

Project Narrative

Morning Vista Road

615-PA-2023

December 2023

Abandonment Request

Request

This request is for approval of the abandonment of public right-of-way and release of easements for the following –

- Abandon (Release) the 30' Roadway Easement & Public Utility Easement on the north side of Morning Vista between 113th and 114th (MCR Book 197; Page 24).
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th (2002-1424246).
- Abandon (Release) 30' Roadway Easement & Public Utility Easement on the west side of 114th between Via Dona to a point approximately 300' north of Morning Vista (MCR Book 197; Page 24).

In connection with these requests, the following will be dedicated to account for existing and future infrastructure improvements.

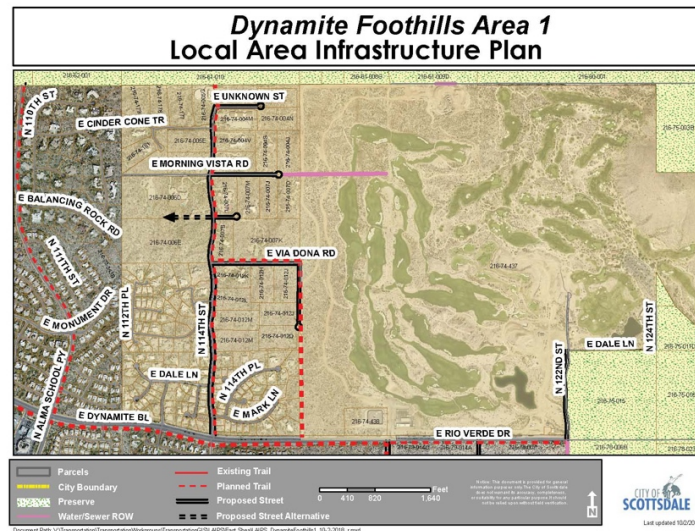
- Dedicate new Water & Sewer Easement (WSE) on the north side of Morning Vista between 113th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.

See the following exhibit.



Local Area Infrastructure Plans (LAIPS)

The LAIPS were created by the City to provide coordinated Local Area Infrastructure Plans (LAIPS) to guide implementation of neighborhood-specific infrastructure. These plans have not been formally adopted by the City Council. The plans serve as guides for city staff when reviewing development proposals.



Utilities

This abandonment request does not include a request to release any utility-only easements. Where rights-of-way are abandoned and Roadway and Public Utility Easements are released, utility easements and/or public right-of-way will be dedicated in their place as needed to maintain existing and planned future facilities. Notifications were sent out to the following providers:

- City of Scottsdale for Water & Sewer
- Arizona Public Service for Electrical
- Salt River Project for Electrical
- CenturyLink for data and communications
- Cox Communications for data and communications
- Southwest Gas for natural gas

114thStreet

This application proposes to abandon the 30' Roadway and Public Utility Easement on the west side of 114th Street between Via Dona and a point approximately 300' north of Mornign Vista. This easement was created by the Goldie Brown Pinnacle Peak Ranch Unit Three Final Plat (MCR Book 197; page 24). For the portion south of Morning Vista to Via Dona, a 25' right-of-way exists. For the 300' portion north of Morning Vista, a 25' right-of-way is proposed to be dedicated.

Compensation to City

Included with this application is information related to the compensation and history of the proposed rights-of way abandonments and easement releases. A summary is attached to this narrative for reference.

The 25' right-of-way dedications along the south side of Morning Vista and the west side of 114th Street were originally dedicated by the applicant in 2002 under 2002-1424246. As a result, the credit portion of the compensation summary proposes that the applicant receive a credit for these dedications against the proposed releases and abandonment.

Triple Wash Abandonment

615-PA-2023

December 12, 2023

Valuation Summary

Abandonments/Releases

30' Rdwy & PUE Morning Vista North, 113th - 114th	\$ 9,025.00
25' ROW Morning Vista South, 112th - 114th	\$ 16,022.50
30' Rdwy & PUE 114th Street West, Via Donna - 300' N of Morning Vista	\$ 24,900.00
Total Abandonments/Releases	\$ 49,947.50

Dedications

20' WSE Morning Vista North, 113th - 114th	\$ 6,350.00
25' ROW 114th Street West, N of Morning Vista for 300'	\$ 4,385.00
25' ROW Morning Vista South, 112th - 114th	\$ 16,022.50
25' ROW 114th Street West, Via Donna - Morning Vista	\$ 16,375.00
Total Dedications	\$ 43,132.50

Net Compensation Due \$ 6,815.00

Triple Wash Abandonment

615-PA-2023
December 12, 2023

REQUESTED ABANDONMENTS/RELEASES

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation	Origin
30' Rdwy & PUE Morning Vista North, 113th - 114th		18,050	\$ 0.50	\$ 9,025.00	Rdwy & PUE Goldie Brown
25' ROW Morning Vista South, 112th - 114th	32,045		\$ 0.50	\$ 16,022.50	Dedicated by Owner in 2002 (2002-1424246)
30' Rdwy & PUE 114th Street West, Via Donna - 300' N of Morning Vista		49,800	\$ 0.50	\$ 24,900.00	Rdwy & PUE Goldie Brown

NEW DEDICATIONS

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation	Origin
20' WSE Morning Vista North, 113th - 114th		12,700	\$ 0.50	\$ 6,350.00	
25' ROW 114th Street West, N of Morning Vista for 300'	8,770		\$ 0.50	\$ 4,385.00	

PREVIOUS DEDICATIONS BY APPLICANT

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation	Origin
25' ROW Morning Vista South, 112th - 114th	32,045		\$ 0.50	\$ 16,022.50	Dedicated by Owner in 2002 (2002-1424246)
25' ROW 114th Street West, Via Donna - Morning Vista	32,750		\$ 0.50	\$ 16,375.00	Dedicated by Owner in 2002 (2002-1424246)

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.
- UTILITY LOCATIONS OBTAINED FROM ABOVE GROUND MEASUREMENTS IN THE FIELD AND/OR FROM QUARTER SECTION MAPS PROVIDED BY SERVING UTILITY.
- TREE LOCATIONS ARE APPROXIMATE. CLIENT TO CONTACT SURVEYOR IF MORE PRECISE LOCATIONS ARE REQUIRED.
- THIS SURVEY IS LOCATED IN THE NORTHWEST 1/4, OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST, G&SRM, MARICOPA COUNTY, ARIZONA.
- AERIAL MAPPING OF TOPOGRAPHY AND VEGETATION BY AEROTECH MAPPING INC, PROJECT 29300 NORTH 114TH ST. DATED 03/03/2022
- CONTOURS ARE 1 FOOT INTERVALS.
- YARD SETBACKS: SETBACKS TO YARDS SHALL BE DETERMINED ACCORDING TO SECTION 5.014.E OF THE C.O.S. ZONING ORDINANCE.
 - FRONT YARD
 - THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NO LESS THAN SIXTY (60) FEET.
 - WHERE LOTS HAVE A DOUBLE FRONTAGE ON TWO (2) STREETS, THE REQUIRED FRONT YARD OF SIXTY(60) FEET SHALL BE PROVIDED ON BOTH STREETS.
 - ON A CORNER LOT, THE REQUIRED FRONT YARD OF SIXTY (60) FEET SHALL BE PROVIDED ON EACH STREET. NO ACCESSORY BUILDINGS SHALL BE CONSTRUCTED IN A FRONT YARD. EXCEPTION: ON A CORNER LOT WHICH DOES NOT ABUT A KEY LOT OR AN ALLEY ADJACENT TO A KEY LOT, ACCESSORY BUILDINGS MAY BE CONSTRUCTED IN THE YARD FACING THE SIDE STREET.
 - SIDE YARD. THERE SHALL BE A SIDE YARD OF NOT LESS THAN THIRTY (30) FEET ON EACH SIDE OF A BUILDING
 - REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN SIXTY (60) FEET

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 ROVER 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: 999897.658
 ORIGIN EAST: 723583.283
 CONSTANT ADJUSTMENT: SUBTRACT 0.01'

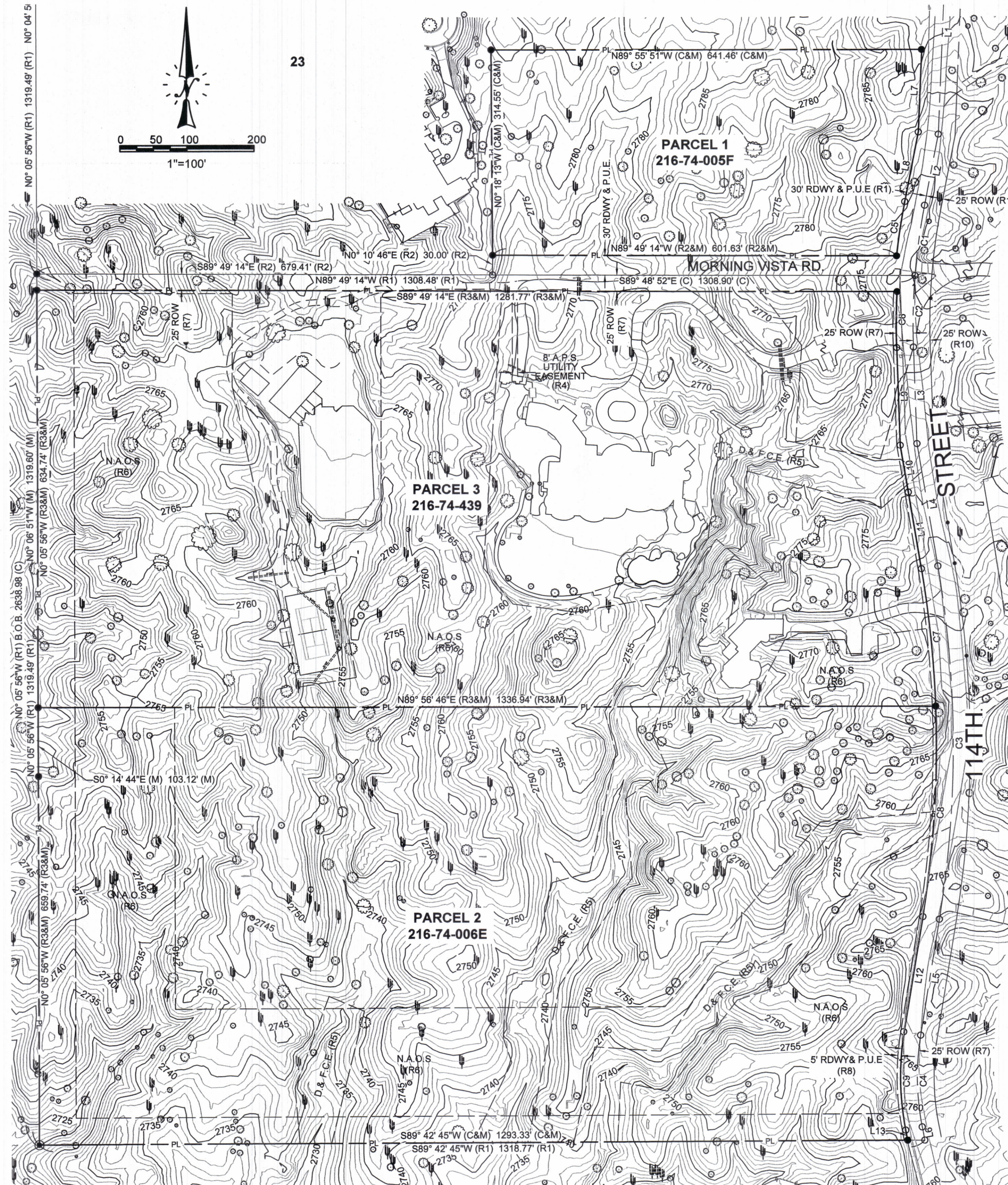
LEGEND

- 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 / IP 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
- PUE 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. 20070103221 M.C.R.)
- (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R.)
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R.)
- ROW RIGHT OF WAY
- CENTER / MONUMENT LINE
- - - EASEMENT LINE
- - - PL - - - PROPERTY LINE
- U SAGUARO
- TREE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASIN FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	0914 11-04-15	"M"	11-04-15	SHADED X	<1 FT

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° 18' 29"W
C3 (R1)	535.24	1647.38	18°36'56" (R1)	532.89	N0° 09' 14"W
C4 (R1)	138.56	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°20'51" (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



LINE TABLE

LINE #	LENGTH	DIRECTION
L1(R1)	309.21	N2°28'11"E
L2(R1)	110.85	N10°48'19"E
L3(R1)	147.76	N1°52'31"W
L4(R1)	188.39	N9°27'42"W
L5(R1)	177.10	N9°09'14"E
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)	177.40	N9°09'14"E
L13(C)	15.44	N10°57'45"W

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
 216-74-439
 216-74-006E

AREA
 219,542 S.F. OR 5.04 AC.
 823,678 S.F. OR 18.91 AC
 906,021 S.F. OR 20.80 AC

ZONING
 R1-190

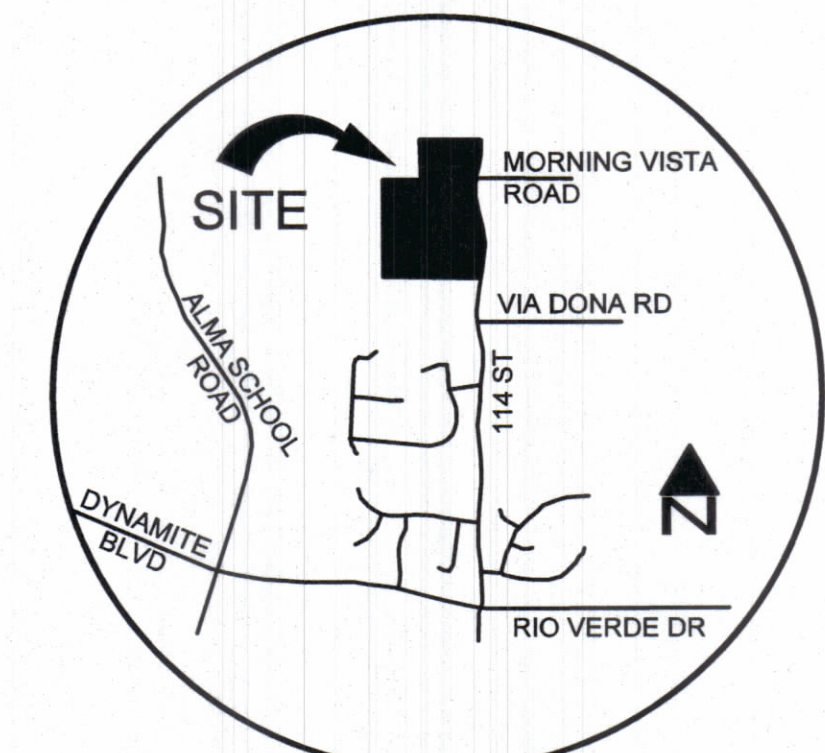
LEGAL DESCRIPTION
PARCEL NO. 1:
 THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PORTION OF PARCEL 23 OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE AND BEING RECORDED IN BOOK 197, PAGE 24, MARICOPA COUNTY RECORDS, BEING SITUATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA 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 49 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 23, A DISTANCE OF 679.41 FEET;
 THENCE NORTH 00 DEGREES 10 MINUTES 46 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 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 629.11 FEET;
 THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 649.98 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 135.12 FEET;
 THENCE SOUTH 02 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 306.27 FEET;
 THENCE SOUTH 10 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 108.65 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 49, 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.

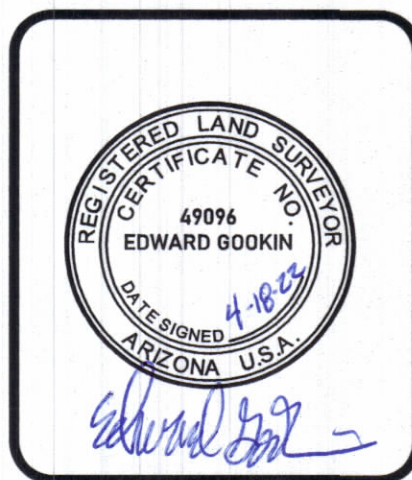
PARCEL NO. 3:
 THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF PARCEL 24, GOLDIE BROWN PINNACLE PEAK RANCH UNIT THREE, ACCORDING TO BOOK 197 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA. AND
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 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.

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.



Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Dine Stake, Inc.
 Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1100



SITE & TOPOGRAPHIC SURVEY
TRIPLE WASH RANCH
 29300 N 114 ST.
 SCOTTSDALE, ARIZONA 85262

GOOKIN ENGINEERS
 ENGINEERS - HYDROLOGISTS - PLANNERS - SURVEYORS
 4203 NORTH BROWN AVENUE
 SCOTTSDALE, ARIZONA 85251
 480-947-3741
 Civil@gookin.biz

Scale 1"=100'
 Date 4/18/2022
 Rev _____
 Designed SC
 Drawn AJ
 File: 2887 TWR 04.15.22.dwg

SHEET 1 of 1 SHEETS
 JOB NO. 2667

Q.S. 52-55