

CITY COUNCIL REPORT



Meeting Date: February 8, 2022
 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 Phase 4H Final Plat
 16-PP-2017#21

Request to consider the following:

1. Request by owner for approval of a final plat to replat Sereno Canyon Plat Phase 4H, on +/-6.65 acres of a 350-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 42 resort units, within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site, located in the southeastern portion of the site, along N. 128th Street.

Goal/Purpose of Request

The proposed final plat, Sereno Canyon Phase 4H, will establish forty-two (42) resort units, of the 299 approved resort units, within the Phases 4 portion of the resort/spa development. This phase 4 contains 127.62 acres of the 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. 128th Street, and E. Sereno Canyon Parkway

OWNER

Toll Brothers
 (480) 314-6711

APPLICANT CONTACT

Jorge Garre
 Argus Consulting
 (480) 596-1131

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 resort subdivision is located at the northwest corner of the East Pinnacle Peak Road and North 128th Street, with the entire site stretching from East Pinnacle Peak Road, northward, to East Ranchgate Road. The subject final plats are more specifically located along N. 128th Street and E. Sereno Canyon Parkway, located within the southeastern portions of the development. Please refer to context graphics attached.

Surrounding properties, also located within the Sereno Canyon project area, are also zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district. The McDowell Sonoran Preserve is located immediately adjacent to the site's southern boundary. The McDowell Sonoran Preserve is zoned with the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Unplatted, Sereno Canyon Phase 4, Resort/Townhouse Residential, zoned R-4R ESL
- South: McDowell Sonoran Preserve, zoned R1-130 ESL
- East: Undeveloped, Storyrock Subdivision, zoned PCD ESL
- West: Sereno Canyon Phase 4I, Resort/Townhouse Residential, zoned R-4R ESL

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, 16-PP-2017#8, 16-PP-2017#9, 16-PP-2017#10, 16-PP-2017#13, 16-PP-2017#14, 16-PP-2017#15, 16-PP-2017#16, 16-PP-2017#17, 16-PP-2017#18, 16-PP-2017#19, and 16-PP-2017#20

1999 Dynamite Foothills Character Area Plan
2035 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 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 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 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

This proposed final plat will increase the number of existing lots, within the Sereno Canyon, Phase 4 area, from 187 to 229, by replatting these portions of Phase 4, to create an additional forty-two (42) lots and associated tracts. There will be further phases in the future to yield the remaining 70 resort lots within the R4-R/ESL area, as approved per case 16-ZN-2011. The approval of the subject platting phase will bring the total number of lots within the entire Sereno Canyon project to 325, 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 128th 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. 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 128th 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 128th Street (Minor Collector street) to the east is constructed to a minimum 24-foot-wide paved standard. In the meantime, the resort/spa and resort units are proposed to be accessed from the existing East Ranchgate Road entrance by 125th 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 128th 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. In addition, 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 4H, 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 183.01 acres. This acreage is an increase of 6.31 acres of NAOS from the initially approved case.

Policy Implications

This final plat is 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.

City Council

City Council approved the associated final plat case, Sereno Canyon Phase 4, on August 28, 2018, with a 7-0 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 4H final plat.

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



Jesus Murillo, Report Author

1/22/2022

Date



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

1/24/2022

Date



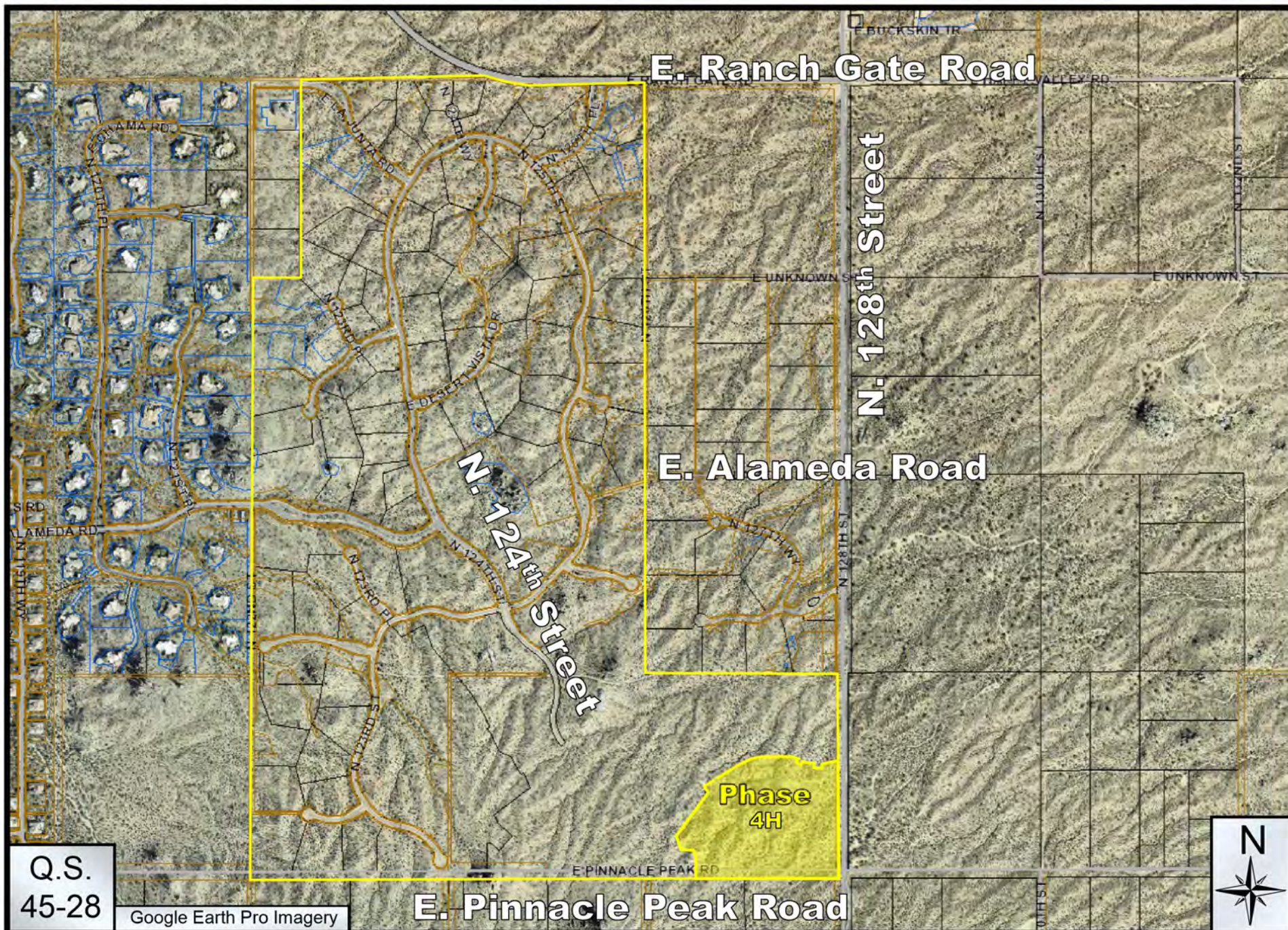
Randy Grant, Executive Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/24/2022

Date

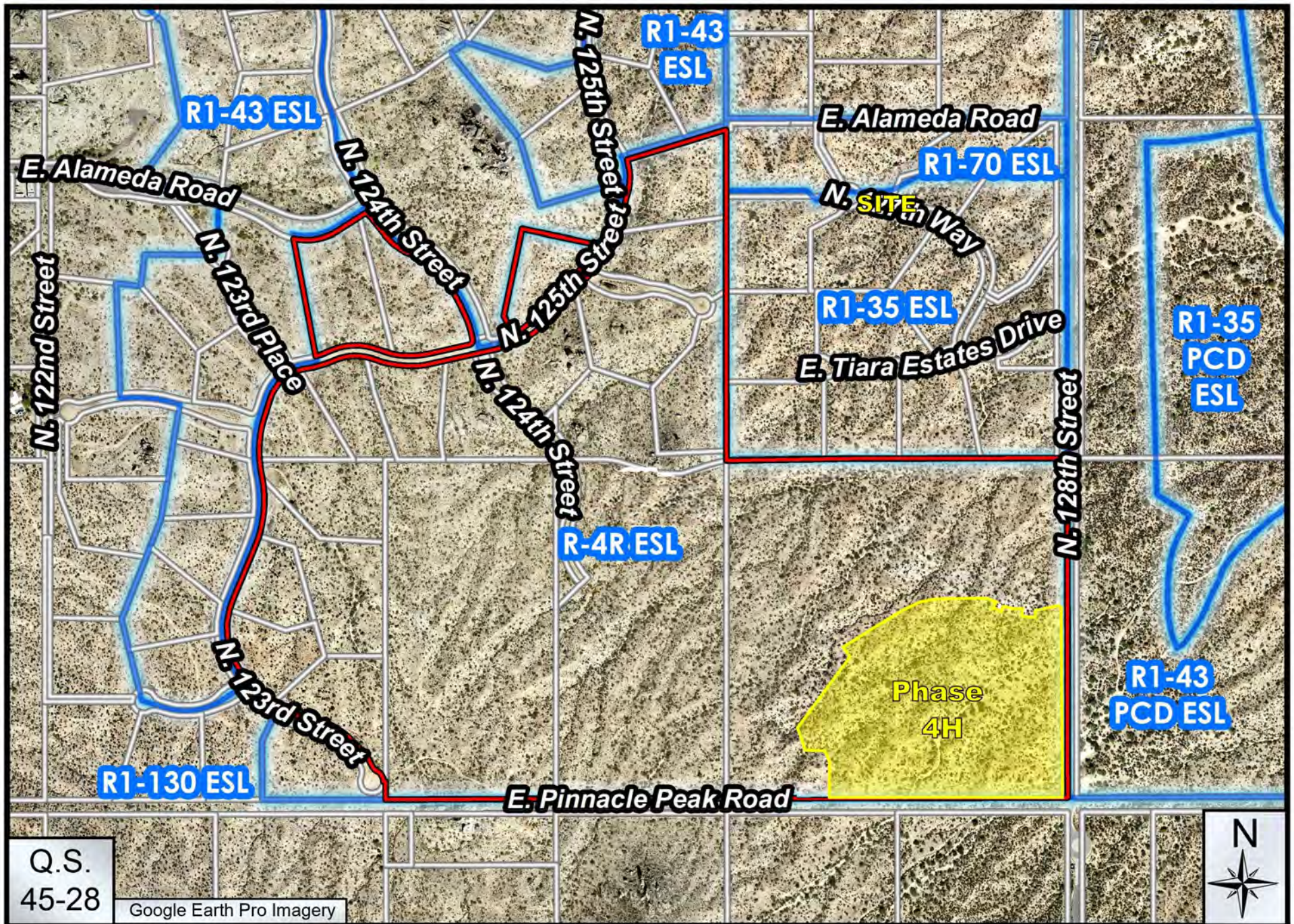
ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Project Narrative
4. DRB Approved Preliminary Plat
5. City Council Approved Final Plat
6. Final Plat (Sereno Canyon Phase 4H)
7. DRB Approved Phasing Plan with Proposed Phase 4H Identified
8. City Council Approved and Proposed Units by Phase
9. Master Natural Area Open Space Plan



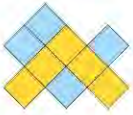
Sereno Canyon Phase 4H

16-PP-2017#21



Sereno Canyon Phase 4H

16-PP-2017#21



SERENO CANYON

Parcel H Narrative

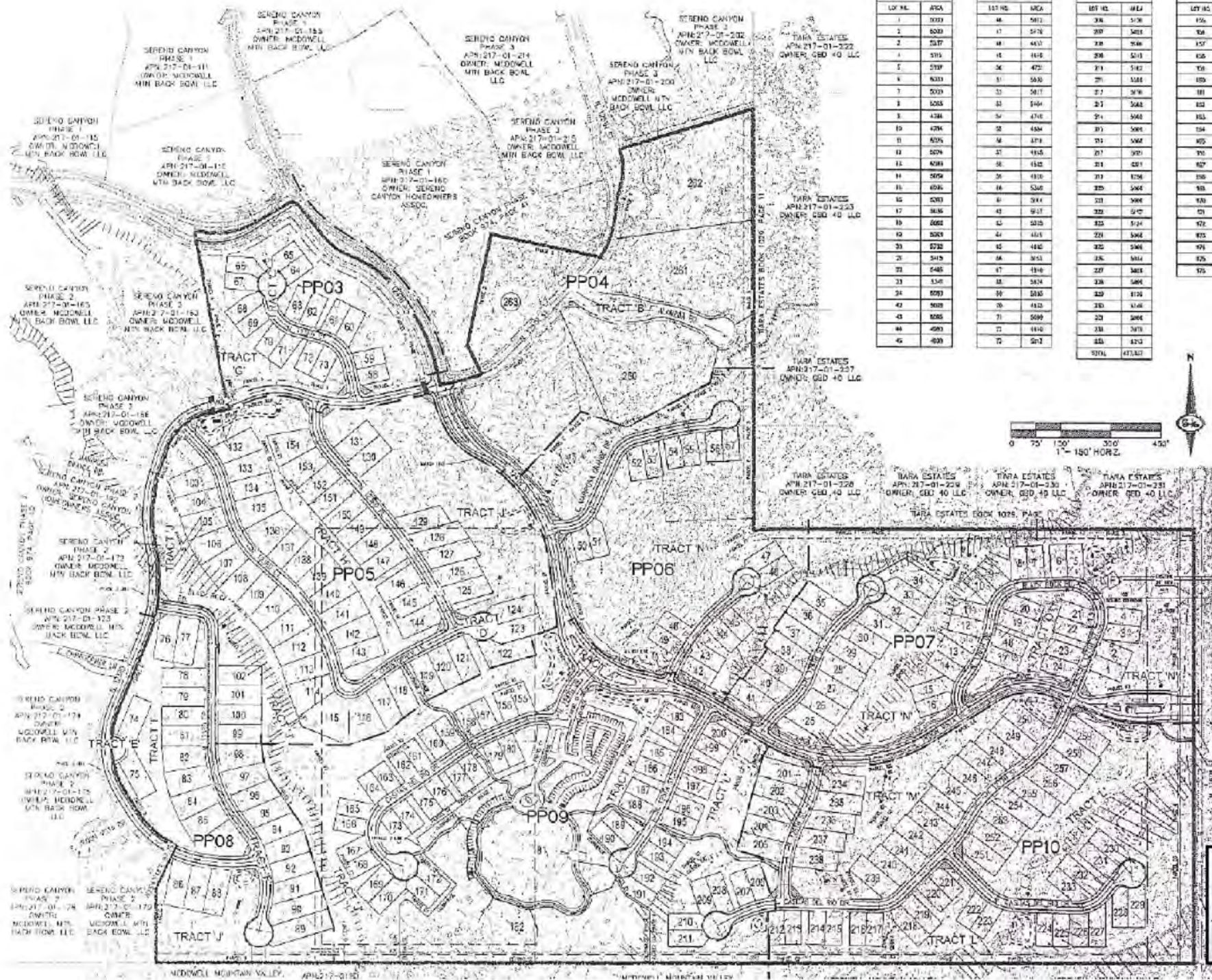
Sereno Canyon Phase 4, Parcel H 6.65-acre property is located at the northwest corner of the E. Pinnacle Peak Road and N. 128th Street. The proposed subdivision has a portion of the site adjacent to N. 128th Street, and it has Parcel I as its western boundary. Primary access serving the proposed single-family development will be provided by N. 125th Place.

Related Cases on Sereno Canyon property includes:

36-ZN-1984, 113-ZN-1984, 11-TA-2003#3, 1-ZN-2005, 1-ZN-2005#2, 22-PP-2005, 2-PP-2008, 2-PP-2008#2, 10-GP-2011, 16-ZN-2011, 19-PP-2013, 16-PP-2017 & 51-DR-2017.

16-PP-2017 City Council approved Preliminary Plan for Parcel H for residential units, including Natural Area Open Space plan, water and wastewater reports, and the storm water management report.

The proposed final plat conforms to the approved Case 16-PP-2017 documents and stipulations. Parcel D site improvements comprise of N. 127th Street, Casitas del Rio Drive., waterlines, fire hydrants, sewer lines, culverts, detention basins, landscape areas and irrigation lines.



RESORT TOWNHOMES	
LOT NO.	ACRES
1	0.000
2	0.000
3	0.000
4	0.000
5	0.000
6	0.000
7	0.000
8	0.000
9	0.000
10	0.000
11	0.000
12	0.000
13	0.000
14	0.000
15	0.000
16	0.000
17	0.000
18	0.000
19	0.000
20	0.000
21	0.000
22	0.000
23	0.000
24	0.000
25	0.000
26	0.000
27	0.000
28	0.000
29	0.000
30	0.000
31	0.000
32	0.000
33	0.000
34	0.000
35	0.000
36	0.000
37	0.000
38	0.000
39	0.000
40	0.000
41	0.000
42	0.000
43	0.000
44	0.000
45	0.000
46	0.000

RESORT TOWNHOMES	
LOT NO.	ACRES
101	0.000
102	0.000
103	0.000
104	0.000
105	0.000
106	0.000
107	0.000
108	0.000
109	0.000
110	0.000
111	0.000
112	0.000
113	0.000
114	0.000
115	0.000
116	0.000
117	0.000
118	0.000
119	0.000
120	0.000
121	0.000
122	0.000
123	0.000
124	0.000
125	0.000
126	0.000
127	0.000
128	0.000
129	0.000
130	0.000
131	0.000
132	0.000
133	0.000
134	0.000
135	0.000
136	0.000
137	0.000
138	0.000
139	0.000
140	0.000
141	0.000
142	0.000
143	0.000
144	0.000
145	0.000
146	0.000
147	0.000
148	0.000
149	0.000
150	0.000
151	0.000
152	0.000
153	0.000
154	0.000
155	0.000
156	0.000
157	0.000
158	0.000
159	0.000
160	0.000
161	0.000
162	0.000
163	0.000
164	0.000
165	0.000
166	0.000
167	0.000
168	0.000
169	0.000
170	0.000
171	0.000
172	0.000
173	0.000
174	0.000
175	0.000
176	0.000
177	0.000
178	0.000
179	0.000
180	0.000
181	0.000
182	0.000
183	0.000
184	0.000
185	0.000
186	0.000
187	0.000
188	0.000
189	0.000
190	0.000
191	0.000
192	0.000
193	0.000
194	0.000
195	0.000
196	0.000
197	0.000
198	0.000
199	0.000
200	0.000
201	0.000
202	0.000
203	0.000
204	0.000
205	0.000
206	0.000
207	0.000
208	0.000
209	0.000
210	0.000
211	0.000
212	0.000
213	0.000
214	0.000
215	0.000
216	0.000
217	0.000
218	0.000
219	0.000
220	0.000
221	0.000
222	0.000
223	0.000
224	0.000
225	0.000
226	0.000
227	0.000
228	0.000
229	0.000
230	0.000
231	0.000
232	0.000
233	0.000
234	0.000
235	0.000
236	0.000
237	0.000
238	0.000
239	0.000
240	0.000
241	0.000
242	0.000
243	0.000
244	0.000
245	0.000
246	0.000
247	0.000
248	0.000
249	0.000
250	0.000
251	0.000
252	0.000
253	0.000
254	0.000
255	0.000
256	0.000
257	0.000
258	0.000
259	0.000
260	0.000
261	0.000
262	0.000
263	0.000
264	0.000
265	0.000
266	0.000
267	0.000
268	0.000
269	0.000
270	0.000
271	0.000
272	0.000
273	0.000
274	0.000
275	0.000
276	0.000
277	0.000
278	0.000
279	0.000
280	0.000
281	0.000
282	0.000
283	0.000
284	0.000
285	0.000
286	0.000
287	0.000
288	0.000
289	0.000
290	0.000
291	0.000
292	0.000
293	0.000
294	0.000
295	0.000
296	0.000
297	0.000
298	0.000
299	0.000
300	0.000

RESORT TOWNHOMES	
LOT NO.	ACRES
101	0.000
102	0.000
103	0.000
104	0.000
105	0.000
106	0.000
107	0.000
108	0.000
109	0.000
110	0.000
111	0.000
112	0.000
113	0.000
114	0.000
115	0.000
116	0.000
117	0.000
118	0.000
119	0.000
120	0.000
121	0.000
122	0.000
123	0.000
124	0.000
125	0.000
126	0.000
127	0.000
128	0.000
129	0.000
130	0.000
131	0.000
132	0.000
133	0.000
134	0.000
135	0.000
136	0.000
137	0.000
138	0.000
139	0.000
140	0.000
141	0.000
142	0.000
143	0.000
144	0.000
145	0.000
146	0.000
147	0.000
148	0.000
149	0.000
150	0.000
151	0.000
152	0.000
153	0.000
154	0.000
155	0.000
156	0.000
157	0.000
158	0.000
159	0.000
160	0.000
161	0.000
162	0.000
163	0.000
164	0.000
165	0.000
166	0.000
167	0.000
168	0.000
169	0.000
170	0.000
171	0.000
172	0.000
173	0.000
174	0.000
175	0.000
176	0.000
177	0.000
178	0.000
179	0.000
180	0.000
181	0.000
182	0.000
183	0.000
184	0.000
185	0.000
186	0.000
187	0.000
188	0.000
189	0.000
190	0.000
191	0.000
192	0.000
193	0.000
194	0.000
195	0.000
196	0.000
197	0.000
198	0.000
199	0.000
200	0.000
201	0.000
202	0.000
203	0.000
204	0.000
205	0.000
206	0.000
207	0.000
208	0.000
209	0.000
210	0.000
211	0.000
212	0.000
213	0.000
214	0.000
215	0.000
216	0.000
217	0.000
218	0.000
219	0.000
220	0.000
221	0.000
222	0.000
223	0.000
224	0.000
225	0.000
226	0.000
227	0.000
228	0.000
229	0.000
230	0.000
231	0.000
232	0.000
233	0.000
234	0.000
235	0.000
236	0.000
237	0.000
238	0.000
239	0.000
240	0.000
241	0.000
242	0.000
243	0.000
244	0.000
245	0.000
246	0.000
247	0.000
248	0.000
249	0.000
250	0.000
251	0.000
252	0.000
253	0.000
254	0.000
255	0.000
256	0.000
257	0.000
258	0.000
259	0.000
260	0.000
261	0.000
262	0.000
263	0.000
264	0.000
265	0.000
266	0.000
267	0.000
268	0.000
269	0.000
270	0.000
271	0.000
272	0.000
273	0.000
274	0.000
275	0.000
276	0.000
277	0.000
278	0.000
279	0.000
280	0.000
281	0.000
282	0.000
283	0.000
284	0.000
285	0.000
286	0.000
287	0.000
288	0.000
289	0.000
290	0.000
291	0.000
292	0.000
293	0.000
294	0.000
295	0.000
296	0.000
297	0.000
298	0.000
299	0.000
300	0.000

RESORT PAIRED VILLAS	
LOT NO.	ACRES
101	0.000
102	0.000
103	0.000
104	0.000
105	0.000
106	0.000
107	0.000
108	0.000
109	0.000
110	0.000
111	0.000
112	0.000
113	0.000
114	0.000
115	0.000
116	0.000
117	0.000
118	0.000
119	0.000
120	0.000
121	0.000
122	0.000
123	0.000
124	0.000
125	0.000
126	0.000
127	0.000
128	0.000
129	0.000
130	0.000
131	0.000
132	0.000
133	0.000
134	0.000
135	0.000
136	0.000
137	0.000
138	0.000
139	0.000
140	0.000
141	0.000
142	0.000
143	0.000
144	0.000
145	0.000
146	0.000
147	0.000
148	0.000
149	0.000
150	0.000
151	0.000
152	0.000
153	0.000
154	0.000
155	0.000
156	0.000
157	0.000
158	0.000
159	0.000
160	0.000
161	0.000
162	0.000
163	0.000
164	0.000
165	0.000
166	0.000
167	0.000
168	0.000
169	0.000

DEDICATION

STATE OF ARIZONA }
S.S.

COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, HEREBY SUBDIVIDES A PORTION OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 11 PER TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE, AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "SERENO CANYON PHASE 4" 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 CONDITION, STATED.

PUBLIC STREETS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON, SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

TRACT A INCLUSIVE, IS DECLARED AS A COMMON AREA AND SHALL BE OWNED, AND MAINTAINED BY THE SERENO CANYON PHASE 4 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION").

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "A" 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.

EASEMENTS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

1. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACTS 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 (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. 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.

2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.

3. AT GRANTEE'S EXPENSE, 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.

4. IF, IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIA THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

6. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "A" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND FOR SERVICE PERSONNEL, AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

7. PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

8. 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, 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, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

9. 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, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDING, 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 WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

10. WATER AND SEWER FACILITIES (WSF): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON 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 AND OTHER RELATED FACILITIES.

DEDICATION

11. GRANTEE 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 PERSON.

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 GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 20____.

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

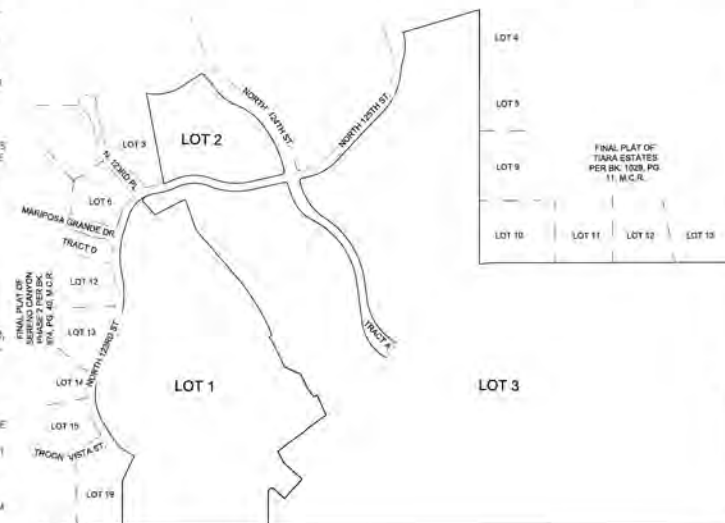
BY: _____

152

FINAL PLAT FOR

SERENO CANYON PHASE 4

A PORTION OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION



LEGEND & ABBREVIATIONS

○	SET BRASS CAP FLUSH PER MAG ST. SET
○	120-1 "D" (UNLESS OTHERWISE NOTED)
○	FOUND MONUMENT (AS NOTED)
○	SET 2" REBAR WITH CAP "DLS 47373"
—	PARCEL BOUNDARY
—	R/W LINE
—	LOT/TRACT LINE
—	CENTER LINE
—	EASEMENT LINE
—	SECTION LINE
—	ADJACENT PARCEL LINE
—	MEASURED
(U)	CALCULATED
(C)	R/W
(C)	M.C.R.
(C)	LINE NUMBER
(C)	CURVE TABLE NUMBER
(C)	PAGE
(C)	BOOK
(C)	REGISTERED LAND SURVEYOR
E.P.V.D.E.	EXISTING PRIVATE DRAINAGE EASEMENT PER BK. 974, PG. 40, M.C.R.
E.P.U.D.E.	EXISTING PUBLIC DRAINAGE EASEMENT PER BK. 974, PG. 40, M.C.R.
E.P.U.E.	EXISTING PUBLIC UTILITY EASEMENT PER BK. 974, PG. 40, M.C.R.
E.S.D.E.	EXISTING SIGHT DISTANCE EASEMENT PER BK. 974, PG. 40, M.C.R.
E.V.N.A.E.	EXISTING VEHICULAR NON-ACCESS EASEMENT PER BK. 974, PG. 40, M.C.R.
E.P.V.D.E.1.	EXISTING PRIVATE DRAINAGE EASEMENT PER BK. 974, PG. 41, M.C.R.
E.P.U.D.E.1.	EXISTING PUBLIC DRAINAGE EASEMENT PER BK. 974, PG. 41, M.C.R.
E.S.D.E.1.	EXISTING SIGHT DISTANCE EASEMENT PER BK. 974, PG. 41, M.C.R.
E.P.U.E.1.	EXISTING PUBLIC UTILITY EASEMENT PER BK. 974, PG. 41, M.C.R.
P.U.	PUBLIC UTILITY
S.D.	SIGHT DISTANCE EASEMENT
D.F.C.	DRAINAGE FLOOD CONTROL EASEMENT

SHEET INDEX

PROT COVER SHEET, DEDICATION, NOTES
PROT-04 LOTS, TRACTS
PROT LINE & CURVE TABLES

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8707 EAST VIA DE VENTURA
SUITE 300
SCOTTSDALE, AZ 85258
PH: 480-351-0752

SERENO CANYON PHASE 4 DEVELOPMENT DATA

LOT	GROSS AREA (A.C.)	NO. OF LOTS	DENSITY	N.A.D.S.
1	27.96	77 UNITS	0.36 DU/AC	
2	0.28	16 UNITS	0.56 DU/AC	124.82 ACRES
3	81.09	169 UNITS	0.54 DU/AC	

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, BEARING OF NORTH 89°51'21" EAST AS MEASURED.

AREA SUMMARY

LOT AREA =	3,447,311 (S.F.)	124.82 (AC)
TRACT AREA =	53,882 (S.F.)	1.24 (AC)
NET AREA =	5,491,133 (S.F.)	126.06 (AC)

UTILITIES

UTILITY	PROVIDER
WATER, SEWER AND FIRE	CITY OF SCOTTSDALE
TELEPHONE	CENTURY LINK
ELECTRICITY	APS
CABLE TV	DOX COMMUNICATIONS
GAS	SOUTHWEST GAS

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (D.R.B.) CASE NO. 10-PP-2017 AND ALL THE CASE RELATED SPECIFICATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOTILLO 3-08-10
REGISTERED LAND SURVEYOR _____ DATE _____



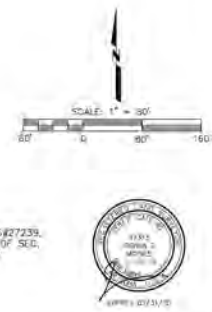
SHEET: 1 OF 5
DRAWING NUMBER
1P-01

MATCH SHEET 3

MATCH SHEET 2

LOT 3

NORTH 128TH STREET



PD 3.0 BRASS CAP STAMPED
B. 1' ABOVE NATURAL GROUND
BEING THE SW COR. OF SEC.
11, T.4N., R.5E., PER
G.A.S.R.B.A.M.

PD REBAR & CAP L5#27239,
BEING THE SE COR. OF SEC.
11, T.4N., R.5E., PER
G.A.S.R.B.A.M.

10 REBAR & CAP L5#17591,
BEING THE SW COR. OF
PARCEL 1, PER BK. 191, PG.
26 PER M.C.R.

E.T.O.S. PER DOC
09-0060665 M.C.R.

PD REBAR & CAP L5#17591,
BEING THE NE COR. OF
PARCEL 1, PER BK. 191, PG.
26 PER M.C.R.

LOT 11
TANA ESTATES
BK. 1028, PG. 11 M.C.R.
APN 217-01-231
OWNER GSD AG, LLC

LOT 12
TANA ESTATES
BK. 1029, PG. 11 M.C.R.
APN 217-01-230
OWNER GSD AG, LLC

LOT 11
TANA ESTATES
BK. 1028, PG. 11 M.C.R.
APN 217-01-229
OWNER GSD AG, LLC

LOT 10
TANA ESTATES
BK. 1028, PG. 11 M.C.R.
APN 217-01-228
OWNER GSD AG, LLC

PD REBAR &
CAP L5#27239

STRATEGIC SURVEYING, LLC 1102 W. SOUTHERN AVE. STE. A, LAS VEGAS NV 89102-7250	
LAND SURVEYOR JAMES S. JONES, L.L.C. 1000 WEST SOUTHERN AVE. SUITE 4 LAS VEGAS, NV 89102-7250 PHONE: (702) 855-4300	FINAL PLAT "SERENO CANYON PHASE 4" PORTION OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.A.S.R.B.A.M., SCOTTSDALE, ARIZONA
SHEET NO. 4 OF 5 DRAWING NO. 1000	00285-EP PLAT NO. 00285-EP

FP-04

LINE TABLE		
LINE#	LENGTH	BEARING
L1	148.85'	N57°21'59"E
L2	84.33'	S38°26'48"E
L3	192.40'	S77°15'26"W
L4	76.20'	S17°34'56"W
L5	234.48'	S22°17'02"W
L6	70.10'	S32°04'30"E
L7	28.08'	N77°15'26"E
L8	68.04'	N77°15'26"E
L9	349.13'	N43°27'34"E
L10	87.50'	S7°37'48"E
L11	107.43'	S7°37'48"E
L12	20.00'	S20°13'25"W
L13	211.21'	N7°30'09"W
L14	162.10'	S77°15'26"W
L15	85.24'	S42°39'56"E
L16	134.08'	N62°04'11"E
L17	37.21'	N66°49'09"E
L18	163.78'	S19°16'31"E
L19	310.11'	S40°01'20"E
L20	60.00'	S38°34'29"E
L21	60.00'	S38°36'39"E
L22	79.99'	S32°09'11"E
L23	60.00'	S38°41'43"E
L24	60.00'	S25°43'53"E
L25	28.25'	S15°37'31"E

LINE TABLE		
LINE#	LENGTH	BEARING
L26	15.23'	S62°12'42"W
L27	40.26'	S34°53'02"E
L28	128.99'	S23°08'46"E
L29	87.17'	S86°28'05"E
L30	94.01'	S26°50'04"E
L31	40.82'	S39°46'09"E
L32	17.71'	N60°41'33"E
L33	113.09'	S24°06'23"E
L34	14.49'	S65°50'39"W
L35	96.78'	S51°49'02"W
L36	23.86'	S47°26'24"W
L37	100.40'	S53°49'03"W
L38	18.58'	S49°42'22"W
L39	48.18'	S52°14'36"W
L40	61.30'	S26°51'58"E
L41	128.12'	S47°59'12"E
L42	131.74'	S42°00'46"W
L43	77.28'	N47°50'12"W
L44	11.86'	N80°00'00"W
L45	16.88'	S44°46'37"W
L46	175.82'	S09°00'30"E
L47	228.61'	N07°06'18"W
L48	97.26'	N25°43'48"E
L49	20.00'	N25°43'48"E
L50	20.00'	N25°43'48"E

LINE TABLE		
LINE#	LENGTH	BEARING
L51	70.10'	N32°04'30"W
L52	234.48'	N22°17'02"E
L53	76.20'	N17°34'56"E
L54	180.30'	N77°15'26"W
L55	84.33'	N38°26'48"W
L56	50.55'	N39°46'09"E
L57	117.13'	S57°21'59"E
L58	346.13'	S43°27'34"W
L59	32.34'	S77°15'26"W
L60	97.50'	S7°37'48"E
L61	20.00'	S30°13'25"W
L62	43.66'	N64°34'52"E
L63	19.90'	N40°30'41"W
L64	31.97'	N50°16'58"E
L65	30.03'	S49°40'35"E
L66	22.67'	S20°18'56"W
L67	66.00'	S42°40'35"E
L68	115.18'	N38°46'20"E
L69	116.84'	N85°16'34"E
L70	19.91'	N45°17'02"E
L71	94.34'	S71°30'39"E
L72	21.48'	N25°55'59"W
L73	90.95'	N71°30'38"W
L74	36.68'	N57°10'10"E
L75	43.68'	N52°12'09"W

LINE TABLE		
LINE#	LENGTH	BEARING
L76	27.82'	S84°36'31"W
L77	50.25'	S21°21'29"E
L78	477.77'	S89°53'42"W
L79	29.70'	S71°06'58"W
L80	20.00'	N19°50'17"W
L81	30.22'	N71°06'50"E
L82	27.78'	N71°06'58"E
L83	20.00'	S18°53'09"E
L84	36.97'	S71°06'58"W

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	381.36'	585.00'	37°19'08"	S73°22'19"E	374.85'
C2	254.28'	214.50'	67°33'16"	S88°40'23"E	239.85'
C3	35.92'	485.00'	4°25'33"	S36°26'01"E	35.91'
C4	115.48'	220.00'	30°04'33"	S63°41'04"E	114.16'
C5	148.05'	308.00'	27°32'25"	S54°57'08"E	146.62'
C6	281.27'	578.50'	28°47'54"	S26°46'56"E	288.22'
C7	36.82'	578.50'	3°36'21"	S10°32'48"E	36.82'
C8	208.30'	350.00'	34°06'00"	N85°41'35"W	205.34'
C9	185.62'	230.00'	48°47'34"	S88°14'11"W	180.63'
C10	103.58'	350.00'	16°57'30"	S73°25'42"W	103.21'
C11	213.86'	190.00'	64°28'20"	S49°48'40"W	202.75'
C12	234.56'	450.00'	29°51'52"	S2°39'02"W	231.61'
C13	271.48'	450.00'	34°34'00"	S57°03'05"W	267.39'
C14	284.63'	300.00'	54°21'15"	S45°51'42"E	274.07'
C15	168.57'	300.00'	33°11'43"	S46°10'31"E	166.36'
C16	142.47'	250.00'	33°47'52"	N60°22'30"E	149.34'
C17	306.32'	300.00'	88°03'01"	N9°26'00"E	336.74'
C18	57.62'	200.00'	16°30'58"	N12°25'36"E	57.42'
C19	226.09'	208.50'	62°07'47"	N10°25'12"W	215.17'
C20	136.77'	380.00'	20°37'21"	S19°44'32"E	136.04'
C21	140.48'	500.00'	28°49'48"	S43°28'07"E	138.20'
C22	369.64'	430.00'	49°16'13"	S32°18'25"E	398.31'
C23	281.02'	308.60'	32°10'56"	S33°43'06"E	271.41'
C24	204.44'	220.00'	53°14'34"	S34°51'00"E	187.16'
C25	96.10'	208.70'	26°22'36"	N49°20'12"W	93.20'
C26	120.47'	240.00'	28°45'36"	N23°30'39"W	119.21'
C27	399.18'	410.00'	56°46'59"	N35°31'18"W	363.60'
C28	121.81'	200.00'	34°53'43"	N45°57'50"W	119.93'
C29	101.72'	422.00'	13°48'38"	N21°36'45"W	101.47'
C30	26.12'	17.00'	88°02'09"	N58°43'30"W	23.63'
C31	208.94'	370.00'	52°21'16"	N46°13'56"W	206.17'
C32	11.27'	370.00'	1°44'44"	N68°30'51"W	11.27'
C33	168.48'	310.00'	46°14'29"	S88°14'11"W	164.62'
C34	108.51'	216.00'	16°57'30"	S73°50'49"W	108.11'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C35	61.58'	170.00'	20°45'21"	S71°41'46"W	61.25'
C36	30.86'	17.00'	103°59'40"	S81°19'15"W	26.79'
C37	157.33'	280.00'	32°11'42"	N48°10'21"W	155.21'
C38	265.85'	280.00'	54°21'35"	N43°54'42"W	255.80'
C39	283.63'	470.00'	34°34'00"	N50°09'05"E	279.27'
C40	224.13'	430.00'	29°51'52"	N2°39'02"E	221.60'
C41	129.77'	170.00'	43°44'07"	N39°27'01"E	126.64'
C42	52.82'	330.00'	8°10'17"	N69°42'05"E	52.77'
C43	201.77'	250.00'	46°14'28"	N88°14'11"E	196.33'
C44	186.40'	330.00'	34°06'00"	S85°41'35"E	183.52'
C45	28.80'	17.00'	89°36'21"	N32°26'13"E	23.87'
C46	282.69'	583.00'	28°47'54"	N26°46'56"E	280.01'
C47	140.11'	291.50'	27°32'25"	N54°51'08"W	136.71'
C48	124.14'	336.50'	30°04'33"	N53°41'04"W	122.72'
C49	26.12'	14.88'	100°30'20"	N80°18'10"W	22.90'
C50	176.95'	231.00'	44°32'09"	S79°38'09"W	175.08'
C51	137.05'	225.00'	34°53'39"	S01°47'01"E	134.92'
C52	68.18'	292.00'	12°59'11"	S10°43'35"W	68.04'
C53	219.11'	320.00'	39°13'56"	S23°50'36"W	214.86'
C54	156.27'	270.00'	33°47'52"	S60°21'30"W	156.93'
C55	27.45'	17.00'	92°30'50"	S31°00'50"W	24.36'
C56	92.97'	360.00'	14°47'47"	S22°38'19"E	92.71'
C57	131.12'	280.00'	26°48'46"	S43°28'01"E	129.62'
C58	102.22'	450.00'	13°00'35"	S50°22'34"E	102.00'
C59	284.63'	450.00'	36°14'18"	S25°44'58"E	279.80'
C60	230.41'	288.41'	45°46'28"	S30°30'07"E	224.33'
C61	32.41'	387.96'	6°26'56"	S56°34'07"E	32.36'
C62	21.73'	330.00'	3°46'20"	N67°00'07"E	21.72'
C63	28.58'	330.00'	4°57'48"	N71°22'12"E	28.58'
C64	5.95'	17.00'	20°03'31"	N2°44'21"W	5.92'
C65	17.15'	17.00'	57°48'41"	S15°36'54"W	16.43'
C66	6.15'	360.00'	0°08'48"	S15°44'49"E	6.15'
C67	5.67'	481.50'	0°40'26"	S38°18'33"E	5.67'
C68	14.13'	430.00'	1°55'07"	S15°39'38"E	14.13'

LOT AREA TABLE		
LOT	AREA (S.F.)	AREA (A.C.)
1	1,213,750	27.66
2	261,389	5.78
3	3,966,162	91.09

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
TRACT A	5,182,302	1.24	WSJ, E.S., P.U., S.G.



STRATEGIC SURVEYING, LLC

1102 W. SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85251-4202
PHONE: (480) 965-4389

LAND SURVEYOR

JOSHUA A. MORRIS, L.S.C.
1102 W. SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85251-4202
CONTACT: JOSHUA MORRIS
PHONE: (480) 965-4389

FINAL PLAT

"SERENO CANYON PHASE 3"

PORTION OF SECTION 11

TOWNSHIP 4 NORTH, RANGE 5 EAST, PER G.S.R.B.&M.

SCOTTSDALE, ARIZONA

SHEET 5 OF 5

DATE: 08/11/2023

PROJECT: 00283-F

FILE: 00283-F

FILE: 00283-F

FP-05

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, HEREBY SUBDIVIDES LOT 3, ACCORDING TO BOOK 1448, PAGE 39, PER RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME, SERENO CANYON PARCEL H AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON THIS PLAT.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, GRANTOR, GRANTOR DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL (D.F.C.).
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON 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 (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTEE IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. GRANTEE MAY NOT BE OBVIOUS, LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTEE'S EXPENSE, 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 OBLIGED TO PERFORM ANY SUCH WORK.
4. E. IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A DEED THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

B. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NADS).

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:

1. GRANTEE 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.
2. GRANTEE 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.
3. GRANTEE 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.
4. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT GRANT PUBLIC ACCESS TO THE PROPERTY MENTIONED HEREIN IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

C. 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. GRANTEE SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 10 INCHES TALL OR (2) HARDSCAPE, GRASSING, POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

D. SCenic CORRIDOR (SC).
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT SCENIC OPEN SPACE. HOWEVER, GRANTEE MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTEE SHALL MAINTAIN THE PROPERTY INCLUDING ANY IMPROVEMENTS FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT GRANT PUBLIC ACCESS TO THE PROPERTY. MONITORING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

E. 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, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 10 TO 30 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.

F. WATER AND SEWER FACILITIES (WSF).
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON 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 AND OTHER RELATED FACILITIES.

GRANTEE WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSOR OF THE PROPERTY, THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE COVENANCES 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 GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 20____.

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY: _____

IT'S: _____

ACKNOWLEDGEMENT

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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

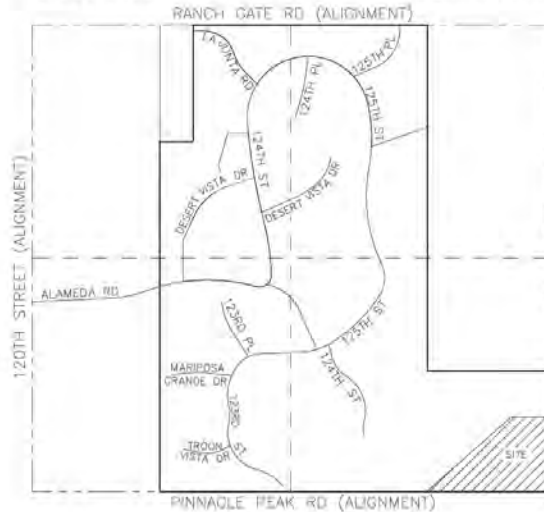
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

FINAL PLAT

FOR SERENO CANYON PARCEL H

A PORTION OF LOT 3 AS RECORDED IN THE FINAL PLAT FOR SERENO CANYON PHASE 4 RECORDED IN BOOK 1449, PAGE 39 IN THE COUNTY RECORDERS OFFICE, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION



RATIFICATION

AS BOUNDARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-080267, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID OPERATIONS AS SHOWN IN THIS PLAT AS TO THE WITHIN OF THE UNDERSIGNED THE PERSON SIGNING FOR BEST/FIRST WARRANTY AND REPRESENTS THEY HAVE HOPE AND AUTHORITY TO DO SO.

BY: _____

IT'S: _____ DATE: _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____ FOR AND ON BEHALF OF MCDONNELL MOUNTAIN BACK ROW, LLC, AN

ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02-03 LOTS & TRACTS
FP04-05 NADS DEDICATION
FP06-07 EASEMENTS
FP08 LOT, TRACT, LINE & CURVE TABLES

AREA SUMMARY

LOT AREA = 289,820 (S.F.) 6.65 (AC.)
TRACT AREA = 421,401 (S.F.) 10.04 (AC.)
NET AREA = 690,367 (S.F.) 15.93 (AC.)
N.A.O.S. AREA = 266,134 (S.F.) 6.04 (AC.)
TOTAL LOTS = 62 LOTS
EXISTING ZONING = R-49

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
2. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AT THE TIME 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 RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. 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 O.C.A.R.'S AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
5. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPROVEMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
8. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
9. INTERIOR PROPERTY LINES AND 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 THE FINAL, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT. THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
10. ANY VIOLATION OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID UNLESS THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK UP LINES SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.
12. ALL LOTS MUST CONNECT TO THE GRAVITY FLOW SEWER MAINS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRAVITY FLOW SEWER LINE OR AN INDIVIDUAL PUMP AND GRINDER FORCE MAIN. NO LOT SHALL BE ON SEPTIC SYSTEM.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS NORTH 89°51'21" EAST.

LEGAL DESCRIPTION (PARENT PARCEL)

A PORTION OF LOT 3 SERENO CANYON PHASE 4 AS RECORDED IN BOOK 1448, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE: _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. _____ AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE: _____

THIS IS TO CERTIFY THAT:

1. I, A LAND SURVEYOR, RECORDED TO PRACTICE IN ARIZONA.

2. THIS PLAT WAS MADE UNDER MY DIRECTION.

3. THIS PLAT MEETS MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JULY, 2021.

5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOYSES

R.L.S. NO. 47337

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST VIA DE VENTURA
SUITE 300
SCOTTSDALE, AZ 85264
PH: (480) 951-0782

UTILITIES

WATER, SEWER, FIRE
CITY OF SCOTTSDALE
CENTURY LINK
APS
CDS COMMUNICATIONS
SOUTHWEST GAS
TROWBEE

STRATEGIC SURVEYING, LLC



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 100
TAMPA, FLORIDA 33606
PHONE: (813) 855-1359
FAX: (813) 855-1359

"SERENO CANYON PHASE 11"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R. 6.8.M.
SCOTTSDALE, ARIZONA

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

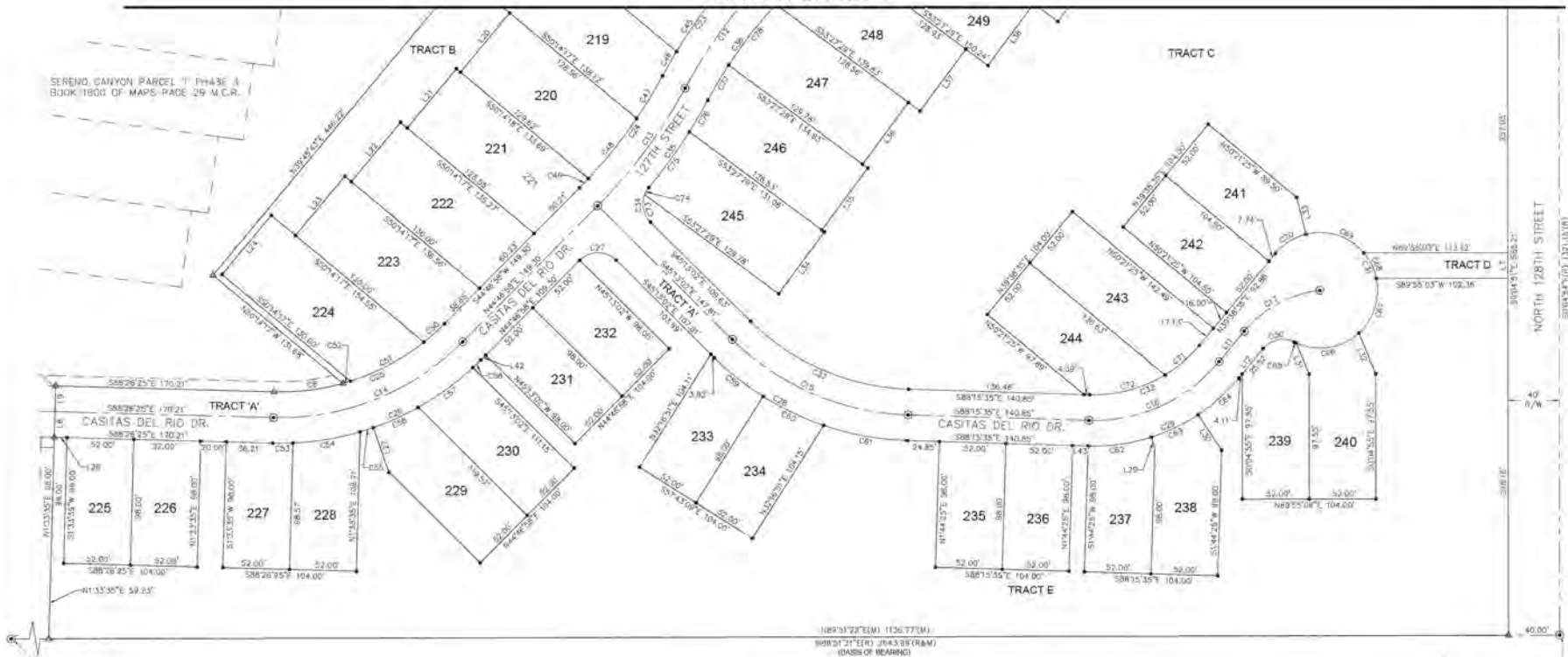
DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

DATE: _____
TIME: _____
BY: _____
FOR: _____
RE: _____

MATCH SHEET 3



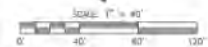
LEGEND & ABBREVIATIONS

- ① EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 2" REDBARK WITH PLASTIC CAP "60" 45000"
- PARCEL BOUNDARY
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCELED LINE

- (M) MEASURED
- (C) CALCULATED
- M.C.R. MARICOPA COUNTY RECORDS
- LJ LINE TABLE NUMBER
- CT CURVE TABLE NUMBER
- N.A.Q.S. LINE TABLE NUMBER
- NGI N.A.Q.S. CURVE TABLE NUMBER
- DLI D.P.C. LINE TABLE NUMBER
- DOI D.P.C. CURVE TABLE NUMBER
- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.O. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.Q.S. NATURAL AREA OPEN SPACE EASEMENT



1/2" REBAR & CAP
BEING THE S.O. OF
SEC. 11, T.4N., R.5E.



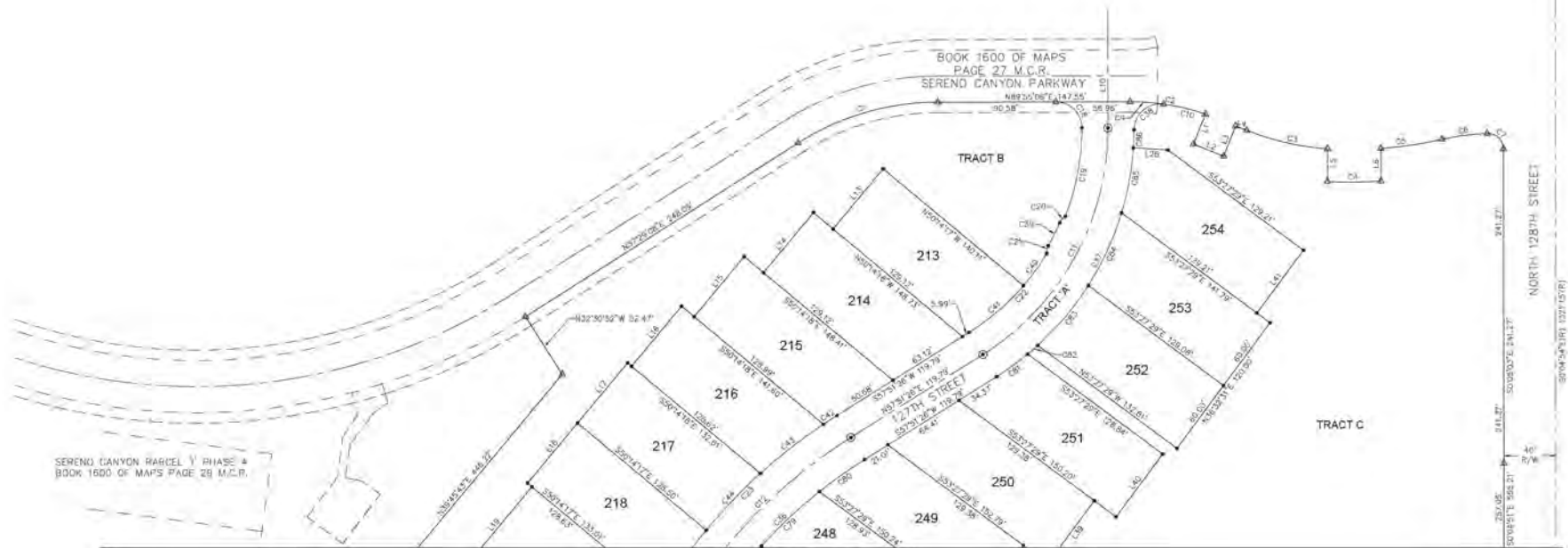
STRATEGIC
SURVEYING, LLC
2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85061
PHONE: (480) 980-4399
FAX: (480) 980-4399

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85061
CONTACT: JESSICA MOYLES
PHONE: (480) 980-4399
FAX: (480) 980-4399

FINAL PLAT
"SERENO CANYON PARCEL 11"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&N.
SCOTTSDALE, ARIZONA

SHEET: 2 OF 8
DRAWING NUMBER:

FP-02



LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 5" RODS WITH PLASTIC CAP "R/S 47573"
- PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE

- | | |
|----------|-------------------------------------|
| (M) | MEASURED |
| (C) | CALCULATED |
| M.C.R. | MARICOPA COUNTY RECORDS |
| L# | LINE TABLE NUMBER |
| CI | CURVE TABLE NUMBER |
| N.C. | N.A.O.S. LINE TABLE NUMBER |
| WCI | N.A.O.S. CURVE TABLE NUMBER |
| DL | D.F.C. LINE TABLE NUMBER |
| DCI | D.F.C. CURVE TABLE NUMBER |
| D.F.C. | DRAINAGE FLOOD CONTROL EASEMENT |
| W.S.F. | WATER SENSITIVE FACILITIES EASEMENT |
| P.U. | PUBLIC UTILITY EASEMENT |
| S.D. | SIGHT DISTANCE EASEMENT |
| S.C. | SCENIC CORRIDOR |
| N.A.O.S. | NATURAL AREA OPEN SPACE EASEMENT |



STRATEGIC
SURVEYING, LLC



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85261
CONTACT: JESSICA MOYLES
PHONE: (480) 960-4399

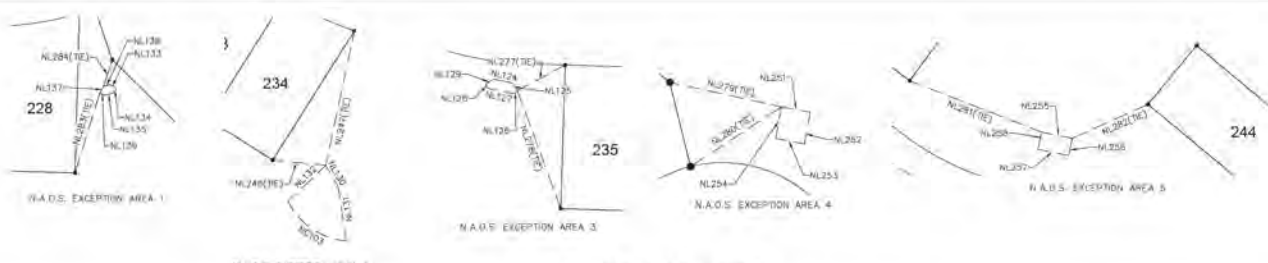
DATE	DATE
2/2/20	2/2/20
PROJECT	PROJECT
00754-FP	00754-FP
DATE	DATE
2/2/20	2/2/20

FINAL PLAT

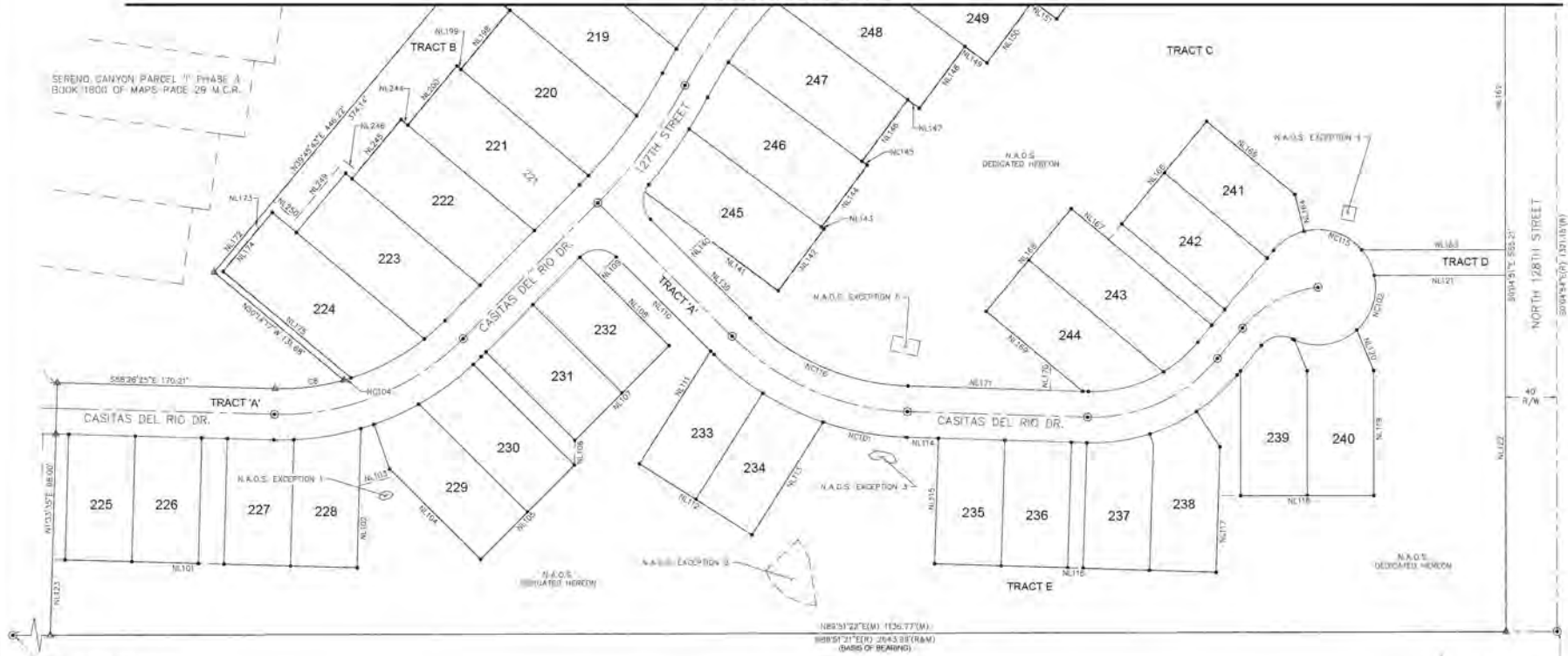
"SERENO CANYON PARCEL 11"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 3 EAST PER G.S.R.B. & M.
SCOTTSDALE, ARIZONA

SHEET: 3 OF 8
DRAWN BY: JMM

FP-03



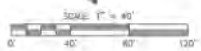
MATCH SHEET 5



LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 3" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE

- (M) MEASURER
- (C) CALCULATED
- M.C.R. MARICOPA COUNTY RECORDS
- L1 LINE TABLE NUMBER
- CT1 CURVE TABLE NUMBER
- NL1 N.A.O.S. LINE TABLE NUMBER
- NC1 N.A.O.S. CURVE TABLE NUMBER
- DL1 D.F.C. LINE TABLE NUMBER
- DC1 D.F.C. CURVE TABLE NUMBER
- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.D. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT



STRATEGIC SURVEYING, LLC

2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85061
PHONE (480) 960-4399

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
 2445 WEST 12TH STREET
 SCOTTSDALE, ARIZONA 85061
 CONTACT: JESSICA MOYLES
 PHONE: (480) 960-4399

FINAL PLAT

"SERENO CANYON PARCEL 11"
 PORTIONS OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET: 4 OF 8
 DRAWING NUMBER:

FP-04

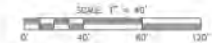
MATCH SHEET 3



LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 3" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT END
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE

- (M) MEASURED
- (C) CALCULATED
- M.C.H. MARICOPA COUNTY RECORDS
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- N.L1 N.A.D.S. LINE TABLE NUMBER
- N.C1 N.A.D.S. CURVE TABLE NUMBER
- D.L1 D.T.C. LINE TABLE NUMBER
- D.C1 D.T.C. CURVE TABLE NUMBER
- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.D. SHORT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.Q.S. NATURAL AREA OPEN SPACE EASEMENT



STRATEGIC
SURVEYING, LLC
2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85261
PHONE (480) 965-4399
FAX (480) 275-7634

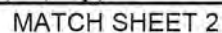
LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2445 WEST 12TH STREET
SCOTTSDALE, ARIZONA 85261
CONTACT: JESSICA MOYLES
PHONE (480) 965-4399
FAX (480) 275-7634

DATE: 12/1/23
BY: JMM
CHECKED: JMM
SCALE: 1" = 40'

FINAL PLAT
"SERENO CANYON PARCEL 11"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET: 8 OF 9
DRAWING NUMBER:

FP-06



LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.74	S21°45'48"W
L2	25.00	S88°14'45"E
L3	25.00	N21°45'46"E
L4	8.89	S88°14'45"E
L5	25.00	S00°04'32"E
L6	25.07	N00°04'55"W
L7	20.00	S00°04'51"E
L8	20.00	S1°33'35"W
L9	20.00	S1°33'35"W
L10	90.00	N00°43'44"W
L11	30.77	N33°36'30"E
L12	29.63	N33°36'30"E
L13	60.00	S36°45'43"W
L14	60.00	S36°45'43"W
L15	60.00	S36°45'43"W
L16	60.00	S36°45'43"W
L17	60.00	S36°45'43"W
L18	60.00	S36°45'43"W
L19	60.00	S36°45'43"W
L20	60.00	S36°45'43"W
L21	60.00	S36°45'43"W
L22	60.00	S36°45'43"W

LINE TABLE		
LINE #	LENGTH	BEARING
L23	60.00	S36°45'43"W
L24	60.00	N39°48'43"E
L25	26.73	N88°12'39"W
L26	10.00	S88°20'25"E
L27	37.01	N19°12'28"W
L28	8.84	N17°45'49"W
L29	33.53	S33°35'32"W
L30	25.07	N22°34'34"W
L31	34.39	N22°34'34"W
L32	28.94	S13°56'30"E
L33	60.00	S36°32'31"W
L34	60.00	S36°32'31"W
L35	60.00	S36°32'31"W
L36	60.00	S36°32'31"W
L37	60.00	S36°32'31"W
L38	60.00	S36°32'31"W
L39	60.00	S36°32'31"W
L40	60.00	S36°32'31"W
L41	60.00	S36°32'31"W
L42	5.30	N44°40'58"E
L43	12.00	S88°15'25"E

N.A.D.S. TABLE		
LINE #	LENGTH	BEARING
N101	238.00	S88°20'25"E
N102	84.03	N13°32'36"E
N103	30.00	N75°03'41"E
N104	92.55	S45°15'02"E
N105	104.00	N44°46'58"E
N106	13.09	N1°56'31"E
N107	104.00	N44°46'58"E
N108	78.03	N45°13'02"W
N109	26.00	N44°46'58"E
N110	103.99	S45°15'02"E
N111	104.11	S32°16'31"W
N112	104.00	S27°43'09"E
N113	104.15	N32°16'31"E
N114	24.85	S88°15'35"E
N115	96.00	S14°42'25"W
N116	200.00	S88°15'35"E
N117	59.76	N17°42'31"E
N118	72.37	N89°55'08"E
N119	97.55	N09°45'59"W
N120	34.38	N22°34'34"W
N121	102.51	N88°15'03"E
N122	278.16	S00°04'32"E
N123	59.23	N1°33'35"E
N124	13.21	S78°32'48"W
N125	6.44	S33°32'49"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
N126	3.49	N05°27'31"E
N127	17.87	S78°32'48"E
N128	3.48	S33°32'48"E
N129	6.44	S26°21'11"W
N130	15.60	S30°17'06"E
N131	37.85	S8°32'27"E
N132	35.52	N46°22'17"E
N133	5.11	S59°56'10"E
N134	3.50	S30°33'41"W
N135	6.81	S75°53'41"W
N136	3.50	N09°56'10"W
N137	5.11	N30°03'41"E
N138	4.52	N75°03'41"E
N139	70.38	N45°13'02"W
N140	20.00	N44°46'58"E
N141	71.97	S53°27'29"E
N142	60.70	N50°21'25"W
N143	2.53	N53°27'29"W
N144	60.00	N36°32'31"E
N145	5.02	N53°27'29"E
N146	58.30	N36°32'31"E
N147	11.27	S83°27'29"E
N148	60.00	N36°32'31"E
N149	21.31	S53°27'29"E
N150	60.00	N36°32'31"E

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
N151	22.41	S53°27'30"E
N152	60.03	N36°32'31"E
N153	20.82	S53°27'29"E
N154	60.25	N36°32'31"E
N155	11.26	N68°17'52"E
N156	60.10	N36°32'31"E
N157	12.58	N53°27'29"W
N158	60.03	N36°32'31"E
N159	88.44	N53°27'29"W
N160	19.65	N36°32'31"E
N161	8.77	S68°14'14"E
N162	488.32	S00°04'32"E
N163	112.11	S88°55'03"W
N164	29.58	N13°36'35"W
N165	89.50	N50°21'25"W
N166	120.00	S39°45'43"W
N167	37.99	N50°21'25"W
N168	104.00	S39°45'43"W
N169	65.33	S50°21'25"E
N170	20.00	S14°42'25"W
N171	110.78	N88°15'35"W
N172	48.67	N39°45'43"E
N173	4.67	S50°14'17"E
N174	44.00	S39°45'43"W
N175	109.53	S50°14'17"E

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
N176	8.00	S27°53'10"E
N177	17.39	S55°46'29"E
N178	4.58	N34°03'35"E
N179	21.04	N00°04'54"W
N180	73.54	N69°55'06"E
N181	7.49	N63°09'36"W
N182	7.08	S63°09'36"E
N183	38.85	N50°12'01"W
N184	7.00	N39°45'43"E
N185	101.81	N50°14'17"W
N186	67.00	S39°45'43"W
N187	19.41	N50°14'18"W
N188	60.00	S39°45'43"W
N189	18.28	N50°14'18"W
N190	60.00	S39°45'43"W
N191	12.61	N50°14'18"W
N192	60.00	S39°45'43"W
N193	3.99	N50°14'18"W
N194	120.70	S39°45'43"W
N195	4.38	S39°45'43"W
N196	60.00	S39°45'43"W
N197	9.56	S50°14'17"E
N198	59.30	S39°45'43"W
N199	4.08	N50°14'21"W
N200	60.00	S39°45'43"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
N201	6.73	N00°04'54"W
N202	53.32	S39°45'43"W
N203	15.30	N50°14'17"W
N204	93.63	S10°10'00"W
N205	36.50	S84°23'22"E
N206	60.00	S39°45'43"W
N207	22.42	N50°14'17"W
N208	6.00	N10°48'00"E
N209	10.97	N10°26'03"E
N210	10.00	S70°33'53"W
N211	10.97	S10°26'03"E
N212	21.48	N78°32'49"W
N213	12.02	N11°27'11"E
N214	21.48	S78°32'49"E
N215	19.02	S11°27'11"W
N216	6.52	N65°05'14"E
N217	4.91	S39°45'43"W
N218	7.63	N84°05'48"E
N219	4.91	S50°10'14"E
N220	6.52	S39°45'43"W
N221	5.36	S84°05'48"E
N222	8.33	S54°30'04"E
N223	5.14	S63°45'09"W
N224	3.91	S66°08'35"E
N225	4.48	N10°27'21"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
N226	14.20	N3°43'08"E
N227	4.47	N75°17'33"E
N228	3.86	S67°23'28"E
N229	5.17	S56°16'51"E
N230	9.81	S78°19'56"E
N231	6.00	S10°48'00"W
N232	9.81	N79°19'16"W
N233	6.00	N10°48'00"E
N234	36.94	S81°31'49"W
N235	85.59	N20°06'23"W
N236	39.99	S77°36'52"E
N237	37.94	N68°43'12"E
N238	96.40	N68°41'49"W
N239	56.57	S68°49'00"W
N240	57.12	N17°12'40"E
N241	19.01	S18°20'49"W
N242	24.25	N65°12'00"W
N243	10.41	S11°38'21"W
N244	31.60	S25°15'48"E
N245	13.50	S70°27'46"E
N246	9.88	S38°24'18"W

D.E. TABLE		
LINE #	LENGTH	BEARING
D101	86.10	S14°42'25"W
D102	5.21	S70°34'00"W
D103	35.10	S26°52'47"E
D104	64.86	S89°51'22"W
D105	73.52	N37°46'25"E
D106	64.49	N32°16'51"E
D107	54.85	S86°19'35"E
D108	42.28	N02°21'51"W
D109	48.48	N8°48'06"E
D110	28.20	N30°17'51"E
D111	137.18	N54°48'57"E
D112	63.69	N43°09'49"E
D113	48.14	N50°41'20"E
D114	40.13	N04°44'44"E
D115	53.70	N21°05'06"E
D116	62.43	N78°18'31"E
D117	77.49	N83°21'33"E
D118	26.40	N51°25'33"E
D119	97.33	N43°28'44"E
D120	100.45	S03°05'19"E
D121	148.05	S63°15'24"W
D122	41.02	S56°45'24"W

D.E. TABLE		
LINE #	LENGTH	BEARING
D123	136.31	S62°06'00"W
D124	62.32	S27°17'23"W
D125	21.56	S48°53'36"W
D126	96.68	S64°00'39"W
D127	46.33	S47°04'45"W
D128	25.99	S22°31'11"W
D129	41.51	S13°53'06"W
D130	48.31	S29°39'06"W
D131	2.28	N88°15'35"W
D132	86.45	N63°05'34"E
D133	131.02	N67°01'53"E
D134	46.01	N58°05'30"E
D135	58.69	N38°42'36"E
D136	114.17	S00°04'51"E
D137	36.01	S52°16'34"W
D138	37.83	S55°57'41"W
D139	216.08	S89°51'22"W
D140	58.88	S89°51'22"W
D141	40.15	S10°48'05"W
D142	43.50	N04°48'05"E
D143	9.81	S78°19'16"E

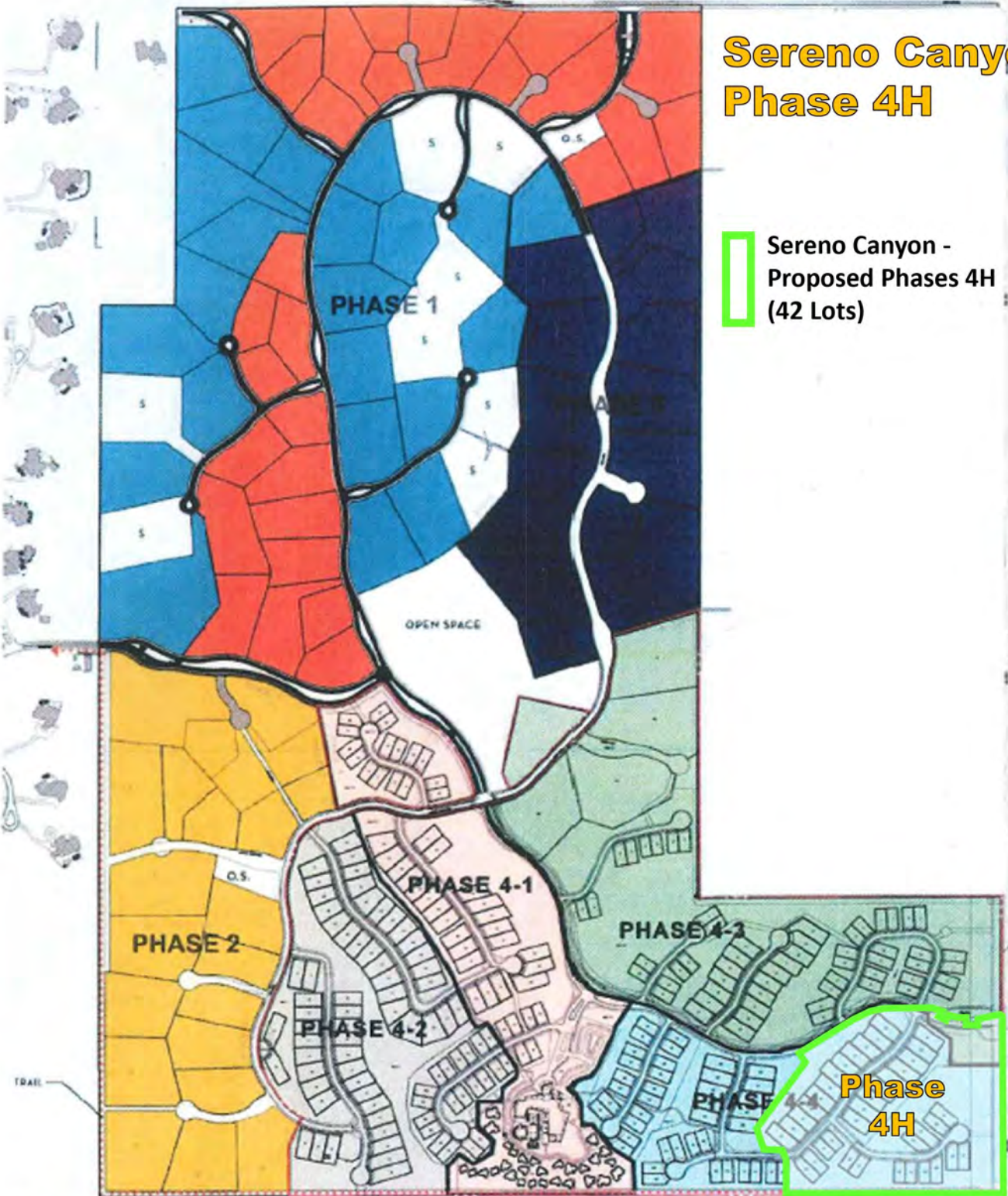
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	113.21	200.00	S22°55'40"	N73°43'07"E	111.71
C2	58.87	180.00	18°44'21"	S80°42'44"E	58.81
C3	63.93	205.00	17°36'30"	S77°02'33"E	63.89
C4	41.03	358.00	6°57'17"	N89°26'40"E	41.00
C5	47.71	328.00	8°20'06"	N81°33'43"E	47.67
C6	34.71	192.00	10°21'31"	N82°34'28"E	34.66
C7	19.30	12.00	S27°09'54"	S46°09'55"E	17.29
C8	54.22	180.00	17°15'37"	N87°55'41"E	54.02
C9	26.00	180.00	8°16'33"	S89°56'38"E	25.98
C10	32.87	180.00	10°27'46"	S76°34'27"E	32.83
C11	207.30	205.00	S7°56'21"	N28°53'16"E	198.58
C12	205.90	400.00	S27°29'35"	N43°06'36"E	203.63
C13	114.82	400.00	16°23'01"	N36°34'25"E	114.23
C14	153.28	200.00	48°46'37"	N68°10'17"E	158.79
C15	152.50	205.00	43°02'33"	S66°44'18"E	148.94
C16	115.18	126.88	S20°50'50"	N65°41'30"E	111.25
C17	86.61	89.64	N3°31'10"	N61°34'10"E	86.95
C18	31.42	20.00	S00°00'00"	S45°34'54"E	28.24
C19	88.49	180.00	9°17'10"	S10°40'45"W	89.28
C20	8.28	10.00	S05°48'11"	S41°14'00"W	8.18
C21	8.28	10.00	S05°48'11"	S11°32'11"W	8.18
C22	86.63	180.00	26°10'30"	S44°35'56"E	84.88
C23	216.20	420.00	S27°29'35"	S43°08'36"W	213.82
C24	108.89	380.00	16°23'01"	S36°34'25"W	108.52
C25	92.33	180.00	S27°29'35"	S39°32'28"W	91.79
C26	179.61	220.00	48°46'37"	N68°10'17"E	174.66
C27	31.42	20.00	S00°00'00"	N89°48'56"E	28.26
C28	167.53	233.00	43°02'33"	S66°44'18"E	163.61
C29	133.37	148.66	S20°50'50"	N65°41'30"E	128.89
C30	26.78	20.00	S73°29'27"	S77°58'19"W	24.81

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C31	201.58	45.00	S28°39'27"	N19°01'41"W	70.60
C32	97.00	106.68	S20°55'50"	N65°41'30"E	93.69
C33	137.48	183.00	43°02'33"	S66°44'18"E	134.27
C34	29.80	20.00	S47°03'17"	S2°49'30"E	26.97
C35	82.12	420.00	11°17'10"	S33°57'56"W	81.99
C36	135.61	380.00	S27°29'35"	S43°06'36"E	133.45
C37	228.00	225.00	S73°52'48"	S27°05'57"W	216.82
C38	34.17	20.00	S75°10'30"	S49°15'03"W	30.16
C39	20.00	183.00	S81°54'53"	S26°32'58"W	19.99
C40	50.34	183.00	S23°54'53"	S36°12'25"W	50.31
C41	55.27	183.00	S70°07'57"	S47°17'56"W	56.07
C42	12.38	41.93	S14°22'32"	S57°00'46"W	12.36
C43	61.44	419.46	S25°36'32"	S51°58'36"W	61.39
C44	60.19	430.32	S72°04'44"	S43°49'40"W	60.16
C45	60.22	419.48	S81°33'27"	S29°28'01"W	60.17
C46	21.98	421.44	S29°00'17"	S59°57'31"W	21.93
C47	36.81	360.67	S50°31'37"	S31°17'25"W	36.80
C48	60.07	378.57	S90°04'44"	S38°44'22"W	58.61
C49	10.01	382.80	S19°56'55"	S44°01'42"W	10.01
C50	21.54	380.00	S61°37'37"	S48°12'47"W	21.53
C51	85.18	180.00	S20°44'25"	S62°00'53"W	64.83
C52	8.00	180.00	S15°34'26"	S73°27'37"W	8.00
C53	15.81	220.00	S40°08'59"	S89°30'08"W	15.80
C54	53.13	220.00	S13°49'52"	N60°11'40"E	52.98
C55	10.85	220.00	S24°49'11"	N72°10'20"E	10.83
C56	38.20	220.00	S79°39'12"	N65°47'46"E	38.22
C57	58.87	220.00	S13°44'59"	S65°35'30"E	58.87
C58	8.71	220.00	S21°02'32"	N45°54'25"E	8.71
C59	48.66	223.00	S12°30'07"	S51°28'05"E	48.56
C60	52.48	223.00	S75°09'05"	S64°77'42"E	52.46

Sereno Canyon Phase 4H

Sereno Canyon -
Proposed Phases 4H
(42 Lots)

N. 128th Street



LEGEND

PHASE 1-3 ESTATE LOTS

- 32 LOTS — PHASE 1 - Available before replat
- 8 LOTS — PHASE 1 - Available before replat - SOLD
- 34 LOTS — PHASE 1 - Final Platting / all-lot-served
- 17 LOTS — PHASE 2 - Final Platting & Loop Rd
- 17 LOTS — PHASE 2 - Final Platting & Road Construction

ROADWAY IMPROVEMENTS

- Paved Road
- New cul-de-sac

PHASE 4 LOTS

- 46 LOTS — PHASE 4-1 - 32 duplex / 24 casita
- 77 LOTS — PHASE 4-2 - 20 duplex / 57 casita
- 40 LOTS — PHASE 4-3 - 3 casita / 40 duplex / 17 casita
- 77 LOTS — PHASE 4-4 - 46 duplex / 31 casita

* Lot count does not include bridge cottages

** Includes Phase 3 lot shown

Future trail connection

LOT SUMMARY

	CUSTOM ESTATE	60x120 CASITA	90x180 CASITA	TOTAL
PHASES 1-3	96			96
PHASE 4	4	128	128	260
	94	128	128	350



Sereno Canyon Phase 4H

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)

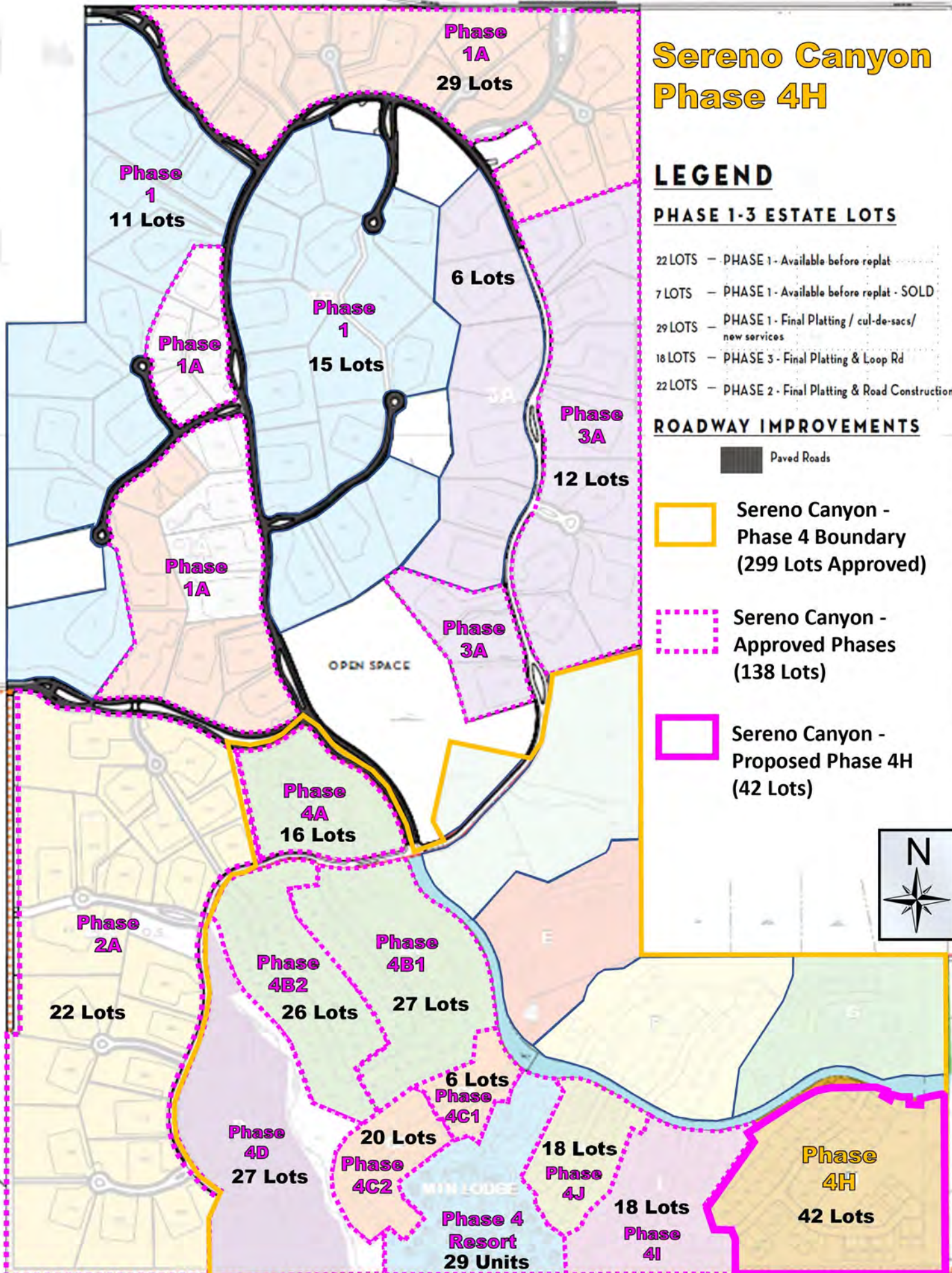
 Sereno Canyon - Proposed Phase 4H (42 Lots)



N. 128th Street

BATH STREET

E. Pinnacle Peak Road



ENGINEER
ARGUS CONSULTING, P.C.
10115 E BELL ROAD, SUITE 107 -- #104
SCOTTSDALE, ARIZONA 85260
(480) 596-1131

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

PHASE 1 - NAOS DATA TABLE

Total	5629627.48 Sq.Ft.	6430147.13	2086211.9 Sq.Ft.
	18160 Ac.	78.75	47.80 Ac.

PHASE 2 - NAOS DATA TABLE

Total	1799599.15 Sq. Ft.	1045718.68	Sq. Ft.
	30.00 ac.	30.00	ac.

PHASE 4 - NAOS DATA TABLE

Total	2307700.00	2367801.00	982156.00 sq.ft.
	58.62	59.90	72.52 Ac.

PHASE 3 - NAQS DATA TABLE

Total	1799599.15 Sq. Ft.	1045718.68	Sq. Ft.
	30.00 ac.	30.00	ac.

NAOS ALLOCATION AND DEDICATION DATA



LEGEND

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

34

LOT OWNED BY OTHERS

ATTACHMENT #9