

"The Meadows Parcels 1 & 3 - PHASE 1"

Direct Ref.
DALE P. BERTONE
Senior Vice - Pres. of Sales
Midwest Country
Expans. Sales for M.I.B.

[illegible]

<u>Sheet Index</u>	
1	Cover Sheet
2	Legal Description & Lot Table
3	Curve Tables, Line Tables, Tract Table & Details
4	Key Map

11TH CENTRAL AVENUE, SUITE 800 PHOENIX, ARIZONA 85012-2794 602.279.1234 • FAX 602.279.1411 www.MBAKERINTL.com	MARIA DIES EN SCOTT A
	PROJECT CODE JOE KRA
	FIELD NUMBER Q-F
	DESIGNS & F
	BY HAND

Owner/Developer S

MARACAY 91, L.L.C.
15279 SCOTTSDALE RD., STE. 300
SCOTTSDALE, AZ 85254

Floodplain
ACCORDING TO THE FEMA FLOOD INSURANCE

MAP NUMBER 04013C124SL, DATED OCTOBER 1997, DESIGNATION,

DEFINED AS, AREA OF 0.2% ANNUAL CHANCE OF LESS THAN 1 FOOT OR WITH DRAINAGE FROM 1% ANNUAL CHANCE TO 100%.

Zoning
Z07 - 10A.3

Basis of Bearing
THE NORTH LINE OF THE NORTHEAST QUARTER SECTION OF SECTION 36, T4N, R10E, S4E, BEARING OF N89°51'47"E AS SHOWN ON RECORD MAP 111, BEARINGS AND DISTANCES

RECORDED IN BOOK 1053, PAGE 38.
Approval
APPROVED BY THE MAYOR AND CITY CO.

2016.

BY: _____ MAYOR

ATTEST: _____
CITY CLERK

APPROVED BY: _____
FOR CITY ENGINEER

Certification

1. JOE KRAFT, OF MICHAEL BAKER INTERNATIONAL, THE STATE OF ARIZONA: THAT THIS PLAINTIFF MICHAEL BAKER INTERNATIONAL, DURING

ACCURATE: IN THE BOUNDARY MONUMENT
THE SURVEY TO BE RETRACED.

JOE KRAFT, RLS

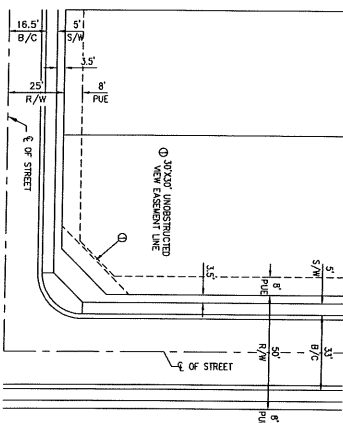
MICHAEL BAKER, INTERNATIONAL
2929 N. CENTRAL AVE., SUITE 800
PHOENIX, AZ 85012

SHEET NUMBER
1 of 9
PROJECT NUMBER
151595

Michael Baker
INTERNATIONAL

2929 NORTH CENTRAL AVENUE, SUITE 800
PHOENIX, ARIZONA 85012-2794
602.279.1234 • FAX 602.279.1411
www.MBAKERINTL.com

KAWAII ENGINEERING		
SCOTT A. NELSON, RLS		
PROJECT LOCATION:		
JOE KRAFT, RLS		
FIELD ENGINEER	DRAWN	CHECKED
G.F.	J.K.	S.A.N.
DESIGNED	CHECKED	CHECKED
BY HAND		



ALL SETBACKS WILL BE REVIEWED THROUGH THE BUILDING PERMITS
LOT BUILDING SETBACK DETAIL
 NTS

Tract			Tract Usage	Area
Tract : A	Open Space, Donorship, Public Utility, Easement, and Water	17,700 Sq. Ft.	Tract : L	Open Space & Public Utilities Easement
Tract : B	Open Space & Public Utilities	1904 Sq. Ft.	Tract : M	Open Space & Public Utilities Easement
Tract : C	Open Space & Public Utilities Easement	10,029 Sq. Ft.	Tract : N	Open Space & Public Utilities Easement
Tract : D	Open Space & Public Utilities Easement	1,020 Sq. Ft.	Tract : O	Open Space & Public Utilities Easement
Tract : E	Open Space, Donorship, Public Utility, Easement, and Predation	9,072 Sq. Ft.	Tract : P	Open Space & Public Utilities Easement
Tract : F	Open Space, Donorship, Public Utility, Easement, and Predation	2,923 Sq. Ft.	Tract : Q	Open Space & Public Utilities Easement
Tract : G	Open Space & Public Utilities Easement	1,754 Sq. Ft.	Tract : R	Open Space, Donorship, Public Utility, Easement, and Water
Tract : H	Open Space & Public Utilities Easement	1964 Sq. Ft.	Tract : S	Open Space, Donorship, Public Utility, Easement, and Water
Tract : I	Open Space & Public Utilities Easement	9,465 Acres	Tract : T	Open Space, Donorship, Public Utility, Easement, and Water
Tract : J	Open Space & Public Utilities Easement	1904 Sq. Ft.	Tract : U	Open Space & Public Utilities Easement
Tract : K	Open Space, Donorship, Public Utility, Easement, and Water	8,575 Sq. Ft.	Tract : V	Phase II Future Development

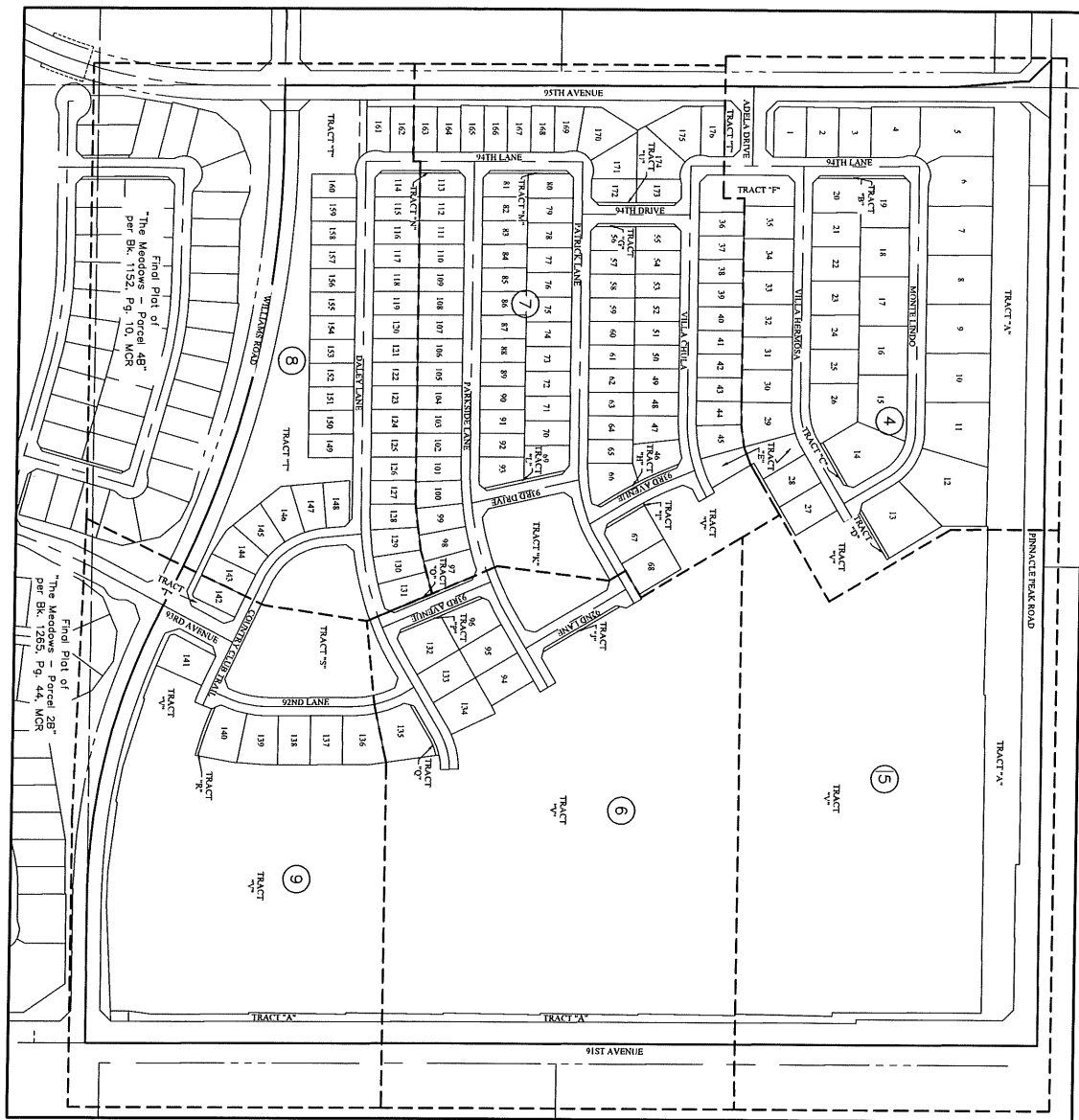
ALL TRACT USAGE LISTED ARE BLANKET IN NATURE UNLESS SPECIFICALLY DENIED AS SHOWN ON THE PLAN NEW.

ALL OTHERS SHALL BE IN NAUTRE UNLESS SPECIFICALLY DEFINED AS SHOWN ON THE PLAN VIEW

Curve	Length	Radius	Curve Table			Lot Table			Lot Table			Lot Table				
			Donnell	Chord Brg	Chord	Lot #	Area - Sq. Ft.	Area - Acres	Lot #	Sq. Ft.	Area - Acres	Lot #	Sq. Ft.	Area - Acres		
C3	43.28	484.00'	0007°24'	23.65	N02°40'19"W	1	127.31	Sq. Ft.	0.2840	Acres	1	812.58	Sq. Ft.	0.1865	Acres	
C4	46.14	516.00'	0007°12'	23.09	S02°40'19"E	2	122.13	Sq. Ft.	0.2833	Acres	82	812.58	Sq. Ft.	0.1865	Acres	
C5	16.65	55.00'	017°20'28"	8.39	N01°42'31"E	3	12.41	Sq. Ft.	0.2834	Acres	64	812.58	Sq. Ft.	0.1865	Acres	
C6	55.00'	55.00'	0068°21'28"	30.71	N07°04'59"E	53.83	4	18.04	Sq. Ft.	0.4228	Acres	65	812.58	Sq. Ft.	0.1865	Acres
C7	36.02'	55.00'	0024'12"	13.98	N08°40'54"E	30.51	5	28.23	Sq. Ft.	0.6483	Acres	123	812.58	Sq. Ft.	0.1865	Acres
C8	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	6	24.04	Sq. Ft.	0.5510	Acres	66	812.58	Sq. Ft.	0.1865	Acres
C9	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	7	24.04	Sq. Ft.	0.5510	Acres	67	812.58	Sq. Ft.	0.1865	Acres
C10	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	8	24.05	Sq. Ft.	0.5521	Acres	68	812.58	Sq. Ft.	0.1865	Acres
C11	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	9	24.05	Sq. Ft.	0.5521	Acres	69	812.58	Sq. Ft.	0.1865	Acres
C12	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	10	24.06	Sq. Ft.	0.5525	Acres	70	812.58	Sq. Ft.	0.1865	Acres
C13	16.65	55.00'	017°20'28"	8.39	N08°40'54"E	16.88	11	27.28	Sq. Ft.	0.6284	Acres	124	812.58	Sq. Ft.	0.1865	Acres
C14	16.65	55.00'	0024°38'	18.03	N01°14'17"W	132.40	12	36.73	Sq. Ft.	0.8434	Acres	71	812.58	Sq. Ft.	0.1865	Acres
C15	33.11'	55.00'	034°28'48"	17.88	N08°39'11"W	32.62	13	24.06	Sq. Ft.	0.5522	Acres	72	812.58	Sq. Ft.	0.1865	Acres
C17	838.28'	1728.66'	027°47'04"	427.55	S76°10'29"E	830.10	14	24.06	Sq. Ft.	0.5525	Acres	73	812.58	Sq. Ft.	0.1865	Acres
C18	838.28'	1728.66'	027°47'04"	427.55	S76°10'29"E	830.10	15	20.88	Sq. Ft.	0.4781	Acres	74	812.58	Sq. Ft.	0.1865	Acres
C18	1334.48'	2724.64'	027°48'39"	680.67	N76°11'47"W	1321.40	16	18.23	Sq. Ft.	0.4184	Acres	75	812.58	Sq. Ft.	0.1865	Acres
C19	98.28'	1305.00'	020°49'38"	68.03	N08°14'17"W	1321.40	17	18.23	Sq. Ft.	0.4184	Acres	76	812.58	Sq. Ft.	0.1865	Acres
C20	122.68'	3000.00'	023°25'48"	62.21	N18°30'21"E	96.77	18	86.00	Sq. Ft.	0.1951	Acres	77	812.58	Sq. Ft.	0.1865	Acres
C21	161.60'	3000.00'	020°31'48"	55.01	N15°24'19"W	105.45	19	86.00	Sq. Ft.	0.1951	Acres	78	812.58	Sq. Ft.	0.1865	Acres
C22	107.50'	3000.00'	020°31'48"	55.01	N15°24'19"W	105.45	20	18.13	Sq. Ft.	0.4187	Acres	79	812.58	Sq. Ft.	0.1865	Acres
C23	430.13'	800.00'	020°48'21"	220.40	N14°27'35"E	424.91	21	18.13	Sq. Ft.	0.4187	Acres	80	812.58	Sq. Ft.	0.1865	Acres
C27	430.13'	800.00'	020°48'21"	220.40	N14°27'35"E	424.91	17	18.23	Sq. Ft.	0.4184	Acres	78	812.58	Sq. Ft.	0.1865	Acres
C28	206.98'	800.00'	036°17'44"	122.40	N14°27'35"E	191.87	18	18.23	Sq. Ft.	0.4184	Acres	79	812.58	Sq. Ft.	0.1865	Acres
C29	16.65'	55.00'	017°20'28"	8.39	S01°13'11"W	16.88	19	18.13	Sq. Ft.	0.4187	Acres	80	812.58	Sq. Ft.	0.1865	Acres
C30	119.71'	55.00'	12°42'38"	105.03	N05°47'25"E	97.44	20	12.80	Sq. Ft.	0.2897	Acres	81	812.58	Sq. Ft.	0.1865	Acres
C31	16.65'	55.00'	017°20'28"	8.39	N08°39'38"E	16.88	21	12.80	Sq. Ft.	0.2891	Acres	82	812.58	Sq. Ft.	0.1865	Acres
C32	16.65'	55.00'	017°20'28"	8.39	N08°39'38"E	16.88	22	12.80	Sq. Ft.	0.2891	Acres	83	812.58	Sq. Ft.	0.1865	Acres
C33	119.68'	55.00'	12°49'31"	104.88	N08°46'51"W	16.88	23	12.80	Sq. Ft.	0.2891	Acres	84	812.58	Sq. Ft.	0.1865	Acres
C34	16.65'	55.00'	017°20'28"	8.39	S01°27'59"E	16.88	24	12.80	Sq. Ft.	0.2891	Acres	85	812.58	Sq. Ft.	0.1865	Acres
C35	16.65'	55.00'	017°20'28"	8.39	S01°27'59"E	16.88	25	12.80	Sq. Ft.	0.2891	Acres	86	812.58	Sq. Ft.	0.1865	Acres
C37	16.65'	55.00'	017°20'28"	8.39	S08°13'31"E	16.88	26	12.80	Sq. Ft.	0.2891	Acres	87	812.58	Sq. Ft.	0.1865	Acres
C38	215.07'	400.00'	000°48'21"	11.02	N14°27'35"E	22.88	27	12.50	Sq. Ft.	0.2788	Acres	87	812.58	Sq. Ft.	0.1865	Acres
C39	122.88'	400.00'	008°48'21"	61.81	S26°43'45"E	112.88	28	14.26	Sq. Ft.	0.3238	Acres	88	812.58	Sq. Ft.	0.1865	Acres
C40	178.10'	400.00'	025°30'41"	96.65	N14°43'45"E	178.64	29	14.26	Sq. Ft.	0.3238	Acres	89	812.58	Sq. Ft.	0.1865	Acres
C45	107.53'	55.00'	020°49'59"	55.15	N07°42'38"E	106.33	30	12.68	Sq. Ft.	0.2871	Acres	90	812.58	Sq. Ft.	0.1865	Acres
C46	154.90'	150.00'	059°10'01"	85.15	N07°42'38"E	148.33	31	12.01	Sq. Ft.	0.2871	Acres	91	812.58	Sq. Ft.	0.1865	Acres
C47	16.65'	55.00'	017°20'28"	8.39	N08°45'11"W	16.88	32	12.01	Sq. Ft.	0.2871	Acres	92	812.58	Sq. Ft.	0.1865	Acres
C48	16.65'	55.00'	017°20'28"	8.39	S01°22'00"E	16.88	33	12.01	Sq. Ft.	0.2871	Acres	93	812.58	Sq. Ft.	0.1865	Acres
C50	141.33'	1517.00'	006°08'55"	70.39	S01°22'00"E	141.27	33	12.01	Sq. Ft.	0.2871	Acres	93	812.58	Sq. Ft.	0.1865	Acres

Diagram illustrating a proposed easement (UNOBSTRUCTED VIEW EASEMENT) and view restriction (UNOBSTRUCTED VIEW RESTRICTION) for a 30' wide lot. The easement is shown as a 30' wide area adjacent to the street, with a 30' wide view restriction area extending from the easement. The diagram also shows the LOT LINE and the ROADWAY RIGHT-OF-WAY.

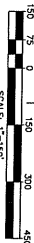
The Meadows Parcels 1 and 3 Area Table	
Use	Area (Sf)
Lot(s)	1,807.28
Tracts	3,303.75
Right-of-Way (Local Streets)	587.65
Right-of-Way (Collector Roadway)	190.77
Right-of-Way (Arterial Roadway)	371.99
TOTAL	6,301.44



Sheet Index

indicates sheet number

--- indicates Match Line



R160038

DATE	04/16
BY	3
CHECKED	9
PROJECT NUMBER	151595

OWNER/DEVELOPER	Camino A Lago, LLC
PROJECT NAME	"The Meadows Parcels 1 & 3 - Phase 1"
PLAN TYPE	Final Plat

Michael Baker
INTERNATIONAL

2929 NORTH CENTRAL AVENUE, SUITE 800
PHOENIX, ARIZONA 85012-2794
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MINOR DEVELOPER	SCOTT A. NELSON, RLS
PROJECT COORDINATOR	JOE KRAFT, RLS
FILE NUMBER	6.8
DESIGN/DATE	JK
DATE	04/16
DATE	04/16
DATE	04/16
DATE	04/16



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2	4	11
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U P I



OWNER/DEVELOPER	Camino A Lago, LLC
PROJECT NAME	"The Meadows Parcels 1 & 3 - Phase 1"
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INTERNATIONAL

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MANAGING DIRECTOR/SUPERVISOR SCOTT A. NELSON, RLS		
PROJECT COORDINATOR JOE KRAFT, RLS		
FIELD SURVEY C.F.	GRADED JK	CHECKED SAN
DESIGN/LAYOUT	DRAFTED	CHECKED
DATE/REV		

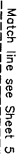
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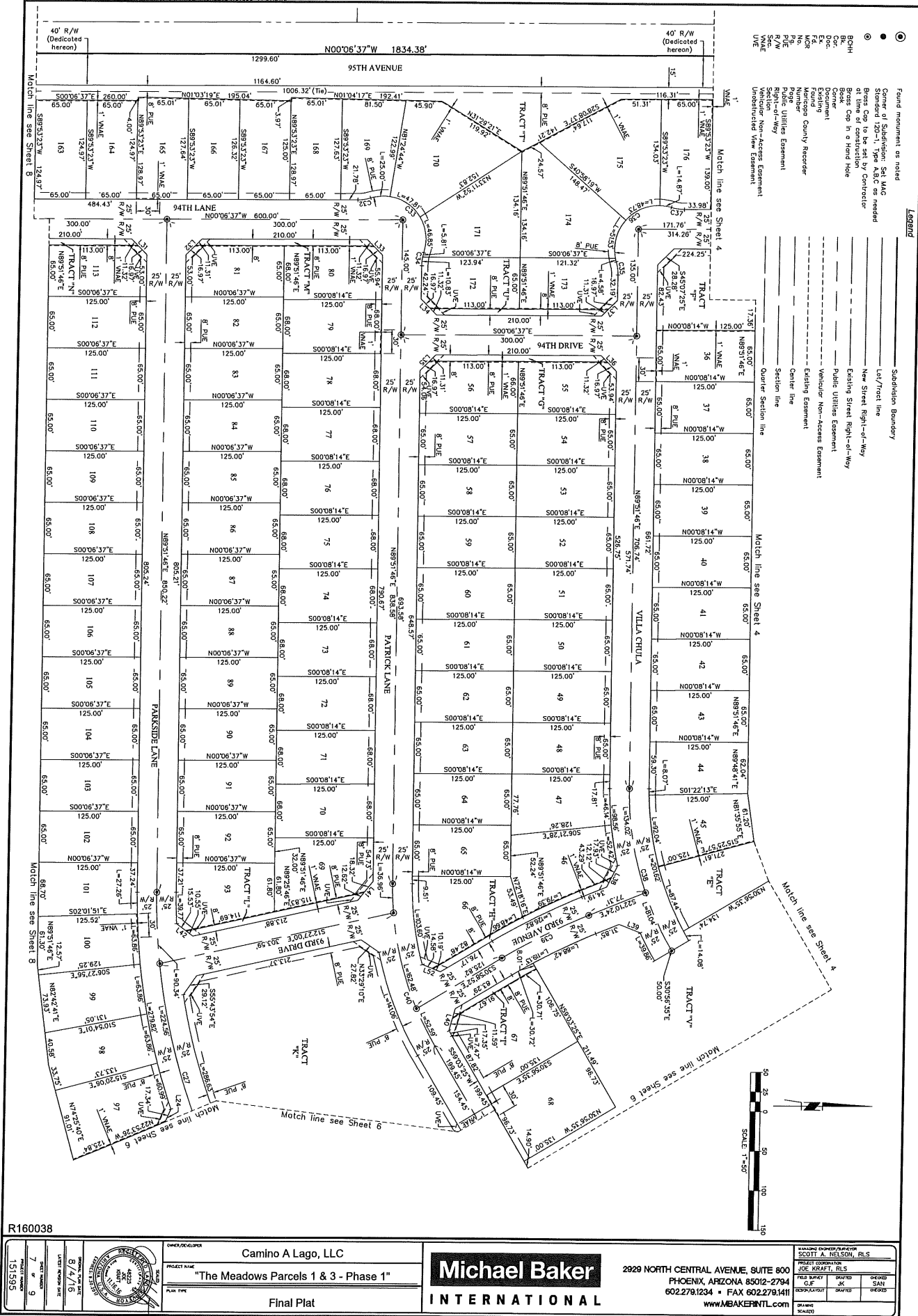
515

95

U P I



MANAGING ENGINEER/SUPERVISOR SCOTT A. NELSON, RLS		
PROJECT COORDINATION JOE KRAFT, RLS		
FIELD SURVEY GJF	DRAWN JK	CHECKED SAN
DESIGN/LAYOUT	DRAFTED	CHECKED
DRAWING SCALE(S)		



R160038

Camino A Lago, LLC

"The Meadows Parcels 1 & 3 - Phase 1"

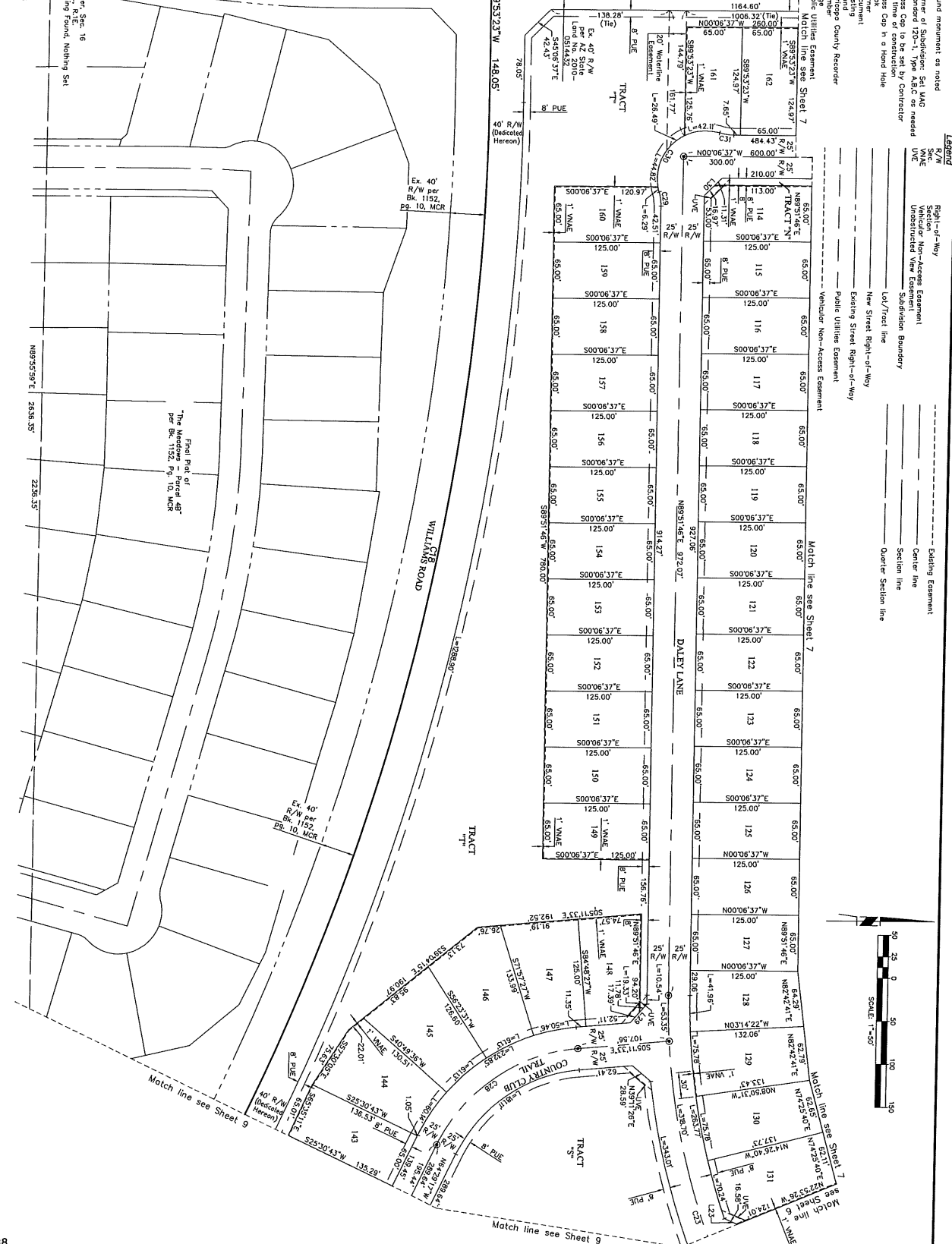
Final Plat

7/15/1995

Michael Baker
INTERNATIONAL

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DATE	BY	CHK	APP
7/15/1995	J. KIRK	J. KIRK	J. KIRK



OWNER/DEVELOPER		Camino A Lago, LLC	
PROJECT NAME		"The Meadows Parcels 1 & 3 - Phase 1"	
PLAN TYPE		Final Plat	
		COUNTY, STATE AND DATE 8/1/16 COUNTY RECORDING DATE 8/1/16	
SHEET NUMBER		9	
PROJECT NUMBER		151595	

Michael Baker

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MANAGING ENGINEER/SUPERVISOR SCOTT A. NELSON, RLS		
PROJECT COORDINATION JOE KRAFT, RLS		
FIELD SURVEY GJF	DRAFTED JK	CHECKED SAN
DESIGN/LAYOUT	DRAFTED	CHECKED
DRAWING		

