

**SWEETWATER RANCH MANOR
PRELIMINARY PLAT
NEIGHBORHOOD OUTREACH NOTIFICATION**

The City of Scottsdale requires the following information be sent to all property owners within 750 feet of parcel 217-41-096.

- Project request and description: Sweetwater Ranch HOA is requesting to turn a portion of our community property into two lots for new home construction in our subdivision. The new homes will be designed to match the outward view of the homes currently in our community.
- Pre-application number: 425-PA-2022
- Project location: 13099 N 94th Pl
- Size: the total size of the two lots combined will be approximately 11,400 sq ft out of the approximately 80,000 sq ft of parcel number 217-41-096
- Zoning: R-4
- Contacts: For questions or comments

**Applicant: Sweetwater Ranch Manor HOA
Hight Flexman 480-451-8054**

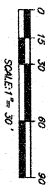
**City: Project Coordinator
Jeff Barnes. 480-312-2376**

PRELIMINARY PLAT

A RE-PLAT OF TRACT 'D', OF SWEETWATER RANCH MANOR
 RECORDED IN BOOK 289 OF MAPS, PAGE 03, RECORDS OF MARICOPA COUNTY, ARIZONA
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

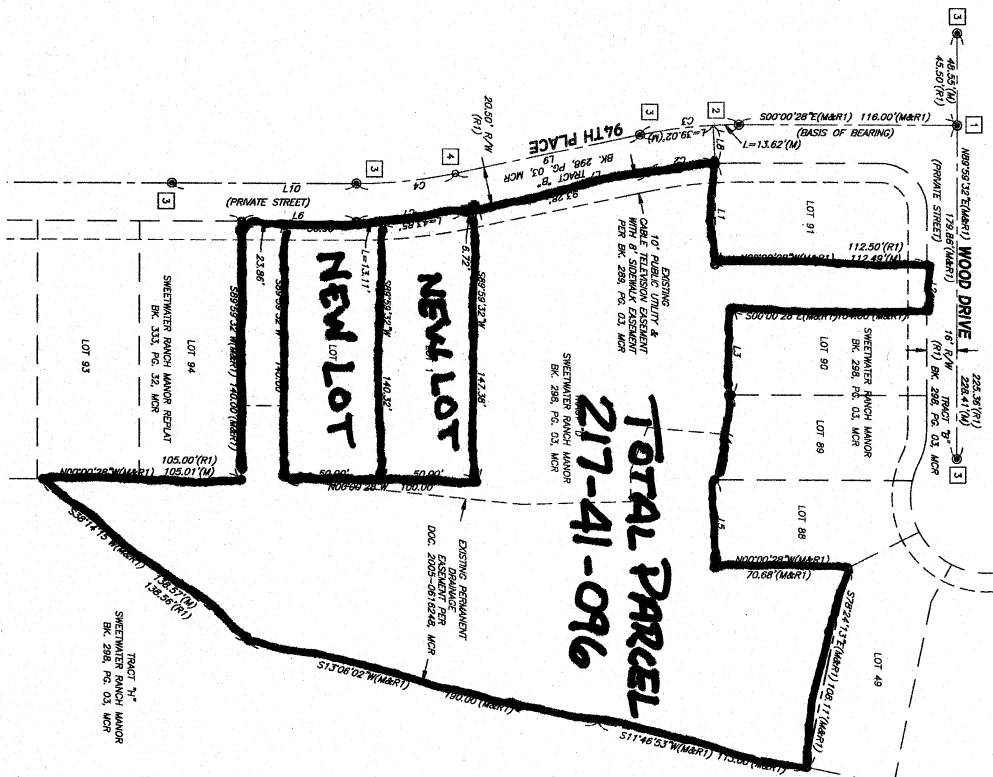
LINE	LENGTH	BEARING
L1	53.85 (MARI)	N89°59'32"E (MARI)
L2	42.00 (MARI)	N89°59'32"E (MARI)
L3	42.00 (MARI)	N89°59'32"E (MARI)
L4	46.25 (MARI)	S79°23'19"E (MARI)
L5	42.00 (MARI)	N89°59'32"E (MARI)
L6	60.75 (MARI)	N89°59'32"E (MARI)
L7	40.50 (MARI)	N89°59'32"E (MARI)
L8	40.50 (MARI)	N89°59'32"E (MARI)
L9	100.00 (MARI)	N17°24'12"W (MARI)
L10	97.25 (MARI)	S00°00'28"E (MARI)

CURVE	LENGTH	RADIUS	DATA
C1	56.86 (MARI)	220.50 (MARI)	1°20'31"
C2	56.86 (MARI)	220.50 (MARI)	1°20'31"
C3	56.86 (MARI)	220.50 (MARI)	1°20'31"
C4	56.86 (MARI)	220.50 (MARI)	1°20'31"



LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- SETBACK PERMITS AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) MARICOPA COUNTY RECORDS
- MCR RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- ASW ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE



FIELDWORK BY: DAN
 DRAWN BY: CL
 CHECKED BY: LJD
 JOB # 222-271
 DATE: 09/12/22

SHEET NO. 2 OF 2



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