

FINAL PLAT  
FOR  
SERENO CANYON PHASE 2AA

DEDICATION

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

KNOWN ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR–PROFIT CORPORATION, OWNER, HEREBY SUBDIVIDES A REPLAT OF LOTS 36A, 37A, 60A, 61A, & 62A, TRACTS CC AND EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME "SERENO CANYON PHASE 2AA REPLAT" 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.

TRACTS 'EEE', 'XXX', & 'ZZZ' INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, AND MAINTAINED BY THE SERENO CANYON COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION")

TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR–PROFIT CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT 'EEE' – 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, A DOMESTIC FOR–PROFIT CORPORATION, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

- DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACTS 'EEE' 'XXX', & 'ZZZ' 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:
  - 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.
  - GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
  - 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.
  - THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT BUILD–UP FOR ALL DRAINAGE STRUCTURES AND CULVERTS.
- EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON–EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT 'EEE' ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER 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.
- 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.
- 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.
- 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.

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 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 GRANTOR 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, A DOMESTIC FOR–PROFIT CORPORATION

BY: \_\_\_\_\_

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

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

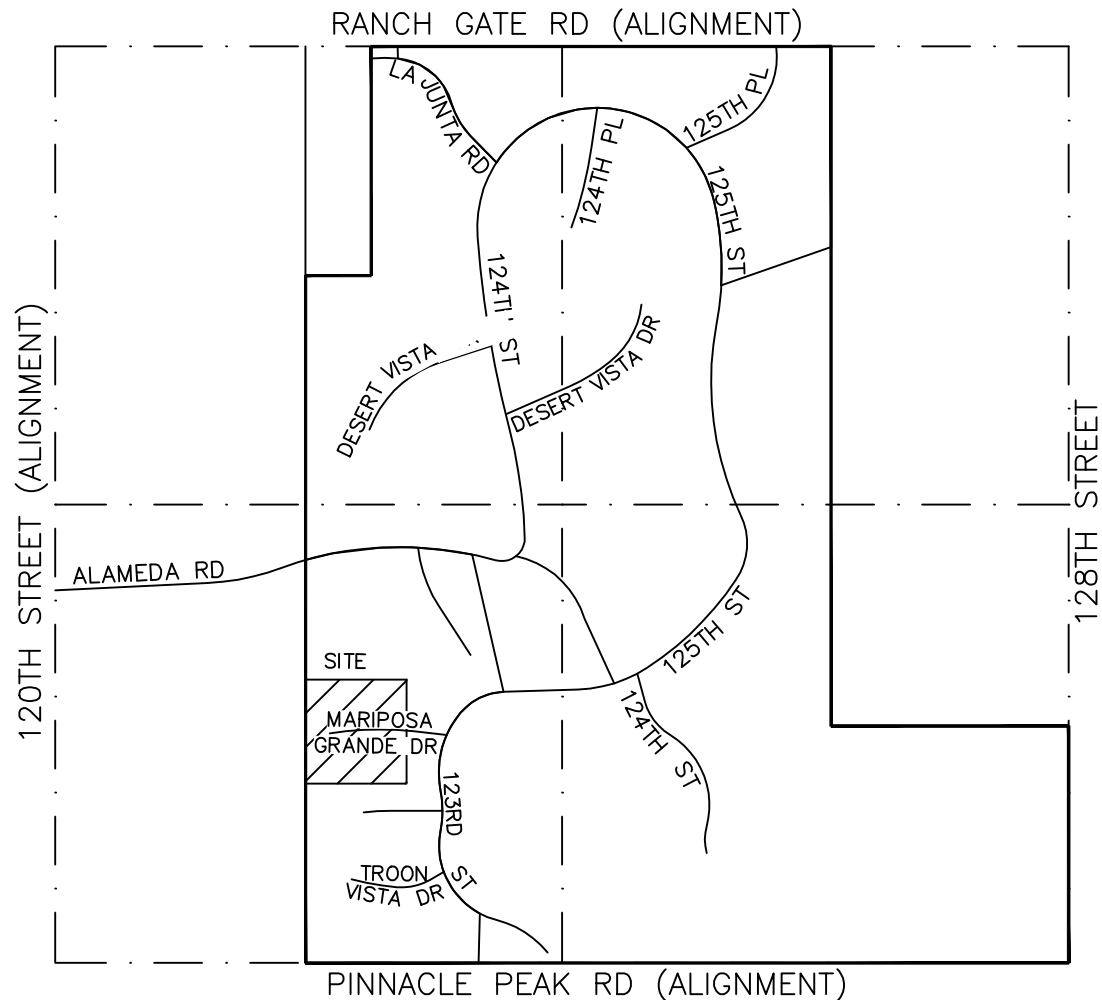
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_, FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR–PROFIT CORPORATION.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

A REPLAT OF LOTS 36A, 37A, 60A, 61A, AND 62A, TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION.



VICINITY MAP  
SECTION 11, TOWNSHIP 4 NORTH,  
RANGE 5 EAST

NOTES

- 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 45–576
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. 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 RIGHT–OF–WAYS 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 PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
- 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.
- ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- INTERIOR PROPERTY CORNERS 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.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT 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 ASSOCIATIONS OF PROPERTY OWNERS.
- ALL LOTS MUST CONNECT TO THE GRAVITY FLOW SEWER MAINS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRAVITY FLOW SERVICE LINE OR AN INDIVIDUAL PUMP AN GRINDER FORCE MAIN. NO LOT SHALL BE ON SEPTIC SYSTEM.

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 WARRANTY AND REPRESENTS THEY HAVE POSE AND AUTHORITY TO DO SO.

BY: \_\_\_\_\_  
MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABITLY COMPANY

ITS: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE OR POSITION

ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DUPAGE )

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_, FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

AREA SUMMARY

LOT AREA = 455,063 (S.F.) 10.45 (AC.)  
TRACT AREA = 15,789 (S.F.) 0.36 (AC.)  
TOTAL AREA = 470,852 (S.F.) 10.81 (AC.)

SITE DATA

GROSS AREA = 496,068 (S.F.) 11.39 (AC.)  
NET AREA = 470,852 (S.F.) 10.81 (AC.)  
TOTAL LOTS = 5 LOTS  
TYPICAL LOT SIZE = SEE TABLE ON SHEET 4  
GROSS DENSITY = 1.98 DU/AC.  
EXISTING ZONING = R1–43ESL

LEGEND & ABBREVIATIONS

⊙	SET BRASS CAP FLUSH PER MAG ST. DET. 120–1 "B" (UNLESS OTHERWISE NOTED)
△	SET "J" REBAR WITH PLASTIC CAP "RLS 47373"(UNLESS OTHERWISE NOTED)
_____	PARCEL BOUNDARY
_____	R/W LINE
_____	LOT/TRACT LINE
_____	CENTER LINE
_____	EASEMENT LINE
_____	SECTION LINE
_____	ADJACENT PARCEL LINE
(R)	RECORD(BK.974, PG.40 M.C.R.)
(M)	MEASURED
(C)	CALCULATED
R/W	RIGHT–OF–WAY
M.C.R.	MARICOPA COUNTY RECORDS
L1	LINE TABLE NUMBER
C1	CURVE TABLE NUMBER
PG.	PAGE
BK.	BOOK
RLS	REGISTERED LAND SURVEYOR
P.U.	PUBLIC UTILITY
S.D.	SIGHT DISTANCE EASEMENT
P.S.	PRIVATE STREET
D.F.C.	DRAINAGE FLOOD CONTROL EASEMENT
E.S.A.	EMERGENCY AND SERVICE ACCESS
P.N.M.A.	PUBLIC NON MOTORIZED ACCESS EASEMENT
EXISTING EASEMENTS PER FINAL PLAT OF SERENO CANYON PHASE 2A BK. 974, PG. 40, M.C.R.	
E.P.D.E.	EXISTING PRIVATE DRAINAGE EASEMENT
E.P.U.D.E.	EXISTING PUBLIC DRAINAGE EASEMENT
E.P.U.E.	EXISTING PUBLIC UTILITY EASEMENT
E.V.N.A.E.	EXISTING VEHICULAR NON–ACCESS EASEMENT
EXISTING EASEMENTS PER FINAL PLAT OF SERENO CANYON PHASE 2A BK. 1520, PG. 10, M.C.R.	
E.D.F.C.	EXISTING DRAINAGE FLOOD CONTROL EASEMENT
E.P.N.M.A.	EXISTING PUBLIC NON–MOTORIZED ACCESS EASEMENT
E.P.U.	EXISTING PUBLIC UTILITY EASEMENT
E.B.E.	EXISTING BOULDER EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF SOUTHWEST 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 SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST.

LEGAL DESCRIPTION (PARENT PARCEL)

A REPLAT OF LOTS 36A, 37A, 60A, 61A, AND 62A TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, ACCORDING TO BOOK 1520 OF MAPS, PAGE 10 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

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 \_\_\_\_\_

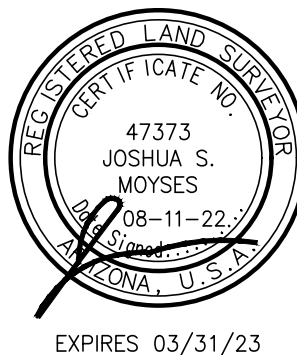
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. XXXXXXX AND ALL THE CASE RELATED STIPULATIONS.

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

LAND SURVEY CERTIFICATION

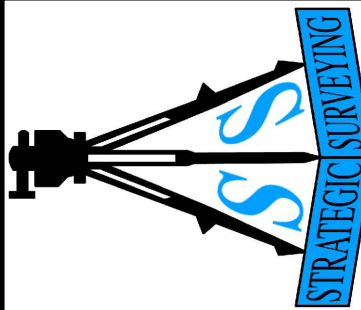
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY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

\_\_\_\_ JOSHUA S. MOYES 8–11–22  
REGISTERED LAND SURVEYOR DATE



STRATEGIC  
SURVEYING, LLC

2443 WEST 12TH STREET  
STE 1  
TEMPE, AZ 85281  
PH 480-272-7634



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

LEGEND & ABBREVIATIONS

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△	SET "J" REBAR WITH PLASTIC CAP "RLS 47373"(UNLESS OTHERWISE NOTED)
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E.D.F.C.	EXISTING DRAINAGE FLOOD CONTROL EASEMENT
E.P.N.M.A.	EXISTING PUBLIC NON–MOTORIZED ACCESS EASEMENT
E.P.U.	EXISTING PUBLIC UTILITY EASEMENT
E.B.E.	EXISTING BOULDER EASEMENT

DRAWN	AV
CHK'D.	JSN
APPR'D	JSN
DATE	8–11–22
STRATEGIC SURVEY PROJECT #	00539–FP
CLIENT PROJECT NUMBER	

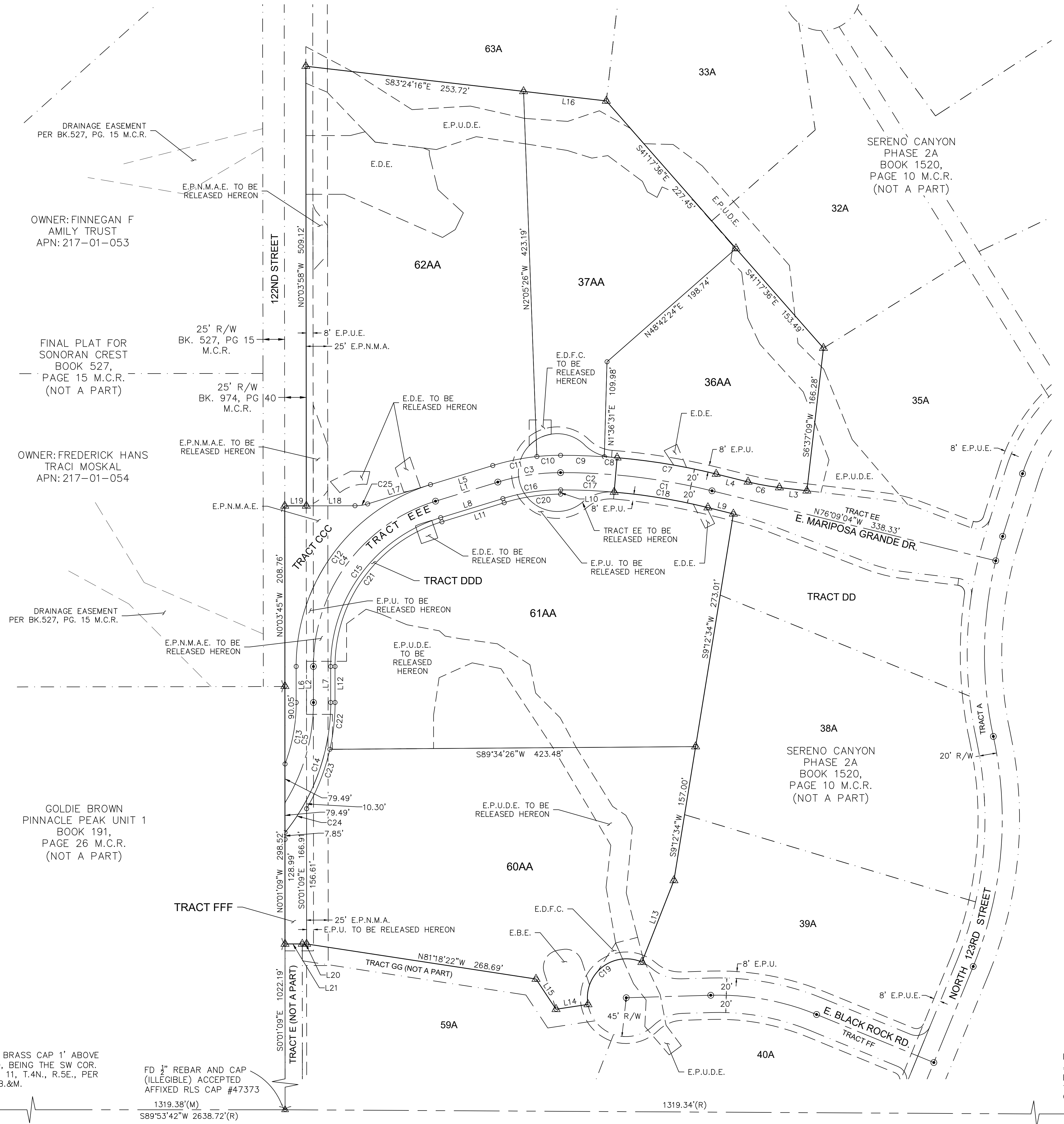
FINAL PLAT  
"SERENO CANYON PHASE 2AA"  
PORTIONS OF SECTION 11  
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.  
SCOTTSDALE, ARIZONA

SHEET 1 OF 4

DRAWING NUMBER

FP–01

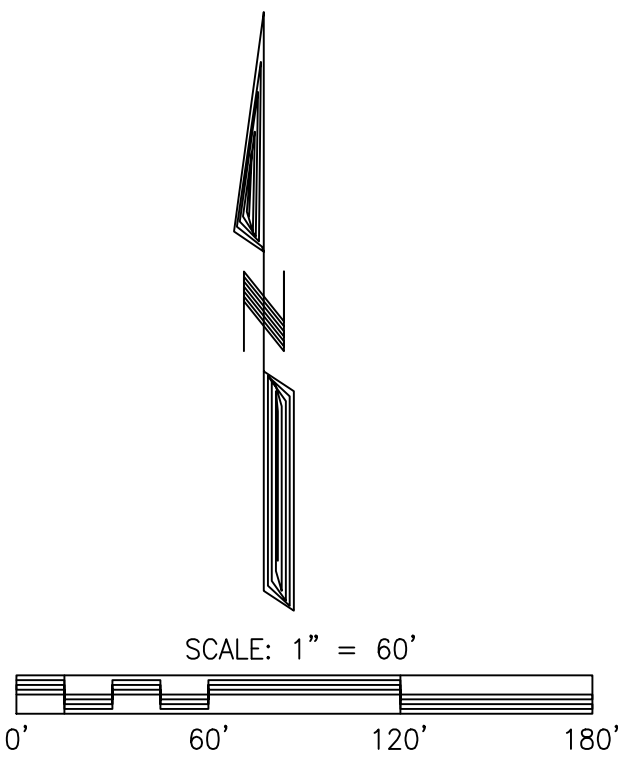
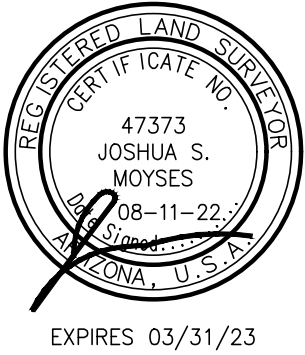




LINE TABLE		
LINE#	LENGTH	BEARING
L1	75.40'	S72°57'30"W
L2	41.71'	S0°03'45"E
L3	32.11'	N83°22'51"W
L4	38.05'	N76°09'04"W
L5	75.40'	S72°57'30"W
L6	41.71'	S0°03'45"E
L7	41.71'	N0°03'45"W
L8	75.40'	N72°57'30"E
L9	30.40'	N76°09'04"W
L10	5.00'	S0°08'38"E
L11	75.40'	S72°57'30"W
L12	41.71'	S0°03'45"E

LINE TABLE		
LINE#	LENGTH	BEARING
L13	101.65'	S21°23'04"W
L14	37.37'	S81°27'27"W
L15	41.92'	N33°32'33"W
L16	96.45'	S83°24'16"E
L17	76.13'	S72°57'30"W
L18	56.31'	S89°56'15"W
L19	25.00'	S89°55'07"W
L20	5.00'	S89°54'16"W
L21	20.00'	S89°58'34"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	113.24'	725.00'	8°56'56"	N80°37'32"W	113.12'
C2	63.82'	725.00'	5°02'38"	N87°37'19"W	63.80'
C3	73.73'	250.00'	16°53'52"	S81°24'26"W	73.46'
C4	254.89'	200.00'	73°01'14"	S36°26'53"W	237.99'
C5	122.25'	220.00'	31°50'19"	S15°51'25"W	120.68'
C6	36.84'	290.76'	7°15'38"	N79°45'58"W	36.82'
C7	116.36'	744.76'	8°57'07"	N80°37'32"W	116.24'
C8	14.82'	746.92'	1°08'12"	N85°40'12"W	14.82'
C9	50.77'	745.00'	3°54'15"	N88°11'30"W	50.76'
C10	27.38'	270.00'	5°48'39"	S86°57'02"W	27.37'
C11	52.25'	270.00'	11°05'13"	S78°30'06"W	52.16'
C12	280.38'	220.00'	73°01'14"	S36°26'53"W	261.79'
C13	72.70'	200.00'	20°49'35"	S10°21'03"W	72.30'
C14	162.79'	240.00'	38°51'52"	N19°22'11"E	159.69'
C15	229.40'	180.00'	73°01'14"	N36°26'53"E	214.19'
C16	67.83'	230.00'	16°53'52"	N81°24'26"E	67.59'
C17	62.06'	705.00'	5°02'38"	S87°37'19"E	62.04'
C18	110.11'	705.00'	8°56'56"	S80°37'32"E	110.00'
C19	97.15'	45.00'	12°34'15"	S51°55'21"W	79.35'
C20	66.36'	225.00'	16°53'52"	S81°24'26"W	66.12'
C21	223.03'	175.00'	73°01'14"	S36°26'53"W	208.24'
C22	54.67'	245.00'	12°47'04"	S6°19'47"W	54.55'
C23	74.18'	245.00'	17°20'52"	S21°23'45"W	73.90'
C24	45.49'	240.28'	10°50'52"	N33°22'07"E	45.42'
C25	14.82'	50.00'	16°58'46"	S81°26'53"W	14.76'



FD GLO BRASS CAP 1' ABOVE GROUND, BEING THE SW COR. OF SEC. 11, T.4N., R.5E., PER G.&S.R.B.&M.

FD 1/2" REBAR AND CAP (ILLEGIBLE) ACCEPTED AFFIXED RLS CAP #47373

1319.38'(M)

S89°53'42"W 2638.72'(R)

FD GLO BRASS CAP STAMPED 1/2" 1' ABOVE NATURAL GROUND BEING THE S1/4 COR. OF SEC. 11, T.4N., R.5E., PER G.&S.R.B.&M.

STRATEGIC SURVEYING, LLC

LAND SURVEYOR  
STRATEGIC SURVEYING, LLC  
1102 WEST SOUTHERN AVE.,  
SUITE 4  
TEMPE, ARIZONA 85282  
CONTACT: JOSHUA MOYES  
PHONE: (480) 865-4399

2443 WEST 12TH STREET  
STE 1  
TEMPE, AZ 85281  
PH 480-272-7634

AV	JSN
CHK'D	JSN
APPR'D	JSN
DATE	8-11-22
STRATEGIC SURVEY PROJECT #	00539-FP
CLIENT PROJECT NUMBER	

FINAL PLAT

"SERENO CANYON PHASE 2AA"

PORTIONS OF SECTION 11

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

SCOTTSDALE, ARIZONA

SHEET 2 OF 4

DRAWING NUMBER

FP-02



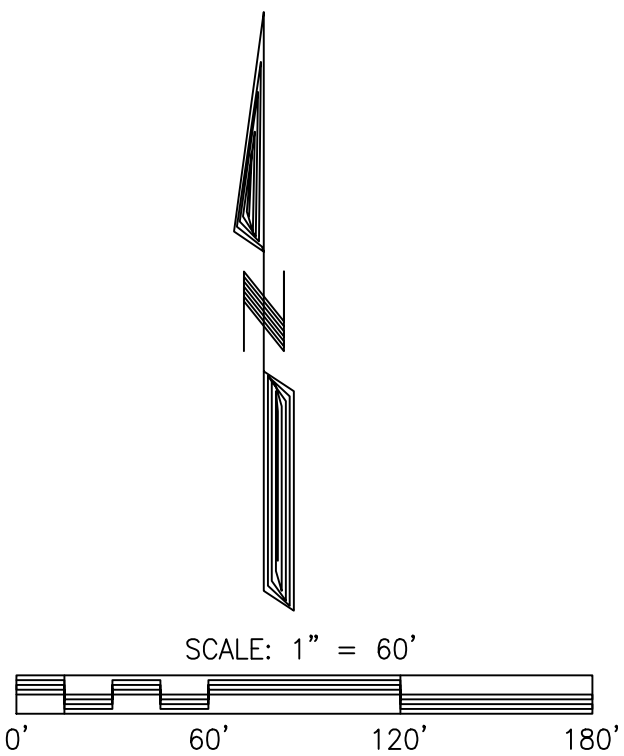
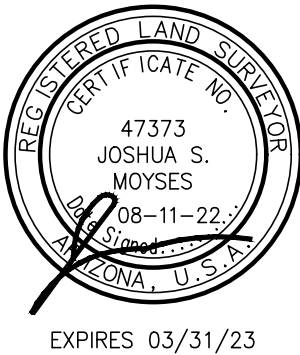
TRACT AREA TABLE			
TRACT	AREA (SQ. FT.)	USE	OWNER
TRACT CCC	9,455	W.S.F., P.U.	SERENO CANYON COMMUNITY ASSOC.
TRACT DDD	2,668	P.U., LANDSCAPE	SERENO CANYON COMMUNITY ASSOC.
TRACT EEE	25,216	P.U., E.S.A., W.S.F., P.S.	SERENO CANYON COMMUNITY ASSOC.
TRACT FFF	3,666	P.N.M.A., P.U., W.S.F.	SERENO CANYON COMMUNITY ASSOC.

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
36A	48,470
37A	59,287
60A	107,290
61A	117,624
62A	122,392

EASEMENT TABLE		
LINE #	LENGTH	BEARING
EL51	25.11	S83°24'16"E
EL52	132.11	S0°03'11"E
EL53	20.54	S22°00'51"E
EL54	41.07	S38°38'37"E
EL55	18.41	S3°32'48"E
EL56	21.81	S22°28'13"W
EL57	18.19	S35°02'46"W
EL58	22.47	S43°57'38"W
EL59	37.42	N0°03'11"W
EL60	7.01	N35°02'46"E
EL61	13.28	N22°28'13"E
EL62	4.72	N3°32'48"W
EL63	14.15	N38°38'37"W
EL64	49.50	N0°03'11"W
EL65	107.10	S0°03'11"E
EL66	91.19	S17°54'47"E

EASEMENT TABLE		
LINE #	LENGTH	BEARING
EL67	162.69	N0°03'11"W
EL68	78.74	S0°03'45"E
EL69	18.55	N0°03'45"W
EL70	13.00	S89°56'15"W
EL71	30.73	S0°01'11"E
EL72	12.65	N90°00'00"E
EL73	19.99	N0°00'00"E
EL74	25.00	N89°56'15"E
EL75	33.40	S0°30'34"W
EL76	25.00	N87°12'55"W
EL77	41.71	S0°03'45"E
EL78	34.68	S0°03'11"E
EL79	41.71	N0°03'45"W
EL80	8.00	N57°27'58"W

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
EC51	87.17	65.50	76°15'02"	S20°10'42"W	80.88
EC52	108.06	40.50	152°52'04"	N0°03'45"W	78.74
EC53	12.20	200.21	3°29'29"	N1°41'02"E	12.20
EC54	12.17	245.00	2°50'49"	N1°21'40"E	12.17
EC55	39.15	240.00	9°20'49"	S4°36'40"W	39.11
EC56	74.79	248.00	17°16'44"	N8°34'37"E	74.51
EC57	97.85	172.00	32°35'47"	N16°14'09"E	96.54
EC58	102.40	180.00	32°35'47"	S16°14'09"W	101.03



STRATEGIC SURVEYING, LLC

LAND SURVEYOR  
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DRAWN	AV
CHECK'D	JSM
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