHASKAN TRUST, DATED JULY 5, 1984, AND ACKNOWLEDGED THAT HE, AS SOLE TRUSTEE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

E.S.L.O. NOTES

1. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.

2. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC. 6.1100.B.1.; AND DS&PM 2-2.501.D.4.C.)

3. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.

4. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)

5. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC. 5.012.A.6.B. AND SEC. 5.102.A.6.B.)

6. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING & DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE. (ZO SEC. 6.1070.G.1.H.)

7. MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST. (ZO SEC. 6.1070.G.1.C.)

8. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.

9. PLANT MATERIALS NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM A LOWER ELEVATION. (ZO SEC. 6.1070.G.1.I-J.)

10. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED. (DS&PM 2-2.501.A.2.)

11. REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY. (ZO SEC. 6.1070.G.1.B.)

12. MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED. (ZO SEC. 6.1070.G.1.A.)

13. THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND IN SCALE, FORM AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING & DEVELOPMENT DEPARTMENT. (ZO SEC. 6.1070.G.1.E.)

14. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE. (ZO SEC. 6.1070.G.1.L.)

15. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS. (ZO SEC. 6.1060.A.3-4 AND SEC. 6.1100.B.1.)

16. ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUTOFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES. (ZO SEC. 6.1070.G.1.F.)

17. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF). (ZO SEC. 6.1070.G.1.F.)

18. WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE. (DS&PM 2-2.501.B.2.B.)

19. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO SEC. 7.700 AND SEC. 6.1071.A.6, AND DS&PM 1-1.407)

20. IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN. (ZO SEC. 6.1070.A.5)

21. NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%. (ZO SEC. 6.1070.G.1.G.&K)

NOTES

- THE STREETS ARE PRIVATE STREETS. TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. NORMALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC IN ORDER TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBAR, RLS# 22782.
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE PER CITY OF SCOTTSDALE ENVIRONMENTALLY SENSITIVE LANDS, ORDINANCE 2305. THE ENTIRE N.A.O.S. WILL BE PERMANENTLY MAINTAINED AS N.A.O.S. THROUGH EASEMENT DEDICATION TO THE CITY.
- ALL PRIVATE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE TO THOSE OF THE ADJACENT MAIN BUILDINGS.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS, STORM WATER BASINS AND TRACTS.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
- ALL SURVEY VALUES BETWEEN FOUND MONUMENTS REPRESENT MEASURED VALUES.

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	1
TOTAL NUMBER OF TRACTS	0
GROSS RESIDENTIAL DENSITY	0.18 D.U./AC.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	236,263	5.424
TOTAL AREA OF TRACTS (A-U)	0	0.000
PRIVATE STREET AREA (TRACT V)	0	0.000
PUBLIC RIGHT-OF-WAY	0	0.000
TOTAL GROSS AREA	236,263	5.424

OWNER/DEVELOPER

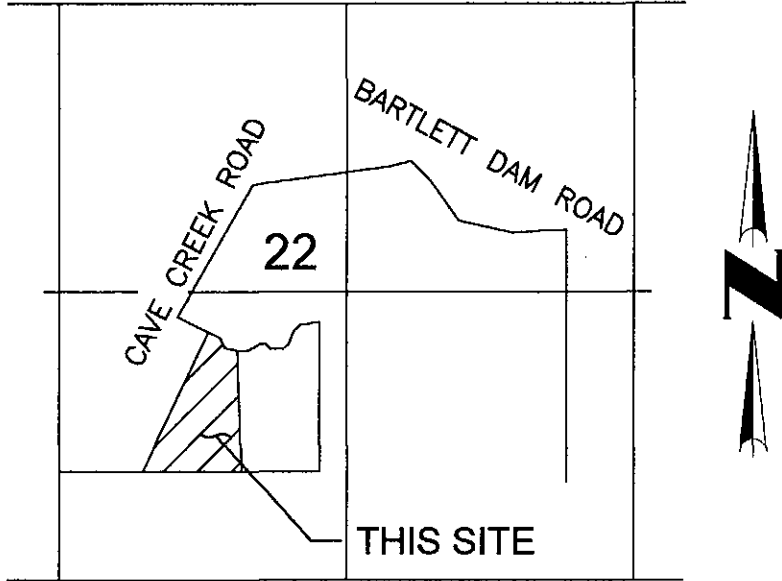
THE FELIX SHASKAN AND JANET W. SHASKAN TRUST
P.O. BOX 5513
CAREFREE, AZ 85377
CONTACT: FELIX SHASKAN

LAND SURVEYOR

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: LARRY SULLIVAN
EMAIL: LSULLIVAN@CVLCI.COM

SHEET INDEX

SHEET NUMBER	CONTENTS
1	COVER
2	FINAL PLAT
3	LEGEND, PARENT PARCEL LEGAL DESCRIPTION



VICINITY MAP
(NOT-TO-SCALE)

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	236,263	5.424
TOTAL	236,263	5.424

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°05'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 957 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS

THE _____ DAY OF _____, 2016.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____, 2016

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 17-PP-2014, AND ALL CASE RELATED STIPULATIONS.

BY: _____ PLAT COORDINATOR DATE 17-PP-2014-#12, 2016

CERTIFICATION

THIS IS TO CERTIFY THAT:

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS SUBDIVISION PLAT WAS MADE UNDER MY DIRECTION; THIS SUBDIVISION PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"; THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST, 2016; THE SURVEY IS TRUE AND COMPLETE AS SHOWN; MONUMENTS SHOWN ACTUALLY EXIST; THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

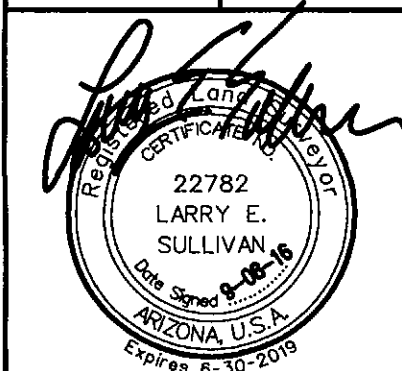
BY: _____
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCI.COM



Coe & Van Loo Consultants, Inc.

FINAL PLAT

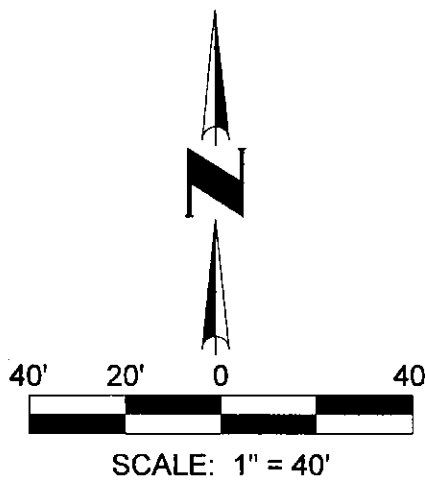
SHASKAN MANOR
SCOTTSDALE, ARIZONA



1 SHEET OF 3

CVL Contact: B. HENSLEY
CVL Project #: 1-01-0252001
CVL File #:

GROSS AREA = 5.424 ACRES



SEE SHEET 3 FOR LEGEND

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 660.22 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 376.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 206.73 FEET;

THENCE NORTH 39 DEGREES 57 MINUTES 02 SECONDS EAST A DISTANCE OF 491.22 FEET TO A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 69 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 182.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 13 MINUTES 21 SECONDS A DISTANCE OF 80.34 FEET TO A REVERSE CURVE WHOSE RADIUS BEARS SOUTH 85 DEGREES 32 MINUTES 33 SECONDS EAST A DISTANCE OF 81.72 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80 DEGREES 05 MINUTES 37 SECONDS A DISTANCE OF 114.24 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 116.18 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 06 SECONDS EAST A DISTANCE OF 176.49 FEET;

THENCE SOUTH 04 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 215.36 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 595.35 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 2:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, BEING 25 FEET WIDE, THE NORTHERLY AND EASTERLY LINE OF SAID EASEMENT BEING 25.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED SOUTHERLY AND WESTERLY LINE OF SAID EASEMENT:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 1,118.92 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAVE CREEK ROAD AS DESCRIBED IN DOCUMENT NO. 87-0396889, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 58 DEGREES 51 MINUTES 52 SECONDS EAST ALONG SAID LINE A DISTANCE OF 721.31 FEET TO THE POINT OF BEGINNING OF SAID SOUTHERLY AND WESTERLY LINE DESCRIBED HEREIN;

THENCE SOUTH 31 DEGREES 08 MINUTES 08 SECONDS EAST A DISTANCE OF 34.98 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS SOUTH 58 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 45.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 38 MINUTES 37 SECONDS A DISTANCE OF 38.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 18 DEGREES 30 MINUTES 29 SECONDS WEST A DISTANCE OF 20.53 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS SOUTH 71 DEGREES 29 MINUTES 31 SECONDS EAST A DISTANCE OF 54.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71 DEGREES 23 MINUTES 15 SECONDS A DISTANCE OF 67.90 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52 DEGREES 52 MINUTES 46 SECONDS EAST A DISTANCE OF 45.05 FEET TO POINT "A" AND A TANGENT CURVE WHOSE RADIUS BEARS SOUTH 37 DEGREES 07 MINUTES 14 SECONDS WEST A DISTANCE OF 182.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57 DEGREES 20 MINUTES 13 SECONDS A DISTANCE OF 182.63 FEET TO A REVERSE CURVE WHOSE RADIUS BEAR SOUTH 85 DEGREES 32 MINUTES 33 SECONDS EAST A DISTANCE OF 81.72 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80 DEGREES 05 MINUTES 37 SECONDS A DISTANCE OF 114.24 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 116.18 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS NORTH 14 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 92.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 17 MINUTES 24 SECONDS A DISTANCE OF 86.03 FEET TO A POINT OF TANGENCY;

THENCE NORTH 51 DEGREES 04 MINUTES 26 SECONDS EAST A DISTANCE OF 44.96 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS SOUTH 38 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 87.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63 DEGREES 14 MINUTES 11 SECONDS A DISTANCE OF 96.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 65 DEGREES 41 MINUTES 23 SECONDS EAST A DISTANCE OF 64.34 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS NORTH 24 DEGREES 18 MINUTES 37 SECONDS EAST A DISTANCE OF 97.50 FEET;

PARENT PARCEL LEGAL DESCRIPTION

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 03 MINUTES 04 SECONDS A DISTANCE OF 56.24 FEET TO A POINT OF TANGENCY;

THENCE NORTH 81 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 36.73 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS NORTH 08 DEGREES 44 MINUTES 26 SECONDS WEST A DISTANCE OF 107.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 23 SECONDS A DISTANCE OF 71.18 FEET TO A POINT OF TANGENCY;

THENCE NORTH 43 DEGREES 19 MINUTES 11 SECONDS EAST A DISTANCE OF 81.79 FEET;

THENCE NORTH 37 DEGREES 35 MINUTES 56 SECONDS EAST A DISTANCE OF 36.04 FEET TO POINT "B" AND THE END OF SAID SOUTHERLY AND WESTERLY LINE OF SAID EASEMENT;

THENCE NORTH 04 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 37.12 FEET TO AN INTERSECTION WITH SAID NORTHERLY AND EASTERLY LINE OF SAID EASEMENT; AND

A 20.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A";

THENCE SOUTH 20 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 42.64 FEET;

THENCE SOUTH 27 DEGREES 08 MINUTES 14 SECONDS WEST A DISTANCE OF 45.05 FEET TO A TANGENT CURVE WHOSE RADIUS BEARS NORTH 62 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 178.74 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 33 MINUTES 44 SECONDS A DISTANCE OF 120.30 FEET TO A REVERSE CURVE WHOSE RADIUS BEARS NORTH 24 DEGREES 18 MINUTES 02 SECONDS WEST A DISTANCE OF 71.06 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 54 MINUTES 09 SECONDS A DISTANCE OF 28.64 FEET TO THE TERMINUS OF SAID CENTERLINE AND EASEMENT SAID TERMINUS BEING ON A LINE BEARING SOUTH 41 DEGREES 44 MINUTES 11 SECONDS EAST AND NORTH 41 DEGREES 44 MINUTES 11 SECONDS WEST; AND

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT SAID POINT "B";

THENCE SOUTH 04 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 48.06 FEET;

THENCE NORTH 81 DEGREES 35 MINUTES 07 SECONDS WEST A DISTANCE OF 39.21 FEET;

THENCE NORTH 43 DEGREES 19 MINUTES 11 SECONDS EAST A DISTANCE OF 18.70 FEET;

THENCE NORTH 37 DEGREES 35 MINUTES 56 SECONDS EAST A DISTANCE OF 36.04 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF LOT 73 OF WILDCAT HILL, AS RECORDED IN BOOK 957 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE B.L.M. BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE B.L.M. BRASS CAP MARKING THE CENTER OF SAID SECTION 22 BEARS NORTH 89 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,643.77 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,521.65 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF- WAY LINE OF CAVE CREEK ROAD;

THENCE NORTH 58 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 719.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 25.00 FOOT INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 98-0012429, RECORDS OF MARICOPA COUNTY ARIZONA;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING COURSES:

THENCE SOUTH 30 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 35.46 FEET TO A POINT ON A 45.40 FOOT RADIUS NONTANGENT CURVE, WHOSE CENTER BEARS SOUTH 62 DEGREES 05 MINUTE 43 SECONDS WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50 DEGREES 02 MINUTES 48 SECONDS, A DISTANCE OF 39.66 FEET;

THENCE SOUTH 17 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 18.58 FEET TO A POINT ON A 53.30 FOOT RADIUS NON- TANGENT CURVE, WHOSE CENTER BEARS SOUTH 71 DEGREES 44 MINUTES 02 SECONDS EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73 DEGREES 34 MINUTES 37 SECONDS, A DISTANCE OF 68.44 FEET;

THENCE SOUTH 53 DEGREES 14 MINUTES 51 SECONDS EAST, A DISTANCE OF 44.58 FEET TO THE BEGINNING OF A TANGENT CURVE OF 182.50 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 18 MINUTES 13 SECONDS A DISTANCE OF 10.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY, CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 07 MINUTES 23 SECONDS, A DISTANCE OF 92.76 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 73;

PARENT PARCEL LEGAL DESCRIPTION

THENCE SOUTH 39 DEGREES 53 MINUTES 40 SECONDS WEST, DEPARTING SAID SOUTHWESTERLY LINE ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 220.75 FEET TO THE SOUTH CORNER OF SAID LOT 73;

THENCE NORTH 41 DEGREES 47 MINUTES 33 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 73, A DISTANCE OF 85.18 FEET TO A POINT ON A THE SOUTHEASTERLY LINE OF A 20.00 FOOT INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT AS DESCRIBED IN SAID DOCUMENT NO. 98-0012429, SAID POINT BEING ON A 61.06 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 49 DEGREES 41 MINUTES 35 SECONDS EAST;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES:

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 01 MINUTES 27 SECONDS, A DISTANCE OF 26.67 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 188.74 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 33 MINUTES 44 SECONDS, A DISTANCE OF 127.03 FEET;

THENCE NORTH 26 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 45.62 FEET;

THENCE NORTH 20 DEGREES 17 MINUTES 33 SECONDS EAST, A DISTANCE OF 39.94 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

	SECTION CORNER - FOUND MONUMENT AS NOTED
	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER CITY OF SCOTTSDALE STD DETAIL 2120, TYPE "C"
	CORNER OF THIS SUBDIVISION - FOUND 1/2" REBAR WITH PLASTIC CAP LS#21081 PER BOOK 449 OF MAPS, PAGE 11, M.C.R.
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
C1	CURVE NUMBER
M.C.R.	MARICOPA COUNTY RECORDER
B.L.M.	BUREAU OF LAND MANAGEMENT
E.S.L.O.	ENVIRONMENTALLY SENSITIVE LANDS OVERLAY

17+PP-2014 #12
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10-21-16
DATE INITIALS



Coe & Van Loo Consultants, Inc.

FINAL PLAT

SHASKAN MANOR
SCOTTSDALE, ARIZONA

