

DeSchaaf, Sheila

From: Aidan Barry [ABarry@thetruelifecompanies.com]
Sent: Tuesday, June 16, 2015 8:19 AM
To: DeSchaaf, Sheila
Subject: S14-002 - 300 W. Rumsey Drive, Timber Ridge Preliminary Plat - 150 unit single family residential subdivision
Attachments: 300 W Rumsey Drive- S14-002- Timber Ridge Preliminary Plat NOA.docx

Sheila DeSchaaf,

The purpose of this email shall be to request a 6 month extension regarding our Preliminary Plat for the above referenced project. Please place this request on the agenda for Planning Commission action at their scheduled hearing of July 6, 2015.

By way of background to this request and as stated in the attached Notice Of Action dated October 20, 2014, our final plat shall be submitted no later than July 9, 2015. We have been diligently processing the required drawings and submittals necessary to demonstrate adequate sanitary sewer facilities through Northern Gila County Sanitary District which is a requirement prior to submitting our final plat to the Town of Payson. We are close to completing this process but we need to request an extension to our preliminary plat so that we do not have a gap in our entitlements.

Please contact me directly if you have any questions or concerns regarding this request.

Sincerely

Aidan Barry
President of Development
2555 E Camelback Road
Phoenix, AZ 85016
D 602.626.7191 C 510.227.0030
thetruelifecompanies.com



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NOTICE OF ACTION

October 20, 2014

The True Life Companies
Attn: Aidan Barry
Via e-mail: ABarry@thetruelifecompanies.com

Re: S14-002 –300 W. Rumsey Drive, Timber Ridge Preliminary Plat-150 unit single family residential subdivision

Dear Mr. Barry,

On October 13, 2014, the Town of Payson Planning and Zoning Commission approved your Preliminary Plat for a 150 lot and 19 tract single family residential subdivision as submitted with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 10/02/2014 and shall not exceed a total of 150 dwelling units.
2. A final plat shall be submitted no later than July 9, 2015.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. All other provisions of the Unified Development Code and the approved Planned Area Development plan for this property shall be met.

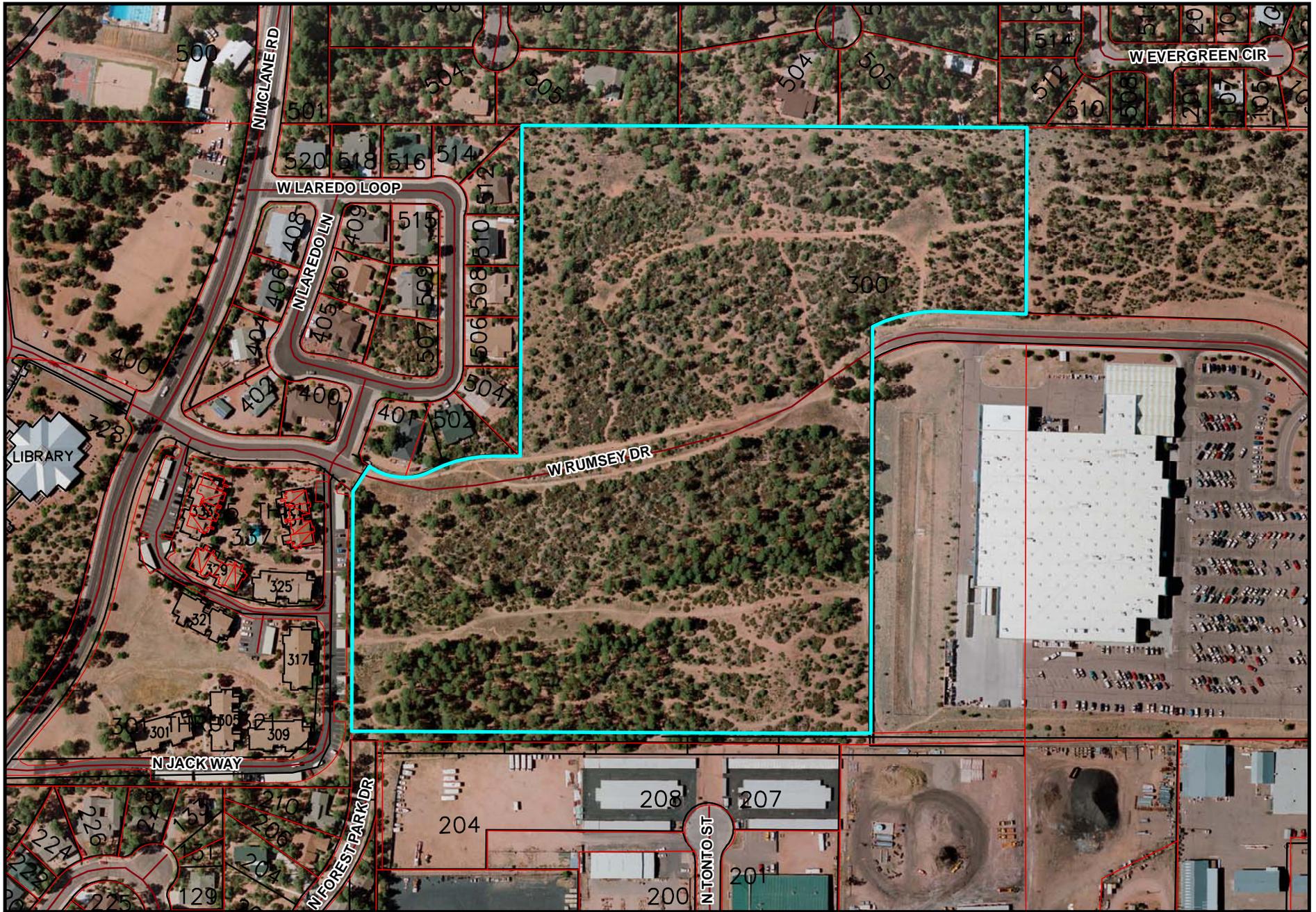
If you have any questions please feel free to contact me at your convenience.

Sincerely,

Doni Wilbanks

Doni Wilbanks, Planning Specialist
Town of Payson, Community Development Dept.
303 N. Beeline Hwy
Payson, AZ 85541
(928) 474-5242 x 356
F: (928) 472-7490
dwilbanks@paysonaz.gov

AERIAL VIEW OF SUBJECT SITE AND VICINITY



303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/28/2007



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.



CASE NUMBER S14-002

**TOWN OF PAYSON
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | | |
|---|---|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU | <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> P & Z Commission Appeal |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Guest Quarters | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Minor Land Division | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage | |

Jul, 2014

Project Address: A PORTION OF LOTS & SECTION 4 Tax Parcel Number: D 304-05-1380 3) 304-05-11K
 Subdivision: _____ Lot Number: _____
 Name of Applicant(s): TRUE LIFE COMPANIES Phone #: 602-626-7191
 Mailing Address: 2555 E. CAMELBACK RD. SUITE 378 Town: PHOENIX St: AZ Zip: 85016
 Name of Property Owner(s): TRUE LIFE COMPANIES
 Mailing Address: 2555 E. CAMELBACK RD. SUITE 378 Town: PHOENIX St: AZ Zip: 85016
 Contact Person: AIDAN BERRY Phone #: 602-626-7191 Fax #: _____
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:
PRELIMINARY PLAT FOR THE TIMBER RIDGE PLANNED DEVELOPMENT

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his/her behalf.

AIDAN BERRY _____ 9.15.14
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	9.5.14	SLD	150 lots + tracts preliminary plat application: \$16,175. ⁰⁰
COMPLETED APPLICATION	10.2.14	SLD	
NEWSPAPER PUBLICATION	9.26.14	SLD	
300' NOTIFICATION MAILOUT	n/a		
POSTING DATE	n/a		CHECK NUMBER: 4378 DATE: 9/17/14

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL NO. 1

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, A B.L.M. BRASS CAP SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 04'30" WEST, 1211.65 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 5 BEARS SOUTH 0 04'30" WEST, 101.19 FEET; THENCE NORTH 89 57'51" WEST, 1325.97 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0 00'41" WEST, 561.86 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 6, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, (ALSO RECORDED AS 566.92 FEET); THENCE SOUTH 89 36'06" EAST, 331.71 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 0 00'37" EAST, 653.09 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 36'14" EAST, 995.87 FEET ALONG THE NORTH LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE B.L.M. BRASS CAP OF EAST 1/16 CORNER IS SECTION 33, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA.

THENCE SOUTH 89 36'16" EAST ALONG THE SECTION LINE, A DISTANCE OF 379.48 FEET; THENCE SOUTH 00 00'51" WEST, A DISTANCE OF 652.93 FEET; THENCE NORTH 89 36'07" WEST, A DISTANCE OF 51.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 36'07" WEST, A DISTANCE OF 277.71 FEET TO THE BEGINNING OF A 235.00 FOOT RADIUS TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 19'34". AN ARC DISTANCE OF 17.74 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 54 11'02" EAST, A DISTANCE OF 21.70 FEET TO THE BEGINNING OF A 118.05 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 24'55", AN ARC DISTANCE OF 130.66 FEET TO THE BEGINNING OF A 258.33 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 27 36'57" WEST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 00'50", AN ARC DISTANCE OF 126.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A FOUND 3" BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4 SOUTH 00 04'03" WEST 376.22 FEET TO THE POINT OF BEGINNING CONTINUE

THENCE SOUTH 00 04'03" WEST 60.02 FEET TO A POINT; THENCE LEAVING SAID EAST LINE NORTH 88 20'54" WEST 161.77 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 148.78 FEET, A CHORD BEARING OF SOUTH 74 38'10" WEST, A CHORD DISTANCE OF 146.60 FEET TO A POINT; THENCE NORTH 00 04'03" EAST, 68.55 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 147.56 FEET, A CHORD BEARING OF NORTH 78 00'59" EAST, A CHORD DISTANCE OF 148.17 FEET TO A POINT; THENCE SOUTH 88 20'54" EAST 160.12 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A FOUND 3 INCH BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 00 04'03" WEST, A DISTANCE OF 436.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 04'03" WEST, A DISTANCE OF 775.26 FEET; THENCE LEAVING SAID EAST LINE NORTH 89 58'28" WEST, A DISTANCE OF 303.00 FEET; THENCE NORTH 00 04'03" EAST, A DISTANCE OF 740.86 FEET; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 148.78 FEET, A CHORD BEARING OF NORTH 74 36'10" EAST, A CHORD DISTANCE OF 146.59 FEET (146.60 OF RECORD) THENCE SOUTH 88 20'54" EAST, A DISTANCE OF 161.77 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, A B.L.M. BRASS CAP; THENCE SOUTH 0 04'30" WEST, A DISTANCE OF 1211.65 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 04'30" WEST, A DISTANCE OF 23 FEET; THENCE NORTH 89 57'51" WEST, A DISTANCE OF 1325.96 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0 0'30" EAST, A DISTANCE OF 23 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE SOUTH 89 57'51" EAST, A DISTANCE OF 1325.96 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4; THENCE SOUTH 00 08'43" WEST, A DISTANCE OF 1229.67 FEET; THENCE NORTH 89 58'23" WEST, A DISTANCE OF 360.77 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 89 59'05" WEST, A DISTANCE OF 963.20 FEET TO THE EAST LINE OF LOT 2 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST; THENCE SOUTH 00 01'29" EAST, A DISTANCE OF 913.64 FEET; THENCE NORTH 89 51'09" EAST, A DISTANCE OF 1322.13 FEET TO THE EAST SIDE LINE OF SECTION 4; THENCE NORTH 00 08'43" EAST, A DISTANCE OF 239.5 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 89 58'23" WEST, A DISTANCE OF 359.43 FEET ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 00 01'37" EAST ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151, A DISTANCE OF 660 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT FROM WHICH THE SECTION CORNER OF SECTION 3 AND 4 ON THE NORTH BOUNDARY OF TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARS NORTH 13 33'54" WEST, 1264.95 FEET; THENCE WEST, 299.23 FEET TO A POINT ON SECTION LINE BETWEEN SECTIONS 3 AND 4, THE TRUE POINT OF BEGINNING; THENCE SOUTH, 660 FEET; THENCE WEST, 359.43 FEET; THENCE NORTH, 660 FEET; THENCE EAST, 360.77 FEET TO THE TRUE POINT OF BEGINNING.

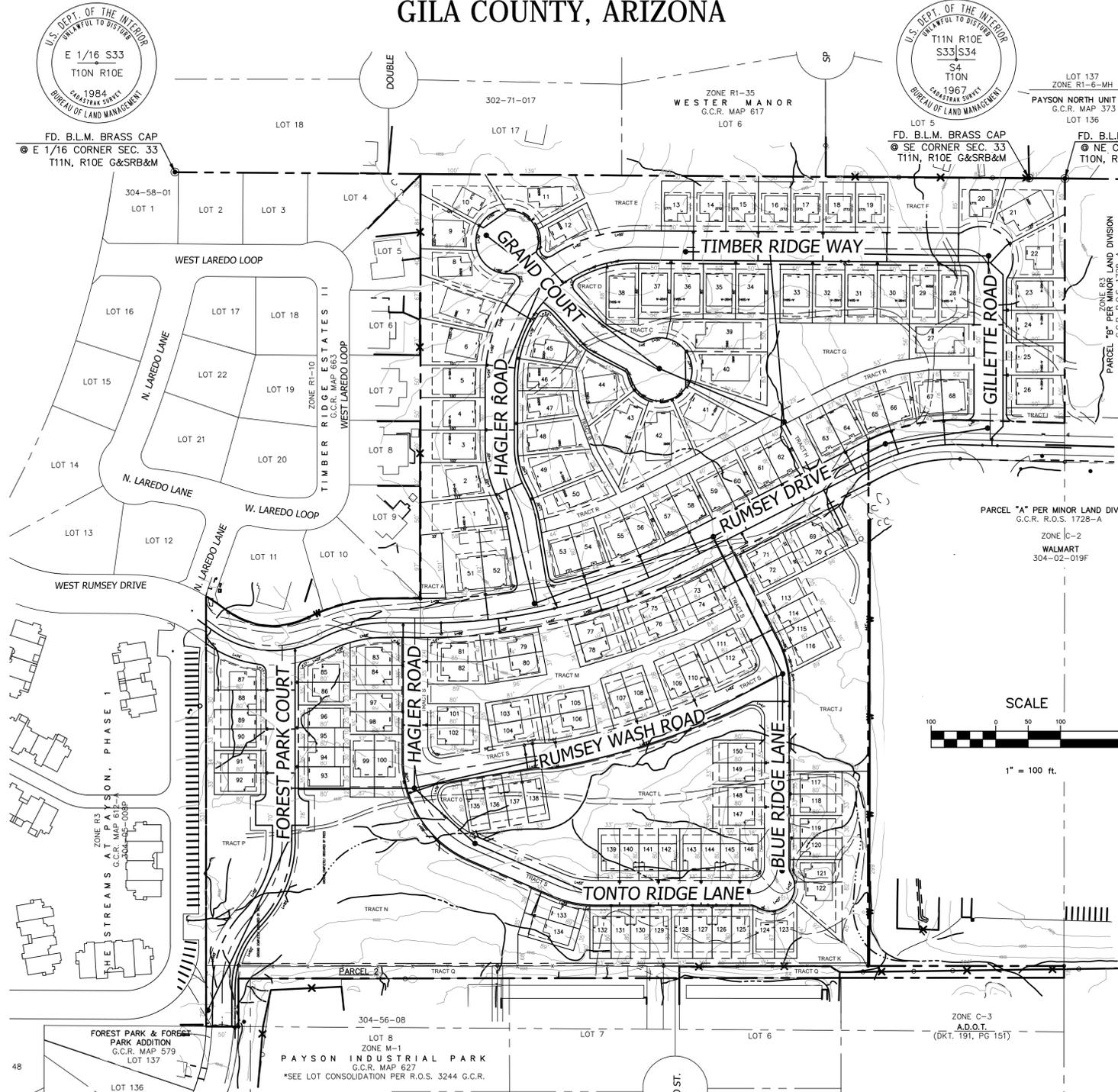
PARCEL NO. 3

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, THE TRUE POINT OF BEGINNING; THENCE NORTH 0 04'1" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 93.76 FEET TO THE SOUTH LINE OF PARCEL NO. 2 HEREINBEFORE DESCRIBED; THENCE SOUTH 89 57'51" EAST, A DISTANCE OF 50 FEET ALONG SAID SOUTH LINE OF PARCEL NO. 2; THENCE SOUTH 0 04'1" EAST, 94.04 FEET; THENCE NORTH 89 38'34" WEST, 50 FEET TO THE TRUE POINT OF BEGINNING.

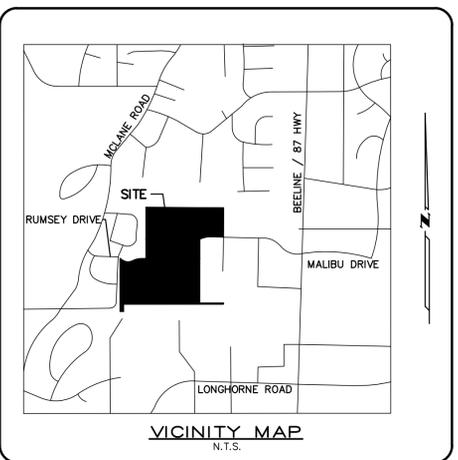
PRELIMINARY PLAT - TIMBER RIDGE

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, GILA COUNTY, ARIZONA



NOTES: ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND. ALL UTILITIES WILL BE PROVIDED BY THE TYPICAL LOCAL UTILITY COMPANIES. ALL REQUIRED STREET AND TRAFFIC CONTROL SIGNS WILL BE INSTALLED BY THE SUBDIVIDER. RUMSEY DRIVE SHALL BE POSTED WITH "NO PARKING" SIGNS ON BOTH SIDES WITHIN THIS DEVELOPMENT. THE LOCAL STREETS SHALL BE POSTED WITH "NO PARKING" SIGNS ON AT LEAST ONE SIDE. THE ALLEY SHALL BE POSTED WITH "NO PARKING" SIGNS ON BOTH SIDES. AN EMERGENCY ACCESS GATE WILL BE PROVIDED AT THE SOUTH END OF FOREST PARK COURT THAT CAN BE OPENED AUTOMATICALLY BY AN OPTICOM TRANSMITTER.

SURVEYOR SITE CONSULTANTS, INC. 113 SOUTH ROCKFORD DRIVE TEMPE, ARIZONA 85281 TELE: 480-894-2820 CONTACT: GARY STOCKER R.L.S. SHEET INDEX COVER SHEET & KEY MAP 1 NORTH AREA SUBDIVISION 2 SOUTH AREA SUBDIVISION 3 DETAIL SHEET 4



LEGEND table with symbols for Property Line, Right of Way Line, Center Line, Easement Line, Contour Line, Underground Utility, Chainlink Fence, Barbed Wire Fence, Wood Fence, Drainage Flow Line, Tree Line, Trail/Path, Sign, Street Light, Sewer Manhole, Water Service, Water Valve, Fire Hydrant, Power Pole w/Light, Street Light w/ Mast Arm, Tree, Water Meter, Found, Right of Way, Public Utility Easement, Public Access Easement, Reciprocal Access Easement, Concrete Elevation, Natural Ground, Point of Entry.

SITE DATA table with rows for Existing Zoning (PAD), Density (5.7), Subdivision Area (1,145,507 sq.ft.), Number of Lots (150), and Tract areas (A through S).

BASIS OF BEARING: THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, USING A BEARING OF SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST PER THE PLAT OF TIMBER RIDGE ESTATES II, G.C.R. MAP 663.

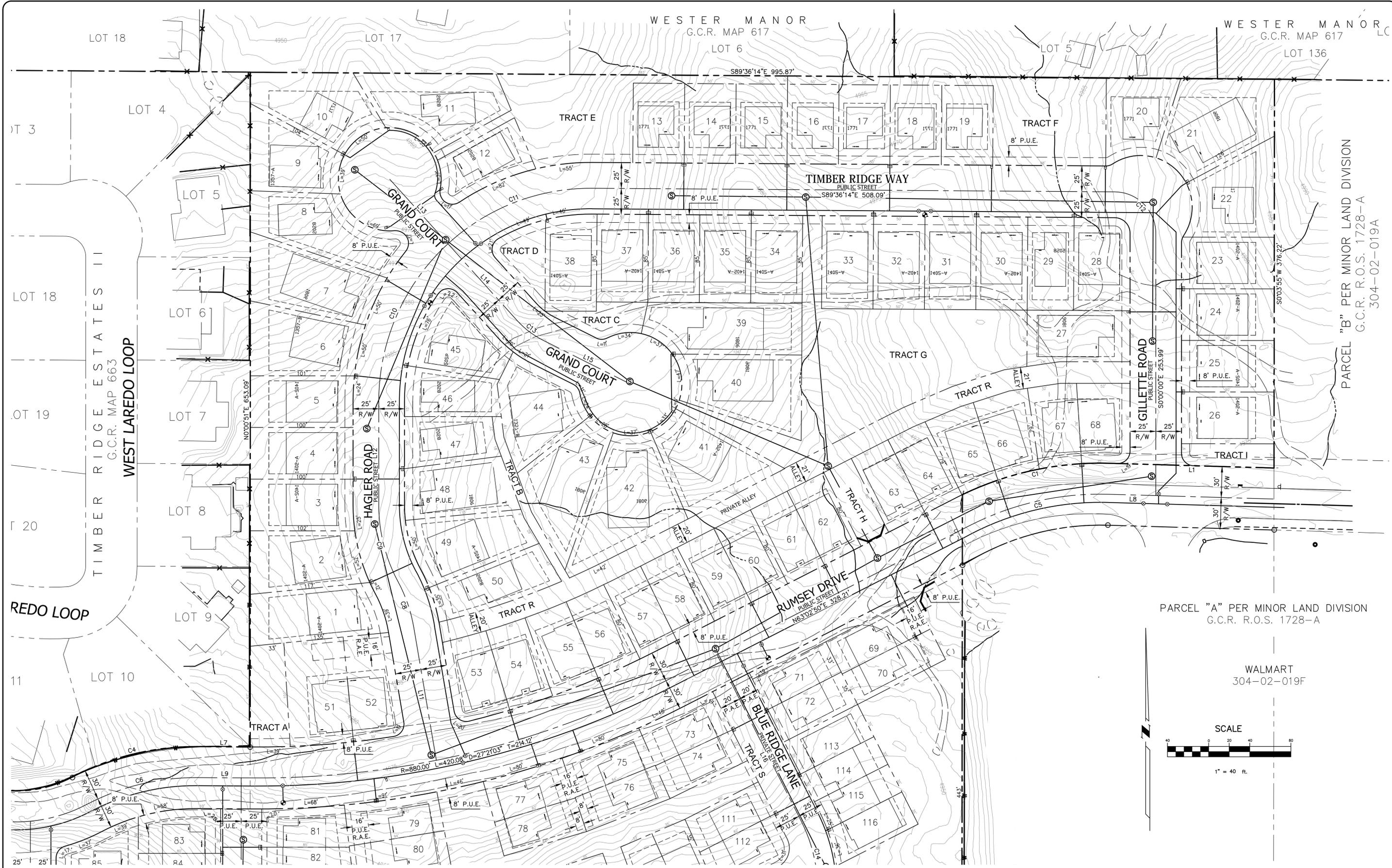
NOTES: ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION DISTRIBUTED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS, INCLUDING ALL CURRENT REVISIONS, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, AND THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS AND APPROVED BY THE APPROPRIATE REVIEWING AGENCY. ALL MAINTENANCE AND REPAIR OF STORM WATER DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITHOUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION. THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCY HAVING JURISDICTION, POSSESSES THE RIGHT OF ENTRY AND ACCESS FOR CLEARING, CLEANING, MAINTAINING, AND/OR CHANNELIZING IF THE FACILITY IS NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL COSTS INCURRED BY THE TOWN OF PAYSON, OR OTHER AGENCY, FOR THIS MAINTENANCE WORK MAY BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER.

Professional Engineer and Surveyor stamps for Gary L. Stocker, State of Arizona, License No. 17516.

Site Consultants, Inc. logo and contact information: 113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281 TEL: (480) 894-2820, FAX: (480) 894-2847

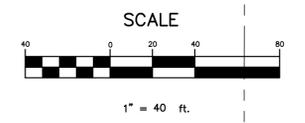
PRELIMINARY PLAT TIMBER RIDGE PAYSON, ARIZONA

Project information: PROJECT NO.: 1991, SCALE: 1" = 100', DRAWN BY: HTO, CHECKED BY: GES, DATE: 10-02-2014, DWG: 1991-V-PP.dwg



PARCEL "A" PER MINOR LAND DIVISION
G.C.R. R.O.S. 1728-A

WALMART
304-02-019F



REV.
REV.
REV.
REV.



Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY PLAT
TIMBER RIDGE
PAYSON, ARIZONA

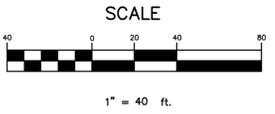
PROJECT NO.:	1991
SCALE:	1" = 40'
DRAWN BY:	HTO
CHECKED BY:	GES
DATE:	10-02-2014
DWG:	1991-V-PP.dwg

2
OF
4



PARCEL "A" PER MINOR LAND DIVISION
G.C.R. R.O.S. 1728-A

WALMART
304-02-019F



LINE	DIRECTION	DISTANCE
L1	N88°21'02"W	160.11'
L2	S0°03'55"W	17.92'
L3	S0°00'41"E	73.98'
L4	N89°38'36"W	50.00'
L5	S89°33'21"E	2.39'
L6	S54°12'02"E	21.70'
L7	S89°36'07"E	51.38'
L8	S88°21'02"E	48.03'
L9	S89°36'07"E	53.73'
L10	S54°12'02"E	21.21'
L11	N9°41'20"W	130.31'
L12	N0°00'10"E	100.90'
L13	N42°10'16"W	84.30'
L14	S42°10'16"E	100.00'
L15	S63°27'55"E	95.08'
L16	N26°57'10"W	180.42'
L17	N0°04'39"E	274.12'
L18	S66°43'44"E	141.48'
L19	N80°41'35"E	173.24'
L20	S0°00'00"E	58.52'

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	310.00'	147.56'	27°16'22"	75.21
C2	235.00'	17.74'	4°19'31"	8.87
C3	118.05'	130.66'	63°24'57"	72.93
C4	258.77'	126.31'	27°58'01"	64.44
C5	280.00'	139.78'	28°36'08"	71.38
C6	228.77'	111.67'	27°58'01"	56.97
C7	148.05'	163.86'	63°24'48"	91.46
C8	145.00'	47.37'	18°43'06"	23.90
C9	155.00'	76.89'	28°25'17"	39.25
C10	206.00'	171.30'	47°38'44"	90.95
C11	206.00'	153.70'	42°45'02"	80.63
C12	40.00'	62.56'	89°36'14"	39.72
C13	86.44'	31.94'	21°10'20"	16.16
C14	150.00'	70.76'	27°01'49"	36.05
C15	40.00'	62.74'	89°52'26"	39.91
C16	150.00'	61.05'	23°19'11"	30.95
C17	150.00'	174.70'	66°43'44"	98.77
C18	150.00'	23.77'	9°04'50"	11.91
C19	152.57'	30.97'	11°37'49"	15.54
C20	1110.00'	354.83'	18°18'55"	178.94
C21	170.00'	131.41'	44°17'27"	69.19
C22	156.77'	121.02'	44°13'48"	63.71

PAYSON INDUSTRIAL PARK
G.C.R. MAP 627

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REV.



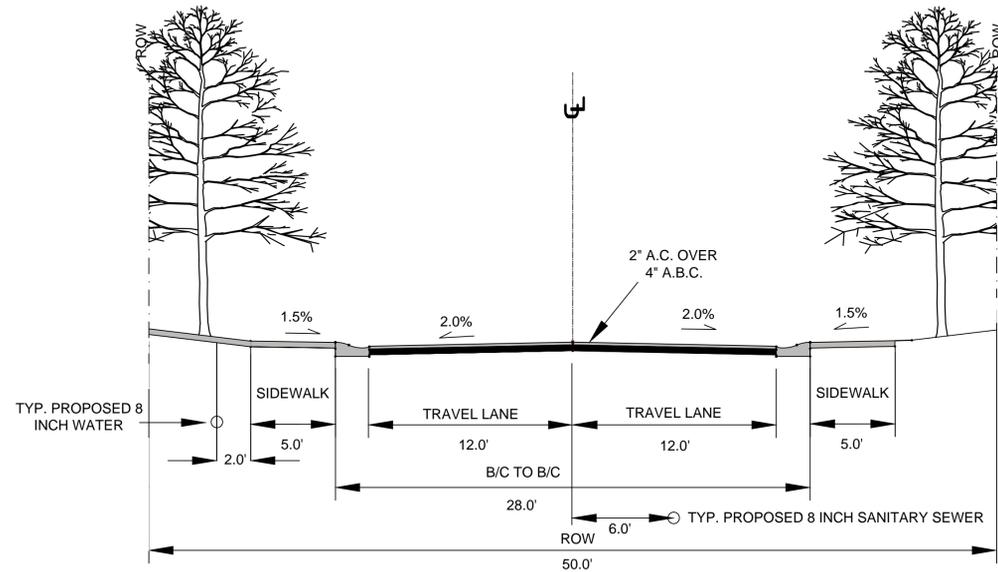
Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY PLAT
TIMBER RIDGE
PAYSON, ARIZONA

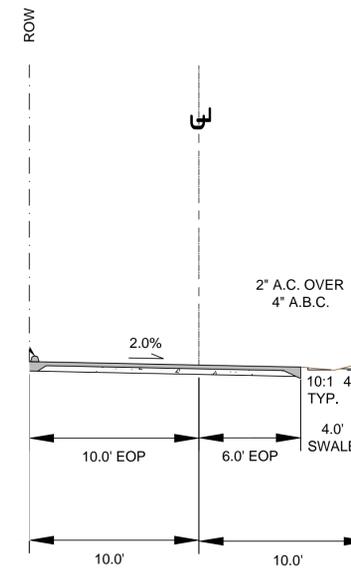
PROJECT NO.: 1991
SCALE: 1" = 40'
DRAWN BY: HTO
CHECKED BY: GES
DATE: 10-02-2014
DWG: 1991-V-PP.dwg

3
OF
4

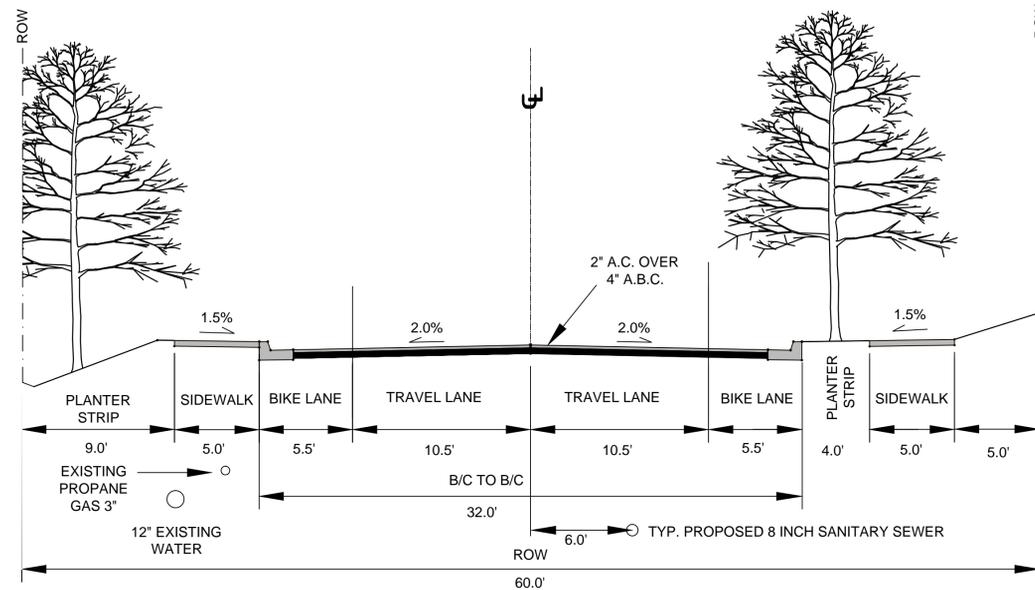
PUBLIC STREET



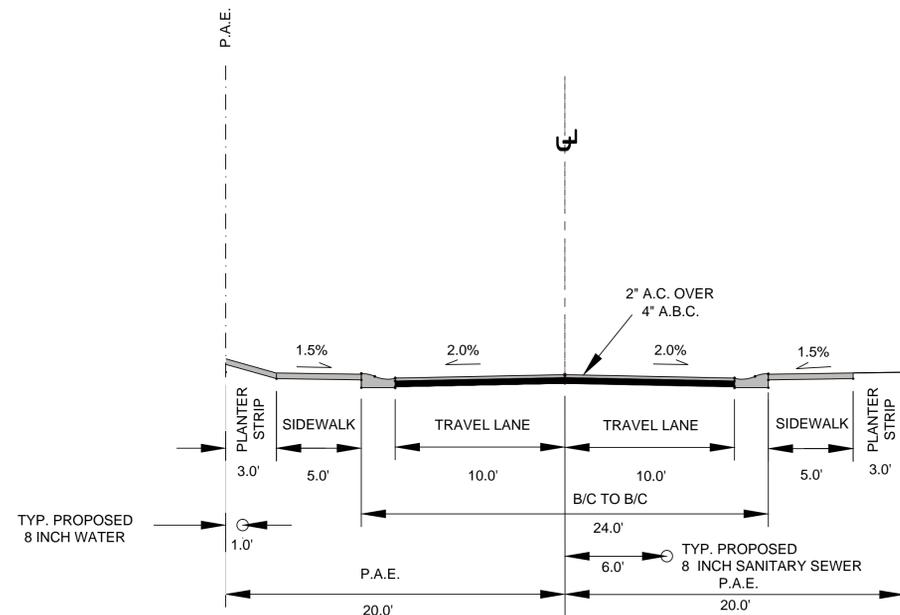
PUBLIC ALLEY WAY



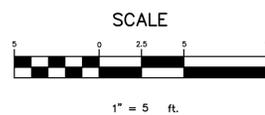
RUMSEY DRIVE



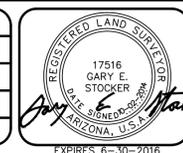
PRIVATE STREET



TYPICAL SECTIONS AS PER APPROVED P.A.D.



REV.
REV.
REV.
REV.



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113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY PLAT
TIMBER RIDGE
PAYSON, ARIZONA

PROJECT NO.:	1991
SCALE:	1" = 5'
DRAWN BY:	HTO
CHECKED BY:	GES
DATE:	10-02-2014
DWG:	1991-V-PP.dwg

4
OF
4