



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

SITE PLAN  
FOR  
BELLISSIMA FARMS  
(LOT 1)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3  
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA

ACREAGES

LOT 1: 87,485 SQUARE FEET OR 2.0084 ACRES ±  
LOT 2: 43,671 SQUARE FEET OR 1.0026 ACRES ±  
TOTAL: 131,157 SQUARE FEET OR 3.0109 ACRES ±

CURRENT ZONING

R1-35

CURRENT GENERAL PLAN CLASSIFICATION

SUBURBAN NEIGHBORHOOD

TOTAL NUMBER OF RESIDENTIAL LOTS

2 RESIDENTIAL LOTS

MINIMUM SETBACKS

PER SCOTTSDALE ZONING ORDINANCES SECTION 5.204  
FRONT YARD: 40' (MINIMUM) ON ALL FRONTAGES.  
SIDE YARD: 15' (MINIMUM) ON EACH SIDE OF A BUILDING.  
REAR YARD: 35' (MINIMUM).

THERE SHALL NOT BE LESS THAN 10' BETWEEN AN ACCESSORY  
BUILDING AND THE MAIN BUILDING.  
THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT  
LOTS SHALL NOT BE LESS THAN 30'.

OPEN SPACE REQUIREMENTS

THERE IS NO SPECIFIC COMMON OPEN SPACE REQUIRED.

SURVEY LEGAL DESCRIPTION

LOT 1:  
LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR LAND DIVISION  
PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY  
RECORDS.

EXCEPT THE SOUTH 143.00 FEET.

LOT 2:  
THE SOUTH 143.00 FEET OF LOT 1, BELLISSIMA FARMS, ACCORDING  
TO THE MINOR LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE  
12, MARICOPA COUNTY RECORDS.

BASIS OF BEARING

THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER (98TH ST. BETWEEN CACTUS RD. & JENAN ST.) OF  
SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=S00°01'16"E

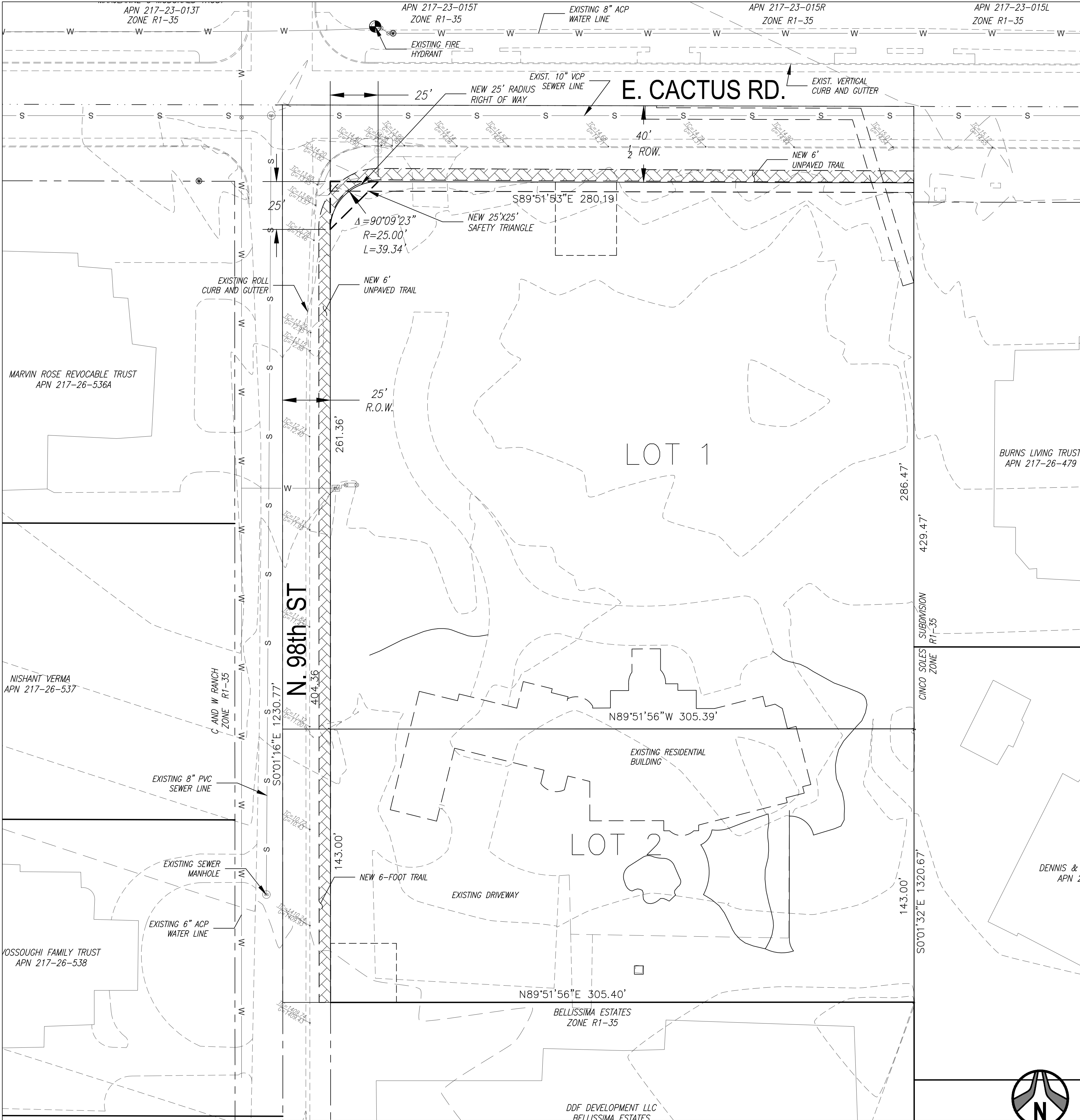
ELEVATION BENCHMARK

FOUND REBAR LOCATED AT INTERSECTION OF CACTUS RD AND 98TH  
ST.  
ELEVATION=1413.59

SURVEY LEGAL DESCRIPTION

LOT 1:  
LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR LAND DIVISION  
PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY  
RECORDS.  
EXCEPT THE SOUTH 143.00 FEET.

LOT 2:  
THE SOUTH 143.00 FEET OF LOT 1, BELLISSIMA FARMS, ACCORDING  
TO THE MINOR LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE  
12, MARICOPA COUNTY RECORDS.



OWNER

STEVEN & VERONICA ANDERSON  
9845 E. CACTUS ROAD  
SCOTTSDALE, AZ 85259

DEVELOPER

GABLE FAMILY BUILDERS  
11111 NORTH SCOTTSDALE 205F  
SCOTTSDALE, AZ 85254  
CONTACT: TIM GABLE  
602 708 7613

CIVIL ENGINEER

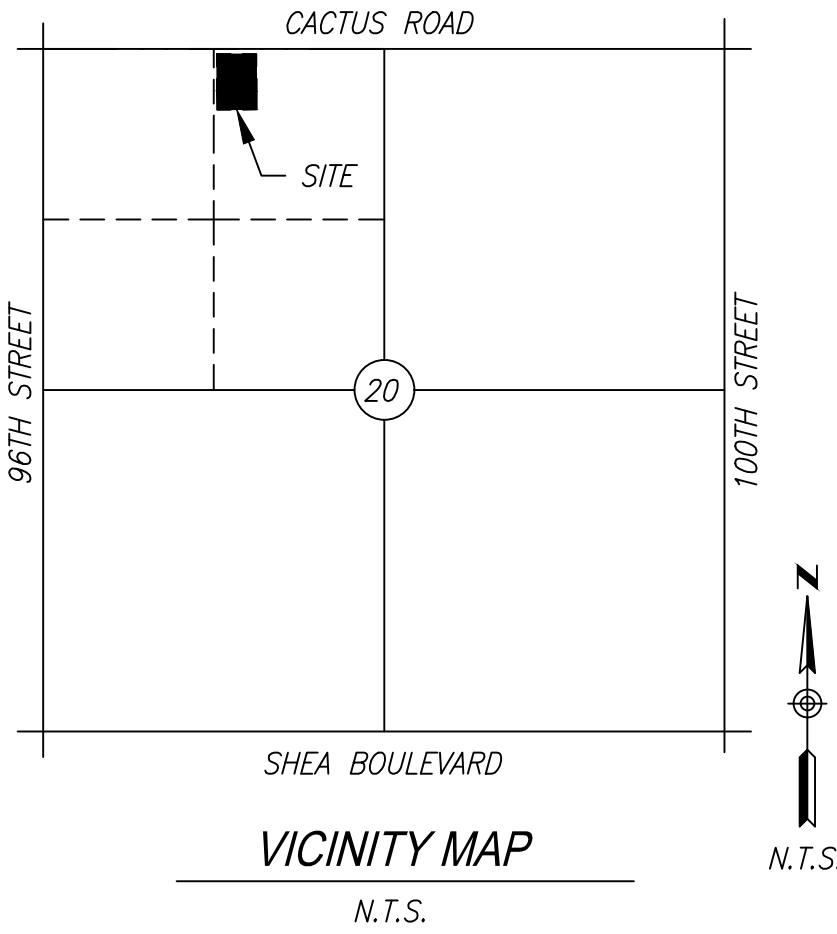
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
CONTACT: DAVID G. LAREDO, P.E.

SURVEY

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: JEREMY HAWS, RLS

SHEET INDEX

C101 PRELIMINARY PLAT COVER SHEET  
C102 PRELIMINARY PLAT EXISTING CONDITIONS  
C103 PRELIMINARY PLAT PROPOSED CONDITIONS  
C104 PRELIMINARY PLAT LEGAL SHEET  
C105 PRELIMINARY PLAT LEGAL SHEET



LEGEND

- SURVEY MONUMENT
- DRYWELL
- STORM DRAIN
- EXISTING CONTOUR LINES
- GRADE BREAK
- DRAINAGE FLOW DIRECTION
- CROSS SECTION
- RETENTION AREA
- PROPOSED FINISHED FLOOR AND PAD ELEVATIONS
- PROPOSED ELEVATIONS
- EXISTING ELEVATIONS
- EXISTING GROUND ELEVATIONS
- EXISTING EDGE OF PAVEMENT
- PUBLIC UTILITY EASEMENT
- SEWER LINE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- VERT. CURB, GUTTER & SIDEWALK
- SIDEWALK RAMP
- DRAINAGE AREA DESIGNATION
- PROPOSED TYPE "F" C.B.
- PROPOSED WALL
- UTILITY LINE EASEMENT
- LANDSCAPE EASEMENT
- 100 YEAR STORM SURFACE WATER ELEVATION

HUBBARD ENGINEERING GENERAL NOTES

- ALL ONSITE CONSTRUCTION AND IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE WILL BE DONE USING THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE PLANS WILL BE PREPARED FOLLOWING THE DESIGN STANDARDS & POLICIES MANUAL.
- SEWER WILL BE PROVIDED USING THE CITY OF SCOTTSDALE SEWER LINE SYSTEM ALONG 98TH STREET.
- WATER WILL BE PROVIDED USING THE CITY OF SCOTTSDALE WATER LINE SYSTEM ALONG 98TH STREET.
- STORM WATER FLOW STORAGE RETENTION WILL BE PROVIDED WITHIN A DRAINAGE EASEMENT THAT WILL BE DEDICATED ON THE SUBDIVISION PLAT. IT WILL BE THE OWNER'S RESPONSIBILITY TO MAINTAINED IT.

STORMWATER NOTES

UPON THE DEVELOPMENT OF THE NEWLY CREATED LOTS WITHIN THIS SUBDIVISION WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORMWATER STORAGE BASIN OR BASIN(S) DESIGNED IN CONFORMANCE WITH THE CITY OF SCOTTSDALE STANDARDS INCLUDING THE DEDICATION OF A PUBLIC DRAINAGE EASEMENT (D.E.) COVERING THE LIMITS OF THE BASIN(S). THE STORMWATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL STRUCTURE. ADDITIONALLY, THE LOTS WITHIN THIS SUBDIVISION ARE NOT ELIGIBLE FOR A WAIVER OF THE STORMWATER STORAGE REQUIREMENT.

1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
Ph: 480.892.3313  
www.hubbardingengineering.com

HUBBARD  
ENGINEERING

SITE PLAN

LOT 1 BELLISSIMA FARMS PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date  
08/28/2019

Project No.  
19117

Project Eng.  
D. LAREDO

Project Mgr.  
S. HANRAHAN

Call before you dig.  
1.800.STAKE.IT  
602.263.1100

SHT: 1 OF 5

C101

P:\2019\19117\DWG\Site Plan\19117-Site Plan.dwg Aug 28, 2019 - 8:04am dlanedo

5-PP-2019

08/29/19

PRELIMINARY PLAT  
LOT 1 BELLISSIMA FARMS

LOT 1, BELLISSIMA FARMS MINOR LAND DIVISION PLAT, AS RECORDED IN BOOK 1282, PAGE 12, AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS

STEPHEN ANDERSON AND VERONICA ANDERSON  
9845 E. CACTUS ROAD  
SCOTTSDALE, AZ 85259

DEDICATION

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT STEPHEN ANDERSON AND VERONICA ANDERSON, HUSBAND AND WIFE, AS OWNER, HEREBY SUBDIVIDES LOT 1 OF THE "MINOR LAND DIVISION PLAT BELLISSIMA FARMS," RECORDED IN BOOK 1282 OF MAPS, PAGE 12 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME "MINOR LAND DIVISION PLAT STEPHEN AND VERONICA ANDERSON" AS SHOWN ON THIS FINAL PLAT. "FINAL PLAT LOT 1 BELLISSIMA FARMS" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSED, AND SUBJECT TO THE CONDITIONS STATED.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAD A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST 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 THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,

GRANTOR: \_\_\_\_\_  
STEPHEN ANDERSON, HUSBAND  
\_\_\_\_\_  
VERONICA ANDERSON, WIFE

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY STEPHEN AND VERONICA ANDERSON, HUSBAND AND WIFE, BEING AUTHORIZED TO DO SO.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PARENT PARCEL LEGAL DESCRIPTION

LOT 1, BELLISSIMA FARMS MINOR LAND DIVISION, ACCORDING TO THE MINOR LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE APPROVAL

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

BY: \_\_\_\_\_  
CHIEF DEVELOPMENT OFFICER DATE \_\_\_\_\_

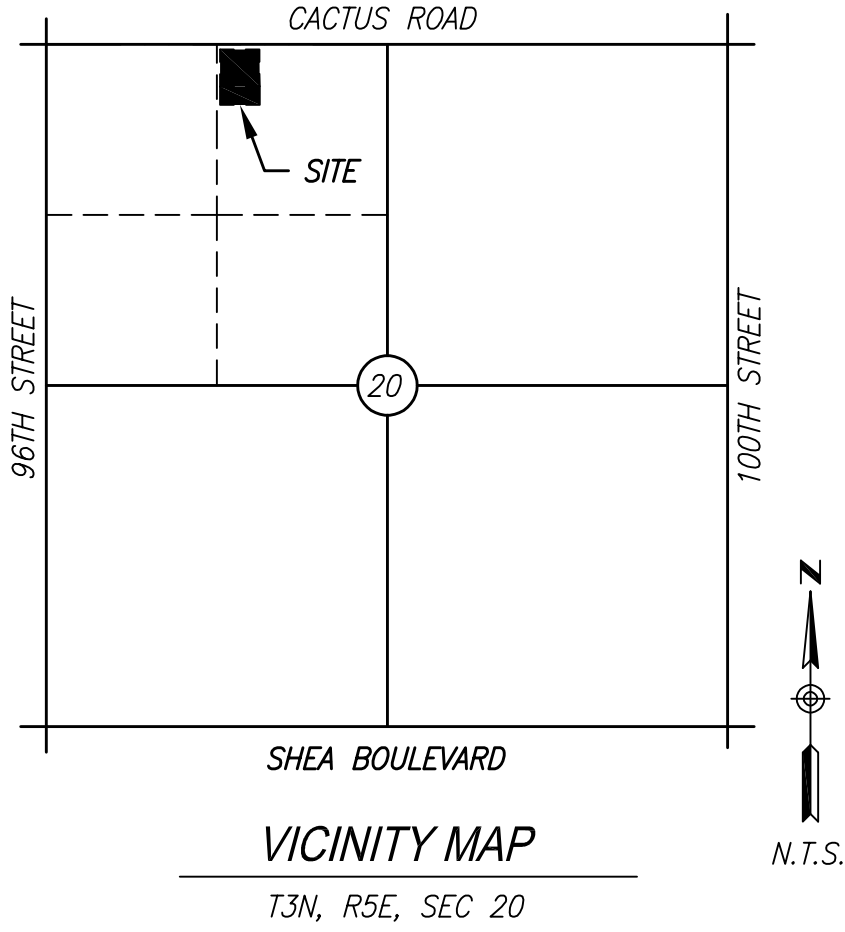
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S STAFF APPROVAL CASE \_\_\_\_\_ AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_  
DEVELOPMENT ENGINEERING MANAGER DATE \_\_\_\_\_

GENERAL NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER.
- 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.
- STORM WATER STORAGE REQUIREMENT FOR EACH LOT: UPON THE DEVELOPMENT OF EACH LOT WITHIN THE SUBDIVISION WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORM WATER STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORM WATER STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE STORM WATER STORAGE BASINS WILL BE REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL STRUCTURE.

Stormwater Review By:  
Nerijus Baronas, PE  
Phone 480-312-7072 Fax 480-312-9187  
E-mail: [nbaronas@ScottsdaleAZ.gov](mailto:nbaronas@ScottsdaleAZ.gov)  
Review Cycle #2 Date 9-18-19



SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL ROAD, SUITE 12000  
MESA, AZ 85210  
CONTACT: JEREMY HAWS, RLS

ACREAGES

LOT 1A GROSS: 107,671 SQUARE FEET OR 2.4718 ACRES ±  
LOT 1A NET: 87,164 SQUARE FEET OR 2.0011 ACRES ±  
LOT 1B GROSS: 47,227 SQUARE FEET OR 1.0841 ACRES ±  
LOT 1B NET: 43,652 SQUARE FEET OR 1.0021 ACRES ±  
TOTAL GROSS: 154,898 SQUARE FEET OR 3.5560 ACRES ±  
TOTAL NET: 130,816 SQUARE FEET OR 3.0031 ACRES ±

ZONING

R1-35, MARICOPA COUNTY ASSESSOR

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' FEMA FLOOD MAP 04013C1780L DATED OCTOBER 16, 2013. ZONE 'X' IS DEFINED AS 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.

BASIS OF BEARINGS

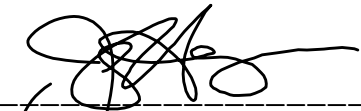
THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (98TH ST. BETWEEN CACTUS RD. & JENAN ST.) OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=50°01'16"E

REFERENCE DOCUMENTS

- (R1) - "MINOR LAND DIVISION PLAT," BK. 1282, PG. 12, M.C.R.  
(R2) - "RECORD OF SURVEY," BK. 1123, PG. 41, M.C.R.  
(R3) - "MINOR SUBDIVISION PLAT," BK. 1111, PG. 30, M.C.R.  
(R4) - "PROPERTY DIVISION MAP," BK. 715, PG. 12, M.C.R.  
(R5) - "CINCO SOLES," FINAL PLAT, BK. 359, PG. 10, M.C.R.

SURVEYOR'S CERTIFICATION

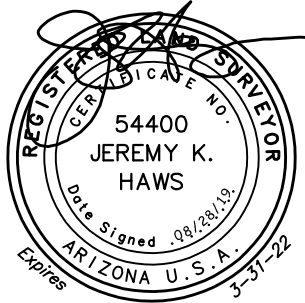
- THIS IS TO CERTIFY THAT:
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
  - THIS PLAT WAS MADE UNDER MY DIRECTION.
  - THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS."
  - THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF APRIL, 2019.
  - THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
  - ALL MONUMENTS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

  
\_\_\_\_\_  
JEREMY K. HAWS

PRINTED NAME

REGISTRATION/LICENSE NO. 54400

DATE: 08/28/19

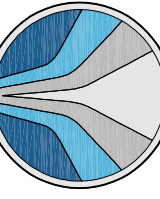


LOT 1 BELLISSIMA FARMS  
PRELIMINARY PLAT  
City of Scottsdale, Maricopa County, Arizona

Date  
08/28/19  
Project Eng.  
Project No.  
19117  
Project Manager  
J. HAWS

Sh: 1 of 2

HUBBARD  
ENGINEERING  
www.hubbardengineering.com  
1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
Ph: 480.892.3313



1 FOUND 1/2" REBAR IN POTHOLE AT THE INTERSECTION OF 98TH STREET & CACTUS ROAD. REBAR FOUND ±0.35' BELOW SURFACE. MONUMENT HELD AS THE NW COR., NE 1/4, NW 1/4, SEC. 20 PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)

2 FOUND 1/2" REBAR IN POTHOLE AT THE INTERSECTION OF 98TH STREET & JENAN STREET. REBAR FOUND ±0.10 BELOW SURFACE. MONUMENT HELD AS THE SW COR., NE 1/4, NW 1/4, SEC. 20 PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)

3 FOUND PK NAIL IN PAVEMENT. NO IDENTIFICATION WAS FOUND, BUT THE RECORD OF SURVEY IN BK. 1282, PG. 12, M.C.R. NOTES A PK NAIL WITH A SHINER STAMPED RLS #41076. THE MINOR SUBDIVISION PLAT CHOLLA LOT ADJUSTMENT, BK. 1188, PG. 32, M.C.R. NOTES A "PK NAIL #41076." BOTH OF THESE SURVEYS USE THIS PK NAIL AND ITS POSITION AS THE SE COR. OF THE NE 1/4, NW 1/4, SEC. 20.

4 THE N. 1/4 CORNER OF SECTION 20 WAS NOT FOUND. THE MINOR SUBDIVISION PLAT RECORDED IN BK. 1111, PG. 30, M.C.R. (R3) ACCEPTED THE CITY OF SCOTTSDALE BRASS CAP FLUSH FOUND 90.00' NORTHERLY ALONG THE 100TH STREET ALIGNMENT AS A WITNESS CORNER TO THE POSITION OF SAID NORTH 1/4 CORNER. TO ESTABLISH THE POSITION OF SAID QUARTER CORNER, A LINE WAS ESTABLISHED BETWEEN SAID BRASS CAP AND THE CITY OF SCOTTSDALE BRASS CAP FOUND AT THE INTERSECTION OF LARKSPUR DRIVE AND 100TH STREET AND THEN EXTENDED SOUTHERLY 90.00'. THE MINOR SUBDIVISION PLAT MENTIONED IN NOTE #3 ALSO USES THIS MONUMENT AS A WITNESS CORNER TO ESTABLISH THE POSITION OF SAID QUARTER CORNER.

5 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE NE COR., W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- THE FINAL PLAT OF CINCO SOLES RECORDED IN BK. 359, PG. 10, M.C.R. (R5)

6 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE SE COR., W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)

7 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE NE COR., W. 1/2, W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE W. 1/2, NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)

8 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE SE COR., W. 1/2, W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE W. 1/2, NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)

9 CENTER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL CALCULATED BEARING & DISTANCE ALONG THE EAST LINE OF THE NW 1/4, SEC. 20. FOUND A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE. MONUMENT ALSO ACCEPTED AND NOTED AS SUCH ON THE FOLLOWING SURVEYS:

- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)

10 W. 1/4 CORNER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL MEASURED BEARING & DISTANCE ALONG THE SOUTH LINE OF THE NW 1/4, SEC. 20. FOUND A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE. MONUMENT ALSO ACCEPTED AND NOTED AS SUCH ON THE FOLLOWING SURVEYS:

- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- MINOR SUBDIVISION PLAT CHOLLA LOT ADJUSTMENT, BK. 1188, PG. 32, M.C.R.

11 NW CORNER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL MEASURED BEARING & DISTANCE ALONG THE NORTH LINE OF THE NW 1/4, SEC. 20. POSITION WAS CALCULATED USING THE 3" CITY OF SCOTTSDALE BRASS CAP FLUSH 7.02' NORTHEASTERLY AS NOTED ON THE RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2).

FND. CITY OF SCOTTSDALE BCF 6.80' N & 0.39' E OF CALCULATED POSITION (SEE R2)

N2°41'43"E 7.02'

N89°52'11"W 1320.19 (R1)

N89°51'16"W 330.32' (R1)

330.25' (C)

40' R/W

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

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330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

N2°41'43"E 7.02'

N89°52'11"W 1320.19 (R1)

N89°51'16"W 330.32' (R1)

330.25' (C)

40' R/W

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

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330.25' (C)

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N2°41'43"E 7.02'

N89°52'11"W 1320.19 (R1)

N89°51'16"W 330.32' (R1)

330.25' (C)

40' R/W

330.25' (C)

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N2°41'43"E 7.02'

N89°52'11"W 1320.19 (R1)

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330.25' (C)

330.32' (R1)

330.25' (C)

N2°41'43"E 7.02'

N89°52'11"W 1320.19 (R1)

N89°51'16"W 330.32' (R1)

330.25' (C)

40' R/W

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

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330.25' (C)

330.32' (R1)

330.25' (C)

330.32' (R1)

330

PRELIMINARY PLAT  
LOT 1 BELLISSIMA FARMS

LOT 1, BELLISSIMA FARMS MINOR LAND DIVISION PLAT, AS RECORDED IN BOOK 1282, PAGE 12, AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS

STEPHEN ANDERSON AND VERONICA ANDERSON  
9845 E. CACTUS ROAD  
SCOTTSDALE, AZ 85259

DEDICATION

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT STEPHEN ANDERSON AND VERONICA ANDERSON, HUSBAND AND WIFE, AS OWNER, HEREBY SUBDIVIDES LOT 1 OF THE "MINOR LAND DIVISION PLAT BELLISSIMA FARMS," RECORDED IN BOOK 1282 OF MAPS, PAGE 12 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME "MINOR LAND DIVISION PLAT STEPHEN AND VERONICA ANDERSON" AS SHOWN ON THIS FINAL PLAT. "FINAL PLAT LOT 1 BELLISSIMA FARMS" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSED, AND SUBJECT TO THE CONDITIONS STATED.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAD A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST 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 THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,

GRANTOR: \_\_\_\_\_  
STEPHEN ANDERSON, HUSBAND  
\_\_\_\_\_  
VERONICA ANDERSON, WIFE

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY STEPHEN AND VERONICA ANDERSON, HUSBAND AND WIFE, BEING AUTHORIZED TO DO SO.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PARENT PARCEL LEGAL DESCRIPTION

LOT 1, BELLISSIMA FARMS MINOR LAND DIVISION, ACCORDING TO THE MINOR LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE APPROVAL

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

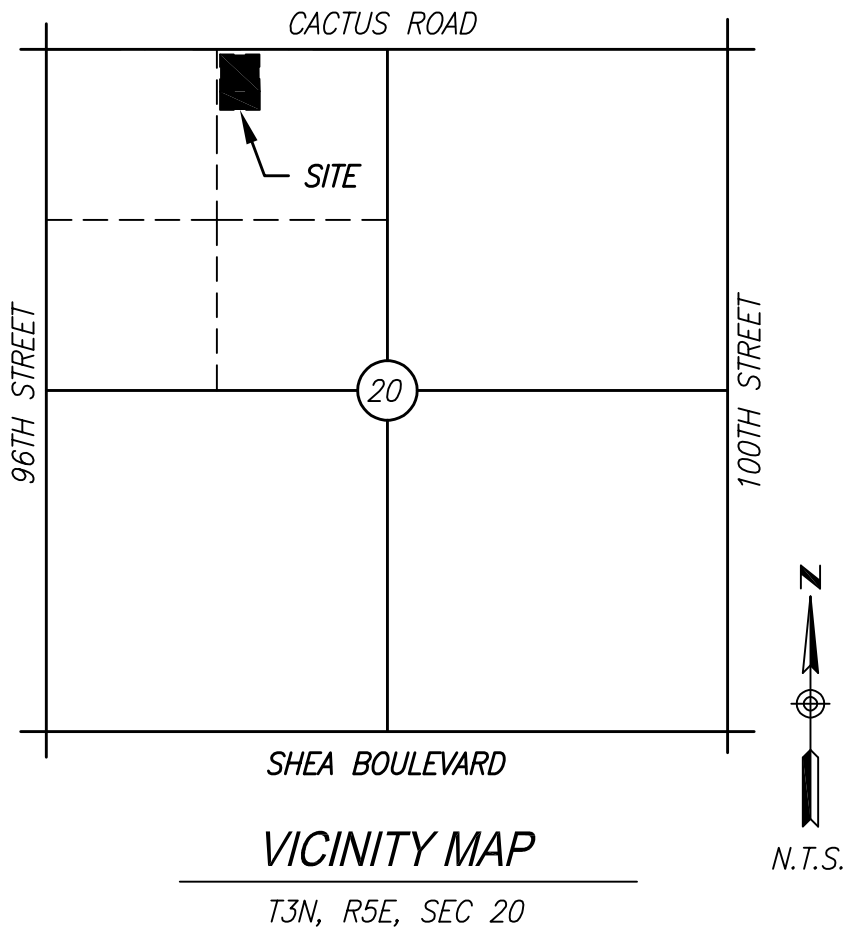
BY: CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S STAFF APPROVAL CASE \_\_\_\_\_ AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER.
- 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.
- STORM WATER STORAGE REQUIREMENT FOR EACH LOT: UPON THE DEVELOPMENT OF EACH LOT WITHIN THE SUBDIVISION WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORM WATER STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORM WATER STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE STORM WATER STORAGE BASINS WILL BE REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL STRUCTURE.



SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL ROAD, SUITE 12000  
MESA, AZ 85210  
CONTACT: JEREMY HAWS, RLS

ACREAGES

LOT 1A GROSS: 107,671 SQUARE FEET OR 2.4718 ACRES ±  
LOT 1A NET: 87,164 SQUARE FEET OR 2.0011 ACRES ±  
LOT 1B GROSS: 47,227 SQUARE FEET OR 1.0841 ACRES ±  
LOT 1B NET: 43,652 SQUARE FEET OR 1.0021 ACRES ±  
TOTAL GROSS: 154,898 SQUARE FEET OR 3.5560 ACRES ±  
TOTAL NET: 130,816 SQUARE FEET OR 3.0031 ACRES ±

ZONING

R1-35, MARICOPA COUNTY ASSESSOR

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' FEMA FLOOD MAP 04013C1780L DATED OCTOBER 16, 2013. ZONE 'X' IS DEFINED AS 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.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (98TH ST. BETWEEN CACTUS RD. & JENAN ST.) OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=50°01'16"E

REFERENCE DOCUMENTS

- (R1) - "MINOR LAND DIVISION PLAT," BK. 1282, PG. 12, M.C.R.  
(R2) - "RECORD OF SURVEY," BK. 1123, PG. 41, M.C.R.  
(R3) - "MINOR SUBDIVISION PLAT," BK. 1111, PG. 30, M.C.R.  
(R4) - "PROPERTY DIVISION MAP," BK. 715, PG. 12, M.C.R.  
(R5) - "CINCO SOLES," FINAL PLAT, BK. 359, PG. 10, M.C.R.

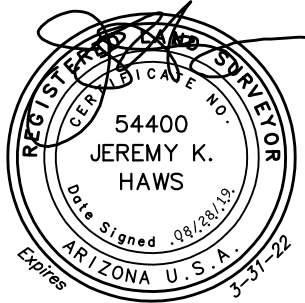
SURVEYOR'S CERTIFICATION

- THIS IS TO CERTIFY THAT:
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
  - THIS PLAT WAS MADE UNDER MY DIRECTION.
  - THIS 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 APRIL, 2019.
  - THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
  - ALL MONUMENTS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNATURE  
JEREMY K. HAWS  
PRINTED NAME

REGISTRATION/LICENSE NO. 54400

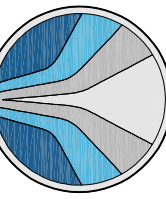
DATE: 08/28/19



Date  
08/28/19  
Project No.  
19117  
Project Eng.  
Project Manager  
J. HAWS

Sh: 1 of 2

1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
Ph: 480.892.3313  
www.hubbardengineering.com

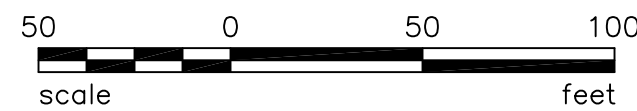
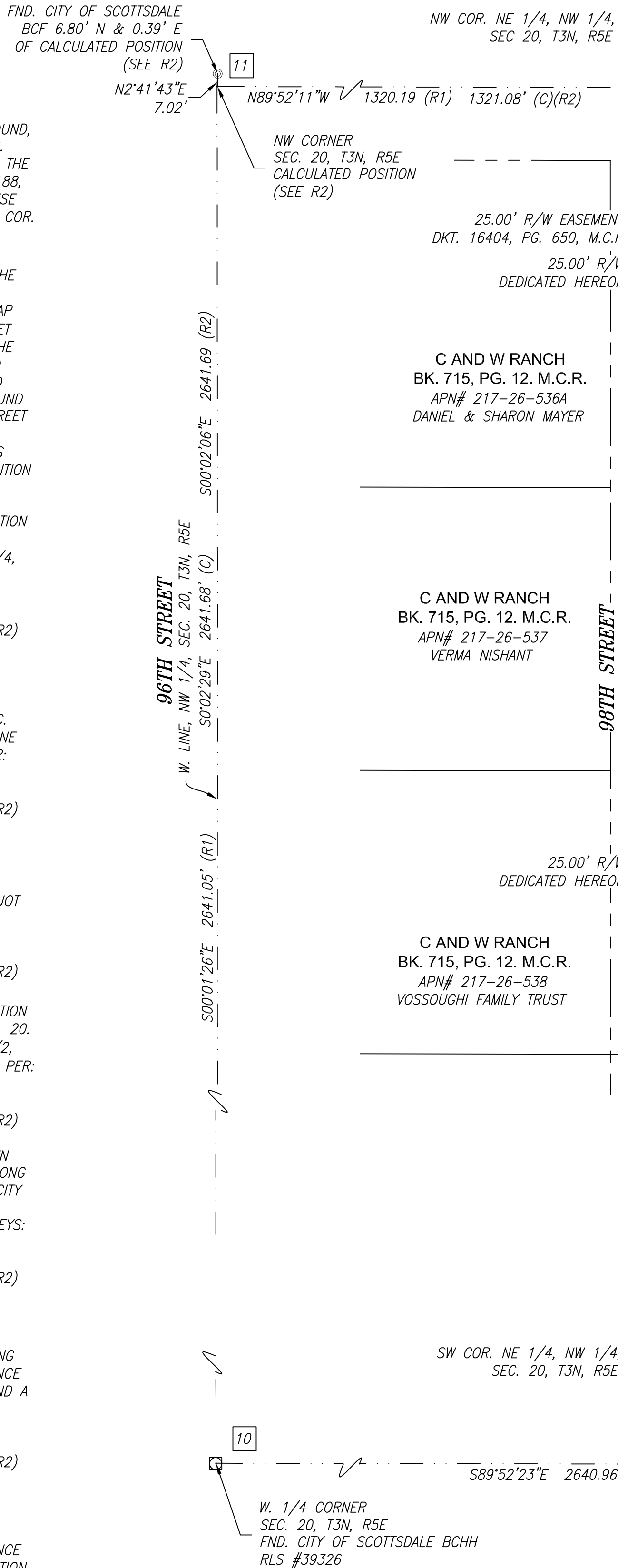


LOT 1 BELLISSIMA FARMS  
PRELIMINARY PLAT  
City of Scottsdale, Maricopa County, Arizona

P:\2019\19117\Survey\2019\19117-SURVEY LEGAL.dwg, Aug 28, 2019 - 2:29pm, JHaws

- 1 FOUND 1/2" REBAR IN POTHOLE AT THE INTERSECTION OF 98TH STREET & CACTUS ROAD. REBAR FOUND ±0.35' BELOW SURFACE. MONUMENT HELD AS THE NW COR., NE 1/4, NW 1/4, SEC. 20 PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
  - PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)
- 2 FOUND 1/2" REBAR IN POTHOLE AT THE INTERSECTION OF 98TH STREET & JENAN STREET. REBAR FOUND ±0.10 BELOW SURFACE. MONUMENT HELD AS THE SW COR., NE 1/4, NW 1/4, SEC. 20 PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
  - PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)
- 3 FOUND PK NAIL IN PAVEMENT. NO IDENTIFICATION WAS FOUND, BUT THE RECORD OF SURVEY IN BK. 1282, PG. 12, M.C.R. NOTES A PK NAIL WITH A SHINER STAMPED RLS #41076. THE MINOR SUBDIVISION PLAT CHOLLA LOT ADJUSTMENT, BK. 1188, PG. 32, M.C.R. NOTES A "PK NAIL #41076." BOTH OF THESE SURVEYS USE THIS PK NAIL AND ITS POSITION AS THE SE COR. OF THE NE 1/4, NW 1/4, SEC. 20.
- 4 THE N. 1/4 CORNER OF SECTION 20 WAS NOT FOUND. THE MINOR SUBDIVISION PLAT RECORDED IN BK. 1111, PG. 30, M.C.R. (R3) ACCEPTED THE CITY OF SCOTTSDALE BRASS CAP FLUSH FOUND 90.00' NORTHERLY ALONG THE 100TH STREET ALIGNMENT AS A WITNESS CORNER TO THE POSITION OF SAID QUARTER CORNER. A LINE WAS ESTABLISHED BETWEEN SAID BRASS CAP AND THE CITY OF SCOTTSDALE BRASS CAP FOUND AT THE INTERSECTION OF LARKSPUR DRIVE AND 100TH STREET AND THEN EXTENDED SOUTHERLY 90.00'. THE MINOR SUBDIVISION PLAT MENTIONED IN NOTE #3 ALSO USES THIS MONUMENT AS A WITNESS CORNER TO ESTABLISH THE POSITION OF SAID QUARTER CORNER.
- 5 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE NE COR., W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
  - THE FINAL PLAT OF CINCO SOLES RECORDED IN BK. 359, PG. 10, M.C.R. (R5)
- 6 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE SE COR., W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- 7 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE NE COR., W. 1/2, W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE W. 1/2, NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- 8 NO MONUMENTATION WAS FOUND AT THE CALCULATED POSITION OF THE SE COR., W. 1/2, W. 1/2, NE 1/4, NW 1/4, SEC. 20. POSITION WAS CALCULATED BY BREAKING DOWN THE W. 1/2, NE 1/4, NW 1/4, SEC. 20 INTO ALIQUOT PARTS AS DONE PER:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
- 9 CENTER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL CALCULATED BEARING & DISTANCE ALONG THE EAST LINE OF THE NW 1/4, SEC. 20. FOUND A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE. MONUMENT ALSO ACCEPTED AND NOTED AS SUCH ON THE FOLLOWING SURVEYS:
- MINOR LAND DIVISION PLAT BELLISSIMA FARMS, BK. 1282, PG. 12, M.C.R. (R1)
  - RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
  - PROPERTY DIVISION MAP OF "C AND W RANCH," BK. 715, PG. 12, M.C.R. (R4)
- 10 W. 1/4 CORNER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL MEASURED BEARING & DISTANCE ALONG THE SOUTH LINE OF THE NW 1/4, SEC. 20. FOUND A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE. MONUMENT ALSO ACCEPTED AND NOTED AS SUCH ON THE FOLLOWING SURVEYS:
- RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2)
  - MINOR SUBDIVISION PLAT CHOLLA LOT ADJUSTMENT, BK. 1188, PG. 32, M.C.R.
- 11 NW CORNER OF SECTION 20. THIS MONUMENT IS BEING SHOWN TO GIVE AN OVERALL MEASURED BEARING & DISTANCE ALONG THE NORTH LINE OF THE NW 1/4, SEC. 20. POSITION WAS CALCULATED USING THE 3" CITY OF SCOTTSDALE BRASS CAP FLUSH 7.02' NORTHEASTERLY AS NOTED ON THE RECORD OF SURVEY, BK. 1123, PG. 41, M.C.R. (R2).

FND. CITY OF SCOTTSDALE BCF 6.80' N & 0.39' E OF CALCULATED POSITION (SEE R2)



SCALE  
1"=50'

#### LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING PARCEL LINES
- BRCH = BRASS CAP IN HANDHOLE
- BCF = BRASS CAP FLUSH
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- FND. = FOUND
- RBR = REBAR
- APN = ASSESSORS PARCEL NUMBER
- R/W = RIGHT-OF-WAY
- ESMT. = EASEMENT
- SFNF = SEARCHED FOR NOT FOUND
- PUE = PUBLIC UTILITY EASEMENT
- ☐ = SURVEY MONUMENT AS NOTED
- ⊙ = SURVEY MONUMENT AS NOTED
- ▲ = SET REBAR WITH CAP RLS# 54400

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°00'00"E	38.38'
L2	N90°00'00"E	32.00'
L3	N0°00'00"E	38.31'
L4	N0°01'16"W	30.91'
L5	N90°00'00"E	34.49'
L6	S0°00'00"E	30.90'
L7	N89°58'09"E	34.48'

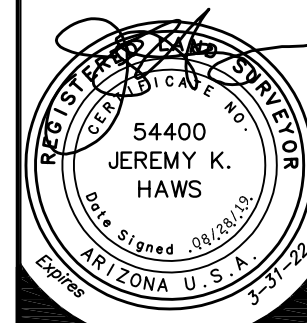
Project No.  
19117

Date  
08/28/19

Project Eng.  
J. HAWS

Sht: 2 of 2

LOT 1 BELLISSIMA FARMS  
PRELIMINARY PLAT  
City of Scottsdale, Maricopa County, Arizona



HUBBARD  
ENGINEERING  
www.hubbardengineering.com

1201 S. Alma School Rd.  
Suite 2000  
Mesa, AZ 85210  
Ph: 480.892.3313

PRELIMINARY PLAT  
FOR  
BELLISSIMA FARMS  
(LOT 1)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3  
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA

ACREAGES

LOT 1: 87,485 SQUARE FEET OR 2.0084 ACRES ±  
LOT 2: 43,671 SQUARE FEET OR 1.0026 ACRES ±  
TOTAL: 131,157 SQUARE FEET OR 3.0109 ACRES ±

CURRENT ZONING

RT-35

CURRENT GENERAL PLAN CLASSIFICATION

SUBURBAN NEIGHBORHOOD

TOTAL NUMBER OF DWELLING UNITS

2 DWELLING UNITS

MINIMUM SETBACKS

PER SCOTTSDALE ZONING ORDINANCES SECTION 5.204  
FRONT YARD: 40' (MINIMUM) ON ALL FRONTAGES.  
SIDE YARD: 15' (MINIMUM) ON EACH SIDE OF A BUILDING.  
REAR YARD: 35' (MINIMUM).

THERE SHALL NOT BE LESS THAN 10' BETWEEN AN ACCESSORY BUILDING AND THE  
MAIN BUILDING.  
THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL NOT BE  
LESS THAN 30'.

OPEN SPACE REQUIREMENTS

THERE IS NO SPECIFIC COMMON OPEN SPACE REQUIRED.

SURVEY LEGAL DESCRIPTION

LOT 1:  
LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR LAND DIVISION PLAT RECORDED  
AT BOOK 1282, PAGE 12, MARICOPA COUNTY RECORDS.

EXCEPT THE SOUTH 143.00 FEET.

LOT 2:  
THE SOUTH 143.00 FEET OF LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR  
LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY  
RECORDS.

BASIS OF BEARING

THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (98TH ST.  
BETWEEN CACTUS RD. & JENAN ST.) OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=50°01'16"E

ELEVATION BENCHMARK

FOUND REBAR LOCATED AT INTERSECTION OF CACTUS RD AND 98TH ST.  
ELEVATION=1413.59

SURVEY LEGAL DESCRIPTION

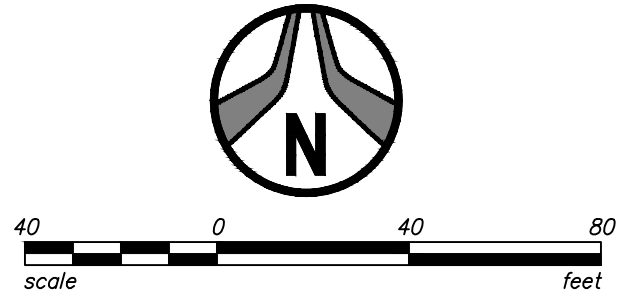
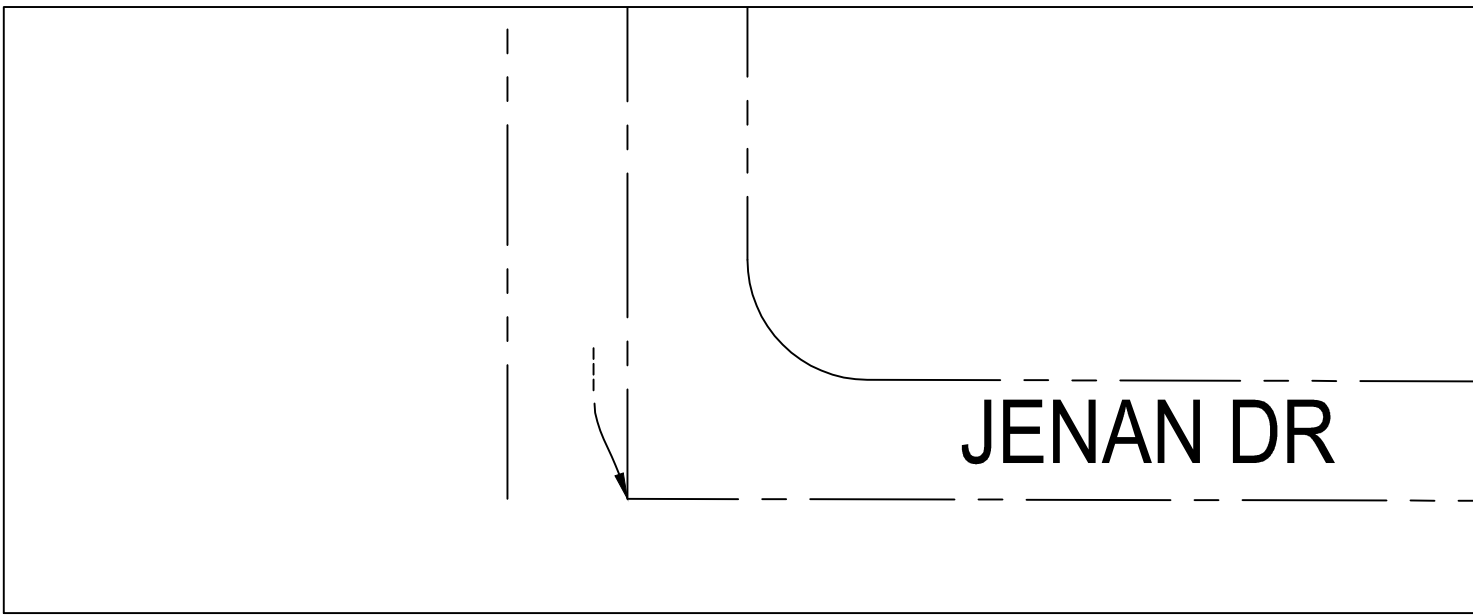
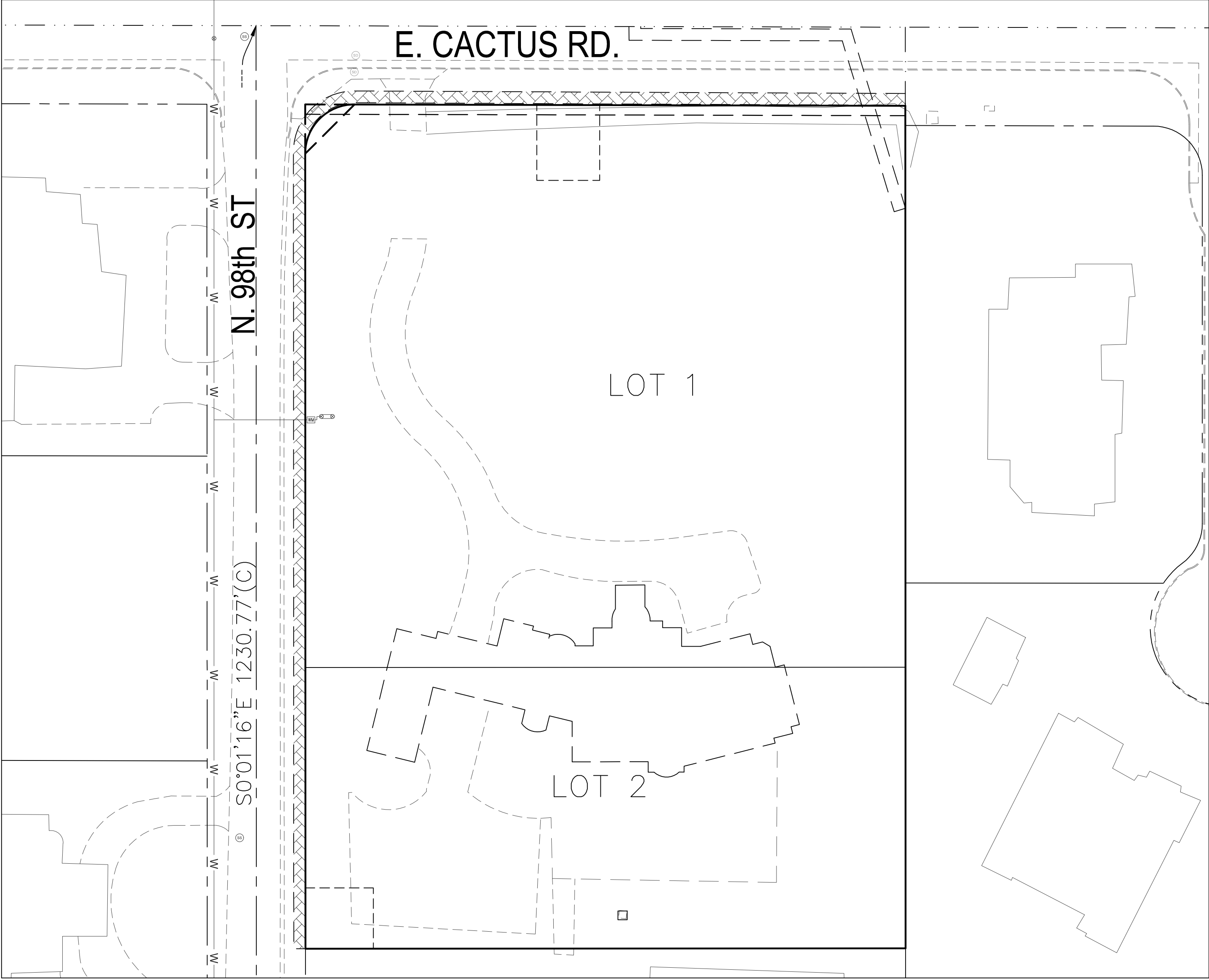
LOT 1:  
LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR LAND DIVISION PLAT RECORDED  
AT BOOK 1282, PAGE 12, MARICOPA COUNTY RECORDS.

EXCEPT THE SOUTH 143.00 FEET.

LOT 2:  
THE SOUTH 143.00 FEET OF LOT 1, BELLISSIMA FARMS, ACCORDING TO THE MINOR  
LAND DIVISION PLAT RECORDED AT BOOK 1282, PAGE 12, MARICOPA COUNTY  
RECORDS.

STORMWATER NOTES

UPON THE DEVELOPMENT OF THE NEWLY CREATED LOTS WITHIN THIS SUBDIVISION WITH  
A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE RESPONSIBLE FOR  
CONSTRUCTING AN ON-LOT STORMWATER STORAGE BASIN OR BASIN(S) DESIGNED IN  
CONFORMANCE WITH THE CITY OF SCOTTSDALE STANDARDS INCLUDING THE DEDICATION  
OF A PUBLIC DRAINAGE EASEMENT (D.E.) COVERING THE LIMITS OF THE BASIN(S). THE  
STORMWATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED FOR  
CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A GRADING AND DRAINAGE  
PLAN FOR THE PROPOSED RESIDENTIAL STRUCTURE. ADDITIONALLY, THE LOTS WITHIN  
THIS SUBDIVISION ARE NOT ELIGIBLE FOR A WAIVER OF THE STORMWATER STORAGE  
REQUIREMENT.



OWNER

STEVEN & VERONICA ANDERSON  
9845 E. CACTUS ROAD  
SCOTTSDALE, AZ 85259

DEVELOPER

GABLE FAMILY BUILDERS  
11111 NORTH SCOTTSDALE 205F  
SCOTTSDALE, AZ 85254  
CONTACT: TIM GABLE  
602 708 7613

CIVIL ENGINEER

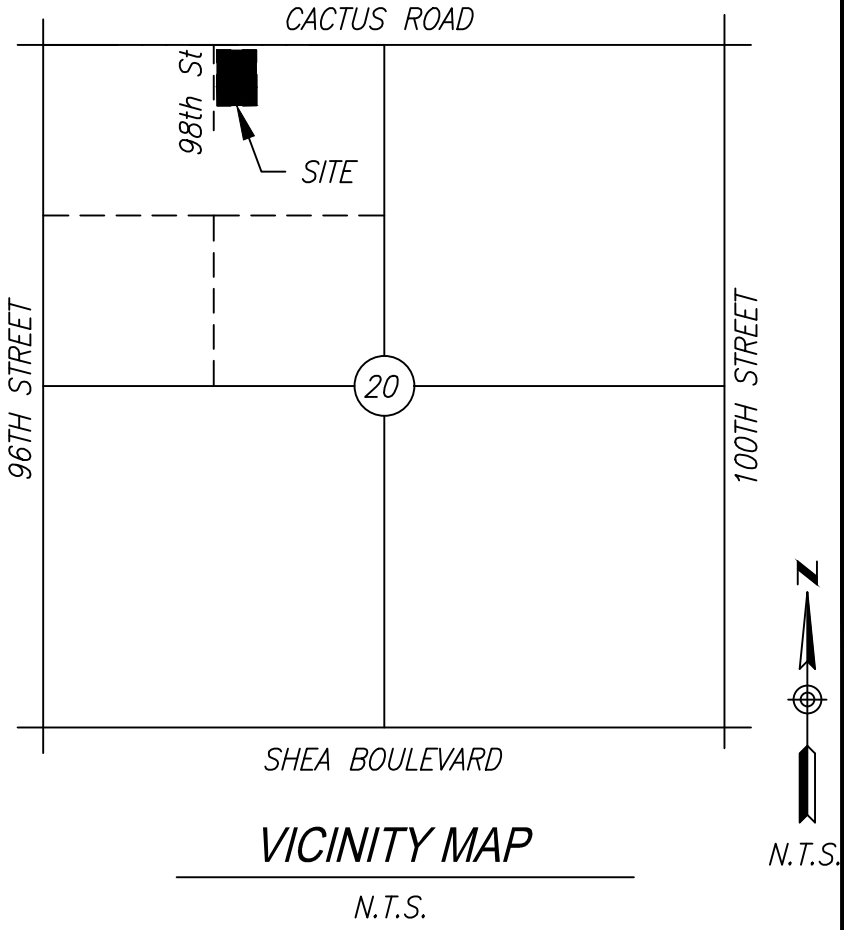
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
CONTACT: DAVID G. LAREDO, P.E.

SURVEY

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: JEREMY HAWS, RLS

SHEET INDEX

C101 PRELIMINARY PLAT COVER SHEET  
C102 PRELIMINARY PLAT EXISTING CONDITIONS  
C103 PRELIMINARY PLAT PROPOSED CONDITIONS  
C104 PRELIMINARY PLAT LEGAL SHEET



LEGEND

- SURVEY MONUMENT
- 12XX— EXISTING CONTOUR LINES
- TC (XX.XX) EXISTING ELEVATIONS
- 6 (XX.XX)
- XXXXXX EXISTING GROUND ELEVATIONS
- NG EXISTING EDGE OF PAVEMENT
- XXXXXX EXISTING EDGE OF PAVEMENT
- EP
- P.U.E. PUBLIC UTILITY EASEMENT
- S SEWER LINE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- W WATER LINE
- VERT. CURB, GUTTER & SIDEWALK
- SIDEWALK RAMP

1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
Ph: 480.892.3313  
www.hubbardingengineering.com

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ENGINEERING

COVER SHEET

LOT 1 BELLISSIMA FARMS PRELIMINARY PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date  
08/28/2019

Project No.  
19117

Project Eng.  
D. LAREDO

Project Mgr.  
S. HANRAHAN

40063  
DAVID G.  
LAREDO  
State Stamp 08-19-19  
ARIZONA U.S.A.

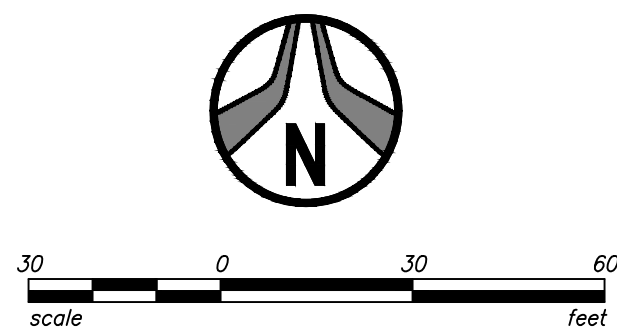
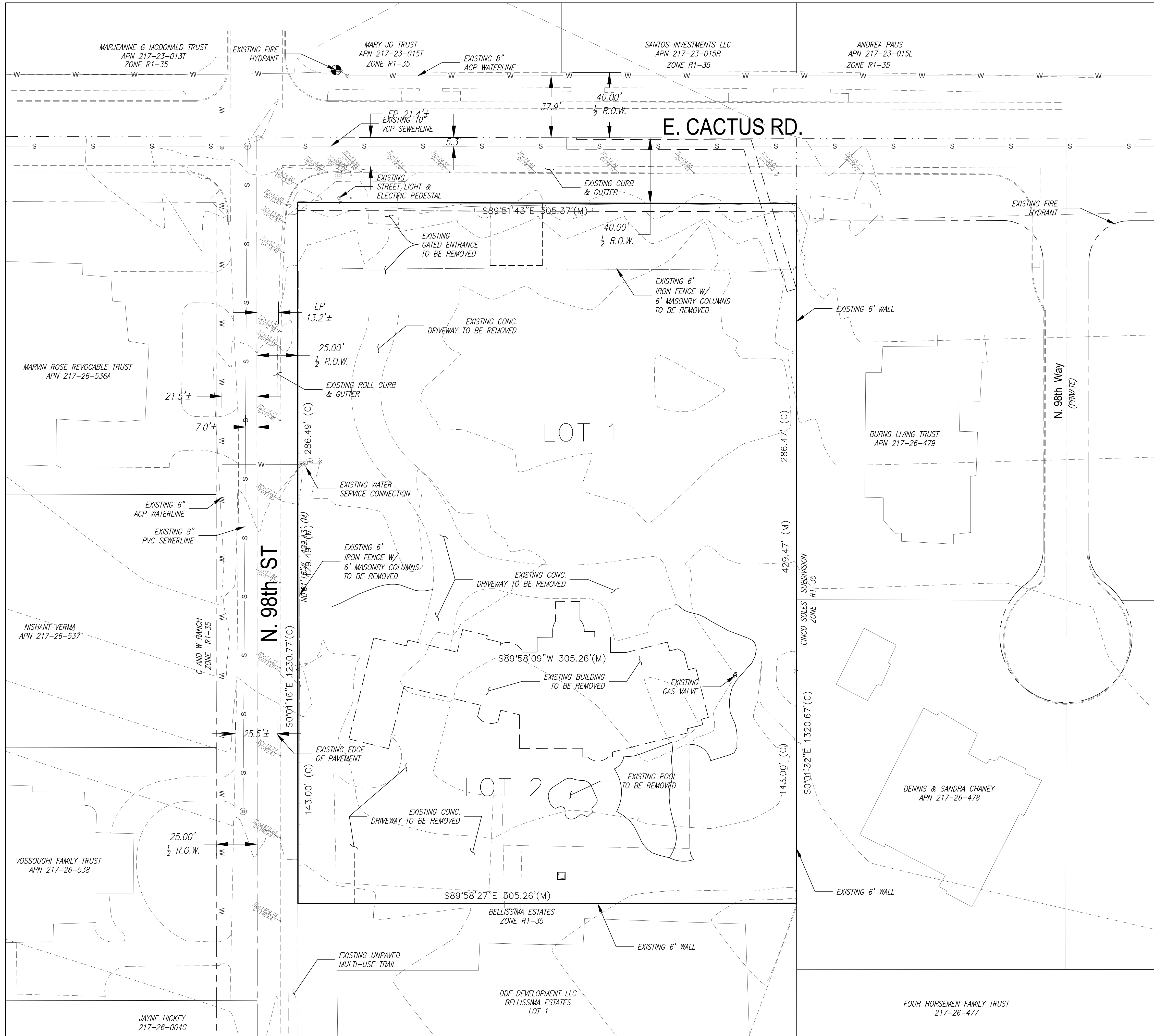
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SHT: 1 OF 4  
C101

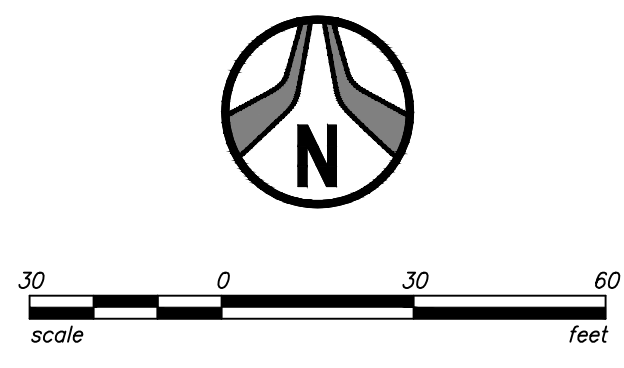
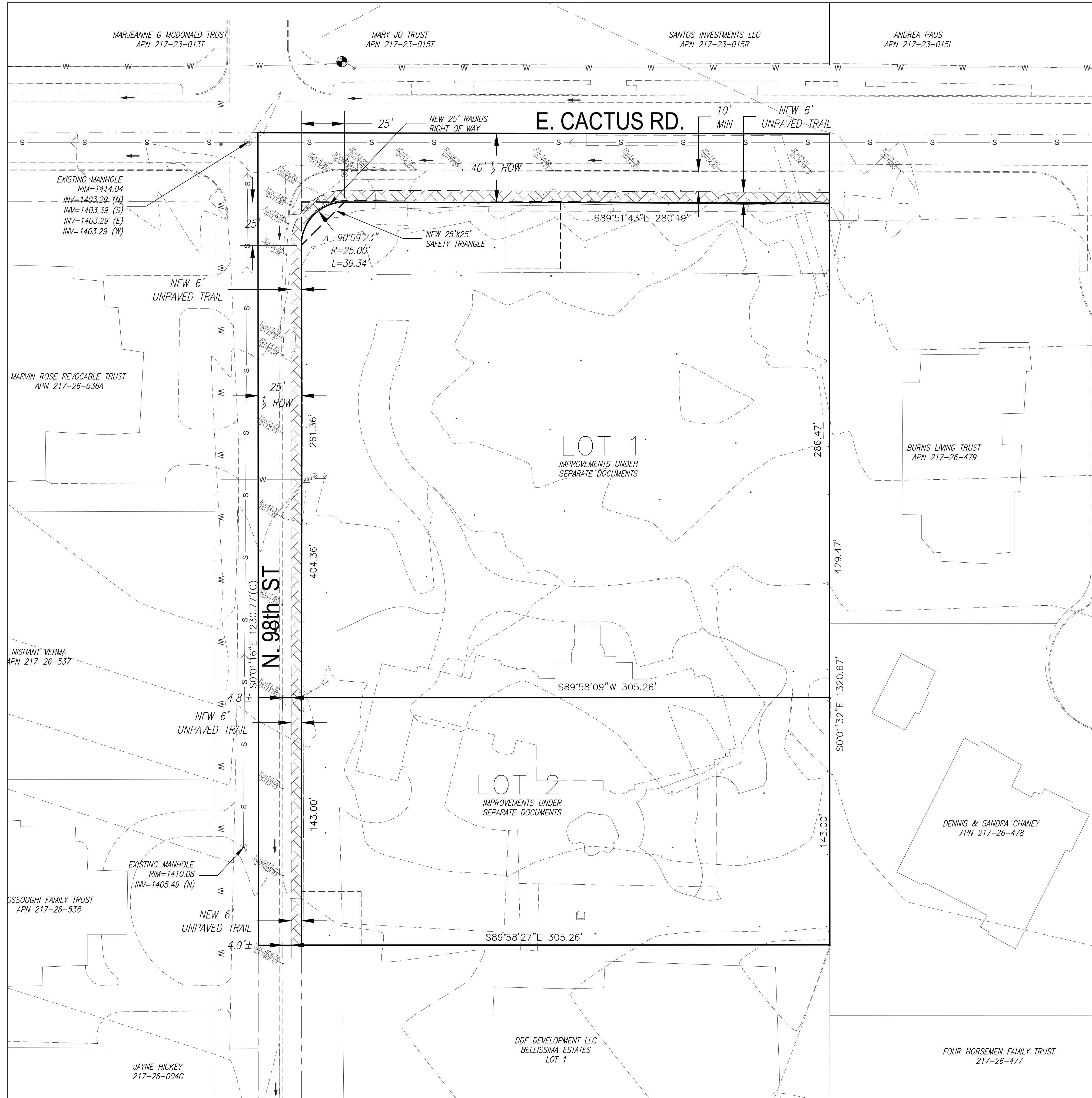
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5-PP-2019  
08/29/19

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**HUBBARD**  
ENGINEERING

**PROPOSED IMPROVEMENTS**  
**LOT 1 BELLISSIMA FARMS PRELIMINARY PLAT**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	08/28/2019
Project No.	19117
Project Eng.	D. LAREDO
Project Mgr.	S. HANRAHAN

40063  
DAVID G. LAREDO  
Professional Engineer  
ARIZONA U.S.A.

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