Payson COUNCIL DECISION REQUEST

SUBJECT: Amended Plat of lots 10, 11, 14 & Tract 'B' of Boulder Creek Subdivision

MEETING DATE: July 21, 2016

SUBMITTED BY: Sheila DeSchaaf, Planning & Dev.

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: n/a

EXPENDITURE REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached):

Amended Plat for lots 10, 11, 14 and Tract 'B' of the Second Amended Final Plat for Boulder Creek

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POSSIBLE MOTION

"I move approval of the Amended Plat for lots 10, 11, 14 and Tract 'B' of the Second Amended Final Plat for Boulder Creek as submitted."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:
The amendment for this Plat was due to private property owner acquisition of Tract B. This tract and a pedestrian easement across lots 10 and 11 were previously for the common use and enjoyment of all of the lot owners within Boulder Creek and held by the homeowners association for that subdivision. However, ownership of the tract and the interests in Tract B and the associated easement have changed. In order to reflect the change in the dedication and use of these areas for future lot owners within the subdivision this amended final plat is being submitted. Tract 'B' will remain as open space/recreational, but will be privately held and maintained by the adjoining owner of lot 14.

PROS: n/a

CONS: n/a

FUNDING:

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

FM: _____ Date: _____

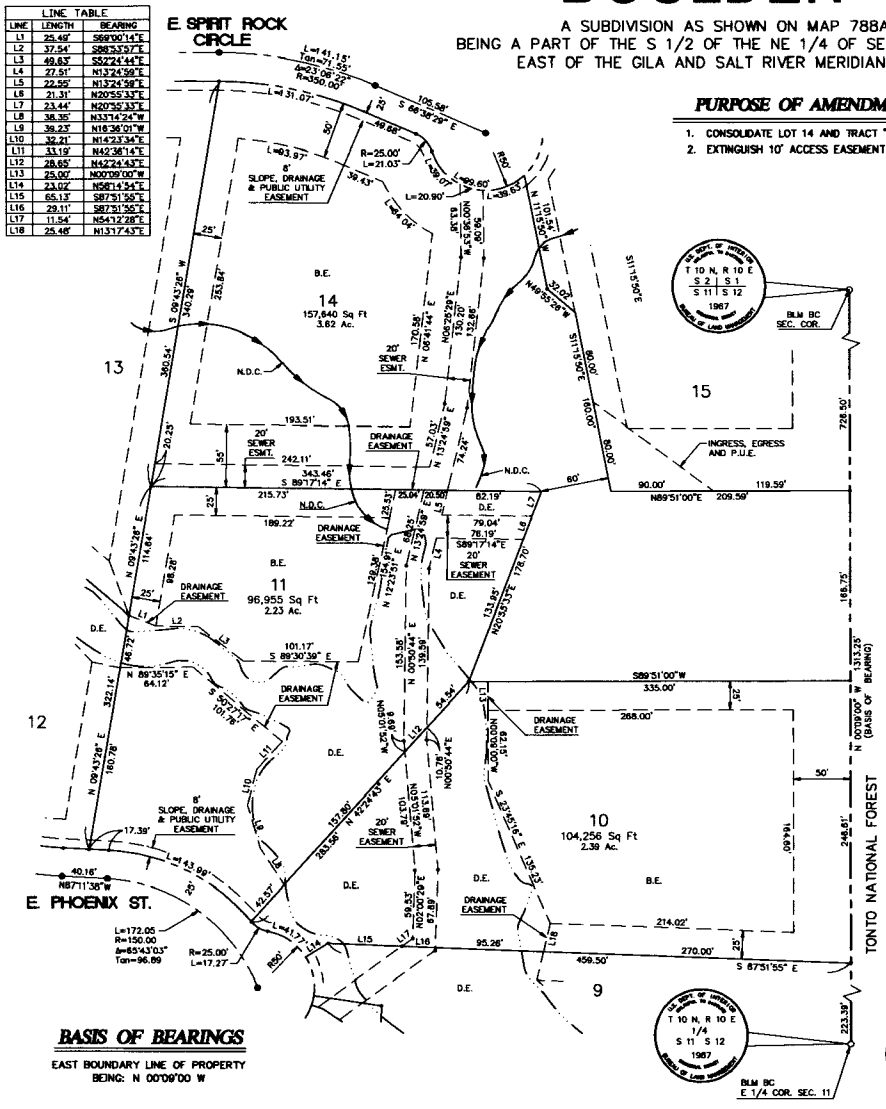
JUL 21 2016 I.1*

AMENDED PLAT FOR LOTS 10, 11, 14, & TRACT "B" OF THE SECOND AMENDED FINAL PLAT FOR

BOULDER CREEK

A SUBDIVISION AS SHOWN ON MAP 788A, 788B, 788C, & 788D, GCR,
BEING A PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10
EAST OF THE GILA AND SALT RIVER MERIDIAN, PAYSON, GILA COUNTY, ARIZONA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.49'	S69°00'14"E
L2	37.54'	S86°33'37"E
L3	49.63'	S52°24'44"E
L4	27.51'	N13°24'59"E
L5	22.95'	N13°24'59"E
L6	21.31'	N20°55'33"E
L7	23.44'	N20°55'33"E
L8	38.35'	N33°14'24"W
L9	39.23'	N16°36'01"W
L10	32.21'	N14°23'34"E
L11	33.19'	N42°36'14"E
L12	28.65'	N42°24'43"E
L13	25.00'	N00°09'00"W
L14	23.02'	N58°14'54"E
L15	65.13'	S87°51'55"E
L16	29.11'	S87°51'55"E
L17	11.54'	N54°12'28"E
L18	25.46'	N13°17'43"E



PURPOSE OF AMENDMENT

1. CONSOLIDATE LOT 14 AND TRACT "B"
2. EXTINGUISH 10' ACCESS EASEMENT BETWEEN LOTS 10 AND 11

GENERAL NOTES

1. LOTS 11 AND 14 ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISION IN SECTION 15-07-0021 OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT.
2. ALL EXISTING LOT AND TRACT CORNERS INCLUDING BEGINNING AND ENDING OF CURVES ARE MONUMENTED WITH 5/8" REBAR MARKED WITH TAG L.S. 18436.
3. BUILDING CONSTRUCTION MAY ENCROACH INTO FLOOD PLAIN PROVIDING MINIMUM LOT SETBACKS ARE MAINTAINED AND SAID ENCROACHMENT DOES NOT IMPEDE THE FLOW OF WATER AS APPROVED THE THE PAYSON PUBLIC WORKS DEPARTMENT.
4. AREAS IN LOTS BUT OUTSIDE BUILDING ENVELOPES SHALL NOT BE ISSUED A PERMIT FOR BUILDING CONSTRUCTION OTHER THAN FOR OUTSIDE RECREATIONAL USES.
5. BUILDING ENVELOPES ARE NOTED AS DASHED LINES WITHIN EACH LOT. LOT OWNERS WILL BE REQUIRED TO CONSTRUCT IMPROVEMENTS ONLY WITHIN THE DEFINED BUILDING ENVELOPES. DRIVEWAY IMPROVEMENTS MAY BE CONSTRUCTED WITHIN A THIRTY FOOT WIDE DRIVEWAY ACCESS CORRIDOR FROM THE STREET RIGHT-OF-WAY TO THE BUILDING ENVELOPE. LOCATION OF THE DRIVEWAY ACCESS CORRIDOR FOR EACH LOT MUST BE APPROVED BY THE TOWN OF PAYSON AND BOULDER CREEK HOMEOWNERS ASSOCIATION. PRIVATE OPEN SPACE WITHIN THE LOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
7. NATURAL DRAINAGE CONVEYANCES ON LOTS, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT ALTERS OR IMPEDES THE DRAINAGE FLOW IN SUCH NATURAL DRAINAGE CONVEYANCES WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON IS STRICTLY PROHIBITED.

LEGEND

●	CENTERLINE SURVEY MONUMENT
— — —	BOUNDARY LINE
———	RIGHT OF WAY LINE
— · —	CENTER LINE
———	LOT LINE
— — —	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
B.E.	BUILDING ENVELOPE (SEE NOTE 5)
D.E.	DRAINAGE EASEMENT (SEE NOTE 6)
N.D.C.	NATURAL DRAINAGE CONVEYANCE (SEE NOTE 7)

GRAPHIC SCALE
0 50 75 100
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

EAST BOUNDARY LINE OF PROPERTY
BEING: N 00°09'00" W

Prepared by

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Project No. 16-15

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST No.8599, OWNER OF LOTS 10 AND 11, AND RANDY GRANGER AND SANDY GRANGER, AS TRUSTEES OF THE GRANGER FAMILY TRUST, DATED APRIL 21, 2009, OWNERS OF LOT 14 AND TRACT "B", HEREBY PUBLISHES THIS AMENDED PLAT FOR LOTS 10, 11, 14, AND TRACT "B" OF THE SECOND AMENDED FINAL PLAT FOR BOULDER CREEK, A PORTION OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN ON MAPS 788A-788D, GILA COUNTY RECORDS, AND HEREBY PUBLISHES THIS AMENDED PLAT AND DECLARES THAT SAID AMENDED PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER THAT IS GIVEN TO EACH RESPECTIVELY ON SAID AMENDED PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. THERE HAS BEEN RECORDED A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULDER CREEK RELATING TO AN ASSOCIATION OF OWNERS WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS.

IN WITNESS WHEREOF:

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST No.8599, HAS CAUSED ITS NAME TO BE SIGNED.

THIS _____ DAY OF _____ 2016.

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016.

BY: _____
WHO ACKNOWLEDGED HIMSELF TO ME TO BE THE _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY, AND THAT AS SUCH, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

RANDY GRANGER AND SANDY GRANGER, AS TRUSTEES OF THE GRANGER FAMILY TRUST, DATED APRIL 21, 2009, HAS CAUSED THEIR NAMES TO BE SIGNED

THIS _____ DAY OF _____ 2016.

BY: _____ _____
RANDY GRANGER SANDY GRANGER

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF GILA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016.

BY: _____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

APPROVALS

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2016.

BY _____
MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST: _____
TOWN CLERK

APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2016.

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY _____
PUBLIC WORKS DEPARTMENT

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2003. THAT THE SURVEY IS TRUE AND COMPLETE, EXISTING LOT CORNERS ARE MARKED WITH A 5/8" REBAR WITH L.S. TAG #18436 AND THE MONUMENTS ACTUALLY EXIST. THEIR POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR 12316 RALPH OSWALD BOSSERT ARIZONA U.S.A. EXPIRES 06/30/17

SHEET 1 OF 1