

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:

 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. 124th Street

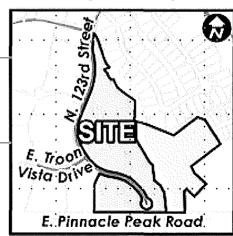
#### **OWNER**

McDowell Mountain Back Bowl, LLC 630-851-5490

#### APPLICANT CONTACT

Jeff Denzak Swaback Partners, LLC 480-367-2100

Action Taken			
Action Taken		 	 



## **BACKGROUND**

#### 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#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

## **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**

#### 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 form 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**

#### **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**

## **Recommended Approach:**

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

## RESPONSIBLE DEPARTMENT

#### **Planning and Development Services**

**Current Planning Services** 

## **STAFF CONTACT**

Jesus Murillo Senior Planner 480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

## APPROVED BY

J					
	Jesus	M	urillo,	Report Author	

6-10-20

Date

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

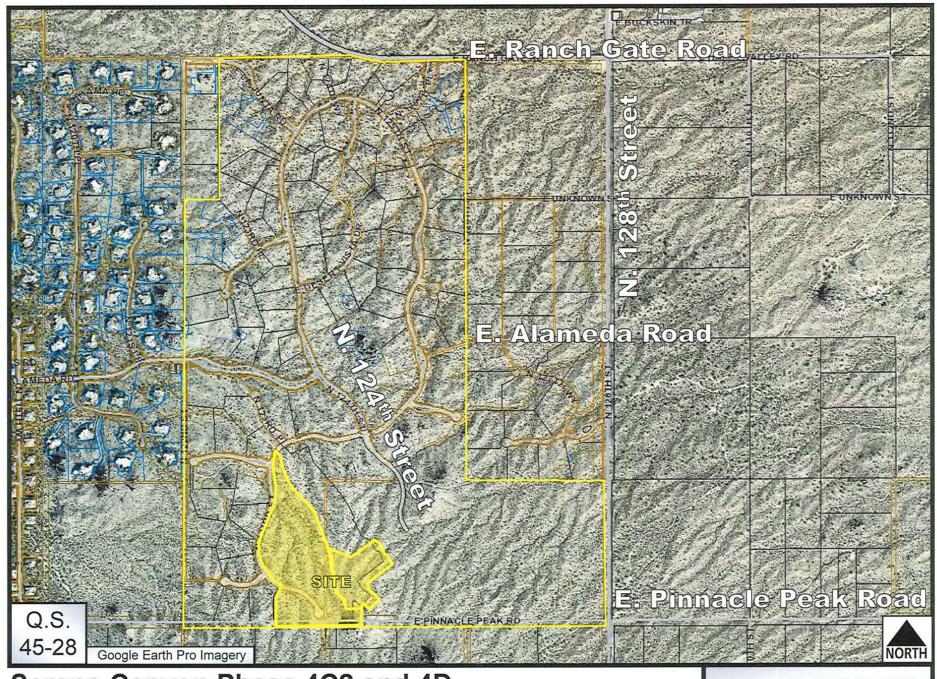
Date 6/12/20
Date

Randy Grant, Director

Planning and Development Services 480/312 2664, rgrant@scottsdaleaz.gov

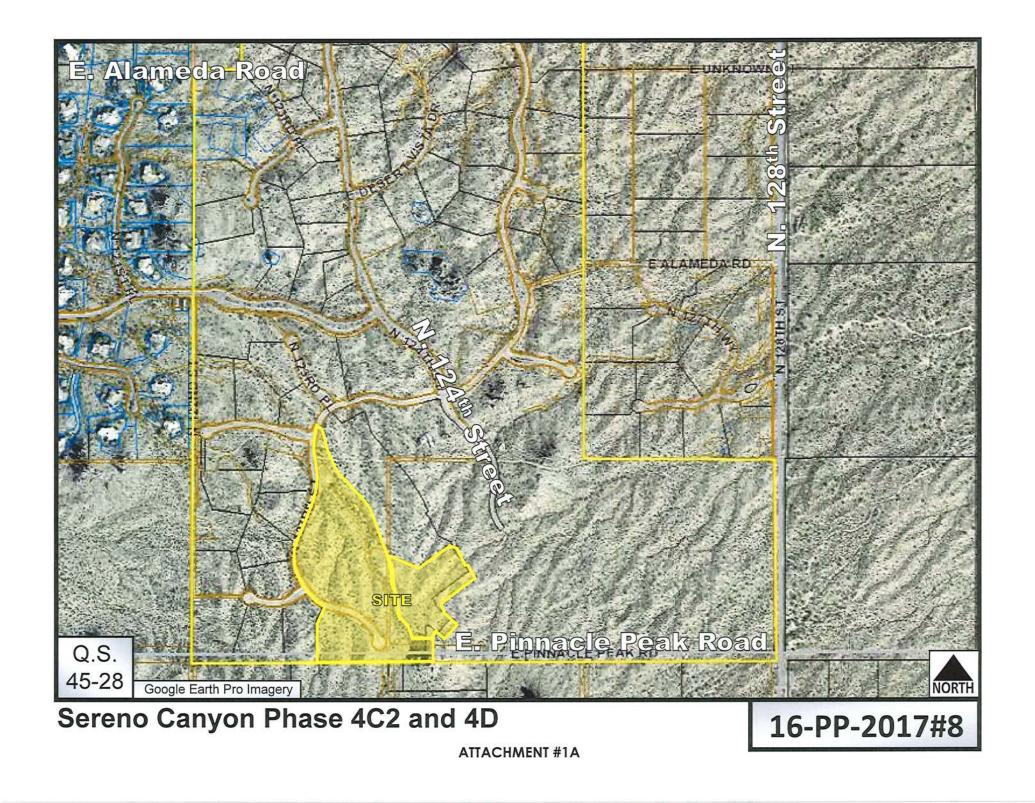
## **ATTACHMENTS**

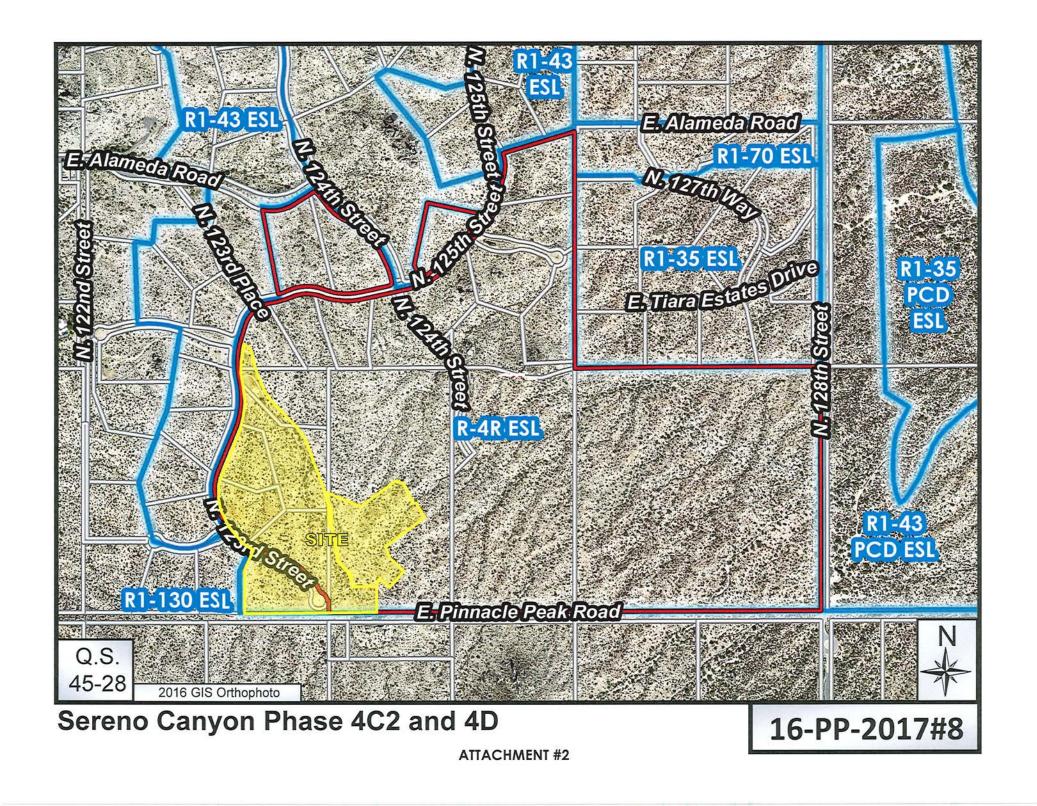
- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Project Narratives
- 4. DRB Approved Preliminary Plat
- 5. Proposed Final Plats
- 6. DRB Approved Phasing Plan with Proposed Phase 4C2 and 4D Identified
- 7. Current City Council Approved Final Plat Phases
- 8. Master Natural Area Open Space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

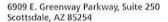


Sereno Canyon Phase 4C2 and 4D

16-PP-2017#8







Westwood

Main (480) 747-6558 Fax (480) 367-8025

westwoodps.com (888) 937-5150

# 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.

6909 E. Greenway Parkway, Suite 250 Scottsdale, AZ 85254

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Main (480) 747-6558 Fax (480) 367-8025

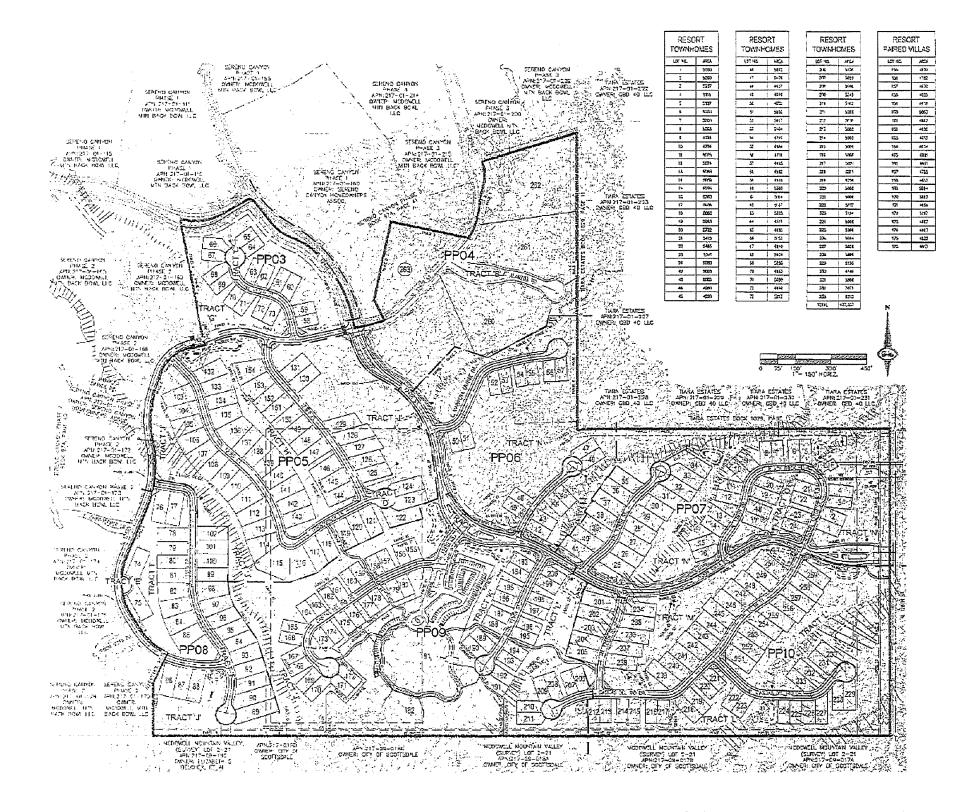
westwoodps.com (888) 937-5150

# 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.



DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA SS

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#### FINAL PLAT

# SERENO CANYON - PARCEL C2 - 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, MARICOPA COUNTY, ARIZONA

NY, AN ARIZONA CORPORATION  $\mathcal{C}$ 

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MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

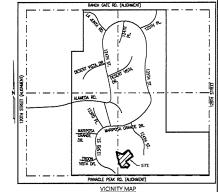
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF , 2020, BY
FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA

> NOTARY PURIC MY COMMISSION EXPIRES

TITLE OR POSITION

**ACKNOWLEDGMENT** STATE OF ARIZONA

APPROVED BY THE COUNCIL	or me entre is see itseries missoria	
THIS DAY OF	, 2020.	
BY:	ATTESTCITY CLERK	
THIS PLAT HAS BEEN REVIEW	ED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S	5 DE
	ED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALES NUAL SPECIFICATIONS.	DE
THIS PLAT HAS BEEN REVIEWS STANDARDS AND POLICY MA  BY:  CHIEF DEVELOPMENT  THIS SUBDIVISION HAS BEEN	ED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALES NUAL SPECIFICATIONS.	-



TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION 8767 E. VIA DE VENTURA, SUITE 390

#### SURVEYOR

WESTWOOD PROFESSIONAL SERVICES 6909 EAST GREENWAY PARKWAY, SUITE 250 SCOTTSDALE, AZ 85254 TELE: 480-747-6558 CONTACT: MICHAEL A. BANTA, RLS

c	ITC	A DE

GROSS AREA: 217,727 SQ.FT. OR, 4,9983 ACRES, MORE OR LESS.

#### 70NING

PARCEL IS ZONED IS R-4R ESL PER CITY OF SCOTTSDALE ZONING MAP 34.

#### ASSESSORS PARCEL NUMBER

217-01-011A, 217-01-011D

#### BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 11, T4N, RSE, WHICH BEARS N875/12/1°F PR THE RNAL PLAT FOR SERENO CANYON PHASE 4, RECORDED IN BOOX 1449, PAGE 39, MCR.

#### SHEET NUMBER INDEX

#### CERTIFICATION

- 1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA.
- I AMA JAMO SAMOYED RESISTED TO PROCEED. IN THE STATE OF ARCIDIA,

  I AMA JAMO SAMOYED RESISTED TO PROCEED.

  I THE SAMOYET SET THE "MINIMAN STANDARD FOR ARCIDON ALONG BOUNDARD SURVEYS.

  I THE SAMOYET AND DIMENSIONS OF THE SUBJECT PROPERTY DESCRIPTO AND PLATTED

  THE SAMOYED AND THE SAMOYED STATE OF THE SA

MICHAEL A. BANTA. RLS 05-27-2020 REGISTERED LAND SURVEYOR DATE

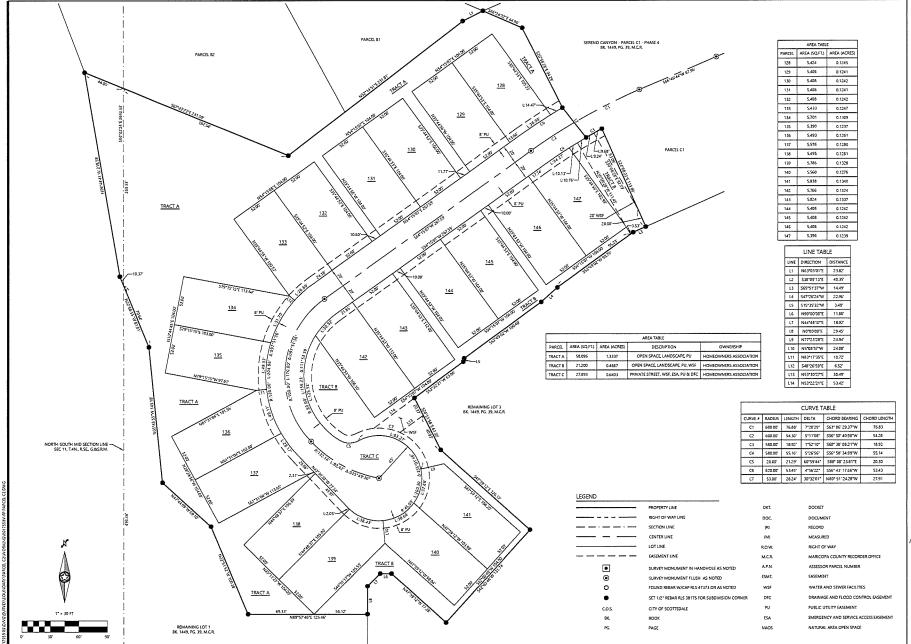


Westwood

To Half 1888 Society AT REAL - PHASE 4

COVER SHEET CANYON - PARCEL C2 SERENO

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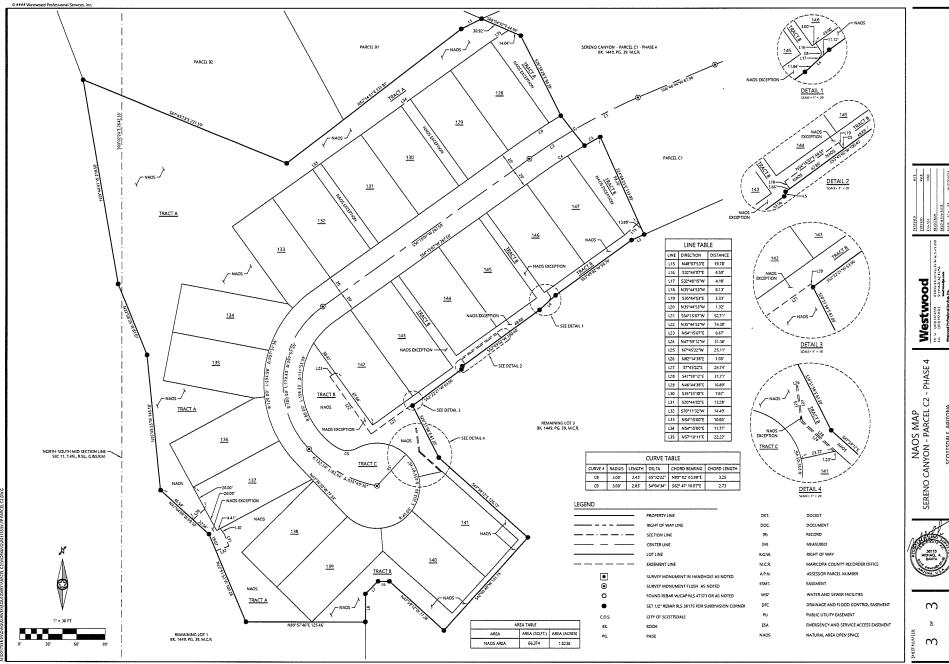
FINAL PLAT SERENO CANYON - PARCEL C2 - PHASE 4

Westwood





2 or



NAOS MAP SERENO CANYON - PARCEL C2 - PHASE 4

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	AS RECORDED IN BOOK 1449 OF MAPS, PAGE COUNTY OF MARICOPA,	STATE OF ARIZONA.	THE THE PARTY OF T
	OWNER: TOLL BROTHERS AZ CONSTRUCTION	COMPANY, AN ARIZONA CORPORATION	
DEDICATION	DEDICATION (CONTINUE)	NOTES	NAMEDA
STATE OF ARIZONA COUNTY OF MARICOPA 255	NATURAL AREA OPEN SPACE (NAOS), A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWNHEREN UPON, OVER, UNIDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLICIONS	THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.     THE STREETS ARE PROPART STREETS. TO BE OWNED AND MAINTAINED BY THE PROPERTY.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
IONOW ALL MEN BY THESE PRESENTS.  THAT TOLL BROTHERS AC CONSTRUCTION COMPANY, AN AREZONA COPPORATION, AS OWNER, HAN'S EMBURADED UNDOES THE RAME "SEREND CAMPON" - PARCEL D PHASE 4", A REPLATO FA POSITION OF IOT 1, OF THE THALL BLAT FOR EREND CAMPON HASE 4, AS RECORDED IN SOOR LANG OF JAMES, ANGEL 33 IN THE COUNTY RECORDED TO PETER COUNTY.	GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSCIENT WITH THE PRESENTATION OF THE LOSEMENT IN ITS UNDISTRIBED CONSTITION AS PREMANENT NATURAL DESIRE OF MAY SHACE.      CRANTOR SHALL NOT GRADE GRUD OR DECOUNTE THE SESSION FOR CONSTITUTE ON YESTERIOR OF DECONSTITUTE AND YESTERIOR OF THE YESTERIO	2. THE STREETS ARE PROATE STREETS. TO BE CONSEDUAND MAINTAINED BY THE PROFERRY OWNERS ASSOCIATION NORMALLY AFTER THE PLANT BE RECORDED. THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE ASSOCIATION OF STREET MAINTENANCE ASSOCIATION STREET MAINTENANCE, TO STREET MAINTENANCE ASSOCIATION OF STREET MAINTENANCE, RECYSTED AND WILL ASSOCIATION OF STREET MAINTENANCE, RECYSTED AND WILL ARRANGES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WISE OR REMOVABLE SECTION THE FEMALES, SHALL BE LIMITED TO WOOD, WISE OR REMOVABLE SECTION THE FEMALES. AND DISSION	Western Wassess Column Dr. 1
THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTIONS THE SUBDIVISION SECH LOT, TRACT, STREET, AND EASTMENT SHALL BE ENDOWN BY THE NUMBER, LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THES PLAT. THE DASSMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.	<ol> <li>Grantor shall restore the easement in accordance with plans approved by grantee if the easement is disturbed. The restored desert shall be preserved as desect form space.</li> </ol>	GUIDELINES.  4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL CORDER U-48.  5. SIGN, SEGUIRES SPRACE APPROVALS AND PERMITS.  6. COSTS FOR THE REMOVAL OF DISTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE APID IN THE ASSOCIATION OF HOMEOWINESS AND/OR WATERCOURSES SHALL BE APID IN THE ASSOCIATION OF HOMEOWINESS AND/OR	PHINGE FOX RO. (AUDHIPM) VICINITY MAP
PRIMATE STREETS  TO LL BIRDTHARS AZ CONSTRUCTION COMPANY, AN ARZONA CORPORATION, OWNER, GRANION, DECLARES THE PRIVATE STREETS SEVON HERIZON AS TRACT "C", AS PRIVATE FOR THE PRIVATE STREETS SEVON HERIZON AS TRACT "C", AS PRIVATE FOR THE PRIVATE STREETS SEVON HERIZON AS TRACT "C", AS PRIVATE FOR THE PRIVATE STREETS.  THE CONTROL OF THE PRIVATE STREET SEVON HERIZON HERIZON AS PRIVATE AND REPLACE THE PRIVATE STREETS. THE CITY MAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARRISING FROM THE PLAT.	4. CRAVITE MAY ENDERS ANY VIOLATION OF HIS EASINEM CRANNET MAY ENTIRE THE PROPERTY TO BENEFICE HE AGAINST HOWEVER, THIS EASIMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.  5. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.	PROPERTY OWNER.  THOSE WARD DESIGNATED, AS TRACTS, "C", "T", "AND "C", "ART TO BE CONTRED AS THOSE WARD DESIGNATED AS THE ART TO BE CONTRED AS TO MAINTENANCE OR CONTRESHER BY THE CITY WITHOUT THE DRIVESTED ACTION OF THE CITY COUNCILL BEFORE ANY IMPROVEMENT EXCEPTED, I THAN LIFE CITY STANDARDS, FALUER TO MAINTAIN THE DESIGNATED COMMON AREAS COULD REQUIT NA CHILL, ACTION BROUGHT OF THE CITY FOR COSTS ACCURRING BY THE CITY FOR SOAD THE CITY OF STANDARD AS THE CITY FOR COSTS ACCURRING BY THE CITY FOR SOAD THE CITY OF STANDARD AS THE CITY OF SOAD ACCURRING BY THE CITY FOR SOAD THE CITY OF SOAD ACTION AS THE CITY OF SOAD ACCURRING BY THE CITY FOR SOAD THE CITY OF SOAD ACTION AS THE CITY OF SOAD ACCURRING BY THE CITY FOR SOAD THE CITY OF SOAD ACTION AS THE CITY OF SOAD ACCURRING BY THE CITY FOR SOAD THE CITY OF SOAD ACTION AS THE CITY OF SOAD ACCURRING BY THE CITY FOR SOAD THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD ACCURRING BY THE CITY OF SOAD THE CITY OF SOAD ACCURRING BY THE CI	OWNER  TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARZONA CORPORATION ETG EVA DE EVENTURA. SUITE 198
TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DOES HEREBY GRANT TO THE COMMUNITY ASSOCIATION:	DEDICATION  GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND	MAIN LEARNING OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS, ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT FLAN.	SCOTTSDALE AZ 85288 PHONE 489-134-671 CONTACT: OSCAR DOMINIQUEZ EMBL ODOMINIQUE/TOLUBIOTHERS.COM
<ol> <li>TRACTS A AND B ARE DECLARED AS COMMON AREA AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY COMMUNITY ASSOCIATION.</li> </ol>	ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HERBIN: AND THAT GRANTEE SHALL HAVE TITLE AND OUTET POSSESSION	ALL BEARING AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.     INTERIOR PROPERTY CORNERS & STREETS SHALL BE MONUMENTED AS SOON AS	
<ol> <li>THE PRIVATE STREETS SHOWN HEREON AS TRACT "C" ARE DELLARED AS PRIVATE ACCESS WAY. TO BE CONNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION, THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED OVER TRACT "C". WATER AND SAWR FACILITIES MAYS, IMMERICAY AND SERVICE ACCESS (ESA), PUBLIC UTILITY (PU) AND DRAINAGE AND FLOGOD CONTROL (DPC).</li> </ol>	AGAINST THE CLAMAS OF ALL PRESONS. THE PRESON DESCURING THES DOCUMENT ON BHAUF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRAINST HIS OR HER AUTHORITY TO DO 50 AND THAT ALL PERSONS NECESSARY DE BING GRANTOR HER OLDERED IN THE DOCUMENT. THIS DOCUMENT SLAW, WITH THE LAND IN FAVOR OF THE GRANTEES SUCCESSORS AND ASSIGNAT.	COMMICTION OF THE INPACTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO IS SUCH MONIMARIES SHOULD DIFFER FROM THE THE DESCRIBED ON THIS FINAL PLAT, AR CORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THISE DEPRIENCES ALL MONIMENTS SET SHALL BE URDER THE DEEDE CUPERASION OF THE BEGSTRANT OF RECORD IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPPRIENCE THE SETTING OF THE MONIMANTING, SURFICIENT OF THE	SURVEYOR  WESTWOOD PROFESSIONAL SERVICES 600 SACT GREENWAY PARKWAY, SLITE 250 SCOTTONAL, AZ ROSZAN RICHER SACTOR SAC
TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, DWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.	DATED THIS DAY OF, 20	RECORDING OF THE FINAL PLAT. THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENTS WITH HISHARE IDDRIFFINING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.	CONTACT: MICHAEL & BANTA, RLS EMAIL: MICHAEL BANTA@WESTWOODPS.COM
DRAINAGE AND FLOOD CONTROL (DEC): A PERPETIJAL, NON-EXCLUSIVE EASEMENT SHOWN HARDON OWER TRACT IC AND FORTIONS OF TRACT A, UPON, OWER, UNDER AN ACROSS THE PROPERTY ON HIS PLAT, FOR DRAINGE AND FLOOD CONTROL AND ALL RELITED PURPOSES, INCLUDING WITHOUT BARTATION, CONSTRUCTION, MANTENANCE, OPERATION, BEFLACEMENT, AND REPARE OF ELVEST, DIESS, DAMS,	GRANTOR TOLL BROTHERS AZ CONSTRUCTION COMPANY OF ARIZONA D BY	11. AFFDANTS OF CORRECTION OR AMEROMINT THE LETTERS CONCERNING THE PRAT ARE NOT VALID THERE WILL BE NO BENSIONS OF THE PRAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGERS APPROVAL. 12. THE MAINTENANCE OF LANDSCAPENS WITHIN THE FUBILET RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE REPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.	SITE AREA GROSS AREA ES2220 SQ FT. OR 14 2012 ACRES, MORE OR LESS. ZONING
STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:	ns:	13. THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT), WHICH IS LOCATED BETWEEN FRANK LIVOO WIGHT BOULDVARD AND THE NORTH, PINA ROAD ON THE EAST, THUNDERBRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST, THE AIRPORT IS A GENERAL ANATION	PARCEL IS ZONED AS R-4R ESL PER CITY OF SCOTTSDALE ZONING MAP 14.
A. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.  B. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIE  ON THE PROPERTY WITHOUT GRANTEES PRIOR WRITTEN CONSENT.  C. PARINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE GOWDOLS, LACK OF	STATE OF ARZONA	RELIEVER/COMMERCIAL SERVICE AMPORT FOR SCOTTSDALE/PHOENIX.	ASSESSORS PARCEL NUMBER
AWARENESS OF DRAINAGE FACILITIES DOES NOT DICUSE FAILURE TO PERFORM THE REQUIREMENTS OF THES DOCUMENT.  D. AT GRANTORS EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION REPLACE AND REPAIR DRAINAGE FACILITIES AS NICCESSARY TO	COUNTY OF MARICOPA  SS  COUNTY OF MARICOPA  SS  COUNTY OF MARICOPA		217-01-2828 BASIS OF BEARING
MANAGEMENT OF THE STATE OF THE	THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20_5 MY OF AND ON DAMAGE OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ANIZONA CORPORATION	LEGAL DESCRIPTION  THAT PORTION OF LOTS 1, ACCORDING TO THE FINAL PLAT FOR SEREND CANYON PHASE 4, AS RECORDED IN SCOX 1449, PAGE 19, RECORDS OF MARECONA COUNTY, ARZONAL MING	THE BASS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 31, TAN, RSC, WHICH BEARS MS9'513'21' PRR THE FRAIL PLAT FOR SERION CANYON PHASE 4, RECORDED IN BOOK 3449, PAGE 39, M.C.R.
REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE O	NOTARY PUBLIC DATE  MY COMMESSION EXPIRES.	AS RECORDED IN BOOK 1449, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOLITH HALF OF SECTION 11, TOWNSHIP A NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.	SHEET NUMBER INDEX
BIGHT PERCENT (8%).  F. GRANTORS SHALL INDEMMEN, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FALLURE TO PERFORM UNDER THIS DOCUMENT.  THERGENCY AND SERVICE ACCESS (8%), A PERPETUAL, INN-DXCLUSIVE EASEMENT SHOWN HERGON AS TRACT C, UPGN, OVER, UNDER AND ACROSS THE PROPERTY ON	RATIFICATION		SHEET 1- COMER SHEET SHEET 2- OMERAL MAP OF SHEET 1- FRAME PLAT MAP (1) SHEET 1- FRAME PLAT MAP (2) SHEET 3- FRAME PLAT MAP (2) SHEET 5- DETAIL SHEET
THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, LITILITY, AND DITHER SERVICE PERSONNEL AND UPHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.	AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDERS OFFICE MARKICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-080567, THE UNDERSOUND HEREBY NATURES, APPROVES AND CONFIRMATION IS	APPROVALS	CERTIFICATION
SIGHT DISTANCE CODE AN PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, CORR, UNIGER AND ACROSS THE PROPERTY ON THIS PLAT. TO PRESERVE AN AREA PRED OF OSTERUCTIONS TO DIMANCE TRAFFE, SAFETY VISIBLITY, MILES, TREE, SOMEWHAT, CRANTOR SHALL NOT PLACE OF ALLOW ANY BUILDING, WALLS, TREE, SOMEWHAT, CRANTOR SHALL NOT PLACE OF ALLOW ANY BUILDING, WALLS, TREE, THE CANADISCO OF THE ADDRESS TO STREET SHAPPING OF CRANTER WAS NOT WELL OF MEDICAL PROPERTY.	GREN TO SAID DEDICATIONS AS STATED IN THIS PART AS TO THE INTEREST OF THE UNDESCIONED. THE PERCON SCIONING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.	APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THISDAY OF	1 I MA A LAND DURYOND RECORTINED TO PRACTICE IN THE STATE OF ARZCONA. 2 THES PLAT YEAR MADE LUCRED AN OBJECTION. 3 THE PLAT MEETS THE WINDAMM STANDARDS FOR ARZCONA LAND BOUNDARY SURVEYS'S. 4 THE SURVEY AND DIMENSIONS OF THE SURVEY FOR SURVEYS DECRRIED MADE PARTIED MELON WIND MADE COUNTY OF MONTH OF SURVEY SURVEYS OF THE SURVEYS OF TH
THE ELEVATION OF THE ADJACENT STREET, HOWEVER, THE GRANTEE MAY ALLOW POLE OR TREE TRUNGS THAT GRANTEE DETERMINES IN WRITING DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.	BY: MCDOWELL MOUNTAIN BACK BOWLEIC, AN ILLINOIS LIMITED LIABILITY COMPANY	BY: ATTEST	SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.  MICHAEL A. BANTA. RLS 06-03-2020
WATER AND SEWER FACILITIES (WSF): A PERPETUAL, NON-EXCLUSIVE EASIMENT SHOWN HURGON OWER TRACTYC, UPON, OWER UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR	ITS: TITLE ON POSITION CATE	THIS PLAT HAS BEEN REVIEWED FOR COMPILANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.	REGISTERED LAND SURVEYOR DATE
CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PLIMPS, VALVES, ACCESS VALILTS AND OTHER RELATED FACILITIES.	ACKNOWLEDGMENT	BY:	MICHAEL A DE DANTA A D

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 STRUCKATIONS.

COUNTY OF\_\_\_\_\_

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC. AN ILLINO'S LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

STATE OF

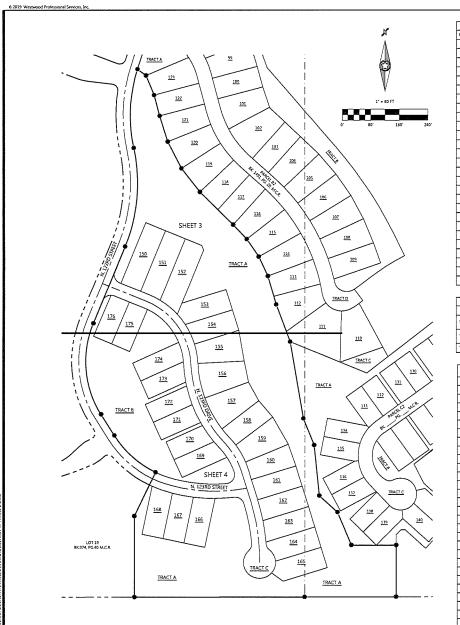
PORTE UTERTY POP. A PERFETUAL NON-DECLESVE EXCENSIT SHOWN HEREON, UTENS CARE, UNCERN AND ACCESS THE PREPRETY ON THE PLAT, FOR ELECTRICITY, SAND THE CONTROL OF THE PLAT OF T

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RANCH CATE RD. (ALICHNENT)

Westwood

COVER SHEET
SERENO CANYON - PARCEL D - PHASE 4
PHASE 4
SCOTTSDAIL ARIZONA



	AREA TABL	3
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
150	11,100	0.2548
151	11,127	0.2554
152	11,650	0.2674
153	8,558	0.1965
154	7,966	0.1829
155	9,159	0.2103
156	10,465	0.2402
157	10,465	0.2402
158	7,804	0.1791
159	9,156	0.2102
160	7,543	0.1732
161	7,800	0.1791
162	7,863	0.180\$
163	8,245	0.1893
164	8,270	0.1898
165	8,454	0.1941
166	6,140	0.1869
167	7,828	0.1797
168	7,984	0.1833
169	7,206	0.1654
170	6,415	0.1473
171	6,585	0.1512
172	6,760	0.1552
173	6,746	0.1549
174	7,625	0.1751
175	7,040	0.1616
176	7,001	0.1607

			CURVE TA	ABLE	
CURVE .	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
Cl	200.00*	92.16'	26*24'02*	N30" 21' 06.01"W	91.34
C2	100.00*	57.95'	11"04"00"	569* 48' 11.92"E	57.86
C3	25.00"	19.27"	90,00,00	522° 42' 54.95"E	15.16
C4	25.00"	20.67"	47*21'41*	528* 10' 18.34"E	20.08
CS	25.00"	23.11	52*58'23"	N21" 32" 09.40"E	22.30
C6	25.00"	34.63"	79*21'43"	N56* 49' 56.39"W	31.93
C7	320.00	61.81'	11"04"00"	\$69* 48" 11.92"E	6171
C8	280.00*	54.08"	11"04"00"	569* 48' 11.92"E	\$4.00
C9	25.00'	45.41'	104"03"50"	N33*43' 52.09°E	39.42
C10	160.00	79.33	25*15'04"	N30" 55" 35.03"W	78.69
C11	25.00"	39.27	90,00,00,	S67* 17' 05.05"W	15.16
C12	17.00"	26.70"	404,00,004	522° 42' 54.95°E	24,04
C13	30.96"	6.10	11*16'52*	N25" 43' 44.00"W	6.09
C14	97.00"	19.82"	23"31"19"	532° 21' 48.13"E	39.54
C15	103.00	42.31"	23"32"13"	\$12° 21' 20.18°E	42.02
C16	24.961	11.73	26*55'44"	N33° 33' 10.29'W	11.62
C17	24.80"	20.46'	47*15'35"	500° 41° 27.05°E	19.88
C18	30.80	25.40"	47*15'35"	500" 41" 27:05"E	24.69
C19	112.50	71.96'	37*39'54"	N23* 29' 45.05'E	7263
C20	10.00'	245	14*02'03"	N49° 20' 43.70°E	2.44
C21	10.00	7.93'	45*25'26*	N55" 30" 05.86"W	7.72
C22	10.00	15.71"	90"00'00"	\$33° 12' 48 82°E	14.14
C23	10.00	13.29	76*09'36"	\$49° 51' 59.03°W	12.34
C24	503.00	35.95	4'05'41"	N85° 53' 56.27"É	15.94
C25	10.00"	11.28"	64"38"56"	N63* 49" 26.14"W	10.69

PARCEL	AREA (SQ.FT.)	AREA (ACRES)	DESCRIPTION	OWNERSHIP
TRACT A	273,286	6.2738	LANDSCAPE, OPEN SPACE, NAOS, PU, DFC	HOMEOWNERS ASSOCIATION
TRACT B	69,952	1.6059	LANDSCAPE, OPEN SPACE, NAOS, PU	HOMEOWNERS ASSOCIATION
TRACT C	53,029	1.2174	PRIVATE STREET, WSF, ESA, PU & DFC	HOMEOWNERS ASSOCIATION

	LINE TAB	LE			LINE TAB	LE		LINE TABLE		
UNE	DIRECTION	DISTANCE	1	LINE	DIRECTION	DISTANCE		LINE	DIRECTION	DISTANCE
LI	SS3*48*16*E	29.79	1	131	NS6"47"11"E	10.67		L61	\$7*46'22'W	30.00
L2	522*42*55*E	14.14"	1	LJ2	N9*06'53'E	21.69"		L62	N24*19'15'W	10.00
L3	N53*10'46'W	39.16"	1	133	N63*12'17'E	9.66"		L63	N24*19*15*W	10.00
L4	N45*09'34"E	4.96*	1	L34	531*22*10*E	17.87		164	\$67*03'39*E	8.33"
LS	N75*03*35*E	0.50	1	L35	\$20°05'18'E	50.32"		LGS	522°56'21'W	19.46"
LG	562*38'56"E	17.84*	1	L36	N44*07*07*W	15.40		166	524*19*15*E	4.00"
L7	\$75*54'57*E	6.61"	1	L37	N43*13'54*E	15.67"		L67	565*40'45'W	6.00"
Ls	\$14°05'03'W	9.00"	1	L36	536*49*14*W	18.53"		168	N24*19'15'W	4.00"
L9	N76-16'05'W	22.27"		L39	N89*07'07"W	19.04"		169	N22*56'21*E	6.79"
110	N14"56"25"W	10.16"	3	L40	N69*07'07"W	11.20		170	NG7*03'39*W	2.33"
111	S51*59'23'W	28.15"	1	L41	N23*22'53*E	6.49"		L71	N74*44'47"W	12.02
1.1.2	513*28'07*E	6.27		142	N44*07*07*W	32.89'		1.72	N82"46'04"E	25.97"
113	\$33*57'01'W	33.89"		143	N20*05*18*W	50.35"		1,73	S85*43'08"E	27.43'
L14	583*59*17*W	10.17		144	570"08'49"W	1.78"		174	570*27'32'E	17.65
L15	NS9*58'05'W	86.72"	1	L45	57"18"56"W	36.76"		L75	515*04'55*E	30.14"
L16	N44*14'41'W	4.35		146	N28*26'07*E	7.87"		176	531*53'22'E	58.52"
L17	N0*45*19*E	2.88		1,47	N61*33'S3*W	8.00°		1.77	550*44'30*E	22.65
L18	N45"45"19"E	4.32		148	N1*42'30"E	7.781		L78	546"02"18"E	64.97"
119	S89*15'36"E	6.61"	}	L49	N9"09"19"E	6.85"		1.79	50*15'07*E	51.69"
L20	558*45'47"E	25.59"		LS0	N11*47*11*E	6.50"	1	Lao	527*00'16"E	117.73
L21	N31*14*13*E	45.72"		L51	N66*48*36*E	34,441		LS1	523*11*11*E	85,50"
L22	\$58*45"52"E	32.24"	1	L52	50*48'46"W	36.88		L82	\$41°36'49'W	74.23
123	NS1*59'23*E	30.00		L53	221-33.39.E	44.19		1.83	522*51'52*E	27.52
L24	S69*19*01*W	18.64"		L54	577*12'40'W	47.991		L84	N63*23'20*W	54.10"
1.25	N54*45'10*E	27.18"		LSS	N79"13'43"E	26.98"		1.85	N20*04'31'W	18.28
L26	\$70°11'32'W	8.23"	1	L56	523"08"17"E	83.96		1.86	N5*51'39"E	57.98"
L27	N25*49'48"W	17.40"	1	L57	558*55'11'W	31.61	1	L87	N30°00'57°W	68.61'
L28	N44*02'26"W	20.49"	1	L58	515*31'34*E	11.73	1	LSS	N2*27'51'W	46.48"
L29	N46*44"35"E	7.50	1	L59	N67*42"55"W	7.68*	1	LB9	N)2"18"51"W	51.43"
ഥ	578*12'49*E	30.63*	1	160	N13*48*13*E	30.00		L90	N32*39'29'W	62.90

	LINE TAB	LE
LINE	DIRECTION	DISTANCE
L91	N26*49'52"W	66.53'
L92	N38*45'52'W	39.32"
L93	N29*01'34*W	44.96*
L94	N45*48'03'W	71.49'
L95	585°02'17'W	42.57°
L96	N86*42'06*W	15.76°
197	579°35'00'W	3.41
L98	N34*49'44"W	27.29"
199	N0*06'18"W	57.23"
L100	50*06*18*E	57.23
L101	557*32'32'W	17.87
L102	S4*39'48"W	50.10
L103	556*21'45'W	17.17"
L104	N32*47*23*W	8.80"
LIOS	N78*12'49'W	9.8)
L106	N57*32'32'E	15.07

2 1 25
SIGHT DISTANCE EASEMENT
N.T.S.

ND	
	PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
-	LOT UNE
	EASEMENT LINE
	EXISTING EASEMENT LINE
•	SURVEY MONUMENT IN HANDHOLE AS NOTED
•	SURVEY MONUMENT FLUSH AS NOTED
0	FOUND REBAR W/CAP RLS 47373 OR AS NOTED
•	SET 1/2" REBAR RLS 38175 FOR SUBDIVISION CORNER
cos	CITY OF SCOTTSDALE
BK.	BOOK
PG.	PAGE
DKT.	DOCKET
DOC.	DOCUMENT
(R)	RECORD
(M)	MEASURED
ROW.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
APN	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

OVERALL MAP
SERENO CANYON - PARCEL D - PHASE 4
PHASE 4
scottsdale arezona

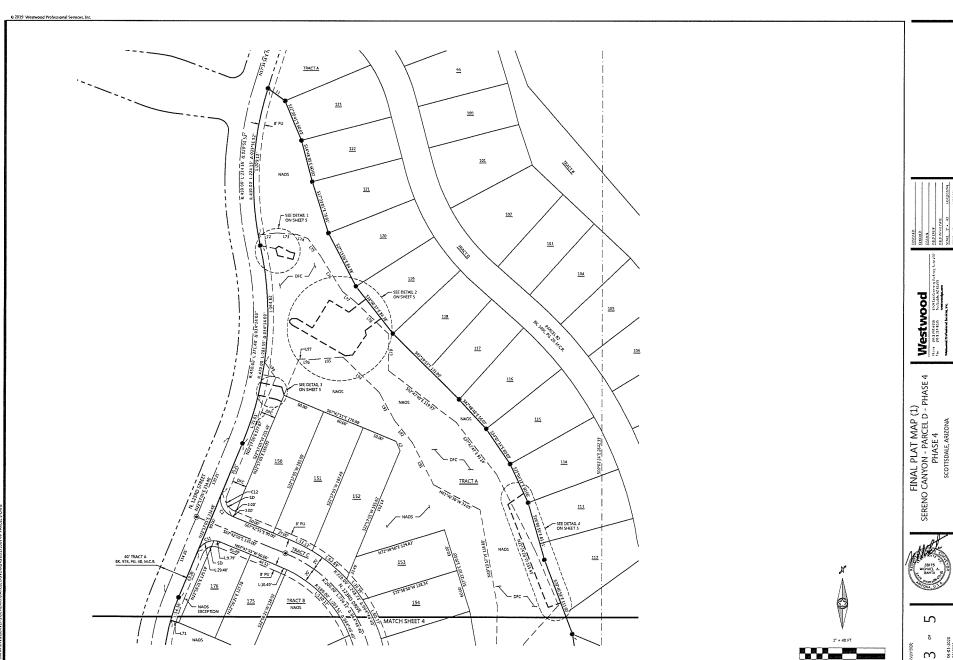
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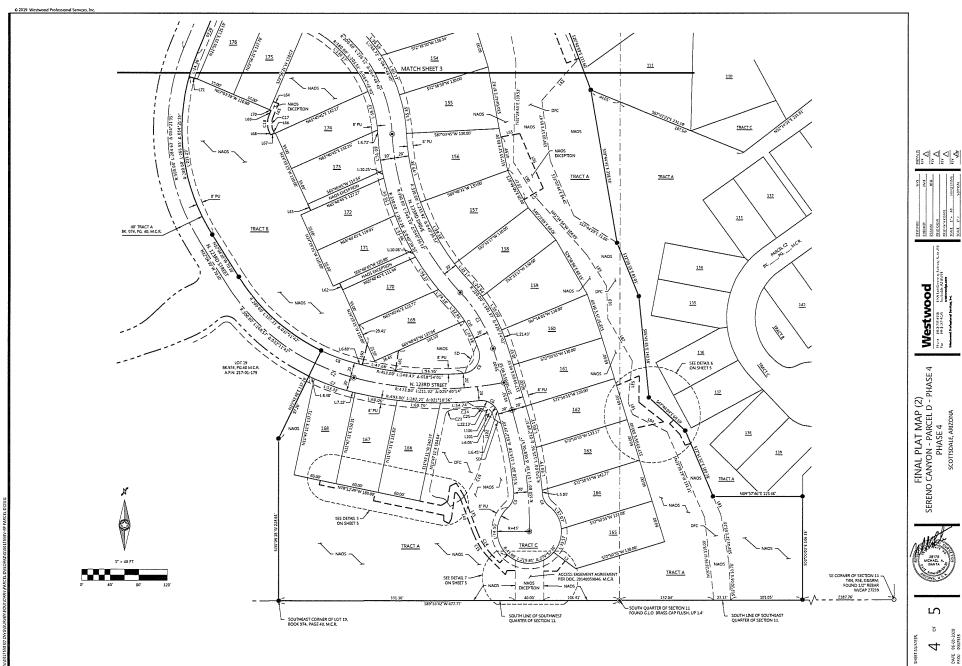
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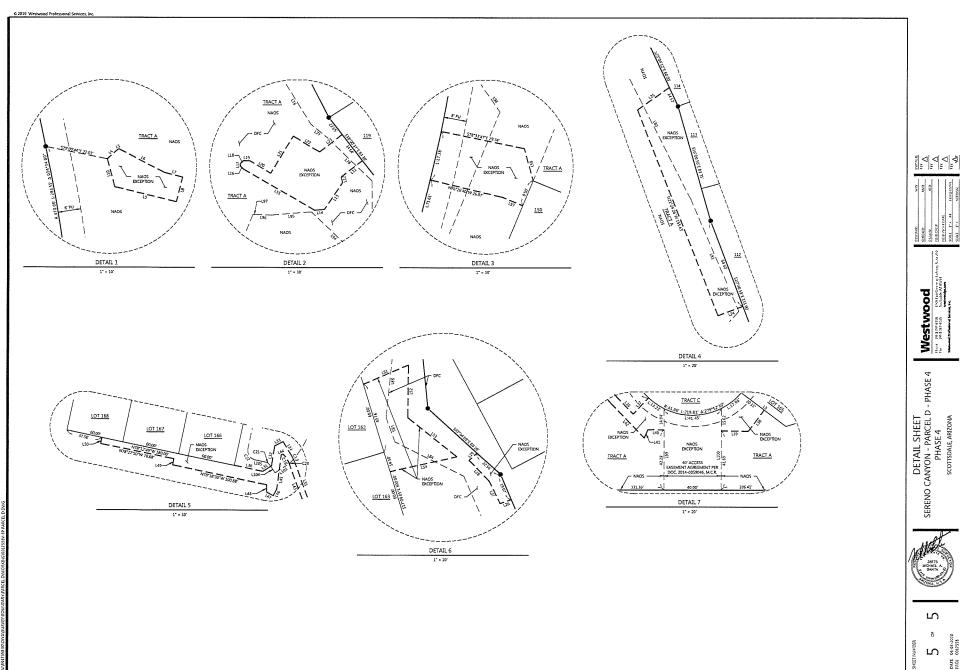
FINAL PLAT MAP (2)
SERENO CANYON - PARCEL D - PHASE 4
PHASE 4
SCOTSDAME ABIZONA

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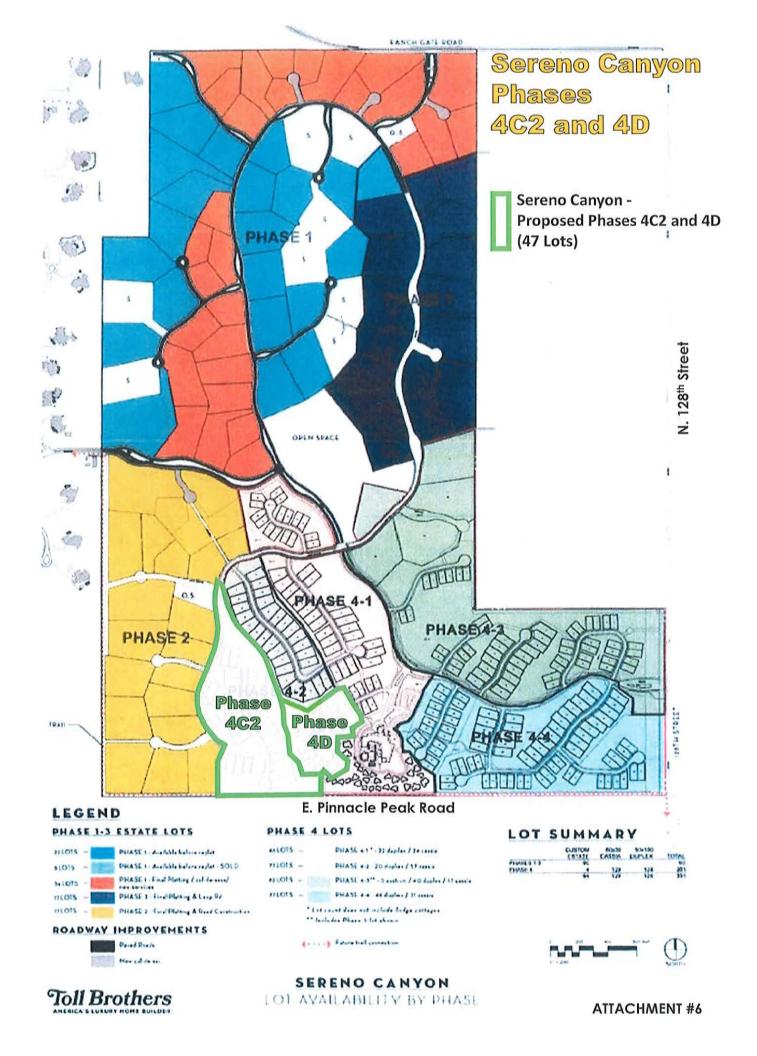


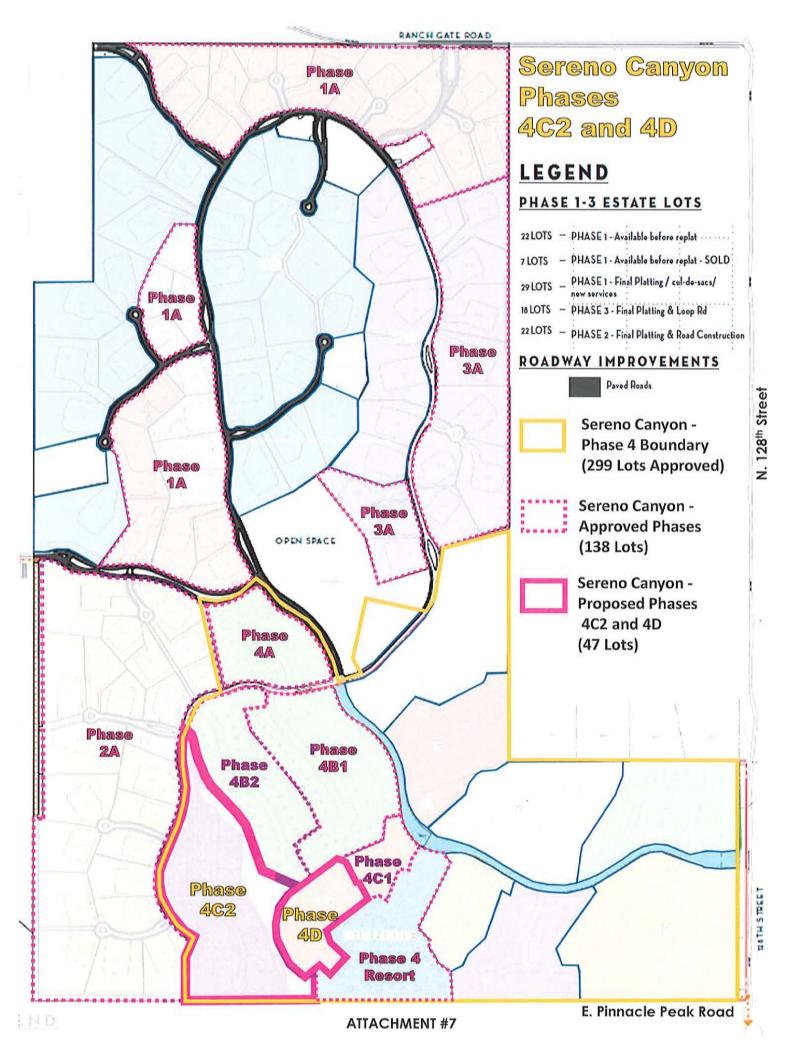
DETAIL SHEET
SERENO CANYON - PARCEL D - PHASE 4
PHASE 4
SCOTISDALE ARIZONA

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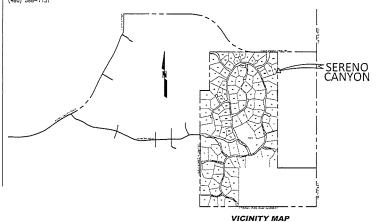


DEVELOPER
TOLL BROTHERS ARIZONA CONSTRUCTION COMPANY
8767 E MA DE VENTURA, SUITE 390
SCOTTSDALE, ARIZONA 85258
(480) 951-0782

#### ENGINEER

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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



#### NAOS ALLOCATION AND DEDICATION DATA

PROJECT PHASE DESIGNATION	NAOS						
	"REQUIRED"	"PROPOSED" Ac.	"DEDICATED"				
PHASE 1		78.4	37.20				
PHASE 2	122.8	26.3					
PHASE 3		24.0					
PHASE 4	53.9	53.90					
TOTAL	176.7	182.6	37.20				

#### PHASE 1 - NAOS DATA TABLE

			PROPOSED		DEDICA	TED NAOS	
107#	LOTAREA	ENVELOPE	NAOS	NATURAL	REVEG.	TOTAL	RECORDED
	Sq.Ft.	Sq.Ft.	Sq.Ft.	5q.Ft.	Sq.Ft.	Sq.Ft.	DOC.
14	89270.00	27439.18	61830.82			34.71.	
2A	86392.00	26106.22	55911.78				
3A	41219.00	26470.81	14748,19				
4A	90650.00	31480.26	59169.74				
5A	42798.00	21088.64	21709.36				
GA.	40130.00	20727.73	19402.27				
7A	37214.00	22597.00	14617.00	11341.00	3276.00	14617.00	Pending
BA	73037.00	27151.00	45886.00	39890.00	5396.00	45886.00	Pending
9A	59389.00	29083.95	30305.05				
10A	54990.00	27025.00	27965.00				
11A	68060.00	23914.31	42458.04				***************************************
12A	47993.00	23730.47	24262.53	ByO		24262.53	By Others
13A	53572.00	24419.00	29153.00	ByO		29153.00	By Othors
14A	43268.00	24290.93	18977.07	ByO		18977.07	By Othors
15A	41054.00	19903.81	21150.19	By O		21150.19	By Others
16A	48372.00	22951.29	19420.71	ВуО	hers	19420.71	By Others
17A 18A	59114.00 94668.00	24286 66	34827.34				
			61120,32				
19A	70757.00	23868.63	40888.JS	ByO		40888.35	By Others
20A 21A	70675.00	31083.31	39591.69 24469.79	ByO		39591.69 24469.79	By Others
	64257.00			ByO			By Others
22A 23A	83443.00	40050.00 29540.00	43393.00	36019.00	7374.00	43393.00 17986.00	
23A 24A	47526 00		17986.00	14141.00	3845.00		Pending
24A 25A	59598.00	27680.00 32918.48	31918.00 49501.52	29202.00	2716.00	31918.00	2019102154
25A	82420.00 59560.00	25848 21	13711.79				
274	112761 (0)	30571.74	82191.27	71182 Dt	11006.28	82188 29	2018088125
2KA	63784 00	24383.07	39400.93	4658.00	0.00	4668.00	2018088125
204	03764 W	24363.07	35400.53	30946.00	2660.00	33606.00	2019027076
22A	75453.00	22509.57	52943.43	5712.20	0.00	5712.23	2018088125
7	191045.00	67031.22	124013.78	3/122	0.00	3/14.43	1010000173
8	105374 CO	31,000,00	74374.00	By O	harr	74374.00	By Others
- 0	105348 DD	41673.85	63674.15	- 5,0	11012	.4374.00	by Gunera
10	115590.00	43167.00	72423.00	71017.00	1406.00	72423 00	20190233038
11	93648 00	34740 00	58908.00	54011.00	4897.00	\$8908.00	20190233080
12	134073.00	44038.00	80975.00	87269.00	2706.00	89975.00	20190233099
13	90632.00	29392.00	61240.00	61007.00	231.00	61240.00	20190619065
16	97484.00	37810 00	59674.00	59407.00	267 00	59674.00	20190488810
17	119208.00	47522.98	71685.02	3,40, 00	10/ 04	3,014.00	101,040,000
18	71230.00	34544 35	36685 65				
19	111701.00	40907.00	70794.00	69464.00	1330.00	70794.00	2018087666
20	96306.00	30652.00	65654.00	63591.00	2063.00	65654.00	2019061906
30	92455.00	21000.00	63455.00	By C	hers	63455.00	By Others
31	77858.00	27228.00	50630,00	50270.00	360.00	50630.00	2019095015
32	88212.00	34634.00	53578.00				
33	87310.00	34162.00	53148.00	47165.00	5983.00	53148.00	20191029946
34	90838 00	29000 00	61838.00				
35	66529.00	29658.35	36870.65				
36	81365.00	33264.72	48100.28				
37	100223.00	31887.20	68335.80				
38	87966.00	33773.73	54192.27				
39	96620 00	32508.72	57671.00	\$6002.00	1669.00	57671.00	20190573702
40	74716.00	29337.00	45379.00	41248.00	4131.00	45379.00	20200092507
41	95712.00	29000.00	66712.00				
42	84272.00	32825.00	51447.00	48550.00	2897.00		20190601799
43	72976.00	27173.00	45803.00	By O		45803.00	By Others
44	86803.00	31063.00	55740.00	53237.00	2503.00	55740.00	
45	100313.00	23282.00	77031.00	76153.00	878.00		20190465552
46	101232.00	32047.00	69185.00	67289.00	1896.00	69185.00	20190465548
TRACT A	544876.93	0	0				
TRACTAA	11386.00	0	0				
TRACT B	4922.80						
TRACT BB	11332.00		0				
TRACT C	23897.36		22669.33				
TRACTICE	11971.00		0				
TRACT D	16161.07		16161				
TRACT DD	27103.00		26246.97				
TRACT E	482897.12	D	482121.31	_			
	9708.06	0	0]		1		
	5K23G27.43		3414325.37			1620418.9	

#### PHASE 2 - NAOS DATA TABLE

			PROPOSED							
10T#	LOT AREA	ENVELOPE	NAOS	NATURAL	REVEG.	TOTAL	DEDICATION			
	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	DATE			
GJA	162065	44918.12	117146.88							
CZA	122335		79785.3937							
61A	128640	48117.98	80522,02							
GOA	108353	29019.84	79333.16							
S9A	85718	24528.54	61189.46				T			
58A	94897	27262.51	67634.49							
57A	123937	38836.50	85100.50							
56A	96502	36216.58	60285.42							
SSA	87002	34733.14	52268.BG							
30A	74755	26226.73	4852B.27							
31A	52319	23914.31	23724.55							
32A	48619	31892,56	16726.44				T			
33A	45484	24965.84	20518.16							
344	35579	20225.45	14583.55							
35A	55359	26000.54	28359.46							
3GA	48468	23333.83	25134,17				1			
37A	57942	26478.80	31463,2019							
38A	80033	27045.63	53887.37							
39A	57098	19647.21	37450,70							
40A	54423	22571.13	31851.87				1			
41A	72031	30002.92	42028.08							
42A	63248	27366.45	35881.55							
TRACTA	141281	0	5							
TRACT AA	13860	0	0							
TRACT BB	9853	0	9853							
TRACTIC	466	0	0							
TRACT CC	9720	0	0							
TRACT DD	30025	0	30925							
TRACT E	19200	0	6299				1			
TRACT EE	30999									
TRACT FF	18880	٥								
TRACT GG	7141	0	7141				1			
	2038032.09	Sq.Ft.	1147621.65				Sq.Ft.			
	46.79		26.35				AG.			

#### BULLOS 7 NAGO DATA TABLE

			PROPOSED DEDICATED NAOS				
LOT#	LOT AREA	ENVELOPE	NAOS	NATURAL	REVEG.	TOTAL	DEDICATION
	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	DATE
14	80121.1	29168.35	50952.75				
15	103935.03	2610G.22	72433.83				
16	110646.87	31066.46	79580.41				
17	117767.11	36746.50	81020 61				
18	73398.15	34000.60	39298.55				
19	88639.66	20350.42	67789.24				
43A	62174.61	31675.34	30499.27				
44A	59813.07	35468.09	23344.98				
45A	71776.25	31522.12	40254.13				
45A	76465 44	24399.16	52066.28				
47A	69528.27	23914.31	41682.12				
4RA	122900 08	31921.90	50978.18				
49A	110724.56	30229 61	80494.95				
50A	112307.18	37174.95	75132.23				
51A	94183 41	27622 18	66561.23				
SZA	85701.71	29385.78	56315.93				
53A	96819.47	36226 40	60593.07				
54A	53081.64	24434.38	28647.26				
TRACT A	141540.00	0	0				
TRACT B	8075.17	Ð	8075 17				
Total	1739598.84	Sq.Ft.	1045720.19				Sq.Ft.
	39,94	Ac.	24.01				Ac.

#### PHASE 4 - NAOS DATA TABLE

		PROPOSED	DEDICATED NAOS				
LOT#	LOTAREA	NAOS	NATURAL	REVEG.	TOTAL	DEDICATION	
	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	DATE	
PCLA	251383	132992	93039	30953	132992	Pending	
PCL B1	485631	162985	111160	51825	162985	12/23/19	
PCL DZ	378549	84349	8979	75370	84349	10/20/10	
PCL C1	95968	36575	0	36575	36575	Pending	
PCL CZ	217727	64130	37202	26928	64130	Pending	
PCL D	577000	276506	183028	93478	276506	Pending	
PCL1	337154	170538	95478	75060	170538	Pending,	
PCL1	181831	11536	6594	4942	11536	Pending	
REST PH.4		1409273					

ARGUS CONSULTING 10115 E. Bell Road, Suite 107 - #104 Scottsdale, Arizona 85260` 480-596-1131

SERENO CANYON

SCOTTSDALE - ARIZONA Date 5/4/2020 Job No. 385-17 Sheet I of 2

NAOS PLAN

