



# *City of Apache Junction*

## *Development Services Department*



### **PLANNING AND ZONING COMMISSION NEW BUSINESS ITEM STAFF REPORT**

**DATE:** August 8, 2017

**CASE NUMBER:** PZ-13-16/SD-1-16

**REQUEST:** To rezone the existing Boardwalk Estates Manufactured Home Park from MHP (Manufactured Home Park) to RS-7M/PD (Medium/High Density Single-family Detached Residences, Conventional or Manufactured Homes, by Planned Development).

**APPLICANT:** MHP #7 LLC, Keith VanderHout, President.

**LOCATION:** The +/-20 acre subject site is located at 2200 N. Delaware Drive (Assessor parcel #100-33-016A).

**REPRESENTATIVES:** Charles Huellmantel and Lauren Proper Potter of Huellmantel and Affiliates.

**GENERAL PLAN/  
ZONING DISTRICT:** Designated "Low Density Residential"/Zoned MHP

**SURROUNDING  
LAND USES:**

- NORTH: Vacant State Trust and BLM lands (zoned RS-54/PD)
- SOUTH: Single-family residential properties (zoned RS-GR)
- EAST: Single-family residential properties (zoned RS-GR and RS-20M)
- WEST: Single-family residential properties (zoned RS-GR)

### **BACKGROUND**

The 20-gross-acres subject site at the southwest corner of W. Lost Dutchman Boulevard and N. Delaware Drive was originally zoned TH (Trailer Homesites) by Pinal County prior to the city's incorporation (see zoning and aerial exhibits attached). The city's old zoning ordinance TH zone allowed for a property to be developed with either: 1) a manufactured home or RV rental-space park on a minimum property size of 10 gross acres; or 2) with a

*Planning & Zoning – Building & Safety – Revenue Development*

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conventional or manufactured homes subdivision with 8,000 square-foot minimum lots; or 3) the property could have been parceled off through a series of land splits for 20,000 square-foot minimum lots for either conventional or manufactured homes.

The property sat undeveloped for many years. Then in 1999, the property owners proposed a development plan for a family-friendly, manufactured homes ("MH") rental-space park. In 2000-2001, construction of the MH park began. Because the property was already zoned to be a MH park, all the developers had to do was comply with the city's minimum TH development standards at the time. Street improvements were constructed along W. Foothill Street, but it is unclear why street improvements were not provided on Lost Dutchman or Delaware at the time--possibly because half-width dedications of 50' and 40', respectively, could not be required if the property was simply being developed under the existing zoning entitlement. Perimeter landscaping and a perimeter masonry screen wall were constructed on the north, east and south sides of the property. A chain link fence and a drainage channel were constructed the west side of the property, within Boardwalk Estates' half of the N. Desert View Drive alignment.

The property has operated as a family friendly rental-space park for +/-27 years. Other amenities in the park include a centrally located clubhouse, a swimming pool and a playground.

With the adoption of the city's new zoning ordinance and zoning districts map in 2014, the name of the zoning on the property changed from TH to MHP, but the zoning standards are basically the same as they were before.

### **PROPOSAL**

The property owners are seeking to rezone the property from MHP to RS-7M/PD for the purpose converting the existing park from a rental-space community to a platted subdivision with individually owned lots (see applicant's narrative and exhibits attached).

Unlike the old TH zone, the MHP zone does not lend itself to manufactured home subdivisions. The RS-7M zone is the zoning district which could allow a manufactured homes subdivision with 7,000 square foot minimum lots. Because the applicants are not proposing to change the existing development plan of the park and wish to sell off the existing lots as is, thus not providing any lots (except 1) that meet the 7,000 square foot minimum lot

size, a planned development zoning designation is needed. Furthermore, concurrent with this rezoning request, the property owners are also processing their final plat drawings and improvement plans (at risk) for their proposed subdivision. For the purpose of this rezoning request, the proposed plat acts as the planned development ("PD") plan for the proposed subdivision.

#### **PLANNING DIVISION ANALYSIS OF PROPOSAL**

##### **General Plan:**

Staff mentioned that the city's 2010 General Plan currently shows the site and the general area surrounding the site, designated as low density residential. If the 20-acre property had remained undeveloped and this request was being made today, the general plan would not have allowed a medium to high density subdivision in this area, not without a major amendment to the general plan being successfully processed first. However, the existing development, approved under inherited zoning and under previous general plans is already in place. The applicants do not propose to expand or increase the intensity of what is already constructed. Therefore, a general plan major amendment process was not required.

##### **Foregoing the Preliminary Plat Process:**

Since the property is already developed and because the applicants are not proposing to change the layout of the existing development, they were not required to go through a preliminary plat process. The Planning and Zoning Commission has the authority to make recommendations on rezoning and pre-plat requests. In this case, the Commission will be asked to make a recommendation on the rezoning, with the proposed plat acting as the PD plan (as mentioned above); and the City Council will make the final decision on the rezoning and the concurrent final plat (SD-1-16).

##### **Planned Development Deviations Requested:**

Please see the comparison table below, which compares the existing MHP zone, normal RS-7M standards and the RS-7M/PD standards being requested. Like with any planned development rezoning proposal, especially where significant deviations from standard zoning are being requested as part of the development plan, the city can request trade-offs in exchange for the special planned development standards being proposed.

Dev. Standard	MHP Zone	RS-7M	RS-7M/PD Prop.
Min lot size	3,111 sq.ft.*	7,000 sq.ft.	3500 sq.ft.
Min width	50'	60'	39'
Front Setback	8'	20'	5'
Side SB	5'	7'	5'
Street Side SB	8'	10'	5'
Rear SB	5'*	20'	5'
Height	15' pk of roof	30' pk of roof	30' pk of roof
Lot coverage	NA	50%	50%
Density	14 du/ac	6.22 du/ac	5.75 du/ac
No. of lots	(varies/acreage)	(varies/acreage)	115
Priv. Streets	yes	no	yes
Gated	(varies)	no	no
Access points	(varies)	(varies)	1
Parking min.	1 per lot	2 per lot	1 per lot
-Tandem ok	NA	no	NA
-On street	(guest prkg +)	yes	only by c-hous
Rec amenities	usually	not req'd.	yes**

(\*The new zoning ordinance shows discrepancies between Table 5-2 [attached] and Sec. 1-9 MH & RV Park Standards; staff applies the less restrictive of the two. \*\*Existing recreational amenities include a clubhouse, swimming pool and playground.)

#### Preliminary Conclusions:

Planned Development deviations requested mostly relate to lot sizes, lot widths and setbacks. Most of the lots are actually larger than 4,000 square feet in size. Twelve of the lots fall below 4,000 square feet. The city has approved planned development subdivisions in the recent past with lots sizes in a similar range, such as Arizona Goldfield and Villagio, but those developments were for one and two-story conventional homes with a variety of home models and internal amenities. The city has never approved an MH subdivision with MH park standards. Staff will formulate suggested conditions of approval for the Commission to consider at their meeting on August 22, should they wish to forward a recommendation of approval to the City Council.

The sub-divider will also required to construct off-site street improvements as requested by the City Engineer, including the dedication, widening and improvement of their half of Lost Dutchman Boulevard and Delaware Drive with asphalt, sidewalk, curb, gutter, street-lights, and fire hydrants. The internal streets will be private HOA-maintained streets. All internal

and perimeter landscape and screening improvements will also need to be HOA-maintained.

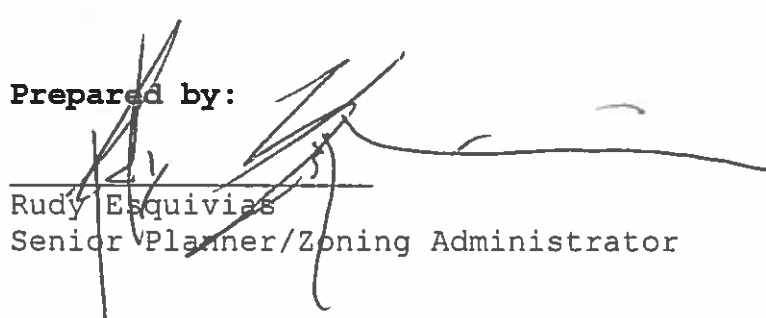
**PUBLIC NOTICE**

The rezoning case was advertised for the Planning and Zoning Public Hearing of August 22, 2017, and letters were mailed to all property owners within 300 feet of the site. The applicants conducted their own neighborhood outreach meeting on August 2. Their citizen participation plan summary report will be included with the Commission report on the 22nd. Staff has not received any inquiries about the proposed rezoning thus far.

**P&Z PUBLIC HEARING ON AUGUST 22**

Tonight's item is for discussion purposes only, to introduce the item to the Commissioners and to give the Commissioners the chance to ask any initial questions or express any concerns. At the Commission public hearing on August 22, staff will present an updated staff report, with recommended conditions for the Commission to consider.

**Prepared by:**



Rudy Esquivias  
Senior Planner/Zoning Administrator

**Attachments:**

- PD Rezoning application
- Zoning, Aerial and Neighborhood Aerial exhibits
- Project Narrative
- Public Participation Plan
- Residential Zoning Table 5-2
- Current Boardwalk Estates MH Park Plan
- Plat/Plan Exhibits



## EXHIBIT A: Planning and Zoning Application Form

Office Use Only: Filing Date 11/7/16  
Staff RE  
Fees Received \$4825.00  
Case PLN 2016-00057  
P2-1346

### TYPE OF APPLICATION

<input type="checkbox"/> Annexation	<input type="checkbox"/> Abandonment (Plat/Easement/ROW)	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Cargo Container Permit	<input type="checkbox"/> Certificate of Legal Nonconformity	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Development Plan Review	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Lot Splits, Joins & Adjustments	<input type="checkbox"/> Ordinance Text Amendment	<input checked="" type="checkbox"/> Planned Development Rezoning
<input checked="" type="checkbox"/> Preliminary/Final Plat	<input type="checkbox"/> Preliminary Development Review	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Use Permits	<input checked="" type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Other _____		

### SITE INFORMATION

SITE ADDRESS/LOCATION 2200 N. Delaware Drive ASSESSORS PARCEL NUMBER 100-33-016A  
GROSS AREA: 19.99 acres NET AREA 17.091 acres EXISTING ZONING MHP

### BRIEF DESCRIPTION OF THE PROPOSED REQUEST:

Silver King Companies owns and operates the manufactured home park located on this site and desires to plat the parcel in accordance with existing lots so that occupants may purchase the land upon which their houses are located. This request requires a Zoning Map Amendment and Planned Development Rezoning.

### APPLICANT INFORMATION

Property Owner(s) MHP #7 LLC c/o Keith vanderHout, President  
Address 10679 N. Frank Lloyd Wright Boulevard, Suite #103, Scottsdale, AZ 85259  
Phone Number (480) 767-3541 Fax Number \_\_\_\_\_ Email vanderman@silverkingco.com

Applicant Contact Person/Project Manager Charles Huellmantel/Huellmantel & Affiliates  
Address P.O. Box 1833, Tempe, AZ 85280-1833  
Phone Number (480) 921-2800 Fax Number (480) 323-2175 Email charles@huellmantel.com

Architect/Engineer G. Bryan Goetzenberger - Alliance Land Surveying, LLC  
Address 7900 N. 70th Avenue, Suite #104, Glendale, Arizona 85303  
Phone Number (623) 972-2200 Fax Number (623) 972-1616 Email Bryan@AZALS.com

OWNERS SIGNATURE: 

DATE: Feb 23, 2015

**EXHIBIT B**  
**PROPERTY OWNER CERTIFICATION FORM**

I/We certify that:

I/We are the owner(s) of the property described in this application for rezoning and have submitted copies of deeds or title reports as proof of ownership.

I/We have read the application instructions and have truthfully completed this application. I/We understand that the City has the option of either approval or denial of this request following conduct of a Public Hearing.

I/We, being the owner(s) of the property in this application, have appointed Charles Huellmantel as my/our representative agent. I/We have authorized him/her to do whatever is necessary to have this request considered favorably by the City of Apache Junction and agree that all correspondence relation to this matter should be delivered to him/her.

**PLEASE PRINT**

Property Owner MHP #7 LLC c/o Keith vanderHout *CVH*

Address 10679 N. Frank Lloyd Wright Boulevard, Suite #103, Scottsdale, AZ 85259

Phone Number (480) 767-3541 Fax Number \_\_\_\_\_ Email vanderman@silverkingco.com

Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

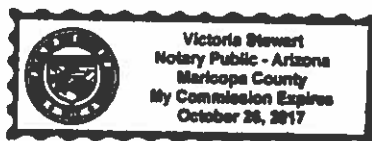
STATE OF ARIZONA )  
                                  )  
COUNTY OF PINAL )

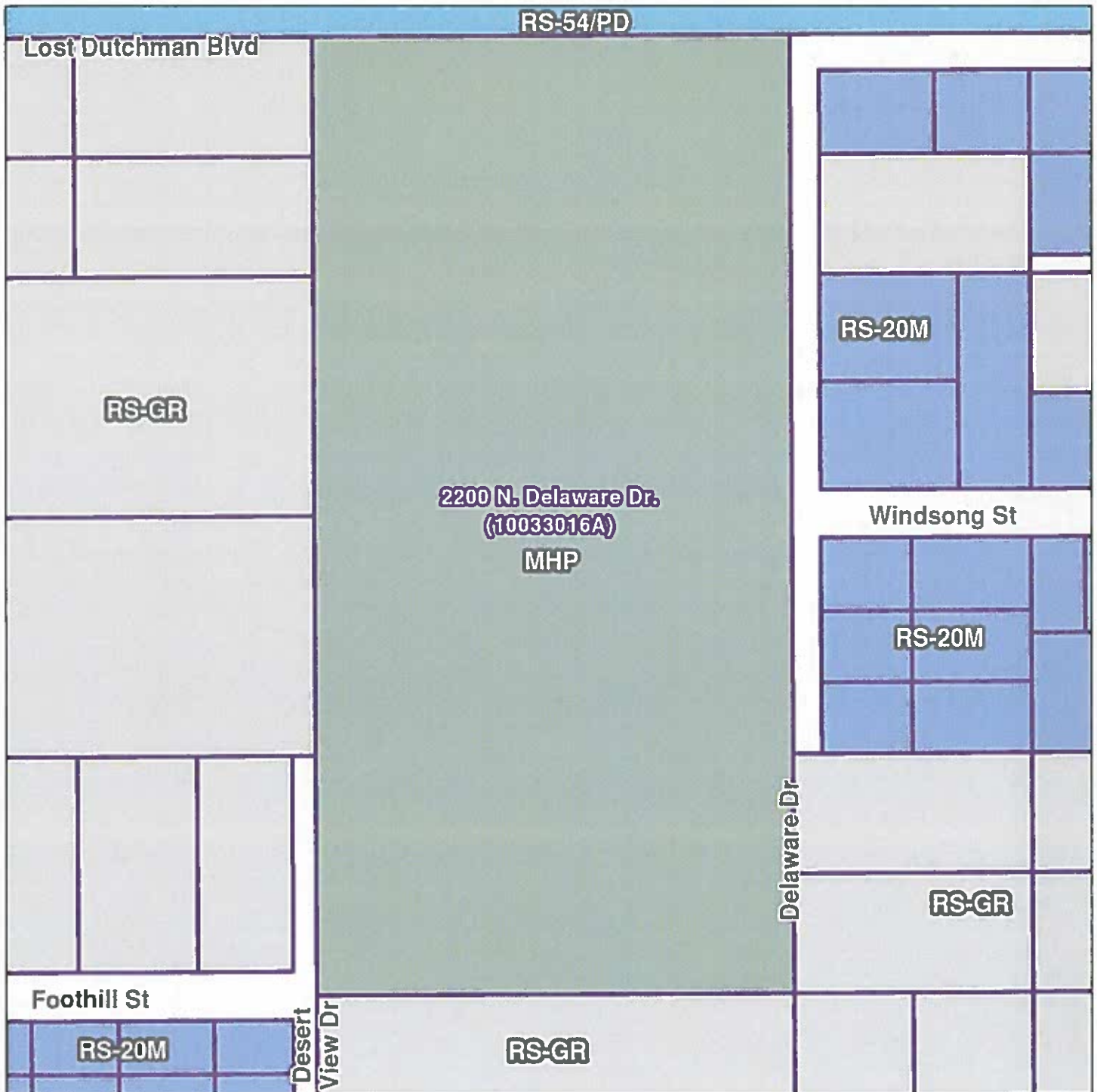
The foregoing instrument was acknowledged before me this 23 day of February, 2015.

Victoria Stewart  
Notary Public

My Commission Expires: 10/26/17

10-7-2014 version





## City of Apache Junction

### Zoning Exhibit

#### PZ-13-16

#### LEGEND

Subject Site

Parcel

#### Zoning

MHP

RS-54/PD

RS-20M

RS-GR

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



July 27, 2017

0 50 100 150 200 400 Feet



Created By Joseph Kliner





## City of Apache Junction Aerial Exhibit PZ-13-16

### LEGEND

- Subject Site
- Parcel

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



July 27, 2017

0 50 100 150 200 400 Feet

Created By Joseph Kliner





Google earth

feet  
meters

2000  
600



PZ-13-16/SD-1-16 AERIAL





## NARRATIVE REPORT

PLANNED DEVELOPMENT REZONING AND FINAL PLAT

BOARDWALK ESTATES  
2200 N. DELAWARE DRIVE  
APACHE JUNCTION, AZ 85220

APN: 100-33-016A

APPLICANT:

**H**UELLMANTEL  
AFFILIATES

Charles Huellmantel

P.O. Box 1833 – Tempe, Arizona 85280-1833 – (480) 921-2800 – [charles@huellmantel.com](mailto:charles@huellmantel.com)

## PROJECT BACKGROUND

Silver King Companies, Inc. owns and operates Boardwalk Estates mobile home park located at 2200 N. Delaware Drive in Apache Junction (APN: 100-33-016A) as indicated by the area highlighted in blue below:



Boardwalk Estates was constructed in 2000 and is located directly across the street from the Usury Mountains and approximately 5 miles from Lost Dutchman State Park. A variety of recreational opportunities are located nearby and attract many outdoor enthusiasts, making this area and these homes a desirable place to live. Silver King would like to give its Boardwalk Estates residents the opportunity to own the land upon which their manufactured homes sit.

Silver King is requesting approval of a final plat of the existing property to create individual lots from each of the existing plots. This would not require any new construction as each site is already served by a master water meter by AZ Water Company as well as separately by the utility companies that service the electricity for each lot. Residents are submetered for their water usage and billed monthly based on

their consumption. Roads are already in place throughout the manufactured housing park and residents' homes are located on each of the 115 spaces within the park. All our residents will be permitted to remain in their homes regardless of whether they purchase the land upon which their homes sit. This change simply allows homeownership opportunities for those residents who already live in Boardwalk Estates.

Boardwalk Estates is in the Manufactured Home Park (MHP) zoning district, which currently allows a density of 14 units/acre with a minimum lot size of 10 acres. The surrounding parcels are zoned RS-GR and RS-20M to the south, east and west of the property and RS-54/PD to the north. Many of the surrounding single-family detached residential homes are manufactured houses similar in design and configuration to those in Boardwalk Estates, as manufactured houses are permitted in both RS-GR and RS-20M zoning districts. The area to the north has very little development and consists mostly of the Usury Mountain Regional Park.

In order to allow for Boardwalk Estates to become a subdivision through processing of a final plat, Silver King is requesting a Planned Development zoning overlay. This would allow Silver King to offer for sale the same lots upon which residents' manufactured homes currently sit. We believe providing diversity of housing options – including more opportunities for homeownership in this area – creates a more robust community and a stronger sense of place for residents.

We have discussed off-site improvements with staff and have agreed to construct curb, gutter, sidewalk and install street lights as part of the off-site improvements. Our proposed off-site improvements are included with this submittal.

Silver King is requesting a rezoning of this site from MHP to RS-7M with a Planned Development (PD) Overlay to accommodate the existing development.

## **ZONING REQUESTS**

### ***Lot sizes and Density:***

The current configuration of the manufactured home park includes 115 spaces on approximately 20 acres of land for a density of approximately 5.75 units per acre. The lot sizes on average fall between 4,000 square feet and 4,800 square feet with the smallest lot size measuring approximately 3,600 square feet and the largest measuring approximately 7,900 square feet.

The MHP zoning category allows for a maximum of 14 dwelling units/acre with a minimum lot size of 3,111 square feet. Silver King is requesting a Planned Development (PD) overlay to allow for a final subdivision plat. RS-7M zoning allows for 6.22 dwelling units/acre and requires a minimum lot size of 7,000 square feet.

### ***Setbacks:***

The MHP zoning district requires the following setbacks:

- Front = 8 feet
- Interior Side = 5 feet
- Street Side = 8 feet
- Rear = 10 feet

The RS-7M zoning district requires the following setbacks:

- Front = 20 feet
- Interior Side = 7 feet
- Street Side = 10 feet
- Rear = 20 feet

As part of the Planned Development overlay, Silver King is requesting that the allowed setbacks match the existing manufactured home park as built.

### ***Lot Coverage:***

The MHP zoning district does not identify lot coverage standards for manufactured homes; however, the RS-7M zoning district allows a maximum 50% lot coverage. Silver King requests that as part of the Planned Development overlay the existing lot coverage be allowed.

## COMPARISON CHART

	Current Zoning	Proposed Zoning	Proposed Overlay
	MHP	RS-7M	RS-7M PD
Minimum Lot Area	3,111 sf.	7,000 sf.	3,500 sf.
Maximum Density	14 units/ac	6.22 units/ac	5.75 units/ac
Minimum Development Area	10 acres	N/A	N/A
Minimum Lot Width	50 ft./space	60 ft.	39 ft.
Minimum Front Setback	8 ft.	20 ft.	5 ft.
Minimum Interior Side Setback	5 ft.	7 ft.	5 ft.
Minimum Street Side Setback	8 ft.	10 ft.	5 ft.
Minimum Rear Setback	10 ft.	20 ft.	5 ft.
Maximum Lot Coverage	N/A	50%	50%
Maximum Height	15 ft.	30 ft.	30 ft.

It should be noted that we are requesting standards that allow the smallest lot with the largest home and smallest setbacks to conform to the minimum standards we are proposing.

However, many of the lots within the subdivision meet standards between those required for MHP zoning and RS-7M zoning. The typical lots within the interior of the subdivision have approximately 8-foot front setbacks, 15-foot interior side setbacks, 15-foot street side setbacks, 10-foot rear setbacks, lot width of approximately 60 feet for interior lots and 50 for lots along the eastern and western property lines, average 30% lot coverage, do not exceed one story (15 feet), and average approximately 4,600 square feet lot sizes.

## **PUBLIC PARTICIPATION PLAN**

Huellmantel & Affiliates will host a neighborhood meeting at a location close to the project site no later than 15 days prior to the Planning Commission hearing. Once we receive our schedule of hearing dates, we will schedule the neighborhood meeting and send a neighborhood meeting letter via first class mail to all property owners within 300 feet of the subject site as well as any interested parties the City requires. A copy of the 300-foot notification list and one set of mailing labels are included with this submittal. The Development Services Department will also receive notice of the meeting via a first class letter mailed to Rudy Esquivias, Senior Planner. All neighborhood meeting letters will be sent not later than 10 days prior to the proposed neighborhood meeting date.

The site will be posted with a sign in accordance with the Zoning Ordinance. We have already spoken with Rudy Esquivias about the location of the sign and Dynamite Signs has been scheduled to blue stake the site in preparation for posting. Mr. Esquivias requested that the sign not be placed in a right of way along Lost Dutchman Boulevard or along Delaware Drive. As such, the sign may be posted on the exterior wall of the site if the sign company is able to do so.

Prior to holding a public neighborhood meeting, we will provide letters to residents of Boardwalk Estates explaining our request and scheduling a resident-only neighborhood meeting. This allows current residents to attend a meeting tailored to the specific questions they may have.

Huellmantel & Affiliates will prepare a follow up report after the neighborhood meeting and not less than 10 days prior to the Planning Commission hearing detailing any neighborhood contacts and feedback received regarding the proposed rezoning and plat. The report will include a copy of the neighborhood meeting letter, photographic evidence of the sign posting, a list of all people invited to the meeting via first class mail notice, an attendance sheet from the neighborhood meeting and a summary of the meeting including comments and concerns.



**H UELLMANTEL**  
**A FFILIATES**

July 21, 2017

**RECEIVED**  
**JUL 24 2017**  
City of Apache Junction  
**DEVELOPMENT SERVICES**  
**BUILDING DIVISION**

Dear Neighbor:

The purpose of this letter is to inform you that we have filed an application with the City of Apache Junction for the property located at 2200 North Delaware Drive to allow the existing mobile home park to be considered a subdivision. There is no construction to the interior of the site associated with this request; however, we are requesting to rezone from Mobile Home Park (MHP) to RS-7M with a Planned Development overlay to accommodate the existing development.

As part of our request, we will conduct off-site improvements including adding sidewalks and streetlights along Delaware Drive and Lost Dutchman Boulevard. We have scheduled the following neighborhood meeting to discuss the case with anyone who may have questions regarding this proposal:

Date: Wednesday, August 2, 2017  
Time: 5:30 p.m.  
Location: Parks & Recreation Conference Center  
1001 North Idaho Road  
Apache Junction, AZ 85119

If you would like to discuss this project in greater detail, I can be reached at (480) 921-2800 or via e-mail at [lauren.proper@huellmantel.com](mailto:lauren.proper@huellmantel.com). Thank you.

## 1-5-2 RESIDENTIAL BULK REGULATIONS. Table 5-2 illustrates the bulk regulations for all residential zoning districts:

TABLE 5-2: RESIDENTIAL BULK REGULATIONS

USE TYPE	RS-GR	RS-54 & RS-54M	RS-20 & RS-20M	RS-10 & RS-10M	RS-7 & RS-7M	RS-5	RM-1	RM-2	RM-3	MHP	RV
Minimum Lot Area per Dwelling Unit <sup>1</sup>	1.25 acres	1.25 acres	20,000 sf.	10,000 sf.	7,000 sf.	5,000 sf.	3,350 sf.	1,980 sf.	1,089 sf.	3,111 sf.	2,178 sf.
Maximum Density (dwelling units per acre) <sup>3</sup>	0.80 units/ac	0.80 units/ac	2.18 units/ac	4.36 units/ac	6.22 units/ac	8.71 units/ac	13 units/ac	22 units/ac	40 units/ac	14 units/ac	20 units/ac
Minimum Development Area	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7,000 sf.	7,000 sf.	7,000 sf.	10 acres	10 acres
Minimum Lot Width <sup>2</sup>	100 ft.	100 ft.	80 ft.	70 ft.	60 ft.	50 ft.	60 ft.	60 ft.	60 ft.	50 ft./space	30 ft./space
Minimum Front Setback (main structure)	40 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Front Setback (accessory structure) <sup>4</sup>	40 ft.	30 ft. <sup>8</sup>	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.
Minimum Interior Side Setback <sup>5</sup> (main structure)	20 ft.	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum Street Side Setback <sup>5</sup> (all structures)	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	3 ft.
Minimum Side Setback (accessory structure >120 sf.) <sup>4</sup>	5 ft.	10 ft. <sup>9</sup>	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.	3 ft.
Minimum. Rear Setback (main structure)	40 ft.	30 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	10 ft.	5 ft.
Minimum. Rear Setback (accessory structure > 120 sf.) <sup>4</sup>	5 ft.	10 ft. <sup>9</sup>	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	3 ft.
Max. Lot Coverage <sup>6</sup>	30%	20%	30%	40%	50%	60%	50%	50%	70%	NA	NA
Maximum Size for Accessory Structure <sup>7</sup>	No limit	2,000 sf. <sup>7</sup>	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below	See #7 below
Maximum Height for Main Structure	35 ft.	35 ft.	35 ft.	30 ft.	30 ft.	30 ft.	35 ft.	40 ft.	60 ft.	15 ft.	15 ft.
Maximum Height for Accessory Structure > 120 sf. <sup>10</sup>	20 ft.	20 ft. <sup>8</sup>	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Accessory Structure ≤ 120 sf. <sup>10</sup>	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below	See #10 below
Accessory Dwelling Units <sup>11</sup>	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below	See #11 below



INSERT VIEW DRIVE

LOST DUTCHMAN BOULEVARD

POOTHILL STREET

DELAWARE DRIVE

RECEIVED  
JAN 24 1964  
COUNTY CLERK

A LAYOUT PLAN FOR  
BOARDWALK ESTATES MOBILE HOME PARK  
APACHE JUNCTION, ARIZONA

NOTES  
1. ALL LOTS ARE 10' WIDE  
2. ALL LOTS ARE 10' DEEP  
3. ALL LOTS ARE 10' DEEP  
4. ALL LOTS ARE 10' DEEP  
5. ALL LOTS ARE 10' DEEP  
6. ALL LOTS ARE 10' DEEP  
7. ALL LOTS ARE 10' DEEP  
8. ALL LOTS ARE 10' DEEP  
9. ALL LOTS ARE 10' DEEP  
10. ALL LOTS ARE 10' DEEP

Curve Data

Station	Curve Length	Curve Radius	Curve Degree
1+00	100.00	100.00	1.00
2+00	100.00	100.00	1.00
3+00	100.00	100.00	1.00
4+00	100.00	100.00	1.00
5+00	100.00	100.00	1.00
6+00	100.00	100.00	1.00
7+00	100.00	100.00	1.00
8+00	100.00	100.00	1.00
9+00	100.00	100.00	1.00
10+00	100.00	100.00	1.00

LEGAL DESCRIPTION  
THE EAST HALF OF THE NORTHWEST QUARTER OF THE SECTION 16, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, EXCEPT THE NORTH 20' THEREOF, EXCEPT THE EAST 40' THEREOF, EXCEPT THE WEST 20' THEREOF.

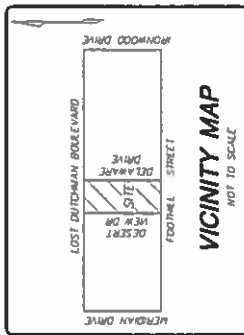


SAMER AND ASSOCIATES, INC.  
CITY ENGINEERING & SURVEYING  
JAMES M. SAMER, P.E.  
ARIZONA LICENSE NO. 1000  
PHOENIX, ARIZONA  
DATE: 1-24-64  
BY: JMS  
CHECKED: JMS  
DATE: 1-24-64

BOARDWALK ESTATES MH PARK PLAN



A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



STATE OF ARIZONA ) ss  
COUNTY OF PINAL )  
KNOW ALL MEN BY THESE PRESENTS:

[illegible]

IN WITNESS WHEREOF:  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Keith Wandershaft

ACKNOWLEDGEMENT  
STATE OF \_\_\_\_\_ ) ss.  
COUNTY OF \_\_\_\_\_ )

In this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the  
 aforesaid \_\_\_\_\_, undersigned, personally appeared Keith Vanderhaegh, who acknowledged himself to  
 be the person whose name is subscribed to the instrument with, and who  
 executed the foregoing instrument for the purposes therein contained.

AT WITNESS MY HAND. I have hereunto set my hand and official seal.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED AS BENEFACTORY OF THAT CERTAIN DEED OF TRUST RECORDED IN THE 2015-031542 RECORDS OF PHOENIX COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAN, THE DECLARATION OF RESTRICTIONS CONTAINED CONCURRENTLY HEREIN AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

*The Bank of Montreal, a Canadian corporation (Plaintiff)*

\_\_\_\_\_

\_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, who is the person whose name is subscribed to the foregoing instrument, and who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

**GRASS AREA:** 19,990 ACRES - 811,750 SQ. FT.  
**NET AREA:** 18,842 ACRES - 724,918 SQ. FT.  
**EXISTING ZONING:** MAP  
**PROPOSED ZONING:** RS-7M-PD  
**PROPOSED LOTS:** 115  
**PROPOSED TRACTS:** 3

According to FEMA Flood Insurance Rate Map, Map Number 04021C0001SE, dated December 4, 2007, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

**SHEET 1:** DEDICATIONS & APPROVALS  
**SHEET 2:** ADJACENT LOT TABLE, PARENT PARCEL DESCRIPTION, NOTES, LINE TABLE  
**SHEET 3:** REFERENCE DOCUMENTS  
**SHEET 4:** CURVE TABLE, MONUMENT TABLE, LEGEND, & SECTION DETAIL  
**SHEET 5:** PLAT  
**SHEET 6:** EXISTING EASEMENT DESCRIPTION  
**SHEET 7:** LOT & TRACT AREAS, TRACT INFORMATION  
**SHEET 8:** LOT & EASEMENT DETAILS

**-PRELIMINARY-  
NOT FOR  
CONSTRUCTION  
OR RECORDING**

**ALLIANCE**  
LAND SURVEYING, LLC  
SHEET 1 OF 1 - DAVIS GRAY  
JOB NO. 00079

This is to certify that this plot is a correct representation of all the exterior boundaries of land surveyed and the subdivision of it that I have prepared the description of the land shown on the plot and I hereby certify to its correctness and that all lots are stated or will be stated and all monuments are set or will be set within one (1) year after recordation.

C. Bryan Costenberger  
R.L.S. 831020

**-PRELIMINARY-  
NOT FOR  
CONSTRUCTION  
OR RECORDING**

### FINAL PLAN FOR SCHEDULED ENTRY

STATEWIDE 8

7000 N 70th Avenue TEL 800/597-5200  
FAX 800/597-5200  
SUITE 124

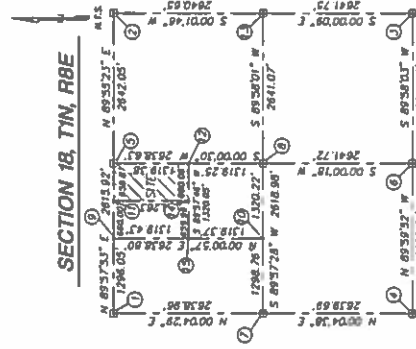
**CLARENCE AT 80000**



**CURVE TABLE**

Curve	Radius	Chord Length	Delta Angle	Chord Bearing	Chord Length	Curve	Radius	Chord Length	Delta Angle	Chord Bearing	Chord Length
C1	889.22	24.43	0.013726°	S 0.004731° E	24.43	C31	28.00	37.99	0.141300°	S 0.370724° E	61.11
C2	889.22	60.17	0.033258°	S 0.070750° E	60.18	C32	1413.50	50.45	0.073100°	S 0.432750° E	34.70
C3	889.22	60.17	0.033258°	S 0.083539° E	60.18	C33	1413.50	50.45	0.073100°	S 0.451070° E	50.64
C4	889.22	44.20	0.024300°	S 0.100502° E	44.20	C34	1413.50	42.01	0.042000°	S 0.463550° E	42.01
C5	889.22	44.20	0.024300°	S 0.113422° E	44.20	C35	1327.50	60.20	0.073700°	S 0.482750° E	46.68
C6	889.22	110.27	0.061348°	S 0.138422° E	110.27	C36	1327.50	60.20	0.073700°	S 0.492750° E	50.68
C7	700.58	47.00	0.072472°	N 0.273753° W	46.99	C37	1327.50	47.8	0.073700°	S 0.472753° E	47.8
C8	700.58	47.00	0.072472°	N 0.241159° W	46.99	C38	1413.50	58.00	0.073800°	S 0.470950° E	54.00
C9	700.58	38.61	0.053213°	N 0.172575° W	39.60	C39	1327.50	33.67	0.020814°	S 0.471550° E	33.67
C10	700.58	38.61	0.053213°	N 0.140200° W	39.60	C40	1413.50	58.00	0.073800°	S 0.471550° E	54.00
C11	832.39	47.00	0.071933°	N 0.081210° E	47.00	C41	1327.50	54.00	0.070400°	S 0.462950° E	47.00
C12	832.39	47.00	0.071933°	N 0.061570° E	47.00	C42	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C13	832.39	77.37	0.092343°	N 0.039314° E	77.37	C43	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C14	832.39	77.37	0.092343°	N 0.039314° E	77.37	C44	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C15	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C45	1327.50	33.67	0.020814°	S 0.471550° E	33.67
C16	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C46	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C17	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C47	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C18	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C48	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C19	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C49	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C20	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C50	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C21	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C51	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C22	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C52	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C23	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C53	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C24	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C54	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C25	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C55	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C26	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C56	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C27	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C57	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C28	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C58	1413.50	54.00	0.070400°	S 0.462950° E	47.00
C29	141.50	43.69	0.017855°	S 0.021800° E	43.69	C120	674.39	4.02	0.027020°	N 0.033057° E	4.03
C30	127.50	62.04	0.021744°	S 0.023551° E	62.03	C121	28.00	41.42	0.171625°	N 0.417037° E	37.18
C31	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C122	252.39	46.68	0.034312°	N 0.021351° E	46.68
C32	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C123	674.39	58.91	0.043845°	N 0.021351° E	58.91
C33	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C124	1282.27	58.00	0.034312°	N 0.021351° E	58.00
C34	1241.50	50.67	0.027003°	S 0.072050° E	50.67	C125	350.50	44.20	0.041268°	N 0.431300° W	44.03
C35	141.50	76.00	0.007111°	S 0.001300° W	47.80	C126	28.00	41.37	0.171368°	N 0.431300° W	37.28
C36	127.50	27.79	0.007070°	S 0.012712° W	27.79	C127	28.00	38.84	0.050122°	N 0.450109° E	36.13
C37	127.50	62.04	0.021744°	S 0.023551° E	62.03	C128	434.58	43.41	0.054322°	N 0.450109° E	43.39
C38	127.50	62.04	0.021744°	S 0.023551° E	62.03	C129	352.39	62.80	0.034312°	N 0.450109° E	62.80
C39	141.50	104.14	0.007111°	S 0.001300° W	104.14	C130	1088.22	58.84	0.033010°	N 0.450109° E	58.84
C40	127.50	62.04	0.021744°	S 0.023551° E	62.03	C131	1088.22	58.84	0.033010°	N 0.450109° E	58.84
C41	141.50	47.68	0.001537°	S 0.002049° W	47.68	C132	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C42	141.50	17.89	0.001537°	S 0.002049° W	17.89	C133	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C43	1241.50	41.38	0.021815°	N 0.002172° E	41.36	C134	1282.27	58.00	0.034312°	N 0.450109° E	57.99
C44	1241.50	41.38	0.021815°	N 0.002172° E	41.36	C135	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C45	141.50	18.84	0.001537°	S 0.002049° W	18.84	C136	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C46	842.39	23.37	0.013415°	N 0.009343° E	23.37	C137	1088.22	58.00	0.033010°	N 0.450109° E	57.99
C47	842.39	16.61	0.010859°	N 0.021416° E	16.61	C138	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C48	824.39	67.33	0.034934°	N 0.050357° E	67.22	C139	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C49	824.39	67.33	0.034934°	N 0.050357° E	67.22	C140	1088.22	58.00	0.034312°	N 0.450109° E	57.99
C50	824.39	111.11	0.034934°	N 0.050357° E	111.00	C141	1088.22	58.00	0.034312°	N 0.450109° E	57.99
C51	824.39	111.11	0.034934°	N 0.050357° E	111.00	C142	1142.22	72.39	0.027045°	N 0.450109° E	72.39
C52	28.00	41.37	0.171368°	N 0.431300° W	37.18	C143	28.00	40.80	0.102744°	N 0.430953° W	36.78
C53	652.39	47.19	0.031078°	N 0.013601° E	47.18	C144	28.00	40.82	0.093718°	N 0.430953° W	36.78
C54	842.39	44.19	0.031912°	N 0.023544° W	44.18	C145	1253.23	48.20	0.015324°	N 0.430953° W	40.20
C55	842.39	44.19	0.031912°	N 0.023544° W	44.18	C146	1253.23	48.20	0.015324°	N 0.430953° W	40.20
C56	680.58	53.09	0.041415°	N 0.071618° E	53.08	C147	1253.23	48.20	0.015324°	N 0.430953° W	40.20
C57	842.39	61.05	0.043484°	N 0.083744° W	64.03	C148	1253.23	48.20	0.015324°	N 0.430953° W	40.20
C58	680.58	47.50	0.027073°	N 0.083744° W	17.50	C149	434.58	34.67	0.041415°	N 0.093507° E	34.68
C59	680.58	47.50	0.027073°	N 0.083744° W	17.50	C150	1253.23	48.20	0.015324°	N 0.430953° W	40.20
C60	877.22	71.31	0.027160°	N 0.074198° W	70.49	C151	28.00	40.17	0.103716°	N 0.430953° W	36.78
C61	877.22	71.31	0.027160°	N 0.074198° W	70.49	C152	28.00	40.17	0.103716°	N 0.430953° W	36.78
C62	680.58	74.25	0.027003°	N 0.102729° W	74.25	C153	508.18	48.98	0.043042°	N 0.430953° W	48.65
C63	889.22	21.02	0.012185°	N 0.113578° E	21.01	C154	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C64	889.22	61.99	0.040511°	S 0.002150° E	61.90	C155	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C65	889.22	24.25	0.027801°	N 0.107137° E	24.25	C156	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C66	889.22	61.99	0.040511°	S 0.002150° E	61.90	C157	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C67	889.22	54.78	0.030432°	N 0.072359° E	54.78	C158	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C68	889.22	54.78	0.030432°	N 0.072359° E	54.78	C159	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C69	889.22	42.99	0.027473°	S 0.012152° E	42.99	C160	28.00	38.12	0.147643°	N 0.430953° W	38.12
C70	889.22	42.99	0.027473°	S 0.012152° E	42.99	C161	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C71	889.22	42.99	0.027473°	S 0.012152° E	42.99	C162	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C72	889.22	42.99	0.027473°	S 0.012152° E	42.99	C163	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C73	889.22	42.99	0.027473°	S 0.012152° E	42.99	C164	1598.50	63.24	0.021553°	N 0.430953° W	63.24
C74	28.00	40.82	0.093718°	N 0.430953° W	36.78	C165	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C75	1041.22	43.61	0.029900°	S 0.017400° E	43.13	C166	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C76	1041.22	43.61	0.029900°	S 0.017400° E	43.13	C167	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C77	1041.22	43.61	0.029900°	S 0.017400° E	43.13	C168	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C78	1041.22	50.60	0.027003°	S 0.103324° E	50.79	C169	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C79	618.58	58.00	0.027270°	N 0.009141° W	57.80	C170	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C80	618.58	40.20	0.005155°	N 0.009141° W	36.31	C171	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C81	28.00	40.20	0.005155°	N 0.009141° W	36.31	C172	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C82	618.58	48.62	0.013535°	N 0.034545° W	49.61	C173	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C83	618.58	48.62	0.013535°	N 0.034545° W	49.61	C174	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C84	28.00	40.12	0.005155°	N 0.034545° W	36.40	C175	1825.50	47.00	0.013976°	N 0.430953° W	47.00
C85	28.00	40.12	0.005155°	N 0.034545° W	36.40	C176	28.00	17.68	0.352044°	N 0.430953° W	17.15
C86	780.19	58.41	0.040830°	N 0.003029° E	58.40	C177	28.00	24.23	0.332476°	N 0.430953° W	23.33
C87	780.19	21.40	0.012185°	N 0.003029° E	21.40	C178	28.00	24.23	0.332476°	N 0.430953°	

GRADE	RADIUS	ARC LENGTH	DETAILED	CHORD BEARING	CHORD LENGTH
C163	1253.22	49.15	0271.49°	S 08°56'24" E	49.15
C164	1253.22	48.63	071.20°	S 07°43'59" E	48.63
C165	1253.22	48.63	071.12°	S 07°30'19" E	48.63
C166	1253.22	48.40	071.00°	S 07°17'08" E	48.40
C167	1253.22	48.40	071.00°	S 07°04'00" E	48.40
C168	1400.71	2.48	072.80°	S 02°58'41" E	2.48
C169	84.00	39.71	802.92°	S 39°21'42" W	36.29
C170	54.00	64.67	602.42°	N 45°20'52" W	76.40
C171	34.00	118.05	191.17°	S 80°23'07" W	16.00
C172	40.00	92.73	84.42°	S 41°33'21" E	39.80
C173	40.00	92.73	84.42°	S 41°33'21" E	39.80
C174	266.39	128.63	094.11°	N 04°31'24" E	129.40
C175	94.39	158.63	094.11°	N 04°31'24" E	158.44
C176	1257.50	381.59	162.20°	S 07°42'32" W	360.34
C177	40.00	56.85	86.28°	S 47°08'43" E	51.78
C178	181.50	434.54	157.17°	S 02°02'20" W	242.77
C179	181.50	434.54	157.17°	S 02°02'20" W	242.77
C180	604.58	179.63	177.70°	N 08°07'43" W	178.38
C201	1025.72	228.15	178.16°	S 08°02'53" E	228.71
C202	40.00	62.06	9002.44°	N 45°20'52" W	56.59
C203	863.127	189.29	178.16°	S 08°07'53" E	188.93
C204	40.00	62.06	178.16°	S 08°07'53" E	66.19
C205	1253.22	763.59	177.70°	N 08°07'43" W	160.19
C206	1239.72	763.59	178.16°	S 08°07'53" E	268.07
C207	40.00	62.06	69.57°	S 44°49'08" W	56.55
C208	54.00	27.69	39.22°	S 30°00'03" E	27.39
C209	34.00	42.74	45.20°	N 47°26'53" W	41.63
C210	40.00	42.74	45.20°	N 47°26'53" W	41.63
C211	54.00	39.12	41302.16°	N 69°12'45" E	54.27
C212	1443.90	2.17	90093.04°	N 69°12'45" E	2.17



MONUMENT TABLE	
1	NW COR. SEC. 18 - TND ALUMINUM CAP 0 20" BENCH SURFACE
2	NE COR. SEC. 18 - TND BRASS CAP FLUSH
3	SE COR. SEC. 18 - TND NW NAIL
4	SW COR. SEC. 18 - TND BRASS CAP IN HANDHOLE L.S. 13.316
5	N 1/4 COR. SEC. 18 - TND BRASS CAP IN HANDHOLE
6	S 1/4 COR. SEC. 18 - TND BRASS CAP IN HANDHOLE
7	N 1/4 COR. SEC. 18 - NW MONUMENT TND 00' SET - CALC'D POSITION PER R.O.S. YEE NW 2012-068272, P.C.R
8	CEN. OF SEC. 18 - TND BRASS CAP FLUSH
9	NE COR. 61.0 LOT 9 - CALC'D POSITION
10	SE COR. 61.0 LOT 9 - CALC'D POSITION
11	NW COR. NE 1/4 NE 1/4 NW 1/4, SEC. 18 - TND COTTON PICKER SPOKE NO. 10
12	SE COR. SE 1/4 NE 1/4 NW 1/4, OF SEC. 18 - TND BRASS CAP FLUSH
13	E 1/4 COR. SEC. 18 - TND BRASS CAP IN HANDHOLE
14	SW COR. SEC. 1/4 NE 1/4 NW 1/4, SEC. 18 - SET NW NAIL & WASKER L.S. 31020
15	SW COR. NE 1/4 NW 1/4, SEC. 18

**-PRIMARY-  
CONTRIBUTION  
OR RECORDING**

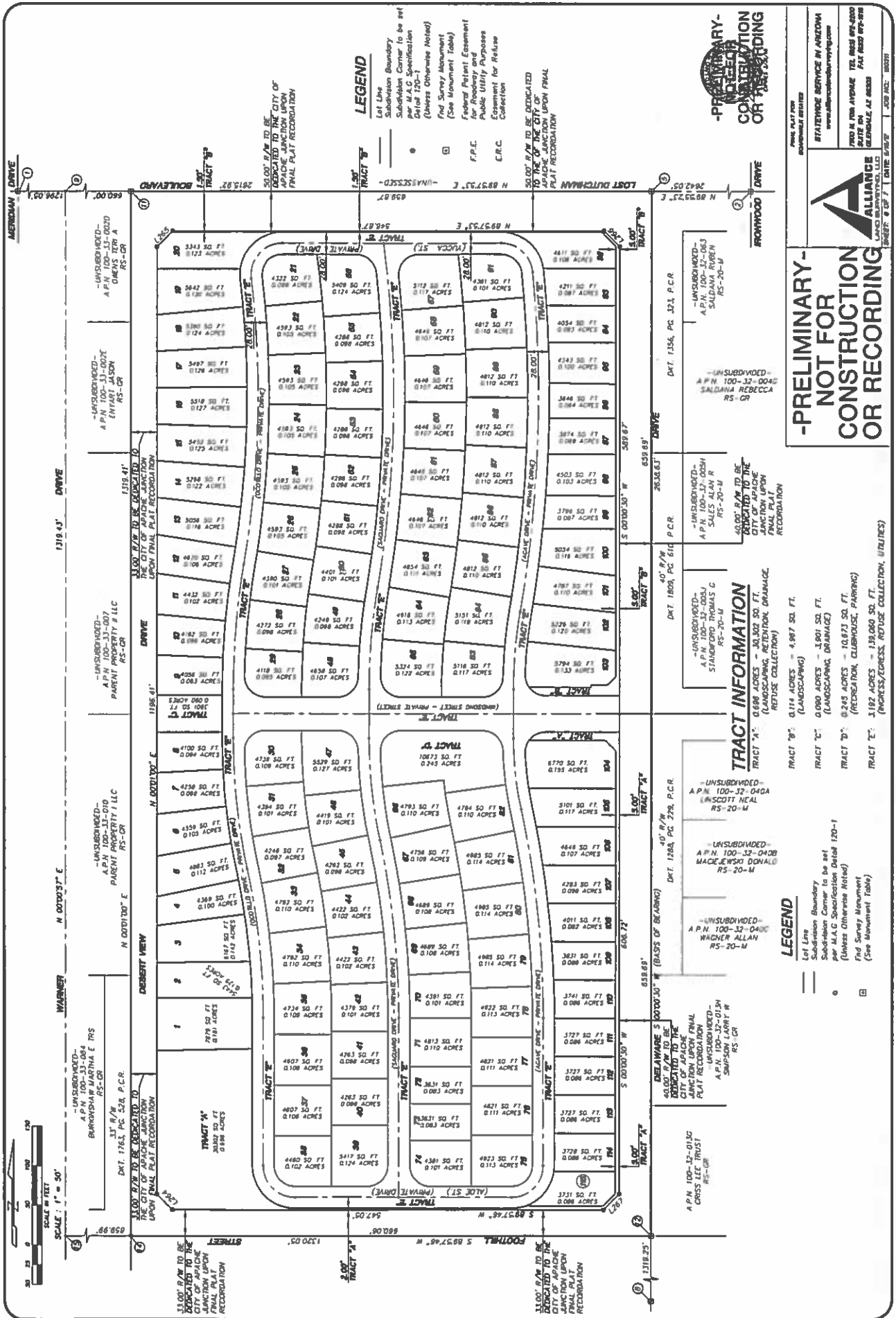
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FAX: 918.592.4501



**-PRELIMINARY-  
NOT FOR  
CONSTRUCTION  
OR RECORDING-**

**TRACT INFORMATION**  
TRACT A: 0.680 ACRES - 30,302 SQ. FT.  
(LANDSCAPING, RETENTION DRAINAGE,  
REFUSE COLLECTION)  
TRACT B: 0.114 ACRES - 4,967 SQ. FT.  
(LANDSCAPING)  
TRACT C: 0.090 ACRES - 3,901 SQ. FT.  
(LANDSCAPING, DRAINAGE)  
TRACT D: 0.245 ACRES - 10,671 SQ. FT.  
(RECREATION, CLUBHOUSE, PARKING)  
TRACT E: 1.192 ACRES - 51,860 SQ. FT.  
(PROPOSED CORNER, REFUSE COLLECTION, UTILITIES)

**LEGEND**  
Let Line  
Subdivision Boundary  
Subdivision Corner to be set  
per M.A.G. Specification Detail 120-1  
(Unless Otherwise Noted)  
Find Survey Monument  
Federal Patent Easement  
for Roadway and  
Public Utility Purposes  
Consistent for Future  
Construction

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