

# PLANNING COMMISSION REPORT



Meeting Date: October 23, 2024  
General Plan Element: *Land Use*  
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

## ACTION

### Triple Wash Ranch Abandonment 11-AB-2023

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the western five feet of N. 114th Street adjacent to parcels 216-74-005F, 216-74-439, and 216-74-006E and the portions of E. Morning Vista Road adjacent to parcels 216-74-005F and 216-74-739 (various widths), for properties located at 11348 and 11303 E. Morning vista Road, and N. 114th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning designation.

#### Goal/Purpose of Request

The purpose of the abandonment requests is to maximize the private use of the property while being consistent with the City's roadway plans.

#### Key Items for Consideration

- Owner shall dedicate required fee-simple right-of-way over existing easement dedicated right-of-way
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- No public input received regarding the proposed abandonment

## OWNER

Triple Wash Ranch  
David Schwan  
(602) 330-5252

## APPLICANT CONTACT

David Gulino  
Land Development Services LLC



(602) 330-5252

## **LOCATION**

---

11348 and 11303 E. Morning vista Road, and N. 114th Street  
(Parcels 216-74-005F, 216-74-439, and 216-74-006E)

## **BACKGROUND**

---

### **General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

### **Character Area Plan**

The property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

### **Zoning**

The subject parcels are zoned Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) District. The R1-190/ESL zoning district allows for single-family residential uses and have an Environmentally Sensitive Lands zoning designation.

The subject parcels were annexed into the City of Scottsdale in October 1983. These annexed parcels were rezoned from the county designation to Single-Family Residential, Hillside District (R1-190/HD/HC) through case 32-ZN-1982. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted as an amendment to the Hillside District overlay.

### **Context**

The subject properties are generally located north of E. Rio Verde Drive and west of N. 114<sup>th</sup> Street. The multiple parcels are located along the north and south sides of E. Morning Vista Road, between N. 112<sup>th</sup> Street and N. 114<sup>th</sup> Street. The subject properties were created from a series of previously approved minor land divisions. The McDowell Sonoran Preserve is within close proximity, located to the north of the subject sites. The Scottsdale National Golf Club courses are located to the east.

The existing parcels originated from the Goldie Brown Pinnacle Peak Ranch Unit 3 subdivision plat. The individual parcels were later created by separate minor land divisions and quick claim deeds.

### **Related Policies, References:**

1999 Dynamite Foothills Character Area Plan  
2003 Scenic Corridor Design Guidelines

2016 Trails Master Plan  
2004 Environmentally Sensitive Lands Ordinance  
2016 Transportation Master Plan  
2035 City of Scottsdale General Plan  
32-ZN-1982, 36-ZN-1984, 5-GP-1999, and 11-TA-2000

## **APPLICANTS PROPOSAL**

---

### **Development Information**

The development proposal includes a request to abandon the western 5 feet of N. 114th Street and the northern 30-foot half-street of E. Morning Vista Road adjacent to parcel 216-74-005F; to abandon the western 5 feet of N. 114th Street and the southern 25-foot half-street of E. Morning Vista Road adjacent to parcel 216-74-439; and to abandon the western 5 feet of N. 114th Street adjacent to parcel 216-74-006E. The purpose of the abandonment requests is to maximize the private use of the property.

## **IMPACT ANALYSIS**

---

### **Land Use**

The existing land use for this subject site is in conformance with the General Plan designated land use of Rural Neighborhoods. The request shall not modify the existing General Plan land use.

### **Traffic/Trails**

The Transportation Master Plan Local Area Infrastructure Planned Streets (LAIPS) plan does not show a planned/existing E. Morning Vista Road east/west right-of-way connection between N. 112<sup>th</sup> Street and N. 114<sup>th</sup> Street. The LAIPS plan does not require right-of-way or a public trail planned along E. Morning Vista Road; and therefore, does not require E. Morning Vista Road as a planned street connection. This request is consistent with the City roadway requirement for a Local Collector, with a Rural ESL Character and trail. The Transportation Department supports the abandonments as proposed in this request.

### **Emergency/Municipal Services and Utilities**

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along N. 114<sup>th</sup> Street. No impacts are anticipated.

### **Public Utilities**

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonments and support the abandonments if Public Utility Easements are located over the proposed abandonment areas and an 8-foot wide Public Utility Easement is dedicated along the eastern boundary of the parcels. All necessary easements will be provided

The owner will be dedicating a total of 55 feet of Public Utility Easement along E. Morning Vista Road, adjacent to 11348 and 11303 E. Morning Vista Road (Parcels 216-74-005F and 216-74-439).

### **Community Involvement**

The applicant conducted the required mailing to property owners located within 750 feet of the proposed roadway easement abandonments. The City staff also conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonments. Site postings were also provided. No public input received regarding the proposed abandonment

**Policy Implications**

The compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment valuation procedure. The valuation methodology is prepared as if the land is available for development at its highest and best use under the current zoning designation. The owner has agreed to the proposed compensation amount.

The owner of the parcel has agreed to pay to City the total amount of \$29,208.50 for the Abandonment Right-of-Way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City. Additionally, the owner will dedicate Public Utility Easements located along the eastern boundary of the subject sites, and along E. Morning Vista Road, adjacent to 11348 and 11303 E. Morning Vista Road (Parcels 216-74-005F and 216-74-439).

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the western five feet of N. 114th Street adjacent to parcels 216-74-005F, 216-74-439, and 216-74-006E; and the portions of E. Morning Vista Road adjacent to parcels 216-74-005F and 216-74-739 (various widths); for properties located at 11348 and 11303 E. Morning vista Road, and N. 114th Street, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner shall pay to the City the final amount to be determined as compensation to the City for the abandonment of right-of-way and associated fees,
2. The property owner shall record a final plat that establishes the updated parcel boundaries associated with the abandonment areas and required dedications. Final plat shall include the 5-foot-wide parcel created by the abandonment request adjacent to parcel 216-74-005F, along N. 114<sup>th</sup> Street, 11348 E. Morning Vista Road. The final plat shall dedicate the remaining required right-of-way as fee-simple to replace easement dedicated right-of-way,
3. The property owner shall dedicate Public Utility Easements over the proposed abandonment areas (25-foot to 55-foot widths between 11348 and 11303 E. Morning Vista Road (Parcels 216-74-005F and 216-74-439)), and along the eastern boundary of the three subject sites (8-foot width).
4. The property owner shall pay to the city the combined total amount of \$29,208.50 as compensation to the city for the abandonment of right-of-way.

**RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

---

Jesus Murillo  
Senior Planner  
480-312-7849  
E-mail: jmurillo@scottsdaleAZ.gov

**APPROVED BY**

---



---

Jesus Murillo, Report Author

---

October 7, 2024

Date



---

Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-7713      Email: tcurtis@scottsdaleaz.gov

---

10/14/2024

Date



---

Erin Perreault, AICP, Executive Director  
Planning + Development Services  
Phone: 480-312-7093      Email: eperreault@scottsdaleaz.gov

---

10/11/2024

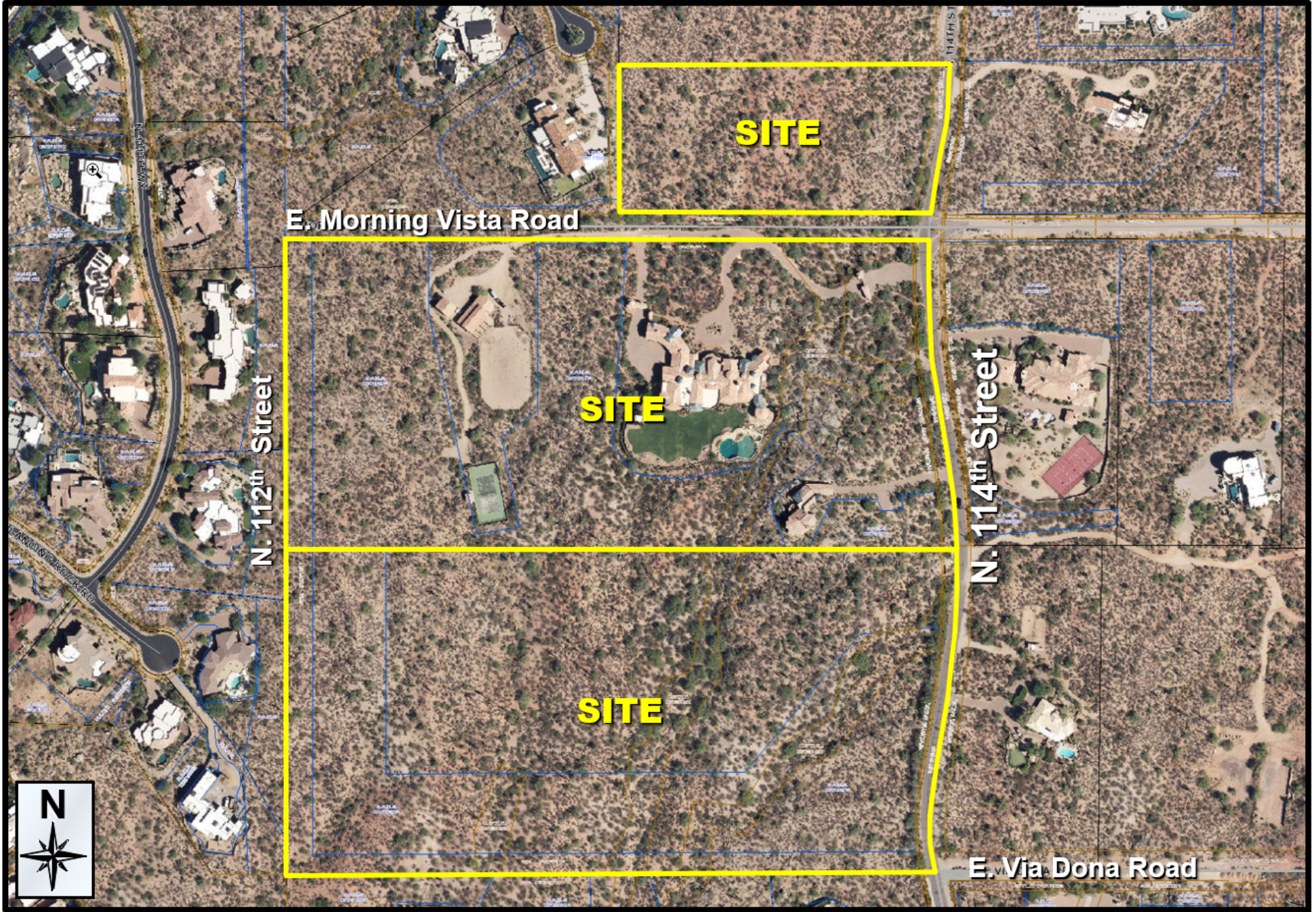
Date

## ATTACHMENTS

---

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13256
  - Exhibit A: Legal Graphic
  - Exhibit B: Legal Description
  - Exhibit C: Legal Graphic
  - Exhibit D: Legal Description
  - Exhibit E: Legal Graphic
  - Exhibit F: Legal Description
  - Exhibit G: Legal Graphic
  - Exhibit H: Legal Description
  - Exhibit I: Legal Graphic
  - Exhibit J: Legal Description
  - Exhibit K: Depiction of subject parcels
4. Proposed Abandonment Areas Map
5. Local Area Infrastructure Plans (LAIPs)
6. Required Dedications Map
7. Neighborhood Outreach
8. City Notification Map





**Aerial Close-up**

**11-AB-2023**

# 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.

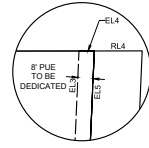
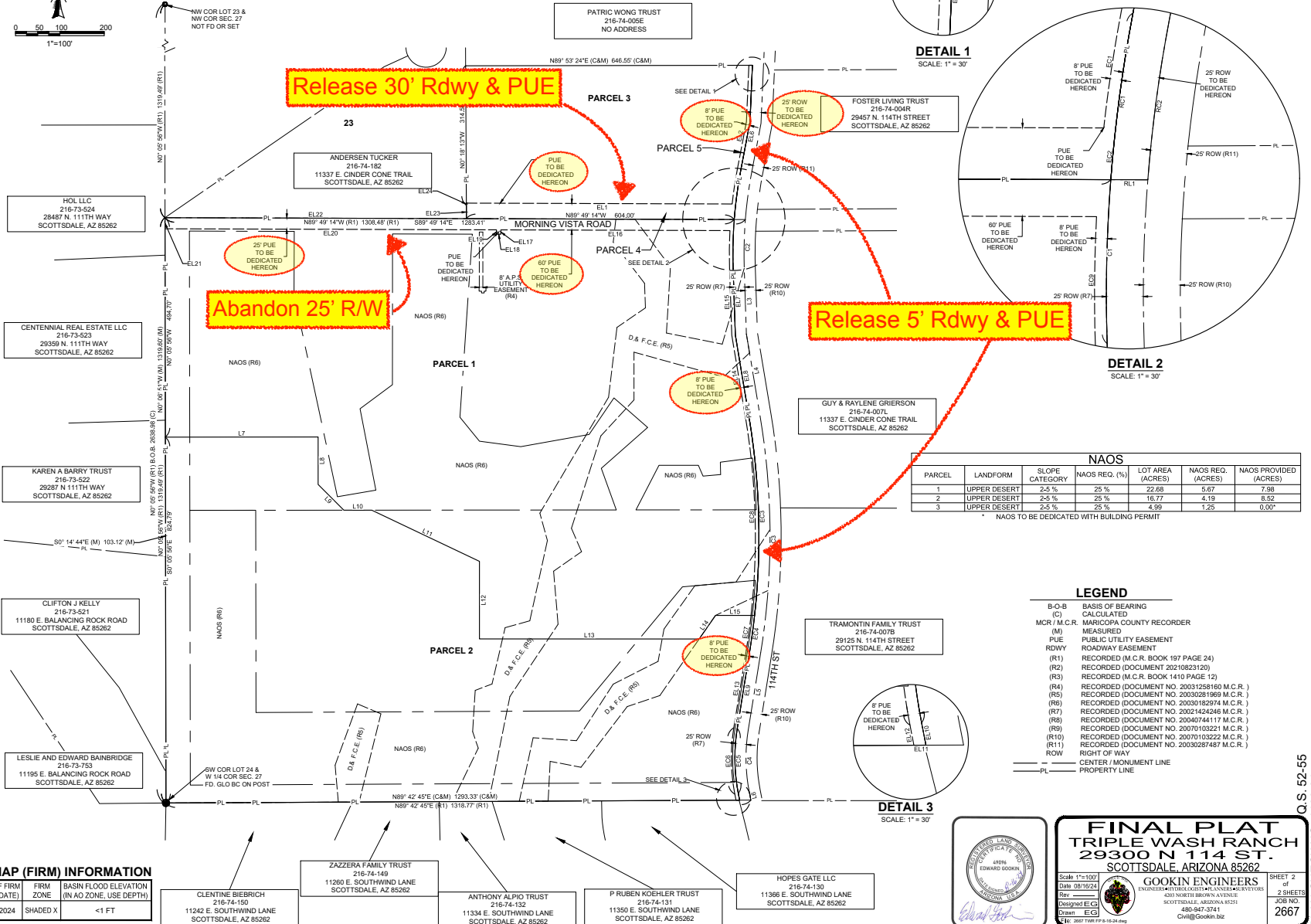
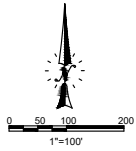
- Dedicate new 25' Public Utility Easement (PUE) on the south side of Morning Vista between 112th and 114th.
- Dedicate new 25' ROW on the west side of 114th for 300' north of Morning Vista.
- Dedicate an 8' Public Utility Easement (PUE) on the west side of 114th Street to replace the 5' of Roadway & 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.

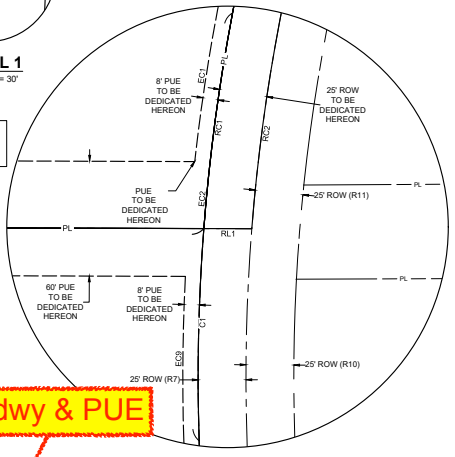


# FINAL PLAT

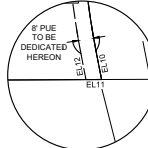
TRIPLE WASH RANCH  
A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 EAST  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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  
Drawn: EGI  
Designed: EGI

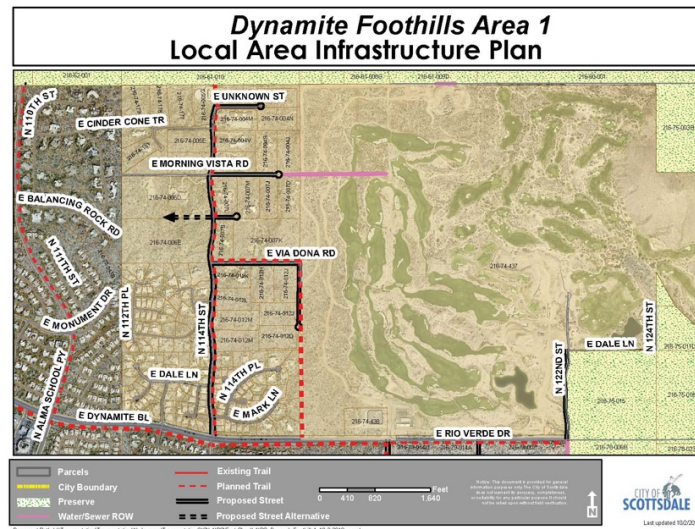
**GOOKIN ENGINEERS**  
ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS  
480-947-3741  
COWI@Gookin.com

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		\$ -

**RESOLUTION NO. 13256**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTIES LOCATED AT 11348 E. MORNING VISTA ROAD, 11303 E. MORNING VISTA ROAD, AND N. 114TH STREET (PARCELS 216-74-005F, 216-74-739, AND 216-74-006E).

(11-AB-2023)  
(Triple Wash Ranch)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B,"** legally described **Exhibit "C"** and depicted on **Exhibit "D,"** legally described **Exhibit "E"** and depicted on **Exhibit "F,"** legally described **Exhibit "G"** and depicted on **Exhibit "H,"** legally described **Exhibit "I"** and depicted on **Exhibit "J"** attached hereto and comprise an area of approximately 58,417.

E. The Abandonment Rights-of-way fall within, serve, affect or are near a parcel comprising approximately 43.65 ("Owner's Parcel"), as depicted on **Exhibit "K"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due

consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of Twenty-nine Thousand Two Hundred Eight Dollars and 50/100 (\$29,208.50) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner has delivered to City a final plat that establishes the updated parcel boundaries associated with the abandonment areas and required dedications. Final plat shall include the 5-foot-wide parcel created by the abandonment request adjacent to parcel 216-74-005F (Map Parcel 3 (Exhibit "K")), along N. 114<sup>th</sup> Street, 11348 E. Morning Vista Road.

3.3 The owner has delivered to City a plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide fee-simple right-of-way over the eastern portion of parcel 216-74-005F (Map Parcel 3 (Exhibit "K")), along N. 114<sup>th</sup> Street, 11348 E. Morning Vista Road.

3.4 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 30-foot-wide Public Utility Easement over the southern portion of parcel 216-74-005F (Map Parcel 3 (Exhibit "K")), along the E. Morning Visita Road alignment, 11348 E. Morning Vista Road. The dedications shall also include a 5-ft radius of additional water and sewer easement around the existing air valves within these corridors.

3.5 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an 8-foot-wide Public Utility Easement over the eastern portion of parcel 216-74-005F (Map Parcel 3 (Exhibit "K")), along N. 114<sup>th</sup> Street, 11348 E. Morning Vista Road. The dedications shall also include a 5-ft radius of additional water and sewer easement around the existing air valves within these corridors.

3.6 The owner has delivered to City a plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide fee-simple right-of-way over the eastern portion of parcel 216-74-0439 (Map Parcel 1 (Exhibit "K")), along N. 114<sup>th</sup> Street, 11348 E. Morning Vista Road

3.7 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide Public Utility Easement over the northern portion of parcel 216-74-439 (Map Parcel 1 (Exhibit "K")), along the E. Morning Visita Road alignment, 11303 E. Morning Vista Road.

3.8 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an 8-foot-wide Public Utility Easement over the eastern portion of parcel 216-74-439 (Map Parcel 1 (Exhibit "K")), along N. 114<sup>th</sup> Street, 11303 E. Morning Vista Road.

3.9 The owner has delivered to City a plat or other instrument that dedicates to City, in accordance with City specifications, a 25-foot-wide fee-simple right-of-way over the eastern portion of parcel 216-74-006E (Map Parcel 2 (Exhibit "K")), along N. 114<sup>th</sup> Street, N. 114<sup>th</sup> Street.

3.10 The owner has delivered to City a deed, plat or other instrument that dedicates to City, in accordance with City specifications, an 8-foot-wide Public Utility Easement over the eastern portion of parcel 216-74-006E (Map Parcel 2 (Exhibit "K")), along N. 114<sup>th</sup> Street, N. 114<sup>th</sup> Street.

3.11 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to

the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF SCOTTSDALE, an Arizona municipal corporation

\_\_\_\_\_  
David D. Ortega, Mayor

ATTEST:

By: \_\_\_\_\_  
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

\_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Eric C. Anderson, Senior Asst. City Attorney

**CERTIFICATE**

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
name printed

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*



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. )		

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;

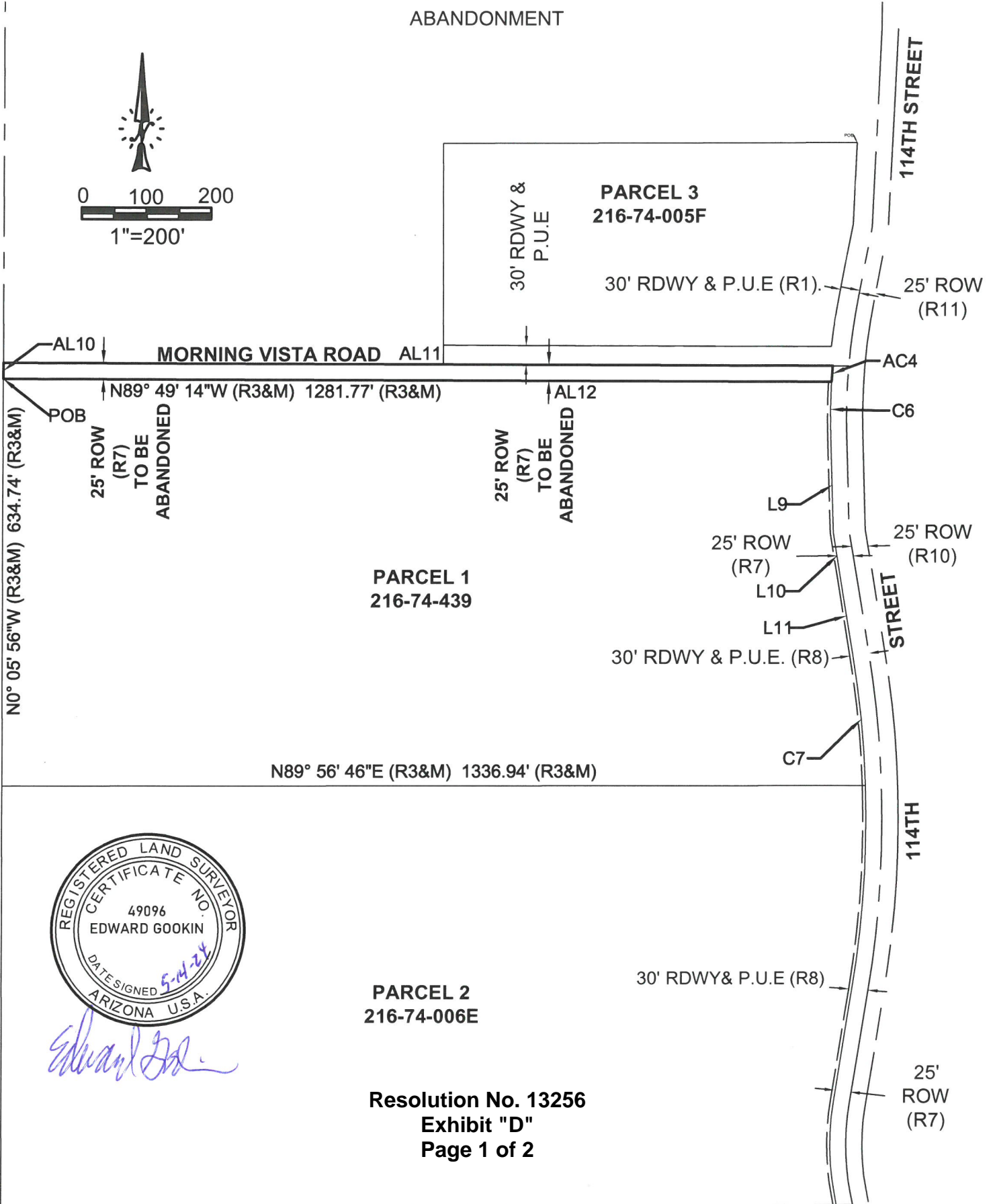
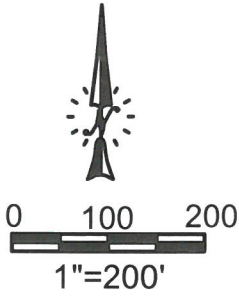
THENCE ALONG SAID EXTENSION SOUTHERLY ALONG A NONTANGENT CURVE THROUGH A CENTRAL ANGLE OF 1°24'50", A RADIUS OF 1014.98 FEET, AND AN ARC LENGTH OF 25.05 FEET AND HAVING A CHORD BEARING OF SOUTH 3°41'06" WEST, AND A CHORD DISTANCE OF 25.05 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

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.



PARCEL 1 MORNING VISTA RIGHT OF WAY  
ABANDONMENT



*Edward Gookin*

**PARCEL 2**  
**216-74-006E**

**Resolution No. 13256**  
**Exhibit "D"**  
**Page 1 of 2**

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



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

**Resolution No. 13256**

**Exhibit "E"**

**Page 1 of 2**

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

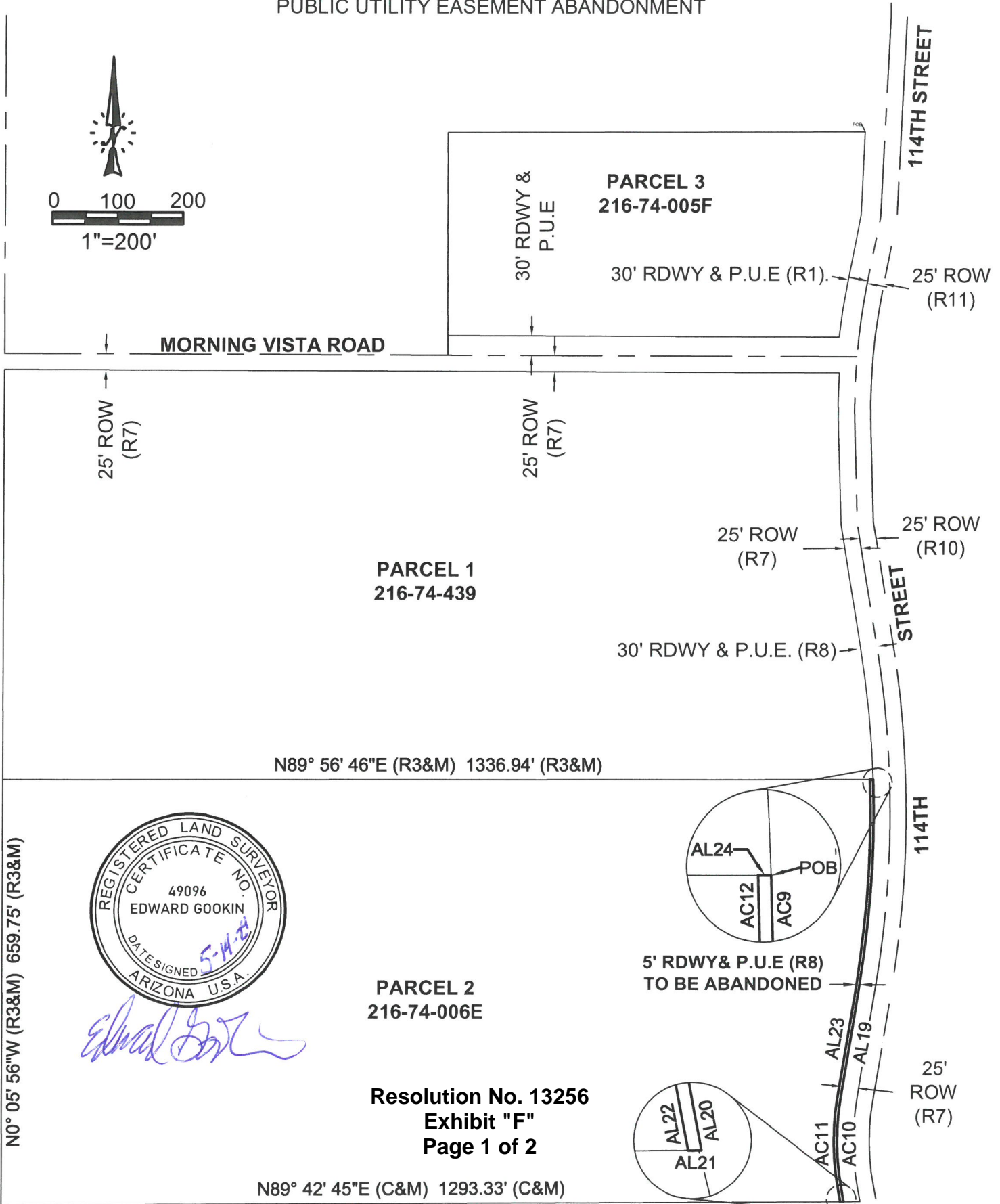
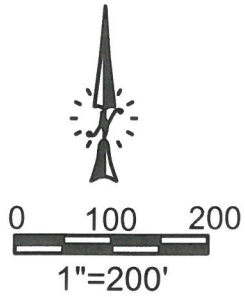
THENCE ALONG THE NORTH PROPERTY LINE OF SAID PARCEL NORTH 89°56'46" EAST 5.00 FEET TO THE POINT OF BEGINNING.

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



*Edward Gookin*

PARCEL 2 114TH STREET ROADWAY AND  
PUBLIC UTILITY EASEMENT ABANDONMENT



*Edward Gookin*

**PARCEL 2**  
216-74-006E

**Resolution No. 13256**  
**Exhibit "F"**  
**Page 1 of 2**

N89° 42' 45"E (C&M) 1293.33' (C&M)

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        |

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;

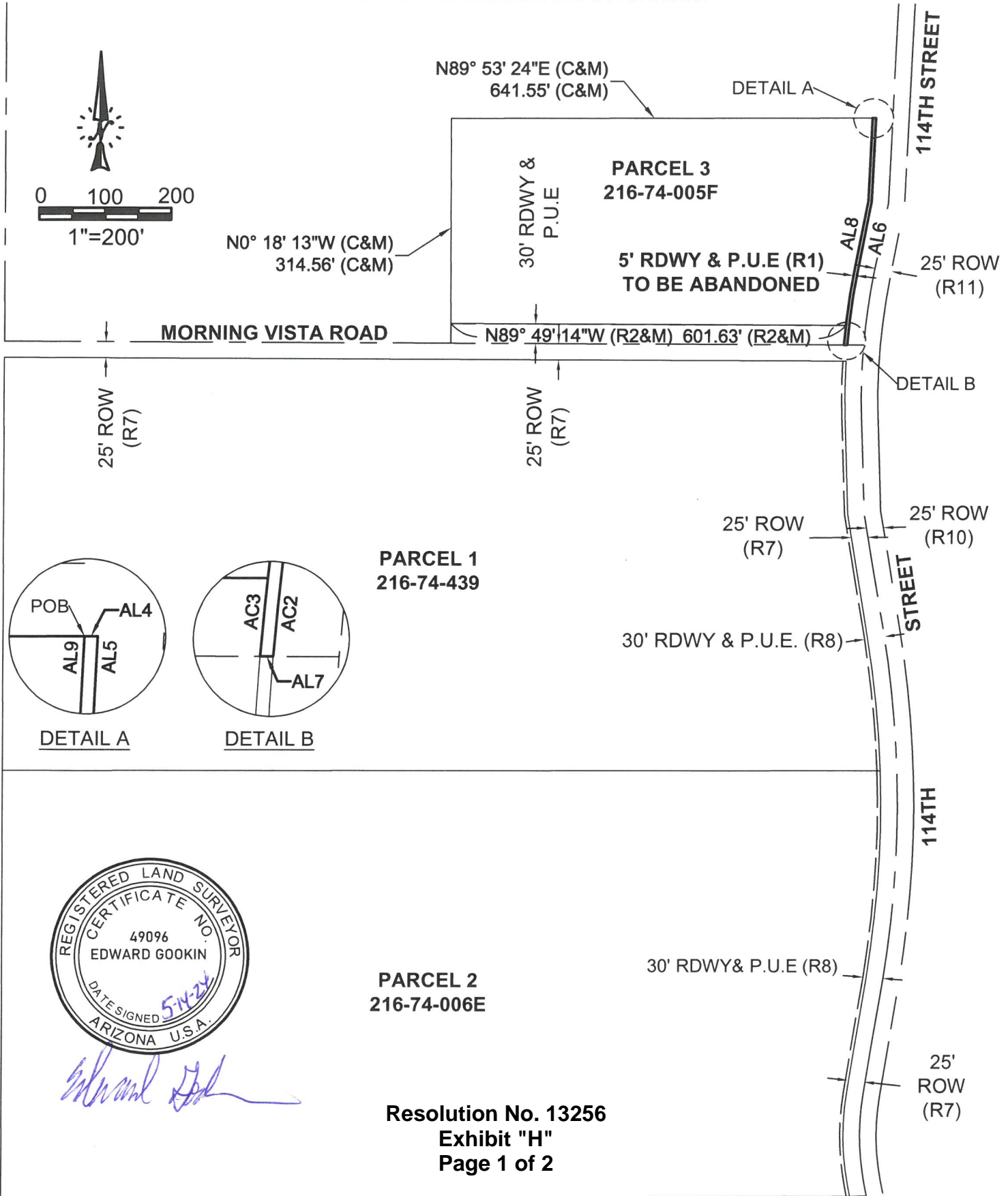
THENCE ALONG SAID EAST PROPERTY LINE NORTH 2°28'11" EAST 127.45 FEET TO THE POINT OF BEGINNING.

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



*Edward Gookin*

PARCEL 3 114TH STREET ROADWAY AND  
PUBLIC UTILITY EASEMENT ABANDONMENT



*Edward Gookin*

PARCEL 2  
216-74-006E

Resolution No. 13256  
Exhibit "H"  
Page 1 of 2

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

**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;

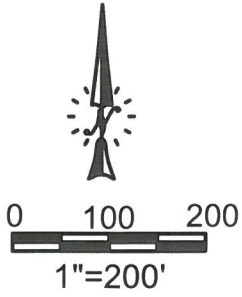
THENCE NORTH 0°10'46" EAST 30.00 FEET TO THE POINT OF BEGINNING.

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



*Edward Gookin*

PARCEL 3 MORNING VISTA ROADWAY AND  
PUBLIC UTILITY EASEMENT ABANDONMENT



N89° 53' 24"E (C&M)  
641.55' (C&M)

N0° 18' 13"W (C&M)  
314.56' (C&M)

30' RDWY & P.U.E  
TO BE  
ABANDONED

PARCEL 3  
216-74-005F

30' RDWY & P.U.E (R1).

AL1

AC1

C5

L7

L8

114TH STREET

STREET

114TH

25'  
ROW  
(R7)

25' ROW  
(R11)

25' ROW  
(R7)

25' ROW  
(R10)

30' RDWY & P.U.E. (R8)

30' RDWY & P.U.E (R8)

25' ROW  
(R7)

25' ROW  
(R7)

MORNING VISTA ROAD

PARCEL 1  
216-74-439

PARCEL 2  
216-74-006E



*Edward Gookin*

Resolution No. 13256  
Exhibit "J"  
Page 1 of 2

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'

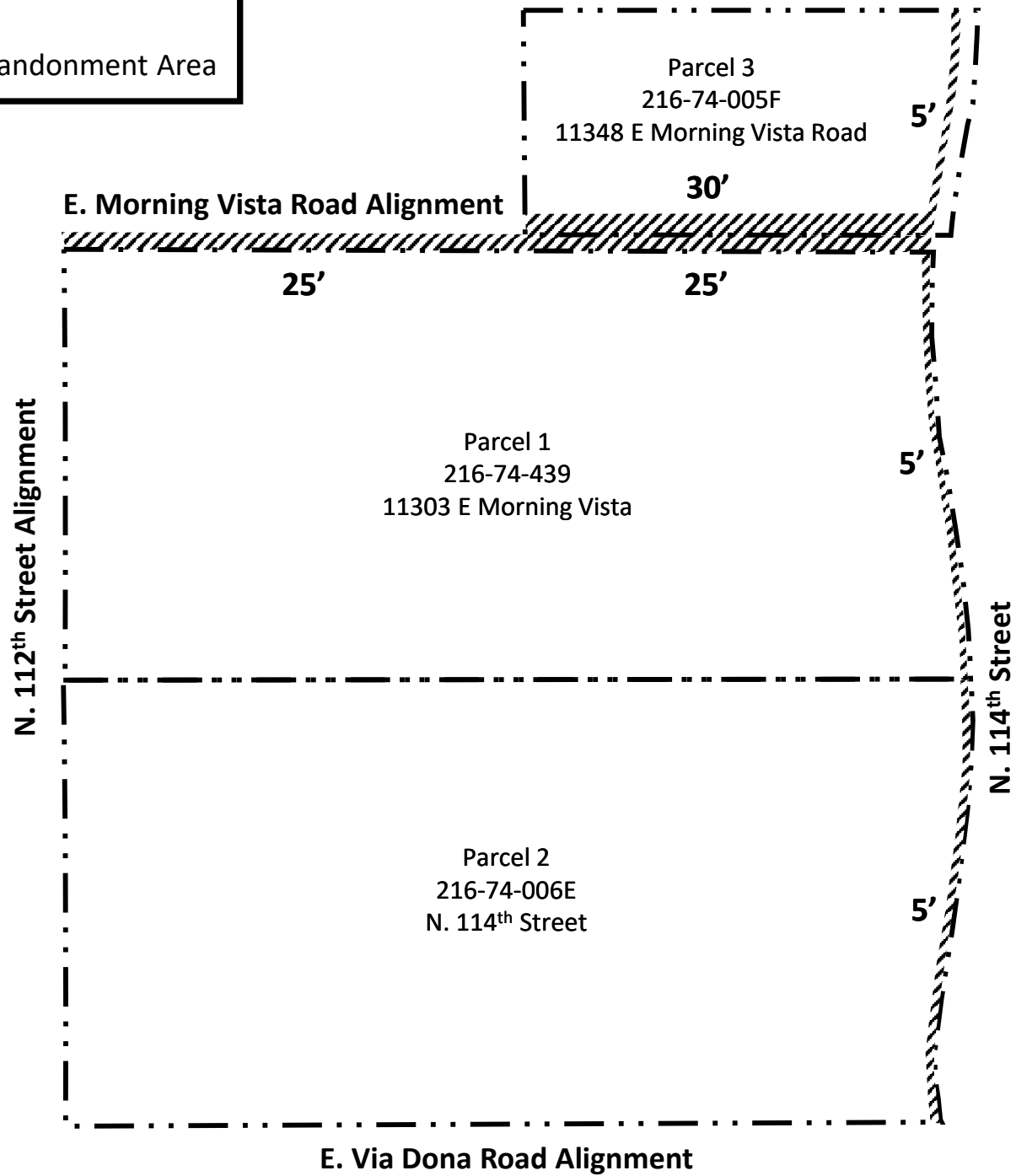
## LEGEND

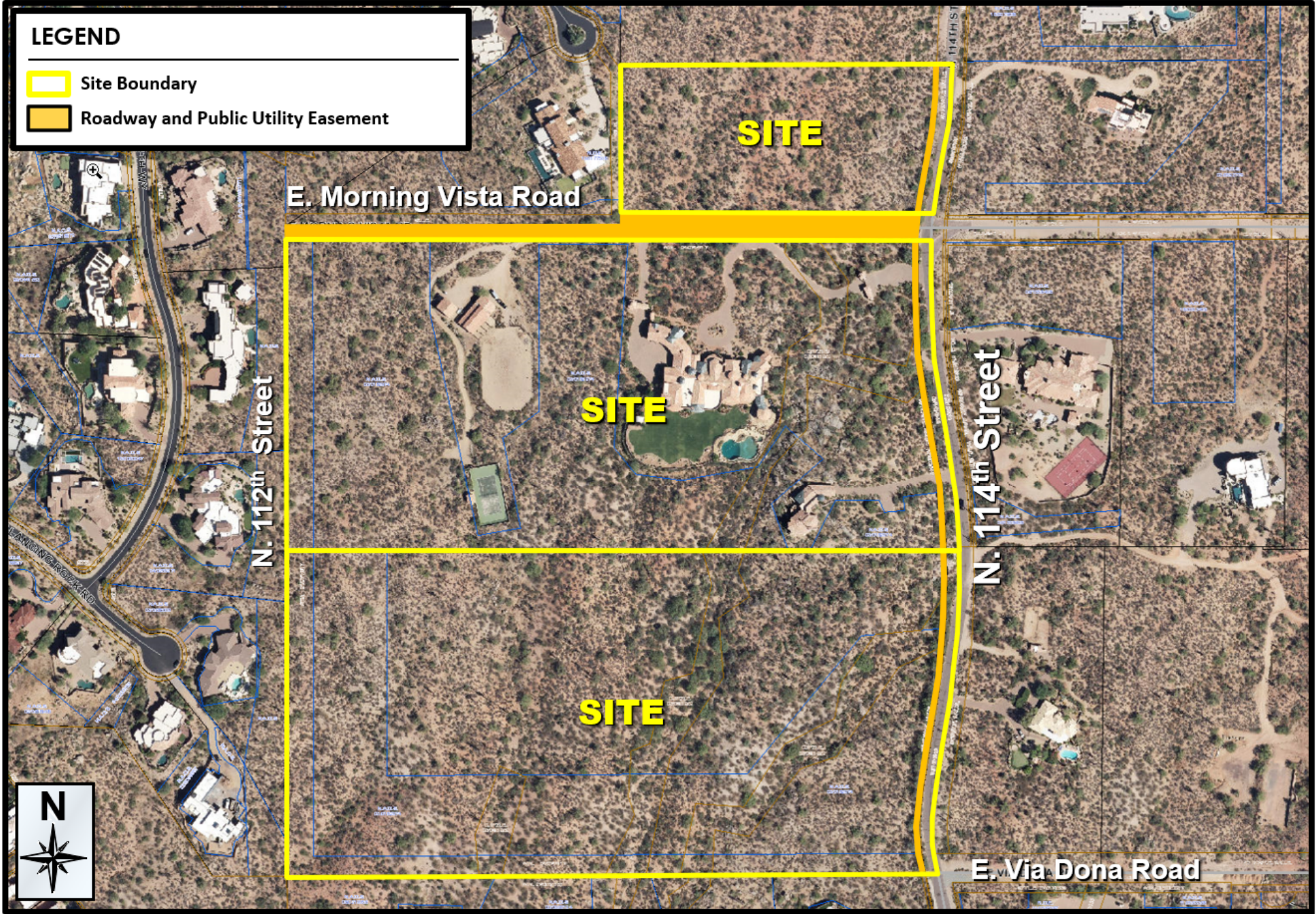
- (R1) RECORDED (M.C.R. BOOK 197 PAGE 24)
- (R7) RECORDED (DOCUMENT NO. 20021424246 M.C.R. )
- (R8) RECORDED (DOCUMENT NO. 20040744117 M.C.R. )
- (R10) RECORDED (DOCUMENT NO. 20070103222 M.C.R. )
- (R11) RECORDED (DOCUMENT NO. 20030287487 M.C.R. )
- POB POINT OF BEGINNING
- (C) CALCULATED
- (M) MEASURED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



**LEGEND**

 Proposed Abandonment Area

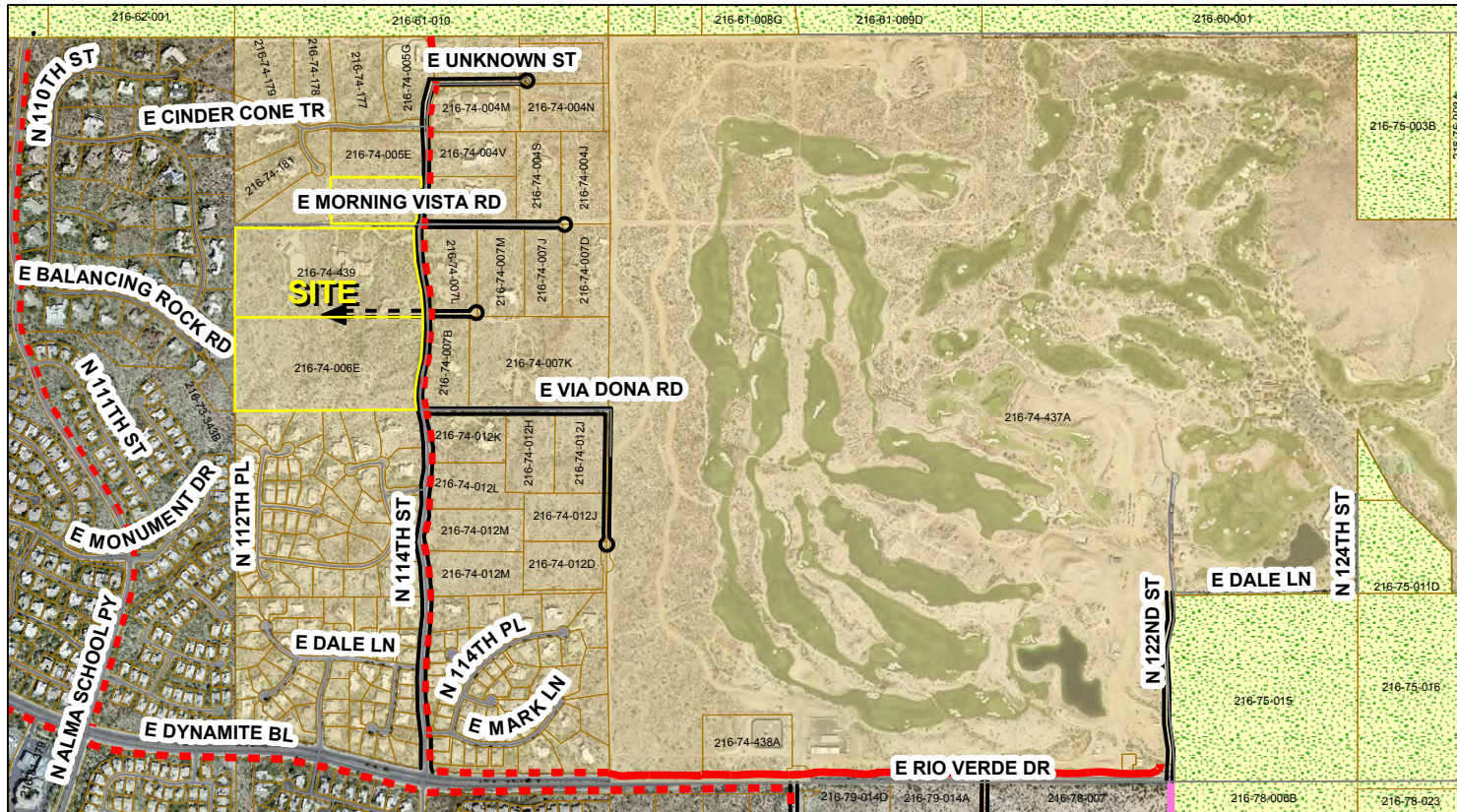




**Proposed Abandonment Areas**

**11-AB-2023**

# Dynamite Foothills Area 1 Local Area Infrastructure Plan



	Parcels		Existing Trail
	City Boundary		Planned Trail
	Preserve		Proposed Street
	Water/Sewer ROW		Proposed Street Alternative

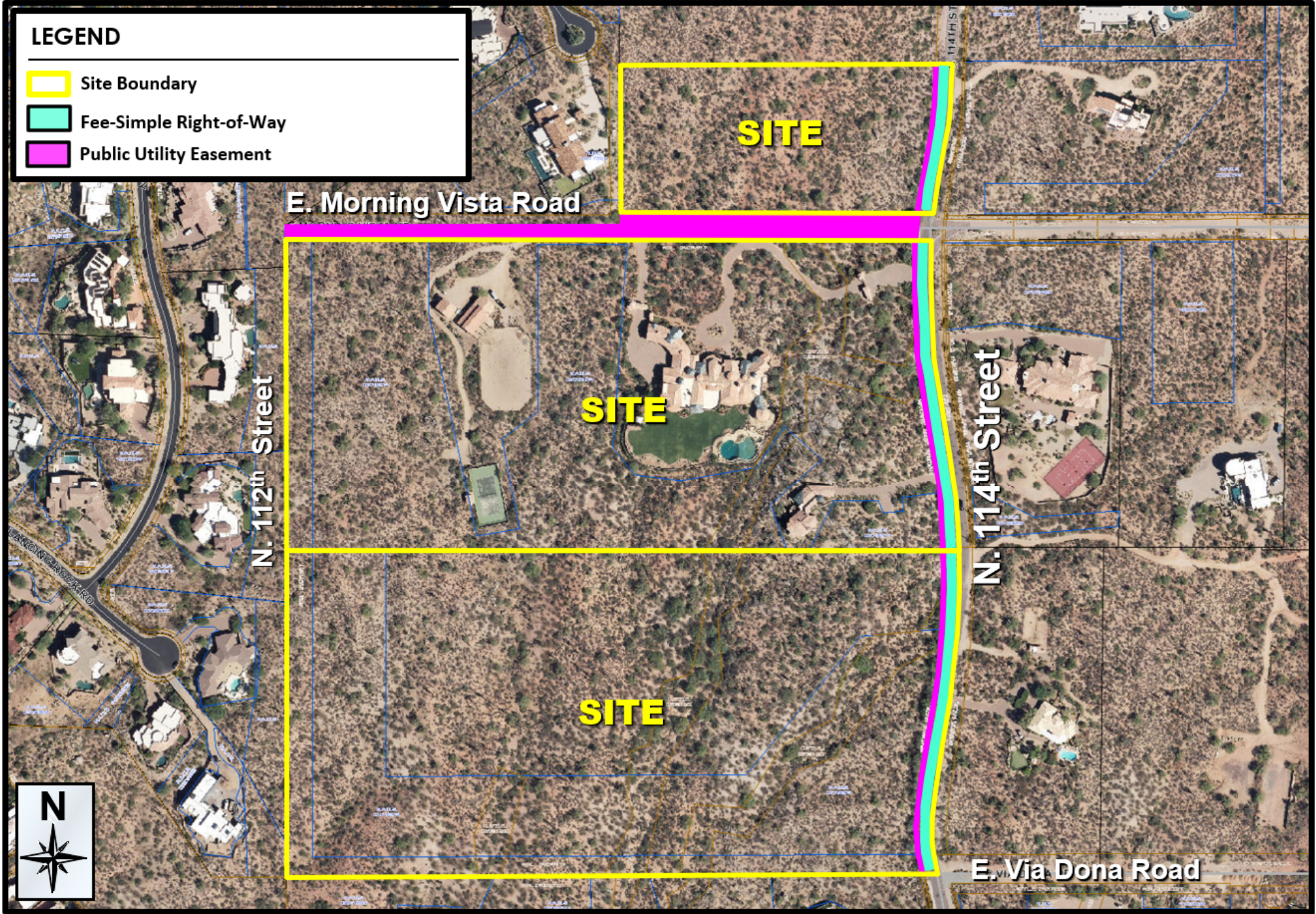
0 500 1,000 2,000 Feet

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

Document Path: V:\Transportation\Transportation\Workgroups\Transportation\GIS\LAIPS\Dynamite Foothills\LAIPS\_DynamiteFoothills1\_3-6-2020\_r.mxd

City of  
**SCOTTSDALE**

Last updated 3/6/2020



**Required Dedications Areas**

**11-AB-2023**

## CITIZEN OUTREACH REPORT

# Right-of-way & Easement Abandonment Request

Portions of Morning Vista Road and 114<sup>th</sup> 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	<a href="mailto:curtis.lyons@aps.com">curtis.lyons@aps.com</a>
<del>SRP</del>	<del>SRP Land Department</del>		<del><a href="mailto:landinformation@srpnet.com">landinformation@srpnet.com</a></del>
Lumen	Network Real Estate		<a href="mailto:nre.easement@lumen.com">nre.easement@lumen.com</a>
COS Water	Water Dept.	P. 480-312-5685	<a href="mailto:WaterAdmin@ScottsdaleAZ.gov">WaterAdmin@ScottsdaleAZ.gov</a>
Cox	Permitting Group	P. 623-328-2200	<a href="mailto:AZ.EngPermits@cox.com">AZ.EngPermits@cox.com</a>
SWG	Michelle Gutierrez	P. 702-365-2099	<a href="mailto:caz-rowrequest@swgas.com">caz-rowrequest@swgas.com</a>
<del>Epco</del>	<del>Todd Yeledahl</del>	<del>P. 480-521-5742</del>	<del><a href="mailto:tweledahl@epco.com">tweledahl@epco.com</a></del>

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 114<sup>th</sup> 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 114<sup>th</sup> Street more specifically detailed as follows:

### **Scope of Abandonment Request**

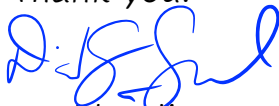
- Abandon (Release) the 30' Roadway Easement & Public Utility Easement on the north side of Morning Vista between 113th and 114th.
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th.
- Abandon (Release) 5' Roadway Easement & Public Utility Easement on the west 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](mailto: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](mailto: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.

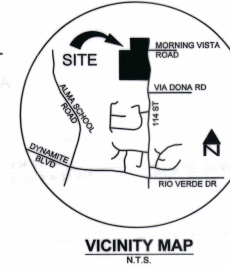
COORDINATE SYSTEM META DATA  
 UNITS: INTERNATIONAL FEET  
 PROJECTION: GROUND PER GDACS MCR BK 672, PG 2  
 SCALE FACTOR (GRID TO GROUND): 1.00022500  
 GEOID MODEL: GEOID 2012  
 HORIZONTAL ADJUSTMENT: NONE  
 VERTICAL ADJUSTMENT: ORIGIN NORTH: 999897.858  
 ORIGIN EAST: 723553.283  
 CONSTANT ADJUSTMENT: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



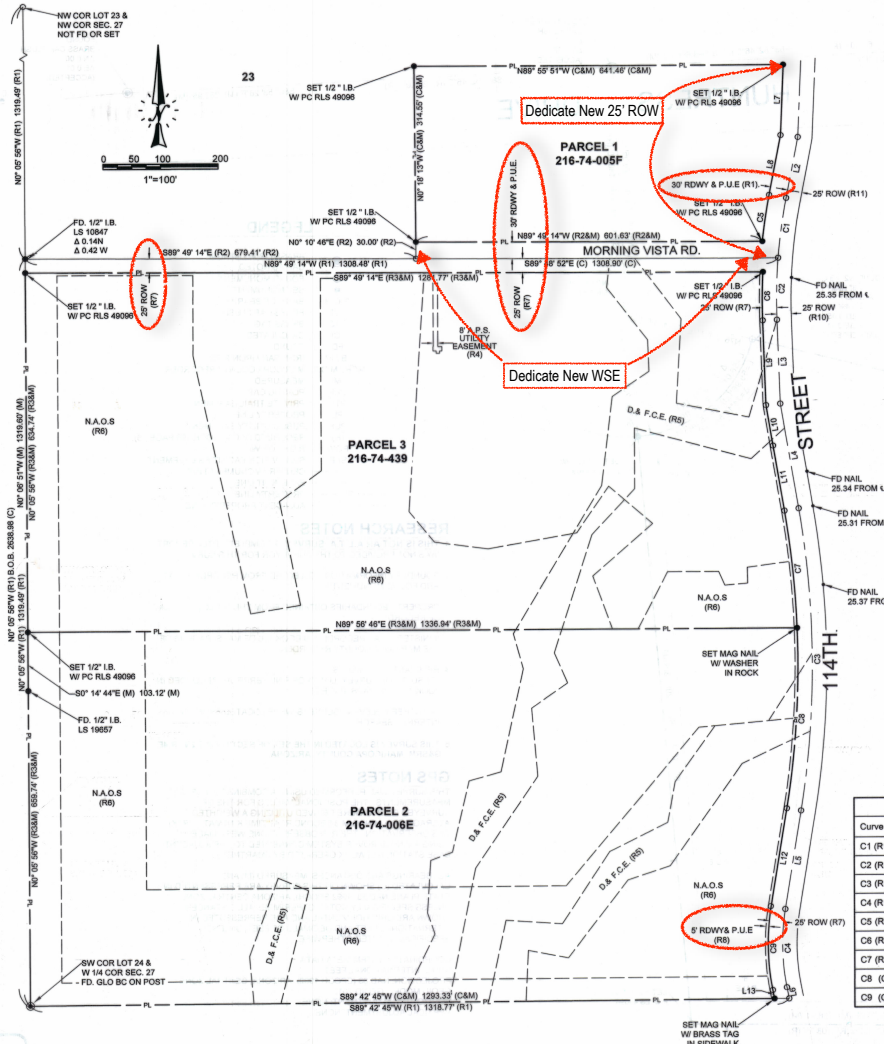
**OWNER**  
 TRIPLE WASH RANCH LLC  
 11303 E MORNING VISTA LANE  
 SCOTTSDALE AZ 85262

**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

**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

**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 28 MINUTES 11 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 CONVEXE 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

**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 DEPTHI)
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  
 480-947-3741  
 C:\W\Gookin.biz

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

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 114<sup>th</sup> 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 114<sup>th</sup> Street more specifically detailed as follows:

**Scope of Abandonment Request**

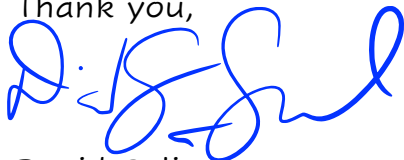
- Abandon (Release) the 30' Roadway Easement & Public Utility Easement on the north side of Morning Vista between 113th and 114th.
- Abandon 25' Right-of-way (ROW) along the south side of Morning Vista from 112th to 114th.
- Abandon (Release) 5' Roadway Easement & Public Utility Easement on the west 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](mailto: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](mailto: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.

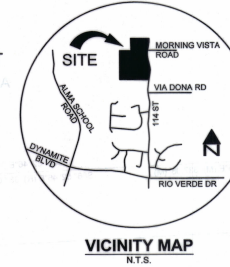
COORDINATE SYSTEM META DATA  
 UNITS: INTERNATIONAL FEET  
 PROJECTION: GROUND PER GDACS MCR BK 672, PG 2  
 SCALE FACTOR (GRID TO GROUND): 1.00022500  
 GEOID MODEL: GEOID 2012  
 HORIZONTAL ADJUSTMENT: NONE  
 VERTICAL ADJUSTMENT: ORIGIN NORTH: 999897.858  
 ORIGIN EAST: 723553.283  
 CONSTANT ADJUSTMENT: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



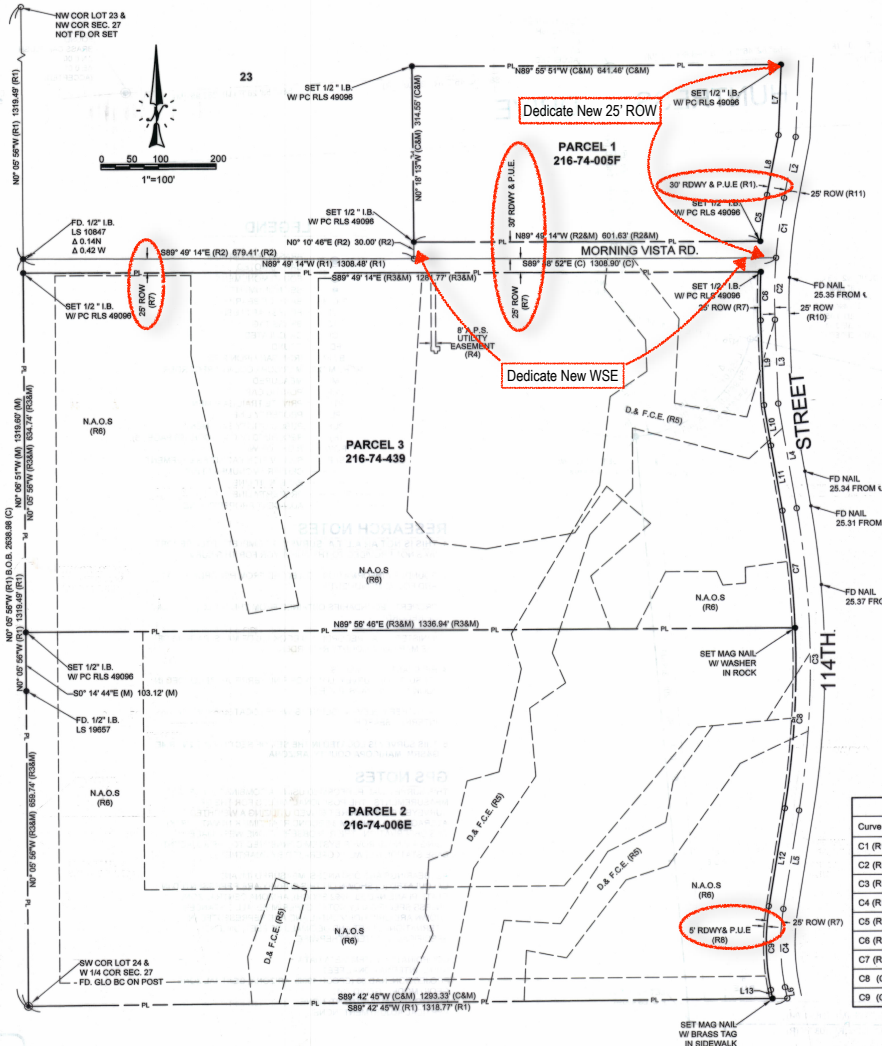
**OWNER**  
 TRIPLE WASH RANCH LLC  
 11303 E MORNING VISTA LANE  
 SCOTTSDALE AZ 85262

**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	989.08	6°18'50" (R1)	109.04	S7° 36' 54"W
C2 (R1)	110.01	989.08	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

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

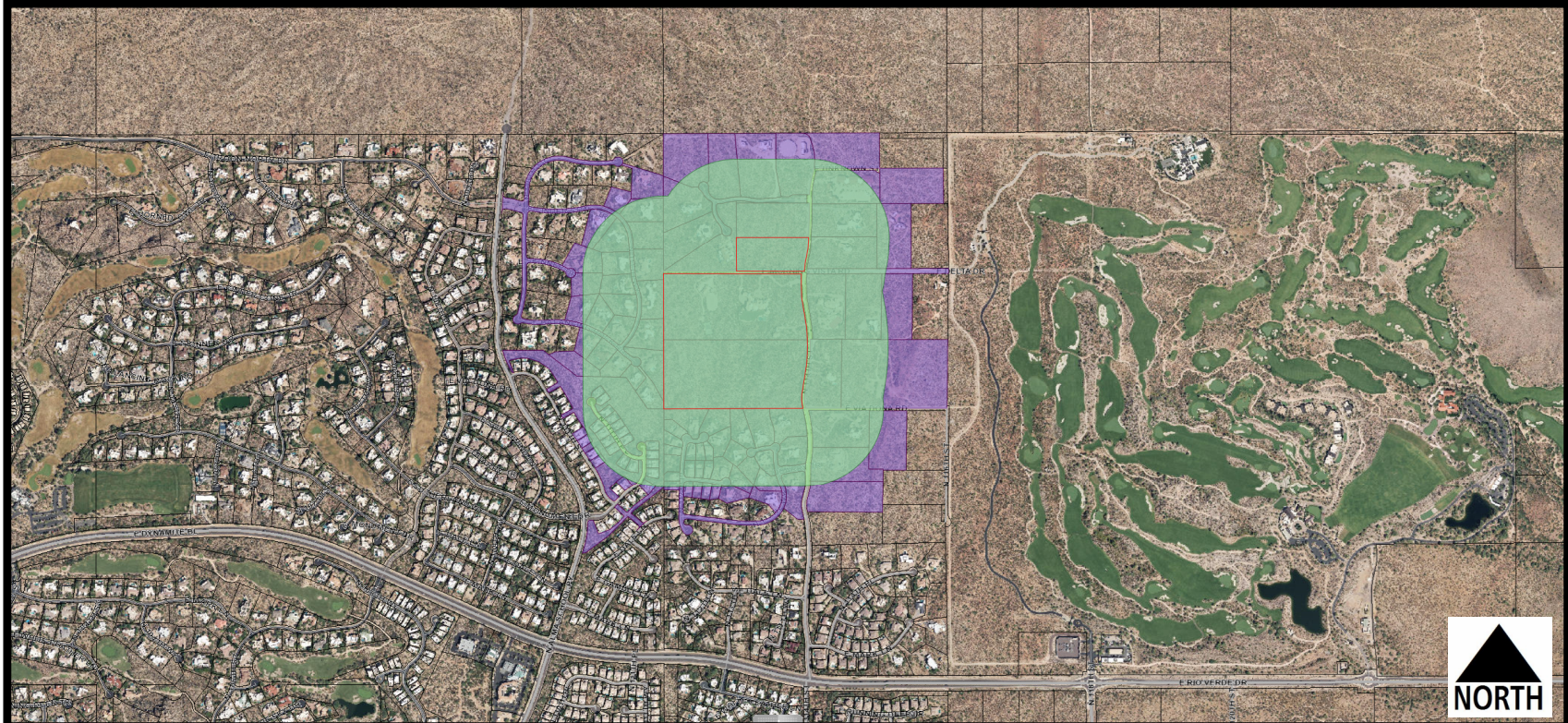
**GOOKIN ENGINEERS**  
 ENGINEERS - HYDROLOGISTS - PLANNERS - SURVEYORS  
 401 NORTH BROWN AVENUE  
 SCOTTSDALE, ARIZONA 85251  
 480-947-3741  
 C:\W\Gookin.biz

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

# City Notifications – Mailing List Selection Map

## Triple Wash Ranch



Labels Pulled  
October 7, 2024

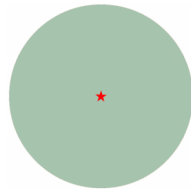
### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

### Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 132

**11-AB-2023**