

CITIZEN OUTREACH REPORT

Right-of-way & Easement Abandonment Request

Portions of Morning Vista Road and 114th Street
615-PA-2023

March 14, 2024

The following is the report identifying the outreach activities to the neighborhood and the impacted utility service providers that were undertaken with respect to the proposed Right-of-way Abandonment/Easement Release request which is being submitted under pre-application number 615-PA-2023.

To solicit public feedback and to ensure that all neighboring property owners and interested parties had an opportunity to review and comment on the proposed application request, the applicant sent out notification to:

- All property owners within 750 feet.
- All parties listed on the city's Interested Parties List.
- All impacted utility Companies identified in the list below.

Utility Co.	Contact	Phone/Fax	Email
APS	Curtis Lyons	P. 602-328-1342	curtis.lyons@aps.com
SRP	SRP Land Department		landinformation@srp.net
Lumen	Network Real Estate		nre.easement@lumen.com
COS Water	Water Dept.	P. 480-312-5685	WaterAdmin@ScottsdaleAZ.gov
Cox	Permitting Group	P. 623-328-2200	AZ.EngPermits@cox.com
SWG	Michelle Gutierrez	P. 702-365-2099	caz-rowrequest@swgas.com
Epco	Todd Yeledahl	P. 480-521-5742	tyeledahl@epco.com

Updated 09/30/2021

Outreach letters sent are included herein for reference. The list of neighboring properties within 750' and the interested parties contacted is included herein.

No comments or responses were received from any of the neighboring property owners or interested parties. There were several concerns raised by the utility service providers. As a result, this request does not include the release of any utility easements. In addition, a 25' public utility easement will be dedicated over the right-of-way proposed to be abandoned for Morning Vista Road.

Right-of-way & Easement Abandonment Request

Portions of Morning Vista Road and 114th Street Neighborhood Notification

615-PA-2023

November 20, 2023

This notification is to inform you of our intent to submit an application to the City of Scottsdale to request the abandonment of portions of Morning Vista Road and 114th Street more specifically detailed as follows:

Scope of Abandonment Request

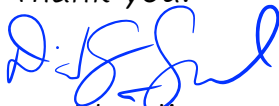
- Abandon (Release) the 30' Roadway Easement & Public Utility Easement on the north side of Morning Vista between 113th and 114th.
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th.
- Abandon (Release) 5' Roadway Easement & Public Utility Easement on the west side of 114th between Morning Vista and Via Dona.
- Abandon (Release) 30' Roadway Easement & Public Utility Easement on the west side of 114th for 300' north of Morning Vista.
- Dedicate new Water & Sewer Easement (WSE) on the north side of Morning Vista between 113th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.

Attached is a graphic illustrating the scope of the request.

If you have any questions, please contact me at (602) 330-5252 or email DGULINO@LDSERVICES.NET.

The City of Scottsdale Staff Contact is Senior Planner Jesus Murillo who can be reached at (480) 312-7849 or JMurillo@scottsdaleAZ.gov

Thank you.



David Gulino



RESEARCH & GENERAL NOTES

THIS IS NOT AN ALTA SURVEY OR A BOUNDARY SURVEY. A COMPLETE TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

1. RELEVANT DOCUMENTS:
 - * THE GOLDEN BROWN PINNACLE PEAK RANCH: UNIT THREE PLAT, BK 197, PG. 24, M.C.R.
 - * MINOR LAND ASSEMBLAGE PLAT, BK. 2324, PG. 18, M.C.R.
 - * ALTANSPPS LAND TITLE SURVEY, BK. 1394, PG. 5, M.C.R.
 - * WARRANTY DEED RECORDED IN DOCUMENT NO. 20210823120, M.C.R. MARICOPA COUNTY GDACS PLAT, BK 672, PG. 2, M.C.R.
 - * FINAL PLAT SONORAN RESERVE, BK. 657, PG. 31, M.C.R.
 - * APS UTILITY EASEMENT, RECORDED IN DOCUMENT NO. 20031258160 M.C.R.
 - * DRAINAGE EASEMENT, RECORDED IN DOCUMENT NO. 20030281969 M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20021424246 M.C.R.
 - * COS NAGS EASEMENT RECORDED IN DOCUMENT NO. 20030182974 M.C.R.
 - * JOINT TENANCY DEED RECORDED IN DOCKET 14075, PAGE 147, M.C.R.
 - * ABANDONMENT RESOLUTION RECORDED IN DOCUMENT NO. 20040744117, M.C.R.
 - * SONORAN RESERVE PLAT RECORDED IN BK. 657, PG. 31, M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20070103222 M.C.R.
 - * COS WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 20070103221 M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20030287487 M.C.R.
2. NO OTHER SURVEYS WERE LOCATED FROM AN INTERNET SEARCH.
3. THIS SURVEY IS LOCATED IN THE NORTHWEST 1/4, OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST, G&SRM, MARICOPA COUNTY, ARIZONA.

GPS NOTES

THIS SURVEY WAS PERFORMED USING A COMBINATION OF GPS MEASUREMENTS AND TRADITIONAL TOTAL STATION MEASUREMENTS. THE POSITIONAL VALUES FOR THE GPS SURVEYED POINTS WERE DERIVED UTILIZING A WEIGHTED AVERAGE OF A MINIMUM 3 SECOND REAL TIME KINEMATIC (RTK) GPS OBSERVATION. THE RTK OBSERVATIONS WERE MADE USING A SINGLE RECEIVER SYSTEM CONNECTED TO THE ADJACENT BASE STATION NETWORK OPERATED BY SMARTNET NORTH AMERICA.

ALL BEARINGS AND DISTANCES, MEASURED (M) AND CALCULATED (C) SHOWN ON THIS SURVEY ARE REPRESENTED ACCORDING TO THE BASIS OF BEARING SHOWN HEREON, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DISTANCES SHOWN ARE GROUND AND ARE REPRESENTED IN INTERNATIONAL FEET AND DECIMALS OF FEET, UNLESS SPECIFICALLY NOTED OTHERWISE.

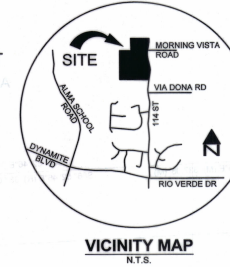
COORDINATE SYSTEM META DATA
 UNITS: INTERNATIONAL FEET
 PROJECTION: GROUND PER GDACS MCR BK 672, PG 2
 SCALE FACTOR (GRID TO GROUND): 1.00022500
 GEOID MODEL: GEOID 2012
 HORIZONTAL ADJUSTMENT: NONE
 VERTICAL ADJUSTMENT: ORIGIN NORTH: 999897.858
 ORIGIN EAST: 723553.283
 CONSTANT ADJUSTMENT: SUBTRACT 0.01'

LEGEND

- BRASS OR ALUMINUM CAP AS NOTED
- NT FD MONUMENT
- SET FD MONUMENT
- B-O-B BASIS OF BEARING
- BCF BRASS CAP FLUSH
- BT BRASS TAG
- (C) CALCULATED
- D & F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT
- FD FOUND
- IS/FP IRON BAR / IRON PIPE
- MCR / M.C.R. MARICOPA COUNTY RECORDER
- (M) MEASURED
- N.A.O.S. NATURAL AREA OPEN SPACE
- CAP/PC PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT
- RDWY ROADWAY EASEMENT
- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R2) RECORDED (DOCUMENT 20210823120)
- (R3) RECORDED (M.C.R. BOOK 1410 PAGE 12)
- (R4) RECORDED (DOCUMENT NO. 20031258160 M.C.R.)
- (R5) RECORDED (DOCUMENT NO. 20030281969 M.C.R.)
- (R6) RECORDED (DOCUMENT NO. 20030182974 M.C.R.)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R.)
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R.)
- (R9) RECORDED (DOCUMENT NO. 20070103222 M.C.R.)
- (R10) RECORDED (DOCUMENT NO. 20030287487 M.C.R.)
- ROW RIGHT OF WAY
- CENTER / MONUMENT LINE
- - - EASEMENT LINE
- - - PL - PROPERTY LINE

BOUNDARY SURVEY

29300 N 114 ST, SCOTTSDALE, AZ. 85262
 A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



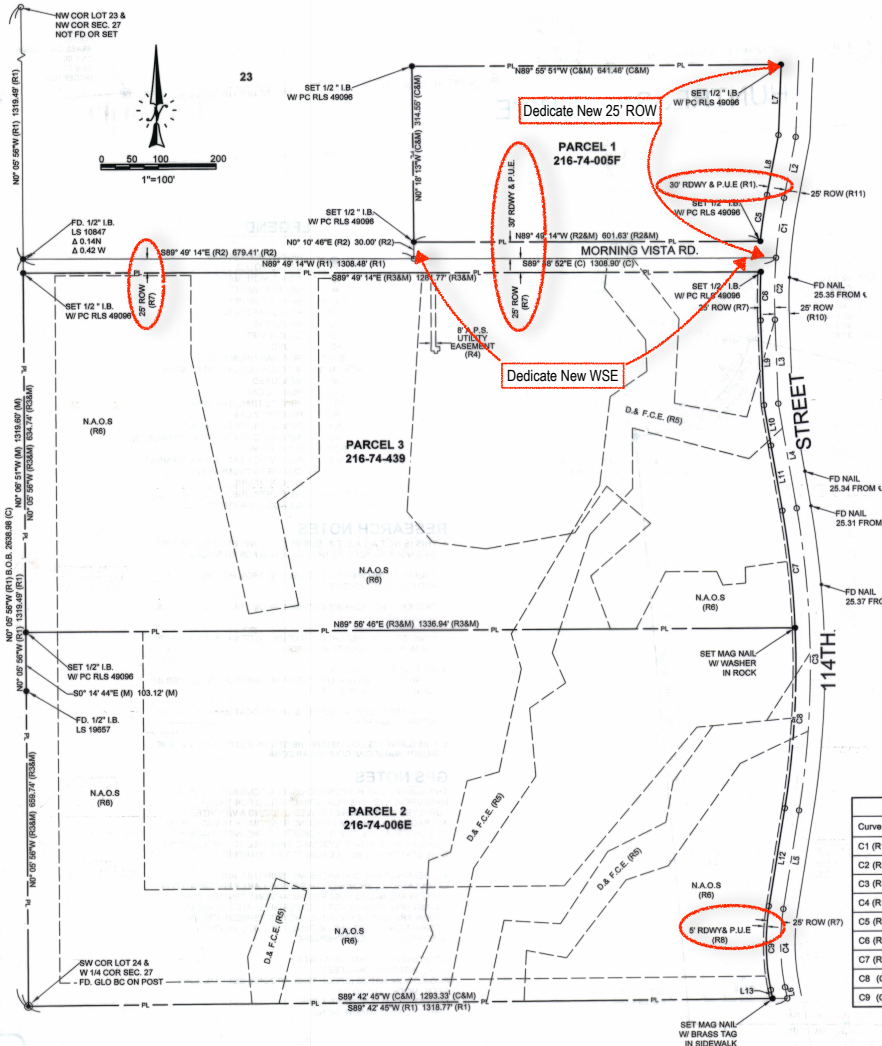
OWNER
 TRIPLE WASH RANCH LLC
 11303 E MORNING VISTA LANE
 SCOTTSDALE AZ 85262

SITE ADDRESS
 29300 N 114 ST.
 SCOTTSDALE AZ. 85262

A.P.N.
 216-74-005F
 216-74-006E
 216-74-439

AREA
 219,542 S.F. OR 5.04 AC
 906,021 S.F. OR 20.80 AC
 923,078 S.F. OR 19.91 AC

ZONING
 R1-190



Line Table

Line #	Length	Direction
L1 (R1)	309.21	S2° 28' 11"W
L2 (R1)	110.85	S10° 48' 19"W
L3 (R1)	147.76	S1° 52' 31"E
L4 (R1)	188.39	S9° 27' 42"E
L5 (R1)	177.10	S9° 09' 14"W
L6 (R1)	20.15	S10° 57' 45"E
L7 (C)	125.43	S2° 28' 11"W
L8 (R2)	108.65	S10° 48' 19"W
L9 (R3)	149.42	N1° 52' 31"W
L10 (R3)	72.65	N9° 27' 42"W
L11 (R3)	117.40	N9° 27' 42"W
L12 (C)	177.10	N9° 09' 14"E
L13 (C)	15.44	N10° 57' 45"W

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PORTION OF PARCEL 23 OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE AND BEING RECORDED IN BOOK 197, PAGE 24, MARICOPA COUNTY RECORDS, BEING SITUATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 23;
 THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 23, A DISTANCE OF 878.41 FEET;
 THENCE NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED AS PARCEL 1 IN THAT CERTAIN INSTRUMENT RECORDED IN DOCKET 14075, PAGE 147;
 THENCE NORTH 00 DEGREES 13 SECONDS WEST, A DISTANCE OF 628.11 FEET;
 THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 648.88 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 135.12 FEET;
 THENCE SOUTH 10 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 308.27 FEET TO A POINT OF CURVATURE;
 THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE SOUTHERLY WHICH IS CONCAVE EASTERLY WHOSE RADIUS POINT BEARS SOUTH 79 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 1019.98 FEET AND HAVING A CENTRAL ANGLE OF 04 DEGREES 44 MINUTES 57 SECONDS; AN ARC DISTANCE OF 84.55 FEET;
 THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS WEST PARALLEL TO AND 30.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID PARCEL 23, A DISTANCE OF 601.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
 THE SOUTH HALF OF PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT ALL MINERALS IN SAID LAND, AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
 THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT ALL MINERALS IN SAID LAND, AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.

Curve Table

Curve #	Length	Radius	Delta	Chord Length (C)	Chord Bearing (C)
C1 (R1)	109.09	989.98	6°18'50" (R1)	109.04	S7° 38' 54"W
C2 (R1)	110.01	989.98	6°22'00" (R1)	109.95	S1° 16' 29"W
C3 (R1)	535.24	1647.38	18°36'56" (R1)	532.89	N0° 09' 14"W
C4 (R1)	138.86	394.64	20°07'00" (R1)	137.85	S0° 54' 15"E
C5 (R2)	84.55	1019.98	4°44'57" (R2)	84.52	S8° 25' 50"W
C6 (R3)	85.85	1014.98	4°50'47" (C)	85.83	N0° 32' 52"E
C7 (R3)	208.05	1822.38	7°29'51" (C)	207.91	N5° 47' 17"W
C8 (C)	319.07	1822.38	11°18'05" (C)	318.55	N3° 31' 11"E
C9 (C)	147.34	419.64	20°07'00" (C)	146.58	N0° 54' 15"W

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS" AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2022.

EDWARD GOOKIN RLS 49096 DATE

BASIS OF BEARING
 A BEARING OF N 00° 05' 56" W ALONG THE WEST LINE OF SECTION 27, TEN RSE, G&SRM AS SHOWN ON THE GOLDIE BROWN PINNACLE PEAK RANCH PLAT RECORDED IN BK. 197, PG. 24 M.C.R.

Q.S. 52-55

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASEIN FLOOD ELEVATION (IN AO ZONE, USE DEPT#)
045012	091E 11-04-15	"M"	11-04-15	SHADED X	<1 FT

Call at least two full working days before you begin excavation.

ARIZONA 811
 Arizona Blue State, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1190

BOUNDARY SURVEY
 TRIPLE WASH RANCH
 29300 N 114 ST.
 SCOTTSDALE, ARIZONA 85262

GOOKIN ENGINEERS
 ENGINEERS - HYDROLOGISTS - PLANNERS - SURVEYORS
 4301 NORTH BROWN AVENUE
 SCOTTSDALE, ARIZONA 85251
 480-944-3741
 C:\W\Gookin.biz

Scale 1"=100'
 Date 4/19/2022
 Rev
 Designed SC
 Drawn AJJ
 Title 2017-03-20-2022

SHEET 1 OF 1 SHEETS
 JOB NO. 2667

Search Results_Parcels-6

Parcel Number	Owner	Property Address	Mailing Address
216-73-523	CENTENNIAL REAL ESTATE LLC	29359 N 111TH WAY SCOTTSDALE 85262	3500 GRAND OAKS PARK PITTSBURG KS USA 66762
216-73-524	HOL LLC	29487 N 111TH WAY SCOTTSDALE 85262	500 CARL OLSEN ST MAPLETON ND USA 58059
216-73-525	ELLY B BEARD 2007 TRUST	29503 N 111TH WAY SCOTTSDALE 85262	3750 E CLOUD RD CAVE CREEK AZ USA 85331
216-73-526	JAMES A KISSLER FAMILY TRUST	29575 N 111TH WAY SCOTTSDALE 85262	1121 W AMITY RD BOISE ID USA 83705
216-74-004L	DECKER LOUISE LYNN TR		PO BOX 3144 EVERGREEN CO USA 80439
216-74-004M	BUBALA LLC	29497 N 114TH ST SCOTTSDALE 85262	11035 LAVENDER HILLS DR 160-156 LOS VEGAS NV USA 89135
216-74-004N	FRANTZ JAMES B/LYNDA K		11500 E MORNING VISTA RD SCOTTSDALE AZ USA 85262
216-74-004R	FOSTER LIVING TRUST	29457 N 114TH ST SCOTTSDALE 85262	29457 N 114TH ST SCOTTSDALE AZ USA 85262
216-74-004S	JAMES B AND LYNDA K FRANTZ LIVING TRUT	11500 E MORNING VISTA RD SCOTTSDALE 85262	11500 E MORNING VISTA RD SCOTTSDALE AZ USA 85262
216-74-004V	DOUGLAS I AND LINDA A MACGREGOR REV LIV TR	29499 N 114TH ST SCOTTSDALE 85262	29499 N 114TH ST SCOTTSDALE AZ USA 85262
216-74-005E	PATRICK PS WONG REVOCABLE TRUST/HELEN LS WONG REVOCABLE TRUST		844 BROOKLINE LN PARK RIDGE IL USA 60068-2610
216-74-005F	TRIPLE WASH RANCH LLC	11348 E MORNING VISTA RD SCOTTSDALE 85262	11303 E MORNING VISTA LN SCOTTSDALE AZ USA 85262
216-74-005G	SCOTTSDALE CITY OF		SCOTTSDALE AZ USA 85251
216-74-006E	TRIPLE WASH RANCH LLC	29300 N 114TH ST SCOTTSDALE 85262	11303 E MORNING VISTA LN SCOTTSDALE AZ USA 85262
216-74-007B	TRAMONTIN FAMILY TRUST	29125 N 114TH ST SCOTTSDALE 85262	29125 N 114TH ST SCOTTSDALE AZ USA 85262
216-74-007J	DEAN ROSS A/SUSAN R TR		29301 N 114TH ST SCOTTSDALE AZ USA 85262
216-74-007K	SCOTTSDALE NATIONAL GOLF CLUB LLC	29201 N 114TH ST SCOTTSDALE 85262	11810 E RIO VERDE DR SCOTTSDALE AZ USA 85262
216-74-007L	GRIERSON GUY/RAYLENE	29321 N 114TH ST SCOTTSDALE 85262	2107 BRIAR CRESCENT NW CALGARY AB CAN T2N3V6
216-74-007M	PAPROSKI JOHN E/MARY T	11499 E MORNING VISTA RD SCOTTSDALE 85262	210 STEFAN RD NORTH WALES PA USA 19454
216-74-177	DEBORAH AND FRANK ADAMS 2004 REVOCABLE TRUST	11336 E CINDER CONE TRL SCOTTSDALE 85262	3016 PALOS VERDES DR W PALOS VERDES ESTATES CA USA 90274
216-74-178	BURKHARDT FAMILY TRUST	11270 E CINDER CONE TRL SCOTTSDALE 85262	11205 E CINDER CONE TRL SCOTTSDALE AZ USA 85262
216-74-179	KENNETH A MARTINDALE LIVING TRUST	11204 E CINDER CONE TRL SCOTTSDALE 85262	11271 E CINDER CONE TRL SCOTTSDALE AZ USA 85262
216-74-180	BURKHARDT FAMILY TRUST	11205 E CINDER CONE TRL SCOTTSDALE 85262	11205 E CINDER CONE TRL SCOTTSDALE AZ USA 85262
216-74-181	KENNETH A MARTINDALE LIVING TRUST	11271 E CINDER CONE TRL SCOTTSDALE 85262	11271 E CINDER CONE TRL SCOTTSDALE AZ USA 85262
216-74-182	ANDERSEN K TUCKER/KAREN	11337 E CINDER CONE TRL SCOTTSDALE 85262	61 ABOVE ALL RD WARREN CT USA 06754
216-74-183	SONORAN RESERVE HOMEOWNERS ASSOCIATION INC		8681 E LAJUNTA RD SCOTTSDALE AZ USA 85255
216-74-184	SONORAN RESERVE HOMEOWNERS ASSOCIATION INC		8681 E LAJUNTA RD SCOTTSDALE AZ USA 85255
216-74-439	TRIPLE WASH RANCH LLC	29300 N 114TH ST SCOTTSDALE 85262	1601 E 69TH ST 308 SIOUX FALLS SD USA 57108

Owner	Company	Address	City	State	Zip
Commissioner Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
Commissioner William Scarbrough	City of Scottsdale Planning Commission	5639 E. Edgemont Ave.	Scottsdale	AZ	85257
Commissioner Joe Young	City of Scottsdale Planning Commission	7234 E. Shoeman Lane, Suite #8	Scottsdale	AZ	85251
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259
Commissioner Christian Serena	City of Scottsdale Planning Commission	6929 N. Hayden Rd., Suite C4194	Scottsdale	AZ	85250
Commissioner Diana Kaminski	City of Scottsdale Planning Commission	7447 E. Indian School Road	Scottsdale	AZ	85257
Commissioner Barney Gonzales	City of Scottsdale Planning Commission	6349 N. Cattletrack Rd.	Scottsdale	AZ	85250
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	1850 N, Central Ave. ste 1700	Phoenix	AZ	85004
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201

Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
ADOT Central District - Red Letter	Arizona Department of Transportation	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB10W	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Tom Durham	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Dave Ortega - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Steve Perone		7474 E. Earll Dr. #108	Scottsdale	AZ	85251
Kurt Jones	Tiffany & Bosco P.A.	2525 E. Camelback Road	Phoenix	AZ	85016
Edmond Richard	Vice Chair Community Council of Scottsdale	2119 N 69th Place	Scottsdale	AZ	85257
Susan Demmitt/Nick Sobraske	Gammage & Burnham	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Prescott Smith	Technical Solutions	5111 N. Scottsdale Road, Suite 260	Scottsdale	AZ	85260
Paul Alessio		7527 E. Tailspin Lane	Scottsdale	AZ	85255

Utility Provider Consent Request
Right-of-way & Easement Abandonment
Portions of Morning Vista Road and 114th Street
Scottsdale, AZ
615-PA-2023
November 20, 2023

This notification is to request your concurrence and comments regarding our intent to submit an application to the City of Scottsdale to request the abandonment of portions of Morning Vista Road and 114th Street more specifically detailed as follows:

Scope of Abandonment Request


- Abandon (Release) the 30' Roadway Easement & Public Utility Easement on the north side of Morning Vista between 113th and 114th.
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th.
- Abandon (Release) 5' Roadway Easement & Public Utility Easement on the west side of 114th between Morning Vista and Via Dona.
- Abandon (Release) 30' Roadway Easement & Public Utility Easement on the west side of 114th for 300' north of Morning Vista.
- Dedicate new Water & Sewer Easement (WSE) on the north side of Morning Vista between 113th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.

Attached is a graphic illustrating the scope of the request.

If you have any questions, please contact me at (602) 330-5252 or email DGULINO@LDSERVICES.NET

The City of Scottsdale Staff Contact is Senior Planner Jesus Murillo who can be reached at (480) 312-7849 or JMurillo@scottsdaleAZ.gov

Thank you,



David Gulino



RESEARCH & GENERAL NOTES

THIS IS NOT AN ALTA SURVEY OR A BOUNDARY SURVEY. A COMPLETE TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

1. RELEVANT DOCUMENTS:
 - * THE GOLDEN BROWN PINNACLE PEAK RANCH: UNIT THREE PLAT, BK 197, PG. 24, M.C.R.
 - * MINOR LAND ASSEMBLAGE PLAT, BK. 2324, PG. 18, M.C.R.
 - * ALTANSPS LAND TITLE SURVEY, BK. 1394, PG. 5, M.C.R.
 - * WARRANTY DEED RECORDED IN DOCUMENT NO. 20210823120, M.C.R. MARICOPA COUNTY GDACS PLAT, BK 672, PG. 2, M.C.R.
 - * FINAL PLAT SONORAN RESERVE, BK. 657, PG. 31, M.C.R.
 - * APS UTILITY EASEMENT, RECORDED IN DOCUMENT NO. 20031258160 M.C.R.
 - * DRAINAGE EASEMENT, RECORDED IN DOCUMENT NO. 20030281969 M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20021424246 M.C.R.
 - * COS NAGS EASEMENT RECORDED IN DOCUMENT NO. 20030182974 M.C.R.
 - * JOINT TENANCY DEED RECORDED IN DOCKET 14075, PAGE 147, M.C.R.
 - * ABANDONMENT RESOLUTION RECORDED IN DOCUMENT NO. 20040744117, M.C.R.
 - * SONORAN RESERVE PLAT RECORDED IN BK. 657, PG. 31, M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20070103222 M.C.R.
 - * COS WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 20070103221 M.C.R.
 - * COS DEED OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20030287487 M.C.R.
2. NO OTHER SURVEYS WERE LOCATED FROM AN INTERNET SEARCH.
3. THIS SURVEY IS LOCATED IN THE NORTHWEST 1/4, OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST, G&SRM, MARICOPA COUNTY, ARIZONA.

GPS NOTES

THIS SURVEY WAS PERFORMED USING A COMBINATION OF GPS MEASUREMENTS AND TRADITIONAL TOTAL STATION MEASUREMENTS. THE POSITIONAL VALUES FOR THE GPS SURVEYED POINTS WERE DERIVED UTILIZING A WEIGHTED AVERAGE OF A MINIMUM 3 SECOND REAL TIME KINEMATIC (RTK) GPS OBSERVATION. THE RTK OBSERVATIONS WERE MADE USING A SINGLE RECEIVER SYSTEM CONNECTED TO THE ADJACENT BASE STATION NETWORK OPERATED BY SMARTNET NORTH AMERICA.

ALL BEARINGS AND DISTANCES, MEASURED (M) AND CALCULATED (C) SHOWN ON THIS SURVEY ARE REPRESENTED ACCORDING TO THE BASIS OF BEARING SHOWN HEREON, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DISTANCES SHOWN ARE GROUND AND ARE REPRESENTED IN INTERNATIONAL FEET AND DECIMALS OF FEET, UNLESS SPECIFICALLY NOTED OTHERWISE.

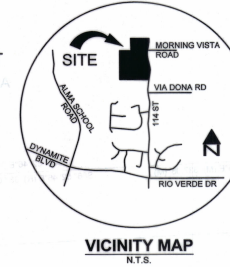
COORDINATE SYSTEM META DATA
 UNITS: INTERNATIONAL FEET
 PROJECTION: GROUND PER GDACS MCR BK 672, PG 2
 SCALE FACTOR (GRID TO GROUND): 1.00022500
 GEOID MODEL: GEOID 2012
 HORIZONTAL ADJUSTMENT: NONE
 VERTICAL ADJUSTMENT: ORIGIN NORTH: 999897.858
 ORIGIN EAST: 723553.283
 CONSTANT ADJUSTMENT: SUBTRACT 0.01'

LEGEND

- BRASS OR ALUMINUM CAP AS NOTED
- NT FD MONUMENT
- SET FD MONUMENT
- B-O-B BASIS OF BEARING
- BCF BRASS CAP FLUSH
- BT BRASS TAG
- (C) CALCULATED
- D & F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT
- FD FOUND
- IB/FP IRON BAR / IRON PIPE
- MCR / M.C.R. MARICOPA COUNTY RECORDER
- (M) MEASURED
- N.A.O.S. NATURAL AREA OPEN SPACE
- CAP/PC PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT
- RDWY ROADWAY EASEMENT
- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R2) RECORDED (DOCUMENT 20210823120)
- (R3) RECORDED (M.C.R. BOOK 1410 PAGE 12)
- (R4) RECORDED (DOCUMENT NO. 20031258160 M.C.R.)
- (R5) RECORDED (DOCUMENT NO. 20030281969 M.C.R.)
- (R6) RECORDED (DOCUMENT NO. 20030182974 M.C.R.)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R.)
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R.)
- (R9) RECORDED (DOCUMENT NO. 20070103222 M.C.R.)
- (R10) RECORDED (DOCUMENT NO. 20070103221 M.C.R.)
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R.)
- ROW RIGHT OF WAY
- CENTER / MONUMENT LINE
- - - EASEMENT LINE
- - - PL - PROPERTY LINE

BOUNDARY SURVEY

29300 N 114 ST, SCOTTSDALE, AZ. 85262
 A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



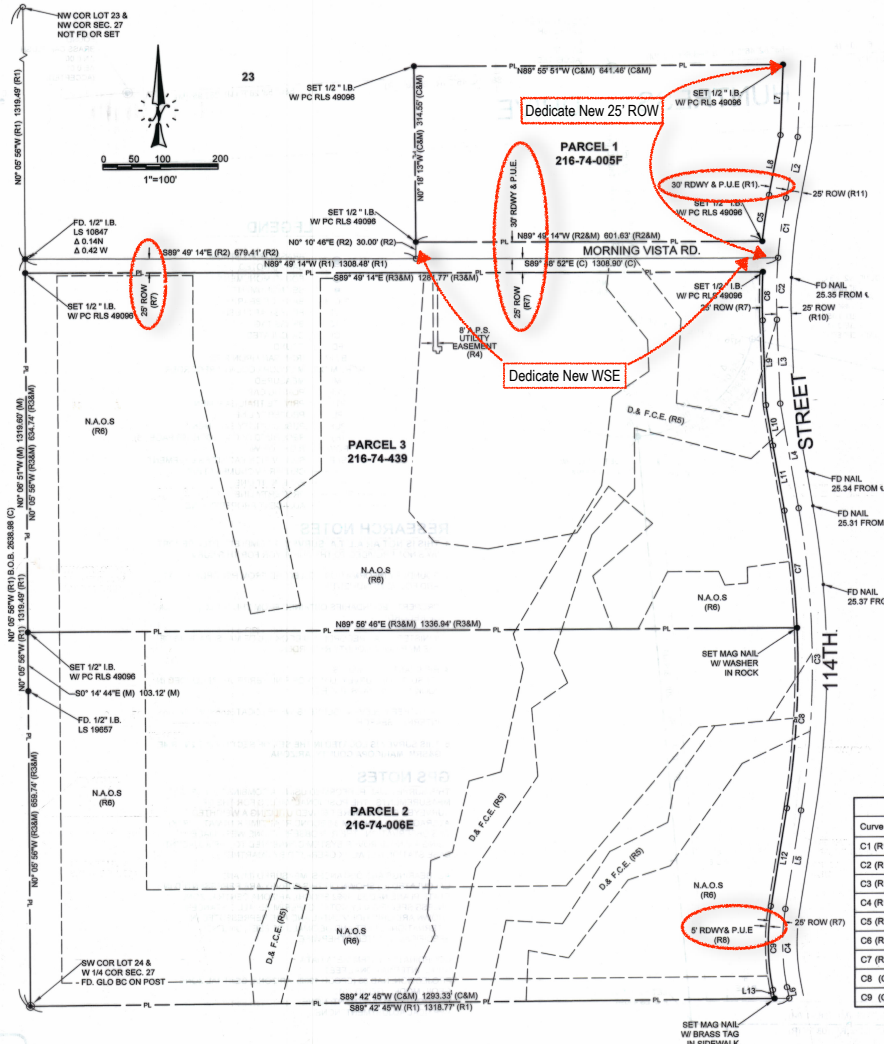
OWNER
 TRIPLE WASH RANCH LLC
 11303 E MORNING VISTA LANE
 SCOTTSDALE AZ 85262

SITE ADDRESS
 29300 N 114 ST.
 SCOTTSDALE AZ. 85262

A.P.N.
 216-74-005F
 216-74-006E
 216-74-439

AREA
 219,542 S.F. OR 5.04 AC
 906,021 S.F. OR 20.80 AC
 923,078 S.F. OR 19.91 AC

ZONING
 R1-190



Line Table

Line #	Length	Direction
L1 (R1)	309.21	S2° 28' 11" W
L2 (R1)	110.85	S10° 48' 19" W
L3 (R1)	147.76	S1° 52' 31" E
L4 (R1)	188.39	S9° 27' 42" E
L5 (R1)	177.10	S9° 09' 14" W
L6 (R1)	20.15	S10° 57' 45" E
L7 (C)	125.43	S2° 28' 11" W
L8 (R2)	108.65	S10° 48' 19" W
L9 (R3)	149.42	N1° 52' 31" W
L10 (R3)	72.65	N9° 27' 42" W
L11 (R3)	117.40	N9° 27' 42" W
L12 (C)	177.10	N9° 09' 14" E
L13 (C)	15.44	N10° 57' 45" W

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PORTION OF PARCEL 23 OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE AND BEING RECORDED IN BOOK 197, PAGE 24, MARICOPA COUNTY RECORDS, BEING SITUATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 23;
 THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 23, A DISTANCE OF 878.41 FEET;
 THENCE NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED AS PARCEL 1 IN THAT CERTAIN INSTRUMENT RECORDED IN DOCKET 14075, PAGE 147;
 THENCE NORTH 00 DEGREES 13 SECONDS WEST, A DISTANCE OF 628.11 FEET;
 THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 648.88 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 135.12 FEET;
 THENCE SOUTH 10 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 308.27 FEET TO A POINT OF CURVATURE;
 THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE SOUTHERLY WHICH IS CONCAVE EASTERLY WHOSE RADIUS POINT BEARS SOUTH 79 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 1019.98 FEET AND HAVING A CENTRAL ANGLE OF 04 DEGREES 44 MINUTES 57 SECONDS; AN ARC DISTANCE OF 84.55 FEET;
 THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS WEST PARALLEL TO AND 30.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID PARCEL 23, A DISTANCE OF 601.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
 THE SOUTH HALF OF PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT ALL MINERALS IN SAID LAND, AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
 THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT ALL MINERALS IN SAID LAND, AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING
 A BEARING OF N 00° 05' 56" W ALONG THE WEST LINE OF SECTION 27, TEN RSE, G&SRM AS SHOWN ON THE GOLDIE BROWN PINNACLE PEAK RANCH PLAT RECORDED IN BK. 197, PG. 24 M.C.R.

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS" AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2022.

EDWARD GOOKIN RLS 49096 DATE

Curve Table

Curve #	Length	Radius	Delta	Chord Length (C)	Chord Bearing (C)
C1 (R1)	109.09	989.98	6°18'50" (R1)	109.04	S7° 36' 54" W
C2 (R1)	110.01	989.98	6°22'00" (R1)	109.95	S1° 16' 29" W
C3 (R1)	535.24	1647.38	18°36'56" (R1)	532.89	N0° 09' 14" W
C4 (R1)	138.86	394.64	20°07'00" (R1)	137.85	S0° 54' 15" E
C5 (R2)	84.55	1019.98	4°44'57" (R2)	84.52	S8° 25' 50" W
C6 (R3)	85.85	1014.98	4°50'47" (C)	85.83	N0° 32' 52" E
C7 (R3)	208.05	1622.38	7°29'51" (C)	207.91	N5° 47' 17" W
C8 (C)	319.07	1622.38	11°16'05" (C)	318.55	N3° 31' 11" E
C9 (C)	147.34	419.64	20°07'00" (C)	146.58	N0° 54' 15" W

Q.S. 52-55

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASEIN FLOOD ELEVATION (IN AO ZONE, USE DEPT#)
045012	091E 11-04-15	"M"	11-04-15	SHADED X	<1 FT

Call at least two full working days before you begin excavation.

ARIZONA 811
 Arizona Blue State, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1190

BOUNDARY SURVEY
 TRIPLE WASH RANCH
 29300 N 114 ST.
 SCOTTSDALE, ARIZONA 85262

GOOKIN ENGINEERS
 ENGINEERS - HYDROLOGISTS - PLANNERS - SURVEYORS
 401 NORTH BROWN AVENUE
 SCOTTSDALE, ARIZONA 85251
 480-944-3741
 C:\W\Gookin.biz

Scale 1"=100'
 Date 4/19/2022
 Rev
 Designed SC
 Drawn AJJ
 Title 2017-03-12-2022

SHEET 1 OF 1 SHEETS
 JOB NO. 2667