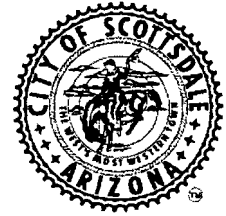


CITY COUNCIL REPORT



Meeting Date: May 14, 2019
 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

Storyrock Master Plat and Phases of Storyrock 1A, 1B and 1C

5-PP-2016, 5-PP-2016#2, 5-PP-2016#3 and 5-PP-2016#6

Request to consider the following:

1. Request approval of the final plat for the Storyrock Master Plat subdividing the property into 8 block parcels with tracts, lift station tract and public right-of-way on approximately 174.23 acres zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL, R1-43 P-C ESL, and R1-70 P-C ESL) zoning districts located on the east side of N. 128th Street north and south of the intersection of E. Ranch Gate Road .
2. Request approval of the final plat for Storyrock 1A – Section D5 consisting of 5 lots and tracts approximately 4.5 acres of Storyrock 1A zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL) zoning districts located at the northwest corner of E. Ranch Gate Road and N. 130th Street.
3. Request approval of the final plat for Storyrock 1B – Section D consisting of 48 lots and tracts approximately 33.19 acres of Storyrock 1B zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL and R1-35 P-C ESL) zoning districts located on the west side of the intersection of E. Ranch Gate Road and E. Juan Tabo Road.
4. Request approval of the final plat for Storyrock 1B – Section E consisting of 29 lots, tracts and lift station tract approximately 27.73 acres of Storyrock 1B zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL and R1-43 P-C ESL) zoning districts located southeast of the intersection of E. Ranch Gate Road and E. Juan Tabo Road.
5. Request approval of the final plat for Storyrock 1C – Phase 1 consisting of 49 lots, tracts and public right-of-way approximately 107.25 acres of Phase 1C and E. Alameda Road zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL and R1-43 P-C ESL) zoning districts located northeast of the intersection of E. Alameda Road and N. 131st Place.

Goal/Purpose of Request

The applicant’s request is for final plat approval of the Storyrock Master Plat (5-PP-2016#6) which will facilitate the construction of the infrastructure including water and wastewater required for the phases of the Storyrock subdivision. The applicant is also requesting approval of the final plats for portions of Storyrock 1A, 1B and 1C to subdivide to create lots, streets and tracts.

Key Items for Consideration

- Preliminary Plats approved by the Development Review Board on November 16, 2017
- Large tracts of Natural Area Open Space (NAOS)
- 128th Street 100-foot-wide Scenic Corridor Easement

LOCATION

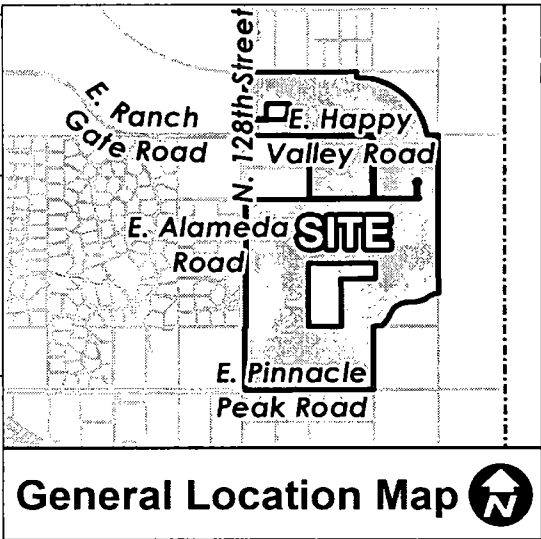
E RANCH GATE RD / N 128TH ST (NE Corner)

OWNER

Cav-Ranch LLC
480-368-5205

APPLICANT CONTACT

Jason Burm
Kimley-Horn
480-207-2666



BACKGROUND

Zoning

This site is zoned Planned Community District, Environmentally Sensitive Lands (P-C ESL) with comparable Single-family Residential, Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL, R1-43 P-C ESL, and R1-70 P-C ESL) zoning districts. The comparable zoning districts allow different zoning district areas through the subject site.

General Plan

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

Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive

to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

Context

The property is located on the east side of N. 128th Street, north and south of E. Ranch Gate Road.

Adjacent Uses and Zoning

- North McDowell Sonoran Preserve, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL)
- South Other phases of Storyrock, zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-18 P-C ESL, R1-35 P-C ESL and R1-43 P-C ESL) and McDowell Sonoran Preserve, 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 Vacant land, zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and undeveloped Asteria Highlands subdivision zoned Single-family Residential Environmentally Sensitive Lands (R1-70 ESL and R1-35 ESL)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning Case: 13-ZN-2014

Zoning Ordinance

Design Standards and Policy Manual

APPLICANT'S PROPOSAL

Development Information

The development proposal includes Storyrock Master Plat which will facilitate the construction of the infrastructure including water and wastewater for this subdivision required for the phases of the Storyrock subdivision and phases of the Storyrock subdivision consisting of 131 lots.

- Existing Use: Vacant land
- Proposed Use: Single-family Residential subdivision
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 1A - 47.99 acres, 1B – 40.12 acres, 1C – 34.19 acres
- NAOS Provided: 1A – Section D5 3.072 acres
1B – Section D 12.289 acres
1B – Section E 16.766 acres
1C – Phase 1 22.62 acres

- Number of Lots Allowed (1A, 1B & 1C): 1A - 66 lots, 1B – 96 lots, 1C – 96 lots
- Number of Lots Final plat phases: 1A - 5 lots, 1B – 77 lots, 1C - 49 - lots

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The final plat phases include 131 lots with public right-of-way on E. Ranch Gate Road and E. Alameda Road, private streets, tracts for Drainage and NAOS and a Scenic Corridor along N. 128th Street.

Transportation/Trails

Vehicular access for the Storyrock subdivision will be provided by E. Ranch Gate Road and E. Alameda Road. Improvements on N. 128th Street required to be constructed include an 8-foot-wide sidewalk on the east side and an 8-foot-wide natural surface trail on the west side of N. 128th Street.

Water/Sewer

The Basis of Design Reports for Water and Wastewater were reviewed and accepted by the Water Resources Division. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

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.

Natural Area Open Space

The final plat phases of the Storyrock subdivision are dedicating Natural Area Open Space. Previously, scarred areas dedicated as NAOS are allowed credit based on the Zoning Ordinance.

Community Involvement

During the Preliminary plat process, property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage.

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 plats to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on November 16, 2017 and recommended approval with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Storyrock preliminary plats 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 Storyrock final plats.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay

Senior Planner

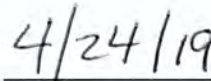
480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov

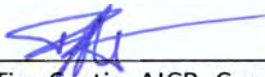
APPROVED BY



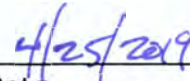
Doris McClay, Report Author



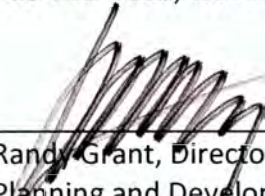
Date



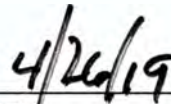
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov



Date



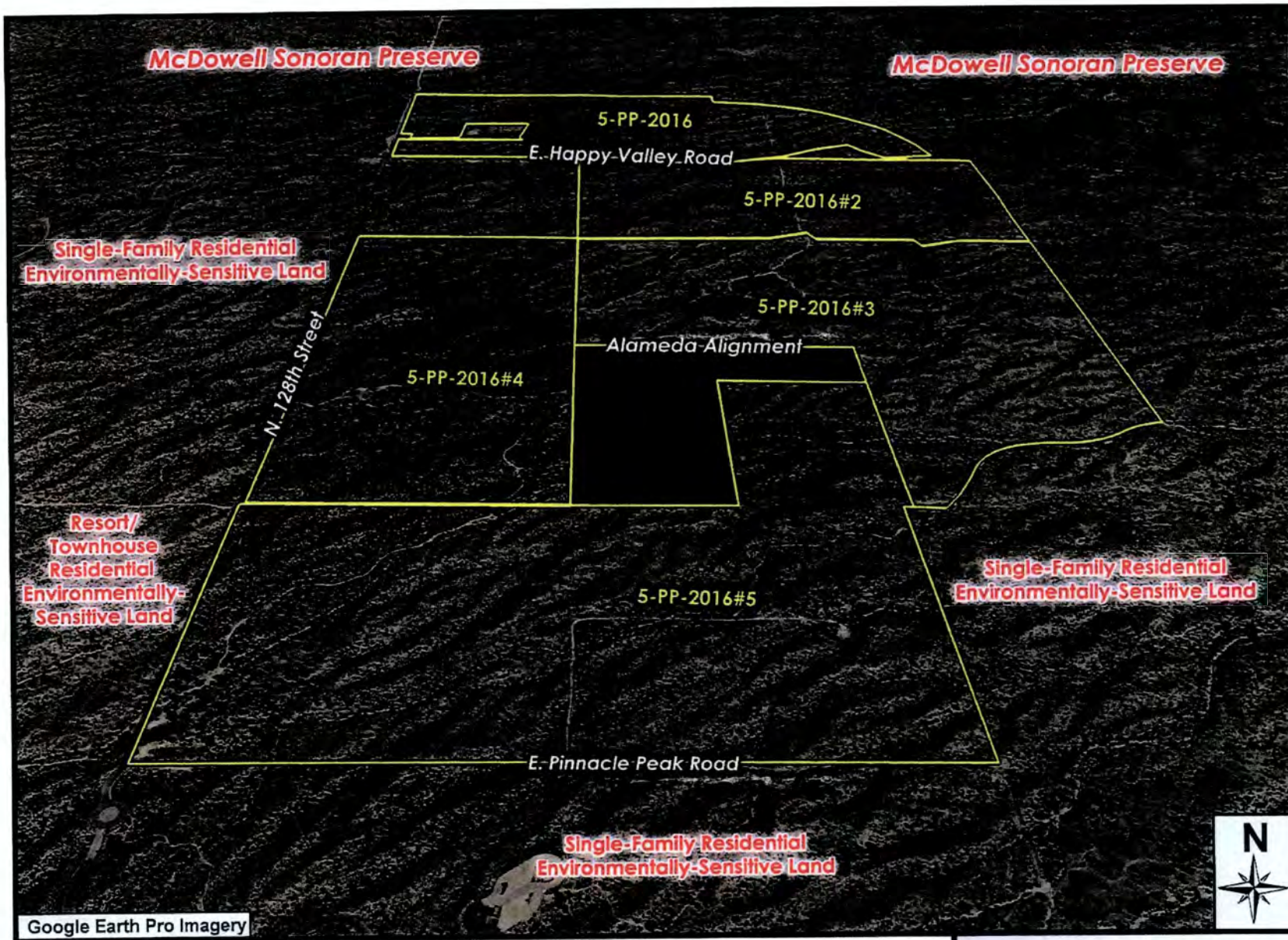
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

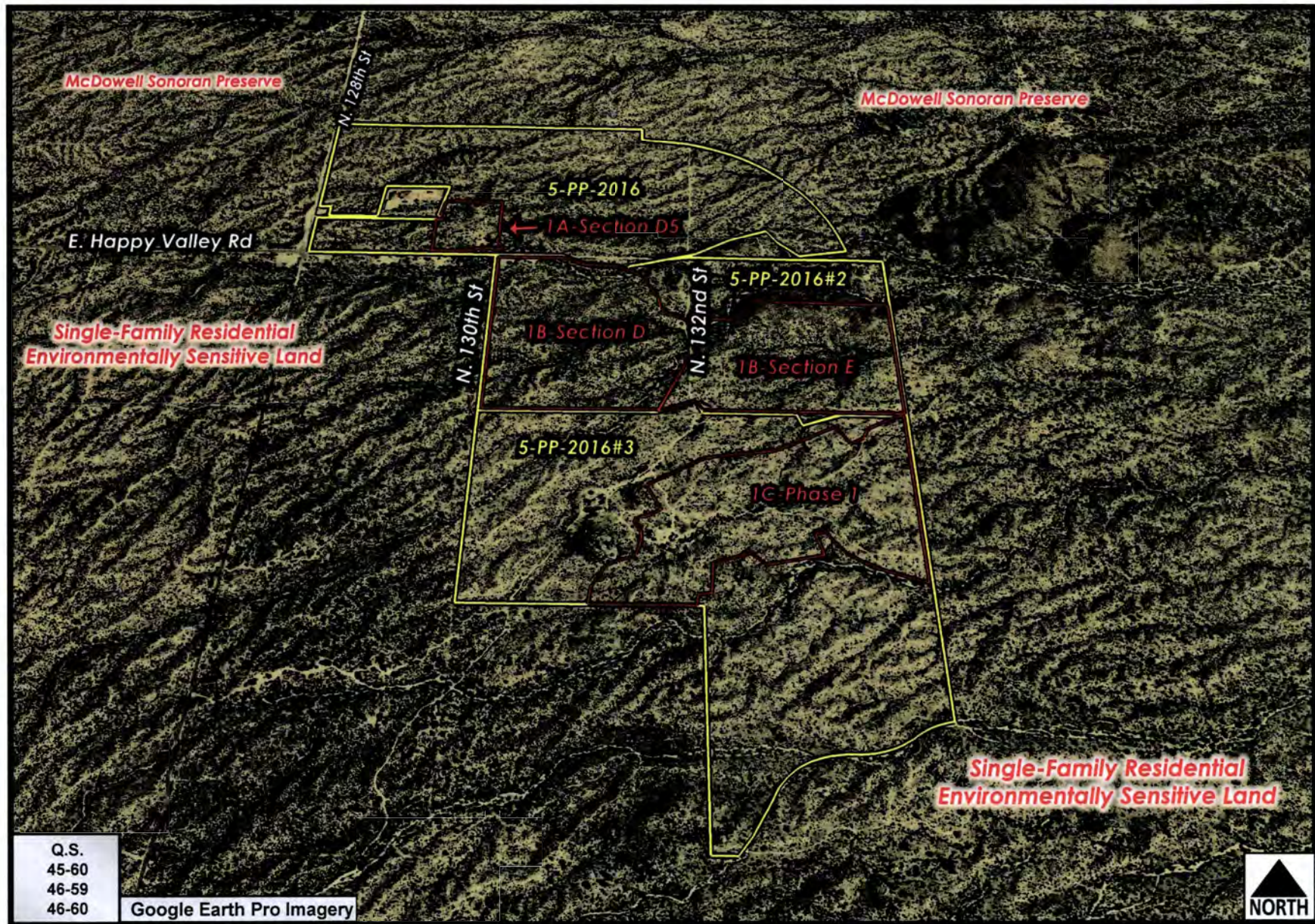
ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up (1A Section D5, 1B Section D, 1B Section E and 1C Phase 1)
2. Zoning Map
3. Preliminary Plat 1A
4. Preliminary Plat 1B
5. Preliminary Plat 1C
6. Master Plat – Storyrock Phase 1
7. Final Plat 1A Section D5
8. Final Plat 1B Section D
9. Final Plat 1B Section E
10. Final Plat 1C Phase 1
11. November 16, 2017 Development Review Board meeting minutes

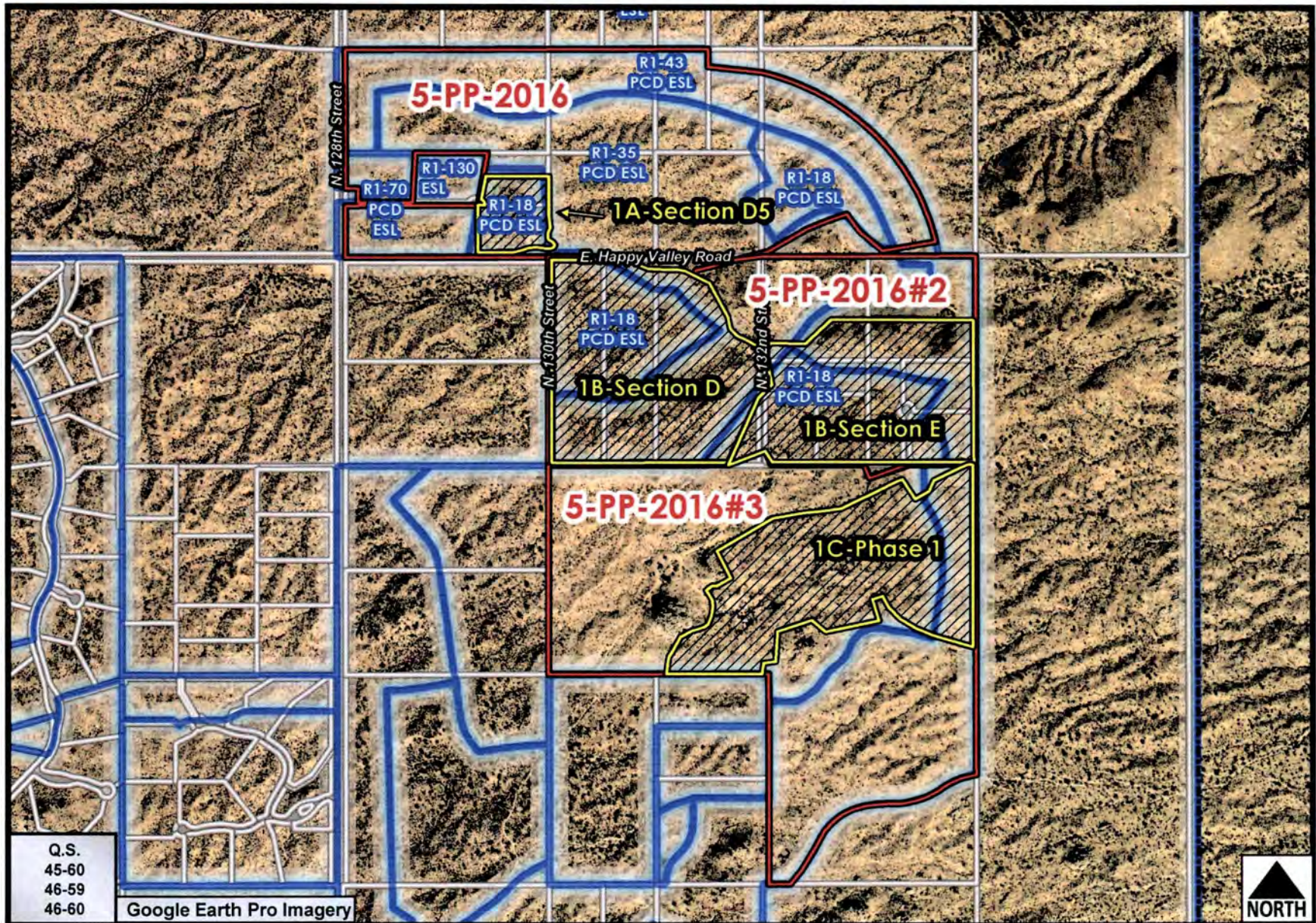


Storyrock

5-PP-2016



Context Aerial



Zoning Aerial

ENGINEER

WILEY-HORN & ASSOCIATES
7740 N. 18TH STREET, SUITE 200
MESA, ARIZONA 85205
TELEPHONE: (602) 844-5500
CONTACT: JASON BURA, P.E.

OWNER/DEVELOPER

CAVALIERE RANCH, LLC
14400 N. 18TH PLACE
SCOTTSDALE, AZ 85260
TELEPHONE: 480-569-8200
CONTACT: CHAD DALLINGER

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE: 602-955-5500
CABLE TV
CABLE

SITE DATA

GROSS AREA 84.36 AC
NET AREA 82.22 AC
TOTAL NUMBER OF LOTS 66
EXCLUDING PARCEL 1
TYPICAL LOT SIZE CUSTOM
MINIMUM LOT AREA 13,500 S.F.
• R1-18 ECL 26,250 S.F.
• R1-35 ECL 32,250 S.F.
• R1-43 ECL 32,250 S.F.
• R1-70 ECL 32,250 S.F.
PHASE 1A DENSITY 0.78 DU/AC
DENSITY CALCULATION EXCLUDES
PARCEL 1 AND TRACT 4

SHEET INDEX

SHEET NO.	TITLE
01	GEN. INFO
02	LEGAL DESCRIPTION & RECORDS
03-06	PRELIMINARY PLAT PLAN
07-08	PRELIMINARY GRADING PLAN

LOT QUANTITIES

LOT NO.	AREA (SQ. FT.)	ZONING
1	119287	R1-70 PCD
2	192990	R1-70 PCD
3	14371	R1-18 PCD
4	17200	R1-18 PCD
5	14208	R1-18 PCD
6	14488	R1-18 PCD
7	13743	R1-18 PCD
8	32894	R1-35 PCD
9	12643	R1-35 PCD
10	25877	R1-35 PCD
11	29189	R1-35 PCD
12	27970	R1-35 PCD
13	51672	R1-43 PCD
14	48892	R1-43 PCD
15	38875	R1-43 PCD
16	32323	R1-43 PCD
17	33801	R1-43 PCD
18	82894	R1-43 PCD
19	32482	R1-43 PCD
20	37322	R1-43 PCD
21	43843	R1-43 PCD
22	43580	R1-43 PCD

LOT NO.	AREA (SQ. FT.)	ZONING
23	37438	R1-43 PCD
24	33890	R1-43 PCD
25	38889	R1-43 PCD
26	33291	R1-43 PCD
27	38401	R1-43 PCD
28	29343	R1-35 PCD
29	30937	R1-35 PCD
30	30589	R1-35 PCD
31	29840	R1-35 PCD
32	43843	R1-43 PCD
33	36387	R1-35 PCD
34	31463	R1-35 PCD
35	28321	R1-35 PCD
36	48891	R1-43 PCD
37	43289	R1-43 PCD
38	33684	R1-43 PCD
39	37081	R1-43 PCD
40	29039	R1-35 PCD
41	28860	R1-35 PCD
42	28803	R1-35 PCD
43	32858	R1-35 PCD
44	80278	R1-35 PCD

LOT NO.	AREA (SQ. FT.)	ZONING
45	43282	R1-35 PCD
46	31827	R1-35 PCD
47	30638	R1-35 PCD
48	33288	R1-35 PCD
49	30910	R1-35 PCD
50	24850	R1-35 PCD
51	28481	R1-35 PCD
52	29814	R1-35 PCD
53	32278	R1-43 PCD
54	32445	R1-43 PCD
55	32381	R1-43 PCD
56	32880	R1-43 PCD
57	30791	R1-35 PCD
58	28009	R1-35 PCD
59	34483	R1-35 PCD
60	27684	R1-35 PCD
61	28880	R1-35 PCD
62	28707	R1-35 PCD
63	28708	R1-35 PCD
64	27947	R1-35 PCD
65	27289	R1-35 PCD
66	37293	R1-35 PCD

TRACT TABLE

TRACT TABLE				
NAME	OWNERSHIP/NOTE	TRACT USES	AREA (ACRES)	
PARCEL 1	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	8.53	
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.12	
TRACT A	PRIVATE HOA	PRIVATE STREET	7.66	
TRACT B	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	1.25	
TRACT C	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	14.13	
TRACT D	PRIVATE HOA	HOA/OPEN SPACE	0.06	
TRACT E	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.57	
TRACT F	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	1.17	
TRACT G	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.18	
TRACT H	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.44	
TRACT I	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.38	
TRACT J	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE / UTILITY EASEMENT	0.60	
TRACT K	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.53	
TRACT L	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE / UTILITY EASEMENT/SCENIC CORRIDOR	0.21	
TRACT M	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE / UTILITY EASEMENT/SCENIC CORRIDOR	0.25	
TRACT N	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE	0.48	
TRACT O	PRIVATE HOA	HOA/OPEN SPACE/DRAINAGE / UTILITY EASEMENT	0.32	

PARCEL 1 TO CONSTRUCT A MAXIMUM OF 10 LOTS. PARCEL 1 TO DEDICATE A MINIMUM OF 3.02 ACRES OF HOA WITH 70% MINIMUM UNDISTURBED. HOA TO BE DEDICATED WITH TRACT K WILL CONTRIBUTE TO PARCEL 1 OVERALL HOA REQUIREMENTS.

CULVERT MAINTENANCE

HOA TO MAINTAIN CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. RESPECT AND CLEAN CULVERTS BI-MONTHLY AND AFTER MAJOR STORM EVENTS.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING DEVELOPED AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EXCESSMENTS.

REQUIRED NAOS FOR MDCP (EXCLUDING PARCEL 1 & TRACT K): 64.079 AC (31.85)

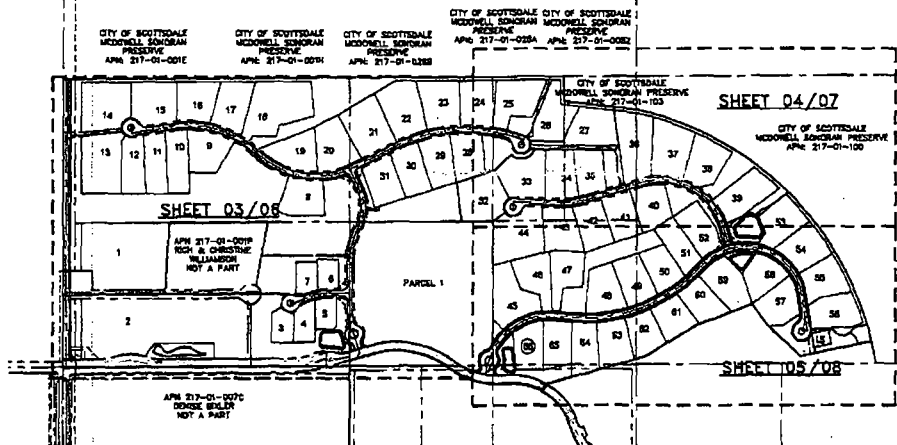
PROPOSED NAOS (EXCLUDING PARCEL 1 & TRACT K): 64.079 AC (31.85)

FUTURE PARCEL 1 & TRACT K NAOS: 3.822 AC.

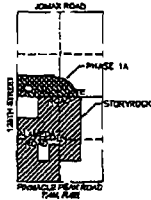
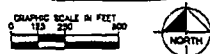
FOR LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS DEDICATED. FOR LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR ENTIRE PROJECT NOT FOR LOT BASIS.

PRELIMINARY PLAT FOR STORYROCK PHASE 1A

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



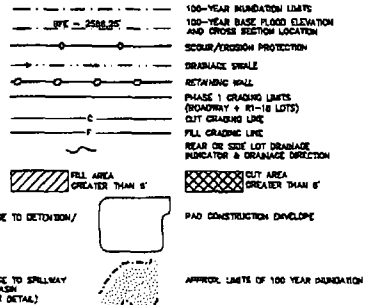
PROJECT MAP



VICINITY MAP

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- NON-MOTORIZED PUBLIC ACCESS EASEMENT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- HIGHWAY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- SEWER EASEMENT
- REAR YARD SETBACK
- SIDE YARD SETBACK
- FRONT YARD SETBACK
- CLASH FEET FOR EGRESS TO BE AVOIDED
- PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FLOW LINE
- EXISTING GRADE
- SLOPE AT FINISHED GRADE
- PROPOSED LOT NUMBERS
- GROSS SECTION ID
- PEAK FLOWS
- 27 = POST DEVELOPMENT
- (30) = PRE DEVELOPMENT
- 100-YEAR FLOOD LIMITS
- 100-YEAR BASE FLOOD ELEVATION AND GROSS SECTION LOCATION
- SCOUR/DEPOSITION PROTECTION
- BRIDGE/RAIL
- RETAINING WALL
- PHASE 1 GRADING LIMITS (ROADWAY & R1-18 LOTS)
- CUT GRADING LINE
- FILL GRADING LINE
- NEAR ON SITE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
- CUT AREA GREATER THAN 5'
- PAV CONSTRUCTION ENVELOPE
- APPROX. LIMITS OF 100 YEAR FLOODING



FLOOD INFORMATION

COMMITTEE NUMBER	PARCEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040912	1335	L	10/18/2013	D	N/A

ENGINEER'S CERTIFICATION
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVERSE CODE CHAPTER 17 - FLOODPLAIN AND STORMWATER REGULATIONS.

Kimley»Horn
© 2013 KIMLEY-HORN AND ASSOCIATES, INC.
P.O. Box 10000, Scottsdale, Arizona 85260-0000 (602) 844-5500
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

PROJECT NO. 17180003
DRAWING NAME 040912-01
01 of 08

CASE NO.: 13-24-014

LEGEND

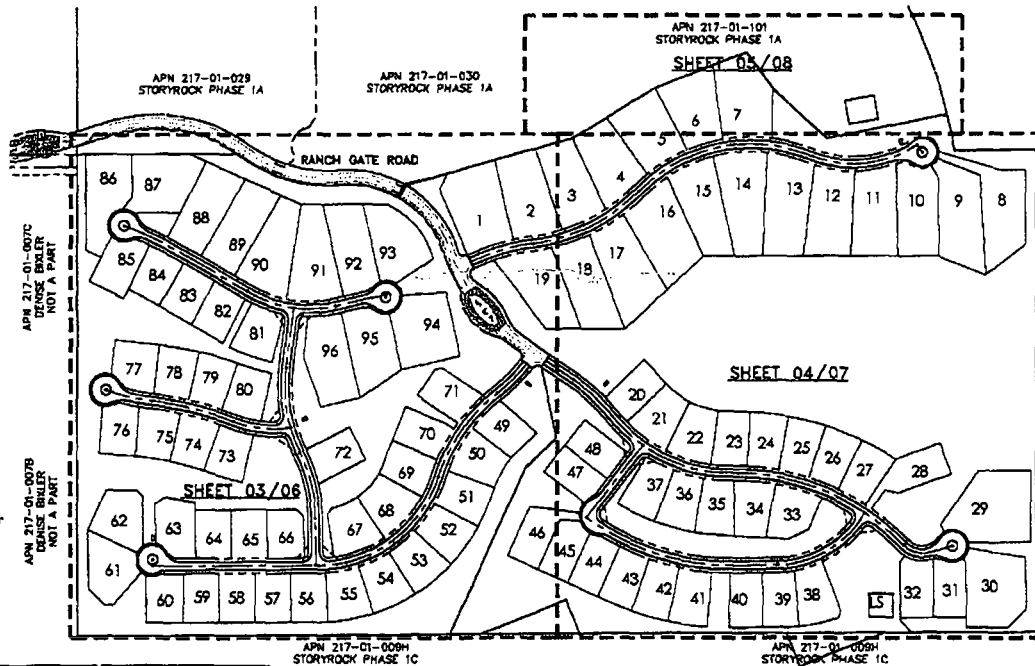
PROPERTY LINE	PROPOSED EASEMENT	EXISTING EASEMENT
PROPOSED WATER LINE	PROPOSED STORM DRAIN	PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY	PROPOSED EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
PROPOSED CENTERLINE	BUILDING SETBACK	PROPOSED SURVEY MONUMENT
PROPOSED FIRE HYDRANT	NON-MOTORIZED PUBLIC ACCESS EASEMENT	RIGHT-OF-WAY
BACK OF CURB	TYPICAL	RETAINING WALL
PHASE 1 GRADING LIMITS (ROADWAY + R1-18 LOTS)	CUT GRADING LINE	FILL GRADING LINE
REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION	ST - POST DEVELOPMENT (20) - PRE DEVELOPMENT	FILL AREA GREATER THAN 6'
CUT AREA GREATER THAN 6'		
APPROX. LIMITS OF 100 YEAR FLOODING	PAID CONSTRUCTION ENVELOPE	ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN
ROADWAY DISCHARGE TO SPILLWAY AND DETENTION BASIN (SEE SHEET 02 FOR DETAILS)		

LOT QUANTITIES

LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING
1	13330	R1-18 PCD	25	14488	R1-18 PCD	49	13332	R1-18 PCD	73	14255	R1-18 PCD
2	29134	R1-18 PCD	26	14488	R1-18 PCD	50	13332	R1-18 PCD	74	14255	R1-18 PCD
3	27253	R1-18 PCD	27	14488	R1-18 PCD	51	14314	R1-18 PCD	75	14308	R1-18 PCD
4	29428	R1-18 PCD	28	12541	R1-18 PCD	52	14255	R1-18 PCD	76	13781	R1-18 PCD
5	29428	R1-18 PCD	29	28888	R1-18 PCD	53	14255	R1-18 PCD	77	13227	R1-18 PCD
6	29428	R1-18 PCD	30	32477	R1-18 PCD	54	14255	R1-18 PCD	78	14255	R1-18 PCD
7	32822	R1-18 PCD	31	14255	R1-18 PCD	55	14255	R1-18 PCD	79	14255	R1-18 PCD
8	32822	R1-18 PCD	32	14255	R1-18 PCD	56	13787	R1-18 PCD	80	14324	R1-18 PCD
9	32822	R1-18 PCD	33	18027	R1-18 PCD	57	13300	R1-18 PCD	81	14844	R1-18 PCD
10	27740	R1-18 PCD	34	15176	R1-18 PCD	58	13300	R1-18 PCD	82	13507	R1-18 PCD
11	29389	R1-18 PCD	35	14849	R1-18 PCD	59	13300	R1-18 PCD	83	13578	R1-18 PCD
12	29135	R1-18 PCD	36	14943	R1-18 PCD	60	13349	R1-18 PCD	84	13636	R1-18 PCD
13	33400	R1-18 PCD	37	14939	R1-18 PCD	61	19843	R1-18 PCD	85	13300	R1-18 PCD
14	33347	R1-18 PCD	38	12940	R1-18 PCD	62	18422	R1-18 PCD	86	28871	R1-18 PCD
15	29228	R1-18 PCD	39	14259	R1-18 PCD	63	18847	R1-18 PCD	87	27794	R1-18 PCD
16	34334	R1-18 PCD	40	13086	R1-18 PCD	64	13300	R1-18 PCD	88	27727	R1-18 PCD
17	33274	R1-18 PCD	41	13033	R1-18 PCD	65	13300	R1-18 PCD	89	27738	R1-18 PCD
18	29146	R1-18 PCD	42	14442	R1-18 PCD	66	13229	R1-18 PCD	90	25286	R1-18 PCD
19	28331	R1-18 PCD	43	14188	R1-18 PCD	67	14259	R1-18 PCD	91	28722	R1-18 PCD
20	13614	R1-18 PCD	44	13824	R1-18 PCD	68	18422	R1-18 PCD	92	35481	R1-18 PCD
21	18143	R1-18 PCD	45	14209	R1-18 PCD	69	14178	R1-18 PCD	93	29933	R1-18 PCD
22	18143	R1-18 PCD	46	13888	R1-18 PCD	70	13788	R1-18 PCD	94	29779	R1-18 PCD
23	14184	R1-18 PCD	47	13378	R1-18 PCD	71	13784	R1-18 PCD	95	28797	R1-18 PCD
24	14488	R1-18 PCD	48	13300	R1-18 PCD	72	13300	R1-18 PCD	96	27853	R1-18 PCD

PRELIMINARY PLAT FOR STORYROCK PHASE 1B

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



TRACT TABLE

TRACT NO.	OWNER/DEVELOPER	TRACT AREA (ACRES)
TRACT A	CITY OF SCOTTSDALE	0.10
TRACT B	PRIVATE/NEA	7.84
TRACT C	PRIVATE/NEA	0.20
TRACT D	PRIVATE/NEA	3.38
TRACT E	PRIVATE/NEA	10.87
TRACT F	PRIVATE/NEA	15.19
TRACT G	PRIVATE/NEA	1.10
TRACT H	PRIVATE/NEA	0.11

GRADING NOTES

1. SEE A-15 BENCHMARK ANTICIPATED CUT AND FILL LOCATIONS AT THE LOCATION FROM PROPOSED PAID ELEVATION TO EXISTING GROUND.

2. LOTS 20-24, R1-18 PCD AND R1-18 PCD SHALL NOT BE MAJOR DRAINAGE AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

CULVERT MAINTENANCE

NO TO EXISTING CULVERT AND STORM DRAIN MAINTENANCE PROGRAM, INSPECT AND CLEAN CULVERTS ANNUALLY AND AFTER MAJOR STORM EVENTS.

NAOS DEDICATION

A VARIETY OF THE AREA DEEDS OF BUILDING EMPLOYERS AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) OR DRAINAGE EASEMENTS.

REQUIRED NAOS PER TRACT: 28,744 AC. (48.5%)
PROPOSED NAOS: 28,744 AC. (48.5%)

FOR LOT 100, PROVIDED ON FINAL PLAT AND FINAL ELEVATION, FOR LOT 100, PROVIDED ON FINAL PLAT AND FINAL ELEVATION, FOR LOT 100, PROVIDED ON FINAL PLAT AND FINAL ELEVATION.

ENGINEER

WILSON-HORN & ASSOCIATES
7740 N. 18TH STREET, SUITE 200
MESA, ARIZONA 85204
TELEPHONE: (480) 944-2500
CONTACT: JASON BURTON, P.E.

OWNER/DEVELOPER

CHALLENGER LAND, L.L.C.
14000 N. 79TH PLACE
SCOTTSDALE, ARIZONA 85244
TELEPHONE: (480) 344-3300
CONTACT: CHASE DAMERON

UTILITIES

ELECTRICITY: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ARIZONA PUBLIC SERVICE CO.
CABLE T.V.: DCS

SURVEYOR

SURVEY GROUP, INC.
7700 E. PAVAN ROAD
SCOTTSDALE, ARIZONA 85244
TELEPHONE: (480) 944-2500
CONTACT: JASON BURTON

BENCHMARK

1" IRON PIPE AT THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. (ELEVATION: 2716.33 (DADO 780))

BASIS OF BEARING

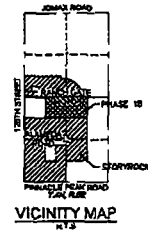
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. (SAY LINE BEARS NORTH 89° 17' 10" W.)

FLOOD INFORMATION

CONTRACT NUMBER	PAID MAJOR	SEPTER	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
00018	1335	L	10/18/2013	D	N/A

ENGINEER'S CERTIFICATION

THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVENUE CODE CHAPTER 17 - FLOODPLAIN AND STORMWATER REGULATIONS.



SHEET INDEX

SHEET NO.	TITLE
01	COVER SHEET
02	LEGAL DESCRIPTION & SETBACKS
03-05	PRELIMINARY PLAT
06-08	PRELIMINARY PLAT

SITE DATA

GROSS AREA	91.88 AC
NET AREA	91.88 AC
TOTAL NUMBER OF LOTS	96
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	13,300 S.F.
MAXIMUM LOT AREA	28,871 S.F.
PHASE 1B DENSITY	1.17 DU/AC

FIRE DEPARTMENT NOTES

1. UNSTRUCTURED VERTICAL CLEARANCE MIN. 13' 0"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DESP-6-1-02
4. FIRE LANE CLEARANCE MIN. SUPPORT 33,000 LBS. (CWB)
5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNS (1/2" S. OUTSIDE)

ZONING

PLANNED COMMUNITY DISTRICT (P-C D.C.)
R1-18 PCD
R1-18 PCD
R1-18 PCD

SETBACK TABLE

SETBACK	FEET
FRONT	28.25 FT
REAR	15.00 FT
SIDE	7.50 FT
FRONT	28.25 FT
REAR	15.00 FT
SIDE	7.50 FT
FRONT	28.25 FT
REAR	15.00 FT
SIDE	7.50 FT

ENGINEER
DAVID H. BURRILL, JR., REGISTERED
1953 W. GARDEN ROAD, SUITE 200
MESA, ARIZONA 85202
TELEPHONE: (602) 844-0000
FAX: (602) 844-0000
CONTACT: JASON BURRILL, P.E.

BENCHMARK
1" FROM P.M. AT THE NORTH
CORNER OF SECTION 11, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
G.M. POINT MARK: 1351-11
ELEVATION = 2714.31 (DAVID 100)

UTILITIES
CITY OF SCOTTSDALE
WATER
ELECTRIC
TELEPHONE
CABLE TV
GAS

SITE DATA
GROSS AREA 106.27 AC
NET AREA 107.57 AC
TOTAL PHASE 10 LOTS
COLLATERAL TRACT 01
TYPICAL LOT SIZE
MINIMUM LOT AREA
• R1-18 13,200 S.F.
• R1-43 33,600 S.F.
PHASE 10 DENSITY 1.81 DU/AC

SETBACK TABLE

LOT QUANTITIES

LOT #	AREA (SF)	ZONING
1	13843	R1-18 PCD
2	14072	R1-18 PCD
3	14072	R1-18 PCD
4	13728	R1-18 PCD
5	13728	R1-18 PCD
6	13844	R1-18 PCD
7	13847	R1-18 PCD
8	14114	R1-18 PCD
9	13848	R1-18 PCD
10	14074	R1-18 PCD
11	13870	R1-18 PCD
12	13870	R1-18 PCD
13	13841	R1-18 PCD
14	14747	R1-18 PCD
15	13840	R1-18 PCD
16	13840	R1-18 PCD
17	14974	R1-18 PCD
18	14828	R1-18 PCD
19	14828	R1-18 PCD
20	13508	R1-18 PCD
21	14283	R1-18 PCD
22	14442	R1-18 PCD
23	13804	R1-18 PCD
24	13505	R1-18 PCD
25	13805	R1-18 PCD
26	15302	R1-18 PCD
27	14276	R1-18 PCD
28	14804	R1-18 PCD
29	14738	R1-18 PCD
30	14286	R1-18 PCD
31	13848	R1-18 PCD
32	14809	R1-18 PCD
33	14782	R1-18 PCD
34	14137	R1-18 PCD
35	14738	R1-18 PCD
36	14382	R1-18 PCD
37	14382	R1-18 PCD
38	14382	R1-18 PCD
39	14382	R1-18 PCD
40	13730	R1-18 PCD
41	13848	R1-18 PCD
42	13505	R1-18 PCD
43	30228	R1-43 PCD
44	30234	R1-43 PCD
45	35378	R1-43 PCD
46	35725	R1-18 PCD
47	35318	R1-18 PCD
48	37848	R1-43 PCD

SURVEYOR
TAYLOR HENDERSON GROUP, INC.
7201 E. CHANDLER ROAD
SCOTTSDALE, ARIZONA 85250
TELEPHONE: (480) 822-0750
FAX: (480) 822-0750
CONTACT: JASON HENDERSON

BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 13, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
Said line bears NORTH 87° 01' 00" E.

ZONING
PLANNED COMMUNITY
DISTRICT (M-C EXL)
• R1-18 EX
• R1-43 EX

SETBACK TABLE

LOT QUANTITIES

LOT #	AREA (SF)	ZONING
49	33324	R1-43 PCD
50	33320	R1-43 PCD
51	16445	R1-18 PCD
52	13647	R1-18 PCD
53	14234	R1-18 PCD
54	13813	R1-18 PCD
55	13549	R1-18 PCD
56	14491	R1-18 PCD
57	13545	R1-18 PCD
58	13500	R1-18 PCD
59	14378	R1-18 PCD
60	13840	R1-18 PCD
61	18545	R1-18 PCD
62	14334	R1-18 PCD
63	13813	R1-18 PCD
64	13840	R1-18 PCD
65	13847	R1-18 PCD
66	14378	R1-18 PCD
67	14378	R1-18 PCD
68	16319	R1-18 PCD
69	16319	R1-18 PCD
70	15318	R1-18 PCD
71	15318	R1-18 PCD
72	15318	R1-18 PCD
73	15318	R1-18 PCD
74	14178	R1-18 PCD
75	12786	R1-18 PCD
76	16339	R1-18 PCD
77	17074	R1-18 PCD
78	13680	R1-18 PCD
79	14839	R1-18 PCD
80	16339	R1-18 PCD
81	14510	R1-18 PCD
82	13813	R1-18 PCD
83	13713	R1-18 PCD
84	14738	R1-18 PCD
85	19747	R1-18 PCD
86	13670	R1-18 PCD
87	13283	R1-18 PCD
88	12872	R1-18 PCD
89	13571	R1-18 PCD
90	14938	R1-18 PCD
91	14400	R1-18 PCD
92	14400	R1-18 PCD
93	12827	R1-18 PCD
94	21808	R1-18 PCD
95	15200	R1-18 PCD
96	13500	R1-18 PCD

OWNER/DEVELOPER
TAYLOR HENDERSON GROUP, INC.
7201 E. CHANDLER ROAD
SCOTTSDALE, ARIZONA 85250
TELEPHONE: (480) 822-0750
FAX: (480) 822-0750
CONTACT: JASON HENDERSON

BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 13, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
Said line bears NORTH 87° 01' 00" E.

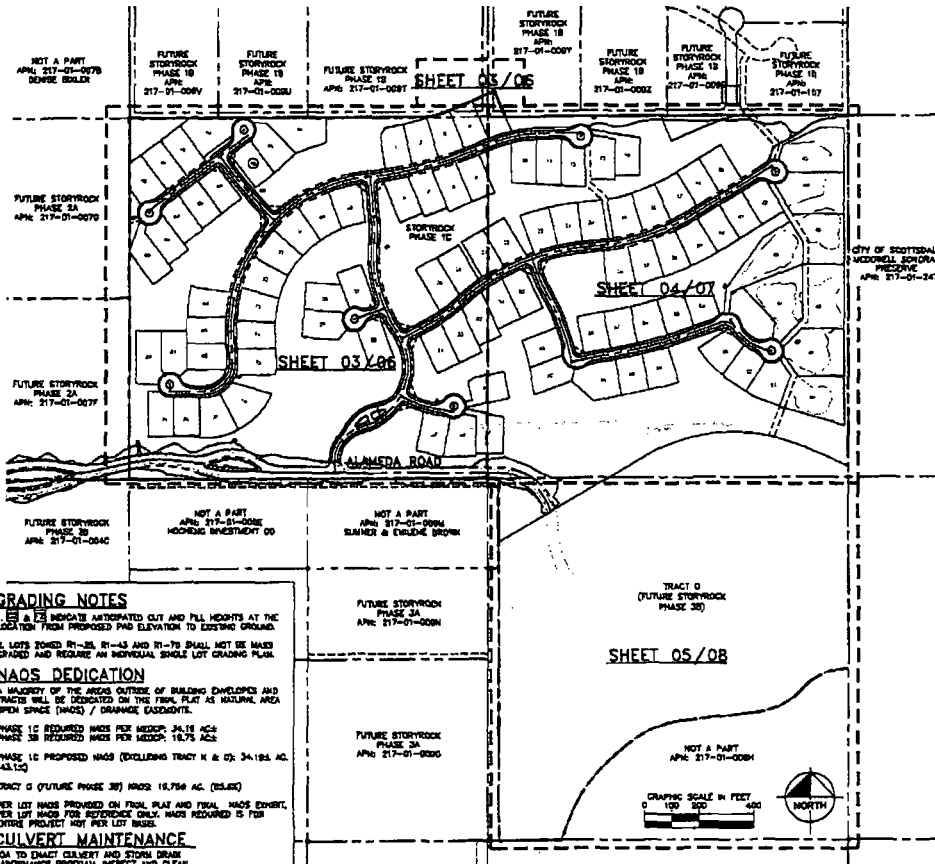
ZONING
PLANNED COMMUNITY
DISTRICT (M-C EXL)
• R1-18 EX
• R1-43 EX

SETBACK TABLE

LOT QUANTITIES

LOT #	AREA (SF)	ZONING
49	33324	R1-43 PCD
50	33320	R1-43 PCD
51	16445	R1-18 PCD
52	13647	R1-18 PCD
53	14234	R1-18 PCD
54	13813	R1-18 PCD
55	13549	R1-18 PCD
56	14491	R1-18 PCD
57	13545	R1-18 PCD
58	13500	R1-18 PCD
59	14378	R1-18 PCD
60	13840	R1-18 PCD
61	18545	R1-18 PCD
62	14334	R1-18 PCD
63	13813	R1-18 PCD
64	13840	R1-18 PCD
65	13847	R1-18 PCD
66	14378	R1-18 PCD
67	14378	R1-18 PCD
68	16319	R1-18 PCD
69	16319	R1-18 PCD
70	15318	R1-18 PCD
71	15318	R1-18 PCD
72	15318	R1-18 PCD
73	15318	R1-18 PCD
74	14178	R1-18 PCD
75	12786	R1-18 PCD
76	16339	R1-18 PCD
77	17074	R1-18 PCD
78	13680	R1-18 PCD
79	14839	R1-18 PCD
80	16339	R1-18 PCD
81	14510	R1-18 PCD
82	13813	R1-18 PCD
83	13713	R1-18 PCD
84	14738	R1-18 PCD
85	19747	R1-18 PCD
86	13670	R1-18 PCD
87	13283	R1-18 PCD
88	12872	R1-18 PCD
89	13571	R1-18 PCD
90	14938	R1-18 PCD
91	14400	R1-18 PCD
92	14400	R1-18 PCD
93	12827	R1-18 PCD
94	21808	R1-18 PCD
95	15200	R1-18 PCD
96	13500	R1-18 PCD

PRELIMINARY PLAT FOR STORYROCK PHASE 1C PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



GRADING NOTES
1. A 1% MINIMUM GRADIENT SHALL BE MAINTAINED AT ALL LOCATIONS FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
2. LOTS ZONED R1-18, R1-43 AND R1-70 SHALL NOT BE MAINTAINED GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

NAOS DEDICATION
A MAJORITY OF THE AREAS OUTSIDE OF BUILDING DEVELOPER AND TRACTOR SHALL BE DEDICATED ON THIS PLAT AS NAOS. AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENT.

PHASE 1C REQUIRED NAOS PER LOT: 34.18 AC
PHASE 1C REQUIRED NAOS PER LOT: 34.18 AC
PHASE 1C REQUIRED NAOS PER LOT: 34.18 AC

PHASE 1C REQUIRED NAOS (EXCLUDING TRACT H & G: 34.18 AC (43.12)

PHASE 1C REQUIRED NAOS (EXCLUDING TRACT H & G: 34.18 AC (43.12)

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PHASE 1C REQUIRED NAOS (EXCLUDING TRACT H & G: 34.18 AC (43.12)

PHASE 1C REQUIRED NAOS (EXCLUDING TRACT H & G: 34.18 AC (43.12)

PROJECT MAP

NAME	OWNERSHIP/MAINT.	USES WITHIN TRACT	AREA (ACRES)
TRACT A	PRIVATE/NA	PRIVATE STREET	7.48
TRACT B	PRIVATE/NA	NAOS/OPEN SPACE/DRAINAGE	0.43
TRACT C	PRIVATE/NA	DRAINAGE/UTILITY EASEMENT	0.13
TRACT D	PRIVATE/NA	NAOS/OPEN SPACE/DRAINAGE/UTILITY EASEMENT	0.29
TRACT E	PRIVATE/NA	NAOS/OPEN SPACE/DRAINAGE	0.18
TRACT F	PRIVATE/NA	NAOS/OPEN SPACE	0.39
TRACT G	PRIVATE/NA	NAOS/OPEN SPACE/DRAINAGE	1.91

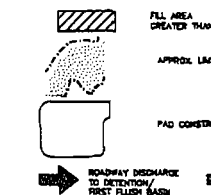
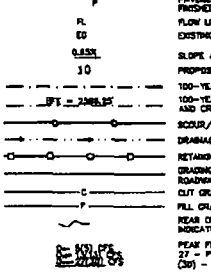
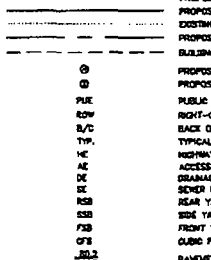
SHEET INDEX

SHEET NO.	TITLE
01	ORDER SHEET
02	LOCAL DESCRIPTION 1
03-05	PRELIMINARY PLAT PLAN
06-08	PRELIMINARY GRADING PLAN
09	LOCAL DESCRIPTION 2

FIRE DEPARTMENT NOTES
1. UNSTRUCTURED VERTICAL CLEARANCE MIN. 13' 6"
2. KEY SWITCH/PAVE-CAPTION SENSOR REQUIRED
3. VERTICAL SIGNING PER TDM 10-1-2002
4. FIRE LANE CIRCUMFERENCE SHALL SUPPORT 35,000 LBS. (20M)
5. SIGNALLING PROVIDES REDUNDANT FIRE TURNING
6. CIRCUMFERENCE (10.5' OUTSIDE)

LEGEND

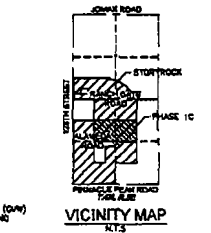
PROPERTY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED WATER LINE
PROPOSED STORM DRAIN
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY
EXISTING EDGE OF PAVEMENT
PROPOSED CENTERLINE
BUILDING SETBACK
PROPOSED SURVEY MONUMENT
PROPOSED FIRE HYDRANT
PUBLIC UTILITY EASEMENT
RIGHT-OF-WAY
SPACE OF CURB
TYPICAL
HIGHWAY EASEMENT
ACCESS EASEMENT
DRAINAGE EASEMENT
SEWER EASEMENT
SEWER YARD SETBACK
SIDE YARD SETBACK
FRONT YARD SETBACK
CURB FEET FOR SECOND
PAVEMENT SPOT ELEVATION AT
FINISHED GRADE
FLOW LINE
EXISTING GRADE
SLOPE AT FINISHED GRADE
PROPOSED LOT NUMBERS
100-YEAR FLOOD LIMITS
100-YEAR BASE FLOOD ELEVATION
AND CROSS SECTION LOCATION
SCOUR/EROSION PROTECTION
DRAINAGE SWALE
RETAINING WALL
DRAINAGE UNITS (R1-18 ZONING AND
EASEMENT SUPERIMPOSED ONLY)
CUT GRADING LINE
FILL GRADING LINE
REAR OR SIDE LOT DRAINAGE
INDICATOR A DRAINAGE DIRECTION
PEAR FLOWER
27' - POST DEVELOPMENT
(27' - PRE DEVELOPMENT)



FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/18/2013	B	N/A

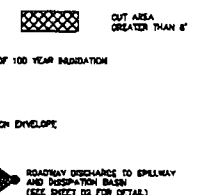
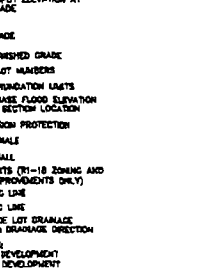
DESIGNER'S CERTIFICATION:
THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROOFING
ELEVATIONS ON THIS PLAN ARE SUPERSEDED BY HIGH TO PROVIDE
PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM AND
ARE IN ACCORDANCE WITH SCOTTSDALE REVERSE ENGINEERING 27
- FLOODPLAIN AND STORMWATER REGULATIONS.



VICINITY MAP
R13

LEGEND

PROPERTY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED WATER LINE
PROPOSED STORM DRAIN
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY
EXISTING EDGE OF PAVEMENT
PROPOSED CENTERLINE
BUILDING SETBACK
PROPOSED SURVEY MONUMENT
PROPOSED FIRE HYDRANT
PUBLIC UTILITY EASEMENT
RIGHT-OF-WAY
SPACE OF CURB
TYPICAL
HIGHWAY EASEMENT
ACCESS EASEMENT
DRAINAGE EASEMENT
SEWER EASEMENT
SEWER YARD SETBACK
SIDE YARD SETBACK
FRONT YARD SETBACK
CURB FEET FOR SECOND
PAVEMENT SPOT ELEVATION AT
FINISHED GRADE
FLOW LINE
EXISTING GRADE
SLOPE AT FINISHED GRADE
PROPOSED LOT NUMBERS
100-YEAR FLOOD LIMITS
100-YEAR BASE FLOOD ELEVATION
AND CROSS SECTION LOCATION
SCOUR/EROSION PROTECTION
DRAINAGE SWALE
RETAINING WALL
DRAINAGE UNITS (R1-18 ZONING AND
EASEMENT SUPERIMPOSED ONLY)
CUT GRADING LINE
FILL GRADING LINE
REAR OR SIDE LOT DRAINAGE
INDICATOR A DRAINAGE DIRECTION
PEAR FLOWER
27' - POST DEVELOPMENT
(27' - PRE DEVELOPMENT)



FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/18/2013	B	N/A

DESIGNER'S CERTIFICATION:
THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROOFING
ELEVATIONS ON THIS PLAN ARE SUPERSEDED BY HIGH TO PROVIDE
PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM AND
ARE IN ACCORDANCE WITH SCOTTSDALE REVERSE ENGINEERING 27
- FLOODPLAIN AND STORMWATER REGULATIONS.

Kimley»Horn
STORYROCK - PHASE 1C
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

SCALE: 1" = 400'
DATE: 08/14/2014
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 08/14/2014

PROJECT NO.: 101008030
DRAWING NAME: 000000-01
CASE NO.: 13-2N-2014

01 of 09

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND GEORGE D. DITOLA (GRANTOR), HEREBY SUBDIVIDES A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "STORYROCK PHASE 1" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STRIPS, 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 CONDITIONS, STATED.

PUBLIC STREETS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND GEORGE D. DITOLA (GRANTOR), DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR, THE PUBLIC STREETS AS SHOWN HEREON. SEE SPEC. CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTOR MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, TRENCHES, CULVERTS, DRAINAGEWAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND CROWNS THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PRIVATE STREETS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND GEORGE D. DITOLA (GRANTOR), DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT "A" AS PRIVATE ACCESSWAYS, 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.

TRACT A IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR A PRIVATE ROADWAY, PRIVATE ACCESS EASEMENT (PA), EMERGENCY AND SERVICE ACCESS (ESA), WATER AND SEWER FACILITIES EASEMENT (WSF).

TRACT B IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR A DRAINAGE AND FLOOD CONTROL EASEMENT (DFC) AND NATURAL AREA OPEN SPACE EASEMENT (NAOS).

TRACT C IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR FUTURE STORYROCK PHASE 1G.

TRACT D IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES.

TRACT E IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE.

TRACT Z IS HEREBY DEDICATED TO THE CITY OF SCOTTSDALE FOR THE OPERATION AND MAINTENANCE OF A LIFT STATION, AND RELATED IMPROVEMENTS THEREON.

EASEMENTS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND GEORGE D. DITOLA (GRANTOR), DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTOR,

A. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DYES, 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 WOULD NOT BE OBTAINABLE BY AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCLUDE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'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. GRANTOR IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

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

5. GRANTOR SHALL HOLD, DEFEND AND HOLD GRANTOR HARLESS 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 THE PROPERTY ON THIS PLAT FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, RECREATION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

C. 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.

D. UTILITY EASEMENT: A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT SHOWN HEREON AS TRACT "A" UPON, OVER, UNDER AND ACROSS THE PARCELS OF LAND SHOWN ON THIS PLAT FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER 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, HERBS, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) LANDSCAPE SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

E. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS): 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 WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.

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

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

4. GRANTOR MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTOR 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 GRANTOR'S RIGHT TO OTHER REMEDIES.

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

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

G. A PERPETUAL, NON-EXCLUSIVE ROADWAY SLOPE EASEMENT (RS) UPON, OVER, ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE EASEMENT IS TO PROTECT THE SLOPE STRUCTURE OF THE ROADWAYS. THESE EASEMENTS MAY BE WITHDRAWN OR FINGERLISHED AS NEEDED, WITH APPROVED LOT GRADING PLANS.

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 ON 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 NEAT, SAFE AND CLEAN CONDITION. GRANTOR MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTOR 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 GRANTOR'S RIGHT TO OTHER REMEDIES.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

GRANTOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTOR 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 GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNS.

FINAL PLAT STORYROCK PHASE 1

PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION AND GEORGE D. DITOLA

ZONING

PLANNED COMMUNITY DISTRICT (PCD-FSL)
P1-18 ESL
P1-35 ESL
P1-43 ESL
P1-70 ESL

SHEET CONTENTS

SHEET 1 COVER SHEET
SHEET 2 LEGAL DESCRIPTION, AREA TABLES, ROW ABANDONMENTS AND EASEMENT SCHEDULES
SHEET 3 FIELD SURVEY REPRODUCTION AND BOUNDARY ANALYSIS
SHEET 4 PROPERTY BOUNDARY
SHEET 5 PS & SC
SHEET 6 DFC & DETAILS
SHEET 7 TCE, WSP & ESA
SHEET 8 DETAILS
SHEET 9 DATA TABLES

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE ____ DAY OF ____ 20__.

BY _____ THE _____ OF STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, FOR AND ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE ____ DAY OF ____ 20__.

BY GEORGE D. DITOLA.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

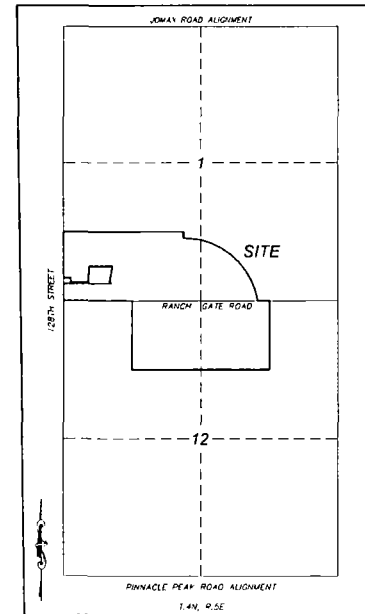
DATED THIS ____ DAY OF ____ 20__
GRANTOR: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

BY: _____

TITLE: _____

GRANTOR: GEORGE D. DITOLA

BY: _____



VICINITY MAP / KEY MAP

APPROVALS

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

OF ____ 20__.

BY: _____

MAYOR

ATTEST BY: _____

CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. S-PP-2019-06, AND ALL CASE RELATED SPECIFICATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST 2019.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

JASON GEORGE
REGISTERED LAND SURVEYOR # 35833

2303 N. 165TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (602) 932-0780
FAX (602) 932-0781
WWW.SIGSURVEYFAL.COM

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

**FINAL PLAT
STORYROCK PHASE 1
SCOTTSDALE, ARIZONA**



DRAWING NAME:
P1 MASTER PLAT
JOB NO. 2014-001
DRAWN: RMH/JLD
CHECKED: JAS
DATE: 02/19/2019
SCALE: N.T.S.
SHEET: 1 OF 9

PLAN CHECK NO. 5653-17-4 S-PP-2019-06 4-AUG-2019

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 327.63 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 133.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.12 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, A DISTANCE OF 778.83 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 46.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69 DEGREES 21 MINUTES 07 SECONDS, A DISTANCE OF 47.65 FEET, AND WHOSE LONG CHORD BEARS NORTH 29 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 45.35 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 10 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 295.39 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST, A DISTANCE OF 451.08 FEET;

THENCE SOUTH 03 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 310.56 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 339.78 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 88.37 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 881.07 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,314.33 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.50 FEET;

THENCE SOUTH 83 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 332.83 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 DEGREES 38 MINUTES 03 SECONDS, A DISTANCE OF 1,595.86 FEET, AND WHOSE LONG CHORD BEARS NORTH 45 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,515.82 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 78 DEGREES 34 MINUTES 08 SECONDS WEST, A DISTANCE OF 333.33 FEET;

THENCE NORTH 47 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 35 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 122.89 FEET;

THENCE SOUTH 68 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 58 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 267.83 FEET;

THENCE SOUTH 74 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 354.71 FEET;

THENCE SOUTH 76 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.98 FEET;

THENCE SOUTH 29 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 150.34 FEET, AND WHOSE LONG CHORD BEARS NORTH 78 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 157.23 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 289.95 FEET, AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 283.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 05 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.21 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,783.97 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,373.17 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 440.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 05 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.21 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 289.95 FEET, AND WHOSE LONG CHORD BEARS SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 283.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 150.34 FEET, AND WHOSE LONG CHORD BEARS SOUTH 78 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 157.23 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 29 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 78 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.98 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 354.71 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 267.83 FEET;

THENCE NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 35 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 122.89 FEET;

THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 78 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 101.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 101.04 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 275.00 FEET;

THENCE, LEAVING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,320.51 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,321.19 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 1,322.66 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

NOTE: PARCEL 1 & 2 INCLUDE WESTING OFFICIAL RECORDS 1984-004140P, 2014-0799517, 2014-0799518, 2014-0799519, 2014-0799520 AND 2014-0799522, OTHER RECORDS OF MARICOPA COUNTY, ARIZONA.

BOUNDARY/LOT AREA TABLE		
BOUNDARY/LOT#	AREA (SQ)	AREA (AC)
1	1,590,838	36.521
2	207,710	4.768
3	198,824	4.564
4	292,163	6.707
5	1,482,989	34.045
6	1,445,340	33.190
7	823,141	18.874
8	1,704,280	39.246
BOUNDARY CROSS	7,679,160	176.749
BOUNDARY NET	7,585,265	174.228

TRACT USE/OWNERSHIP TABLE			
TRACT	AREA (SQ)	AREA (AC)	USE
A	1,484,404	34.077	PRIVATE ROADWAY, CIVIL, WSP, PA
B	21,881	0.507	DRAINAGE AND FLOOD CONTROL (EASEMENT), NADS
C	12,186	0.280	FUTURE STORAGE LOT
D	29,814	0.684	DRAINAGE PURPOSES
E	859	0.020	OPEN SPACE

NOTES

1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FLOWING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COA'S AND DESIGN GUIDELINES.

2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.

3. AFFIDAVIT OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAN ARE NOT VALID THERE MAY BE NO REVISIONS TO THIS PLAN WITHOUT THE PLAT COORDINATOR'S APPROVAL.

4. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ASSESSOR PARCEL NUMBERS

217-01-001C, 217-01-001D, 217-01-001S, 217-01-001T, 217-01-001U, 217-01-001V, 217-01-001W, 217-01-001X, 217-01-001Y, 217-01-001Z, 217-01-002C, 217-01-002D, 217-01-002S, 217-01-002T, 217-01-002U, 217-01-002V, 217-01-002W, 217-01-002X, 217-01-002Y, 217-01-002Z, 217-01-003C, 217-01-003D, 217-01-003S, 217-01-003T, 217-01-003U, 217-01-003V, 217-01-003W, 217-01-003X, 217-01-003Y, 217-01-003Z, 217-01-004C, 217-01-004D, 217-01-004S, 217-01-004T, 217-01-004U, 217-01-004V, 217-01-004W, 217-01-004X, 217-01-004Y, 217-01-004Z, 217-01-005C, 217-01-005D, 217-01-005S, 217-01-005T, 217-01-005U, 217-01-005V, 217-01-005W, 217-01-005X, 217-01-005Y, 217-01-005Z, 217-01-006C, 217-01-006D, 217-01-006S, 217-01-006T, 217-01-006U, 217-01-006V, 217-01-006W, 217-01-006X, 217-01-006Y, 217-01-006Z, 217-01-007C, 217-01-007D, 217-01-007S, 217-01-007T, 217-01-007U, 217-01-007V, 217-01-007W, 217-01-007X, 217-01-007Y, 217-01-007Z, 217-01-008C, 217-01-008D, 217-01-008S, 217-01-008T, 217-01-008U, 217-01-008V, 217-01-008W, 217-01-008X, 217-01-008Y, 217-01-008Z, 217-01-009C, 217-01-009D, 217-01-009S, 217-01-009T, 217-01-009U, 217-01-009V, 217-01-009W, 217-01-009X, 217-01-009Y, 217-01-009Z, 217-01-010C, 217-01-010D, 217-01-010S, 217-01-010T, 217-01-010U, 217-01-010V, 217-01-010W, 217-01-010X, 217-01-010Y, 217-01-010Z.

BASIS OF BEARING

THE MONUMENTED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS NORTH 57° W.

SURVEYOR'S NOTES

1. ALL INTERIOR LOT CORNER MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP PL535833, UNLESS OTHERWISE NOTED.

2. CENTERLINE MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. TYPE AS DEFINED IN LEGEND.

RECORD REFERENCES MARICOPA COUNTY

1. RESULTS OF SURVEY, BOOK 1, PAGE 34
2. RECORD OF SURVEY, BOOK 632, PAGE 18
3. ALTA SURVEY, BOOK 578, PAGE 50
4. ALTA SURVEY, BOOK 678, PAGE 29
5. ALTA SURVEY, BOOK 682, PAGE 12
6. ALTA SURVEY, BOOK 696, PAGE 35
7. RECORD OF SURVEY, BOOK 700, PAGE 12
8. ALTA SURVEY, BOOK 704, PAGE 42
9. ALTA SURVEY, BOOK 762, PAGE 32
10. ALTA SURVEY, BOOK 831, PAGE 44
11. ALTA SURVEY, BOOK 831, PAGE 45
12. ALTA SURVEY, BOOK 831, PAGE 46
13. RECORD OF SURVEY, BOOK 1093, PAGE 40
14. RECORD OF SURVEY, BOOK 1123, PAGE 32
15. RECORD OF SURVEY, BOOK 1123, PAGE 33
16. RECORD OF SURVEY, BOOK 1123, PAGE 35
17. RESULTS OF SURVEY, BOOK 1135, PAGE 40
18. RESULTS OF SURVEY, BOOK 1135, PAGE 41

RIGHT OF WAY ABANDONMENTS

1. RIGHT OF WAY AS SHOWN IN DOCUMENT NO. 2001-0304922, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS BEEN ABANDONED PER DOCUMENT _____.
2. RIGHT OF WAY AS SHOWN IN DOCUMENT NO. 200P-0453237, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS BEEN ABANDONED PER DOCUMENT _____.
3. RIGHT OF WAY AS SHOWN IN DOCUMENT NO. 2001-0304920, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS BEEN ABANDONED PER DOCUMENT _____.
4. RIGHT OF WAY AS SHOWN IN DOCUMENT 11458, PAGE 1059, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS BEEN ABANDONED PER DOCUMENT _____.

EASEMENT RELEASES

1. ROADWAY AND UTILITY EASEMENT AS SHOWN IN DOCKET 11458, PAGE 1059 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
2. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1331 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
3. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1332 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
4. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1333 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
5. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1334 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
6. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1335 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
7. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCKET 16289, PAGE 1336 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
8. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCUMENT NO. 1361-187887 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
9. INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN IN DOCUMENT NO. 1983-187888 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.
10. ACCESS EASEMENT AS SHOWN IN DOCUMENT NO. 2012-0310557 RECORDS OF MARICOPA COUNTY, ARIZONA, RELEASED IN BOOK _____ PAGE _____.

LEGAL DESCRIPTION, AREA TABLES, ROW ABANDONMENTS, AND EASEMENT RELEASES

2242 N. 160TH ST., SUITE 1
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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
STORYROCK PHASE 1
SCOTTSDALE, ARIZONA



DRAWING NAME:
P1 MASTER PLAT
JOB NO. 2014-001
DRAWN: RM1/JLD
CHECKED: JAS
DATE: 02/19/2019
SCALE: N.T.S.
SHEET: 2 OF 9

PLAT CHECK NO. 5603-17-4 5-PP-201806 1-PP-2018 4-AUG-2017

LINE BEARING (C/M)			LINE BEARING (P)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L5	N00°04'31"W	1320.28	L5	N00°04'31"W	1326.23
L6	S89°45'07"E	267.8	L6	S89°45'07"E	267.8
L7	N00°04'31"W	327.83			
L8	N89°45'07"E	80.0	L8		
L9	N00°04'31"W	2.12	L9		
L10	N89°45'07"E	278.43	L10		
L11	S89°45'07"E	255.33	L11	S89°45'07"E	255.45
L12	S87°46'15"E	451.06	L12	S87°46'15"E	451.06
L13	S02°42'17"E	310.56	L13	S02°42'04"E	310.55
L14	S89°45'07"E	339.78	L14	S89°45'17"E	339.78
L15	N00°04'31"W	88.17	L15	N00°04'31"W	88.17
L16	N89°45'07"E	80.00	L16	S89°45'47"E	80.00
L17	N00°04'31"W	881.24	L17	N00°04'31"W	881.26
L18	N89°45'07"E	725.93	L18	N89°45'47"E	725.91
L19	S89°45'07"E	339.53	L19	S89°45'07"E	339.53
L20	S89°45'07"E	339.53			
L21	INTENTIONALLY OMITTED				
L22	N89°45'07"E	725.90			
L23	S00°00'00"E	121.29			
L24	S89°45'07"E	121.29			
L25	S89°45'07"E	1327.66			

CURVE TABLE (C/M)				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	52°1'01"	46.00	47.65	N29°54'10"W 45.50
C2	67°40'47"	1437.25	1697.73	N43°17'41"W 1600.00

CURVE TABLE (R2)				
CURVE	DELTA	RADIUS	ARC	CHORD
C1				
C2	67°40'58"	1437.25	1697.81	

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR NO. 1. UNLESS OTHERWISE NOTED, ACCEPTED AND ATTACHED RLS #35853
- (R1) RECORD DATA PER BOOK 1093, PAGE 4
- (R1) RECORD DATA PER BOOK 630, PAGE 50
- (R2) RECORD DATA PER BOOK 1123, PAGE 35
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY

FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS

**FINAL PLAT
STORYROCK PHASE 1
SCOTTSDALE, ARIZONA**

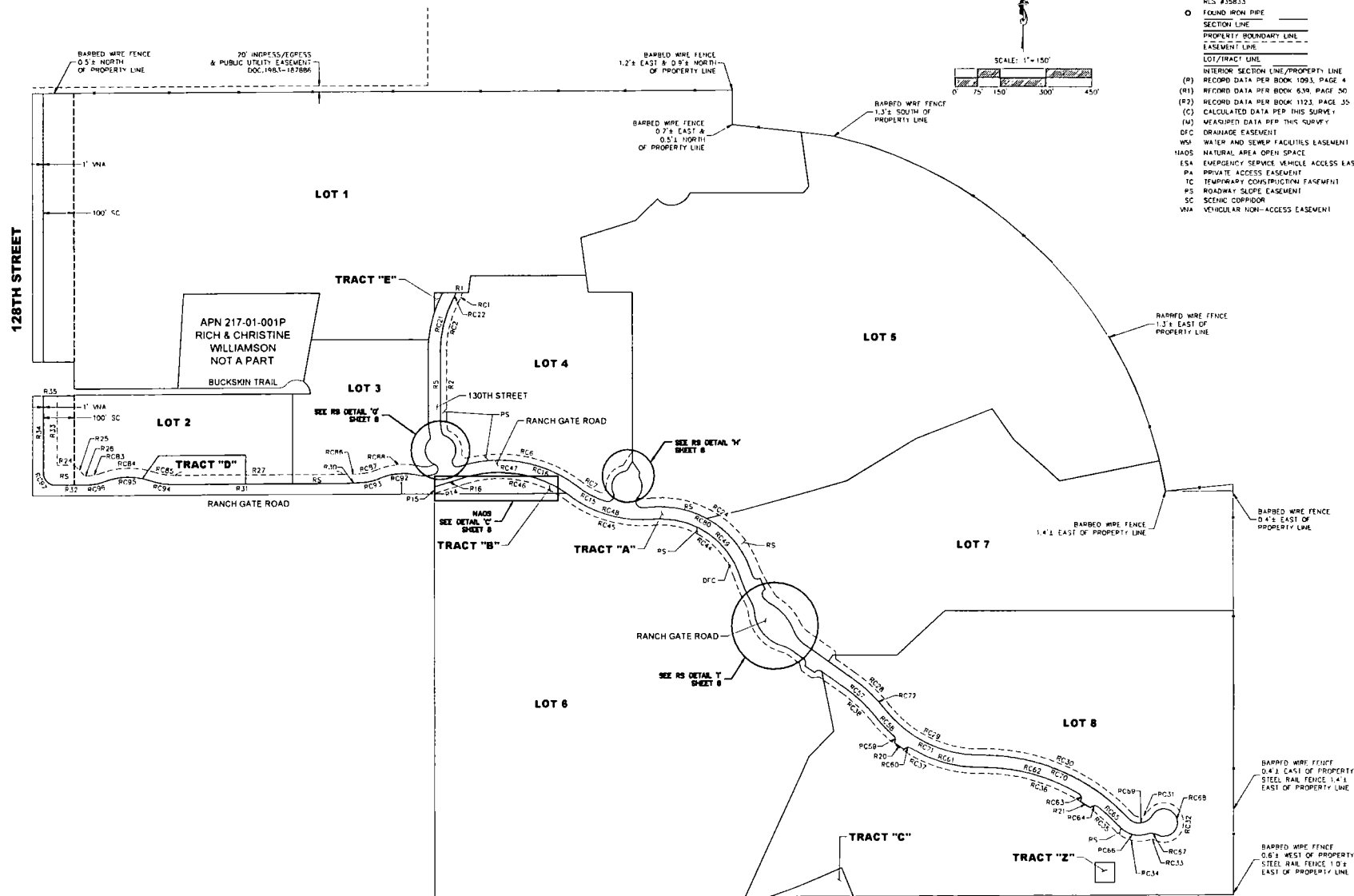


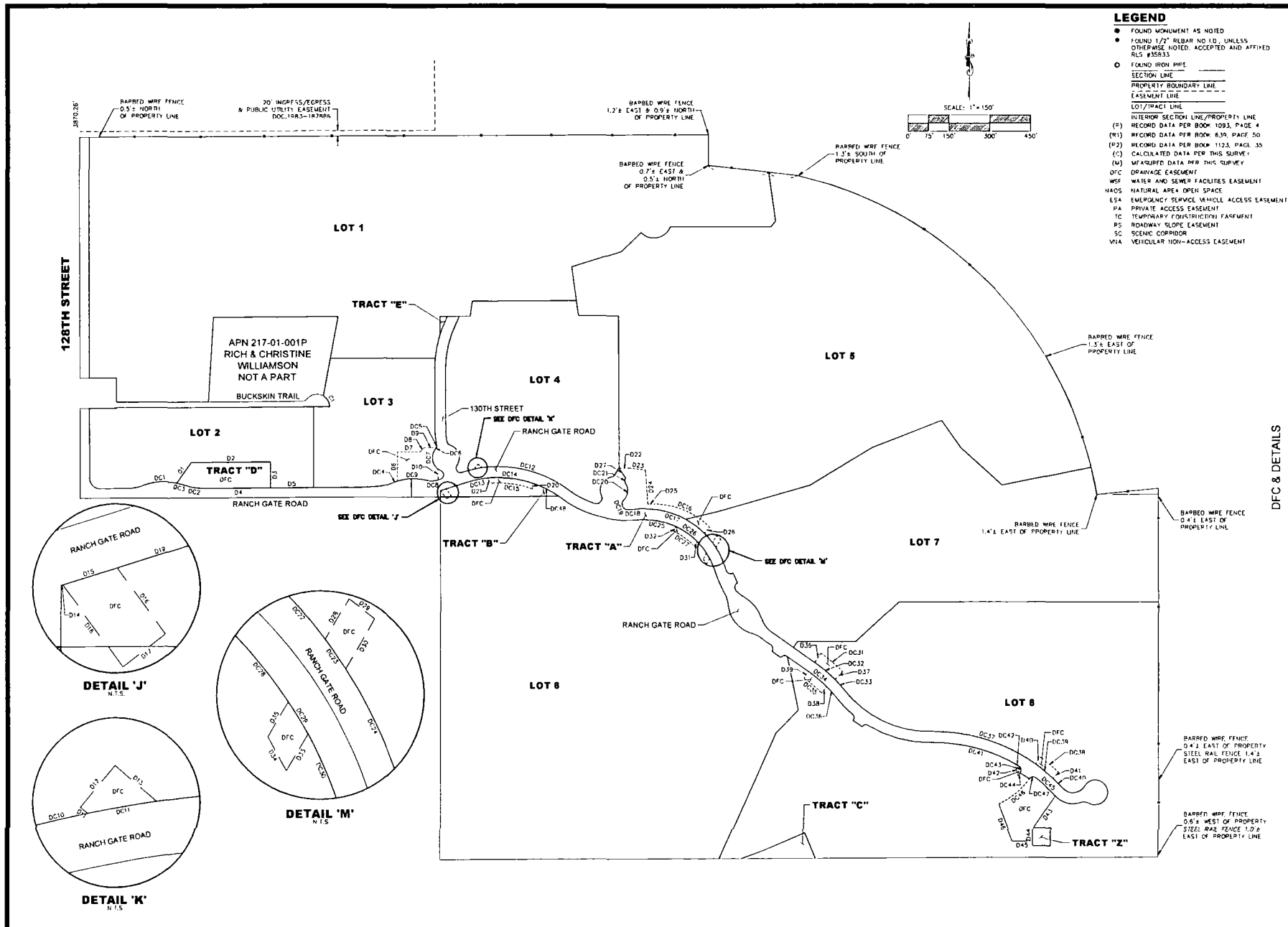
DRAWING NAME:
P1 MASTER PLAT
JOB NO.2014-001
DRAWN: RMH/JLD
CHECKED: JAS
DATE: 02/19/2019
SCALE: N.T.S.
SHEET: 3 OF 9

22425 N. 16th ST., SUITE 1
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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

PLAN CHECK NO.	5-PP-2016#6	1-MP-2016	4-AB-2017
NO. 5653-17-4			





- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR NO I.D., UNLESS OTHERWISE NOTED, ACCEPTED AND AFFIXED RLS #35833
 - FOUND IRON PIPE
 - SECTION LINE
 - PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - LOT/TRACT LINE
 - INTERIOR SECTION LINE/PROPERTY LINE
 - RECORD DATA PER BOOK 1093, PAGE 4
 - (R1) RECORD DATA PER BOOK 639, PAGE 50
 - (P2) RECORD DATA PER BOOK 1123, PAGE 35
 - (C) CALCULATED DATA PER THIS SURVEY
 - (M) MEASURED DATA PER THIS SURVEY
 - DFC DRAINAGE EASEMENT
 - WSP WATER AND SEWER FACILITIES EASEMENT
 - NAOS NATURAL AREA OPEN SPACE
 - ESA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - PA PRIVATE ACCESS EASEMENT
 - TC TEMPORARY CONSTRUCTION EASEMENT
 - RS ROADWAY SLOPE EASEMENT
 - SC SCENIC CORRIDOR
 - VIA VEHICULAR NON-ACCESS EASEMENT

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 GROUP, INC.
 Land Surveying Services

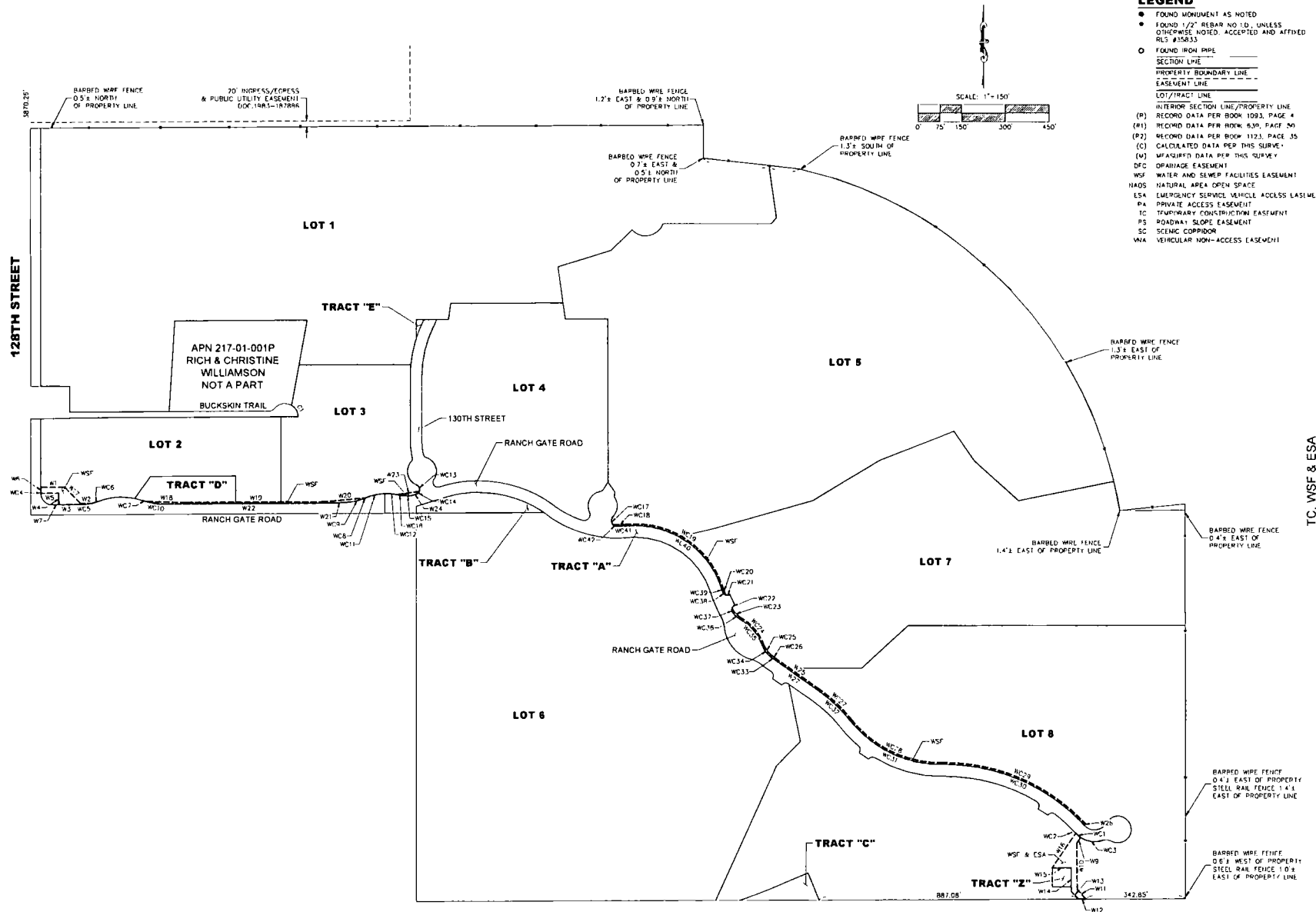
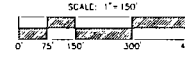
FINAL PLAT
STORYROCK PHASE 1
SCOTTSDALE, ARIZONA



DRAWING NAME:
 P1 MASTER PLAT
 JOB NO. 2014-001
 DRAWN: RMH/JLD
 CHECKED: JAS
 DATE: 02/19/2019
 SCALE: 1"=150'
 SHEET: 6 OF 9

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR NO I.D., UNLESS OTHERWISE NOTED, ACCEPTED AND AFFIDED RLS #15833
- FOUND IRON PIPE
- SECTION LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LOT/TRACT LINE
- INTERIOR SECTION LINE/PROPERTY LINE
- (P) RECORD DATA PER BOOK 1093, PAGE 4
- (P1) RECORD DATA PER BOOK 639, PAGE NO
- (P2) RECORD DATA PER BOOK 1123, PAGE 35
- (C) CALCULATED DATA PER THIS SURVEY
- (W) MEASURED DATA PER THIS SURVEY
- DFC ORPHANAGE EASEMENT
- WSF WATER AND SEWER FACILITIES EASEMENT
- HAOS NATURAL AREA OPEN SPACE
- ESA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- PA PRIVATE ACCESS EASEMENT
- TC TEMPORARY CONSTRUCTION EASEMENT
- PS ROADWAY SLOPE EASEMENT
- SC SCENIC CORRIDOR
- VMA VEHICULAR NON-ACCESS EASEMENT



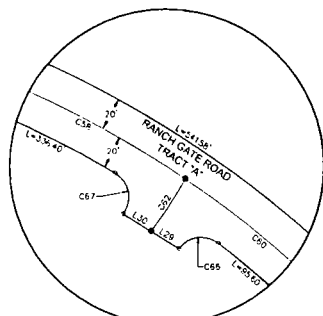
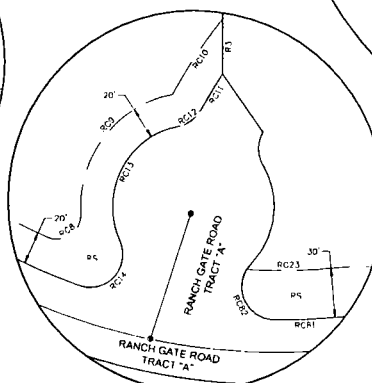
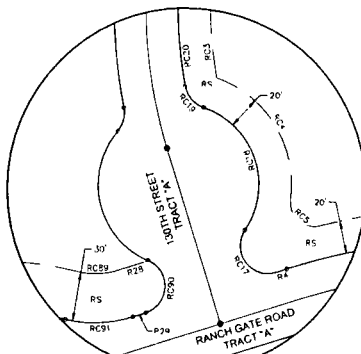
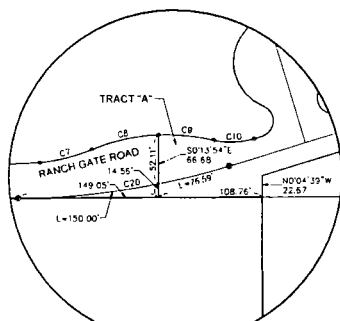
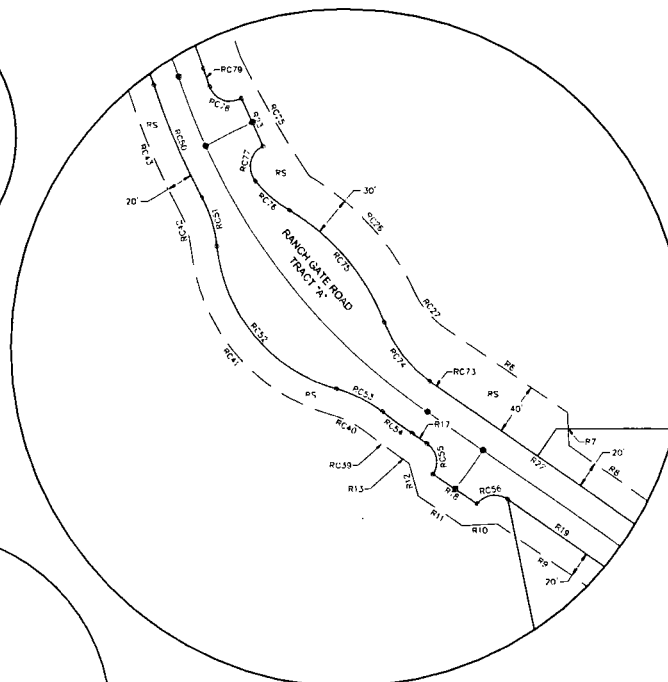
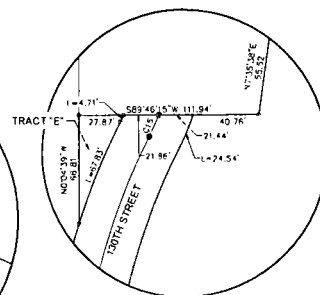
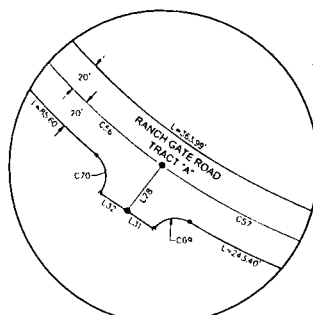
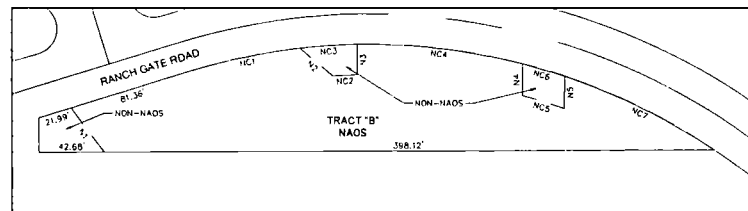
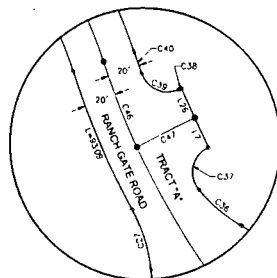
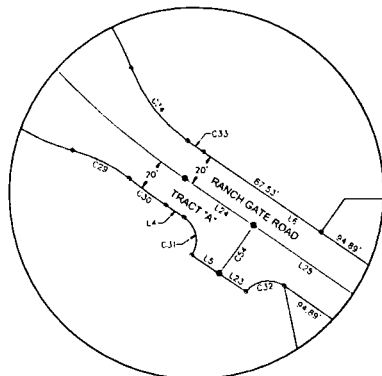
TC, WSF & ESA

FINAL PLAT STORYROCK PHASE 1 SCOTTSDALE, ARIZONA



DRAWING NAME:
P1 MASTER PLAT
JOB NO. 2014-001
DRAWN: PMJ/JLD
CHECKED: JAS
DATE: 02/19/2019
SCALE: 1"=150'
SHEET: 7 OF 9

32425 N. 165TH ST., SUITE 1
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SIIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services



DETAILS

FINAL PLAT

STORYROCK PHASE 1

SCOTTSDALE, ARIZONA

SIG
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22425 N. 16th ST., SUITE 100
PHOENIX, ARIZONA 85024
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FAX (480) 922-0781
WWW.SIGSURVEYVIZ.COM



DRAWING NAME:
P1 MASTER PLAT
JOB NO.2014-001
DRAWN: RHH/JLD
CHECKED: JAS
DATE: 02/19/2019
SCALE: N.T.S.
SHEET: 8 OF 9

PLAN CHECK NO. 5853-17-4	5-PP-2016#8	1-MP-2016	4-AB-2017
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	50°10'37"	46.00	47.65	289°24'10"W 45.55'
C2	67°40'47"	143.25	169.73	54°17'41"E 160.73'
C3	114°16'51"	65.00	129.65	59°03'13"W 105.20'
C4	101°10'49"	40.00	62.94	N45°08'29"W 56.64'
C5	20°04'21"	171.00	59.61	S72°43'55"E 59.60'
C6	31°16'38"	229.00	125.01	S85°20'01"E 123.48'
C7	17°09'54"	189.00	56.82	S76°05'20"W 56.41'
C8	18°55'43"	209.00	72.69	S77°28'14"W 72.31'
C9	16°07'05"	209.00	58.79	N84°30'22"W 58.80'
C10	30°38'40"	80.00	42.79	N88°13'50"E 42.28'
C11	14°05'22"	17.00	41.80	S21°50'27"W 32.04'
C12	10°12'10"	50.00	95.37	S13°32'35"E 81.56'
C13	52°27'33"	17.00	15.56	S14°52'09"W 15.03'
C14	27°00'24"	400.00	188.54	S13°25'33"W 186.80'
C15	44°48'50"	14.70	14.70	N24°31'20"E 14.70'
C16	17°00'51"	300.00	89.09	S83°50'51"E 88.76'
C17	61°22'27"	17.00	18.21	N40°58'44"W 17.35'
C18	105°38'11"	50.00	92.19	N18°48'52"W 79.67'
C19	141°05'43"	17.00	41.86	N36°32'35"E 32.06'
C20	18°51'37"	770.00	226.58	N81°20'18"E 225.77'
C21	52°58'46"	420.00	388.36	N80°36'07"W 374.67'
C22	52°58'46"	440.00	406.85	N80°36'07"W 392.51'
C23	133°40'58"	20.00	46.86	S42°14'05"W 36.78'
C24	241°17'38"	400.00	169.60	S65°15'33"E 168.34'
C25	16°37'30"	400.00	118.06	S66°43'07"E 115.66'
C26	74°47'05"	290.00	388.64	N56°34'20"W 360.20'
C27	22°26'45"	100.00	39.18	N17°16'13"E 38.93'
C28	68°33'55"	126.00	150.86	S40°21'26"E 142.01'
C29	22°26'45"	100.00	39.18	S63°26'01"E 38.93'
C30	135°05'17"	520.00	29.00	S51°45'13"E 28.00'
C31	88°29'49"	17.00	36.25	N11°02'52"W 23.72'
C32	87°02'55"	17.00	25.83	S81°10'36"W 23.41'
C33	12°25'34"	480.00	11.96	S54°34'57"E 11.96'
C34	32°31'29"	100.00	57.35	S17°26'13"E 56.57'
C35	38°41'35"	168.00	113.45	N40°21'26"W 111.31'
C36	19°45'35"	100.00	34.49	S49°49'26"E 34.32'
C37	105°16'34"	17.00	31.24	S12°41'36"W 27.02'
C38	03°08'56"	920.00	1.61	S55°15'22"E 1.51'
C39	94°49'10"	17.00	28.13	S67°24'31"E 25.03'
C40	14°50'08"	480.00	14.68	S19°07'22"E 14.68'
C41	133°40'58"	20.00	46.86	N22°32'05"W 36.78'
C42	74°51'35"	50.00	85.33	N65°32'36"E 60.78'
C43	61°15'52"	20.00	21.39	S02°44'44"W 20.38'
C44	175°08'40"	271.00	84.83	N81°15'50"W 84.49'
C45	61°43'35"	229.00	36.91	S15°19'44"W 24.89'
C46	82°29'49"	500.00	56.70	S12°29'42"E 56.67'
C47	35°30'30"	600.00	40.23	S63°24'38"W 40.22'
C48	4°01'44"	143.25	101.08	S11°28'10"E 101.04'
C49	53°51'49"	1210.00	116.79	S69°43'50"W 116.75'
C50	30°33'45"	100.00	56.62	S40°01'11"E 263.48'
C51	4°40'37"	320.00	26.11	S31°33'46"W 26.11'
C52	50°09'06"	70.00	17.51	S54°18'03"E 16.95'
C53	103°59'00"	50.00	90.74	S27°23'06"W 78.79'
C54	43°47'47"	450.00	36.35	S35°30'19"W 36.34'
C55	16°30'18"	500.00	144.03	N47°02'37"W 143.52'
C56	16°00'29"	420.00	117.35	S44°47'43"E 116.98'
C57	36°07'49"	420.00	264.85	S72°51'52"E 250.48'
C58	35°04'29"	630.00	386.03	N13°22'33"W 380.02'
C59	12°51'52"	630.00	138.99	N49°30'22"W 138.61'
C60	83°25'45"	70.00	77.49	S74°54'18"E 73.60'
C61	75°01'27"	280.00	38.30	N32°05'25"E 38.27'
C62	105°57'58"	50.00	92.47	N83°48'15"E 78.95'
C63	266°18'42"	45.00	209.18	N16°00'03"E 65.95'
C64	44°34'22"	45.00	35.03	N85°08'58"W 34.16'
C65	81°09'47"	17.00	27.05	S87°15'55"W 24.28'
C66	84°15'43"	90.00	100.44	S75°19'17"E 95.73'
C67	82°50'06"	17.00	24.58	S79°20'51"E 24.41'
C70	87°52'05"	17.00	26.07	N63°00'15"W 23.59'

PS CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
RC1	90°15'37"	215.00	34.27	S27°21'34"W 34.23'
RC2	27°00'24"	360.00	169.69	S13°25'33"W 168.12'
RC3	94°47'43"	260.00	44.45	S45°58'31"W 42.50'
RC4	77°27'26"	70.00	94.53	N31°78'21"W 87.51'
RC5	110°52'54"	15.00	29.03	S48°13'35"E 24.71'
RC6	49°33'17"	460.01	397.85	S78°53'24"E 385.57'
RC7	12°08'59"	350.01	76.34	S60°11'15"E 76.20'
RC8	116°55'14"	15.00	30.61	N55°16'29"E 25.57'
RC9	82°33'54"	70.00	100.87	N38°05'38"E 82.37'
RC10	92°33'33"	340.00	55.74	S13°55'16"W 55.67'
RC11	44°40'32"	320.00	26.11	S31°33'46"W 26.11'
RC12	50°09'06"	20.00	17.51	N54°18'03"E 16.95'
RC13	103°59'00"	50.00	90.74	S27°23'06"W 78.79'
RC14	133°40'58"	20.00	46.85	S42°14'05"W 36.78'
RC15	16°48'42"	380.00	111.50	N67°31'05"W 111.10'
RC16	57°58'46"	440.00	406.85	N80°36'07"W 392.51'
RC17	141°05'43"	17.00	41.86	S40°58'44"W 32.06'
RC18	105°38'11"	50.00	92.19	N18°48'52"W 79.67'
RC19	61°22'27"	17.00	18.21	S40°58'44"W 17.35'
RC20	10°12'10"	280.00	49.75	S31°05'45"E 49.69'
RC21	27°00'24"	380.00	179.11	N13°25'33"E 177.45'
RC22	71°23'34"	195.00	24.54	N21°38'28"E 24.52'
RC23	87°07'03"	350.00	51.62	N81°10'42"E 51.58'
RC24	76°47'05"	340.00	455.65	S56°38'20"E 422.31'
RC25	83°58'58"	703.21	105.54	S30°11'02"E 105.44'
RC26	34°44'22"	160.00	129.05	S27°20'03"E 119.72'
RC27	30°19'55"	100.00	37.06	S40°07'49"E 36.43'
RC28	16°30'18"	540.00	155.55	S47°02'37"E 155.02'
RC29	52°08'18"	380.00	345.79	S64°31'58"E 345.79'
RC30	47°44'21"	670.00	554.25	N87°03'16"E 542.74'
RC31	105°57'58"	50.00	55.48	N83°49'25"E 47.91'
RC32	266°18'42"	65.00	302.12	S16°00'03"E 94.83'
RC33	44°36'27"	25.00	19.46	N85°08'58"W 18.88'
RC34	64°09'08"	110.00	123.18	S17°27'34"W 116.83'
RC35	84°40'34"	786.67	92.83	N47°40'47"W 92.78'
RC36	38°44'26"	590.00	398.93	N71°33'34"W 391.37'
RC37	52°08'18"	460.00	418.59	N68°31'38"W 432.05'
RC38	16°30'18"	460.00	152.51	N49°07'37"W 150.50'
RC39	305°07'47"	540.00	29.08	N53°45'13"W 29.08'
RC40	42°26'45"	80.00	31.34	N63°26'01"E 31.14'
RC41	38°44'26"	146.00	174.80	N43°18'26"W 164.55'
RC42	42°26'45"	80.00	31.34	N17°16'13"E 31.14'
RC43	101°15'26"	540.00	96.67	N23°22'30"W 96.54'
RC44	76°47'05"	250.00	335.04	N56°38'20"W 330.52'
RC45	40°55'08"	440.00	314.23	N43°34'18"W 302.50'
RC46	52°58'46"	380.00	351.37	N80°38'07"W 338.99'
RC47	52°58'46"	400.00	369.87	S80°36'07"E 356.83'
RC48	40°55'08"	420.00	299.95	S74°34'18"E 290.62'
RC49	76°47'05"	270.00	361.84	S56°38'20"E 335.36'
RC50	101°15'26"	520.00	93.09	S23°22'30"W 92.97'
RC51	22°26'45"	100.00	39.18	S17°16'13"E 38.93'
RC52	58°35'55"	126.00	150.86	S40°21'26"E 142.01'
RC53	22°26'45"	100.00	39.18	S63°26'01"E 38.93'
RC54	305°07'47"	520.00	28.00	S54°34'57"E 28.00'
RC55	88°29'49"	17.00	26.28	N11°02'52"E 23.72'
RC56	87°02'55"	17.00	25.83	N81°10'36"E 23.41'
RC57	16°30'18"	480.00	138.27	S47°02'37"E 137.79'
RC58	11°08'49"	440.00	85.60	S44°01'53"E 85.47'
RC59	87°57'05"	17.00	25.07	S50°00'15"E 23.59'
RC60	82°50'06"	17.00	24.58	N19°20'15"E 22.48'
RC61	31°41'41"	440.00	243.40	S75°04'56"E 240.31'
RC62	31°35'48"	410.00	336.40	S75°07'52"E 332.15'
RC63	98°44'13"	17.00	28.70	S10°57'51"E 25.41'
RC64	91°09'47"	17.00	27.05	N87°14'55"E 24.28'
RC65	83°58'58"	610.00	95.60	S47°40'48"E 95.50'
RC66	84°15'43"	90.00	100.44	S75°19'17"E 95.73'
RC67	44°36'27"	45.00	35.03	S85°08'58"E 34.16'

PS CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
RC68	266°18'42"	45.00	209.16	N16°00'03"E 65.95'
RC69	44°34'22"	50.00	92.47	S83°48'35"W 78.85'
RC70	47°47'43"	650.00	59.17	S78°59'44"W 26.89'
RC71	57°08'18"	400.00	361.80	N44°51'38"W 351.57'
RC72	163°30'18"	520.00	149.78	N47°02'37"W 149.28'
RC73	125°39'27"	480.00	11.86	N54°34'57"W 11.96'
RC74	32°51'29"	100.00	57.35	N37°26'23"W 56.57'
RC75	38°41'35"	168.00	113.45	N40°21'26"W 111.31'
RC76	19°45'35"	100.00	34.49	N49°49'26"W 34.32'
RC77	105°16'34"	17.00	31.24	N12°41'36"E 27.02'
RC78	100°15'14"	17.00	29.75	N70°07'33"W 26.04'
RC79	14°50'08"	480.00	14.68	N19°07'22"W 14.68'
RC80	76°47'05"	310.00	415.44	N56°38'20"W 385.05'
RC81	53°39'18"	380.00	37.50	S87°47'47"W 37.49'
RC82	121°23'17"	20.00	42.37	N28°40'54"W 34.88'
RC83	209°42'33"	141.00	49.81	N79°45'55"E 40.15'
RC84	38°01'31"	259.00	171.87	N88°41'58"E 168.68'
RC85	17°56'08"	741.00	75.44	S81°15'50"E 75.13'
RC86	50°55'50"	211.00	63.25	N87°31'02"E 63.23'
RC87	17°09'54"	159.00	47.63	N78°05'20"E 47.48'
RC88	36°07'47"	239.00	150.36	N85°31'46"E 147.89'
RC89	303°48'40"	50.00	26.74	N88°13'50"E 26.42'
RC90	139°36'37"	17.00	41.49	S12°41'36"W 31.92'
RC91	30°38'40"	80.00	42.79	S88°13'50"E 42.28'
RC92	36°07'47"	209.00	131.49	S85°31'46"W 129.33'
RC93	17°09'54"	189.00	56.82	S76°05'20"W 56.41'
RC94	175°08'40"	271.00	84.83	N81°15'50"W 84.49'
RC95	38°00'31"	229.00	35.91	S84°41'59"W 146.14'
RC96	209°42'33"	171.00	59.91	S78°43'55"W 59.60'
RC97	80°10'40"	40.00	62.96	S45°08'47"E 56.66'

DTC CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
DC1	31°16'36"	229.00	125.01	S85°20'01"W 123.48'
DC2	175°08'40"	271.00	84.83	N81°15'50"W 84.49'
DC3	61°43'35"	229.00	26.91	S15°19'44"W 24.89'
DC4	53°51'57"	209.00	20.18	S70°14'10"W 20.17'
DC5	133°40'58"	17.00	100.03	N52°32'05"E 94.40'
DC6	108°32'20"	17.00	5.53	S31°48'46"W 5.51'
DC7	63°31'27"	50.00	81.62	S53°34'47"E 72.85'
DC8	100°14'47"	80.00	42.78	S48°13'50"W 42.28'
DC9	30°30'55"	209.00	111.31	S88°17'43"W 110.00'
DC10	54°44'45"	440.00	44.12	S75°45'52"W 44.11'
DC11	32°50'37"	440.00	26.24	S80°27'46"W 26.24'
DC12	43°48'54"	440.00	336.48	N76°01'14"W 328.34'
DC13	128°19'14"	400.00	73.31	S78°09'07"W 73.11'
DC14	25°09'46"	400.00	125.67	S84°01'23"E 124.29'
DC15	33°14'04"	380.00	154.10	N47°24'00"W 153.04'
DC16	44°06'00"	300.00	200.91	S47°57'00"E 202.25'
DC17	49°54'33"	310.00	270.04	H70°04'35"E 261.58'
DC18	53°18'18"	380.00	37.50	S87°47'47"W 37.49'
DC19	133°40'58"	20.00	46.66	N22°32'05"W 39.78'
DC20	74°51'35"	50.00	65.33	N65°32'36"E 60.78'
DC21	61°15'52"	20.00	21.90	N44°04'44"E 20.00'
DC22	82°1'08"	310.00	45.19	N60°56'44"W 45.18'
DC23	41°04'51"	310.00	72.06	N34°43'44"W 72.05'
DC24	14°26'32"	310.00	78.14	N25°28'03"W 77.88'
DC25	28°51'56"	270.00	140.74	N80°05'34"W 139.15'
DC26	20°48'58"	270.00	48.09	S45°45'27"E 87.56'
DC27	21°25'10"	250.00	52.14	N54°34'46"W 52.85'
DC28	11°41'07"	270.00	93.94	N38°34'54"E 92.88'
DC29	4°51'28"	270.00	22.88	S30°41'06"E 22.88'
DC30	10°09'14"	270.00	47.17	N23°15'04"W 47.11'
DC31	10°40'57"	560.00	104.41	S49°57'18"E 104.26'
DC32	10°40'01"	520.00	95.81	N49°57'46"W 95.67'
DC33	55°01'17"	520.00	52.98	N42°24'37"W 52.96'
DC34	10°15'51"	480.00	85.98	S50°09'51"E 85.97'
DC35	10°44'10"	450.00	84.32	N49°55'41"E 84.20'
DC36	6°14'26"	480.00	52.28	N41°54'42"W 52.26'
DC37	35°57'48"	650.00	407.98	N72°56'53"W 401.35'
DC38	7°05'49"	683.24	84.63	S51°23'16"E 84.57'
DC39	7°10'11"	850.00	81.14	N51°22'54"W 81.28'
DC40	43°26'35"	650.00	52.14	N42°28'37"W 52.24'
DC41	30°09'42"	610.00	121.15	N72°56'53"W 117.42'
DC42	12°50'07"	610.00	15.28	S80°03'01"E 15.28'
DC43	86°44'13"	17.00	28.70	S10°57'51"E 25.41'
DC44	31°15'58"	260.00	14.87	S39°03'15"W 14.87'
DC45	8°58'46"	610.00	95.60	S47°40'48"E 95.59'
DC46	28°07'28"	300.00	147.26	N50°43'48"E 145.78'
DC47	91°09'47"	17.00	27.05	N72°14'55"E 24.28'
DC48	15°34'54"	400.00	108.78	N63°39'03"W 108.45'

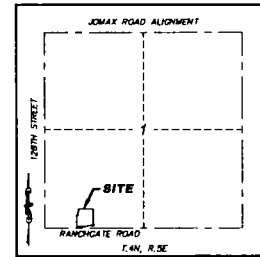
NAOS CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
NC1	10°29'14"	400.00	73.21	S78°09'07"W 73.11'
NC2	27°25'55"	395.00	16.11	S87°31'58"W 15.13'
NC3	55°24'56"	400.00	57.83	S86°06'11"W 57.79'
NC4	15°38'28"	400.00	109.20	N72°27'06"E 108.86'
NC5	41°08'02"	380.00	28.52	N72°35'59"E 28.52'
NC6	4°06'22"	400.00	28.52	N72°29'41"W 28.65'
NC7	15°34'54"	400.00	108.78	N63°39'03"W 108.45'

FINAL PLAT

STORYROCK 1A-SECTION D5

A RE-PLAT OF LOT 3 (SECTION D5) ACCORDING TO BOOK _____, PAGE _____ OF OFFICIAL RECORDS, BEING A PORTION OF SOUTH HALF OF SECTION 1 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION



VICINITY MAP
N.T.S.

22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE: (602) 972-0091
FAX: (602) 972-0091
WWW.SKSURVEYAL.COM

SIIC
SURVEY INNOVATION
GROUP, INC.
LAND SURVEYING DIVISION

DEDICATION

STATE OF ARIZONA } SS

COUNTY OF MARICOPA }

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, HEREBY SUBDIVIDES A PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "STORYROCK 1A-SECTION D5" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND OWNS THE 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 CONDITIONS, STATED.

PUBLIC STREETS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGEWAYS, DUMPS, SIDEWALKS, CURBS, CUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PRIVATE STREETS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT A AS PRIVATE ACCESS RAYS, 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

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE,

A. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY 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 CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

3. WATER & SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS WATER LINE EASEMENT AND SEWER LINE EASEMENT, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS MAP FOR WATER LINES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, VALVES, ACCESS VALVES AND OTHER RELATED FACILITIES.

B. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS): 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:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, DRIB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- 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.
- GRANTEE MAY EXONERATE 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.

C. WATER AND SEWER FACILITIES (WST): 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.

EASEMENTS WITHIN THE TRACTS ARE SHOWN IN THE TRACT USE TABLE

GRANTOR WARRANTS THAT THIS MAP COMPLES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICES MANUAL SPECIFICATIONS.

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 THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTEE SHALL HAVE THE TITLE AND QUIET POSSESSION AGAINST THE CLAIM 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: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS

COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS _____ FOR AND ON BEHALF OF STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES _____

RECORD REFERENCES MARICOPA COUNTY RECORDS

- RESULTS OF SURVEY, BOOK 1, PAGE 34.
- RECORD OF SURVEY, BOOK 832, PAGE 18.
- ALTA SURVEY, BOOK 830, PAGE 80.
- ALTA SURVEY, BOOK 879, PAGE 29.
- ALTA SURVEY, BOOK 882, PAGE 12.
- ALTA SURVEY, BOOK 898, PAGE 35.
- RECORD OF SURVEY, BOOK 705, PAGE 12.
- ALTA SURVEY, BOOK 754, PAGE 42.
- ALTA SURVEY, BOOK 782, PAGE 32.
- ALTA SURVEY, BOOK 831, PAGE 44.
- ALTA SURVEY, BOOK 831, PAGE 45.
- ALTA SURVEY, BOOK 831, PAGE 46.
- RECORD OF SURVEY, BOOK 1093, PAGE 40.
- RECORD OF SURVEY, BOOK 1123, PAGE 32.
- RECORD OF SURVEY, BOOK 1123, PAGE 33.
- RECORD OF SURVEY, BOOK 1123, PAGE 35.
- RESULTS OF SURVEY, BOOK 1135, PAGE 40.
- RESULTS OF SURVEY, BOOK 1135, PAGE 41.
- STORYROCK PHASE 1, BOOK _____, PAGE _____

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, 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 CCAR'S AND DESIGN CRITERIA.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEYOR'S NOTES

- ALL INTERIOR LOT CORNER MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP #LS400633, UNLESS OTHERWISE NOTED.
- CENTERLINE MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. TYPE AS DEPICTED IN LEGEND.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS N00°43'57"W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C ESJ)
R1-18 ESJ

LEGAL DESCRIPTION

LOT 3, STORYROCK PHASE 1, ACCORDING TO BOOK _____, PAGE _____, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

STORYROCK DEVELOPMENT CORPORATION,
AN ARIZONA CORPORATION
14400 N. 78TH PLACE
SCOTTSDALE, ARIZONA 85260

ENGINEER

KIMLEY-HORN AND ASSOCIATES
1001 W. SOUTHERN AVENUE, STE 131
MESA, ARIZONA 85210
CONTACT: JASON BURM
480.207.2887

SHEET CONTENTS

- | | |
|---------|--|
| SHEET 1 | COVER SHEET |
| SHEET 2 | FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS |
| SHEET 3 | PLAT SHEET; LINE AND CURVE TABLES, LEGEND |
| SHEET 4 | NAOS, NAOS LINE AND CURVE TABLES, LEGEND |

APPROVALS

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

OF _____ 20____

BY: _____

MAYOR

ATTEST BY: CITY CLERK

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

BY: CHIEF DEVELOPMENT OFFICER

DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 3-PP-2018, AND ALL CASE RELATED STIPULATIONS

BY: _____

DEVELOPMENT ENGINEERING MANAGER

DATE

CERTIFICATION

- THIS IS TO CERTIFY THAT
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
 - THIS PLAT WAS MADE UNDER MY DIRECTION
 - THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
 - THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF APRIL 2018
 - THE SURVEY IS TRUE AND COMPLETE AS SHOWN
 - ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
480-122-0780 PHONE
480-922-0781 FAX
JASON@SIICSURVEYAL.COM
REGISTERED LAND SURVEYOR # 35833

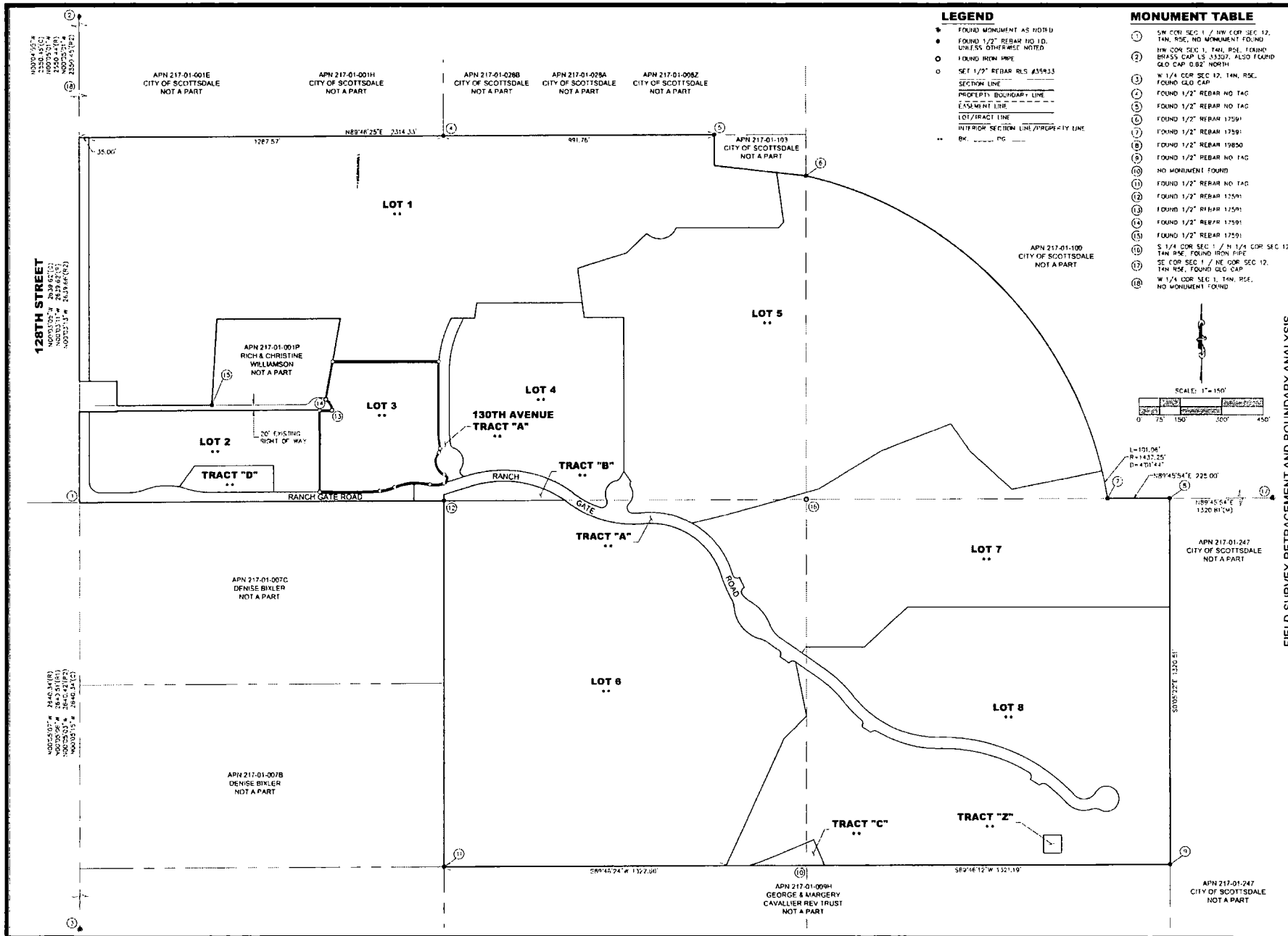
DATE

FINAL PLAT
STORYROCK 1A-SECTION D5
SCOTTSDALE, ARIZONA



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/05/2019
SCALE: N.T.S.
SHEET: 1 OF 4

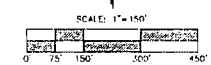
PLAN CHECK NO. 4833-17-9 13-2N-2014 3-PP-2018



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR NO ID. UNLESS OTHERWISE NOTED
 - FOUND IRON PIPE
 - SET 1/2" REBAR RLS #35933
 - SECTION LINE
 - PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - LOT/TRACT LINE
 - INTERIOR SECTION LINE/PROPERTY LINE
 - BK. --- PG. ---

MONUMENT TABLE

1	SW COR SEC 1 / NW COR SEC 12. TAN. RSE. NO MONUMENT FOUND
2	NW COR SEC 1. TAN. RSE. FOUND BRASS CAP LS 33327. ALSO FOUND GLO CAP 0.82" NORTH
3	W 1/4 COR SEC 12. TAN. RSE. FOUND GLO CAP
4	FOUND 1/2" REBAR NO TAG
5	FOUND 1/2" REBAR 17591
6	FOUND 1/2" REBAR 17591
7	FOUND 1/2" REBAR 17591
8	FOUND 1/2" REBAR 17591
9	FOUND 1/2" REBAR NO TAG
10	NO MONUMENT FOUND
11	FOUND 1/2" REBAR NO TAG
12	FOUND 1/2" REBAR 17591
13	FOUND 1/2" REBAR 17591
14	FOUND 1/2" REBAR 17591
15	FOUND 1/2" REBAR 17591
16	S 1/4 COR SEC 1 / N 1/4 COR SEC 12. TAN. RSE. FOUND IRON PIPE
17	SE COR SEC 1 / NE COR SEC 12. TAN. RSE. FOUND GLO CAP
18	W 1/4 COR SEC 1. TAN. RSE. NO MONUMENT FOUND



FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS

FINAL PLAT
STORYROCK 1A-SECTION D5
SCOTTSDALE, ARIZONA



DRAWING NAME: 2014-001 PLAT
 JOB NO. 2014-001
 DRAWN: JLD
 CHECKED: JAS
 DATE: 02/05/2019
 SCALE: 1"=150'
 SHEET: 2 OF 4

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 22425 N. 16th St., Suite 1
 Phoenix, Arizona 85024
 PHONE 602.922.0080
 WWW.SIGSURVEYAL.COM

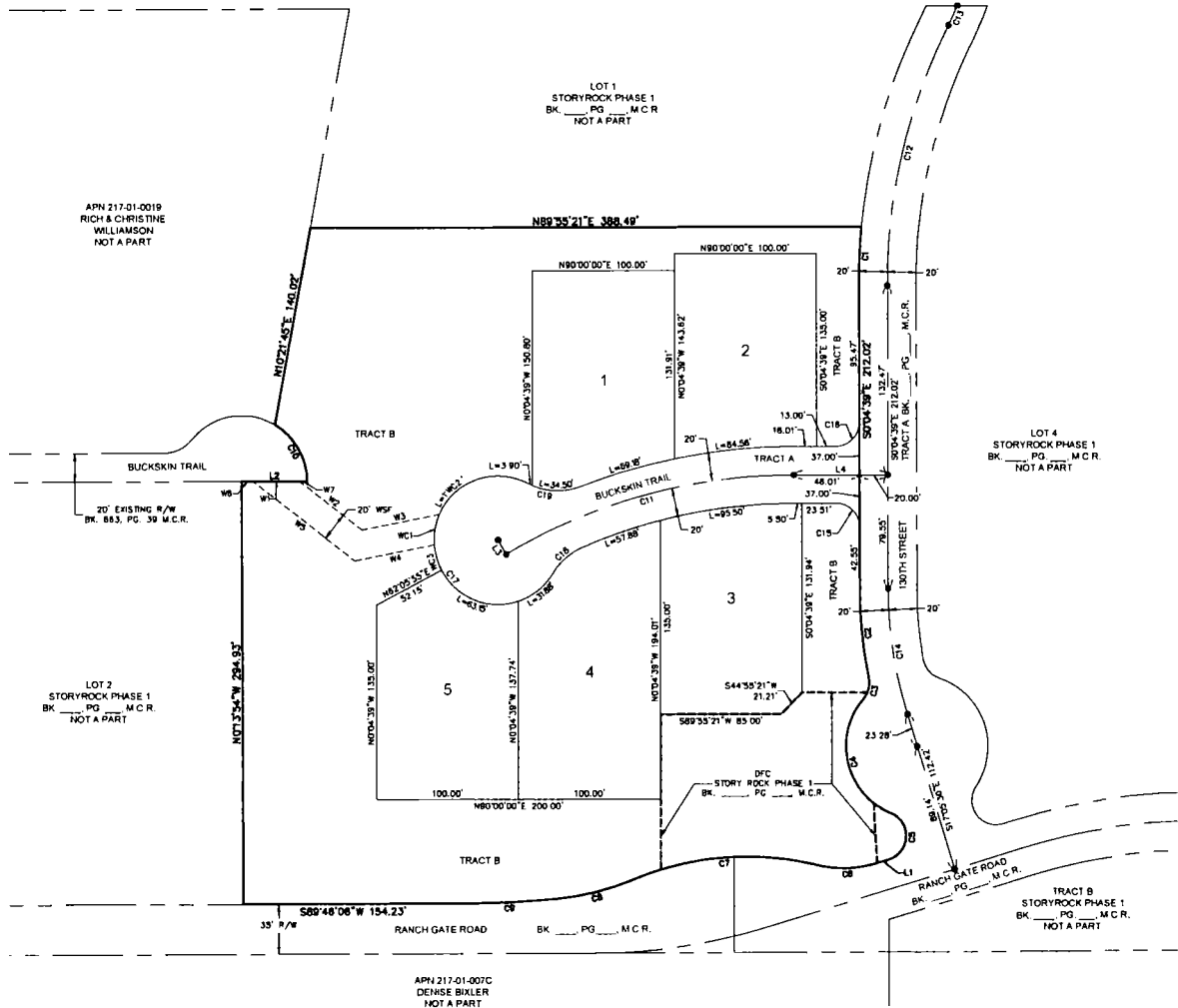
LOT AREA TABLE		
LOT #	AREA (SQ)	AREA (AC)
1	14,688	0.333
2	13,743	0.318
3	14,208	0.328
4	17,300	0.395
5	14,371	0.330

TRACT USE TABLE			
TRACT	USE	AREA (SQ)	AREA (AC)
A	PRIVATE STREET	13,297	0.301
B	HAOS EASEMENT/OPEN SPACE/DRAINAGE EASEMENT	105,428	2.420

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S72°34'30"W	8.74'
L2	N89°48'12"E	48.00'
L3	N30°32'15"W	11.45'
L4	S89°55'21"W	68.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°36'44"	420.00'	41.14'
C2	11°16'58"	320.00'	83.02'
C3	52°27'33"	17.00'	15.96'
C4	108°17'10"	50.00'	95.37'
C5	140°52'28"	17.00'	41.80'
C6	30°36'30"	80.00'	42.78'
C7	56°02'51"	209.00'	131.49'
C8	17°09'47"	189.00'	56.82'
C9	5°09'52"	741.00'	85.93'
C10	58°19'55"	48.05'	47.65'
C11	30°27'38"	400.00'	212.65'
C12	27°00'24"	400.00'	188.54'
C13	4°48'30"	179.00'	14.70'
C14	17°00'51"	300.00'	89.09'
C15	89°59'59"	17.00'	28.70'
C16	90°00'00"	17.00'	28.70'
C17	288°44'40"	45.05'	209.50'
C18	35°41'54"	45.05'	28.04'
C19	48°53'34"	45.05'	38.40'

- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND "PK" NAIL
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
 - BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
 - (M) MEASURED VALUES
 - (C) CALCULATED VALUES
 - BOF BRASS CAP FLUSH
 - DFC PUBLIC DRAINAGE EASEMENT
 - HAOS NATURAL AREA OPEN SPACE
 - R/W RIGHT OF WAY
 - ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - WSF WATER & SEWER FACILITIES EASEMENT
 - N3 NAOS LINE LABEL
 - NC3 NAOS CURVE LABEL
 - L3 PROPERTY LINE LABEL
 - C3 PROPERTY CURVE LABEL
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - CENTER LINE
 - SECTION LINE
 - EASEMENT LINE



PLAT SHEET, LINE AND CURVE TABLES AND LEGEND

FINAL PLAT **STORYROCK 1A-SECTION D5** **SCOTTSDALE, ARIZONA**

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 952-9780
FAX (480) 952-9781
WWW.SIGSURVEY.COM



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/05/2019
SCALE: 1"=40'
SHEET: 3 OF 4

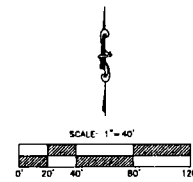
LINE	DIRECTION	LENGTH
N1	N59°14'18"W	17.48'
N2	S38°16'58"E	17.53'
N3	N78°22'33"W	8.50'
N4	S11°11'11"E	10.37'
N5	N76°24'02"E	13.30'
N6	N90°00'00"E	8.91'
N7	S0°00'00"E	14.00'
N8	N90°00'00"W	7.16'
N9	N88°48'43"W	12.89'
N10	N13°37'27"E	8.27'
N11	N4°48'39"W	8.77'
N12	S76°22'33"E	14.05'
N13	S32°03'33"W	8.77'
N14	S13°37'27"W	8.27'
N15	N37°31'04"W	10.88'
N16	S00°00'00"E	8.00'
N17	S07°04'38"E	18.08'
N18	S0°00'00"E	18.51'
N19	N78°02'38"W	8.85'

LINE	DIRECTION	LENGTH
N20	S0°00'00"E	11.00'
N21	N90°00'00"E	7.97'
N22	S0°00'00"E	11.00'
N23	N90°00'00"E	8.00'
N24	N0°00'00"W	4.00'
N25	N0°00'00"E	8.00'
N26	N0°00'00"E	4.00'
N27	N0°00'00"E	6.00'
N28	N40°(TE)	N127°27"E 3.88'
N29	S5°31'58"E	11.11'
N30	N85°47°01"W	10.88'
N31	N0°34'48"E	10.38'
N32	N89°12'37"E	9.82'
N33	S0°45'41"E	6.25'
N34	N88°02'21"E	4.01'
N35	S0°04'39"E	83.54'
N36	N90°00'00"E	17.57'
N37	S15°37'48"W	7.44'
N38	S11°58'45"E	4.48'
N39	S34°28'08"W	5.48'
N40	N90°00'00"W	13.38'
N41	S0°04'38"E	18.08'
N42	N0°04'38"W	55.40'

LINE	DIRECTION	LENGTH
N43	N90°00'00"W	10.58'
N44	N4°35'27"W	10.41'
N45	N19°09'42"W	11.49'
N46	N32°03'23"E	10.30'
N47	N88°38'58"E	8.50'
N48	S81°32'13"E	18.03'
N49	S24°28'34"E	5.49'
N50	N90°00'00"W	14.92'
N51	S0°04'38"E	18.71'
N52	S81°39'47"E	38.87'
N53	N38°18'56"W	18.24'
N54	S17°05'30"E	10.00'
N55	S72°54'30"W	14.88'
N56	N72°54'30"E	14.92'

CURVE	DELTA	RADIUS	LENGTH	CHORD
WC1	27°31'47"	45.00'	21.82'	58°36'48"W 21.41'
WC2	94°27'47"	45.00'	74.19'	S70°36'36"W 68.03'
WC3	23°45'00"	45.00'	18.85'	S18°01'35"E 18.52'

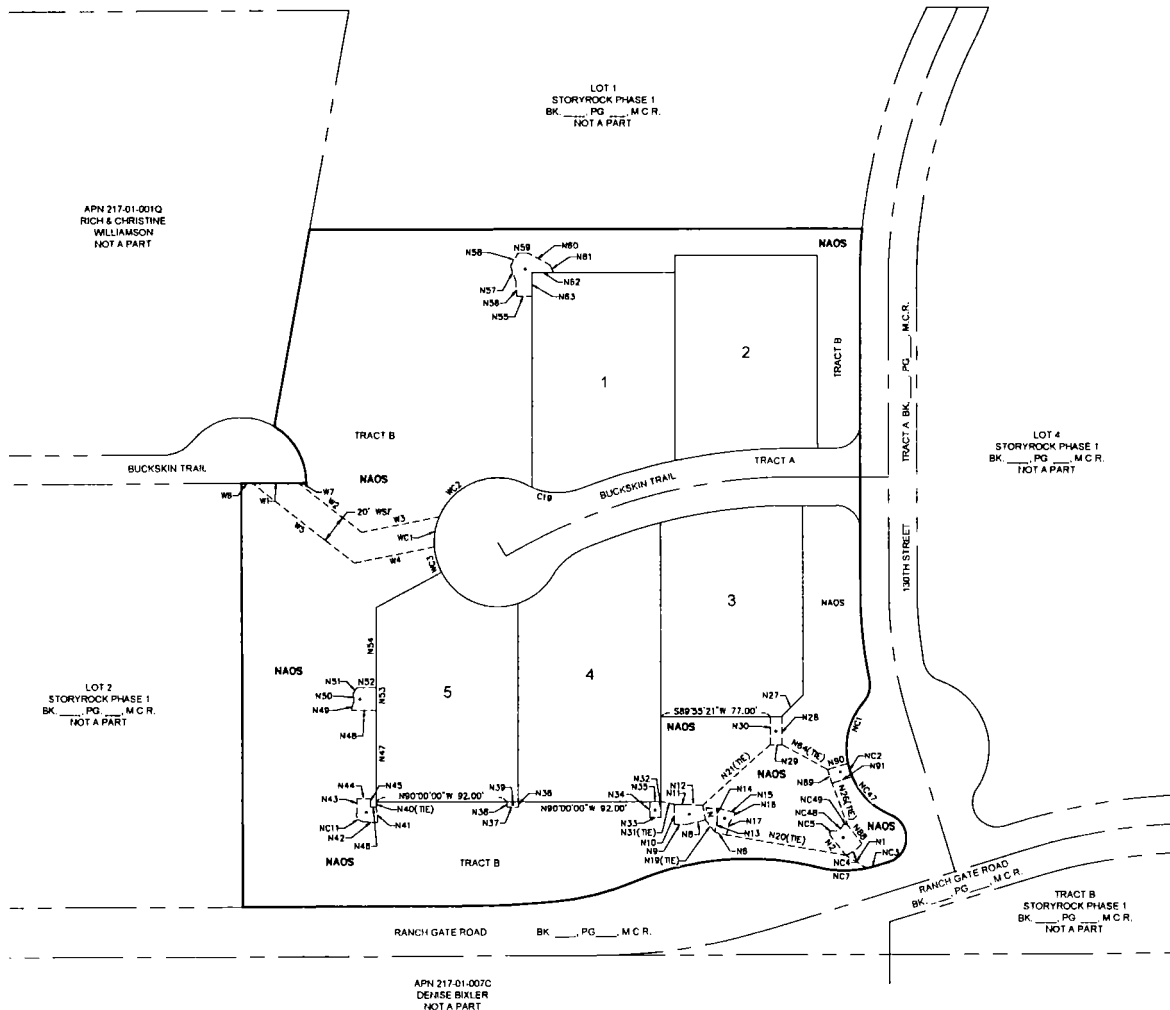
LINE	DIRECTION	LENGTH
W1	N89°48'12"E	32.37'
W2	N52°04'28"W	56.18'
W3	S78°40'21"W	55.68'
W4	S78°40'21"W	57.17'
W5	N52°15'41"W	91.24'
W6	N89°48'12"E	8.09'
W7	N89°48'12"E	5.53'



CURVE	DELTA	RADIUS	LENGTH	CHORD
NC1	52°40'00"	50.00'	45.98'	S14°45'56"W 44.38'
NC2	11°28'51"	50.00'	10.02'	S17°16'30"E 10.00'
NC3	5°31'38"	80.00'	7.72'	N75°40'19"E 7.71'
NC4	33°57'58"	24.00'	14.23'	N34°47'51"E 14.02'
NC5	14°10'53"	2.00'	4.93'	S32°18'32"W 3.77'
NC6	25°08'52"	80.00'	35.07'	S89°00'28"E 34.79'
NC7	100°14'08"	4.68'	8.18'	S36°31'19"E 7.18'
NC8	45°06'18"	50.00'	38.30'	S45°37'05"E 38.38'
NC9	79°18'18"	6.00'	8.30'	N53°15'49"E 7.85'
NC10	118°05'24"	2.00'	4.12'	S82°40'22"W 3.43'

LEGEND

- FOUND BRASS CAP FLUSH
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (M) MEASURED VALUES
- (C) CALCULATED VALUES
- BOF BRASS CAP FLUSH
- DTC PUBLIC DRAINAGE EASEMENT
- NAOS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- WSF WATER & SEWER FACILITIES EASEMENT
- N3 NAOS LINE LABEL
- NC3 NAOS CURVE LABEL
- L3 PROPERTY LINE LABEL
- C3 PROPERTY CURVE LABEL
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE



NAOS, NAOS LINE AND CURVE TABLES

FINAL PLAT STORYROCK 1A-SECTION D5 SCOTTSDALE, ARIZONA

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 602.955.1111
FAX: 602.955.1111
WWW.SECURITEYAZ.COM



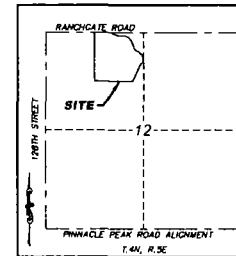
DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/05/2019
SCALE: 1"=40'
SHEET: 4 OF 4

FINAL PLAT

STORYROCK 1B-SECTION D

A RE-PLAT OF LOT 6 (SECTION D) ACCORDING TO BOOK ____, PAGE __ OF OFFICIAL RECORDS, BEING A PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, HEREBY SUBDIVIDES A PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "STORYROCK 1B-SECTION D" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH 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 CONDITIONS, STATED.

PUBLIC STREETS
STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SPEC. CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, CUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PRIVATE STREETS
STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DECLARES THE PRIVATE STREETS 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 HIS 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
STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), 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 THE PROPERTY ON THIS PLAT FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR OF LEVEES, DUES, 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. GRANTEE 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. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTEE'S EXPENSE, GRANTEE 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, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LEIN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'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 THE PROPERTY ON THIS PLAT FOR EMERGENCY AND SERVICE ACCESS, PUBLIC SAFETY, RESCUE, 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 CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

C. 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.

D. SIGHT DISTANCE(SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PREVENT AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW TREES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

E. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS): 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. GRANTEE SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
2. GRANTEE 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. GRANTEE 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.

F. 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. GRANTEE SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTEE SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, 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.

TRACTS 'A' THROUGH 'D' INCLUSIVE ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND WILL BE OWNED AND MAINTAINED BY GRANTEE UNTIL SUCH TIME AS SUCH TRACTS HAVE BEEN CONVEYED TO THE HOA, AT WHICH TIME SUCH TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

EASEMENTS WITHIN THE TRACTS ARE SHOWN IN THE TRACT USE TABLE.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

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 THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE THE TITLE AND QUIET POSSESSION AGAINST THE CLAIM 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: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

BY: _____

TITLE: _____

RECORD REFERENCES

1. RESULTS OF SURVEY, BOOK 1, PAGE 34, MARICOPA COUNTY RECORDS
2. RECORD OF SURVEY, BOOK 832, PAGE 18, MARICOPA COUNTY RECORDS
3. ALTA SURVEY, BOOK 839, PAGE 30, MARICOPA COUNTY RECORDS
4. ALTA SURVEY, BOOK 878, PAGE 28, MARICOPA COUNTY RECORDS
5. ALTA SURVEY, BOOK 882, PAGE 12, MARICOPA COUNTY RECORDS
6. ALTA SURVEY, BOOK 884, PAGE 33, MARICOPA COUNTY RECORDS
7. RECORD OF SURVEY, BOOK 700, PAGE 12, MARICOPA COUNTY RECORDS
8. ALTA SURVEY, BOOK 734, PAGE 42, MARICOPA COUNTY RECORDS
9. ALTA SURVEY, BOOK 782, PAGE 32, MARICOPA COUNTY RECORDS
10. ALTA SURVEY, BOOK 831, PAGE 44, MARICOPA COUNTY RECORDS
11. ALTA SURVEY, BOOK 831, PAGE 45, MARICOPA COUNTY RECORDS
12. ALTA SURVEY, BOOK 831, PAGE 46, MARICOPA COUNTY RECORDS
13. RECORD OF SURVEY, BOOK 1093, PAGE 40, MARICOPA COUNTY RECORDS
14. RECORD OF SURVEY, BOOK 1123, PAGE 32, MARICOPA COUNTY RECORDS
15. RECORD OF SURVEY, BOOK 1123, PAGE 33, MARICOPA COUNTY RECORDS
16. RECORD OF SURVEY, BOOK 1123, PAGE 35, MARICOPA COUNTY RECORDS
17. RESULTS OF SURVEY, BOOK 1135, PAGE 41, MARICOPA COUNTY RECORDS
18. RESULTS OF SURVEY, BOOK 1135, PAGE 41, MARICOPA COUNTY RECORDS
19. STORYROCK PHASE 1, BOOK ____, PAGE ____, MARICOPA COUNTY RECORDS

NOTES

1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, 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&P'S AND DESIGN GUIDELINES.
2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
3. ATTESTATIONS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
4. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEYOR'S NOTES

1. ALL INTERIOR LOT CORNER MONUMENTS HAVE BEEN SET WITH A" REBAR AND AFFIXED WITH PLASTIC CAP HLS430833, UNLESS OTHERWISE NOTED.
2. CENTERLINE MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO, TYPE AS DEPICTED IN LEGEND.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS N00D4°3'3" W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C (S))
R1-18 ES (LOTS 1-37)
R1-35 ES (LOTS 38-48)

LEGAL DESCRIPTION

LOT 6, STORYROCK PHASE 1, ACCORDING TO BOOK ____, PAGE ____, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }
SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20____.

BY _____ AS _____ FOR AND ON BEHALF OF STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNER

STORYROCK DEVELOPMENT CORPORATION,
AN ARIZONA CORPORATION
14400 N 78TH PLACE
SCOTTSDALE, ARIZONA 85260

ENGINEER

WILEY-HORN AND ASSOCIATES
1001 W. SOUTHERN AVENUE, STE 131
MESA, ARIZONA 85210
CONTACT: JASON BURN
480.207.2867

SHEET CONTENTS

SHEET 1	COVER SHEET
SHEET 2	FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS
SHEET 3	PLAT SHEET, LINE & CURVE TABLES, LEGEND
SHEET 4	PLAT SHEET, LOT AREA TABLE, TRACT LINE TABLE AND LEGEND
SHEET 5	DFC, WSP, VNA, PU LINE & CURVE TABLE, VISIBILITY TRIANGLE DETAIL AND LEGEND
SHEET 6	DFC, WSP, DFC LINE & CURVE TABLE AND LEGEND
SHEET 7	NAOS, NAOS LINE TABLES AND LEGEND
SHEET 8	NAOS, NAOS CURVE TABLES AND LEGEND

APPROVALS

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

OF _____ 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO 3-PP-2018-2, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATED HEREON WERE MADE DURING THE MONTH OF APRIL, 2018.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

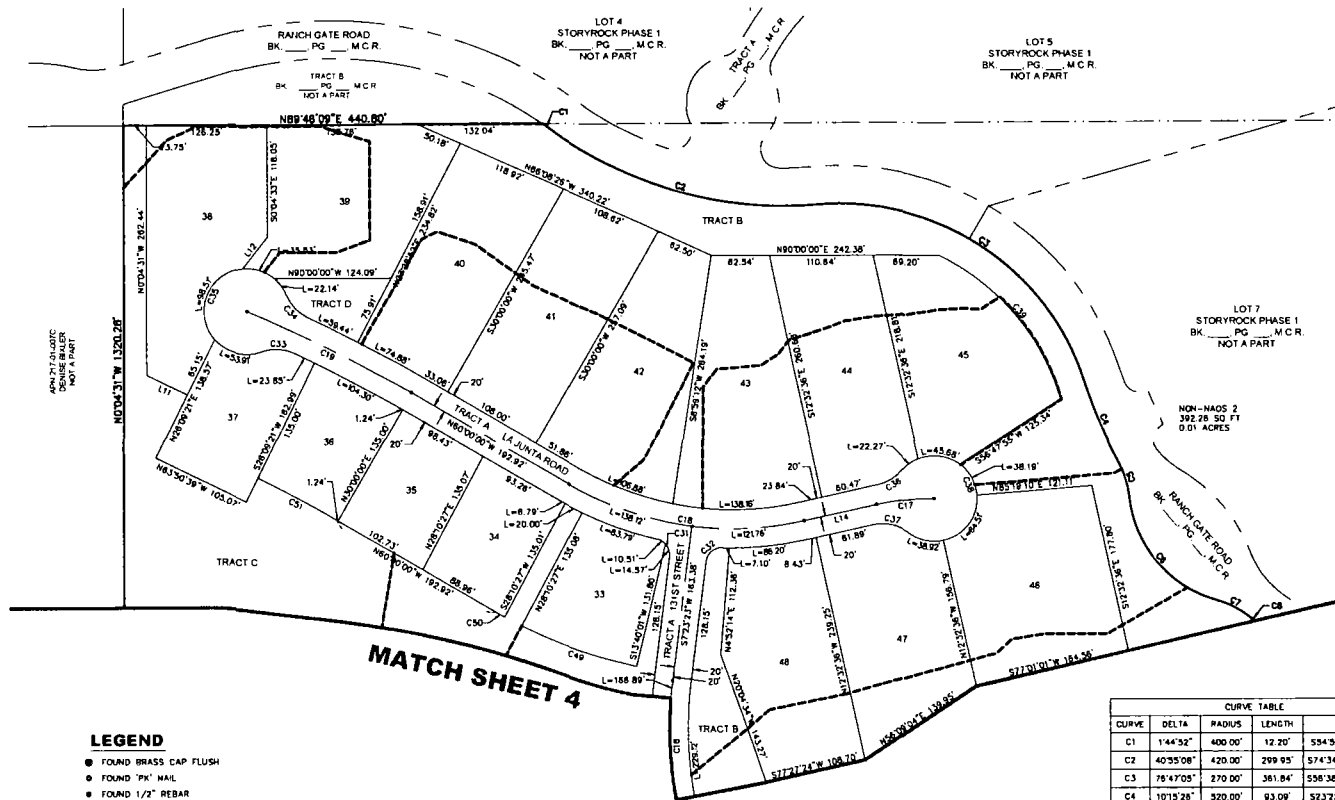
JASON SECHER
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
480-422-0780 PHONE
480-422-0781 FAX
JASON@SDSURVEYAZ.COM
REGISTERED LAND SURVEYOR # 35833

DATE



DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/25/2019
SCALE: N.T.S.
SHEET: 1 OF 8

PLAN CHECK NO. 5853-17-12 13-24-2014 5-PP-2018-2



MATCH SHEET 4

LEGEND

- FOUND BRASS CAP FLUSH
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (M) MEASURED VALUES
- (C) CALCULATED VALUES
- BCF BRASS CAP FLUSH
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- NAOS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- WSF WATER & SEWER FACILITIES EASEMENT
- VNA VEHICULAR NON-ACCESS EASEMENT
- NON-NAOS
- D3 DRAINAGE EASEMENT LINE LABEL
- DC3 DRAINAGE EASEMENT CURVE LABEL
- W3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
- WC3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
- NAOS LINE LABEL
- NC3 NAOS CURVE LABEL
- L3 PROPERTY LINE LABEL
- LC3 PROPERTY CURVE LABEL
- (A) 35/35/3 SITE DISTANCE EASEMENT
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S55°17'46"E	13.42'
L2	S55°54'41"E	40.15'
L3	S87°16'22"E	26.77'
L4	N67°16'22"W	34.39'
L5	S45°13'25"E	28.28'
L6	N60°35'22"E	34.07'
L7	S45°13'25"E	27.73'
L8	N36°07'02"E	21.62'
L9	N78°14'12"E	21.21'
L10	S55°45'48"E	28.49'
L11	N63°30'39"W	46.86'
L12	S36°36'42"W	41.78'
L13	S69°55'29"W	69.83'
L14	S77°27'24"W	78.71'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°44'52"	400.00'	12.20'	S54°56'10"E 12.20'
C2	40°55'08"	420.00'	299.95'	S74°34'18"E 293.62'
C3	78°47'05"	270.00'	361.84'	S58°38'20"E 335.36'
C4	1°01'28"	520.00'	93.09'	S23°22'30"E 92.97'
C5	22°28'45"	100.00'	36.18'	S17°16'31"E 36.93'
C6	98°35'55"	126.00'	190.86'	S40°21'28"E 142.01'
C7	22°28'45"	100.00'	36.18'	S83°28'01"E 36.93'
C8	3°05'07"	520.00'	28.00'	S53°45'13"E 28.00'
C9	88°29'48"	17.00'	26.26'	S11°02'52"E 23.72'
C10	87°02'35"	17.00'	25.83'	N81°00'56"E 23.41'
C11	45°37'30"	60.07'	47.83'	S87°24'41"E 48.58'
C12	72°16'18"	350.00'	441.48'	N53°38'25"E 412.78'
C13	35°03'31"	460.00'	281.41'	S35°02'02"W 277.10'
C14	1°44'53"	450.00'	115.80'	N45°11'29"E 115.46'
C15	28°36'01"	400.00'	186.03'	N13°41'28"W 186.31'
C16	34°32'48"	400.00'	241.18'	S93°30'02"E 237.55'
C17	12°33'30"	278.33'	60.59'	S83°44'18"W 60.47'
C18	42°32'38"	350.00'	259.88'	S81°15'18"E 253.95'
C19	72°13'32"	1500.00'	193.52'	N83°41'48"W 193.39'
C20	28°12'43"	45.00'	205.16'	S17°43'58"W 88.33'
C21	12°36'57"	45.00'	17.79'	N78°27'08"E 17.67'
C22	58°33'48"	45.00'	46.00'	N60°36'32"W 44.02'
C23	4°59'25"	17.00'	1.48'	S35°41'43"W 1.48'
C24	90°00'00"	17.00'	26.70'	N44°48'35"E 24.04'
C25	85°29'08"	17.00'	28.33'	S47°36'00"E 25.16'
C26	73°24'24"	17.00'	21.78'	S57°19'41"E 20.32'
C27	40°48'47"	45.00'	32.03'	N83°40'32"E 31.36'
C28	47°19'31"	45.00'	37.17'	N53°02'47"W 36.12'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C29	28°19'30"	45.00'	209.86'	S18°37'03"W 85.10'
C30	98°36'58"	17.00'	29.88'	N38°19'36"E 28.04'
C31	84°30'49"	17.00'	25.08'	N34°52'02"W 22.86'
C32	84°30'49"	17.00'	25.08'	N49°36'48"E 22.86'
C33	44°38'43"	45.00'	35.33'	S87°27'04"E 34.43'
C34	42°37'14"	45.00'	33.47'	N43°45'11"W 32.71'
C35	28°28'33"	45.00'	210.09'	S23°48'29"W 85.01'
C36	57°16'21"	45.00'	29.28'	S58°49'10"W 26.76'
C37	49°33'23"	45.00'	38.92'	S77°45'34"E 37.72'
C38	286°48'50"	45.00'	209.57'	N62°40'08"W 65.36'
C39	47°59'49"	241.98'	202.70'	S40°00'41"E 196.83'
C40	57°23'25"	815.00'	57.86'	N20°11'59"E 57.84'
C41	80°18'23"	195.00'	208.25'	N47°38'27"E 195.90'
C42	71°03'55"	845.00'	105.92'	N73°39'57"W 105.85'
C43	17°18'02"	745.00'	224.52'	N78°42'30"W 222.67'
C44	13°35'33"	850.00'	130.49'	S78°35'48"E 130.18'
C45	14°53'39"	800.00'	233.98'	N75°58'45"W 233.30'
C46	30°36'15"	300.00'	181.89'	S83°38'03"E 180.03'
C47	82°02'33"	535.00'	77.87'	S74°14'40"E 77.80'
C48	102°54'	1059.00'	19.31'	S70°35'56"E 19.30'
C49	14°30'28"	805.00'	127.87'	N70°48'54"W 127.53'
C50	17°51'31"	305.00'	11.09'	N60°37'43"W 11.09'
C51	4°03'28"	1345.00'	95.24'	N82°01'43"W 95.22'
C52	17°38'18"	305.00'	93.89'	S31°42'33"W 93.52'
C53	72°16'18"	305.00'	637.00'	S53°36'25"E 595.80'
C54	8°03'34"	1055.00'	111.57'	S74°06'11"E 111.52'
C55	8°03'34"	1055.00'	111.57'	S80°12'45"E 111.52'
C56	8°03'34"	1055.00'	111.57'	S19°04'12"W 111.57'
C57	3°07'52"	305.00'	18.67'	S19°04'12"W 18.67'

PLAT SHEET: LINE & CURVE TABLES, LEGEND

FINAL PLAT **STORYROCK 1B-SECTION D** **SCOTTSDALE, ARIZONA**



DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/26/2019
SCALE: 1"=60'
SHEET: 3 OF 8

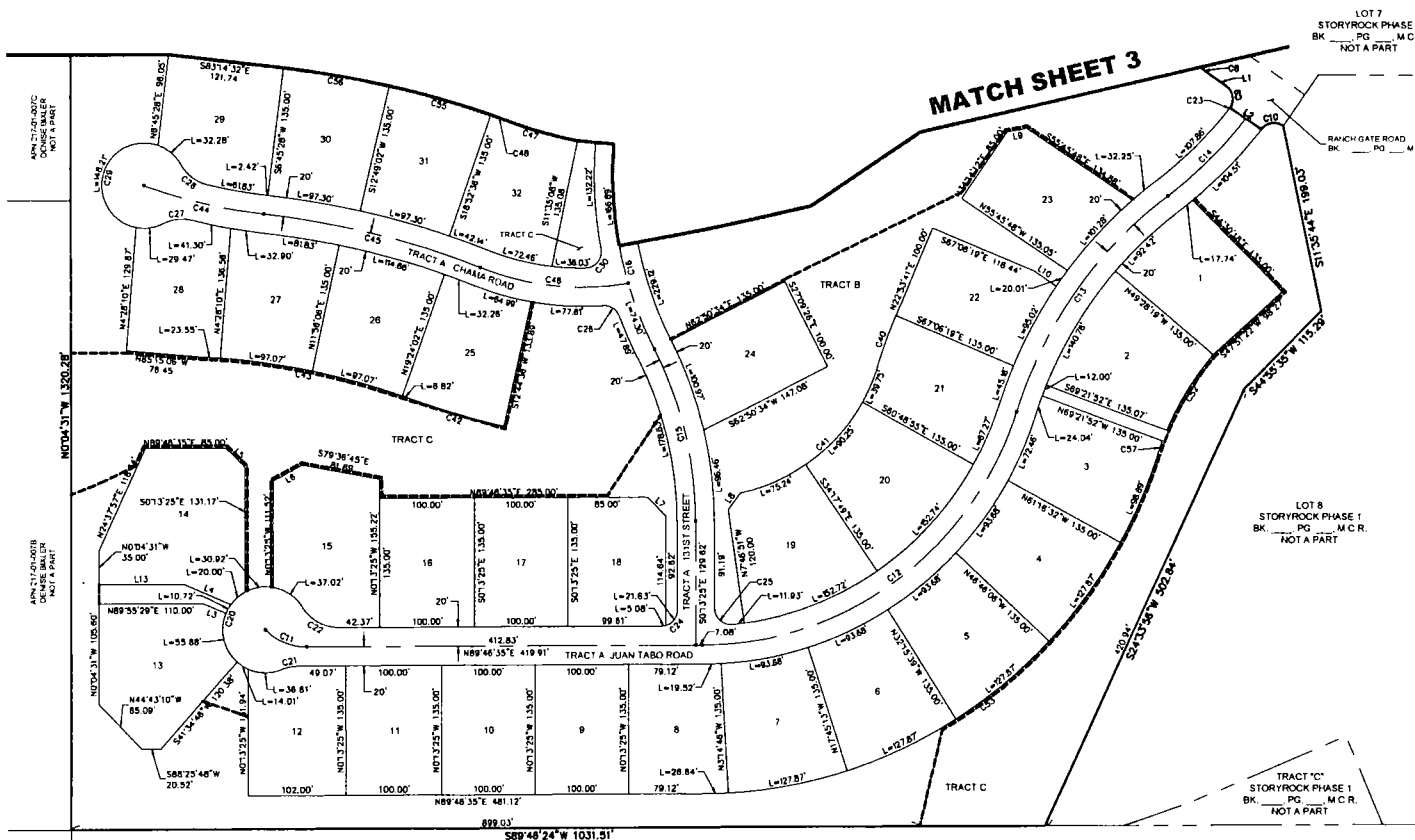
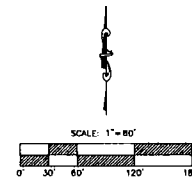
SIG
22435 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 922-0780
WWW.SIGSURVEYAZ.COM
Surveying Services

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	14,215	0.328
2	15,839	0.364
3	14,314	0.329
4	14,855	0.343
5	14,855	0.343
6	14,855	0.343
7	14,855	0.343
8	13,797	0.317
9	13,900	0.310
10	13,900	0.310
11	13,900	0.310
12	13,546	0.311
13	18,870	0.383
14	19,873	0.459
15	18,847	0.382
16	13,900	0.310

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
17	13,900	0.310
18	13,929	0.320
19	18,289	0.374
20	18,402	0.377
21	14,178	0.325
22	13,788	0.318
23	13,954	0.320
24	13,900	0.318
25	14,055	0.323
26	14,292	0.328
27	14,309	0.328
28	13,781	0.318
29	15,207	0.349
30	14,099	0.324
31	14,099	0.324
32	14,384	0.330

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
33	14,844	0.343
34	13,507	0.310
35	13,578	0.312
36	13,638	0.313
37	15,751	0.382
38	28,402	0.808
39	27,744	0.837
40	27,127	0.823
41	27,159	0.823
42	28,898	0.883
43	29,752	0.883
44	26,481	0.808
45	26,833	0.818
46	29,779	0.884
47	28,797	0.815
48	27,983	0.842

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	PRIVATE STREET	150,575	3.457
B	NAOS EASEMENT/OPEN SPACE/DRAINAGE EASEMENT	147,087	3.377
C	NAOS EASEMENT/OPEN SPACE/DRAINAGE EASEMENT/WATER AND SEWER FACILITIES EASEMENTS	297,385	8.827
D	NAOS EASEMENT/OPEN SPACE/DRAINAGE EASEMENT	4,895	0.112

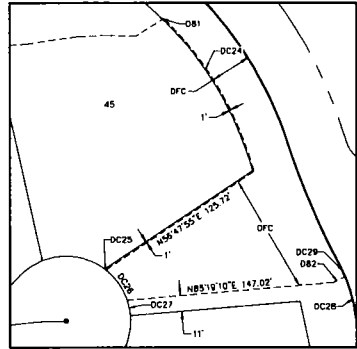


- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND 7/8" NAIL
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
 - BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
 - (M) MEASURED VALUES
 - (C) CALCULATED VALUES
 - BOF BRASS CAP FLUSH
 - DIC DRAINAGE AND FLOOD CONTROL EASEMENT
 - NAOS NATURAL AREA OPEN SPACE
 - R/W RIGHT OF WAY
 - ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - WSF WATER & SEWER FACILITIES EASEMENT
 - VNA VEHICULAR NON-ACCESS EASEMENT
 - NON-NAOS
 - D3 DRAINAGE EASEMENT LINE LABEL
 - DC3 DRAINAGE EASEMENT CURVE LABEL
 - WC3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
 - WS3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
 - NC3 NAOS LINE LABEL
 - NC3 NAOS CURVE LABEL
 - L3 PROPERTY LINE LABEL
 - C3 PROPERTY CURVE LABEL
 - ① 35'+35" SITE DISTANCE EASEMENT
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - GENTER LINE
 - SECTION LINE

FINAL PLAT
STORYROCK 1B-SECTION D
SCOTTSDALE, ARIZONA



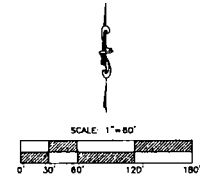
DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/28/2019
SCALE: 1"=80'
SHEET: 4 OF 8



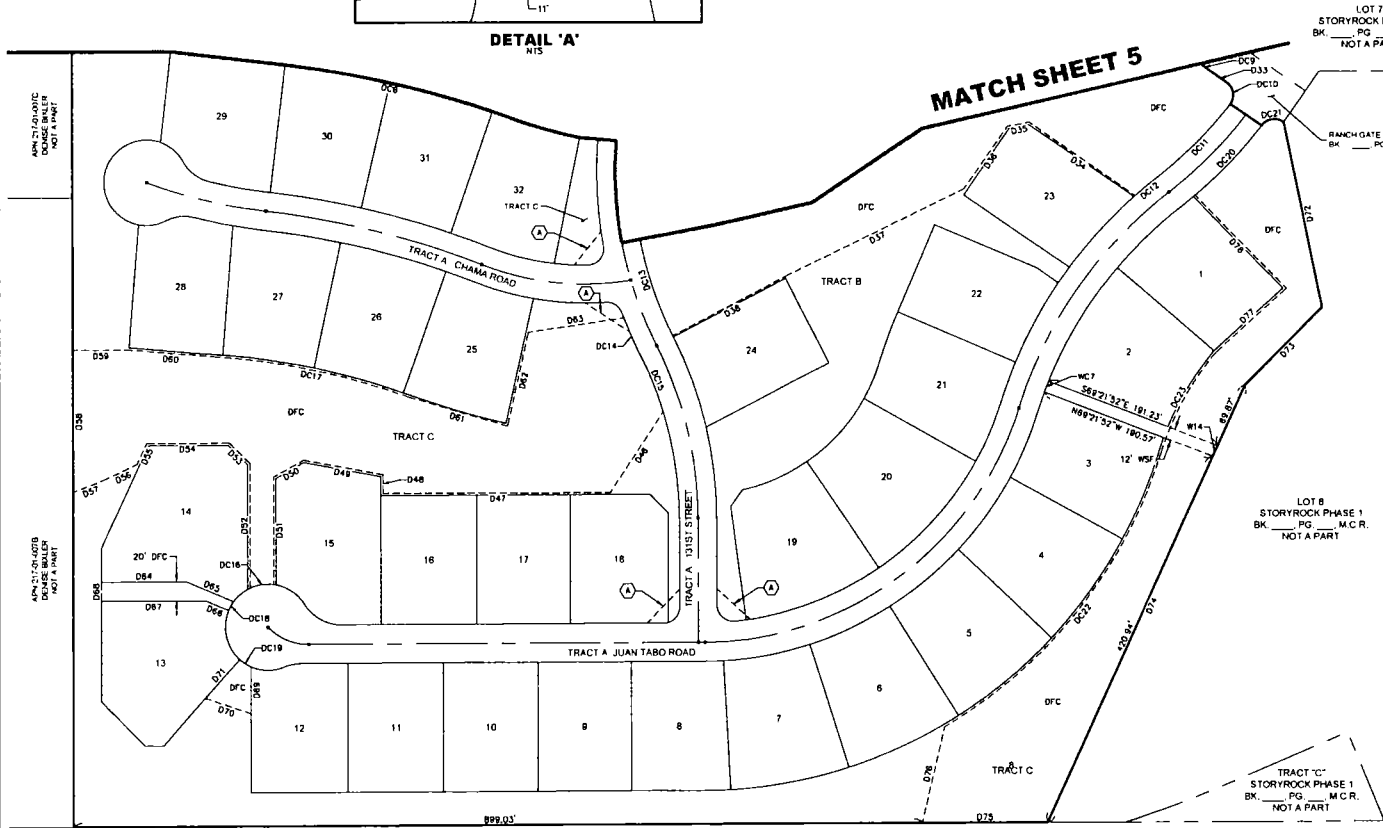
DETAIL 'A'

LINE	DIRECTION	LENGTH
W10	N85°18'10"E	148.70'
W11	N84°38'10"E	7.78'
W12	N84°38'10"E	10.51'
W13	N85°18'10"E	147.88'
W14	S24°33'56"W	12.03'
W15	N85°48'09"E	29.00'
W16	N0°04'31"W	123.71'
W17	N43°24'35"W	19.74'
W18	N87°18'30"W	87.39'
W19	S67°18'30"E	88.97'
W20	S43°24'35"E	31.91'
W21	N0°04'31"W	131.60'

CURVE	DELTA	RADIUS	LENGTH	CHORD
WC2	22°14'05"	45.00'	17.48'	N42°11'08"W 17.35'
WC3	28°23'18"	45.00'	20.72'	N17°32'28"W 20.54'
WC4	83°33'58"	520.00'	80.77'	S22°41'48"E 80.89'
WC5	11°31'40"	100.00'	20.12'	N22°44'23"W 20.09'
WC6	10°55'04"	100.00'	18.08'	N11°31'01"W 18.03'
WC7	1°33'48"	440.00'	12.00'	S21°25'01"W 12.00'
WC8	29°54'27"	45.00'	20.35'	S30°16'17"W 20.17'
WC9	40°54'28"	45.00'	32.13'	S63°40'44"W 31.45'
WC10	38°37'01"	45.00'	46.04'	S11°39'27"E 44.08'



MATCH SHEET 5



LEGEND

- FOUND BRASS CAP FLUSH
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (M) MEASURED VALUES
- (C) CALCULATED VALUES
- BCF BRASS CAP FLUSH
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- NADS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- WSF WATER & SEWER FACILITIES EASEMENT
- VNA VEHICULAR NON-ACCESS EASEMENT
- + NON-NADS
- D3 DRAINAGE EASEMENT LINE LABEL
- DC3 DRAINAGE EASEMENT CURVE LABEL
- WS WATER & SEWER FACILITIES EASEMENT LINE LABEL
- WC3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
- N3 NADS LINE LABEL
- NC3 NADS CURVE LABEL
- L3 PROPERTY LINE LABEL
- C3 PROPERTY CURVE LABEL
- (A) 35'x35' SITE DISTANCE EASEMENT
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE

FINAL PLAT
STORYROCK 1B-SECTION D
SCOTTSDALE, ARIZONA

SIG
2243 N. 18TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 922-0880
FAX (602) 922-0881
WWW.SIGSURVEYAZ.COM

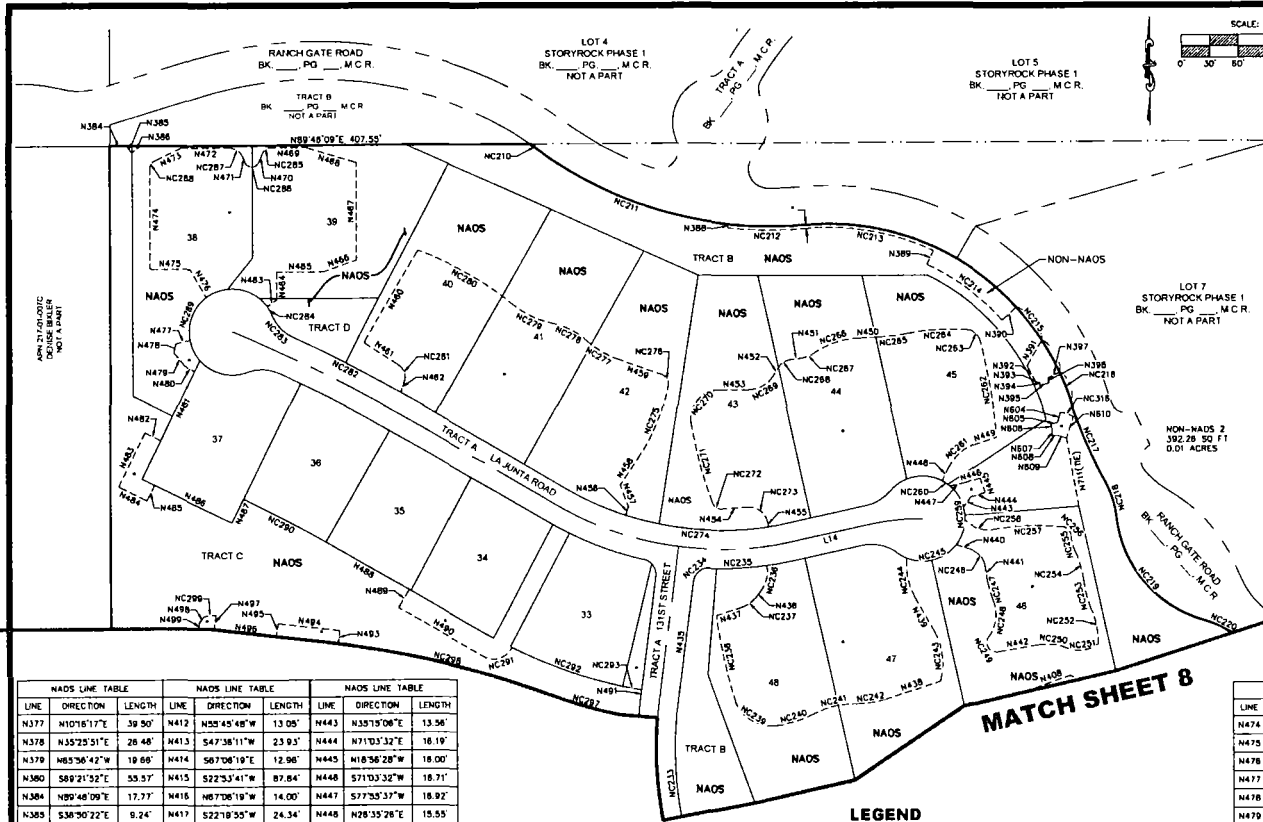


DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/26/2019
SCALE: 1"=60'
SHEET: 6 OF 8

APR 21 2019 09:00G
CAY. MARCHELLIC
NOT A PART

APR 21 2019 01:00H
GEORGE & WARDENY CAVALLER REV
TRUST
NOT A PART

PLAN CHECK NO. 5833-17-12 13-2N-2014 4-29-2014Z



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
N377	N107°16'17"E	39.50'	N412	N55°45'48"W	13.05'	N443	N35°15'08"E	13.56'
N378	N35°25'51"E	28.48'	N413	S47°38'11"W	23.93'	N444	N71°03'32"E	18.19'
N379	N85°36'42"W	19.66'	N414	S67°06'18"E	12.96'	N445	N18°56'28"W	18.00'
N380	S89°21'52"E	55.37'	N415	S22°33'41"W	87.84'	N446	S71°03'32"W	18.71'
N381	N89°48'09"E	17.77'	N416	N67°06'18"W	14.00'	N447	S77°35'37"W	18.92'
N382	S38°30'22"E	9.24'	N417	S22°18'55"W	24.34'	N448	N26°35'26"E	15.55'
N383	N33°08'08"E	12.43'	N418	S88°30'10"E	14.00'	N449	N71°48'56"E	23.76'
N384	S58°36'32"W	4.00'	N419	N82°17'04"W	14.00'	N450	S67°31'50"W	20.80'
N385	S26°22'44"W	15.97'	N420	S30°39'14"W	22.55'	N451	S81°38'08"W	18.02'
N386	N47°06'09"E	20.00'	N421	S56°24'28"E	14.00'	N452	S33°50'42"W	12.97'
N387	S30°13'42"W	30.50'	N422	N38°45'37"W	14.00'	N453	S89°25'29"W	31.01'
N388	S28°10'11"E	20.41'	N423	S57°10'20"W	22.55'	N454	N85°35'36"E	28.40'
N389	N84°35'11"E	3.38'	N424	S29°53'22"E	14.00'	N455	S12°51'51"E	5.74'
N390	S15°48'00"E	3.85'	N425	S36°07'02"W	21.82'	N456	N17°48'22"E	8.40'
N391	N74°14'00"E	9.50'	N426	S88°07'06"W	14.87'	N457	N20°28'35"W	24.54'
N392	N15°48'00"W	5.33'	N427	N82°30'34"E	147.06'	N458	N34°01'25"E	35.46'
N393	N84°10'40"E	13.85'	N428	N27°08'28"E	100.00'	N459	N70°49'51"W	49.82'
N394	S55°17'48"E	13.42'	N429	S82°50'34"W	98.17'	N460	S30°01'40"W	111.82'
N395	N47°33'35"W	14.00'	N430	N35°15'46"W	24.18'	N461	S56°42'27"E	42.66'
N400	N55°31'05"W	9.99'	N431	N34°38'12"E	13.77'	N462	S71°17'17"W	12.16'
N401	S45°36'18"W	20.40'	N432	N32°34'21"W	20.98'	N463	N54°28'28"E	11.95'
N402	S68°36'09"W	12.83'	N433	S79°35'07"W	28.22'	N464	N00°00'00"E	28.89'
N403	S29°07'04"W	10.72'	N434	S71°44'18"W	13.87'	N465	N00°00'00"E	49.24'
N404	N80°32'56"W	8.80'	N435	N72°52'32"E	128.15'	N466	N70°00'00"E	36.06'
N405	S30°24'31"W	21.27'	N436	S36°17'24"W	8.84'	N467	N00°43'31"W	102.25'
N406	N54°07'06"W	111.17'	N437	S27°03'03"W	28.16'	N468	N72°58'03"W	54.77'
N407	N80°41'00"W	23.81'	N438	N71°38'06"E	80.22'	N469	S89°48'35"W	35.12'
N408	S89°38'03"W	37.88'	N439	N26°35'35"W	40.11'	N470	S23°36'45"W	10.31'
N409	S33°48'52"W	33.43'	N440	S73°01'04"E	17.30'	N471	N23°27'48"W	6.77'
N410	S55°45'48"E	23.35'	N441	S10°06'05"E	17.12'	N472	S89°48'05"W	49.54'
N411	S34°14'12"W	48.14'	N442	N80°24'14"E	44.90'	N473	S84°58'51"W	31.73'

LEGEND

- FOUND BRASS CAP FLUSH
- FOUND 1/2" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "L.S. 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (M) MEASURED VALUES
- (C) CALCULATED VALUES
- BOF BRASS CAP FLUSH
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- NAOS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- WATER & SEWER FACILITIES EASEMENT
- VNA VEHICULAR NON-ACCESS EASEMENT
- NON-NAOS
- 03 DRAINAGE EASEMENT LINE LABEL
- DCS DRAINAGE EASEMENT CURVE LABEL
- W3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
- WQ3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
- NA3 NAOS LINE LABEL
- NC3 NAOS CURVE LABEL
- L3 PROPERTY CURVE LABEL
- CP3 PROPERTY CURVE LABEL
- (A) 35'± SITE DISTANCE EASEMENT
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
N474	S07°04'31"E	104.74'	N475	N90°00'00"E	42.43'
N476	S30°00'00"E	34.21'	N477	S78°01'03"W	15.44'
N478	S13°02'08"W	10.03'	N479	S38°30'31"E	17.85'
N480	S83°30'39"E	11.80'	N481	S28°09'21"W	80.97'
N482	N83°42'36"W	18.44'	N483	S28°17'24"W	83.12'
N484	S63°30'39"E	33.27'	N485	N28°08'21"E	18.27'
N486	S83°30'39"E	90.40'	N487	N28°08'21"E	27.98'
N488	S80°00'00"E	101.97'	N489	S30°00'00"W	22.00'
N490	S80°00'00"E	102.05'	N491	S72°23'15"W	8.78'
N492	N11°35'08"E	135.08'	N493	N77°24'39"E	14.00'
N494	S83°10'50"E	64.13'	N495	S84°58'35"W	11.98'
N496	S83°14'32"W	55.74'	N497	N84°58'35"W	14.87'
N498	S39°32'50"W	7.36'	N499	S9°49'21"W	17.87'
N500	S83°14'32"E	13.00'	N501	S64°58'35"W	84.08'
N502	S42°18'10"W	122.87'	N503	N85°31'50"W	29.27'
N504	S15°59'34"E	40.55'			

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
N505	N87°35'40"E	103.55'	N506	S85°39'48"E	84.48'
N507	S73°38'49"E	50.89'	N508	S83°36'32"E	27.88'
N509	N13°51'33"E	21.87'	N511	S88°52'37"E	48.07'
N512	N73°20'03"E	25.21'	N513	N34°13'49"E	45.81'
N514	N30°07'31"E	13.20'	N515	N77°11'50"W	28.49'
N516	N12°44'36"E	92.28'	N517	S14°47'00"E	14.00'
N518	S45°58'18"W	14.82'	N519	S31°47'23"E	24.95'
N520	S62°02'23"W	8.38'	N521	S27°57'37"E	14.00'
N522	N82°02'23"E	15.98'	N523	S23°02'55"E	57.18'
N524	N89°30'29"E	14.00'	N525	S89°48'35"W	11.98'
N526	N45°13'25"W	24.91'	N527	N07°13'25"W	8.00'
N528	S89°48'35"W	10.00'	N529	S01°13'25"E	8.00'
N530	S89°48'35"W	75.00'	N531	N07°13'25"W	27.11'
N532	S89°48'35"W	13.43'	N533	N83°41'20"W	40.82'
N534	S75°13'35"W	52.85'	N535	N80°00'00"W	45.15'
N536	N10°07'18"W	12.17'			

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
N537	N87°35'32"W	18.93'	N538	N56°05'34"W	22.58'
N539	N73°38'56"W	40.41'	N540	N80°41'28"W	19.89'
N541	S85°17'08"W	9.75'	N542	S10°23'15"W	26.07'
N543	N78°36'45"W	18.54'	N544	S80°35'22"E	34.03'
N545	S01°25'25"E	83.89'	N546	S89°48'35"W	30.00'
N547	N13°25'25"W	99.18'	N548	N45°13'25"W	23.48'
N549	N07°13'25"W	29.70'	N550	S82°52'30"W	102.18'
N551	S29°40'29"W	33.98'	N552	S85°22'03"E	22.57'
N553	S27°57'57"W	92.71'	N554	S00°43'17"E	35.28'
N555	S00°43'17"E	21.00'	N556	S44°43'10"E	48.09'
N557	S00°43'17"E	88.80'	N558	S45°18'50"W	13.00'
N559	S44°43'10"E	22.83'	N560	S44°43'10"E	22.83'
N561	N88°25'48"E	49.54'	N562	N41°34'48"E	48.34'
N563	N41°34'48"E	8.00'	N564	N48°23'14"W	8.00'
N565	N41°34'48"E	44.90'	N566	S70°45'18"E	31.48'
N567	S07°13'25"E	108.93'			

NAOS, NAOS LINE TABLES AND LEGEND

SIG
SURVEY INNOVATION
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FINAL PLAT STORYROCK 1B-SECTION D SCOTTSDALE, ARIZONA



DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-007
DRAWN: JLD
CHECKED: JAS
DATE: 02/26/2019
SCALE: 1"=60'
SHEET: 7 OF 8

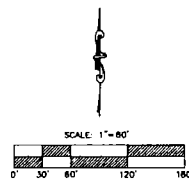
CURVE	DELTA	RADIUS	LENGTH	CHORD
NC208	819°25'	505.00'	55.74'	N20°39'59"E 55.71'
NC209	370°52'	305.00'	16.67'	N19°04'12"E 16.67'
NC210	1°44'52"	400.00'	12.20'	S54°59'10"E 12.20'
NC211	26°40'31"	420.00'	217.51'	S68°56'55"E 215.09'
NC212	11°14'38"	424.00'	83.21'	S89°24'34"E 83.07'
NC213	30°05'42"	283.80'	136.56'	S80°05'48"E 136.97'
NC214	22°51'00"	250.00'	99.70'	S53°51'15"E 99.04'
NC215	9°21'32"	270.00'	44.10'	S37°47'37"E 44.05'
NC216	8°50'02"	270.00'	32.20'	S21°39'48"E 32.18'
NC217	10°15'26"	520.00'	93.09'	S23°22'30"E 92.87'
NC218	22°28'45"	100.00'	38.18'	S17°18'51"E 38.93'
NC219	88°35'55"	128.00'	150.86'	S40°21'28"E 142.01'
NC220	22°28'45"	100.00'	38.18'	S83°28'01"E 38.93'
NC221	370°52'	305.00'	28.00'	S53°45'13"E 28.00'
NC222	93°29'14"	17.00'	27.74'	S83°55'09"E 24.78'
NC223	37°36'37"	430.00'	27.35'	S40°00'48"W 27.34'
NC224	37°37'19"	418.00'	28.30'	S43°38'12"W 28.29'
NC225	13°58'19"	44.00'	12.27'	S39°37'02"W 12.23'
NC226	28°45'18"	58.00'	28.15'	S34°13'32"W 25.91'
NC227	37°48'23"	615.00'	40.86'	S19°24'28"W 40.83'

CURVE	DELTA	RADIUS	LENGTH	CHORD
NC228	9°37'24"	195.00'	32.75'	S22°18'58"W 32.71'
NC230	18°28'00"	195.00'	88.25'	S43°34'47"W 85.93'
NC231	17°08'45"	195.00'	58.24'	S89°15'16"W 58.02'
NC232	11°33'08"	420.00'	84.88'	N7°36'28"W 84.53'
NC233	25°21'01"	380.00'	188.13'	N13°07'17"W 186.78'
NC234	84°30'49"	17.00'	25.08'	N48°36'48"E 22.88'
NC235	91°37'07"	370.00'	59.53'	N87°17'39"E 59.47'
NC236	50°36'59"	32.00'	28.27'	S12°58'54"W 27.36'
NC237	33°45'40"	30.00'	17.89'	S55°10'14"W 17.42'
NC238	9°30'56"	545.00'	90.51'	S12°08'07"E 90.41'
NC239	78°37'52"	40.00'	55.59'	S58°40'31"E 51.23'
NC240	20°48'21"	120.00'	43.51'	N73°07'22"E 43.27'
NC241	27°53'08"	85.00'	48.24'	N78°40'48"E 42.47'
NC242	18°41'12"	100.00'	32.81'	N81°16'44"E 32.47'
NC243	44°44'32"	70.00'	54.88'	N71°32'07"W 53.28'
NC244	35°27'10"	70.00'	43.01'	N11°59'30"W 42.34'
NC245	73°44'33"	45.00'	57.92'	N74°54'14"E 54.00'
NC246	62°34'59"	20.00'	21.98'	S41°33'35"E 20.88'
NC247	12°12'40"	100.00'	21.31'	S18°12'25"E 21.27'
NC248	59°22'34"	38.78'	40.19'	S72°42'2"W 38.42'

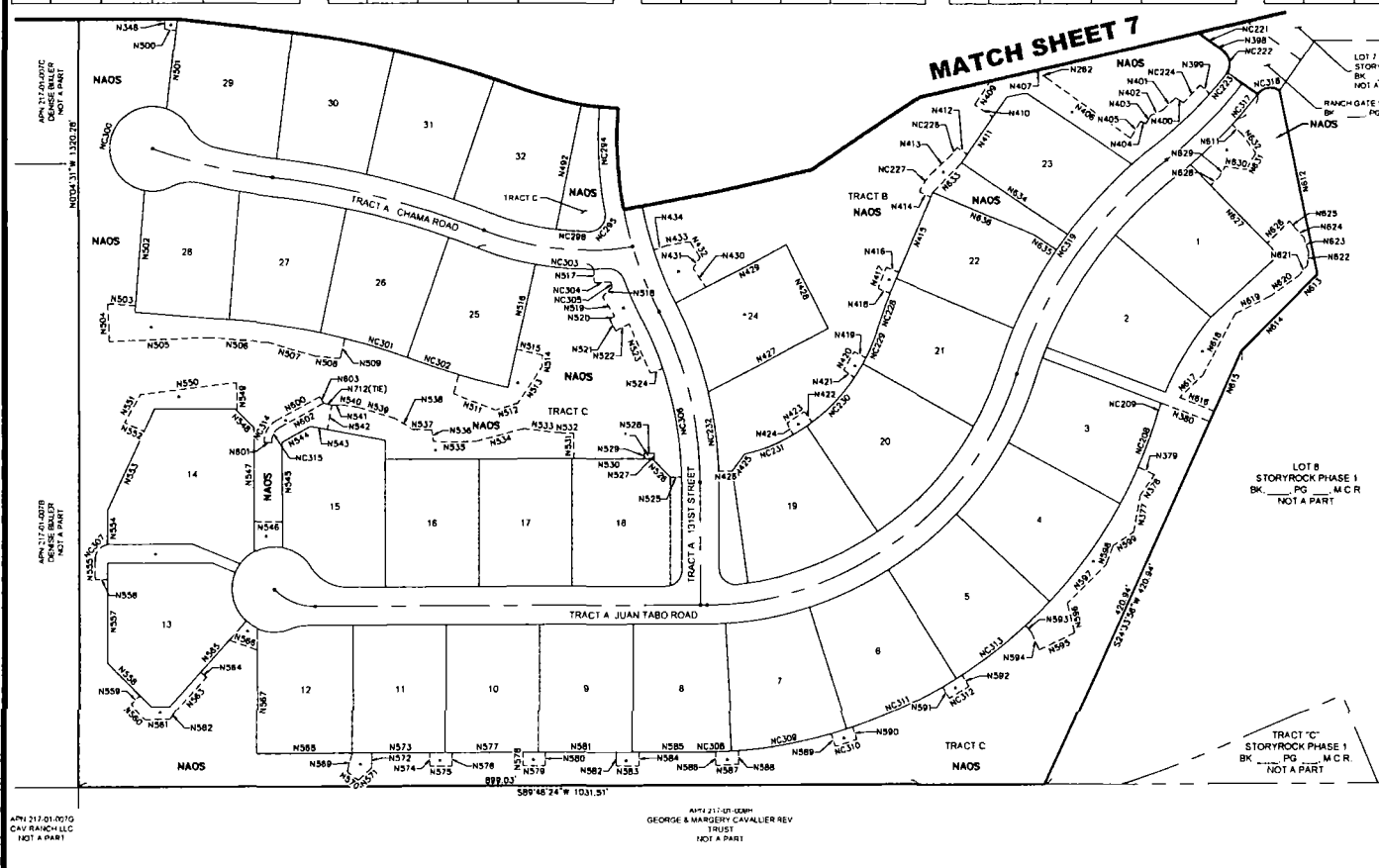
CURVE	DELTA	RADIUS	LENGTH	CHORD
NC249	136°39'55"	10.00'	23.85'	S31°15'49"E 18.59'
NC250	32°33'04"	50.00'	28.41'	S83°16'14"E 28.03'
NC251	80°03'52"	34.40'	38.06'	N82°55'22"E 34.43'
NC252	22°58'32"	99.13'	39.75'	N11°40'21"W 39.48'
NC253	16°01'54"	100.00'	27.86'	N10°08'40"W 27.89'
NC254	17°09'38"	110.86'	33.21'	N15°42'31"W 33.08'
NC255	19°38'04"	50.00'	17.13'	N4°28'17"W 17.05'
NC256	79°18'48"	10.00'	13.84'	N44°17'39"W 12.78'
NC257	18°37'13"	230.00'	12.52'	S87°45'20"W 12.27'
NC258	55°35'19"	35.00'	33.96'	N72°45'37"W 32.84'
NC259	17°00'36"	45.00'	13.36'	N8°52'24"W 13.31'
NC260	12°24'24"	45.00'	9.74'	N58°07'19"W 9.73'
NC261	45°11'28"	30.00'	38.44'	N49°11'11"E 38.42'
NC262	71°07'08"	813.83'	101.84'	N10°15'31"W 101.77'
NC263	71°18'21"	15.00'	18.87'	N49°29'48"W 17.49'
NC264	18°16'21"	228.82'	84.42'	S88°42'53"W 84.20'
NC265	8°57'07"	200.00'	31.25'	S83°03'17"W 31.22'
NC266	32°27'12"	80.00'	50.88'	S71°18'14"W 50.30'
NC267	28°31'28"	23.00'	11.57'	S68°20'22"W 11.47'
NC268	47°45'24"	15.00'	12.90'	S57°43'24"W 12.14'

CURVE	DELTA	RADIUS	LENGTH	CHORD
NC269	53°24'47"	30.00'	29.10'	S81°38'06"W 27.97'
NC270	98°09'30"	30.00'	51.39'	S40°21'19"W 45.33'
NC271	11°56'51"	418.03'	87.18'	S14°41'29"E 87.02'
NC272	73°44'26"	10.00'	12.87'	S57°32'11"E 12.00'
NC273	81°32'33"	20.00'	28.48'	S53°26'07"E 28.12'
NC274	28°25'48"	330.00'	152.23'	N52°23'32"W 150.88'
NC275	23°31'22"	188.72'	81.58'	N52°15'44"E 81.01'
NC276	81°19'54"	10.00'	14.20'	N30°09'54"W 13.03'
NC277	22°12'51"	100.00'	36.77'	N59°45'28"W 36.53'
NC278	30°08'54"	78.81'	40.42'	N53°41'27"W 39.95'
NC279	28°02'35"	100.00'	48.94'	N84°44'37"W 48.48'
NC280	19°37'41"	336.12'	115.15'	N80°32'10"W 114.59'
NC281	73°59'45"	15.00'	16.37'	S18°42'35"E 16.05'
NC282	4°43'14"	1520.00'	125.93'	N82°42'12"W 125.19'
NC283	42°37'14"	45.00'	33.47'	N43°45'11"W 32.71'
NC284	13°03'58"	45.00'	10.28'	N28°36'33"W 10.24'
NC285	88°09'20"	10.00'	11.55'	S58°41'25"W 10.92'
NC286	132°35'29"	8.00'	18.56'	N89°55'31"W 14.87'
NC287	86°48'08"	15.00'	17.48'	N56°50'50"W 16.51'
NC288	85°03'22"	10.00'	11.35'	S32°27'10"W 10.75'

CURVE	DELTA	RADIUS	LENGTH	CHORD
NC289	84°38'08"	45.00'	50.74'	S20°51'37"W 48.08'
NC290	40°52'28"	1345.00'	95.24'	S82°01'43"E 95.22'
NC291	82°49'26"	22.00'	35.84'	N73°35'17"E 31.87'
NC292	1°16'51"	505.00'	125.87'	S70°53'42"E 125.54'
NC293	218°19"	505.00'	20.32'	S78°11'18"E 20.32'
NC294	18°02'15"	420.00'	132.22'	S13°44'16"E 131.88'
NC295	9°38'56"	17.00'	29.88'	S39°19'38"W 28.04'
NC296	72°22'20"	280.00'	36.03'	N87°00'48"W 36.00'
NC297	8°20'23"	535.00'	77.87'	N17°14'40"W 77.80'
NC298	12°31'01"	1055.00'	230.48'	N78°20'00"W 230.02'
NC299	38°34'47"	19.74'	12.80'	S83°31'25"W 12.30'
NC300	188°42'29"	45.00'	148.21'	S15°09'35"W 89.74'
NC301	53°42'24"	745.00'	78.80'	S73°01'41"E 76.77'
NC302	329°37"	845.00'	51.53'	S71°49'18"E 51.52'
NC303	117°17'25"	320.00'	63.06'	S85°46'49"E 62.95'
NC304	238°31"	334.00'	17.34'	N87°04'19"E 17.34'
NC305	0°47'08"	434.00'	5.95'	S20°43'17"E 5.95'
NC306	17°35'22"	380.00'	118.86'	S9°53'17"E 118.20'
NC307	79°11'35"	18.00'	22.11'	S39°31'17"W 20.40'
NC308	120°53'37"	505.00'	9.84'	N89°15'48"E 9.84'



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Land Surveying Services



CURVE	DELTA	RADIUS	LENGTH	CHORD
NC309	11°47'04"	505.00'	103.87'	N80°04'03"E 103.88'
NC310	242°39"	319.00'	24.55'	N72°46'50"E 24.55'
NC311	11°47'04"	509.00'	103.87'	N80°04'03"E 103.88'
NC312	242°39"	319.00'	24.55'	N72°46'50"E 24.55'
NC313	93°18'	488.36'	84.85'	N52°07'56"E 84.74'
NC314	65°29'08"	24.00'	27.43'	S28°18'43"W 25.98'
NC315	87°53'10"	18.00'	18.98'	N27°06'42"E 17.87'
NC316	83°05'08"	27.00'	14.18'	N72°29'28"W 14.00'
NC317	57°52'58"	470.00'	42.78'	N40°18'07"E 42.77'
NC318	87°02'38"	17.00'	25.83'	N81°07'56"E 23.41'
NC319	223°17"	480.00'	20.01'	S39°25'50"W 20.00'

- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND "M" NAIL
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
 - BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
 - (W) MEASURED VALUES
 - (C) CALCULATED VALUES
 - BCF BRASS CAP FLUSH
 - DFC DRAINAGE AND FLOOD CONTROL EASEMENT
 - NAOS NATURAL AREA OPEN SPACE
 - R/W RIGHT OF WAY
 - ESVA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
 - WSF WATER & SEWER FACILITIES EASEMENT
 - VMA VEHICULAR NON-ACCESS EASEMENT
 - NON-NAOS
 - D03 DRAINAGE EASEMENT LINE LABEL
 - D04 DRAINAGE EASEMENT CURVE LABEL
 - W3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
 - WS3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
 - N3 NAOS LINE LABEL
 - NC3 NAOS CURVE LABEL
 - L3 PROPERTY LINE LABEL
 - C3 PROPERTY CURVE LABEL
 - (A) 35'±35' SITE DISTANCE EASEMENT
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - CENTER LINE
 - SECTION LINE
 - EASEMENT LINE

FINAL PLAT
STORYROCK 1B-SECTION D
SCOTTSDALE, ARIZONA



DRAWING NAME:
FINAL PLAT PH 2B
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/28/2019
SCALE: 1"=50'
SHEET: 8 OF 8

PLAN CHECK NO. 5883-17-12 13-2N-2014 4-PP-2016E2

FINAL PLAT

STORYROCK 1B-SECTION E

A RE-PLAT OF LOT 8 OF STORYROCK PHASE 1 FINAL PLAT RECORDED IN BOOK _____, PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA.

OWNER: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, HEREBY SUBDIVIDES A RE-PLAT OF LOT 8 OF STORYROCK PHASE 1 FINAL PLAT RECORDED IN BOOK _____, PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME "STORYROCK 1B-SECTION E" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE 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 CONDITIONS, STATED.

PRIVATE STREETS

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT C 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

STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION ("GRANTOR"), OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

EASEMENTS

A. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVIES, 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:

- 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.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTEE'S EXPENSE, GRANTEE 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.
- IF, IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'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 THE PROPERTY 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 CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

C. WATER & SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS WATER LINE EASEMENT AND SEWER LINE EASEMENT, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

D. 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.

E. 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, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 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.

F. 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:

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

TRACTS A THROUGH C INCLUSIVE ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND WILL BE OWNED AND MAINTAINED BY GRANTEE UNTIL SUCH TIME AS SUCH TRACTS HAVE BEEN CONVEYED TO THE HOA, AT WHICH TIME SUCH TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

EASEMENTS WITHIN THE TRACTS ARE SHOWN IN THE TRACT USE TABLE.

GRANTOR WARRANTS THAT THIS MAP COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

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 THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTEE SHALL HAVE THE TITLE AND QUIET POSSESSION AGAINST THE CLAIM 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: STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION

BY: _____

TITLE: _____

RECORD REFERENCES MARICOPA COUNTY

- RESULTS OF SURVEY, BOOK 1, PAGE 34
- RECORD OF SURVEY, BOOK 632, PAGE 18
- ALTA SURVEY, BOOK 639, PAGE 50
- ALTA SURVEY, BOOK 679, PAGE 29
- ALTA SURVEY, BOOK 682, PAGE 12
- ALTA SURVEY, BOOK 686, PAGE 35
- RECORD OF SURVEY, BOOK 700, PAGE 12
- ALTA SURVEY, BOOK 754, PAGE 42
- ALTA SURVEY, BOOK 782, PAGE 32
- ALTA SURVEY, BOOK 831, PAGE 44
- ALTA SURVEY, BOOK 831, PAGE 43
- ALTA SURVEY, BOOK 831, PAGE 48
- RECORD OF SURVEY, BOOK 1003, PAGE 40
- RECORD OF SURVEY, BOOK 1123, PAGE 32
- RECORD OF SURVEY, BOOK 1123, PAGE 35
- RESULTS OF SURVEY, BOOK 1133, PAGE 43
- RESULTS OF SURVEY, BOOK 1133, PAGE 41
- STORYROCK PHASE 1, BOOK _____, PAGE _____

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, 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&TS AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEYOR'S NOTES

- ALL INTERIOR LOT CORNER MONUMENTS HAVE BEEN SET WITH 3" REBAR AND AFFIXED WITH PLASTIC CAP RLS#33633, UNLESS OTHERWISE NOTED.
- CENTERLINE MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. TYPE AS DEPICTED IN LEGEND.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS N00°04'51" W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C-ESL)
R1-18 ESL (LOTS 1-27)
R1-43 ESL (LOTS 28 & 29)

LEGAL DESCRIPTION

LOT 8, STORYROCK PHASE 1, ACCORDING TO BOOK _____, PAGE _____, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS _____ FOR AND ON BEHALF OF STORYROCK DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNER

STORYROCK DEVELOPMENT CORPORATION,
AN ARIZONA CORPORATION
14400 N. 78TH PLACE
SCOTTSDALE, ARIZONA 85260

ENGINEER

KIMLEY-HORN AND ASSOCIATES
1001 W. SOUTHERN AVENUE, STE 131
MESA, ARIZONA 85210
CONTACT: JASON SEGHN
480.207.2567

SHEET CONTENTS

- | | |
|---------|--|
| SHEET 1 | COVER SHEET |
| SHEET 2 | FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS |
| SHEET 3 | PLAT SHEET, GEOMETRY OF LOTS, TRACTS AND STREETS |
| SHEET 4 | DFC, WSF, RECORD EASEMENTS |
| SHEET 5 | NADS |
| SHEET 6 | DATA TABLES, VISIBILITY TRIANGLE DETAIL AND LEGEND |

APPROVALS

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

OF _____, 20____

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 5-PP-2016-02, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

CERTIFICATION

- I, AS, CERTIFY THAT:
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
- THIS PLAT WAS MADE UNDER MY DIRECTION.
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF DECEMBER, 2018.
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
- ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGHN
22425 N. 18TH STREET, SUITE 1
PHOENIX, AZ 85024
480-922-0780 PHONE
480-922-0781 FAX
JASEGHN@SICURVEYAL.COM
REGISTERED LAND SURVEYOR # 35833

DATE

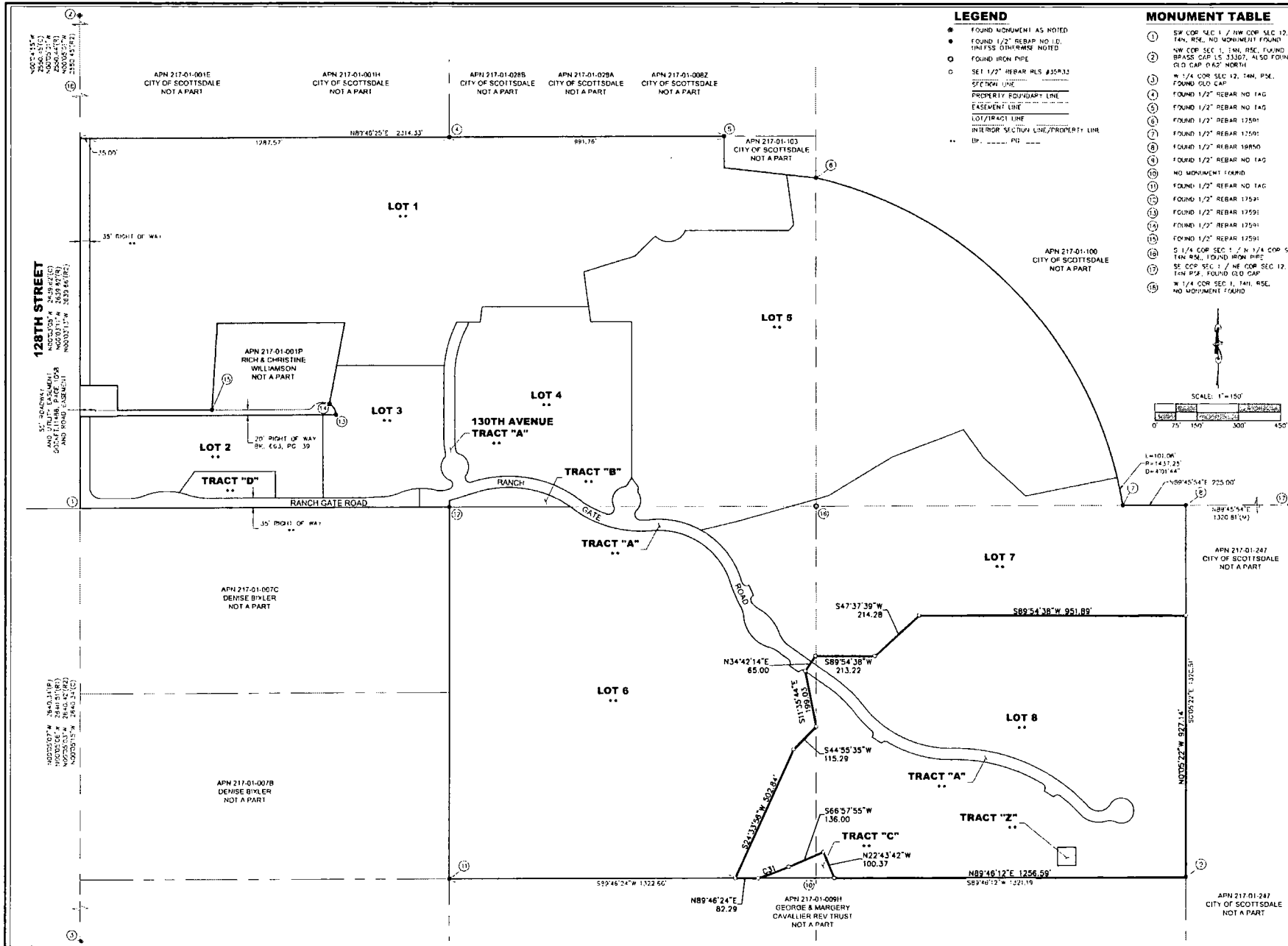
22425 N. 18TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SICURVEYAL.COM

SIC
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
STORYROCK PHASE 1B-SECTION E
SCOTTSDALE, ARIZONA



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/08/2019
SCALE: N.T.S.
SHEET: 1 OF 6



FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS

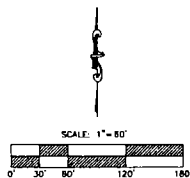
FINAL PLAT **STORYROCK PHASE 1B-SECTION E** **SCOTTSDALE, ARIZONA**

22425 N. 168TH ST. SUITE 1
 PHOENIX, ARIZONA 85024
 PHONE: (602) 944-1100
 FAX: (602) 944-1091
 WWW.SIGSURVEY.COM

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services



DRAWING NAME:
 2014-001 PLAT
 JOB NO. 2014-001
 DRAWN: JLD
 CHECKED: JAG
 DATE: 02/05/2019
 SCALE: 1"=150'
 SHEET: 2 OF 6

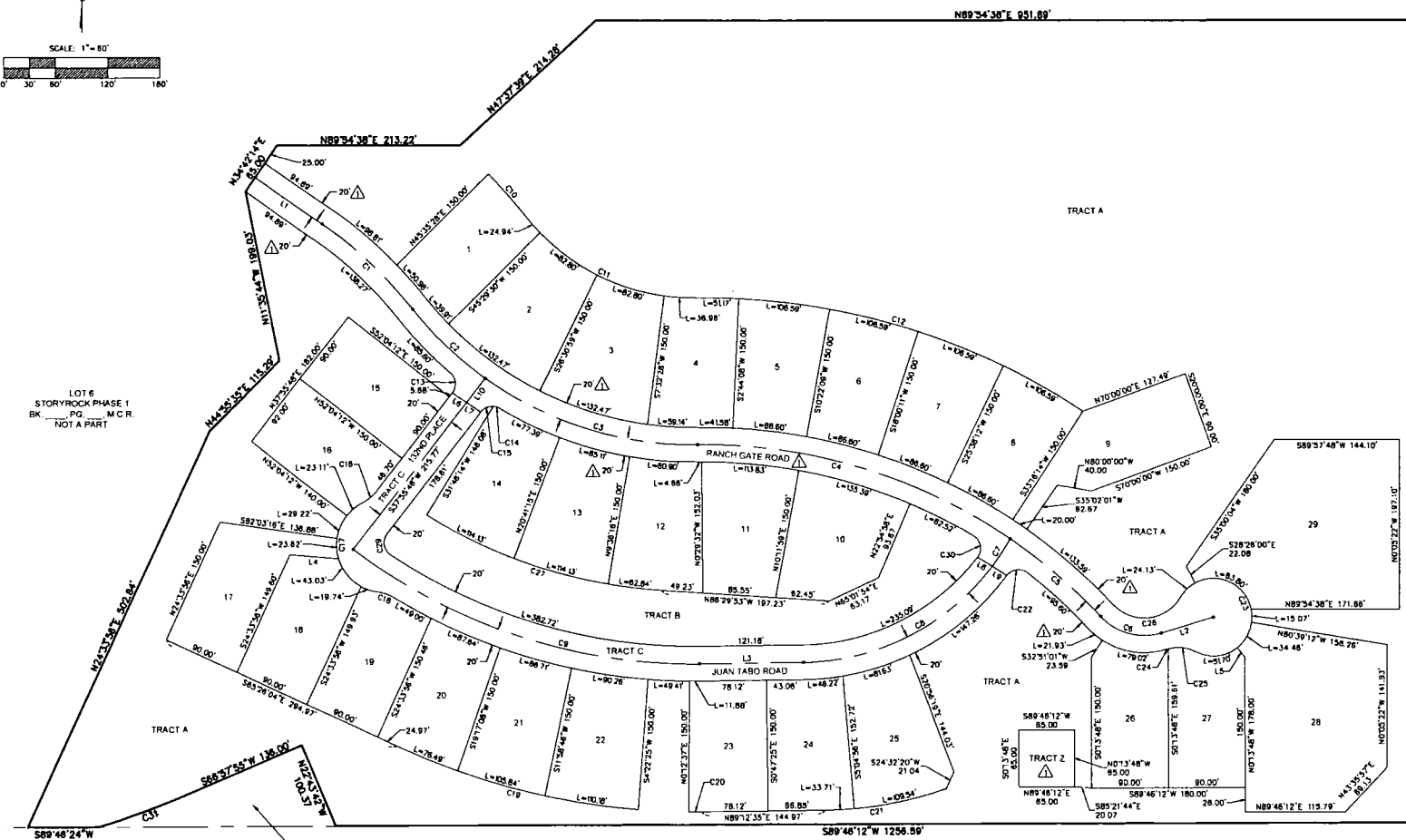


LOT 7
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

LOT 6
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

TRACT C
BK. PG. M.C.R.
NOT A PART

STORYROCK PHASE 1C
BK. PG. M.C.R.
NOT A PART



APH 217-01-247
CITY OF SCOTTSDALE
NOT A PART

PLAT SHEET GEOMETRY OF LOTS, TRACT AND STREETS

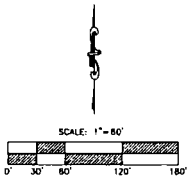
FINAL PLAT STORYROCK PHASE 1B-SECTION E SCOTTSDALE, ARIZONA

SIG
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SCOTTSDALE, AZ 85255
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FAX (480) 922-0781
WWW.SIGSURVEYAL.COM



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/05/2019
SCALE: 1"=60'
SHEET: 3 OF 6

SEE LEGEND SHEET 6



LOT 7
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

LOT 8
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

TRACT C
BK. PG. M.C.R.
NOT A PART

STORYROCK PHASE 1C
BK. PG. M.C.R.
NOT A PART

TRACT A

TRACT A

TRACT A

TRACT Z

APH 217-01-247
CITY OF SCOTTSDALE
NOT A PART

DFC, WSF, SD AND RECORD EASEMENTS

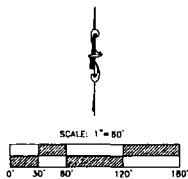
FINAL PLAT **STORYROCK PHASE 1B-SECTION E** **SCOTTSDALE, ARIZONA**

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services
22423 N. 16th St., Suite 1
Phoenix, Arizona 85024
PH: (602) 992-0981
FAX: (602) 992-0981
WWW.SIGSURVEY.COM



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/06/2019
SCALE: 1"=60'
SHEET: 4 OF 6

SEE LEGEND SHEET 6



LOT 7
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

LOT 6
STORYROCK PHASE 1
BK. PG. M.C.R.
NOT A PART

TRACT C
BK. PG. M.C.R.
NOT A PART

STORYROCK PHASE 1C
BK. PG. M.C.R.
NOT A PART

NAOS

TRACT A

APN 217-01-247
CITY OF SCOTTSDALE
NOT A PART

NAOS

FINAL PLAT STORYROCK PHASE 1B-SECTION E SCOTTSDALE, ARIZONA



DRAWING NAME:
2014-001 PLAT
JOB NO. 2014-001
DRAWN: JLD
CHECKED: JAS
DATE: 02/06/2019
SCALE: 1" = 60'
SHEET: 5 OF 6

SEE LEGEND SHEET 6

SIIG
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2045 N. 16th ST., SUITE 1
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FAX (602) 922-0781
WWW.SIIGSURVEY.COM

LOT #	AREA (SQ)	AREA (AC)
1	18,113	0.31
2	18,143	0.31
3	18,143	0.31
4	18,143	0.31
5	14,489	0.33
6	14,489	0.33
7	14,489	0.33
8	14,489	0.33
9	18,541	0.38
10	18,092	0.37
11	15,178	0.35
12	14,849	0.34
13	14,843	0.34
14	14,938	0.34
15	13,300	0.31
16	13,578	0.31
17	13,896	0.36
18	14,206	0.33
19	13,884	0.31
20	14,188	0.33
21	14,442	0.33
22	15,033	0.35
23	13,888	0.31
24	14,790	0.33
25	13,940	0.37
26	14,798	0.33
27	14,000	0.32
28	32,471	0.75
29	38,868	0.89

TRACT	USE	AREA (SQ)	AREA (AC)
A	OPEN SPACE, DRAINAGE EASEMENT, NAOS EASEMENT	845,708	14.82
B	OPEN SPACE, DRAINAGE EASEMENT, NAOS EASEMENT	41,800	1.10
C	PRIVATE STREET, ESA	41,843	0.96
Z	UTL STATION	4,225	0.10

LINE	DIRECTION	LENGTH
L1	N55°17'48"W	94.89'
L2	S73°22'49"W	64.23'
L3	N89°12'35"E	121.18'
L4	N85°21'39"W	35.18'
L5	S38°40'37"E	13.82'
L6	N56°43'08"W	20.07'
L7	N58°06'38"E	20.09'
L8	S58°06'38"E	20.07'
L10	S37°35'48"W	35.53'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	16°30'18"	500.00'	144.03'	N47°02'37"W 143.53'
C2	16°00'29"	420.00'	117.35'	S48°47'43"E 118.95'
C3	36°07'49"	420.00'	284.85'	S72°51'59"E 280.48'
C4	35°08'26"	830.00'	388.03'	N73°22'32"W 380.02'
C5	12°37'52"	830.00'	138.89'	N49°30'22"W 138.81'
C6	83°59'45"	70.00'	71.48'	S74°34'18"E 73.80'
C7	7°50'17"	280.00'	38.30'	N33°05'25"E 38.27'
C8	52°12'02"	280.00'	255.10'	N63°06'34"E 248.37'
C9	37°45'45"	880.00'	434.81'	S71°35'52"E 428.80'
C10	57°04'47"	870.00'	89.89'	S41°38'00"E 85.86'
C11	52°08'18"	250.00'	227.50'	S84°31'36"E 219.73'
C12	34°12'01"	800.00'	477.53'	N73°49'46"W 470.47'
C13	87°53'05"	17.00'	26.07'	S83°01'57"E 33.58'
C14	27°08'30"	17.00'	8.05'	S72°48'21"E 7.08'
C15	55°41'37"	17.00'	18.52'	N85°48'38"E 15.88'
C16	24°37'12"	55.00'	23.63'	S50°14'24"W 23.45'
C17	144°31'11"	55.00'	138.73'	S9°42'38"E 104.77'
C18	22°48'06"	55.00'	21.88'	S70°35'08"E 21.71'
C19	20°11'31"	830.00'	292.50'	S73°31'48"E 290.89'
C20	106°02'	830.00'	14.49'	S89°42'38"W 14.48'
C21	18°14'19"	450.00'	143.25'	N80°05'28"E 142.84'
C22	81°09'47"	17.00'	27.05'	N82°14'55"E 24.28'
C23	28°18'42"	45.00'	209.18'	N16°00'03"W 85.85'
C24	14°7'52"	45.00'	1.41'	N73°28'48"E 1.41'
C25	42°48'35"	45.00'	33.82'	S84°14'58"E 32.85'
C26	106°37'58"	50.00'	92.47'	S83°49'35"W 79.83'
C27	28°18'07"	590.00'	291.08'	S72°21'50"E 288.15'
C28	5°31'49"	1210.00'	118.79'	S89°43'50"W 118.75'
C29	94°27'25"	17.00'	28.03'	N91°35'51"W 24.96'
C30	96°44'13"	17.00'	26.70'	S10°37'51"E 25.41'
C31	5°31'49"	1210.00'	118.79'	N89°43'50"W 118.75'

LINE	DIRECTION	LENGTH
N1	N34°41'42"E	43.46'
N2	S48°38'08"E	51.29'
N3	N88°34'08"E	18.88'
N4	N43°04'18"E	78.65'
N5	N31°38'01"E	23.45'
N6	S44°24'32"E	31.10'
N7	S45°35'28"W	7.00'
N8	S45°35'28"W	150.00'
N9	N28°30'08"E	18.03'
N10	S28°23'04"W	18.00'
N11	S73°31'37"W	18.03'
N12	N72°43'33"E	18.00'
N13	S2°44'03"W	18.00'
N14	N2°48'35"E	18.00'
N15	S10°22'04"W	18.00'
N16	N10°24'38"E	18.00'
N17	S13°23'00"W	18.00'
N18	N18°02'38"E	18.00'
N19	N70°11'47"E	25.83'
N20	S28°40'13"E	11.22'
N21	S45°19'47"W	15.80'
N22	S41°19'18"W	18.73'
N23	S22°53'12"W	10.86'
N24	N48°40'42"W	18.88'
N25	N59°45'24"E	10.88'
N26	N41°19'18"E	18.73'
N27	S59°59'55"E	18.64'
N28	S35°00'04"W	150.00'
N29	N54°59'58"W	90.00'
N30	N35°00'04"E	126.14'
N31	N58°09'56"E	37.28'
N32	N74°33'10"W	105.21'
N33	N01°34'48"W	148.08'
N34	S89°46'12"W	91.00'
N35	S01°34'48"E	28.69'
N36	S89°46'12"W	99.80'
N37	N84°37'01"W	56.83'
N38	S89°46'12"W	37.83'
N39	N01°34'48"W	24.85'
N40	S89°46'12"W	87.00'
N41	N01°34'48"W	77.00'
N42	N81°08'28"E	33.04'
N43	N32°51'01"E	105.08'

LINE	DIRECTION	LENGTH
N44	N52°27'06"E	18.52'
N45	N33°59'43"E	8.88'
N46	S39°28'57"E	24.44'
N47	S41°18'07"W	21.13'
N48	S70°56'10"E	148.03'
N49	S24°32'20"W	12.00'
N50	N85°27'40"W	4.00'
N51	S24°32'20"W	10.71'
N52	N24°32'20"E	10.32'
N53	N20°36'19"W	144.03'
N54	N01°27'37"E	131.81'
N55	S88°34'49"E	26.04'
N56	S27°10'11"W	18.13'
N57	N01°27'37"E	18.19'
N58	S11°18'43"W	12.95'
N59	N77°38'28"W	20.00'
N60	N11°19'23"E	13.02'
N61	S18°28'30"W	12.84'
N62	N70°40'50"W	20.00'
N63	N18°29'21"E	13.02'
N64	N85°28'04"W	18.87'
N65	S24°33'58"W	13.00'
N66	N85°28'04"W	20.00'
N67	N24°33'58"E	13.00'
N68	N85°28'04"W	20.00'
N69	N85°28'04"W	70.00'
N70	S24°33'58"W	13.00'
N71	N85°28'04"W	20.00'
N72	N24°33'58"E	13.00'
N73	N85°28'04"W	20.00'
N74	N85°28'04"W	168.00'
N75	S24°33'58"W	96.90'
N76	N85°28'04"W	22.48'
N77	N18°34'45"E	79.78'
N78	N54°41'18"E	23.18'
N79	S69°39'25"E	20.94'
N80	S24°33'58"W	47.37'
N81	N82°03'18"E	2.09'
N82	S24°33'58"W	53.10'
N83	S82°03'18"E	134.77'
N84	S52°04'12"E	25.81'
N85	S39°41'38"W	115.18'
N86	S49°41'29"E	83.80'

LINE	DIRECTION	LENGTH
N87	S59°22'12"E	19.25'
N88	S47°18'01"E	25.00'
N89	S84°01'55"E	18.81'
N90	N11°35'44"W	45.10'
N91	S55°17'48"E	94.89'
N92	N45°39'20"E	42.84'
N93	N11°35'44"W	153.84'
N94	N52°01'52"W	14.15'
N95	N11°00'26"W	8.10'
N96	N30°00'59"E	15.81'
N97	S89°01'34"W	55.58'
N98	N24°58'08"W	11.71'
N99	N4°25'04"E	5.52'
N100	S85°43'35"E	88.84'
N101	S33°00'7"W	11.00'
N102	N86°29'53"W	76.45'
N103	S85°01'34"W	7.81'
N104	N86°29'53"W	65.35'
N105	S33°00'7"W	11.00'
N106	N86°29'53"W	20.00'
N107	N33°00'7"E	11.00'
N108	N86°29'53"W	20.00'
N109	N86°29'53"W	35.23'
N110	S9°38'18"W	11.00'
N111	N9°38'18"E	11.00'
N112	S20°41'15"W	11.03'
N113	N86°35'48"W	20.00'
N114	N20°41'15"E	11.03'
N115	S89°12'35"W	13.72'
N116	N0°47'25"W	18.38'
N117	S88°34'12"E	25.73'
N118	S0°47'25"E	8.83'
N119	S89°12'35"W	23.82'
N120	S89°12'35"W	83.84'
N121	N4°22'25"E	15.37'
N122	S85°08'22"E	18.38'
N123	S3°58'58"W	11.49'
N124	S79°50'32"W	41.18'
N125	N8°30'48"E	17.95'
N126	N27°13'53"E	13.09'
N127	S30°27'44"W	13.07'

LEGEND

- FOUND BRASS CAP FLUSH
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35833"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (M) MEASURED VALUES
- (C) CALCULATED VALUES
- BCF BRASS CAP FLUSH
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- NAOS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- ESA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- WSP WATER & SEWER FACILITIES EASEMENT
- VMA VEHICULAR NON-ACCESS EASEMENT
- RSE ROADWAY SLOPE EASEMENT
- NON-NAOS
- D3 DRAINAGE EASEMENT LINE LABEL
- DC3 DRAINAGE EASEMENT CURVE LABEL
- W3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
- WC3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
- N3 NAOS LINE LABEL
- NC3 NAOS CURVE LABEL
- L3 PROPERTY LINE LABEL
- C3 PROPERTY CURVE LABEL
- 35+35' SITE DISTANCE EASEMENT
- BOOK PAGE

RIGHT OF WAY LINE
ADJOINING PROPERTY LINE
CENTER LINE
SECTION LINE
DEDICATED EASEMENT LINE
RECORD EASEMENT LINE

CURVE	DELTA	RADIUS	LENGTH	CHORD
NC1	0°10'16"	870.00'	2.00'	N44°19'24"W 2.00'
NC2	9°14'01"	520.00'	83.80'	N49°01'33"W 83.71'
NC3	13°19'13"	520.00'	15.01'	N54°28'10"W 15.01'
NC4	5°28'48"	870.00'	83.89'	N41°30'53"W 83.87'
NC5	21°28'58"	250.00'	83.74'	S49°31'58"E 83.18'
NC6	4°53'54"	234.00'	20.00'	S82°30'09"E 20.00'
NC7	4°35'31"	250.00'	20.04'	S82°34'12"E 20.03'
NC8	14°23'00"	250.00'	62.18'	S72°03'28"E 82.58'
NC9	4°53'54"	234.00'	20.00'	S81°28'40"E 20.00'
NC10	4°35'31"	250.00'	20.04'	S81°32'44"E 20.03'
NC11	7°05'18"	250.00'	30.93'	S87°23'08"E 30.91'
NC12	23°49'45"	800.00'	37.17'	N89°35'55"W 37.17'
NC13	12°41'18"	816.00'	20.00'	N87°32'43"W 20.00'
NC14	12°53'54"	800.00'	19.99'	N87°33'05"W 19.99'
NC15	81°02'07"	800.00'	88.80'	N83°44'04"W 88.55'
NC16	12°41'18"	816.00'	20.00'	N79°34'42"W 20.00'
NC17	12°53'54"	800.00'	19.99'	N79°50'03"W 19.99'
NC18	4°30'31"	800.00'	82.85'	N78°56'51"W 82.83'
NC19	3°06'53"	816.00'	44.36'	N73°07'59"W 44.36'
NC20	3°07'31"	800.00'	43.84'	N73°07'50"W 43.83'
NC21	8°46'11"	800.00'	122.54'	N87°09'58"W 122.82'
NC22	0°15'40"	850.00'	2.95'	N54°50'09"W 2.95'
NC23	2°07'27"	850.00'	24.10'	N53°38'35"W 24.10'
NC24	3°27'43"	850.00'	39.27'	N50°51'00"W 39.27'
NC25	0°52'53"	850.00'	10.00'	N48°40'42"W 10.00'
NC26	5°02'50"	850.00'	57.28'	N45°42'50"W 57.24'
NC27	4°09'28"	45.00'	38.81'	S55°25'20"W 37.44'
NC28	48°28'54"	45.00'	38.08'	N72°42'23"E 38.93'
NC29	34°57'07"	810.00'	39.95'	N45°03'59"W 39.94'
NC30	2°27'48"	810.00'	28.23'	N46°10'27"W 28.23'

CURVE	DELTA	RADIUS	LENGTH	CHORD
NC31	2°45'50"	810.00'	29.43'	N50°47'16"W 29.42'
NC32	27°21'28"	300.00'	143.25'	N50°20'48"E 141.89'
NC33	0°45'59"	300.00'	4.01'	N64°24'30"E 4.01'
NC34	15°35'25"	300.00'	81.83'	N72°35'12"E 81.38'
NC35	2°06'30"	880.00'	25.42'	S88°43'08"E 25.42'
NC36	2°01'18"	880.00'	23.99'	S88°38'14"E 23.99'
NC37	4°54'48"	830.00'	71.18'	S80°53'30"E 71.18'
NC38	12°22'50"	830.00'	20.00'	S77°44'40"E 20.00'
NC39	5°55'32"	850.00'	85.84'	S74°05'29"E 85.80'
NC40	12°23'11"	830.00'	20.00'	S70°26'17"E 20.00'
NC41	4°18'49"	830.00'	82.49'	S67°35'28"E 82.47'
NC42	30°26'32"	55.00'	28.22'	S23°15'15"W 28.86'
NC43	11°17'08"	480.00'	94.54'	N49°39'13"W 94.39'
NC44	50°48'45"	280.00'	230.58'	N83°48'13"E 223.10'
NC45	0°59'35"	280.00'	4.51'	N37°34'03"E 4.51'
NC46	0°18'30"	810.00'	3.28'	N59°29'13"W 3.28'
NC47	7°26'34"	810.00'	79.24'	N83°21'45"W 79.18'
NC48	5°31'11"	590.00'	58.84'	S83°44'17"E 58.82'
NC49	1°39'25"	601.00'	20.00'	S80°03'17"E 20.00'
NC50	1°56'33"	592.00'	20.00'	S80°20'25"E 20.00'
NC51	9°08'26"	500.00'	94.17'	S74°37'36"E 94.03'
NC52	1°56'33"	590.00'	20.00'	S80°58'28"E 20.00'
NC53	9°41'24"	590.00'	100.13'	S61°05'28"E 100.00'
NC54	98°44'13"	17.00'	28.70'	N10°37'31"W 27.91'
NC55	1°07'11"	90.00'	1.78'	S43°49'01"E 1.75'
NC56	2°18'40"	830.00'	33.00'	S64°29'15"E 32.89'
NC57	7°48'11"	12.21'	5.93'	N48°08'00"E 14.82'
NC58	3°24'47"	802.00'	27.75'	N10°13'25"W 47.77'
NC59	2°39'55"	800.00'	37.21'	N58°01'43"W 37.21'
NC60	3°22'07"	800.00'	47.04'	N10°14'44"W 47.04'

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

HILTON HILLS PROPERTY, L.L.P., (TRACT "K" ONLY) AND TAYLOR MORRISON/ARIZONA, INC. ("GRANTORS"), OWNERS HEREBY SUBDIVIDES A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME, STORYROCK 1C - PHASE 1 AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND LINES THE 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 CONDITIONS, STATED.

PUBLIC STREETS

TAYLOR MORRISON/ARIZONA, INC. ("GRANTOR"), OWNER, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON, SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGEWAYS, TUNNELS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PRIVATE STREETS

TAYLOR MORRISON/ARIZONA, INC. ("GRANTOR"), OWNER, DEDICATES THE PRIVATE STREETS SHOWN HEREON AS TRACT "A" AS PRIVATE ACCESSWAYS, NOT DEDICATED TO THE PUBLIC FOR 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

HILTON HILLS PROPERTY, L.L.P., (TRACT "K" ONLY) AND TAYLOR MORRISON/ARIZONA, INC. ("GRANTOR"), OWNER, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL (OFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, 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. GRANTEE IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS LAID OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCLUDE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTEE'S EXPENSE, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD 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, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEU THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%)
5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'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 THE PROPERTY 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 CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

C. WATER & SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS WATER LINE EASEMENT AND SEWER LINE EASEMENT, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS MAP FOR WATER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

D. 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, GRANTEE SHALL NOT ERECT ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 99 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.

E. 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. GRANTEE SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
2. GRANTEE 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. GRANTEE 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. MENTIONED REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

F. A PERPETUAL, NON-EXCLUSIVE ROADWAY SLOPE EASEMENT (RS) UPON, OVER, ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROTECT THE SLOPE STRUCTURE OF THE ROADWAYS THESE EASEMENTS MAY BE VOIDED OR EXTINGUISHED AS NEEDED, WITH APPROVED LOT GRADING PLANS.

TRACTS "B" THROUGH "J" INCLUSIVE ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND WILL BE OWNED AND MAINTAINED BY GRANTEE UNTIL SUCH TIME AS SUCH TRACTS HAVE BEEN CONVEYED TO THE HOA, AT WHICH TIME SUCH TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

GRANTOR WARRANTS THAT THIS PLAT COMPLIES WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

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 THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTEE SHALL HAVE THE TITLE AND QUIET POSSESSION AGAINST THE CLAIM 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: TAYLOR MORRISON/ARIZONA, INC.

BY: _____

TITLE: _____

DATED THIS _____ DAY OF _____, 20____

GRANTOR: HILTON HILLS PROPERTY, L.L.P., (TRACT "K" ONLY)

BY: _____

TITLE: _____

FINAL PLAT

STORYROCK 1C - PHASE 1

A PORTION OF WEST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: TAYLOR MORRISON/ARIZONA, INC.

OWNER (TRACT "K"): HILTON HILLS PROPERTY, L.L.P.

NOTES

1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, 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.
2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
3. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
4. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SURVEYOR'S NOTES

1. ALL INTERIOR LOT CORNER MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP RLS433833, UNLESS OTHERWISE NOTED.
2. CENTERLINE MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. TYPE AS DEPICTED IN LEGEND.

ZONING

PLANNED COMMUNITY DISTRICT (P-C ES)
R1-18 ES (LOTS 1 THROUGH 42 AND LOTS 51 THROUGH 98)
R1-43 ES (LOTS 43 THROUGH 50)

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1: THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 40 FEET, THEREOF.

ALSO EXCEPT A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TOWN BRASS CAP, LS TAG 33307, AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, FROM WHICHA A FOUND 1" REBAR, LS TAG 27239 AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS 90 DEGREES 44 MINUTES 00 SECONDS WEST, A DISTANCE OF 2844.14 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST, ALONG THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1,320.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 288.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 21 DEGREES 28 MINUTES 25 SECONDS EAST, DEPARTING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 78.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 00 SECONDS, A DISTANCE OF 300.81 FEET;

THENCE NORTH 50 DEGREES 12 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 25 SECONDS, A DISTANCE OF 233.22 FEET;

THENCE NORTH 83 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 283.89 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 278.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 14 MINUTES 08 SECONDS, A DISTANCE OF 197.91 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 223.84 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 32 MINUTES 42 SECONDS, A DISTANCE OF 185.75 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 819.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,052.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ FOR AND ON BEHALF OF TAYLOR MORRISON/ARIZONA, INC.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

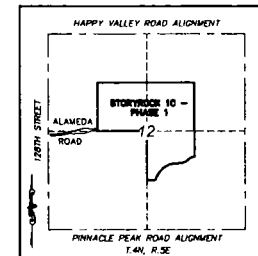
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ FOR AND ON BEHALF OF HILTON HILLS PROPERTY, L.L.P., (TRACT "K" ONLY)

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

NTS

OWNER (TRACT "K")

HILTON HILLS PROPERTY, L.L.P.
3805 N. BROWN
SCOTTSDALE, AZ 85251
CONTACT: GEORGE CAVALIERE

OWNER

TAYLOR MORRISON/ARIZONA, INC.
9000 E. PIMA CENTER PKWY, ST 350
SCOTTSDALE, AZ 85258
CONTACT: COLIN PHIPPS
480-340-7538

SHEET CONTENTS

SHEET 1	COVER SHEET
SHEET 2	FIELD SURVEY RETRACEMENT AND BOUNDARY ANALYSIS
SHEETS 3-7	PLAT SHEETS
SHEETS 8-12	OFC, SC, PMA, RS, WSP & SD
SHEETS 13-17	NADS
SHEET 18	LOT TABLES, TRACT TABLE, LINE & CURVE TABLES, OFC, SC, PMA, RS, WSP & SD LINE & CURVE TABLES
SHEET 19	NACS LINE & CURVE TABLE, LEGEND
SHEET 20	

RECORD REFERENCES MARICOPA COUNTY

1. RESULTS OF SURVEY, BOOK 1, PAGE 54.
2. RECORD OF SURVEY, BOOK 832, PAGE 18.
3. ALTA SURVEY, BOOK 835, PAGE 50.
4. ALTA SURVEY, BOOK 878, PAGE 28.
5. ALTA SURVEY, BOOK 881, PAGE 12.
6. ALTA SURVEY, BOOK 886, PAGE 35.
7. RECORD OF SURVEY, BOOK 700, PAGE 12.
8. ALTA SURVEY, BOOK 831, PAGE 44.
9. ALTA SURVEY, BOOK 831, PAGE 48.
10. ALTA SURVEY, BOOK 831, PAGE 48.
11. ALTA SURVEY, BOOK 831, PAGE 48.
12. ALTA SURVEY, BOOK 831, PAGE 48.
13. RECORD OF SURVEY, BOOK 1093, PAGE 40.
14. RECORD OF SURVEY, BOOK 1123, PAGE 32.
15. RECORD OF SURVEY, BOOK 1123, PAGE 33.
16. RECORD OF SURVEY, BOOK 1123, PAGE 35.
17. RESULTS OF SURVEY, BOOK 1135, PAGE 40.
18. RESULTS OF SURVEY, BOOK 1135, PAGE 41.
19. STORYROCK PHASE 1 MASTER PLAT, BOOK _____, PAGE _____

BASIS OF BEARING

THE UNMONTAINED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS N00°04'57"W

APPROVALS

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

OF _____, 20____

BY: _____

MAYOR

ATTEST BY: _____

CITY CLERK

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

BY: _____ DATE: _____

CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 5-PP-2018A, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE: _____

DEVELOPMENT ENGINEERING MANAGER

CERTIFICATION

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST 2018.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGHERI
22425 N. 18TH STREET, SUITE 1
PHOENIX, AZ 85024
480-922-0780 PHONE
480-922-0781 FAX
JASONS@SCSURVEYAZ.COM
REGISTERED LAND SURVEYOR # 33633

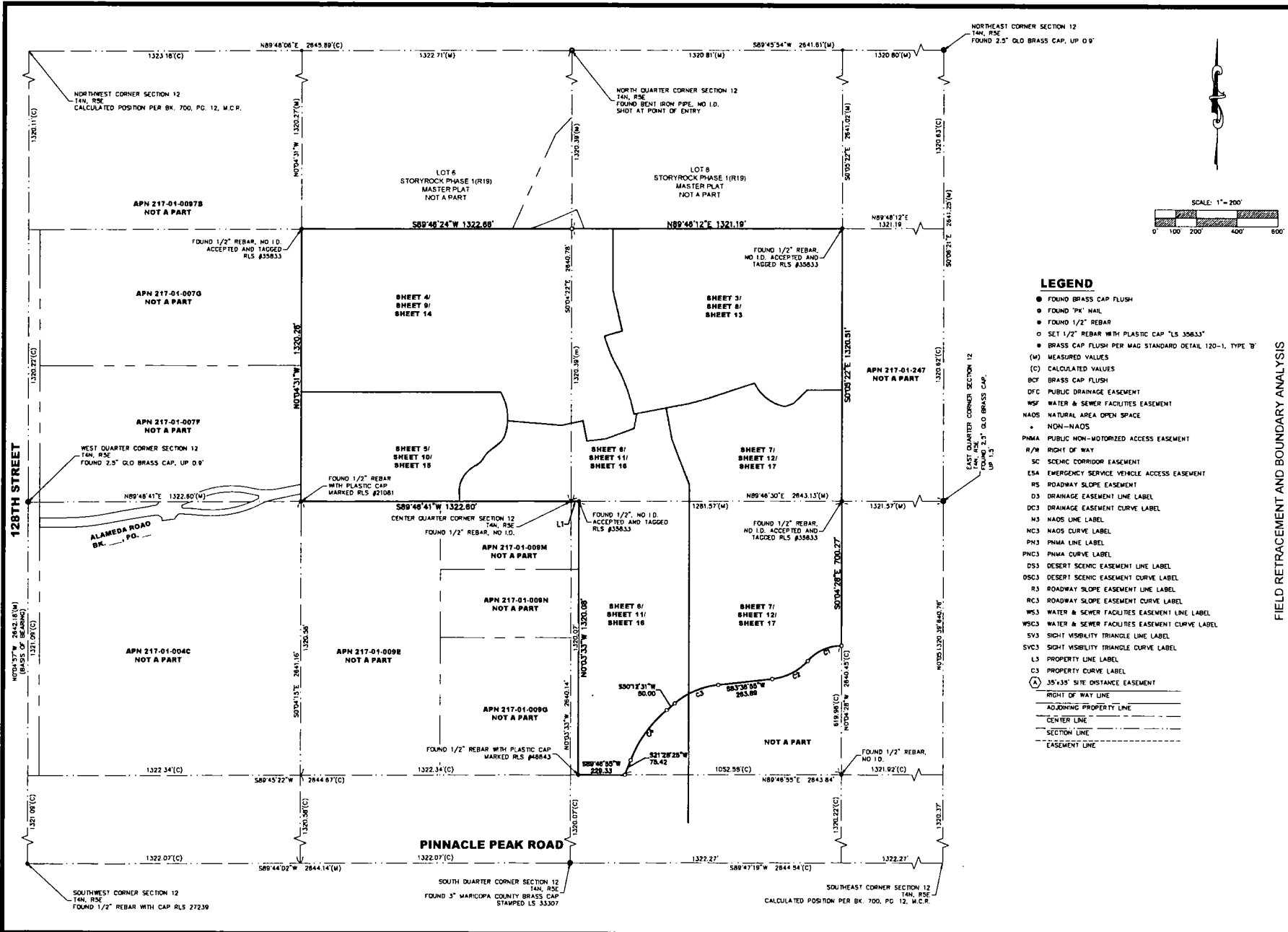
DATE: _____

FINAL PLAT
STORYROCK 1C - PHASE 1
SCOTTSDALE, ARIZONA



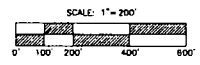
DRAWING NAME:
FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: N.T.S.
SHEET: 1 OF 19

PLAN CHECK NO. 3008-18-3 13-2N-2014 5-PP-2018A



LEGEND

- FOUND BRASS CAP FLUSH
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH PLASTIC CAP "LS 35633"
- BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-1, TYPE "B"
- (W) MEASURED VALUES
- (C) CALCULATED VALUES
- BCF BRASS CAP FLUSH
- DFC PUBLIC DRAINAGE EASEMENT
- WSF WATER & SEWER FACILITIES EASEMENT
- NAOS NATURAL AREA OPEN SPACE
- + NON-NAOS
- PNMA PUBLIC NON-MOTORIZED ACCESS EASEMENT
- R/W RIGHT OF WAY
- SC SCENIC CORRIDOR EASEMENT
- ESA EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- RS ROADWAY SLOPE EASEMENT
- D3 DRAINAGE EASEMENT LINE LABEL
- DC3 DRAINAGE EASEMENT CURVE LABEL
- N3 NAOS LINE LABEL
- NC3 NAOS CURVE LABEL
- PN3 PNMA LINE LABEL
- PC3 PNMA CURVE LABEL
- DS3 DESERT SCENIC EASEMENT LINE LABEL
- OSC3 DESERT SCENIC EASEMENT CURVE LABEL
- R3 ROADWAY SLOPE EASEMENT LINE LABEL
- RC3 ROADWAY SLOPE EASEMENT CURVE LABEL
- WS3 WATER & SEWER FACILITIES EASEMENT LINE LABEL
- WSC3 WATER & SEWER FACILITIES EASEMENT CURVE LABEL
- SV3 SIGHT VISIBILITY TRIANGLE LINE LABEL
- SV3C SIGHT VISIBILITY TRIANGLE CURVE LABEL
- L3 PROPERTY LINE LABEL
- C3 PROPERTY CURVE LABEL
- (A) 35+35 SITE DISTANCE EASEMENT
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE



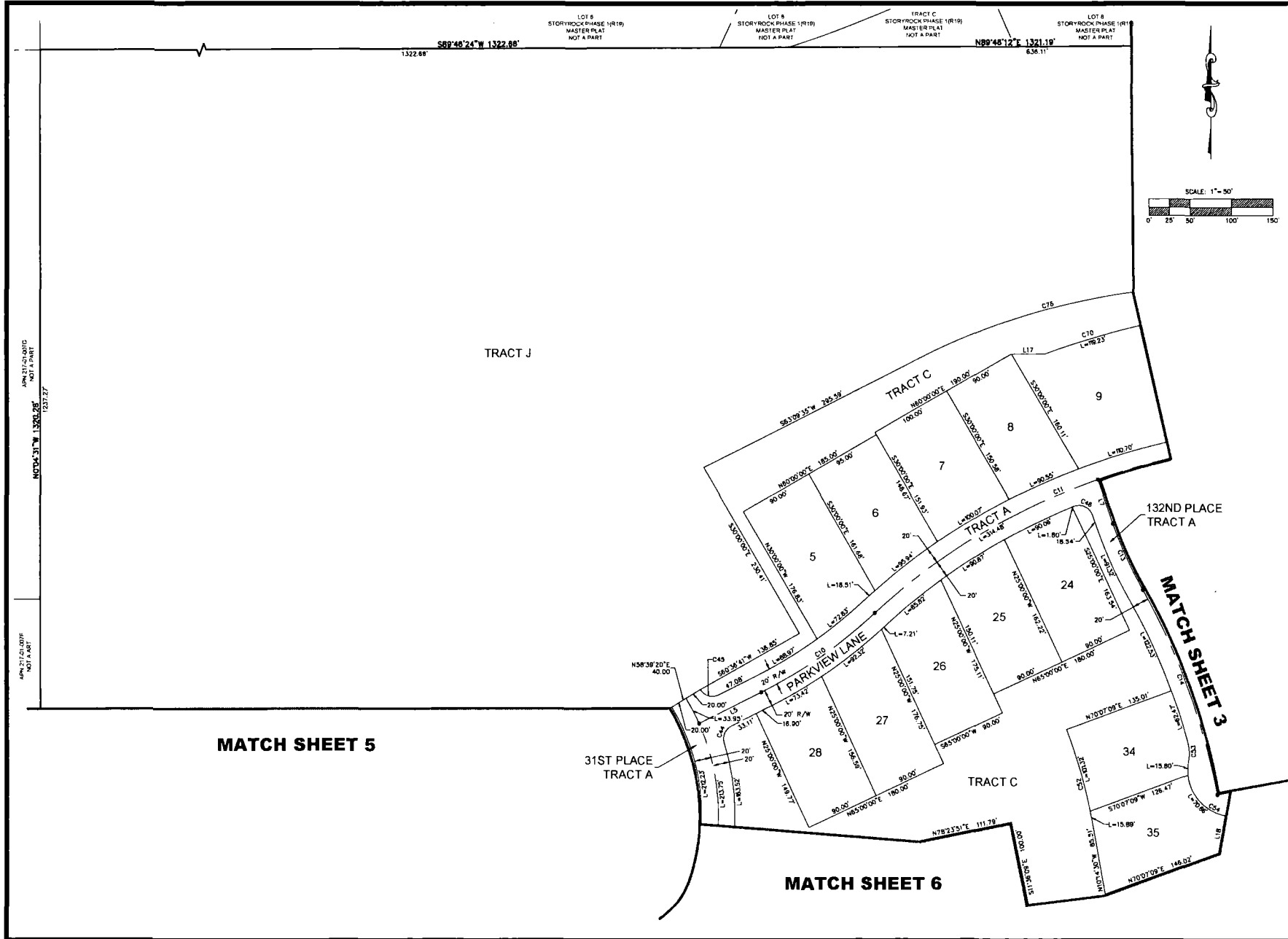
FIELD RETRACEMENT AND BOUNDARY ANALYSIS

**FINAL PLAT
STORYROCK 1C - PHASE 1
SCOTTSDALE, ARIZONA**

SIG
2205 N. 15TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 932-0780
FAX (602) 932-0780
WWW.SIGSURVEY.COM
Land Surveying Services



DRAWING NAME:
FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: 1" = 200'
SHEET: 2 OF 19



SIG 22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 932-0780
FAX (602) 932-0780
WWW.SIGSURVEYAZ.COM

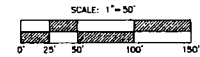
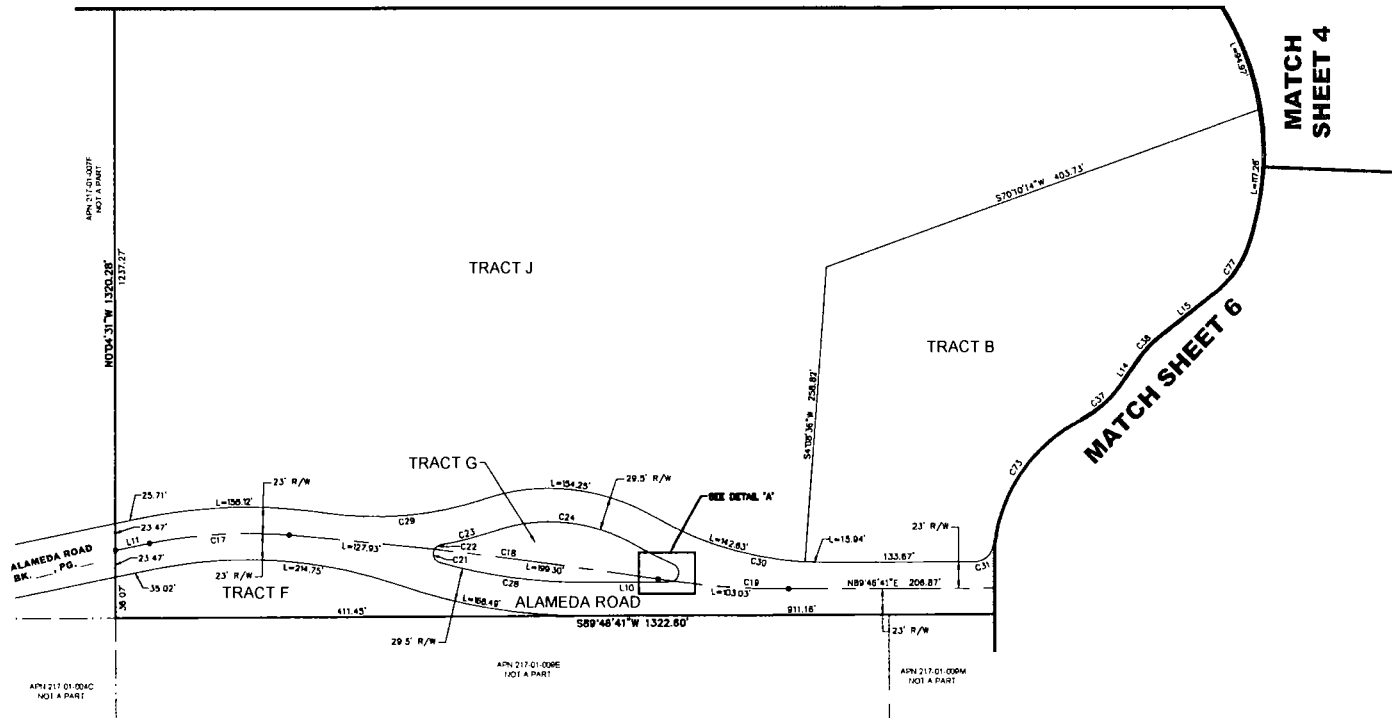
SURVEY INNOVATION GROUP, INC.
Land Surveying Services

FINAL PLAT
STORYROCK 1C - PHASE 1
SCOTTSDALE, ARIZONA



DRAWING NAME: FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: 1" = 50'
SHEET: 4 OF 19

MATCH SHEET 4



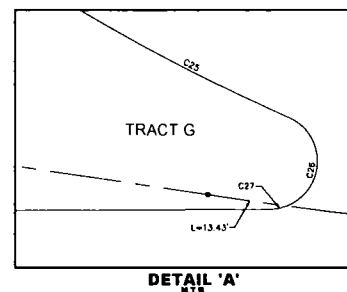
PLAT SHEET

FINAL PLAT STORYROCK 1C - PHASE 1 SCOTTSDALE, ARIZONA

SIG
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 922-0781
FAX (602) 922-0781
WWW.SIGSURVEYAZ.COM
Land Surveying Services



DRAWING NAME:
FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: 1" = 50'
SHEET: 5 OF 19



DETAIL 'A'
N.T.S.

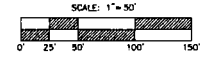
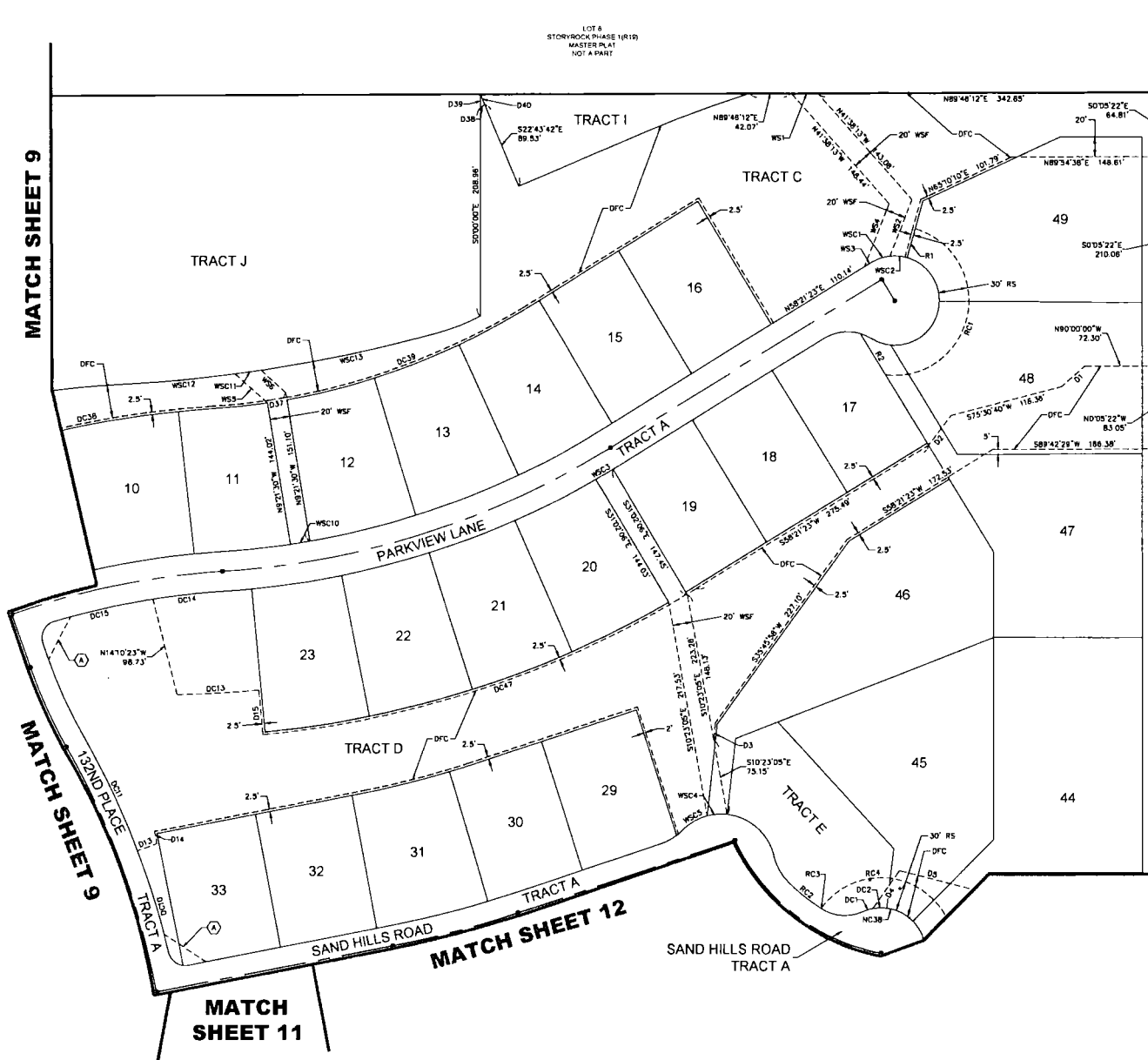
MATCH SHEET 9

MATCH SHEET 9

MATCH SHEET 11

MATCH SHEET 12

LOT 8
STORYROCK PHASE 1 (R19)
MASTER PLAN
NOT A PART



APR 11 2017 01:247
NOT A PART

DFC, SC, PNMA, RS, WSF & SD

FINAL PLAT
STORYROCK 1C - PHASE 1
SCOTTSDALE, ARIZONA

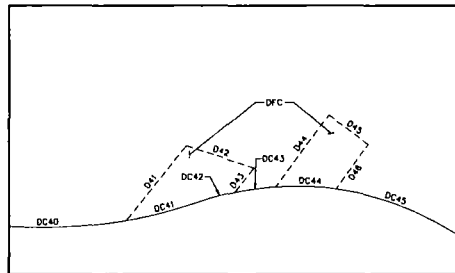
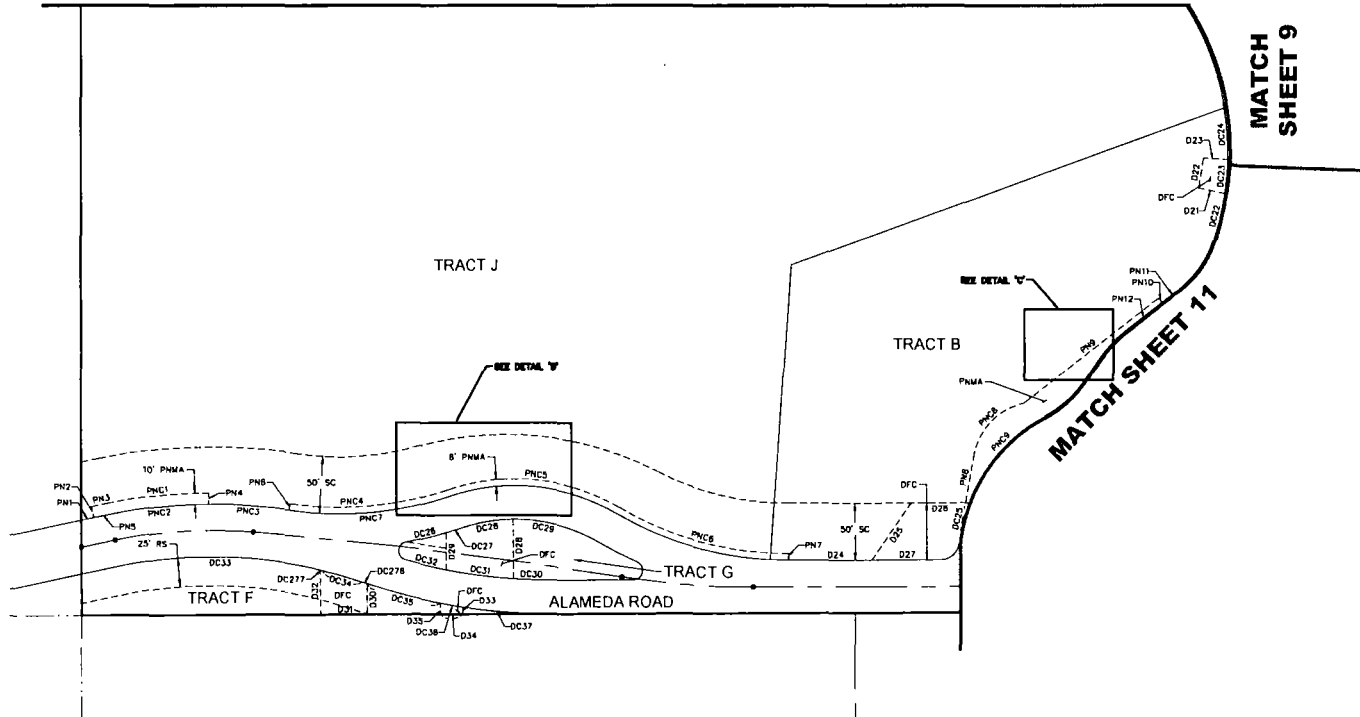
SIG
22025 N. 18TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 952-0780
FAX (602) 952-0780
WWW.SIGSURVEYAZ.COM
Land Surveying Services



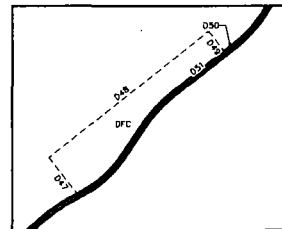
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FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/R.D.
CHECKED: JAS
DATE: 03/06/2019
SCALE: 1" = 50'
SHEET: 8 OF 19

MATCH SHEET 9

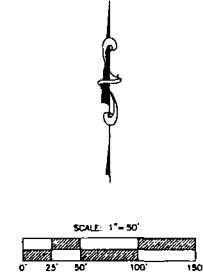
MATCH SHEET 11



DETAIL 'B'
K12



DETAIL 'C'
K12



DFC, SC, PNMA, RS, WSF & SD

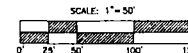
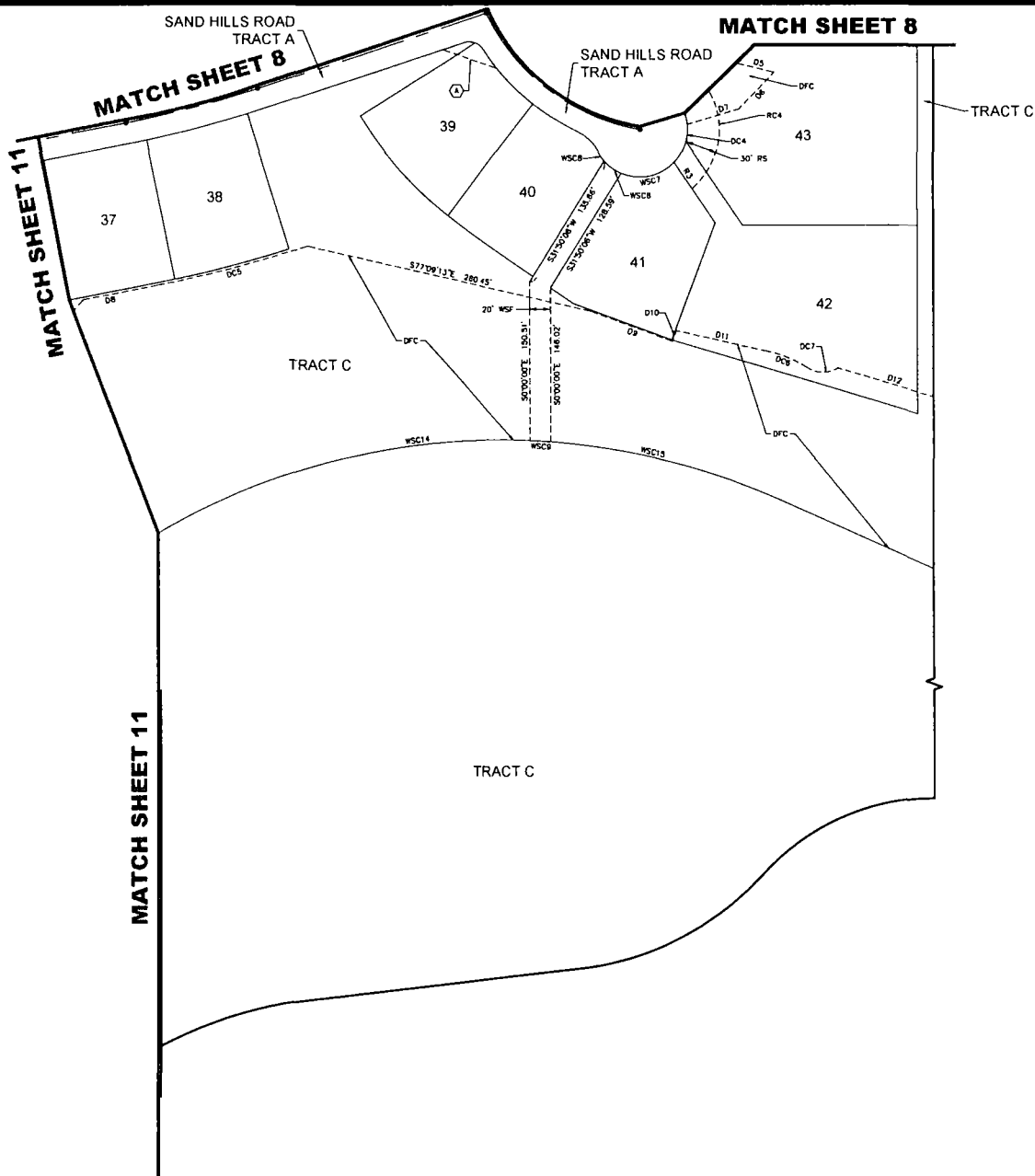
FINAL PLAT STORYROCK 1C - PHASE 1 SCOTTSDALE, ARIZONA

SIIG 22425 N. 14TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 922-0700
FAX (602) 922-0701
WWW.SIIGSURVEYAL.COM

**SURVEY INNOVATION
GROUP, INC.**
Land Surveying Services



DRAWING NAME:
FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: 1" = 50'
SHEET: 10 OF 19



DFC, SC, PNMA, RS, WSF & SD

FINAL PLAT
STORYROCK 1C - PHASE 1
SCOTTSDALE, ARIZONA

SIG 22425 N. 16TH STREET, SUITE 1
 PHOENIX, AZ 85024
 PHONE (602) 922-0180
 FAX (602) 922-0181
 WWW.SIGSURVEYAZ.COM
SURVEY INNOVATION
GROUP, INC.
 Land Surveying Services



DRAWING NAME: FINAL PLAT PH 1C
 JOB NO. 2014-001
 DRAWN: JAS/JLD
 CHECKED: JAS
 DATE: 03/08/2019
 SCALE: 1" = 50'
 SHEET: 12 OF 19

MATCH SHEET 14

MATCH SHEET 14

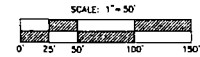
MATCH SHEET 15

TRACT J

NAOS
TRACT B

TRACT F
NAOS

TRACT G
ALAMEDA ROAD



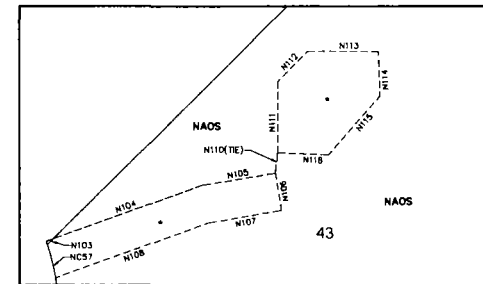
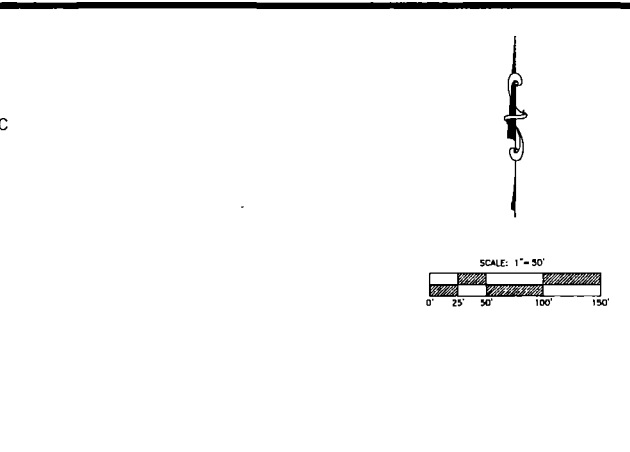
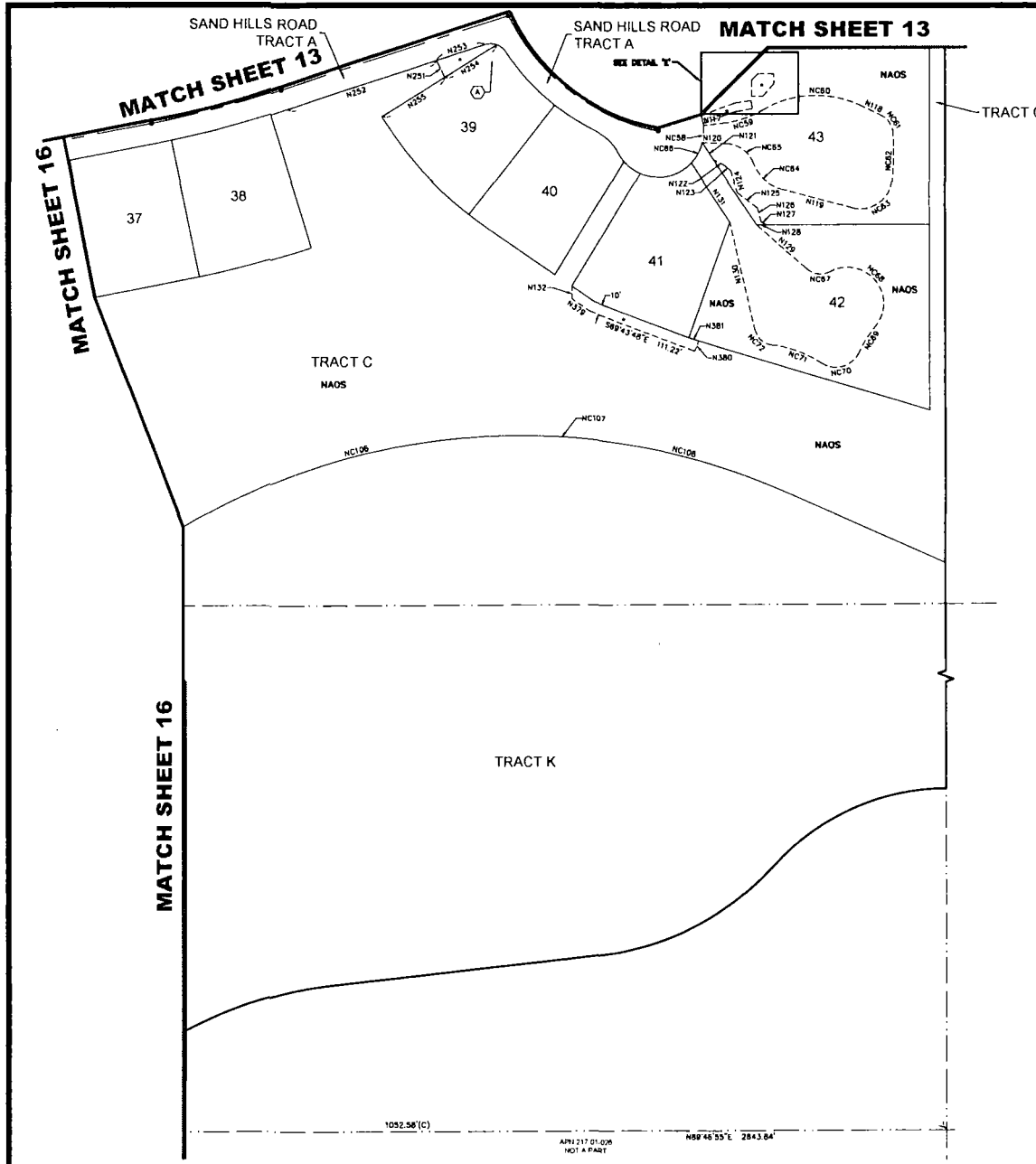
SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveyors
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE (602) 922-0782
FAX (602) 922-0783
WWW.SIGSURVIALZ.COM

FINAL PLAT STORYROCK 1C - PHASE 1 SCOTTSDALE, ARIZONA

NAOS



DRAWING NAME:
FINAL PLAT PH 1C
JOB NO. 2014-001
DRAWN: JAS/JLD
CHECKED: JAS
DATE: 03/08/2019
SCALE: 1" = 50'
SHEET: 15 OF 19



SIIG
 22025 N. 18TH STREET, SUITE 1
 PHOENIX, AZ 85024
 PHONE (602) 922-0780
 FAX (602) 922-0781
 WWW.SIIGINTAL.COM
 Land Surveying Services

**FINAL PLAT
 STORYROCK 1C - PHASE 1
 SCOTTSDALE, ARIZONA**



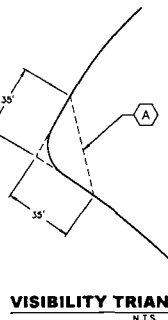
DRAWING NAME:
 FINAL PLAT PH 1C
 JOB NO. 2014-001
 DRAWN: JAS/JLD
 CHECKED: JAS
 DATE: 03/08/2019
 SCALE: 1" = 50'
 SHEET: 17 OF 19

LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	13,896	0.32	26	14,793	0.34
2	15,427	0.35	27	14,890	0.34
3	15,967	0.36	28	13,896	0.31
4	14,570	0.33	29	13,753	0.32
5	13,322	0.30	30	13,637	0.31
6	14,630	0.34	31	14,405	0.33
7	15,021	0.34	32	13,300	0.31
8	13,904	0.32	33	13,364	0.31
9	19,315	0.44	34	13,513	0.31
10	15,058	0.35	35	14,324	0.33
11	14,119	0.32	36	17,781	0.41
12	14,825	0.34	37	13,640	0.31
13	14,825	0.34	38	14,379	0.33
14	14,474	0.33	39	14,716	0.33
15	13,660	0.31	40	13,344	0.31
16	13,660	0.31	41	15,800	0.36
17	13,525	0.31	42	13,270	0.30
18	13,680	0.31	43	13,524	0.31
19	13,750	0.32	44	17,608	0.40
20	14,821	0.34	45	13,516	0.31
21	14,382	0.33	46	15,721	0.36
22	14,382	0.33	47	13,414	0.31
23	14,382	0.33	48	13,557	0.31
24	14,739	0.34	49	12,292	0.27
25	14,137	0.32	50	13,778	0.31
TOTAL 668,816			TOTAL 668,816		

ZONING: LOTS 1-41 RT-18 EOL, LOTS 42-49 RT-43 EOL

TRACT USE TABLE		
TRACT	USE	AREA (SF) AREA (AC)
A	PRIVATE STREET	158,898 3.673
B	HAZ/OPEN SPACE/DRAINAGE	87,798 2.018
C	HAZ/OPEN SPACE/DRAINAGE	599,375 13.760
D	HAZ/OPEN SPACE/DRAINAGE	109,852 2.522
E	HAZ/OPEN SPACE	18,222 0.418
F	HAZ/OPEN SPACE	12,435 0.283
G	HAZ/OPEN SPACE/DRAINAGE	7,979 0.183
H	HAZ/OPEN SPACE/DRAINAGE	25,930 0.596
I	HAZ/OPEN SPACE/DRAINAGE	12,167 0.280
J	FUTURE STORYROCK 1C - PHASE 2	1,482,155 33.966
K	FUTURE STORYROCK 3B	1,307,878 30.025

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°48'30"W	40.00'
L2	N63°32'16"W	52.55'
L3	N80°41'51"W	88.10'
L4	S9°45'09"W	18.42'
L5	S63°25'29"W	83.30'
L6	N31°38'37"W	23.00'
L7	N19°27'29"W	56.47'
L8	N78°10'50"E	25.74'
L9	N78°06'41"W	46.77'
L10	S89°48'41"W	74.94'
L11	N78°28'40"E	30.37'
L12	S87°35'53"E	50.04'
L13	S89°48'30"W	40.00'
L14	S34°51'06"W	25.93'
L15	S52°09'19"W	57.64'
L16	N80°41'51"W	8.49'
L17	N90°00'00"E	39.82'
L18	N102°22'02"E	43.51'
L19	N07°31'19"W	23.11'
L20	N55°31'33"W	26.47'
L21	N45°11'21"E	115.49'
L22	S87°41'14"E	40.63'



VISIBILITY TRIANGLE DETAIL
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	47°32'51"	223.84'	185.78'	586°09'18"W 180.47'
C2	41°14'03"	275.00'	197.91'	582°59'53"W 193.87'
C3	33°24'24"	400.00'	233.22'	585°34'43"W 229.93'
C4	28°44'06"	800.00'	300.81'	533°30'28"W 297.77'
C7	81°15'27"	120.00'	126.30'	536°43'55"W 122.27'
C8	98°42'19"	285.00'	456.52'	N18°00'29"E 402.13'
C9	18°22'35"	200.00'	57.16'	572°03'33"E 56.97'
C10	15°38'59"	800.00'	187.37'	N59°25'59"E 188.83'
C11	38°36'58"	780.00'	530.70'	S68°35'59"W 520.52'
C12	28°04'03"	850.00'	416.40'	N72°35'28"E 412.25'
C13	10°03'44"	500.00'	87.81'	S24°28'21"E 87.70'
C14	18°43'30"	800.00'	281.45'	N20°09'38"W 280.39'
C15	71°08'20"	1023.00'	130.74'	N75°26'20"E 130.65'
C16	54°10'27"	203.40'	192.32'	S55°42'37"E 185.23'
C17	18°28'49"	425.00'	122.00'	S86°42'04"W 121.58'
C18	3°44'58"	5000.00'	327.24'	N83°12'02"W 327.18'
C19	8°53'47"	750.00'	118.45'	S85°48'25"E 118.34'
C20	73°51'38"	200.00'	257.82'	N53°17'54"W 240.34'
C21	103°46'13"	8.00'	14.49'	S22°32'27"E 12.59'
C22	50°46'18"	8.00'	7.09'	S34°43'48"W 6.96'
C23	8°38'38"	328.50'	49.56'	N57°47'38"E 49.51'
C24	48°41'38"	152.00'	129.18'	S84°10'52"E 125.33'
C25	6°25'33"	328.50'	36.84'	S83°02'31"E 36.82'
C26	134°02'11"	8.00'	18.76'	N05°55'28"E 14.75'
C27	21°40'07"	8.00'	3.03'	N78°56'36"E 3.01'
C28	15°47'45"	470.50'	129.71'	N82°19'28"W 126.30'
C29	27°13'43"	298.00'	142.08'	S85°05'11"W 140.78'
C30	30°23'14"	298.00'	156.58'	S79°01'42"E 156.73'
C31	84°09'09"	18.00'	23.50'	N47°42'07"E 21.44'
C32	78°30'32"	18.00'	21.92'	N46°23'37"W 20.25'
C33	18°33'47"	18.00'	4.63'	N106°33'E 4.61'
C34	38°10'35"	108.00'	88.18'	N68°51'08"E 87.98'
C35	33°03'33"	305.00'	16.31'	N47°33'55"E 16.31'
C36	41°42'12"	108.00'	78.61'	N24°50'53"E 78.89'
C37	28°19'40"	92.00'	45.49'	S48°00'56"W 45.02'
C38	17°18'13"	108.00'	32.82'	S43°30'12"W 32.49'
C39	112°07'58"	17.00'	33.27'	N80°03'45"E 28.21'
C40	28°10'50"	45.00'	15.93'	S70°08'25"E 15.85'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	25°51'13"	45.00'	204.09'	N9°53'37"W 89.02'
C42	58°34'23"	45.00'	48.79'	S69°07'58"W 44.71'
C43	79°29'11"	17.00'	23.58'	N24°07'40"W 21.73'
C44	80°41'00"	17.00'	23.83'	N23°04'58"W 22.01'
C45	85°13'51"	17.00'	23.29'	N73°57'36"W 23.02'
C46	82°51'18"	17.00'	27.55'	S65°53'07"E 24.63'
C47	82°51'18"	17.00'	27.55'	N26°56'09"E 24.63'
C48	83°36'44"	45.00'	49.98'	N89°30'15"W 47.43'
C49	83°36'44"	45.00'	191.33'	N07°09'45"E 78.49'
C50	53°51'56"	1210.00'	116.83'	S69°43'53"W 116.79'
C51	21°47'02"	688.00'	280.82'	N89°14'55"E 256.23'
C52	10°24'42"	645.00'	117.21'	N15°26'50"W 117.05'
C53	28°22'21"	55.00'	25.32'	S2°44'36"E 25.09'
C54	130°57'41"	55.00'	130.51'	S57°32'20"E 101.98'
C55	24°37'12"	55.00'	23.83'	N88°47'24"E 23.45'
C56	87°34'00"	17.00'	25.98'	S57°07'00"E 23.53'
C57	74°45'28"	17.00'	22.18'	N70°50'36"W 20.84'
C58	27°00'44"	55.00'	25.93'	N58°16'18"E 25.69'
C59	121°43'27"	55.00'	116.85'	N74°22'21"W 98.08'
C60	31°41'04"	55.00'	30.41'	N29°21'09"W 30.03'
C61	55°28'53"	45.00'	43.58'	N86°09'23"E 41.89'
C62	268°02'51"	45.00'	208.95'	N19°07'36"E 65.80'
C63	36°38'14"	45.00'	28.77'	S48°10'08"E 28.29'
C64	8°22'38"	1178.00'	131.10'	N75°54'42"E 131.03'
C65	71°09'20"	868.00'	110.93'	N75°26'20"E 110.85'
C66	24°29'12"	1014.00'	433.38'	N72°20'18"E 430.07'
C67	0°36'30"	1014.00'	10.77'	S58°38'39"W 10.77'
C68	4°36'49"	686.00'	55.24'	N84°07'04"E 55.22'
C69	16°26'31"	944.00'	270.68'	S78°12'13"W 269.97'
C70	6°19'31"	120.00'	13.25'	S26°56'17"W 13.24'
C71	75°31'00"	100.00'	131.80'	N47°10'56"E 122.47'
C72	75°31'00"	100.00'	140.83'	S34°24'09"W 134.79'
C73	13°13'32"	200.78'	48.34'	S88°15'07"W 46.23'
C74	12°09'07"	1562.36'	331.38'	S80°58'15"W 330.74'
C75	23°41'05"	788.25'	325.85'	S75°10'16"W 323.53'
C76	33°52'08"	92.00'	54.36'	S35°13'16"W 53.59'
C77	8°27'43"	358.40'	52.93'	N35°36'44"W 52.86'
C78	53°57'11"	850.00'	612.08'	S88°48'33"W 589.71'

PNMA CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
PNC01	11°11'04"	458.00'	89.40'	S84°04'12"W 89.26'
PNC02	11°11'04"	448.00'	87.45'	S84°04'12"W 87.31'
PNC03	9°02'18"	448.00'	70.87'	N85°48'07"W 70.80'
PNC04	27°13'43"	293.00'	139.24'	N85°05'11"E 137.83'
PNC05	48°41'38"	187.50'	159.35'	N84°10'52"W 154.60'
PNC06	30°23'14"	293.00'	155.40'	S75°01'42"E 153.58'
PNC07	27°13'43"	299.00'	142.08'	N85°05'11"E 140.78'
PNC08	87°34'47"	38.00'	88.75'	S44°03'48"W 84.79'
PNC09	53°04'24"	140.00'	129.88'	S36°38'34"W 125.10'

DFC LINE TABLE		
LINE	DIRECTION	LENGTH
D1	S48°38'53"W	31.52'
D2	S37°13'43"W	37.52'
D3	S62°36'36"W	17.90'
D4	S35°02'30"W	48.03'
D5	N76°05'34"W	112.04'
D6	N43°31'48"E	48.88'
D7	N75°04'04"E	50.85'
D8	N79°08'00"E	71.24'
D9	S69°43'48"E	82.59'
D10	N20°16'12"E	10.76'
D11	S77°06'15"E	85.33'
D12	S73°38'07"E	95.48'
D13	N89°26'09"E	20.42'
D14	N11°18'28"W	12.49'
D15	N52°50'06"W	44.83'
D16	N48°48'18"E	28.82'
D17	N11°36'09"W	86.27'
D18	N78°10'50"E	23.25'
D19	N78°11'41"E	61.49'
D20	S25°00'00"E	68.33'
D21	N77°58'08"W	22.82'
D22	N63°01'17"E	26.54'
D23	N68°14'14"E	20.94'
D24	N89°48'41"E	72.94'
D25	S34°31'14"W	61.10'
D26	S89°48'41"W	50.00'
D27	N89°48'41"E	80.73'
D28	S00°00'00"E	51.89'
D29	S00°00'00"E	32.17'
D30	S01°31'18"E	28.93'
D31	S89°48'41"E	40.00'
D32	N07°31'19"W	39.01'
D33	N07°31'19"W	8.05'
D34	N89°48'41"E	20.00'
D35	S01°31'18"E	9.61'
D36	S83°25'14"W	59.39'
D37	S80°58'37"W	15.00'
D38	N46°33'23"E	5.59'
D39	S00°00'00"E	13.70'
D40	S22°43'42"E	10.84'
D41	N39°32'30"E	58.08'
D42	S72°03'45"E	43.02'
D43	S39°32'30"W	18.93'
D44	N38°08'12"E	53.31'
D45	S53°53'50"E	30.00'
D46	S38°08'10"W	33.15'
D47	S37°50'41"E	35.07'
D48	S52°09'19"W	149.47'
D49	N37°50'41"W	20.00'
D50	N52°09'19"E	10.00'
D51	N52°09'19"E	47.84'

RS LINE TABLE		
LINE	DIRECTION	LENGTH
R1	N15°24'33"E	30.00'
R2	N31°38'37"W	48.38'
R3	N33°53'09"W	30.44'

DFC CURVE TABLE				
	DELTA	RADIUS	LENGTH	CHORD
1	13°15'15"	45.00'	10.41'	S72°43'48" 10.39'
2	17°38'00"	45.00'	13.85'	S88°10'28" 13.73'
3	12°09'27"	45.00'	9.95'	N12°20'40" 8.53'
4	20°56'02"	45.00'	18.44'	N47°20'55" 16.40'
5	71°53'30"	1178.19'	149.37'	N75°26'17" 149.27'
6	23°36'30"	107.50'	44.39'	N89°24'11" 44.07'
7	65°32'12"	27.50'	31.48'	S89°20'32" 29.77'
8	11°11'11"	220.00'	42.95'	S89°27'51" 42.88'
9	51°11'24"	220.00'	19.93'	S77°39'09" 19.92'
10	72°42'20"	820.00'	109.99'	N17°02'10" 105.91'
11	8°46'53"	820.00'	125.68'	N25°07'47" 125.53'
12	4°49'39"	920.00'	72.61'	N83°52'58" 68.85'
13	5°28'25"	760.00'	62.16'	N86°31'26" 72.14'
14	5°25'17"	760.00'	100.65'	S77°12'31" 100.56'
15	2°46'20"	760.00'	37.74'	N28°08'03" 37.73'
16	6°02'42"	760.00'	92.30'	N23°43'32" 87.82'
17	11°40'43"	45.00'	84.00'	S33°56'31" 72.28'
18	28°49'43"	45.00'	20.23'	N75°54'00" 20.06'
19	21°38'18"	285.00'	107.63'	N47°46'48" 107.00'
20	11°14'08"	285.00'	59.89'	N13°27'27" 55.80'
21	93°1'46"	245.00'	42.15'	N31°19'16" 42.15'
22	83°74'1"	245.00'	29.77'	N46°26'51" 29.72'
23	10°33'52"	245.00'	45.32'	N35°01'27" 45.22'
24	15°01'50"	140.00'	36.73'	S33°08'77" 36.89'
25	8°18'23"	328.50'	35.97'	N76°58'44" 35.95'
26	7°22'14"	328.50'	13.99'	S72°39'28" 13.99'
27	8°18'24"	150.00'	47.88'	S80°28'45" 47.88'
28	30°38'42"	150.00'	81.37'	N70°59'28" 80.33'
29	35°56'19"	150.00'	32.37'	S89°15'49" 32.36'
30	7°22'23"	470.50'	80.95'	S42°35'36" 69.50'
31	27°38'37"	470.50'	38.80'	S78°40'01" 38.70'
32	25°10'10"	402.00'	176.80'	N88°56'15" 176.70'
33	5°26'18"	402.00'	38.18'	S73°36'01" 38.14'
34	8°03'16"	500.00'	70.26'	N74°36'10" 70.23'
35	21°19'41"	500.00'	20.32'	N80°10'50" 20.31'
36	7°55'30"	500.00'	77.89'	S85°45'34" 77.81'
37	15°14'10"	944.50'	231.99'	S78°45'15" 230.94'
38	21°59'30"	583.50'	262.35'	N69°21'08" 260.79'
39	10°18'47"	500.00'	96.09'	N89°20'36" 95.68'
40	8°48'55"	500.00'	48.00'	S75°32'47" 47.95'
41	6°57'47"	181.50'	22.06'	S74°51'13" 22.04'
42	8°02'46"	181.50'	25.49'	S82°27'31" 25.47'
43	11°29'47"	181.50'	36.21'	N87°46'12" 36.15'
44	22°15'14"	181.50'	70.50'	N70°37'41" 70.05'
45	26°23'00"	218.98'	100.74'	N30°48'41" 99.95'
46	28°1'28"	1016.30'	48.77'	N17°32'22" 48.63'
47	19°18'27"	500.00'	158.49'	S80°34'05" 157.56'
48	7°17'12"	500.00'	20.48'	N76°12'34" 20.47'

NAOS LINE TABLE		
LINE	DIRECTION	LENGTH
N1	N89°46'12"E	26.87
N2	N41°38'13"E	49.27
N3	S81°02'07"W	23.76
N4	S41°38'13"E	53.08
N5	S80°02'43"W	23.50
N6	N41°38'13"E	12.39
N7	N60°38'38"E	9.21
N8	S41°38'13"E	18.42
N9	S60°38'38"E	9.21
N10	N41°38'13"E	55.38
N11	N21°25'58"E	60.87
N12	N58°21'23"E	8.22
N13	N21°25'58"W	87.78
N14	S41°38'13"E	47.47
N15	S60°38'38"E	25.82
N16	N32°12'14"W	18.02
N17	N80°38'38"E	22.80
N18	S41°38'13"E	20.37
N19(IE)	N81°01'30"E	76.18
N20	S5°48'39"W	12.00
N21	N84°17'21"W	47.06
N22	N5°48'38"E	12.00
N23	N84°17'21"E	47.06
N24(IE)	N17°45'48"E	51.17
N25	S1°04'23"W	3.55
N26	N85°35'37"W	26.24
N27	N3°34'23"E	3.82
N28	N37°24'00"E	19.84
N29	S88°55'37"E	8.19
N30	S27°33'28"E	19.16
N31	N17°32'13"E	40.71
N32	S56°21'23"W	30.00
N33	N57°34'54"E	5.00
N34	N31°38'37"E	9.78
N35	N20°18'35"E	11.14
N36	S42°56'27"E	37.78
N37	N59°13'02"W	23.78
N38	S31°38'37"E	8.40
N39	S81°51'48"E	8.81
N40	S29°08'33"E	23.75
N41	S40°53'28"E	22.33
N42	S25°50'11"E	18.75
N43	S56°21'23"W	4.75
N44	S31°38'37"E	21.30
N45	S31°38'37"E	5.00
N46	S31°38'37"E	4.95
N47	S31°38'13"E	13.05
N48	N85°40'38"W	10.45
N49	N27°32'29"W	13.05
N50	N34°19'22"E	10.82
N51	S85°40'38"E	11.46
N52	S25°40'38"E	10.82
N53	S8°28'36"W	22.87
N54	N52°11'31"E	36.30

NAOS LINE TABLE		
LINE	DIRECTION	LENGTH
N55	S49°10'48"W	13.52
N56	S71°46'40"W	5.00
N57	S15°41'23"E	22.36
N58	N73°19'34"E	144.12
N59	S81°38'18"E	29.18
N60	N1°29'02"W	21.89
N61	N10°54'00"W	10.00
N62	S79°08'00"W	5.00
N63	S68°37'10"W	18.80
N64	N65°01'30"E	18.10
N65	N85°42'54"E	10.83
N66	S24°30'38"E	15.77
N67	S44°35'30"W	10.59
N68(IE)	S81°06'14"E	8.54
N69	N28°43'36"W	7.86
N70	N18°10'04"E	11.54
N71	S82°43'26"E	8.71
N72	S27°33'38"E	13.74
N73(IE)	S80°35'48"E	12.48
N74	S2°40'55"W	8.54
N75	N73°43'36"W	11.58
N76	N39°21'17"E	10.51
N77	S2°18'12"E	27.74
N78	S45°44'02"W	10.21
N79	N37°38'41"W	28.55
N80(IE)	S86°48'49"W	30.89
N81	N24°28'33"E	11.55
N82	N89°28'53"E	7.86
N83	S85°31'07"E	11.55
N84	S18°32'05"W	8.92
N85	S69°31'11"W	15.78
N86	N56°34'19"W	8.91
N87	N52°50'06"W	35.50
N88	S40°48'37"W	15.29
N89	S49°13'03"E	1.88
N90	N85°29'24"E	10.86
N91	S78°42'19"E	9.08
N92	S82°58'18"W	8.04
N93	S87°17'21"W	11.88
N94	S4°30'38"E	17.39
N95	S49°13'03"E	2.02
N96	N40°48'57"E	8.31
N97	S31°48'06"E	29.29
N98	N45°11'21"E	83.84
N99	N0°05'22"W	83.43
N100	N17°42'38"E	88.87
N101	S0°20'56"E	94.88
N102	S45°11'21"W	19.31
N103	S45°11'21"W	1.82
N104	N7°00'28"E	33.75
N105	S80°48'33"W	18.00
N106	N81°17'27"W	8.00
N107	N80°18'13"E	16.00
N108	N70°07'28"E	34.88

NAOS LINE TABLE		
LINE	DIRECTION	LENGTH
N109(IE)	N81°01'07"E	4.45
N110	N0°05'35"E	15.18
N111	N45°05'35"E	9.20
N112	S88°34'25"E	15.18
N113	S21°18'05"E	9.59
N114	S41°40'23"W	18.78
N115	N87°27'06"W	10.84
N116	N83°25'38"E	20.13
N117	S64°03'04"E	21.42
N118	N74°52'34"W	71.88
N119	N88°11'04"W	23.31
N120	S33°53'09"E	19.85
N121	S84°01'33"E	11.51
N122	S49°52'55"E	9.15
N123	N17°34'44"W	22.29
N124	N52°42'31"W	24.53
N125	N14°50'51"W	13.60
N126	N58°01'12"W	5.47
N127	S89°34'38"W	8.53
N128	S49°10'48"W	65.23
N129	N13°01'49"W	105.40
N130	N33°53'09"W	69.70
N131	S01°18'12"E	12.04
N132	S88°38'45"W	9.88
N133	N70°39'05"W	8.72
N134	N18°41'34"W	8.72
N135	N27°33'30"E	11.18
N136	N85°08'25"E	9.40
N137	N70°07'09"E	38.17
N138	N47°08'54"E	11.00
N139	N19°32'31"W	11.00
N140	N40°37'10"E	40.01
N141	S55°07'13"W	40.02
N142	N24°03'31"E	20.14
N143	N24°03'31"E	20.14
N144	S58°46'41"W	45.00
N145	N01°31'18"W	31.22
N146	N88°46'41"E	35.00
N147	S85°38'53"E	10.03
N148	S01°31'19"E	30.42
N149	S85°38'53"E	43.04
N150(IE)	S57°23'02"E	23.87
N151	N78°11'30"E	11.37
N152	S39°43'55"E	11.42
N153	S31°05'18"E	8.90
N154	S50°18'05"W	11.42
N155	N88°38'20"W	11.37
N156	N85°18'05"E	18.76
N157	S9°04'24"W	18.87
N158	S81°38'33"W	5.06
N159	N35°55'36"W	11.99
N160	N9°04'24"E	8.90
N161	N54°04'24"E	12.30
N162	S34°13'07"E	5.54

NAOS LINE TABLE		
LINE	DIRECTION	LENGTH
N163(IE)	S81°49'31"E	35.29
N164	N80°31'18"E	12.00
N165	S74°28'44"E	8.90
N166	S29°28'44"E	12.02
N167(IE)	N19°40'32"E	11.35
N168	S53°34'16"W	14.59
N169	N74°37'12"W	7.95
N170	N22°04'53"W	14.54
N171	N50°08'57"E	35.35
N172	S84°53'52"E	12.00
N173	S50°31'4"W	35.35
N174	S53°34'16"W	9.01
N175	S59°39'34"E	9.04
N176	S67°31'18"W	11.85
N177	N87°28'44"E	8.90
N178	N22°28'44"E	11.85
N179	N55°00'42"E	9.04
N180	S87°28'19"E	15.94
N181(IE)	N14°59'14"E	38.40
N182	N85°00'00"E	39.18
N183	S25°00'00"E	22.00
N184	S69°00'00"W	42.28
N185	S20°04'42"E	18.85
N186	S7°36'08"E	5.87
N187	N62°34'23"W	57.87
N188	N35°55'44"E	17.39
N189	N55°07'55"E	7.04
N190	S41°04'18"E	12.04
N191	S33°55'44"W	9.49
N192	S48°35'44"W	12.12
N193	N44°50'23"W	7.22
N194	N51°18'07"E	11.50
N195	N45°18'53"E	14.59
N196	S5°49'39"W	7.95
N197	S58°41'36"W	14.54
N198	N38°41'53"W	11.05
N199	N53°18'31"E	8.80
N200	N63°43'20"E	29.48
N201	N81°25'54"E	9.88
N202	S53°58'02"E	5.45
N203	S10°04'35"E	10.84
N204	N16°27'44"W	48.84
N205	N38°43'28"W	12.07
N206	S10°06'22"E	42.71
N207	S52°09'10"W	48.03
N208	S77°28'31"W	7.78
N209	N40°18'05"E	9.45
N210	N29°14'47"E	7.21
N211	N50°53'33"E	15.94
N212	N78°19'59"E	13.01
N213	N35°22'05"E	3.30
N214	S63°35'55"W	14.85
N215	N81°55'28"W	38.72
N216	S72°24'05"W	19.35

NAOS LINE TABLE		
LINE	DIRECTION	LENGTH
N217(IE)	N78°00'11"W	28.56
N218	N40°45'03"E	35.28
N219	S80°36'48"E	25.75
N220	S33°03'19"E	15.71
N221	S48°12'45"W	13.20
N222	N07°31'19"W	9.81
N223	N4°08'56"W	18.54
N224	S55°01'04"E	14.39
N225	S42°04'58"E	10.88
N226	S25°50'14"E	12.99
N227	S301°37"E	5.29
N228	S60°00'00"W	83.61
N229	S25°50'14"E	10.00
N230	S80°00'00"W	75.23
N231	N30°00'00"W	10.00
N232	S71°46'40"E	152.28
N233	S71°46'40"E	49.48
N234	S25°50'14"E	19.18
N235	S71°46'40"E	152.28
N236	S71°46'40"E	49.48
N237	S25°50'14"E	19.18
N238	S71°46'40"E	152.28
N239	S71°46'40"E	49.48
N240	S25°50'14"E	19.18
N241	S71°46'40"E	152.28
N242	S71°46'40"E	49.48
N243	S25°50'14"E	19.18
N244	S71°46'40"E	152.28
N245	S71°46'40"E	49.48
N246	S25°50'14"E	19.18
N247	S71°46'40"E	152.28
N248	S71°46'40"E	49.48
N249	S25°50'14"E	19.18
N250	S71°46'40"E	152.28
N251	S71°46'40"E	49.48
N252	S25°50'14"E	19.18
N253	S71°46'40"E	152.28
N254	S71°46'40"E	49.48
N255	S25°50'14"E	19.18
N256	S71°46'40"E	152.28
N257	S71°46'40"E	49.48
N258	S25°50'14"E	19.18
N259	S71°46'40"E	152.28
N260	S71°46'40"E	49.48
N261	S25°50'14"E	19.18
N262	S71°46'40"E	152.28
N263	S71°46'40"E	49.48
N264	S25°50'14"E	19.18
N265	S71°46'40"E	152.28
N266	S71°46'40"E	49.48
N267	S25°50'14"E	19.18
N268	S71°46'40"E	152.28
N269	S71°46'40"E	49.48
N270	S25°50'14"E	19.18
N271	S71°46'40"E	152.28
N272	S71°46'40"E	49.48
N273	S25°50'14"E	19.18
N274	S71°46'40"E	152.28
N275	S71°46'40"E	49.48
N276	S25°50'14"E	19.18
N277	S71°46'40"E	152.28
N278	S71°46'40"E	49.48
N279	S25°50'14"E	19.18
N280	S71°46'40"E	152.28
N281	S71°46'40"E	49.48
N282	S25°50'14"E	19.18
N283	S71°46'40"E	152.28
N284	S71°46'40"E	49.48
N285	S25°50'14"E	19.18
N286	S71°46'40"E	152.28
N287	S71°46'40"E	49.48
N288	S25°50'14"E	19.18
N289	S71°46'40"E	152.28
N290	S71°46'40"E	49.48
N291	S25°50'14"E	19.18
N292	S71°46'40"E	152.28
N293	S71°46'40"E	49.48
N294	S25°50'14"E	19.18
N295	S71°46'40"E	152.28
N296	S71°46'40"E	49.48
N297	S25°50'14"E	19.18
N298	S71°46'40"E	152.28
N299	S71°46'40"E	49.48
N300	S25°50'14"E	19.18
N301	S71°46'40"E	152.28
N302	S71°46'40"E	49.48
N303	S25°50'14"E	19.18
N304	S71°46'40"E	152.28
N305	S71°46'40"E	49.48
N306	S25°50'14"E	19.18
N307	S71°46'40"E	152.28
N308	S71°46'40"E	49.48
N309	S25°50'14"E	19.18
N310	S71°46'40"E	152.28
N311	S71°46'40"E	49.48
N312	S25°50'14"E	19.18
N313	S71°46'40"E	152.28
N314	S71°46'40"E	49.48
N315	S25°50'14"E	19.18
N316	S71°46'40"E	152.28
N317	S71°46'40"E	49.48
N318	S25°50'14"E	19.18
N319	S71°46'40"E	152.28
N320	S71°46'40"E	49.48
N321	S25°50'14"E	19.18
N322	S71°46'40"E	152.28
N323	S71°46'40"E	49.48
N324	S25°50'14"E	19.18
N325	S71°46'40"E	1



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

Thursday, November 16, 2017

SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Vice Mayor/Chair
Joe Young, Vice Chair
Ali Fakhri, Planning Commissioner
Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Jesus Murillo
Bryan Cluff
Doris McClay
Meredith Tessier

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 November 16, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the October 19, 2017 Development Review Board Meeting Minutes

BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 19, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 1-MP-2016 Storyrock

Request approval of the Master Environmental Design Concept Plan (MEDCP) for the Storyrock residential development on approximately 461.73-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 23-DR-2017 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 5-PP-2016 Storyrock Phase 1A

Request approval of the preliminary plat for Parcel 1 and a 66-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard, and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, walls, lighting, and entry plan, all on a 92.22-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

5. 5-PP-2016#2 Storyrock Phase 1B

Request approval of the preliminary plat for a 96-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall, lighting and entry plan, all on an 81.88-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#2 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. 5-PP-2016#3 Storyrock Phase 1C

Request approval of the preliminary plat for Tract O and a 96-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan, all on a 77.06-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#3 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 5-PP-2016#4 Storyrock Phase 2A & B

Request approval of the preliminary plat for a 78-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan on a 76.23-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#4 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

8. 5-PP-2016#5 Storyrock Phase 3A

Request approval of the preliminary plat for a Tract S, Tract T, and 72-lot residential subdivision with amended development standards which includes reduced lot area, lot width, front yard, side yard and rear yard setbacks; cuts and fills over six (6) feet; and the landscape, wall and entry plan on a 94.49-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 5-PP-2016#5 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

9. 55-DR-2016 Freddy's Steak Burgers

Request approval Request approval of the site plan, landscape plan, and building elevations for a new restaurant with approximately 3,150 square feet of building area, outdoor dining, and drive through service, all on a 0.5-acre site within the Scottsdale Commons shopping center.

VICE CHAIR YOUNG MOVED TO APPROVE 55-DR-2016 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

10. 31-DR-2017 Toy Barn

Request approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings including a two-story clubhouse, with approximately 26,854 square feet of building area all on a 1.27-acre site. Additionally, the request includes approval of architecturally integrated downspouts.

VICE CHAIR YOUNG MOVED TO APPROVE 31-DR-2017 SECONDED BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA11. 7-ZN-2017 Winfield Hotel and Residences

Request a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for the Zoning District Map Amendment (7-ZN-2017) and Infill Incentive District application (1-II-2017) from Central Business, Downtown Overlay (C-2 DO), Central Business, Parking, Downtown Overlay (C-2/P-3/DO), and Passenger Vehicle Parking, Downtown Overlay (P-2 DO) to Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU - Type 2 PDB DO) zoning with amended Development Standards, pursuant to Zoning Ordinance Section 6.1304, on a 1.196-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND 7-ZN-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH COMMISSIONER FAKIH RECUSING HIMSELF.

12. 11-UP-2017 Fraesfield Mountain Trailhead

Request by City Staff for a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing an access trailhead area for the McDowell Sonoran Preserve (Preserve) on 533 acres of City owned properties.

BOARD MEMBER CRAIG MOVED TO RECOMMEND 11-UP-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

13. 12-UP-2017 Granite Mountain Trailhead

Request by City Staff for a recommendation to City Council regarding a request by City Staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing an access trailhead area for the McDowell Sonoran Preserve (Preserve) on 471 acres of City owned properties.

BOARD MEMBER CAPUTI MOVED TO RECOMMEND 12-UP-2017 TO THE PLANNING COMMISSION AND CITY COUNCIL SECONDED BY COMMISSIONER FAKIH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:54 P.M.