

# Project Narrative

## Morning Vista Road

11-AB-2023  
December 2023  
Revised August 2024

### Abandonment Request

#### Request

This request is for approval of the abandonment of public right-of-way and release of Roadway and Public Utility Easements for the following-

- Abandon (Release) the 30' Roadway & Public Utility Easement on the north side of Morning Vista between 113th and 114<sup>th</sup> (MCR Book 197; Page 24).
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114<sup>th</sup> (2002-1424246).
- Abandon (Release) 5' of the Roadway & 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 via a new Final Plat (Plan Check 4468-24) which has been submitted to accompany this application.

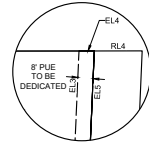
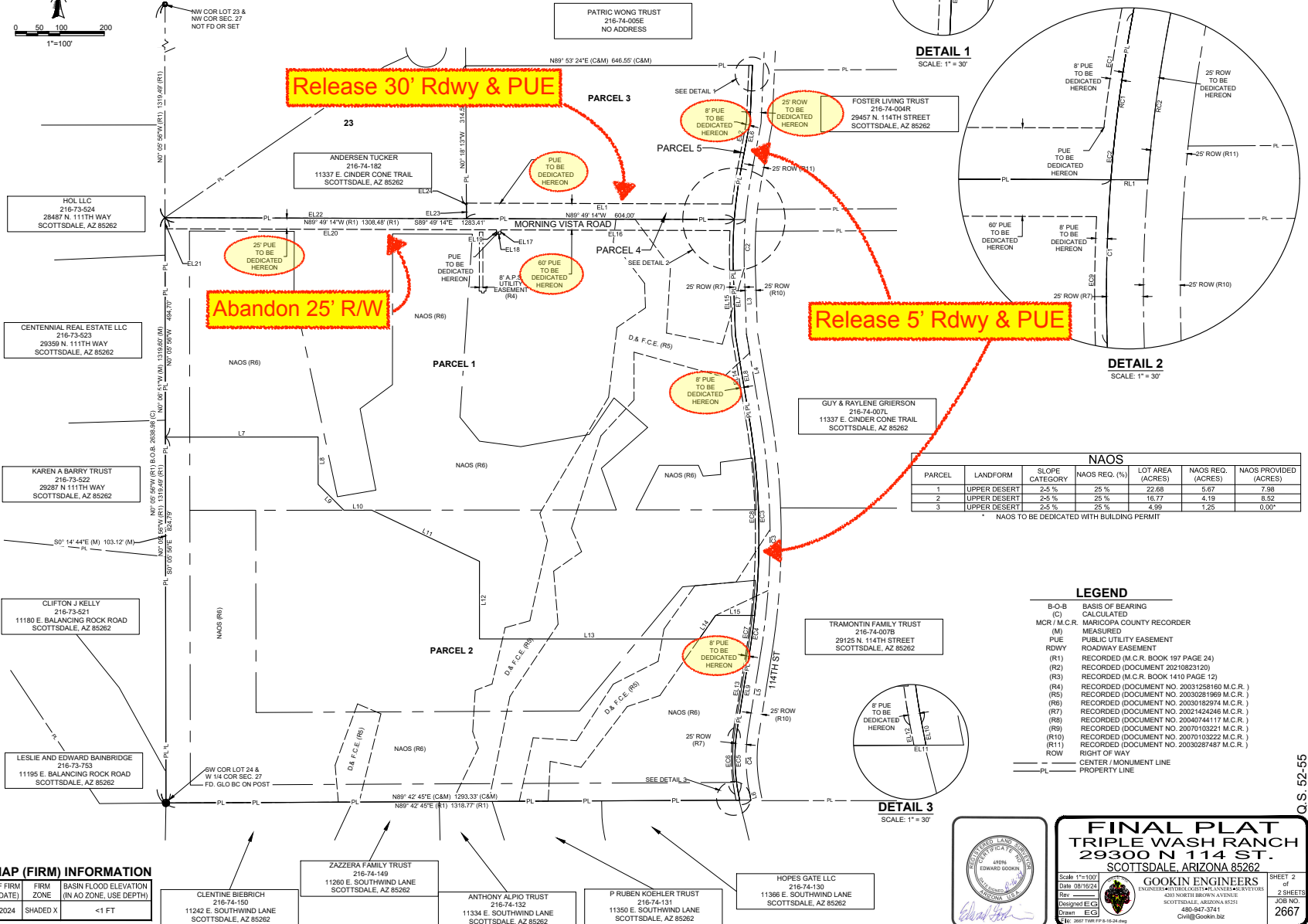
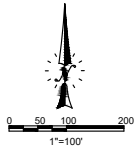
- Dedicate new 25' Public Utility Easement (PUE) on the south side of Morning Vista between 112th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.
- Dedicate an 8' Public Utility Easement (PUE) on the west side of 114th Street to replace the 5' of Roadway & Public Utility Easement released.
- Dedicate a new 35' Public Utility Easement on the south side of Parcel 3 (216-74-005F) to replace the 30' Roadway & Public Utility Easement being released.

The exhibit on the next page generally illustrates our request.

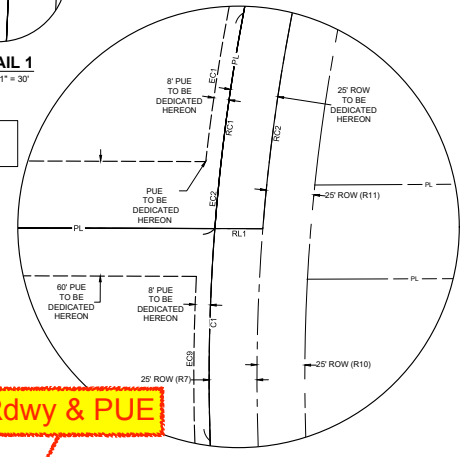


# FINAL PLAT

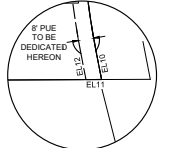
TRIPLE WASH RANCH  
A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DETAIL 1  
SCALE: 1" = 30'



DETAIL 2  
SCALE: 1" = 30'



DETAIL 3  
SCALE: 1" = 30'

NAOS						
PARCEL	LANDFORM	SLOPE CATEGORY	NAOS REQ. (%)	LOT AREA (ACRES)	NAOS REQ. (ACRES)	NAOS PROVIDED (ACRES)
1	UPPER DESERT	2-5 %	25 %	22.88	5.67	7.98
2	UPPER DESERT	2-5 %	25 %	18.77	4.19	8.52
3	UPPER DESERT	2-5 %	25 %	4.99	1.25	0.00*

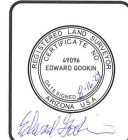
\* NAOS TO BE DEDICATED WITH BUILDING PERMIT

- LEGEND**
- B-O-B BASIS OF BEARING
  - (C) CALCULATED
  - MCR/M.C.R. MARICOPA COUNTY RECORDER
  - (M) MEASURED
  - 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. 20030281869 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
  - - - - - PROPERTY LINE

**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 DEPT)
045012	0914	"M"	02/08/2024	SHADED X	<1 FT

- CLINTINE BIEBRICH 216-74-150 11242 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- ZAZZERA FAMILY TRUST 216-74-149 11260 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- ANTHONY ALPIO TRUST 216-74-132 11334 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- P RUBEN KOEHLER TRUST 216-74-131 11350 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262
- HOPES GATE LLC 216-74-130 11366 E. SOUTHWIND LANE SCOTTSDALE, AZ 85262



**FINAL PLAT**  
TRIPLE WASH RANCH  
29300 N 114 ST.  
SCOTTSDALE, ARIZONA 85262

Scale: 1" = 100'  
Date: 08/16/24  
Designed: ECI  
Drawn: ECI

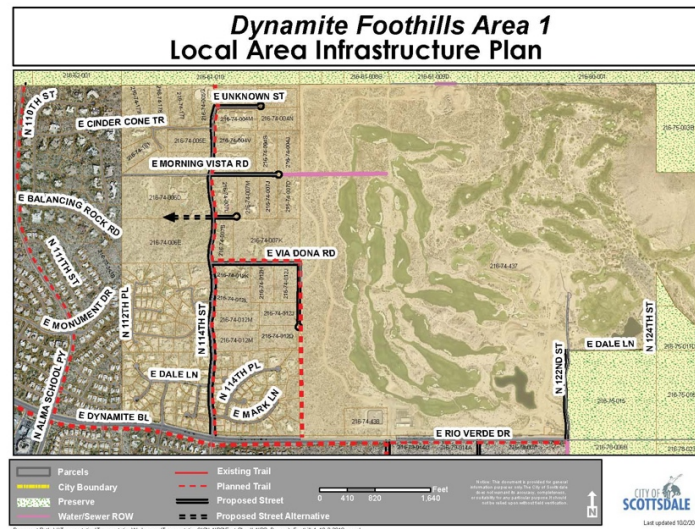
**GOOKIN ENGINEERS**  
ENGINEERS, SURVEYORS, PLANNERS & ARCHITECTS  
480-947-3741  
COWI-SOONER-022

SHEET 2 of 2 SHEETS  
JOB NO. 2667

O.S. 52-55  
PLAN CHECK NO. 4468-24

## 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

As a result of correspondence with local utility companies, all existing Public Utility Easements will remain in effect. This abandonment request does not include the elimination of any existing Public Utility Easements. The release of the existing Roadway & Public Utility Easements proposed in this application will be replaced with the dedication of new Public Utility Easements. The Morning Vista right-of-way abandonment will be replaced with a 25' Public Utility Easement. Notifications were sent out to the following utility providers:

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

## **114th Street**

This application proposes to abandon the 5' Roadway and Public Utility Easement on the west side of 114<sup>th</sup> Street between Via Dona and a point approximately 300' north of Morning Vista. A new 8' Public Utility Easement will be dedicated on the Final Plat. 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 (2002-1424246). For the 300' portion north of Morning Vista, a 25' right-of-way is proposed to be dedicated via a new Final Plat which will accompany this application to account for existing and future infrastructure improvements.

## **Morning Vista**

This application proposes to abandon the 25' Roadway right-of-way on the south side of Morning Vista between 112<sup>th</sup> and 114<sup>th</sup> Street a 25' Public Utility Easement will be dedicated in its place via a new Final Plat which will accompany this application to account for existing and future infrastructure improvements. The existing 30' Roadway and Public Utility Easement on the north side of Morning Vista between 113<sup>th</sup> Street and 114<sup>th</sup> Street is proposed to be released and a new 35' Public Utility Easement will be dedicated in its place.

## **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.

## Triple Wash Abandonment

11-AB-2023  
12/12/2023  
Revised 8/21/2024

### REQUESTED ABANDONMENTS/RELEASES

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation	Origin	Comments
30' Rdwy and Public Utility Easement Morning Vista Northside, 113th - 114th		18,050	\$ 0.50	\$ 9,025.00	Rdwy & PUE Goldie Brown	35' Public Utility Easement to be rededicated in its place.
25' ROW Morning Vista Southside, 112th - 114th	32,045		\$ 0.50	\$ 16,022.50	2002-1424246	To be replaced with a 25' Public Utility Easement, Right-of-way was dedicated by current owner in 2002 (2002-1424246).
West 5' of the 30' Rdwy & PUE 114th Street Westside, Via Donna to 300' North of Morning Vista Road		8,300	\$ 0.50	\$ 4,150.00	Rdwy & PUE Goldie Brown	8' Public Utility Easement to be rededicated in its place.
<b>Total Compensation</b>				<b>\$ 29,197.50</b>		

### NEW DEDICATIONS (via new Final Plat)

	Right-of-way (SF)	Easement (SF)	Rate (PSF)	Valuation
25' Public Utility Easement Morning Vista Southside, 112th - 114th		32,045		\$ -
35' Public Utility Easement North side of Morning Vista, 113th - 114th	10,232			\$ -
8' PUE 114th Street Westside, Via Donna to 300' N of Morning Vista Road		13,280		\$ -

EXHIBIT A  
LEGAL DESCRIPTION  
PARCEL 1  
114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT  
ABANDONMENT

THAT PARCEL OF LAND ADJACENT TO THE FOLLOWING DESCRIBED  
PROPERTY (PARCEL 1):

LOT 1, OF DAVID J. SCHWAN PROPERTY ASSEMBLAGE, ACCORDING TO BOOK  
1410 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT ALL MINERAL IN SAID LAND, AS RESERVED BY THE UNITED STATES  
OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447 AND  
SUPPLEMENTAL PATENT RECORDED IN DOCKET 1771, PAGE 110.  
THE 114<sup>th</sup> STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT,  
MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTH PROPERTY LINE NORTH 89°56'46" EAST 5.00 FEET;

THENCE NORTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 7°20'28", A RADIUS OF 1617.38 FEET, AND AN ARC LENGTH OF 207.23  
FEET AND HAVING A CHORD BEARING OF SOUTH 5°47'28" EAST, AND A CHORD  
DISTANCE OF 207.09 FEET, TO A POINT;

THENCE NORTH 9°27'42" WEST 190.38 FEET;

THENCE NORTH 1°52'31" WEST 149.75 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 6°14'23", A RADIUS OF 1019.98 FEET, AND AN ARC LENGTH OF 111.08  
FEET AND HAVING A CHORD BEARING OF NORTH 1°14'40" WEST, AND A CHORD  
DISTANCE OF 111.02 FEET;

THENCE SOUTH 89°49'14" EAST 5.01 FEET;

THENCE SOUTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 6°15'37", A RADIUS OF 1014.98 FEET, AND AN ARC LENGTH OF 110.90  
FEET AND HAVING A CHORD BEARING OF SOUTH 1°15'18" WEST, AND A CHORD  
DISTANCE OF 110.84 FEET, TO A POINT;

THENCE SOUTH 1°52'31" EAST 149.42 FEET;

THENCE SOUTH 9°27'42" EAST 190.05 FEET.

THENCE SOUTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL ANGLE OF 7°20'51", A RADIUS OF 1622.38 FEET, AND AN ARC LENGTH OF 208.05 FEET AND HAVING A CHORD BEARING OF NORTH 5°47'17" WEST, AND A CHORD DISTANCE OF 207.91 FEET TO THE POINT OF BEGINNING.

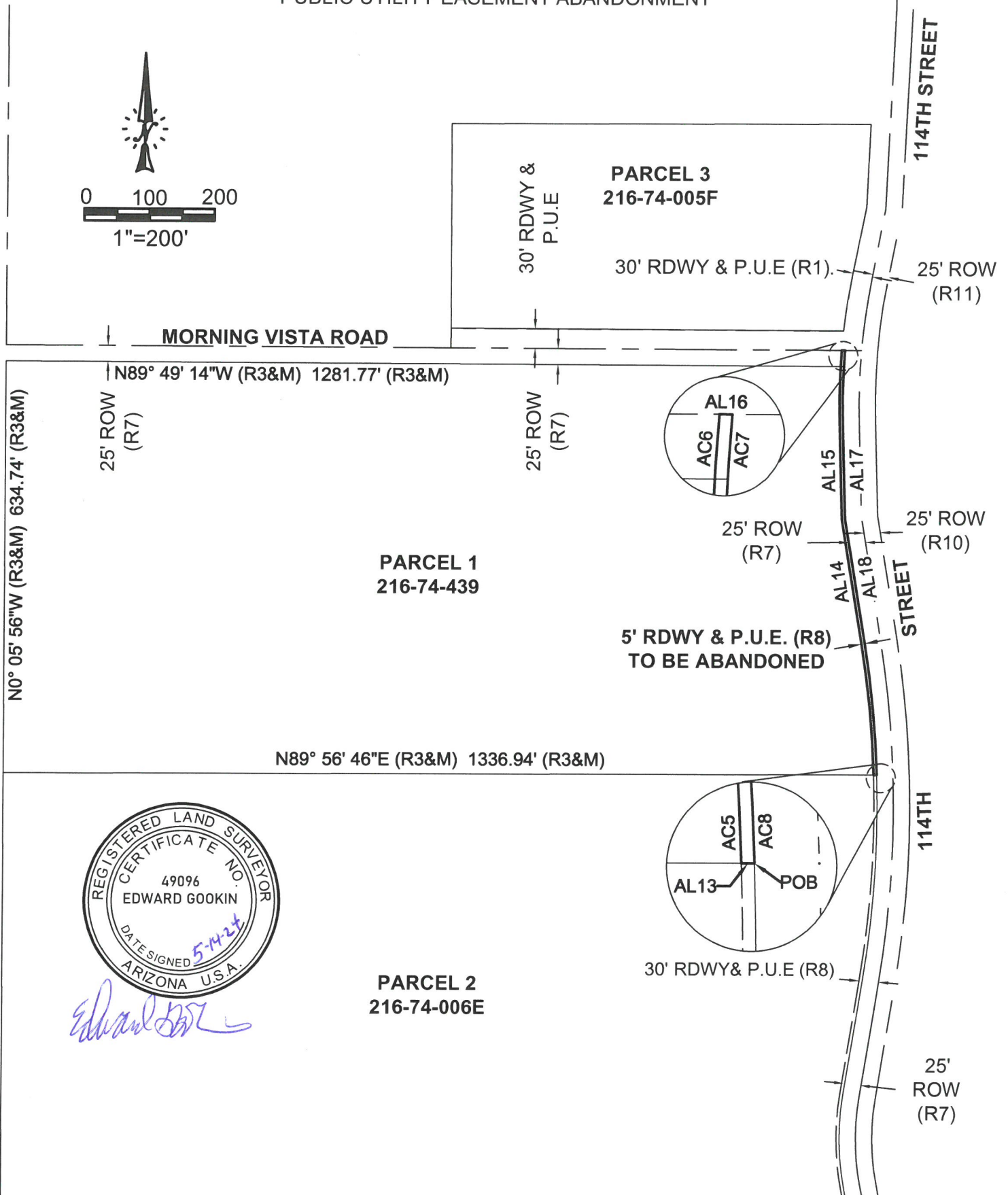
SAID PARCEL CONTAINS 0.07 ACRES OR 3,296 SQUARE FEET MORE OR LESS.



*Edward Gookin*

# EXHIBIT B

## PARCEL 1 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



*Edward Gookin*

# EXHIBIT B

## PARCEL 1 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



*Edward Gookin*

Line Table		
Line #	Direction	Length
AL13	N89° 56' 46"E	5.00'
AL14	N9° 27' 42"W	190.38'
AL15	N1° 52' 31"W	149.75'
AL16	S89° 49' 14"E	5.01'
AL17	S1° 52' 31"E	149.42'
AL18	S9° 27' 42"E	190.05'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing (C)	Chord Length (C)
AC5	7°20'28"	1617.38'	207.23'	S5° 47' 28"E	207.09'
AC6	6°14'23"	1019.98'	111.08'	N1° 14' 40"E	111.02'
AC7	6°15'37"	1014.98'	110.90'	S1° 15' 18"W	110.84'
AC8	7°20'51"	1622.38'	208.05'	N5° 47' 17"W	207.91'

## LEGEND

(R1)	RECORDED (M.C.R. BOOK 197 PAGE 24)	POB	POINT OF BEGINNING
(R3)	RECORDED (M.C.R. BOOK 1410 PAGE 12)	(C)	CALCULATED
(R7)	RECORDED (DOCUMENT NO. 20021424246 M.C.R. )	(M)	MEASURED
(R8)	RECORDED (DOCUMENT NO. 20040744117 M.C.R. )	PUE	PUBLIC UTILITY EASEMENT
(R10)	RECORDED (DOCUMENT NO. 20070103222 M.C.R. )	RDWY	ROADWAY EASEMENT
(R11)	RECORDED (DOCUMENT NO. 20030287487 M.C.R. )		

## **Mapcheck 4: P1 114 A**

### Closure Summary

Precision, 1 part in: 128078.44'  
Error distance: 0.01'  
Error direction: S80° 35' 29"E  
Area: 3296.31 Sq. Ft.  
Square area: 3296.31  
Perimeter: 1326.88'

### **Point of Beginning**

Easting: 711190.8716'  
Northing: 908563.1990'

### **Side 1: Line**

Direction: S89° 56' 46"W  
Angle: [89°56'46"]  
Deflection angle: [-90°03'14"]  
Distance: 5.00'  
Easting: 711185.8716'  
Northing: 908563.1943'

### **Side 2: Curve**

Curve direction: Counter-clockwise  
Radius: 1617.38'  
Arc length: 207.23'  
Delta angle: 7°20'28"  
Tangent: [103.76']  
Chord direction: N5° 47' 28"W  
Chord angle: [-95°44'14"]  
Deflection angle: [84°15'46"]  
Chord distance: [207.09']  
Easting: 711164.9761'  
Northing: 908769.2251'

### **Side 3: Line**

Direction: N9° 27' 42"W  
Angle: [-180°00'00"]  
Deflection angle: [0°00'00"]  
Distance: 190.38'  
Easting: 711133.6800'  
Northing: 908957.0151'

#### **Side 4: Line**

Direction: N1° 52' 31"W  
Angle: [-172°24'49"]  
Deflection angle: [7°35'11"]  
Distance: 149.75'  
Easting: 711128.7796'  
Northing: 909106.6849'

#### **Side 5: Curve**

Curve direction: Clockwise  
Radius: 1019.98'  
Arc length: 111.08'  
Delta angle: 6°14'23"  
Tangent: [55.59']  
Chord direction: N1° 14' 40"E  
Chord angle: [-176°52'49"]  
Deflection angle: [3°07'11"]  
Chord distance: [111.02']  
Easting: 711131.1908'  
Northing: 909217.6834'

#### **Side 6: Line**

Direction: S89° 49' 14"E  
Angle: [-94°11'06"]  
Deflection angle: [85°48'54"]  
Distance: 5.02'  
Easting: 711136.2108'  
Northing: 909217.6677'

#### **Side 7: Curve**

Curve direction: Counter-clockwise  
Radius: 1014.98'  
Arc length: 110.90'  
Delta angle: 6°15'37"  
Tangent: [55.50']  
Chord direction: S1° 15' 18"W  
Chord angle: [-88°55'28"]  
Deflection angle: [91°04'32"]  
Chord distance: [110.84']  
Easting: 711133.7830'  
Northing: 909106.8502'

**Side 8: Line**

Direction: S1° 52' 31"E  
Angle: [180°00'00"]  
Deflection angle: [-0°00'00"]  
Distance: 149.42'  
Easting: 711138.6726'  
Northing: 908957.5103'

**Side 9: Line**

Direction: S9° 27' 42"E  
Angle: [172°24'49"]  
Deflection angle: [-7°35'11"]  
Distance: 190.05'  
Easting: 711169.9145'  
Northing: 908770.0457'

**Side 10: Curve**

Curve direction: Clockwise  
Radius: 1622.38'  
Arc length: 208.05'  
Delta angle: 7°20'51"  
Tangent: [104.17']  
Chord direction: S5° 47' 17"E  
Chord angle: [-176°19'35"]  
Deflection angle: [3°40'25"]  
Chord distance: [207.91']  
Easting: 711190.8819'  
Northing: 908563.1974'

EXHIBIT A  
LEGAL DESCRIPTION  
PARCEL 2  
114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT  
ABANDONMENT

THAT PARCEL OF LAND ADJACENT TO THE FOLLOWING DESCRIBED  
PROPERTY (PARCEL 1):

LOT 1, OF DAVID J. SCHWAN PROPERTY ASSEMBLAGE, ACCORDING TO BOOK  
1410 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT ALL MINERAL IN SAID LAND, AS RESERVED BY THE UNITED STATES  
OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447 AND  
SUPPLEMENTAL PATENT RECORDED IN DOCKET 1771, PAGE 110.  
THE 114<sup>th</sup> STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT,  
MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 11°16'05", A RADIUS OF 1622.38 FEET, AND AN ARC LENGTH OF  
319.07 FEET AND HAVING A CHORD BEARING OF SOUTH 3°31'11" WEST, AND A  
CHORD DISTANCE OF 318.55 FEET, TO A POINT;

THENCE SOUTH 9°09'14" WEST 177.10 FEET;

THENCE SOUTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL ANGLE  
OF 20°07'00", A RADIUS OF 419.64 FEET, AND AN ARC LENGTH OF 147.34 FEET  
AND HAVING A CHORD BEARING OF SOUTH 0°54'15" EAST, AND A CHORD  
DISTANCE OF 146.58 FEET, TO A POINT;

THENCE SOUTH 10°57'45" EAST 15.44 FEET;

THENCE SOUTH 89°42'45" WEST 5.09 FEET;

THENCE NORTH 10°57'45" WEST 14.49 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 20°07'00", A RADIUS OF 424.64 FEET, AND AN ARC LENGTH OF 149.09  
FEET AND HAVING A CHORD BEARING OF NORTH 0°54'15" WEST, AND A CHORD  
DISTANCE OF 148.33 FEET, TO A POINT;

THENCE NORTH 9°09'14" EAST 177.10 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL  
ANGLE OF 11°16'28", A RADIUS OF 1617.38 FEET, AND AN ARC LENGTH OF

318.26 FEET AND HAVING A CHORD BEARING OF NORTH 3°31'00" EAST, AND A CHORD DISTANCE OF 317.75 FEET; H

THENCE ALONG THE NORTH PROPERTY LINE OF SAID PARCEL NORTH 89°56'46" EAST 5.00 FEET TO THE POINT OF BEGINNING.

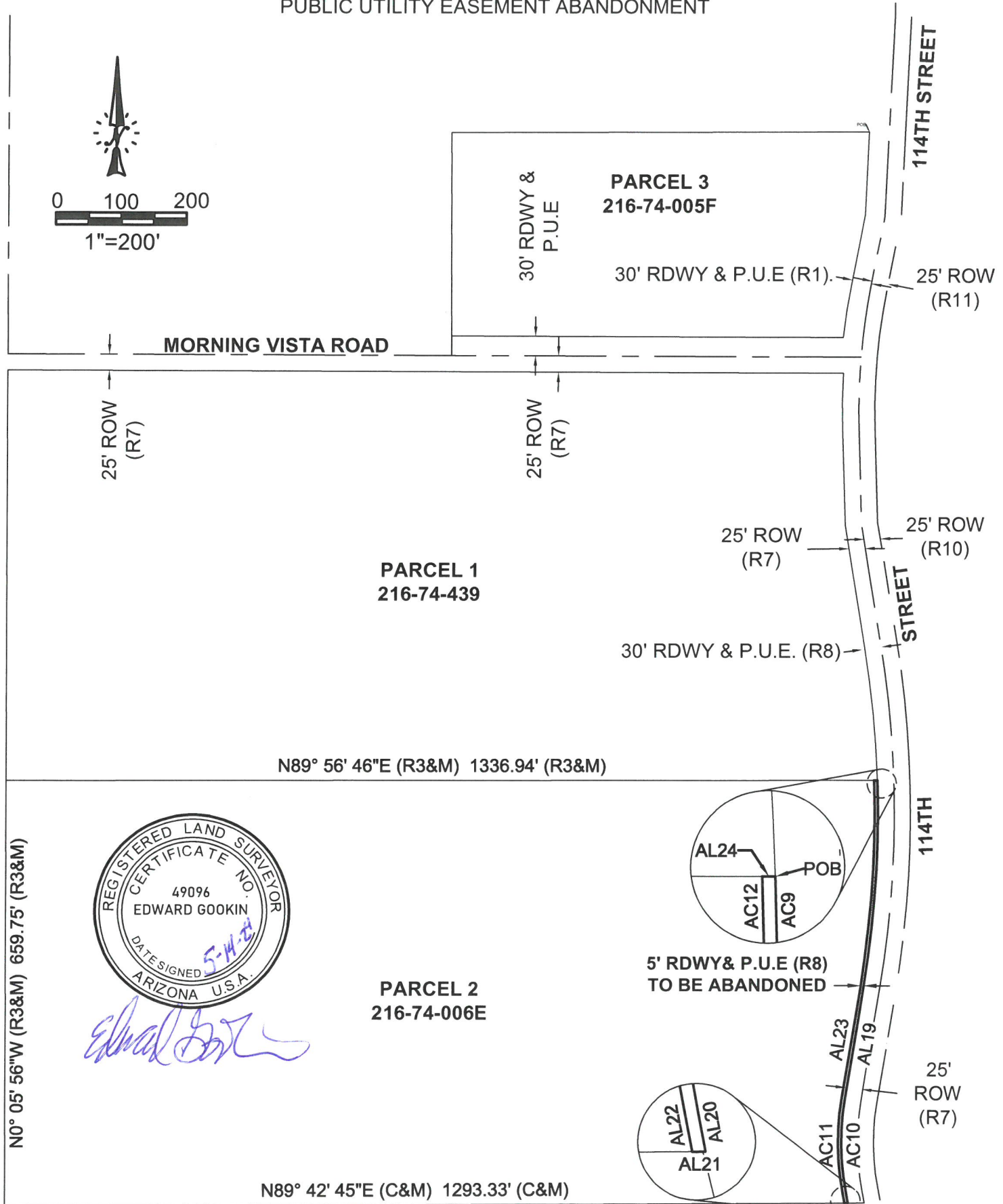
SAID PARCEL CONTAINS 0.07 ACRES OR 3,294 SQUARE FEET MORE OR LESS.



*Edward Gookin*

# EXHIBIT B

## PARCEL 2 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



# EXHIBIT B

## PARCEL 2 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



*Edward Gookin*

Line Table		
Line #	Direction	Length
AL19	S9° 09' 14"W	177.10'
AL20	S10° 57' 45"E	15.44'
AL21	S89° 42' 45"W	5.09'
AL22	N10° 57' 45"W	14.49'
AL23	N9° 09' 14"E	177.10'
AL24	N89° 56' 46"E	5.00'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing (C)	Chord Length (C)
AC9	11°16'05"	1622.38'	319.07'	S3° 31' 11"W	318.55'
AC10	20°07'00"	419.64'	147.34'	S0° 54' 15"E	146.58'
AC11	20°07'00"	424.64'	149.09'	N0° 54' 15"W	148.33'
AC12	11°16'28"	1617.38'	318.26'	N3° 31' 00"E	317.75'

## LEGEND

- |       |   |      |                         |
|-------|---|------|-------------------------|
| (R1)  | RECORDED (M.C.R. BOOK 197 PAGE 24)          | POB  | POINT OF BEGINNING      |
| (R3)  | RECORDED (M.C.R. BOOK 1410 PAGE 12)         | POC  | POINT OF COMMENCEMENT   |
| (R7)  | RECORDED (DOCUMENT NO. 20021424246 M.C.R. ) | (C)  | CALCULATED              |
| (R8)  | RECORDED (DOCUMENT NO. 20040744117 M.C.R. ) | (M)  | MEASURED                |
| (R10) | RECORDED (DOCUMENT NO. 20070103222 M.C.R. ) | PUE  | PUBLIC UTILITY EASEMENT |
| (R11) | RECORDED (DOCUMENT NO. 20030287487 M.C.R. ) | RDWY | ROADWAY EASEMENT        |

## **Mapcheck 3: P2 114 A**

### Closure Summary

Precision, 1 part in: 175995.99'  
Error distance: 0.01'  
Error direction: S23° 28' 34"W  
Area: 3294.60 Sq. Ft.  
Square area: 3294.60  
Perimeter: 1327.98'

### **Point of Beginning**

Easting: 711190.8716'  
Northing: 908563.1990'

### **Side 1: Curve**

Curve direction: Clockwise  
Radius: 1622.38'  
Arc length: 319.07'  
Delta angle: 11°16'05"  
Tangent: [160.05']  
Chord direction: S3° 31' 11"W  
Chord angle: [3°31'11"]  
Deflection angle: [-176°28'49"]  
Chord distance: [318.55']  
Easting: 711171.3151'  
Northing: 908245.2490'

### **Side 2: Line**

Direction: S9° 09' 14"W  
Angle: [-180°00'00"]  
Deflection angle: [0°00'00"]  
Distance: 177.10'  
Easting: 711143.1409'  
Northing: 908070.4045'

### **Side 3: Curve**

Curve direction: Counter-clockwise  
Radius: 419.64'  
Arc length: 147.34'  
Delta angle: 20°07'00"  
Tangent: [74.43']  
Chord direction: S0° 54' 15"E  
Chord angle: [169°56'31"]  
Deflection angle: [-10°03'29"]  
Chord distance: [146.58']  
Easting: 711145.4539'  
Northing: 907923.8419'

**Side 4: Line**

Direction: S10° 57' 45"E  
Angle: [-180°00'00"]  
Deflection angle: [0°00'00"]  
Distance: 15.44'  
Easting: 711148.3901'  
Northing: 907908.6836'

**Side 5: Line**

Direction: S89° 42' 45"W  
Angle: [-79°19'30"]  
Deflection angle: [100°40'30"]  
Distance: 5.09'  
Easting: 711143.3002'  
Northing: 907908.6581'

**Side 6: Line**

Direction: N10° 57' 45"W  
Angle: [-100°40'30"]  
Deflection angle: [79°19'30"]  
Distance: 14.49'  
Easting: 711140.5446'  
Northing: 907922.8837'

**Side 7: Curve**

Curve direction: Clockwise  
Radius: 424.64'  
Arc length: 149.09'  
Delta angle: 20°07'00"  
Tangent: [75.32']  
Chord direction: N0° 54' 15"W  
Chord angle: [-169°56'30"]  
Deflection angle: [10°03'30"]  
Chord distance: [148.33']  
Easting: 711138.2040'  
Northing: 908071.1926'

**Side 8: Line**

Direction: N9° 09' 14"E  
Angle: [179°59'59"]  
Deflection angle: [-0°00'01"]  
Distance: 177.10'  
Easting: 711166.3783'  
Northing: 908246.0371'

**Side 9: Curve**

Curve direction: Counter-clockwise  
Radius: 1617.38'  
Arc length: 318.26'  
Delta angle: 11°16'28"  
Tangent: [159.65']  
Chord direction: N3° 31' 00"E  
Chord angle: [174°21'46"]  
Deflection angle: [-5°38'14"]  
Chord distance: [317.75']  
Easting: 711185.8686'  
Northing: 908563.1874'

**Side 10: Line**

Direction: N89° 56' 46"E  
Angle: [-87°56'00"]  
Deflection angle: [92°04'00"]  
Distance: 5.00'  
Easting: 711190.8686'  
Northing: 908563.1921'

EXHIBIT A  
LEGAL DESCRIPTION  
PARCEL 3  
114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT  
ABANDONMENT

THAT PARCEL OF LAND ADJACENT TO THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY (PARCEL 3):

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, 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 SOUTHWEST 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 WEST, 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.

THE 114<sup>th</sup> STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT, MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 3;

THENCE NORTH 89°53'24" EAST 5.00 FEET;

THENCE SOUTH 2°28'11" WEST 128.03 FEET;

THENCE SOUTH 10°48'13" WEST 109.03 FEET;

THENCE SOUTHERLY ALONG A TANGENT CURVE THROUGH A CENTRAL ANGLE OF 6°25'13", A RADIUS OF 1014.98 FEET, AND AN ARC LENGTH OF 113.73 FEET AND HAVING A CHORD BEARING OF SOUTH 7°35'42" WEST, AND A CHORD DISTANCE OF 113.67 FEET, TO A POINT;

THENCE NORTH 89°49'14" WEST 5.01 FEET TO A POINT LYING ALONG AN EXTENSION OF THE EAST PROPERTY LINE;

THENCE ALONG SAID EXTENSION NORTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL ANGLE OF 6°26'27", A RADIUS OF 1019.98 FEET, AND AN ARC LENGTH OF 114.66 FEET AND HAVING A CHORD BEARING OF NORTH 7°35'05" EAST, AND A CHORD DISTANCE OF 114.60 FEET, TO A POINT ON THE EAST PROPERTY LINE;

THENCE ALONG SAID EAST PROPERTY LINE NORTH 10°48'19" EAST 108.65 FEET;

THENCE ALONG SAID EAST PROPERTY LINE NORTH 2°28'11" EAST 127.45 FEET TO THE POINT OF BEGINNING.

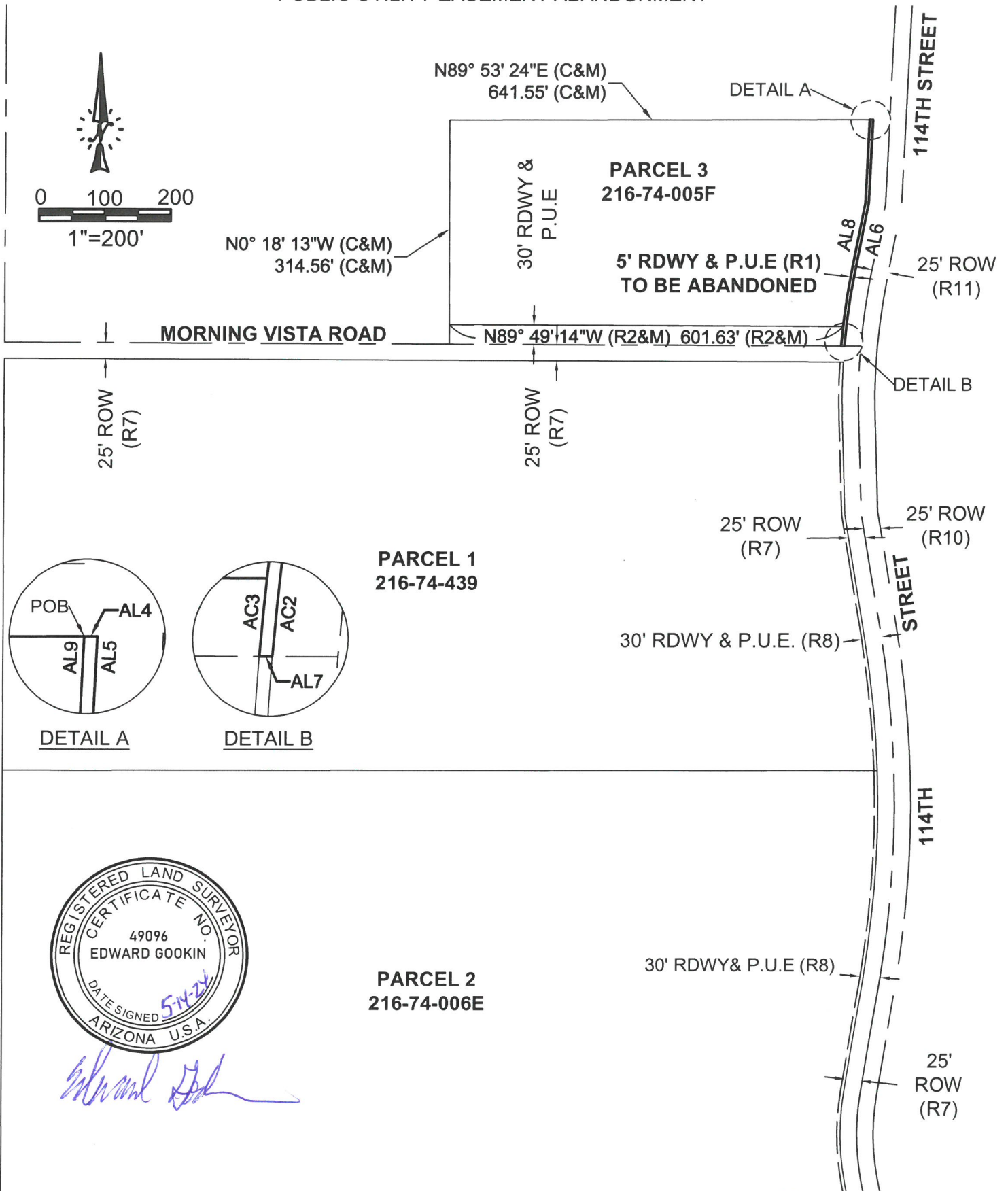
SAID PARCEL CONTAINS 0.04 ACRES OR 1752 SQUARE FEET MORE OR LESS.



*Edward Gookin*

# EXHIBIT B

## PARCEL 3 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



# EXHIBIT B

## PARCEL 3 114TH STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT

Line Table		
Line #	Direction	Length
AL4	N89° 53' 24"E	5.00'
AL5	S2° 28' 11"W	128.03'
AL6	S10° 48' 13"W	109.03'
AL7	N89° 49' 14"W	5.01'
AL8	N10° 48' 16"E	108.66'
AL9	N2° 28' 11"E	127.44'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing (C)	Chord Length (C)
AC2	6°25'13"	1014.98'	113.73'	S7° 35' 42"W	113.67'
AC3	6°26'27"	1019.98'	114.66'	N7° 35' 05"E	114.60'
C5	4°44'57"	1019.98'	84.55'	S8° 25' 50"W	84.52'

## LEGEND

- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R2) RECORDED (DOCUMENT 20210823120)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R. )
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R. )
- (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R. )
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R. )
- POB POINT OF BEGINNING
- (C) CALCULATED
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT
- RDWY ROADWAY EASEMENT



*Edward Gookin*

## **Mapcheck 2: P3 114 A**

### Closure Summary

Precision, 1 part in: 202326.48'  
Error distance: 0.00'  
Error direction: S9° 10' 20"W  
Area: 1752.37 Sq. Ft.  
Square area: 1752.37  
Perimeter: 711.56'

### **Point of Beginning**

Easting: 711172.1786'  
Northing: 909565.3380'

### **Side 1: Line**

Direction: N89° 53' 24"E  
Angle: [-90°06'36"]  
Deflection angle: [89°53'24"]  
Distance: 5.00'  
Easting: 711177.1786'  
Northing: 909565.3476'

### **Side 2: Line**

Direction: S2° 28' 11"W  
Angle: [-87°25'13"]  
Deflection angle: [92°34'47"]  
Distance: 128.03'  
Easting: 711171.6616'  
Northing: 909437.4365'

### **Side 3: Line**

Direction: S10° 48' 13"W  
Angle: [-171°39'58"]  
Deflection angle: [8°20'02"]  
Distance: 109.03'  
Easting: 711151.2246'  
Northing: 909330.3390'

#### **Side 4: Curve**

Curve direction: Counter-clockwise  
Radius: 1014.98'  
Radial direction in: [S79° 11' 41"E]  
Radial direction out: [N85° 36' 55"W]  
Radius point: [712148.2095', 909140.0613']  
Arc length: 113.73'  
Delta angle: 6°25'13"  
Tangent: [56.93']  
Chord direction: S7° 35' 42"W  
Chord angle: [176°47'29"]  
Deflection angle: [-3°12'31"]  
Chord distance: [113.67']  
Easting: 711136.2003'  
Northing: 909217.6622'

#### **Side 5: Line**

Direction: N89° 49' 14"W  
Angle: [-94°12'19"]  
Deflection angle: [85°47'41"]  
Distance: 5.01'  
Easting: 711131.1909'  
Northing: 909217.6819'

#### **Side 6: Curve**

Curve direction: Clockwise  
Radius: 1019.98'  
Radial direction in: [S85° 38' 08"E]  
Radial direction out: [N79° 11' 41"W]  
Radius point: [712148.2128', 909140.0596']  
Arc length: 114.66'  
Delta angle: 6°26'27"  
Tangent: [57.39']  
Chord direction: N7° 35' 05"E  
Chord angle: [-82°35'41"]  
Deflection angle: [97°24'19"]

**Side 7: Line**

Direction: N10° 48' 19"E  
Angle: [-180°00'00"]  
Deflection angle: [0°00'00"]  
Distance: 108.65'  
Easting: 711166.6860'  
Northing: 909438.0029'

**Side 8: Line**

Direction: N2° 28' 11"E  
Angle: [171°39'52"]  
Deflection angle: [-8°20'08"]  
Distance: 127.45'  
Easting: 711172.1780'  
Northing: 909565.3345'

EXHIBIT A  
PARCEL 3 LEGAL DESCRIPTION  
MORNING VISTA ROADWAY AND PUBLIC UTILITY EASEMENT  
ABANDONMENT

THAT PARCEL OF LAND ADJACENT TO THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY (PARCEL 3):

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, 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 SOUTHWEST 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 WEST, 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.

THE MORNING VISTA ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT, MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89° 49'14" EAST 601.63 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL 3:

THENCE SOUTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL ANGLE OF 1°41'30", A RADIUS OF 1019.98 FEET, AND AN ARC LENGTH OF 30.12 FEET AND HAVING A CHORD BEARING OF SOUTH 5°12'37" WEST, AND A CHORD DISTANCE OF 30.12 FEET, TO A POINT ON THE MONUMENT LINE OF MORNING VISTA ROAD;

THENCE ALONG SAID MONUMENT LINE NORTH 89°49'14" WEST 598.99 FEET TO A POINT;

THENCE NORTH 0°10'46" EAST 30.00 FEET TO THE POINT OF BEGINNING.

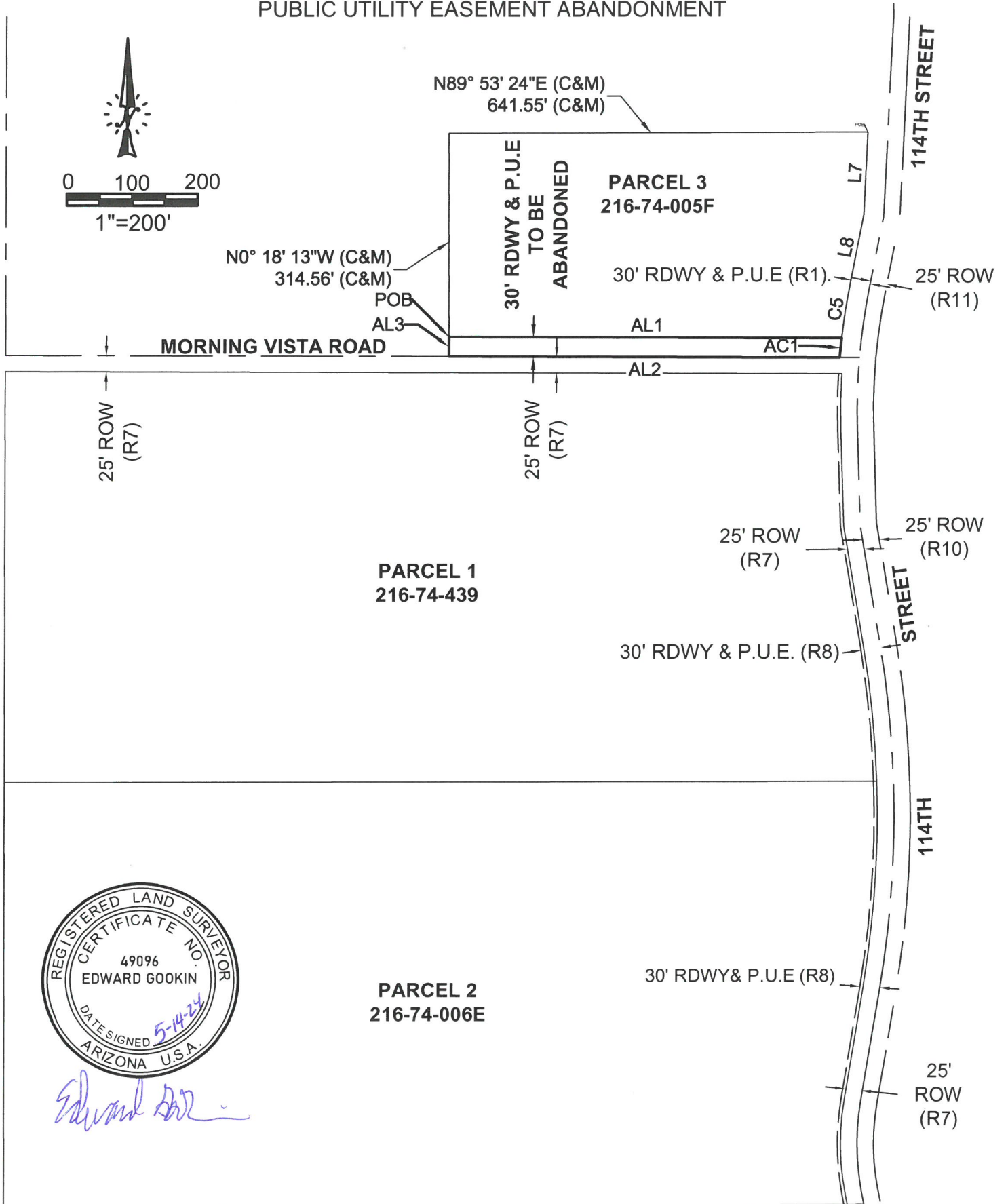
SAID PARCEL CONTAINS 0.41 ACRES OR 18,010 SQUARE FEET MORE OR LESS.



*Edward Gookin*

# EXHIBIT B

## PARCEL 3 MORNING VISTA ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT



# EXHIBIT B

## PARCEL 3 MORNING VISTA ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT

Line Table		
Line #	Direction	Length
AL1	S89° 49' 14"E	601.63'
AL2	N89° 49' 14"W	598.99'
AL3	N0° 10' 46"E	30.00'
L7	S2° 28' 11"W	127.45'
L8	S10° 48' 19"W	108.65'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing (C)	Chord Length (C)
AC1	1°41'30"	1019.98'	30.12'	S5° 12' 37"W	30.12'
C5	4°44'57"	1019.98'	84.55'	S8° 25' 50"W	84.52'

## LEGEND

- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R. )
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R. )
- (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R. )
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R. )
- POB POINT OF BEGINNING
- (C) CALCULATED
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT
- RDWY ROADWAY EASEMENT



*Edward Gookin*

## **Mapcheck 1: P3 MV A**

### Closure Summary

Precision, 1 part in: 580727.21'  
Error distance: 0.00'  
Error direction: N20° 00' 27"W  
Area: 18010.32 Sq. Ft.  
Square area: 18010.32  
Perimeter: 1260.74'

### **Point of Beginning**

Easting: 710532.2987'  
Northing: 909249.5557'

### **Side 1: Line**

Direction: S89° 49' 14"E  
Angle: [-89°49'14"]  
Deflection angle: [90°10'46"]  
Distance: 601.63'  
Easting: 711133.9258'  
Northing: 909247.6715'

### **Side 2: Curve**

Curve direction: Clockwise  
Radius: 1019.98'  
Arc length: 30.12'  
Delta angle: 1°41'30"  
Tangent: [15.06']  
Chord direction: S5° 12' 37"W  
Chord angle: [-84°58'09"]  
Deflection angle: [95°01'51"]  
Chord distance: [30.11']  
Easting: 711131.1911'  
Northing: 909217.6820'

### **Side 3: Line**

Direction: N89° 49' 14"W  
Angle: [-95°52'36"]  
Deflection angle: [84°07'24"]  
Distance: 598.99'  
Easting: 710532.2040'  
Northing: 909219.5579'

### **Side 4: Line**

Direction: N0° 10' 46"E  
Angle: [-90°00'00"]  
Deflection angle: [90°00'00"]  
Distance: 30.00'  
Easting: 710532.2980'  
Northing: 909249.5578'

EXHIBIT A  
LEGAL DESCRIPTION  
PARCEL 1  
MORNING VISTA ROADWAY AND PUBLIC UTILITY EASEMENT  
ABANDONMENT

THAT PARCEL OF LAND ADJACENT TO THE FOLLOWING DESCRIBED  
PROPERTY (PARCEL 1):

LOT 1, OF DAVID J. SCHWAN PROPERTY ASSEMBLAGE, ACCORDING TO BOOK  
1410 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT ALL MINERAL IN SAID LAND, AS RESERVED BY THE UNITED STATES  
OF AMERICA IN PATENT RECORDED IN DOCKET 304, PAGE 447 AND  
SUPPLEMENTAL PATENT RECORDED IN DOCKET 1771, PAGE 110.  
THE 114<sup>th</sup> STREET ROADWAY AND PUBLIC UTILITY EASEMENT ABANDONMENT,  
MORE EXACTLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 1 NORTH  
0°05'56" WEST 25.00 FEET TO A POINT ON THE MONUMENT LINE OF MORNING  
VISTA ROAD;

THENCE ALONG SAID MONUMENT LINE SOUTH 89°49'14" EAST 1283.41 FEET TO  
A POINT ON THE EXTENSION OF THE EAST LINE OF SAID LOT 1;

THENCE ALONG SAID EXTENSION SOUTHERLY ALONG A NONTANGENT CURVE  
THROUGH A CENTRAL ANGLE OF 1°24'50", A RADIUS OF 1014.98 FEET, AND AN  
ARC LENGTH OF 25.05 FEET AND HAVING A CHORD BEARING OF SOUTH  
3°41'06" WEST, AND A CHORD DISTANCE OF 25.05 FEET TO THE NORTHEAST  
CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTH PROPERTY LINE OF SAID PARCEL 1 NORTH  
89°49'14" WEST 1281.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.74 ACRES OR 32,065 SQUARE FEET MORE OR LESS.

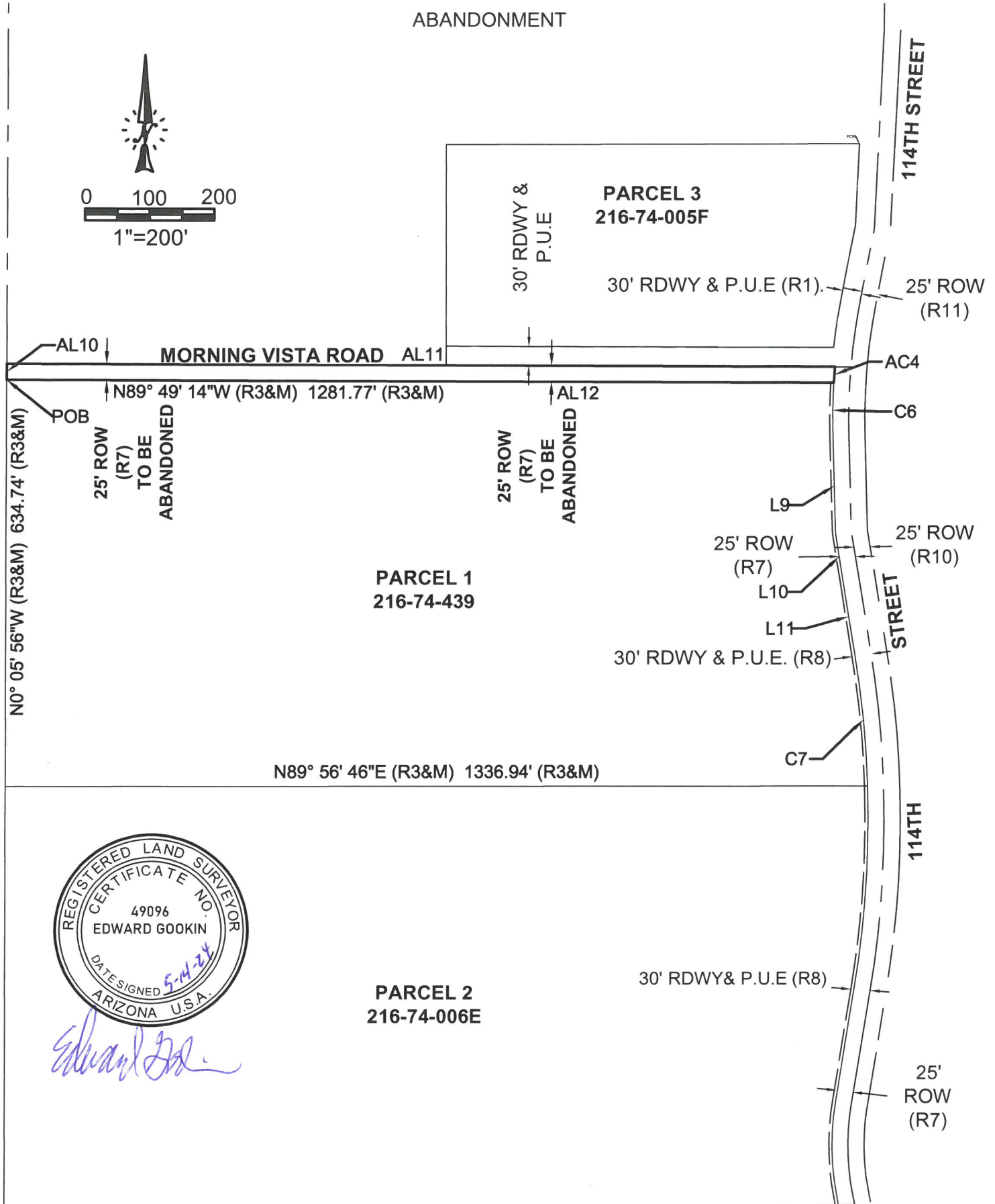


*Edward Gookin*

1 OF 1

# EXHIBIT B

## PARCEL 1 MORNING VISTA RIGHT OF WAY ABANDONMENT



*Edward Gookin*

# EXHIBIT B

## PARCEL 1 MORNING VISTA RIGHT OF WAY ABANDONMENT

Line Table		
Line #	Direction	Length
AL10	N0° 05' 56"W	25.00'
AL11	S89° 49' 14"E	1283.41'
AL12	N89° 49' 14"W	1281.76'
L10	S9° 27' 42"E	72.65'
L11	S9° 27' 42"E	117.40'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing (C)	Chord Length (C)
AC4	1°24'50"	1014.98'	25.05'	S3° 41' 06"W	25.05'
C6	4°50'47"	1014.98'	85.85'	N0° 32' 52"E	85.83'
C7	7°20'51"	1622.38'	208.05'	N5° 47' 17"W	207.91'

## LEGEND

- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R3) RECORDED (M.C.R. BOOK 1410 PAGE 12)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R. )
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R. )
- (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R. )
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R. )
- POB POINT OF BEGINNING
- (C) CALCULATED
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT
- RDWY ROADWAY EASEMENT



*Edward Gookin*

## **Mapcheck 5: P1 MV A**

### Closure Summary

Precision, 1 part in: 889162.38'  
Error distance: 0.00'  
Error direction: N79° 30' 13"W  
Area: 32064.82 Sq. Ft.  
Square area: 32064.82  
Perimeter: 2615.22'

### **Point of Beginning**

Easting: 709852.8412'  
Northing: 909196.6835'

### **Side 1: Line**

Direction: N0° 05' 56"W  
Angle: [179°54'04"]  
Deflection angle: [-0°05'56"]  
Distance: 25.00'  
Easting: 709852.7981'  
Northing: 909221.6834'

### **Side 2: Line**

Direction: S89° 49' 14"E  
Angle: [-89°43'18"]  
Deflection angle: [90°16'42"]  
Distance: 1283.41'  
Easting: 711136.2018'  
Northing: 909217.6639'

### **Side 3: Curve**

Curve direction: Clockwise  
Radius: 1014.98'  
Arc length: 25.05'  
Delta angle: 1°24'50"  
Tangent: [12.52']  
Chord direction: S3° 41' 06"W  
Chord angle: [-86°29'40"]  
Deflection angle: [93°30'20"]  
Chord distance: [25.05']  
Easting: 711134.5921'  
Northing: 909192.6697'

### **Side 4: Line**

Direction: N89° 49' 14"W  
Angle: [-94°12'45"]  
Deflection angle: [85°47'15"]  
Distance: 1281.76'  
Easting: 709852.8384'  
Northing: 909196.6840'