CITY COUNCIL REPORT



Meeting Date: General Plan Element: General Plan Goal: July 7, 2022 Character and Design Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

ACTION

Cavasson Phase 3A 3-PP-2019#4

Request to consider the following:

1. Approval of an amendment to a final plat (3-PP-2019#2) to add two lots and associated tracts, on a +/-30-acre site located at the southeast corner of N. Miller Road and E. Legacy Blvd., with Planned Community District, Planned Airpark Core (P-C PCP) zoning.

Goal/Purpose of Request

The applicant's request is for approval of an amendment to a previously approved final plat (3-PP-2019#2)

Key Items for Consideration

• Development Review Board considered the original preliminary plat (3-PP-2019#2) at the 5/21/2021 hearing and voted to approve (7-0)

LOCATION

N 76th St

OWNER

GH Legacy Investors, LLC (480) 998-2661

APPLICANT CONTACT

Taylor Tryhus Hubbard Engineering (480) 998-2661



BACKGROUND

Preliminary Plat

The original request was for a preliminary plat (PP) consisting of one lot, which was approved by the DRB on 5/21/2021. Subsequent to the DRB hearing, the applicant requested a change to the PP to allow for three lots instead of one. Staff analysis determined the request did not affect infrastructure demands and did not require any changes to the Transportation Master Plan for Cavasson; as such, the revised plat configuration was processed administratively.

General Plan

The subject site is located within the Crossroads East Master Plan, which encompasses +/- 1,000 acres and is designated by the 2001 General Plan as a Growth Area, with a Mixed-Use Neighborhoods land use designation, and for portions of the property east of North Hayden Road, north and south of Loop 101, the property is designated as Employment. The entire master plan area is also designated with the Regional Use Overlay.

Greater Airpark Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Greater Airpark Character Area Plan, a policy document that offers guidance to the community regarding future growth and development decisions within this area of the city.

Zoning

Zoning for the site is Planned Community District, Planned Airpark Core (P-C PCP), which allows for horizontal and vertical mixed-use development as well as supporting commercial and residential uses.

Context

The subject property is located within the Cavasson PCD, specifically at the southeast corner of N. Miller Road and E. Legacy Blvd. Land to the west and north is vacant and owned by the Arizona State Land Department.

Adjacent Uses and Zoning

- North: Vacant, zoned P-C
- South: Vacant, zoned P-C PCP
- East: Vacant, zoned P-C PCP
- West: Vacant, zoned P-C

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan
- Zoning Ordinance
- Land Division Ordinance

• 3-PP-2019#2: Approved original final plat for Phase 3 at Cavasson

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The plat consists of three lots and associated rights-of-way, tracts and easements.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Cavasson Phase 3A final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg Project Coordination Liaison 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author

7/5/2022

Date

for for

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

Treau

Erin Perreault, AICP, Acting Executive Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

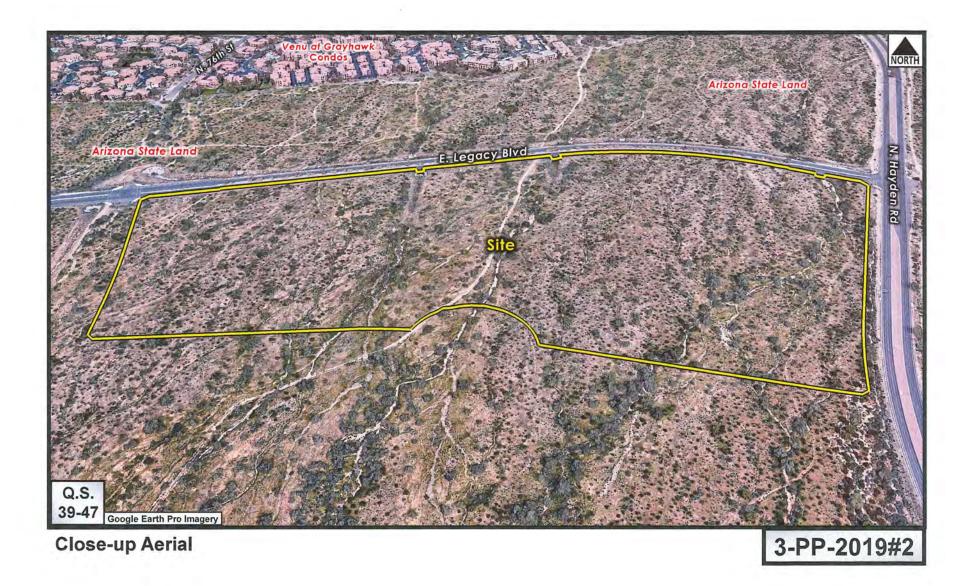
- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Zoning Map
- 3. Final Plat

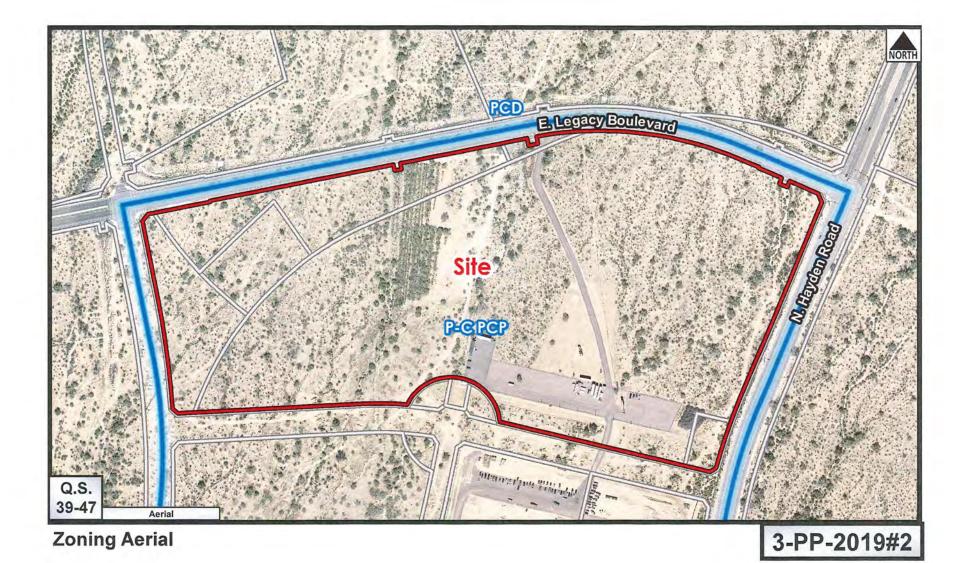
Date

07/05/2022

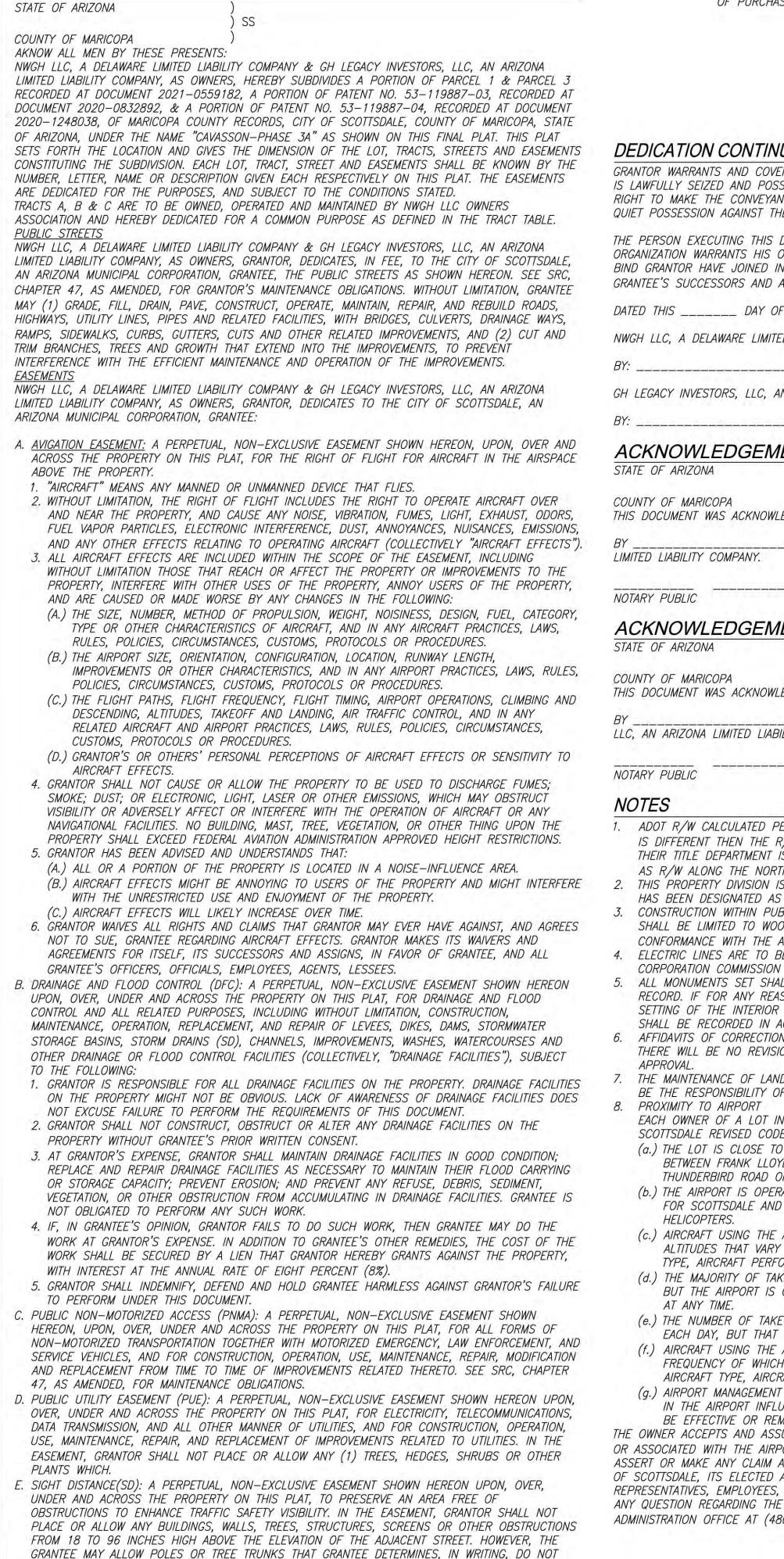
Date







DEDICATION



DEDICATION CONTINU

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THE PERSON EXECUTING THIS D ORGANIZATION WARRANTS HIS OF BIND GRANTOR HAVE JOINED IN GRANTEE'S SUCCESSORS AND A

DATED THIS _____ DAY OF

NWGH LLC, A DELAWARE LIMITED

GH LEGACY INVESTORS. LLC. AN

ACKNOWLEDGEME STATE OF ARIZONA

COUNTY OF MARICOPA THIS DOCUMENT WAS ACKNOWLE

LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEME STATE OF ARIZONA

COUNTY OF MARICOPA THIS DOCUMENT WAS ACKNOWLE

LLC. AN ARIZONA LIMITED LIABIL

NOTARY PUBLIC

- 1. ADOT R/W CALCULATED PER
- 2. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND

- CORPORATION COMMISSION GENERAL ORDER U-48.
- APPROVAL.
- PROXIMITY TO AIRPORT
- HELICOPTERS.
- TYPE, AIRCRAFT PERFORMANCE AND PILOT PROFICIENCY.
- AT ANY TIME.

BE EFFECTIVE OR REMAIN IN PLACE. THE OWNER ACCEPTS AND ASSUMES ANY AND ALL RISKS, BURDENS AND INCONVENIENCE CAUSED BY OR ASSOCIATED WITH THE AIRPORT AND ITS OPERATIONS (INCLUDING NOISE). AND AGREES NOT TO ASSERT OR MAKE ANY CLAIM ARISING OUT OF THE AIRPORT AND ITS OPERATIONS AGAINST THE CITY OF SCOTTSDALE, ITS ELECTED AND APPOINTED OFFICERS, DIRECTORS, COMMISSIONERS, REPRESENTATIVES, EMPLOYEES, AND ARGENTS. ANY QUESTION REGARDING THE OPERATION OF THE AIRPORT CAN BE DIRECTED TO THE AIRPORT ADMINISTRATION OFFICE AT (480)312-2321.

ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.



A PORTION OF TRACT D. TRACT E. TRACT F. TRACT G AND TRACT IO AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH." AN AMENDED PLAT RECORDED AT BOOK 352. PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.) & TRACT F, TRACT G, TRACT H, A PORTION OF TRACT C, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W", A FINAL PLAT, RECORDED IN BOOK 1471, PAGE 18 OF MARICOPA COUNTY RECORDS (M.C.R.) AND A PORTION OF "CERTIFICATE OF PURCHASE", AS RECORDED IN DOC. 2019–0286594, M.C.R., BEING LOCATED IN THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN. MARICOPA COUNTY. ARIZONA

	OWNERS					
NWGH LLC 375 N. FRONT ST. SUITE 200 COLUMBUS, OH., 43215 TEL: (614)221–2012 CONTACT: JIM ROST	GH LEGACY INVESTORS, LLC 7377 E. DOUBLE TREE RANCH RD. SUITE 10 SCOTTDALE, AZ., 85258 TEL: (614)221–2012 CONTACT: JIM ROST					
IED	PARENT LEGAL DESCRIPTION					
IANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRAN ESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFU CE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND CLAIMS OF ALL PERSONS.	UL AMENDED CORE NORTH," AN AMENDED PL					
OCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER R HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR SSIGNS.						
2022. D LIABILITY COMPANY ITS:	THENCE SOUTH OO DEGREES OO MINUTES MID-SECTION LINE OF SAID SECTION 26, THENCE DEPARTING SAID NORTH-SOUTH N SECONDS EAST, ALONG THE EAST-WEST N					
ARIZONA LIMITED LIABILITY COMPANY	MILLER ROAD; THENCE CONTINUING ALONG SAID EAST—WI SECONDS EAST, 945.79 FEET TO THE CEI					
/TS:						
ENT	THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST-WEST MID-					
)) SS)	SECONDS EAST, ALONG SAID RIGHT-OF-W CURVE, CONCAVE SOUTHERLY, HAVING A H THENCE ALONG SAID RIGHT-OF-WAY LINE ANGLE OF 33 DEGREES 55 MINUTES 42					
DGED BEFORE ME THIS DAY OF, 20	022, THENCE CONTINUING ALONG SAID RIGHT-C EAST, 89.84 FEET;					
, FOR AND ON BEHALF OF NWGH LLC, A DELAWA	WEST, 5.00 FEET TO A POINT ON THE NO THENCE DEPARTING SAID RIGHT-OF-WAY					
MY COMMISSION EXPIRES	ALONG SAID NORTH LINE, 89.84 FEET TO HAVING A RADIUS OF 1445.00 FEET; THENCE CONTINUING ALONG SAID NORTH CENTRAL ANGLE OF 33 DEGREES 55 MINU					
)) SS	THENCE CONTINUING ALONG SAID NORTH I WEST, 30.09 FEET; THENCE DEPARTING SAID NORTH LINE, SO					
DGED BEFORE ME THIS DAY OF, 20	THENCE SOUTH JJ DEGREES J4 MINUTES					
, FOR AND ON BEHALF OF GH LEGACY INVESTOR: ITY COMPANY.	S, THENCE SOUTH 11 DEGREES 05 MINUTES TANGENT CURVE, CONCAVE WESTERLY, HAV THENCE ALONG SAID CURVE TO THE RIGH 50 SECONDS, AN ARC LENGTH OF 148.99					
MY COMMISSION EXPIRES	EASTERLY, HAVING A RADIUS OF 655 FEE THENCE ALONG SAID CURVE TO THE LEFT, 50 SECONDS, AN ARC LENGTH OF 132.77					
R PROJECT NO RBM-600-1-703 CALCULATED LINE SHOWN HERE	THENCE SOUTH 11 DEGREES 05 MINUTES					

PROJECT NO. RBM-600-1-703. CALCULATED LINE SHOWN HERE OF IS DIFFERENT THEN THE R/W FENCE LOCATED IN THE FIELD. ADOT HAS BEEN CONTACTED AND THEIR TITLE DEPARTMENT IS DOING A TITLE SEARCH TO SEE EXACTLY WHAT ADOT HAS ACQUIRED AS R/W ALONG THE NORTH SIDE OF SR 101 BETWEEN HAYDEN RD. & SCOTTSDALE RD.

HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. CONSTRUCTION WITHIN PUBLIC EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES,

SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES. 4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA

5. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES

AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTER CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGERS

7. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

EACH OWNER OF A LOT IN THE AIRPORT INFLUENCE AREA IDENTIFIED IN CHAPTER 5 OF THE SCOTTSDALE REVISED CODE ACKNOWLEDGES THAT, AS OF THE DATE OF THIS NOTICE:

(a.) THE LOT IS CLOSE TO THE SCOTTSDALE AIRPORT (THE "AIRPORT"), LOCATED GENERALLY BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST.

(b.) THE AIRPORT IS OPERATED AS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE AND NORTH PHOENIX, AND USED GENERALLY FOR AIRPLANES. JETS AND

(c.) AIRCRAFT USING THE AIRPORT MAY FLY OVER THE LOT AND ADJACENT PROPERTIES AT ALTITUDES THAT VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT

(d.) THE MAJORITY OF TAKEOFFS AND LANDINGS OCCUR BETWEEN 6:00 a.m. AND 11:00 p.m.. BUT THE AIRPORT IS OPEN 24 HOURS EACH DAY, SO TAKEOFFS AND LANDINGS MAY OCCUR

(e.) THE NUMBER OF TAKEOFFS AND LANDING AT THE AIRPORT AVERAGE APPROXIMATELY 400 EACH DAY, BUT THAT NUMBER VARIES AND MAY INCREASE.

(f.) AIRCRAFT USING THE AIRPORT WILL GENERATE NOISE, THE VOLUME, PITCH, AMOUNT AND FREQUENCY OF WHICH WILL VARY FOR SEVERAL REASONS, INCLUDING WEATHER CONDITIONS, AIRCRAFT TYPE, AIRCRAFT ALTITUDE AND AIRCRAFT NUMBER.

(q.) AIRPORT MANAGEMENT ATTEMPTS TO MINIMIZE AIRCRAFT NOISE AND ITS INFLUENCE ON LOTS IN THE AIRPORT INFLUENCE ZONE, BUT THERE IS NO GUARANTEE THAT SUCH ATTEMPTS WILL

G AND TRACT IO AS SHOWN ON "STATE PLAT NO. 27 AT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA IN THE EAST HALF OF SECTION 26 TOWNSHIP 4 NORTH. RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE

DRNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA ORTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY 89 DEGREES 58 MINUTES 51 SECONDS EAST. 2641.87

42 SECONDS EAST, ALONG THE NORTH-SOUTH 2640.72 FEET TO THE CENTER OF SAID SECTION; AID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 MID-SECTION LINE, 194.70 FEET TO THE CENTERLINE OF

EST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 NTERLINE OF LEGACY BOULEVARD;

EST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 OUTH RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD AND

-SECTION LINE, NORTH 78 DEGREES 54 MINUTES 18 VAY LINE, , 505.19 FEET TO THE BEGINNING OF A TANGENT RADIUS OF 1450.00 FEET:

AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL SECONDS. AN ARC LENGTH OF 858.63 FEET: OF-WAY LINE, SOUTH 67 DEGREES 10 MINUTES OO SECONDS

OF-WAY LINE, SOUTH 22 DEGREES 50 MINUTES 10 SECONDS ORTH LINE OF SAID "PATENT NO. 53–119887.03"; LINE, NORTH 67 DEGREES 10 MINUTES 00 SECONDS WEST, THE BEGINNING OF TANGENT CURVE, CONCAVE SOUTHERLY,

LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A UTES 42 SECONDS, AN ARC LENGTH OF 855.67 FEET; LINE, SOUTH 78 DEGREES 54 MINUTES 18 SECONDS

OUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 8.00

18 SECONDS WEST, 28.28 FEET; 42 SECONDS EAST, 116.69 FEET TO THE BEGINNING OF

VING A RADIUS OF 735.00 FEET; T, THROUGH A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 9 FEET TO THE BEGINNING OF REVERES CURVE, CONCAVE

THROUGH A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 77 FEET:

42 SECONDS EAST, 139.75 FEET; 42 SECONDS EAST, 28.73 FEET;

THENCE SOUTH 11 DEGREES 24 MINUTES 18 SECONDS WEST, 8.66 FEET,

THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 72.00 FEET,

THENCE SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST, 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 10 DEGREES 34 MINUTES 42 SECONDS EAST, 289.11 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68 DEGREES 29 MINUTES 36 SECONDS, AN ARC LENGTH OF 345.61 FEET;

THENCE SOUTH 11 DEGREES 26 MINUTES 43 SECONDS WEST, 196.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAVASSON BOULEVARD, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W", A FINAL PLAT, RECORDED AT BOOK 1471, PAGE

18. M.C.R.: THENCE NORTH 78 DEGREES 36 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 34.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE CENTER BEARS SOUTH 09 DEGREES 04 MINUTES 57 SECONDS WEST, 1555.00 FEET:

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 21 SECONDS, AN ARC LENGTH OF 328.55 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 58 MINUTES 36 SECONDS WEST, 738.80 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 48 DEGREES 32 MINUTES 04 SECONDS WEST, 35.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID MILLER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 85 DEGREES 45 MINUTES 56 SECONDS WEST, 3785.00 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 50 MINUTES 43 SECONDS, AN ARC LENGTH OF 452.20 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 316.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 37 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 46.58 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST. 259.99 FEET:

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 05 MINUTES 32 SECONDS WEST. 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, 832.16 FEET TO SAID POINT OF BEGINNING;

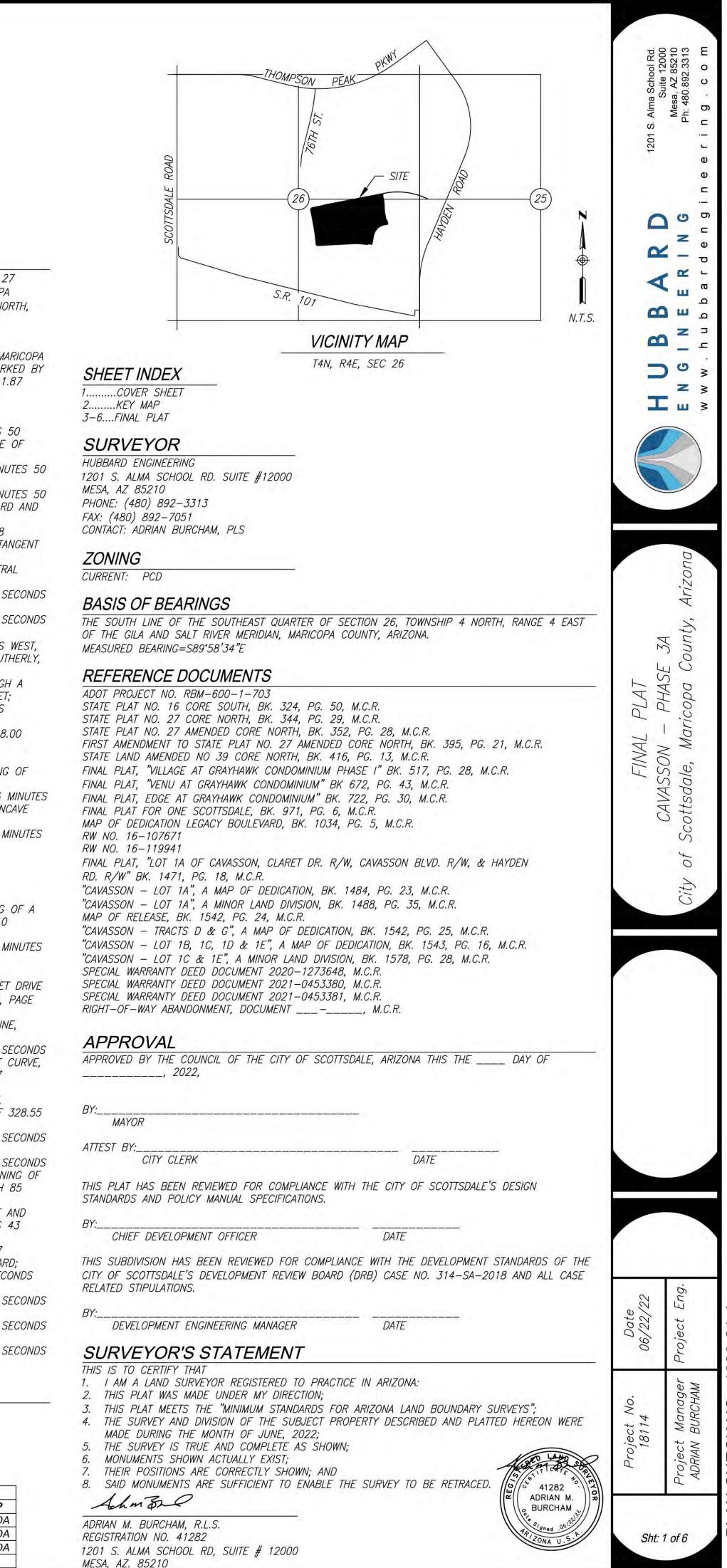
PARCEL ACREAGE

THRUEL HURL	ICE	
LOT 1	= 490,871 SQ. FT. OR 11.27 AC. ±	
LOT 2	= 784,286 SQ. FT. OR 18.00 AC. ±	
TRACTS	= 10,596 SQ. FT. OR 0.24 AC. ±	
RIGHT OF WAY	= 93,047 SQ. FT. OR 2.14 AC. ±	

TOTAL AREA

= 1,378,800 SQ. FT. OR 31.65 AC. \pm

			TRACT TABLE		
TRACT	SQUARE FEET	ACRES	USAGE	OWNERSHIP	
Α	4,789	0.11	P.U.E. / LANDSCAPE / P.N.M.A	NWGH LLC POA	
В	949	0.02	P.U.E. / LANDSCAPE / P.N.M.A	NWGH LLC POA	
С	4,858	0.11	P.U.E. / LANDSCAPE / P.N.M.A	NWGH LLC POA	
TOTAL	10,596	0.24			



						~		RIZONA STATE LAND APN# 212-36
						N0°00'42"W 2640.72'		BK. 416, PG. 13, (NOT A PAF
							$\langle \langle \rangle \rangle$	
					NTER OF SE EC. 26, T4N	<i>R4E,</i> −√		
					FND. AD			
	LINE TABLE		1	LINE TABLE		A	- 194.70'	
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	224.34	FND. BCF	
L1	N11°26'43"E	325.16'	L17	N37°43'09"E	46.58'		RLS #40809	L17 L18
L2	N11°55'29"E	264.19'	L18	N78•54'18"E	259.99'	- F	- 233.99'	
L3 L4	S67°10'00"E S22°50'10"W	89.84' 5.00'	L19 L20	N11°05'32"W S11°05'42"E	5.00' 200.06'		584.26 [']	
LT L5	N67°10'00"W	89.84'	L20 L21	S33°55'32"W	35.37'	Î		
L6	S78°54'18"W	30.09'	L22	S11°05'42"E	143.05'		I	
L7	S11°09'55"E	8.00'	L23	S56°05'42"E	35.36'	l.	Ţ	N11.04 W"47'W
L8	S33*55'32"W	28.74'	L24	S78°54'18"W	75.00'	ĺ		IN I
L9 L10	S11°05'42"E S56°05'42"E	139.73' 28.73'	L25 L26	N31°49'11"E N11°05'42"W	36.61' 143.34'	1		
L10 L11	S11°24'18"W	28.73 8.66'	L20 L27	N710342 W N56°27'11"W	22.77'	1	50.00' R/W	50.00' RW NC
L12	S11°05'42"E	72.00'	L28	S51°20'47"E	36.38'	Î	50.00' R/W PER RW NO 16-119941	
L13	S11°26'43"W	196.86'	L29	S11°05'42"E	8.01'			L=524.47' C13
L14	N78°36'44"W	80.00'	L30	S83°44'03"W	8.01'			1 1=2
L15 L16	S56°23'16"W N48°32'04"W	34.12' 35.67'	L31 L32	S52*32'52"E S60*12'32"E	8.00' 8.00'	İ		
210	N+0 02 0+ W	55.07	202	300 12 32 L	0.00			
	T	CURVE	TABLE	-		ļ		
CURVE #	DELTA	RADIUS	LENGTH	CHOR	24	1		L16
C1 C2	33°55'42" 22°51'18"	1500.00'	888.24'	S84°07'51"E S11°24'33"W		R4E	L.	
C2 C3	32°19'15"	2300.00' 3730.00'	917.46' 2104.12'	N05°04'51"E		, 74N,	ARTMENT , M.C.R.	
C4	16°23'01"	1500.00'	428.92'	S84°49'54"E)-SECTION LINE, SEC. 26, 7 NO:02'27"W_2641.61' 1756.68'		ROAD
C5	5°16'12"	3800.00'	349.51'	N14°04'48"E	349.39	VE, SE 264 68'	 STATE LAND DEPA APN# 212-36-015 F, BK. 416, PG. 13, (NOT A PART) 	C _{C3} H
C6	4*47'25"	4680.00'	<i>391.28'</i>	N14°19'12"E		0N LII 27" <u>W</u> 1756.	TE LA 第213 01 A 01 A	MILLER
C7 C8	33°55'42" 33°55'42"	1449.99' 1445.00'	858.63' 855.67'	S84°07'51"E N84°07'51"W		SECTI	STA APN APN (N(IIW
C9	9°15'42"	801.28'	129.52'	S05°04'20"E		N-S MID-SECTION LINE, <u>N0°02'27"W</u> 2	ARIZONA STATE LAND DEP, APN# 212-36-015 TRACT F, BK. 416, PG. 13 (NOT A PART)	
C10	12°07'40"	660.21'	139.74'	S05°00'42"E		N-S-N	ARIZ	
C11	68°29'36"	289.11'	345.61'	S45°10'30"W	325.39			
C12	12°06'21"	1555.00'	328.55'	N86°58'14"W		ì		
C13 C14	6°50'43" 67°27'36"	3785.00' 333.00'	452.20' 392.07'	N07°39'25"W N45°10'30"E		2		
C14 C15	12°05'02"	700.21'	147.68'	S05°02'01"E				
C16	9°11'18"	761.28'	122.09'	S05*04'26"E				
C17	9°14'50"	793.28'	128.03'	N05°04'21"W	127.89			
C18	12°07'07"	668.21'	141.33'	N05°00'58"W		I,		
C19 C20	67°27'36" 61°20'14"	301.00' 365.00'	354.40' 390.75'	N45°10'30"E S42°06'50"W		- K		
C21	12°03'02"	732.21'	154.00'	S05°03'00"E		.37'		
C22	9°07'35"	729.28'	116.16'	S05°04'29"E	116.04	216.		1.86.
C23	47°04'28"	400.50'	329.06'	S74°54'55"E			25.	<u> </u>
C24	2°19'49"	200.00'	8.13'	N88°56'22"W		1	254.52'	K
C25 C26	26°19'35" 18°49'59"	25.50' 25.50'	11.72' 8.38'	N57°33'29"W N68°21'29"E		195.69	/)
C27	6°40'25"	3813.00'	444.13'	S07°44'34"E		- 12	- 10	5 5
					1	, t	198.72'	
						55,		N76'02'14
						248.55	1=313.02	N76'02'14
							21.21'	

