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and approved Minutes can found at:**

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City Council: 07/01/2019

Case History: 346-PA-2002

3-PP-2019

Cavasson Final Plat

CITY COUNCIL REPORT



Meeting Date: July 1, 2019
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Cavasson Final Plat

3-PP-2019

Request to consider the following:

1. Approval of a final plat for a new commercial subdivision comprised of one 30.11-acre lot, 12 tracts and rights-of-way for two new public streets at the northwest corner of N. Hayden Road and E. Loop 101, with Planned Community District, Planned Airpark Core (P-C PCP) zoning.

Goal/Purpose of Request

The objective of this plat is to create one 30-acre lot and dedicate the tracts and public streets associated with the Nationwide Corporate Headquarters project (6-DR-2019).

Key Items for Consideration

- Zoning Ordinance
- Greater Airpark Character Area Plan
- 19-ZN-2002#6: Approved an amendment to the Crossroads East Planned Community District Development Plan, and approved a zoning map amendment to rezone the subject site from P-C to P-C PCP

LOCATION

18700 N. Hayden Rd.

OWNER

Nationwide Realty Investors Ltd
 614-857-2333

APPLICANT CONTACT

Michael Wolf
 Hubbard Engineering
 480-892-3313



BACKGROUND

General Plan

The subject site is located within the Crossroads East Master Plan, which encompasses +/- 1,000 acres and is designated by the 2001 General Plan as a Growth Area, with a Mixed-Use Neighborhoods land use designation, and for portions of the property east of North Hayden Road, north and south of Loop 101, the property is designated as Employment. The entire master plan area is also designated with the Regional Use Overlay.

Greater Airpark Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Greater Airpark Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the city.

Zoning

Zoning for the site is Planned Community District, Planned Airpark Core (P-C PCP), which allows for horizontal and vertical mixed-use development as well as supporting commercial and residential uses.

Context

Located at the intersection of North Hayden Road and East Loop 101, the project site is situated in an area surrounded by vacant land owned by the applicant and the ASLD. As such, this project will be the first new development in this area of Crossroads. The nearest developments to the project are the City of Scottsdale Water Campus, located approximately 2,422 feet east of the site, and the Grayhawk community, located approximately 2,300 feet north of the site.

Adjacent Uses and Zoning

- North: Vacant, zoned P-C PCP
- South: Loop 101 Freeway
- East: Vacant, zoned P-C
- West: Vacant, zoned P-C PCP

APPLICANT'S PROPOSAL

Development Information

The project consists of a new, five-story corporate office building, a five-level, above-grade parking garage, and associated site improvements. The proposed plat would carve out a 30-acre parcel for the Nationwide Corporate Headquarters building as well as a parking garage

- Existing Use: Vacant
- Proposed Use: Office
- Parcel Size: 30.11 acres
- Building Height Allowed: 115 feet, inclusive of rooftop appurtenances (19-ZN 2002#6)

City Council Report | Cavasson Final Plat (3-PP-2019)

- Building Height Proposed: 87 feet, inclusive of rooftop appurtenances
- Parking Required: 1,432 spaces (1:325 for mixed-use)
- Parking Provided: 3,750 spaces
- Open Space Required: 1,350,000 square feet (31 acres for entire Development Plan area; 19-ZN-2002#6)
- Open Space Provided: Cumulative (857,737 square feet (19.6 acres) for this 30-acre site)
- Number of Lots Proposed: 1

IMPACT ANALYSIS

Policy Implications

This final plat is consistent with the density and street alignment approved with the zoning case and the preliminary plat case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing one lot, two public streets, easements and tracts. The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board reviewed this project on July 6, 2019 and recommended approval of the site plan/preliminary plat with a 6-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Cavasson final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

6-10-19

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/11/2019

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/15/19

Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Final Plat



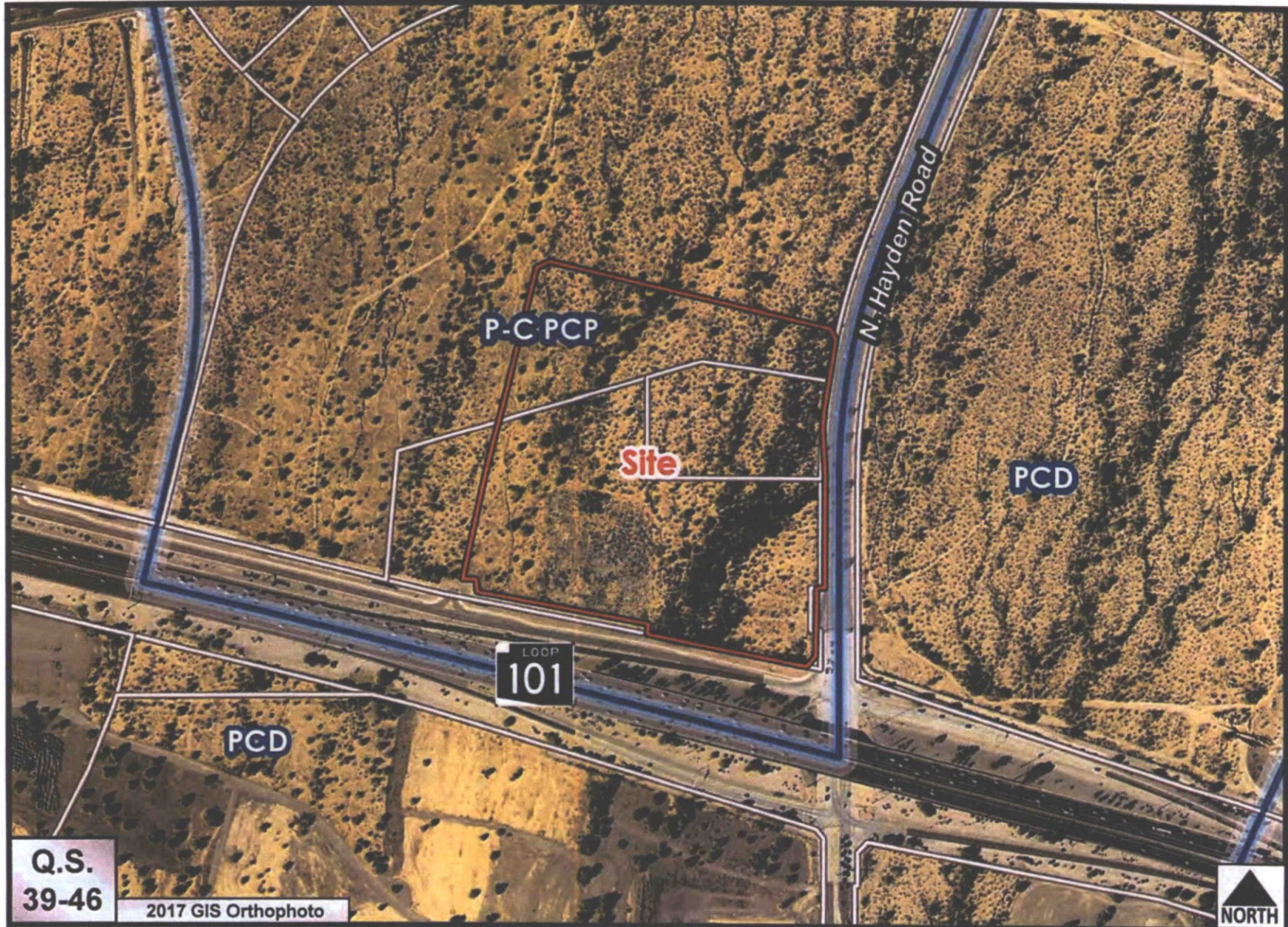
Cavasson Final Plat

3-PP-2019



Cavasson Final Plat

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Cavasson Final Plat

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FINAL PLAT

LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W

A PORTION OF TRACT F, TRACT G, TRACT H AND TRACT I AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 332, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.)
CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)
 KNOW ALL MEN BY THESE PRESENTS)
 NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES A PORTION OF TRACT F, TRACT G, TRACT H AND TRACT I AS SHOWN ON STATE PLAT NO. 27, AMENDED CORE NORTH, AN AMENDED PLAT RECORDED AT BOOK 332, PAGE 28, MARICOPA COUNTY RECORDS, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SET FORTH THE LOCATION AND ONES THE DIMENSION OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS STATED.

PUBLIC STREETS

NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER, DONATOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE PLANNED CODE, CHAPTER 47, AS AMENDED, FOR DONOR'S MAINTENANCE OBLIGATIONS WITHOUT LIMITATION. DONATOR MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH PROTECT, CULTIVATE, DRAINAGEWAYS, RAMP, SIDEWALKS, CURBS, CUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS

NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER, DONATOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

- A. **PUBLIC UTILITY EASEMENT (P.U.E.):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN 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 EVENT DONOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HEDGELINE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.
- B. **PUBLIC NON-MOTORIZED ACCESS (P.N.M.A.):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED CYCLEMOT, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SAC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

DONATOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND ASSONS THAT DONATOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT DONATOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE COVENANCE DESCRIBED HEREON; AND THAT DONOR 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 HAS OF HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND DONATOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE DONOR'S SUCCESSORS AND ASSONS.

DATED THIS _____ DAY OF _____, 2018.

OWNER: _____ FOR AND ON BEHALF OF SAID CORPORATION.

BY: _____ TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)
 THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,
 BY: _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER

NATIONWIDE REALTY INVESTORS, LTD.
 AN OHIO LIMITED LIABILITY COMPANY
 375 N. FROST STREET, COLUMBIANA, OH 43215
 TEL: (614)291-2012
 CONTACT: DEAN AUNDO

PARENT PARCEL LEGAL DESCRIPTION

RIGHT PORTION OF "ARIZONA PLANNED RESIDUAL" 33-11867-002, ALSO REFERRED TO IN DOCUMENT NUMBER 2018-0118340 OF MARICOPA COUNTY RECORDS (M.C.R.), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE OLD AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 PORTIONS OF TRACT F, TRACT G, TRACT H AND TRACT I AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 332, PAGE 28 OF MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE OLD AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, 294.89 FEET;
 THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 298.75 FEET TO THE NORTH LINE OF THE ADJUT RIGHT-OF-WAY, AS SHOWN ON RIGHT-OF-WAY PROJECT NO. 1804-000-1-703;
 THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG SAID ADJUT RIGHT-OF-WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 99.88 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 43 DEGREES 00 MINUTES 00 SECONDS WEST, 31.85 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 79 DEGREES 03 MINUTES 43 SECONDS WEST, 348.81 FEET;
 THENCE DEPARTING SAID ADJUT RIGHT-OF-WAY LINE, NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 29.32 FEET;
 THENCE NORTH 79 DEGREES 02 MINUTES 48 SECONDS WEST, 834.87 FEET;
 THENCE NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST, 29.32 FEET;
 THENCE NORTH 79 DEGREES 28 MINUTES 39 SECONDS WEST, 140.07 FEET;
 THENCE SOUTH 14 DEGREES 00 MINUTES 18 SECONDS WEST, 29.20 FEET;
 THENCE NORTH 79 DEGREES 04 MINUTES 01 SECONDS WEST, 123.67 FEET;
 THENCE NORTH 11 DEGREES 53 MINUTES 39 SECONDS WEST, 95.08 FEET;
 THENCE SOUTH 78 DEGREES 00 MINUTES 01 SECONDS EAST, 193.12 FEET;
 THENCE NORTH 11 DEGREES 53 MINUTES 29 SECONDS EAST, 144.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4790.00 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 29 SECONDS, AN ARC LENGTH OF 394.83 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3780.00 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 18 MINUTES 12 SECONDS, AN ARC LENGTH OF 348.83 FEET;
 THENCE NORTH 11 DEGREES 28 MINUTES 43 SECONDS EAST, 51.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 22 DEGREES 29 MINUTES 41 SECONDS EAST, 200.00 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 30 MINUTES 34 SECONDS, AN ARC LENGTH OF 205.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 03 DEGREES 19 SECONDS WEST, 1145.00 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 58 MINUTES 43 SECONDS, AN ARC LENGTH OF 179.00 FEET;
 THENCE SOUTH 19 DEGREES 58 MINUTES 38 SECONDS WEST, 738.80 FEET;
 THENCE SOUTH 43 DEGREES 29 MINUTES 15 SECONDS WEST, 35.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILLER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 08 DEGREES 11 MINUTES 29 SECONDS WEST, 378.00 FEET;
 THENCE ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 02 SECONDS, AN ARC LENGTH OF 812.20 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 018.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD;
 THENCE NORTH 37 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 184.83 FEET;
 THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 323.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3780.00 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 43 SECONDS, AN ARC LENGTH OF 448.90 FEET;
 THENCE SOUTH 48 DEGREES 32 MINUTES 04 SECONDS EAST, 404.82 FEET;
 THENCE NORTH 08 DEGREES 30 MINUTES 08 SECONDS WEST, 745.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1563.00 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 21 MINUTES 54 SECONDS, AN ARC LENGTH OF 300.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 63 DEGREES 43 MINUTES 02 SECONDS EAST, 323.02 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 148 DEGREES 23 MINUTES 57 SECONDS, AN ARC LENGTH OF 518.61 FEET;
 THENCE SOUTH 78 DEGREES 38 MINUTES 23 SECONDS EAST, 773.82 FEET;
 THENCE NORTH 13 DEGREES 21 MINUTES 37 SECONDS EAST, 217.70 FEET;
 THENCE SOUTH 78 DEGREES 32 MINUTES 30 SECONDS WEST, 141.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 89 DEGREES 51 MINUTES 39 SECONDS EAST, 3383.00 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 41 MINUTES 51 SECONDS, AN ARC LENGTH OF 112.19 FEET;
 THENCE NORTH 22 DEGREES 30 MINUTES 12 SECONDS EAST, 852.09 FEET;
 THENCE NORTH 29 DEGREES 18 MINUTES 08 SECONDS WEST, 39.80 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD;
 THENCE SOUTH 87 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 113.37 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 26 MINUTES 08 SECONDS EAST, 35.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYDEN ROAD AS SHOWN IN RW NO. 18-118941;
 THENCE DEPARTING SAID LEGACY BOULEVARD RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 30 MINUTES 12 SECONDS WEST, ALONG SAID HAYDEN ROAD RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 SECONDS WEST, 142.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2375.00 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 18 SECONDS, AN ARC LENGTH OF 842.58 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREE 01 MINUTES 00 SECONDS EAST, 303.88 FEET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, 25.00 FEET;
 THENCE CONTINUING ALONG SAID SOUTH 00 DEGREE 01 MINUTES 00 SECONDS WEST, 150.00 FEET TO SAID ADJUT RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT

- THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
 2. THIS PLAT WAS MADE UNDER MY DIRECTION.
 3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
 4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MAY, 2018.
 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
 6. MONUMENTS SHOWN ACTUALLY EXIST.
 7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND
 8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ADRIAN W. BURCHARD, P.L.S.
 REGISTERED NO. 41128
 1203 S. ALMA SCHOOL RD, SUITE # 12000
 MESA, AZ 85210



SHEET INDEX

1. COVER SHEET
2. BOUNDARY LAYOUT
3. FINAL PLAT
4. DETAILS

SURVEYOR

HUBBARD ENGINEERING
 1201 S. ALMA SCHOOL RD, SUITE #12000
 MESA, AZ 85210
 PHONE: (480) 892-3313
 FAX: (480) 892-3051
 CONTACT: ADRIAN BURCHARD, P.L.S.

ZONING

CURRENT: PCD

PARCEL ACREAGE

LOT 1A TRACTS 1.311,413 SQ. FT. OR 30.11 AC. ±
 CLARET DRIVE R/W 1.98479 SQ. FT. OR 0.46 AC. ±
 CAVASSON BLVD. R/W 468,832 SQ. FT. OR 10.64 AC. ±
 HAYDEN RD. R/W 252,919 SQ. FT. OR 5.80 AC. ±

TOTAL AREA 1,782,730 SQ. FT. OR 40.83 AC. ±

TRACT	SQUARE FEET	ACRES	USAGE
A	26,342	0.39	LANDSCAPE
B	12,248	0.27	LANDSCAPE
C	6,129	0.14	P.U.E., P.N.M.A.
D	16,885	0.39	P.U.E., LANDSCAPE
E	1,832	0.04	LANDSCAPE
F	1,721	0.04	LANDSCAPE
G	7,882	0.18	P.U.E., LANDSCAPE
H	13,476	0.31	P.U.E., LANDSCAPE
I	9,668	0.22	P.U.E., LANDSCAPE
J	13,225	0.30	P.U.E., LANDSCAPE
K	28,485	0.65	LANDSCAPE
TOTAL	128,879	2.88	

NOTES

1. ADJUT R/W CALCULATED PER PROJECT NO. 1804-000-1-703. CALCULATED LINE SHOWN NOTE ON IS DIFFERENT THEN THE SURVEY FEE LOCATED IN THE FIELD. ADJUT HAS BEEN CONTACTED AND THEIR TITLE DESCRIPTION IS DOING A TITLE SEARCH TO SEE EXACTLY WHAT ADJUT HAS ACCRUED AS R/W ALONG THE NORTH SIDE OF SA 101 BETWEEN HAYDEN RD. & SCOTTSDALE RD.
2. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. CONSTRUCTION WITHIN PUBLIC EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&P'S AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER 00-48.
5. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE RESTRICTOR OF RECORDS IF FOR ANY REASON THE RESTRICTOR OF RECORDS IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE WITHIN CORNER MONUMENTS, SUBSEQUENT TO THE RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
6. AFFIRMED OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT WALE. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGERS APPROVAL.
7. THE RESPONSIBILITY OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABLETING PROPERTY OWNER.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE OLD AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MEASURED BEARING=89°58'34"W

REFERENCE DOCUMENTS

- ADJUT PROJECT NO. 1804-000-1-703
 STATE PLAT NO. 18 CORE SOUTH, BK. 324, PG. 30, M.C.R.
 STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R.
 STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 26, M.C.R.
 FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 385, PG. 21, M.C.R.
 STATE LAND AMENDED NO. 38 CORE NORTH, BK. 418, PG. 13, M.C.R.
 FINAL PLAT, "RELEASE 41 DOWNTOWN CONDOMINIUM PHASE 1" BK. 517, PG. 26, M.C.R.
 FINAL PLAT, "NEW 41 DOWNTOWN CONDOMINIUM" BK. 612, PG. 43, M.C.R.
 FINAL PLAT, EDGE 41 DOWNTOWN CONDOMINIUM" BK. 722, PG. 30, M.C.R.
 FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R.
 MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R.
 RW NO. 18-118721
 RW NO. 18-118941

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2018.

BY: _____ MAYOR

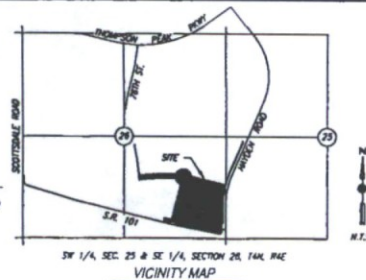
ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 314-54-2018 AND ALL CASE RELATED REGULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER



1201 S. Alma School Rd.
 Mesa, AZ 85210
 Phone: (480) 892-3313
 Fax: (480) 892-3051
 Contact: Adrian Burchard, P.L.S.

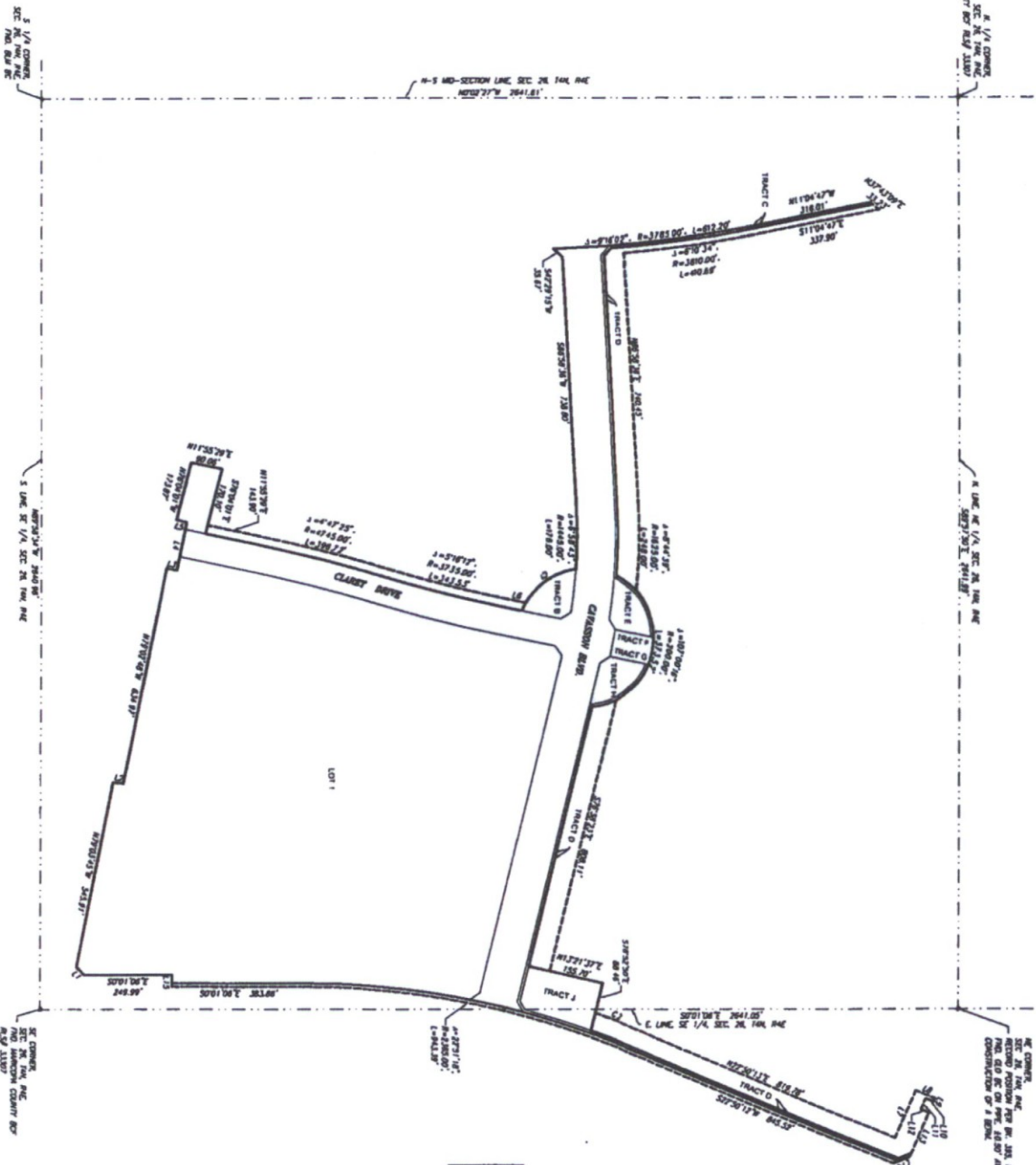
HUBBARD ENGINEERING
 P.L.S.

FINAL PLAT
 LOT 1A OF CAVASSON, CLARET DRIVE R/W,
 CAVASSON BLVD. R/W & HAYDEN RD. R/W
 City of Scottsdale, Maricopa County, Arizona

Date: 05/16/19
 Project: Eng.
 Project Manager: ADRIAN BURCHARD
 Project No.: 18114

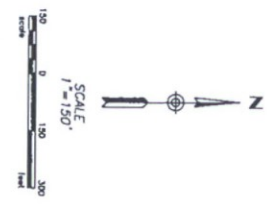
DN 1 of 4
 6650-18-1

ATTACHMENT 3



Curve #	Bearing	Radius	Length	Chord
C1	S17°44'W	200.00'	179.41'	143.57879' 113.51'
C2	S70°44'W	2259.00'	171.41'	1401.25381' 121.40'

Line #	Bearing	Length
L1	S43°00'00"W	11.95'
L2	S89°10'30"E	28.34'
L3	N10°14'12"E	28.82'
L4	N10°19'24"W	140.03'
L5	S14°46'18"W	28.30'
L6	N11°26'43"E	52.93'
L7	N81°29'33"W	148.25'
L8	S42°30'10"E	60.00'
L9	S87°10'30"E	10.00'
L10	S27°30'00"W	23.00'
L11	S87°10'00"E	15.00'
L12	S42°30'00"E	29.00'
L13	S87°10'00"E	138.24'
L14	S27°30'00"E	40.11'
L15	S87°30'00"W	15.00'



LEGEND

--- SECTION LINE

--- FINAL PLAT BOUNDARY

--- FIELD BOUNDARY

Project No. 18114
Date 05/16/19
Project Manager ADAM BURCHAM
Project Eng.



FINAL PLAT
LOT 1A OF CAVASSON, CLARET DRIVE R/W,
CAVASSON BLVD. R/W & HAYDEN RD. R/W
City of Scottsdale, Maricopa County, Arizona

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