

# CITY COUNCIL REPORT



Meeting Date: June 4, 2013  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

**104th St & Bell Final Plat**  
 9-PP-2004#2D

**Request to consider the following:**

1. Approval of the Final Plat for Windgate Ranch Phase II Plat D, -Unit 1 consisting of 76 single family lots and Tracts on approximately 21 acres within a Master Planned Community near Thompson Peak Parkway and Bell Road.

### Related Policies, References:

24-ZN-1991, 9-PP-2004, 173-SA-2011

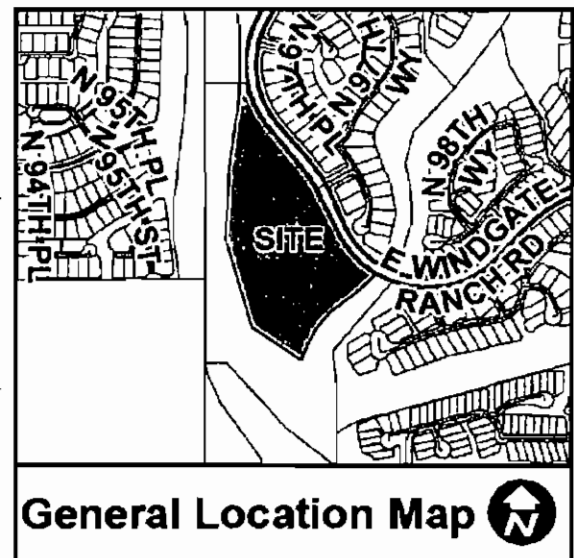
## OWNER

Toll Bros Construction Inc  
 480-951-0782

## APPLICANT CONTACT

MARK BAILEY  
 480-695-2415

## LOCATION



North of E. Bell Road and West of E. Windgate Ranch Road/E. Puerta Del Viento Road.

## BACKGROUND

### Zoning

The site is zoned Single Family Residential District Environmentally Sensitive Lands (R1-7 ESL). The R1-7 ESL district allows for single family subdivisions and development.

### Context

The subject property is approximately 21 acres and is located on the north side of E. Bell Road at the N. 96<sup>th</sup> Street alignment. The subject property is vacant land.

### **Adjacent Uses and Zoning**

- North Single family uses, zoned Single Family Residential (R1-7 ESL).
- South Vacant land, zoned Single Family Residential (R1-7 ESL).
- East Single family uses, zoned Single Family Residential (R1-7 ESL).
- West Single family uses & vacant land, zoned Single Family Residential (R1-7 ESL).

### **Key Items for Consideration**

- This final plat is consistent in density, street alignment, and open space as previously approved in the preliminary plat and zoning cases.

## **APPLICANTS PROPOSAL**

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### **Goal/Purpose of Request**

The applicant is requesting approval of the Final Plat for Windgate Ranch Phase II Plat D- Unit 1. This plat covers Parcel H as identified on the original preliminary plat and master plans for Windgate Ranch. With this plat, Toll Brothers is creating 76 single family lots and Tracts.

### **Development Information**

- Existing Use: Vacant Land
- Proposed Use: Single Family Subdivision
- Parcel Size: ±21 acres

## **IMPACT ANALYSIS**

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### **Traffic**

All roads and access points have been designed per the approved zoning case, preliminary plat, development agreement, and Master Circulation Plan. This plat is consistent with those existing documents. All parking within the subdivision will be provided in private garages and driveways.

### **Water/Sewer**

The developer is responsible for new water and sewer infrastructure to service the site in accordance with the approved Water and Wastewater Master Plans.

### **Public Safety**

The Fire Department has reviewed this plat and determined that it conforms to the minimum requirements for fire access. Police and fire facilities exist within two miles, and no service impacts are anticipated.

### **School District Comments/Review**

This subdivision falls within the Scottsdale Unified School District. The School District was previously notified of the subdivision and stated that there are not any capacity issues as long as the plats conform to the densities approved in the original zoning cases.

**Policy Implications**

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, easements, and common tracts.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Approve the Final Plat for Windgate Ranch Phase II Plat D- Unit 1 consisting of 76 single family lots and Tracts on approximately 21 acres within a Master Planned Community near Thompson Peak Parkway and Bell Road.

**RESPONSIBLE DEPARTMENT(S)**

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**Planning, Neighborhood and Transportation**

Current Planning Services

**STAFF CONTACTS (S)**

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Doris McClay

Planner

480-312-4214

E-mail: [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov)

**APPROVED BY**

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Doris McClay, Report Author

5/13/13  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

5/15/2013  
Date

  
Raddy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

5/20/13  
Date

**ATTACHMENTS**

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- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Final Plat
- 4. Preliminary Plat (reference only)



Windgate Ranch Phase 2 Plat D – Unit 1

9-PP-2004#2D

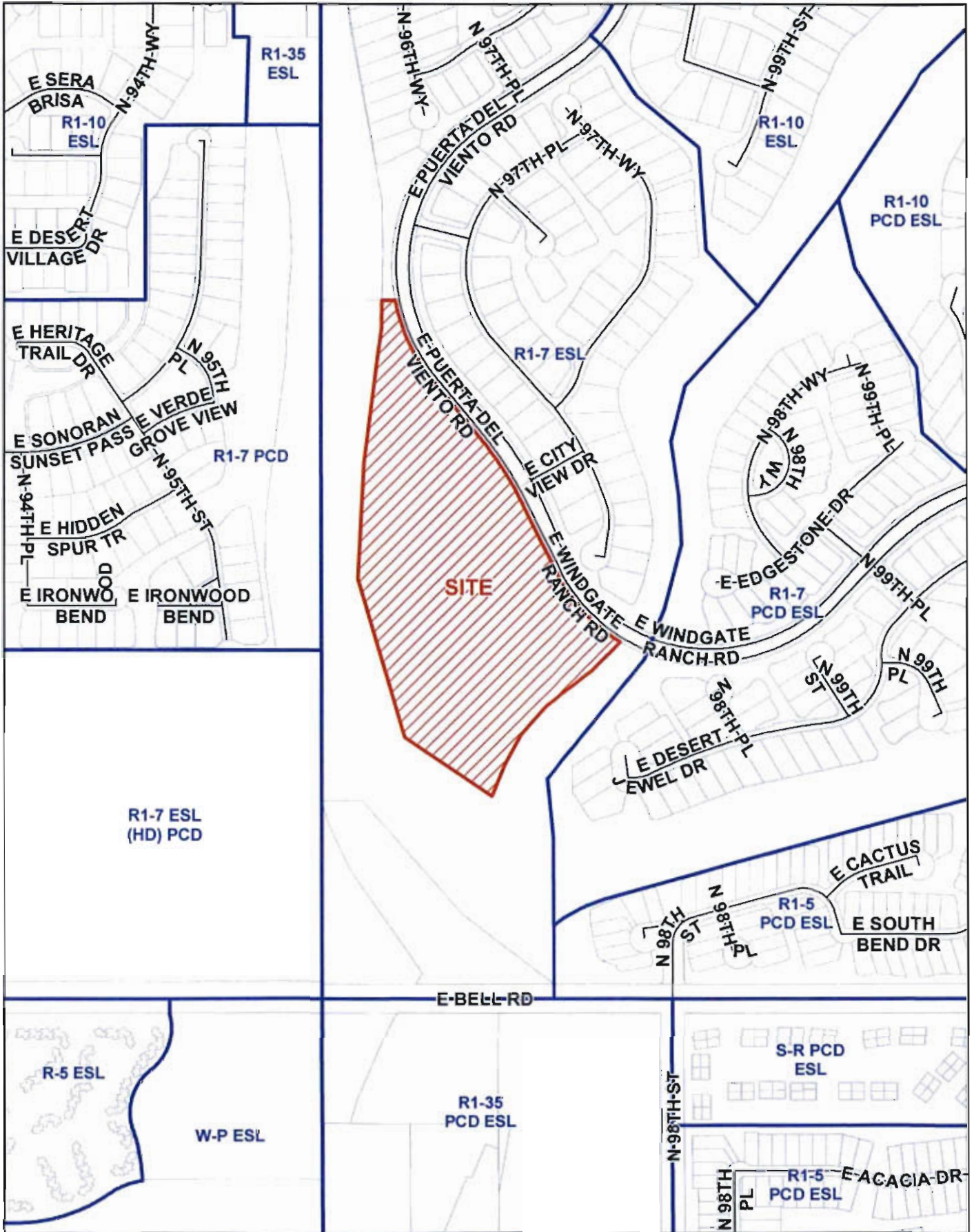
ATTACHMENT #1



Windgate Ranch Phase 2 Plat D – Unit 1

**9-PP-2004#2D**

ATTACHMENT #1A



9-PP-2004#2D



**DEDICATION**

WHICH ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, FORMERLY KNOWN AS TOLL BROTHERS, LLC, CONSTRUCTION COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME "WINDGATE RANCH, PHASE 2, PLAT D - UNIT 1", ALL OF PARCEL H - UNIT 1, ACCORDING TO BOOK 1114 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN SECTION 32, TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE G.S.R.B. & M., MARICOPA COUNTY, ARIZONA, SHOWING AS PARCEL H AND PLATED HEREON J. TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY DEDICATE TO AN ASSOCIATION OF HOMEOWNERS:

1. TRACTS "A", "B", "C", "D" AND "E" SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS.

2. THE PRIVATE STREETS SHOWN HEREON AS TRACT "F" ARE DECLARED AS PRIVATE ACCESSWAYS FOR THE EXCLUSIVE USE OF MEMBERS OF AN ASSOCIATION OF HOMEOWNERS AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

3. SIDEWALK AND MAILBOX EASEMENTS ARE HEREBY DEDICATED TO AN ASSOCIATION OF HOMEOWNERS, AS SHOWN HEREON, FOR THE PURPOSE OF PEDESTRIAN ACCESS.

4. TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL, NON-EXCLUSIVE, RIGHT OF WAY EASEMENT (R.O.W.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE IS TO PREVENT THE PROPERTY AS A TRAFFIC SAFETY VISION AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW ACROSS THE PROPERTY, REMOVE OBSTRUCTIONS AND ALL OTHER HAZARDS SHALL NOT ALLOW OR PERMIT TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, FENCES, OBSTRUCTIONS OR OTHER STRUCTURES OR THINGS EXISTING OR BEING PLACED THEREON BY THE OWNER OR HIS SUCCESSORS, OR ANY OTHER PERSON, UNLESS OTHERWISE SPECIFIED BY THE CITY OF SCOTTSDALE.

2. A PERPETUAL, NON-EXCLUSIVE, PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND SUPPLIES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED TO THEREIN.

3. A PERPETUAL, NON-EXCLUSIVE, EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT (E.S.A.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN AS TRACT "A" HEREON THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING FIRE COLLECTION VEHICLES.

4. A PERPETUAL, NON-EXCLUSIVE, VEHICLE NON-ACCESS EASEMENT (V.N.A.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS TO PROVIDE VEHICULAR ACCESS.

5. A PERPETUAL, NON-EXCLUSIVE, PUBLIC NON-MOTORIZED ACCESS EASEMENT (P.N.M.A.E.) UPON, OVER AND ACROSS PORTIONS OF TRACTS "B" AND "C" AS SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH WALKWAYS, EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THEREIN.

6. A PERPETUAL, NON-EXCLUSIVE, WATER LINE EASEMENT (W.L.E.) UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES AND WATERMETER FACILITIES, AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES AND WATERMETER, VALVE ACCESS WALKS, AND FACILITIES RELATED THEREIN.

7. A PERPETUAL, NON-EXCLUSIVE, SENER LINE EASEMENT (S.L.E.) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND SENER PIPES AND WATERMETER FACILITIES, AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, WATERMETER, ACCESS WALKS AND OTHER IMPROVEMENTS RELATED THEREIN.

8. THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DEVELOPMENT ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL, SPECIFICATIONS AND ORDINANCES TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LEGAL EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVISES TO RECORD THIS PLAT WITH THE CITY OF SCOTTSDALE OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT, AND CONSENTS TO BE JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDS' OFFICE OR WHICH OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

9. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION REPRESENTS HIS OR HER AUTHORITY TO DO SO AND THAT PERSONS NECESSARY TO SIGN INSTRUMENTS JOINED IN THIS DOCUMENT, THIS DOCUMENT IS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

GRANTOR:

FOR: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ARIZONA } ss.

COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BY \_\_\_\_\_ AND \_\_\_\_\_ ON BEHALF OF TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ARIZONA CORPORATION.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVALS**

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

BY: \_\_\_\_\_ WRITER

ATTEST BY: \_\_\_\_\_ CITY CLERK

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. P-PP-2004422, AND ZONING CASE NO. 3-1-2-01, AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLAT DEVELOPER

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

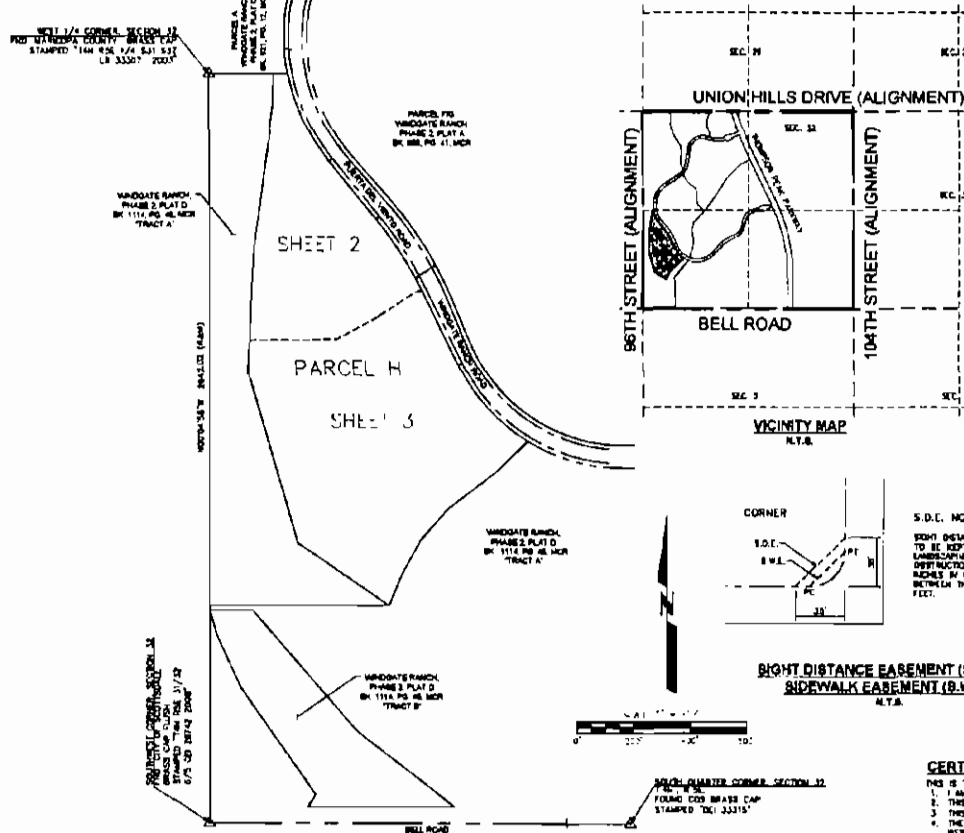
CHIEF DEVELOPMENT OFFICER

# FINAL PLAT

## WINDGATE RANCH, PHASE 2, PLAT D - UNIT 1

ALL OF PARCEL H - UNIT 1 OF WINDGATE RANCH, PHASE 2, PLAT D BOOK 1114 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED WITHIN SECTION 32, TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE G.S.R.B. & M., MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ARIZONA CORPORATION



**GENERAL NOTES**

1. THIS PARCEL IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DEDICATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC UTILITY AND UTILITY COMPANIES, SHALL BE LIMITED TO WORK ON OR REPAIRABLE SECTION TYPE TRENCHES AND SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND DESIGN STANDARDS.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA COMPOSITE DEPARTMENT GENERAL ORDER 04-16.
4. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
5. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPROVEMENTS TO THE WATERCOUPLERS SHALL BE AND BY THE ASSOCIATION OF HOMEOWNERS AND/OR PROPERTY OWNER.
6. ALL EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
7. THOSE AREAS DESIGNATED AS TRACTS "A", "B", "C", "D", "E" AND "F" ARE TO BE CONVEYED AS COMMON AREA TO AN ASSOCIATION OF HOMEOWNERS AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR CONSTRUCTION BY THE CITY WITHOUT THE EXPRESSED ACTION OF THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS, FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
8. THE EXTERIOR OF THE PERIMETER WALLS AND DRAINAGE WALLS SHALL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED WATER ENVIRONMENTAL DESIGN CONCEPT PLAN.
9. PARCEL H, LOTS 532 THROUGH 507 ARE ZONED R1-7 POOL EXL (7A LOW).
10. THE PROPERTY SHOWN ON THIS PLAT IS WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT (THE "AIRPORT") WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, FRANK ROAD ON THE EAST, TRANSDORFER ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION AIRFIELD/COMMERCIAL SERVICE AIRPORT FOR THE SCOTTSDALE-NORTH PHOENIX AREA. PURCHASERS OF THE LOTS SHOWN ON THIS PLAT WILL TAKE TITLE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE "104TH & BELL" PROJECT AND AIRPORT NOTIFICATION WHICH CONTAINS A MORE DETAILED DISCUSSION REGARDING THE PROXIMITY OF THE AIRPORT, AND A RELEASE OF THE CITY OF SCOTTSDALE, TOLL BROTHERS AS CONSTRUCTION COMPANY, AN ASSOCIATION OF HOMEOWNERS AND THEIR PROSPECTIVE SUCCESSORS AND ASSIGNS, FROM CLAIM ARISING AS A RESULT OF AIRPORT OPERATIONS.
11. IN "MEASUREMENT NO. 1" TO DEVELOPMENT AGREEMENT 2004-026-026 (104TH STREET AND BELL ROAD PROJECT), ACCORDING TO INSTRUMENT 2004-026-0198, (RECORDS OF MARICOPA COUNTY, ARIZONA AGREEMENT NO. 3) ELEVATED ROAD GRADER FOR REGIONAL DRAINAGE ADDRESSING THE NEED TO ELEVATED BUILDING PLANS FOR SOME LOTS WITHIN THE "WINDGATE RANCH" PROJECT, THE PAGES AFFECTED ARE NOTED ON THE IMPROVEMENT PLANS ASSOCIATED WITH THIS FINAL PLAT.
12. ALL BOARDING AND/OR OVERHANGS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
13. SUPERIOR PROPERTY CONDITIONS SHALL BE MONITORED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MADE. IF PRACTICAL TO DO SO, IF SUCH SURVEYS SHOULD DETECT FROM THE TYPE OBSERVED ON THIS FINAL PLAT, A RECORD OF MONUMENTS SHALL BE RECORDED SHOWING SUCH DEFICIENCIES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OR RECORDS "R" FOR ANY REASON THE SURVEYOR IS REQUIRED NOT BE ABLE TO SURVEY BETWEEN THE INTERIOR CORNER MONUMENTS SUBMITTED TO THE RECORDS OF THE FINAL PLAT, THE RECONSTRUCTION INSTRUMENT SHALL SET MONUMENTS WITH HIGHER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTE.

**LEGEND**

- PLAT BOUNDARY
- CENTERLINE
- E, EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- P.N.M.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT
- P.T.E. PEDESTRIAN WALK EASEMENT
- S.D.E. SOFT DISTANCE EASEMENT
- S.W.T. SIDEWALK EASEMENT
- W.L.E. WATERLINE EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- E.S.A.E. EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- (R) RECORDED BOUNDARY CALL
- (M) MEASURED BOUNDARY CALL
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH STAMP 05 3310
- CENTERLINE MONUMENT TO BE SET BY CITY OF SCOTTSDALE BRASS CAP FLUSH
- △ SECOND CORNER
- FOUND 1/2" REBAR WITH BRASS TAG #M381

**CERTIFICATION**

- THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
  2. THIS PLAT WAS MADE UNDER MY DIRECTION;
  3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
  4. THE SURVEY AND DRAWING OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF \_\_\_\_\_ 2013;
  5. THE SURVEY IS TRUE AND CORRECT AS SHOWN;
  6. MONUMENTS SHOWN ACTUALLY EXIST;
  7. THEIR POSITIONS ARE CORRECTLY SHOWN AND
  8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETAINED.

BRADLEY R. HAGER  
REGISTERED LAND SURVEYOR 244541



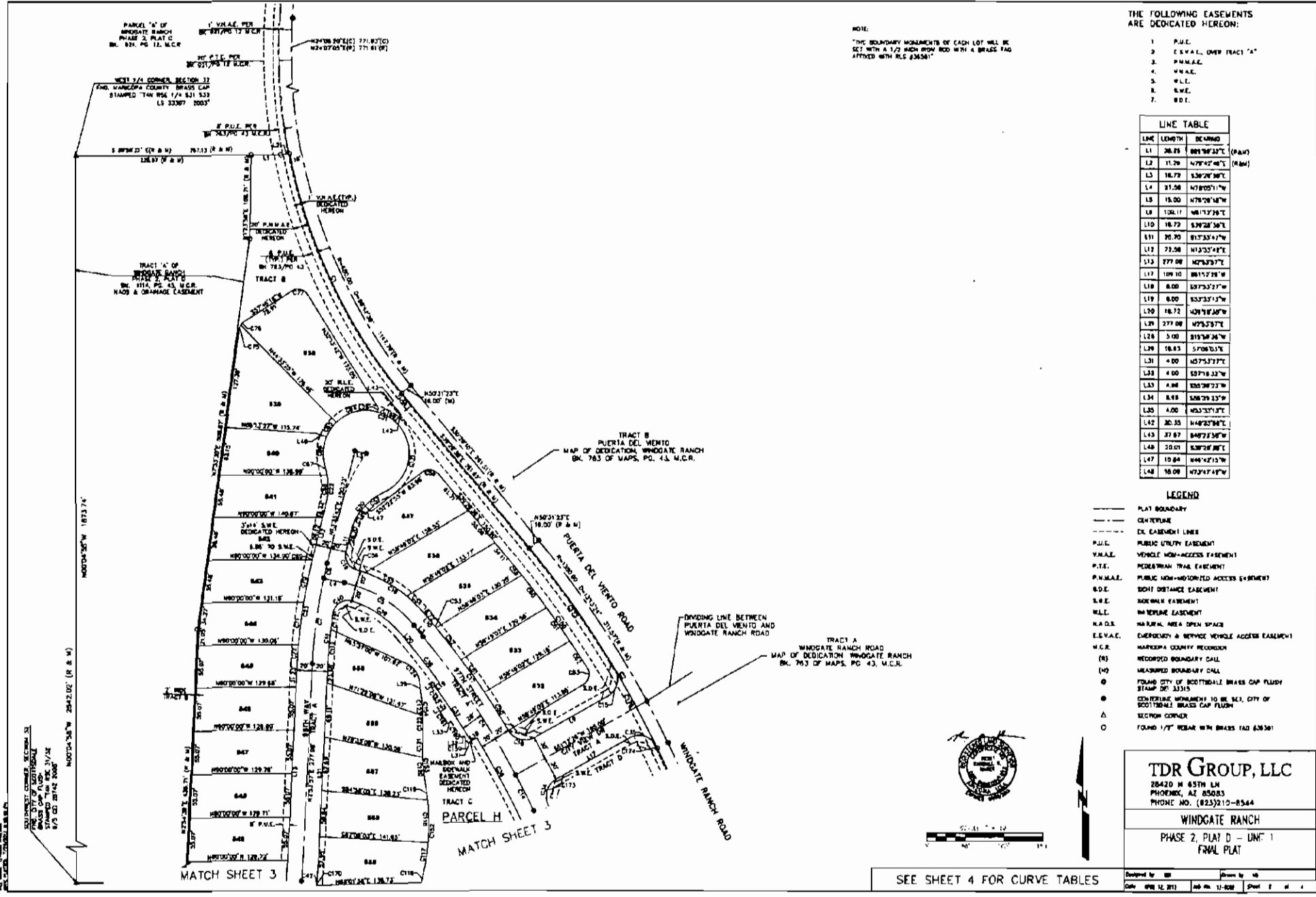
**TDR GROUP, LLC**  
28220 N 63TH LN  
PHOENIX, AZ 85065  
PHONE NO. (602)210-8544

**WINDGATE RANCH**  
PHASE 2, PLAT D - UNIT 1  
FINAL PLAT

SEE SHEET 4 FOR CURVE TABLES

Designed by: JCF  
Date: APR 12, 2013  
Drawn by: BR  
Date: APR 12, 2013  
Sheet 1 of 4





NOTE:  
THE BOUNDARY MONUMENTS OF EACH LOT WILL BE SET WITH A 1/2" HIGH BRONZ ROD WITH A BRASS FLAG ATTACHED WITH RLS #3681"

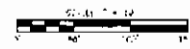
THE FOLLOWING EASEMENTS ARE DEDICATED HEREON:

1. P.U.E.
2. E.S.V.A.L. OVER TRACT "A"
3. P.N.M.A.E.
4. V.H.A.E.
5. P.L.L.
6. S.W.E.
7. S.D.L.

LINE	LENGTH	BEARING
L1	28.75	881°56'33"E (R&M)
L2	11.20	47°42'40"E (R&M)
L3	18.72	53°24'30"E
L4	21.58	47°00'11"W
L5	18.00	47°26'54"W
L6	104.17	98°12'36"E
L10	18.72	53°24'30"E
L11	20.20	81°33'47"W
L12	23.08	113°33'48"E
L13	277.08	12°24'37"E
L17	109.10	88°12'38"W
L18	8.00	53°23'27"W
L19	8.00	53°23'12"W
L20	18.72	42°18'30"W
L21	277.08	47°53'37"E
L26	3.00	81°58'34"W
L28	18.83	57°08'31"E
L31	4.00	45°23'37"E
L33	4.00	53°23'22"W
L37	4.00	53°26'22"W
L34	8.48	58°29'23"W
L35	4.00	45°23'37"E
L42	20.35	148°25'04"E
L43	27.87	84°27'38"W
L48	20.21	53°26'37"E
L47	10.84	104°42'13"W
L48	18.08	47°24'47"W

LEGEND

- PLAT BOUNDARY
- - - - - CURVE LINE
- - - - - E.L. EASEMENT LINES
- - - - - P.U.E. PUBLIC UTILITY EASEMENT
- - - - - V.H.A.E. VEHICLE HIGHWAY ACCESS EASEMENT
- - - - - P.T.E. PEDESTRIAN TRAIL EASEMENT
- - - - - P.N.M.A.E. PUBLIC NON-MONUMENTED ACCESS EASEMENT
- - - - - S.D.E. SHORT DISTANCE EASEMENT
- - - - - S.W.E. SIDEWALK EASEMENT
- - - - - W.R.E. WALKWAY EASEMENT
- - - - - H.A.O.S. HARVEST AREA OPEN SPACE
- - - - - E.S.V.A.E. EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDATION
- (R) RECORDED BOUNDARY CALL
- (M) MEASURED BOUNDARY CALL
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH STAMP (S) 3315
- CENTERLINE MONUMENT TO BE SET, CITY OF SCOTTSDALE BRASS CAP FLUSH
- △ SECTION CORNER
- FOUND 1/2" REBAR WITH BRASS TAG (S) 3681



**TDR GROUP, LLC**  
 28422 N 45TH LN  
 PHOENIX, AZ 85033  
 PHONE NO. (602)212-8544

**WINDGATE RANCH**  
 PHASE 2, PLAT D - UNCL 1  
 FINAL PLAT

SEE SHEET 4 FOR CURVE TABLES

Designed by: [Signature] Drawn by: [Signature]  
 Date: 09/12/2011 Job No: 12-000 Sheet: 8 of 8

9-PP-2004#2D 106-NP-2005 6376-12-1

WEST 1/4 CORNER SECTION 32  
 TOWN OF SCOTTSDALE  
 BRASS CAP FLUSH  
 STAMPED "TOL. RES. 1/4 531 S.W.  
 LB 33307 2003"

MATCH SHEET 2

MATCH SHEET 2

NOTE:  
 "THE BOUNDARY MONUMENTS OF EACH LOT WILL BE  
 SET WITH A 1/2 INCH LEMON ROD WITH A BRASS TAB  
 APPLIED WITH N.E.S. ASSET"

THE FOLLOWING EASEMENTS  
 ARE DEDICATED HEREON:

1. P.U.E.
2. E.S.V.A.E. OVER TRACT 'A'
3. P.M.A.E.
4. V.A.E.
5. SEWER AND WATER LINE EASMT.
6. S.W.C.
7. S.W.E.

LINE TABLE

LINE	LENGTH	BEARING
L8	82.89	N30°27'30"W
L7	26.00	N34°57'00"E
L6	15.00	S50°00'00"E
L14	301.84	N47°15'00"E
L15	184.80	N00°00'00"W
L16	381.21	S86°43'30"E
L22	207.94	S44°16'00"E
L23	30.36	S55°32'30"E
L24	47.08	N33°00'00"E
L85	8.00	S45°30'00"E
L78	8.00	S44°16'00"E
L27	328.18	N28°15'24"W
L30	17.32	S45°30'00"E
L34	4.17	S48°30'00"E
L37	4.00	S48°16'00"E
L38	4.88	S47°16'00"E
L39	70.04	S47°15'00"W
L40	9.13	N48°16'30"W
L41	4.30	S44°16'00"E
L44	34.30	N40°00'00"E
L45	63.82	N40°00'00"E
L46	79.07	N18°20'00"W

LEGEND

- PLAT BOUNDARY
- CENTERLINE
- - - - - E.V. EASEMENT LINES
- - - - - V.A.E. VEHICLE NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.A.E. VEHICLE NON-ACCESS EASEMENT
- P.T.E. PEDESTRIAN TRAIL EASEMENT
- P.M.A.E. PUBLIC NON-MOTORIZED ACCESS EASEMENT
- S.D.C. SHORT DISTANCE EASEMENT
- S.W.C. WATERLINE EASEMENT
- S.W.E. WATERLINE EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- E.S.V.A.E. EMERGENCY & SERVICE VEHICLE ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- (R) RECORDED BOUNDARY CALL
- (M) MEASURED BOUNDARY CALL
- (D) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH STAMP DEJ 33315
- (B) CENTERLINE MONUMENT TO BE SET, CITY OF SCOTTSDALE BRASS CAP FLUSH
- (C) SECTION CORNER
- (O) FOUND 1/2" BRASS WITH BRASS TAG (JAN 96)

**TDR GROUP, LLC**  
 28420 N 85TH LN  
 PHOENIX, AZ 85005  
 PHONE NO. (602)210-8544

WINDGATE RANCH

PHASE 2, PLAT D - UNIT 1  
 FINAL PLAT



SEE SHEET 4 FOR CURVE TABLES

Designed by: [Signature] Drawn by: [Signature]  
 Date: APRIL 11, 2005 Job No.: 22-0207 Sheet: 3 of 1

9-PP-2004#2D 106-NP-2005 6376-12-1

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	866.00	343.97	82°51'47"E	342.47	207°30'	176.64
C2	1334.00	207.14	82°52'08"E	207.88	137°30"	184.84
C3	846.00	287.03	84°23'09"E	282.11	32°33'10"	188.81
C4	1156.00	215.38	84°48'08"E	216.97	10°41'03"	188.00
C5	188.00	107.82	85°48'54"E	106.79	36°38'54"	86.05
C6	256.00	20.47	87°24'18"E	20.43	1°28'33"	16.31
C7	71.800	111.70	87°24'32"E	111.58	0°00'52"	30.87
C8	380.00	184.30	88°42'37"E	182.84	8°17'07"	86.20
C9	180.00	102.70	88°38'00"E	100.70	38°13'40"	83.45
C10	750.00	283.24	84°34'25"E	281.68	31°28'45"	143.08
C11	480.00	388.04	84°38'19"E	384.87	8°18'58"	33.86
C12	480.00	83.11	83°38'44"E	82.82	1°29'12"	48.77
C13	1284.00	218.77	83°38'08"E	218.27	11°11'00"	108.72
C14	1380.00	81.64	82°51'36"E	81.54	7°27'58"	25.53
C15	25.00	40.32	81°30'11"E	38.00	82°24'28"	26.07
C16	25.00	26.12	87°19'23"E	24.84	87°22'13"	23.88
C17	1178.00	188.24	83°38'54"E	185.80	8°23'08"	82.78
C18	180.00	108.21	83°38'28"E	107.84	34°47'42"	86.40
C19	28.00	30.84	83°01'18"E	27.74	87°00'01"	18.36
C20	72.00	88.54	82°44'31"E	84.18	82°21'38"	36.87
C21	26.00	326.80	88°57'41"E	324.28	36°32'03"	43.83
C22	100.00	52.48	81°28'30"E	51.88	30°04'24"	28.88
C23	730.00	130.88	88°12'49"E	130.83	10°08'45"	68.12
C24	800.00	201.78	88°42'37"E	200.31	16°12'07"	104.58
C25	1780.00	116.38	83°58'00"E	114.13	38°13'40"	89.86
C26	84.00	182.83	82°48'27"E	180.72	18°17'28"	38.80
C27	49.00	88.83	81°07'53"E	73.48	108°24'48"	83.97
C28	738.00	230.24	84°28'28"E	228.39	18°04'17"	118.00
C29	480.00	81.58	84°18'54"E	81.38	12°27'47"	46.48
C30	100.00	44.48	85°44'08"E	44.02	2°28'17"	23.57
C31	84.00	200.81	83°58'17"E	200.17	20°08'08"	151.03
C32	40.00	74.88	84°18'38"E	74.42	0°18'13"	64.33
C33	1084.00	78.78	83°28'29"E	78.78	4°09'31"	38.71
C34	28.00	38.16	81°28'28"E	34.57	87°29'00"	23.82
C35	25.00	40.32	87°23'10"E	38.00	82°24'28"	26.07
C36	1138.00	118.88	82°51'08"E	118.81	3°01'00"	87.88
C37	1127.00	88.31	83°46'40"E	86.26	4°20'13"	42.87
C38	1138.00	80.04	83°57'47"E	80.02	3°01'31"	30.03
C39	148.00	78.34	88°30'44"E	77.32	3°05'37"	40.27
C40	30.00	34.93	88°24'38"E	30.82	10°00'30"	33.88
C41	480.00	68.53	88°28'41"E	68.31	8°13'28"	33.78
C42	860.00	187.84	88°42'37"E	186.80	18°15'07"	84.81
C43	138.00	88.81	83°48'00"E	87.28	38°13'40"	46.33
C44	30.00	31.60	87°42'38"E	28.84	81°27'07"	20.81
C45	790.00	88.58	83°38'21"E	88.48	7°02'48"	48.53
C46	778.00	88.35	84°23'38"E	88.89	8°24'17"	43.82
C47	738.00	108.83	85°37'38"E	107.84	8°02'17"	64.00
C48	26.00	30.33	87°32'31"E	27.43	88°26'18"	18.88
C49	1124.00	188.23	83°10'21"E	188.02	8°28'20"	83.33
C50	1178.00	37.53	83°48'21"E	37.52	3°48'18"	26.77

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C51	1178.00	52.83	83°20'32"E	52.83	2°34'03"	28.33
C52	1178.00	52.83	83°20'32"E	52.83	2°34'44"	28.43
C53	1175.00	2.18	84°23'28"E	2.18	0°08'28"	1.08
C54	180.00	34.80	84°01'54"E	34.85	11°08'34"	17.80
C55	180.00	62.88	84°01'54"E	62.58	20°00'54"	31.77
C56	180.00	116.87	87°24'18"E	114.83	37°01'11"	63.77
C57	75.00	78.82	85°48'54"E	78.43	11°37'38"	45.00
C58	18.00	33.88	88°32'54"E	33.87	88°08'27"	14.51
C59	180.00	28.88	83°19'04"E	28.85	0°08'13"	10.47
C60	180.00	52.81	83°19'04"E	52.81	2°18'14"	28.41
C61	180.00	88.84	83°19'04"E	88.82	7°18'44"	48.33
C62	180.00	142.88	83°19'04"E	142.28	16°18'30"	81.10
C63	18.00	23.78	87°23'32"E	21.28	88°58'08"	15.22
C64	88.00	88.32	87°23'32"E	88.72	32°17'45"	41.49
C65	88.00	38.75	87°19'12"E	37.88	38°34'30"	20.18
C66	100.00	13.18	87°24'38"E	13.18	7°33'17"	8.80
C67	100.00	36.30	87°18'08"E	36.08	2°21'00"	18.81
C68	730.00	0.48	81°23'23"E	0.48	8°02'08"	0.23
C69	730.00	38.71	81°18'28"E	38.00	4°24'13"	28.07
C70	730.00	83.43	80°38'30"E	83.41	4°28'58"	23.72
C71	730.00	133.87	83°50'08"E	133.88	19°22'13"	31.83
C72	800.00	28.48	84°18'38"E	28.48	2°48'44"	14.74
C73	800.00	82.82	84°18'38"E	82.80	8°00'54"	38.28
C74	18.00	8.37	83°00'42"E	8.33	25°08'34"	3.34
C75	18.00	8.87	84°51'38"E	8.82	28°08'24"	3.34
C76	15.00	23.58	87°11'43"E	21.21	88°00'00"	18.00
C77	15.00	23.58	87°11'43"E	21.21	88°00'00"	18.00
C78	800.00	52.88	81°48'18"E	52.88	3°01'49"	28.30
C79	800.00	21.28	81°58'18"E	21.24	7°01'41"	10.82
C80	170.00	58.88	83°27'24"E	58.28	1°42'38"	28.81
C81	170.00	82.54	84°30'01"E	82.30	1°41'48"	28.48
C82	170.00	104.48	84°30'01"E	104.48	3°18'00"	52.48
C83	38.00	15.44	86°25'42"E	15.38	18°47'47"	7.72
C84	38.00	33.03	88°13'47"E	33.48	30°50'28"	18.11
C85	18.00	16.84	81°48'44"E	16.34	48°18'41"	8.81
C86	18.00	28.82	87°12'07"E	23.40	102°08'28"	18.88
C87	43.00	17.48	82°28'38"E	17.28	27°08'00"	8.88
C88	730.00	41.88	84°18'38"E	41.54	2°18'48"	22.78
C89	730.00	82.82	84°18'38"E	82.82	4°07'50"	38.32
C90	730.00	52.81	84°18'38"E	52.80	4°07'18"	28.23
C91	730.00	52.87	84°00'18"E	52.86	4°08'00"	28.23
C92	730.00	88.88	83°28'04"E	88.88	2°28'27"	45.43
C93	430.00	21.08	83°08'18"E	21.08	3°00'47"	11.00
C94	430.00	52.58	84°08'00"E	52.54	7°12'22"	28.32
C95	430.00	17.87	84°24'20"E	17.81	2°18'38"	8.88
C96	100.00	24.88	84°02'21"E	24.83	30°03'01"	17.88
C97	800.00	8.80	84°45'40"E	8.80	8°23'15"	4.71
C98	36.00	44.81	84°45'51"E	43.82	45°50'53"	33.88
C99	36.00	30.34	86°05'15"E	29.87	81°02'20"	18.88
C100	15.00	14.43	87°12'08"E	13.88	88°07'28"	7.82

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C101	15.00	23.58	89°41'44"E	21.21	90°00'00"	15.00
C102	18.00	24.70	88°51'38"E	22.00	84°28'03"	16.18
C103	40.00	24.08	84°28'02"E	23.74	34°28'14"	12.47
C104	1084.00	38.18	82°48'08"E	38.48	1°32'31"	17.74
C105	1084.00	43.30	82°48'14"E	43.30	3°17'38"	21.63
C106	25.00	33.87	82°07'27"E	33.83	11°27'13"	2.87
C107	15.00	23.58	87°15'54"E	21.21	90°00'00"	15.00
C108	878.00	21.38	83°28'48"E	21.38	2°02'30"	10.78
C109	878.00	82.71	83°19'04"E	82.88	4°28'02"	28.37
C110	878.00	40.24	83°08'24"E	40.23	2°14'38"	20.12
C111	18.00	38.32	83°27'32"E	38.07	10°23'38"	18.88
C112	880.00	46.18	84°48'38"E	46.17	2°00'00"	23.10
C113	880.00	83.83	84°28'28"E	83.58	8°13'32"	33.83
C114	10.00	14.20	84°28'04"E	13.15	82°44'38"	8.33
C115	288.00	42.20	85°21'48"E	42.20	81°24'	22.87
C116	288.00	8.28	81°27'08"E	8.28	1°48'07"	4.88
C117	300.00	42.38	88°18'48"E	42.38	8°05'18"	21.31
C118	300.00	83.88	88°21'18"E	83.82	10°18'12"	39.27
C119	300.00	18.55	87°02'38"E	18.53	2°27'21"	8.27
C120	300.00	38.75	86°58'23"E	38.75	4°18'42"	19.80
C121	300.00	38.80	88°01'48"E	38.80	8°05'24"	19.21
C122	300.00	34.83	87°23'57"E	34.82	4°27'13"	12.32
C123	300.00	38.98	84°21'38"E	38.85	3°08'54"	13.48
C124	38.00	38.84	83°28'12"E	38.33	84°00'07"	18.87
C125	380.00	48.81	83°28'12"E	48.80	4°18'30"	22.87
C126	730.00	84.80	82°28'42"E	84.38	2°08'03"	37.81
C127	130.00	34.21	84°02'32"E	34.11	15°04'37"	17.28
C128	15.00	20.87	83°08'32"E	18.20	88°08'37"	13.81
C129	300.00	38.88	83°24'00"E	38.88	7°27'04"	18.87
C130	300.00	52.51	83°24'00"E	52.45	10°01'48"	28.32
C131	300.00	81.84	83°28'40"E	81.78	8°04'03"	33.84
C132	300.00	82.83	83°28'40"E	82.78	10°08'22"	38.48
C133	380.00	10.12	84°28'12"E	10.12	1°36'00"	5.08
C134	300.00	43.11	87°45'18"E	43.07	81°23'54"	28.58
C135	300.00	82.57	86°08'28"E	82.80	10°02'24"	28.30
C136	300.00	41.88	82°24'48"E	41.88	8°00'00"	22.88
C137	280.00	11.48	83°18'38"E	11.47	31°18'	5.74
C138	280.00	82.71	81°04'25"E	82.58	18°08'38"	38.81
C139	280.00	22.87	88°14'51"E	22.88	8°32'04"	11.40
C140	40.00	16.08	88°08'14"E	16.08	82°04'32"	10.28
C141	1124.00	52.50	83°24'51"E	52.50	2°10'33"	28.28
C142	1124.00	52.82	83°14'41"E	52.53	2°10'38"	28.27
C143	1124.00	52.52	82°02'38"E	52.53	2°42'38"	28.28
C144	1124.00	38.88	82°48'18"E	38.88	1°17'43"	14.34
C145	18.00	22.82	82°07'38"E	20.80	87°12'34"	14.28
C146	380.00	52.37	82°18'12"E	52.30	10°00'04"	28.23
C147	300.00	3.48	83°48'00"E	3.48	1°02'54"	2.24
C148	15.00	23.58	87°15'54"E	21.21	90°00'00"	15.00
C149	28.00	38.82	82°28'42"E	38.48	38°44'03"	18.81
C150	1304.00	184.88	82°46'17"E	184.28	7°24'41"	84.48

