

CITY COUNCIL REPORT



Meeting Date: June 12, 2018
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

118th & Jomax (Boulder Ranch)
 10-PP-2017

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 51 lots and 19 tracts, on a 77.58-acre site located at northeast corner of North 118th Street and East Jomax Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL, R1-70 ESL and R1-43 ESL) zoning.

Key Items for Consideration

- Development Review Board heard this case on December 21, 2017 and recommended approval with a 6-0 vote.
- Significant environmental features preserved in NAOS

LOCATION

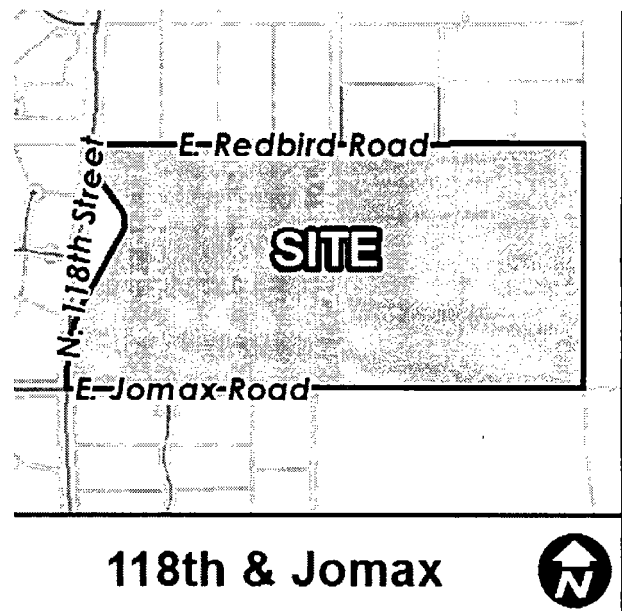
Northeast corner of North 118th Street and East Jomax Road

OWNER

Toll Brothers AZ Construction Company

APPLICANT CONTACT

Jorge Garre
 480-596-1131



BACKGROUND

General Plan

The General Plan Land Use Element designates the majority of the site as Rural Neighborhoods, which typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

The southeast portion of the site is designated as Natural Open Space. This category applies to locations where significant environmental amenities or hazards may exist, including steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows.

Character Area Plan

The subject property is within the 2000 Council-adopted Dynamite Foothills Character Area, which encourages large, continuous open spaces to better preserve the Rural Desert Character found within this area of the City.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (ESL) zoning districts (R1-130 ESL, R1-70 ESL and R1-43 ESL). The zoning is intended to promote residential development on large lots with single-family dwellings being the principal land use. The ESL zoning overlay district is intended to identify and protect environmentally sensitive features.

Context

The property is bounded by North 118th Street on the west, East Jomax Road on the south, East Redbird Road on the north, and the McDowell Sonoran Preserve on the east. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family residential properties, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL and R1-130 ESL).
- South: Single-family Cantabrica subdivision and vacant land owned by the Arizona State Land Department, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- East: McDowell Sonoran Preserve, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- West: Desert Summit subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL on the perimeter and R1-35 ESL on the interior).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

25-ZN-2016, 2-AB-2017

Zoning Ordinance

Design Standards and Policy Manual

Land Division Ordinance

2004 Trails Master Plan

2014 Transportation Master Plan

APPLICANT’S PROPOSAL

Goal/Purpose of Request

The applicant’s request is for approval of a final plat for a 51-lot residential subdivision on an approximately 77.58-acre site located at northeast corner of North 118th Street and East Jomax Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL, R1-70 ESL and R1-43 ESL zoning.

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 80 gross acres / 77.58 net acres
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 29.25 acres
- NAOS Provided: 29.64 acres
- Density Allowed 25-ZN-2016:
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Density Proposed:
 - Overall density .64 dwelling units per acre
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Number of Lots Allowed: 51 lots
- Number of Lots Proposed: 51 lots

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The subdivision has 51 lots, 19 tracts including the private street tract and stormwater is handled in tracts and on-lot.

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our

service delivery and to identify any potential for future public safety resource needs for the community.

Open Space/NAOS

The development is required to dedicate 29.25 acres of Natural Area Open Space. The subdivision is providing 29.64 acres of NAOS in easements and tracts. A 30-foot-wide Desert Scenic landscape buffer is being proposed along North 118th Street and a 35-foot-wide Desert Scenic landscape buffer is proposed along East Jomax Road.

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.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on December 21, 2017 and recommended approval with a 6-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the 118th & Jomax (Boulder Ranch) preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the 118th & Jomax (Boulder Ranch) final plat.

RESPONSIBLE DEPARTMENT(S)

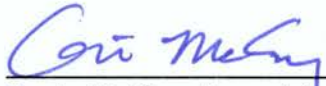
Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay
Senior Planner
480-312-4214
E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY


Doris McClay, Report Author

5/17/18
Date


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

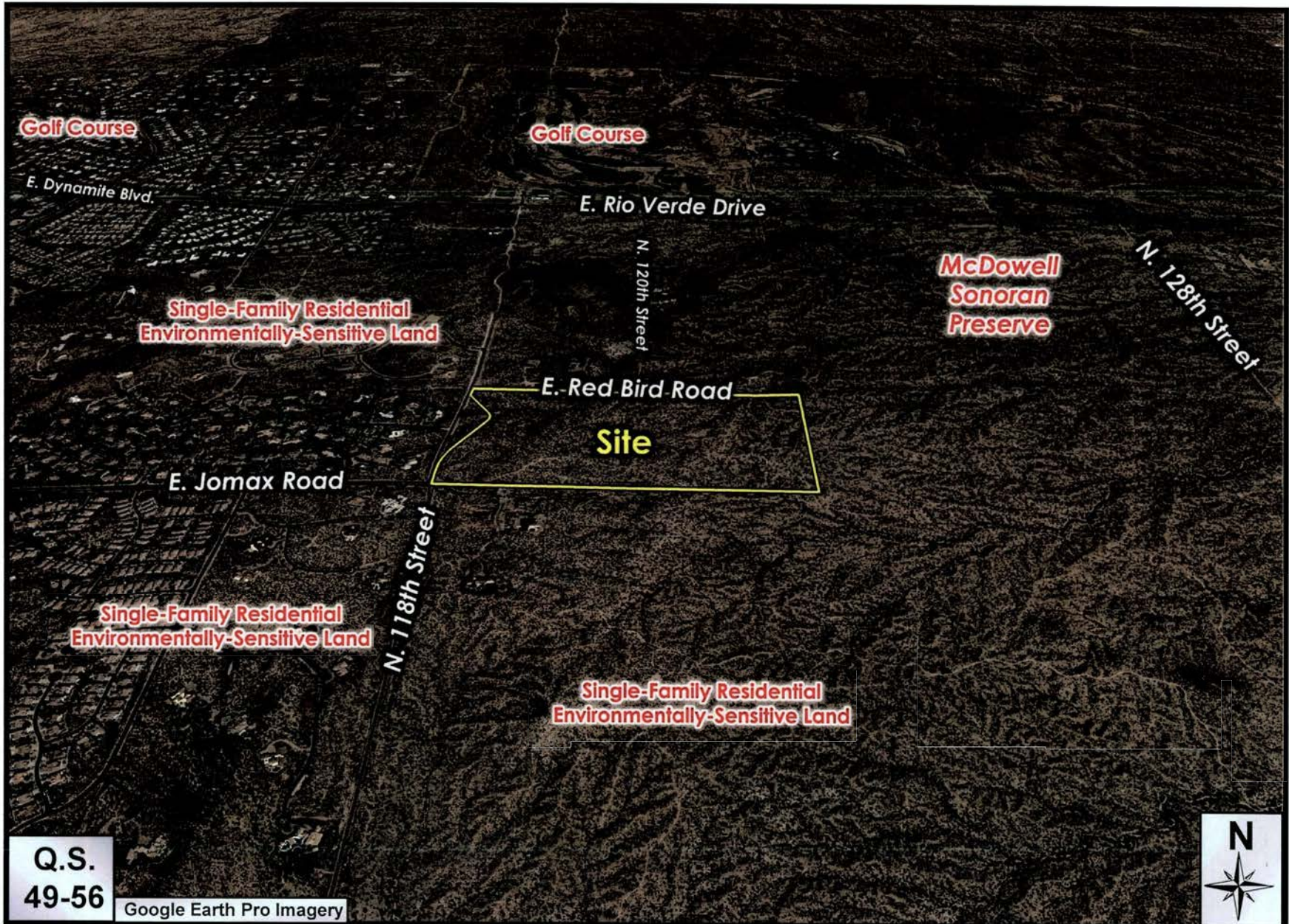
5/23/2018
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/29/18
Date

ATTACHMENTS

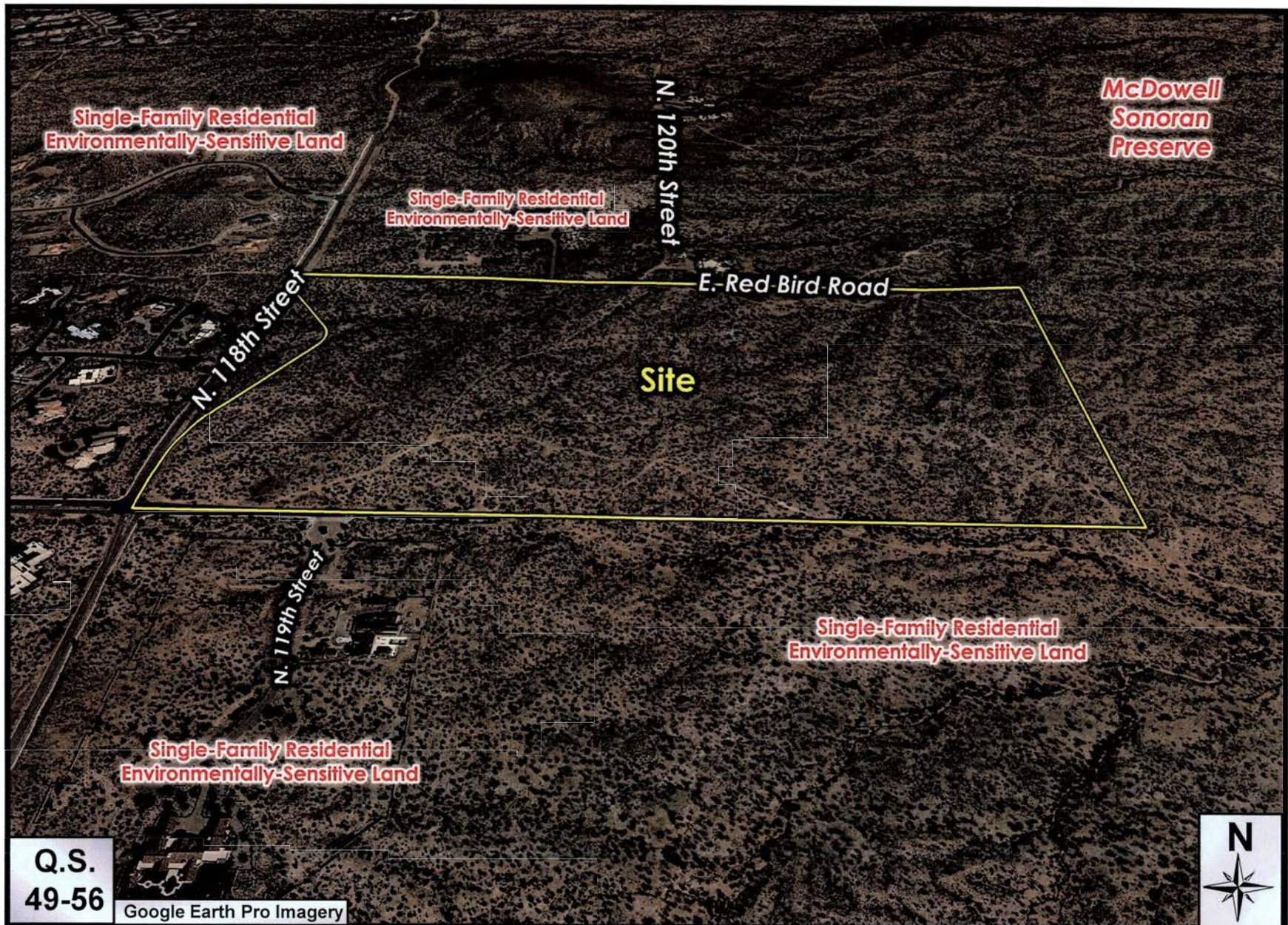
1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. December 21, 2017 Development Review Board meeting minutes



118th & Jomax

ATTACHMENT 1

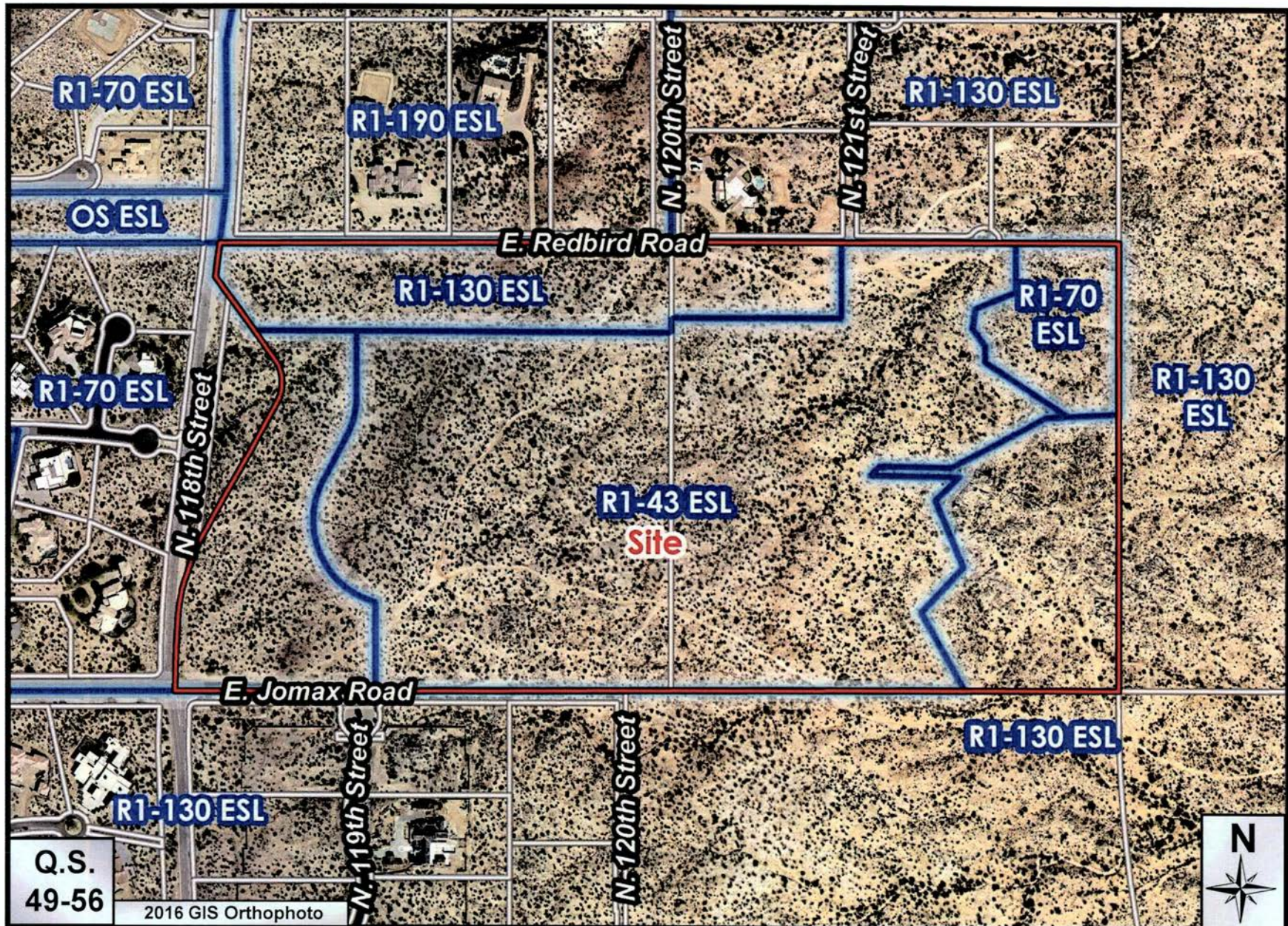
10-PP-2017



118th & Jomax

10-PP-2017

ATTACHMENT 1A



118th & Jomax

ATTACHMENT 2

10-PP-2017

LEGEND & ABBREVIATIONS

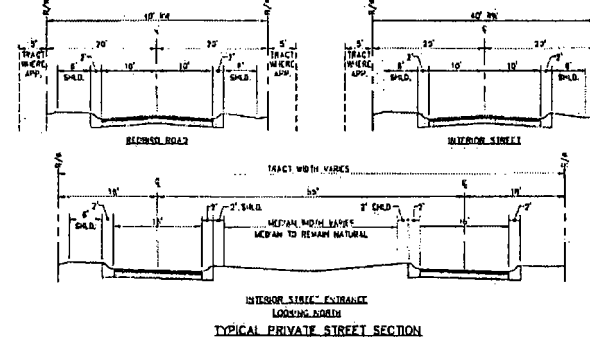
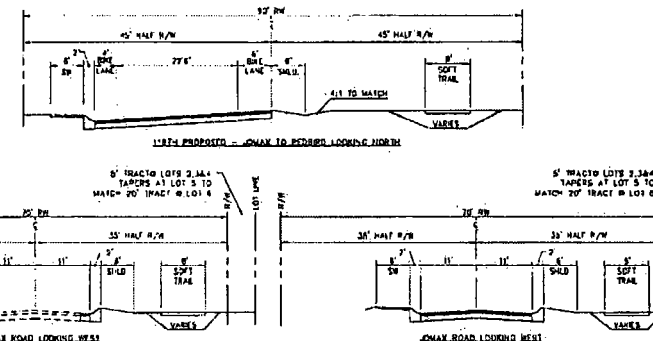
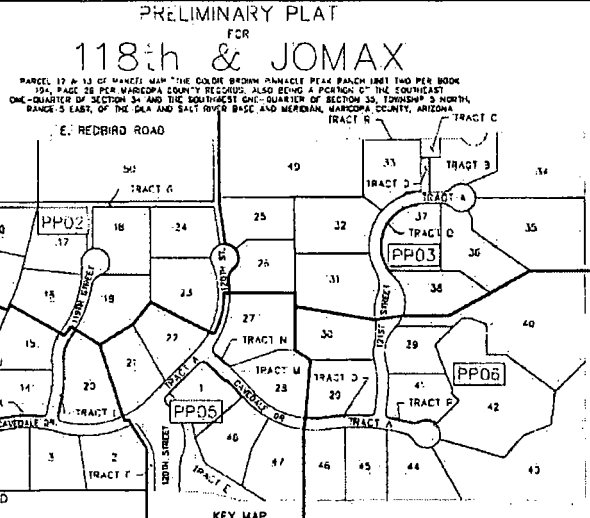
EXISTING BRASS CAP, AS NOTED	
SECTION LINE	
PARCEL BOUNDARY	
LOT/TRACT LINE	
WATER LINE	
SEWER LINE	
SEWER FORCE MAIN LINE	
UTILITY LINE	
EASEMENT LINE	
BOUNDARY EASEMENT LINE	
WALL LINE	
LOT/TRACT LINE	
DESERT SCENE BUFFER LINE	
ADJACENT PARCEL LINE	
EX. RIGHT-OF-WAY LINE	
EX. CENTER LINE (SEE AS NOTED)	
EX. WATER LINE (SEE AS NOTED)	
EX. WATER VALVE	
EX. WATER METER	
EX. STREET LIGHT	
EX. ELECTRIC BOX	
EX. CABLE TV FIBER OPTIC	
EX. SIGN	
FIRE HYDRANT	
CATCH BASIN	
DRAINAGE FLOW PATH	
LINE TABLE NUMBER	
CURVE TABLE NUMBER	
R/W	
W.C.R.	
P.U.C.	
D.C.	
S.B.S.	
M.O.S.	
ESWT	
DRAINAGE DYE	

TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	28,024	0.64	PRIVATE STREETS & UTILITIES
TRACT B	28,024	0.64	DETENTION & UTILITIES
TRACT C	4,800	0.11	LOT STATION
TRACT D	4,801	0.09	OPEN SPACE & UTILITIES
TRACT E	34,028	0.78	OPEN SPACE
TRACT F	13,663	0.31	OPEN SPACE
TRACT G	36,832	0.84	OPEN SPACE & UTILITIES
TRACT H	9,057	0.21	SEWER
TRACT I	1,178	0.03	OPEN SPACE
TRACT J	1,478	0.03	OPEN SPACE
TRACT K	882	0.02	OPEN SPACE
TRACT L	1,848	0.04	OPEN SPACE
TRACT M	885	0.02	OPEN SPACE
TRACT N	393	0.01	OPEN SPACE
TRACT O	1,194	0.03	OPEN SPACE
TRACT P	908	0.02	OPEN SPACE
TRACT Q	1,564	0.04	OPEN SPACE
TRACT R	1,628	0.03	OPEN SPACE
TRACT S	402	0.01	OPEN SPACE

LOT	AREA (SQ.FT.)	AREA (ACRES)
1	34,131	0.78
2	43,868	1.00
3	41,809	0.96
4	44,356	1.02
5	62,403	1.43
6	73,868	1.70
7	71,163	1.62
8	52,824	1.21
9	63,092	1.45
10	36,809	0.84
11	37,758	0.87
12	40,090	0.92
13	91,089	2.17
14	33,730	0.77
15	38,820	0.89
16	38,804	0.89
17	48,430	1.07

LOT	AREA (SQ.FT.)	AREA (ACRES)
18	44,109	1.03
19	45,961	1.06
20	52,183	1.20
21	42,975	0.98
22	40,745	0.93
23	50,736	1.16
24	42,833	0.98
25	40,890	0.93
26	41,159	0.94
27	59,634	1.37
28	44,148	1.01
29	48,413	1.12
30	47,133	1.08
31	81,071	1.85
32	55,890	1.28
33	44,323	1.02
34	83,864	1.93

LOT	AREA (SQ.FT.)	AREA (ACRES)
35	89,273	2.05
36	49,848	1.14
37	44,840	1.02
38	40,783	0.94
39	33,270	0.76
40	134,888	3.10
41	37,480	0.86
42	130,735	3.00
43	130,828	3.00
44	40,651	0.93
45	38,788	0.89
46	39,130	0.90
47	51,843	1.18
48	44,700	1.03
49	108,743	2.50
50	112,927	2.59
51	148,250	3.40



ENGINEER
ARGUS CONSULTING, P.C.
10115 E. BELL ROAD
SUITE 107
SCOTTSDALE, ARIZONA 85250
480-888-1131
CONTACT: JORDAN GARR, P.E., WACSE

DEVELOPER
TOLL BROTHERS
14300 N. 87TH ST.
SUITE 310
SCOTTSDALE, AZ 85260

SHEET INDEX
PP01 COVER SHEET, NOTES, AREA TABLES & LEGEND
PP02-PP06 PRELIMINARY PLAT

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE G&A AND SALT RIVER BASIN
VERMILION, MARICOPA COUNTY, ARIZONA; BEARING S89°30'00"E

BENCHMARK
BRASS CAP IN HANDSOME 4" NORTH OF PAYMENT BEING 34'00" DOWN AT THE INTERSECTION OF JOMAX ROAD AND 118TH STREET ALIGNMENT.
ELEVATION = 3841.08 PER THE CITY OF SCOTTSDALE DATUM (NAVD 83)

LEGAL DESCRIPTION
PARCEL 12 PER FIVE COMMENT (13001302-032-PC):
PARCEL 12 OF GOLD BROWN PINEAPPLE PEAK RANCH UNIT TWO, ACCORDING TO BOOK 194 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA
EXCEPT ALL MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
APR 216-78-003

PARCEL 13 PER FIVE COMMENT (13001303-033-PC):
PARCEL 13 OF GOLD BROWN PINEAPPLE PEAK RANCH UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 26
EXCEPT ALL MINERALS, AND EXCEPT ALL URBAN, URBAN OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECUNIARLY ESSENTIAL TO THE PRODUCTION OF FISHWATER MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
APR 216-78-002

FLOOD ZONE
SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "A" AND ZONE "D", ON FLOOD INSURANCE RATE MAP NO. 040321AS, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040301, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "A"
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "D"
AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

NOTES
1. THE EXISTING ZONING OF PROJECT IS R1-40(CB), R1-70(CB), R1-100(CB) AND R1-100(CB).
2. TOTAL GROSS AREA OF THE DEVELOPMENT IS 3,379,195 SQUARE FEET OR 77.58 ACRES.
3. THE PROPOSED DEVELOPMENT CONSISTS OF 81 INDIVIDUAL LOTS.
4. THE MINIMUM LOT SIZE IS 32,270 SQUARE FEET OR 0.74 ACRES. THE AVERAGE LOT SIZE IS 41,809 SQUARE FEET OR 0.96 ACRES.
5. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED AND AS OWNERS OF TRACTS IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS INCLUDING MAINTENANCE OF ALL APPURTENANCES (E.G. STREETLIGHTS, SIGNS, LANDSCAPE, ETC. TRACT "C" LOT 1 STATION) AND TRACT "N" (NO FILES) WILL BE DEEDED TO THE CITY OF SCOTTSDALE.

6. INTERIOR STREETS ARE PRIVATE AND WILL BE CONSTRUCTED WITHIN TRACT "A".
7. WATER AND SEWER DESIGN WILL COMPLY WITH APPROVED WATER PLANS.
8. DRAINAGE EASEMENTS WILL BE DEDICATED OVER SIDWALK STORAGE AND CONVEYANCE FACILITIES AS REQUIRED BY CITY CODE. THE CITY OF SCOTTSDALE RETAINS THE RIGHT TO ACCESS DRAINAGE BASEMENTS FOR INSPECTION AND MAINTENANCE.
9. MAINTENANCE OF DRAINAGE EASEMENTS AND TRACTS WILL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.
10. SEE WASTEWATER PLAN FOR FLOWS.

11. SITE WALLS ON LOTS 20,000 SQUARE FEET AND LARGER LOCATES A SETBACK OF AT LEAST 15 FEET FROM THE REAR AND SIDE PROPERTY LINES.
FIRE NOTES
1. IRONSTRUCTURED VERTICAL CLEARANCE SHALL BE A MINIMUM 13'6".
2. KEY SWITCH/PHONE-EMERGENCY SENSOR, REQUIRED FOR COMMERCIAL/MULTI-FAMILY/CATED COMMUNITIES.
3. FIRE LANE SURFACE SHALL SUPPORT 80,000 LB. GVW TO INCLUDE ANY GAGE/CALIBRATED CROSSING.



AREA SUMMARY	
LOT AREA =	2,976,330.84 (S.F.) 68.33 (AC)
TRACT AREA =	407,864.54 (S.F.) 9.25 (AC)
GROSS AREA =	3,379,195.48 (S.F.) 77.58 (AC)

SURVEYOR
NORTHSTAR PROFESSIONAL SERVICES
4000 E. GRIFFIN PARKWAY, SUITE 200
SCOTTSDALE, ARIZONA 85254
480-743-6538
CONTACT: DOMINICK A. BUST, R.L.S.

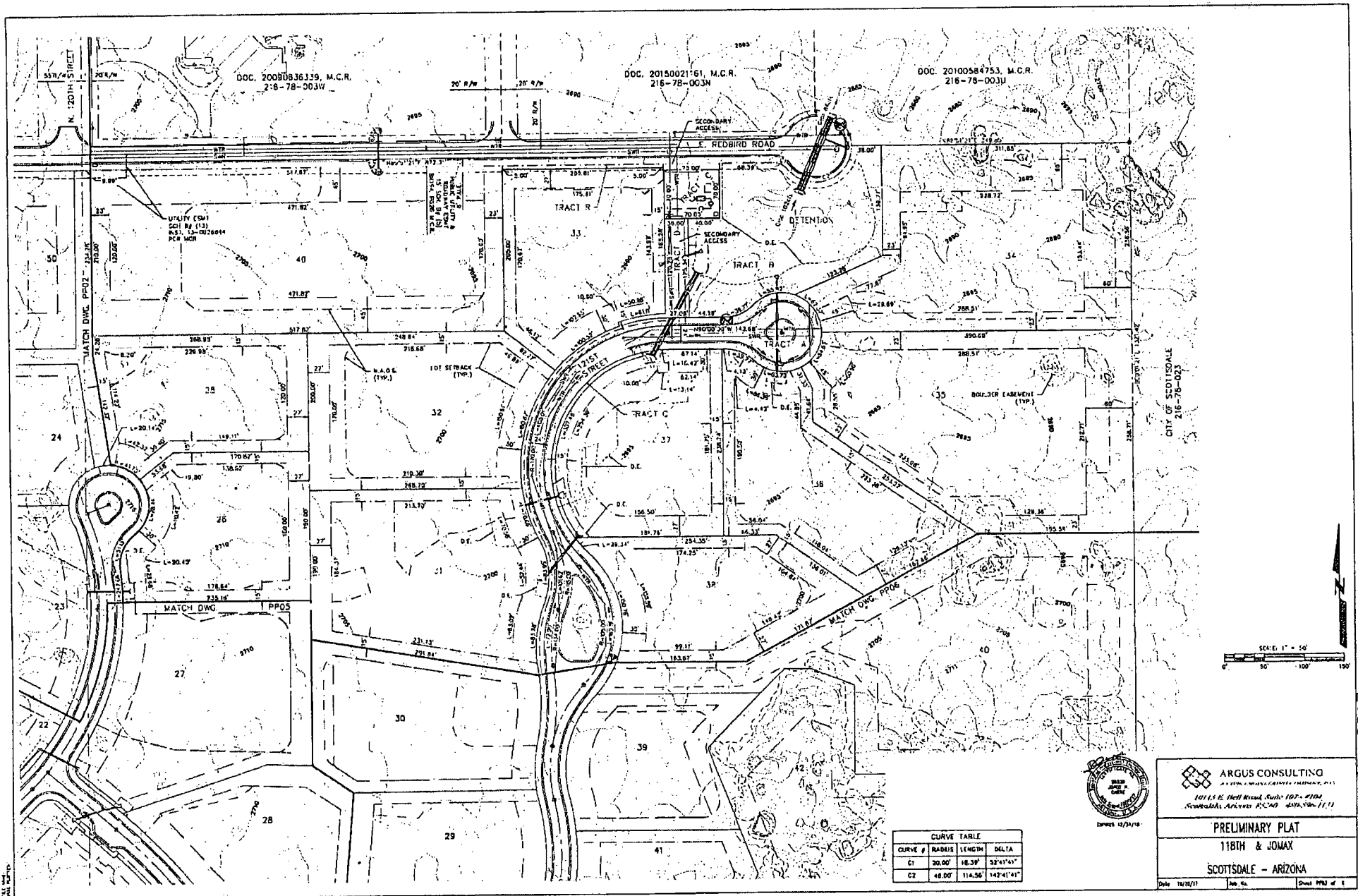
PARCEL ADDRESS
APR 216-78-003
APR 216-78-002
N. 118TH STREET & JOMAX ROAD
SCOTTSDALE, AZ

ARGUS CONSULTING
10115 E. BELL ROAD, SUITE 107
SCOTTSDALE, ARIZONA 85250
480-888-1131

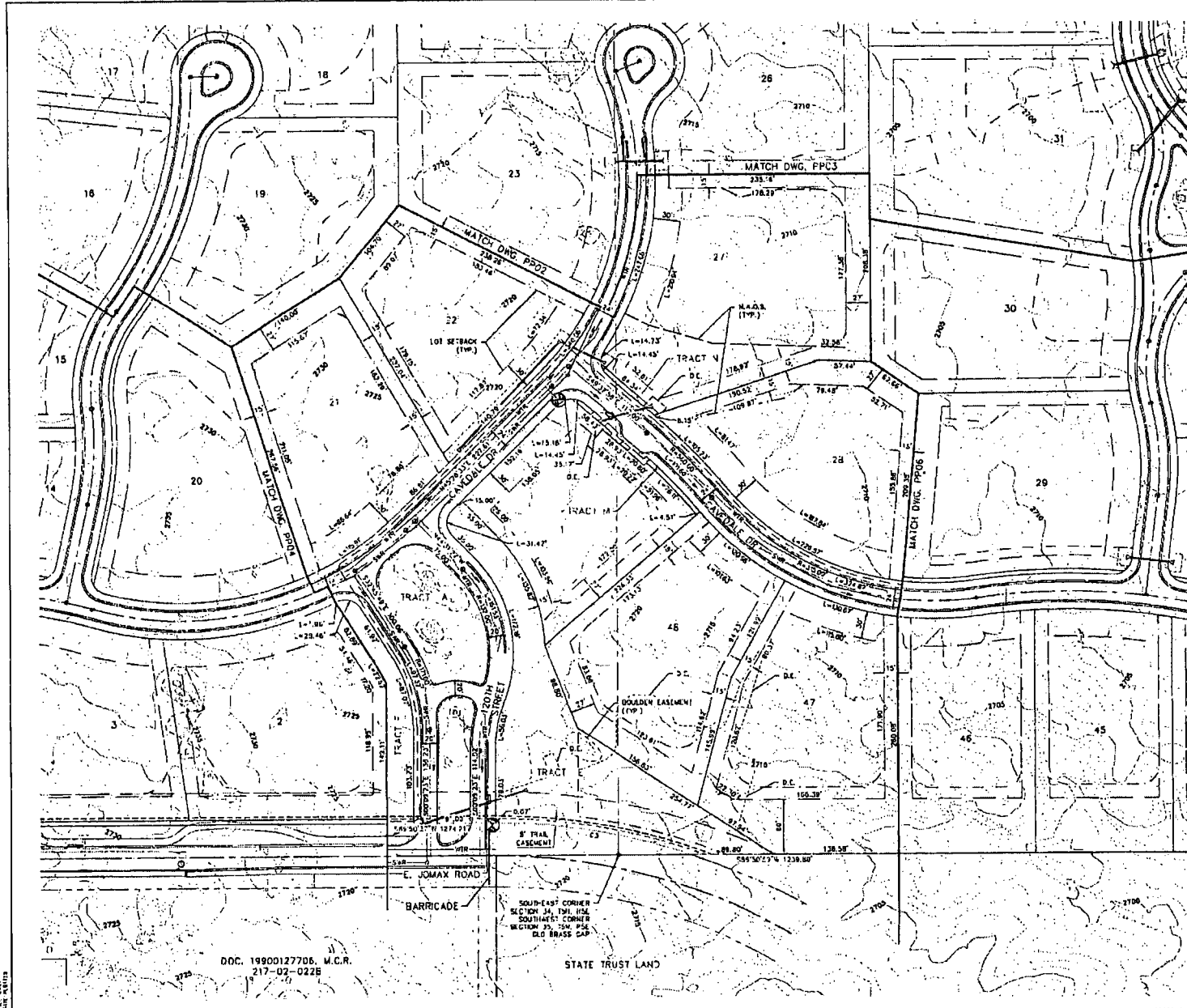
PRELIMINARY PLAT
118TH & JOMAX
SCOTTSDALE - ARIZONA

DATE: 10/25/17
DRAWN BY: JG
CHECKED BY: JG

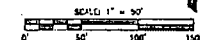
10-PP-2017



10-PP-2017
10/25/17



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C3	685.00'	215.65'	18°17'18"

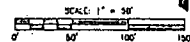
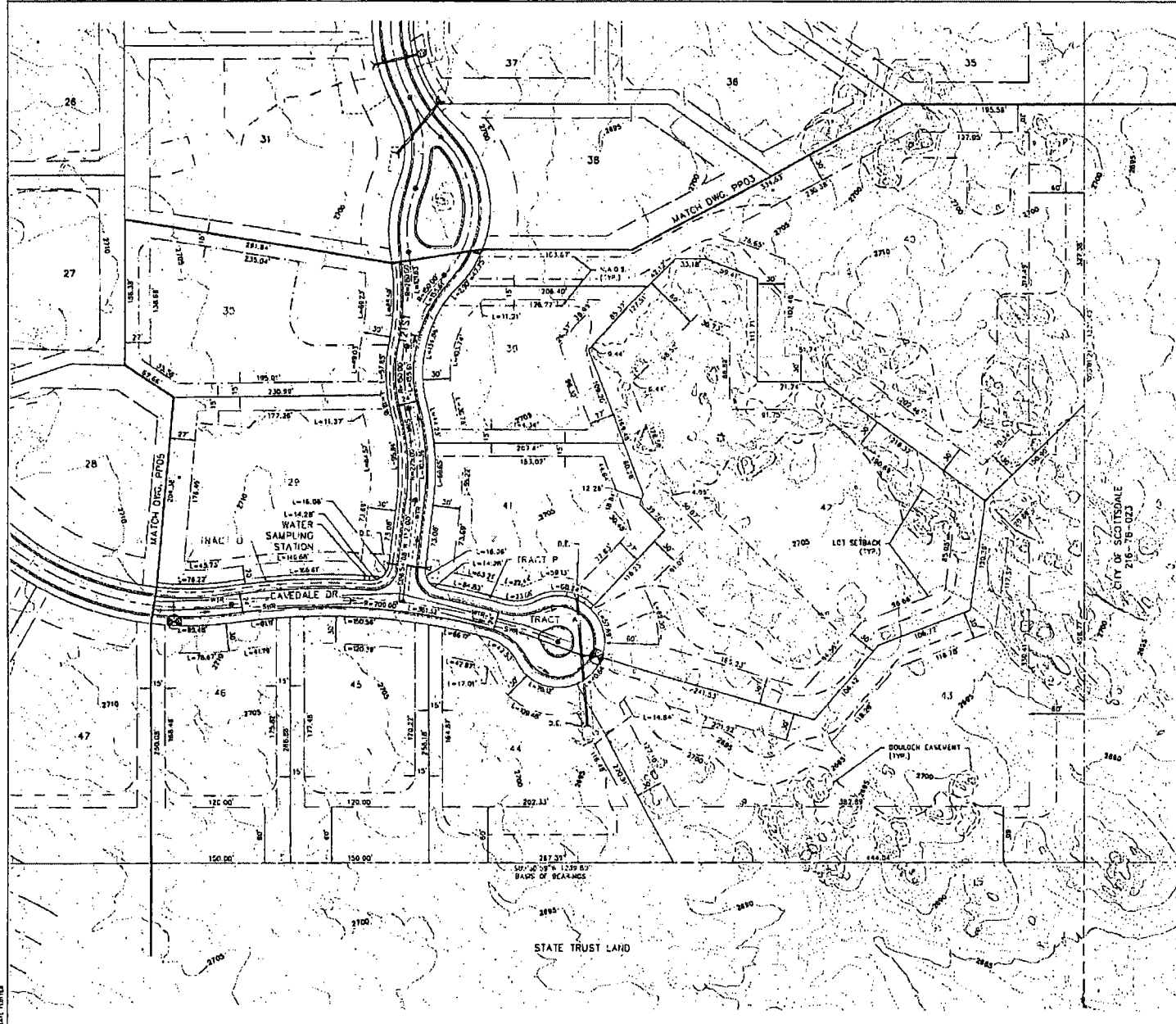



ARGUS CONSULTING
 A CIVIL ENGINEERING CONSULTING FIRM
 18715 E. Holt Road, Suite 107, #107
 Scottsdale, Arizona 85261 480-346-1131

PRELIMINARY PLAT
118TH & JOMAX
SCOTTSDALE - ARIZONA

10-PP-2017
 10/25/17

10-PP-2017



 **ARGUS CONSULTING**
A CIVIL ENGINEERING FIRM, INC.
10115 E. 84th Road, Suite 107 - #104
Northbrook, Illinois 60062 AND 548-1151

PRELIMINARY PLAT
118TH & JOMAX
SCOTTSDALE - ARIZONA

SCOTTSDALE - ARIZONA

SCOTTSDALE - ARIZONA

Date 10/10/17	Job No.	Sheet 1726 of 8
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404 804

Sheet 1926 of 6

10-PP-2017
10/25/17

10/25/17

DEDICATION

STATE OF ARIZONA)

COUNTY OF MARICOPA) S.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES A PORTION OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 34, AND THE SOUTHWEST ONE-QUARTER OF SECTION 35 PER TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "BOULDER RANCH" AS SHOWN ON THIS FINAL PLAT. THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION, EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITION, STATED.

TRACTS A, B, D, E, F, G, I, J, K, L, M, N, O, P, Q, R AND S, INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, AND MAINTAINED BY THE BOULDER RANCH COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSONS ("ASSOCIATION")

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TRACTS C & H, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "A" - AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

EASEMENTS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACTS "B", "D", "E", "F", "G", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R" AND "S" ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.

3. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY, PREVENT EROSION, AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

B. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "A" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS THIS DEEMS NECESSARY FOR ACCESS PURPOSES.

C. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NADS): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

1. GRANTOR SHALL NOT USE THE PROPERTY IN ANY MANNER INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.

2. GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.

3. GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.

4. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY.

5. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

D. PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR PUBLIC NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

E. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 10 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

F. SECOND CORRIDOR (SC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

G. SIGHT DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDING, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 10 TO 98 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

H. VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A HEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

I. WATER AND SEWER FACILITIES (WSF): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

J. BOULDER EASEMENT (BE): AS SHOWN HEREON, PERMANENTLY PRESERVING MAJOR ROCK OUTCROPS AND BOULDER FIELDS IN ITS NATURAL DESERT STATE. THE BOULDER EASEMENT SHALL NOT BE USED FOR ANY PURPOSE INCONSISTENT WITH THE PRESERVATION OF SAID FACILITIES IN ITS NATURAL STATE AND OF GRASSING, GRUBBING, EXCAVATING, OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER THE CITY OF SCOTTSDALE ORDINANCE. GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE CONVEYANCE DESCRIBED HEREON; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 20____.

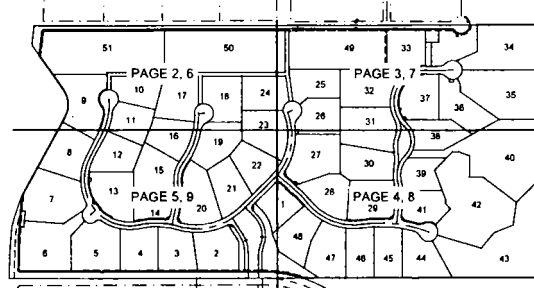
GRANTOR: _____

FOR: _____

FINAL PLAT FOR BOULDER RANCH

PARCELS 12 & 13 OF PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH, UNIT TWO PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS, ALSO BEING PORTIONS OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 34 & SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY



KEY MAP
N.T.S.

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA) S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018

BY: _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

EASEMENT RELEASE AND ABANDONMENT LIST

1. PER INSTRUMENT NO. _____, BEING A RELEASE OF THE NORTH 20 FEET OF AN EXISTING 55 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.
2. PER INSTRUMENT NO. _____, BEING A RELEASE OF AN EXISTING 55 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.
3. PER INSTRUMENT NO. _____, BEING A RELEASE OF AN EXISTING 55 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.
4. PER INSTRUMENT NO. _____, BEING A RELEASE OF AN EXISTING 15 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
2. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE CITY TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COASTS AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
5. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
8. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
9. INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL, A RECORDS OF SURVEY PLAT BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
10. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.

LEGEND & ABBREVIATIONS

○	EXISTING BRASS CAP MONUMENT (AS NOTED)	DLI	DRAINAGE LINE LENGTH
○	FD REBAR & CAP "RLS 4737" (UNLESS OTHERWISE NOTED)	DCI	DRAINAGE CURVE LENGTH
○	SET "J" REBAR WITH PLASTIC CAP "RLS 4737"	INST.	INSTRUMENT
○	SET BRASS CAP FLUSH PER MAG ST. DEL. 120-1 "B"	DKT.	DOCKET
—	PARCEL BOUNDARY	PG.	PAGE
—	R/W LINE	BK.	BOOK
—	LOT/TRACT LINE	MEAS.	REGISTERED LAND SURVEYOR
—	CENTER LINE	W.E.	WATER EASEMENT
—	EASEMENT LINE	S.C.	SCENIC CORRIDOR EASEMENT
—	SECTION LINE	P.U.	PUBLIC UTILITY EASEMENT
—	ADJACENT PARCEL LINE	N.A.O.S.	NATURAL AREA OPEN SPACE
(M)	MEASURED	S.D.	SIGHT DISTANCE EASEMENT
(C)	CALCULATED	B.E.	BOULDER EASEMENT
R/W	RIGHT-OF-WAY	D.F.C.	DRAINAGE FLOOD CONTROL EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS	P.M.A.	PUBLIC NON-MOTORIZED ACCESS
LI	LINE TABLE NUMBER		
CI	CURVE TABLE NUMBER		
NLI	N.A.O.S. LINE LENGTH		
NCI	N.A.O.S. CURVE LENGTH		
BLI	BOULDER LINE LENGTH		
BCI	BOULDER CURVE LENGTH		

BASIS OF BEARING

THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO THE PARCEL MAP OF GOLDIE BROWN PINNACLE PEAK RANCH, UNIT TWO, RECORDED IN BOOK 194, PAGE 26 PER M.C.R. BEARS: N89°30'38"E

LEGAL DESCRIPTION (PARENT PARCEL)

PARCEL 12 AND PARCEL 13 OF PARCEL MAP OF THE GOLDIE BROWN PINNACLE PEAK RANCH; UNIT TWO, RECORDED IN BOOK 194, PAGE 26, PER MARICOPA COUNTY RECORDS EXCEPT ALL MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND

SHEET INDEX

FP01	COVER SHEET, DEDICATION, NOTES	
FP02-05	LOTS, TRACTS & N.A.O.S.	
FP06-09	DRAINAGE & BOULDER EASEMENTS	
FP10	LOT & TRACT LINE & CURVE TABLES	
FP11	BOULDER LINE TABLES	
FP12	DRAINAGE LINE & CURVE TABLES	
FP13	N.A.O.S. LINE TABLES	
FP14	N.A.O.S. CURVE TABLES	
FP15	LOT, TRACT, N.A.O.S. AREA TABLES AND BOUNDARY ANALYSIS	

AREA SUMMARY

LOT AREA	2,978.332 (S.F.)	88.33 (AC)
TRACT AREA	402.855 (S.F.)	9.20 (AC)
NET AREA	3,378.187 (S.F.)	77.58 (AC)
GROSS AREA	3,496.734 (S.F.)	80.27 (AC)
NET AREA	3,378.187 (S.F.)	77.58 (AC)
TOTAL LOTS	51 LOTS	
TYPICAL LOT SIZE	N/A	
GROSS DENSITY	1.57 DU/AC	
EXISTING ZONING	R-1-43 ESL, R1-70 ESL, R1-130 ESL & R1-190 ESL	

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (D.R.B.) CASE NO. 10-PP-2017 AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

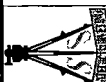
LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOISES 4-20-18
REGISTERED LAND SURVEYOR DATE _____



STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE.
STE. 400
PHOENIX, AZ 85027
PHONE: (480) 865-4399

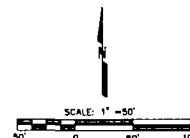
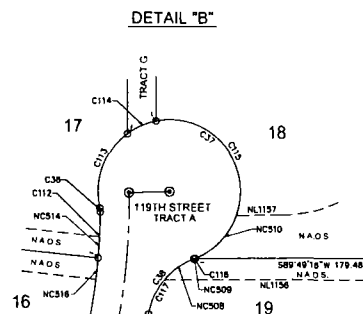


LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE.
STE. 400
PHOENIX, AZ 85027
PHONE: (480) 865-4399

BOOK	194	PAGE	26
TRACT	12 & 13	LOT	12 & 13
SECTION	34 & 35	TOWNSHIP	5 N
RANGE	5 E	MERIDIAN	1
DATE	02/26/18	BY	J.S.M.
CHECKED		DATE	

"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B. & M.
SCOTTSDALE, ARIZONA

SHEET 1 OF 13
DRAWING NUMBER
FP-01



MATCH SHEET 3

STRATEGIC
SURVEYING, LLC

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.,
SUITE 4
PHOENIX, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 805-4399

FINAL PLAT

"BOULDER RANCH"

PORTIONS OF SECTION 34 & 35

TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.

SCOTTSDALE, ARIZONA

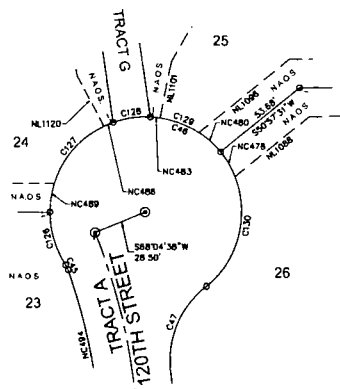
SHEET 2 OF 15

FP-02

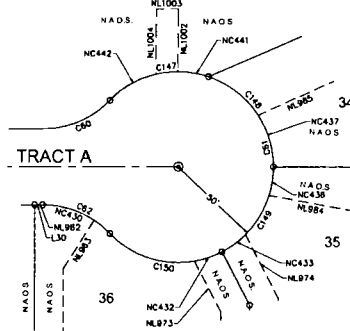
1102 W SOUTHERN AVE
STE 4
TEMPE, AZ 85282
PH 480.773.7674

235-18-7

DETAIL "C"



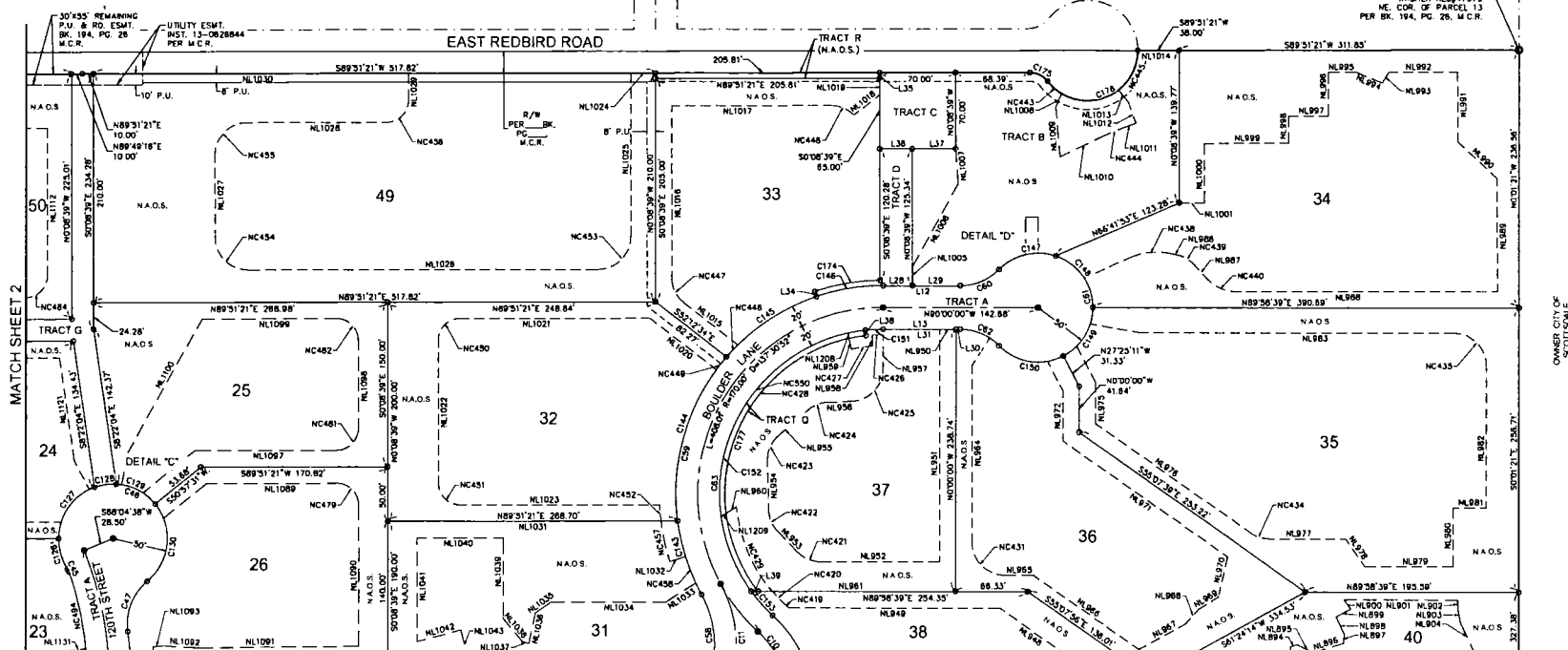
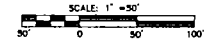
DETAIL "D"



OWNER: BRIAN LISA
RUSSO
APN 216-78-003J

OWNER: GUY CONTE LIVING
TRUST
APN 216-78-003N

OWNER: GENIE PATRICIA
FELDMAN
APN 216-78-003U



MATCH SHEET 4

OWNER: CITY OF
SCOTTSDALE
APN: 216-78-0023



STRATEGIC
SURVEYING, LLC
1102 W SOUTHERN AVE
TAMPE, AZ 85282
PHONE: (480) 965-4399
PH: 480-272-7634

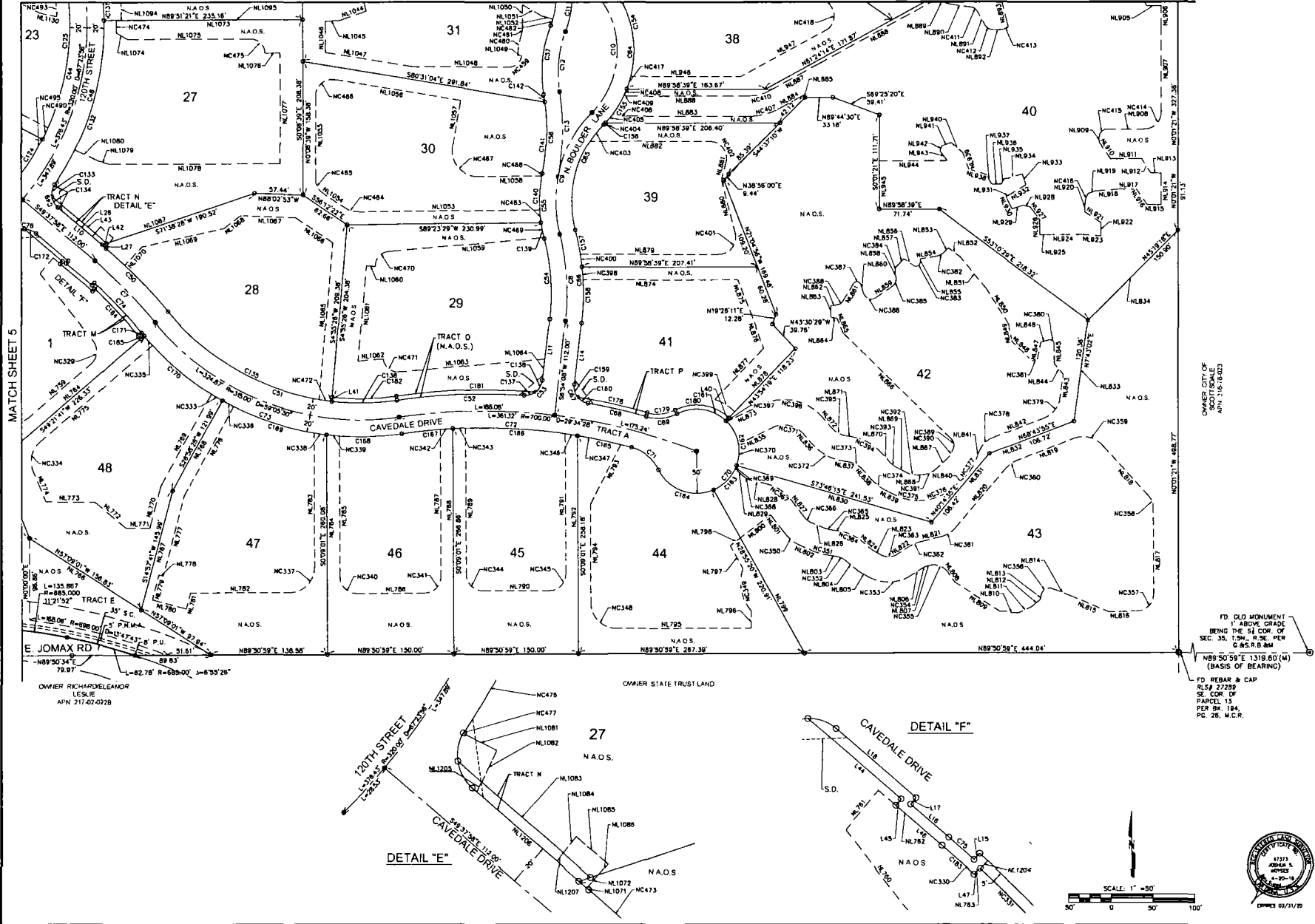
LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 W SOUTHERN AVE
PHOENIX, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 965-4399

NO.	DATE	BY	REVISION
1	04-25-15	JM	PRELIMINARY SURVEY PROJECT # 00236-FP
2			COUNTY PROJECT NUMBER

FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 3 OF 15
DRAWING NUMBER
FP-03

MATCH SHEET 3



OWNER CITY OF
SCOTTSDALE
APN 216-15-023

FD. OLD MONUMENT
1' ABOVE GRADE
BEING THE S.E. COR. OF
SEC. 35, T.5N., R.5E., PER
G.A.S.R.B. & M.
(BASIS OF BEARING)
N89°50'59"E 1319.60' (4)
N89°50'59"E 444.04'



STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85262
CONTACT: JOSHUA MOSES
PHONE: (480) 845-4399

LAND SURVEYOR
JOSHUA A. MOSES
1102 WEST SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85262
CONTACT: JOSHUA MOSES
PHONE: (480) 845-4399

FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.A.S.R.B. & M.
SCOTTSDALE, ARIZONA

OWNER RICHARDELEANOR
LESJIE
APN 217-02-0228

OWNER STATE TRUST LAND

OWNER CITY OF
SCOTTSDALE
APN 216-15-023

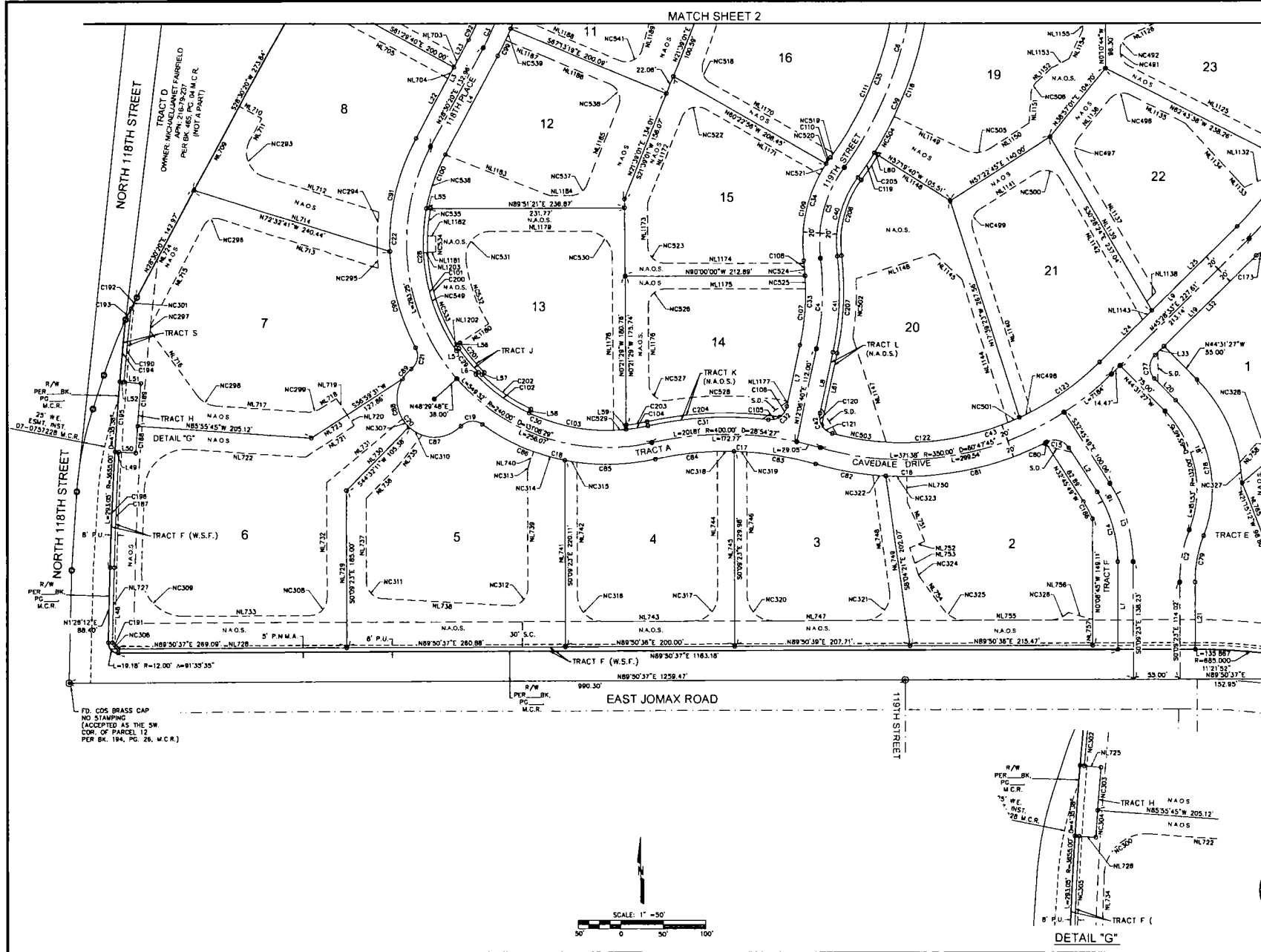
OWNER CITY OF
SCOTTSDALE
APN 216-15-023

OWNER RICHARDELEANOR
LESJIE
APN 217-02-0228

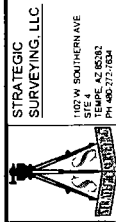
OWNER STATE TRUST LAND

OWNER RICHARDELEANOR
LESJIE
APN 217-02-0228

OWNER STATE TRUST LAND



STRATEGIC SURVEYING, LLC 1102 W. SOUTHERN AVE. STE. 100 SCOTTSDALE, AZ 85262 PH: 480-722-7044	
LAND SURVEYOR STATE OF ARIZONA 1102 W. SOUTHERN AVE. STE. 100 SCOTTSDALE, AZ 85262 CONTACT: JOSHUA MOYES PHONE: (480) 985-4399	
DATE: 02/15/18 BY: J.M. SCALE: 1"=50' PROJECT: BOULDER RANCH SECTION: 34 & 35 TOWNSHIP: 5 NORTH, RANGE 5 EAST COUNTY: MARICOPA	FINAL PLAT "BOULDER RANCH" PORTIONS OF SECTION 34 & 35 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M. SCOTTSDALE, ARIZONA
SHEET: 5 OF 15 DRAWING NUMBER:	FP-05



STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85260
CONTACT: JOSHUA MOYES
PHONE: (480) 865-4399

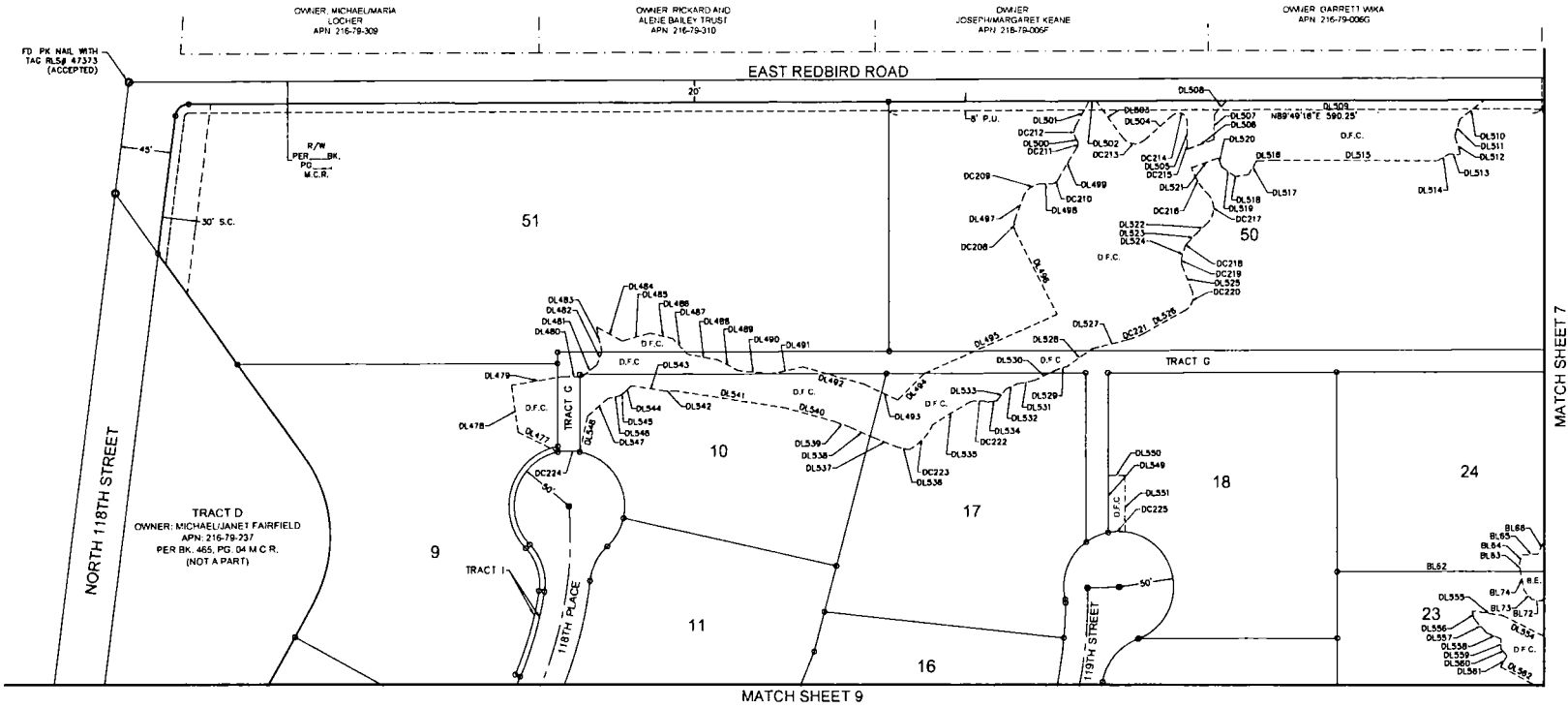
LAND SURVEYOR
JOSHUA MOYES
1102 WEST SOUTHERN AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85260
CONTACT: JOSHUA MOYES
PHONE: (480) 865-4399

DATE	2/1/15
BY	JM
CHECKED	JM
DATE	2/1/15
BY	JM
CHECKED	JM
DATE	2/1/15
BY	JM
CHECKED	JM

FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

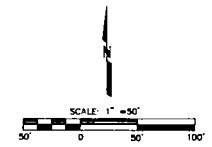
SHEET 8 OF 15
DRAWING NUMBER
FP-06

235-18-7



MATCH SHEET 7

MATCH SHEET 9



OWNER: MICHAEL/MARIA LOCHER
APN: 216-79-309

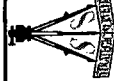
OWNER: RICKARD AND ALBIE BAILEY TRUST
APN: 216-79-310

OWNER: JOSEPH/MARGARET KEANE
APN: 216-79-006F

OWNER: GARRETT WKA
APN: 216-79-006G

TRACT D
OWNER: MICHAEL/JANET FAIRFIELD
APN: 216-79-737
PER BK. 465, PG. 04 M.C.R.
(NOT A PART)

STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE
TULSA, AZ 85902
PH: 480-272-1004



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE
SUITE 101, TULSA, ARIZONA 85902
CONTACT: JOSHUA MOSES
PHONE: (480) 865-4399

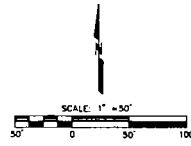
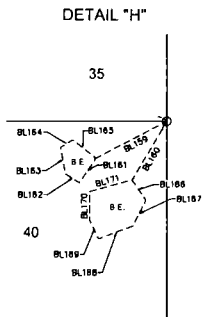
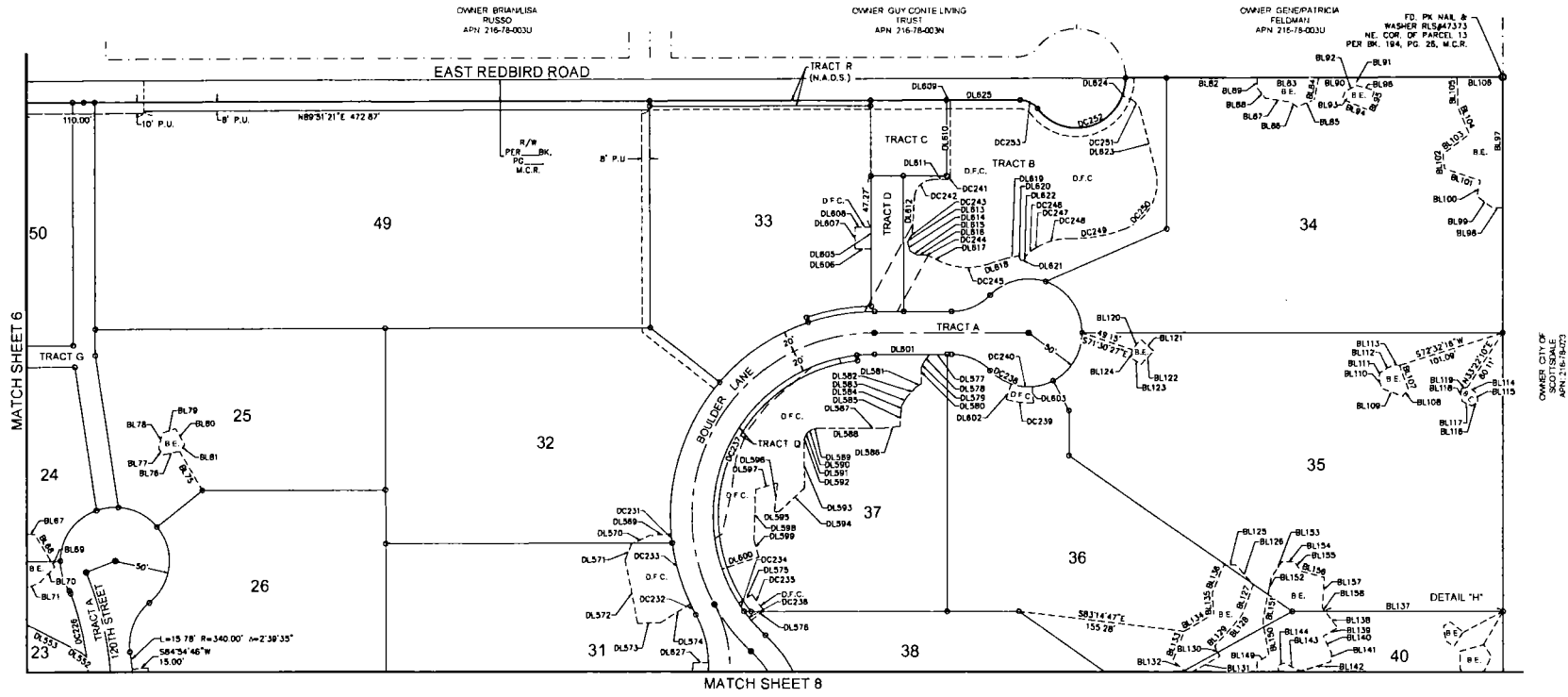
OWNER: CITY OF SCOTTSDALE
APN: 216-78-003J

CLIENT	JCM
CHG'D	JCM
APPRO'D	JCM
DATE	4-20-18
STRATEGIC SURVEY PROJECT #	
00236-PP	
CLIENT PROJECT NUMBER	

FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 7 OF 15
DRAWING NUMBER
FP-07

235-18-7



LOT AND TRACT
(LINE & CURVE TABLES)

LINE #	LENGTH	BEARING
L1	103.23	N09°23'W
L2	81.92	N32°45'49"W
L3	132.96	S28°30'20"W
L4	132.96	S28°30'20"W
L5	4.00	N55°05'15"E
L6	4.00	S45°28'56"W
L7	73.82	N12°06'40"E
L8	73.84	S12°06'40"W
L9	227.81	N45°28'33"E
L10	74.23	S49°37'58"W
L11	73.06	N8°34'08"E
L12	71.27	N80°00'00"E
L13	71.27	N90°00'00"W
L14	73.06	S8°34'08"W
L15	3.98	S42°10'23"W
L16	23.93	N49°38'19"W
L17	4.00	N40°22'02"E
L18	50.20	N49°38'01"W
L19	187.18	S45°28'33"W
L20	35.00	S44°31'27"E
L21	79.03	S09°23'E
L22	95.78	N28°30'20"E
L23	37.18	N28°30'20"E
L24	86.81	N45°28'33"E
L25	140.79	N45°28'33"E
L26	88.08	S48°37'58"E
L27	6.15	S49°37'58"E
L28	27.08	N90°00'00"E
L29	44.18	N89°51'21"E
L30	4.13	N90°00'00"W
L31	87.14	N45°28'33"E
L32	152.18	S45°28'33"W
L33	15.00	S45°28'33"W
L34	5.00	N18°48'56"W
L35	5.00	S03°08"E
L36	30.00	N89°51'21"E
L37	40.00	N89°51'21"E
L38	5.00	S81°16'20"E
L39	6.26	N89°58'39"E
L40	5.00	S43°54'19"W
L41	5.00	N45°23'27"E
L42	5.85	N71°36'28"E
L43	84.34	N49°37'58"W
L44	96.43	S49°38'00"E
L45	4.00	S40°22'02"W
L46	28.93	S49°38'19"E
L47	3.88	N42°38'41"E
L48	88.40	N12°01'22"E
L49	5.00	S88°24'35"E
L50	20.00	S88°24'35"E
L51	20.00	N85°07'18"W
L52	5.00	N85°07'18"W
L53	3.09	N01°04'40"E
L54	5.00	S68°53'11"E
L55	5.09	N89°51'21"E
L56	4.00	N56°28'43"E
L57	4.00	S44°07'31"W
L58	5.00	S24°37'01"W
L59	5.02	N02°21'08"E
L60	5.00	S37°18'40"E
L61	86.87	S12°06'40"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C1	97.32	171.00	32°36'28"	N18°27'36"W	98.01
C2	82.78	168.00	21°24'11"	S10°32'43"W	82.39
C3	197.32	340.00	33°15'08"	N11°52'46"E	194.56
C4	107.22	325.00	18°54'06"	N2°39'37"E	106.73
C5	113.11	190.00	43°12'20"	N14°48'44"E	119.43
C6	276.51	420.00	37°43'16"	N17°33'18"E	271.54
C7	101.60	560.00	10°23'44"	S44°29'06"E	101.46
C8	103.36	275.00	21°32'07"	N3°51'56"W	102.75
C9	155.81	150.00	59°28'23"	N15°05'13"E	148.73
C10	189.19	105.00	92°18'18"	N1°21'14"W	151.47
C11	101.62	115.00	50°37'30"	S3°36'54"E	86.35
C12	72.80	134.00	31°10'08"	S6°08'57"W	72.00
C13	101.83	280.00	20°47'49"	S0°55'48"W	101.07
C14	87.07	153.00	32°36'28"	N18°27'36"W	85.90
C15	26.48	20.00	84°24'30"	N74°38'05"W	26.87
C16	280.35	170.00	43°28'38"	S84°32'59"W	271.86
C17	181.72	380.00	28°54'27"	N86°10'55"W	189.69
C18	218.59	280.00	47°43'50"	N78°48'14"W	210.38
C19	27.85	20.00	79°47'42"	S85°11'46"W	25.86
C20	148.39	45.00	188°23'38"	N41°30'12"W	89.88
C21	27.85	20.00	79°47'42"	N11°47'46"E	25.86
C22	256.87	280.00	56°36'25"	N07°10'7"E	248.55
C23	110.11	320.00	19°42'58"	N18°36'51"E	109.57
C24	46.02	50.00	52°43'52"	N17°34'34"W	44.41
C25	236.07	50.00	27°30'48"	S88°41'07"E	70.39
C26	35.20	50.00	40°20'31"	S26°24'10"E	34.48
C27	139.97	360.00	22°18'35"	S17°22'03"W	139.08
C28	243.51	220.00	83°25'08"	S32°13'E	231.27
C29	36.21	218.00	9°38'15"	S39°42'33"E	36.18
C30	223.18	220.00	58°07'08"	S73°34'35"E	213.72
C31	143.17	420.00	19°31'52"	N87°07'47"E	142.48
C32	28.80	20.00	84°47'03"	N54°30'12"E	26.97
C33	100.82	305.00	18°54'08"	N2°39'37"E	100.18
C34	128.19	170.00	43°12'20"	N14°48'44"E	125.18
C35	250.34	400.00	35°51'33"	N18°29'08"E	248.28
C36	2.85	12.00	13°35'37"	N61°42'27"W	2.84
C37	229.43	50.00	28°54'18"	S81°35'08"E	74.93
C38	52.39	50.00	80°02'07"	S38°30'56"W	50.03
C39	204.15	440.00	28°35'01"	S23°07'24"W	202.32
C40	88.03	130.00	43°12'20"	S14°48'44"W	85.72
C41	113.81	345.00	18°54'08"	S2°39'37"W	113.30
C42	30.49	20.00	87°20'08"	S31°33'23"E	27.62
C43	341.55	330.00	59°18'01"	N75°07'34"E	328.50
C44	340.08	300.00	84°56'50"	N13°00'06"E	322.15
C45	2.91	12.00	13°34'48"	N28°25'40"W	2.91
C46	230.58	50.00	28°43'43"	S81°18'10"E	74.18
C47	51.13	50.00	58°35'32"	S21°37'57"W	48.93
C48	247.88	340.00	41°44'08"	S13°07'14"W	242.22
C49	29.19	20.00	83°37'14"	S7°49'20"E	26.87
C50	105.23	580.00	1°02'44"	S44°28'06"E	105.09
C51	304.25	295.00	59°05'30"	S68°48'56"E	290.94
C52	152.46	720.00	12°07'58"	N87°44'15"E	152.17
C53	30.33	20.00	86°54'05"	N50°21'10"E	27.51
C54	99.84	255.00	21°32'07"	N3°51'56"W	95.28
C55	77.03	170.00	25°57'38"	N1°38'10"W	76.37
C56	94.37	280.00	20°47'49"	N0°55'48"E	93.85
C57	83.78	154.00	31°10'08"	N6°08'57"W	82.75
C58	83.95	95.00	50°37'30"	N3°36'54"E	81.24
C59	394.39	190.00	118°55'49"	N30°32'08"E	327.30
C60	39.77	50.00	45°34'23"	N67°12'48"E	38.73

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C61	238.82	50.00	271°08'46"	S0°00'00"E	70.00
C62	39.77	50.00	45°34'23"	N67°12'48"W	38.73
C63	380.01	150.00	137°30'52"	S21°14'34"W	278.82
C64	201.41	125.00	92°18'18"	S1°21'14"E	180.32
C65	134.86	130.00	59°28'23"	S15°05'13"W	128.90
C66	110.88	295.00	21°32'07"	S3°51'58"E	110.23
C67	30.33	20.00	86°54'05"	S36°32'55"E	27.51
C68	71.25	720.00	5°40'10"	S77°09'52"E	71.22
C69	37.40	50.00	42°51'08"	N84°14'40"E	36.53
C70	238.49	50.00	270°59'57"	S18°18'03"W	70.09
C71	42.53	50.00	48°44'11"	N50°35'02"W	41.28
C72	277.64	680.00	23°24'36"	N86°37'25"W	275.91
C73	345.30	335.00	58°05'30"	N88°46'56"W	330.39
C74	81.89	340.00	8°41'21"	N43°34'55"W	81.82
C75	15.88	588.87	1°36'45"	N48°49'56"W	15.99
C76	29.63	20.00	84°53'26"	S87°55'18"W	27.00
C77	31.42	20.00	80°00'00"	S0°28'33"W	28.28
C78	172.19	150.00	65°48'15"	S11°36'19"E	162.89
C79	58.03	150.00	21°24'11"	S10°32'43"W	55.71
C80	1.98	370.00	0°18'12"	S62°58'46"W	1.98
C81	194.33	370.00	30°08'35"	S78°10'38"W	182.11
C82	84.28	370.00	13°02'52"	N80°15'07"W	84.08
C83	98.54	360.00	14°51'27"	N81°09'25"W	98.28
C84	63.18	360.00	14°53'00"	S84°23'22"E	62.95
C85	108.28	260.00	23°52'27"	S89°17'32"W	107.48
C86	108.34	260.00	23°52'27"	N88°50'33"W	107.56
C87	88.88	45.00	87°48'47"	S88°12'52"W	82.42
C88	81.91	45.00	78°49'56"	N72°18'18"W	57.15
C89	15.89	45.00	19°43'55"	N41°49'39"E	15.42
C90	118.48	260.00	26°08'18"	N15°02'37"W	117.44
C91	143.12	260.00	30°30'09"	N13°15'15"E	136.79
C92	30.11	320.00	5°23'51"	N25°48'34"E	30.10
C93	80.00	320.00	14°19'28"	N15°57'06"E	79.78
C94	106.68	50.00	122°33'32"	N17°01'16"E	87.56
C95	20.14	50.00	23°04'26"	N89°49'18"E	20.00
C96	78.52	50.00	91°07'40"	S33°04'41"E	71.40
C97	29.75	50.00	34°05'07"	S29°31'43"W	29.31
C98	104.09	360.00	18°34'01"	S14°30'48"W	103.73
C99	35.87	360.00	5°42'34"	S25°39'03"W	35.86
C100	88.02	220.00	17°42'51"	S19°38'59"W	87.75
C101	175.48	220.00	45°42'15"	S13°03'36"E	170.88
C102	78.84	220.00	20°31'58"	S34°47'00"E	78.42
C103	118.23	220.00	40°47'28"	S80°28'43"E	118.81
C104	26.09	220.00	8°47'42"	N80°45'43"E	26.08
C105	14.15	20.00	40°32'27"	N78°37'30"E	13.86
C106	15.44	20.00	44°14'36"	N34°13'56"E	15.06
C107	82.09	305.00	15°25'18"	N4°24'02"E	81.84
C108	18.53	305.00	3°28'30"	N5°03'01"W	18.53
C109	118.91	170.00	40°24'44"	N13°14'53"E	117.44
C110	8.78	170.00	2°57'38"	N34°56'05"E	8.78
C111	216.30	400.00	31°18'08"	N20°48'50"E	215.60
C112	32.04	400.00	4°35'24"	N2°51'03"E	32.04
C113	58.15	50.00	88°58'08"	N20°18'40"E	54.93
C114	22.01	50.00	25°52'58"	N68°17'21"E	21.83
C115	148.12	50.00	169°44'19"	S18°18'01"E	99.80
C116	1.16	50.01	1°19'27"	S81°25'52"W	1.16
C117	52.36	50.00	2°57'38"	S39°50'36"W	50.02
C118	166.85	440.00	21°39'18"	S20°49'31"W	167.82
C119	35.68	440.00	4°35'45"	S34°07'01"W	35.28
C120	14.45	20.00	41°24'35"	S8°35'37"E	14.14

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C121	18.03	20.00	45°53'31"	S52°19'40"E	15.81
C122	225.83	330.00	39°10'28"	N85°11'18"E	221.26
C123	115.91	330.00	20°07'30"	N55°32'18"E	115.32
C124	98.86	300.00	18°30'08"	N38°13'29"E	98.46
C125	243.19	300.00	46°28'42"	N3°45'03"E	236.58
C126	29.10	50.00	33°20'41"	N16°42'45"W	28.89
C127	81.20	80.00	70°08'05"	N35°01'40"E	57.45
C128	20.14	50.00	23°04'26"	N81°37'56"E	20.00
C129	41.70	50.00	47°47'21"	S82°56'10"E	40.51
C130	78.44	50.00	89°53'13"	S55°40'07"W	70.84
C131	40.71	340.00	6°31'36"	S47°01'01"E	40.88
C132	206.95	340.00	34°52'29"	S18°33'02"W	203.77
C133	14.73	20.00	42°12'40"	S12°52'57"W	14.40
C134	14.45	20.00	41°24'35"	S28°55'40"E	14.14
C135	228.67	295.00	44°03'46"	S81°16'08"E	221.32
C136	77.37	295.00	15°01'40"	N89°11'07"E	77.15
C137	14.28	20.00	40°53'42"	N73°21'22"E	13.97
C138	16.06	20.00	48°02'24"	N29°34'19"E	15.83
C139	18.18	170.00	8°27'51"	N12°40'04"W	19.17
C140	57.85	170.00	19°28'47"	N1°34'45"E	57.57

BOULDER EASEMENT (LINE TABLES)

LINE TABLE		
LINE#	LENGTH	BEARING
BL62	105.30	N89°49'18"E
BL63	6.22	N107°1'48"W
BL64	8.78	N13°49'45"E
BL65	15.33	N65°41'42"E
BL66	11.11	N25°00'38"E
BL67	7.97	S84°48'33"E
BL68	29.36	S31°48'20"E
BL69	8.36	S31°48'20"E
BL70	19.48	S44°11'23"W
BL71	17.88	S65°03'18"W
BL72	7.75	N78°15'41"W
BL73	10.88	N42°48'34"W
BL74	17.56	N101°7'48"W
BL75	42.38	N28°45'55"W
BL76	15.39	S77°42'18"W
BL77	7.30	S69°30'37"W
BL78	14.82	N14°48'03"E
BL79	12.58	N71°28'10"E
BL80	17.34	N26°34'30"W
BL81	7.56	S39°11'34"W
BL82	84.03	N89°51'21"E
BL83	37.23	S89°51'21"W
BL84	20.38	N10°52'37"E
BL85	17.56	N10°52'37"E
BL86	7.97	S53°43'27"E
BL87	23.53	S81°32'17"E
BL88	12.06	S38°07'35"E
BL89	9.37	S118°10'10"E
BL90	34.80	N89°51'21"E
BL91	7.22	N0°08'38"W
BL92	12.00	S59°19'03"W
BL93	8.45	S18°41'12"E
BL94	17.99	S88°48'20"E
BL95	18.18	N23°15'33"E
BL96	17.28	N73°36'07"W
BL97	120.90	S07°01'21"E
BL98	9.37	S89°51'08"W
BL99	18.18	N55°55'30"W
BL100	14.90	N12°43'10"E
BL101	35.27	N71°34'33"W
BL102	13.38	N80°16'13"W
BL103	30.91	N52°35'40"E
BL104	28.77	N23°37'50"W
BL105	28.04	N1°39'20"W
BL106	42.89	N89°51'21"E
BL107	23.39	N20°18'57"W
BL108	8.43	N36°38'40"E
BL109	20.80	S89°08'20"E
BL110	10.38	S15°33'39"E
BL111	5.20	S19°02'35"W
BL112	13.78	S39°48'37"W
BL113	5.84	N83°59'48"W
BL114	8.85	N58°00'03"W
BL115	8.75	N18°03'20"W
BL116	7.56	N51°38'33"E
BL117	10.81	S83°28'05"E
BL118	11.24	S20°09'37"E
BL119	8.33	S74°09'43"W
BL120	12.51	N41°30'22"E
BL121	16.23	S48°33'44"E

LINE TABLE		
LINE#	LENGTH	BEARING
BL122	17.39	S44°38'08"W
BL123	10.88	N55°30'35"W
BL124	7.75	N34°48'58"E
BL125	8.89	S88°14'19"W
BL126	25.10	N41°16'42"W
BL127	29.37	N20°23'44"E
BL128	22.77	N40°12'20"E
BL129	18.03	N44°12'58"E
BL130	10.77	N26°19'00"W
BL131	33.47	N60°38'30"E
BL132	18.81	S48°39'23"E
BL133	28.04	S21°37'43"W
BL134	31.83	S39°28'35"W
BL135	19.14	S43°00'00"E
BL136	28.08	S22°22'23"W
BL137	183.07	S89°38'58"W
BL138	19.38	N37°30'48"W
BL139	15.47	N81°17'14"E
BL140	17.41	N26°34'30"W
BL141	8.08	N87°19'32"E
BL142	28.92	N72°40'48"E
BL143	17.02	S84°36'10"E
BL144	8.78	N10°52'37"E
BL145	36.74	N13°58'08"W
BL146	20.01	N78°47'18"E
BL147	20.80	S24°30'37"E
BL148	23.61	S04°45'31"W
BL149	12.87	S59°09'47"W
BL150	31.82	S107°00'03"E
BL151	25.15	S110°01'33"W
BL152	15.76	S110°01'33"W
BL153	17.91	S33°40'43"W
BL154	11.53	S87°30'30"W
BL155	10.84	N33°42'28"W
BL156	22.88	N73°45'58"W
BL157	27.70	N44°42'40"E
BL158	4.57	N37°30'48"W
BL159	41.78	S82°36'11"W
BL160	35.58	S30°48'43"W
BL161	15.58	N34°13'06"E
BL162	8.88	S58°14'59"E
BL163	30.91	N52°35'40"E
BL164	7.30	S57°41'53"E
BL165	15.58	N32°14'48"W
BL166	13.01	N33°72'28"W
BL167	14.95	N26°53'08"E
BL168	19.18	N89°42'30"E
BL169	10.58	S28°04'08"E
BL170	15.30	S07°00'00"E
BL171	23.01	S74°47'37"W
BL172	32.38	N89°38'39"E
BL173	37.35	N81°07'08"E
BL174	12.88	S83°50'36"E
BL175	27.20	S23°34'14"E
BL176	17.89	S73°13'21"W
BL177	28.72	S82°41'09"W
BL178	14.72	N58°03'02"W
BL179	14.92	N19°30'58"W
BL180	10.61	N00°00'00"E
BL181	314.43	N00°01'21"E

LINE TABLE		
LINE#	LENGTH	BEARING
BL182	42.81	S83°17'08"E
BL183	42.94	S50°19'27"W
BL184	38.83	S11°34'33"E
BL185	45.80	S41°43'48"E
BL186	33.32	S30°42'22"E
BL187	37.29	S52°42'53"E
BL188	41.41	S41°06'14"E
BL189	40.38	S83°27'02"W
BL190	18.78	S74°30'28"W
BL191	28.53	S48°39'10"E
BL192	4.12	S48°39'10"E
BL193	21.89	S79°26'07"E
BL194	41.23	S28°18'19"W
BL195	32.59	S82°06'34"E
BL196	17.74	S83°42'00"E
BL197	28.88	N85°10'29"W
BL198	15.52	S10°31'8"E
BL199	21.73	S38°08'55"E
BL200	11.24	S22°13'1"E
BL201	18.04	S38°41'12"W
BL202	23.30	N38°49'50"W
BL203	12.47	S84°28'18"W
BL204	17.38	S29°23'33"W
BL205	17.86	N88°27'41"W
BL206	18.72	N28°30'40"W
BL207	27.88	N13°30'31"E
BL208	21.14	N29°48'38"E
BL209	14.34	N29°03'07"E
BL210	13.00	N62°07'34"E
BL211	23.08	S74°58'31"W
BL212	20.88	S12°21'28"W
BL213	13.14	S79°25'17"W
BL214	17.48	S53°12'02"E
BL215	82.73	N23°09'02"W
BL216	29.30	S87°54'13"E
BL217	24.51	S43°08'40"W
BL218	14.28	S85°11'59"E
BL219	12.13	N8°45'07"E
BL220	15.99	N87°48'33"E
BL221	30.28	S48°51'33"E
BL222	33.32	S18°23'11"E
BL223	7.25	S81°22'29"E
BL224	51.59	S38°14'08"E
BL225	14.98	S83°30'35"W
BL226	51.84	N58°31'28"W
BL227	12.81	N82°00'58"W
BL228	14.88	N34°30'48"E
BL229	17.44	N49°10'37"W
BL230	27.11	S41°52'58"E
BL231	21.84	S87°30'34"W
BL232	17.50	N57°40'13"E
BL233	2.33	N21°0'48"E
BL234	3.36	S53°10'28"E
BL235	1.45	S38°16'35"E
BL236	23.54	S85°00'00"E
BL237	11.25	S18°08'00"W
BL238	12.88	S17°49'00"E
BL239	18.90	S45°37'28"W
BL240	14.25	S48°08'28"E
BL241	8.95	S19°33'15"W

LINE TABLE		
LINE#	LENGTH	BEARING
BL242	10.84	S70°09'20"W
BL243	18.88	N50°19'27"W
BL244	20.87	N19°33'45"W
BL245	21.85	N73°07'40"W
BL246	12.28	N78°24'58"W
BL247	11.73	N87°48'20"W
BL248	8.95	S30°48'38"W
BL249	22.34	S72°33'40"W
BL250	13.87	N18°21'25"W
BL251	23.33	N59°40'13"E
BL252	28.89	N64°24'58"W
BL253	12.47	S78°06'48"E
BL254	37.11	N59°28'48"E
BL255	3.98	N59°28'48"E
BL256	12.95	S38°42'58"E
BL257	18.04	N53°10'29"W
BL258	5.94	S24°57'32"W
BL259	13.73	N73°42'07"W
BL260	15.84	N90°00'00"W
BL261	19.39	S18°39'43"W
BL262	18.34	S81°33'50"W
BL263	14.12	S72°08'38"W
BL264	8.18	N74°39'04"W
BL265	18.00	N37°45'18"W
BL266	24.14	N68°00'07"E
BL267	20.86	N50°01'25"W
BL268	12.90	N47°22'33"E
BL269	21.08	S80°34'27"E
BL270	7.79	S19°21'33"E
BL271	15.77	N75°05'31"W
BL272	8.49	S65°59'28"E
BL273	3.36	N38°39'08"E
BL274	18.56	N38°39'08"E
BL275	24.83	S81°48'24"E
BL276	17.02	S31°34'08"E
BL277	10.83	S50°48'48"W
BL278	11.13	N71°18'18"W
BL279	8.39	S24°57'32"W
BL280	29.32	N69°25'20"W
BL281	2.02	S33°37'1"W
BL282	18.51	S81°48'17"E
BL283	22.18	S14°22'33"E
BL284	44.42	S29°14'E
BL285	18.85	S151°74'33"W
BL286	15.02	S73°30'00"E
BL287	12.81	S81°05'30"E
BL288	13.52	S20°09'45"E
BL289	24.78	N89°48'42"W
BL290	15.13	S41°52'58"E
BL291	22.83	N78°01'35"E
BL292	23.90	S71°26'07"E
BL293	32.37	N45°20'53"E
BL294	20.34	S77°20'28"E
BL295	11.43	S59°16'35"E
BL296	12.91	S18°07'30"W
BL297	17.20	S24°54'07"E
BL298	13.34	S28°40'33"W
BL299	44.84	S68°43'07"W
BL300	14.38	S24°12'24"W
BL301	37.53	S50°17'05"W

LINE TABLE		
LINE#	LENGTH	BEARING
BL302	10.78	N88°57'33"W
BL303	22.73	N82°07'04"W
BL304	10.85	N89°43'38"W
BL305	35.38	S34°02'00"W
BL306	28.22	N82°51'30"W
BL307	8.57	S33°17'18"W
BL308	12.44	S38°31'01"E
BL309	15.28	S84°05'31"E
BL310	17.38	S37°32'47"E
BL311	58.93	S52°43'18"W
BL312	14.33	N22°08'28"W
BL313	10.70	N50°04'10"W
BL314	28.40	N58°23'54"W
BL315	14.93	N9°08'39"E
BL316	28.31	N29°41'43"E
BL317	18.89	N24°23'02"W
BL318	20.28	N78°26'18"W
BL319	14.18	N18°28'57"W
BL320	21.23	N67°23'44"W
BL321	20.22	N19°41'44"W
BL322	18.05	N82°08'02"E
BL323	23.32	N29°14'41"W
BL324	44.88	N41°19'31"W
BL325	14.77	N11°26'55"E
BL326	31.33	S68°54'22"E
BL327	109.18	N32°44'55"E
BL328	14.99	S77°41'00"E
BL329	23.87	N45°05'48"E
BL330	6.28	N80°09'00"E
BL331	25.31	S74°11'28"E
BL332	18.92	S35°59'37"W
BL333	131.88	S73°48'15"E
BL334	7.39	S42°29'15"E
BL335	17.11	N74°08'58"W
BL336	7.39	N21°42'31"E
BL337	5.44	N21°42'31"E
BL338	13.04	S78°42'07"E
BL339	8.91	S42°29'15"W
BL340	18.32	S28°43'21"E
BL341	27.48	S47°37'19"W
BL342	18.84	N28°59'03"W
BL343	13.41	N30°28'57"E
BL344	15.27	N63°54'27"E
BL345	22.28	S28°14'01"W
BL346	18.82	N70°17'24"W
BL347	32.17	N14°47'19"E
BL348	7.27	N88°35'38"E
BL349	14.55	S53°42'01"E
BL350	11.38	S13°38'58"W
BL351	16.15	S65°01'43"E
BL352	18.92	S18°08'45"E
BL353	9.54	S48°44'04"W
BL354	23.15	N72°32'50"W
BL355	7.42	N18°18'08"W
BL356	20.84	N30°21'09"E
BL357	31.35	S50°39'31"E
BL358	22.98	S24°21'21"E
BL359	23.81	S38°53'19"W
BL360	9.35	S68°35'08"W
BL361	20.33	N68°55'10"W

LINE TABLE		
LINE#	LENGTH	BEARING
BL362	37.88	N0°44'58"W
BL363	18.88	N82°50'15"E
BL364	24.58	S63°30'44"W
BL365	14.32	S67°34'15"W
BL366	15.78	N41°12'19"W
BL367	27.10	N25°07'47"E
BL368	84.23	N89°50'59"E
BL369	22.68	N81°09'53"E
BL370	11.95	N90°00'00"E
BL371	23.21	S15°30'18"E
BL372	21.43	S69°30'58

DRAINAGE & FLOOD CONTROL EASEMENT (LINE & CURVE TABLES)

LINE#	LENGTH	BEARING
DL477	40.86	S83°45'17"E
DL478	42.79	S6°05'47"E
DL479	47.89	S80°06'30"W
DL480	18.80	N87°11'48"W
DL481	17.26	S51°44'15"W
DL482	12.67	S21°17'43"W
DL483	23.07	S12°05'22"E
DL484	25.88	N81°31'28"W
DL485	28.89	S75°18'18"W
DL486	21.05	N77°05'31"W
DL487	19.49	N43°17'28"W
DL488	27.88	N78°38'57"W
DL489	20.60	N83°00'10"W
DL490	29.99	N83°53'52"W
DL491	30.42	S78°13'27"W
DL492	57.20	N74°17'33"W
DL493	33.72	N84°48'13"W
DL494	34.36	S45°12'35"W
DL495	130.57	S88°03'39"W
DL496	81.58	S29°45'58"E
DL497	20.39	S20°18'29"W
DL498	9.84	S88°05'55"W
DL499	34.48	S31°10'00"W
DL500	1.04	S32°42'35"E
DL501	25.28	S27°36'40"W
DL502	6.35	N89°49'18"E
DL503	40.41	S36°14'13"E
DL504	33.88	N49°10'07"E
DL505	18.80	S0°10'44"E
DL506	25.87	N70°01'03"E
DL507	22.13	N07°22'38"E
DL508	17.24	N41°48'08"E
DL509	232.13	N89°49'18"E
DL510	28.21	N51°59'55"E
DL511	15.92	N16°10'53"E
DL512	17.13	N17°13'55"W
DL513	10.48	S87°04'32"E
DL514	11.44	S58°34'07"E
DL515	148.83	N89°58'43"E
DL516	17.27	N87°18'34"E
DL517	14.48	N31°12'07"E
DL518	12.24	N82°11'23"E
DL519	14.87	S53°29'18"E
DL520	8.42	S22°09'09"E
DL521	29.72	N70°01'03"E
DL522	10.85	N48°01'38"E
DL523	13.43	N43°55'28"E
DL524	9.86	N17°21'54"E
DL525	25.22	N21°30'25"W
DL526	41.89	N81°17'34"E
DL527	33.84	N75°50'12"E
DL528	27.37	N54°15'30"E
DL529	10.02	N73°53'48"E
DL530	22.11	N83°59'58"E
DL531	15.52	N78°57'28"E
DL532	10.78	N85°18'08"E
DL533	13.85	N38°38'34"E
DL534	8.30	N82°29'55"E
DL535	36.57	N58°14'57"E
DL536	11.56	S77°43'08"E

LINE#	LENGTH	BEARING
DL537	21.12	S48°08'42"E
DL538	24.87	S68°09'49"E
DL539	13.11	S69°58'41"E
DL540	48.39	S74°35'48"E
DL541	102.20	S81°18'05"E
DL542	9.81	N89°49'18"E
DL543	30.04	S81°10'58"E
DL544	8.90	N48°44'33"E
DL545	5.21	N52°48'58"E
DL546	10.53	N78°23'35"E
DL547	24.44	N48°20'32"E
DL548	33.13	N12°21'15"E
DL549	31.41	S01°10'44"E
DL550	15.00	S89°49'18"W
DL551	50.79	N0°10'44"W
DL552	7.89	N53°15'30"W
DL553	55.14	N83°00'38"W
DL554	41.88	N80°37'28"W
DL555	27.75	N81°37'05"W
DL556	7.10	S11°48'04"E
DL557	17.25	S41°58'17"E
DL558	13.85	S67°16'42"E
DL559	8.28	S22°42'27"E
DL560	8.37	S41°36'17"E
DL561	11.55	S31°27'50"W
DL562	88.32	S82°42'28"E
DL563	12.01	S62°15'01"E
DL564	20.81	S85°52'22"E
DL565	12.37	N30°28'24"W
DL566	137.79	S45°28'33"W
DL567	12.00	N54°48'03"W
DL568	140.79	S45°28'33"W
DL569	20.98	S84°38'24"W
DL570	18.33	S88°11'05"W
DL571	18.28	S24°10'28"W
DL572	80.42	S11°51'50"E
DL573	21.01	N88°18'25"E
DL574	32.78	N57°32'57"E
DL575	15.00	N57°13'20"E
DL576	15.00	S49°34'38"W
DL577	16.08	N80°00'00"W
DL578	7.63	S37°11'14"W
DL579	7.15	S27°11'19"W
DL580	14.75	S10°35'35"E
DL581	5.82	S57°08'13"W
DL582	12.97	S43°46'41"W
DL583	8.92	S29°23'02"W
DL584	7.02	S6°23'30"W
DL585	12.18	S3°36'14"W
DL586	17.03	S83°24'51"W
DL587	14.99	S89°40'05"W
DL588	44.83	N88°53'54"W
DL589	4.88	S78°55'58"W
DL590	4.82	S55°57'01"W
DL591	4.82	S33°27'04"W
DL592	4.36	S10°37'21"W
DL593	43.80	S02°43'37"E
DL594	31.85	S47°33'32"W
DL595	4.36	N80°00'00"W
DL596	26.78	N85°29'1"E

LINE#	LENGTH	BEARING
DL597	21.42	S73°47'32"W
DL598	46.29	S13°21'21"W
DL599	17.28	S15°21'30"E
DL600	36.15	S71°40'22"W
DL601	51.08	N80°00'00"E
DL602	15.00	S18°56'21"W
DL603	15.00	N47°18'49"W
DL604	20.00	N0°08'39"W
DL605	15.00	S68°31'21"W
DL606	20.00	S0°08'39"E
DL607	20.00	S0°08'39"E
DL608	15.00	S88°51'21"W
DL609	3.42	N88°51'22"E
DL610	70.00	N0°08'39"W
DL611	12.24	N89°51'21"E
DL612	28.77	N37°41'40"E
DL613	2.82	N36°24'37"E
DL614	8.83	N15°14'50"W
DL615	7.18	N80°47'40"W
DL616	5.27	S89°58'59"W
DL617	10.17	N84°21'28"W
DL618	17.53	S72°27'12"W
DL619	12.04	S77°34'53"W
DL620	4.89	N23°49'27"W
DL621	3.34	N89°23'48"W
DL622	4.01	S21°07'36"W
DL623	55.21	S14°10'13"E
DL624	8.41	S89°02'55"E
DL625	84.97	N89°31'21"E
DL626	15.00	S73°10'13"E
DL627	15.00	S88°44'11"W
DL628	11.07	N8°54'08"E
DL629	15.00	S83°05'52"E
DL630	20.00	N8°54'08"E
DL631	12.90	N83°05'52"W
DL632	11.07	S8°54'08"W
DL633	15.00	S83°05'52"E
DL634	20.00	S8°54'08"W
DL635	12.90	N83°05'52"W
DL636	15.00	S10°11'13"W
DL637	15.00	N32°53'12"E
DL638	85.12	N43°59'58"W
DL639	12.00	N85°20'02"E
DL640	82.47	N4°38'56"W
DL641	32.08	N0°09'23"W
DL642	57.73	S17°54'21"W
DL643	15.14	S23°58'22"E
DL644	12.00	S88°03'38"W
DL645	22.74	N23°58'22"W
DL646	18.00	S89°20'07"W
DL647	34.30	S88°18'04"W
DL648	31.37	S02°35'35"W
DL649	14.35	N88°54'15"W
DL650	18.35	N28°47'59"W
DL651	21.53	N89°32'44"W
DL652	3.12	S57°58'42"W
DL653	42.95	S20°31'18"W
DL654	32.81	S29°29'36"W
DL655	8.40	N81°01'32"W
DL656	102.88	N18°53'31"E
DL657	15.41	N73°08'09"W

LINE#	LENGTH	BEARING
DL658	80.18	N18°53'51"E
DL659	32.48	S37°09'01"E
DL660	71.56	N84°10'11"E
DL661	18.00	N48°38'01"W
DL662	15.00	S40°21'59"W
DL663	20.00	N48°38'01"W
DL664	15.00	N40°21'59"E
DL665	20.00	S48°38'01"E
DL666	2.84	N49°37'58"W
DL667	21.88	S28°35'55"W
DL668	17.94	S63°24'05"E
DL669	15.00	N49°37'58"W
DL670	15.00	N40°22'02"E
DL671	20.00	S48°37'58"E
DL672	15.00	S40°22'02"W
DL673	5.00	N49°37'58"W
DL674	15.00	N88°00'11"E
DL675	15.00	N87°29'11"W
DL676	15.00	S87°30'55"E
DL677	15.00	S87°18'34"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
DC208	14.80	18.00	47°08'17"	S31°43'39"E	14.39
DC209	21.30	18.00	87°47'28"	S54°12'12"W	20.08
DC210	5.88	8.00	58°55'53"	N59°37'58"E	5.72
DC211	6.69	8.00	63°52'35"	N0°48'17"W	6.35
DC212	12.71	12.00	60°41'15"	S21°58'58"E	12.12
DC213	23.11	14.00	84°35'40"	S63°32'03"E	20.58
DC214	18.41	7.80	138°49'20"	N84°17'58"W	14.23
DC215	3.66	85.50	438°32"	S2°39'10"E	3.65
DC216	27.48	85.50	24°02'13"	S32°10'54"E	27.28
DC217	30.68	18.00	82°31'29"	N70°53'44"E	27.48
DC218	4.64	10.00	28°33'32"	S30°38'40"W	4.59
DC219	6.78	10.00	38°52'19"	S2°04'15"E	6.66
DC220	20.23	14.00	82°47'59"	N19°53'35"E	18.52
DC221	18.75	86.00	14°32'37"	N68°33'53"E	18.71
DC222	16.87	29.00	33°32'13"	S89°09'28"W	16.73
DC223	31.53	45.28	39°54'53"	N42°22'53"E	30.90
DC224	20.14	50.00	23°04'28"	S89°48'16"W	20.00
DC225	15.07	50.00	17°18'08"	S87°58'33"W	15.01
DC226	59.97	300.00	112°71'57"	N15°44'38"W	59.87
DC227	18.85	12.00	90°00'00"	N17°43'38"W	18.87
DC228	52.83	300.00	10°08'31"	N25°7'48"W	52.88
DC229	51.66	288.00	10°18'37"	N40°20'15"E	51.59
DC230	53.81	300.00	10°16'37"	N40°20'15"E	53.74
DC231	8.81	190.00	23°55'47"	S61°28'29"E	8.81
DC232	11.38	180.00	37°55'37"	S27°12'50"E	11.38
DC233	59.27	190.00	17°52'29"	S18°33'37"E	59.03
DC234	9.24	150.00	33°31'41"	S34°32'31"E	9.24
DC235	18.00	135.00	73°30'22"	S38°35'51"E	17.99
DC236	10.78	150.00	408°41"	S38°21'42"E	10.78
DC237	288.18	150.00	108°18'29"	S35°20'48"W	244.70
DC238	23.24	50.00	28°38'02"	S57°44'38"E	23.03
DC239	28.00	85.00	22°55'08"	S82°31'12"E	25.83
DC240	19.91	50.00	22°48'05"	S82°28'12"E	19.78
DC241	5.37	3.42	90°00'00"	N44°31'21"E	4.84
DC242	28.54	17.58	88°29'41"	S48°36'31"W	24.06
DC243	11.04	18.09	33°07'32"	N17°28'31"E	10.89
DC244	8.23	14.77	24°06'50"	N78°42'08"W	8.18
DC245	48.42	81.58	43°11'22"	S85°57'07"E	45.33
DC246	9.29	37.15	14°19'58"	S48°22'00"W	9.27
DC247	5.29	85.58	33°32'37"	N81°38'29"E	5.29
DC248	31.84	58.42	31°13'30"	S75°24'55"W	31.45
DC249	51.25	136.79	21°28'05"	N80°22'37"E	50.95
DC250	88.04	48.57	83°42'58"	N27°47'07"E	82.15
DC251	14.65	18.28	45°58'27"	N38°25'06"W	14.28
DC252	97.83	48.00	121°35'57"	N81°45'04"E	80.31
DC253	18.36	20.00	52°41'41"	N83°47'48"W	17.75
DC254	8.08	95.00	45°21'13"	N19°15'54"E	8.07
DC255	25.26	80.00	18°05'36"	N7°48'58"E	25.18
DC256	30.00	95.00	18°05'38"	N7°48'58"E	29.88
DC257	9.25	20.00	28°30'14"	N20°09'15"E	9.17
DC258	9.25	20.00	28°30'14"	S8°21'00"E	9.17
DC259	9.56	50.00	10°57'28"	N51°34'28"W	9.53
DC260	20.00	50.00	22°55'08"	N68°30'43"W	19.87
DC261	28.00	84.88	22°55'39"	N88°30'38"W	25.83
DC262	24.82	50.00	28°28'45"	N34°4'00"E	24.57
DC263	13.78	50.00	15°48'15"	N58°20'28"E	13.72
DC264	10.04	8.00	95°50'43"	N23°59'00"E	8.91
DC265	23.68	20.00	87°49'29"	N34°23'20"E	22.32
DC266	34.80	22.00	90°37'08"	S45°47'10"W	31.28
DC267	23.85	22.00	82°08'17"	N57°51'07"W	22.70

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
DC268	10.95	10.00	82°44'45"	S58°10'21"E	10.41

N.A.O.S. EASEMENT
(LINE TABLES)

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING
N1.678	140.83	N89°49'15"E	N1.738	153.49	N86°51'56"W	N1.788	15.17	N52°31'15"E	N1.838	5.94	N92°28'17"W	N1.878	30.68	S55°01'37"W	N1.938	27.62	N42°02'34"W	N1.998	80.00	S00°08'39"E	N1.158	85.00	N01°04'47"W
N1.679	125.18	N70°40'00"E	N1.739	136.33	S00°00'00"E	N1.789	155.89	S25°33'20"E	N1.839	23.98	N50°02'39"E	N1.879	8.94	S69°05'37"W	N1.939	73.32	N02°08'39"W	N1.999	122.18	N69°51'17"E	N1.159	95.14	S89°49'18"W
N1.680	122.81	N51°31'36"W	N1.740	16.00	S19°41'28"W	N1.790	44.84	S52°31'13"W	N1.840	10.19	S17°02'01"E	N1.880	20.58	S00°36'36"W	N1.940	53.53	N60°01'21"W	N1.100	139.30	N28°17'49"E	N1.160	27.92	S00°46'16"W
N1.681	291.78	S89°49'18"W	N1.741	220.11	N09°00'33"W	N1.791	27.09	N37°28'47"E	N1.841	23.69	N31°28'15"E	N1.881	23.05	S56°06'39"E	N1.941	30.00	N85°36'39"E	N1.101	94.11	S00°08'39"E	N1.161	30.01	N11°05'45"E
N1.682	10.00	N00°00'00"E	N1.742	157.55	S00°29'23"E	N1.792	14.87	N65°56'26"W	N1.842	7.81	N91°23'54"E	N1.882	15.52	S15°03'15"E	N1.942	129.18	N00°01'21"W	N1.102	113.11	S89°49'18"W	N1.162	92.22	S010'44"E
N1.683	301.45	N89°49'18"E	N1.743	105.00	N89°50'37"E	N1.793	9.18	N81°56'57"W	N1.843	13.56	N05°56'19"W	N1.883	20.89	N85°34'20"W	N1.943	268.51	S89°56'39"W	N1.103	32.84	S14°42'31"E	N1.163	164.27	N85°44'15"W
N1.684	225.00	S00°04'44"E	N1.744	170.00	N00°29'23"E	N1.794	21.15	N50°26'27"W	N1.844	7.22	N00°02'39"E	N1.884	43.21	N89°56'32"W	N1.944	45.19	N79°49'33"W	N1.104	33.53	S19°49'07"E	N1.164	135.45	N24°49'55"E
N1.685	435.28	N89°49'18"E	N1.745	229.88	S00°29'23"E	N1.795	13.78	N81°19'19"W	N1.845	16.81	N23°33'36"E	N1.885	8.35	N90°00'00"E	N1.945	17.09	S68°41'59"W	N1.105	21.14	N01°04'47"W	N1.165	28.22	N34°47'14"E
N1.686	15.00	N01°04'47"W	N1.746	169.27	S00°29'23"E	N1.796	14.70	S17°02'38"E	N1.846	15.08	N45°19'13"E	N1.886	17.82	N00°00'00"E	N1.946	4.49	N78°33'25"W	N1.106	131.87	S89°49'18"W	N1.166	94.44	S89°01'05"E
N1.687	283.43	S89°49'18"W	N1.747	106.83	N89°50'37"E	N1.797	4.10	S75°59'34"W	N1.847	180.77	N47°24'30"E	N1.887	18.80	N43°45'36"E	N1.947	107.20	S63°04'39"E	N1.107	22.63	S00°04'47"E	N1.167	122.82	N01°04'47"E
N1.688	100.00	N01°04'47"W	N1.748	136.58	N87°04'21"W	N1.798	14.45	N35°26'56"W	N1.848	3.98	N07°16'02"E	N1.888	11.86	N74°39'04"W	N1.948	239.94	S89°56'29"W	N1.108	115.02	S89°56'47"E	N1.168	12.55	S44°30'34"E
N1.689	343.43	N89°49'18"E	N1.749	202.07	S60°24'21"E	N1.799	83.18	N58°43'24"W	N1.849	11.90	S62°32'47"E	N1.889	14.12	S12°08'36"E	N1.949	103.48	N00°01'16"E	N1.109	5.00	N83°27'21"W	N1.169	8.88	N60°14'54"E
N1.690	175.00	S00°04'44"E	N1.750	30.00	S03°35'50"E	N1.800	21.83	N58°56'59"W	N1.850	15.07	S42°08'53"E	N1.890	16.27	N25°35'01"W	N1.950	49.31	S46°35'39"E	N1.110	26.50	N45°00'00"E	N1.170	22.85	S02°22'36"E
N1.691	106.04	S33°15'36"E	N1.751	50.81	S24°08'24"E	N1.801	13.63	S65°27'15"W	N1.851	4.41	S81°51'07"E	N1.891	4.02	N44°24'59"E	N1.951	64.08	S00°08'39"E	N1.111	292.28	N89°56'43"E	N1.171	155.75	S02°36'36"E
N1.692	50.00	S79°34'01"E	N1.752	19.23	S65°51'36"E	N1.802	13.76	S50°29'47"E	N1.852	17.91	S40°37'02"E	N1.892	23.33	N56°40'13"E	N1.952	82.72	S91°03'07"E	N1.112	133.58	S00°36'39"E	N1.172	100.90	N21°39'07"E
N1.693	41.00	N48°06'28"E	N1.753	28.78	S17°51'44"E	N1.803	5.53	S11°40'28"W	N1.853	13.87	N18°22'20"W	N1.893	11.73	N81°37'00"E	N1.953	215.74	N47°22'30"E	N1.113	20.70	S89°49'11"W	N1.173	50.29	N021°29'W
N1.694	9.06	N21°30'37"E	N1.754	44.99	S33°47'57"E	N1.804	24.00	N88°42'02"E	N1.854	183.08	N68°42'02"E	N1.894	28.11	N87°01'31"W	N1.954	30.09	S69°12'22"E	N1.114	254.03	S89°49'11"W	N1.174	184.89	N89°57'35"E
N1.695	43.89	N67°39'37"E	N1.755	101.98	N89°50'37"E	N1.805	17.49	N88°54'42"E	N1.855	44.84	N12°04'56"W	N1.895	6.95	S30°48'36"W	N1.955	25.59	N89°51'21"E	N1.115	98.31	S00°08'39"E	N1.175	88.47	N9°51'31"W
N1.696	24.34	S89°35'30"E	N1.756	30.00	S73°48'49"E	N1.806	13.79	S88°56'58"W	N1.856	42.21	N20°51'51"W	N1.896	40.00	N00°08'36"E	N1.956	40.00	N00°08'36"E	N1.116	150.98	N60°31'04"W	N1.176	118.57	N89°50'22"W
N1.697	37.17	N01°04'44"E	N1.757	30.33	S00°06'53"E	N1.807	102.35	S00°1'21"E	N1.857	63.29	N43°14'07"E	N1.897	36.79	N69°51'21"E	N1.957	36.79	N69°51'21"E	N1.117	46.27	N12°05'47"E	N1.177	8.37	S12°06'40"E
N1.698	9.40	N89°49'18"E	N1.758	30.00	S41°27'50"W	N1.808	71.28	S42°29'50"E	N1.858	103.23	S43°34'19"E	N1.898	21.85	N73°07'40"W	N1.958	23.00	N00°08'39"E	N1.118	8.00	N01°04'47"W	N1.178	20.74	S021°28"E
N1.699	40.00	N41°00'14"E	N1.759	96.55	S49°21'41"E	N1.809	81.68	N88°43'55"E	N1.859	183.25	N19°33'45"E	N1.899	77.57	N89°51'21"E	N1.959	165.93	N58°43'51"E	N1.119	255.52	S89°46'50"E	N1.179	115.21	N89°49'50"E
N1.700	35.00	S28°30'20"W	N1.760	101.50	S55°09'07"E	N1.810	83.73	N40°14'35"E	N1.860	83.93	N14°33'02"E	N1.900	10.83	N90°19'27"W	N1.1000	54.77	N89°08'36"E	N1.120	30.00	N85°30'54"E	N1.180	45.00	S89°49'52"E
N1.701	50.00	N61°29'40"W	N1.761	24.14	S40°21'13"W	N1.821	28.83	N71°59'46"E	N1.861	21.91	N14°46'05"E	N1.901	18.87	S70°23'34"W	N1.1001	23.00	N89°21'21"E	N1.121	94.43	S22°49'43"E	N1.181	45.00	S87°16'27"W
N1.702	150.00	N61°29'40"W	N1.762	39.90	N48°38'33"W	N1.822	14.70	N57°02'36"E	N1.862	141.91	S89°56'38"W	N1.902	8.95	S19°33'15"W	N1.1002	33.10	S03°31'41"E	N1.122	30.23	N48°56'01"E	N1.182	10.00	S87°30'55"E
N1.703	15.00	N28°30'20"E	N1.763	3.99	S42°36'11"E	N1.823	10.90	S61°09'19"E	N1.863	145.20	S89°56'39"W	N1.903	14.25	S38°08'29"E	N1.1003	11.50	N88°36'01"E	N1.123	115.00	N01°04'47"W	N1.183	173.41	S88°42'52"E
N1.704	15.00	S28°30'20"E	N1.764	221.33	N49°41'21"E	N1.824	16.33	S00°28'27"E	N1.864	43.18	N28°12'41"W	N1.904	41.78	S59°56'38"E	N1.1004	34.63	N00°03'45"E	N1.124	173.34	S89°49'18"W	N1.184	27.40	N89°51'21"E
N1.705	150.00	N61°29'40"W	N1.765	98.90	N21°51'12"E	N1.825	9.18	S61°36'53"E	N1.865	31.50	N28°35'46"E	N1.905	57.40	S00°21'21"E	N1.1005	17.48	S00°08'39"E	N1.125	214.05	S62°43'38"E	N1.185	150.98	N21°39'07"E
N1.706	200.00	S61°29'40"E	N1.766	156.83	N56°56'28"E	N1.826	14.67	S66°56'28"E	N1.866	145.20	N89°56'39"E	N1.906	126.88	S89°52'53"E	N1.1006	52.71	N56°12'22"E	N1.126	32.40	S63°30'02"E	N1.186	78.96	S87°13'19"W
N1.707	30.00	N61°29'40"W	N1.767	145.99	S14°57'41"E	N1.827	27.09	S37°28'47"E	N1.867	69.00	N81°24'14"E	N1.907	11.67	N61°24'14"E	N1.1007	32.21	S48°27'21"E	N1.127	33.71	S50°56'58"W	N1.187	25.13	S50°56'58"W
N1.708	35.00	N28°30'20"E	N1.768	121.99	S28°56'28"W	N1.828	20.00	S75°59'47"E	N1.868	156.51	N01°24'39"E	N1.908	72.50	N57°00'56"W	N1.1008	13.57	N12°48'35"E	N1.128	28.60	S410°48'W	N1.188	154.10	N87°05'33"W
N1.709	112.71	N28°30'20"E	N1.769	124.28	N28°56'28"E	N1.829	12.69	S47°41'39"E	N1.869	19.40	S75°28'02"E	N1.909	194.53	S89°56'39"W	N1.1009	45.61	N43°57'54"W	N1.129	119.73	N62°45'28"W	N1.189	33.80	S14°34'31"W
N1.710	30.00	S81°29'40"E	N1.770	51.30	N14°51'47"E	N1.830	241.53	N73°46'19"E	N1.870	24.52	S81°40'00"E	N1.910	15.00	S90°00'00"E	N1.1010	44.63	S41°06'44"E	N1.130	20.10	N77°36'27"W	N1.190	82.64	S181°122"W
N1.711	29.87	S28°30'20"W	N1.771	26.27	S86°32'44"E	N1.831	106.42	S40°41'35"W	N1.871	18.99	S28°35'46"E	N1.911	21.75	N00°00'00"E	N1.1011	11.87	S10°00'00"E	N1.131	15.00	S73°48'36"E	N1.191	128.00	S14°34'38"W
N1.712	136.77	S72°32'41"E	N1.772	41.72	S10°28'44"E	N1.832	106.72	S64°35'45"E	N1.872	103.23	N56°43'05"E	N1.912	20.60	S73°08'36"E	N1.1012	20.00	S49°48'03"E	N1.132	45.21	N85°33'54"E	N1.192	9.83	S58°53'38"E
N1.713	194.85	S72°32'41"E	N1.773	56.10	S68°54'15"E	N1.833	128.36	S73°40'02"E	N1.873	56.74	N139°36'08"E	N1.913	25.98	S47°22'42"E	N1.1013	14.72	S38°01'48"E	N1.133	12.81	S22°42'45"E	N1.193	187.48	S69°51'21"W
N1.714	224.58	N72°32'41"E	N1.774	39.04	S22°48'56"E	N1.834	150.80	N451°9'8"E	N1.874	9.78	N70°05'19"E	N1.914	34.34	S12°43'33"E	N1.1014	30.00	S69°51'21"E	N1.134	14.84	S59°56'58"E	N1.194	80.83	S42°22'45"E
N1.715	134.37	S28°30'20"W	N1.775	175.74	S49°21'13"W	N1.835	49.20	S64°25'49"E	N1.875	10.92	S64°36'10"E	N1.915	34.78	S47°33'47"W	N1.1015	61.89	N52°24'31"E	N1.135	146.00	N00°00'00"E	N1.195	72.42	S87°45'38"E
N1.716	95.09	S36°12'37"E	N1.776	120.39	S28°56'28"W	N1.836	15.91	N44°37'02"E	N1.876	28.92	N72°40'48"E	N1.916	22.74	S67°15'57"W	N1.1016	158.02	N00°08'36"E	N1.136	58.93	N36°57'31"E	N1.196	102.20	N81°16'05"W
N1.717	105.43	S89°55'45"E	N1.777	99.45	S14°57'41"E	N1.837	6.41	N81°51'59"W	N1.877	8.09	N81°09'32"E	N1.917	50.99	S00°04'46"E	N1.1017	145.81	N89°51'21"E	N1.137	185.85	N30°28'24"E	N1.197	35.78	S89°46'18"W
N1.718	20.32	N56°56'39"E	N1.778	5.43	N76°38'19"W	N1.838	15.07	N42°08'53"E	N1.878	17.41	N28°34'50"E	N1.918	10.00	N40°48'48"E	N1.1018	30.00	N52°16'28"E	N1.138	15.46	N48°36'33"E	N1.198	29.75	S89°52'01"E
N1.719	23.00	S33°00'29"E	N1.779	30.62	S14°57'41"E	N1.839	11.80	N88°52'47"E	N1.879	15.85	N81°17'14"E	N1.919	10.00	S12°30'17"E	N1.1019	14.13	N71°42'01"E	N1.139	224.87	S30°26'24"E	N1.199	34.97	N01°24'24"W
N1.720	15.00	S33°00'29"E	N1.780	42.01	S74°34'07"E	N1.840	15.97	S47°24'30"W	N1.880	10.53	N37°36'40"W	N1.920	11.13	S57°46'40"W	N1.1020	76.90	N52°08'36"E	N1.140	226.14	S17°39'23"E	N1.200	5.54	N45°28'26"W
N1.721	88.01	S58°59'45"E	N1.781	18.68	N15°00'18"E	N1.841	8.54	S19°28'01"W	N1.881	64.05	N89°58'38"E	N1.921	168.81	S69°58'07"W	N1.1021								

**STRATEGIC
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100

OWNER	204
CHRGD	204
APPROV	204
DATE	4-20-18
STRATEGIC SUPPLY PROJECT #	
00236-FP	
CLIENT PROJECT NUMBER	

ER G. & S. R. B. & M.

FINAL PLAT

PORTK
TOWNSHIP 5 NOR
S

SHEET 13 OF 19
DRAWING NUMBER
FP-13

235-18-7

N.A.O.S. EASEMENT (CURVE TABLES)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
NC280	17.34	12.00	82°47'38"	S48°25'28"W	15.87
NC281	47.34	30.00	54°50'00"	S45°09'01"E	26.28
NC282	47.12	30.00	90°00'00"	S45°09'01"E	26.28
NC283	47.12	30.00	90°00'00"	S45°09'01"E	26.28
NC284	47.12	30.00	90°00'00"	S45°09'01"E	26.28
NC285	47.12	30.00	90°00'00"	S45°09'01"E	26.28
NC286	12.47	20.00	35°42'44"	S28°17'21"W	12.27
NC287	8.88	20.00	24°48'06"	N33°44'40"E	8.59
NC288	18.17	20.00	48°18'14"	S44°30'14"W	15.73
NC289	22.36	30.00	42°44'38"	S89°02'11"W	21.87
NC290	48.80	55.00	48°45'28"	S44°47'14"W	45.40
NC291	31.42	20.00	90°00'00"	S18°28'40"E	28.28
NC292	31.42	20.00	90°00'00"	S18°28'40"E	28.28
NC293	52.91	30.00	101°03'01"	S22°01'10"E	48.31
NC294	41.27	275.00	8°35'57"	S32°41'01"W	41.23
NC295	24.83	275.00	5°07'56"	S32°41'01"W	24.82
NC296	20.87	15.00	78°58'58"	S87°36'30"W	19.07
NC297	8.19	2601.02	0°53'48"	S55°10'10"W	8.19
NC298	28.03	30.00	49°45'07"	S81°04'11"E	25.22
NC299	19.41	30.00	37°04'44"	N17°51'53"E	19.08
NC300	79.55	50.00	81°09'41"	S48°28'25"W	71.42
NC301	14.80	576.14	12°27'07"	S27°45'41"W	14.80
NC302	87.02	3650.00	1°21'37"	S53°43'43"W	87.02
NC303	50.50	3650.00	0°47'50"	S42°58'50"W	50.50
NC304	31.50	3650.00	0°29'50"	S42°58'50"W	31.50
NC305	136.84	3650.00	2°08'53"	S23°30'38"W	136.83
NC306	11.19	7.00	81°35'35"	S44°21'35"E	10.04
NC307	12.11	45.00	15°25'08"	S39°09'42"E	12.07
NC308	31.42	20.00	90°00'00"	N44°50'37"E	28.28
NC309	79.93	50.00	81°35'35"	S44°21'35"E	71.69
NC310	18.43	45.00	23°28'06"	S58°36'16"E	18.30
NC311	30.27	20.00	88°42'33"	N43°30'39"E	27.46
NC312	32.51	20.00	83°08'54"	N48°34'02"E	29.05
NC313	10.31	30.00	18°41'28"	S89°50'44"W	10.28
NC314	36.44	260.00	8°28'15"	S74°32'39"E	36.40
NC315	15.22	280.00	3°21'14"	S80°27'24"E	15.22
NC316	47.12	30.00	90°00'00"	S45°09'23"E	42.43
NC317	47.12	30.00	90°00'00"	N44°50'37"E	42.43
NC318	20.00	360.00	3°08'37"	S89°54'23"W	20.00
NC319	15.07	360.00	2°15'52"	N48°27'12"W	15.02
NC320	47.12	30.00	90°00'00"	S45°09'23"E	42.43
NC321	31.27	30.00	87°54'56"	N40°53'08"E	45.25
NC322	15.36	370.00	2°22'45"	S85°35'10"E	15.36
NC323	24.88	370.00	3°49'17"	S86°41'12"E	24.87
NC324	9.72	30.00	18°34'14"	S28°30'50"E	9.88
NC325	28.48	30.00	54°21'25"	S82°58'40"E	27.41
NC326	23.58	30.00	44°56'41"	N87°20'47"E	22.96
NC327	24.49	185.00	7°35'04"	N81°51'12"W	24.47
NC328	18.37	20.00	55°28'48"	N77°08'05"E	18.82
NC329	30.55	20.00	87°30'48"	N53°38'17"E	27.88
NC330	20.80	580.45	2°03'12"	N48°38'42"W	20.80
NC331	78.04	535.00	8°08'35"	N43°19'02"W	75.97
NC332	4.98	340.32	0°46'21"	S39°36'39"E	4.59
NC333	15.01	335.00	2°34'00"	S59°23'34"E	15.01
NC334	37.79	30.00	72°10'40"	S15°16'21"W	35.34
NC335	15.00	335.00	2°33'57"	S41°18'14"E	15.00
NC336	15.00	535.00	2°53'58"	S81°57'33"E	15.00
NC337	47.11	30.00	89°58'27"	N44°50'12"E	42.42
NC338	15.18	335.00	2°35'37"	S81°43'43"E	15.18
NC339	15.08	335.00	2°34'45"	S84°16'54"E	15.08

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
NC340	31.42	20.00	90°00'00"	S45°09'01"E	26.28
NC341	31.42	20.00	90°00'00"	N44°50'39"E	26.28
NC342	15.03	880.00	1°15'59"	S86°11'12"W	15.03
NC343	15.01	880.00	1°15'54"	S87°27'06"W	15.01
NC344	31.42	20.00	90°00'00"	S45°09'01"E	26.28
NC345	31.42	20.00	90°00'00"	N44°50'39"E	26.28
NC346	15.18	155.98	5°34'54"	N81°06'03"W	15.18
NC347	52.71	680.00	4°28'29"	N78°16'25"W	52.70
NC348	47.12	30.01	89°57'30"	S45°09'01"E	42.43
NC349	52.40	50.00	60°02'54"	S10°35'44"E	50.04
NC350	25.71	50.00	29°27'38"	S52°12'37"E	25.43
NC351	19.89	75.00	15°02'31"	S74°27'41"E	19.83
NC352	31.42	20.00	90°00'00"	N88°13'42"W	10.86
NC353	53.79	50.00	81°38'05"	N88°13'42"W	51.23
NC354	8.81	20.00	18°56'38"	S68°30'55"W	8.58
NC355	23.83	20.00	88°53'49"	N89°43'52"E	22.53
NC356	17.39	10.00	89°37'32"	S81°28'12"E	15.28
NC357	30.84	20.00	88°21'38"	N44°09'15"E	27.88
NC358	14.28	20.00	40°56'41"	N20°28'27"W	13.99
NC359	37.54	30.00	71°42'01"	N75°25'04"W	35.14
NC360	14.82	30.00	28°29'20"	S24°26'15"W	14.78
NC361	18.72	30.00	35°44'39"	N80°08'54"E	18.41
NC362	18.53	50.00	18°56'38"	S68°30'55"W	16.46
NC363	21.50	20.00	81°38'05"	N87°13'38"E	20.49
NC364	25.91	50.00	31°30'59"	N88°13'42"E	27.15
NC365	11.81	45.00	15°02'31"	S74°27'41"E	11.78
NC366	10.28	20.00	29°27'38"	S52°12'37"E	10.17
NC367	33.61	50.00	36°30'59"	S88°44'17"W	32.98
NC368	9.88	20.00	28°18'08"	S61°30'43"E	9.78
NC369	4.22	50.00	4°50'15"	N22°25'48"E	4.22
NC370	25.88	50.00	28°38'28"	N51°50'54"E	25.59
NC371	39.28	30.00	75°01'13"	N78°07'36"W	36.53
NC372	42.58	80.00	40°38'18"	S90°56'10"E	41.87
NC373	20.49	30.00	39°08'28"	N81°41'06"W	20.10
NC374	21.75	80.00	20°43'54"	S52°29'50"E	21.63
NC375	31.22	80.00	28°46'57"	S77°47'18"E	30.87
NC376	45.47	80.84	42°49'17"	N88°58'33"E	44.42
NC377	29.30	80.00	27°58'29"	N33°25'15"E	29.00
NC378	25.81	30.00	48°17'54"	S44°04'38"W	25.02
NC379	31.85	30.00	81°00'53"	N38°13'26"E	30.48
NC380	9.37	5.00	107°25'27"	N53°16'28"W	8.06
NC381	10.78	5.00	123°18'27"	N73°13'55"E	8.80
NC382	12.99	20.00	36°04'40"	N83°04'01"E	12.39
NC383	10.81	5.00	121°35'40"	N83°19'31"E	8.73
NC384	9.45	10.00	54°07'15"	S17°35'20"E	9.10
NC385	11.44	10.00	85°31'14"	N23°17'20"E	10.82
NC386	18.68	10.00	108°54'52"	S10°29'37"E	18.07
NC387	11.48	5.00	131°28'39"	N82°47'00"W	9.12
NC388	8.71	10.00	49°55'23"	N86°25'52"E	8.44
NC389	11.30	10.00	85°15'12"	N13°11'35"W	10.78
NC390	18.39	30.37	30°32'43"	S20°00'15"E	18.11
NC391	20.89	30.00	39°53'48"	N87°21'23"E	20.47
NC392	15.61	30.00	29°48'57"	S77°47'18"E	15.44
NC393	10.87	30.00	20°45'54"	S52°29'50"E	10.81
NC394	40.99	60.00	39°08'28"	N81°41'06"W	40.20
NC395	21.28	30.00	40°38'18"	S90°56'10"E	20.83
NC396	78.58	60.00	75°01'13"	N78°07'36"W	73.67
NC397	1.33	50.00	1°31'14"	N45°20'04"W	1.33
NC398	15.03	295.00	2°35'22"	N43°41'31"W	15.03
NC399	27.84	85.02	24°32'07"	N58°21'57"W	27.83

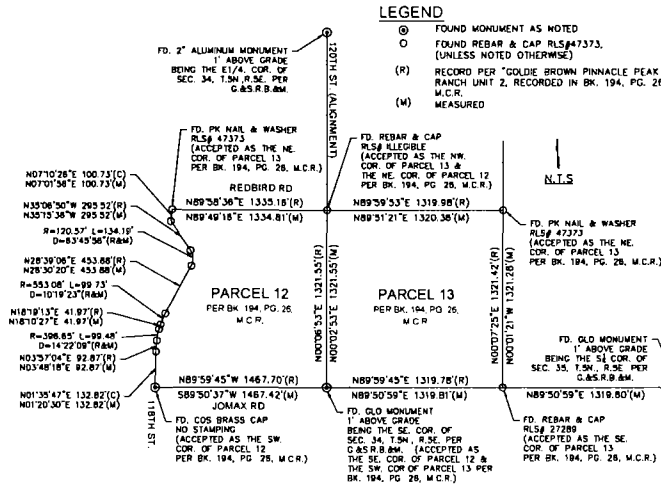
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
NC400	15.13	295.00	2°56'19"	N73°40'42"W	15.13
NC401	36.49	20.00	104°31'41"	N37°42'49"E	31.83
NC402	36.58	20.00	104°47'28"	N37°42'38"W	31.69
NC403	25.73	130.00	11°30'23"	S39°08'13"W	25.68
NC404	2.90	125.00	1°19'30"	N44°08'29"E	2.90
NC405	14.28	125.00	8°32'40"	N40°12'14"E	14.27
NC406	18.58	47.00	20°12'54"	S78°54'54"E	18.50
NC407	35.91	72.00	28°34'25"	N75°41'27"E	35.54
NC408	8.47	125.00	3°52'54"	N23°31'53"E	8.47
NC409	3.31	23.00	81°51'7"	S85°53'43"E	3.31
NC410	23.84	48.00	28°34'25"	N75°41'27"E	23.69
NC411	9.28	10.00	53°04'20"	N55°07'58"W	8.84
NC412	10.72	10.00	81°25'35"	S59°18'33"E	10.21
NC413	9.25	10.00	53°01'05"	N63°28'07"E	8.93
NC414	31.42	20.00	90°00'00"	N44°58'39"E	28.28
NC415	15.71	10.00	90°00'00"	S44°58'39"E	14.14
NC416	13.50	30.00	25°47'08"	S15°54'09"W	13.39
NC417	15.78	125.00	7°14'02"	N17°58'25"E	15.77
NC418	40.88	20.00	118°52'11"	N30°08'09"E	34.02
NC419	8.14	140.00	2°30'48"	N48°15'28"W	8.14
NC420	15.23	10.00	6°22'47"	S44°16'13"W	15.02
NC421	23.88	30.00	45°33'39"	S67°14'32"E	23.23
NC422	22.54	30.00	43°03'10"	S22°58'07"E	22.02
NC423	28.72	30.00	51°02'20"	S24°06'37"W	28.05
NC424	19.67	50.00	37°34'10"	S89°54'13"E	19.32
NC425	45.88	30.00	87°12'48"	N43°35'54"E	41.58
NC426	10.18	145.00	4°00'48"	S87°58'38"W	10.15
NC427	20.00	135.00	8°29'23"	S81°44'32"W	19.99
NC428	214.31	145.00	84°40'53"	S35°09'23"W	195.33
NC429	84.70	135.00	35°58'58"	S23°09'36"E	83.32
NC430	28.73	50.00	32°59'01"	N73°32'28"W	28.33
NC431	47.14	30.00	90°01'21"	S45°06'41"E	42.43
NC432	15.23	50.00	17°27'27"	N71°16'32"E	15.18
NC433	15.23	50.00	17°27'27"	N53°15'05"E	15.18
NC434	18.27	30.00	34°53'42"	S72°34'30"E	17.99
NC435	15.22	30.00	90°00'00"	N45°01'21"W	42.43
NC436	15.72	50.00	17°28'08"	N84°50'53"E	15.18
NC437	28.77	50.00	32°57'50"	N18°28'55"W	28.37
NC438	40.82	82.00	37°32'28"	S84°40'20"W	39.80
NC439	17.53	30.00	33°28'28"	S59°49'12"W	17.29
NC440	28.88	35.00	48°56'32"	S66°33'15"E	27.88
NC441	18.45	50.00	18°51'52"	N80°55'28"W	18.39
NC442	27.82	51.07	31°12'30"	S60°22'23"W	27.47
NC443	17.48	80.00	21°48'28"	S48°29'08"E	17.38
NC444	18.40	180.00	6°10'31"	S67°13'59"W	18.39
NC445	41.62	48.00	31°50'38"	N29°46'39"E	40.22
NC446	15.07	190.00	4°32'40"	S43°08'42"W	15.07
NC447	27.58	30.00	52°03'55"	S26°10'36"E	26.33
NC448	23.56	30.00	45°00'00"	N67°38'39"E	22.98
NC449	15.01	190.00	4°31'30"	S38°36'37"W	15.00
NC450	31.43	20.00	90°00'00"	S44°51'21"W	28.28
NC451	31.42	20.00	90°00'00"	S45°06'39"E	28.28
NC452	15.06	205.00	4°12'30"	S45°08'06"E	15.06
NC453	47.12	30.00	90°00'00"	N44°51'21"E	42.43
NC454	47.12	30.00	90°00'00"	S45°08'39"E	42.43
NC455	47.12	30.00	90°00'00"	S44°51'21"E	42.43
NC456	31.42	20.00	90°00'00"	N44°51'21"E	28.28
NC457	37.80	205.00	10°35'54"	S12°21'20"E	37.75
NC458	25.71	190.00	8°25'12"	S21°30'33"E	25.69
NC459	21.83	150.00	7°43'49"	N48°18'06"E	18.95

LOT AREA TABLE		
LOT	AREA (S.F.)	AREA (A.C.)
1	34,130	0.78
2	47,689	1.09
3	45,609	1.05
4	44,355	1.02
5	52,403	1.21
6	73,988	1.70
7	73,183	1.68
8	52,524	1.21
9	53,092	1.23
10	35,609	0.84
11	37,757	0.87
12	40,028	0.92
13	51,095	1.17
14	31,725	0.73
15	39,870	0.91
16	35,804	0.81
17	46,430	1.07
18	44,909	1.03
19	45,950	1.05
20	52,185	1.20
21	42,575	0.98
22	40,244	0.92
23	50,736	1.16
24	42,533	0.98
25	40,244	0.92
26	41,159	0.94
27	59,834	1.37
28	40,145	0.91
29	49,443	1.13
30	47,233	1.08
31	61,871	1.42
32	56,183	1.28
33	44,323	1.02
34	80,564	1.85
35	82,243	1.89
36	49,646	1.14
37	44,640	1.02
38	40,783	0.94
39	134,220	3.08
40	134,688	3.10
41	37,460	0.86
42	130,739	3.00
43	130,638	3.00
44	45,631	1.07
45	39,796	0.91
46	39,130	0.90
47	51,245	1.18
48	44,700	1.03
49	108,743	2.50
50	143,827	3.28
51	148,230	3.40

TRACT TABLE			
TRACT	AREA(SQ. FT.)	AREA (ACRES)	USE
TRACT A	265,024	6.08	PRIVATE STREET, W.S.F., E.S.A.
TRACT B	36,934	0.85	D.F.C., N.A.O.S.
TRACT C	4,900	0.11	LIFT STATION
TRACT D	4,060	0.09	W.S.F.
TRACT E	34,029	0.78	D.F.C., N.A.O.S.
TRACT F	13,563	0.31	LANDSCAPE, W.S.F.
TRACT G	30,632	0.70	N.A.O.S., W.S.F.
TRACT H	2,057	0.05	W.S.F.
TRACT I	1,178	0.03	LANDSCAPE, N.A.O.S.
TRACT J	1,479	0.03	LANDSCAPE, N.A.O.S.
TRACT K	892	0.02	N.A.O.S.
TRACT L	1,845	0.04	N.A.O.S.
TRACT M	985	0.02	LANDSCAPE, N.A.O.S.
TRACT N	393	0.01	LANDSCAPE, N.A.O.S.
TRACT O	1,194	0.03	N.A.O.S.
TRACT P	906	0.02	LANDSCAPE, N.A.O.S.
TRACT Q	1,534	0.04	LANDSCAPE, N.A.O.S.
TRACT R	1,029	0.02	N.A.O.S.
TRACT S	401	0.01	LANDSCAPE

NOTE:
THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

BOUNDARY ANALYSIS (PARCELS 12 & 13)



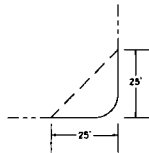
NAOS DATA TABLE

Parcel	Lot Ac.	Lot Area	Envelope	Prop NAOS	Reveg NAOS
1	0.78	34,130.25	75,007.25	8,213.45	
2	1.09	47,689.02	79,000.32	11,482.46	38.21
3	0.96	45,609.43	79,002.82	11,706.45	1.86
4	1.02	44,355.54	81,136.63	13,218.91	252.99
5	1.21	52,403.88	85,597.25	25,015.83	
6	1.70	73,988.38	146,071.20	79,009.02	174.39
7	1.68	73,183.41	150,612.47	21,749.48	
8	1.21	52,524.21	85,592.64	14,661.43	
9	1.23	53,092.89	79,008.89	34,121.21	753.78
10	0.84	35,609.86	13,884.04	12,724.61	1,254.79
11	0.87	37,757.14	22,006.76	13,750.80	1,863.34
12	0.91	40,028.44	23,564.50	105,13.94	235.52
13	1.17	51,095.36	83,328.15	13,763.20	1,066.60
14	0.73	31,725.52	27,790.91	30,738.61	
15	0.91	39,870.15	72,607.87	12,732.38	1,925.58
16	0.81	35,804.49	30,367.99	34,342.42	174.09
17	1.07	46,430.91	75,675.69	20,754.25	840.71
18	1.03	44,909.51	78,187.13	16,721.40	96.71
19	1.05	45,950.51	77,733.12	18,629.40	178.95
20	1.20	52,185.29	25,793.01	23,192.28	715.53
21	0.99	42,575.09	32,181.19	10,781.91	993.67
22	0.92	40,244.91	28,763.53	11,493.40	617.78
23	1.16	50,736.33	24,442.11	20,594.71	1,158.09
24	0.98	42,533.72	30,147.76	15,494.96	310.13
25	0.91	40,244.25	22,140.11	18,746.14	444.52
26	0.94	41,159.45	28,110.60	13,948.85	
27	1.17	50,736.33	33,555.80	26,472.42	348.41
28	1.01	44,323.34	34,125.68	10,719.66	
29	1.13	49,646.18	13,889.04	18,821.74	
30	1.08	47,233.24	27,775.10	19,008.19	
31	1.42	61,871.81	33,375.30	20,541.55	2,140.29
32	1.28	56,183.01	39,191.45	15,840.67	
33	1.07	44,323.34	33,564.04	30,658.55	485.37
34	1.85	80,564.25	48,874.59	33,049.76	1,074.87
35	1.89	82,243.02	61,192.68	20,260.20	212.00
36	1.14	49,646.48	33,546.30	16,380.18	479.68
37	1.07	46,430.22	36,363.26	18,776.94	137.87
38	0.94	42,575.09	30,141.10	10,716.58	111.05
39	0.76	31,725.52	22,138.65	25,121.17	3,111.72
40	3.10	134,887.97	85,401.84	49,486.13	
41	0.86	17,440.07	29,512.76	7,947.31	461.28
42	3.05	130,739.17	43,251.41	49,481.94	248.50
43	3.00	130,638.09	48,512.60	84,513.48	246.49
44	1.07	46,653.25	30,997.51	15,713.74	101.34
45	0.91	39,796.57	27,724.81	11,070.76	246.89
46	0.95	39,130.94	22,413.26	16,096.08	405.67
47	1.18	51,245.10	33,139.79	19,925.17	460.30
48	1.07	44,700.47	25,225.42	19,475.05	8,109.60
49	2.50	108,743.85	60,563.86	48,196.19	1,546.87
50	3.28	143,827.41	58,954.05	89,713.36	26,079.54
51	3.40	148,230.79	64,782.43	83,461.36	5,717.66
TRACT A Roads	6.08	265,024.48			
TRACT B Retention	0.85	36,934.27		30,972.26	30,972.26
TRACT C Lift Station	0.11	4,900.00			
TRACT D Utilities	0.09	4,060.50			
TRACT E Open Space	0.78	34,029.58		10,613.94	8463.95
TRACT F Open Space	0.31	13,562.74			
TRACT G Utilities	0.70	30,632.23		28,754.88	28,754.88
TRACT H Wet Filter	0.05	2,057.07			
TRACT I Open Space	0.03	1,177.99		244.29	
TRACT J Open Space	0.03	1,478.95		745.23	
TRACT K Open Space	0.02	892.33		892.41	
TRACT L Open Space	0.04	1,844.74		1,844.74	
TRACT M Open Space	0.02	985.11		448.50	
TRACT N Open Space	0.01	393.11		254.25	
TRACT O Open Space	0.03	1,194.73		1,193.71	
TRACT P Open Space	0.02	906.58		905.58	
TRACT Q Open Space	0.04	1,534.29		1,534.44	
TRACT R Open Space	0.02	1,029.03		1,029.03	
TRACT S Open Space	0.01	401.61			
TOTAL	77.58	337,919.48		1,291,302.37	14,567.29
Reveg Percentage				29.64	3.33
					11.22%

REQUIRED NAOS

77.61

S.D.E TYPICAL 25X25' DETAIL



STRATEGIC SURVEYING, LLC.
1102 W. SOUTHERN AVE.
STE 4
ARIZONA 85005
PHONE: (480) 965-4399

LAND SURVEYOR
1102 WEST SOUTHERN AVE
ARIZONA 85005
CONTACT: JOSHUA MOYES
PHONE: (480) 965-4399

00236-PP
00236-PP
00236-PP

FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B. & M.
SCOTTSDALE, ARIZONA

SHEET: 15 OF 15
DRAWING NUMBER
FP-15



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, December 21, 2017

SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Vice Mayor/Chair
Joe Young, Vice Chair
Larry Kush, Planning Commissioner
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

Doug Craig, Design Member

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Brad Carr
Doris McClay

CALL TO ORDER

Vice Mayor Korte called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to December 21, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the December 7, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE DECEMBER 7, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 10-PP-2017 118th & Jomax

Request approval of the preliminary plat for a 51-lot single-family residential subdivision, with amended development standards, including reductions in lot area, lot width, front yard setback, side yard setback, and rear yard setback; cuts and fills; and the landscape, walls, lighting and entry plan on a 77.58-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 10-PP-2017 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH A DELETED STIPULATION.

4. 17-DR-2017 Desert Mountain 19 Clubhouse & Gatehouse

Request approval of the site plan, landscape plan, and building elevations for a new golf clubhouse, a cart barn, and a gatehouse, with approximately 11,000 square feet of building area, for a par-3, 18-hole golf course, all on a 92-acre site within the Desert Mountain Master Plan Community.

VICE CHAIR YOUNG MOVED TO APPROVE 17-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 22-DR-2017 WaterView Residential

Request approval of the site plan, landscape plan, and building elevations for a new four-story-tall, 240-unit residential development with two levels of below-grade parking, comprised of approximately 262,900 square feet of residential building area and approximately 194,500 square feet of parking garage building area, all on a 5.4-acre site.

COMMISSIONER KUSH MOVED TO APPROVE 22-DR-2017 SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH VICE CHAIR YOUNG RECUSING HIMSELF.

REGULAR AGENDA

6. 13-ZN-2017 Wolff Scottsdale Senior Living

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district Zoning Ordinance Section 5.5003.C, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment from Planned Community Center (PCC) zoning district to Planned Unit Development (PUD) zoning district for a 6.17-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION 13-ZN-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH COMMISSIONER KUSH RECUSING HIMSELF.

NON-ACTION AGENDA

7. Volcano Fountain Temporary Art Project

Staff will present information regarding a temporary public artwork that will be installed in the non-functioning "Volcano Fountains" at Scottsdale Civic Center Mall.

STAFF PRESENTED INFORMATION REGARDING THE PROJECT.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:20 P.M.