

ATTACHMENT A
Mountain Park Ranch Planned Community District

Z-275-Y-80-6

Planning Commission Approved Stipulations from March 7, 2019

1. The development shall be in general conformance with the site plan date stamped December 14, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. All development on the site shall be limited to a maximum building height of 18 feet.
3. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
4. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits:

A – Legal Description (2 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-275-Y-80-6

A parcel of land located in a portion of the Northeast quarter of Section 35, Township 1 South, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of Section 35, shown on the "Map of Dedication for Ray Road/Chandler Boulevard Loop" recorded in Book 303 of Maps, page 22, Maricopa County Records;

THENCE South 0 degrees 30 minutes 54 seconds East, 173.31 feet along the East line of said Section 35;

THENCE South 89 degrees 29 minutes 06 seconds West, 55.00 feet to a point on the Westerly right of way line of 32nd Street as shown on said Map of Dedication for Ray Road/Chandler Boulevard Loop;

THENCE South 0 degrees 30 minutes 54 seconds East, 257.00 feet along said Westerly right of way line;

THENCE South 89 degrees 29 minutes 06 seconds West, 17.00 feet to the beginning of a curve concave Southeast, having a radius of 218.58 feet;

THENCE Southwesterly 53.01 feet along the arc of said curve through a central angle of 13 degrees 53 minutes 47 seconds to the POINT OF BEGINNING;

THENCE on a non-tangent line, North 32 degrees 26 minutes 04 seconds West, 26.96 feet;

THENCE North 23 degrees 40 minutes 35 seconds West, 86.65 feet;

THENCE North 55 degrees 08 minutes 38 seconds East, 28.26 feet;

THENCE South 89 degrees 29 minutes 06 seconds West, 40.09 feet;

THENCE North 34 degrees 51 minutes 22 seconds West, 168.60 feet;

THENCE North 0 degrees 41 minutes 55 seconds West, 123.09 feet to a point on the Southerly right of way line of Chandler Boulevard as shown on said Map of Dedication for Ray Road/Chandler Boulevard Loop;

THENCE South 89 degrees 18 minutes 05 seconds West, 121.24 feet along said Southerly right of way line to the beginning of a curve, concave Southerly, having a radius of 1720.37 feet;

THENCE Westerly 149.72 feet along the arc of said curve and Southerly right of way line through a central angle of 4 degrees 59 minutes 11 seconds;

THENCE on a non-tangent line South 12 degrees 16 minutes 43 seconds East, 324.48 feet;

THENCE North 89 degrees 18 minutes 05 seconds East, 193.59 feet;

THENCE North 86 degrees 26 minutes 20 seconds East, 45.06 feet;

THENCE North 89 degrees 18 minutes 06 seconds East, 55.74 feet;

THENCE South 24 degrees 58 minutes 53 seconds East, 79.29 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 24 degrees 58 minutes 53 seconds East a distance of 218.58 feet;

THENCE Northeasterly 40.32 feet along the arc of said curve through a central angle of 10 degrees 34 minutes 12 seconds to the POINT OF BEGINNING.

That portion of the northeast quarter of section 35, township 1 south, range 3 east, of the Gila and Salt River base meridian, Maricopa County, Arizona, described as follows: Commencing at the northeast corner of said section 35, shown on the "map of dedication for ray road/chandler boulevard loop", recorded in book 303 of maps, page 22, records of Maricopa County, Arizona;

Thence south 0 degrees 30 minutes 54 sections east, 173.31 feet along the east line of said section 35;

Thence south 89 degrees 29 minutes 06 seconds west, 55.00 feet to a point on the westerly right-of-way line of 32nd street as shown on said map of dedication for ray road/chandler boulevard loop;

Thence south 0 degrees 30 minutes 54 seconds east, 144.91 feet along said westerly right-of-way line to the point of beginning;

Thence continue south 0 degrees 30 minutes 54 seconds east, 112.09 feet along said westerly right-of-way line;

Thence south 89 degrees 29 minutes 06 seconds west, 17.00 feet to the beginning of a curve, concave southeast, having a radius of 218.58 feet;

Thence southwesterly 53.01 feet along the arc of said curve through a central angle of 13 degrees 53 minutes 47 seconds;

Thence on a non-tangent line north 32 degrees 26 minutes 04 seconds east, 26.96 feet;

Thence north 23 degrees 40 minutes 35 seconds west, 86.65 feet;

Thence north 55 degrees 08 minutes 38 seconds east, 28.26 feet;

Thence north 89 degrees 29 minutes 06 seconds east, 94.50 feet to the point of beginning.