



Marked Agendas

Approved Minutes

Approved Reports

# CITY COUNCIL REPORT



Meeting Date: July 1, 2020  
 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

**Sereno Canyon Phases 4C2 and 4D**  
 16-PP-2017#9 and 16-PP-2017#10

### Request to consider the following:

1. Approval of a final plat to replat portions of lot 1, on +/-19.3 acres of a 350-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 47 resort units, within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site, located between E. Alameda Road and the E. Pinnacle Peak Road alignment along N. 123<sup>rd</sup> and N. 124<sup>th</sup> Street.

### Goal/Purpose of Request

The applicant's request is to receive approval of a final plat to establish a residential and resort community. The site has had three cases approved that entitled the entire subject 350-acre site to ultimately achieve a combination of single-family, townhome lots, and a resort/spa development. The proposed final plats 4C2 and 4D will establish 47 resort lots, of the approved 299 resort lots/key units, within the Phases 4 portion of the resort/spa development. The Phase 4 portion of the site contains 127.62 acres of the total a 350-acre Sereno Canyon site.

### Key Items for Consideration

- The Dynamite Foothills Character Area Plan
- No public input received regarding the proposed plat

## LOCATION

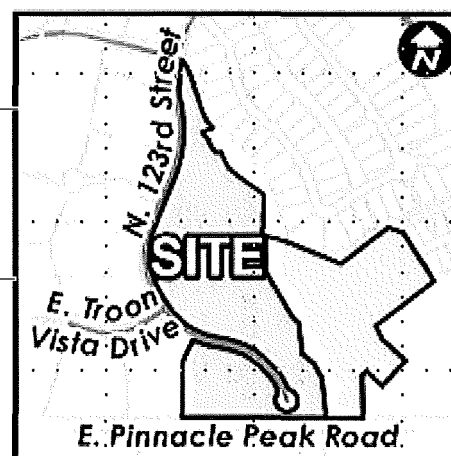
Generally located between E. Alameda Road and the E. Pinnacle Peak Road alignment along N. 123<sup>rd</sup> and N. 124<sup>th</sup> Street

## OWNER

McDowell Mountain Back Bowl, LLC  
 630-851-5490

## APPLICANT CONTACT

Jeff Denzak  
 Swaback Partners, LLC  
 480-367-2100



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element describes the Resort/Tourism land use designation as accommodating for a variety of hotel and resort uses that can be freestanding or part of a resort community or master-planned development.

The existing approvals allow 397 units on the 350-acre site to achieve a combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units). The entire Sereno Canyon Resort and Spa project proposes various types of resort-style living units to meet the differing demands of consumers of resort-style units. The final resort/spa development will eventually include 296 units (299 approved) in a variety of dwelling types and products. The phasing of the subject site was approved by the Development Review Board on June 21, 2018.

### **Character Area Plan**

The General Plan establishes Character Area Planning as a means of ensuring that the quality of development and consistency of character drive the Scottsdale General Plan within the context of community-wide goals. The property is located within the Dynamite Foothills Character Area boundary. Dynamite Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

### **Zoning**

This portion of the Sereno Canyon Resort and Spa project site is zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning. City Council approved a General Plan and Zoning District Map Amendment to include the existing zoning district in December 2012.

### **Context**

The Sereno Canyon subdivision is located at the northwest corner of the East Pinnacle Peak Road and North 128<sup>th</sup> Street, with the entire site stretching from East Pinnacle Peak Road, northward, to East Ranchgate Road. The subject final plat is more specifically located along N. 124<sup>th</sup> Street and N. 123<sup>rd</sup> Street, located within the southern portions to the development. Please refer to context graphics attached.

Surrounding properties, also located within the Sereno Canyon project area, are zoned with two additional zoning districts: 132 acres of the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, 95 acres of the Single-family Residential Districts, Environmentally Sensitive Lands (R1-43/ESL) zoning district, and 123 acres of the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district.

The McDowell Sonoran Preserve is located immediately adjacent to the overall site's southern boundary. The McDowell Sonoran Preserve is zoned with the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district.

**Adjacent Uses and Zoning**

- North: Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R ESL; Sereno Canyon Phases 4B2 subdivision.
- South: Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R ESL; Sereno Canyon Phases 4 subdivision.
- East: Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R ESL; Sereno Canyon Phases 4-3A subdivision.
- West: Single-family Residential, Environmentally Sensitive Lands, zoned R1-130 ESL; Sereno Canyon Phase 2 subdivision.

**Other Related Policies, References:**

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005#2, 2-PP-2008, 2-PP-2008#2, 1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 13-PP-2013, 51-DR-2017, 4-AB-2018, 16-PP-2017, 16-PP-2017#2, 16-PP-2017#3, 16-PP-2017#4, 16-PP-2017#5, 16-PP-2017#6, 16-PP-2017#7, and 16-PP-2017#8

1999 Dynamite Foothills Character Area Plan

2001 City of Scottsdale General Plan

2003 Scenic Corridor Design Guidelines

2004 Trails Master Plan

2004 Environmentally Sensitive Lands Ordinance

2014 Transportation Master Plan

**APPLICANT'S PROPOSAL**

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**Development Information**

The request focuses on creating forty-seven (47) townhouse type resort key units in the Phase 4 "Resort Parcel" portion of the Sereno Canyon project. The resort units have been identified within the R-4R/ESL zoning designation of the site. This development proposal includes creating the associated tracts that will assist with drainage, access, utilities, and Natural Area Open Space (NAOS) requirements. The R-4R/ESL portion of the Sereno Canyon development is allowed a maximum of 299 units. The original Sereno Canyon approvals (1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 51-DR-2017, and 16-PP-2019) identified the resort use, estate lots, casita units, and keyed cottage units.

Case 16-PP-2017 created four (4) parcel (phases) for the future development of the Sereno Canyon Resort/Spa community. Approved Phase 4 will hold the majority of the key units and the actual resort lodge. The phasing of the subject site was approved by the Development Review Board on June 21, 2018. The phases were designed to help plan the development of the overall site. Each phase of the project was expected to be brought back for final approval by the City Council. This request is the fourth request associated with the replat of Phase 4.

The final resort/spa development will eventually include 296 units (299 approved) in a variety of dwelling types and products. Previously approved General Plan amendment and zoning district map amendment cases have allowed an increase in density and intensity, and a decrease in the overall NAOS requirement. The approvals allowed 397 units on the 350-acre site to achieve combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units).

The resort guest villas and casitas were identified to be in the central portion of the site and the main resort/spa building will be located at the southeast portion of the site. The main resort/spa building was identified as the front desk, dining room, and service amenity functions

## **IMPACT ANALYSIS**

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### **Plat**

Prior to these proposed final plat phases (16-PP-2017#9 and 16-PP-2017#10), there were eight final plats approved by the City Council (16-PP-2017, #2, #3, #4, #5, #6, #7, and #8). These eight phases replatted 31 lots to 138 lots. Cases 16-PP-2017#2, 16-PP-2017#3, and 16-PP-2017#8 replatted 85 lots into 120 lots within the R1-43/ESL and R1-130/ESL zoned areas. There will be further phases in the future to yield the remaining six (6) lots, in the R1-43/ESL area.

The original Sereno Canyon preliminary plat case, case 16-PP-2017, created 4 lots within the Sereno Canyon Phase 4 area; all lots designated with the R-4R/ESL zoning district. This case also identified the 29 casita cottages that will be associated with the Resort Lodge. Cases 16-PP-2017#4, 16-PP-2017#5, 16-PP-2017#6 and 16-PP-2017#7 created 75 lots within the Sereno Canyon Phase 4 portion of the property - bringing the total of lots within the Sereno Canyon Phase 4 area to 104.

These proposed final plats will increase the number of existing lots, within the Sereno Canyon, Phase 4 area, from 104 to 151, by replatting these portions of Phase 4, to create an additional forty-seven (47) lots and associated tracts. There will be further phases in the future to yield the remaining 145 resort lots within the R4-R/ESL area, as approved per case 16-ZN-2011. The approval of the subject two phases will bring the total number of lots within the entire Sereno Canyon project to 227, of the approved 397 units.

These proposed subdivision plats have been designed to meet all applicable city requirements, including access and utility service.

### **Transportation/Trails**

Access to the development is currently provided, and will always be provided, by two entrances: East Ranch Gate Road and North 128<sup>th</sup> Street. Currently the site has access from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets within the Sereno Canyon subdivision. The proposed phasing plat identifies the existing right-of-way tract that completes the internal street system. All internal-street improvements have been reviewed, permitted, and completed. The owner has, since the previous plat approval, improved East Ranch Gate Road from the existing gatehouse, located in the north-central portion of the site, to North 128<sup>th</sup> Street.

Access to the proposed development will continue to be provided from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets, until such time that North 128<sup>th</sup> Street (Minor Collector street) to the east is constructed to a minimum 24-foot-wide paved standard. In the meantime, the resort/spa is proposed to be accessed from the existing East Ranchgate Road entrance by 125<sup>th</sup> Street (private). The applicant has been requested by some area residents, and has agreed through a private agreement, to close the Alameda Road entrance, restricting its use to emergency vehicles only.

The project is planned as having integrated trails and open space areas to complement the Tom's Thumb Trailhead within the McDowell Sonoran Preserve by providing a streetscape with an enhanced scenic corridor setback along North 128<sup>th</sup> Street

**Water/Sewer**

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

**Public Safety**

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

A 24-foot-wide Emergency and Service Vehicle Access easement has been provided over all proposed drive aisles for municipal uses to provide internal circulation and accommodations for a 55-foot turning radius for fire truck access and maneuverability, as well as all Fire Ordinance requirements.

**Open Space/NAOS**

The previously approved General Plan amendment case (10-GP-2011), and zoning district map amendment cases (1-ZN-2005#2 and 16-ZN-2011), identified a total of 176.7 acres of Natural Area Open Space (NAOS) to be dedicated by the four phases of the Sereno Canyon final plat. This phase, Phase 4A, identifies an updated master NAOS plan for the entire Sereno Canyon project. A refinement of the building envelopes has identified additional NAOS that shall be dedicated once the Sereno Canyon project has been completed. The overall NAOS dedicated by all four phases will eventually total 182.13 acres. This acreage is an increase of 5.43 acres of NAOS from the previously approved case.

**Policy Implications**

These final plats are consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

**OTHER BOARDS & COMMISSIONS**

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**Development Review Board**

Development Review Board heard this case as a preliminary plat request on June 21, 2018 and recommended approval with a 6-0 vote.

**Staff Recommendation to Development Review Board**

Staff recommended that the Development Review Board approve Sereno Canyon Phase 4 plat, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the City Council approve the Sereno Canyon Phase 4C2 and 4D final plats.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jesus Murillo

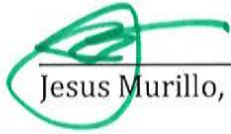
Senior Planner

480-312-7849

E-mail: [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov)

**APPROVED BY**

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Jesus Murillo, Report Author

6-10-20

Date



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

6/10/2020

Date



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

6/12/20

Date

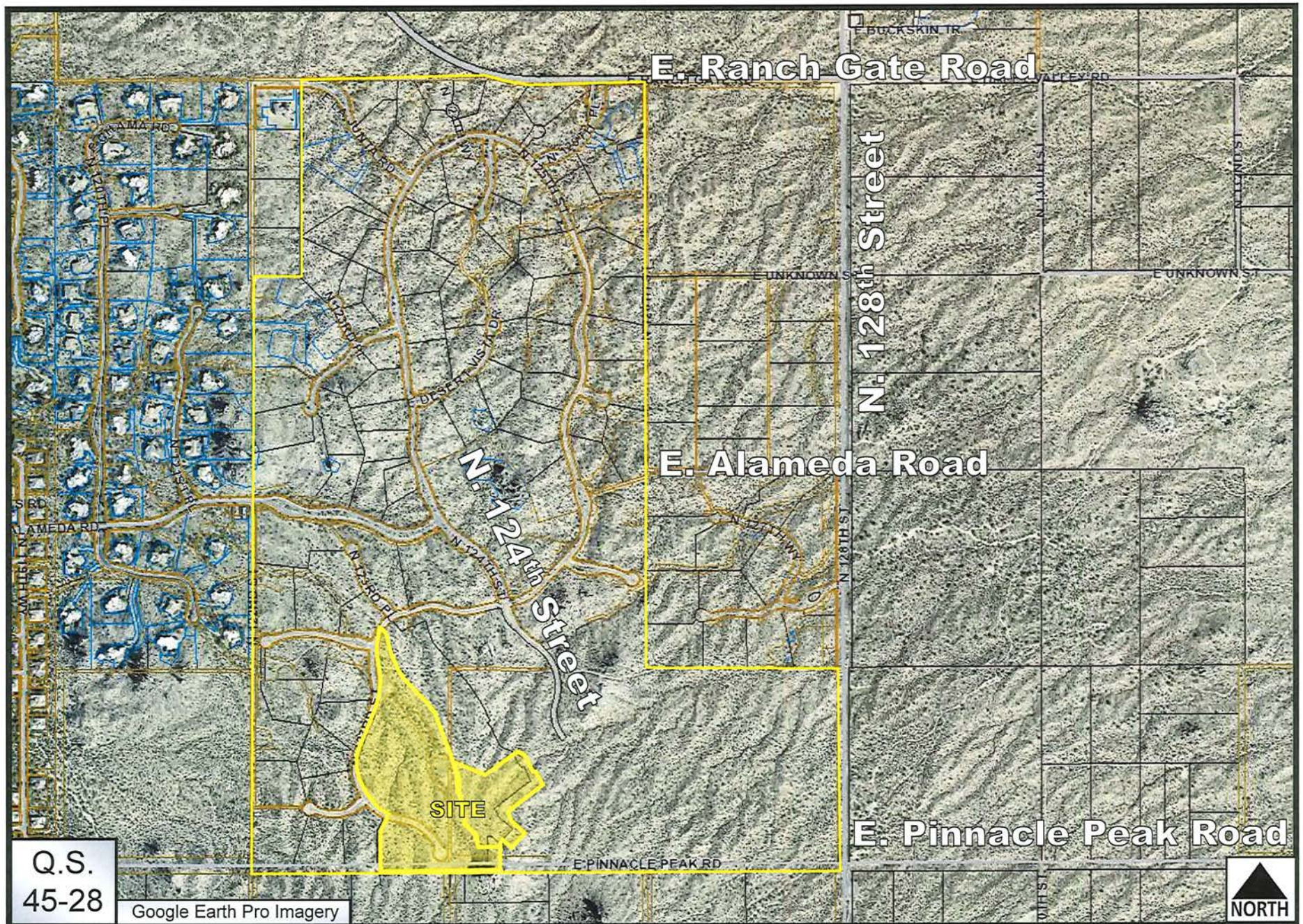


## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Project Narratives
4. DRB Approved Preliminary Plat
5. Proposed Final Plats
6. DRB Approved Phasing Plan with Proposed Phase 4C2 and 4D Identified
7. Current City Council Approved Final Plat Phases
8. Master Natural Area Open Space Plan





Sereno Canyon Phase 4C2 and 4D

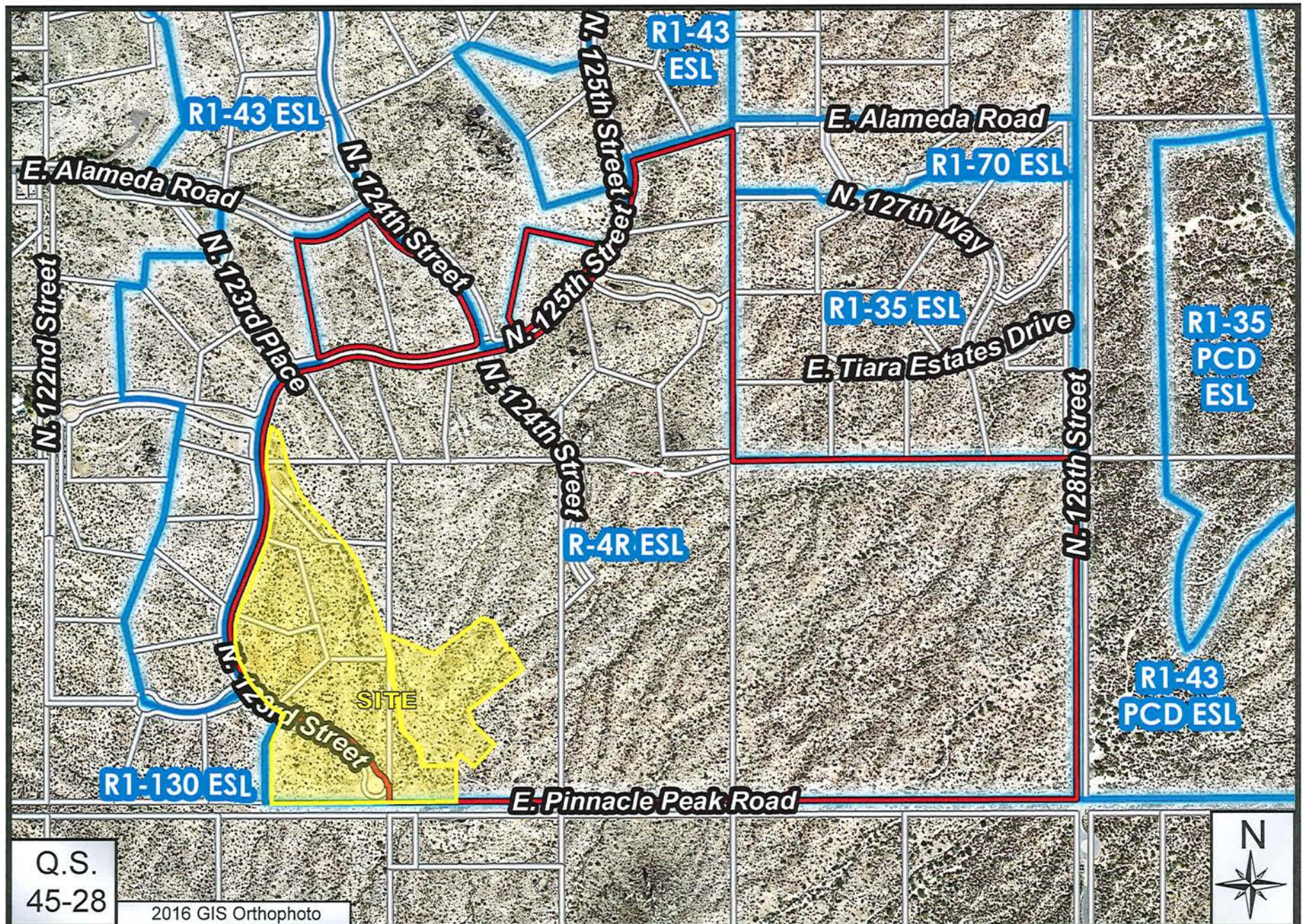
ATTACHMENT #1

16-PP-2017#8









Sereno Canyon Phase 4C2 and 4D

16-PP-2017#8

ATTACHMENT #2



## Sereno Canyon Phase 4 – Parcel C2 Final Plat Narrative

Sereno Canyon – Phase 4 – Parcel C2 is a proposed 5.0 acre attached single-family residential development with 20 lots. This property is located south of the intersection of E. Mariposa Grande Drive and N. 124<sup>th</sup> Street and lies within the south half of Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Related Case Numbers: 16-PP-2017, 51-DR-2017, 16-ZN-2011, 1-ZN-2005 #2

Parcel C2 is currently zoned as R-4R/ESL. Parcel C2 is bordered on the north by the future Sereno Canyon – Phase 4 – Parcel B. Parcel B is made up of Parcels B1 and B2. To the west is the future Sereno Canyon – Phase 4 – Parcel D and an existing wash. To the south is the future Sereno Canyon – Phase 4 – Mountain Lodge. To the east is the future Sereno Canyon – Phase 4 – Parcel C1. The primary access to Parcel C2 is through E. Casitas Del Rio Drive, which itself takes access from N. 124<sup>th</sup> Drive and ultimately N. 124<sup>th</sup> Street.

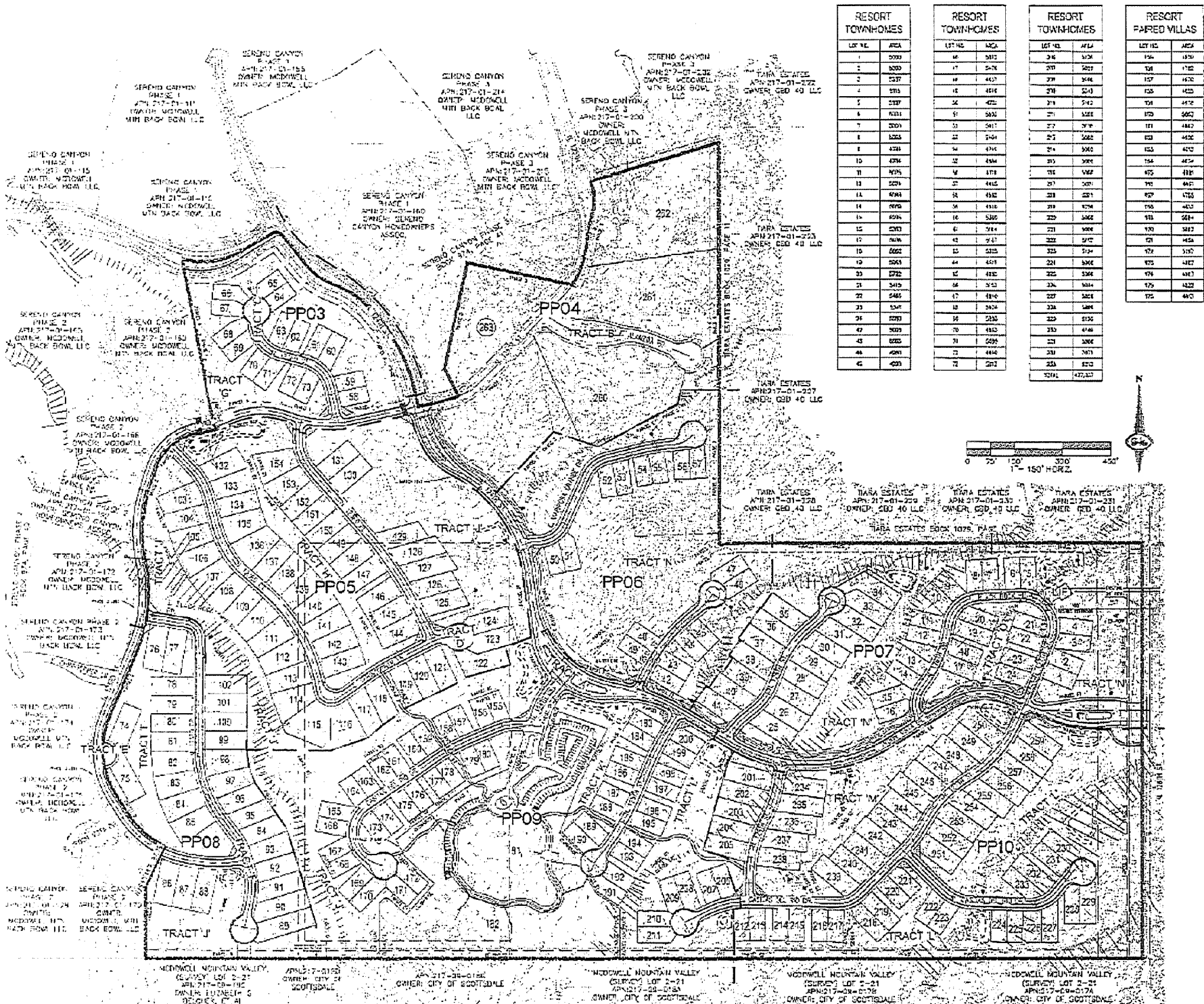
## Sereno Canyon Phase 4 – Parcel D Final Plat Narrative

Sereno Canyon – Phase 4 – Parcel D is a proposed 14.3 acre detached single-family residential development with 27 lots. This property is located south of the intersection of E. Mariposa Grande Drive and N. 123<sup>rd</sup> Street and lies within the south half of Section 11, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Related Case Numbers: 16-PP-2017, 51-DR-2017, 16-ZN-2011, 1-ZN-2005 #2

Parcel D is currently zoned as R-4R/ESL. Parcel D is bordered on the north by the future Sereno Canyon – Phase 4 – Parcel B2. To the west is the future N. 123<sup>rd</sup> Street which will be a fully improved road that will have curb and gutter, a water line, fire hydrants, a sewer line, and storm drains. To the south is undeveloped desert terrain. To the east is the future Sereno Canyon – Phase 4 – Parcel C2 and the future Sereno Canyon – Phase 4 – Mountain Lodge. The primary access to Parcel D is through N. 123<sup>rd</sup> Drive, which itself takes access from N. 123<sup>rd</sup> Street.

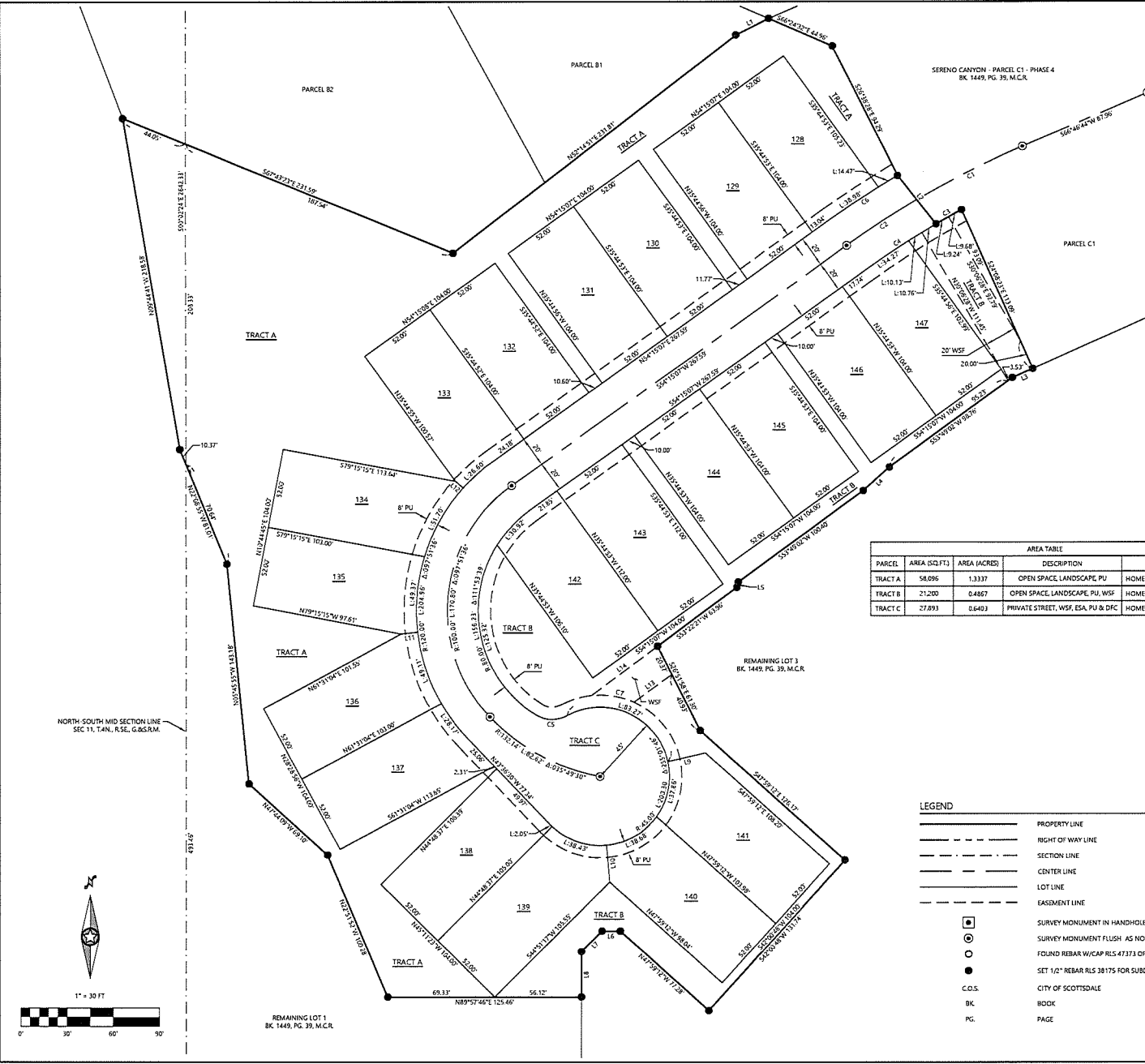
**ATTACHMENT #4**







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PARCEL	AREA (SQ.FT.)	AREA (ACRES)
128	5,424	0.1245
129	5,408	0.1241
130	5,408	0.1242
131	5,408	0.1241
132	5,408	0.1242
133	5,433	0.1247
134	5,701	0.1309
135	5,390	0.1237
136	5,493	0.1261
137	5,576	0.1280
138	5,495	0.1261
139	5,786	0.1328
140	5,560	0.1276
141	5,838	0.1340
142	5,766	0.1324
143	5,824	0.1337
144	5,408	0.1242
145	5,408	0.1242
146	5,408	0.1242
147	5,396	0.1239

LINE	DIRECTION	DISTANCE
L1	N6°30'30"E	23.82'
L2	S38°09'13"E	40.35'
L3	S65°51'37"W	14.49'
L4	S47°26'24"W	22.90'
L5	S15°35'32"W	3.49'
L6	N90°00'00"E	11.86'
L7	N44°48'37"E	18.92'
L8	N0°00'00"E	29.45'
L9	N07°33'28"E	24.94'
L10	N5°08'57"W	24.08'
L11	N87°17'35"E	10.72'
L12	S48°26'59"E	6.52'
L13	N53°30'27"E	30.49'
L14	N53°22'21"E	53.42'

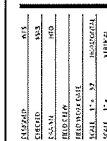
PARCEL	AREA (SQ.FT.)	AREA (ACRES)	DESCRIPTION	OWNERSHIP
TRACT A	58,096	1.3337	OPEN SPACE, LANDSCAPE, PU	HOMEOWNERS ASSOCIATION
TRACT B	21,200	0.4867	OPEN SPACE, LANDSCAPE, PU, WSF	HOMEOWNERS ASSOCIATION
TRACT C	27,893	0.6403	PRIVATE STREET, WSF, ESA, PU & DFC	HOMEOWNERS ASSOCIATION

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	600.00'	76.88'	7°20'29"	S63°06'29.37"W	76.83'
C2	600.00'	54.30'	9°11'08"	S56°50'40.90"W	54.26'
C3	580.00'	18.30'	1°52'10"	S60°38'00.21"W	18.52'
C4	580.00'	55.10'	5°26'56"	S56°58'34.93"W	55.14'
C5	25.00'	21.29'	60°59'44"	S88°08'23.81"E	20.30'
C6	620.00'	53.45'	4°56'22"	S56°42'17.66"W	53.43'
C7	53.00'	28.24'	30°32'01"	N80°51'24.58"W	27.91'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - LOT LINE
- - - EASEMENT LINE
- SURVEY MONUMENT IN HANDHOLE AS NOTED
- SURVEY MONUMENT FLUSH AS NOTED
- FOUND REBAR W/ CAP RLS 47373 OR AS NOTED
- SET 1/2" REBAR RLS 38175 FOR SUBDIVISION CORNER
- CITY OF SCOTTSDALE
- BOOK
- PAGE

- DIET. DOCKET
- DOC. DOCUMENT
- (P) RECORD
- (M) MEASURED
- R.O.W. RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDER OFFICE
- A.P.N. ASSESSOR PARCEL NUMBER
- ESMT. EASEMENT
- WSF WATER AND SEWER FACILITIES
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- PU PUBLIC UTILITY EASEMENT
- ESA EMERGENCY AND SERVICE ACCESS EASEMENT
- NAOS NATURAL AREA OPEN SPACE



**Westwood**

NAOS MAP  
SERENO CANYON - PARCEL C2 - PHASE 4

SCOTTSDALE, ARIZONA



## SUBJECT INDEX

3  
0  
3

# FINAL PLAT

## SERENO CANYON - PARCEL D - PHASE 4

A REPLAT OF A PORTION OF LOT 1, OF THE FINAL PLAT FOR SERENO CANYON PHASE 4, AS RECORDED IN BOOK 1449 OF MAPS, PAGE 39, IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA.

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

### DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }  
KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME "SERENO CANYON - PARCEL D - PHASE 4," A REPLAT OF A PORTION OF LOT 1, OF THE FINAL PLAT FOR SERENO CANYON PHASE 4, AS RECORDED IN BOOK 1449 OF MAPS, PAGE 39 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE DIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMERICAL LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

### PRIVATE STREETS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT "C," AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DOES HEREBY GRANT TO THE COMMUNITY ASSOCIATION

- TRACTS A AND B ARE DECLARED AS COMMON AREA AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY COMMUNITY ASSOCIATION.
- THE PRIVATE STREETS SHOWN HEREON AS TRACT "C" ARE DECLARED AS PRIVATE ACCESS WAYS. TO BE OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION. THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED OVER TRACT "C": WATER AND SEWER FACILITIES (WSP), EMERGENCY AND SERVICE ACCESS (ESA), PUBLIC UTILITY (PU) AND DRAINAGE AND FLOOD CONTROL (DFC).

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

**DRAINAGE AND FLOOD CONTROL (DFC):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER TRACT C AND PORTIONS OF TRACT A, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES") SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT CONSTITUTE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- AT GRANTEE'S DISCRETION, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY, PREVENT EROSION, AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S DISCRETION. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

**EMERGENCY AND SERVICE ACCESS (ESA):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT C UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

**SIGHT DISTANCE (SD):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESENT AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES IN WRITINGS DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

**WATER AND SEWER FACILITIES (WSP):** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER TRACT C UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PUMPS, VALVES, ACCESS VALVES AND OTHER RELATED FACILITIES.

**PUBLIC UTILITY (PU):** 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 MANNER OF UTILITIES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS TO THE SAID UTILITIES. IN THE EASEMENT, GRANTEE 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, GHEOS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

### DEDICATION (CONTINUE)

NATURAL AREA OPEN SPACE (NADOS): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONGRUENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.
- MENTIONED REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

### DEDICATION

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTEE 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 DESIGNATED BY GRANTEE ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY OF ARIZONA

BY:

ITS: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-088067, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- 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 TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CODES AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPROVEMENTS TO THE WATERCOURSES SHALL BE PAID BY THE ASSOCIATION OF HOMEOWNERS AND/OR PROPERTY OWNER.
- THOSE AREAS DESIGNATED AS TRACTS "A," "B," AND "C" ARE TO BE CONVEYED AS COMMON AREA TO AN ASSOCIATION OF HOMEOWNERS AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY WITHOUT THE EXPRESS ACTION OF THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
- THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS. ALL WALLS SHALL BE CONSIDERED WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
- ALL BEARING AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- INTERIOR PROPERTY CORNERS & STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTING SHOULD DIFFER FROM THOSE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTAR OF RECORDS. IF FOR ANY REASON THE REGISTAR OF RECORDS IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRAR SHALL SET THE MONUMENTS WITH HIGHER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.
- THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LYNN WRIGHT BOULEVARD AND ("THE AIRPORT") ROAD, ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE, ARIZONA.

### LEGAL DESCRIPTION

THAT PORTION OF LOTS 1, ACCORDING TO THE FINAL PLAT FOR SERENO CANYON PHASE 4, AS RECORDED IN BOOK 1449, PAGE 39, RECORD OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

### APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

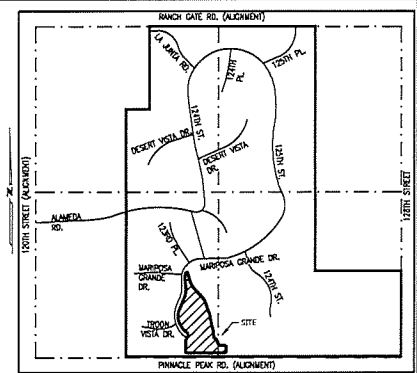
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

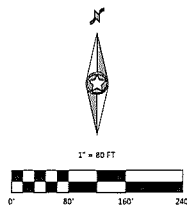
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHIEF DEVELOPMENT OFFICE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 16-PP-2017 AND ALL CASE RELATED STIPULATIONS.

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





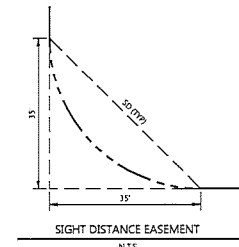
AREA TABLE				
PARCEL	AREA (SQ.FT.)	AREA (ACRES)	DESCRIPTION	OWNERSHIP
TRACT A	273.286	6.2738	LANDSCAPE, OPEN SPACE, NADS, PU, DFC	HOMEOWNERS ASSOCIATION
TRACT B	69.952	1.6269	LANDSCAPE, OPEN SPACE, NADS, PU	HOMEOWNERS ASSOCIATION
TRACT C	51.029	1.1274	PRIVATE STREET, WSF, ESA, PU & DFC	HOMEOWNERS ASSOCIATION

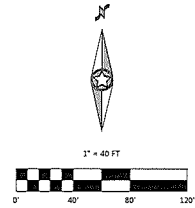
LINE TABLE		
LINE	DIRECTION	DISTANCE
L31	N46°47'11"E	10.67
L32	N09°51'S	21.69
L33	N61°23'17"E	9.56
L34	S51°22'30"E	50.32
L35	S20°58'18"E	59.37
L36	N44°07'07"W	15.40
L37	N14°11'54"E	15.67
L38	S16°49'34"W	18.57
L39	N83°07'07"E	19.04
L40	N69°07'07"W	11.20
L41	N22°23'51"E	6.89
L42	N44°07'07"E	32.89
L43	N20°58'18"E	50.33
L44	S70°06'49"W	18.75
L45	S73°16'56"E	36.76
L46	N26°26'07"E	7.87
L47	N61°51'S	8.69
L48	N142°30'E	7.75
L49	N09°51'S	6.82
L50	N64°47'11"E	6.52
L51	N14°11'54"E	14.44
L52	S09°48'46"E	16.68
L53	S51°23'17"E	44.19
L54	S77°12'40"E	47.98
L55	N19°11'54"E	26.59
L56	S23°08'17"E	83.96
L57	S58°51'S	11.61
L58	S152°134"E	11.73
L59	N142°45'S	76.00
L60	N14°11'54"E	10.00

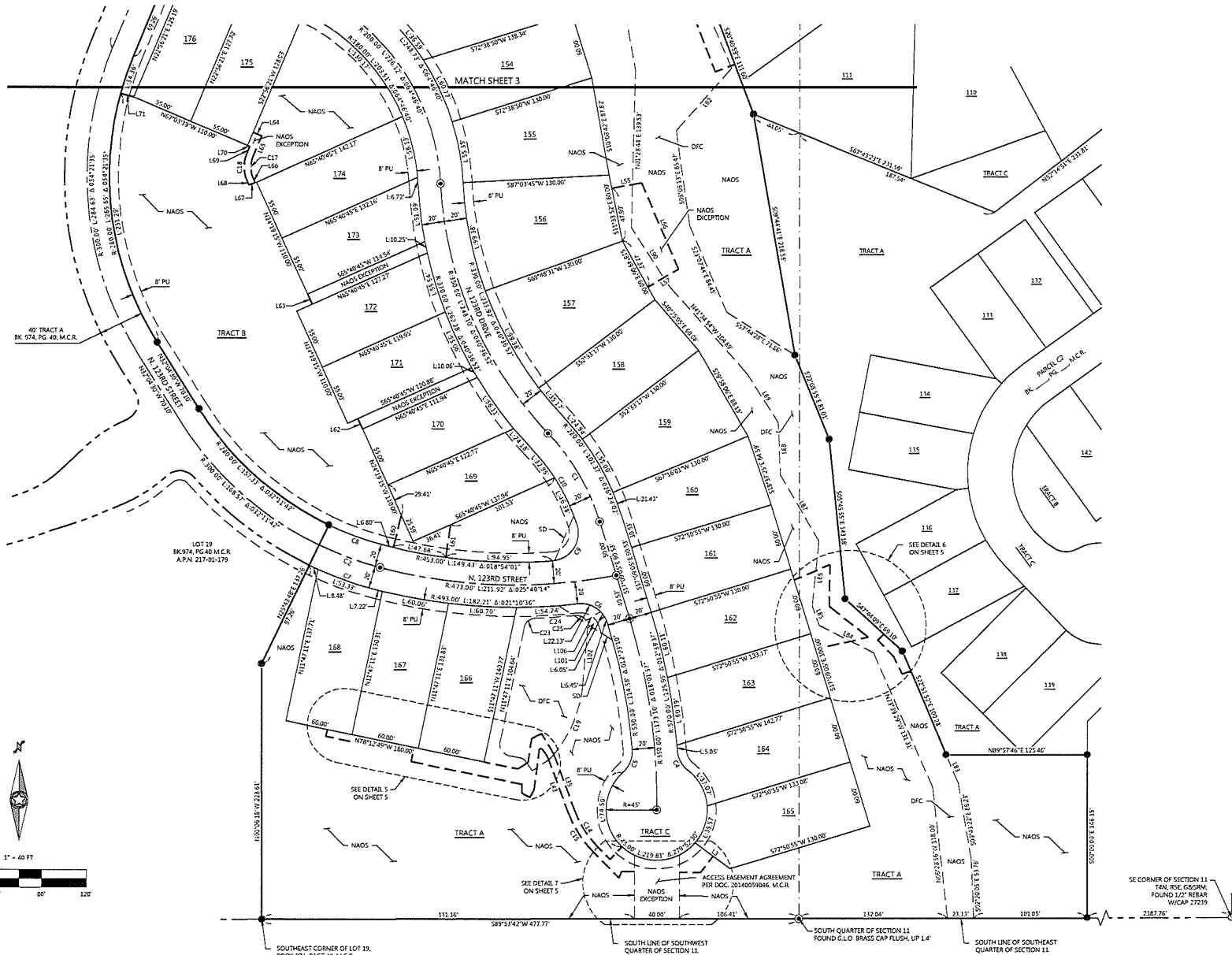
LINE TABLE		
LINE	DIRECTION	DISTANCE
L91	N26°49'52"W	66.51'
L92	N18°45'52"W	39.32'
L93	N29°01'34"W	44.96'
L94	N45°48'01"W	71.49'
L95	S85°02'17"W	42.57'
L96	S86°42'06"W	15.76'
L97	S79°13'50"W	3.41'
L98	N34°49'44"W	27.29'
L99	N01°06'18"W	57.23'
L100	S09°06'18"E	57.23'
L101	S57°32'32"W	17.87'
L102	S49°48'4"W	50.10'
L103	S56°21'45"W	37.17'
L104	N147°47'23"W	8.80'
L105	N78°17'49"W	9.81'
L106	N57°32'12"E	15.07'

[illegible]

=====	PROPERTY LINE
-----	RIGHT OF WAY LINE
-----	SECTION LINE
-----	CENTER LINE
-----	LOT LINE
-----	EASEMENT LINE
-----	EXISTING EASEMENT LINE
●	SURVEY MONUMENT IN HANDHOLE AS NOTED
⊙	SURVEY MONUMENT FLUSH AS NOTED
○	FOUND REBAR W/CAP RLS 47373 OR AS NOTED
●	SET 1/2" REBAR RLS 38175 FOR SUBDIVISION CO
C.O.S.	CITY OF SCOTTSDALE
BK	BOOK
PG.	PAGE
DKT.	DOCKET
DOC.	DOCUMENT
(R)	RECORD
(M)	MEASURED
R.O.W.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
ESMT.	EASEMENT
SD	SIGHT DISTANCE EASEMENT
WSF	WATER AND SEWER FACILITIES EASEMENT
DFC	DRAINAGE AND FLOOD CONTROL EASEMENT
PU	PUBLIC UTILITY EASEMENT
ESA	EMERGENCY AND SERVICE ACCESS EASEMENT
NADS	NATURAL AREA OPEN SPACE EASEMENT







**Westwood**  
1100 East Grove St. • P.O. Box 110 • Suite 210  
Ft. Lauderdale, FL 33304  
Tel: (407) 727-4558  
Fax: (407) 257-4205  
westwood@comcast.net  
Westwood Professional Services, Inc.

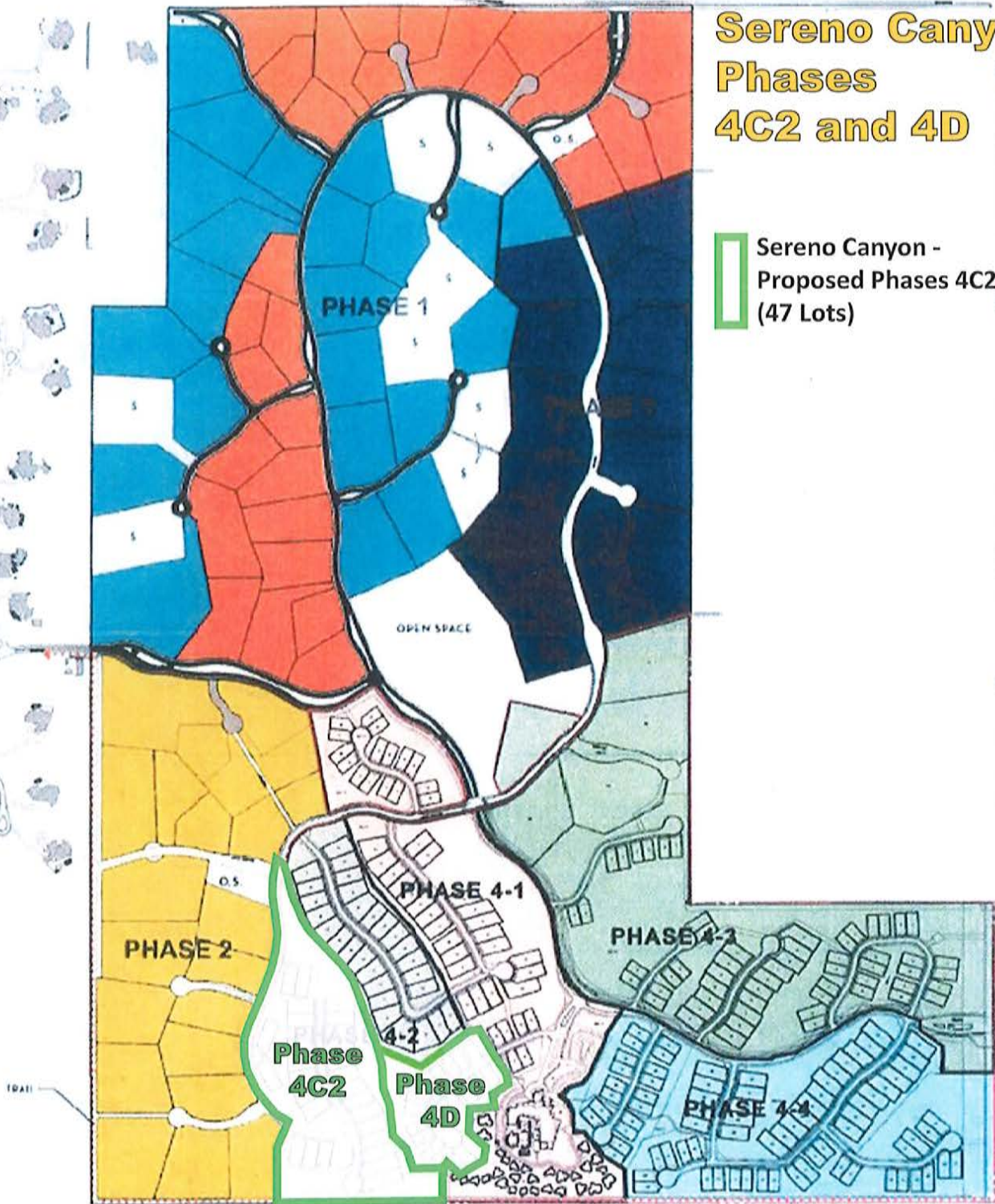




# Sereno Canyon Phases 4C2 and 4D

Sereno Canyon -  
Proposed Phases 4C2 and 4D  
(47 Lots)

N. 128th Street



## LEGEND

### PHASE 1-3 ESTATE LOTS

- 21 LOTS - PHASE 1 - Available before replat
- 8 LOTS - PHASE 1 - Available before replat - SOLD
- 34 LOTS - PHASE 1 - Final Platting / not allowed new services
- 12 LOTS - PHASE 1 - Final Platting & Loop Rd
- 17 LOTS - PHASE 2 - Final Platting & Road Construction

### ROADWAY IMPROVEMENTS

- Dark Grey - Paved Road
- Light Grey - New cul-de-sac

### PHASE 4 LOTS

- 41 LOTS - PHASE 4-1 - 21 duplex / 20 estate
- 71 LOTS - PHASE 4-2 - 20 duplex / 51 estate
- 43 LOTS - PHASE 4-3 - 5 duplex / 40 duplex / 17 estate
- 22 LOTS - PHASE 4-4 - 44 duplex / 31 estate

\* Lot count does not include bridge cottages  
\*\* Includes Phase 1 lot shown

Future trail connection

## LOT SUMMARY

	CUSTOM ESTATE	60x30 ESTATE	50x100 ESTATE	TOTAL
PHASES 1-3	94	129	128	251
PHASE 4	4	129	128	261





# Sereno Canyon Phases 4C2 and 4D


## LEGEND


### PHASE 1-3 ESTATE LOTS


- 22 LOTS - PHASE 1 - Available before replat
- 7 LOTS - PHASE 1 - Available before replat - SOLD
- 29 LOTS - PHASE 1 - Final Platting / cul-de-sacs / new services
- 18 LOTS - PHASE 3 - Final Platting & Loop Rd
- 22 LOTS - PHASE 2 - Final Platting & Road Construction

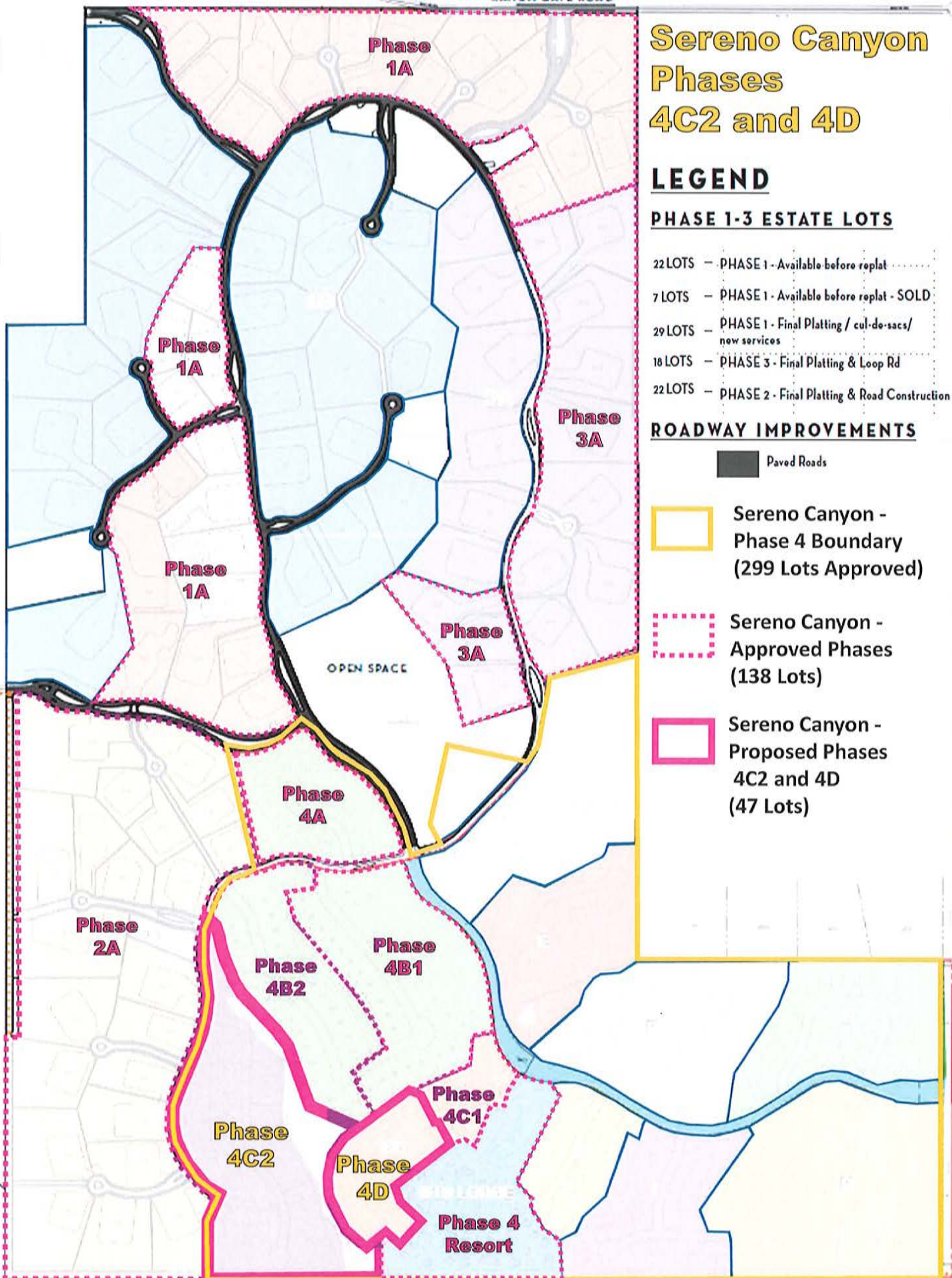
### ROADWAY IMPROVEMENTS

 Paved Roads

 Sereno Canyon -  
Phase 4 Boundary  
(299 Lots Approved)

 Sereno Canyon -  
Approved Phases  
(138 Lots)

 Sereno Canyon -  
Proposed Phases  
4C2 and 4D  
(47 Lots)



N. 128th Street

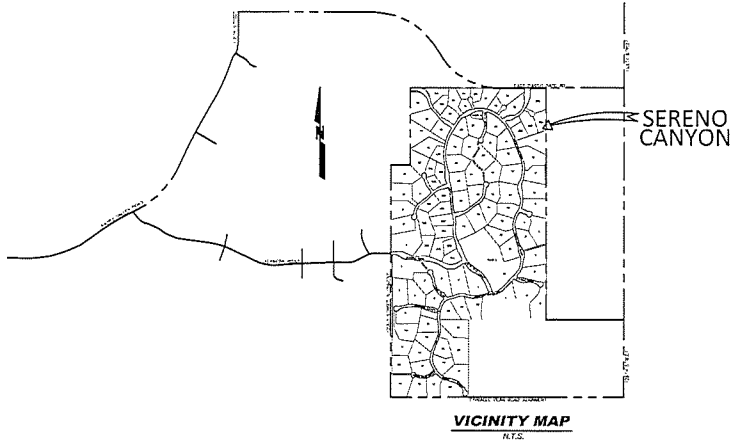
N. 128th Street

E. Pinnacle Peak Road

DEVELOPER  
TOLL BROTHERS ARIZONA CONSTRUCTION COMPANY  
8767 E VIA DE VENTURA, SUITE 350  
SCOTTSDALE, ARIZONA 85258  
(480) 951-0782  
ENGINEER  
ARGUS CONSULTING, P.C.  
10115 E. BELL ROAD, SUITE 107 - #104  
SCOTTSDALE, ARIZONA 85260  
(480) 596-1131

# SERENO CANYON NAOS PLAN

A PORTION OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
R.T.S.

## NAOS ALLOCATION AND DEDICATION DATA

PROJECT PHASE DESIGNATION	NAOS		
	"REQUIRED" Ac.	"PROPOSED" Ac.	"DEDICATED" Ac.
PHASE 1	122.8	78.4	37.20
PHASE 2	26.3	26.3	
PHASE 3	24.0	24.0	
PHASE 4	51.9	51.90	
TOTAL	226.7	182.6	37.20

## PHASE 1 - NAOS DATA TABLE

LOT #	LOT AREA Sq.Ft.	ENVELOPE Sq.Ft.	PROPOSED				DEDICATED NAOS		
			NAOS Sq.Ft.	NATURAL Sq.Ft.	REVEG. Sq.Ft.	TOTAL Sq.Ft.	RECORDED DOC.		
1A	80270.00	27439.18	61838.82						
2A	80392.00	26106.22	55911.78						
3A	41229.00	26470.81	24768.19						
4A	29550.00	21400.25	52169.74						
5A	42798.00	21088.64	21709.36						
6A	40130.00	25722.73	19402.27						
7A	37214.00	22597.00	24617.00	11341.00	3276.00	14617.00	Pending		
8A	72037.00	27151.00	45866.00	30880.00	5996.00	45866.00	Pending		
9A	59380.00	25063.95	30305.05						
10A	54990.00	27005.00	27965.00						
11A	68060.00	23914.31	42458.69						
12A	47993.00	23730.47	24242.53	By Others		24242.53	By Others		
13A	52572.00	24410.00	25153.00	By Others		25153.00	By Others		
14A	43268.00	24290.93	18977.07	By Others		18977.07	By Others		
15A	41054.00	23903.81	21150.19	By Others		21150.19	By Others		
16A	48172.00	26551.29	19420.71	By Others		19420.71	By Others		
17A	59114.00	24286.66	34827.34						
18A	94668.00	33547.68	61120.32						
19A	70757.00	22988.65	40888.35	By Others		40888.35	By Others		
20A	70675.00	31063.31	39221.69	By Others		39221.69	By Others		
21A	64553.00	31782.21	32467.79	By Others		32467.79	By Others		
22A	83443.00	40050.00	43393.00	14141.00	7374.00	43393.00	20200378718		
23A	47526.00	25140.00	17986.00	14141.00	8445.00	17986.00	Pending		
24A	59598.00	27680.00	31918.00	29202.00	2718.00	31918.00	20191021541		
25A	82420.00	32518.68	49903.32						
26A	59560.00	25048.21	33711.79						
27A	112763.00	30571.74	82191.27	71182.01	11006.28	82188.29	20180812540		
28A	63784.00	24383.07	39403.93	4668.00	0.00	4668.00	20180812540		
29A	75453.00	22509.57	52943.43	5712.20	0.00	5712.20	20180812540		
7	191045.00	67031.22	124013.78						
8	105374.00	31000.00	24374.00	By Others		24374.00	By Others		
9	105348.00	41637.84	63624.16						
10	115590.00	43167.00	72423.00	73017.00	1406.00	72423.00	20180233038		
11	93648.00	34740.00	58908.00	54011.00	4877.00	58908.00	20180233060		
12	134072.00	44098.00	89575.00	87269.00	2706.00	89575.00	20180233095		
13	104652.00	29372.00	61240.00	61097.00	231.00	61240.00	20180613068		
16	97484.00	37810.00	59674.00	54607.00	267.00	59674.00	20180408910		
17	119208.00	47522.98	71685.02						
18	71233.00	34544.35	36685.65						
19	111701.00	40807.00	70794.00	69464.00	1330.00	70794.00	20180816666		
20	96326.00	30652.00	65654.00	63951.00	2603.00	65654.00	20180419067		
21	92455.00	29000.00	63455.00	By Others		63455.00	By Others		
31	77858.00	22228.00	50630.00	50270.00	360.00	50630.00	20180950157		
32	88212.00	36634.00	53578.00						
33	87310.00	34162.00	53148.00						
34	90838.00	29000.00	61838.00						
35	66529.00	29638.35	36870.65						
36	81385.00	33264.72	48120.28						
37	100023.00	34087.28	66135.72						
38	87586.00	33773.73	54212.27						
39	96620.00	32528.72	57671.00	56002.00	1660.00	57671.00	20190573702		
40	74716.00	25137.00	41248.00	4131.00	45379.00	20200092527			
41	95712.00	29400.00	66712.00						
42	84272.00	32653.00	51447.00	48540.00	2897.00	51447.00	20190601799		
43	72276.00	27173.00	45803.00	By Others		45803.00	By Others		
44	86803.00	31063.00	55740.00	53237.00	2503.00	55740.00	20190806807		
45	103113.00	23282.00	77031.00	76153.00	878.00	77031.00	20190405552		
46	101212.00	32047.00	69165.00	67289.00	3876.00	69165.00	20190405548		
TRACT A	544876.00	0	0						
TRACT AA	11386.00	0	0						
TRACT B	4022.89	0	0						
TRACT BB	11312.82	0	0						
TRACT C	23899.36	0	22649.33						
TRACT CC	11971.00	0	0						
TRACT D	16161.07	0	16161.07						
TRACT DD	27128.00	0	26346.97						
TRACT E	482807.17	0	482121.31						
TRACT F	9708.06	0	0						
Total	5623627.43 Sq.Ft.		3414325.57			1620418.9 Sq.Ft.			
	133.69 Ac.		78.38			37.28 Ac.			

## PHASE 2 - NAOS DATA TABLE

LOT #	LOT AREA Sq.Ft.	ENVELOPE Sq.Ft.	PROPOSED				DEDICATED NAOS		
			NAOS Sq.Ft.	NATURAL Sq.Ft.	REVEG. Sq.Ft.	TOTAL Sq.Ft.	RECORDED DATE		
63A	162065	44938.12	117146.88						
62A	122135	26106.22	70785.3037						
61A	128640	48117.08	80522.92						
60A	129353	29019.84	73333.16						
59A	85738	24528.54	61190.46						
58A	94807	27262.51	67634.49						
57A	121937	38836.50	85105.50						
56A	78932	36216.38	60289.62						
55A	87902	34733.14	53268.86						
54A	74755	26226.73	48528.27						
53A	52319	23914.31	23754.69						
52A	48659	31802.56	36726.44						
51A	45484	24965.84	20518.16						
50A	35979	20995.45	14583.55						
49A	55359	26999.54	28359.46						
48A	48468	23333.83	25134.17						
47A	57942	26478.83	31463.17						
46A	80033	27045.63	53887.37						
45A	57098	19647.21	37450.79						
44A	54443	23271.13	31851.87						
43A	72011	33892.02	43018.98						
42A	63248	27866.45	35881.55						
TRACT A	141281	0	0						
TRACT AA	13560	0	0						
TRACT AB	9813	0	9813						
TRACT C	466	0	0						
TRACT CC	9720	0	0						
TRACT DD	30925	0	30925						
TRACT E	19180	0	6299						
TRACT FF	16880	0							
TRACT GG	7241	0	7241						
Total	2038802.98 Sq.Ft.		1147025.65						
	46.79 Ac.		26.35						

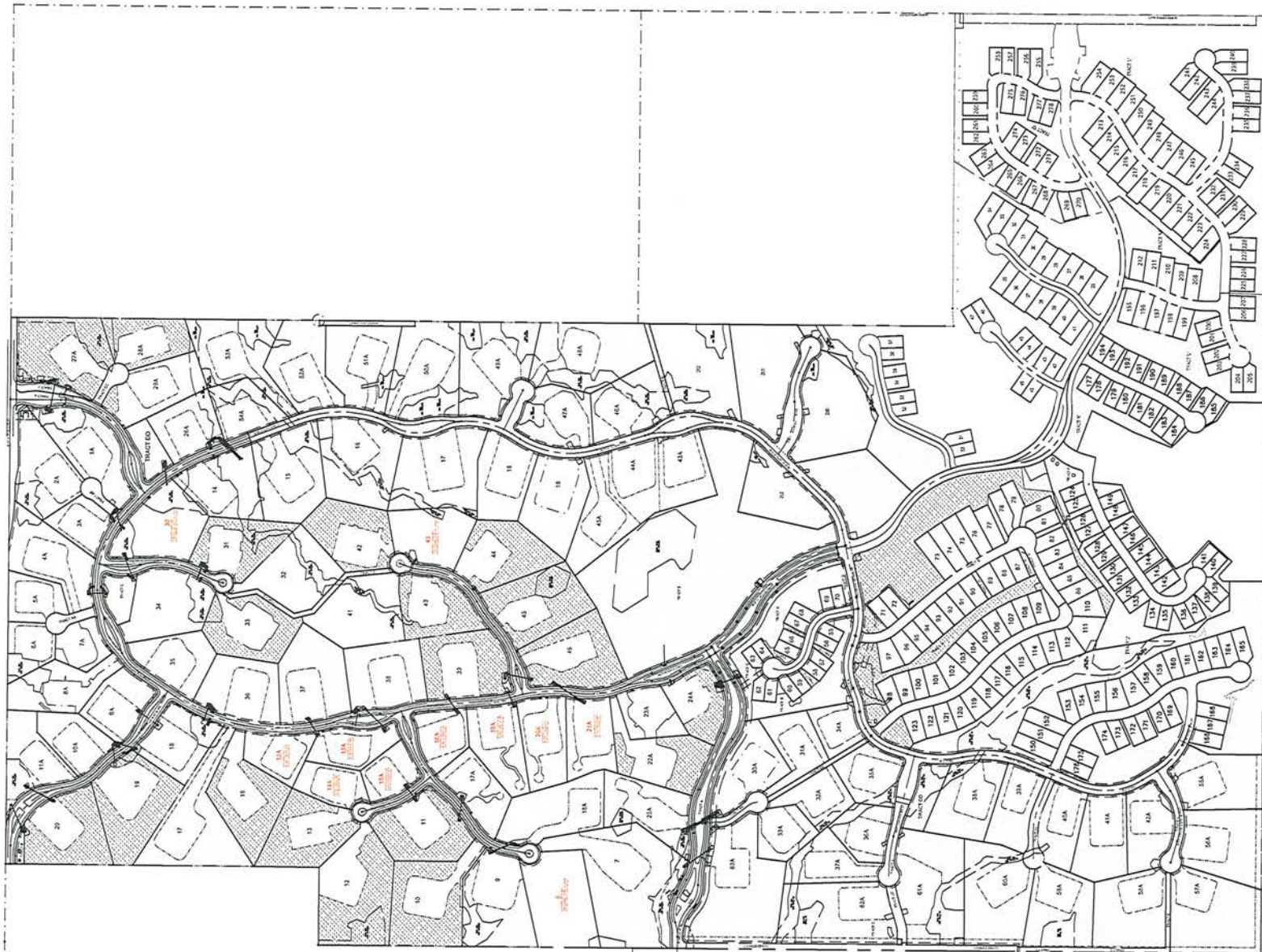
## PHASE 3 - NAOS DATA TABLE

LOT #	LOT AREA Sq.Ft.	ENVELOPE Sq.Ft.	PROPOSED				DEDICATED NAOS		
			NAOS Sq.Ft.	NATURAL Sq.Ft.	REVEG. Sq.Ft.	TOTAL Sq.Ft.	RECORDED DATE		
14	80211.1	29108.35	52752.75						
15	103035.00	20106.22	72433.83						
16	110646.87	31066.46	79580.41						
17	117767.11	36746.50	81030.61						
18	73358.15	14099.40	59258.75						
19	88630.66	20850.42	67780.24						
43A	62174.61	31675.34	30499.27						
44A	59813.07	36468.09	23344.98						
45A	71776.25	31522.14	40254.11						
46A	75485.46	24295.16	52066.30						
47A	69528.27	23014.31	41680.12						
48A	122900.00	31921.00	90978.00						
49A	110774.56	30279.61	80484.95						
50A	112107.18	37174.75	75132.43						
51A	94183.41	27822.18	66361.23						
52A	85701.71	23085.78	56115.93						
53A	68415.47	36226.40	40913.07						
54A	53081.64	24434.38	28647.26						
TRACT A	141540.00	0	0						
TRACT B	8075.17	0	8075.17						
Total	1735598.84 Sq.Ft.		1045720.19						
	39.94 Ac.		24.01						

## PHASE 4 - NAOS DATA TABLE

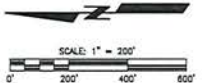
LOT#	LOT AREA Sq.Ft.	PROPOSED		DEDICATED NAOS		
		NAOS Sq.Ft.	NATURAL Sq.Ft.	REVEG. Sq.Ft.	TOTAL Sq.Ft.	DEDICATION DATE
PCL A	251383	132292	93030	30953	132292	Pending
PCL B1	485631	162980	111166	51826	162980	12/21/19
PCL B2	378549	84347	89779	75370	84347	10/29/19
PCL C1	95948	30675	0	30675	30675	Pending
PCL C2	217727	64130	37202	26928	64130	Pending
PCL D	57700	27656	18828	9147	27656	Pending
PCL E	331154	175338	95471	75260	175338	Pending
PCL F	181813	11536	6594	402	11536	Pending
NEXT PHA		1400723				
Total 1527243 Sq.Ft 237684.00						93061.00 Sq.Ft.
58.02 53.90						25.57 Ac.





# LEGEND

- DEDICATED NAOS
- PROPOSED NAOS
- NAOS BOUNDARY LINE
- LOT BOUNDARY LINE
- SERENO CANYON PHASE LINE
- 34 LOT OWNED BY OTHERS



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**SERENO CANYON**  
 NAOS PLAN  
 SCOTTSDALE - ARIZONA

Date: 5/4/2020 Job No. 385-17 Sheet 2 of 2