



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

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 }  
COUNTY OF MARICOPA } SS

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 SUBDIVISION. EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE 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, DIKES, 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 MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- AT GRANTOR'S EXPENSE, GRANTOR 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, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER 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 OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'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 PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES IN WRITING 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 VAULTS 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 RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

DEDICATION (CONTINUE)

**NATURAL AREA OPEN SPACE (NAOS):** 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 INCONSISTENT 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.
- MENTIONING 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 GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF 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 }  
COUNTY OF MARICOPA } SS

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 2018-0880567, 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: \_\_\_\_\_  
TITLE OR POSITION DATE

ACKNOWLEDGMENT

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

THIS SUBDIVISION 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 CC&R'S 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 IMPEDIMENTS 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 EXPRESSED 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 CONSISTENT 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 MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THIS FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENTS WITH HIS/HER 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 LLYOD WIGHT BOULEVARD AND THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST, THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX.

LEGAL DESCRIPTION

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

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA

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

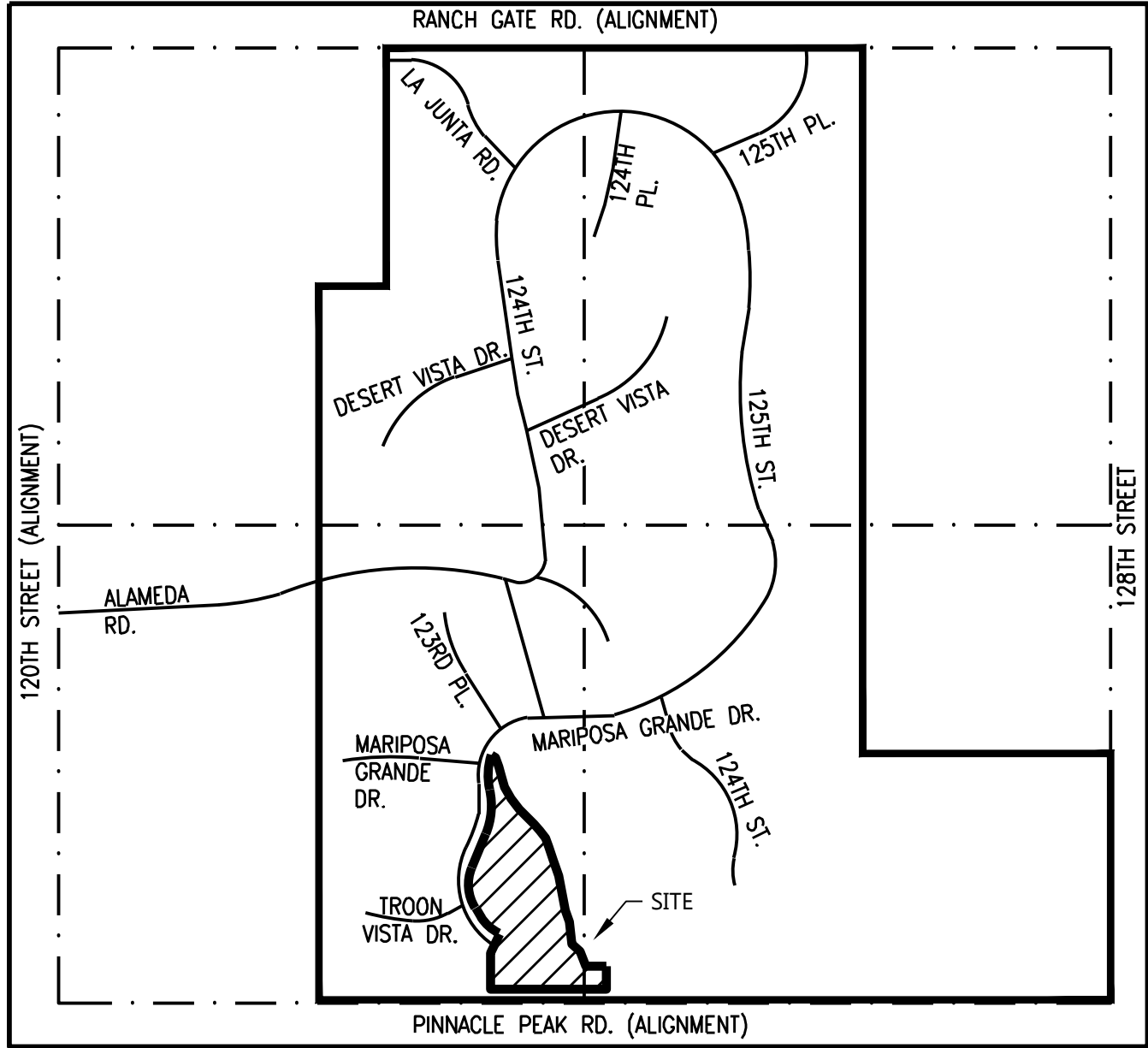
BY: \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CITY CLERK

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

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

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



VICINITY MAP  
N.T.S.  
SEC 11, T.4N., R.5E.

OWNER

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION  
8767 E. VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
PHONE: 480-314-6711  
CONTACT: OSCAR DOMINGUEZ  
EMAIL: ODOMINGU@TOLLBROTHERS.COM

SURVEYOR

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

SITE AREA

GROSS AREA: 621,220 SQ.FT. OR 14.2612 ACRES, MORE OR LESS.

ZONING

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

ASSESSORS PARCEL NUMBER

217-01-2828

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 11, T4N, R5E, WHICH BEARS N89°51'21"E PER THE FINAL PLAT FOR SERENO CANYON PHASE 4, RECORDED IN BOOK 1449, PAGE 39, M.C.R.

SHEET NUMBER INDEX

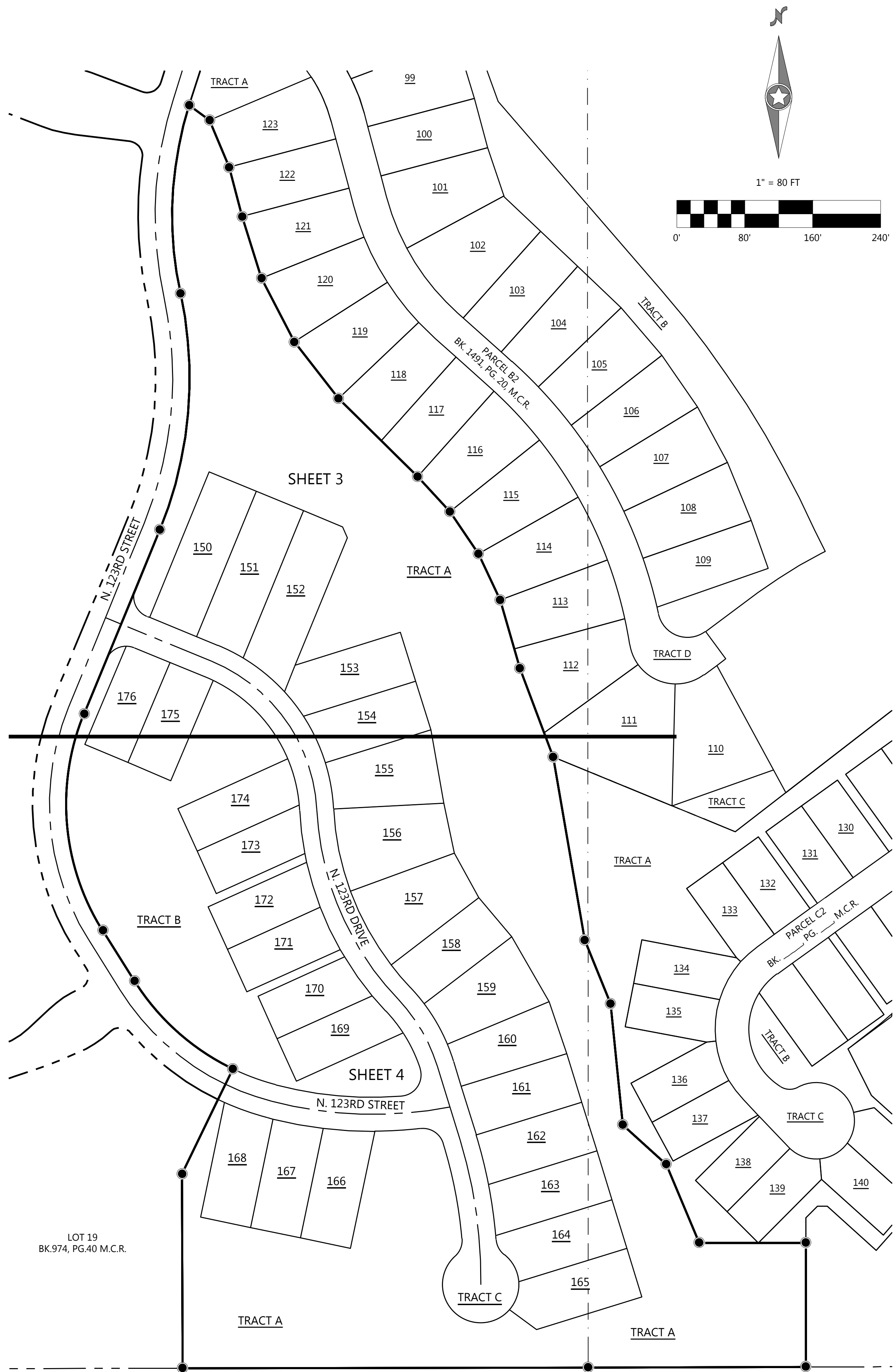
SHEET 1- COVER SHEET  
SHEET 2- OVERALL MAP  
SHEET 3- FINAL PLAT MAP (1)  
SHEET 4- FINAL PLAT MAP (2)  
SHEET 5- DETAIL SHEET

CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA.
- THIS PLAT WAS MADE UNDER MY DIRECTION
- THE PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
- THE SURVEY AND DIMENSIONS OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2020
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN
- ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL A. BANTA, RLS 06-03-2020  
REGISTERED LAND SURVEYOR DATE





AREA TABLE		
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	0.1805
163	8,245	0.1893
164	8,270	0.1898
165	8,454	0.1941
166	8,140	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 TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	92.16'	26°24'02"	N30° 21' 06.01"W	91.34
C2	300.00'	57.95'	11°04'00"	S69° 48' 11.92"E	57.86
C3	25.00'	39.27'	90°00'00"	S22° 42' 54.95"E	35.36
C4	25.00'	20.67'	47°21'41"	S28° 10' 18.34"E	20.08
C5	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"	S69° 48' 11.92"E	61.71
C8	280.00'	54.08'	11°04'00"	S69° 48' 11.92"E	54.00
C9	25.00'	45.41'	104°03'50"	N33° 43' 52.09"E	39.42
C10	180.00'	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	35.36
C12	17.00'	26.70'	90°00'00"	S22° 42' 54.95"E	24.04
C13	30.96'	6.10'	11°16'52"	N25° 43' 44.00"W	6.09
C14	97.00'	39.82'	23°31'19"	S32° 21' 48.13"E	39.54
C15	103.00'	42.31'	23°32'13"	S32° 21' 20.18"E	42.02
C16	24.96'	11.73'	26°55'44"	N33° 33' 10.29"W	11.62
C17	24.80'	20.46'	47°15'35"	S00° 41' 27.05"E	19.88
C18	30.80'	25.40'	47°15'35"	S00° 41' 27.05"E	24.69
C19	112.50'	73.96'	37°39'54"	N23° 29' 45.05"E	72.63
C20	10.00'	2.45'	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"	S33° 12' 48.82"E	14.14
C23	10.00'	13.29'	76°09'36"	S49° 51' 59.03"W	12.34
C24	503.00'	35.95'	4°05'41"	N85° 53' 56.27"E	35.94
C25	10.00'	11.28'	64°38'56"	N63° 49' 26.14"W	10.69

LEGEND	
	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 CORNER
	C.O.S.
	BK.
	PG.
	DKT.
	DOC.
	(R)
	(M)
	R.O.W.
	M.C.R.
	A.P.N.
	ESMT.
	SD
	WSF
	DFC
	PU
	ESA
	NAOS

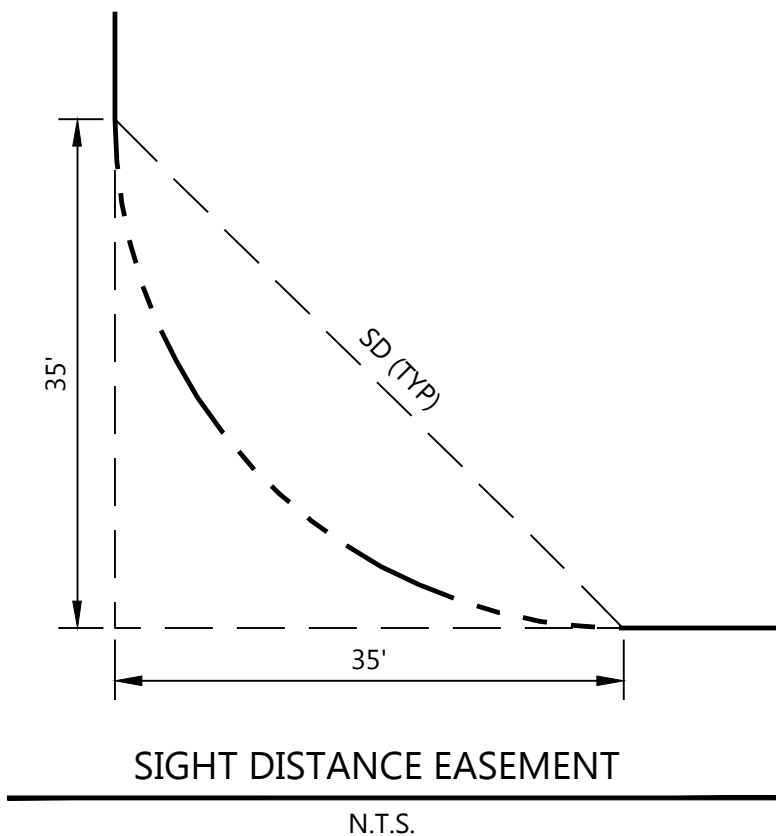
AREA TABLE			
PARCEL	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP
TRACT A	273,286	6.2738	LANDSCAPE, OPEN SPACE, NAOS, PU, DFC
TRACT B	69,952	1.6059	LANDSCAPE, OPEN SPACE, NAOS, PU
TRACT C	53,029	1.2174	PRIVATE STREET, WSF, ESA, PU & DFC

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S53°48'16"E	29.79'
L2	S22°42'55"E	14.14'
L3	N53°10'46"W	39.16'
L4	N48°09'34"E	4.96'
L5	N75°03'35"E	0.50'
L6	S62°38'56"E	17.84'
L7	S75°54'57"E	6.61'
L8	S14°05'03"W	9.00'
L9	N76°16'05"W	22.27'
L10	N14°56'25"W	10.16'
L11	S51°59'23"W	28.15'
L12	S13°28'07"E	6.27'
L13	S33°57'01"W	33.89'
L14	S83°59'17"W	10.17'
L15	N59°58'05"W	86.72'
L16	N44°14'41"W	4.35'
L17	N0°45'19"E	2.88'
L18	N45°45'19"E	4.32'
L19	S89°15'36"E	6.61'
L20	S58°45'47"E	25.59'
L21	N31°14'13"E	45.72'
L22	S58°45'52"E	32.24'
L23	N51°59'23"E	30.00'
L24	S69°19'01"W	18.64'
L25	N54°45'10"E	27.18'
L26	S70°11'32"W	8.23'
L27	N25°49'48"W	17.40'
L28	N44°02'26"W	20.49'
L29	N46°44'38"E	7.50'
L30	S78°12'49"E	30.63'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L31	N56°47'11"E	10.67'
L32	N9°06'53"E	21.69'
L33	N63°12'17"E	9.66'
L34	S31°22'10"E	17.87'
L35	S20°05'18"E	50.32'
L36	N44°07'07"W	15.40'
L37	N43°13'54"E	15.67'
L38	S36°49'14"W	18.53'
L39	N89°07'07"W	19.04'
L40	N89°07'07"W	11.20'
L41	N23°22'53"E	6.49'
L42	N44°07'07"W	32.89'
L43	N20°05'18"W	50.35'
L44	S70°08'49"W	1.78'
L45	S7°18'56"W	36.76'
L46	N28°26'07"E	7.87'
L47	N61°33'53"W	8.00'
L48	N1°42'30"E	7.78'
L49	N9°09'19"E	6.85'
L50	N11°47'11"E	6.50'
L51	N66°48'36"E	34.44'
L52	S0°48'46"W	36.88'
L53	S51°33'39"E	44.19'
L54	S77°12'40"W	47.99'
L55	N79°13'43"E	26.98'
L56	S23°08'17"E	83.96'
L57	S58°55'13"W	31.61'
L58	S15°31'34"E	11.73'
L59	N67°42'55"W	7.68'
L60	N13°48'13"E	30.00'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L61	S7°46'22"W	30.00'
L62	N24°19'15"W	10.00'
L63	N24°19'15"W	10.00'
L64	S67°03'39"E	8.33'
L65	S22°56'21"W	19.46'
L66	S24°19'15"E	4.00'
L67	S65°40'45"W	6.00'
L68	N24°19'15"W	4.00'
L69	N22°56'21"E	6.79'
L70	N67°03'39"W	2.33'
L71	N74°44'47"W	12.02'
L72	N82°46'04"E	25.97'
L73	S85°43'08"E	27.43'
L74	S70°27'32"E	17.65'
L75	S35°04'55"E	30.14'
L76	S31°53'22"E	58.52'
L77	S50°44'30"E	22.65'
L78	S46°02'18"E	64.97'
L79	S0°15'07"E	51.69'
L80	S27°00'16"E	117.73'
L81	S23°11'11"E	85.50'
L82	S41°36'49"W	74.23'
L83	S22°51'52"E	27.52'
L84	N63°23'20"W	54.10'
L85	N20°04'31"W	18.28'
L86	N5°51'39"E	57.98'
L87	N30°00'57"W	68.61'
L88	N2°27'51"W	46.48'
L89	N32°18'51"W	51.43'
L90	N32°39'29"W	62.90'

LINE TABLE		
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	S85°02'17"W	42.57'
L96	N86°42'06"W	15.76'
L97	S79°35'00"W	3.41'
L98	N34°49'44"W	27.29'
L99	N0°06'18"W	57.23'
L100	S0°06'18"E	57.23'
L101	S57°32'32"W	17.87'
L102	S4°39'48"W	50.10'
L103	S56°21'45"W	17.17'
L104	N32°47'23"W	8.80'
L105	N78°12'49"W	9.83'
L106	N57°32'32"E	15.07'



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SHEET NUMBER:

2 OF 5

DATE: 06-03-2020

PROJ: 0017558



OVERALL MAP  
SERENO CANYON - PARCEL D - PHASE 4  
PHASE 4  
SCOTTSDALE, ARIZONA

DESIGNED: WPS.

CHECKED: MAB.

DRAWN: RTO.

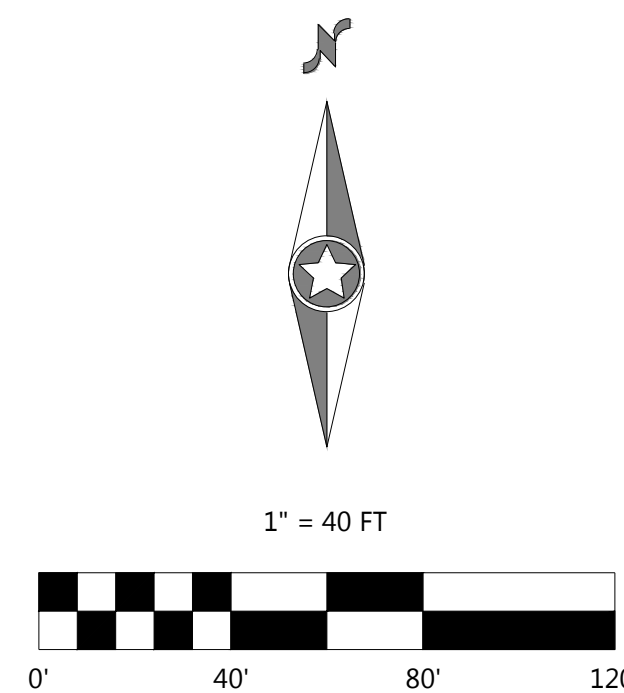
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FIELD WORK DATE: 06-03-2020

SCALE: 1" = 80'

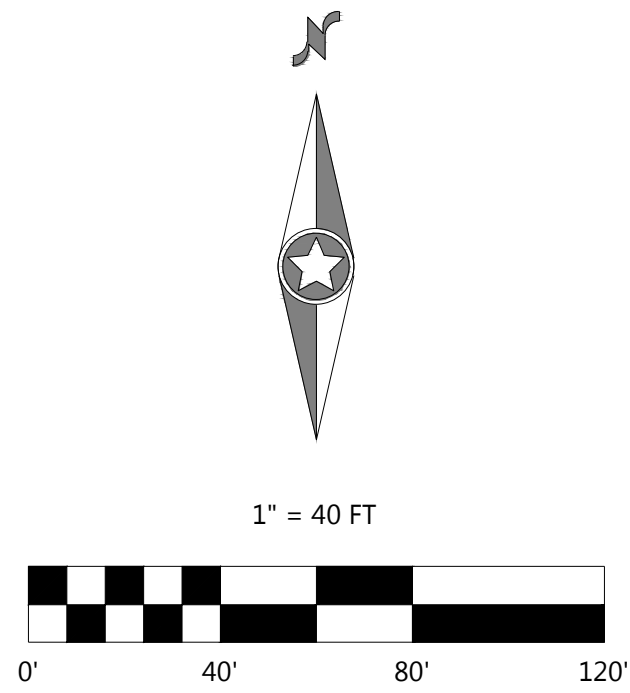
WESTWOOD

6009 East Greenway Parkway, Suite 250  
Scottsdale, AZ 85254  
(480) 747-6558  
(480) 367-8025  
WestwoodProfessionalServices.com





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SHEET NUMBER:

4 OF 5

DATE: 06-03-2020

PROJ: 0017558

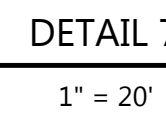
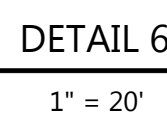
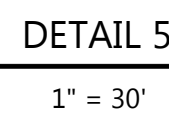
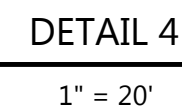
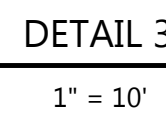
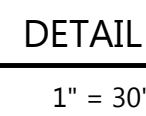
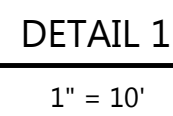


FINAL PLAT MAP (2)  
SERENO CANYON - PARCEL D - PHASE 4  
PHASE 4  
SCOTTSDALE, ARIZONA

**Westwood**

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westwood@westwoodpro.com  
Westwood Professional Services, Inc.

DESIGNED:	WPS:	INITIALS:
CHECKED:	NAB	REV:
DRAWN:	HTD	REV:
FIELD CREW:		REV:
FIELD WORK DATE:		REV:
SCALE: 1" = 40'		HORIZONTAL
		VERTICAL



**Westwood**

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**Westwood Professional Services, Inc.**

## **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.