

Sereno Canyon

Abandonment Application

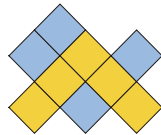
Project Narrative

Prepared for:

Toll Brothers Inc.

8767 E. Via de Ventura, Suite 390
Scottsdale, Arizona 85258
480 951 0782

prepared by:



ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY, PC

28150 N. Alma School Pkwy., Suite 103 - #193
Scottsdale, Arizona 85262
480 596 1131

August 2023

1.0 ABANDONMENT REQUEST

The request is for abandonment of right-of-way for the property located at the southeast corner of Alameda and 122nd Street (Sereno Canyon). The area to be abandoned is generally described below and legal description is provided with the application. Existing Public Non-Motorized Access Easement (PNMAE) will remain in place and will not be modified with this abandonment request.

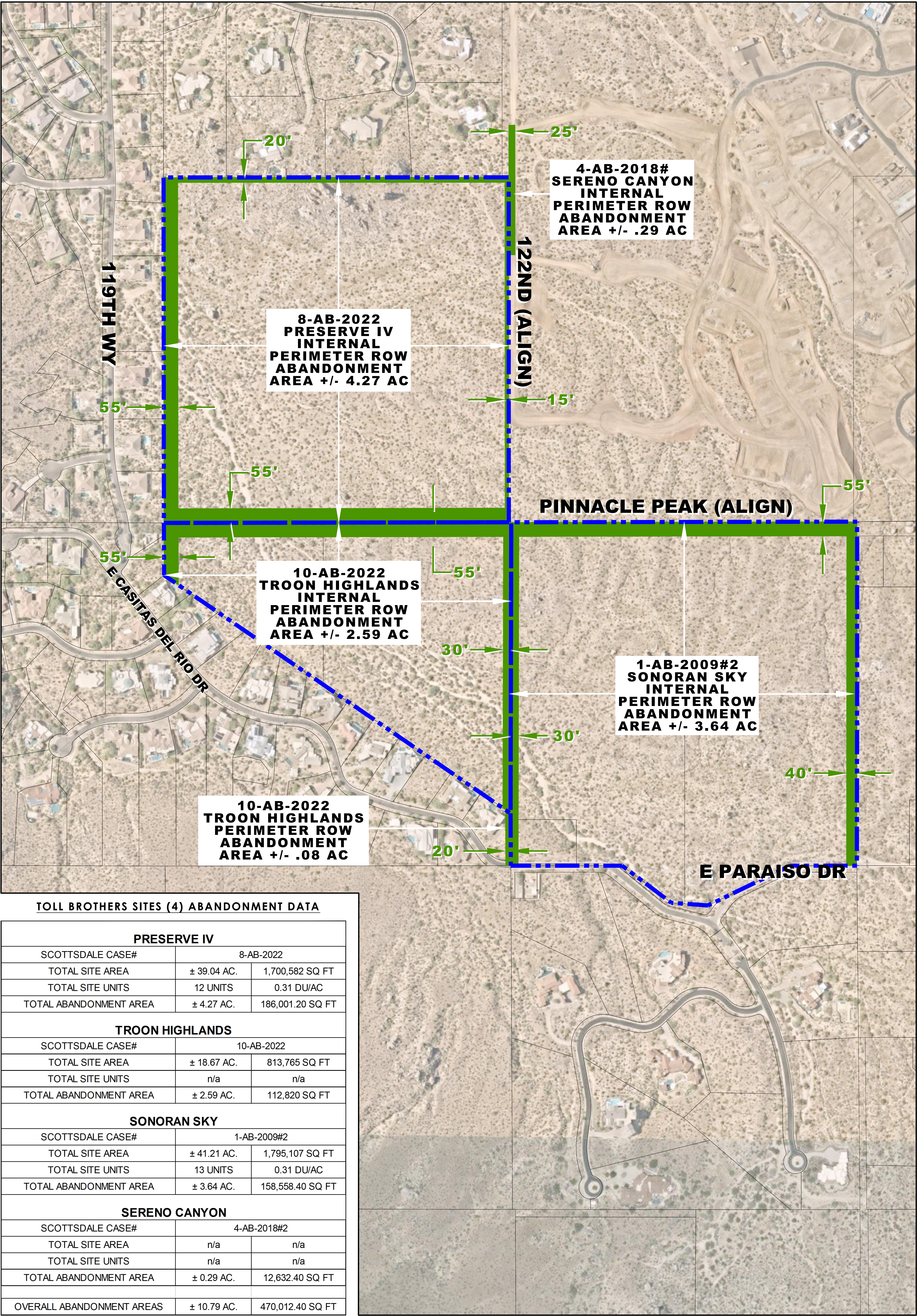
- East 25' along 122nd Street alignment between Mariposa Grande Drive and Black Rock Road

As part of the companion application for Mariposa Grande Dr. Extension (6-MD-2022) and the Preserve IV application (568-PA-2021), it has been determined by City Staff that the subject portion of right-of-way described above is not needed per the proposed development plan for the Sereno Canyon and the Preserve IV properties.

Utility companies have been contacted regarding the proposed abandonment (APS, CenturyLink, Cox, SW Gas and City of Scottsdale). Any disturbed NAOS will be revegetated to an natural state.

2.0 CONSIDERATION FOR ABANDONMENT

An appraisal of \$5.20/sq.ft. has been provided to Toll Brothers by the City of Scottsdale for the area to be abandoned. Toll Brothers has accepted this valuation in consideration for the abandonment of 122nd Street right-of-way as depicted in the Legal Description and Exhibit.



TOLL BROTHERS SITES (4) ABANDONMENT DATA		
PRESERVE IV		
SCOTTSDALE CASE#	8-AB-2022	
TOTAL SITE AREA	± 39.04 AC.	1,700,582 SQ FT
TOTAL SITE UNITS	12 UNITS	0.31 DU/AC
TOTAL ABANDONMENT AREA	± 4.27 AC.	186,001.20 SQ FT
TROON HIGHLANDS		
SCOTTSDALE CASE#	10-AB-2022	
TOTAL SITE AREA	± 18.67 AC.	813,765 SQ FT
TOTAL SITE UNITS	n/a	n/a
TOTAL ABANDONMENT AREA	± 2.59 AC.	112,820 SQ FT
SONORAN SKY		
SCOTTSDALE CASE#	1-AB-2009#2	
TOTAL SITE AREA	± 41.21 AC.	1,795,107 SQ FT
TOTAL SITE UNITS	13 UNITS	0.31 DU/AC
TOTAL ABANDONMENT AREA	± 3.64 AC.	158,558.40 SQ FT
SERENO CANYON		
SCOTTSDALE CASE#	4-AB-2018#2	
TOTAL SITE AREA	n/a	n/a
TOTAL SITE UNITS	n/a	n/a
TOTAL ABANDONMENT AREA	± 0.29 AC.	12,632.40 SQ FT
OVERALL ABANDONMENT AREAS	± 10.79 AC.	470,012.40 SQ FT

**EXHIBIT A
LEGAL DESCRIPTION
RIGHT OF WAY
ABANDONMENT AND RELEASE**

A PORTION OF THAT CERTAIN RIGHT OF WAY AS SHOWN ON THE FINAL PLAT FOR SERENO CANYON PHASE 2 RECORDED IN BOOK 974, PAGE 40, MARICOPA COUNTY RECORDS, BEING PART OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST RIGHT OF WAY CORNER OF 122ND STREET PER SAID PLAT, BEING A COMMON PROPERTY CORNER BETWEEN THE SOUTHWEST CORNER OF LOT 60A OF SERENO CANYON PHASE 2A RECORDED IN BOOK 1520, PAGE 10 PER COUNTY RECORDS, WHOSE EAST RIGHT OF WAY LINE BEARS NORTH 0°01'09" WEST;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 0°01'09" WEST, 298.53 FEET;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF SAID 122ND STREET, NORTH 0°03'45" WEST, 208.78 FEET;

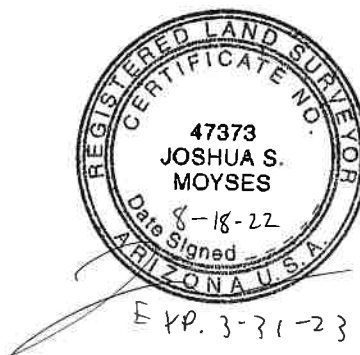
THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°55'07" WEST, 25.00 FEET, TO A POINT OF ON THE WEST RIGHT OF WAY LINE OF SAID 122ND STREET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 0°03'45" EAST, 208.76 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 0°01'09" EAST, 298.52 FEET;

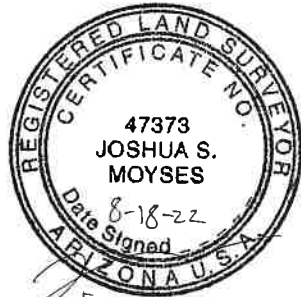
THENCE ALONG THE SOUTH RIGHT OF WAY LINE NORTH 89°58'51" EAST, 25.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 12,682 SQUARE FEET OR 0.29 ACRES OF LAND, MORE OR LESS.



FINAL PLAT FOR
SONORAN CREST
BOOK 527,
PAGE 15 M.C.R.
(NOT A PART)

25' R/W
BK. 974, PG 40
M.C.R.



OWNER: FREDERICK HANS
TRACI MOSKAL
APN: 217-01-054

62A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-514
TRACT C
BK. 974,
PG. 40 M.C.R.

TRACT CC
BK. 1520, PG. 10 M.C.R.

61A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-513

GOLDIE BROWN
PINNACLE PEAK UNIT 1
BOOK 191,
PAGE 26 M.C.R.
(NOT A PART)

25' R/W
ABANDONED AND
RELEASED

SERENO CANYON PHASE 2
BK. 1520, PAGE 10 M.C.R.
(NOT A PART)

LINE TABLE		
LINE#	LENGTH	BEARING
L1	25.00'	S89°55'07"W
L2	25.00'	N89°58'51"E

60A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-512

TRACT GG
BK. 1520,
PG. 10 M.C.R.

TRACT E
BK. 974,
PG. 40 M.C.R.

LEGEND

— R/W LINE PER SERENO CANYON PHASE 2
PER BK. 974, PG. 40 PER M.C.R.
R/W RIGHT OF WAY
P.O.B. POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER



EASEMENT
RELEASE
R.O.W.



STRATEGIC
SURVEYING, LLC
2443 WEST 12TH STREET
SUITE 1
TEMPE, AZ 85281
PHONE: (480) 272-7634

DRAWN	AV
CHECKED	JSM
SCALE	N.T.S.
DATE	8/18/22
PAGE	2 OF 2

ENGINEER
ARGUS CONSULTING, P.C.
28150 N ALMA SCHOOL PKWY, SUITE 103 - #193
SCOTTSDALE, ARIZONA 85262
CONTACT: JORGE GARRE (480) 596-1131

PROJECT INFO

EXISTING ZONING: R1-43 & R1-130

RELATED CASE NO.

6-MD-2022 19-PP-2013 16-ZN-2011

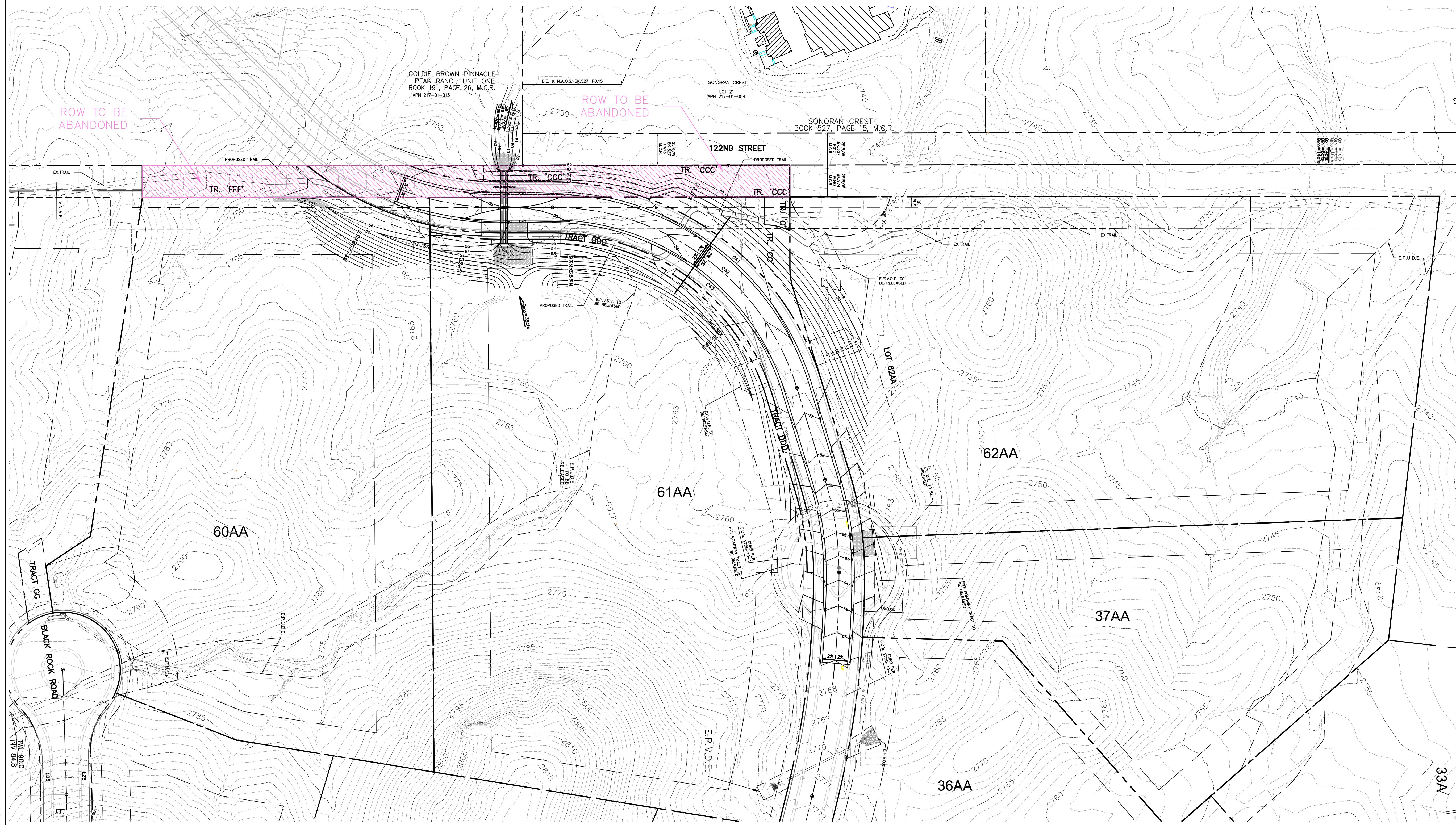
QUARTER SECTIONS

45-57

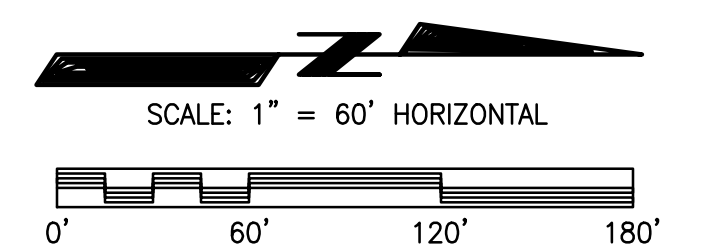
SITE PLAN

SERENO CANYON, PHASE 2AA
MARIPOSA GRANDE EXTENSION

A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A AND TRACT CC AND TRACT FF OF THE FINAL PLAT FOR SERENO CANYON PHASE 2A REPLAT, RECORDED IN BOOK 1520 OF MAPS, PAGE 10, IN THE RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA. LOCATED WITHIN THE CITY OF SCOTTSDALE.



			PROPOSED
LOT #	LOT AREA Sq.Ft.	ENVELOPE Sq.Ft.	NAOS Sq.Ft.
36A	48470	23262	25208
37A	59287	27461	31826
60A	107290	30670	76620
61A	117624	43021	74603
62A	122392	30138	92254



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MARIPOSA GRANDE EXTENSION

SITE PLAN
SERENO CANYON PHASE 2AA
SCOTTSDALE - ARIZONA

Date 1/5/23	Job No. 385-17	Sheet 1 of 1
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