CARR PROPERTIES
Abandonment Application
Project Narrative

1046-PA-2024



<u>Prepared by:</u>

Kimley-Horn and Associates
2046 Riverview Auto Drive
Mesa, Arizona 85201
480-207-2666

I. Abandonment Request

Our firm represents the Carr Living Trust in the development of the Carr Properties which is proposing two large custom single-family residential lots in north-east Scottsdale Arizona. This development is currently under review for minor subdivision (MD) application approval (1046-PA-2024).

As part of this process, we are submitting an application to request approval for the abandonment of a 65,330 SF, +/-1.49 Acre 'U' shaped portion of road and right-of-way (ROW) adjacent to the Carr Properties site. This abandonment includes approximately 30 feet of ROW to the north, 85 feet of roadway and ROW to the east, and 25 feet of ROW to the south along the 140th St alignment in Scottsdale.

The parcels proposed for roadway and right-of-way abandonment are vacant and do not provide access to any surrounding residential parcels. The two large custom single-family home lots will be accessed from the south off E Gail Rd via a remaining 24-foot and 40-foot wide portions of right-of-way.

EXISTING AERIAL CONTEXT



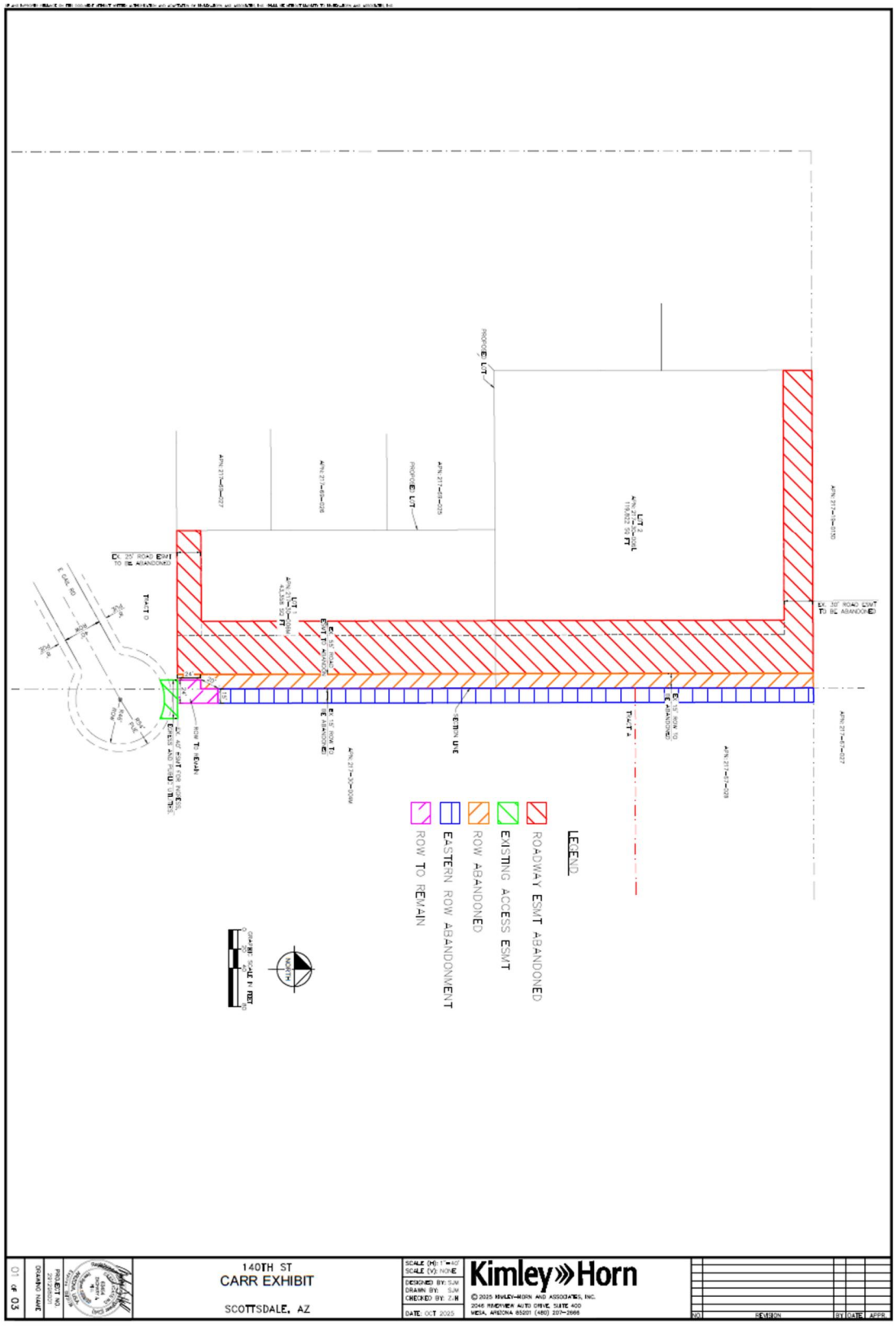
PROPOSED AERIAL CONTEXT



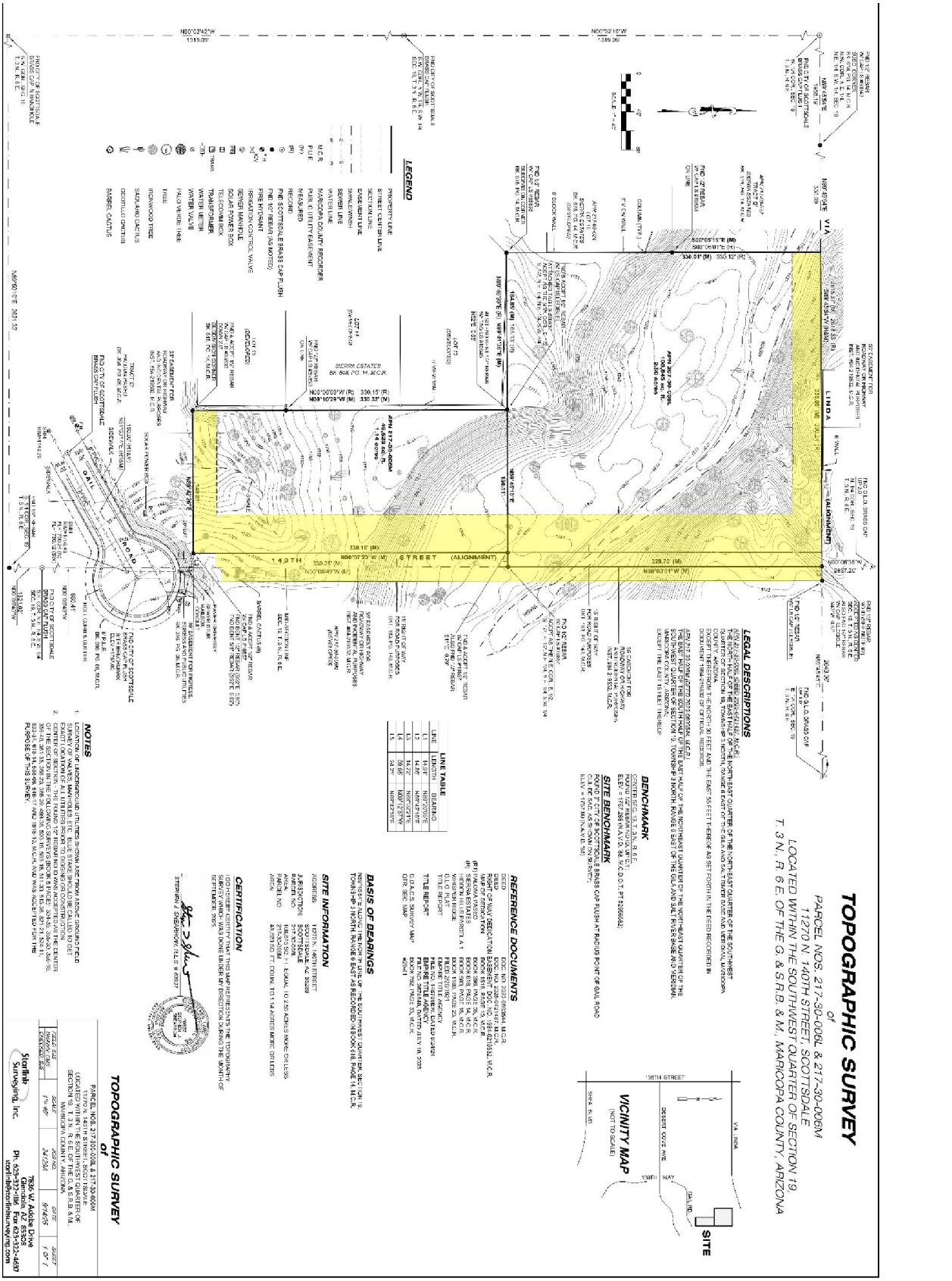
II. Consideration for Abandonment

It has been determined as a result of the Arizona "Gift Clause" legislation that monetary consideration to the City is requested for the abandonment of dedicated right-of-way. The subject land area, which provides no access, to be abandoned consists of 65,330 SF / 1.49 acres. The site will be developed for individual residential use and the abandonment fee should be for the amount of $1 per square foot.

Abandonment Exhibit



Existing ALTA Context



Legal Discription

PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
140TH STREET CARR

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

KIMLEY-HORN & ASSOCIATES
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TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

STARLINK SURVEYING, INC.
7836 W ADOBE DRIVE
GLENDALE, ARIZONA 85308
TELEPHONE: (623) 322-1116
CONTACT: STEPHEN SHEARROW

OWNER/DEVELOPER

CARR LIVING TRUST
8776 E. SHEA BLVD. SUITE #477
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 522-4469
CONTACT: GABRIELLE CARR

BENCHMARK

CENTER SEC.19, T. 3N., R. 6 E.
FOUND ½" REBAR NO ID, UP 0.1';

ELEVATION=1767.288 (N.A.V.D. '88 M.C.D.O.T. PT#2656582)

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	CENTURYLINK
CABLE T.V.	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

BASIS OF BEARING

N89°45'54"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST AS RECORDED IN BOOK 618, PAGE 14, M.C.R.

LEGAL DESCRIPTION

APN 217-30-006L (DEED 2025-0421437, M.C.R.)
THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THEREFORM THE NORTH 30 FEET AND THE EAST 55 FEET THEREOF AS SET FORTH IN THE DEED RECORDED IN DOCUMENT 1984-219532 OF OFFICIAL RECORDS.

APN 217-30-006M (DEED 2023-0603544, M.C.R.) THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 15 FEET THEREOF.

ZONING

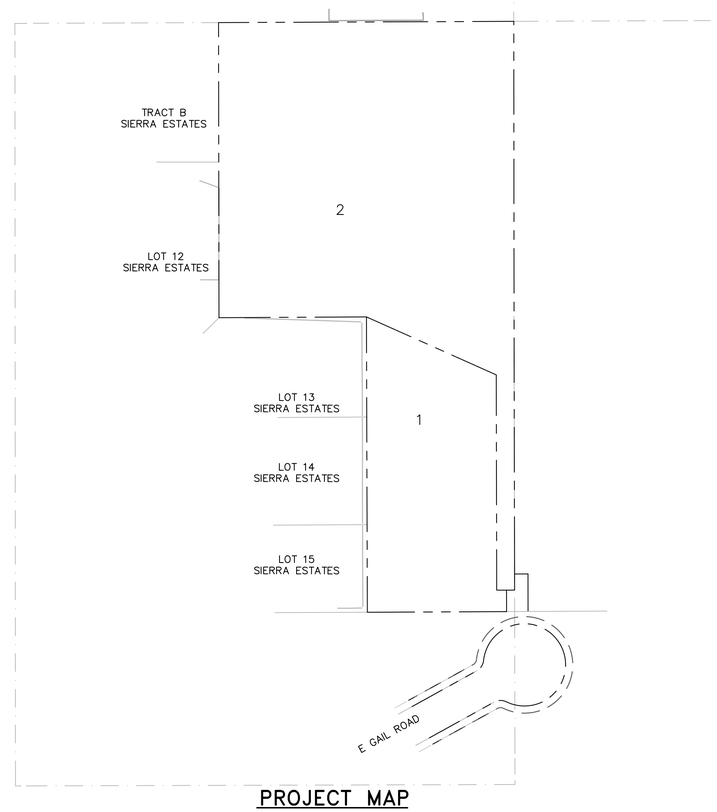
R1-43 ESL

BUILDING SETBACKS

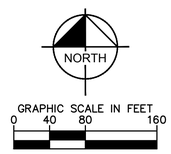
FRONT:	35'
SIDE:	20'
REAR:	35'

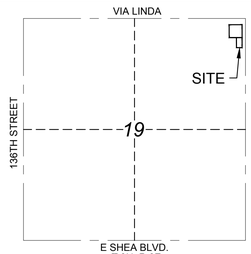
SITE DATA

GROSS AREA	2.67 AC±
NET AREA	2.46 AC±
TOTAL NUMBER OF LOTS	02
AVERAGE LOT AREA	1.33 AC±
MINIMUM LOT AREA	43,000 S.F.
DENSITY	0.75 DU/AC



PROJECT MAP





VICINITY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
FM	PROPOSED FORCEMAIN
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	DRAINAGE SWALE
	RETAINING WALL
	100-YEAR INUNDATION LIMITS
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PNMAE	PUBLIC NON-MOTORIZED ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
EX	EXISTING
℄	CENTERLINE
P.L.	PROPERTY LINE
HOA	HOMEOWNERS ASSOCIATION
WSFE	WATER AND SEWER FACILITIES EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
SVT	SIGHT VISIBILITY TRIANGLE
DSRE	DESERT SCENIC ROADWAY EASEMENT
TBA	TO BE ABANDONED
VNAE	VEHICULAR NON-ACCESS EASEMENT
PVAE	PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
(17)	LAST LOT IDENTIFIER
A / 07	CROSS SECTION ID
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: SJM
DRAWN BY: SJM
CHECKED BY: ZJH
DATE: OCT 2025

140TH ST
CARR EXHIBIT
COVERSHEET
SCOTTSDALE, AZ

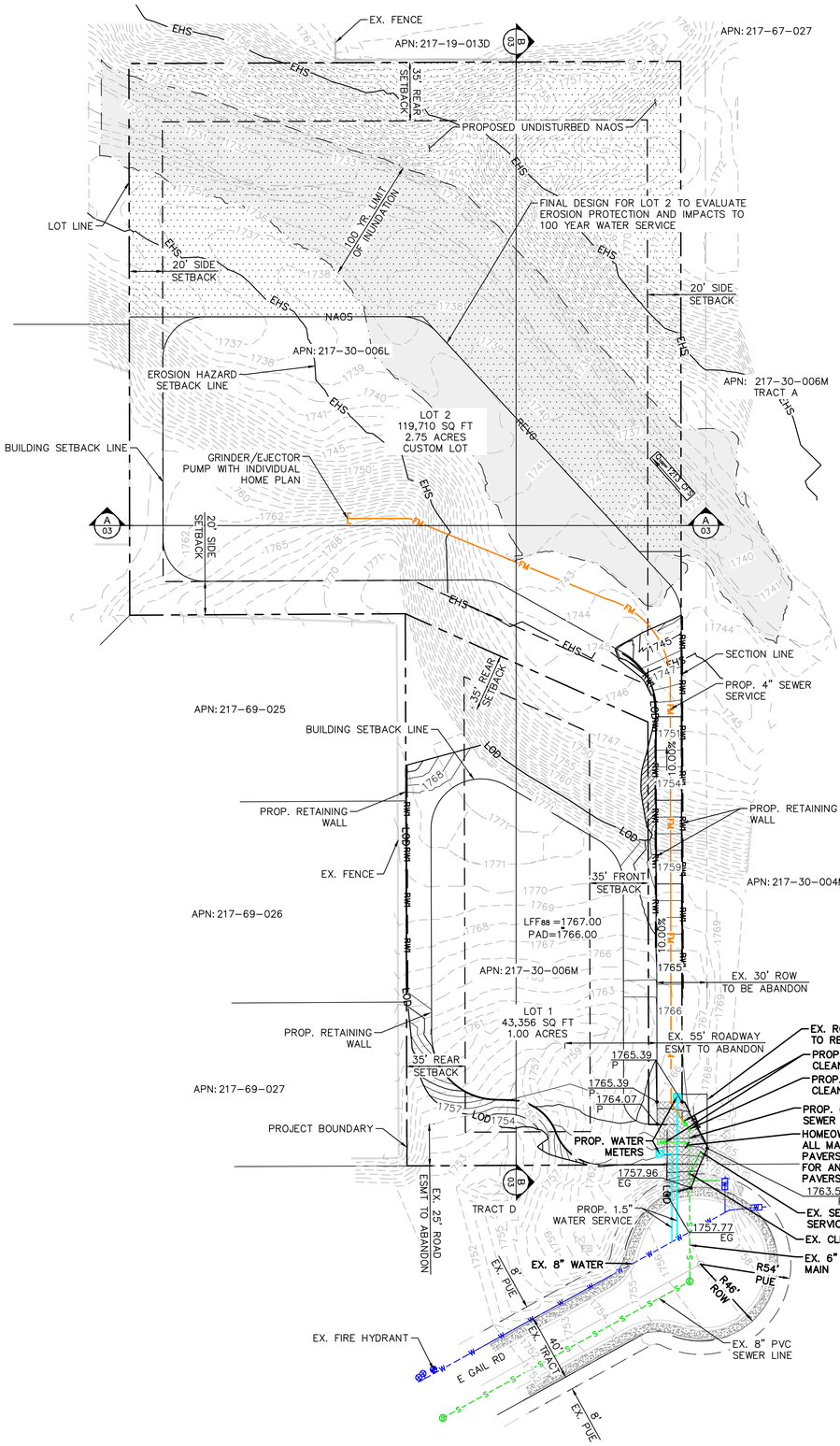
Registered Professional Engineer (Civil)
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 11/14/25
ARIZONA, USA
Expires 03/31/26

PROJECT NO.
291298001

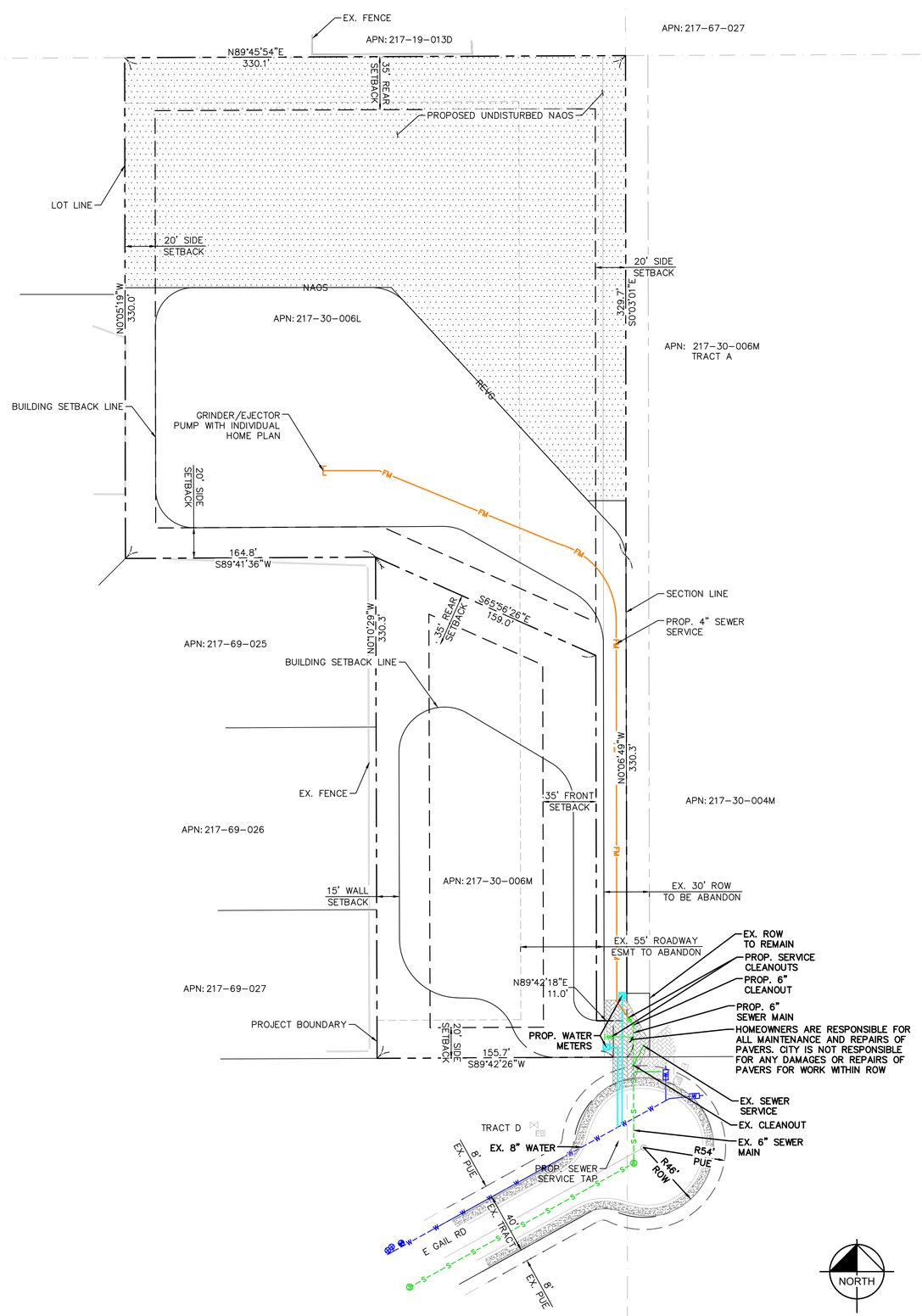
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CV

01 OF 03

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PRELIMINARY GRADING & DRAINAGE PLAN



PRELIMINARY PLAT

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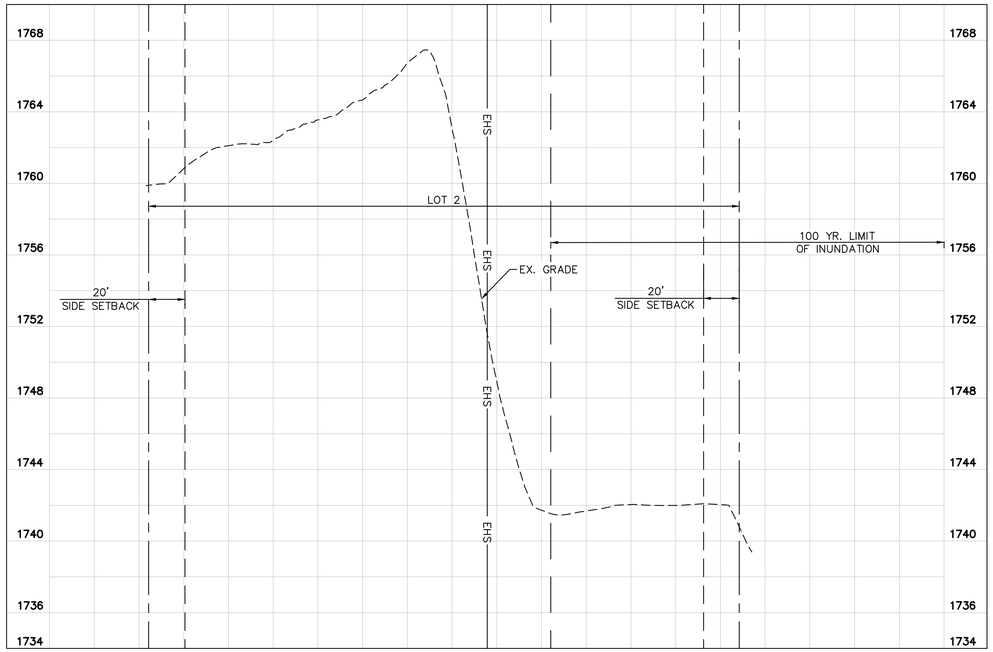
140TH ST
CARR EXHIBIT
GRADING AND PREPLAT
SCOTTSDALE, AZ

Professional Engineer
Registered in Arizona
CERTIFICATE NO.
63454
ZACHARY J. HILL
Date Signed 11/14/25
ARIZONA, USA
Expires 06/30/26

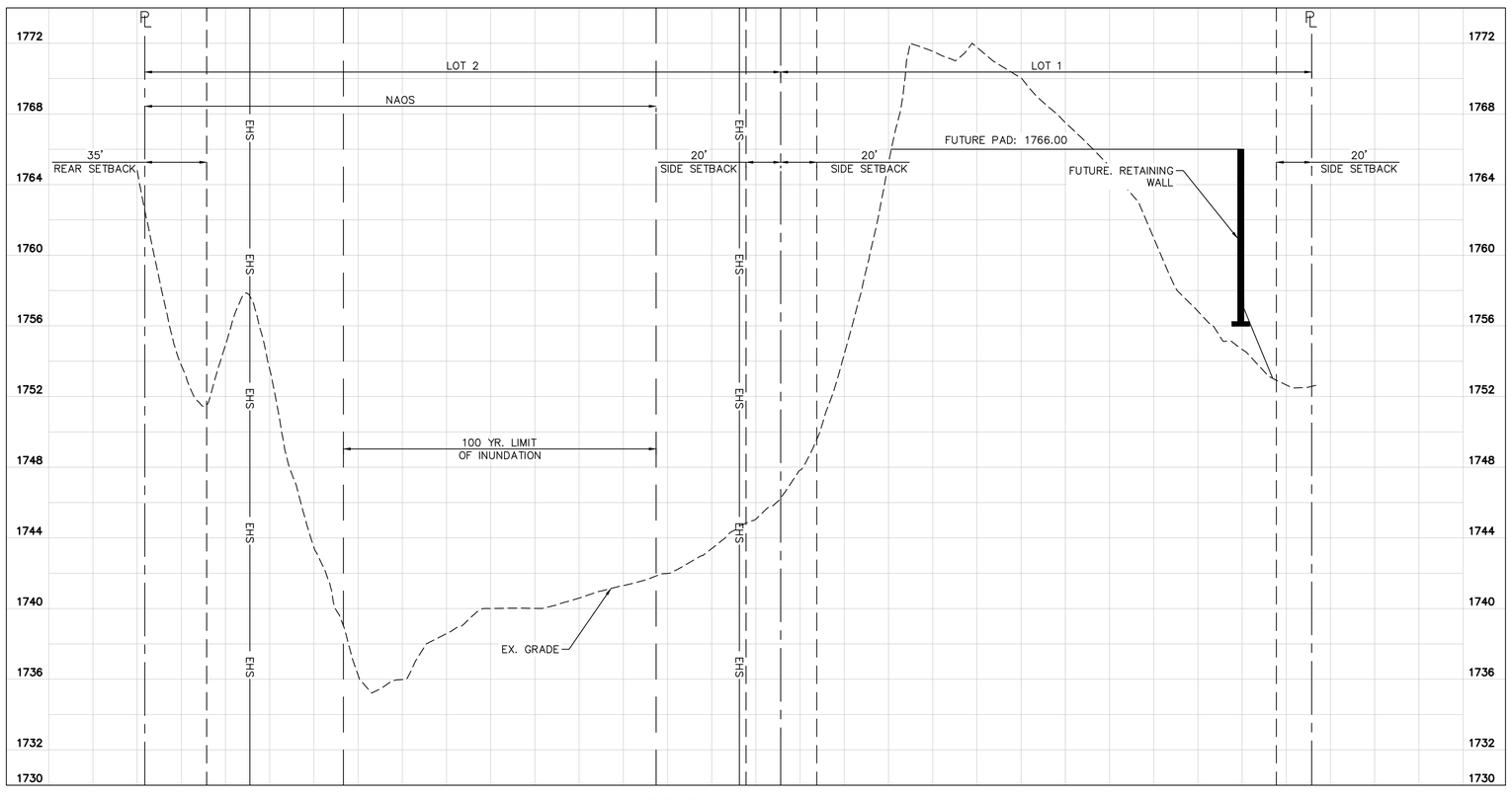
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02 OF 03



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

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140TH ST
CARR EXHIBIT
CROSS SECTIONS
SCOTTSDALE, AZ

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03 OF 03

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°03'01" EAST, A DISTANCE OF 329.70 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 89°44'53" EAST A DISTANCE OF 15.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°03'01" EAST, A DISTANCE OF 329.74 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 288.20 FEET;

THENCE SOUTH 89°42'18" WEST, A DISTANCE OF 15.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ALONG SAID EAST LINE, SOUTH 00°06'49" EAST, A DISTANCE OF 17.96 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°43'43" WEST, A DISTANCE OF 9.16 FEET;

THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 155.51 FEET;

THENCE NORTH 00°10'29" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°43'43" EAST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 305.40 FEET;

CHAD W. HUBER
RLS 35316

Kimley»Horn
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PHOENIX, AZ 85016
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	11/18/2025	291298001	1 OF 4

EXHIBIT A
LEGAL DESCRIPTION

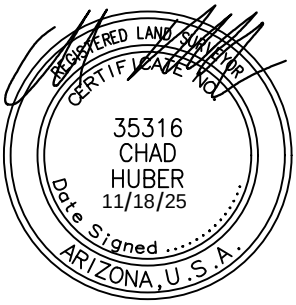
THENCE NORTH 00°03'01" WEST, A DISTANCE OF 299.55 FEET;

THENCE SOUTH 89°45'56" WEST, A DISTANCE OF 260.07 FEET;

THENCE NORTH 00°05'19" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°45'56" EAST, A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,414 SQ.FT. MORE OR LESS.

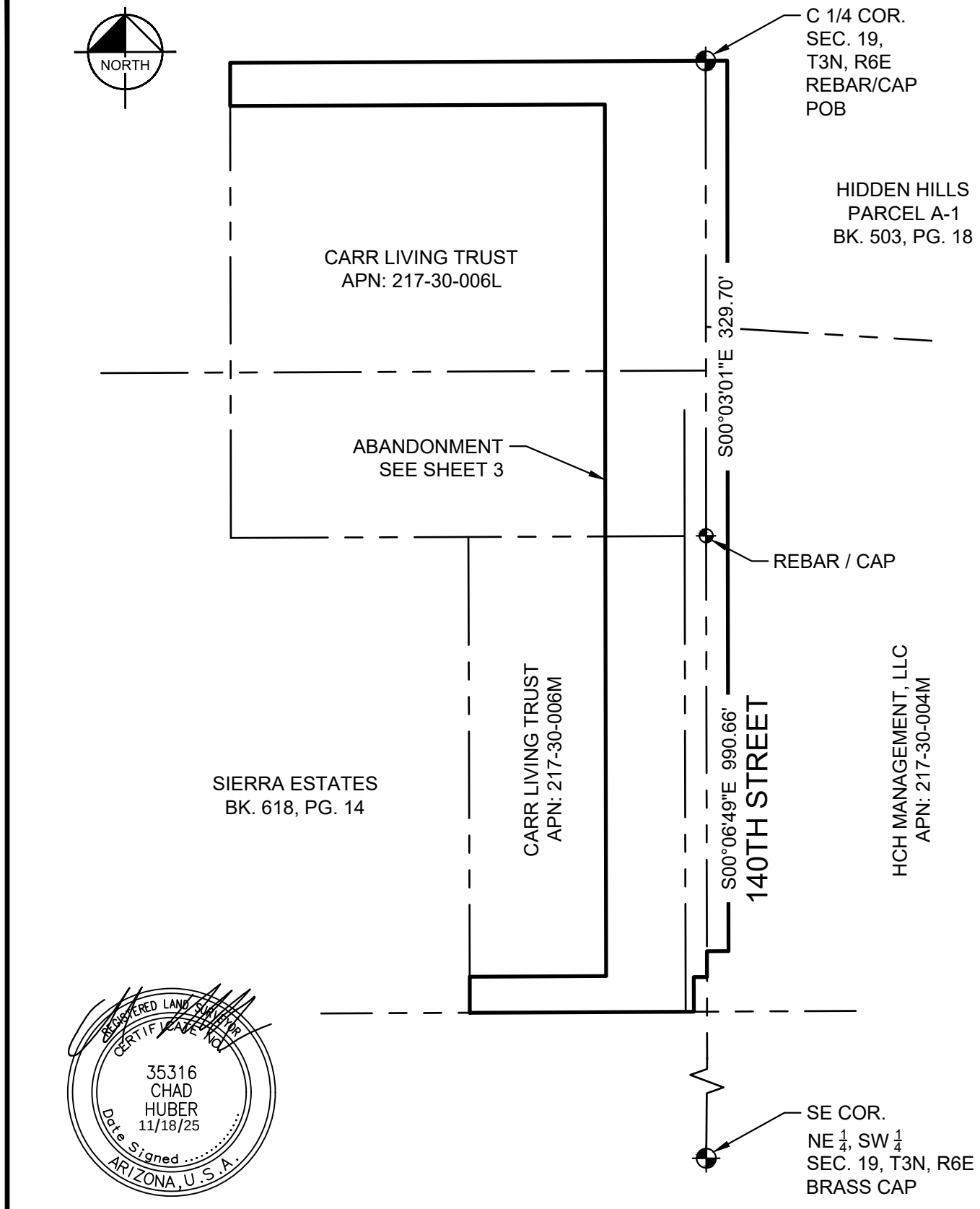


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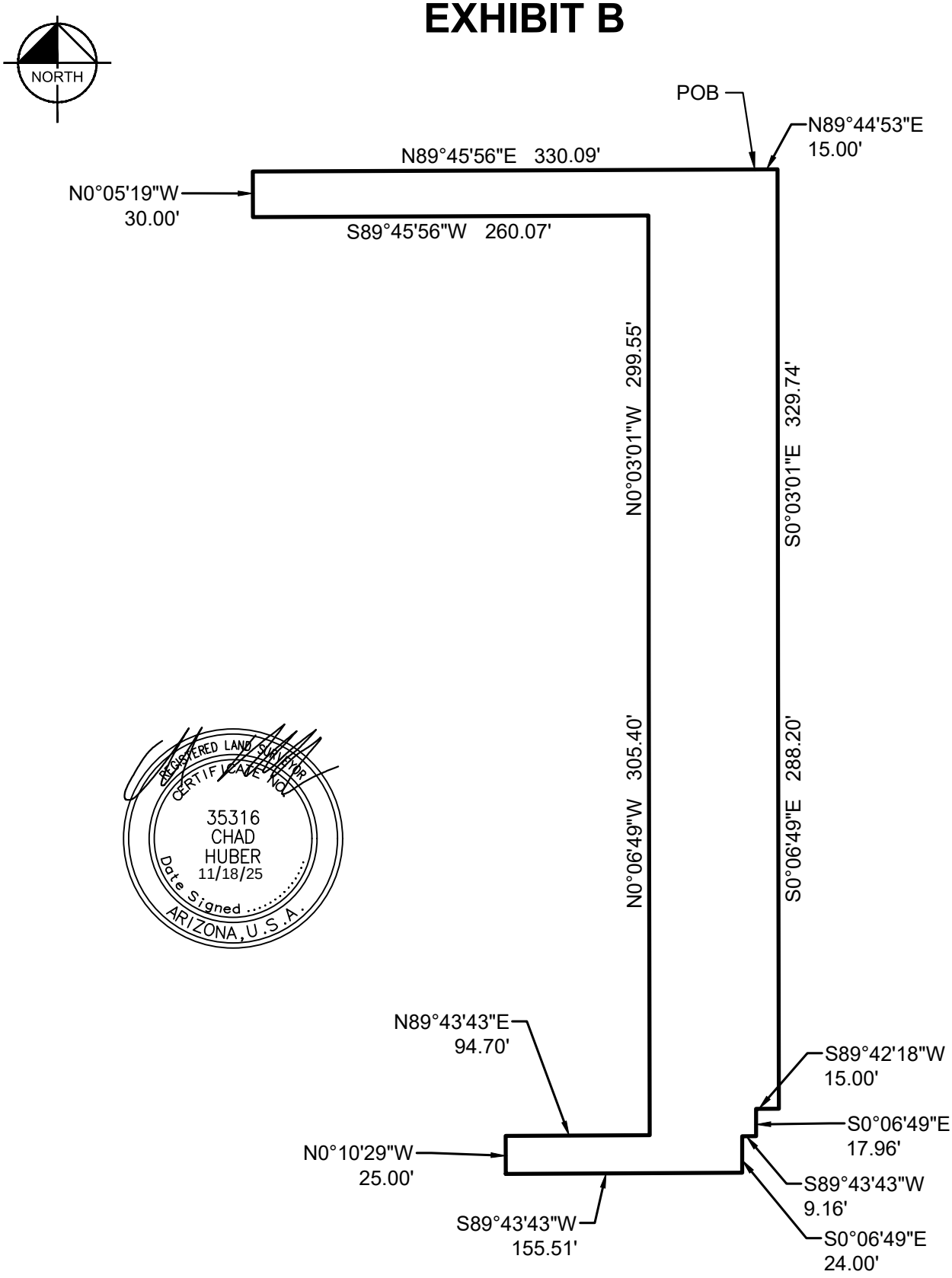


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EXHIBIT B



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N.T.S.	CWH	CWH	11/18/2025	291298001	4 OF 4