

CITY COUNCIL REPORT



Meeting Date: June 17, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

The Reserve 12-AB-2010

Request to consider the following:

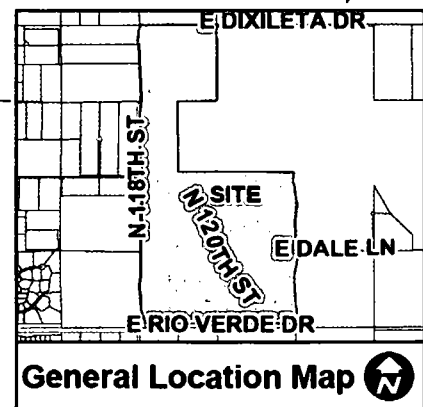
1. Adopt Resolution No. 9783 modifying the condition of previously approved Resolution No. 9207 Abandoning portions of Roadway and Public Utilities Easements located within “The Reserve” subdivision plat; along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; along the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment; along the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; along the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment; along the N. 120th Street alignment, between E Rio Verde Drive and the E. Dixileta Drive alignment; and along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment, with Single-Family Residential Districts, Environmentally Sensitive Lands (R1-190/ESL) zoning, Single-Family Residential Districts, Environmentally Sensitive Lands (R1-130/ESL) zoning, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning, located at the northeast corner of N. 118th Street and E. Rio Verde Drive.

Key Items for Consideration

- Modifies the conditions of abandonment resolution No. 9207 for payment of improvements in lieu of construction.
- The McDowell Sonoran Preserve is located along the northern and eastern boundary of the site.
- All existing necessary easements dedicated by “Sierra Reserve” (formerly The Reserve “Eco-Resort”) subdivision plat will remain intact.
- City Council approved the resolution No. 9207 with a unanimous vote of 7-0 on June 18, 2013.

OWNER

To Come
 To Come



Action Taken _____

APPLICANT CONTACT

DAVID GULINO
LAND DEVELOPMENT SERVICES
602-330-5252

LOCATION

Northeast corner of N. 118th Street and E. Rio Verde Drive (E. Dynamite Boulevard)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Resort/Tourism which provides for the flexibility of Resort/Tourism Land Uses to be located within this area of the community by means of the colored-coded resort “star” designations on the Land Use Map as well as the Land Use Element description that accompanies such map designations which states: “A star on the land use map means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area.”

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 site is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) District, Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) District, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning district. Both the R1-190/ESL and R1-130 zoning districts allow single-family residential uses and have an Environmentally Sensitive Lands zoning overlay. The R-4R/ESL zoning district allows resorts, hotels, townhomes, and municipal uses, and also has an Environmentally Sensitive Lands zoning overlay.

Context

The subject site is located along the north side of E. Rio Verde Drive and between N. 118th Street and N. 122nd Street. The subject site was created from a previously approved subdivision plat, The Reserve. The McDowell Sonoran Preserve is immediately located to the north and east of the subject site. The Golf Club Scottsdale golf course abuts the subject site to the northeast.

Related Policies, References:

36-ZN-1984, 113-ZN-1984, 55-ZN-1990, 5-GP-1999, 11-TA-2000#3, 5-PP-2004, 2-AB-2005, 4-GP-

2010, 6-ZN-2010, 11-GP-2011, 17-ZN-2011, and 2-PP-2012

- 1999 Dynamite Foothills Character Area Plan
- 2001 City of Scottsdale General Plan
- 2003 Scenic Corridor Design Guidelines
- 2004 Trails Master Plan
- 2004 Environmentally Sensitive Lands Ordinance
- 2008 Transportation Master Plan

APPLICANTS PROPOSAL

Goal/Purpose of Request

This request is to abandon those portions of Roadway and Public Utilities Easements located within the “Sierra Reserve” (formerly The Reserve “Eco-Resort”) subdivision plat. The roadway and public utilities easements will no longer be necessary to provide access to properties located within the subdivision. The parcels located outside the “Sierra Reserve” (formerly The Reserve “Eco-Resort”) subdivision boundary, will continue to have access through existing right-of-way or easements.

The subject Roadway and Public Utilities easements running from east to west are as follows: fifty-five (55) feet along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; thirty (30) feet along the northern portion of the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment, and thirty (30) feet along the southern portion of the Morning Vista Drive alignment, between N. 118th Street and the N. 119th Street alignment; forty (40) feet along the northern portion of the E. Via Dona Road alignment, between N. 118th Street and the N. 119th Street alignment, and forty (40) feet along the southern portion of the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; thirty (30) feet along the northern and southern portion of the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment.

The subject Roadway and Public Utilities easements running from north to south are as follows: fifty-five (55) feet along the eastern and western portion of the N. 120th Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment and the western fifty-five (55) feet of the N. 120th Street alignment between the E. Morning Vista Road alignment and E. Dixileta Drive; and thirty (30) feet along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment.

Development Information

- Existing Use: The “Sierra Reserve” (formerly The Reserve “Eco-Resort”).
- Approved Use: Resort/Townhomes (Approved through 4-GP-2010 and 6-ZN-2010)
- Parcel Size: 216.5 acres
- Building Height Allowed: 26 feet (Approved through 4-GP-2010 and 6-ZN-2010)
- Open Space Required: 76.0 +/- acres
- Open Space Provided: 76.0 +/- acres

IMPACT ANALYSIS

Traffic/Trails

Design of the internal streets, for the approved "Sierra Reserve" (formerly The Reserve "Eco-Resort") subdivision plat, conforms to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot wide Emergency and Service Access Vehicle Easement is provided over all internal streets. The owner provided a 100-foot Scenic Corridor Easement and Non-Motorized Public Access Easement along E. Rio Verde Drive (E. Dynamite Boulevard) for public trails. The Transportation Department confirmed their previous support of the subject abandonment with the recordation of The "Sierra Reserve" subdivision plat, case 2-PP-2012, in September of 2013.

Public utilities

The associated plat will provides public utility access to all lots created through the "Sierra Reserve" subdivision plat. All utility companies support the abandonment.

Open space, scenic corridors

Open space and Scenic Corridor Easements are reserved with the Sierra Reserve subdivision plat. The owner provides a 100-foot Scenic Corridor Easement along E. Rio Verde Drive (E. Dynamite Boulevard) and the required Natural Area Open Space with the approved plat.

Community Involvement

The applicant and staff conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. City staff received some general inquiries by telephone and one email to the case online folder. Please see Attachment #3 for the submitted email.

Please see Attachment #3 for additional public involvement conducted through the previously related cases in conjunction with this request.

Community Impact

No properties will be denied access as a result of this abandonment.

OTHER BOARDS & COMMISSIONS

Planning Commission:

The Planning Commission heard this case on August 22, 2012 and recommended approval with a unanimous vote of 6-0.

City Council:

The City Council heard this case on June 18, 2013 and approved the abandonment of the subject right-of-way with a unanimous vote of 7-0

Recommendation to Planning Commission:

Staff recommends approval subject to the following stipulations:

- Fencing, gating, pedestrian, and utilities access improvements within and along the N. 118th Street alignment.
- Consideration for the abandonment areas as described in Resolution No. 9783.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 9783 modifying the condition of previously approved Resolution No. 9207 Abandoning portions of Roadway and Public Utilities Easements located within “The Reserve” subdivision plat; along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; along the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment; along the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; along the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment; along the N. 120th Street alignment, between E Rio Verde Drive and the E. Dixileta Drive alignment; and along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment, with Single-Family Residential Districts, Environmentally Sensitive Lands (R1-190/ESL) zoning, Single-Family Residential Districts, Environmentally Sensitive Lands (R1-130/ESL) zoning, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning, located at the northeast corner of N. 118th Street and E. Rio Verde Drive.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACTS (S)

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

APPROVED BY



Jesus Murillo, Report Author

Date 5/29/2014



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

Date 5/2/2014



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

Date 6/2/14

ATTACHMENTS

1. Resolution No. 9783
2. Resolution No. 9207 (Previously Approved Resolution)
3. June 18, 2013 City Council Report (for Reference)
4. "Sierra Reserve" (formerly The Reserve "Eco-Resort") Final Plat (for Reference)

RESOLUTION NO. 9783

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, MODIFYING PRIOR RESOLUTION NO. 9207 ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR VARIOUS STREETS AND EASEMENTS LYING WITHIN AN AREA GENERALLY BOUNDED BY DIXILETA DRIVE AND RIO VERDE DRIVE BETWEEN 118TH STREET AND 122ND STREET

(12-AB-2010)

WHEREAS:

A. On June 18, 2013, the city council of the City of Scottsdale ("City") adopted Resolution No. 9207 (the "Original Resolution") relating to abandonment of certain right-of-way described in the Original Resolution.

B. Paragraph 3 of the Original Resolution provided that the Original Resolution would be void unless certain conditions (collectively the "Conditions") occurred within one year after the date of the Original Resolution.

C. City desires now to modify the Original Resolution in certain respects.

D. Capitalized terms not defined in this resolution have the meanings established in the Original Resolution.

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

1. Modification. The Original Resolution is hereby modified as follows:

1.1 Add the following to the end of paragraph 3.2 of the Original Resolution:

In lieu of constructing such work, the owner of the Subject Parcel may elect to pay to City the amount of \$15,320.00

1.2 The City Clerk is directed to immediately mark the Original Resolution to indicate that it has been modified by this resolution.

1.3 If and when the Original Resolution is recorded, this resolution shall be recorded with the Original Resolution.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 20_____.

CITY OF SCOTTSDALE, an Arizona municipal corporation

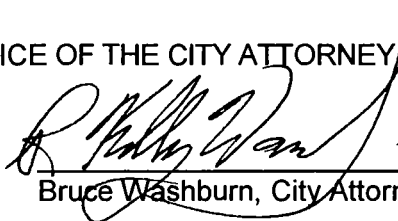
W. J. "Jim" Lane, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:  *R. Kelly Ward*
for
Bruce Washburn, City Attorney

Memo Regarding Abandonment Resolution

To: City Clerk
From: Project Coordinator
Re: Abandonment Resolution No. 9783 (regarding prior Resolution No. 9207)
for the areas of Dixileta and 118th (abandonment case no. 12-AB-2010)

I am the project coordinator for this abandonment.

This resolution is related to prior abandonment resolution No. 9207.

This resolution modifies resolution No. 9207 and should be recorded with it when the conditions in both resolutions are satisfied.

According to paragraph 3 of old abandonment resolution No. 9207, which was approved June 18, 2013, the old resolution was not to be recorded until certain conditions were satisfied.

This new abandonment resolution is to modify the old resolution to change the conditions. I will continue to monitor the conditions and coordinate with you as outlined in my memo to you at the time of the old resolution.

If you have any questions, please do not hesitate to call me. Thank you.

Jesús Murillo - extension 2-7849

RESOLUTION NO. 9207

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 RIGHT-OF-WAY FOR VARIOUS STREETS AND EASEMENTS IN AN AREA GENERALLY BOUNDED BY DIXILETA DRIVE AND RIO VERDE DRIVE BETWEEN 118TH STREET AND 122ND STREET

(12-AB-2010)

WHEREAS:

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

B. After notice to the public, the City of Scottsdale ("City") planning commission and City Council have held hearings on the proposed abandonment of certain street right-of-way and other interests (collectively the "Abandonment Right-of-way").

C. The Abandonment Right-of-way lies within a large parcel (the "Subject Parcel") composed of the following parcels according to the plat (the "First Plat") of Goldie Brown Pinnacle Peak Ranch Unit 3, recorded at Book 197 of Maps, page 24 of the public records of Maricopa county, Arizona:

Parcels

20

27 (west ½ only, and south 40 feet of east ½ only)

28 (south 40 feet only)

36

37

44

45

The Subject Parcel is depicted on **Exhibit "A"** attached hereto.

D. Various real estate interests in the Subject Parcel were dedicated to City by the First Plat as public street right-of-way, public utility easements and other interests (collectively the "First Dedications")

E. Thereafter, a second plat (the "Second Plat) affecting the Subject Parcel was recorded for The Reserve according to Book 882 of Maps, page 48 of the public records of Maricopa County, Arizona.

F. The Second Plat also dedicated various interests to City (collectively the "Second Dedications").

G. The Owners of the Subject Parcel propose to record a new plat (the "Third Plat").

H. Among other things, the Third Plat will dedicate streets and utility and other easements, rights-of-way and interests (collectively the "Third Dedications") within the Subject Parcel.

I. Portions of the Third Dedications will overlap prior dedications within the Subject Parcel.

J. The Abandonment Right-of-way consists of City's street right-of-way and public utility easement interests within the Subject Parcel, but only to the extent that all of the following are true as to each particular portion of such street right-of-way and public utility easement:

1. The street right-of-way or public utility easement was dedicated by the First Dedications.

2. The street right-of-way or public utility easement is not the same as or included within the rights and interests dedicated or proposed to be dedicated to City through the Second Dedications or the Third Dedications.

3. The street right-of-way and public utility easements exceed City's interests under the Second Dedications and City's interests proposed to be dedicated to City through the Third Dedications.

4. The street right-of-way or public utility easement lies within the hatched areas marked and described on **Exhibit "B"** attached hereto.

K. The purpose of this resolution is to abandon the Abandonment Right-of-way, subject to certain limitations and reservations.

L. The City Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

M. The City Council has considered the City expenditure 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 and that City will receive direct consideration substantially equal to its expenditure.

N. The City 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.

10183673v6

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

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-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 All interests in the Abandonment Right-of-way to the extent they include or duplicate any interest created or to be created by the Second Dedications or the Third Dedications.

2.2 Any and all interests in the Abandonment Right-of-way that this resolution or 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.

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

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

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

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

2.4 An easement for all existing utilities, if any.

2.5 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 all of the following conditions are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owners of the Subject Parcel (and all lenders, tenants, and other interest holders in such parcels) shall obtain City approval for and record the Third Plat covering the Subject Parcel and the Abandonment Right-of-way, and shall dedicate to City such rights-of-way and other real property interests in connection therewith as City may require, and shall create such private easements and other interests as City may require. Without limitation, the Third Plat must provide permanent street and utility access to any and all parcels within the Subject Parcel. The Third Plat shall be substantially as shown on **Exhibit "C"**. The Third Plat shall bear these words: "This plat includes parcels upon which the City of Scottsdale currently holds existing right-of-way or other real property interests. No deeds, liens or other conveyances of any property covered by this plat shall occur until City Council resolution No. 9207 is recorded abandoning some or all of such interests. In addition to all other dedications made by this plat, this plat includes dedication and rededication, as applicable, of all interests described in City Council resolution No. 9207."

3.2 The owner of the Subject Parcel shall cause to be completed the shade structure improvements and other work described on Exhibit "D" attached hereto.

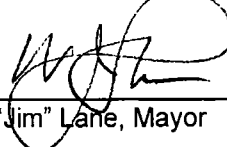
3.3 The owners of the Subject Parcel pay to City the combined total amount of Ten Thousand and No/100 Dollars (\$10,000.00) in addition to any application fee or other amounts relating to this resolution and in addition to any other amounts payable to City.

3.4 The zoning administrator executes the certificate at the bottom of this resolution indicating that the above conditions have been satisfied.

3.1 If any of the foregoing conditions are not satisfied within one year after the date of this resolution, or if this resolution is not recorded prior to the end of that period, then the city clerk shall mark this resolution to indicate that this resolution is void.

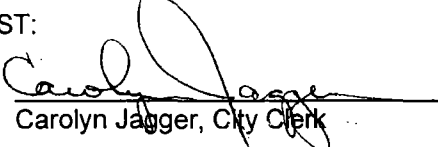
PASSED AND ADOPTED by the Council of the City of Scottsdale this 18th day of June, 2013.

City of Scottsdale, an Arizona municipal corporation



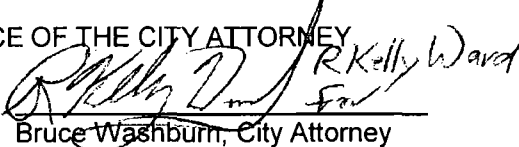
W. J. "Jim" Lane, Mayor

ATTEST:

By: 

Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
By: 

Bruce Washburn, 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

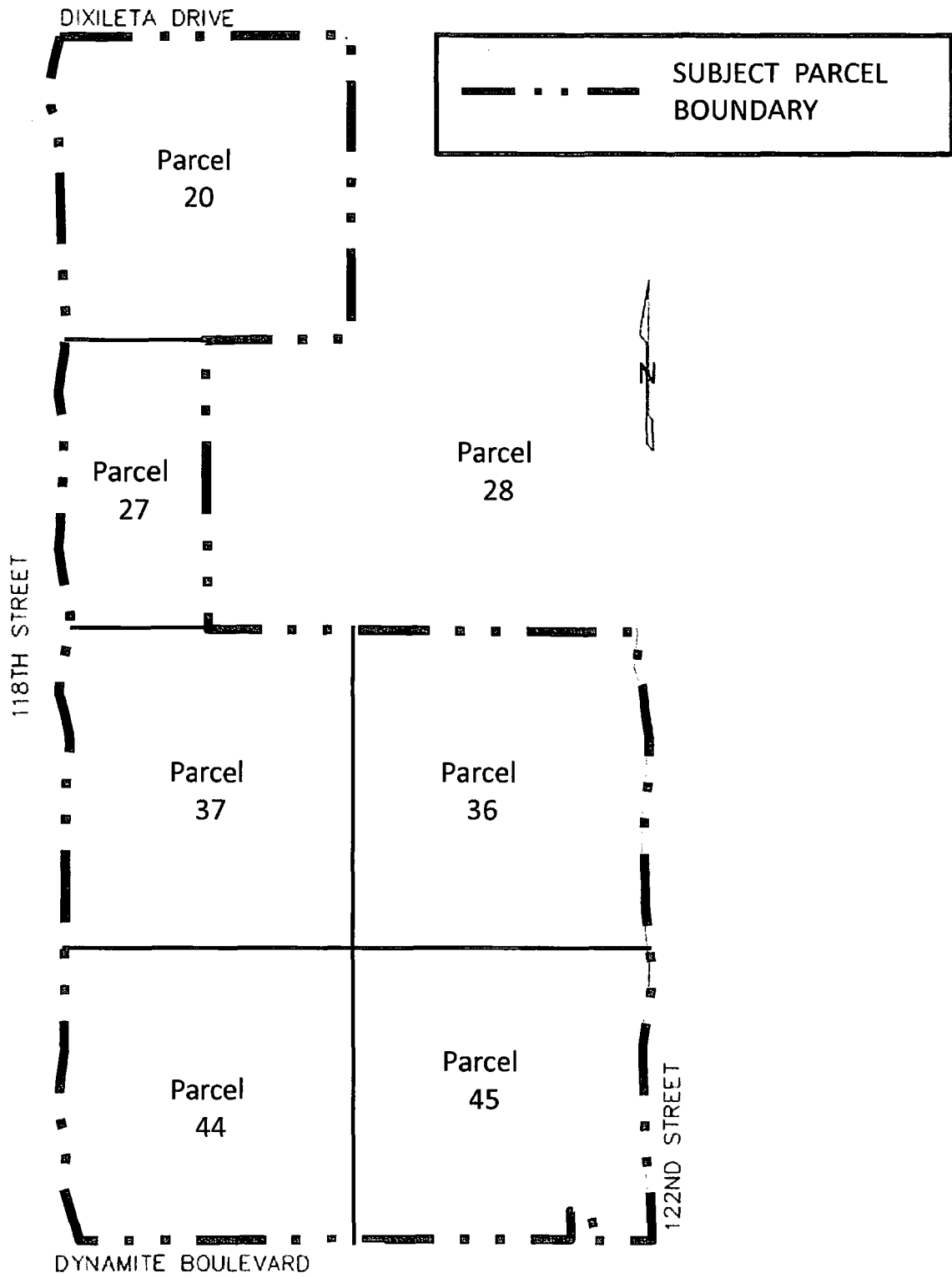


EXHIBIT "A"
Resolution No. 9207
Page 1 of 1

LEGAL DESCRIPTION
ROADWAY AND RIGHTS OF WAY FOR UTILITIES
ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 20 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 55 feet, the East 55 feet, and the South 30 feet of said Parcel 20.

Except the West 30 feet of said Parcel 20.

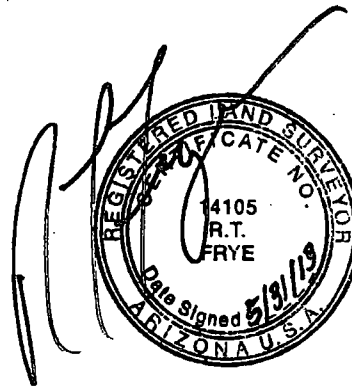


EXHIBIT "B"
RESOLUTION NO 9207
PAGE 1 OF 14

Roadway and Rights of Way for Utilities

Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR

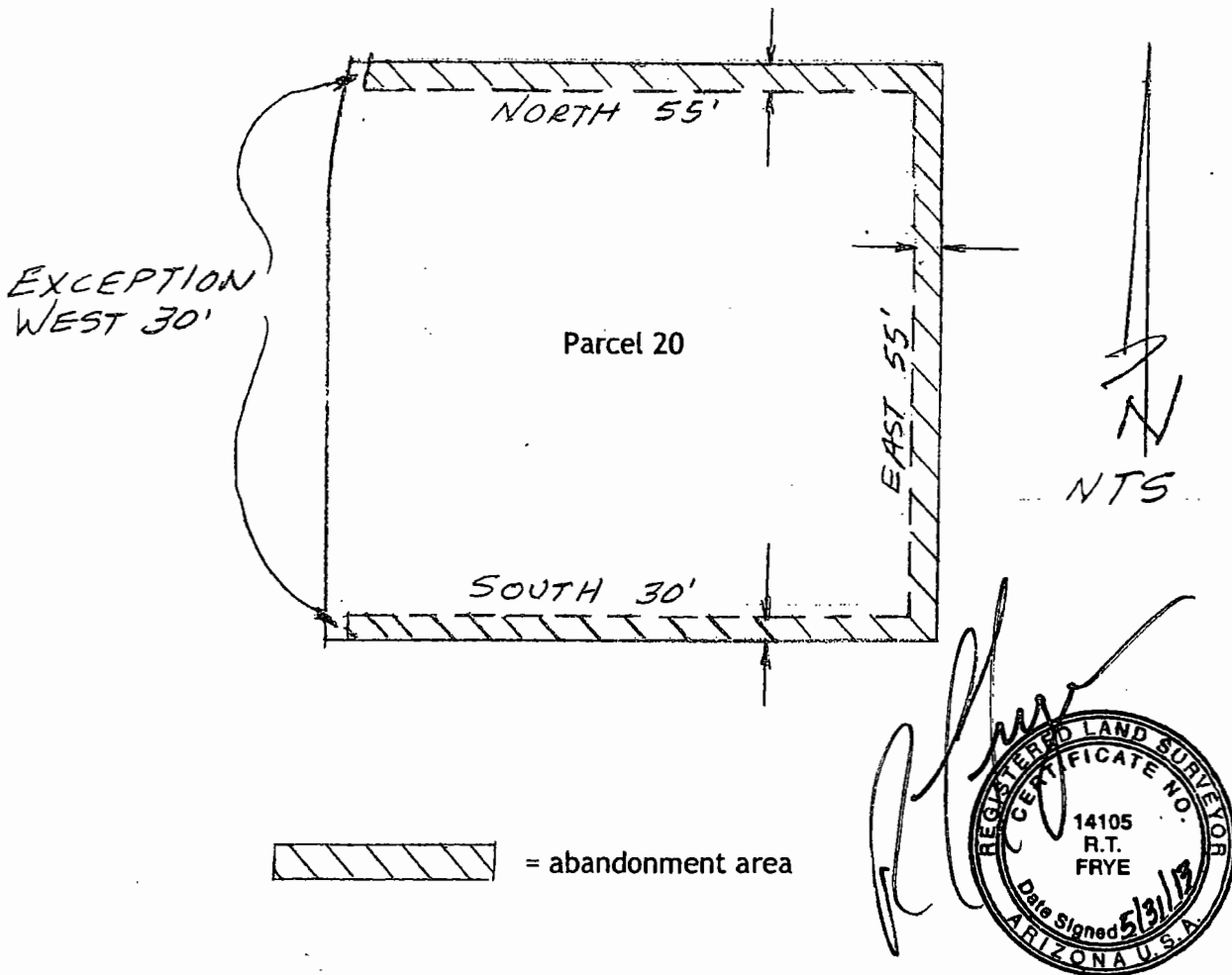


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 2 OF 14

LEGAL DESCRIPTION

ROADWAY AND RIGHTS OF WAY FOR UTILITIES

ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 27 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 30 feet of the West half of said Parcel 27

Except the West 30 feet of said Parcel 27

And,

The South 40 feet of said Parcel 27

Except the West 30 feet of said Parcel 27

And,

The South 75 feet of the East 55 feet of said Parcel 27

ONLY SOUTHERN 40' INCLUDED
OF THE EAST HALF OF
PARCEL 27

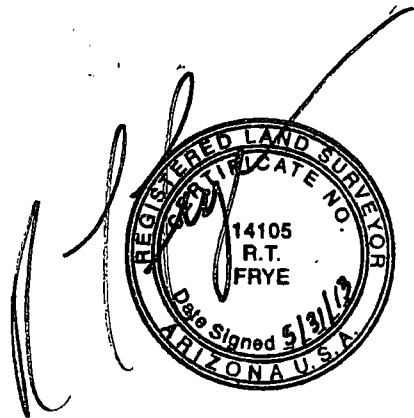


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 3 OF 14

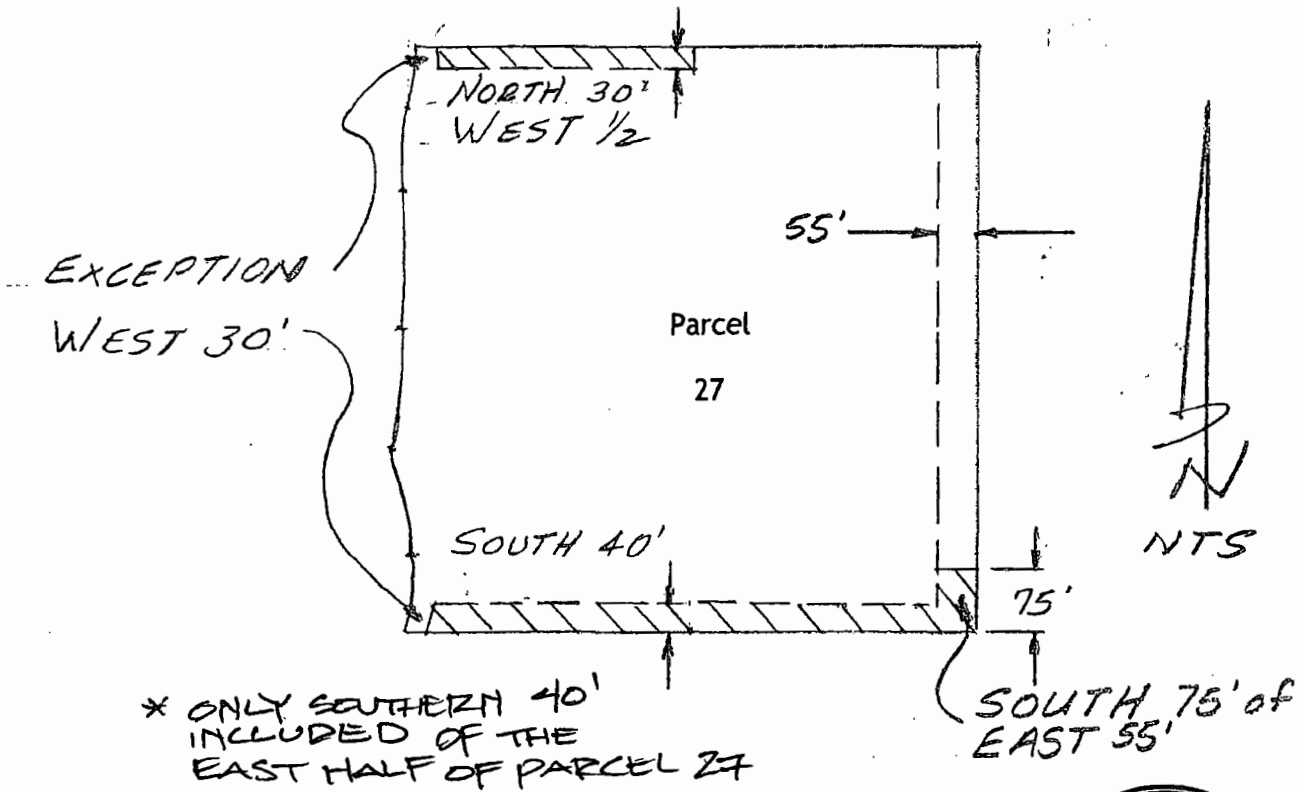
Roadway and Rights of Way for Utilities

Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR



* ONLY SOUTHERN 40' INCLUDED OF THE EAST HALF OF PARCEL 27

SOUTH 75' of EAST 55'

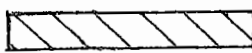
 = abandonment area

EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 4 of 14




LEGAL DESCRIPTION

ROADWAY AND RIGHTS OF WAY FOR UTILITIES

ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 28 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The South 40 feet of said Parcel 28

And,

The South 75 feet of the East 30 feet of said Parcel 28

And,

The South 75 feet of the West 55 feet of said Parcel 28

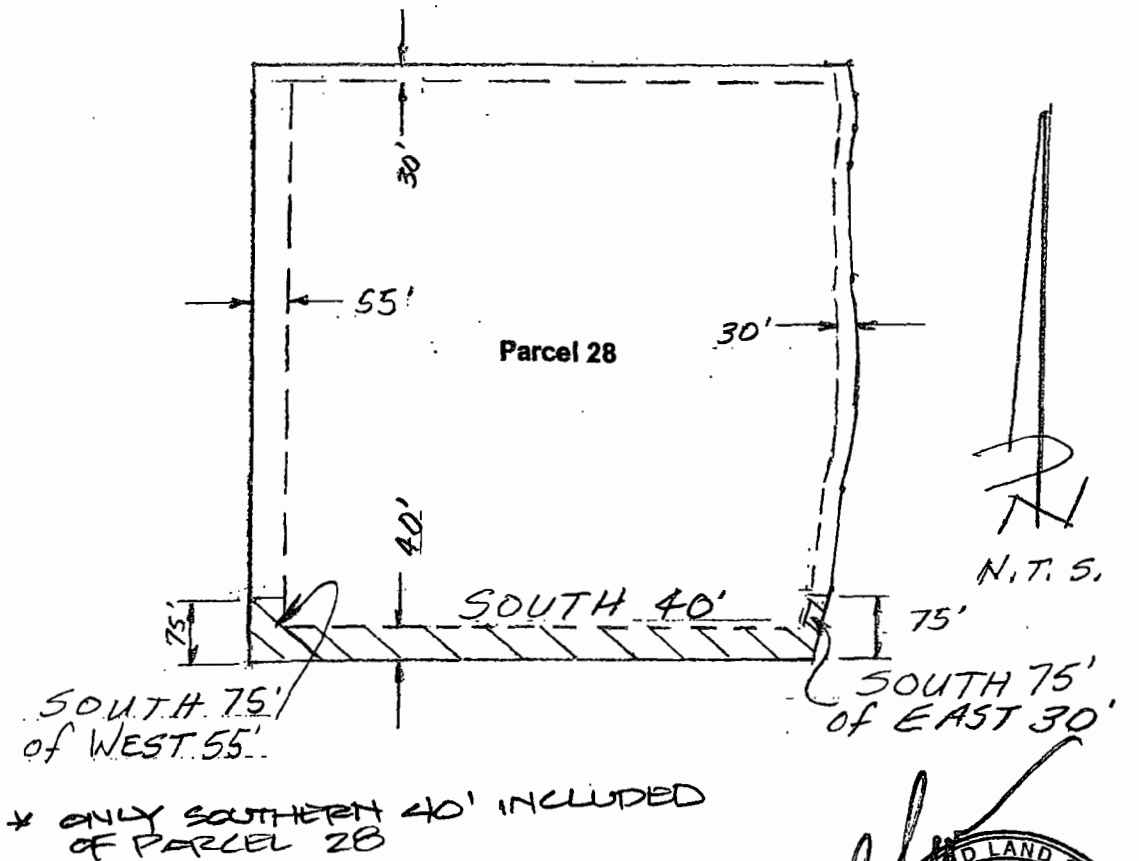
ONLY SOUTHERN 40' INCLUDED
OF PARCEL 28



EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 5 OF 14

Roadway and Rights of Way for Utilities
Abandonment

The Goldie Brown Pinnacle
Peak Ranch: Unit Three
Book 197 of maps, Page 24 MCR



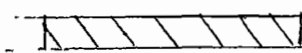
 = abandonment area



EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 6 OF 14

LEGAL DESCRIPTION
ROADWAY AND RIGHTS OF WAY FOR UTILITIES
ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 36 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 40 feet, South 30 feet, the East 30 feet, and the West 55 feet of said Parcel 36.



EXHIBIT "B"
RESOLUTION NO. 9209
PAGE 7 OF 14

Roadway and Rights of Way for Utilities

Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR

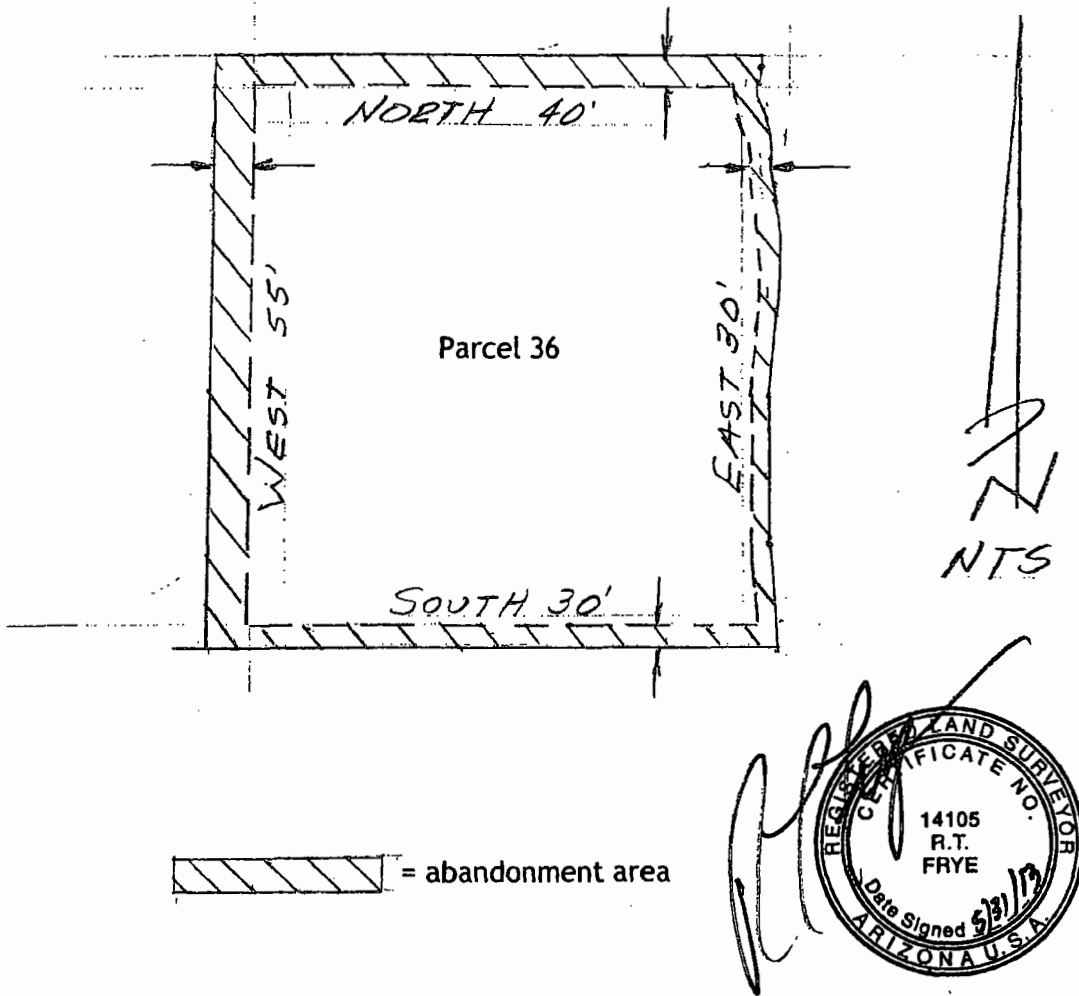


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 8 OF 14

LEGAL DESCRIPTION

ROADWAY AND RIGHTS OF WAY FOR UTILITIES

ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 37 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 40 feet, the South 30 feet, and the East 55 feet of said Parcel 37.

Except the West 30 feet of said Parcel 37.

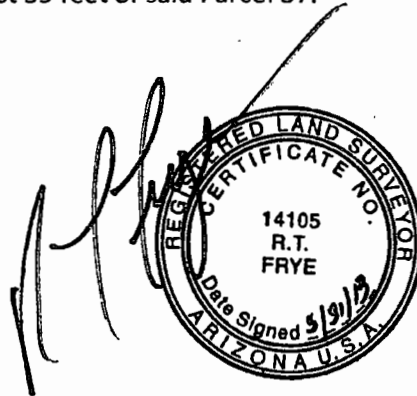


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 9 OF 14

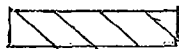
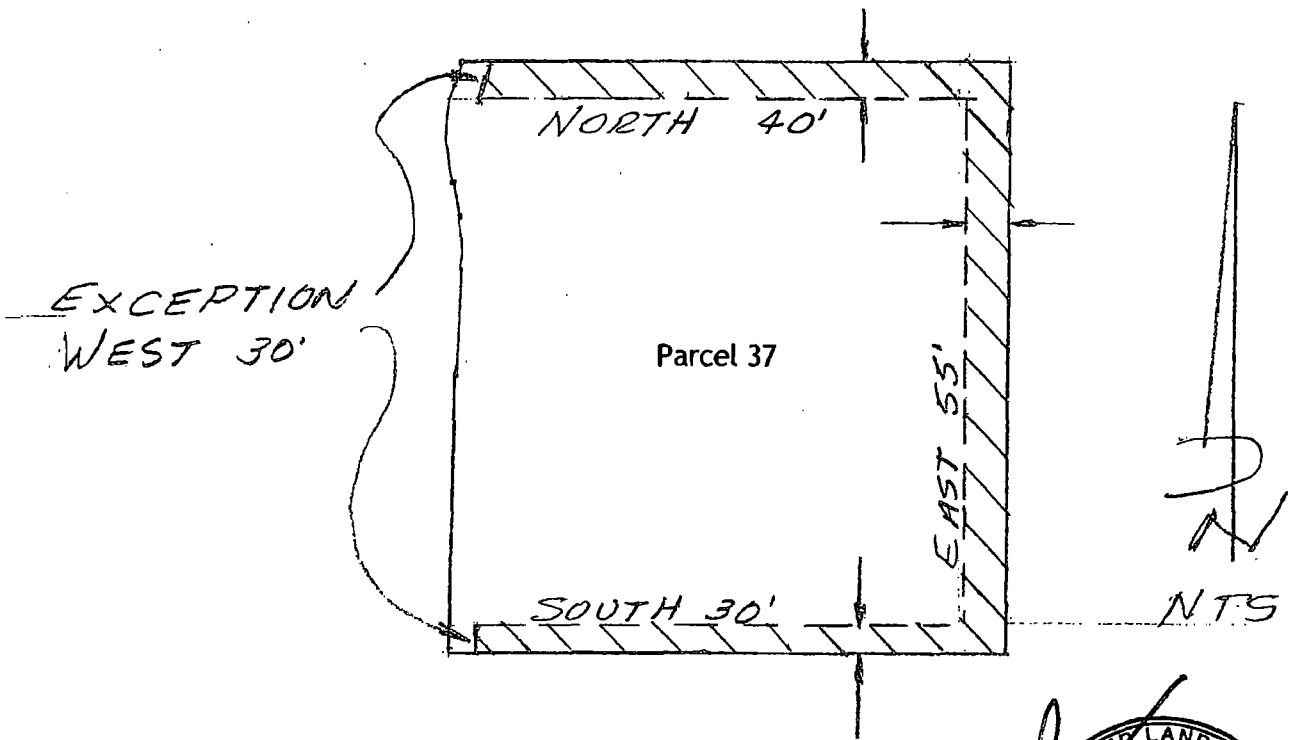
Roadway and Rights of Way for Utilities

Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR



= abandonment area

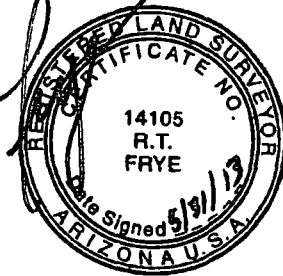


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 10 OF 14

LEGAL DESCRIPTION

ROADWAY AND RIGHTS OF WAY FOR UTILITIES

ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 44 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 30 feet, and the East 55 feet of said Parcel 44.

Except the South 55 feet and the West 30 feet of said Parcel 44.

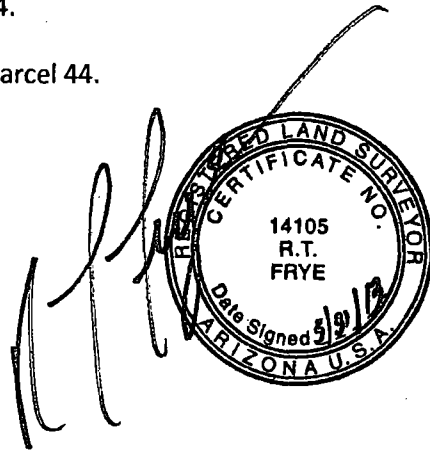


EXHIBIT "B"
RESOLUTION NO 9207
PAGE 11 OF 14

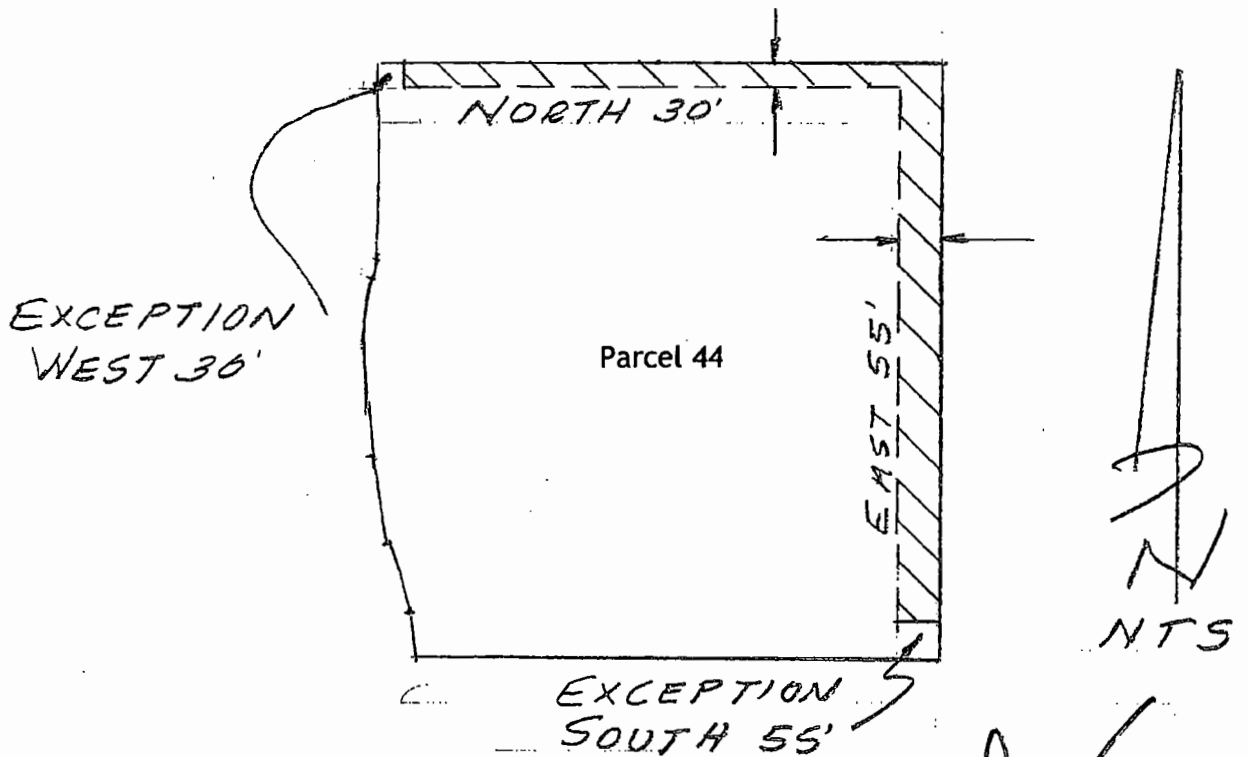
Roadway and Rights of Way for Utilities

Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR



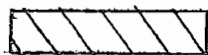
 = abandonment area



EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 12 OF 14

LEGAL DESCRIPTION
ROADWAY AND RIGHTS OF WAY FOR UTILITIES
ABANDONMENT

The abandonment of a portion of the Roadway and Rights of Way for Utilities on Parcel 45 of the Goldie Brown Pinnacle Peak Ranch Unit 3, Book 197 of Maps, Page 24 of Maricopa County Records, State of Arizona, described as follows:

The North 30 feet, the East 30 feet, and the West 55 feet of said Parcel 45.

Except the South 55 feet of said Parcel 45.



EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 13 OF 14

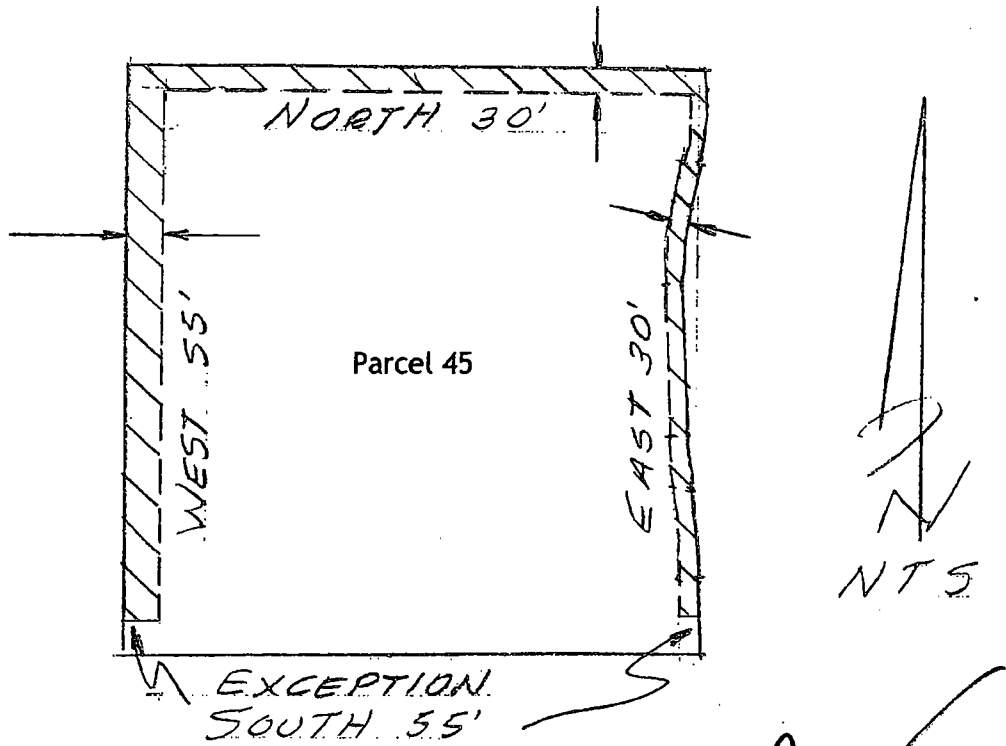
Roadway and Rights of Way for Utilities

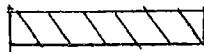
Abandonment

The Goldie Brown Pinnacle

Peak Ranch: Unit Three

Book 197 of maps, Page 24 MCR



 = abandonment area

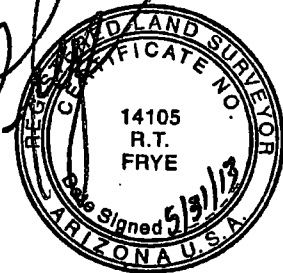


EXHIBIT "B"
RESOLUTION NO. 9207
PAGE 14 OF 14

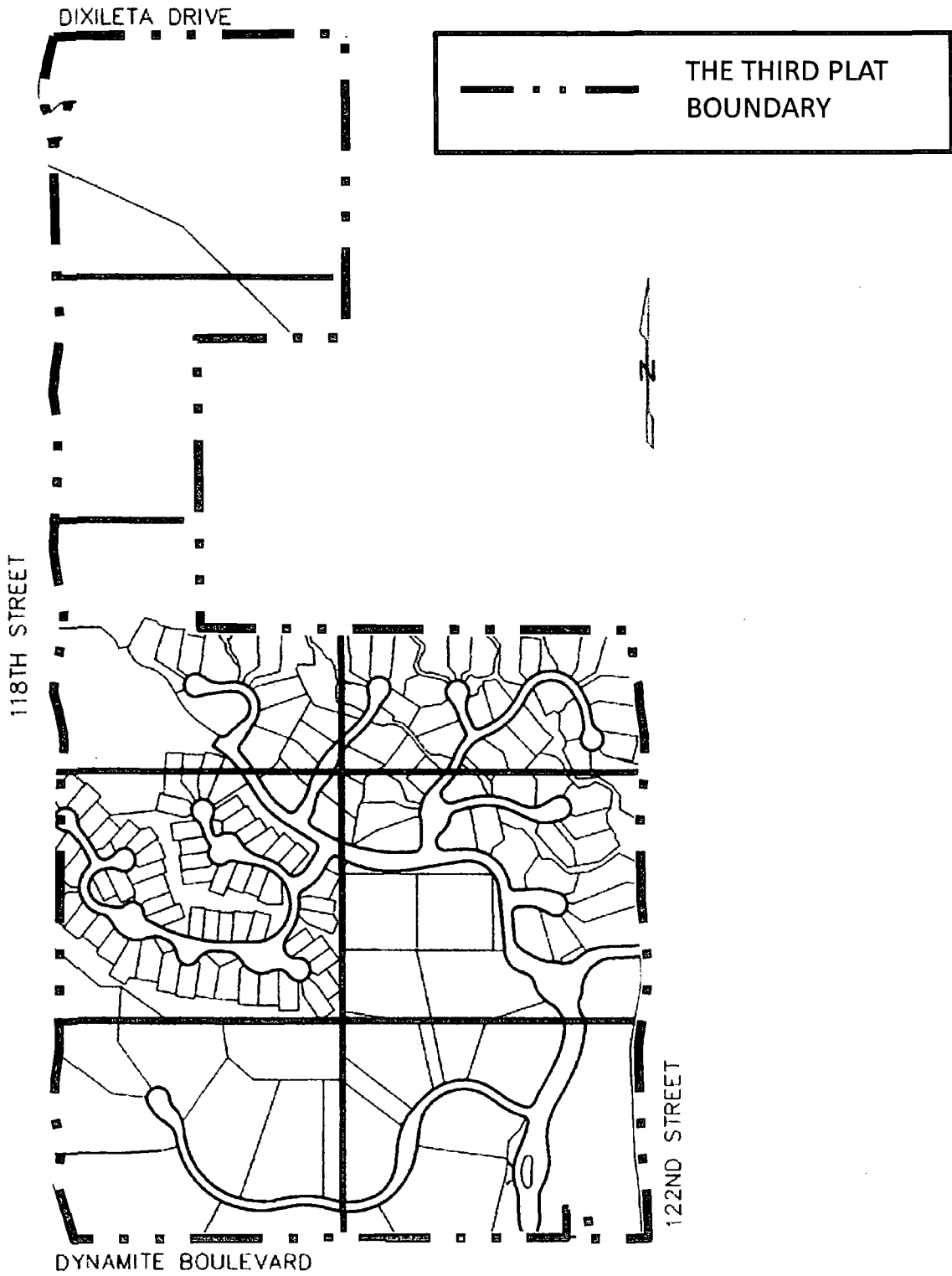
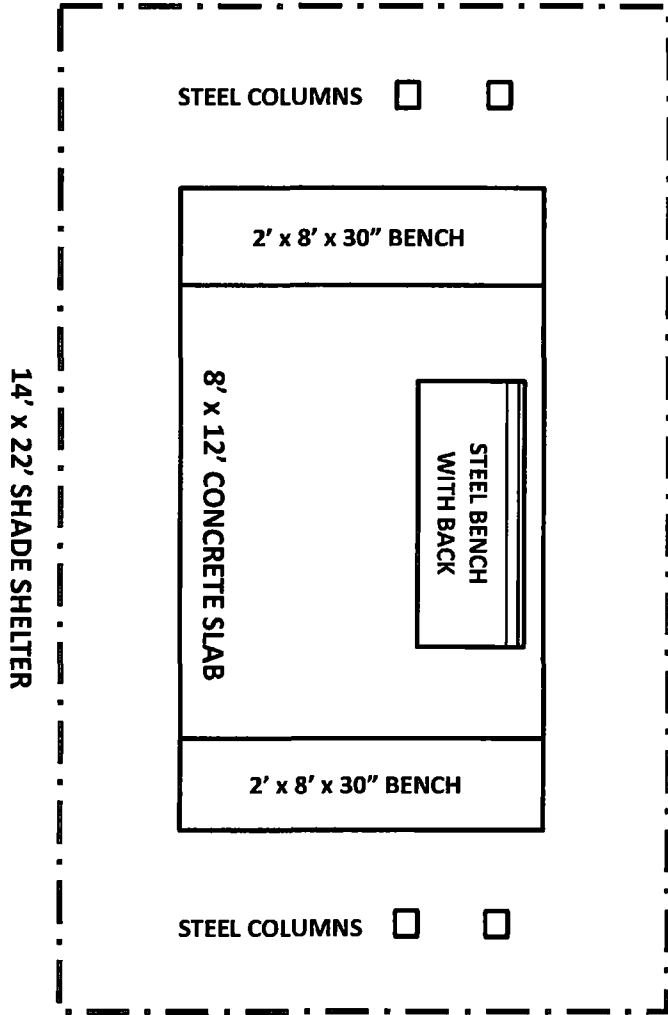
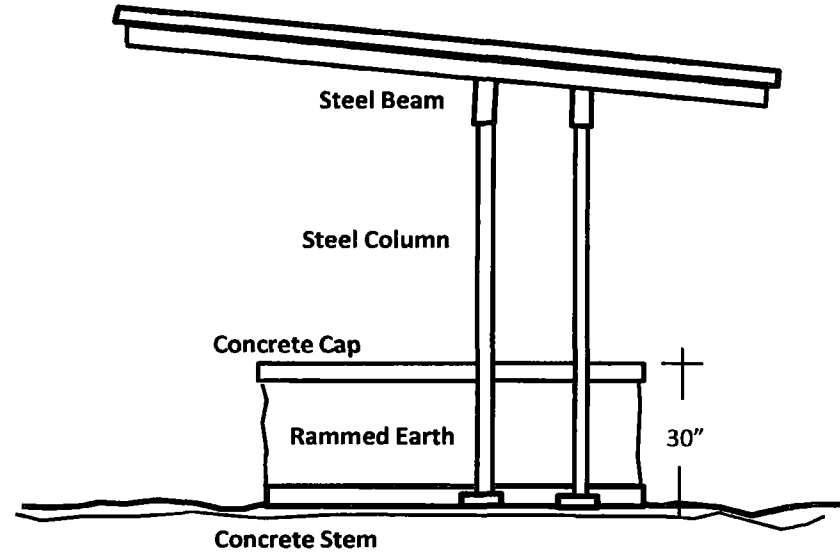


EXHIBIT "C"
Resolution No. 9207
Page 1 of 1



SHADE STRUCTURE SITE PLAN



SHADE STRUCTURE ELEVATION



Item 8

Current Planning Services

One Civic Center
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Jesus Murillo, Senior Planner
THROUGH: Tim Curtis, AICP, Current Planning Director
DATE: 6/11/2013
SUBJECT: The Reserve (12-AB-2010-Resolution No. 9207)

Please find an updated Exhibit B, Page 3,4,5,6 of Resolution No. 9207. The legal has been corrected to be consistent with the resolution request.

CITY COUNCIL REPORT



Meeting Date: June 18, 2013
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

The Reserve 12-AB-2010

Request to consider the following:

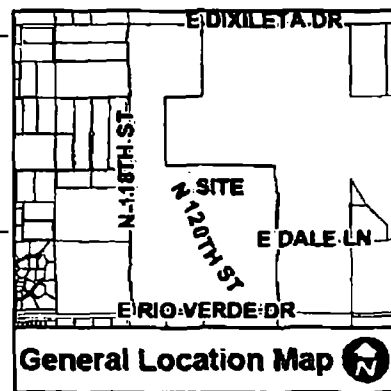
1. Adopt Resolution No. 9207 Abandoning portions of Roadway and Public Utilities Easements located within "The Reserve" subdivision plat; along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; along the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment; along the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; along the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment; along the N. 120th Street alignment, between E Rio Verde Drive and the E. Dixileta Drive alignment; and along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment, with Single-Family Residential Districts, Environmentally Sensitive Lands (R1-190/ESL) zoning, Single-Family Residential Districts, Environmentally Sensitive Lands (R1-130/ESL) zoning, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning, located at the northeast corner of N. 118th Street and E. Rio Verde Drive.

OWNER

TI 49 Dynamite LLC
480-348-8401

APPLICANT CONTACT

DICK FRYE
TL RESERVE DEVELOPMENT COMPANY INC
480-213-8458



LOCATION

Northeast corner of N. 118th Street and E. Rio Verde Drive (E. Dynamite Boulevard)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Resort/Tourism which provides for the flexibility of Resort/Tourism Land Uses to be located within this area of the community by means of the colored-coded resort "star" designations on the Land Use Map as well as the Land Use Element description that accompanies such map designations which states: "A star on the land use map means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area."

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 site is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) District, Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) District, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning district. Both the R1-190/ESL and R1-130 zoning districts allow single-family residential uses and have an Environmentally Sensitive Lands zoning overlay. The R-4R/ESL zoning district allows resorts, hotels, townhomes, and municipal uses, and also has an Environmentally Sensitive Lands zoning overlay.

Context

The subject site is located along the north side of E. Rio Verde Drive and between N. 118th Street and N. 122nd Street. The subject site was created from a previously approved subdivision plat, The Reserve. The McDowell Sonoran Preserve is immediately located to the north and east of the subject site. The Golf Club Scottsdale golf course abuts the subject site to the northeast.

Key Items for Consideration

- The McDowell Sonoran Preserve is located along the northern and eastern boundary of the site.
- All existing necessary easements dedicated by The Reserve subdivision plat will remain intact.
- Other than general inquiries, no comments have been received.
- This abandonment case is in conjunction with a final plat request, case 2-PP-2012.
- Planning Commission recommended approval for a non-major General Plan amendment and rezoning with a unanimous vote of 5-0.

Related Policies, References:

36-ZN-1984, 113-ZN-1984, 55-ZN-1990, 5-GP-1999, 11-TA-2000#3, 5-PP-2004, 2-AB-2005, 4-GP-2010, 6-ZN-2010, 11-GP-2011, 17-ZN-2011, and 2-PP-2012

1999 Dynamite Foothills Character Area Plan
2001 City of Scottsdale General Plan
2003 Scenic Corridor Design Guidelines
2004 Trails Master Plan
2004 Environmentally Sensitive Lands Ordinance
2008 Transportation Master Plan

APPLICANTS PROPOSAL

Goal/Purpose of Request

This request is to abandon those portions of Roadway and Public Utilities Easements located within "The Reserve" subdivision. The roadway and public utilities easements will no longer be necessary to provide access to properties located within The Reserve subdivision. The request is in conjunction with a preliminary plat, 2-PP-2012 The Reserve "Eco-Resort," which will provide access to the properties located within The Reserve boundary. The parcels located outside "The Reserve" subdivision boundary will continue to have access through existing right-of-way or easements.

The subject Roadway and Public Utilities easements running from east to west are as follows: fifty-five (55) feet along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; thirty (30) feet along the northern portion of the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment, and thirty (30) feet along the southern portion of the Morning Vista Drive alignment, between N. 118th Street and the N. 119th Street alignment; forty (40) feet along the northern portion of the E. Via Dona Road alignment, between N. 118th Street and the N. 119th Street alignment, and forty (40) feet along the southern portion of the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; thirty (30) feet along the northern and southern portion of the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment.

The subject Roadway and Public Utilities easements running from north to south are as follows: fifty-five (55) along the eastern and western portion of the N. 120th Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment and the western fifty-five (55) feet of the N. 120th Street alignment between the E. Morning Vista Road alignment and E. Dixileta Drive; and thirty (30) feet along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment.

As stated before, this abandonment request is in conjunction with the proposed subdivision plat, The Reserve "Eco-Resort." The abandonment shall be contingent on the approval of the proposed The Reserve "Eco-Resort" subdivision plat (2-PP-2012).

Development Information

- Existing Use: The Reserve Subdivision (vacant lands)
- Approved Use: Resort/Townhomes (Approved through 4-GP-2010 and 6-ZN-2010)
- Parcel Size: 216.5 acres
- Building Height Allowed: 26 feet (Approved through 4-GP-2010 and 6-ZN-2010)
- Open Space Required: 76.0 +/- acres
- Open Space Provided: 76.0 +/- acres

IMPACT ANALYSIS

Traffic/Trails

Design of the internal streets, for the proposed The Reserve "Eco-Resort" subdivision plat, will conform to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot wide Emergency and Service Access Vehicle Easement will be provided over all internal streets. The owner will provide a 100-foot Scenic Corridor Easement and Non-Motorized Public Access Easement along E. Rio Verde Drive (E. Dynamite Boulevard) for public trails. The Transportation Department supports this abandonment with the approval and recordation of The Reserve "Eco-Resort" subdivision plat, case 2-PP-2012.

Public utilities

The associated plat will provide public utility access to all lots created through the Reserve "Eco-Resort" subdivision plat. All utility companies support the abandonment.

Open space, scenic corridors

Open space and Scenic Corridor Easements shall be reserved with the proposed Reserve "Eco-Resort" subdivision plat. The owner shall continue to provide a 100-foot Scenic Corridor Easement along E. Rio Verde Drive (E. Dynamite Boulevard) and the required Natural Area Open Space with the proposed preliminary plat.

Community Involvement

The applicant and staff conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. City staff received some general inquiries by telephone and one email to the case online folder. Please see Attachment #10 for the submitted email.

Please see Attachment #11 for additional public involvement conducted through the previously related cases in conjunction with this request.

Community Impact

No properties shall be denied access as a result of this abandonment.

OTHER BOARDS & COMMISSIONS

Planning Commission:

The Planning Commission heard this case on August 22, 2012 and recommended approval with a unanimous vote of 6-0.

Recommendation to Planning Commission:

Staff recommends approval subject to the following stipulations:

- The replat of "The Reserve" subdivision plat to record modifications to Tracts "A."
- Fencing, gating, pedestrian, and utilities access improvements within and along the N. 118th Street alignment.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 9207 Abandoning portions of Roadway and Public Utilities Easements located within "The Reserve" subdivision plat; along the southern portion of E. Dixileta Drive, between the N. 118th Street alignment and the N. 120th Street alignment; along the Morning Vista Drive alignment, between N. 118th Street and the N. 120th Street alignment; along the E. Via Dona Road alignment, between N. 118th Street and the N. 122nd Street alignment; along the E. Dale Lane alignment, between N. 118th Street and the N. 122nd Street alignment; along the N. 120th Street alignment, between E Rio Verde Drive and the E. Dixileta Drive alignment; and along the western portion of the N. 122nd Street alignment, between E Rio Verde Drive and the E. Via Dona Road alignment, with Single-Family Residential Districts, Environmentally Sensitive Lands (R1-190/ESL) zoning, Single-Family Residential Districts, Environmentally Sensitive Lands (R1-130/ESL) zoning, and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R/ESL) zoning, located at the northeast corner of N. 118th Street and E. Rio Verde Drive.

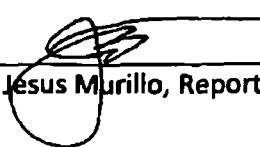
RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACTS (S)

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

APPROVED BY




Jesus Murillo, Report Author

Date 6/4/2013



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

Date 6/4/2013



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

Date 6/4/2013

ATTACHMENTS

1. Resolution No. 9207
2. Context Aerial
3. General Plan Map
4. Zoning Map
5. LAIPs Plan
6. Requested Abandonment Areas Plan
7. Existing The Reserve Subdivision Plat
8. Proposed The Reserve "Eco-Resort" Subdivision Plat
9. Public Correspondence
10. Community Involvement
11. City Notification Map
12. August 22, 2012 Planning Commission Minutes

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS THAT RESERVE DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY...

FINAL PLAT FOR SIERRA RESERVE

A PORTION OF THE RESERVE, RECORDED IN BOOK 882, PAGE 48, MARICOPA COUNTY RECORDS, TRACT "Q" AND LOT 42 OF THE RESERVE, RECORDED IN BOOK 938, PAGE 43, MARICOPA COUNTY RECORDS AND A PORTION OF LOT 20 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT THREE, RECORDED IN BOOK 107, PAGE 24, MARICOPA COUNTY RECORDS, LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER & SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
8277 NORTH CAMEL CENTER DRIVE, SUITE 205
SCOTTSDALE, AZ 85258

OWNERS/DEVELOPER
RESERVE DEVELOPMENT COMPANY, LLC
8277 NORTH CAMEL CENTER DRIVE, SUITE 205
SCOTTSDALE, AZ 85258

PASQUALE POLICASTRO AND ANTONIA POLICASTRO, AS TRUSTEES LOT DATED DECEMBER 2, 1994

TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RESERVE B PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
RESERVE C PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
RESERVE K PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THERE IS HEREBY DEDICATED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION:
A PERPETUAL NON-EXCLUSIVE BOULDER EASEMENT (B.E.) UPON, OVER AND ACROSS EACH OF SEVERAL AREAS DESIGNATED HEREON.

A PERPETUAL 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 PROHIBIT VEHICULAR ACCESS.

NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SCOTTSDALE UPON, OVER AND ACROSS THE AREAS SHOWN HEREON FOR THE PURPOSE OF PRESERVATION OF SUCH LAND IN ITS NATURAL STATE AND NO GRADING, GRUBBING, AND EXCAVATING OR CONSTRUCTION OF STRUCTURES OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE ALL PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE DESIGNATED N.A.O.S. AREAS SHALL NOT BE ACCEPTED FOR THE MAINTENANCE, OR PROPERTY, OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL BEFORE ANY IMPROVEMENT IS ACCEPTED. IT SHALL MEET CITY STANDARDS, FAILURE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.

IN ADDITION TO ALL OTHER DEDICATIONS MADE BY THIS PLAT, THIS PLAT INCLUDES DEDICATION AND REDEDICATION, AS APPLICABLE, OF ALL INTERESTS DESCRIBED IN CITY COUNCIL RESOLUTION NO. 92075 OWNERS' WARRANT AND REPRESENTS TO THE CITY OF SCOTTSDALE, TO BE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT ANY HOMEOWNERS ASSOCIATION, OR LENDER, CURRENTLY HAVING AN INTEREST IN SAID PROPERTY HAS CONSENTED TO AND JOINED IN THIS PLAT, AS EMPHATICALLY BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OF WHICH OWNERS WILL RECORD, NOT LATER THAN THE DATE ON WHICH THE PLAT IS RECORDED, AND FURTHER WARRANT THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE LAND DIVISION ORDINANCE, AND THE DESIGN STANDARDS AND POLICES MANUAL SPECIFICATIONS.

IN WITNESS WHEREOF:
RESERVE DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.
RESERVE DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:
PASQUALE POLICASTRO AND ANTONIA POLICASTRO, AS TRUSTEES LOT DATED DECEMBER 2, 1994, EACH AS OWNERS HAVE HERETO CAUSED THEIR RESPECTIVE NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

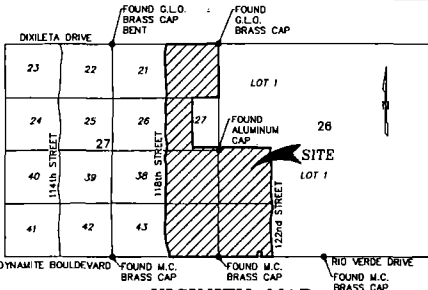
IN WITNESS WHEREOF:
TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

IN WITNESS WHEREOF:
SV RESERVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

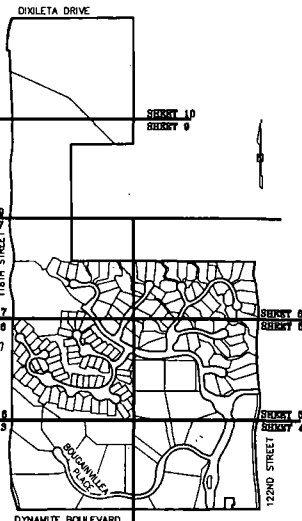
IN WITNESS WHEREOF:
RESERVE B PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

IN WITNESS WHEREOF:
RESERVE C PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

IN WITNESS WHEREOF:
RESERVE K PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.



VICINITY MAP N.T.S.



INDEX MAP N.T.S.

IN WITNESS WHEREOF:
RESERVE K PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

RATIFICATION AND APPROVAL
AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2008-058828, KAREN A. BIEL, TRUSTEE OF THE KAREN A. BIEL TRUST DATED AUGUST 27, 1997; THE UNDERSIGNED HEREBY RAFFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THAT HE HAS POWER AND AUTHORITY TO DO SO.

ACKNOWLEDGMENT FOR RATIFICATION AND APPROVAL
I, KAREN A. BIEL, TRUSTEE OF THE KAREN A. BIEL TRUST, DO HEREBY ACKNOWLEDGE AND CONFIRM THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THE ABOVE RECORDED PLAT AND THAT I HAVE VOLUNTARILY AND KNOWINGLY APPROVED THE SAME.

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

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 27, T.5N., R.5E., USING A BEARING OF SOUTH 89° 41' 10" WEST.

CERTIFICATION

I, THOMAS R. GETTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF FOURTEEN FIFTEEN (15) MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS" THAT THE SURVEY AND DIVISION OF THE "SIERRA RESERVE" PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH 2011, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET BEFORE RECORDED; THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

N.A.O.S. REQUIREMENTS TABLE (SHOWN IN SQUARE FEET)

Table with columns: NAO.S. TYPE, TOTAL, PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, PARCEL 5. Rows include Unsturbed, Revegetation, and Totals.

TOTAL N.A.O.S. REQUIRED 78.02 ACRES - 3,310,560 SF.
TOTAL N.A.O.S. PROPOSED TO BE DEDICATED 78.02 ACRES - 3,311,431 SF.
REMAINING NAO.S PROVIDED FOR LOTS 1-18 AND PARCELS 4 & 5 TO BE DEDICATED WITH FUTURE SITE PLANS.

TOTAL NUMBER OF LOTS = 145/2 PARCELS
ZONING = R1-130 ESL, R1-190 ESL AND R-4R ESL
ACREAGE = 216.78 ACRES

OFFICIAL RECORDS OF THE COUNTY OF MARICOPA
20130818856 09/11/2013 12:47
BOOK 1159 PAGE 45
ELECTRONIC RECORDING

SIERRA RESERVE
FINAL PLAT



WOOD/PATEL
CIVIL ENGINEERS
LAND SURVEYORS
8061 West Northern Avenue, Suite 100
Phoenix, AZ 85021
Phone: (602) 958-8020
Fax: (602) 958-9000

SHEET 1 OF 15
CHECKED BY: [Signature]
DATE: 6-10-13
JOB NUMBER: 113782

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013.
BY CHARLES DUBROFF FOR AND ON BEHALF OF RESERVE DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Charles Dubroff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013.
BY PASQUALE POLICASTRO FOR AND ON BEHALF OF PASQUALE POLICASTRO, AS TRUSTEE LOT DATED DECEMBER 2, 1994.

Pasquale Policastro
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

BY ANTONIA POLICASTRO FOR AND ON BEHALF OF ANTONIA POLICASTRO, AS TRUSTEE LOT DATED DECEMBER 2, 1994.

Antonia Policastro
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF JUNE, 2013.
BY CHARLES DUBROFF FOR TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SAGAMORE RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SV RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, BY SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER.

Charles Dubroff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF JUNE, 2013.
BY CHARLES DUBROFF FOR AND ON BEHALF OF RESERVE B PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SAGAMORE RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SV RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, BY SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER.

Charles Dubroff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
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BY CHARLES DUBROFF FOR AND ON BEHALF OF RESERVE G PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SAGAMORE RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SV RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, BY SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

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COUNTY OF MARICOPA } 35



TERESA A. KWOOLTON
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MARICOPA COUNTY
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BY CHARLES DUBROFF FOR AND ON BEHALF OF RESERVE K PARCEL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY TL 49 DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SAGAMORE RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SV RESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, BY SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER.

Charles Dubroff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

RATIFICATION AND APPROVAL

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2011-081150, THE GEORGE FAMILY TRUST, WAYNE E. GEORGE AND DENISE GEORGE AS TRUSTEES, THE UNDERSIGNED HEREBY APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENT THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: Wanda Kohn
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

TITLE OR POSITION:
Wanda Kohn
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT FOR RATIFICATION AND APPROVAL

STATE OF ARIZONA }
COUNTY OF MARICOPA }



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013, BY THE GEORGE FAMILY TRUST FOR AND ON BEHALF THEREOF.

BY: Wanda Kohn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

RATIFICATION AND APPROVAL

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2011-086150, ROBERT ALEXANDER AND ANGELA SEMENARA KAPLAN AS TRUSTEES OF THE ROBERT ALEXANDER AND ANGELA SEMENARA KAPLAN TRUST, DATED MARCH 1, 2000, THE UNDERSIGNED HEREBY APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENT THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: Wanda Kohn
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

TITLE OR POSITION:
Wanda Kohn
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

MY COMMISSION EXPIRES: 4-18-2017

ACKNOWLEDGMENT FOR RATIFICATION AND APPROVAL

STATE OF ARIZONA }
COUNTY OF MARICOPA }



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013, BY ROBERT ALEXANDER AND ANGELA SEMENARA KAPLAN FOR AND ON BEHALF THEREOF.

BY: Wanda Kohn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

RATIFICATION AND APPROVAL

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2012-118422, RESERVE DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED HEREBY APPROVES, APPROVES, AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENT THEY HAVE THE POWER AND AUTHORITY TO DO SO.

BY: Charles Dubroff
SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

TITLE OR POSITION:
Charles Dubroff, Manager
SAGAMORE DYNAMITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

ACKNOWLEDGMENT FOR RATIFICATION AND APPROVAL

STATE OF ARIZONA }
COUNTY OF MARICOPA }



TERESA A. KWOOLTON
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES APR. 18, 2017

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013, BY CHARLES DUBROFF, FOR AND ON BEHALF THEREOF.

BY: Charles Dubroff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-2017

NOTES:

- THE STREETS DESIGNATED AS TRACTS "A", "C", "T", "Y" AND "Z" ARE PRIVATE STREETS TO BE OWNED AS COMMON AREA BY THE HOME OWNERS' ASSOCIATION AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION FOR THE SIERRA RESERVE AND THE "GOLF CLUB" SOCIETYS/DIALE, RESPECTIVELY. NORMALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE HOME OWNERS' ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET APPLICABLE CITY STANDARDS. AN ACCESS AND MAINTENANCE AGREEMENT WILL BE AGREED TO AND SIGNED BY BOTH THE HOME OWNERS' ASSOCIATION AND THE GOLF CLUB SOCIETYS/DIALE.
- THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, ENTERED BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.
- THE MAINTENANCE OF EASEMENTS WHICH LIE WITHIN THE BOUNDARY OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER WHICH MAINTENANCE OBLIGATIONS MAY, BY SEPARATELY RECORDED INSTRUMENT, BE ASSUMED BY THE PROPERTY OWNERS' ASSOCIATION.
- SUBJECT TO NOTE 1, THOSE AREAS DESIGNATED AS TRACTS "A" THROUGH "K", "M" THROUGH "N", AND "S" THROUGH "Y", "Z" AND "AA" THROUGH "FF" AND "JJ" ARE TO BE CONVEYED TO COMMON AREA TO THE HOME OWNERS' ASSOCIATION AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. THE HOME OWNERS' ASSOCIATION SHOULD NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY OR SCOTTSDALE WITHOUT EXPRESS ACTION BY THE CITY COUNCIL, BEFORE ANY IMPROVEMENT IS RECORDED IN BOOK OR IT STANDARDS, FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS WOULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR SAID MAINTENANCE.
- AREA WITHIN THE SIGHT DISTANCE EASEMENT (S.D.E.) IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT DISTANCE EASEMENT SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- EACH LOT WITHIN THIS COMMON AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. THE BUILDING ENVELOPE EXHIBIT IS ON FILE AT THE CITY OF SCOTTSDALE. NO BUILDINGS SHALL BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE, EXCEPT AS MAY BE APPROVED BY THE CITY OF SCOTTSDALE AND THE SIERRA RESERVE DESIGN REVIEW COMMITTEE.
- REFERENCE TO THE HOME OWNERS' ASSOCIATION REFER TO THE HOME OWNERS' ASSOCIATION CREATED PURSUANT TO THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
- THE HOME OWNERS' ASSOCIATION FOR SIERRA RESERVE IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PERIMETER WALL, DRAINAGE STRUCTURES AND FACILITIES, AND DRAINAGE EASEMENT AREAS.
- ALL EASEMENTS SHOWN ON THIS PLAT AND/OR DEDICATED HEREIN ARE NON-EXCLUSIVE.
- CERTAIN EXISTING PUBLIC AND PRIVATE EASEMENTS PER THE RESERVE, MARICOPA COUNTY, ARIZONA, RECORDED IN RECORDER'S BOOK 197, PAGE 24, M.C.R. ARE OR WILL BE ABANDONED BY OTHERS.

TRACT SUMMARY TABLE

| TRACT # | PURPOSE |
|---------|--|
| A | PRIVATE STREET - S.I.E., P.U.G., E.S.V.A.E. |
| B | DRIVE |
| C | PRIVATE STREET - S.I.E., P.U.G., E.S.V.A.E. |
| D | OPEN SPACE, P.U.E. |
| E | D.E., N.A.O.S. |
| F | N.A.O.S., D.E., P.U.E. |
| G | N.A.O.S., D.E. |
| H | PRIVATE STREET - S.I.E., P.U.E., E.S.V.A.E. |
| I | PRIVATE STREET - S.I.E., P.U.E., E.S.V.A.E. |
| J | P.U.E., N.M.P.T.A.E., S.D.E., S.C.R., D.E., AND PARKING |
| K | P.U.E., W.L.E., S.I.E., N.M.P.T.A.E., S.C.L. |
| L | N.A.O.S., D.E., P.U.E., S.I.E. |
| M | OPEN SPACE, N.A.O.S., D.E., P.U.E. |
| N | N.A.O.S., D.E., P.U.E. |
| O | N.A.O.S., D.E., P.U.E. |
| P | N.A.O.S., D.E., P.U.E. |
| Q | OPEN SPACE, S.D.E., P.U.E. |
| R | N.A.O.S., D.E. |
| S | N.A.O.S., S.I.E., W.L.E., N.M.P.T.A.E., S.D.E., S.C.F. |
| T | N.A.O.S., D.E. |
| U | N.A.O.S., S.I.E., W.L.E., N.M.P.T.A.E., S.D.E., S.C.F. |
| V | NOT USED |
| W | NOT USED |
| X | P.U.E., M.U.P.T.E. |
| Y | OPEN SPACE, D.E., P.U.E. |
| Z | OPEN SPACE, S.D.E., P.U.E. |
| AA | D.E., S.D.E., P.U.E. |
| BB | D.E., N.A.O.S., S.I.E., P.U.E., M.U.P.T.E., V.M.E., W.L.E., S.D.F. |
| CC | OPEN SPACE, P.U.E. |
| DD | OPEN SPACE, P.U.E., S.D.E. |
| EE | OPEN SPACE, S.D.E., P.U.E. |
| FF | NOT USED |
| GG | NOT USED |
| HH | P.U.E., N.M.P.T.A.E., S.I.E., P.U.E., V.M.E., D.E., N.A.O.S. |
| II | NOT USED |
| JJ | M.U.P.T.E., P.U.E., S.C.L., S.I.E., T.A.E. |

NOTE: THE ABOVE LISTED EASEMENTS MAY OR MAY NOT ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCOMPASS OTHER PORTIONS OF THESE TRACTS.

LEGEND

- NOTE: CUSTOM LOTS (1-18) AND PARCELS 4 AND 5: 1/2" REBAR OR PK NAIL WITH CAP OR TAG AFFIXED WITH WOODPATEL L527239 TO BE SET AT EACH PROPERTY CORNER UPON CITY APPROVAL OF THE PLAT AND PRIOR TO THE PLAT BEING RECORDED.
- MASS GRADUO LOTS (50-118 & 130-189): UPON COMPLETION OF GRADING, 1/2" REBAR OR PK NAIL TO BE SET AT ALL PROPERTY CORNERS AFFIXED WITH CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE REGISTERED LAND SURVYOR (RLS) RESPONSIBLE FOR THEIR PLACEMENT. IF SAID RESPONSIBLE RLS IS NOT THE UNDERSIGNED RLS, THEN RESPONSIBLE RLS MUST PREPARE AND RECORD A RECORD OF SURVEY REFLECTING SAID MONUMENTS.
- SURVEY MONUMENT FOUND AS NOTED
- SET 1/2" REBAR WITH CAP OR TAG WOODPATEL L527239
- SURVEY MONUMENT SET BRASS CAP FLUSH (OR OTHER MONUMENT, TYPE AS INDICATED ON THE ASSOCIATED IMPROVEMENT PLANS) AT TIME OF CONSTRUCTION MONUMENT TO BE STARTED WITH THE YEAR AND THE REGISTRATION NUMBER OF THE RESPONSIBLE REGISTERED LAND SURVYOR (RLS). IF SAID RESPONSIBLE RLS IS NOT THE UNDERSIGNED RLS, THEN RESPONSIBLE RLS MUST PREPARE AND RECORD A RECORD OF SURVEY REFLECTING SAID MONUMENTS.
- CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT W/ TAG OR CAP, WOOD PATEL L527239, UNLESS OTHERWISE NOTED
- ID. IDENTIFICATION
- FD. FOUND
- AC. ACCESS EASEMENT
- RE. ROADWAY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.C. MARICOPA COUNTY
- M.C.R. MARICOPA COUNTY RECORDS
- C.L.O. GENERAL LAND OFFICE
- P.U.E. PUBLIC UTILITY EASEMENT
- EX. EXISTING
- R/W RIGHT-OF-WAY
- V.M.E. VEHICLE NON ACCESS EASEMENT
- E.S.V.A.E. EMERGENCY AND SERVICE-TYPE VEHICLE ACCESS EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- S.C.E. SIDEWALK CORRIDOR EASEMENT
- N.M.P.T.A.E. NON-MOTORIZED PUBLIC TRAIL ACCESS EASEMENT
- M.U.P.T.E. MULTI-USE PUBLIC TRAIL EASEMENT
- M.T.E. MULTI-USE TRAIL EASEMENT
- S.T.E. SEWER LINE EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT
- W.L.E. WATER LINE LASPEM
- W.E. WATER EASEMENT
- B.E. BOULDER EASEMENT
- D.K. DOCK
- P.G. PAGE
- D.C. DOCUMENT
- U.E. UTILITY CASHEMENT
- L19 LINE DATA IN LINE TABLE
- C19 CURVE DATA IN CURVE TABLE
- E19 EASEMENT CURVE DATA IN CURVE TABLE
- EL19 EASEMENT LINE DATA IN LINE TABLE
- BE19 BOULDER EASEMENT LINE DATA IN LINE TABLE
- SUBDIVISION BOUNDARY
- EASEMENTS AS NOTED
- SECTION LINE
- RIGHT OF WAY
- CENTERLINE

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
RELEN PURCELL
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BOOK 1159 PAGE 45
ELECTRONIC RECORDING
SIERRA RESERVE
2010-08-20-11-4
Page 11 of 15

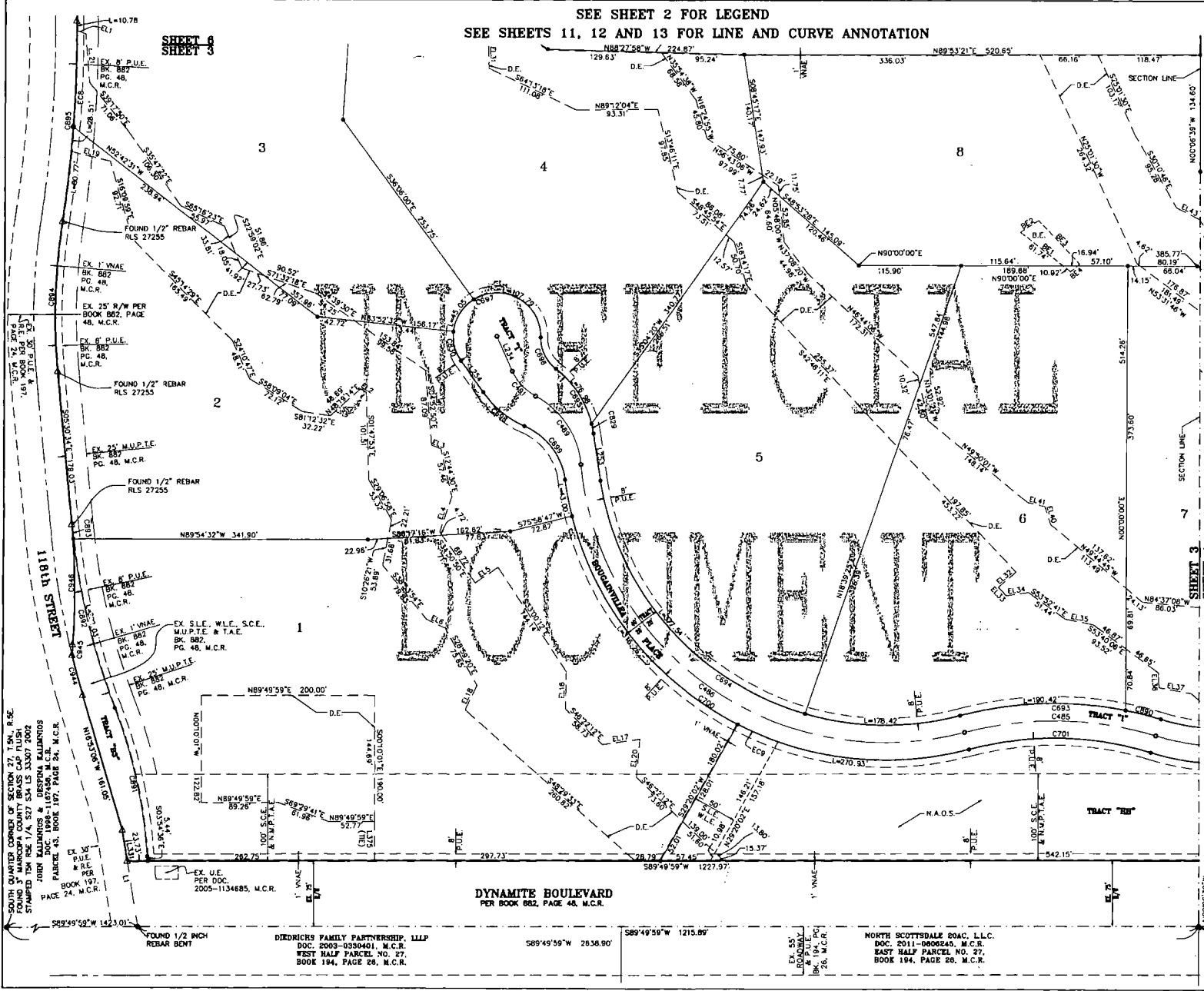
**SIERRA RESERVE
FINAL PLAT**



WOOD/PATEL
CIVIL ENGINEER
HYDROLOGIST
LAND SURVEYOR
6001 West Northern
Suite 100
Phoenix, AZ 85021
Phone: (602) 955-8000
Fax: (602) 225-8000

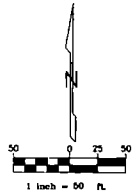
SIERRA RESERVE
CHECKED BY: CSR, JRC
CAD TECHNIAN
SCALE: 1/8" = 1'-0"
DATE: 6-10-13
JOB NUMBER: 113782
SHEET: 2 OF 15

SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13 FOR LINE AND CURVE ANNOTATION



SHEET 6
SHEET 3

SHEET 3
SHEET 4



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PORCELL
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ELECTRONIC RECORDING
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SIERRA RESERVE
FINAL PLAT

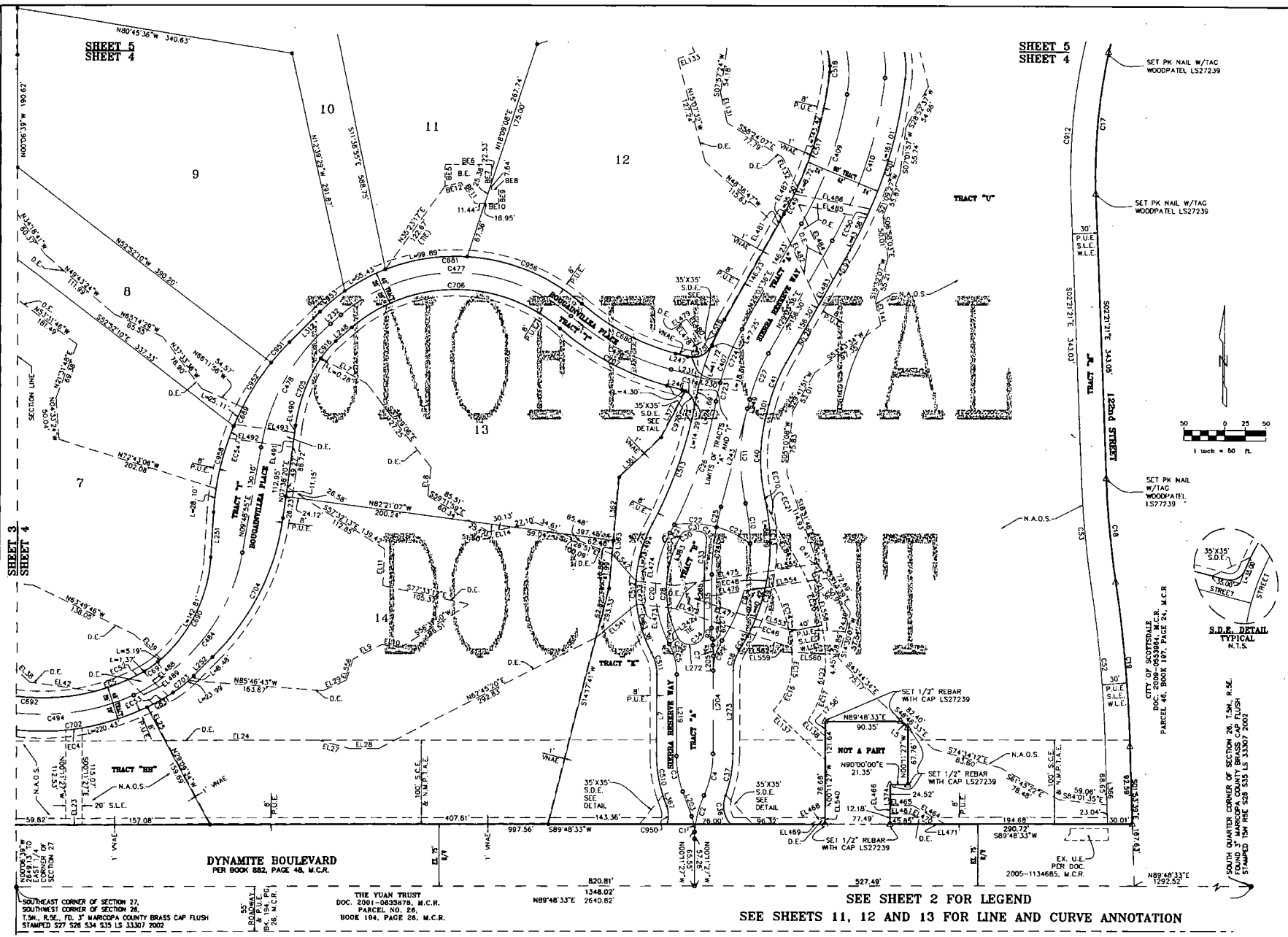


WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
2001 West Northshore
Suite 100
Phoenix, AZ 85021
Phone: (602) 88-8508
Fax: (602) 88-8508

SIERRA RESERVE

CHECKED BY: [Signature]
DATE: 6-10-13
JOB NUMBER: 113787
SHEET 3 OF 15

339-12-4 7-ZN-2011 11-QP-2011 12-AB-2010 6-ZN-2010



SHEET 5
SHEET 4

SHEET 5
SHEET 4

SHEET 3
SHEET 4

DYNAMITE BOULEVARD
PER BOOK 882, PAGE 48, M.C.R.

THE YUAN TRUST
DOC. 2001-0838478, M.C.R.
PARCEL NO. 28,
BOOK 104, PAGE 28, M.C.R.

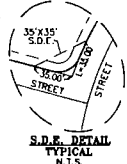
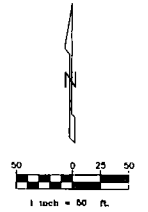
820.81'
1348.02'
N89°48'33"E 2640.82'

SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13 FOR LINE AND CURVE ANNOTATION

SOUTHEAST CORNER OF SECTION 27,
SOUTHWEST CORNER OF SECTION 28,
1/4" N. PL. & S. TD. 3" MARICOPA COUNTY BRASS CAP FLUSH
STAMPED 527 526 534 535 LS 33307 2002

CITY OF SCOTTSDALE
DOC. 2006-0635804, M.C.R.
PARCEL 46, BOOK 187, PAGE 21, M.C.R.

SOUTH QUARTER CORNER OF SECTION 26, 1/4" N. PL. & S. TD.
FOUND 3" MARICOPA COUNTY BRASS CAP FLUSH
STAMPED 527 526 535 LS 33307 2002



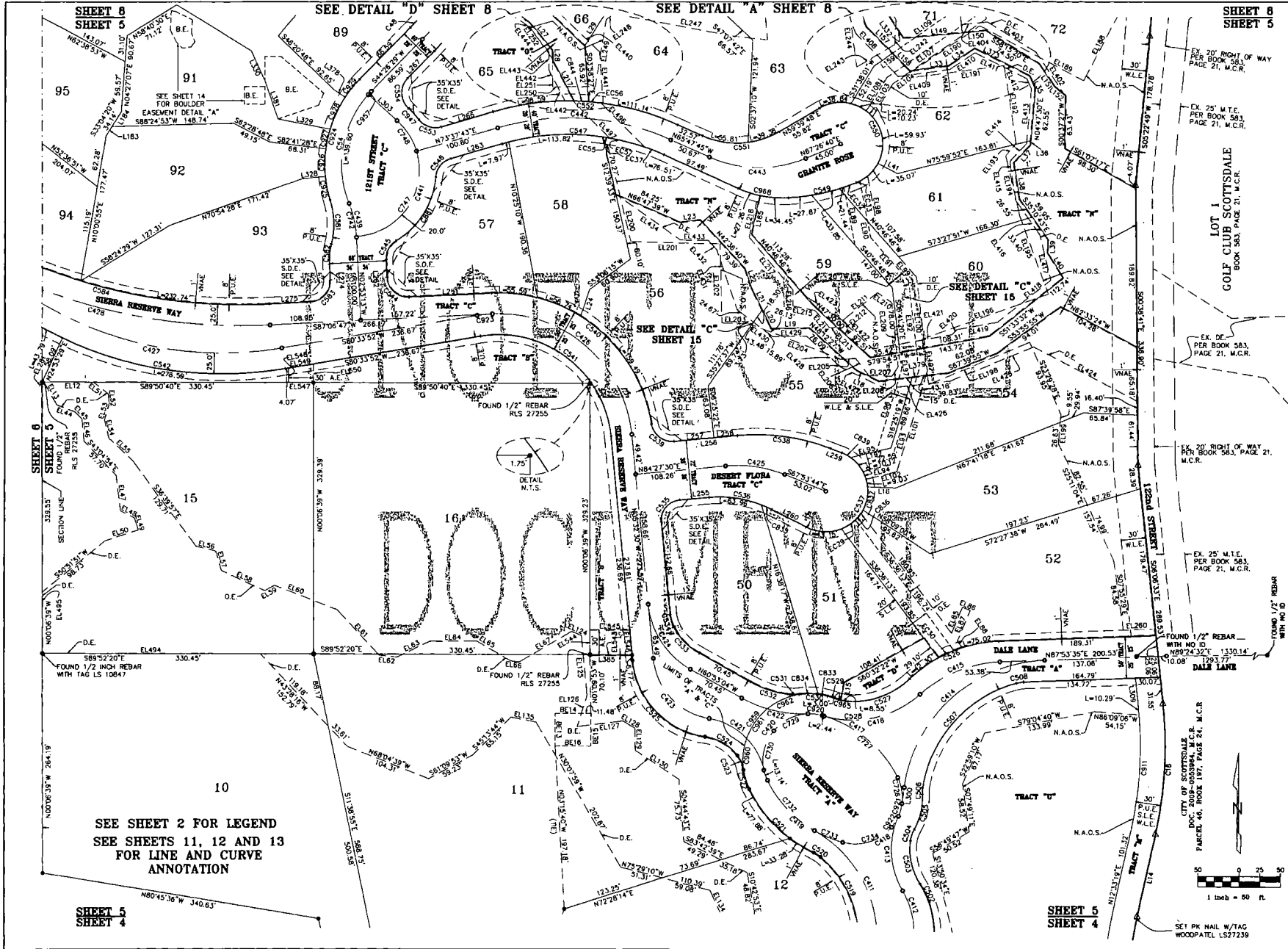
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MARICOPA COUNTY RECORDER
BILLY MURCELL
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BOOK 1159 PAGE 45
ELECTRONIC RECORDING

SIERRA RESERVE
FINAL PLAT



WOOD/PATEL
CIVIL ENGINEERS
LAND SURVEYORS
2081 West Northern
Boulevard, Suite 100
Phoenix, AZ 85021
Phone: (602) 225-8500
Fax: (602) 335-8500

SIERRA RESERVE
CHECKED BY: CSJ/IRC
CAD TECHNIAN: DM/CKE
SCALE: 1" = 50'
DATE: 6-10-13
JOB NUMBER: 113782
SHEET: 4 OF 15



SEE SHEET 2 FOR LEGEND
 SEE SHEETS 11, 12 AND 13
 FOR LINE AND CURVE
 ANNOTATION

SHEET 5
 SHEET 4

SHEET 5
 SHEET 4



CITY OF SCOTTSDALE
 DOC. 2008-000884, M.C.R. #1
 PARCEL 46, BOOK 197, PAGE 21, M.C.R.

EX. DC. PER BOOK 583, PAGE 21, M.C.R.
 EX. 25' M.T.E. PER BOOK 583, PAGE 21, M.C.R.
 EX. 20' RIGHT OF WAY PER BOOK 583, PAGE 21, M.C.R.
 EX. 25' M.T.E. PER BOOK 583, PAGE 21, M.C.R.

LOT 1
 GOLF CLUB SCOTTSDALE
 BOOK 383, PAGE 21, M.C.R.



WOOD/PATEL
 CIVIL ENGINEERS
 HYDROLOGISTS
 LAND SURVEYORS
 2081 West Northern
 Suite 100
 Phoenix, AZ 85021
 Phone: (602) 338-8800
 Fax: (602) 338-8840

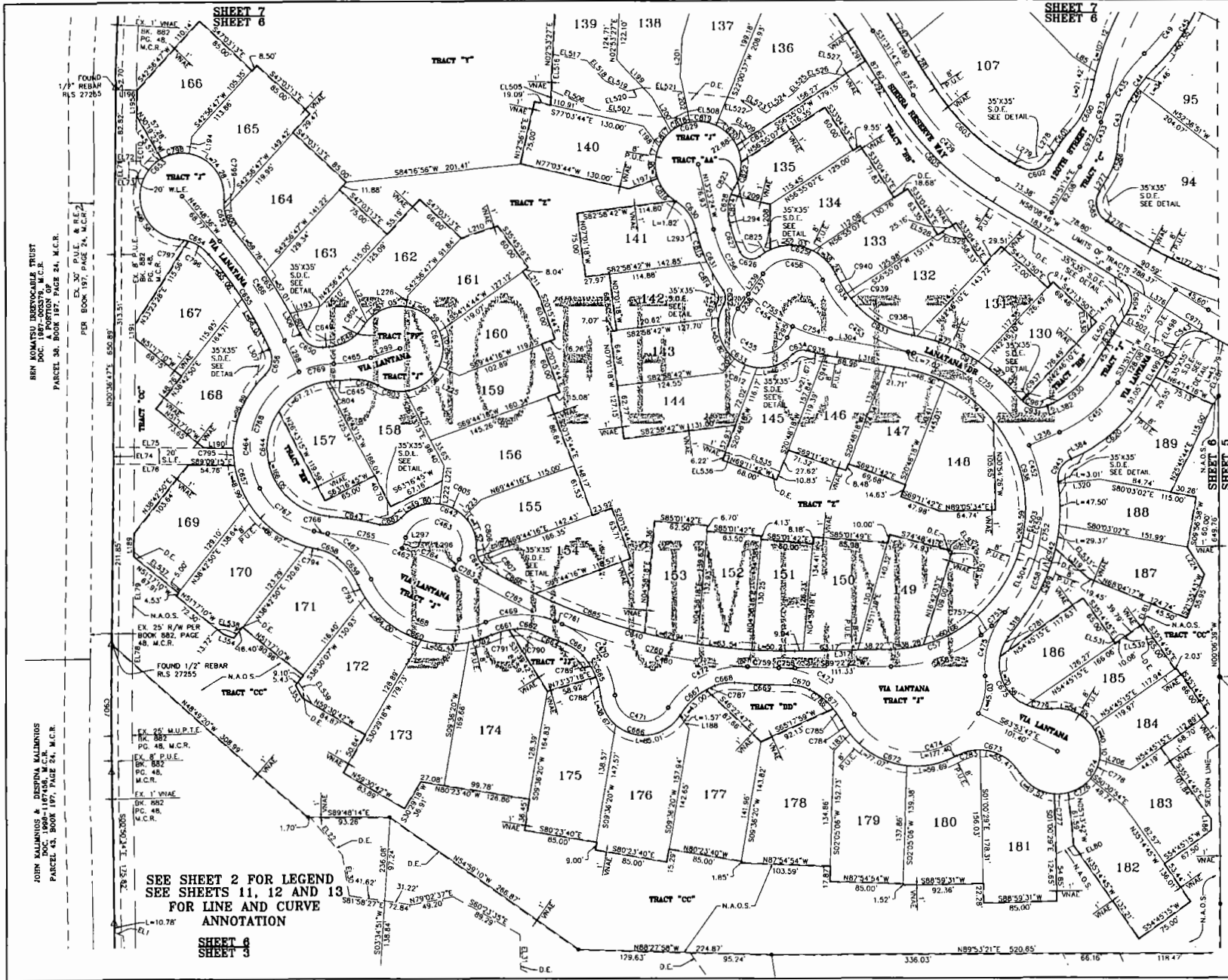
SIERRA RESERVE

CHECKED BY: [Signature]
 CAD TECHNIAN: [Signature]
 SCALE: 1" = 50'
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 JOB NUMBER: 111782
 SHEET: 5 OF 15

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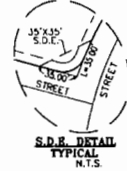
SIERRA RESERVE
 FINAL PLAT

339-12-4 17-ZN-2011 12-AB-2010 6-ZN-2010

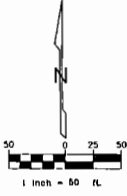


SEE SHEET 2 FOR LEGEND
 SEE SHEETS 11, 12 AND 13
 FOR LINE AND CURVE
 ANNOTATION

SHEET 6
 SHEET 3



S89°52'20"E
 FOUND 1/2 INCH REDBAR
 WITH TAG L.S. 10847



SHEET 6
 SHEET 3

BERN KOMATSU IRREVOCABLE TRUST
 DOC. 1887-000379, M.C.R.
 PARCEL 38, BOOK 110, PAGE 24, M.C.R.

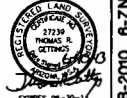
EX. 30' P.U.E. & R.E. 2'
 PER BOOK 197, PAGE 24, M.C.R. 2

JOHN KALINIOS & DORIS W. KALINIOS
 PARCEL 43, BOOK 197, PAGE 24, M.C.R.

EX. 25' M.U.P.T.E.
 BK. 882
 PC. 48, M.C.R.
 EX. 8' P.U.E.
 BK. 882
 PC. 48, M.C.R.
 EX. 1' V.N.A.E.
 BK. 882
 PC. 48, M.C.R.

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
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 BOOK 1159 PAGE 45
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SIERRA RESERVE
 FINAL PLAT

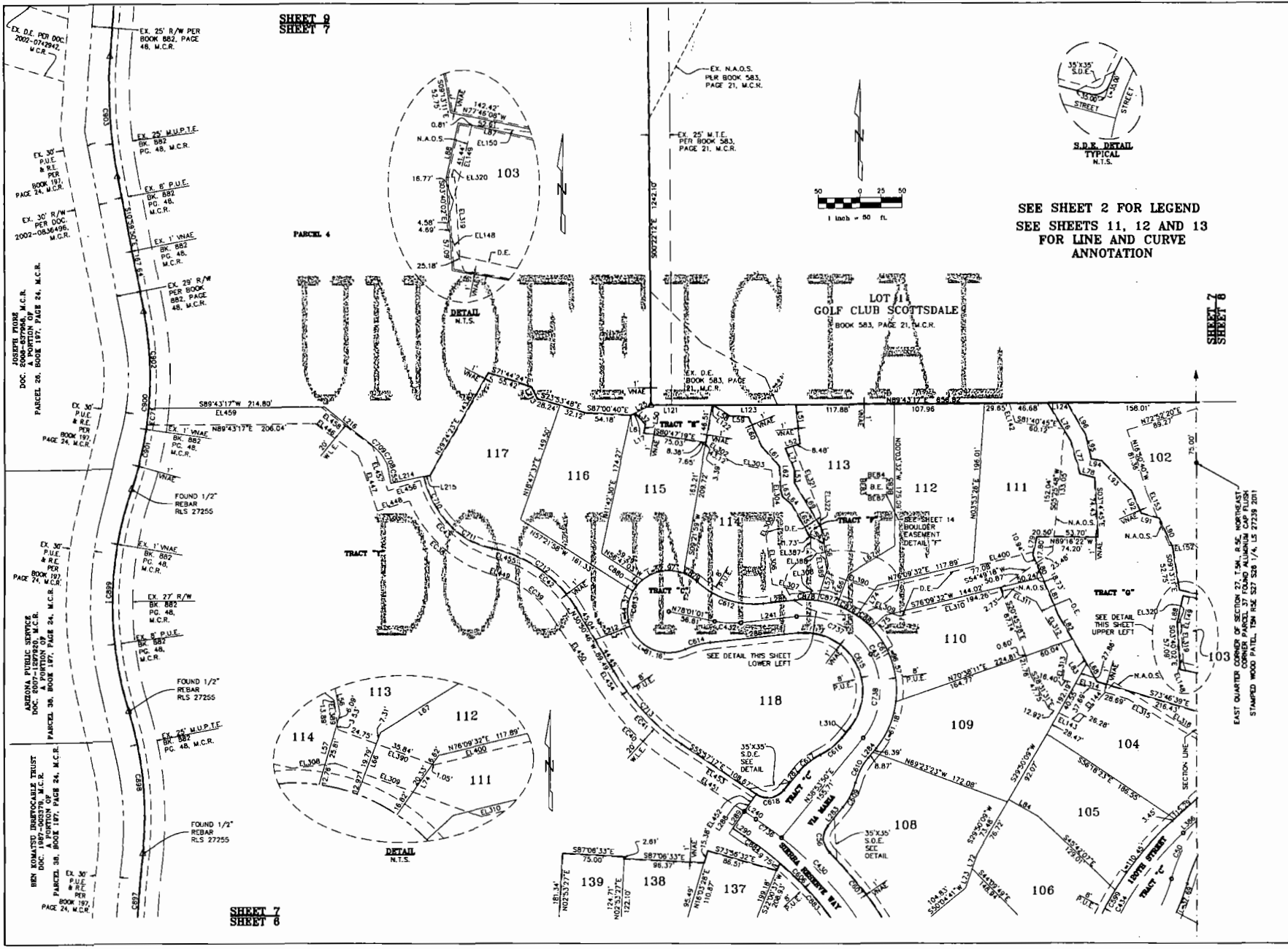


WOOD/PATEL
 CIVIL ENGINEER
 11000 W. BUCKLEY
 LAND SURVEYORS
 8001 West Northern
 State 100
 Phoenix, AZ 85021
 Phone: (602) 336-8000
 Fax: (602) 336-8000

SIERRA RESERVE
 CHECKED BY: GSR/TRC
 CAD TECHNICIAN: RAY/PCD
 SCALE: 1" = 50'
 DATE: 6-10-15
 JOB NUMBER: 112787
 SHEET: 6 OF 15

01ERRARESERVE27010-15-1-1-W-
 cshg0113

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010



SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13
FOR LINE AND CURVE
ANNOTATION

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PUNCELL
20130818056 09/11/2013 12:47
BOOK 1159 PAGE 45
ELECTRONIC RECORDING
SIERRASERVE27010-15-1-1-4-
chappell

SIERRA RESERVE
FINAL PLAN



WOOD/PATEL
CIVIL ENGINEER
17000 GOLFTHRU
LAND SURVEYORS
2001 West Northstar
Suite 100
Phoenix, AZ 85021
Phone: (602) 336-8500
Fax: (602) 336-8500

SIERRA RESERVE

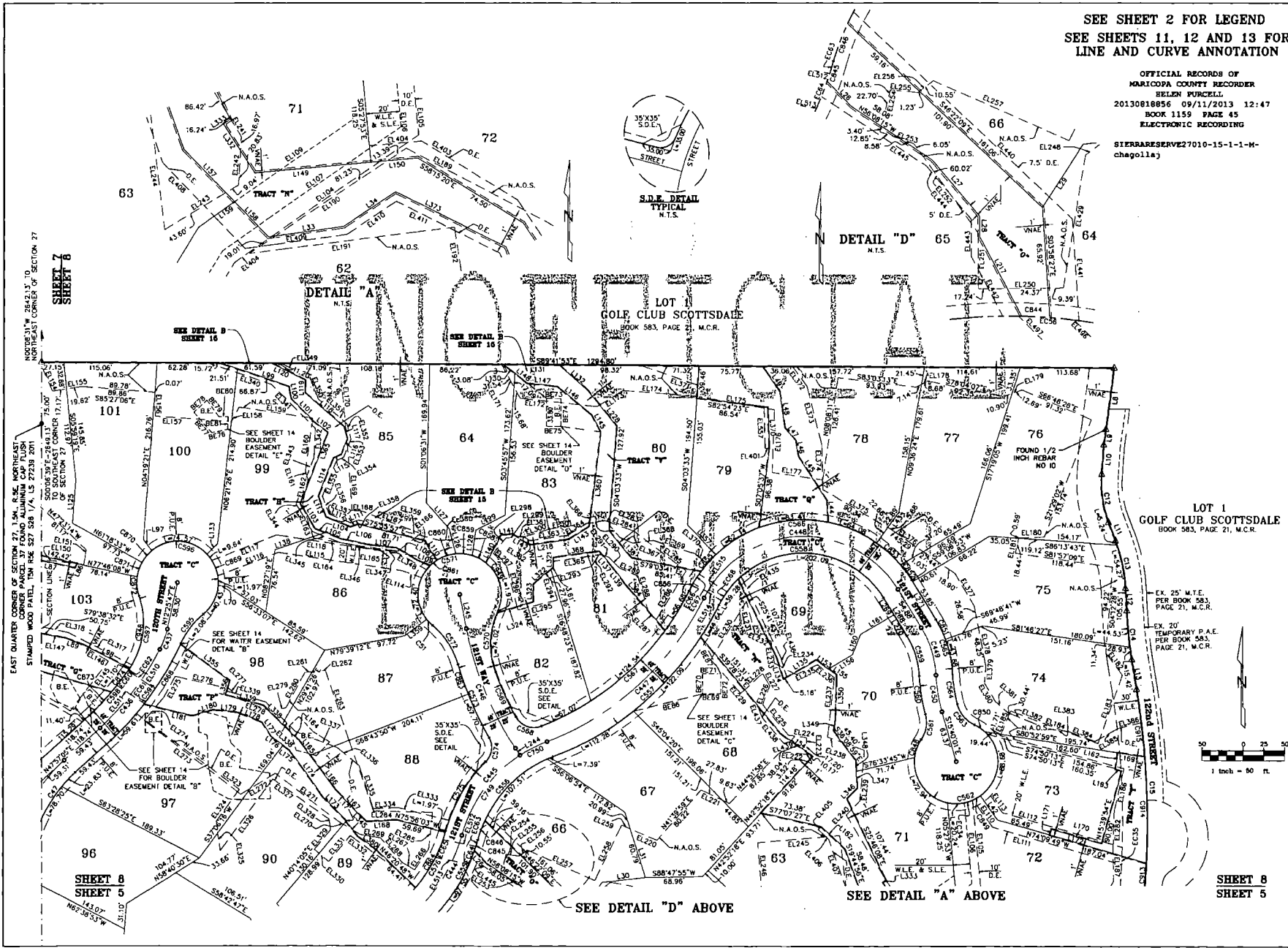
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CAD TECHNICIAN: DJV/CKE
SCALE: 1" = 50'
DATE: 8-10-12
JOB NUMBER: 113787
SHEET: 7 OF 15

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010

SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13 FOR
LINE AND CURVE ANNOTATION

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
BELEN PURCELL
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SIERRARESERVE27010-15-1-1-M-
chagollej

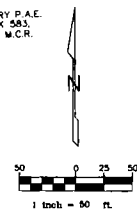
SIERRA RESERVE
FINAL PLAT



LOT 1
GOLF CLUB SCOTTSDALE
BOOK 583, PAGE 21, M.C.R.

EX. 25' M.T.E.
PER BOOK 583,
PAGE 21, M.C.R.

EX. 20' TEMPORARY P.A.E.
PER BOOK 583,
PAGE 21, M.C.R.



WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS

2061 West Northern
Suite 100
Phoenix, AZ 85021
Phone: (602) 595-8500
Fax: (602) 595-8500

SIERRA RESERVE

CHECKED BY: GSR/IRC
CAD TECHNIAN: DM/CTK
SCALE: 1" = 50'
DATE: 6-10-13
JOB NUMBER: 113782
SHEET: 8 OF 15

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010

SHEET 10
SHEET 9

SHEET 10
SHEET 9

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1159 PAGE 45
ELECTRONIC RECORDING
SIERRARESERVE27010-15-1-1-M-
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DAYLAND INVESTMENTS
R
A PORTION OF PARCEL 21
BOOK 197, PAGE 24, M.C.R.

EX. 30' P.U.E. & R.E. PER BOOK 197, PAGE 24, M.C.R.

FOUND 1/2 INCH REBAR WITH TAG L.S. 10847 0.3' SOUTH AND 18' WEST OF CENTERLINE

EX. D.E. PER DOC. 2002-0742942, M.C.R.

EX. 30' R/W PER DOC. 2002-0836496, M.C.R.

EX. 25' R/W PER BOOK 882, PAGE 48, M.C.R.

FOUND 1/2" REBAR W/TAG RLS 27255

EX. 25' M.U.P.T.F. BK. 882 PG. 48, M.C.R.

EX. 8' P.U.E. BK. 882 PG. 48, M.C.R.

EX. 1' V.W.A.L. BK. 882 PG. 48, M.C.R.

EX. 30' R/W PER DOC. 2002-0836496, M.C.R.

EX. 30' P.U.E. & R.E. PER BOOK 197, PAGE 24, M.C.R.

JOSPHI PROBE
DOC. 2008-057985, M.C.R.
PARCEL 28, BOOK 197, PAGE 24, M.C.R.

EX. 25' R/W PER BOOK 882, PAGE 48, M.C.R.

SHEET 8
SHEET 7

UNOFFICIAL
DOCUMENT

FOUND 1/2 INCH REBAR WITH TAG RLS 14187 ALSO FOUND 1/2 INCH REBAR WITH TAG PLS 14187 30.0' NORTH

FOUND 1/2 INCH REBAR WITH TAG PLS 14187

EX. N.A.O.S. PER BOOK 583, PAGE 21, M.C.R.

EX. D.E. PER BOOK 583, PAGE 21, M.C.R.

EX. 25' M.T.E. PER BOOK 583, PAGE 21, M.C.R.

EX. 25' M.T.E. PER BOOK 583, PAGE 21, M.C.R.

LOT 1
GOLF CLUB SCOTTSDALE
BOOK 583, PAGE 21, M.C.R.

SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13
FOR LINE AND CURVE
ANNOTATION

SIERRA RESERVE
FINAL PLAT



WOOD/PATEL

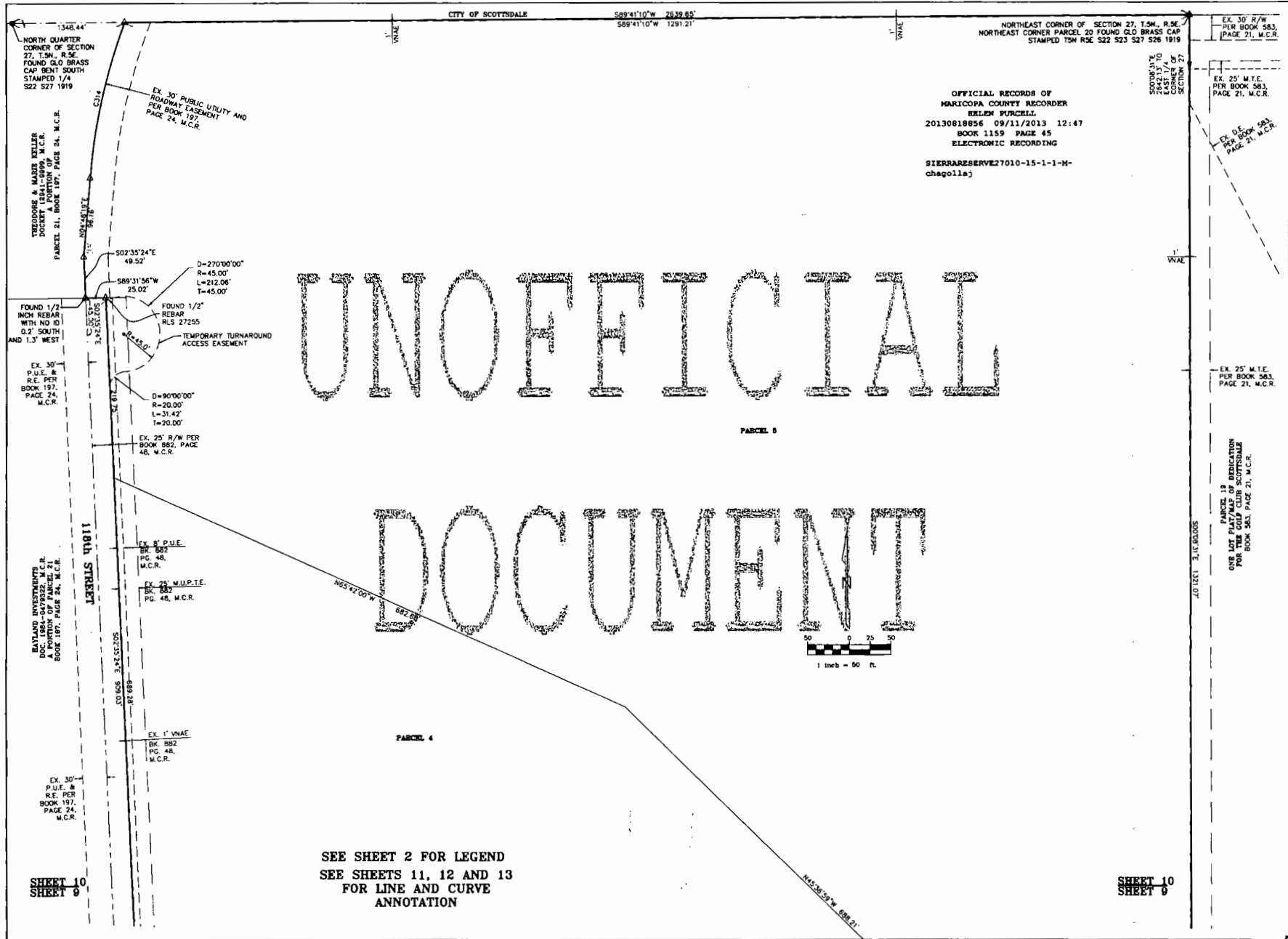
CIVIL ENGINEERING
HYDROLOGIST
LAND SURVEYOR

2061 West Northshore
Suite 100
Phoenix, AZ 85001
Phone: (602) 338-8900
Fax: (602) 338-8500

SIERRA RESERVE

CHECKED BY: [Signature]
CAD TECHNIAN: [Signature]
SCALE: 1" = 50'
DATE: 6-10-13
JOB NUMBER: 113782
SHEET: 9 OF 15





UNOFFICIAL

PARCEL 5

DOCUMENT



SEE SHEET 2 FOR LEGEND
SEE SHEETS 11, 12 AND 13
FOR LINE AND CURVE
ANNOTATION

SHEET 10
SHEET 9

SHEET 10
SHEET 9

NORTHWEST CORNER OF SECTION 27, T.5N., R.5E.
NORTHWEST CORNER PARCEL 20 FOUND OLD BRASS CAP
STAMPED TSN R5E S22 S23 S27 S26 1919

EX. 30' R/W
PER BOOK 583,
PAGE 21, M.C.R.

EX. 25' M.T.E.
PER BOOK 583,
PAGE 21, M.C.R.

EX. 05' R/W
PER BOOK 583,
PAGE 21, M.C.R.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

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chagolla;

PARCEL 19 INDICATION
PER BOOK 583, PAGE 21, M.C.R.

SIERRA RESERVE
FINAL PLAT



WOOD/PATEL
CIVIL ENGINEERING
HYDROLOGISTS
LAND SURVEYORS
8081 West Northern
Boulevard, Suite 100
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8500

SIERRA RESERVE

CHECKED BY: GSP/ZMG
CAD: YEKAWAN
SCALE: DM/CDK
DATE: 8-10-13
JOB NUMBER: 113787
SHEET: 10 OF 15

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010

Table with 5 columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Contains survey data for various points.

Table with 5 columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Contains survey data for various points.

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
BILLY BURCELL
20130818855 11/01/2013 12:47
BOOK 1155 PAGE 45
ELECTRONIC RECORDING
SIERRA RESERVE 7010-15-1-M-
chegallia

SIERRA RESERVE
FINAL PLAT

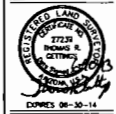
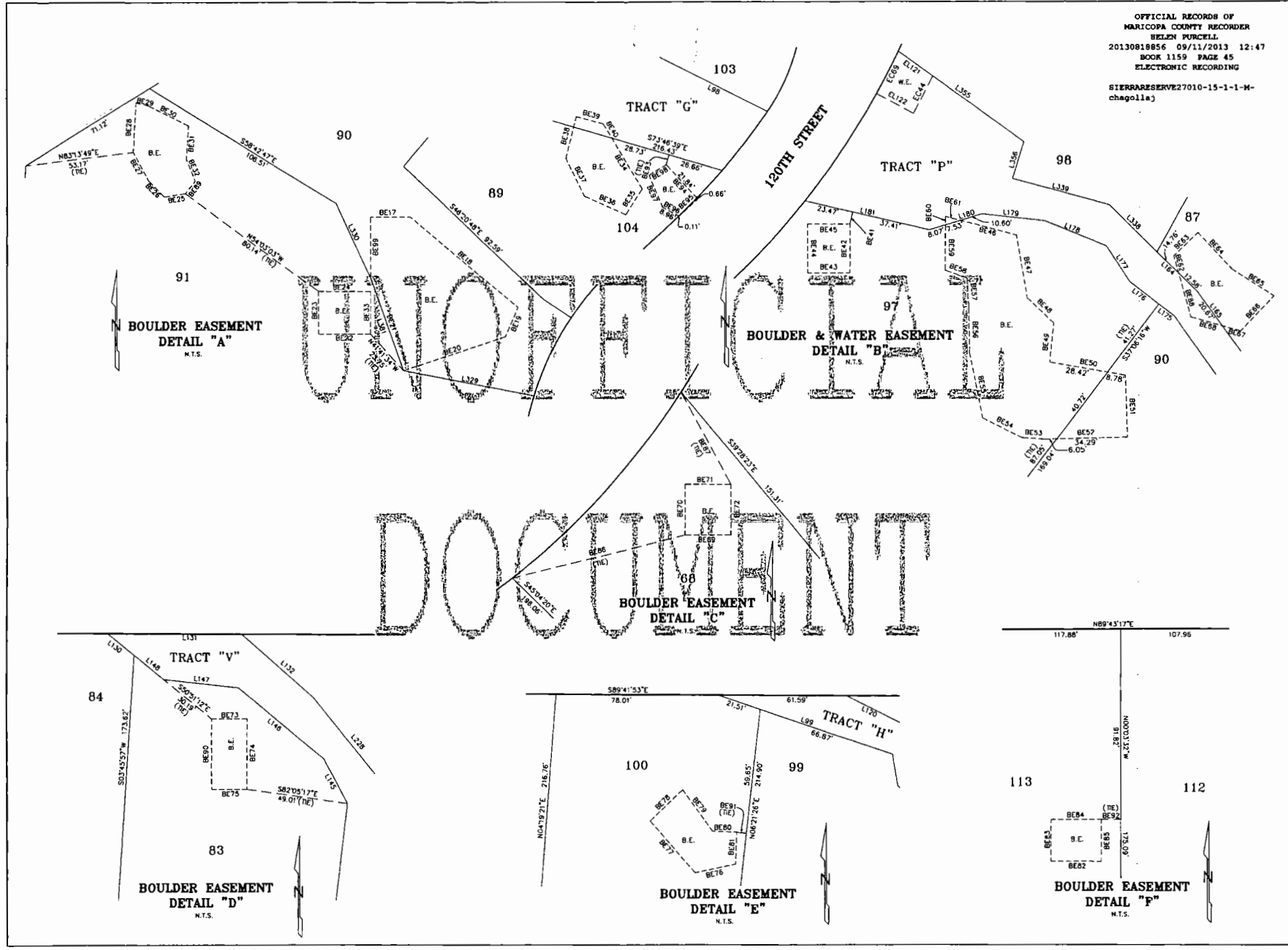


WOOD/PATEL
Civil Engineers
LAND SURVEYORS
8001 West Northern
Dulac #100
90021
Phoenix, AZ 85028
Phone: (602) 335-8500
Fax: (602) 335-8506

SIERRA RESERVE
CHECKED BY: CSM/INC
DATE: 11/27/2013
SCALE: NTS
DATE: 6-10-11
JOB NUMBER: 113262
SHEET: 12 OF 15

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010

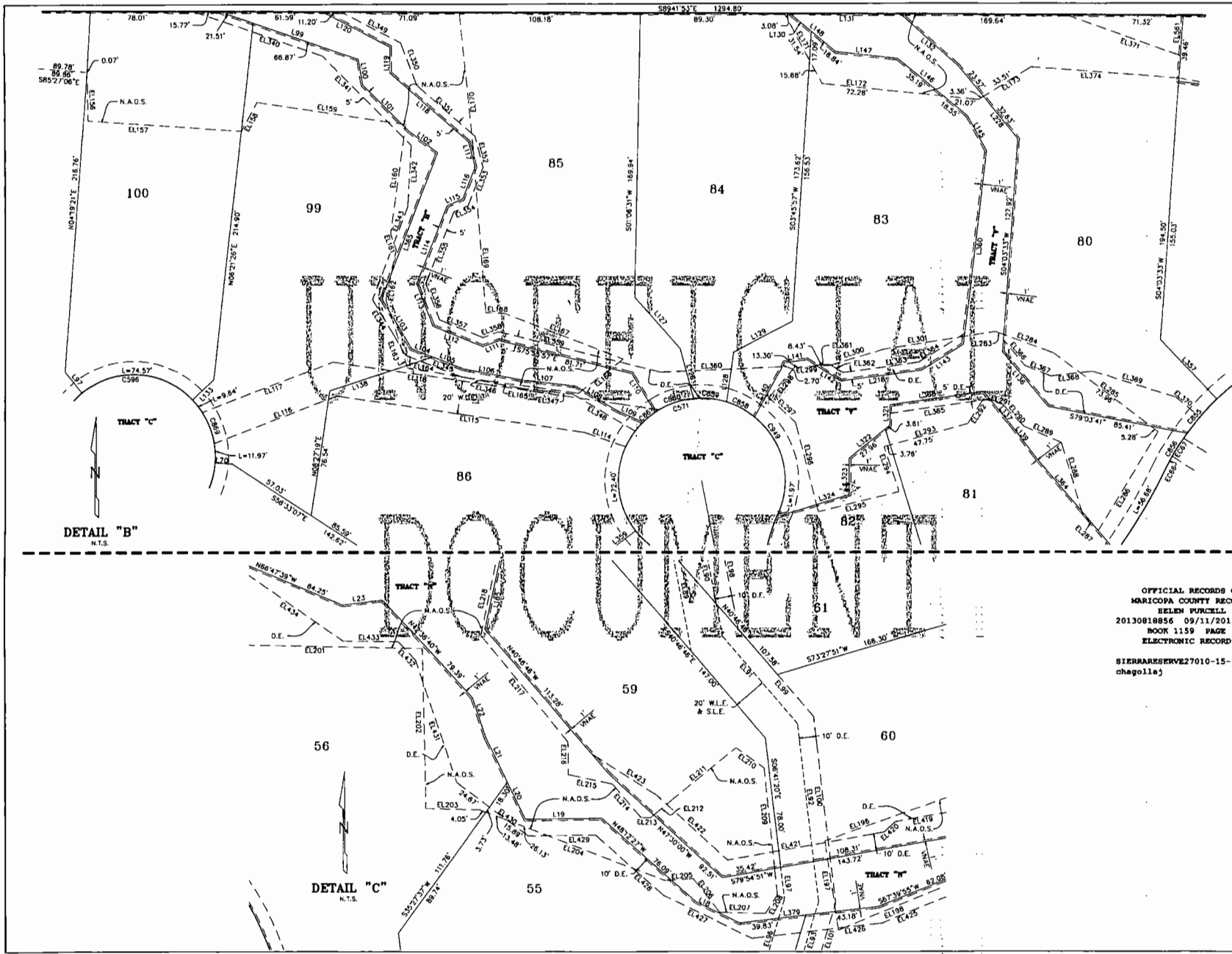
SIERRA RESERVE
 FINAL PLAT



WOOD/PATEL
 CIVIL ENGINEERS
 HYDROLOGISTS
 LAND SURVEYORS
 2001 West Northern
 Suite 100
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8500

SIERRA RESERVE
 Checked BY: *CSJ/TJC*
 CAD TECHNICIAN
 SCALE: *1/4" = 10'*
 DATE: *8-10-13*
 JOB NUMBER: *113287*
 SHEET: *14 OF 15*

339-12-4 17-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010



SIERRA RESERVE
FINAL PLAN

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chagollej



WOOD/PATEL
CIVIL ENGINEER
HYDROLOGIST
LAND SURVEYOR
2001 West Northern
Suite 100
Phoenix, AZ 85021
Phone: (602) 336-8500
Fax: (602) 336-8506

SIERRA RESERVE
ORDERED BY: GSP/ING
CAD TECHNICIAN
SCALE: 20'/CELL
DATE: 6-10-13
JOB NUMBER: 113787
SHEET: 15 OF 15

339-12-4 T7-ZN-2011 11-GP-2011 12-AB-2010 6-ZN-2010