



CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 20, 2018 @ 6:00 PM
COUNCIL CHAMBER

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A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide [Proclamation acknowledging Career and Technical Education Month.](#)

None
Mayor
Wolcott

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

District Citywide [The City Clerk will give an update on the CD8 Special Election.](#)

None
Sherry Ann
Aguilar,
City Clerk

H. Call To The Public:

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires [Adobe Acrobat Reader](#))

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

I. Regular City Council Meeting Agenda:

Consent Agenda:

- | | | | |
|----|-------------------|--|--|
| 1. | District 1 | <u>Consideration and action declaring the City's intention to create the, "City of Surprise, Arizona, SU-RNCHMRCD Para11" Street Light Improvement District pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Rancho Mercado Parcel A11; Resolution #2018-19.</u> | None
Karl Zook,
Public
Works
Department |
| 2. | District 1 | <u>Consideration and action declaring the City's intention to create the, "City of Surprise, Arizona, SU-RNCHMRCD Para12" Street Light Improvement District, pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Rancho Mercado Parcel A12; Resolution #2018-20.</u> | None
Karl Zook,
Public
Works
Department |
| 3. | District Internal | <u>Consideration and action pertaining to a FY2018 budget amendment by reallocating appropriations associated with the De-watering Centrifuge No. 1, #P71090 project in the amount of \$17,500; Resolution # 2018-23.</u> | None
Karl Zook;
Assistant
Director
Public
Works |
| 4. | District 1 | <u>Consideration and action pertaining to approval of the Map of Dedication entitled, "147th Avenue" dated August 24, 2017 within the Rancho Mercado PAD.</u> | None
Robert H
Kuhfuss -
Community
Development |
| 5. | District 1 | <u>Consideration and action pertaining to approval of a Map of Dedication entitled, "Happy Valley Road Phase 1 (144th Drive to 145th Avenue) and 145th Avenue" dated August 10, 2017 for Happy Valley Road Phase 1 in Rancho Mercado.</u> | None
Robert H
Kuhfuss -
Community
Development |
| 6. | District 1 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A11" dated October 3, 2017.</u> | None
Robert H.
Kuhfuss -
Community
Development |
| 7. | District 1 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A12" dated October 4, 2017.</u> | None
Robert H.
Kuhfuss -
Community
Development |
| 8. | District Citywide | <u>Consideration and action pertaining to approval of Amendment Number One to the Intergovernmental Agreement with Maricopa County for Workforce Development Services; Resolution #2018-26.</u> | None
Seth Dyson,
Human
Service &
Community
Vitality |
| 9. | District Citywide | <u>Consideration and action pertaining to approval of Fiscal Year</u> | None |

- | | | |
|---|--|---|
| | <u>2018 Capital and Operating List Items over \$50,000 by an additional \$7,300 for the inclusion of 457 compensation plan consulting services with health care consulting cost; Resolution #2018-28.</u> | Lindsey Duncan,
Finance Dept. |
| 10. District Citywide | <u>Consideration and action on the minutes of the Special City Council Meeting of January 23, 2018 and the Regular City Council Work Session and Regular City Council Meeting of February 6, 2018.</u> | None
Sherry Ann Aguilar,
City Clerk |
| 11. District Citywide | <u>Consideration and action to accept the Arizona Department of Public Safety Victims of Crime Act (VOCA)Victim's Assistance Grant in the amount of \$368, 286 and amending the FY2018 budget by reallocating appropriations of \$5,900 within the General Fund for personnel services and \$368,900 within Grants Contingency; Resolution #2018-21.</u> | None
Philip Johnson,
Commander |
| 12. District Internal | <u>Consideration and action pertaining to acceptance of a Sewer Line Easement being conveyed by William Lyon Homes, Inc. to the City of Surprise, generally located in the Rancho Mercado PAD.</u> | None
Eric Fitzer -
Community Development |
| Regular Agenda Item - Non-Public Hearing: | | |
| 13. District Citywide | <u>Consideration and action pertaining to approval of fiscal year 2018 budget amendment by reallocating appropriations of \$5,058,800 from contingency in the Grant Funds and amending the Capital and Operating List of Items over \$50,000 to begin design on seven of the approved November 7, 2017 special bond election projects and a status update of General Obligation Bond projects; Resolution # 2018-29.</u> | None
Lindsey Duncan |
| 14. District Citywide | <u>Consideration and action pertaining to how the City will officially honor the late Community and Recreations Services (CRS) Director Mark A. Coronado.</u> | None
Michael T. Frazier,
Assistant City Manager |
| 15. District 1 | <u>Presentation and discussion pertaining to the FY2018 Financial Status Report through November 2017.</u> | None
Lindsey Duncan,
Finance Director |
| 16. District 6 | <u>Consideration and action authorizing the acceptance of federal transportation grant monies through the Maricopa Association of Governments, increasing federal funding in the amount of \$1,177,420 for the construction of Bullard Avenue; Resolution 2018-27.</u> | None
Martin Lucero -
Community Development |
| 17. District 1 | <u>Consideration and action pertaining to approval of Amendment One to the Intergovernmental Agreement (IGA) between the City of Surprise and the Arizona Department of Transportation (ADOT) for multi-modal improvements on Bullard Avenue between Greenway Road and Peoria Avenue; Resolution #2018-17.</u> | None
Michael Boule,
Public Works |

18. District Citywide [Consideration and action authorizing the acceptance of seven federal transportation grants through the Maricopa Association of Governments; Resolution #2018-30.](#)

None
Martin
Lucero -
Community
Development

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

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Council Meeting Date:	February 20, 2018	Contact Person:	Mayor Wolcott
Submitting Department:	Government & Community Partnerships	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Proclamation acknowledging Career and Technical Education Month.

Motion:

Background:

Career and Technical Education (CTE) is an educational delivery system that prepares students with the academic, technical and employability skills, knowledge, and training they will need to succeed in future careers.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

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Council Meeting Date: February 20, 2018

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

The City Clerk will give an update on the CD8 Special Election.

Motion:

No action - Report only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

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Council Meeting Date:	February 20, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action declaring the City's intention to create the, "City of Surprise, Arizona, SU-RNCHMRCD Para11" Street Light Improvement District pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Rancho Mercado Parcel A11; Resolution #2018-19.

Motion:

I move to approve Resolution # 2018-19

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff. The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Rancho Mercado Parcel A11 development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2018 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2018, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2019, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Reso 2018-19](#)
 - ☐ [SLID Petition](#)
 - ☐ [MAP](#)
-

RESOLUTION # 2018-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-RNCHMRCD PARA11 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-RNCHMRCD PARA11 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvements as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona SU-RnchMrCd ParA11 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by an equal apportionment of taxes based on the number and classification of the properties within the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT A
STREET LIGHT IMPROVEMENT DISTRICT - LEGAL DESCRIPTION
RANCHO MERCADO PARCEL A11# 163

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54'

THENCE, S89°46'48"E A DISTANCE OF 1299.76 FEET;

THENCE, S00°10'40"W A DISTANCE OF 2712.64 FEET TO THE **POINT OF BEGINNING**;

THENCE, S89°49'20"E A DISTANCE OF 570.12 FEET;

THENCE, S44°49'20"E A DISTANCE OF 3.54 FEET;

THENCE, S89°49'20"E A DISTANCE OF 90.00 FEET;

THENCE, N45°10'40"E A DISTANCE OF 3.54 FEET;

THENCE, S89°49'20"E A DISTANCE OF 200.95 FEET;

THENCE, S00°10'40"W A DISTANCE OF 37.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,183.27 FEET, WITH A RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF 34°04'07";

THENCE, S74°08'57"W A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.55 FEET, WITH A RADIUS OF 63.00 FEET AND THE RADIAL BEARING OF S75°55'29"W AND A CENTRAL ANGLE OF 25°03'05";

THENCE, S79°01'26"E A DISTANCE OF 7.83 FEET;

THENCE, S33°55'31"E A DISTANCE OF 155.00 FEET;

THENCE, S56°04'29"W A DISTANCE OF 685.17 FEET;



ONE COMPANY.
INFINITE SOLUTIONS.

THENCE, N33°55'31"W A DISTANCE OF 1,000.58 FEET;

THENCE, N58°13'10"W A DISTANCE OF 104.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 146.43 FEET, WITH A RADIUS OF 500.00 FEET AND THE RADIAL BEARING OF N73°18'59"W AND A CENTRAL ANGLE OF 16°46'47";

THENCE, N00°05'44"W A DISTANCE OF 694.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,391,851 SQUARE FEET OR 31.952 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 09001944
AUGUST 22, 2017

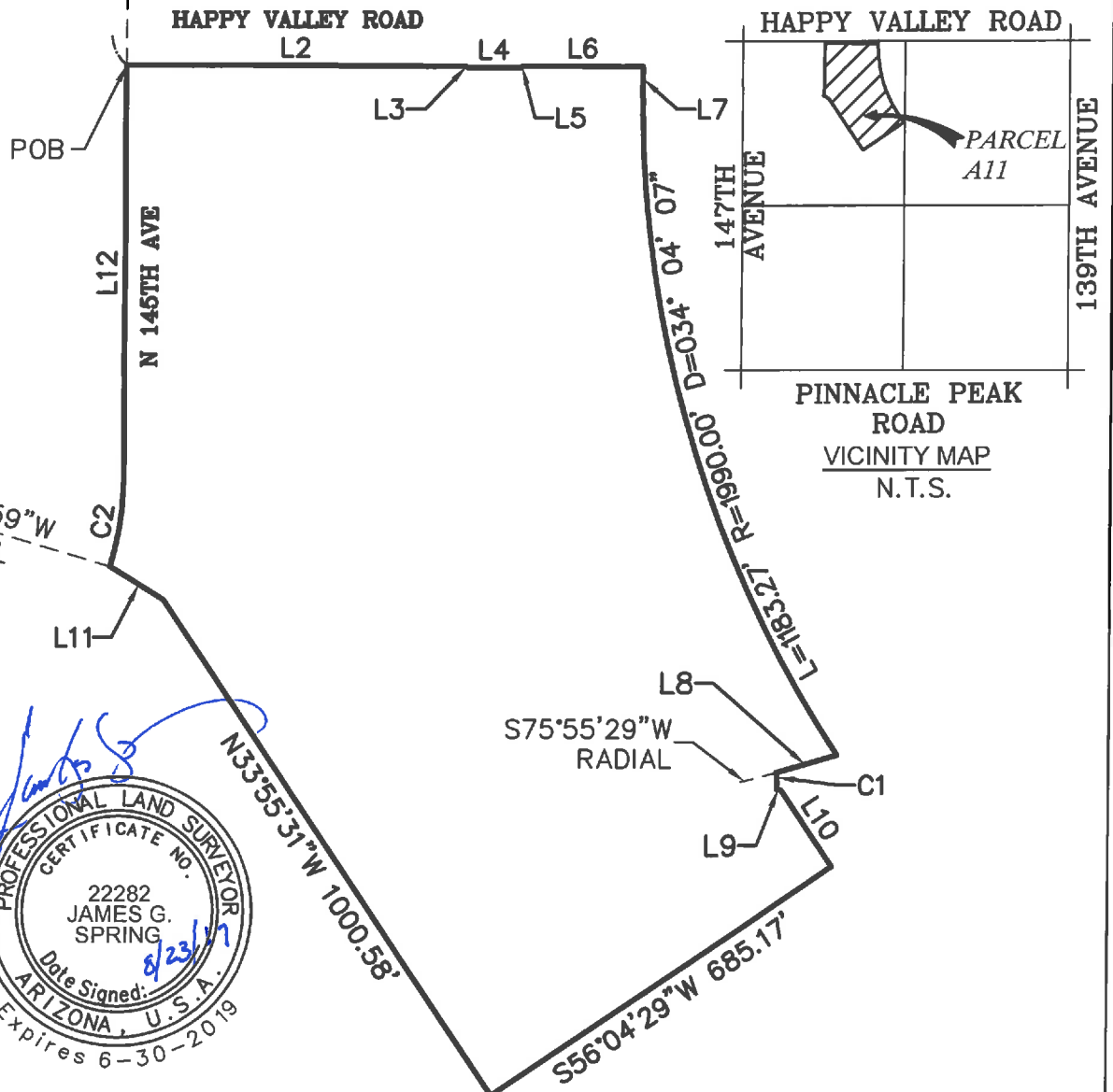


EXHIBIT "B"
STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A11# 163

1299.76' S89°46'48"E 5255.54' 3955.78'

WEST QUARTER CORNER SECTION 4, T.4N., R.1W.,
FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY
RLS 35832 2003

EAST QUARTER CORNER SECTION 4, T.4N, R.1W
FOUND 3" BRASS CAP IN HANDHOLE
STAMPED MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION 36770



Scale: 1"=300'



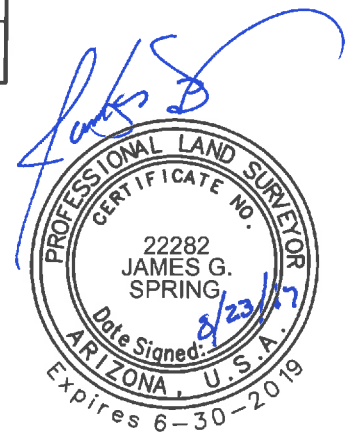
JOB #09001944-Sheet 3 of 4

8-22-2017

STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A11# 163

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°10'40"W	2712.64'
L2	S89°49'20"E	570.12'
L3	S44°49'20"E	3.54'
L4	S89°49'20"E	90.00'
L5	N45°10'40"E	3.54'
L6	S89°49'20"E	200.95'
L7	S00°10'40"W	37.06'
L8	S74°08'57"W	106.72'
L9	S79°01'26"E	7.83'
L10	S33°55'31"E	155.00'
L11	N58°13'10"W	104.97'
L12	N00°05'44"W	694.63'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	27.55'	63.00'	025°03'05"
C2	146.43'	500.00'	016°46'47"



JOB #09001944-Sheet 4 of 4

8-22-2017

STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A11# 163

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

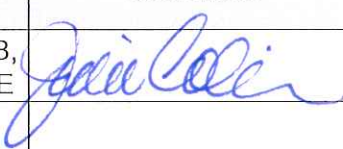
Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:

1 Rancho Mercado Parcel A11 #163 (SU-RnchMrcd ParA12)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
William Lyon Homes	Part of Section 9, R4N, R1W	503-69-006B, 503-69-005E	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	6000 IND	85	29	\$19.24	\$5.14
B.	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	5,800 LED	94	32	\$17.81	\$5.16
	7,400 LED	127	44	\$20.42	\$6.34
	12,300 LED	203	70	\$25.48	\$8.85
	9,200 LED	139	48	\$25.60	\$7.30
	13,620 LED	202	70	\$28.49	\$9.24
	6,400 LED	89	31	\$17.89	\$5.10
C. Cobra Roadway	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES				
				Investment by Company	Investment by Others			
				Lumen	Watts	kWh		
C. Cobra Roadway				13,000 IND	150	52	\$11.50	\$5.73
				15,250 IND	200	69	\$13.86	\$7.25
				22,500 IND	250	86	\$18.55	\$9.06
	Gray/Bronz			3,500 IND	55	19	\$10.50	\$3.27
				6,000 LED	95	33	\$17.05	\$5.13
				8,700 LED	142	49	\$19.17	\$6.53
				9,600 LED	157	54	\$20.40	\$7.04
				11,600 B-LED	181	62	\$19.03	\$7.44
	Gray/Bronz			3,300 LED	43	15	\$9.00	\$2.79
	Gray/Bronz			5,300 LED	67	23	\$10.45	\$3.54
	Gray/Bronz			8,300 LED	106	37	\$13.55	\$4.94
	Gray/Bronz			10,500 LED	130	45	\$15.08	\$5.69
	Gray/Bronz			20,000 LED	258	89	\$26.21	\$10.27
D. Transit				5,300 LED	75	26	\$28.44	\$6.12
				8,300 LED	100	34	\$30.45	\$6.97
				10,500 LED	150	52	\$32.69	\$8.52

F. Post Top	Copper Square	6,000 IND	85	29	\$18.87	\$5.09
	Gray/Black	8,000 IND	88	30	\$14.86	\$4.62
	Gray/Black	4,350 LED	86	30	\$13.48	\$4.44

G.				4,000 INC	295	103	\$10.54	\$5.89
				7,000 MV	175	73	\$13.65	\$7.83
				11,000 MV	250	96	\$17.09	\$10.43
				20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN				9,500 HPS	100	41	\$29.14	\$9.93
				16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL				9,500 HPS	100	41	\$16.56	\$7.90
				16,000 HPS	150	69	\$19.34	\$10.58
				30,000 HPS	250	99	\$22.95	\$13.57
				50,000 HPS	400	153	\$28.32	\$19.53
				14,000 MH	175	72	\$23.17	\$12.70
				21,000 MH	250	101	\$26.31	\$15.66
				36,000 MH	400	159	\$32.89	\$21.54
				8,000 LPS	55	30	\$24.08	\$10.58
				13,500 LPS	90	50	\$28.39	\$12.76
				22,500 LPS	135	72	\$32.43	\$15.56
				33,000 LPS	180	90	\$39.01	\$18.33
				5,800 HPS	70	29	\$9.40	\$5.56
FROZEN COBRA ROADWAY				9,500 HPS	100	41	\$11.07	\$6.81
				16,000 HPS	150	69	\$13.86	\$9.50
				30,000 HPS	250	99	\$16.72	\$12.35



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

FROZEN COBRA ROADWAY		50,000 HPS	400	153	\$22.69	\$17.63
		14,000 MH	175	72	\$16.12	\$10.99
		21,000 MH	250	101	\$18.84	\$13.67
		36,000 MH	400	159	\$24.81	\$18.99
		8,000 FL	100	38	\$18.53	\$5.43
FROZEN DECORATIVE TRANSIT		9,500 HPS	100	41	\$39.95	\$11.96
		16,000 HPS	150	69	\$39.72	\$13.36
		30,000 HPS	250	99	\$45.74	\$17.26
FROZEN FLOOD		30,000 HPS	250	99	\$22.20	\$13.79
		50,000 HPS	400	153	\$27.53	\$19.14
		21,000 MH	250	101	\$23.69	\$14.58
		36,000 MH	400	159	\$28.89	\$19.76
FROZEN POST TOP	Colonial Gray	8,000 FL	100	38	\$19.97	\$5.64
	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

			CHARGES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$13.11	\$1.81
			22 ft.	\$14.75	\$2.03
			25 ft.	\$15.97	\$2.21
			30 ft.	\$18.34	\$2.52
			32 ft.	\$19.27	\$2.55
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93
			22 ft.	\$16.06	\$2.22
			25 ft.	\$16.75	\$2.31
			30 ft.	\$19.47	\$2.68
			32 ft.	\$20.77	\$2.87
	Square Steel	5"	13 ft.	\$15.03	\$2.06
			15 ft.	\$13.43	\$1.85
			23 ft.	\$15.93	\$2.19
			25 ft.	\$17.51	\$2.41
			28 ft.	\$19.44	\$2.67
			32 ft.	\$19.33	\$2.66
	Concrete		12 ft.	\$44.79	\$6.17
	Fiberglass		12 ft.	\$37.93	\$5.22
Decorative Transit	4"	16 ft.	\$36.98	\$5.10	
Decorative Transit	6"	30 ft.	\$71.39	\$9.83	
Hinged Poles	Square	15 ft.	\$14.21	\$1.16	
	Round	19 ft.	\$12.85	\$1.05	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73
			22 ft.	\$14.26	\$1.96
			25 ft.	\$15.46	\$2.13
			30 ft.	\$17.85	\$2.47
			32 ft.	\$18.75	\$2.58
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85
			22 ft.	\$15.05	\$2.06
			25 ft.	\$16.24	\$2.23
			30 ft.	\$18.97	\$2.60
			32 ft.	\$20.26	\$2.79
		3 Bolt	32 ft.	\$23.28	\$3.20
	Square Steel	5"	13 ft.	\$14.54	\$2.01
			15 ft.	\$14.86	\$2.03
			23 ft.	\$15.43	\$2.13
			25 ft.	\$17.02	\$2.36
			28 ft.	\$18.91	\$2.60
			32 ft.	\$19.63	\$2.69



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
C. Direct Bury	Round Steel		19 ft.	\$19.84	\$2.74	
			30 ft.	\$15.49	\$2.87	
			38 ft.	\$18.90	\$2.94	
		Self	40 ft.	\$23.28	\$3.69	
		Stepped	25 ft.	\$53.55	\$4.37	
			32 ft.	\$56.40	\$4.60	
			49 ft.	\$70.00	\$9.65	
		Square Steel	4"	34 ft.	\$17.09	\$2.96
			5"	20 ft.	\$16.23	\$2.68
	30 ft.			\$16.92	\$2.79	
	38 ft.			\$18.36	\$3.19	
	8"		28 ft.	\$30.64	\$2.49	
			32 ft.	\$32.03	\$2.62	
	Decorative Transit		41 ft 6	\$22.05	\$3.24	
	Decorative Transit	47 ft.	\$27.47	\$4.04		
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34		
D. Post Top	Decorative Transit Anchor Base	16 ft.	\$37.77	\$5.19		
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15		
	Black Steel	23 ft.	\$14.44	\$2.38		
E. Existing distribution pole suitable for streetlight use			\$1.59	--		
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67		
		35 ft.	\$9.64	\$1.59		

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		Height	CHARGES	
			Investment by Company	Investment by Others
A. Flush		4 ft.	\$10.67	\$1.47
		6 ft.	\$12.73	\$2.21
B. Pedestal		8 ft.	\$14.59	\$2.54
	For 32' Round Steel Pole only	4 ft. 6"	\$10.12	\$1.75



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		CHARGE
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.17000
b.	Per foot of cable, not installed under paving	\$0.06000

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	(installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	(installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

Step 2 Determination of Total Monthly Charge
The total monthly charge will be the summation of the charges for each applicable charge type

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Adjustment Charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

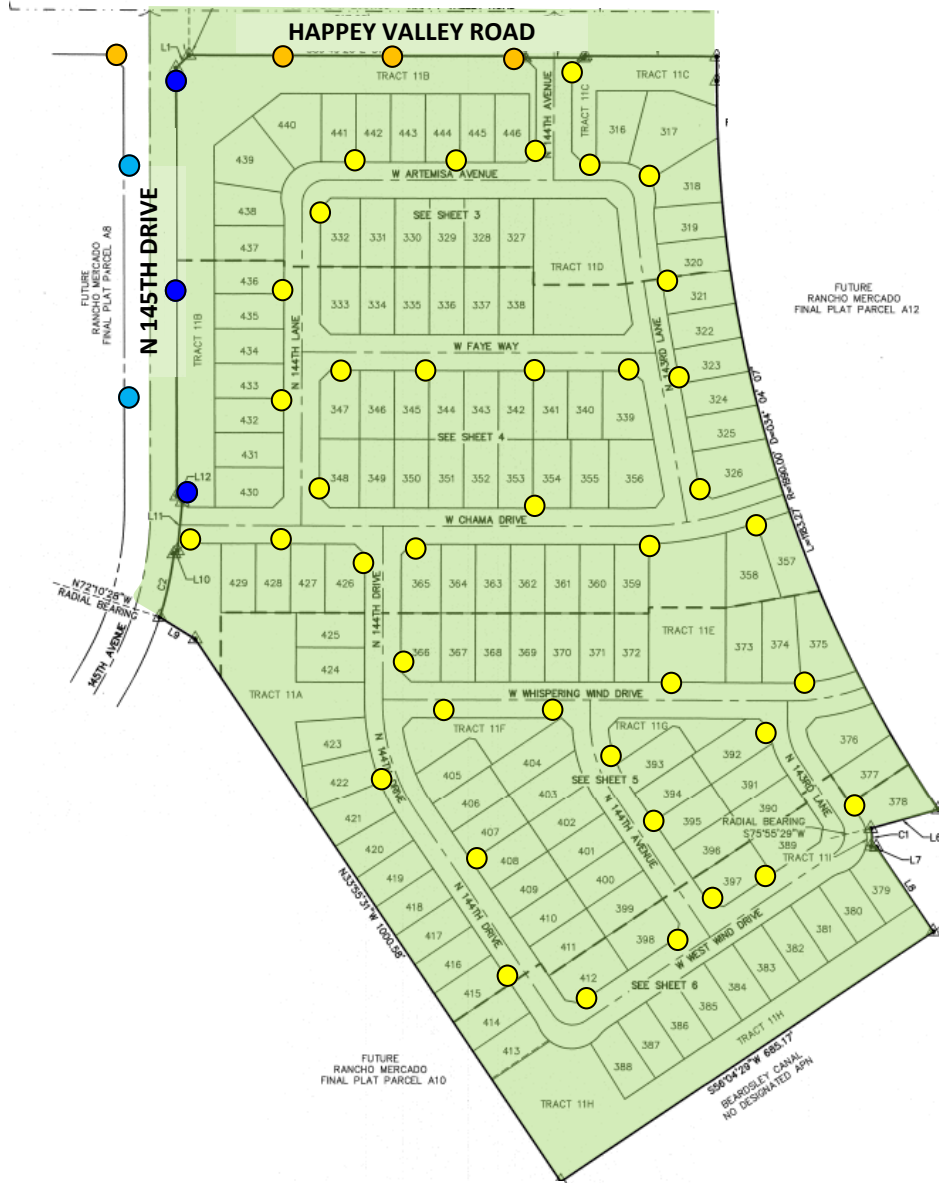
1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

RANCHO MERCADO PARCEL A11 STREETLIGHTS

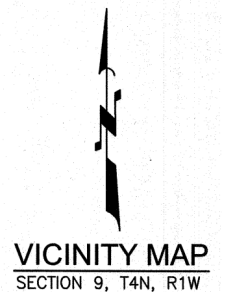
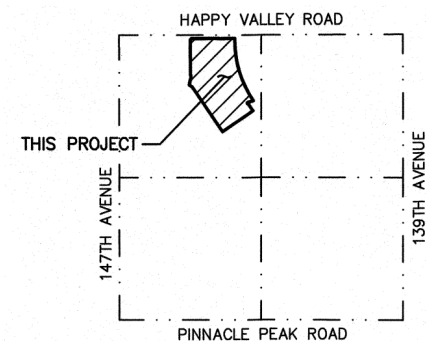


SLID

- Rancho Mercado Parcel A11
- Parcel A11 - 40 Lights
- N 145th Drive - 3 Lights

Lights that are part of the street light plans but will be billed to the city or other SLID's:

- N 145th Drive - 2 Lights (future SLID)
- Happy Valley Road - 4 Lights (arterial)





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

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Council Meeting Date:	February 20, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action declaring the City's intention to create the, "City of Surprise, Arizona, SURNCHMRCD Para12" Street Light Improvement District, pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Rancho Mercado Parcel A12; Resolution #2018-20.

Motion:

I move to approve Resolution # 2018-20.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff. The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Rancho Mercado Parcel A12 development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2018 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2018, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2019, at the earliest.

FTE Impact:

This action does not change the full time equivalent count

ATTACHMENTS:

Click to download

- ☐ [Resolution 2018-20](#)
 - ☐ [SLID Petition](#)
 - ☐ [MAP](#)
-

RESOLUTION # 2018-20

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-RNCHMRCD PARA12 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-RNCHMRCD PARA12 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvements as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona SU-RnchMrCd ParA12 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by an equal apportionment of taxes based on the number and classification of the properties within the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT A
STREET LIGHT IMPROVEMENT DISTRICT - LEGAL DESCRIPTION
RANCHO MERCADO PARCEL A12# 164

A PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54'

THENCE, S89°46'48"E A DISTANCE OF 2157.42 FEET;

THENCE, S00°00'00"E A DISTANCE OF 2712.02 FEET TO THE **POINT OF BEGINNING**;

THENCE, S89°49'20"E A DISTANCE OF 431.87 FEET;

THENCE, S44°49'20"E A DISTANCE OF 3.40 FEET;

THENCE, S89°38'13"E A DISTANCE OF 90.16 FEET;

THENCE, N45°36'08"E A DISTANCE OF 3.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 882.58 FEET, WITH A RADIUS OF 1,332.00 FEET AND THE RADIAL BEARING OF S01°23'09"W AND A CENTRAL ANGLE OF 37°57'50";

THENCE, S50°39'01"E A DISTANCE OF 309.57 FEET;

THENCE, S56°04'29"W A DISTANCE OF 1,504.46 FEET;

THENCE, N33°55'31"W A DISTANCE OF 155.00 FEET;

THENCE, N79°01'26"W A DISTANCE OF 7.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.55 FEET, WITH A RADIUS OF 63.00 FEET AND THE RADIAL BEARING OF N79°01'26"W AND A CENTRAL ANGLE OF 25°03'05";

THENCE, N74°08'57"E A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;



ONE COMPANY.
INFINITE SOLUTIONS.

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,183.27 FEET, WITH A RADIUS OF 1,990.00 FEET AND THE RADIAL BEARING OF N56°06'33"E AND A CENTRAL ANGLE OF 34°04'07";

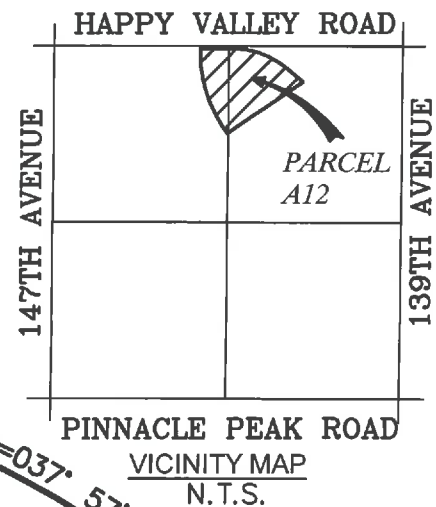
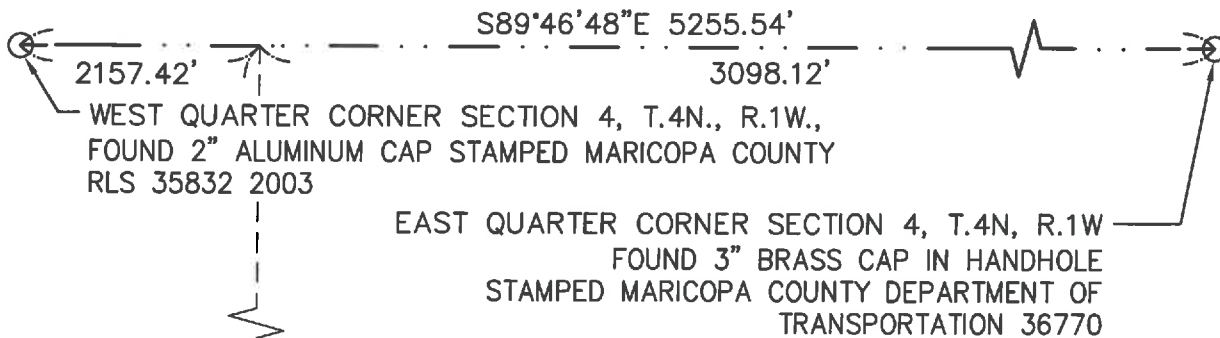
THENCE, N00°10'40"E A DISTANCE OF 37.06 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,239,140 SQUARE FEET OR 28.447 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 09001944
AUGUST 22, 2017



EXHIBIT "B"
STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A12# 164



Scale: 1"=300'



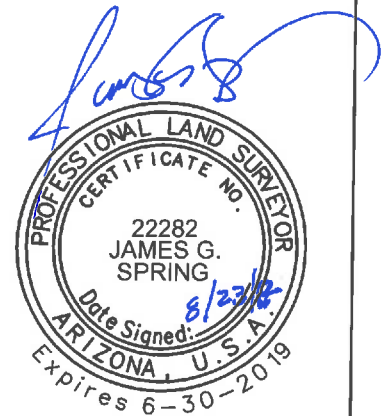
JOB #09001944-Sheet 3 of 4

8-22-2017

STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A12# 164

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	2712.02'
L2	S89°49'20"E	431.87'
L3	S44°49'20"E	3.40'
L4	S89°38'13"E	90.16'
L5	N45°36'08"E	3.42'
L6	S50°39'01"E	309.57'
L7	N33°55'31"W	155.00'
L8	N79°01'26"W	7.83'
L9	N74°08'57"E	106.72'
L10	N00°10'40"E	37.06'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	27.55'	63.00'	025°03'05"



JOB #09001944-Sheet 4 of 4

8-22-2017

STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A12# 164

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

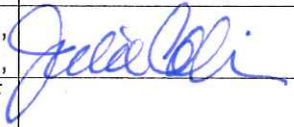
Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:
Rancho Mercado Parcel A12 #164 (SU-RnchMrcd ParA11)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
William Lyon Homes	Part of Section 9, R4N, R1W	503-69-006B, 503-69-005E, 503-69-005F	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	6000 IND	85	29	\$19.24	\$5.14
B.	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	5,800 LED	94	32	\$17.81	\$5.16
	7,400 LED	127	44	\$20.42	\$6.34
	12,300 LED	203	70	\$25.48	\$8.85
	9,200 LED	139	48	\$25.60	\$7.30
	13,620 LED	202	70	\$28.49	\$9.24
	6,400 LED	89	31	\$17.89	\$5.10
C. Cobra Roadway	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES		
		Lumen	Watts	kWh	Investment by Company	Investment by Others
C. Cobra Roadway		13,000 IND	150	52	\$11.50	\$5.73
		15,250 IND	200	69	\$13.86	\$7.25
		22,500 IND	250	86	\$18.55	\$9.06
	Gray/Bronz	3,500 IND	55	19	\$10.50	\$3.27
		6,000 LED	95	33	\$17.05	\$5.13
		8,700 LED	142	49	\$19.17	\$6.53
		9,600 LED	157	54	\$20.40	\$7.04
		11,600 B-LED	181	62	\$19.03	\$7.44
	Gray/Bronz	3,300 LED	43	15	\$9.00	\$2.79
	Gray/Bronz	5,300 LED	67	23	\$10.45	\$3.54
	Gray/Bronz	8,300 LED	106	37	\$13.55	\$4.94
	Gray/Bronz	10,500 LED	130	45	\$15.08	\$5.69
	Gray/Bronz	20,000 LED	258	89	\$26.21	\$10.27
D. Transit		5,300 LED	75	26	\$28.44	\$6.12
		8,300 LED	100	34	\$30.45	\$6.97
		10,500 LED	150	52	\$32.69	\$8.52
F. Post Top	Copper Square	6,000 IND	85	29	\$18.87	\$5.09
	Gray/Black	8,000 IND	88	30	\$14.86	\$4.62
	Gray/Black	4,350 LED	86	30	\$13.48	\$4.44
G.		4,000 INC	295	103	\$10.54	\$5.89
		7,000 MV	175	73	\$13.65	\$7.83
		11,000 MV	250	96	\$17.09	\$10.43
		20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN		9,500 HPS	100	41	\$29.14	\$9.93
		16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL		9,500 HPS	100	41	\$16.56	\$7.90
		16,000 HPS	150	69	\$19.34	\$10.58
		30,000 HPS	250	99	\$22.95	\$13.57
		50,000 HPS	400	153	\$28.32	\$19.53
		14,000 MH	175	72	\$23.17	\$12.70
		21,000 MH	250	101	\$26.31	\$15.66
		36,000 MH	400	159	\$32.89	\$21.54
		8,000 LPS	55	30	\$24.08	\$10.58
		13,500 LPS	90	50	\$28.39	\$12.76
		22,500 LPS	135	72	\$32.43	\$15.56
		33,000 LPS	180	90	\$39.01	\$18.33
FROZEN COBRA ROADWAY		5,800 HPS	70	29	\$9.40	\$5.56
		9,500 HPS	100	41	\$11.07	\$6.81
		16,000 HPS	150	69	\$13.86	\$9.50
		30,000 HPS	250	99	\$16.72	\$12.35



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

FROZEN COBRA ROADWAY		50,000 HPS	400	153	\$22.69	\$17.63
		14,000 MH	175	72	\$16.12	\$10.99
		21,000 MH	250	101	\$18.84	\$13.67
		36,000 MH	400	159	\$24.81	\$18.99
		8,000 FL	100	38	\$18.53	\$5.43
FROZEN DECORATIVE TRANSIT		9,500 HPS	100	41	\$39.95	\$11.96
		16,000 HPS	150	69	\$39.72	\$13.36
		30,000 HPS	250	99	\$45.74	\$17.26
FROZEN FLOOD		30,000 HPS	250	99	\$22.20	\$13.79
		50,000 HPS	400	153	\$27.53	\$19.14
		21,000 MH	250	101	\$23.69	\$14.58
		36,000 MH	400	159	\$28.89	\$19.76
FROZEN POST TOP	Colonial Gray	8,000 FL	100	38	\$19.97	\$5.64
	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

			CHARGES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$13.11	\$1.81
			22 ft.	\$14.75	\$2.03
			25 ft.	\$15.97	\$2.21
			30 ft.	\$18.34	\$2.52
			32 ft.	\$19.27	\$2.55
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93
			22 ft.	\$16.06	\$2.22
			25 ft.	\$16.75	\$2.31
			30 ft.	\$19.47	\$2.68
			32 ft.	\$20.77	\$2.87
	Square Steel	5"	13 ft.	\$15.03	\$2.06
			15 ft.	\$13.43	\$1.85
			23 ft.	\$15.93	\$2.19
			25 ft.	\$17.51	\$2.41
			28 ft.	\$19.44	\$2.67
			32 ft.	\$19.33	\$2.66
	Concrete		12 ft.	\$44.79	\$6.17
	Fiberglass		12 ft.	\$37.93	\$5.22
Decorative Transit	4"	16 ft.	\$36.98	\$5.10	
Decorative Transit	6"	30 ft.	\$71.39	\$9.83	
Hinged Poles	Square	15 ft.	\$14.21	\$1.16	
	Round	19 ft.	\$12.85	\$1.05	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73
			22 ft.	\$14.26	\$1.96
			25 ft.	\$15.46	\$2.13
			30 ft.	\$17.85	\$2.47
			32 ft.	\$18.75	\$2.58
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85
			22 ft.	\$15.05	\$2.06
			25 ft.	\$16.24	\$2.23
			30 ft.	\$18.97	\$2.60
			32 ft.	\$20.26	\$2.79
		3 Bolt	32 ft.	\$23.28	\$3.20
		Square Steel	5"	13 ft.	\$14.54
	15 ft.			\$14.86	\$2.03
	23 ft.			\$15.43	\$2.13
	25 ft.			\$17.02	\$2.36
	28 ft.			\$18.91	\$2.60
	32 ft.			\$19.63	\$2.69



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
C. Direct Bury	Round Steel		19 ft.	\$19.84	\$2.74	
			30 ft.	\$15.49	\$2.87	
			38 ft.	\$18.90	\$2.94	
		Self	40 ft.	\$23.28	\$3.69	
		Stepped	25 ft.	\$53.55	\$4.37	
			32 ft.	\$56.40	\$4.60	
			49 ft.	\$70.00	\$9.65	
		Square Steel	4"	34 ft.	\$17.09	\$2.96
			5"	20 ft.	\$16.23	\$2.68
	30 ft.			\$16.92	\$2.79	
	38 ft.			\$18.36	\$3.19	
	8"		28 ft.	\$30.64	\$2.49	
			32 ft.	\$32.03	\$2.62	
	Decorative Transit		41 ft 6	\$22.05	\$3.24	
	Decorative Transit	47 ft.	\$27.47	\$4.04		
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34		
D. Post Top	Decorative Transit Anchor Base	16 ft.	\$37.77	\$5.19		
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15		
	Black Steel	23 ft.	\$14.44	\$2.38		
E. Existing distribution pole suitable for streetlight use			\$1.59	--		
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67		
		35 ft.	\$9.64	\$1.59		

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		Height	CHARGES	
			Investment by Company	Investment by Others
A. Flush		4 ft.	\$10.67	\$1.47
		6 ft.	\$12.73	\$2.21
B. Pedestal		8 ft.	\$14.59	\$2.54
	For 32' Round Steel Pole only	4 ft. 6"	\$10.12	\$1.75



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		CHARGE
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.17000
b.	Per foot of cable, not installed under paving	\$0.06000

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	(installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	(installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

Step 2 Determination of Total Monthly Charge
The total monthly charge will be the summation of the charges for each applicable charge type

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Adjustment Charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

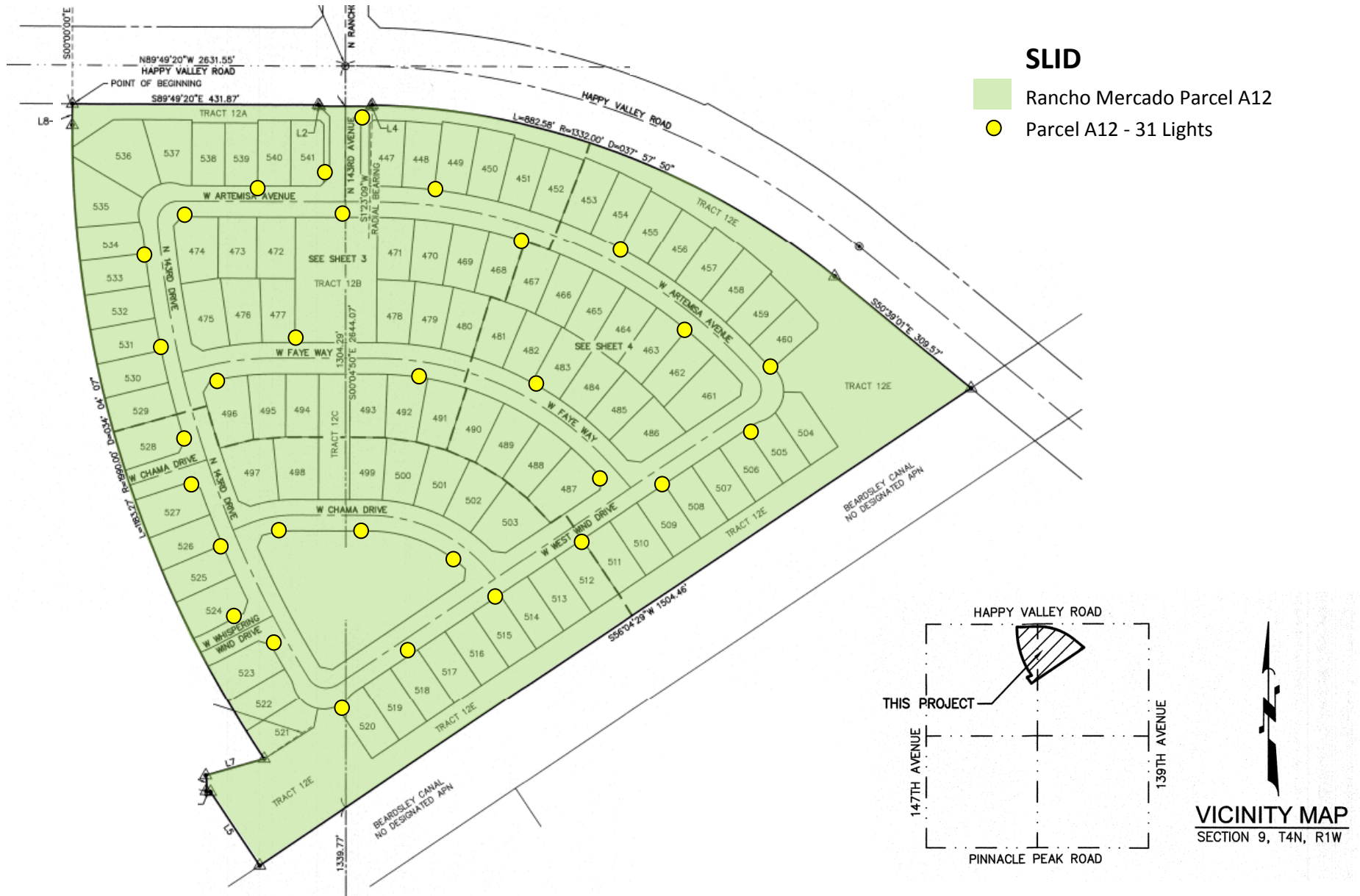
1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

RANCHO MERCADO PARCEL A12 STREETLIGHTS





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 20, 2018	Contact Person:	Karl Zook; Assistant Director Public Works
Submitting Department:	Public Works	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to a FY2018 budget amendment by reallocating appropriations associated with the De-watering Centrifuge No. 1, #P71090 project in the amount of \$17,500; Resolution # 2018-23.

Motion:

I move to approve Resolution # 2018-23.

Background:

The De-watering Centrifuge 1 and Line Installation at SPA1 were designed and constructed using one contractor in order to avoid having multiple contractors on site at the same time and as both projects had to be completed in conjunction with each other. Throughout the process reconciliations have occurred. This action tonight is to perform the final true up of budgets and costs associated with each of the projects in order to align them properly. The final reconciliation of the budget and cost allocation have changed. The change is related to contingency dollars associated with work needed to complete the Centrifuge project, which requires a budget adjustment of \$17,500 to be moved from Line Installation to Centrifuge project.

Objective Analysis:

Final reconciliation of costs and budget will allow for proper accounting and budgeting for both projects without adding additional funding.

Policy Compliant:

This item is policy compliant.

Financial Impact:

The additional one-time costs associated with installing the De-watering Centrifuge No. 1 Project is estimated to be \$17,500.

Budget Impact:

This action will reallocate appropriations in the amount of \$17,500 from the Line Installations at SPA1 WRF Project #P71150 within the Sewer Utility Capital Fund, to the De-watering Centrifuge No. 1 Project #P71090 within the Sewer SPA 1 Development Fee Fund without exceeding the approved total annual budget for FY2018.

FTE Impact:

This item does not have an impact on the number of full-time equivalents (FTE).

ATTACHMENTS:

Click to download

☐ [Res2018-23](#)

RESOLUTION # 2018-23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$17,500 FROM THE SEWER UTILITY CAPITAL FUND, LINE INSTALLATIONS AT SPA1 WRF PROJECT, P71150 TO THE SEWER SPA 1 DEVELOPMENT FEE FUND, DEWATERING CENTRIFUGE NO 1 PROJECT, P71090; TO PROPERLY ACCOUNT FOR EXPENDITURES RELATED TO THE DEWATERING CENTRIFUGE NO 1 PROJECT.

WHEREAS, the FY2018 budget was adopted included funding for the Dewatering Centrifuge NO 1 project and for the Line installations at SPA1 WRF project;

WHEREAS, the final true up of contingency dollars and project allocation for the Dewatering Centrifuge No 1 Project is required;

WHEREAS, the Line Installations at SPA1 WRF project has savings;

WHEREAS, it is necessary to amend the FY2018 budget to increase appropriation for the Dewatering Centrifuge NO 1 project;

WHEREAS, a cash advance from the Sewer Operations Fund to the Sewer SPA 1 Development Fee Fund will be required at FY2018 year-end;

WHEREAS, the FY2018 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-23
Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$17,500 from the Line Installations at SPA1 WRF project within the Sewer Utility Capital Fund to the Dewatering Centrifuge NO 1 project within the Sewer SPA 1 Development Fee Fund to cover additional costs associated with completing installation of the Centrifuge. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Sewer SPA 1 Dev Fee	Water Resource Management	#P71090 Dewatering Centrifuge No 1	E	168,900	17,500	186,400
Sewer Utility Capital	Water Resource Management	#P71150 Line Installations at SPA1 WRF	E	18,700	(17,500)	1,200
Expense Total				187,600	-	187,600



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Robert H Kuhfuss - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to approval of the Map of Dedication entitled, "147th Avenue" dated August 24, 2017 within the Rancho Mercado PAD.

Motion:

Motion to approve the Map of Dedication entitled, "147th Avenue" dated August 24, 2017.

Background:

The subject request involves a Map of Dedication (MOD) for a segment of 147th Avenue and is one of two (2) Maps of Dedication being discussed this date, but under separate cover. Two (2) related Final Plats are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to commence construction of these roadways.

Objective Analysis:

The proposed Map of Dedication is one of several case activities related to the Rancho Mercado development. Approval of the subject MOD will allow the city to begin issuing the infrastructure permits necessary for the applicant to begin construction. The proposed MOD is consistent with the Rancho Mercado PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the MOD.

Policy Compliant:

The requested Map of Dedication is consistent with the Rancho Mercado PAD and advances the goals and policies of the General Plan.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-499 147th Avenue Map of Dedication - Staff Report](#)
 - ☐ [01 - FS17-499 147th Avenue Map of Dedication - Vicinity Map](#)
 - ☐ [02 - FS17-499 147th Avenue Map of Dedication - Case Map](#)
 - ☐ [03 - FS17-499 147th Avenue Map of Dedication](#)
 - ☐ [04 - FS17-499 147th Avenue Map of Dedication - Presentation](#)
-

MAP OF DEDICATION

REPORT TO THE CITY COUNCIL

Case: **FS17-499**

Project Name: 147th Avenue Map of Dedication

Council District: 1

City Council Date: **February 20, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: William Lyon Homes

Applicant: Fil Luna of William Lyon Homes

Request: Map of Dedication within the Rancho Mercado PAD

Site Location: Generally north of the Happy Valley Road alignment along the 147th Avenue alignment

Site Size: 1.9 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Map of Dedication is consistent with the Rancho Mercado PAD.
- The proposed Map of Dedication is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Map of Dedication is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Map of Dedication will allow the developer to continue building infrastructure in support of the larger Rancho Mercado PAD.

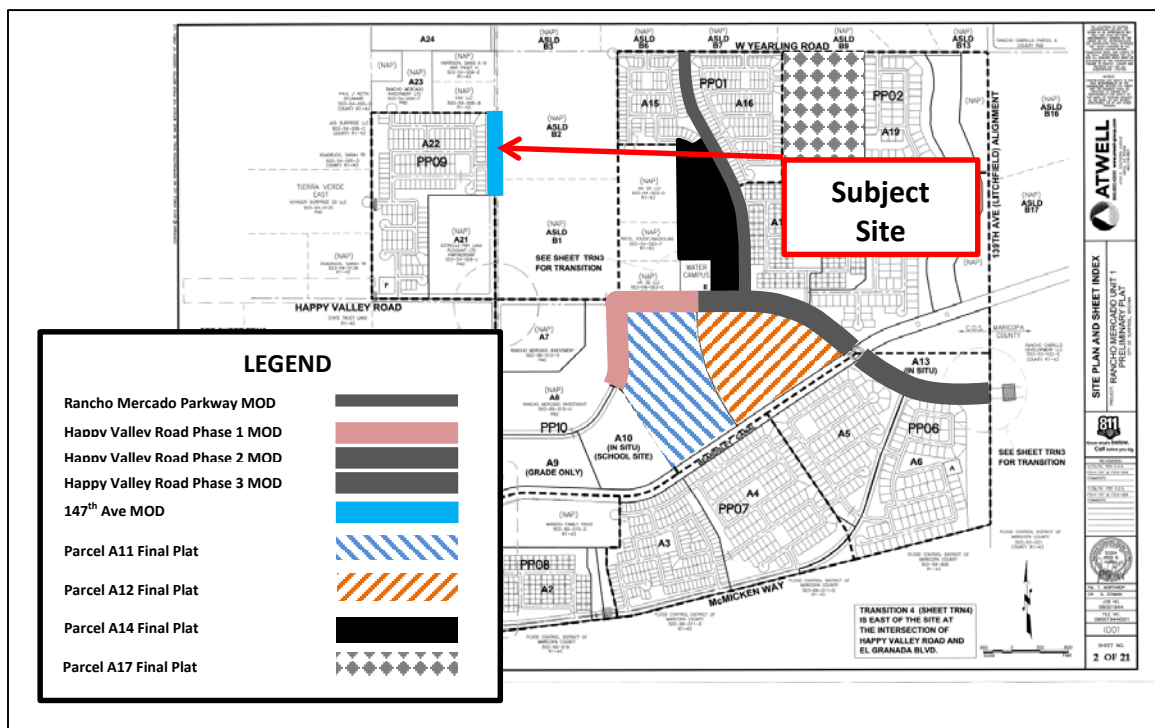
Denial of the requested Map of Dedication will deny the applicant the opportunity to develop the property.

Project Description:

The subject request involves a Map of Dedication (MOD) for a segment of 147th Avenue and is one of two (2) Maps of Dedication being discussed this date, but under separate cover. Two (2) related Final Plats are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review.

The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow “at-risk” grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to continue construction of these roadways.

The following map, taken from the Rancho Mercado Unit 1 Preliminary Plat, is annotated to depict the location of the subject MOD in relation to the other activity occurring within the PAD.



[Continued following page.]

Background:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations “a” through “u”, Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the Rancho Mercado project during a regularly scheduled Concept Review meeting under CR14-278.

January 5, 2016: The City Council approved the Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A11 under FS17-257, which is discussed under separate cover.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A12 under case FS17-258, which is discussed under separate cover.

May 24, 2017: The applicant submitted a request for the 145th Avenue Phase 1 MOD under FS17-264, which is discussed under separate cover.

August 24, 2017: The applicant submitted a request for the Happy Valley Road Phase 1 MOD under case FS17-499, the subject case.

September 14, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A17 under case FS17-546, which is still under review.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 3 under case FS17-097.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 2 under case FS17-098.

October 17, 2017: The City Council approved the Map of Dedication for Rancho Mercado Parkway under case FS16-384.

October 31, 2017: Staff administratively approved the Minor Site Plan regarding the Rancho Mercado Water Campus under case FS17-262.

December 5, 2017: The City Council approved the Final Plat for Rancho Mercado Parcel A14 under case FS16-385.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who have indicated no objections to the request.

Summary:

The proposed Map of Dedication is one of several case activities related to the Rancho Mercado development. Approval of the subject MOD will allow the city to continue issuing the infrastructure permits necessary for the applicant to continue construction. The proposed MOD is consistent with the Rancho Mercado PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the MOD.

Findings:

The proposed Map of Dedication is consistent with the Rancho Mercado PAD.
The proposed Map of Dedication is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
The proposed Map of Dedication is consistent with the applicable City of Surprise regulations.
The reviewing agencies have indicated no objections to the request.

155	<u>Attachments:</u>
156	
157	01 Case Map
158	02 Vicinity Map
159	03 Map of Dedication

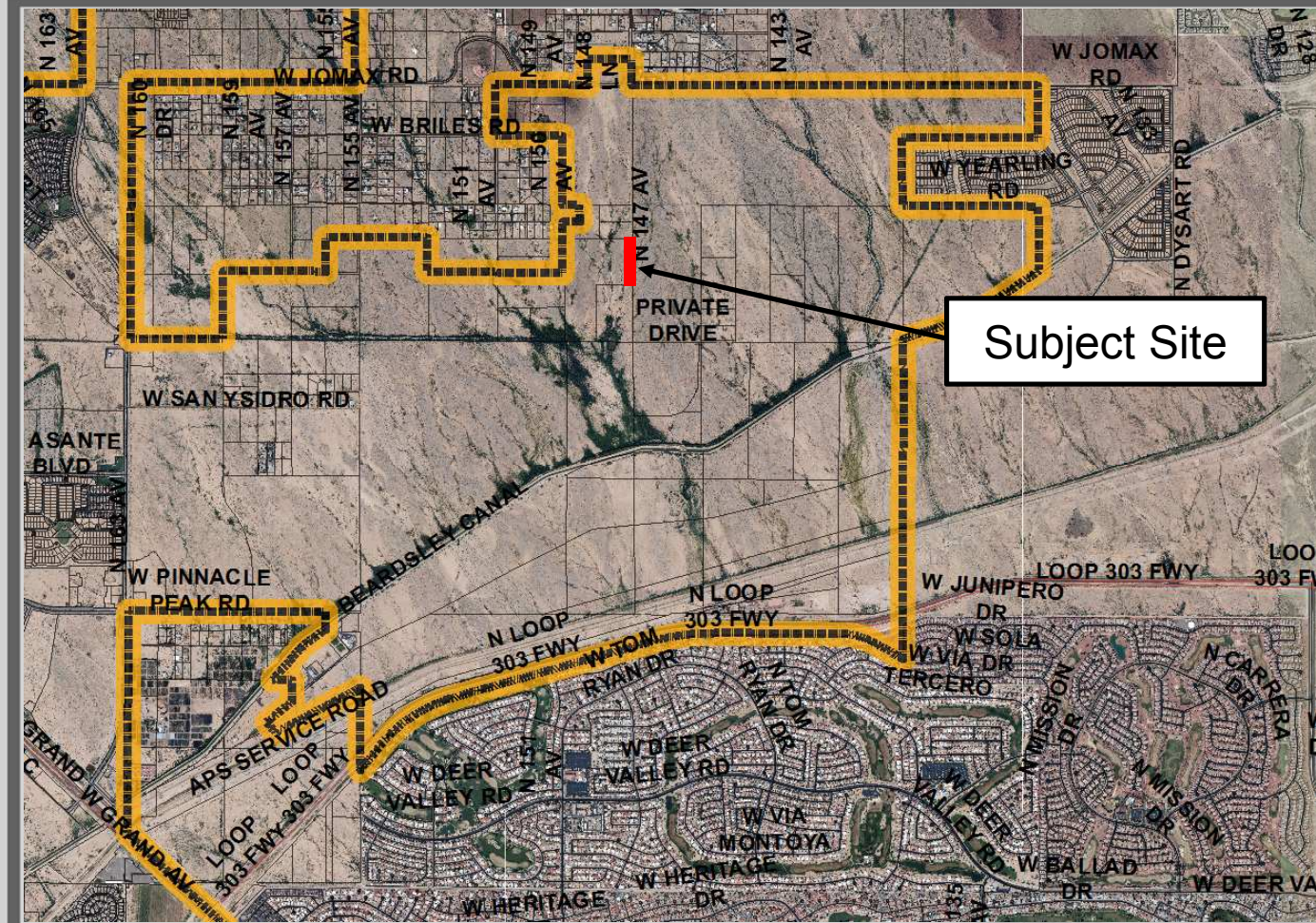
FS17-499
147th Avenue MOD

Subject Site

Vicinity Map

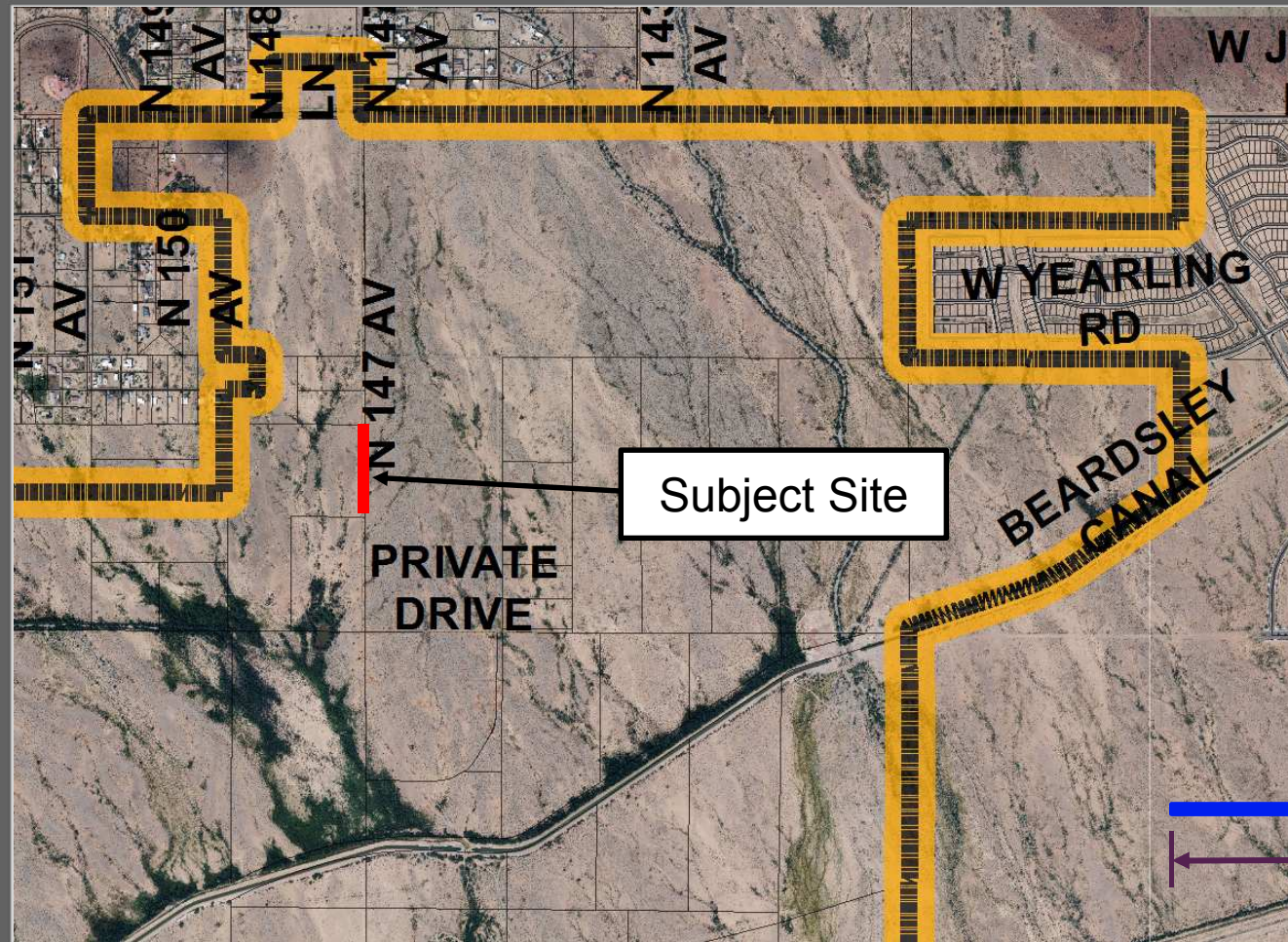
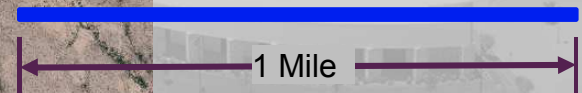
North

1 Mile



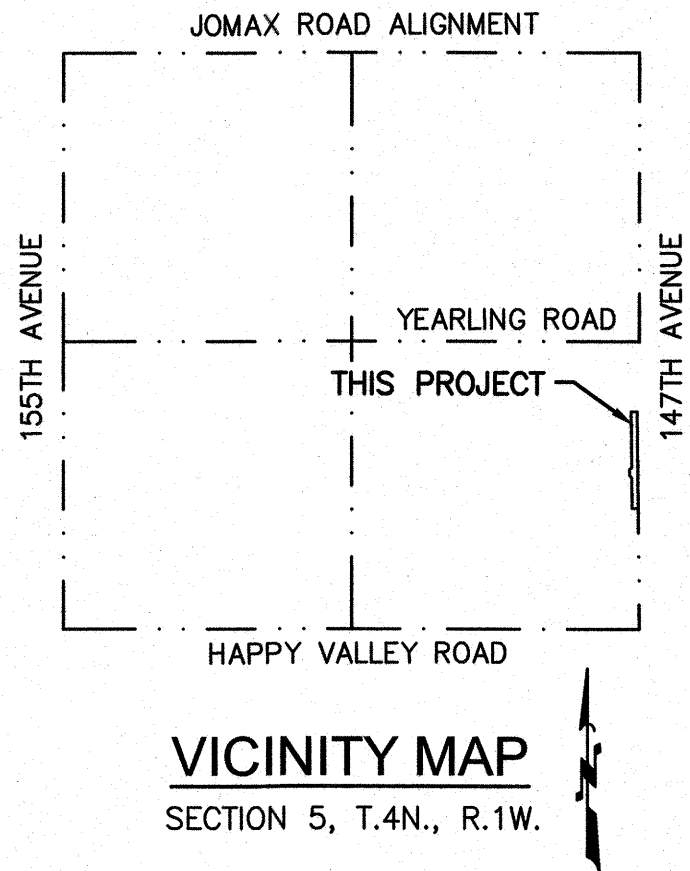
FS17-499
147th Avenue MOD

Case Map



MAP OF DEDICATION
FOR
147TH AVENUE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

KNOW ALL PERSONS BY THESE PRESENTS:

- THAT WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, HEREINAFTER "OWNER", HAS SUBDIVIDED UNDER THE NAME "147TH AVENUE", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND DOES HEREBY DECLARE THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.
- "OWNER" HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE MAP OF DEDICATION.
- ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.
- "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS MAP OF DEDICATION UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID MAP OF DEDICATION UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.
- "OWNER" HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP OF DEDICATION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- "OWNER" HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE AN AVIGATION EASEMENT OVER AND ACROSS THIS MAP OF DEDICATION, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS MAP OF DEDICATION, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS, THIS MAP OF DEDICATION, WHICH EASEMENT SHALL INCLUDE, BUT NOT LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE LAWFUL OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITY.
- THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY PARCEL THEREOF.
- "OWNER" HEREBY WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.
- LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN WITNESS WHEREOF:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, AS "OWNER", HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JULIE E. COLLINS, ITS SENIOR VICE PRESIDENT ON THIS ____ DAY OF _____, 2017.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY _____ ITS SENIOR VICE PRESIDENT
JULIE E. COLLINS

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC APPEARED JULIE E. COLLINS OF WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, WHO ACKNOWLEDGED HERSELF TO BE THE SENIOR VICE PRESIDENT, AND THAT SHE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RANCHO MERCADO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, KAREN BEACOM, DULY ELECTED PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____ ITS PRESIDENT
KAREN BEACOM

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS ____ DAY OF _____, 2017, KAREN BEACOM PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, AND THAT SHE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2017, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ____ DAY OF _____, 2017.

MAYOR DATE

ATTEST: _____
CITY CLERK DATE

AREA CALCULATIONS

RIGHT OF WAY	49,968 SQ.FT.	1.147 AC
--------------	---------------	----------

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
LEGAL DESCRIPTION & PLAT SHEET	2

OWNER/DEVELOPER

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION.
8840 EAST CHAPARRAL ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85250
PHONE NO: 480-850-3729
CONTACT: FIL LUNA

RELEASE OF LIABILITY

- WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE "USAF" AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.
- WILLIAM LYON HOMES, INC., HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY LANGUAGE

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

GENERAL NOTES

- IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE CITY OF SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND #14710, WHEN APPLICABLE.
- THE PROPERTY OWNER, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THIS MAP OF DEDICATION IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE ZONING CASE FS15-069.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE AREA HAVING FLOOD ZONES "X", "A" AND "AE", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAPS NO. 04013C1210L AND NO. 04013C1230L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AS MAY BE AMENDED FROM TIME TO TIME.

BASIS OF BEARING

THE WEST-EAST, MID-SECTION LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS S89°46'48"E A DISTANCE OF 5255.54' THIS POSITION WAS DERIVED FROM THE ESTABLISHED NGS POINTS DVO060 & AJ3867. PROJECT THEN SCALED TO GROUND AT A COMBINED SCALE FACTOR OF 1.00013766895 AND VERIFIED AGAINST GDACS BOOK 834, PG 1. HORIZONTAL ERROR = (0.04') ANGLE ERROR = (0°00'01")

SURVEYOR'S CERTIFICATION

I, JAMES G. SPRING, PLS 22282, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PREPARED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206



NOTE:

A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

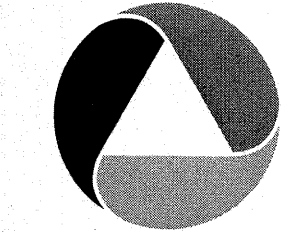


COUNTY: MARICOPA
SECTION: 5
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
RANCHO MERCADO
147TH AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

N.T.S.

SOUTH GILA AND SALT RIVER BASE AND MERIDIAN

SHEET
NO.
1 OF 2

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE WEST LINE OF SAID SECTION 4 ALSO BEING THE EAST LINE OF SAID SECTION 5, S00°07'05"E, 660.02 FEET TO THE POINT OF BEGINNING;

THENCE, S00°07'05"E A DISTANCE OF 881.27 FEET;

THENCE, N89°36'55"W A DISTANCE OF 55.00 FEET;

THENCE, N00°07'05"W A DISTANCE OF 279.39 FEET;

THENCE, N45°07'05"W A DISTANCE OF 28.28 FEET;

THENCE, N00°07'05"W A DISTANCE OF 55.00 FEET;

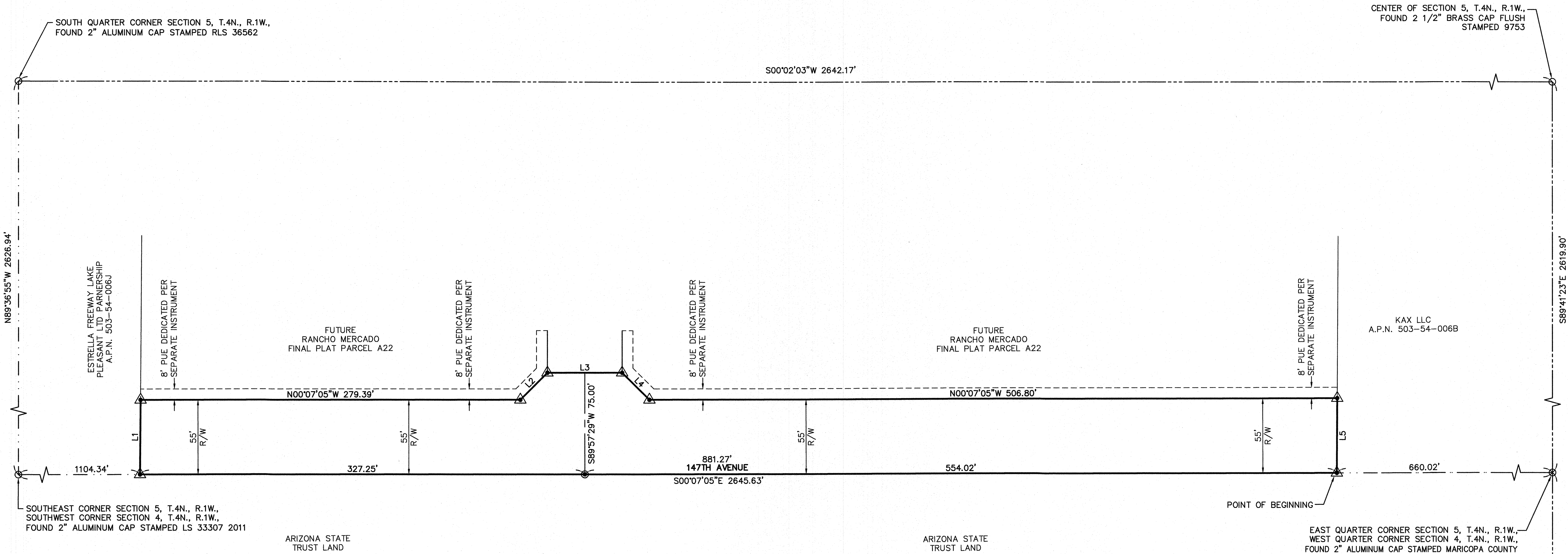
THENCE, N44°52'55"E A DISTANCE OF 28.28 FEET;

THENCE, N00°07'05"W A DISTANCE OF 506.80 FEET;

THENCE, S89°41'23"E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

LEGEND

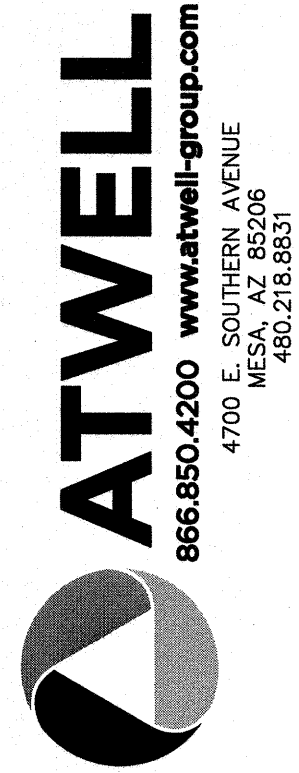
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- ALIQUOT SECTION LINE
- SUBDIVISION CORNER TO BE SET
- FOUND MONUMENT AS NOTED
- CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- D DELTA
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- Ⓡ RADIAL BEARING



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°36'55"W	55.00'
L2	N45°07'05"W	28.28'
L3	N00°07'05"W	55.00'
L4	N44°52'55"E	28.28'
L5	S89°41'23"E	55.00'



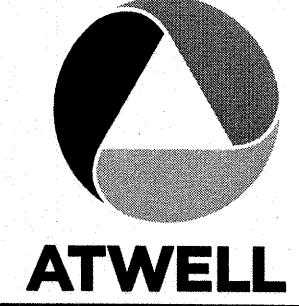
EAST QUARTER CORNER SECTION 4, T.4N., R.1W.
FOUND 3" BRASS CAP IN HANDHOLE
STAMPED MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION 36770



COUNTY: MARICOPA
SECTION: 5
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
RANCHO MERCADO 147TH AVENUE CITY OF SURPRISE, ARIZONA

AUGUST 2017
REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO. 09001944

SCALE 0 20 40
1" = 40 FEET



S U R P R I S E

A R I Z O N A

Rancho Mercado

FS17-257 Parcel 11 Final Plat

FS17-258 Parcel 12 Final Plat

FS17-264 Happy Valley Road Phase 1 MOD

FS17-499 147th Avenue MOD

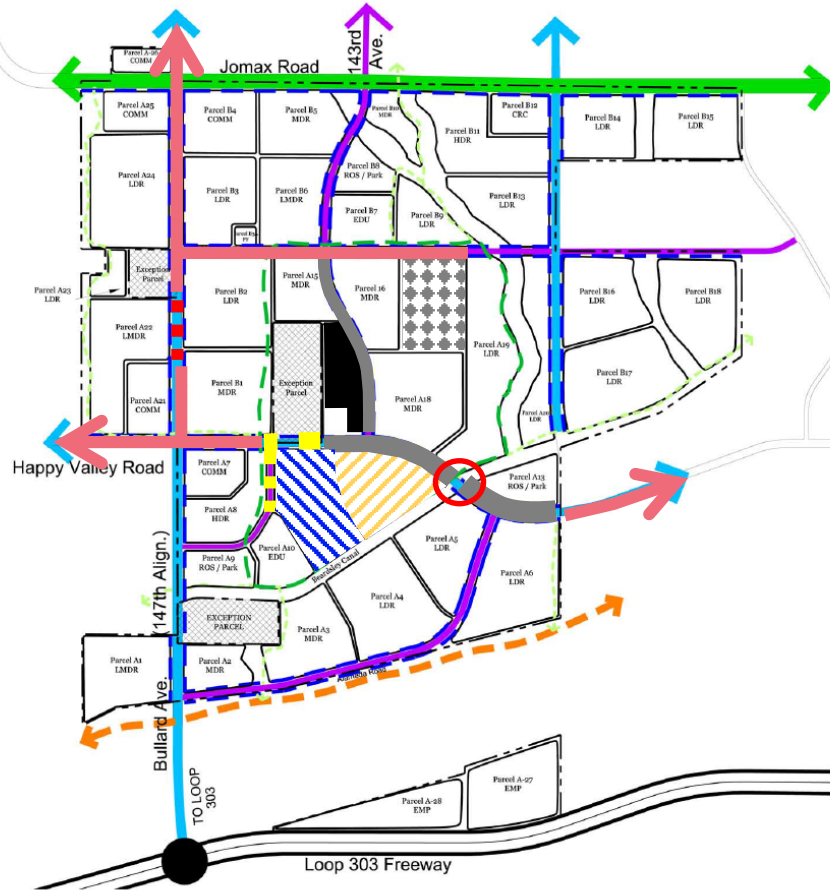
City Council

February 20, 2018

Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan



LEGEND

- Rancho Mercado Parkway MOD
- Happy Valley Road Phase 1 MOD
- Happy Valley Road Phase 2 MOD
- Happy Valley Road Phase 3 MOD
- 147th Ave MOD
- Parcel A11 Final Plat
- Parcel A12 Final Plat
- Parcel A14 Final Plat
- Parcel A17 Final Plat
- Future Connections
- MWD Crossing

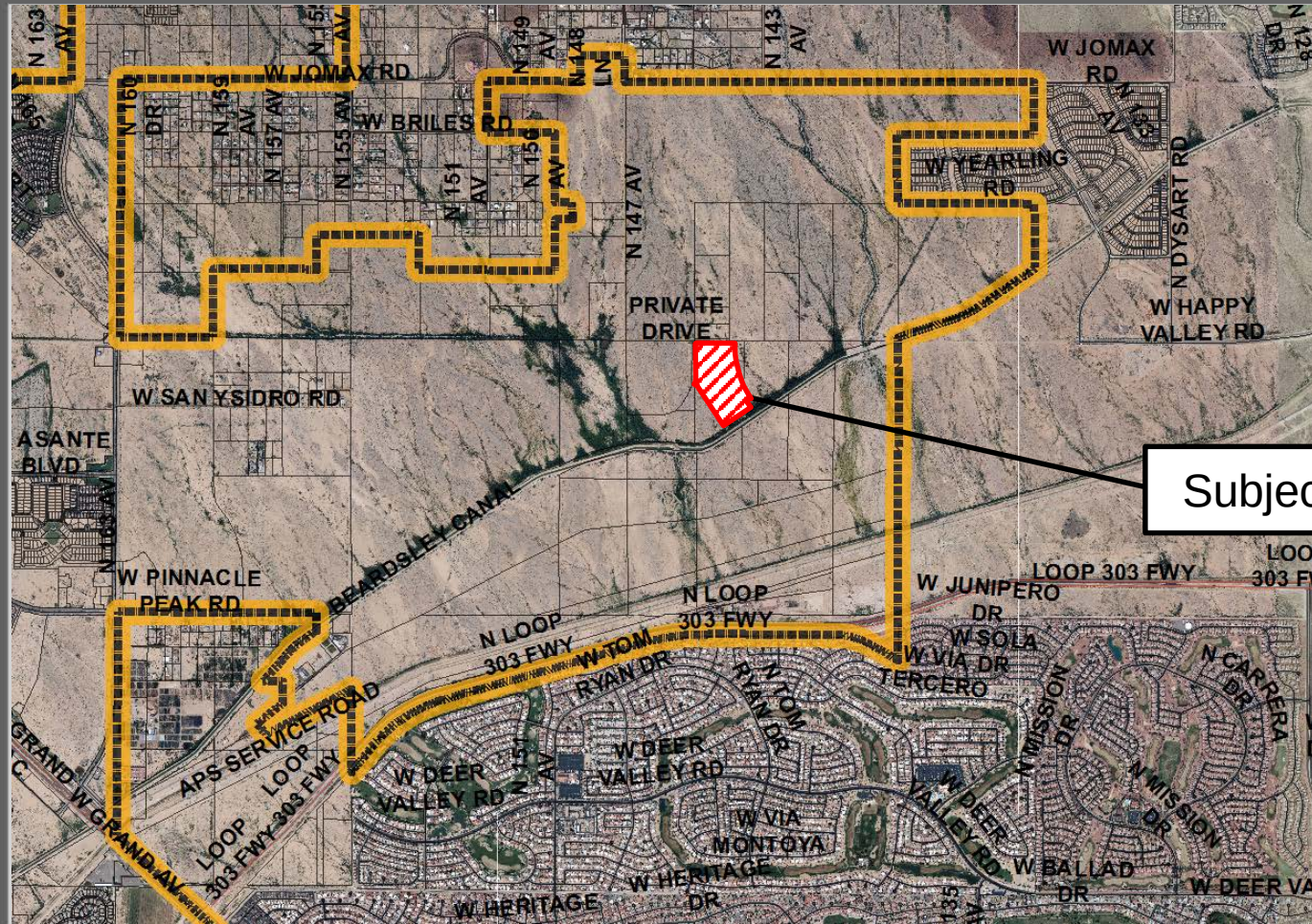


Rancho Mercado

FS17-257 Parcel 11 Final Plat



FS17-257
Parcel 11 Final Plat



Subject Site



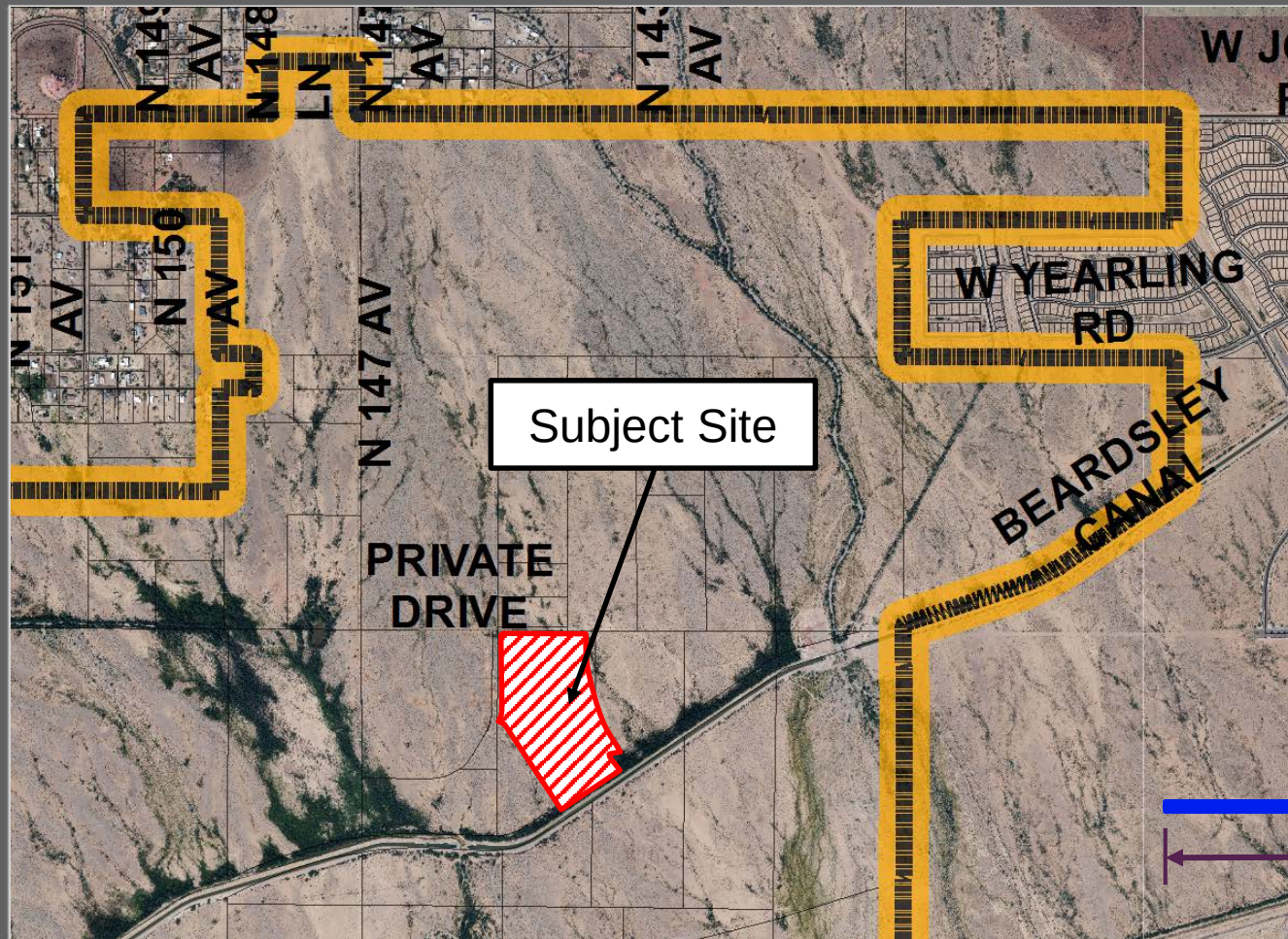
North

1 Mile

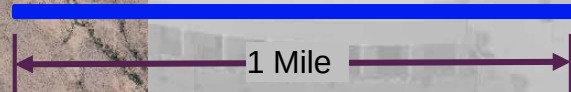
Vicinity Map



FS17-257
Parcel 11 Final Plat



North



Case Map



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	16.85'	55.00'	017°20'29"	N/A
C2	103.04'	55.00'	017°20'29"	N/A
C3	56.55'	36.00'	090°00'00"	N/A
C4	53.39'	36.00'	084°57'58"	N/A
C5	97.97'	55.00'	102°33'38"	N/A
C6	17.08'	55.00'	017°47'46"	N/A
C7	179.88'	2095.50'	004°50'06"	N/A
C8	208.25'	2123.00'	005°37'13"	N/A
C9	179.93'	2150.50'	004°47'42"	N84°50'30"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°02'27"E	28.22'
L2	S44°49'20"E	3.54'
L3	S89°49'20"E	90.00'
L4	N45°10'40"E	3.54'
L5	N45°10'40"E	24.75'
L6	S44°49'20"E	24.75'
L7	S44°49'20"E	22.63'
L8	S45°10'40"W	22.63'
L9	S00°10'40"W	37.06'
L10	N45°10'40"E	22.63'
L11	S47°20'31"E	23.60'

FS17-257

Parcel 11 Final Plat



4000 E. SOUTHERN AVE
MESA, AZ 85205
480-218-8831

COUNTS MASCOS

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL PLAT

INCHIO MERCAD

PARCEL A11

CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

PM. J. SPRING

DR. R. GILES

JCO NO. 00000000

09001944

SCALE 0 20 40

1" = 40 FEET

800244 IP Address

24 OCT 1972

3 OF 6

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

SEPTEMBER 2013

REVISIONS:

ATWELL

PM. J. SPRING

DR. R. GILES

JOB NO. 09001944

SCALE 0 20
1" = 40' FEE

W0004 IP ALING

SHEET 2

4 OF 6



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C10	179.97'	2150.50'	004°47'42"	N80°07'48"E
C11	208.25'	2123.00'	005°37'13"	N/A
C12	179.88'	2095.50'	004°55'06"	N/A
C13	32.58'	472.50'	003°9'02"	N/A
C14	162.15'	500.00'	018°34'51"	N/A
C15	33.60'	542.50'	004°04'30"	N/A
C16	99.28'	540.00'	010°31'55"	N/A

LOT TABLE FV BASED ON FIBS				LOT TABLE FV BASED ON FIBS				LOT TABLE FV BASED ON FIBS			
LOT	AREA	W/TH	AREA ACRES	LOT	AREA	W/TH	AREA ACRES	LOT	AREA	W/TH	AREA ACRES
321	5637	0.129	53.4	344	5660	0.128	53.7	361	5665	0.128	53.7
322	5637	0.129	53.4	345	5660	0.128	53.7	362	5665	0.128	53.7
323	5637	0.129	53.4	346	5665	0.128	53.7	363	5665	0.128	53.7
324	5744	0.132	53.2	347	5677	0.144	53.7	364	5665	0.128	53.7
325	5831	0.136	53.5	348	5677	0.144	53.7	365	5677	0.144	53.7
326	5831	0.136	53.5	349	5677	0.144	53.7	366	5677	0.144	53.7
327	6277	0.144	53.7	350	5685	0.128	53.7	367	5665	0.128	53.7
328	5665	0.128	53.7	351	5685	0.128	53.7	368	5665	0.128	53.7
329	5665	0.128	53.7	352	5685	0.128	53.7	369	5665	0.128	53.7
330	5665	0.128	53.7	353	5665	0.128	53.7	370	6267	0.144	53.7
331	5665	0.128	53.7	354	6090	0.140	56.0	371	6267	0.144	53.7
332	5665	0.128	53.7	355	6090	0.140	56.0	372	6267	0.144	53.7
333	5665	0.128	53.7	356	6090	0.140	56.0	373	6267	0.144	53.7
334	5665	0.128	53.7	357	6870	0.158	63.2	374	5811	0.129	53.5
341	5665	0.128	53.7	358	7383	0.179	63.7	375	5834	0.129	53.5
342	5665	0.128	53.7	359	5665	0.128	53.7	376	5834	0.129	53.5
343	5665	0.128	53.7	360	5665	0.128	53.7	377	5834	0.129	53.5



[illegible]

CURVE #	LENGTH	RADIUS	DELTA
C17	101.83	272.50	021°24'31"
C18	114.97	300.00	021°57'27"
C19	90.66	327.50	015°51'51"
C20	33.23	72.50	026°15'44"
C21	59.52	100.00	034°06'01"
C22	65.25	127.50	029°10'21"
C23	88.75	172.50	029°28'41"
C24	119.04	200.00	034°06'11"
C25	121.49	227.50	030°35'44"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N44°49'20"W	22.63
L28	N41°34'39"E	21.16
L29	S78°55'31"E	9.90
L30	N45°35'05"W	22.93
L31	N44°10'19"E	22.23
L32	S00°10'40"W	29.58
L33	S78°55'31"E	9.90
L34	S45°36'59"E	22.94
L35	N41°21'15"E	23.17
L36	S00°10'40"W	32.87
L37	N33°55'31"W	115.67

LOT AREA TABLE/FW FT AREA ACRES				LOT TABLE/FW FT AREA ACRES				LOT TABLE/FW FT AREA ACRES			
LOT	AREA SQ FT	AREA ACRES	FW FT	LOT	AREA SQ FT	AREA ACRES	FW FT	LOT	AREA SQ FT	AREA ACRES	FW FT
366	6277	0.144	57.2	383	5940	0.136	55.2	40	5665	0.128	53
371	5665	0.128	53.7	394	5565	0.123	53.7	41	5565	0.128	53.8
372	5665	0.128	53.7	405	5665	0.128	53.7	42	5665	0.128	53.8
373	5665	0.128	53.7	416	5665	0.128	53.7	43	5665	0.128	53.8
374	5665	0.128	53.7	427	5665	0.128	53.7	44	5665	0.128	53.8
375	5665	0.128	53.7	438	5665	0.128	53.7	45	5665	0.128	53.8
376	5665	0.128	53.7	449	5665	0.128	53.7	46	5665	0.128	53.8
377	5665	0.128	53.7	460	5665	0.128	53.7	47	5665	0.128	53.8
378	5665	0.128	53.7	471	5665	0.128	53.7	48	5665	0.128	53.8
379	5665	0.128	53.7	482	5665	0.128	53.7	49	5665	0.128	53.8
380	5665	0.128	53.7	493	5665	0.128	53.7	50	5665	0.128	53.8
381	5665	0.128	53.7	504	5665	0.128	53.7	51	5665	0.128	53.8
382	5665	0.128	53.7	515	5665	0.128	53.7	52	5665	0.128	53.8
383	5665	0.128	53.7	526	5665	0.128	53.7	53	5665	0.128	53.8
384	7860	0.183	59.7	537	6017	0.136	54.6	54	6128	0.150	53
385	6367	0.192	62.3	548	6955	0.160	56.8	55	6232	0.162	53.0
386	7989	0.183	68.7	559	5711	0.131	55.2	56	6232	0.164	53
387	3777	0.085	52.8	560	5665	0.128	53.7	57	5665	0.128	53.8
388	3777	0.085	52.8	571	5665	0.128	53.7	58	5665	0.128	53.8
389	3777	0.085	52.8	582	5665	0.128	53.7	59	5665	0.128	53.8
390	6670	0.150	53.7	593	5665	0.128	53.7	60	5665	0.128	53.8
391	9146	0.211	52.5	604	5665	0.128	53.7	61	5665	0.128	53.8



ATWEI
866.850.4200 www.atwei.com

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
INCHO MERCADO
PARCEL A11
CITY OF SUSPENSE, ARIZONA

SEPTEMBER 2017

REMARKS:



PM.	J. SPRING
DR.	R. GILES

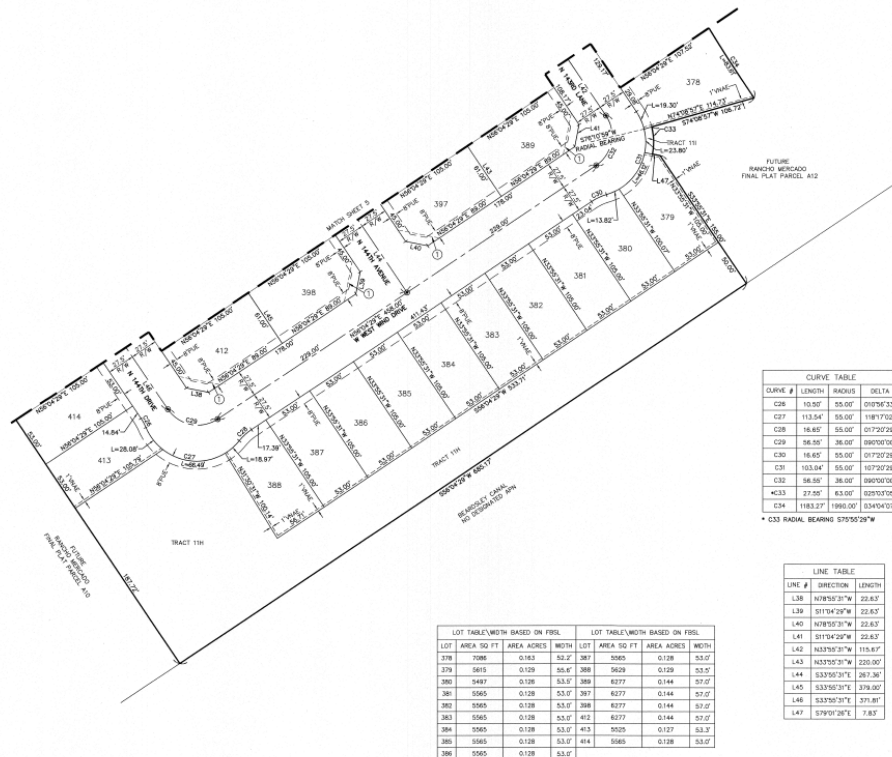
JOB NO.
09001944

SCALE 0 20 40
4" = 40' HORIZONTAL

SECTION 05 40 00

SHEET NO.

5 OF 6



FS17-257 Parcel 11 Final Plat



ATWELL
10000 E. 1st Avenue
Suite 100
Aurora, CO 80010
Phone: 303.757.4100
Fax: 303.757.4101
Email: info@atwell.com

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017

REVISIONS



PM: J. SPRING

DR: R. GILES

JOB NO: 09001944

SCALE: 1" = 40 FEET

DATE: 9/20/17

WORK: P. 0100

SHEET: 6

6 OF 6





Rancho Mercado

FS17-258 Parcel 12 Final Plat



FS17-258

Parcel 12 Final Plat

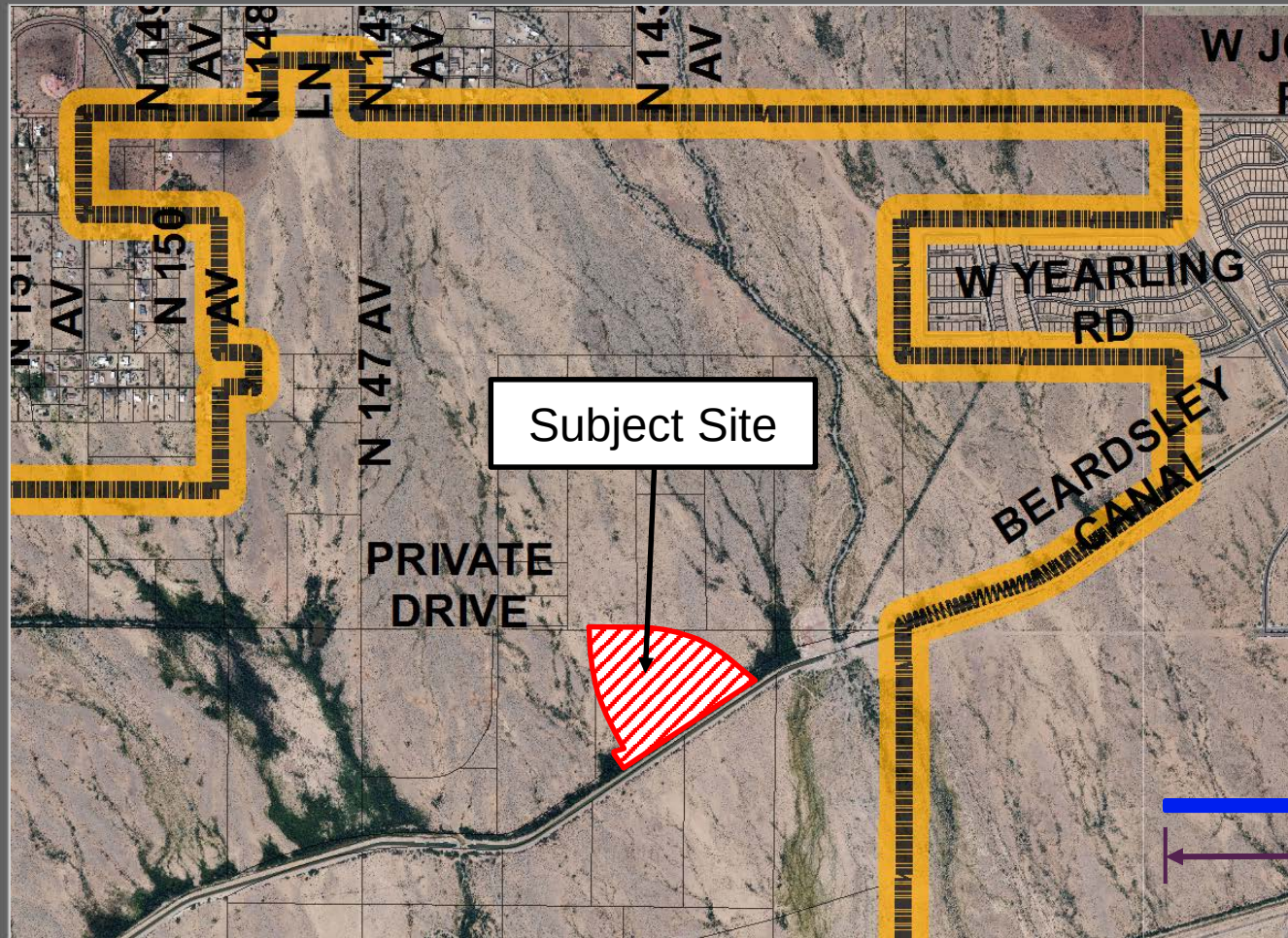
Subject Site

Vicinity Map

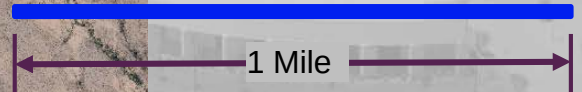
North

1 Mile

FS17-258
Parcel 12 Final Plat



North



Case Map



ATWEI
866.850.4300 www.atwei-h.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206

FINAL PLAT	COUNTY: MARICOPA
INCHO MERCADO	SECTION: 9
PARCEL A12	TOWNSHIP: 4 NORTH

OCTOBER 2017

REVISIONS:



PM J. SPRING

DR.	R. GILES
-----	----------

JCB NO.
09001944

SCALE 0 50

1" = 100 FEET

FROM IP ADDRESS

SHEET

2 OF 5



LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GEA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 30632 2003, ACCEPTED AS THE FOUND 3" BRASS CAP OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WESTERLY CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE POINT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S09°46'48"E A DISTANCE OF 5255.54 FEET;

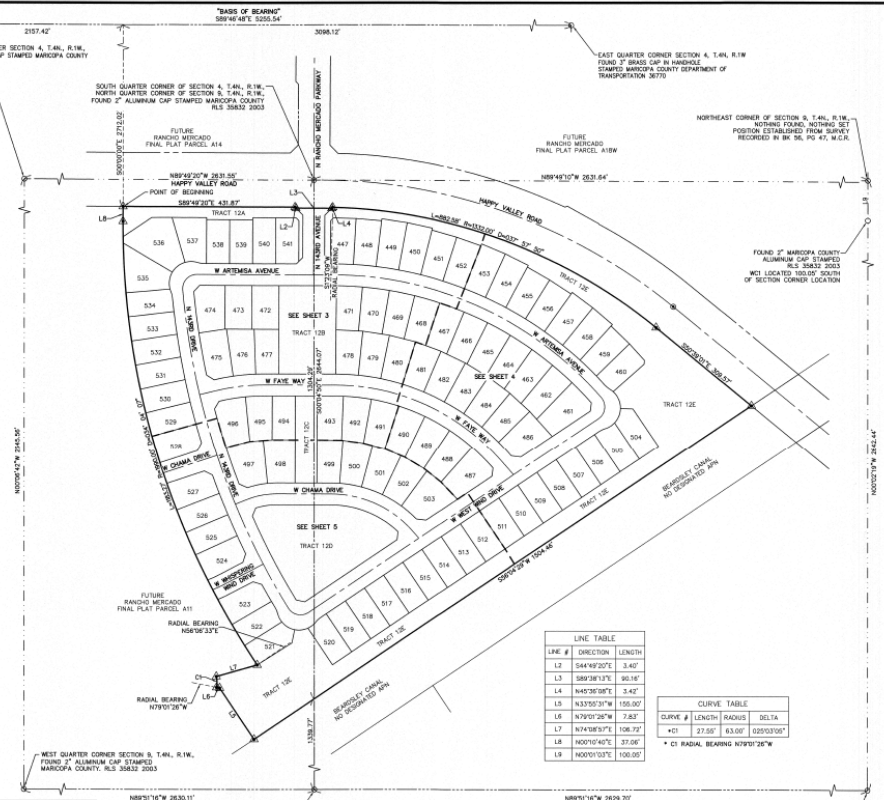
THENCE, ALONG THE WEST-EAST SIDE SECTION LINE OF S&D SECTION 4,
 20.0000' TO A DISTANCE OF 271.025' TO THE POINT OF BEGINNING;
 THENCE, ALONG THE WEST-EAST SIDE SECTION LINE OF S&D SECTION 4,
 50.0000' TO A DISTANCE OF 271.025' TO THE POINT OF BEGINNING;
 THENCE, S89°45'30"W A DISTANCE OF 43.817 FEET;
 THENCE, N65°45'30"W A DISTANCE OF 5.0-00 FEET;
 THENCE, N89°15'00"W A DISTANCE OF 90.0-00 FEET;
 THENCE, W45°30'00"W A DISTANCE OF 3.4-00' TO THE BEGINNING OF A NON-TANGENT CURVE
 CONCAVE SOUTH, THE RADIUS OF WHICH BEARS S50°23'00"W A DISTANCE OF 133.000 FEET;
 THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 88.824 FEET THROUGH A CENTRAL
 ANGLE OF 17°30'00";
 THENCE, S60°15'00"W A DISTANCE OF 308.575 FEET;
 THENCE, S55°45'30"W A DISTANCE OF 1,504.4-00 FEET;
 THENCE, N43°50'30"W A DISTANCE OF 155.000 FEET;
 THENCE, TRENCHY°17'30"W A DISTANCE OF 7.0-00' TO THE BEGINNING OF A NON-TANGENT CURVE
 CONCAVE WEST, THE RADIUS OF WHICH BEARS N0°23'00"W A DISTANCE OF 83.000 FEET;
 THENCE, N0°23'00"W A DISTANCE OF 83.000 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
 CONCAVE EAST, ALONG SAID CURVE AN ARC LENGTH OF 27.750 FEET THROUGH A CENTRAL
 ANGLE OF 20°30'00";
 THENCE, N0°00'00"W A DISTANCE OF 108.750 FEET TO THE BEGINNING OF A NON-TANGENT
 CURVE CONCAVE EAST, THE RADIUS OF WHICH BEARS N0°00'00"W A DISTANCE OF 193.000 FEET;
 THENCE, NORTHEASTY ALONG SAID CURVE AN ARC LENGTH OF 118.827 FEET THROUGH A
 CENTRAL ANGLE OF 20°30'00";
 THENCE, N0°00'00"W A DISTANCE OF 37.000 FEET TO THE POINT OF BEGINNING.

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE FS10-210 OR AS SUBSEQUENTLY AMENDED.

TRACT TABLE

TRACT		TRACT TABLE	
TRACT	AREA SQ FT	AREA ACRES	USAGE
12A	15402 SF	0.353 AC	OPEN SPACE, PUE, ORNANCE AND COMMUNITY AMENITIES
12B	31838 SF	0.733 AC	OPEN SPACE, PUE, ORNANCE, RECREATION AND COMMUNITY AMENITIES
12C	12127 SF	0.278 AC	OPEN SPACE, PUE, ORNANCE AND COMMUNITY AMENITIES
12D	50230 SF	1.168 AC	OPEN SPACE, PUE, ORNANCE, RECREATION AND COMMUNITY AMENITIES
12E	177863 SF	4.084 AC	OPEN SPACE, PUE, ORNANCE, COMMUNITY AMENITIES, SENIOR EASEMENT AND MULTIPLE TRAIL EASEMENT
TOTAL	226560 SF	6.716 AC	



LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S44°49'20"E	3.40'
L3	S89°38'13"E	90.16'
L4	N45°36'08"E	3.42'
L5	N33°55'31"W	155.00'
L6	N79°01'25"W	7.83'
L7	N74°08'57"E	106.72'
L8	N00°10'40"E	37.06'
L9	N00°01'03"E	100.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
*C1	27.55'	63.00'	025°03'06"

EAST QUARTER CORNER SECTION 9, T.4N., R.1W.
FOUND 2" ALUMINUM CAP STAMPED MARICOPA
COUNTY RLS 36832 2003



FS17-258 Parcel 12 Final Plat



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 12 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS



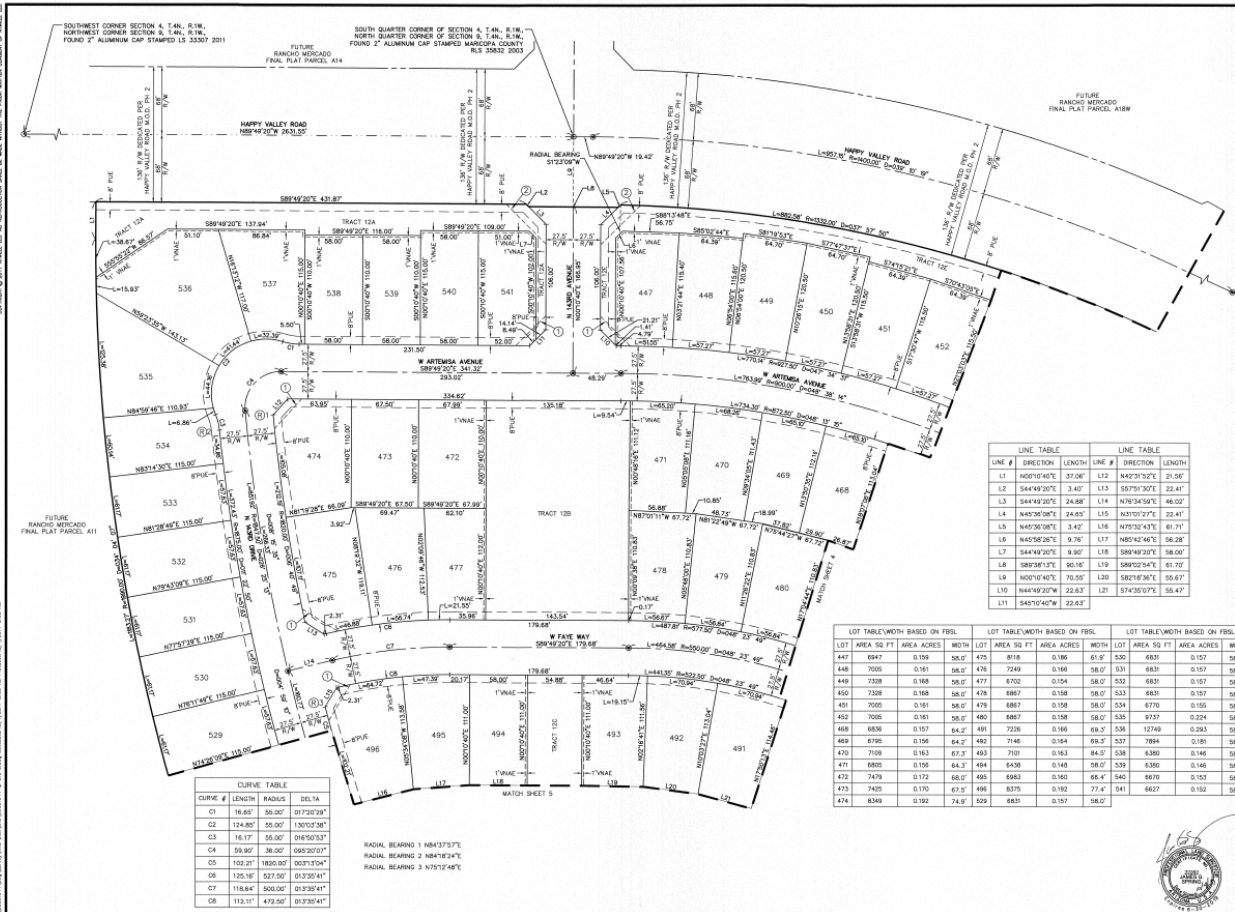
PREPARED BY: ATWELL

DATE: 10/10/17

SCALE: 1" = 40 FEET

DATE OF PLAT: 10/10/17

SHEET: 3 OF 5



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	18.60	86.00	017°02'37"
C2	124.80	50.00	130°02'36"
C3	16.17	55.00	016°50'53"
C4	58.90	38.00	089°20'07"
C5	103.21	180.00	003°17'04"
C6	120.16	527.00	03°23'41"
C7	118.84	500.00	03°30'41"
C8	112.31	472.00	03°30'41"

RADIAL BEARING 1 N88°37'37"E
RADIAL BEARING 2 N88°48'24"E
RADIAL BEARING 3 N79°12'48"E

LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N00°10'40"E	37.06	L32	N42°31'30"E	21.96
L2	S44°49'20"E	3.40	L33	S57°51'30"E	22.41
L3	S44°49'20"E	24.88	L34	N76°34'18"E	48.02
L4	N45°36'18"E	24.87	L35	N30°10'27"E	22.41
L5	N45°36'18"E	3.40	L36	N79°12'48"E	61.71
L6	N45°36'28"E	9.76	L37	N80°42'46"E	58.28
L7	S44°49'20"E	9.90	L38	S88°49'20"E	58.00
L8	S88°38'12"E	60.16	L39	S88°10'34"E	61.70
L9	N00°10'40"E	70.50	L40	S82°18'36"E	55.67
L10	N44°49'20"W	22.67	L41	S74°38'07"E	58.47
L11	S45°10'40"W	22.67			

LOT TABLE/WIDTH BASED ON FBRL				LOT TABLE/WIDTH BASED ON FBRL				LOT TABLE/WIDTH BASED ON FBRL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
447	6947	0.109	56.0	475	8116	0.186	61.9	530	6831	0.107	58.0
448	7005	0.101	56.0	476	7249	0.106	58.0	531	6831	0.107	58.0
449	7328	0.108	56.0	477	6702	0.104	58.0	532	6831	0.107	58.0
450	7328	0.108	56.0	478	6867	0.108	58.0	533	6831	0.107	58.0
451	7005	0.101	56.0	479	6867	0.108	58.0	534	6770	0.105	58.0
452	7005	0.101	56.0	480	6867	0.108	58.0	535	6770	0.105	58.0
453	6836	0.107	56.0	481	7226	0.106	59.0	536	12749	0.233	58.0
454	6795	0.106	56.0	482	7146	0.104	59.0	537	7894	0.116	58.0
455	7109	0.103	57.0	483	7101	0.103	58.0	538	6380	0.100	58.0
456	6860	0.100	56.0	484	5438	0.080	58.0	539	6380	0.100	58.0
457	7479	0.110	58.0	485	6983	0.100	58.0	540	6970	0.100	58.0
458	7420	0.110	58.0	486	6375	0.090	58.0	541	6627	0.090	58.0
459	8349	0.120	59.0	487	6375	0.090	58.0				



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LOT TABLE WIDTH BASED ON FBBL				LOT TABLE WIDTH BASED ON FBBL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
453	7338	0.168	58.0'	483	6867	0.158	58.0'
454	7338	0.168	58.0'	484	6867	0.158	58.0'
455	7005	0.161	58.0'	485	6867	0.158	58.0'
456	7005	0.161	58.0'	486	8062	0.185	61.5'
457	7338	0.168	58.0'	487	8863	0.203	64.1'
458	7338	0.168	58.0'	488	7438	0.171	63.3'
459	7005	0.161	58.0'	489	7374	0.169	63.3'
460	6820	0.157	58.0'	490	7303	0.168	63.3'
461	8241	0.212	80.0'	504	7042	0.162	58.0'
462	7588	0.174	64.2'	505	6332	0.150	58.0'
463	7939	0.175	64.2'	506	6870	0.153	58.0'
464	7252	0.166	64.2'	507	6870	0.153	58.0'
465	7118	0.163	64.2'	508	6870	0.153	58.0'
466	6999	0.161	64.2'	509	6870	0.153	58.0'
467	6994	0.159	64.2'	510	6870	0.153	58.0'
481	6867	0.158	58.0'	511	6870	0.153	58.0'
482	6867	0.158	58.0'				

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S63°04'42"W	9.81'
L23	S88°30'00"E	31.28'
L24	S07°19'02"W	21.10'
L25	N82°40'21"E	24.06'
L26	S47°25'21"E	54.74'
L27	S07°19'29"W	21.10'
L28	S47°30'00"E	31.28'
L29	S07°32'08"W	54.90'
L30	S89°12'54"E	55.11'
L31	S88°57'14"E	55.28'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	18.07'	55.00'	016°41'43"
C10	127.06'	55.00'	132°21'31"
C11	18.65'	55.00'	017°30'39"
C12	85.11'	55.00'	087°10'35"

FS17-258 Parcel 12 Final Plat

ATWELL
ARCHITECTS & ENGINEERS
1000 N. GAVIN AVENUE
SUITE 100
TULSA, OK 74103

COUNTY: MARICOPA

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL 12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISOR:

ATWELL
P.M. J. SPRING
DR. R. GILES

SCALE: 1" = 40 FEET

DATE: 10/09/2017

PROJECT: 4 OF 5



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FS17-258 Parcel 12 Final Plat



ATWELL
LAND SURVEYING & ENGINEERING
1000 N. 10TH STREET
DENVER, CO 80202

COUNTY: MADISON

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF DENVER, COLORADO

OCTOBER 2017

REVISIONS:

 **ATWELL**

FILE: J. SPRING

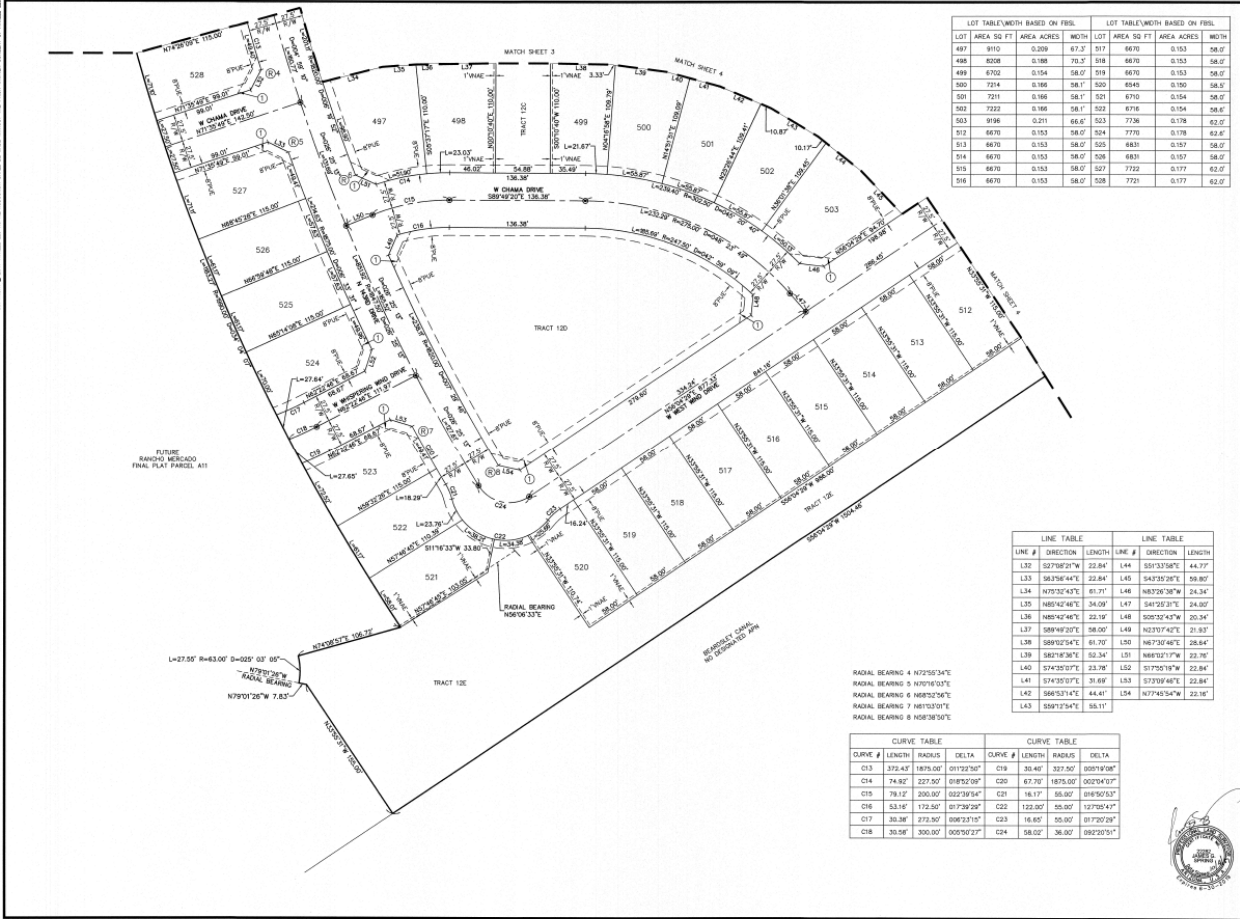
DR. R. GILES

JOB NO.
00001944

SCALE
1" = 40 FEET

BOOK IT ALK

SHEET
5 OF 5



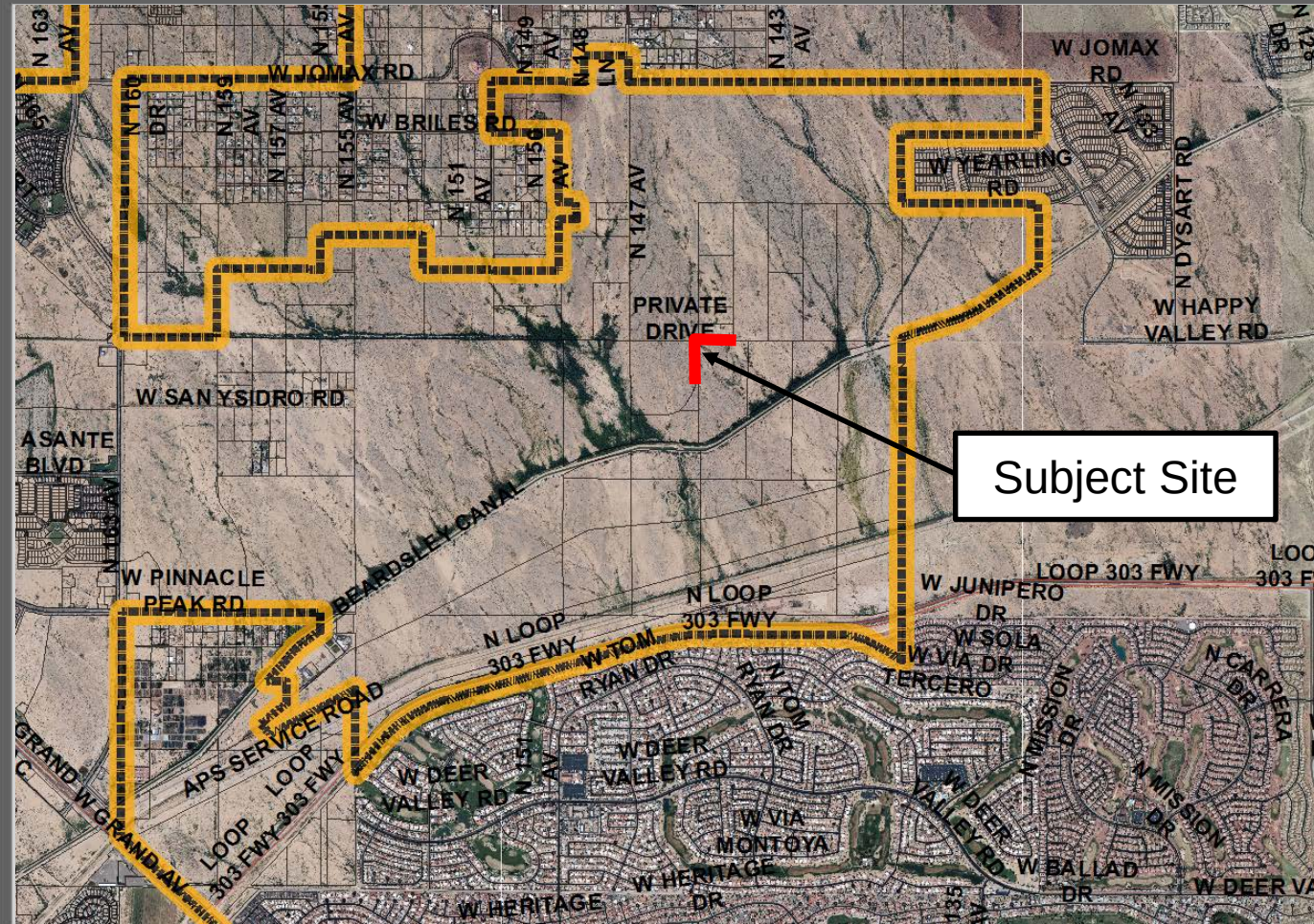


Rancho Mercado

FS17-264 Happy Valley Road Phase 1 MOD



FS17-264
Happy Valley Road
Phase 1 MOD



Subject Site

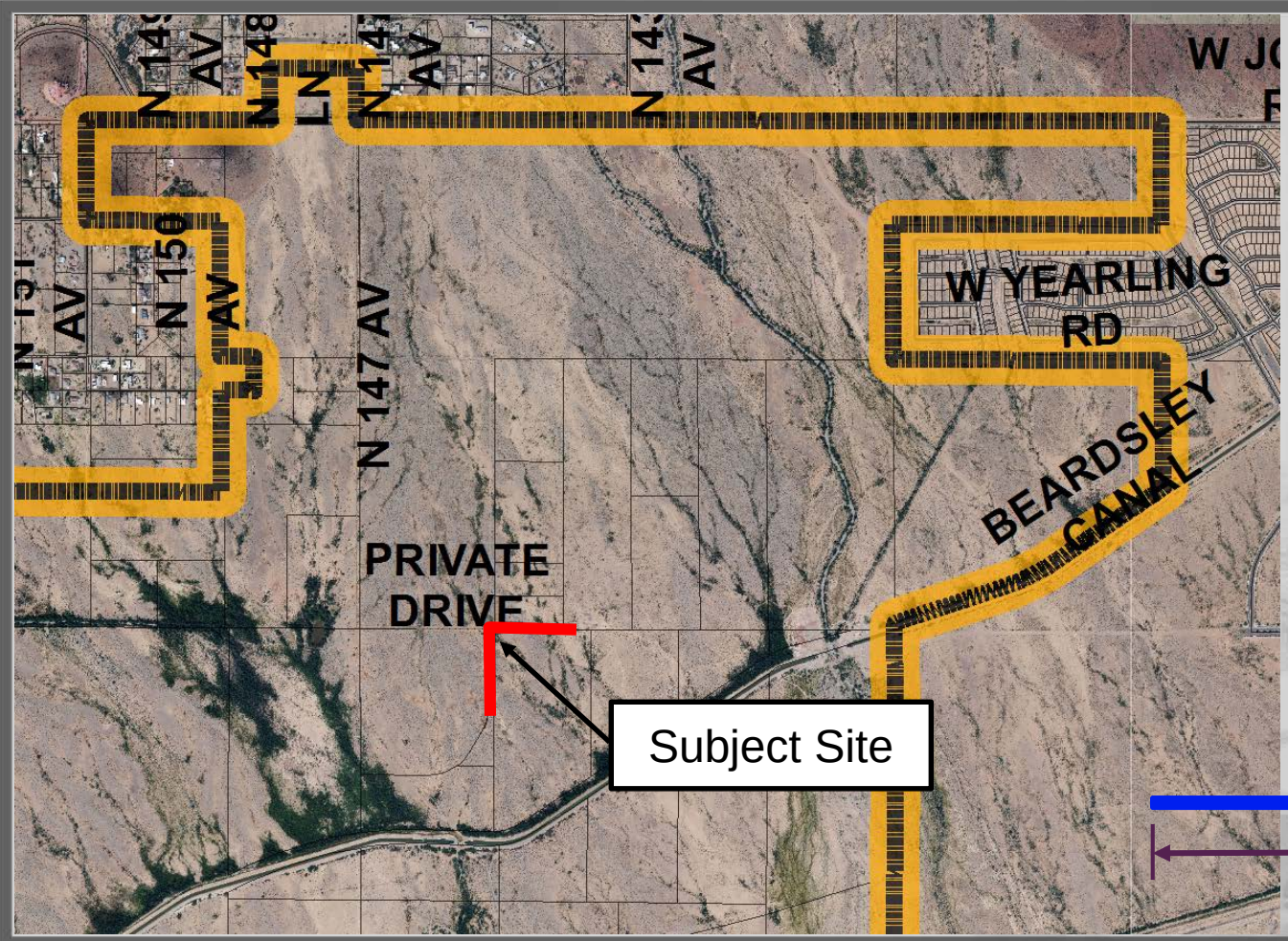
Vicinity Map



North

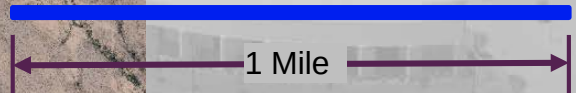
1 Mile





FS17-264
Happy Valley Road
Phase 1 MOD

Case Map



Subject Site

2 CF 2

5825116"E 2630.11'



Rancho Mercado

FS17-499 147th Avenue MOD



FS17-499
147th Avenue MOD

Subject Site

Vicinity Map



FS17-499
147th Avenue MOD

Case Map



1 Mile

Subject Site

**PRIVATE
DRIVE**

W YEARLING RD



N 147 AV

N148

214

AV

142

AV

W J
F

150

AV

19

22

AV

PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GULF AND SALT RIVER, EDE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 35770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE WEST LINE OF SAID SECTION 4 ALSO BEING THE EAST LINE OF SAID SECTION 5, S00°07'06"E, 660.02 FEET TO THE POINT OF BEGINNING;

THENCE, S00°07'05"E A DISTANCE OF 881.27 FEET;

THENCE, N80°30'55"W A DISTANCE OF 55.00 FEET;

SINCE HOODY'S[®] IS A DISTANCE OF 320.30 FEET

THENCE N45°37'05"W A DISTANCE OF 28.28 FEET.

WIDE, APPROXIMATELY A DISTANCE OF 25.10 FEET,

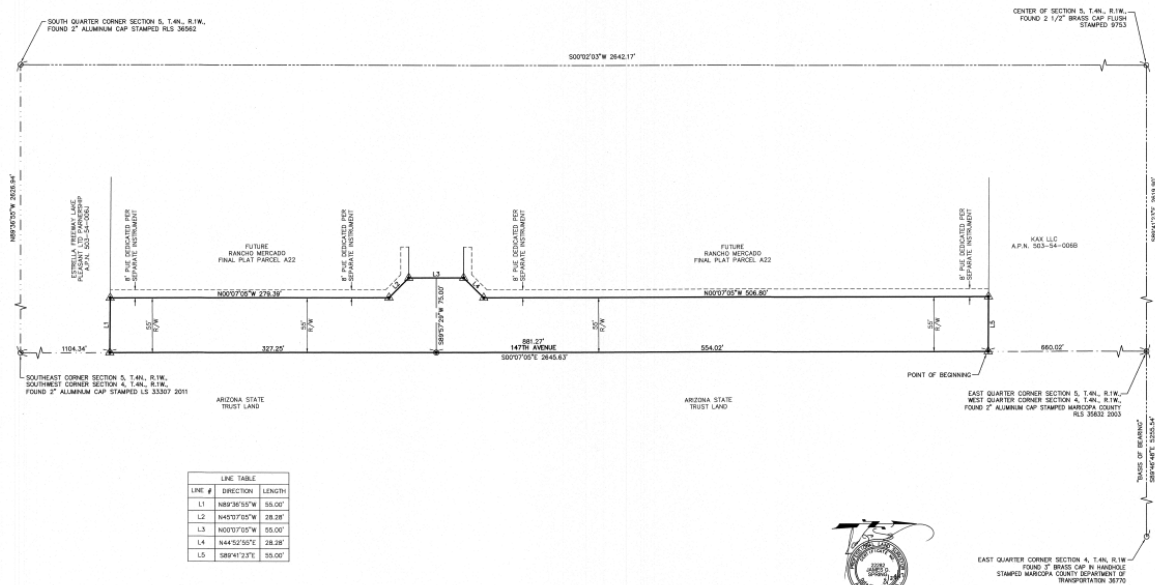
THENCE, N00°07'05" W A DISTANCE OF 55.00 FEET;
THENCE, S44°00'00" E A DISTANCE OF 55.00 FEET;

THENCE, N44°52'50"E A DISTANCE OF 28.28 FEET;

THENCE, N00°07'05"W A DISTANCE OF 505.00 FEET

THENCE, S89°41'23"E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING

-----	SUBDIVISION BOUNDARY
-----	RIGHT-OF-WAY LINE
-----	EXISTING RIGHT-OF-WAY LINE
-----	CENTERLINE
-----	EXISTING EASEMENT LINE
-----	PROPOSED EASEMENT LINE
-----	SECTION LINE
-----	ALMOST SECTION LINE
⊙	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT TO BE SET BY CITY OF SURPRISE STANDARDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Δ	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
⊙	RADIAL BEARING



ATWE'
866.850.4200 www.atwell-1.com
4750 E. SOUTHERN AVENUE
MESA, AZ 85206
480.718.8033

COUNTY: MARICOPA
SECTION: 5
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
RANCHO MERCADO
147TH AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017

REMARKS:



ATWELL

PM.	J. SPRING
DR.	R. GILES

JOB NO.
02001944

SCALE 0 20 40
1" = 40 FEET

RESEARCHER'S NAME: _____

SHEET
NO. 2 OF 2



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

- [FS17-257 Parcel 11](#)
- [FS17-258 Parcel 12](#)
- [FS17-264 HVR P1 MOD](#)
- [FS17-499 17th Ave MOD](#)





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Robert H Kuhfuss - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a Map of Dedication entitled, "Happy Valley Road Phase 1 (144th Drive to 145th Avenue) and 145th Avenue" dated August 10, 2017 for Happy Valley Road Phase 1 in Rancho Mercado.

Motion:

I move to approve the Map of Dedication entitled, "Happy Valley Road Phase 1 (144th Drive to 145th Avenue) and 145th Avenue" dated August 10, 2017.

Background:

The subject request involves a Map of Dedication (MOD) for Happy Valley Road Phase 1, which includes a short segment of 145th Avenue and is one of two (2) Maps of Dedication being discussed this date, but under separate cover. Two (2) related Final Plats are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to commence construction of these roadways.

Objective Analysis:

The proposed Map of Dedication is one of several case activities related to the Rancho Mercado development. Approval of the subject MOD will allow the city to continue issuing the infrastructure permits necessary for the applicant to continue construction. The proposed MOD is consistent with the Rancho Mercado PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the MOD.

Policy Compliant:

The requested Map of Dedication is consistent with the Rancho Mercado PAD and advances the goals and policies of the General Plan.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-264 Happy Valley Road Phase 1 Map of Dedication - Staff Report](#)
 - ☐ [01 - FS17-264 Happy Valley Road Phase 1 Map of Dedication - Vicinty Map](#)
 - ☐ [02 - FS17-264 Happy Valley Road Phase 1 Map of Dedication - Case Map](#)
 - ☐ [03 - FS17-264 Happy Valley Road Phase 1 Map of Dedication](#)
 - ☐ [04 - FS17-264 Happy Valley Road Phase 1 Map of Dedication - Presentation](#)
-

MAP OF DEDICATION

REPORT TO THE CITY COUNCIL

Case: **FS17-264**

Project Name: Happy Valley Road Phase 1 Map of Dedication

Council District: 1

City Council Date: **February 20, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: William Lyon Homes

Applicant: Fil Luna of William Lyon Homes

Request: Map of Dedication within the Rancho Mercado PAD

Site Location: Generally along the Happy Valley Road alignment east of the 147th Avenue alignment

Site Size: 1.9 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Map of Dedication is consistent with the Rancho Mercado PAD.
- The proposed Map of Dedication is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Map of Dedication is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Map of Dedication will allow the developer to continue building infrastructure in support of the larger Rancho Mercado PAD.

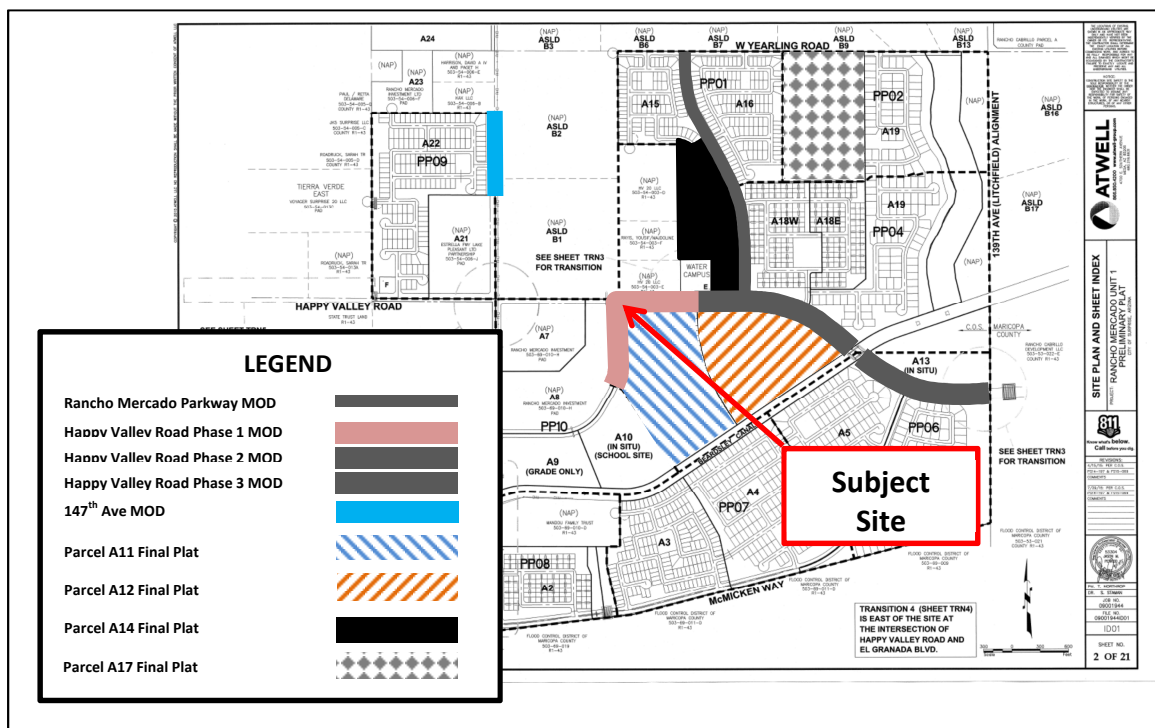
Denial of the requested Map of Dedication will deny the applicant the opportunity to develop the property.

Project Description:

The subject request involves a Map of Dedication (MOD) for Happy Valley Road Phase 1, which includes a short segment of 145th Avenue and is one of two (2) Maps of Dedication being discussed this date, but under separate cover. Two (2) related Final Plats are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review.

The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow “at-risk” grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to continue construction of these roadways.

The following map, taken from the Rancho Mercado Unit 1 Preliminary Plat, is annotated to depict the location of the subject MOD in relation to the other activity occurring within the PAD.



[Continued following page.]

Background:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations “a” through “u”, Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the Rancho Mercado project during a regularly scheduled Concept Review meeting under CR14-278.

January 5, 2016: The City Council approved the Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A11 under FS17-257, which is discussed under separate cover.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A12 under case FS17-258, which is discussed under separate cover.

May 24, 2017: The applicant submitted a request for the 145th Avenue Phase 1 MOD under FS17-264, the subject case.

August 24, 2017: The applicant submitted a request for the Happy Valley Road Phase 1 MOD under case FS17-499, which is discussed under separate cover.

September 14, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A17 under case FS17-546, which is still under review.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 3 under case FS17-097.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 2 under case FS17-098.

October 17, 2017: The City Council approved the Map of Dedication for Rancho Mercado Parkway under case FS16-384.

October 31, 2017: Staff administratively approved the Minor Site Plan regarding the Rancho Mercado Water Campus under case FS17-262.

December 5, 2017: The City Council approved the Final Plat for Rancho Mercado Parcel A14 under case FS16-385.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who have indicated no objections to the request.

Summary:

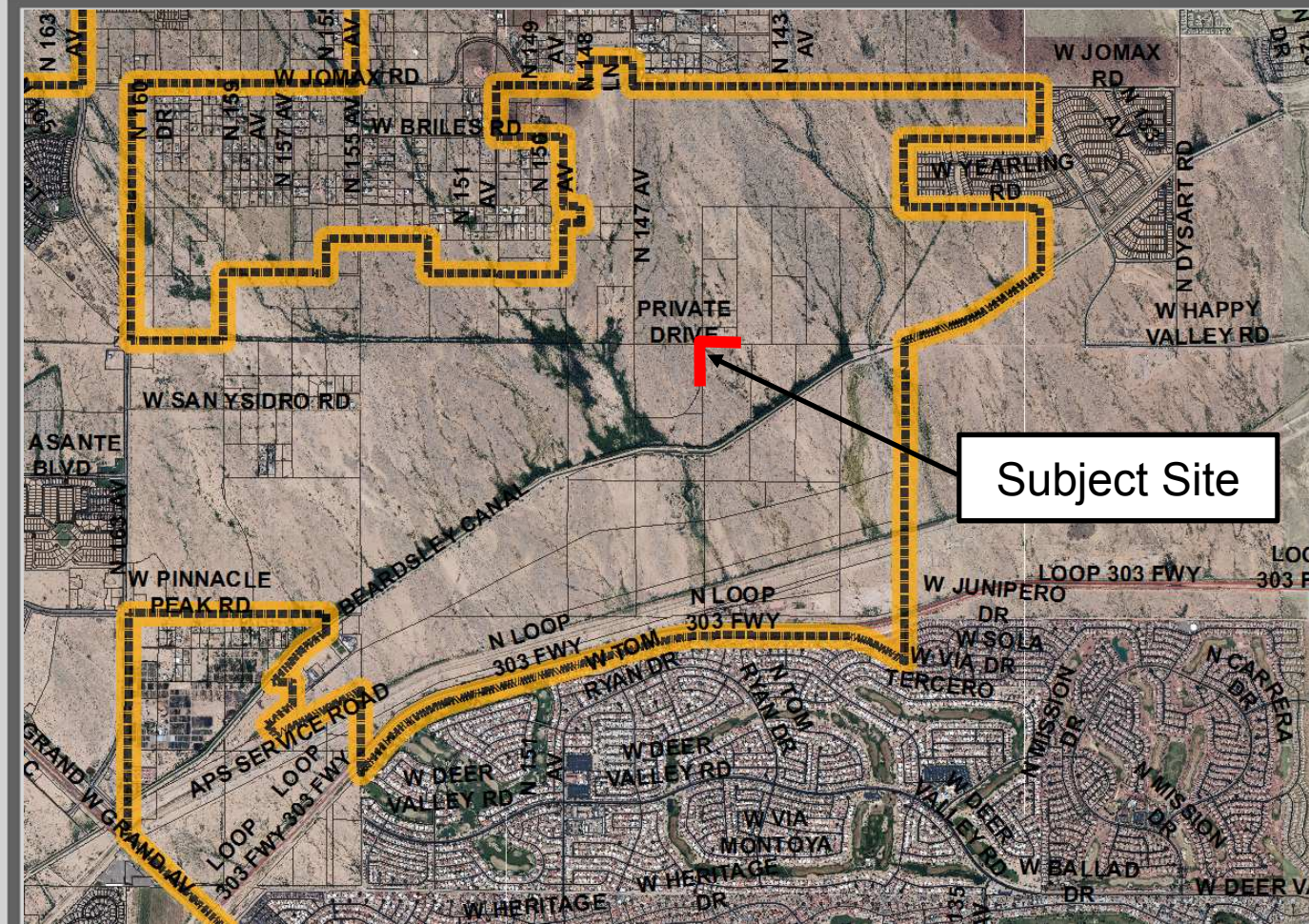
The proposed Map of Dedication is one of several case activities related to the Rancho Mercado development. Approval of the subject MOD will allow the city to continue issuing the infrastructure permits necessary for the applicant to continue construction. The proposed MOD is consistent with the Rancho Mercado PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the MOD.

Findings:

The proposed Map of Dedication is consistent with the Rancho Mercado PAD.
The proposed Map of Dedication is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
The proposed Map of Dedication is consistent with the applicable City of Surprise regulations.
The reviewing agencies have indicated no objections to the request.

155	<u>Attachments:</u>
156	
157	01 Case Map
158	02 Vicinity Map
159	03 Map of Dedication

FS17-264
Happy Valley Road
Phase 1 MOD



Subject Site

Vicinity Map



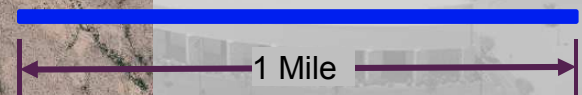
North

1 Mile

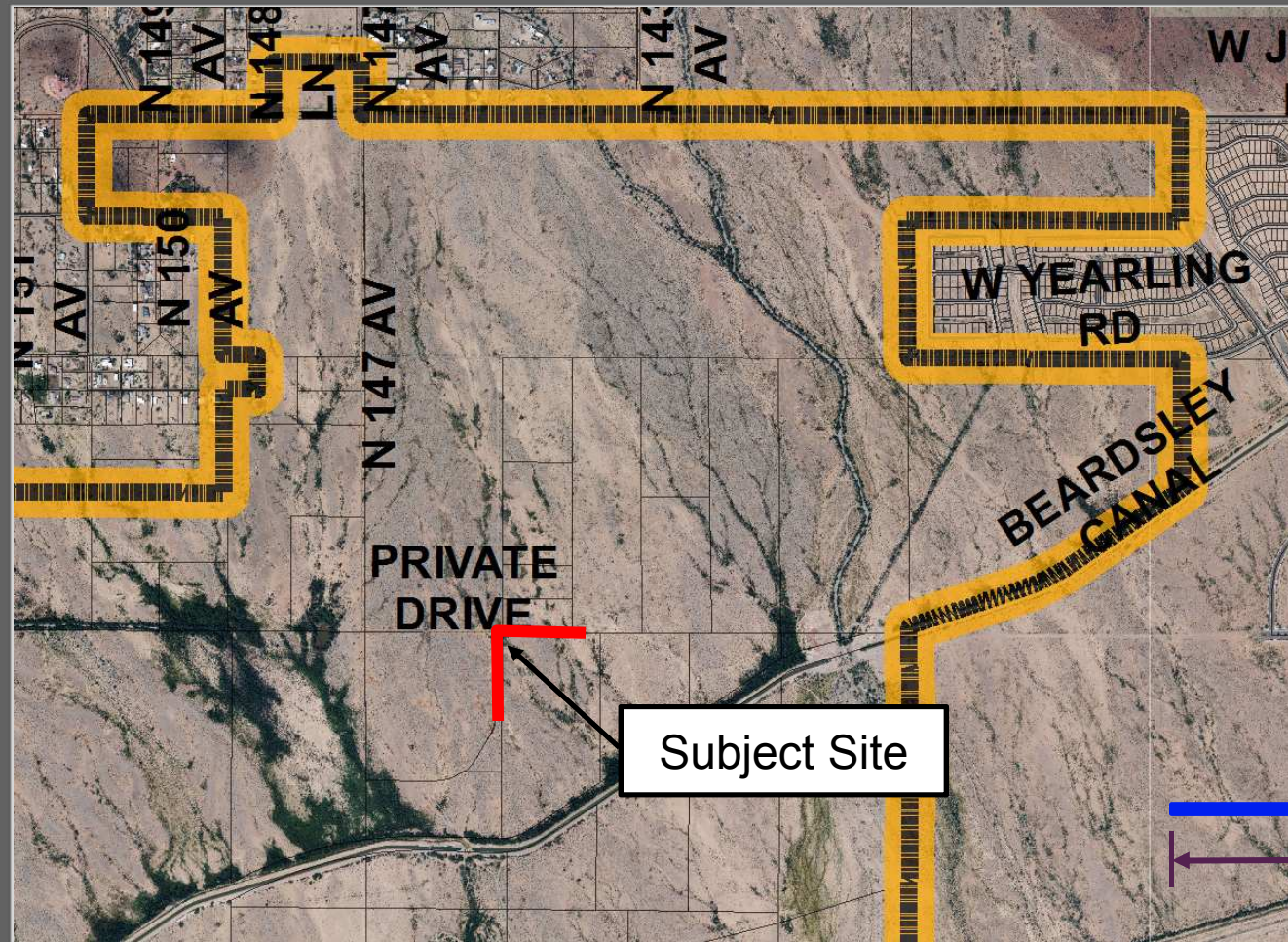


FS17-264
Happy Valley Road
Phase 1 MOD

Case Map



Subject Site



LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 1970.93 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°10'38"E A DISTANCE OF 2644.19 FEET TO THE POINT OF BEGINNING;

THENCE, S00°10'38"E A DISTANCE OF 68.00 FEET;

THENCE, N89°49'32"W A DISTANCE OF 22.86 FEET;

THENCE, S45°10'40"W A DISTANCE OF 3.54 FEET;

THENCE, N89°49'20"W A DISTANCE OF 90.00 FEET;

THENCE, N44°49'20"W A DISTANCE OF 3.54 FEET;

THENCE, N89°49'20"W A DISTANCE OF 510.13 FEET;

THENCE, S45°02'27"W A DISTANCE OF 28.22 FEET;

THENCE, S00°05'46"E A DISTANCE OF 656.11 FEET;

THENCE, S43°24'41"E A DISTANCE OF 12.31 FEET;

THENCE, S05°52'39"W A DISTANCE OF 74.65 FEET;

THENCE, S48°18'41"W A DISTANCE OF 6.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

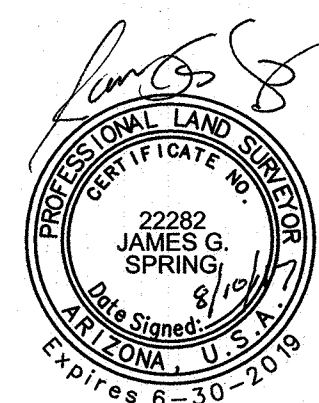
THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 99.26 FEET, WITH A RADIUS OF 540.00 FEET AND THE RADIAL BEARING OF N82°42'23"W AND A CENTRAL ANGLE OF 10°31'55";

THENCE, N72°10'28"W A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 156.40 FEET, WITH A RADIUS OF 500.00 FEET AND THE RADIAL BEARING OF N72°10'28"W AND A CENTRAL ANGLE OF 17°55'18";

THENCE, N00°05'46"W A DISTANCE OF 762.63 FEET;

THENCE, S89°49'20"E A DISTANCE OF 687.89 FEET TO THE POINT OF BEGINNING.



WEST QUARTER CORNER SECTION 9, T.4N., R.1W.,
FOUND 2" ALUMINUM CAP STAMPED
MARICOPA COUNTY. RLS 35832 2003

APN 503-54-010H
RANCHO MERCADO
INVESTMENT

FUTURE
40' R/W DEDICATED BY
SEPARATE INSTRUMENT

N00°05'46"W 762.63'
N 145TH AVENUE

S00°05'46"E 656.11'

MATCH SHEET RIGHT

FUTURE
RANCHO MERCADO
FINAL PLAT PARCEL A11

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

1257.89'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°49'32"W	22.86'
L2	S45°10'40"W	3.54'
L3	N44°49'20"W	3.54'
L4	S45°02'27"W	28.22'
L5	S43°24'41"E	12.31'
L6	S48°18'41"W	6.90'
L7	N72°10'28"W	40.00'
L8	S89°49'20"E	45.40'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	99.26'	540.00'	010°31'55"

LEGEND

	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	ALIQUOT SECTION LINE
	SUBDIVISION CORNER TO BE SET
	FOUND MONUMENT AS NOTED
	CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
	PUE PUBLIC UTILITY EASEMENT
	R/W RIGHT-OF-WAY
	D DELTA
	C1 CURVE TABLE NUMBER
	L1 LINE TABLE NUMBER
	(R) RADIAL BEARING

APN 503-54-010H
RANCHO MERCADO
INVESTMENT

FUTURE
40' R/W DEDICATED BY
SEPARATE INSTRUMENT

APN 503-54-010H
RANCHO MERCADO
INVESTMENT

FUTURE
40' R/W DEDICATED BY
SEPARATE INSTRUMENT

MATCH SHEET LEFT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

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PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

40' R/W

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

EAST QUARTER CORNER SECTION 4, T.4N, R.1W
FOUND 3" BRASS CAP IN HANDHOLE
STAMPED MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION 36770

BASIS OF BEARING
S89°46'48"E 5255.54'

1970.93'

3284.61'

HV 20 LLC
503-54-003-E

N89°49'20"W 2631.55'
S89°49'20"E 687.89'
W HAPPY VALLEY ROAD

N89°49'20"W 510.13'

POINT OF BEGINNING

FUTURE
RANCHO MERCADO
FINAL PLAT PARCEL A11

SOUTH QUARTER CORNER OF SECTION 4, T.4N., R.1W.,
NORTH QUARTER CORNER OF SECTION 9, T.4N., R.1W.,
FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY
RLS 35832 2003

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

8' PUE DEDICATED
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8' PUE DEDICATED
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8' PUE DEDICATED
PER SEPARATE INSTRUMENT

8' PUE DEDICATED
PER SEPARATE INSTRUMENT

1372.22'

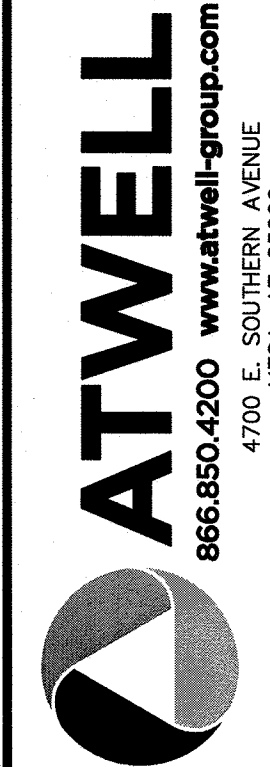
S00°04'50"E 2644.07'

1257.89'

S89°51'16"E 2630.11'

1257.89'

1257.89'

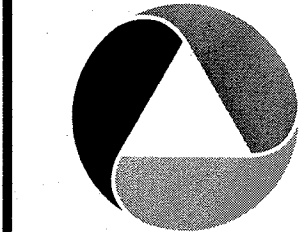


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
HAPPY VALLEY ROAD
& 145TH AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944 RM 145TH AVE MOD/ING

SHEET NO.

2 OF 2



S U R P R I S E

A R I Z O N A

Rancho Mercado

FS17-257 Parcel 11 Final Plat

FS17-258 Parcel 12 Final Plat

FS17-264 Happy Valley Road Phase 1 MOD

FS17-499 147th Avenue MOD

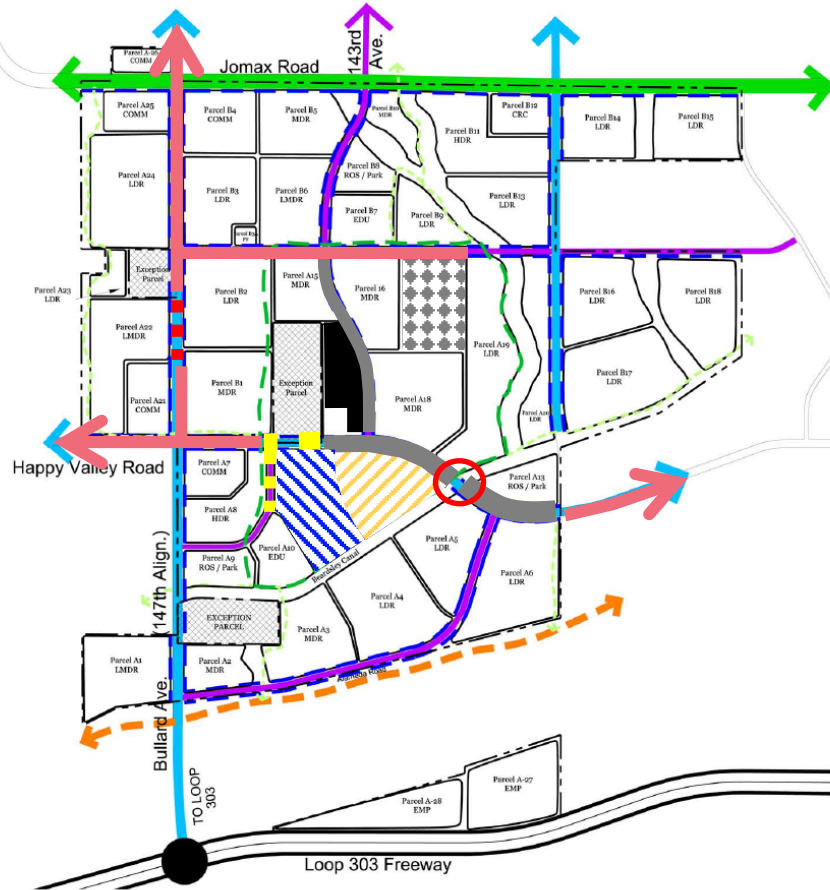
City Council

February 20, 2018

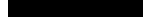
Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan



LEGEND

- Rancho Mercado Parkway MOD 
- Happy Valley Road Phase 1 MOD 
- Happy Valley Road Phase 2 MOD 
- Happy Valley Road Phase 3 MOD 
- 147th Ave MOD 
- Parcel A11 Final Plat 
- Parcel A12 Final Plat 
- Parcel A14 Final Plat 
- Parcel A17 Final Plat 
- Future Connections 
- MWD Crossing 

Urban Design
Studio L.L.C.

7800 East Main Street
Suite 100, Phoenix, AZ 85041
Phone: 602.955.2222
Fax: 602.955.7122
www.urbandesign.com



Rancho Mercado

FS17-257 Parcel 11 Final Plat



FS17-257

Parcel 11 Final Plat

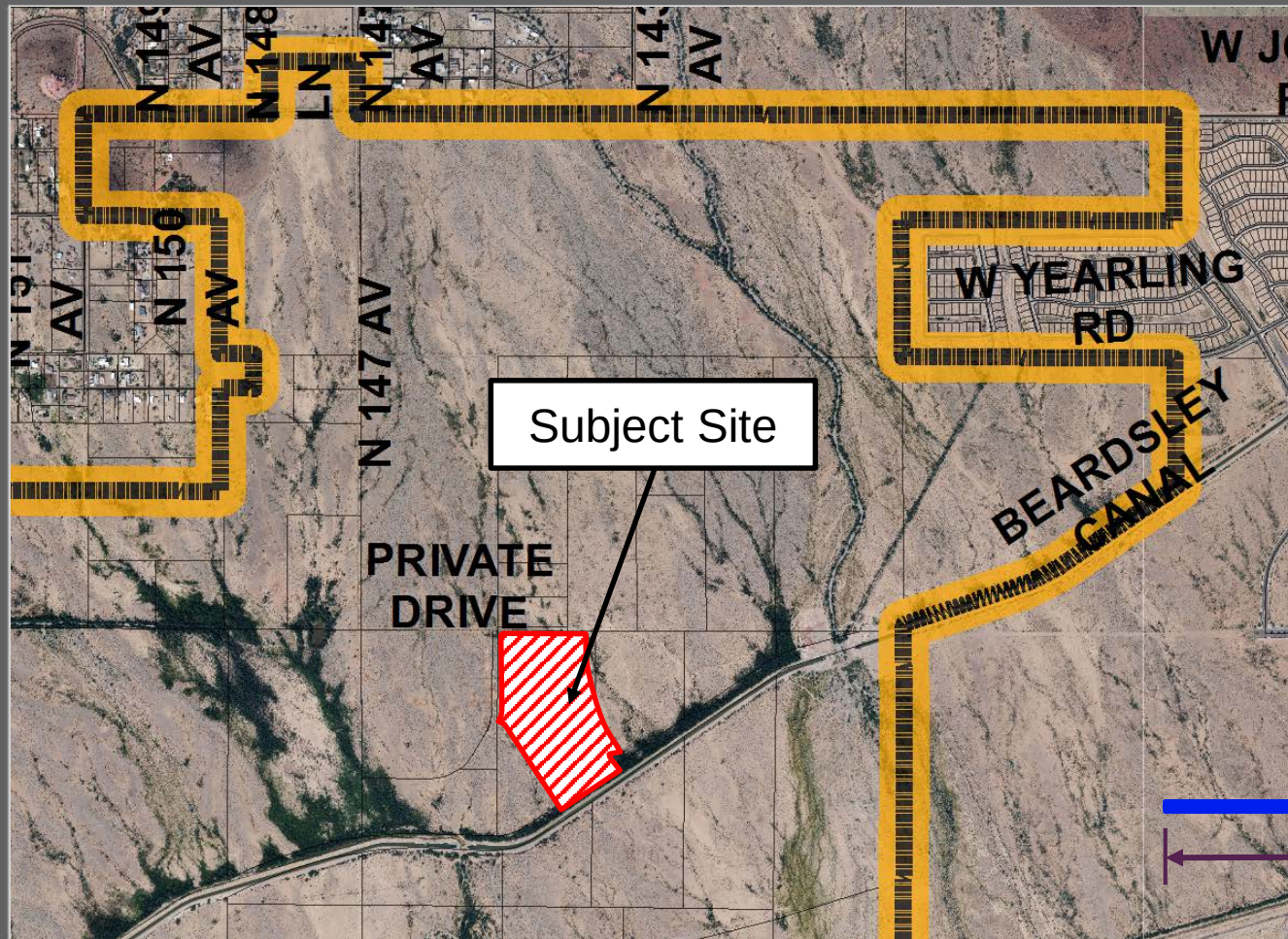
Subject Site

Vicinity Map

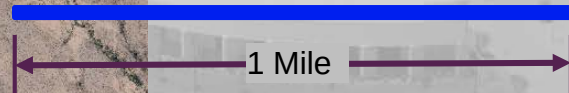
North

1 Mile

FS17-257
Parcel 11 Final Plat



North



Case Map

FS17-257 Parcel 11 Final Plat



FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

FW J SPRING

DR. R. GILES

JOB NO.

09001944

SCALE

1" = 100 FEET

SHOW IF EXIST

SHEET

2 OF 6

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE OLD AND SALT PRICK BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 27' ALONG THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THENCE BEARS S89°40'10"E A DISTANCE OF 525.54 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S89°40'10"E A DISTANCE OF 1320.34 FEET;

THENCE, LEAVING THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 273.01 FEET TO THE POINT OF BEGINNING;

THENCE, S89°40'10"E A DISTANCE OF 510.13 FEET;

THENCE, S44°49'30"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 80.08 FEET;

THENCE, N43°10'40"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 200.85 FEET;

THENCE, S89°40'10"E A DISTANCE OF 37.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 1,890.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,163.27 FEET THROUGH A CENTRAL ANGLE OF 34°50'57";

THENCE, S74°08'57"W A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS S75°03'30"W A DISTANCE OF 63.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.58 FEET THROUGH A CENTRAL ANGLE OF 2°05'07";

THENCE, S75°03'30"E A DISTANCE OF 7.83 FEET;

THENCE, S33°50'37"E A DISTANCE OF 155.00 FEET;

THENCE, S58°54'38"W A DISTANCE OF 685.17 FEET;

THENCE, N33°50'37"W A DISTANCE OF 1,008.58 FEET;

THENCE, N62°52'30"E A DISTANCE OF 63.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS N72°01'20"W A DISTANCE OF 540.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 89.38 FEET THROUGH A CENTRAL ANGLE OF 10°31'05";

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N62°52'30"E A DISTANCE OF 7.88 FEET;

THENCE, N47°41'47"W A DISTANCE OF 12.18 FEET;

THENCE, N62°52'30"E A DISTANCE OF 685.17 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N62°52'30"E A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING.

TRACT TABLE

TRACT TABLE		
TRACT	AREA SQ FT	AREA ACRES
11A	4239	0.024
11B	7240	1.681
11C	16244	0.373
11D	28842	0.662
11E	25479	0.585
11F	11069	0.254
11G	6939	0.158
11H	54134	1.243
11I	205	0.005
TOTAL	256381	5.886

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE F810-210 OR AS SUBSEQUENTLY AMENDED.



- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - SECTION LINE
 - ALLOTTED SECTION LINE
 - SUBDIVISION CORNER TO BE SET
 - FOUND MONUMENT AS NOTED
 - CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
 - 30°/30° SIGHT VISIBILITY EASEMENT
 - 40°/40° SIGHT VISIBILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - MAP OF DEDICATION
 - RIGHT-OF-WAY
 - FRONT BUILDING SETBACK LINE
 - DETA
 - CURVE TABLE NUMBER
 - LINE TABLE NUMBER
 - RADIAL BEARING
 - FINAL PLAT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N43°02'27"E	28.22
L2	S44°49'30"E	3.54
L3	S89°40'10"E	80.08
L4	N43°10'40"E	3.54
L5	S00°10'40"W	37.08
L6	S74°08'57"W	106.72
L7	S75°03'30"E	7.83
L8	S33°50'37"E	155.00
L9	N62°52'30"E	63.88
L10	N48°18'41"E	6.90
L11	N62°52'30"E	7.88
L12	N47°41'47"W	12.18

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	27.58	63.00	02°05'07"
C2	89.38	540.00	07°31'05"

* C1 RADIAL BEARING S75°03'30"W





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	16.85'	55.00'	017°20'29"	N/A
C2	103.04'	55.00'	017°20'29"	N/A
C3	56.55'	36.00'	090°00'00"	N/A
C4	53.39'	36.00'	084°57'58"	N/A
C5	97.97'	55.00'	102°33'38"	N/A
C6	17.08'	55.00'	017°47'46"	N/A
C7	179.88'	2095.50'	004°55'06"	N/A
C8	208.25'	2123.00'	005°37'13"	N/A
C9	179.93'	2150.50'	004°47'42"	N84°55'30"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°02'27"E	28.22'
L2	S44°49'20"E	3.54'
L3	S89°49'20"E	90.00'
L4	N45°10'40"E	3.54'
L5	N45°10'40"E	24.75'
L6	S44°49'20"E	24.75'
L7	S44°49'20"E	22.63'
L8	S45°10'40"W	22.63'
L9	S00°10'40"W	37.06'
L10	N45°10'40"E	22.63'
L11	S47°20'31"E	23.66'

FS17-257

Parcel 11 Final Plat



4000 E. SOUTHERN AVE
MESA, AZ 85205
480-218-8831

COUNTS MASCOS

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL DI AT

NICHOL MEDICAL

PARCEL A11

CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWEI I

ATWELL

PO.	J. SPRING
PO.	J. SPRING

DR.	H. GILES
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JCL No.
09001944

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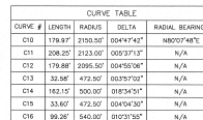
SCALE 0 20 40

1" = 40 FEET

800244 IP Address

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NO. 2252



LOT TABLE/WALKS BASED ON FEIS					LOT TABLE/WALKS BASED ON FEIS					LOT TABLE/WALKS BASED ON FEIS				
LOT	AREA	FEIS	AREA	WALK	LOT	AREA	FEIS	AREA	WALK	LOT	AREA	FEIS	AREA	WALK
321	5687	0.13	26.4	344	5665	0.128	23.8	53.07	381	5665	0.128	53.07	381	5665
322	5687	0.13	26.4	344	5665	0.128	23.8	53.07	381	5665	0.128	53.07	381	5665
323	5687	0.13	26.4	344	5665	0.128	23.8	53.07	381	5665	0.128	53.07	381	5665
324	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
325	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
326	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
327	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
328	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
329	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
330	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
331	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
332	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
333	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
334	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
335	5744	0.132	33.53	347	6277	0.144	37.02	384	5665	0.128	53.07	381	5665	0.128
336	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
337	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
338	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
339	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
340	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
341	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
342	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
343	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
344	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128
345	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128	53.07	381	5665	0.128

An aerial photograph of a modern architectural complex, likely a university or corporate campus. The image shows several large, multi-story buildings with light-colored facades and dark window frames. A prominent feature is a large, curved building in the foreground. The surrounding area includes paved roads, parking lots, and some greenery. A purple arrow is overlaid on the bottom right corner of the image, pointing towards the right.

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 2. \\\30007144\pub\journals\Biol pub\jv11\200704a6 to all new subscribers 3/29/2017 9:15 AM



CURVE #	LENGTH	RADIUS	DELTA
C17	101.83	272.50	021°24'31"
C18	114.97	300.00	021°57'27"
C19	90.66	327.50	015°51'51"
C20	33.23	72.50	026°15'44"
C21	59.52	103.00	034°06'01"
C22	65.25	127.50	029°10'21"
C23	88.75	172.50	029°28'41"
C24	119.04	200.00	034°06'11"
C25	121.49	227.50	030°35'44"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N44°49'20"W	22.63
L28	N41°34'39"E	21.16
L29	S78°55'31"E	9.90
L30	N45°35'05"W	22.93
L31	N44°10'19"E	22.23
L32	S00°10'40"W	29.58
L33	S78°55'31"E	9.90
L34	S45°36'59"E	22.94
L35	N41°21'15"E	23.17
L36	S00°10'40"W	32.87
L37	N33°55'31"W	115.67

LOT TABLE WITHIN BLOCK ON FIDEL				LOT TABLE WITHIN BLOCK ON FIDEL				LOT TABLE WITHIN BLOCK ON FIDEL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
366	6277	0.144	57.67	383	5840	0.136	55.27	40	5065	0.128	53
367	5565	0.128	53.67	384	5565	0.128	53.67	41	5065	0.128	53.67
368	5565	0.128	53.67	385	5565	0.128	53.67	42	5065	0.128	53.67
369	5565	0.128	53.67	386	5565	0.128	53.67	43	5065	0.128	53.67
370	5565	0.128	53.67	387	5565	0.128	53.67	44	5065	0.128	53.67
371	5565	0.128	53.67	40	5565	0.128	53.67	45	5065	0.128	53.67
372	5565	0.128	53.67	41	5565	0.128	53.67	46	5065	0.128	53.67
373	5565	0.128	53.67	42	5565	0.128	53.67	47	5065	0.128	53.67
374	5565	0.128	53.67	43	5565	0.128	53.67	48	5065	0.128	53.67
375	5565	0.128	53.67	44	5565	0.128	53.67	49	5065	0.128	53.67
376	5565	0.128	53.67	45	5565	0.128	53.67	50	5065	0.128	53.67
377	5565	0.128	53.67	46	5565	0.128	53.67	51	5065	0.128	53.67
378	5565	0.128	53.67	47	5565	0.128	53.67	52	5065	0.128	53.67
379	5565	0.128	53.67	48	5565	0.128	53.67	53	5065	0.128	53.67
380	5565	0.128	53.67	49	5565	0.128	53.67	54	5065	0.128	53.67
381	5565	0.128	53.67	50	5565	0.128	53.67	55	5065	0.128	53.67
382	5565	0.128	53.67	51	5565	0.128	53.67	56	5065	0.128	53.67
383	5565	0.128	53.67	52	5565	0.128	53.67	57	5065	0.128	53.67
384	5565	0.128	53.67	53	5565	0.128	53.67	58	5065	0.128	53.67
385	5565	0.128	53.67	54	5565	0.128	53.67	59	5065	0.128	53.67
386	5565	0.128	53.67	55	5565	0.128	53.67	60	5065	0.128	53.67
387	5565	0.128	53.67	56	5565	0.128	53.67	61	5065	0.128	53.67
388	5565	0.128	53.67	57	5565	0.128	53.67	62	5065	0.128	53.67
389	5565	0.128	53.67	58	5565	0.128	53.67	63	5065	0.128	53.67
390	5565	0.128	53.67	59	5565	0.128	53.67	64	5065	0.128	53.67
391	5565	0.128	53.67	60	5565	0.128	53.67	65	5065	0.128	53.67
392	5565	0.128	53.67	61	5565	0.128	53.67	66	5065	0.128	53.67
393	5565	0.128	53.67	62	5565	0.128	53.67	67	5065	0.128	53.67
394	5565	0.128	53.67	63	5565	0.128	53.67	68	5065	0.128	53.67
395	5565	0.128	53.67	64	5565	0.128	53.67	69	5065	0.128	53.67
396	5565	0.128	53.67	65	5565	0.128	53.67	70	5065	0.128	53.67
397	5565	0.128	53.67	66	5565	0.128	53.67	71	5065	0.128	53.67
398	5565	0.128	53.67	67	5565	0.128	53.67	72	5065	0.128	53.67
399	5565	0.128	53.67	68	5565	0.128	53.67	73	5065	0.128	53.67
400	5565	0.128	53.67	69	5565	0.128	53.67	74	5065	0.128	53.67
401	5565	0.128	53.67	70	5565	0.128	53.67	75	5065	0.128	53.67
402	5565	0.128	53.67	71	5565	0.128	53.67	76	5065	0.128	53.67
403	5565	0.128	53.67	72	5565	0.128	53.67	77	5065	0.128	53.67
404	5565	0.128	53.67	73	5565	0.128	53.67	78	5065	0.128	53.67
405	5565	0.128	53.67	74	5565	0.128	53.67	79	5065	0.128	53.67
406	5565	0.128	53.67	75	5565	0.128	53.67	80	5065	0.128	53.67
407	5565	0.128	53.67	76	5565	0.128	53.67	81	5065	0.128	53.67
408	5565	0.128	53.67	77	5565	0.128	53.67	82	5065	0.128	53.67
409	5565	0.128	53.67	78	5565	0.128	53.67	83	5065	0.128	53.67
410	5565	0.128	53.67	79	5565	0.128	53.67	84	5065	0.128	53.67
411	5565	0.128	53.67	80	5565	0.128	53.67	85	5065	0.128	53.67
412	5565	0.128	53.67	81	5565	0.128	53.67	86	5065	0.128	53.67
413	5565	0.128	53.67	82	5565	0.128	53.67	87	5065	0.128	53.67
414	5565	0.128	53.67	83	5565	0.128	53.67	88	5065	0.128	53.67
415	5565	0.128	53.67	84	5565	0.128	53.67	89	5065	0.128	53.67
416	5565	0.128	53.67	85	5565	0.128	53.67	90	5065	0.128	53.67
417	5565	0.128	53.67	86	5565	0.128	53.67	91	5065	0.128	53.67
418	5565	0.128	53.67	87	5565	0.128	53.67	92	5065	0.128	53.67
419	5565	0.128	53.67	88	5565	0.128	53.67	93	5065	0.128	53.67
420	5565	0.128	53.67	89	5565	0.128	53.67	94	5065	0.128	53.67
421	5565	0.128	53.67	90	5565	0.128	53.67	95	5065	0.128	53.67
422	5565	0.128	53.67	91	5565	0.128	53.67	96	5065	0.128	53.67
423	5565	0.128	53.67	92	5565	0.128	53.67	97	5065	0.128	53.67
424	5565	0.128	53.67	93	5565	0.128	53.67	98	5065	0.128	53.67
425	5565	0.128	53.67	94	5565	0.128	53.67	99	5065	0.128	53.67
426	5565	0.128	53.67	95	5565	0.128	53.67	100	5065	0.128	53.67



ATWE
866.850.4200 www.atweill-c.com

COUNTY: MARICOPA

FINAL DI AT

SEPTEMBER 2017

REMARKS



PM.	J. SPRING
DR.	R. GILES

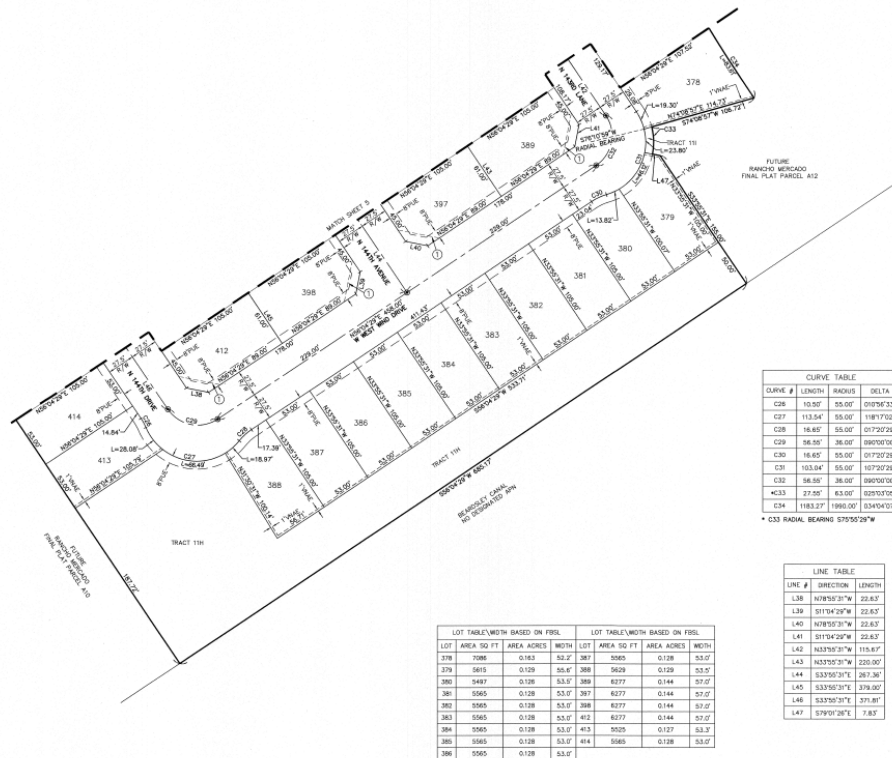
JOB NO.
09001944

SCALE 0 20
40 60 80 100
MILES

RECEIVED BY: _____

SHEET NO.

5 OF 6



FS17-257
Parcel 11 Final Plat



4000 S. SOUTHERN AVE
MESA, AZ 85206
480.218.8821

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SUGARHILL, ARIZONA

SEPTEMBER 2017

REVISIONS:

**ATWELL**

PR.	A. SPONG.
DR.	B. GIES.

JOB NO.

03/07/1994

1" = 40 FEET

END OF LINE

SHEET
NO.





Rancho Mercado

FS17-258 Parcel 12 Final Plat



FS17-258

Parcel 12 Final Plat

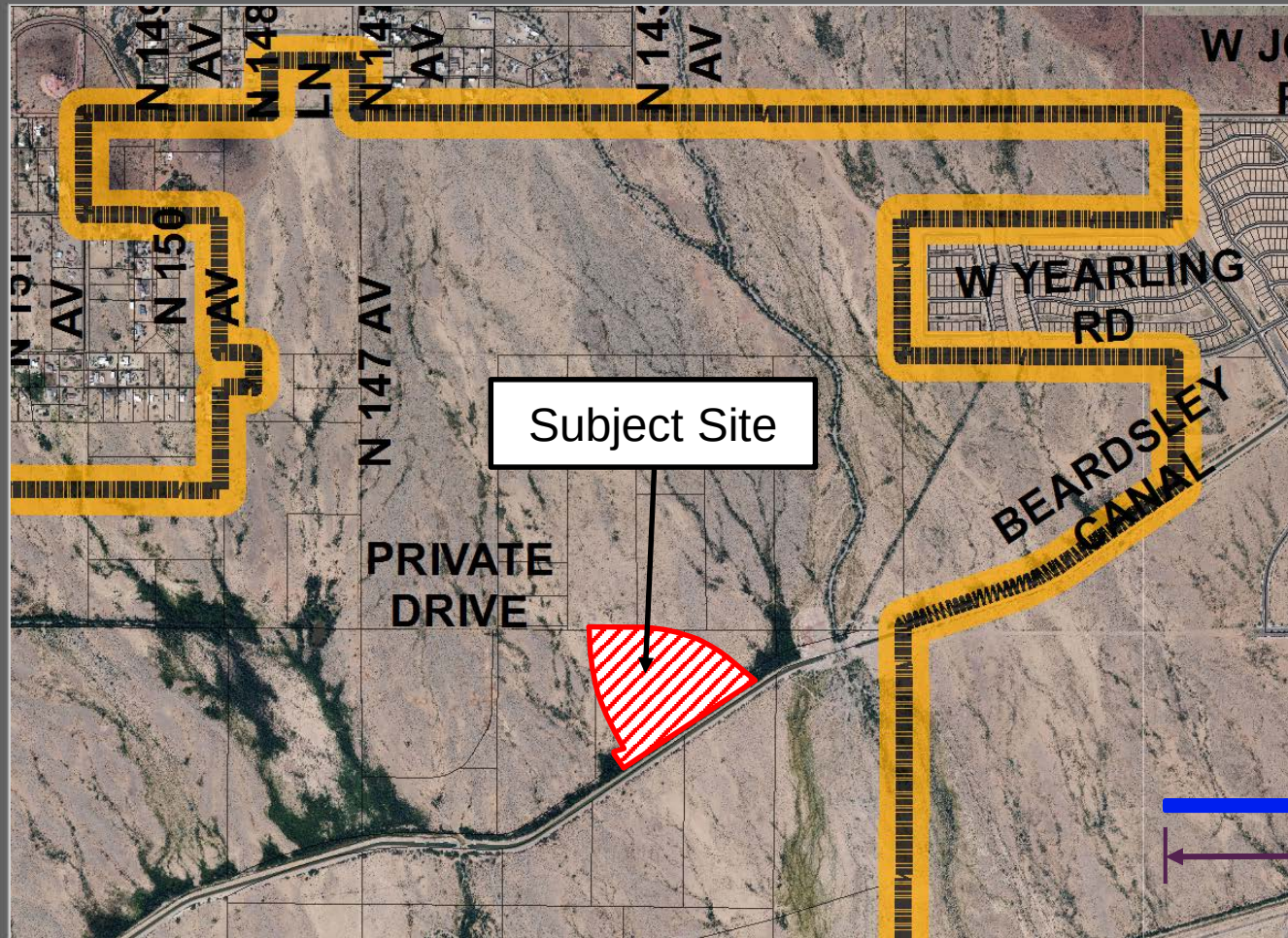
Subject Site

Vicinity Map

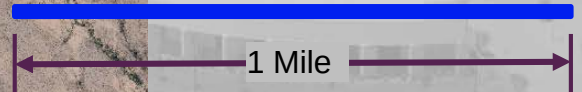
North

1 Mile

FS17-258
Parcel 12 Final Plat



North



Case Map

FS17-258 Parcel 12 Final Plat



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 12 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS



FW, A. SPRING

DR. R. GILES

JOB NO.

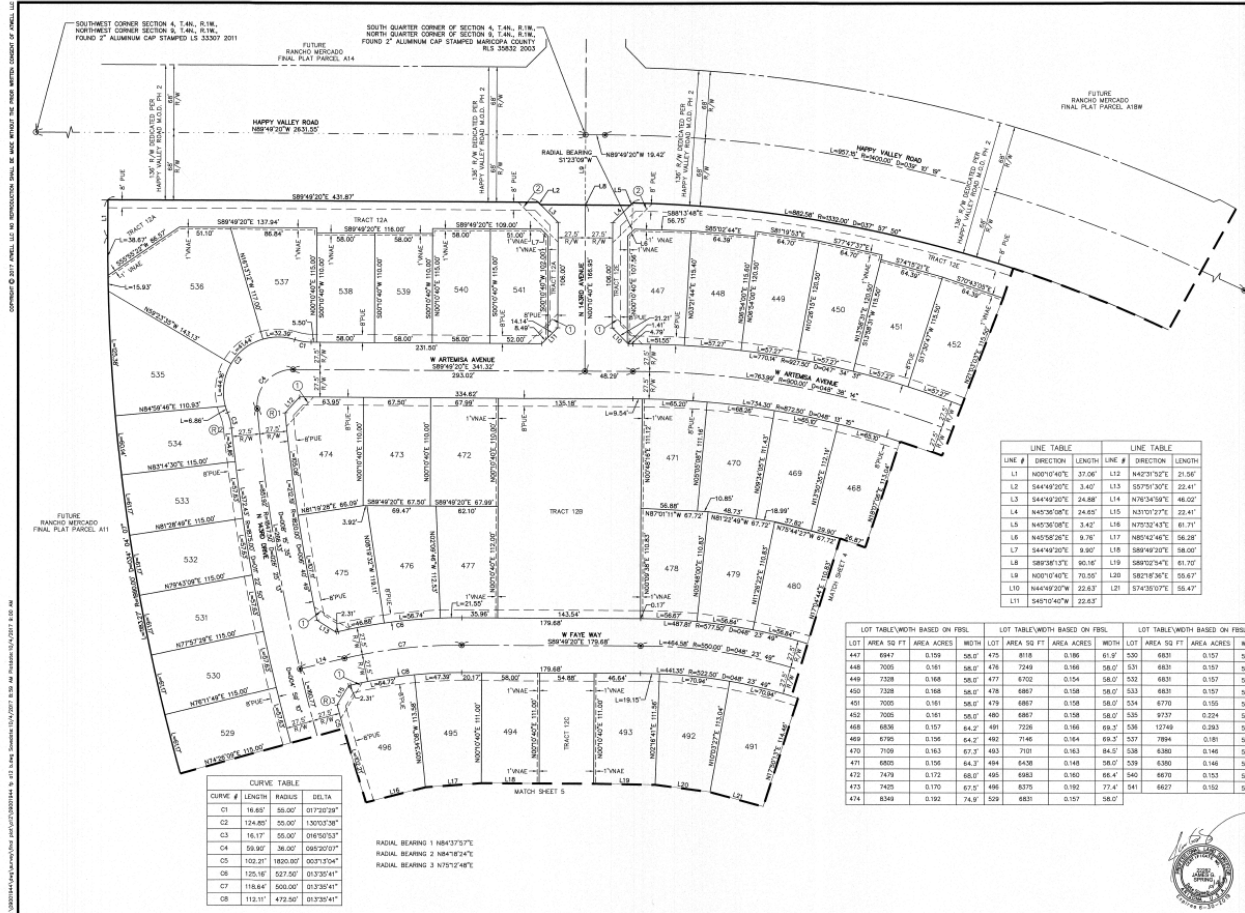
09001944

SCALE

1" = 40 FEET

DATE OF PLAT

3 OF 5





LOT TABLE WIDTH BASED ON FBOL				LOT TABLE WIDTH BASED ON FBOL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
453	7338	0.168	58.0'	483	6867	0.158	58.0'
454	7338	0.168	58.0'	484	6867	0.158	58.0'
455	7005	0.161	58.0'	485	6867	0.158	58.0'
456	7005	0.161	58.0'	486	8062	0.185	61.5'
457	7338	0.168	58.0'	487	8863	0.203	64.1'
458	7338	0.168	58.0'	488	7438	0.171	63.2'
459	7005	0.161	58.0'	489	7374	0.169	63.2'
460	6820	0.157	58.2'	490	7303	0.168	63.2'
461	8241	0.212	80.0'	504	7042	0.162	58.0'
462	7588	0.174	64.2'	505	6332	0.150	58.0'
463	7939	0.175	64.2'	506	6870	0.153	58.0'
464	7252	0.166	64.2'	507	6870	0.153	58.0'
465	7118	0.163	64.2'	508	6870	0.153	58.0'
466	6999	0.161	64.2'	509	6870	0.153	58.0'
467	6994	0.159	64.2'	510	6870	0.153	58.0'
468	6867	0.158	58.0'	511	6870	0.153	58.0'
469	6867	0.158	58.0'				

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S63°54'42"W	9.81'
L23	S88°30'00"E	31.28'
L24	S07°19'32"W	21.10'
L25	N82°42'31"E	24.06'
L26	S47°25'31"E	54.74'
L27	S07°19'32"W	21.10'
L28	S47°25'31"E	54.80'
L29	S07°32'58"E	54.90'
L30	S89°12'54"E	55.11'
L31	S88°57'14"E	55.28'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	18.07'	55.00'	016°41'43"
C10	127.06'	55.00'	132°21'31"
C11	18.65'	55.00'	017°32'39"
C12	85.11'	56.00'	087°10'35"



FS17-258 Parcel 12 Final Plat



COUNTY: MARICOPA	
SECTION: 9	TOWNSHIP: 4 NORTH
RANGE: 1 WEST	
FINAL PLAT RANCHO MERCADO PARCEL 12 CITY OF SURPRISE, ARIZONA	

OCTOBER 2017

REVISOR:



PREPARED BY:
J. SPRING
DR. R. GILES

JOB NO.
09001944

SCALE: 1" = 40 FEET

DATE: 10/10/17
4 OF 5



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FS17-258 Parcel 12 Final Plat



ATWELL
LAND SURVEYING & ENGINEERING
1000 N. 10TH STREET
TULSA, OK 74103

COUNTY: MARICOPA

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF TULSA, OKLAHOMA

OCTOBER 2017

REVISIONS:



ATWELL

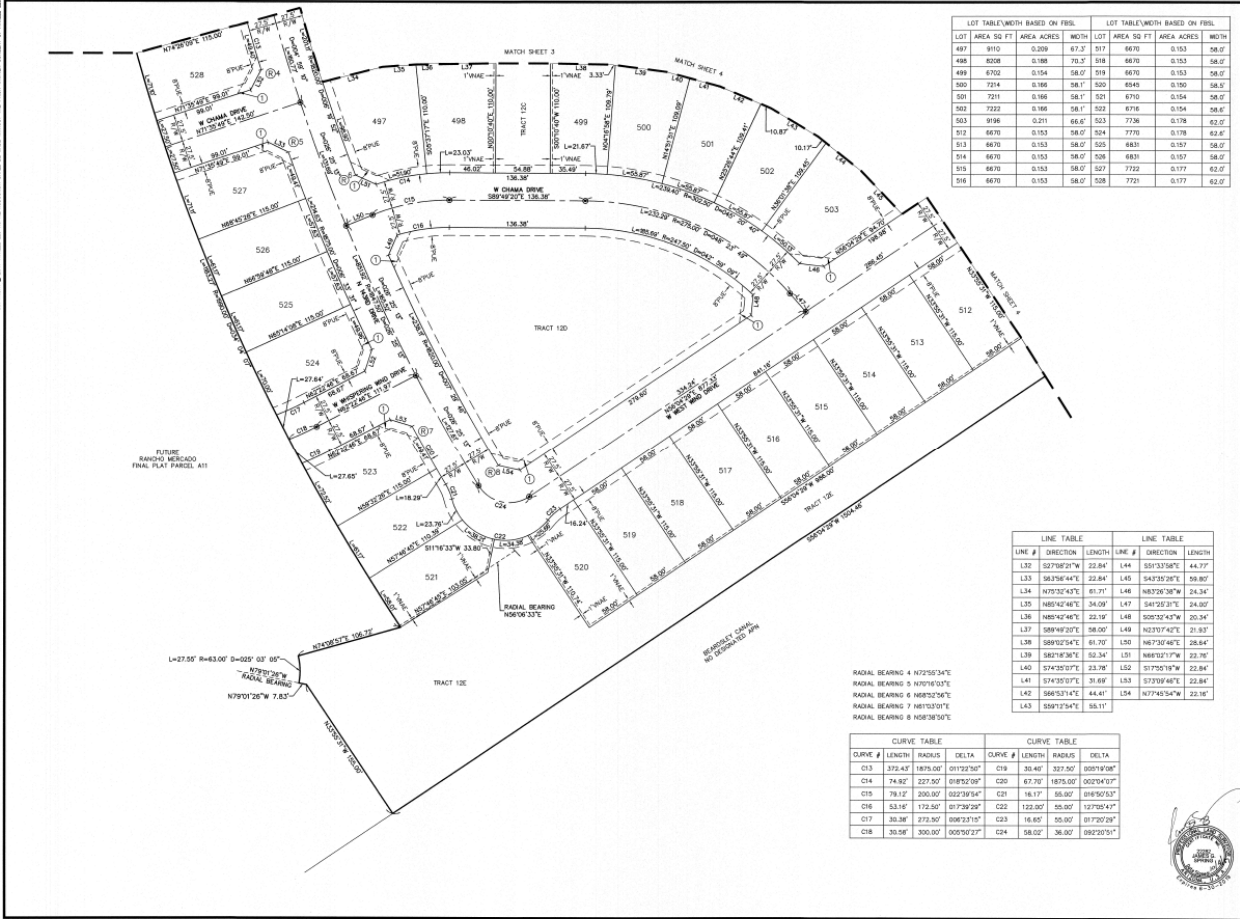
FILE: J. SPRING

DR. R. GILES

JOB NO.
00001944

SCALE
1" = 40 FEET

BOOK & PAGE
5 OF 5



LOT TABLE/WIDTH BASED ON FBIL				LOT TABLE/WIDTH BASED ON FBIL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
497	9110	0.209	87.3	517	4670	0.103	58.0
498	8008	0.186	70.2	518	4670	0.103	58.0
499	6702	0.154	58.0	519	6670	0.153	58.0
500	7214	0.166	58.1	520	8541	0.190	58.3
501	7211	0.166	58.1	521	6710	0.154	58.0
502	7222	0.166	58.1	522	8710	0.199	58.4
503	9196	0.211	66.6	523	7736	0.178	62.0
512	6670	0.153	58.0	524	7770	0.178	62.6
513	6670	0.153	58.0	525	4931	0.113	58.0
514	6670	0.153	58.0	526	4931	0.113	58.0
515	6670	0.153	58.0	527	7722	0.177	62.0
516	6670	0.153	58.0	528	7721	0.177	62.0

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L32	S27°02'47"E	22.84'	L44	S51°33'58"E	44.77'
L33	S63°56'44"E	22.84'	L45	S43°35'28"E	58.80'
L34	N75°22'43"E	81.71'	L46	N83°26'38"W	24.34'
L35	N68°52'46"E	34.00'	L47	S49°32'27"E	24.80'
L36	N85°12'46"E	23.19'	L48	S58°32'43"W	20.34'
L37	S89°46'20"E	58.00'	L49	N23°07'42"E	21.93'
L38	S89°02'54"E	61.70'	L50	N67°30'46"E	26.84'
L39	S82°16'38"E	52.34'	L51	N88°02'17"W	22.76'
L40	S74°02'07"E	23.78'	L52	S17°01'50"W	22.84'
L41	S74°02'07"E	31.88'	L53	S75°09'46"E	22.84'
L42	S66°31'41"E	44.41'	L54	N77°45'34"W	22.19'
L43	S55°17'54"E	55.11'			

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C13	372.43'	1875.00'	011°22'50"	C19	35.48'	327.50'	009°19'08"
C14	74.82'	227.50'	018°52'00"	C20	67.70'	1875.00'	002°04'01"
C15	78.12'	200.00'	022°39'50"	C21	18.17'	36.00'	016°50'53"
C16	53.19'	172.50'	017°38'24"	C22	122.00'	50.00'	12°05'43"
C17	30.38'	272.50'	006°23'10"	C23	16.85'	50.00'	017°20'29"
C18	35.58'	300.00'	005°00'21"	C24	58.02'	36.00'	082°20'51"

RADIAL BEARING 4 N72°50'34"E
 RADIAL BEARING 5 N70°19'01"E
 RADIAL BEARING 6 N68°52'46"E
 RADIAL BEARING 7 N61°03'01"E
 RADIAL BEARING 8 N58°38'50"E



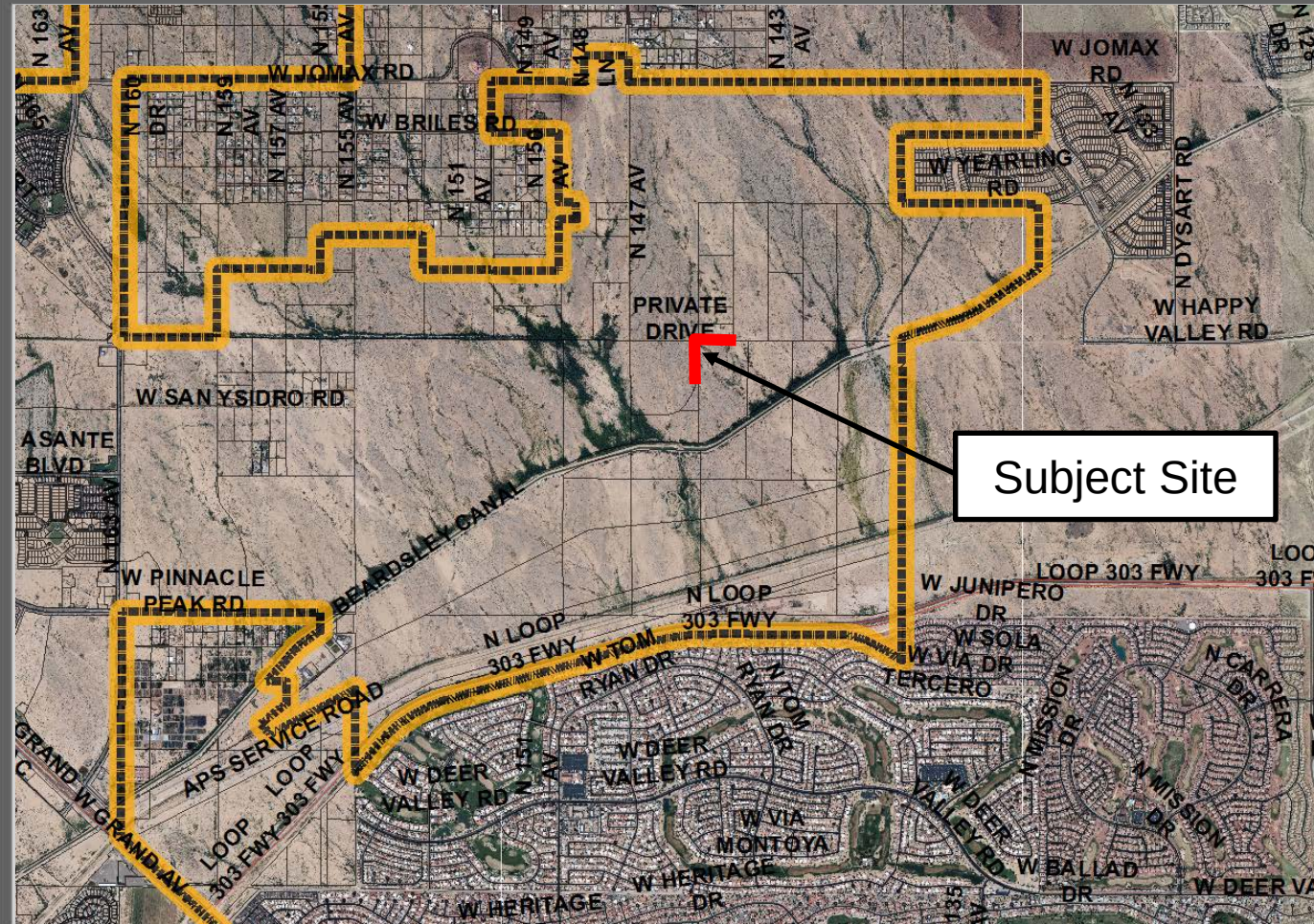


Rancho Mercado

FS17-264 Happy Valley Road Phase 1 MOD



FS17-264
Happy Valley Road
Phase 1 MOD



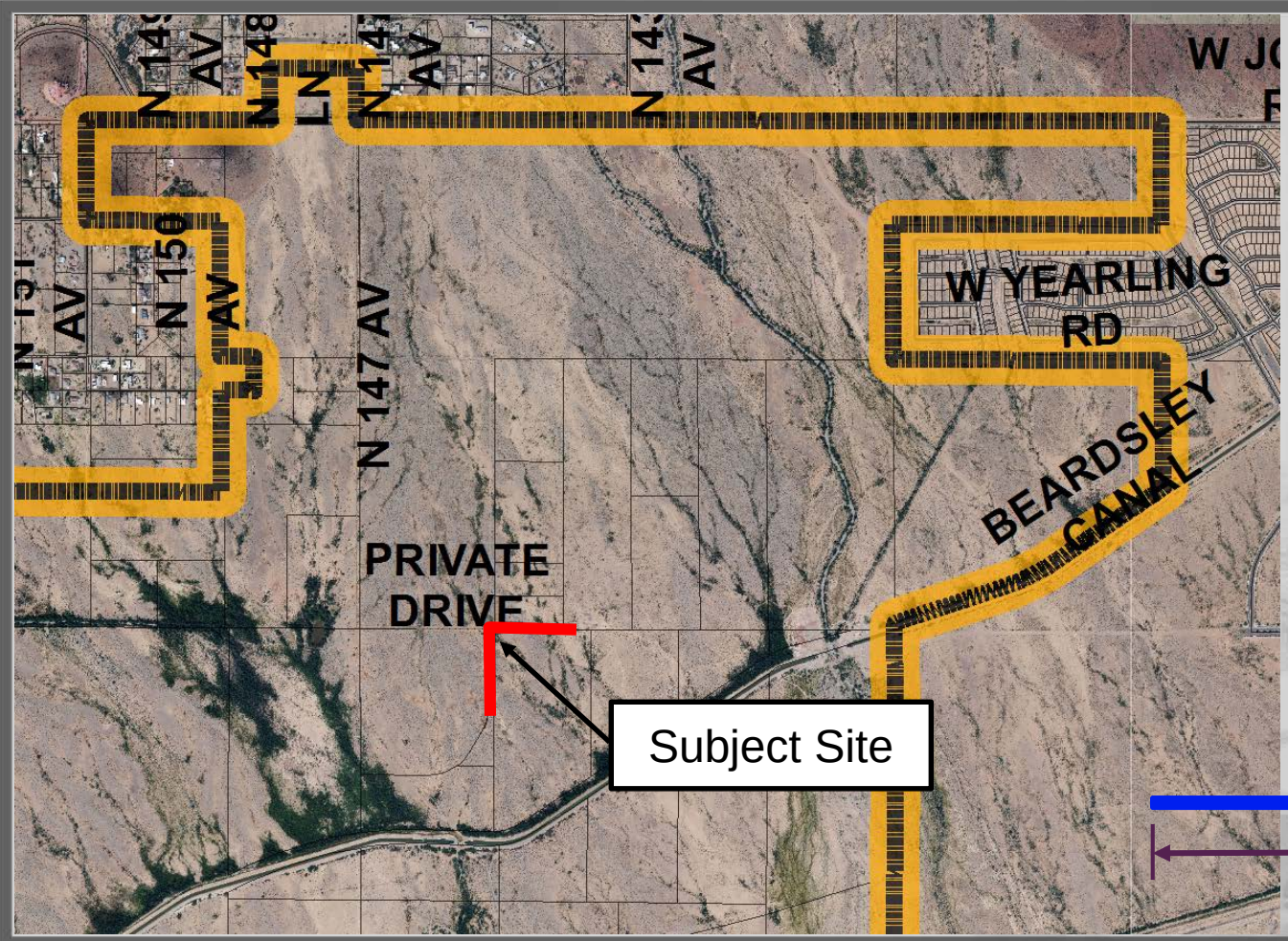
Vicinity Map



North

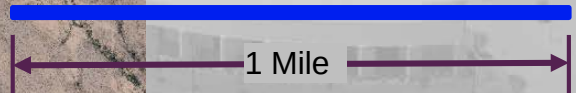
1 Mile





FS17-264
Happy Valley Road
Phase 1 MOD

Case Map



Subject Site



Rancho Mercado

FS17-499 147th Avenue MOD



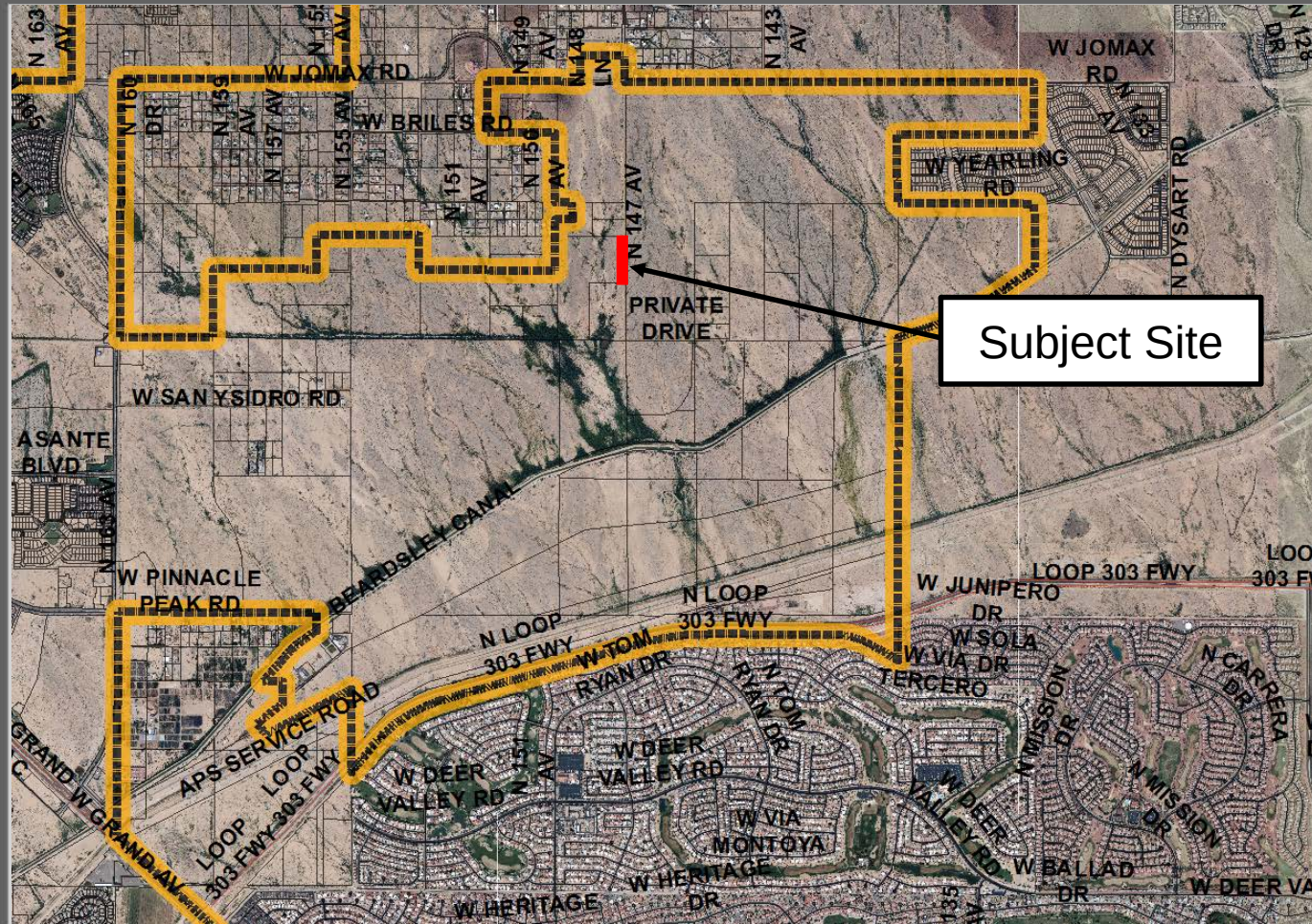
FS17-499
147th Avenue MOD

Subject Site

Vicinity Map

North

1 Mile



MAP OF DEDICATION FOR 147TH AVENUE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA } SS

COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

- THAT WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, HEREINAFTER "OWNER," HAS SUBDIVIDED UNDER THE NAME "147TH AVENUE" LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AND DOES HEREBY DECLARE THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EXISTING CONTIGUOUS LAND, AND THAT EACH STREET SHALL BE KNOWN BY THE NAMES, LETTERS, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.
- "OWNER" HEREBY DEDICATES TO THE CITY OF SURPRISE, FEE SIMPLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE MAP OF DEDICATION.
- ALL IMPROVEMENTS, INCLUDING STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAY OR THE EASEMENTS, OR ANY PORTION THEREOF, SHALL BE THE PROPERTY OF THE CITY OF SURPRISE. OWNER SHALL NOT OBLIGATE THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMS, COUNCIL ACTION.
- "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE.
- "OWNER" HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP OF DEDICATION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL INCLUDE AND/OR MAINTAINING WITHIN COLLECTORS AND LOCAL STREETS AND UNPAVED AREAS BETWEEN THE CURB AND TOLENTAIVE, HERIN, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION, AS APPLICABLE.
- "OWNER" HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE AN AVIATION EASEMENT OVER AND ACROSS THE MAP OF DEDICATION, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE MAP OF DEDICATION, TOGETHER WITH ANY AIRCRAFT NOISE, VIBRATIONS, FUEL, OIL, FUEL OR OPERATING AT OR ON LIKE AIR FORCE BASE AND AUXILIARY FIELD.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE AN OPEN EASEMENT OVER, UPON AND ACROSS, THIS MAP OF DEDICATION, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO PLANT WITH TREES, FENCES, WALLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE LANDS, OPERATION AND MAINTENANCE OF THE CITY'S WATER REGULATION FACILITY.
- THE EASEMENTS GRANTED BY THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND HIS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST IN THIS MAP OF DEDICATION OR ANY PARTS THEREOF.
- "OWNER" HEREBY WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, AND THAT THERE IS NO OTHER EASEMENT, INTEREST OR OTHER PERSON OR PERSONS WHO HAVE ANY INTEREST IN THE PROPERTY COVERED BY THIS MAP OF DEDICATION, AND THAT THE CITY OF SURPRISE IS NOT A PARTY TO ANY OTHER MAP OF DEDICATION OR EASEMENT GRANTED OR TRANSFERRED BY THIS MAP OF DEDICATION, AND CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDS OFFICE OR WHICH OWNER HAS RECORDED NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.
- LANDSCAPING MAINTENANCE WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY AIRPORT OR AIRPORT SITES CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE, AFTER ACCEPTANCE.

IN WITNESS WHEREOF,
WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, AT "OWNER," HAS HERETOFORE CAUSED HER NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JALE E. COLLINS, ITS SENIOR VICE PRESIDENT ON THIS ____ DAY OF _____, 2017.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION
BY _____ ITS SENIOR VICE PRESIDENT
JALE E. COLLINS

NOTARY PUBLIC NOTARIZATION

STATE OF ARIZONA } SS

COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JALE E. COLLINS OF WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, WHO ACKNOWLEDGED HERSELF TO BE THE SENIOR VICE PRESIDENT, AND THAT SHE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.
BY _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RANCHO MERCADO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, KAREN BEACON, SOLE EJECTED PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, ACKNOWLEDGES THE FOLLOWING:

BY: _____ ITS PRESIDENT
KAREN BEACON

NOTARY PUBLIC NOTARIZATION

STATE OF ARIZONA } SS

COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2017, KAREN BEACON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, AND THAT SHE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____ DATE

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2017, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER _____ DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 2017.

ATTEST: _____ DATE

CITY CLERK _____ DATE

AREA CALCULATIONS

RIGHT OF WAY 16.865 SQ.FT. 1,147 AC

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LEGAL DESCRIPTION & PLAT SHEET	2

OWNER/DEVELOPER

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION,
8840 EAST CHAPARRAL ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 360-3729
CONTACT: FL LUNA

RELEASE OF LIABILITY

- WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT AS SHOWN ON THE MAP OF DEDICATION, UNLESS SUCH LIABILITY OR CLAIM IS CAUSED BY THE NEGLIGENCE OF THE CITY OF SURPRISE.
- WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SEWERALAS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SEWERALAS.

100 YEAR ASSURED WATER SUPPLY LANGUAGE

THE AREA PLATED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AND NO PORTION THEREOF IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

GENERAL NOTES

- IN ACCORDANCE WITH A.R.S. § 45-48.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE CITY OF SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSIGNMENTS BASED ON ADDED VALUE EXCEPT FOR SPECIAL DISTRICTS #4710 AND #4710, WHEN APPLICABLE.
- THE PROPERTY OWNER, OR ANY ADJACENT OWNER, SHALL NOT PROCEED WITH ANY SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THIS MAP OF DEDICATION IS A SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE, ZONING CASE #15-08-080.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE AREA HAVING FLOOD ZONES "X," "A," AND "A-1." BY THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, WHICH IS CURRENTLY IN THE PROCESS OF OBTAINING A FLOOD MAP FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2015, FOR COUNTY OF MARICOPA, MARICOPA COUNTY, ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AS MAY BE AMENDED FROM TIME TO TIME.

BASIS OF BEARING

THE WEST-CELT WEST-BEARING LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS S90°45'W, A DISTANCE OF 5265.54'. THIS POSITION WAS DERIVED FROM THE EXISTING 1965 PLAT DEDICATED BY A.R.S. § 45-576, PROJECT THIS SCALED TO GROUND AT A COMBINED SCALE FACTOR OF 1/6000±766888 AND VERIFIED AGAINST GROUND BOOK DEED #11, HORIZONTAL ERROR = 0.00001 ANGLE ERROR = 0.00001°

SURVEYOR'S CERTIFICATION

I, JAMES G. SPRING, PLS 22280, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OF DEDICATION CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PREPARED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2017, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REVERSED.

JAMES G. SPRING, PLS 22280
JAMES G. SPRING, PLS 22280
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85205



NOTE:
A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FIGURES THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

FS17-499
147th Avenue MOD



COUNTY MARICOPA
SECTION 5
TOWNSHIP 4 NORTH
RANGE 1 WEST

MAP OF DEDICATION
RANCHO MERCADO
147TH AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017

REVISIONS



PL 2 SPRING

OR R. GILS

400 N. 100

00001944

N.T.S.

1 OF 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GULF AND SALT RIVER, EDE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 35770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE WEST LINE OF SAID SECTION 4 ALSO BEING THE EAST LINE OF SAID SECTION 5, S00°07'06"E, 660.02 FEET TO THE POINT OF BEGINNING;

THENCE, S00°07'05"E A DISTANCE OF 881.27 FEET;

THENCE, N80°30'55"W A DISTANCE OF 55.00 FEET;

SINCE HOODY'S[®] IS A DISTANCE OF 320.30 FEET

THENCE N45°37'05"W A DISTANCE OF 28.28 FEET.

WIDE, APPROXIMATELY A DISTANCE OF 25.10 FEET,

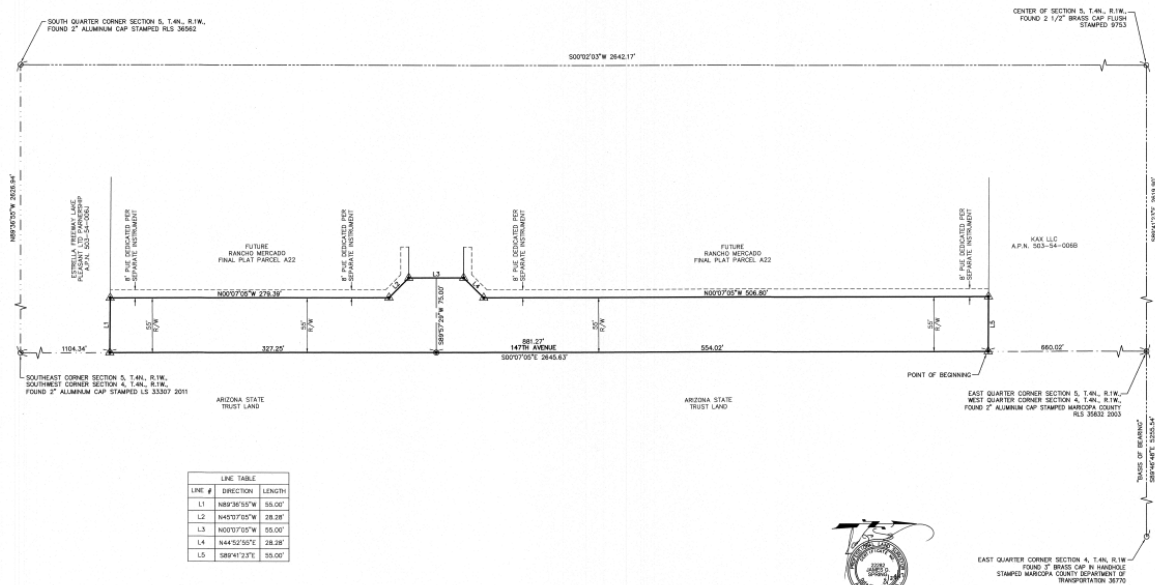
THENCE, N00°07'05" W A DISTANCE OF 55.00 FEET;
THENCE, S44°00'00" E A DISTANCE OF 55.00 FEET;

THENCE, N44°52'50"E A DISTANCE OF 28.28 FEET;

THENCE, N00°07'05"W A DISTANCE OF 505.00 FEET

THENCE, S89°41'23"E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING

-----	SUBDIVISION BOUNDARY
-----	RIGHT-OF-WAY LINE
-----	EXISTING RIGHT-OF-WAY LINE
-----	CENTERLINE
-----	EXISTING EASEMENT LINE
-----	PROPOSED EASEMENT LINE
-----	SECTION LINE
-----	ALMOST SECTION LINE
Ⓐ	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
Ⓑ	CENTERLINE MONUMENT TO BE SET BY CITY OF SURPRISE STANDARDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
Δ	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
Ⓒ	RADIAL BEARING



ATWEI
866.850.4200 www.atwei-hq.com
4100 E. SOUTHERN AVENUE
MESA, AZ 85206

COUNTY: MARICOPA
SECTION: 5
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
RANCHO MERCADO
147TH AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017

REMARKS:



PM.	J. SPRING
DR.	R. GILES

JOB NO.
02001944

SCALE 0 20 40
1" = 40 FEET

RESEARCHER'S NAME: _____

SHEET
NO. 2 OF 2



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

- [FS17-257 Parcel 11](#)
- [FS17-258 Parcel 12](#)
- [FS17-264 HVR P1 MOD](#)
- [FS17-499 17th Ave MOD](#)





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Robert H. Kuhfuss - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A11" dated October 3, 2017.

Motion:

I move to approve the Final Plat entitled, "Rancho Mercado Parcel A11" dated October 3, 2017.

Background:

The subject request involves a Final Plat for Parcel 11 of Rancho Mercado is one of two (2) Final Plats being discussed this date, but under separate cover. Two (2) related Maps of Dedication are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured from the Maricopa Water District a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to commence construction of these roadways.

Objective Analysis:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Policy Compliant:

The requested Final Plat is consistent with the Rancho Mercado PAD and advances the goals and policies of the General Plan.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-257 Rancho Mercado Parcel 11 Final Plat - Staff Report](#)
 - ☐ [02 - FS17-257 Rancho Mercado Parcel 11 Final Plat - Vicinity Map](#)
 - ☐ [01 - FS17-257 Rancho Mercado Parcel 11 Final Plat - Case Map](#)
 - ☐ [03 - FS17-257 Rancho Mercado Parcel 11 Final Plat](#)
 - ☐ [04 - FS17-257 Rancho Mercado Parcel 11 Final Plat - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS17-257**

Project Name: Rancho Mercado Parcel A11 Final Plat

Council District: 1

City Council Date: **February 20, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: William Lyon Homes

Applicant: Fil Luna of William Lyon Homes

Request: 131-Lot Final Plat within the Rancho Mercado PAD

Site Location: Generally south of the Happy Valley Road alignment east of the 147th Avenue alignment

Site Size: 31.15 acres (approx.)

Density: 4.2 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Rancho Mercado PAD.
- The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to continue to build the necessary infrastructure needed to support the development of the Rancho Mercado PAD.

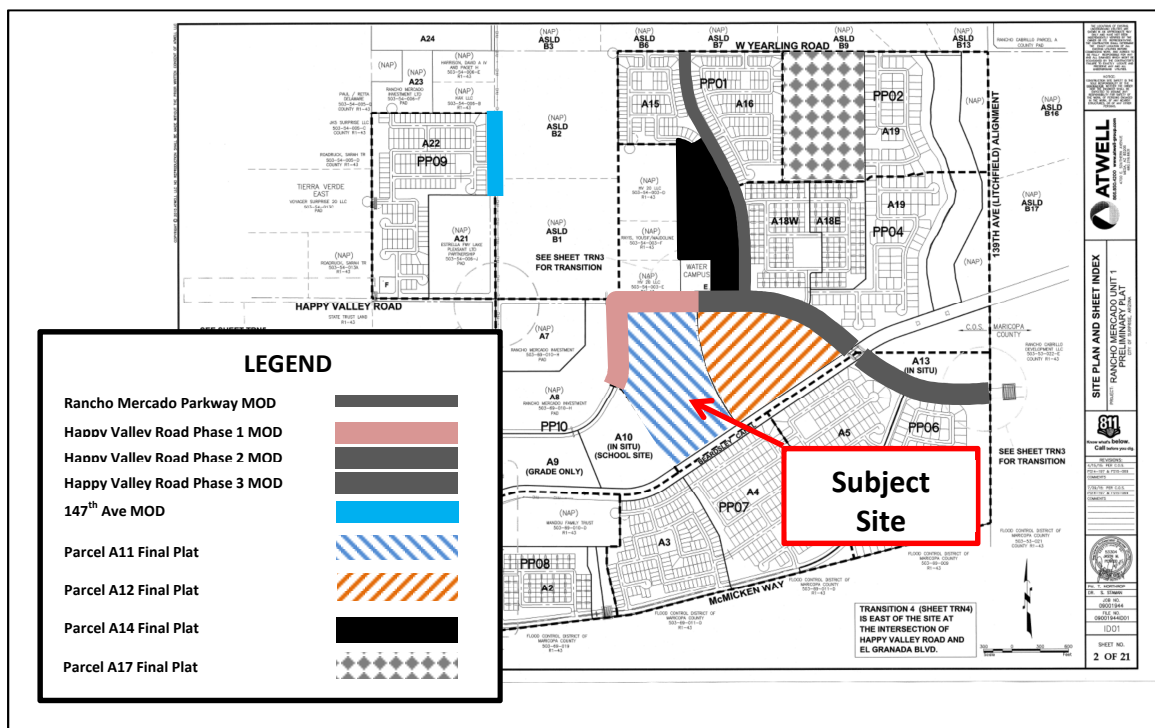
Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

Project Description:

The subject request involves a Final Plat for Parcel A11 of Rancho Mercado and is one of two (2) Final Plats being discussed this date, but under separate cover. Two (2) related Maps of Dedication (MOD) are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review.

The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow “at-risk” grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to continue construction of these roadways.

The following map, taken from the Rancho Mercado Unit 1 Preliminary Plat, is annotated to depict the location of the subject Final Plat in relation to the other activity occurring within the PAD.



[Continued following page.]

Background:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations “a” through “u”, Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the Rancho Mercado project during a regularly scheduled Concept Review meeting under CR14-278.

January 5, 2016: The City Council approved the Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A11 under FS17-257, the subject case.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A12 under case FS17-258, which is discussed under separate cover.

May 24, 2017: The applicant submitted a request for the 145th Avenue Phase 1 MOD under FS17-264, which is discussed under separate cover.

August 24, 2017: The applicant submitted a request for the Happy Valley Road Phase 1 MOD under case FS17-499, which is discussed under separate cover.

September 14, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A17 under case FS17-546, which is still under review.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 3 under case FS17-097.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 2 under case FS17-098.

October 17, 2017: The City Council approved the Map of Dedication for Rancho Mercado Parkway under case FS16-384.

October 31, 2017: Staff administratively approved the Minor Site Plan regarding the Rancho Mercado Water Campus under case FS17-262.

December 5, 2017: The City Council approved the Final Plat for Rancho Mercado Parcel A14 under case FS16-385.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who have indicated no objections to the request.

Summary:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Findings:

- The proposed Final Plat is consistent with the Rancho Mercado PAD.
- The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.

156 • The reviewing agencies have indicated no objections to the request.

157

158 **Attachments:**

159

160 01 Case Map

161 02 Vicinity Map

162 03 Map of Dedication

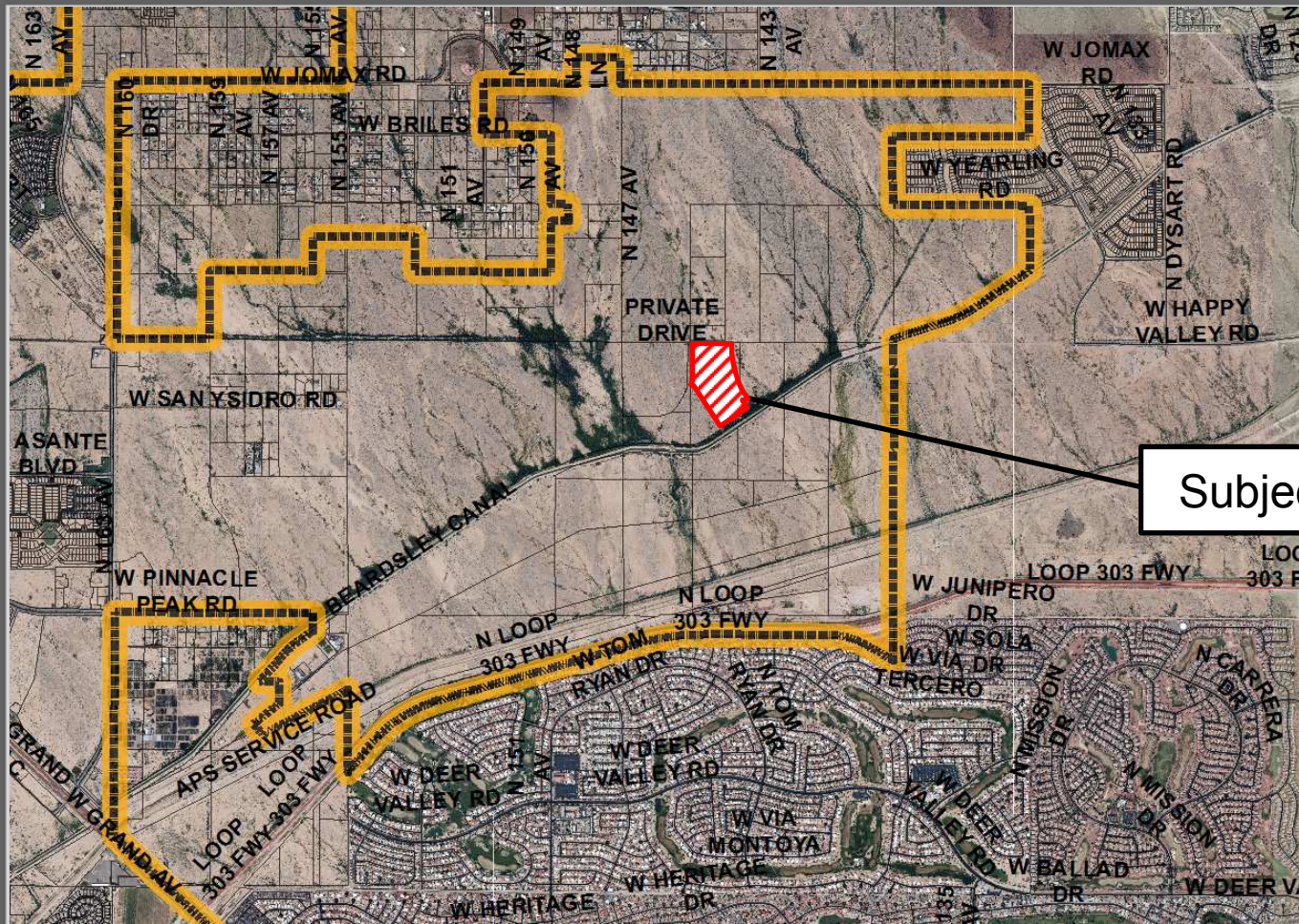
**FS17-257
Parcel 11 Final Plat**

Subject Site

Vicinity Map

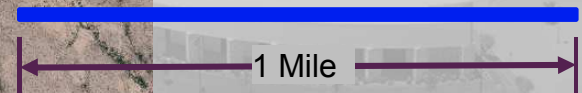
North

1 Mile



FS17-257
Parcel 11 Final Plat

Case Map

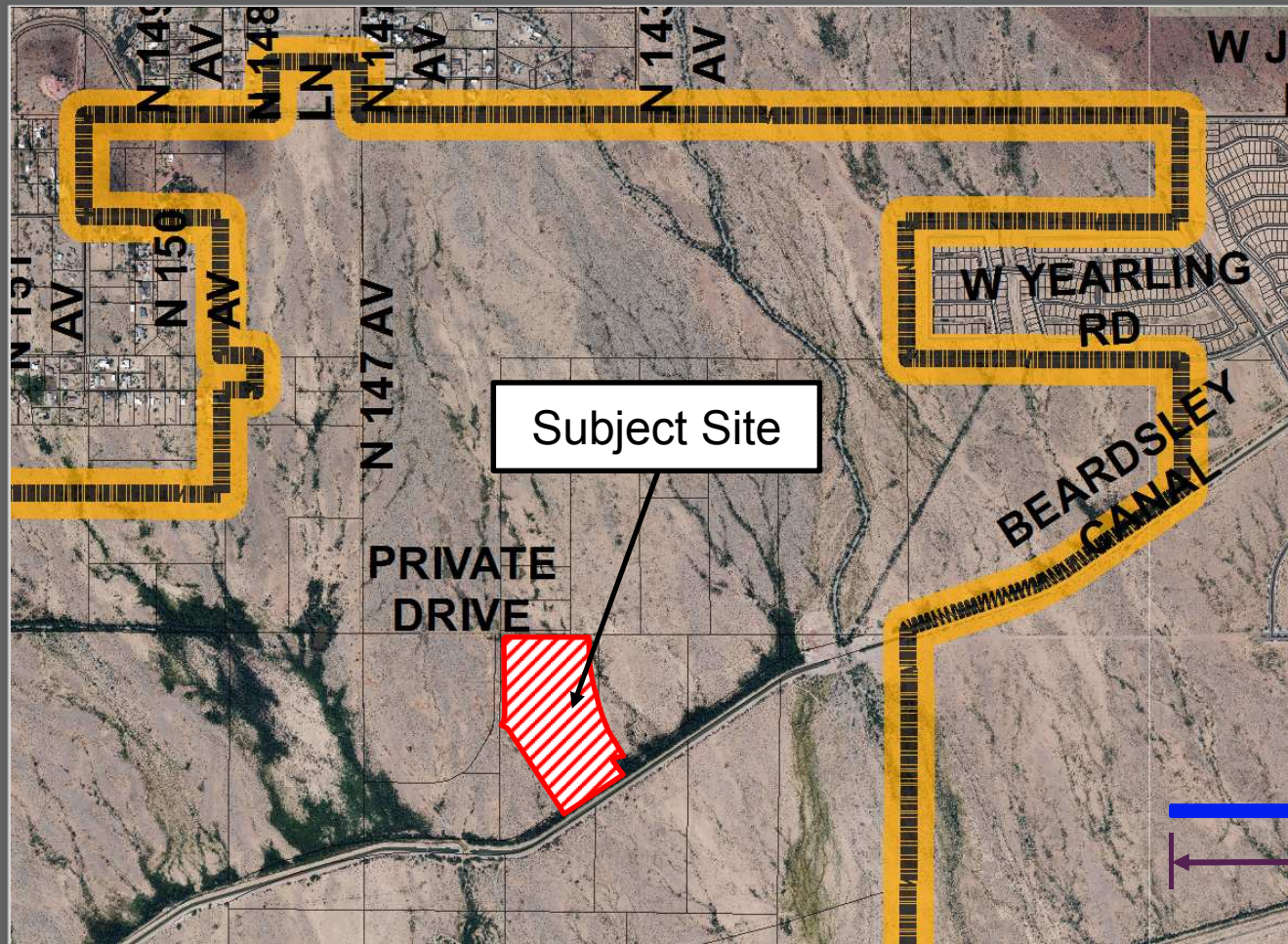


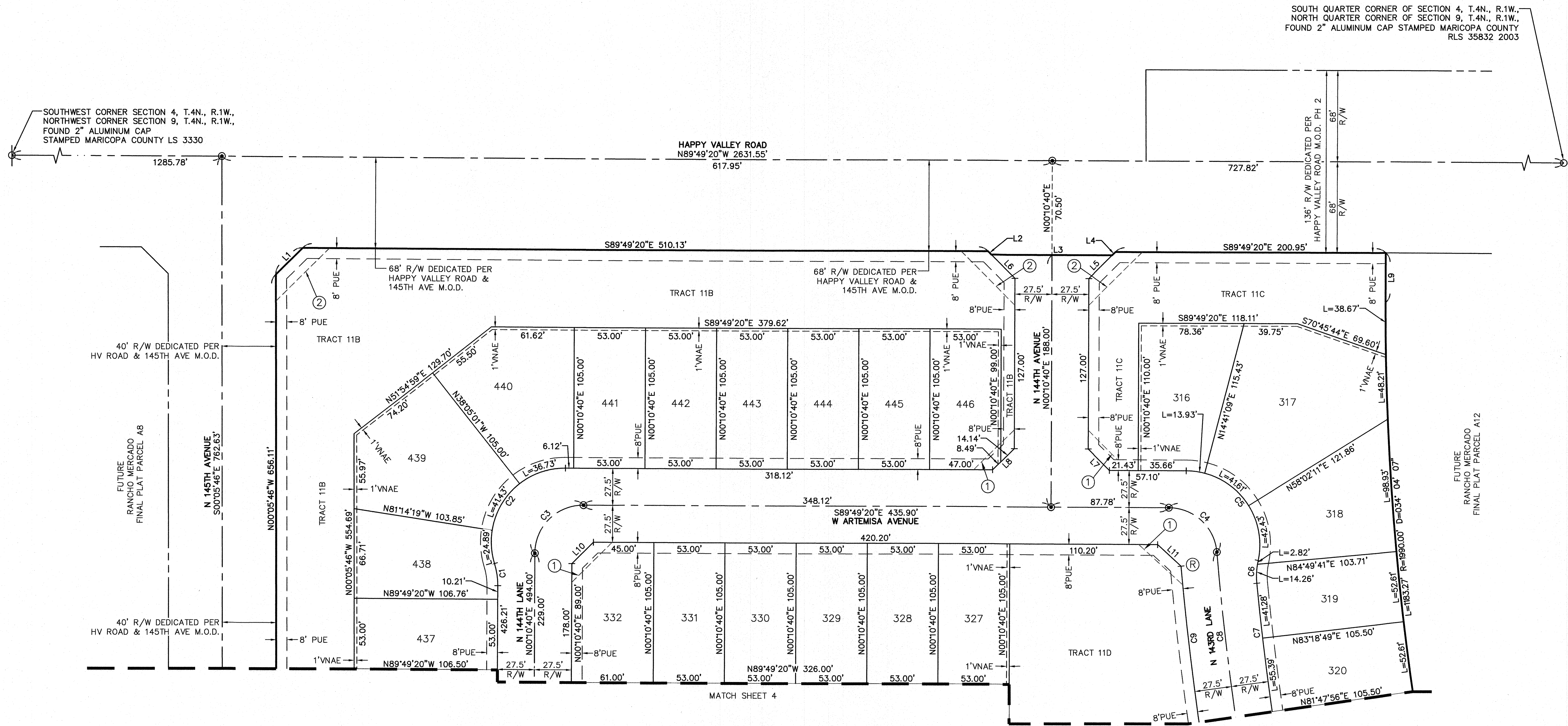
Subject Site

PRIVATE
DRIVE

W YEARLING
RD

BEARDSLEY
CANAL





LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
316	7062	0.162	53.0'	437	5651	0.130	53.0'
317	12174	0.279	53.2'	438	6147	0.141	53.1'
318	7417	0.170	53.0'	439	9190	0.211	53.0'
319	5689	0.131	55.3'	440	8513	0.195	53.0'
320	5697	0.131	55.1'	441	5565	0.128	53.0'
327	5565	0.128	53.0'	442	5565	0.128	53.0'
328	5565	0.128	53.0'	443	5565	0.128	53.0'
329	5565	0.128	53.0'	444	5565	0.128	53.0'
330	5565	0.128	53.0'	445	5565	0.128	53.0'
331	5565	0.128	53.0'	446	5547	0.127	53.0'
332	6277	0.144	57.0'				

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	16.65'	55.00'	017°20'29"	N/A
C2	103.04'	55.00'	107°20'29"	N/A
C3	56.55'	36.00'	090°00'00"	N/A
C4	53.39'	36.00'	084°57'58"	N/A
C5	97.97'	55.00'	102°03'38"	N/A
C6	17.08'	55.00'	017°47'46"	N/A
C7	179.88'	2095.50'	004°55'06"	N/A
C8	208.25'	2123.00'	005°37'13"	N/A
C9	179.97'	2150.50'	004°47'42"	N84°55'30"E

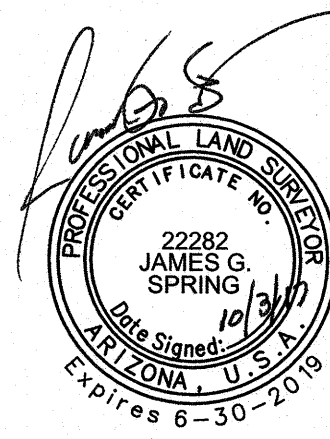
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°02'27"E	28.22'
L2	S44°49'20"E	3.54'
L3	S89°49'20"E	90.00'
L4	N45°10'40"E	3.54'
L5	N45°10'40"E	24.75'
L6	S44°49'20"E	24.75'
L7	S44°49'20"E	22.63'
L8	S45°10'40"W	22.63'
L9	S00°10'40"W	37.06'
L10	N45°10'40"E	22.63'
L11	S47°20'31"E	23.60'



LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
321	5697	0.131	55.4'	344	5565	0.128	53.0'	361	5565	0.128	53.0'
322	5646	0.130	54.2'	345	5565	0.128	53.0'	362	5565	0.128	53.0'
323	5632	0.129	53.0'	346	5565	0.128	53.0'	363	5565	0.128	53.0'
324	5744	0.132	53.0'	347	6277	0.144	57.0'	364	5565	0.128	53.0'
325	5931	0.136	53.0'	348	6277	0.144	57.0'	365	6277	0.144	57.0'
326	8101	0.186	71.5'	349	5565	0.128	53.0'	426	6277	0.144	57.0'
333	6277	0.144	57.0'	350	5565	0.128	53.0'	427	5565	0.128	53.0'
334	5565	0.128	53.0'	351	5565	0.128	53.0'	428	5565	0.128	53.0'
335	5565	0.128	53.0'	352	5565	0.128	53.0'	429	5565	0.128	53.0'
336	5565	0.128	53.0'	353	5565	0.128	53.0'	430	6267	0.144	57.0'
337	5565	0.128	53.0'	354	6090	0.140	58.0'	431	5571	0.128	53.0'
338	5565	0.128	53.0'	355	6090	0.140	58.0'	432	5584	0.128	53.0'
339	7079	0.163	57.2'	356	8057	0.185	80.1'	433	5598	0.129	53.0'
340	5565	0.128	53.0'	357	6870	0.158	53.0'	434	5611	0.129	53.0'
341	5565	0.128	53.0'	358	7783	0.179	53.0'	435	5624	0.129	53.0'
342	5565	0.128	53.0'	359	5569	0.128	53.0'	436	5638	0.129	53.0'
343	5565	0.128	53.0'	360	5565	0.128	53.0'				

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L12	S40°02'50"W	20.51'	L20	N48°18'41"E	16.93'
L13	S50°08'57"E	24.63'	L21	S45°10'40"W	22.63'
L14	N44°49'20"W	22.63'	L22	N44°49'20"W	22.63'
L15	N45°10'40"E	22.63'	L23	N44°49'20"W	22.63'
L16	N48°18'41"E	6.90'	L24	N45°10'40"E	22.63'
L17	N05°52'39"E	74.65'	L25	S37°19'42"W	21.49'
L18	N43°24'41"W	12.31'	L26	S56°58'45"E	22.03'
L19	N43°24'41"W	11.02'			

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C10	179.97'	2150.50'	004°47'42"	N80°07'48"E
C11	208.25'	2123.00'	005°37'13"	N/A
C12	179.88'	2095.50'	004°55'06"	N/A
C13	32.58'	472.50'	003°57'02"	N/A
C14	162.15'	500.00'	018°34'51"	N/A
C15	33.60'	472.50'	004°04'30"	N/A
C16	99.26'	540.00'	010°31'55"	N/A

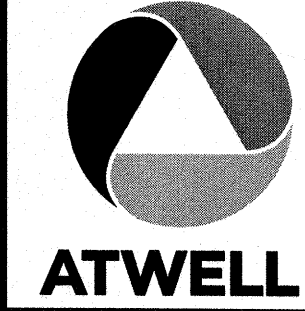


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944.FP.A11.DWG

SHEET NO.

4 OF 6

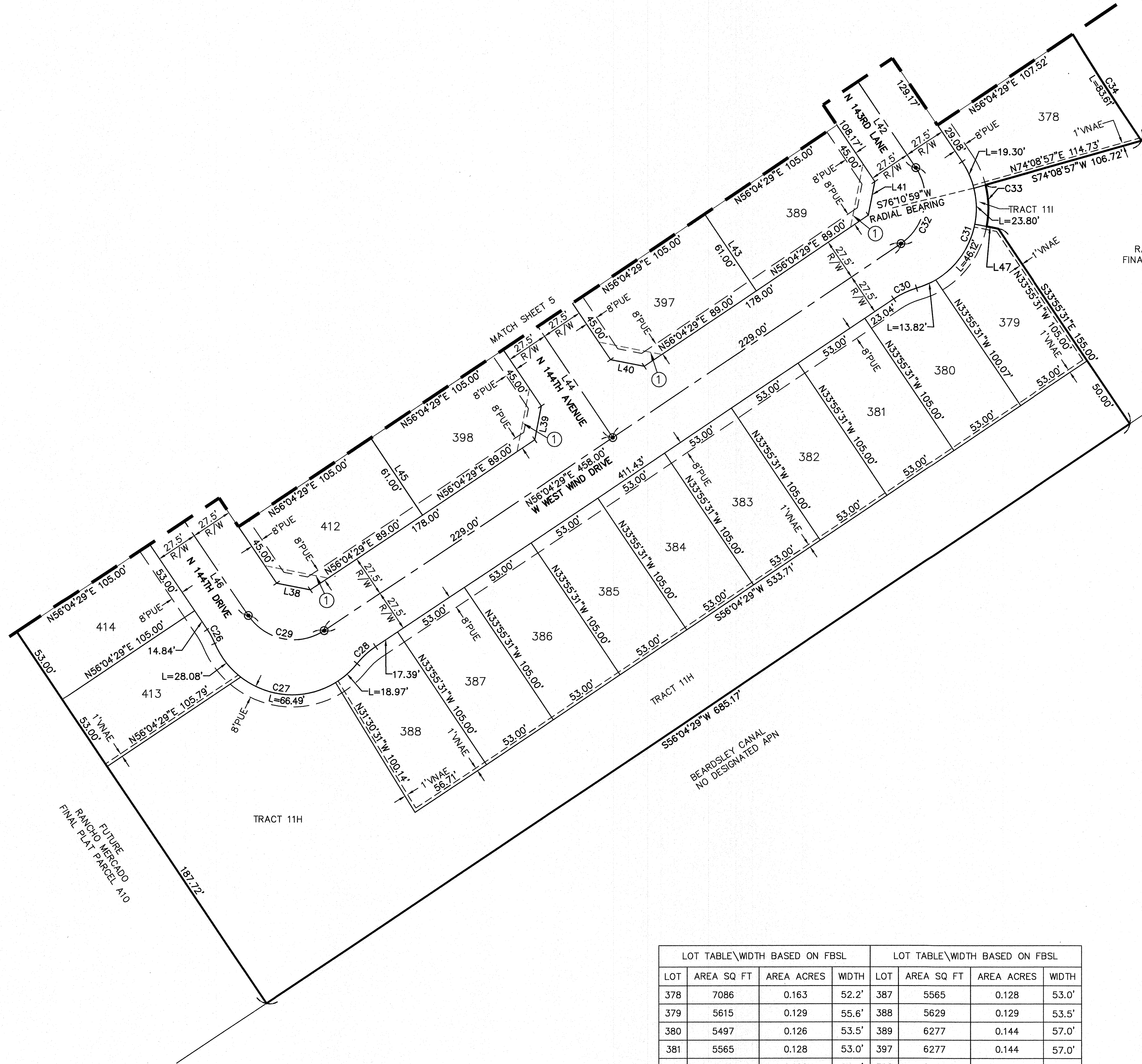


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C17	101.83'	272.50'	021°24'39"
C18	114.97'	300.00'	021°57'27"
C19	90.66'	327.50'	015°51'38"
C20	33.23'	72.50'	026°15'44"
C21	59.52'	100.00'	034°06'11"
C22	65.25'	127.50'	029°19'21"
C23	88.75'	172.50'	029°28'41"
C24	119.04'	200.00'	034°06'11"
C25	121.49'	227.50'	030°35'49"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N44°49'20"W	22.63'
L28	N41°34'39"E	21.16'
L29	S78°55'31"E	9.90'
L30	N45°35'05"W	22.93'
L31	N44°10'19"E	22.23'
L32	S00°10'40"W	29.58'
L33	S78°55'31"E	9.90'
L34	S45°36'59"E	22.94'
L35	N41°21'15"E	23.17'
L36	S00°10'40"W	32.87'
L37	N33°55'31"W	115.67'

LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
366	6277	0.144	57.0'	393	5940	0.136	53.2'	410	5565	0.128	53.0'
367	5565	0.128	53.0'	394	5565	0.128	53.0'	411	5565	0.128	53.0'
368	5565	0.128	53.0'	395	5565	0.128	53.0'	415	5565	0.128	53.0'
369	5565	0.128	53.0'	396	5565	0.128	53.0'	416	5565	0.128	53.0'
370	5565	0.128	53.0'	399	5565	0.128	53.0'	417	5565	0.128	53.0'
371	5565	0.128	53.0'	400	5565	0.128	53.0'	418	5565	0.128	53.0'
372	5565	0.128	53.0'	401	5565	0.128	53.0'	419	5565	0.128	53.0'
373	6635	0.152	55.5'	402	5592	0.128	53.1'	420	5834	0.134	53.0'
374	7090	0.163	59.7'	403	6017	0.138	54.9'	421	6529	0.150	53.1'
375	8367	0.192	82.6'	404	6955	0.160	56.8'	422	6632	0.152	53.1'
376	7989	0.183	86.3'	405	5711	0.131	53.3'	423	6291	0.144	53.1'
377	5771	0.132	53.0'	406	5565	0.128	53.0'	424	5565	0.128	53.0'
390	5565	0.128	53.0'	407	5565	0.128	53.0'	425	5565	0.128	53.0'
391	5670	0.130	53.7'	408	5565	0.128	53.0'				
392	6146	0.141	52.5'	409	5565	0.128	53.0'				





CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	10.50'	55.00'	010°56'33"
C27	113.54'	55.00'	118°17'02"
C28	16.65'	55.00'	017°20'29"
C29	56.55'	36.00'	090°00'00"
C30	16.65'	55.00'	017°20'29"
C31	103.04'	55.00'	107°20'29"
C32	56.55'	36.00'	090°00'00"
*C33	27.55'	63.00'	025°03'05"
C34	1183.27'	1990.00'	034°04'07"

* C33 RADIAL BEARING S75°55'29"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L38	N78°55'31"W	22.63'
L39	S11°04'29"W	22.63'
L40	N78°55'31"W	22.63'
L41	S11°04'29"W	22.63'
L42	N33°55'31"W	115.67'
L43	N33°55'31"W	220.00'
L44	S33°55'31"E	267.36'
L45	S33°55'31"E	379.00'
L46	S33°55'31"E	371.81'
L47	S79°01'26"E	7.83'

LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
378	7086	0.163	52.2'	387	5565	0.128	53.0'
379	5615	0.129	55.6'	388	5629	0.129	53.5'
380	5497	0.126	53.5'	389	6277	0.144	57.0'
381	5565	0.128	53.0'	397	6277	0.144	57.0'
382	5565	0.128	53.0'	398	6277	0.144	57.0'
383	5565	0.128	53.0'	412	6277	0.144	57.0'
384	5565	0.128	53.0'	413	5525	0.127	53.3'
385	5565	0.128	53.0'	414	5565	0.128	53.0'
386	5565	0.128	53.0'				

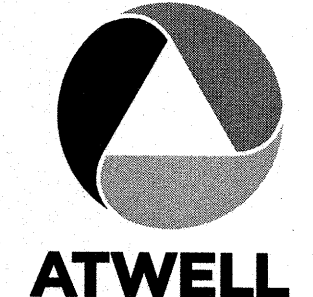


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944 PP A11.DWG

SHEET NO.
6 OF 6



S U R P R I S E

A R I Z O N A

Rancho Mercado

FS17-257 Parcel 11 Final Plat

FS17-258 Parcel 12 Final Plat

FS17-264 Happy Valley Road Phase 1 MOD

FS17-499 147th Avenue MOD

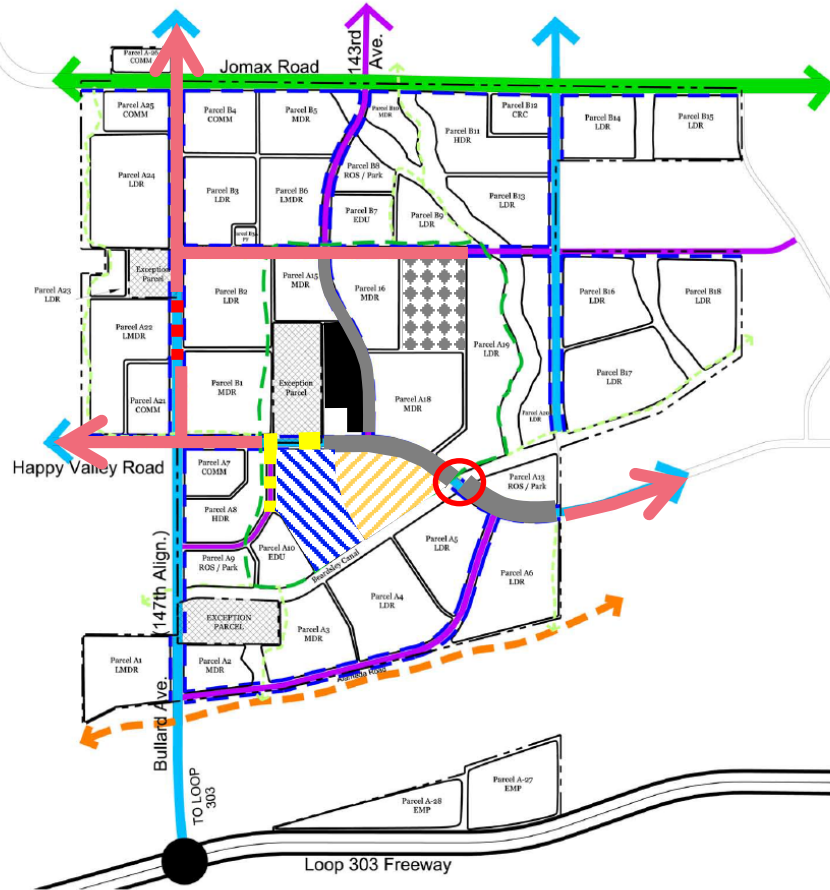
City Council

February 20, 2018

Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan



LEGEND

- Rancho Mercado Parkway MOD 
- Happy Valley Road Phase 1 MOD 
- Happy Valley Road Phase 2 MOD 
- Happy Valley Road Phase 3 MOD 
- 147th Ave MOD 
- Parcel A11 Final Plat 
- Parcel A12 Final Plat 
- Parcel A14 Final Plat 
- Parcel A17 Final Plat 
- Future Connections 
- MWD Crossing 

Urban Design
Studio L.L.C.

7800 East Main Street
Suite 100, Phoenix, AZ 85041
Phone: 602.955.2255
Fax: 602.955.7155
www.urbandesign.com





Rancho Mercado

FS17-257 Parcel 11 Final Plat



FS17-257
Parcel 11 Final Plat

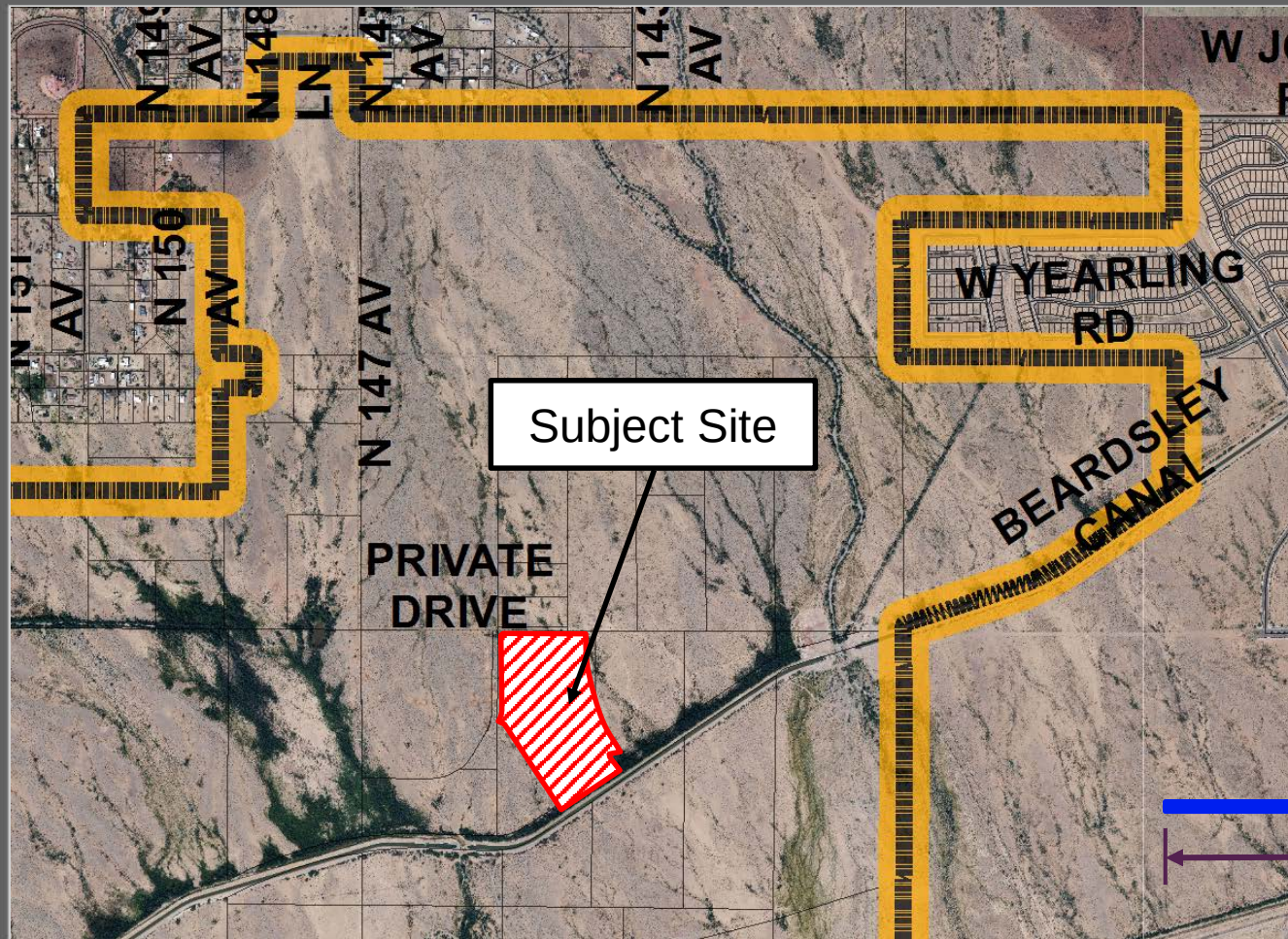
Subject Site

Vicinity Map

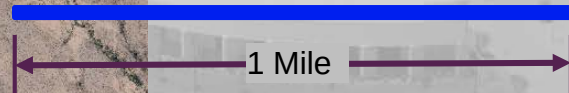
North

1 Mile

FS17-257
Parcel 11 Final Plat



North



Case Map

FS17-257 Parcel 11 Final Plat



FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

FW J SPRING

DR. R. GILES

JOB NO.

09001944

SCALE

1" = 100 FEET

SHOW IF EXIST

SHEET

2 OF 6

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE OLD AND SALT PRICK BASIN AND MERRIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 27' ALONG THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THENCE BEARS S89°40'10"E A DISTANCE OF 525.54 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S89°40'10"E A DISTANCE OF 1320.34 FEET;

THENCE, LEAVING THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 273.01 FEET TO THE POINT OF BEGINNING;

THENCE, S89°40'10"E A DISTANCE OF 510.13 FEET;

THENCE, S44°49'30"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 80.08 FEET;

THENCE, N43°10'40"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 200.85 FEET;

THENCE, S89°40'10"E A DISTANCE OF 37.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 1,890.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,163.27 FEET THROUGH A CENTRAL ANGLE OF 34°50'57";

THENCE, S74°08'57"W A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS S75°05'30"W A DISTANCE OF 63.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.58 FEET THROUGH A CENTRAL ANGLE OF 2°05'07";

THENCE, S75°05'30"E A DISTANCE OF 7.83 FEET;

THENCE, S33°50'37"E A DISTANCE OF 155.00 FEET;

THENCE, S58°04'30"W A DISTANCE OF 685.17 FEET;

THENCE, N33°50'37"W A DISTANCE OF 1,008.58 FEET;

THENCE, N62°52'30"E A DISTANCE OF 63.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS N72°01'20"W A DISTANCE OF 540.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 89.38 FEET THROUGH A CENTRAL ANGLE OF 10°31'05";

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N62°52'30"E A DISTANCE OF 7.88 FEET;

THENCE, N47°04'10"W A DISTANCE OF 12.18 FEET;

THENCE, N62°52'30"E A DISTANCE OF 685.17 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

TRACT TABLE

TRACT	AREA SQ FT	AREA ACRES	USAGE
11A	4223	0.09	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11B	7240	0.16	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11C	16244	0.37	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11D	28842	0.66	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
11E	25479	0.58	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
11F	11588	0.26	OPEN SPACE, PUE AND COMMUNITY AMENITIES
11G	6939	0.16	OPEN SPACE, PUE AND COMMUNITY AMENITIES
11H	54134	1.24	OPEN SPACE, PUE, DRAINAGE, RECREATION, COMMUNITY AMENITIES AND MULTISTE TRAIL EASEMENT
11I	205	0.005	PUE
TOTAL	256281	5.88	

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE F810-210 OR AS SUBSEQUENTLY AMENDED.



- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - SECTION LINE
 - ALLOTMENT SECTION LINE
 - SUBDIVISION CORNER TO BE SET
 - FOUND MONUMENT AS NOTED
 - CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
 - 30°/30° SIGHT VISIBILITY EASEMENT
 - 40°/40° SIGHT VISIBILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - MAP OF DEDICATION
 - RIGHT-OF-WAY
 - FRONT BUILDING SETBACK LINE
 - DETA
 - CURVE TABLE NUMBER
 - LINE TABLE NUMBER
 - RADIAL BEARING
 - FINAL PLAT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N43°02'27"E	28.22'
L2	S44°49'30"E	3.54'
L3	S89°40'10"E	80.08'
L4	N43°10'40"E	3.54'
L5	S00°10'40"W	37.08'
L6	S74°08'57"W	106.72'
L7	S75°05'30"E	7.83'
L8	S33°50'37"E	155.00'
L9	N62°52'30"E	63.68'
L10	N48°18'41"E	6.90'
L11	N62°52'30"E	7.88'
L12	N47°04'10"W	12.18'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	27.58'	63.00'	02°05'07"
C2	89.38'	540.00'	07°31'05"

* C1 RADIAL BEARING S75°05'30"W





CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	16.85'	55.00'	017°20'29"	N/A
C2	103.04'	55.00'	017°20'29"	N/A
C3	56.55'	36.00'	090°00'00"	N/A
C4	53.39'	36.00'	084°57'58"	N/A
C5	97.97'	55.00'	102°33'38"	N/A
C6	17.08'	55.00'	017°47'46"	N/A
C7	179.88'	2095.50'	004°50'06"	N/A
C8	208.25'	2123.00'	005°37'13"	N/A
C9	179.93'	2150.50'	004°47'42"	N84°50'30"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°02'27"E	28.22'
L2	S44°49'20"E	3.54'
L3	S89°49'20"E	90.00'
L4	N45°10'40"E	3.54'
L5	N45°10'40"E	24.75'
L6	S44°49'20"E	24.75'
L7	S44°49'20"E	22.63'
L8	S45°10'40"W	22.63'
L9	S00°10'40"W	37.06'
L10	N45°10'40"E	22.63'
L11	S47°20'31"E	23.60'

FS17-257

Parcel 11 Final Plat



4000 E. SOUTHERN AVENUE
MESA, AZ 85205
480-218-8831

COUNTS MASCOS

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL DI AT

NICHOL MEDICAL

PARCEL A11

CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

PM	J. SPRING
----	-----------

DR.	R. GILES
JUN 1962	

09001944

SCALE 0 20 40

1" = 40 FEET

100344 (P. 31.285)

24057

3 OF 6

SEPTEMBER 2013

REVISIONS:

ATWELL

PM. J. SPRING

DR. R. GILES

JOB NO. 09001944

SCALE 0 20
1" = 40' FEE

ISSUED BY ATWELL

SHEET NO.

4 OF 6



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L12	S45°02'50"W	20.51'	L20	N48°18'41"E	16.93'
L13	S50°08'53"E	24.63'	L21	S45°10'40"W	22.63'
L14	N44°49'20"W	22.63'	L22	N44°49'20"W	22.63'
L15	N45°10'40"E	22.63'	L23	N44°49'20"W	22.63'
L16	N48°18'41"E	6.90'	L24	N44°10'40"E	22.63'
L17	N05°52'39"E	74.65'	L25	S37°19'43"E	21.49'
L18	N43°24'41"W	12.31'	L26	S06°58'45"E	22.03'
L19	N43°24'41"W	11.02'			

CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C10	179.97'	2150.50'	004°47'42"	N80°07'48"E
C11	208.25'	2123.00'	005°37'13"	N/A
C12	179.88'	2095.50'	004°55'06"	N/A
C13	32.98'	472.50'	003°57'03"	N/A
C14	162.15'	500.00'	018°34'51"	N/A
C15	33.60'	472.50'	004°04'30"	N/A
C16	99.26'	540.00'	010°31'55"	N/A

LOT TABLE/WATER BASED ON FIBER				LOT TABLE/WATER BASED ON FIBER				LOT TABLE/WATER BASED ON FIBER			
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
321	5687	0.13	25.4	344	5665	0.128	25.07	361	5665	0.128	25.07
322	5687	0.13	25.4	345	5665	0.128	25.07	362	5665	0.128	25.07
323	5687	0.129	25.03	346	5665	0.128	25.07	363	5665	0.128	25.07
324	5744	0.132	25.32	347	5677	0.144	27.07	364	5665	0.128	25.07
325	5821	0.136	25.88	348	5677	0.144	27.07	365	5677	0.144	27.07
326	5821	0.136	25.88	349	5677	0.144	27.07	366	5677	0.144	27.07
327	5677	0.144	27.07	350	5685	0.128	25.07	367	5677	0.144	27.07
328	5665	0.128	25.07	351	5685	0.128	25.07	368	5665	0.128	25.07
329	5665	0.128	25.07	352	5685	0.128	25.07	369	5665	0.128	25.07
330	5665	0.128	25.07	353	5665	0.128	25.07	370	5665	0.128	25.07
331	5665	0.128	25.07	354	6090	0.140	28.07	371	5677	0.144	27.07
332	5665	0.128	25.07	355	6090	0.140	28.07	372	5677	0.144	27.07
333	5677	0.144	27.07	356	6090	0.140	28.07	373	5677	0.144	27.07
334	5665	0.128	25.07	357	6090	0.140	28.07	374	5677	0.144	27.07
335	5665	0.128	25.07	358	6090	0.140	28.07	375	5677	0.144	27.07
336	5665	0.128	25.07	359	6090	0.140	28.07	376	5677	0.144	27.07
337	5665	0.128	25.07	360	6090	0.140	28.07	377	5677	0.144	27.07
338	5665	0.128	25.07	361	6090	0.140	28.07	378	5677	0.144	27.07
339	5665	0.128	25.07	362	6090	0.140	28.07	379	5677	0.144	27.07
340	5665	0.128	25.07	363	6090	0.140	28.07	380	5677	0.144	27.07
341	5665	0.128	25.07	364	6090	0.140	28.07	381	5677	0.144	27.07
342	5665	0.128	25.07	365	6090	0.140	28.07	382	5677	0.144	27.07
343	5665	0.128	25.07	366	6090	0.140	28.07	383	5677	0.144	27.07
344	5665	0.128	25.07	367	6090	0.140	28.07	384	5677	0.144	27.07
345	5665	0.128	25.07	368	6090	0.140	28.07	385	5677	0.144	27.07
346	5665	0.128	25.07	369	6090	0.140	28.07	386	5677	0.144	27.07
347	5665	0.128	25.07	370	6090	0.140	28.07	387	5677	0.144	27.07
348	5665	0.128	25.07	371	6090	0.140	28.07	388	5677	0.144	27.07
349	5665	0.128	25.07	372	6090	0.140	28.07	389	5677	0.144	27.07
350	5665	0.128	25.07	373	6090	0.140	28.07	390	5677	0.144	27.07

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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C17	101.83'	272.50'	021°24'39"
C18	114.97'	300.00'	021°57'27"
C19	90.66'	327.50'	015°51'38"
C20	33.23'	72.50'	026°15'44"
C21	98.53'	188.00'	034°06'11"
C22	65.25'	127.50'	029°19'21"
C23	88.75'	172.50'	029°28'41"
C24	119.04'	200.00'	034°06'11"
C25	121.49'	227.50'	030°30'49"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N44°49'20"W	22.63
L28	N41°34'39"E	21.16
L29	S78°55'31"E	9.90*
L30	N45°35'05"W	22.93
L31	N44°01'19"E	22.25
L32	S00°10'40"W	29.58
L33	S78°55'31"E	9.90*
L34	S45°36'59"E	22.94
L35	N41°21'15"E	23.17
L36	S00°10'40"W	23.57
L37	N33°55'31"W	115.67

LOT TABLE/FWTH BASED ON FWBL				LOT TABLE/FWTH BASED ON FWBL				LOT TABLE/FWTH BASED ON FWBL			
LOT	AREA	52.1	FWTH	LOT	AREA	52.1	FWTH	LOT	AREA	52.1	FWTH
366	6277	0.144	57.03	363	5940	0.138	55.2	40	5005	0.128	53.0
367	5565	0.128	53.03	364	5565	0.128	53.0	41	5566	0.128	53.0
368	5565	0.128	53.03	365	5565	0.128	53.0	42	5566	0.128	53.0
369	5565	0.128	53.03	366	5565	0.128	53.0	43	5566	0.128	53.0
370	5565	0.128	53.03	367	5565	0.128	53.0	44	5566	0.128	53.0
371	5565	0.128	53.03	40	5565	0.128	53.0	45	5566	0.128	53.0
372	5565	0.128	53.03	41	5565	0.128	53.0	46	5566	0.128	53.0
373	6630	0.152	56.5	40	5592	0.128	53.0	47	5566	0.128	53.0
374	6630	0.152	56.5	41	5592	0.128	53.0	48	5566	0.128	53.0
375	8837	0.192	62.6	40	6855	0.160	56.8	49	5566	0.128	53.0
376	8837	0.192	62.6	41	6855	0.160	56.8	50	5566	0.128	53.0
377	7989	0.181	66.3	40	5711	0.138	53.0	51	5566	0.128	53.0
378	7989	0.181	66.3	41	5711	0.138	53.0	52	5566	0.128	53.0
379	5565	0.128	53.03	40	5565	0.128	53.0	53	5566	0.128	53.0
380	5565	0.128	53.03	41	5565	0.128	53.0	54	5566	0.128	53.0
381	5565	0.128	53.03	42	5565	0.128	53.0	55	5566	0.128	53.0
382	5565	0.128	53.03	43	5565	0.128	53.0	56	5566	0.128	53.0
383	5565	0.128	53.03	44	5565	0.128	53.0	57	5566	0.128	53.0
384	5565	0.128	53.03	45	5565	0.128	53.0	58	5566	0.128	53.0
385	5565	0.128	53.03	46	5565	0.128	53.0	59	5566	0.128	53.0
386	5565	0.128	53.03	47	5565	0.128	53.0	60	5566	0.128	53.0
387	5565	0.128	53.03	48	5565	0.128	53.0	61	5566	0.128	53.0
388	5565	0.128	53.03	49	5565	0.128	53.0	62	5566	0.128	53.0
389	5565	0.128	53.03	50	5565	0.128	53.0	63	5566	0.128	53.0
390	5565	0.128	53.03	51	5565	0.128	53.0	64	5566	0.128	53.0
391	5565	0.128	53.03	52	5565	0.128	53.0	65	5566	0.128	53.0
392	5565	0.128	53.03	53	5565	0.128	53.0	66	5566	0.128	53.0
393	5565	0.128	53.03	54	5565	0.128	53.0	67	5566	0.128	53.0
394	5565	0.128	53.03	55	5565	0.128	53.0	68	5566	0.128	53.0
395	5565	0.128	53.03	56	5565	0.128	53.0	69	5566	0.128	53.0
396	5565	0.128	53.03	57	5565	0.128	53.0	70	5566	0.128	53.0
397	5565	0.128	53.03	58	5565	0.128	53.0	71	5566	0.128	53.0
398	5565	0.128	53.03	59	5565	0.128	53.0	72	5566	0.128	53.0
399	5565	0.128	53.03	60	5565	0.128	53.0	73	5566	0.128	53.0
400	5565	0.128	53.03	61	5565	0.128	53.0	74	5566	0.128	53.0
401	5565	0.128	53.03	62	5565	0.128	53.0	75	5566	0.128	53.0
402	5565	0.128	53.03	63	5565	0.128	53.0	76	5566	0.128	53.0
403	5565	0.128	53.03	64	5565	0.128	53.0	77	5566	0.128	53.0
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405	5565	0.128	53.03	66	5565	0.128	53.0	79	5566	0.128	53.0
406	5565	0.128	53.03	67	5565	0.128	53.0	80	5566	0.128	53.0
407	5565	0.128	53.03	68	5565	0.128	53.0	81	5566	0.128	53.0
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409	5565	0.128	53.03	70	5565	0.128	53.0	83	5566	0.128	53.0
410	5565	0.128	53.03	71	5565	0.128	53.0	84	5566	0.128	53.0
411	5565	0.128	53.03	72	5565	0.128	53.0	85	5566	0.128	53.0
412	5565	0.128	53.03	73	5565	0.128	53.0	86	5566	0.128	53.0
413	5565	0.128	53.03	74	5565	0.128	53.0	87	5566	0.128	53.0
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415	5565	0.128	53.03	76	5565	0.128	53.0	89	5566	0.128	53.0
416	5565	0.128	53.03	77	5565	0.128	53.0	90	5566	0.128	53.0
417	5565	0.128	53.03	78	5565	0.128	53.0	91	5566	0.128	53.0
418	5565	0.128	53.03	79	5565	0.128	53.0	92	5566	0.128	53.0
419	5565	0.128	53.03	80	5565	0.128	53.0	93	5566	0.128	53.0
420	5565	0.128	53.03	81	5565	0.128	53.0	94	5566	0.128	53.0
421	5565	0.128	53.03	82	5565	0.128	53.0	95	5566	0.128	53.0
422	5565	0.128	53.03	83	5565	0.128	53.0	96	5566	0.128	53.0
423	5565	0.128	53.03	84	5565	0.128	53.0	97	5566	0.128	53.0
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426	5565	0.128	53.03	87	5565	0.128	53.0	100	5566	0.128	53.0
427	5565	0.128	53.03	88	5565	0.128	53.0				
428	5565	0.128	53.03	89	5565	0.128	53.0				
429	5565	0.128	53.03	90	5565	0.128	53.0				
430	5565	0.128	53.03	91	5565	0.128	53.0				
431	5565	0.128	53.03	92	5565	0.128	53.0				
432	5565	0.128	53.03	93	5565	0.128	53.0				
433	5565	0.128	53.03	94	5565	0.128	53.0				
434	5565	0.128	53.03	95	5565	0.128	53.0				
435	5565	0.128	53.03	96	5565	0.128	53.0				
436	5565	0.128	53.03	97	5565	0.128	53.0				
437	5565	0.128	53.03	98	5565	0.128	53.0				
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ATWEI
866.850.4300 www.atwei-lq.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
NCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017

REVISIONS

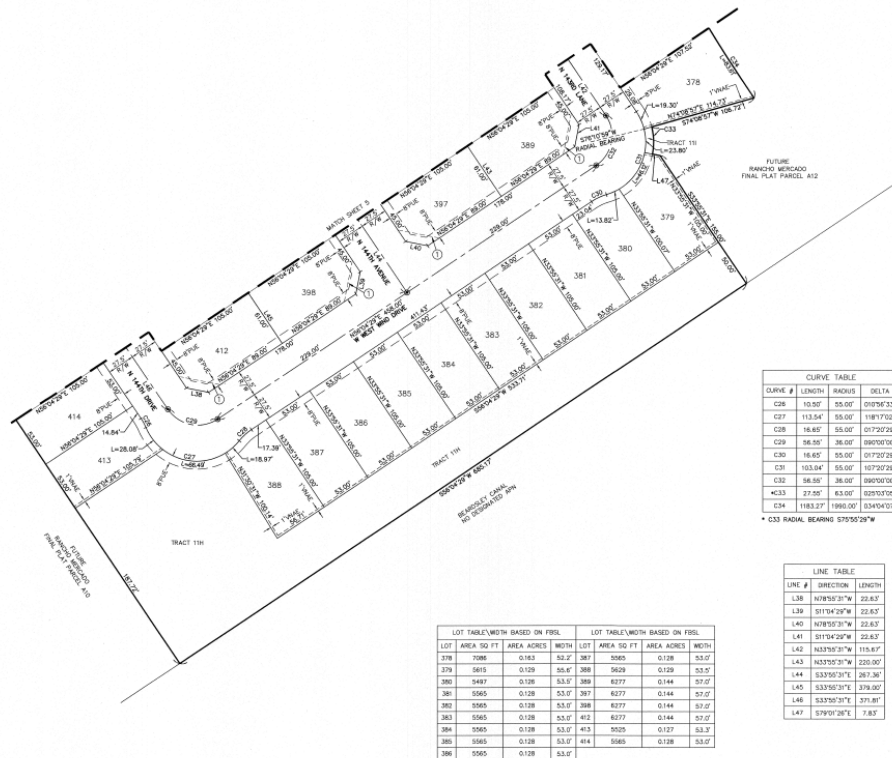


PM.	J. SPRING
DR.	R. GILES

SCALE 0 20
1" = 40 FEET

000044 OF 000060

5056



FS17-257
Parcel 11 Final Plat



4000 E. SOUTHERN AVE
MESA, AZ 85206
480.218.8831

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SUGARSPRING, ARIZONA

SEPTEMBER 2017

REMARKS:



ATWELL

PM.	A. SPRING
DB.	B. GIES

DATE	RECEIVED
JOB NO.	

SCALE 0 20 40

1" = 40 FEET

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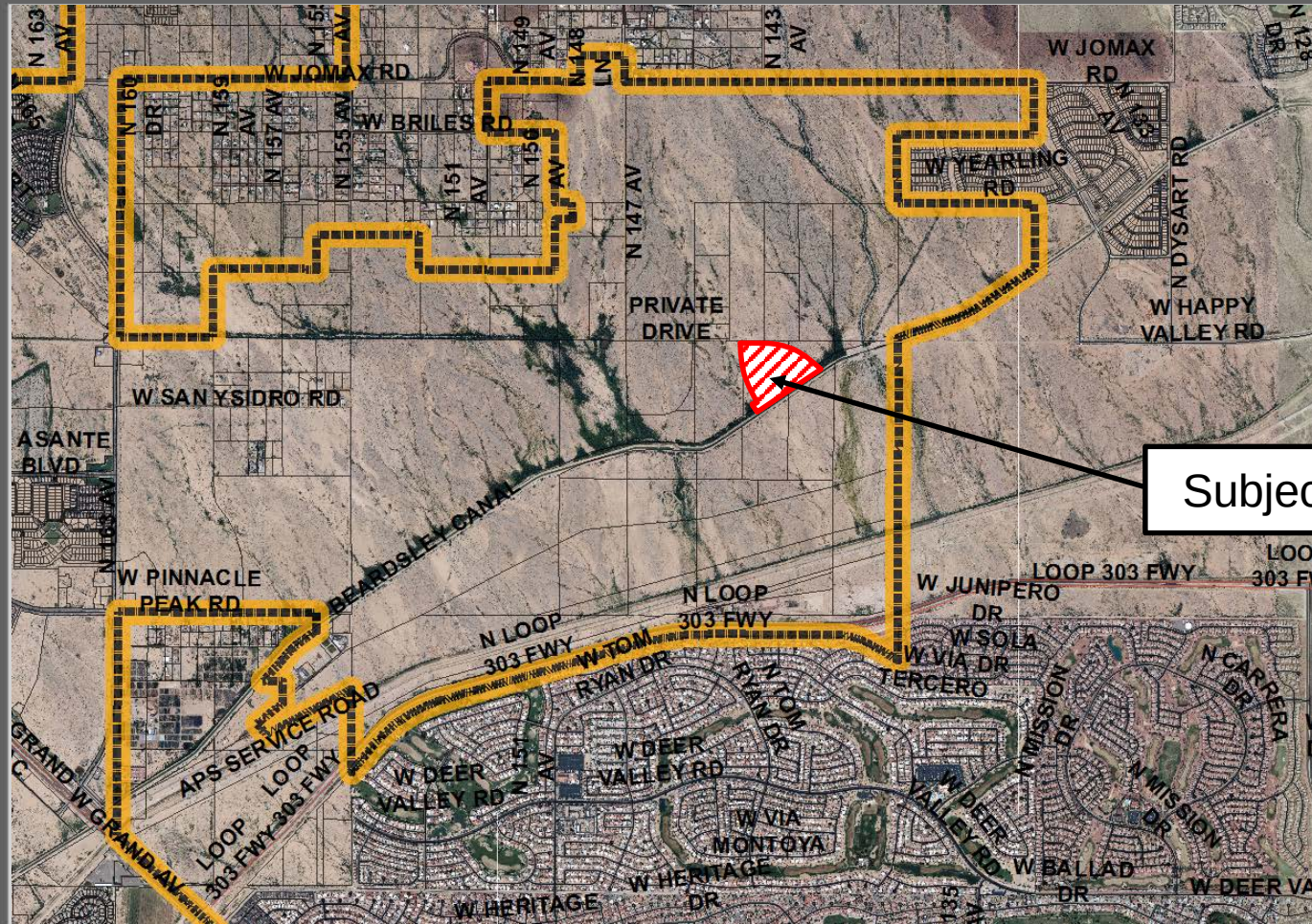


Rancho Mercado

FS17-258 Parcel 12 Final Plat



FS17-258
Parcel 12 Final Plat



Subject Site



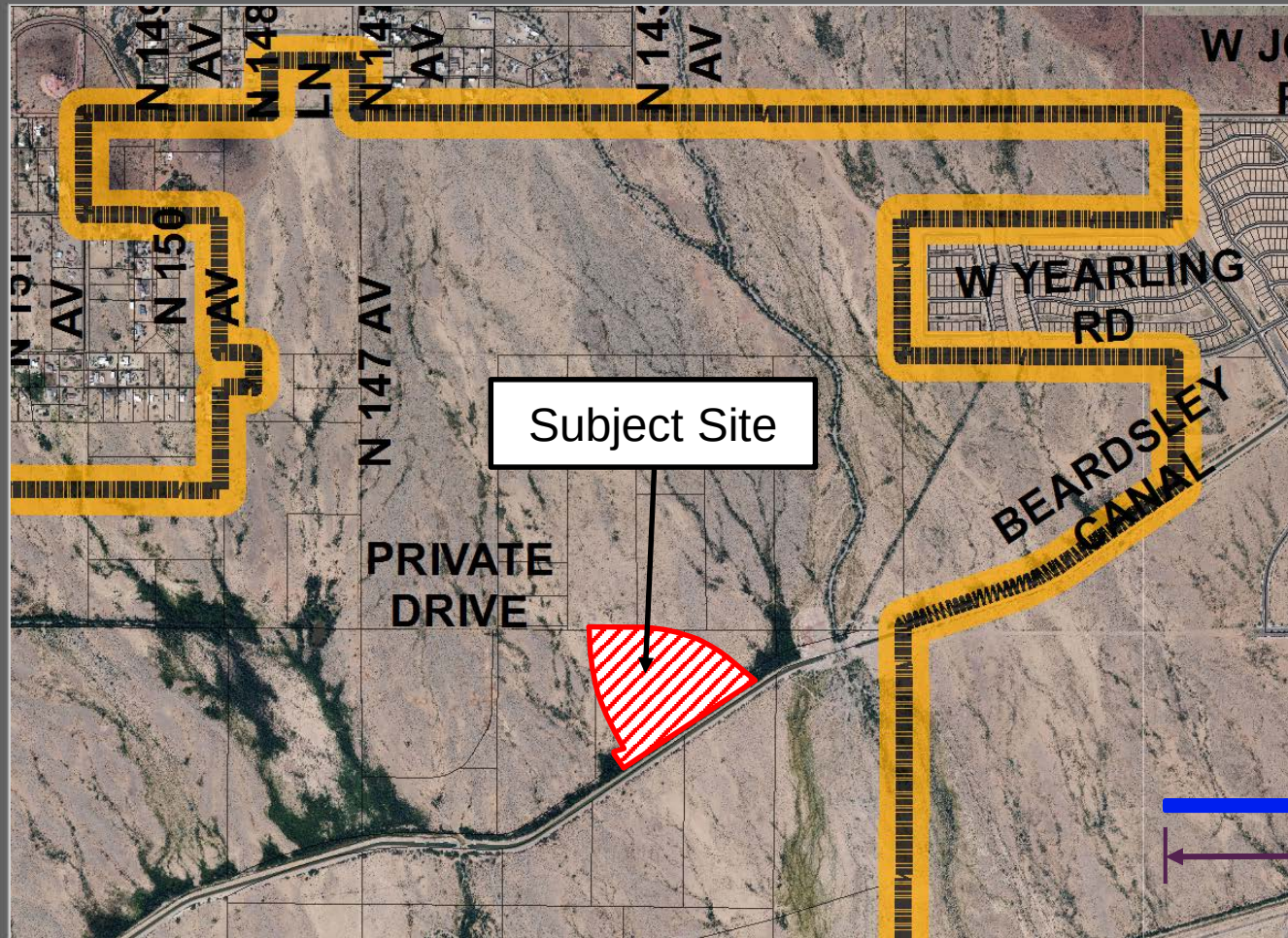
North

1 Mile

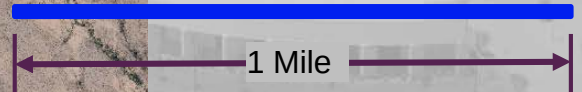
Vicinity Map



FS17-258
Parcel 12 Final Plat



North



Case Map

FS17-258 Parcel 12 Final Plat



COUNTY MARICOPA
SECTION 9
TOWNSHIP 4 NORTH
RANGE 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

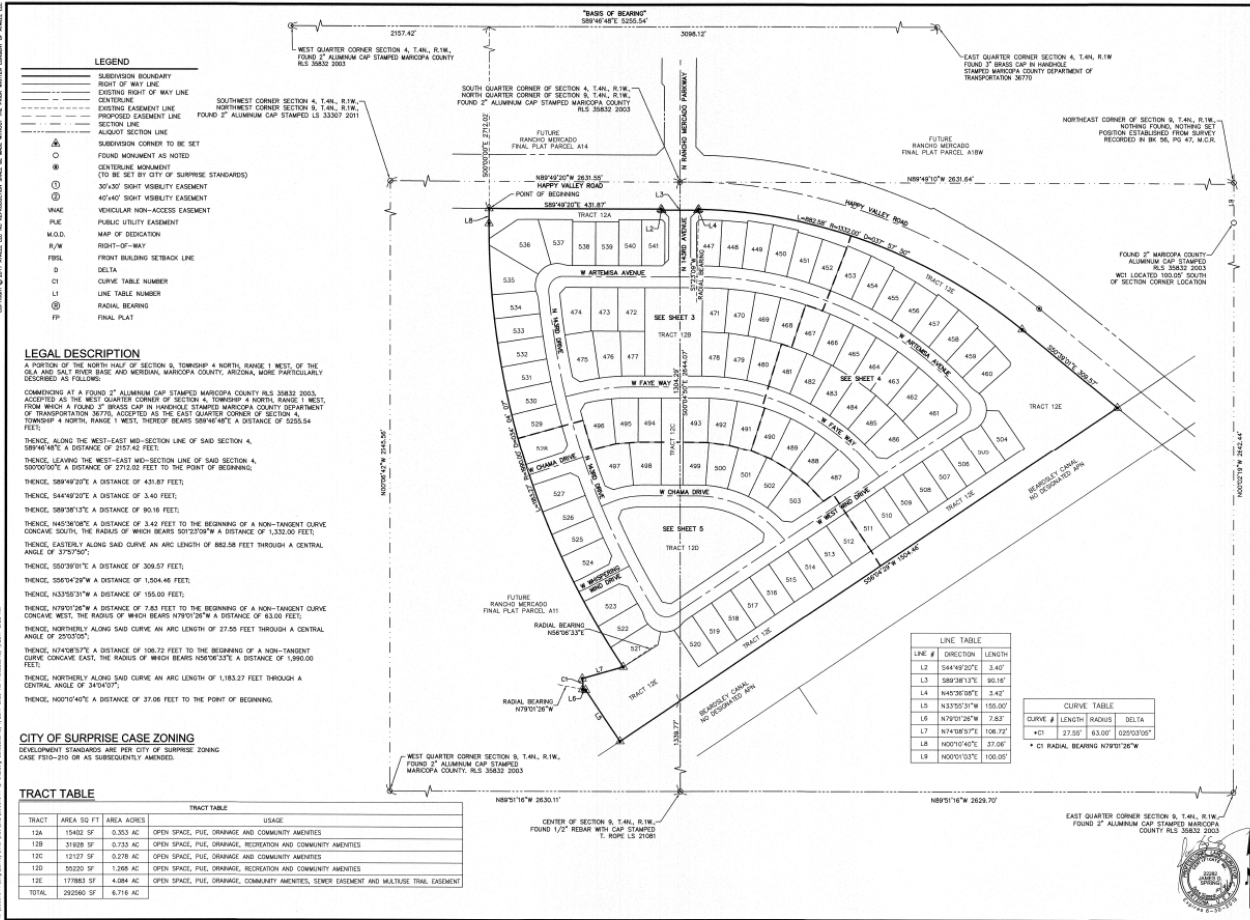
REVISIONS



PM J. SPRING
DR. R. GILES
JUL 10
09001844

SCALE
1" = 100 FEET

WHER P LINE
SHEET
2 OF 5



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ATWE
866.850.4300 www.atwell.com
4330 E. SOUTHCAN AVE
MESA, AZ 85206
482.278.8331

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:



ATWELL

PM.	J. SPRING
DR.	R. GILES

JOB NO.
09001944

SCALE 0 20

1* = 40 FEE

19-00000

3 OF 5

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N00°10'40"E	37.06'	L12	N42°31'52"E	21.56'
L2	S44°49'20"E	3.40'	L13	S57°51'30"E	22.41'
L3	S44°49'20"E	24.88'	L14	N78°34'19"E	46.02'
L4	N45°36'08"E	24.85'	L15	N33°01'27"E	22.41'
L5	N45°36'08"E	3.42'	L16	N70°32'43"E	61.21'
L6	N45°58'26"E	9.78'	L17	N85°42'46"E	56.78'
L7	S44°49'20"E	9.90'	L18	S89°09'20"E	58.00'
L8	S89°38'13"E	90.16'	L19	S89°02'54"E	61.00'
L9	N00°10'40"E	70.55'	L20	S82°18'36"E	55.67'
L10	N44°49'20"W	22.63'	L21	S74°35'07"E	55.47'
L11	S45°10'40"W	22.63'			

LOT TABLET MOUNTED BASED ON FBEL					LOT TABLET MOUNTED BASED ON FBEL					LOT TABLET MOUNTED BASED ON FBEL							
LOT	AREA	57.1	AREA	ACRES	MOUTH	LOT	AREA	57.1	AREA	ACRES	MOUTH	LOT	AREA	57.1	AREA	ACRES	MOUTH
447	6847	0.156	30.6	475		447	8118	0.196	31.7	520		447	6331	0.157	30.7	56.0	
448	7005	0.161	30.8	476		448	7249	0.198	34.6	58.7	531	448	6137	0.158	30.8	56.1	
449	6847	0.156	30.6	475		449	8118	0.196	31.7	520		449	6331	0.157	30.7	56.0	
450	7338	0.168	30.8	476		450	6867	0.158	30.7	533	683	450	6137	0.158	30.8	56.1	
451	7005	0.161	30.8	476		451	6867	0.158	30.7	534	6770	451	6137	0.158	30.8	56.1	
452	7005	0.161	30.8	476		452	6867	0.158	30.7	533	6770	452	6137	0.158	30.8	56.1	
453	6847	0.156	30.6	475		453	8118	0.196	31.7	520		453	6331	0.157	30.7	56.0	
456	6790	0.156	30.6	475		456	7446	0.154	69.3	537	7794	456	6137	0.158	30.8	56.1	
470	7190	0.163	31.3	473		470	7101	0.163	64.7	538	6330	470	6137	0.158	30.8	56.1	
471	6850	0.156	30.7	474		471	6426	0.148	58.6	536	6330	471	6137	0.158	30.8	56.1	
472	6847	0.156	30.6	475		472	8118	0.196	31.7	520		472	6331	0.157	30.7	56.0	
473	6840	0.170	30.9	476		473	8375	0.192	77.4	541	6627	473	6137	0.158	30.8	56.1	
474	7549	0.192	37.9	529		474	6331	0.157	30.7	541							

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	16.65'	55.00'	01°27'39"
C2	124.85'	55.00'	130°03'36"
C3	16.17'	55.00'	016°50'53"
C4	59.90'	36.00'	065°20'07"
C5	102.21'	1820.80'	003°31'04"
C6	125.16'	527.50'	01°33'05"
C7	118.64'	500.00'	01°33'05"
C8	112.11'	472.50'	01°33'05"

RADIAL BEARING 1 N84°37'57"E
RADIAL BEARING 2 N84°18'24"E
RADIAL BEARING 3 N75°12'48"E





LOT AREA/500 FT ² AREA ACRES WIDTH					LOT AREA/500 FT ² AREA ACRES WIDTH				
LOT	AREA	500 FT ²	AREA ACRES	WIDTH	LOT	AREA	500 FT ²	AREA ACRES	WIDTH
437	7328	0.168	58.0	683	6867	0.138	58.0	68.0	
454	7328	0.168	58.0	684	6867	0.158	58.0	68.0	
455	7000	0.141	58.0	685	6867	0.158	58.0	68.0	
456	7328	0.168	58.0	686	6867	0.158	58.0	68.0	
457	7328	0.168	58.0	687	6863	0.203	64.7	68.0	
458	7328	0.168	58.0	688	7438	0.171	69.3	68.0	
459	7000	0.141	58.0	689	7374	0.169	68.0	68.0	
460	6840	0.137	58.0	690	7203	0.168	68.0	68.0	
461	6840	0.137	58.0	691	7024	0.162	68.0	68.0	
462	7438	0.174	64.7	692	6870	0.153	58.0	68.0	
463	7438	0.170	64.7	696	6870	0.153	58.0	68.0	
464	7328	0.168	64.7	697	6870	0.153	58.0	68.0	
465	7118	0.163	64.7	698	6870	0.153	58.0	68.0	
466	6899	0.141	64.7	699	6870	0.153	58.0	68.0	
467	6899	0.158	64.7	700	6870	0.153	58.0	68.0	
468	6867	0.138	58.0	701	6867	0.153	58.0	68.0	
469	6867	0.158	58.0						

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S03°04'42"W	9.81
L23	S88°30'00"E	31.26
L24	S07°18'02"W	21.10
L25	N82°40'31"W	24.06
L26	S41°25'31"E	54.74
L27	S07°18'29"W	21.10
L28	S43°35'26"E	58.80
L29	S51°33'58"E	54.95
L30	S59°12'54"E	55.11
L31	S88°53'14"E	55.28

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	16.03'	55.00'	016°41'4"
C10	127.06'	55.00'	132°21'3"
C11	16.65'	55.00'	017°20'2"
C12	61.11'	36.00'	067°15'3"

FS17-258

Parcel 12 Final Plat



FINAL PLAT	COUNTY: MARICOPA
RANCHO MERCADO	SECTION: 9
PARCEL A12	TOWNSHIP: 4 NORTH
CITY OF SURPRISE, ARIZONA	RANGE: 30 WEST

OCTOBER 2017



PM.	J. SPRING
DR.	R. GILES
JOB NO.	

SCALE 0 20
1" = 40 FE

00094 (7 ALLEN)
SHEET
NO.
4 OF 5





Rancho Mercado

FS17-264 Happy Valley Road Phase 1 MOD



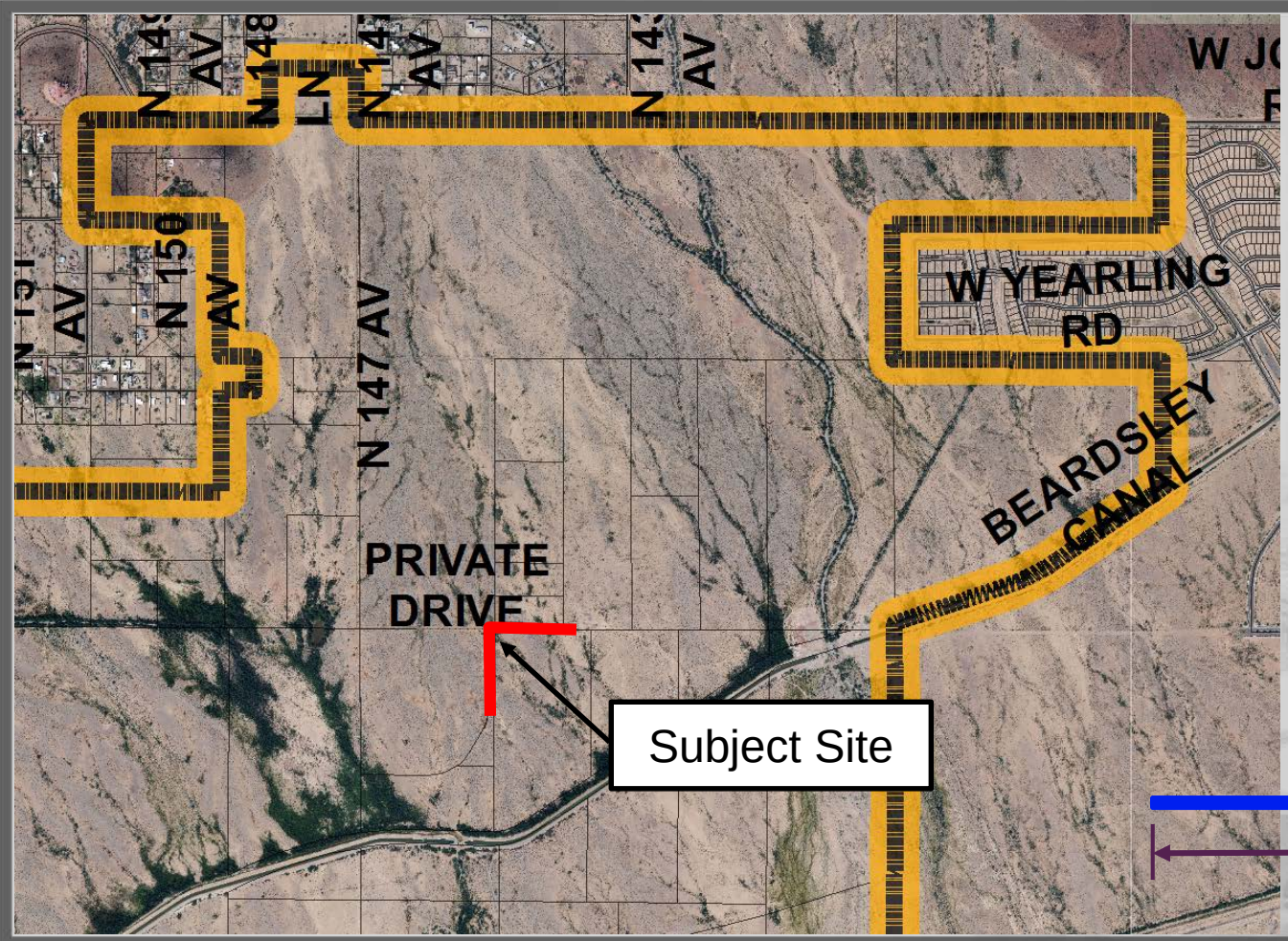
FS17-264
Happy Valley Road
Phase 1 MOD

Subject Site

Vicinity Map

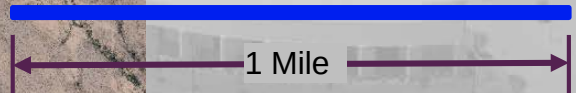
North

1 Mile



FS17-264
Happy Valley Road
Phase 1 MOD

Case Map



Subject Site

2 CF 2

5825116"E 2630.11'



Rancho Mercado

FS17-499 147th Avenue MOD



FS17-499
147th Avenue MOD

Subject Site

Vicinity Map



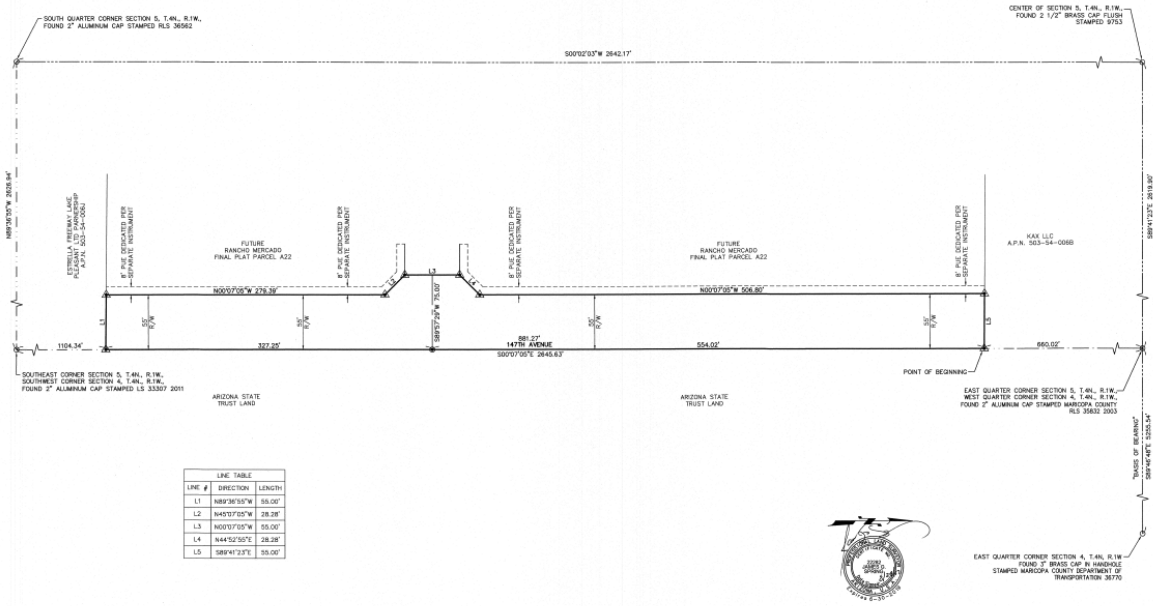
APPROVED FOR THE CITY OF SURPRISE, ARIZONA, BY THE CITY ENGINEER, DATE 10/10/2017, FOR THE PROJECT, 147th AVENUE, FROM 147th AVENUE TO 147th AVENUE, CITY OF SURPRISE, ARIZONA. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DESIGNER.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE 35A AND 35B SEASIDE AND METROPOLITAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY THE 147th AVENUE, COMMENCING AT A POINT 1/2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35A32 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDSHE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS 88°45'30" E A DISTANCE OF 525.54 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 4 ALSO BEING THE EAST LINE OF SAID SECTION 5, S00°07'00" E, 685.02 FEET TO THE POINT OF BEGINNING; THENCE, S00°07'00" E, A DISTANCE OF 881.27 FEET; THENCE, N89°38'30" W, A DISTANCE OF 55.00 FEET; THENCE, N40°57'00" W, A DISTANCE OF 278.36 FEET; THENCE, N40°57'00" W, A DISTANCE OF 28.38 FEET; THENCE, N00°07'00" W, A DISTANCE OF 55.00 FEET; THENCE, N44°52'30" E, A DISTANCE OF 28.38 FEET; THENCE, N00°07'00" W, A DISTANCE OF 506.80 FEET; THENCE, S89°47'33" E, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- ALLOT SECTION LINE
- SUBDIVISION CORNER TO BE SET
- FOUND MONUMENT AS NOTED
- CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- DELTA
- CURVE TABLE NUMBER
- LINE TABLE NUMBER
- RADIAL BEARING



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°38'30" W	55.00'
L2	N40°57'00" W	28.38'
L3	N00°07'00" W	55.00'
L4	N44°52'30" E	28.38'
L5	S89°47'33" E	55.00'



FS17-499 147th Avenue MOD



COUNTY: MARICOPA
SECTION: 5
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

MAP OF DEDICATION
RANCHO MERCADO
147th AVENUE
CITY OF SURPRISE, ARIZONA

AUGUST 2017



FW: J. SPRING
DR: R. GILES
JOB NO: 09001944

SCALE: 1" = 40 FEET

DATE: 10/10/2017
2 OF 2





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

- [FS17-257 Parcel 11](#)
- [FS17-258 Parcel 12](#)
- [FS17-264 HVR P1 MOD](#)
- [FS17-499 17th Ave MOD](#)





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 20, 2018	Contact Person:	Robert H. Kuhfuss - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A12" dated October 4, 2017.

Motion:

I move to approve the Final Plat entitled, "Rancho Mercado Parcel A12" dated October 4, 2017.

Background:

The subject request involves a Final Plat for Parcel A12 of Rancho Mercado is one of two (2) Final Plats being discussed this date, but under separate cover. Two (2) related Maps of Dedication are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to commence construction of these roadways.

Objective Analysis:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Policy Compliant:

The requested Final Plat is consistent with the Rancho Mercado PAD and advances the goals and policies of the General Plan.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-258 Rancho Mercado Parcel 12 Final Plat - Staff Report](#)
 - ☐ [03 - FS17-258 Rancho Mercado Parcel 12 Final Plat - Vicinity Map](#)
 - ☐ [02 - FS17-258 Rancho Mercado Parcel 12 Final Plat - Case Map](#)
 - ☐ [04 - FS17-258 Rancho Mercado Parcel 12 Final Plat](#)
 - ☐ [05 - FS17-258 Rancho Mercado Parcel 12 Final Plat - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS17-258**

Project Name: Rancho Mercado Parcel A12 Final Plat

Council District: 1

City Council Date: **February 20, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: William Lyon Homes

Applicant: Fil Luna of William Lyon Homes

Request: 95-Lot Final Plat within the Rancho Mercado PAD

Site Location: Generally south of the Happy Valley Road alignment east of the 147th Avenue alignment

Site Size: 28.45 acres (approx.)

Density: 3.3 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Rancho Mercado PAD.
- The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to continue to build the necessary infrastructure needed to support the development of the Rancho Mercado PAD.

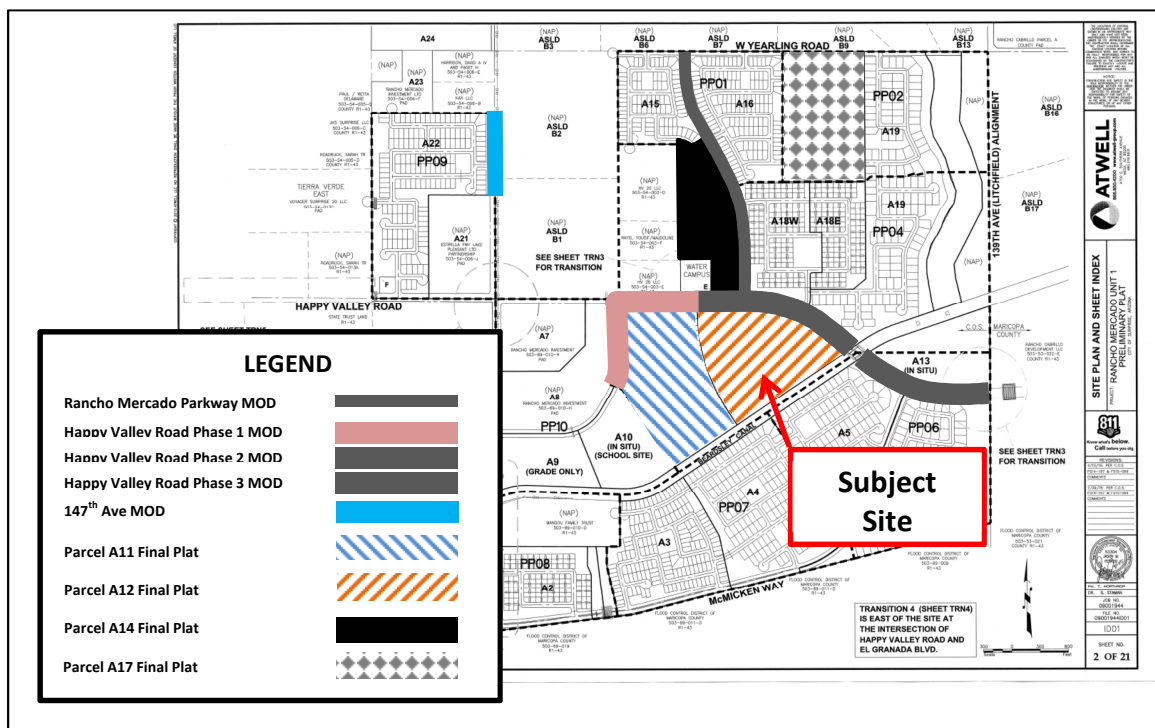
Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

Project Description:

The subject request involves a Final Plat for Parcel A12 of Rancho Mercado and is one of two (2) Final Plats being discussed this date, but under separate cover. Two (2) related Maps of Dedication (MOD) are scheduled this date, also under separate cover. The City Council previously approved three (3) Maps of Dedication and one (1) Final Plat. Additional Final Plats and MODs are under review.

The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant has secured a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow “at-risk” grading over portions of Rancho Mercado Unit 1, and with the approval of the subject MOD, the city may continue issuing the infrastructure permits necessary to allow the applicant to continue construction of these roadways.

The following map, taken from the Rancho Mercado Unit 1 Preliminary Plat, is annotated to depict the location of the subject Final Plat in relation to the other activity occurring within the PAD.



[Continued following page.]

Background:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations “a” through “u”, Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the Rancho Mercado project during a regularly scheduled Concept Review meeting under CR14-278.

January 5, 2016: The City Council approved the Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A11 under FS17-257, which is discussed under separate cover.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A12 under case FS17-258, the subject case.

May 24, 2017: The applicant submitted a request for the 145th Avenue Phase 1 MOD under FS17-264, which is discussed under separate cover.

August 24, 2017: The applicant submitted a request for the Happy Valley Road Phase 1 MOD under case FS17-499, which is discussed under separate cover.

September 14, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A17 under case FS17-546, which is still under review.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 3 under case FS17-097.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 2 under case FS17-098.

October 17, 2017: The City Council approved the Map of Dedication for Rancho Mercado Parkway under case FS16-384.

October 31, 2017: Staff administratively approved the Minor Site Plan regarding the Rancho Mercado Water Campus under case FS17-262.

December 5, 2017: The City Council approved the Final Plat for Rancho Mercado Parcel A14 under case FS16-385.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who have indicated no objections to the request.

Summary:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Findings:

- The proposed Final Plat is consistent with the Rancho Mercado PAD.
- The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.

156 • The reviewing agencies have indicated no objections to the request.

157

158 **Attachments:**

159

160 01 Case Map

161 02 Vicinity Map

162 03 Map of Dedication

FS17-258

Parcel 12 Final Plat

Subject Site

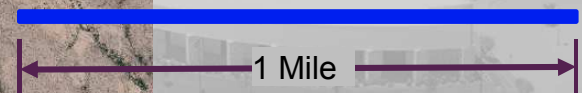
Vicinity Map

North

1 Mile

FS17-258
Parcel 12 Final Plat

Case Map



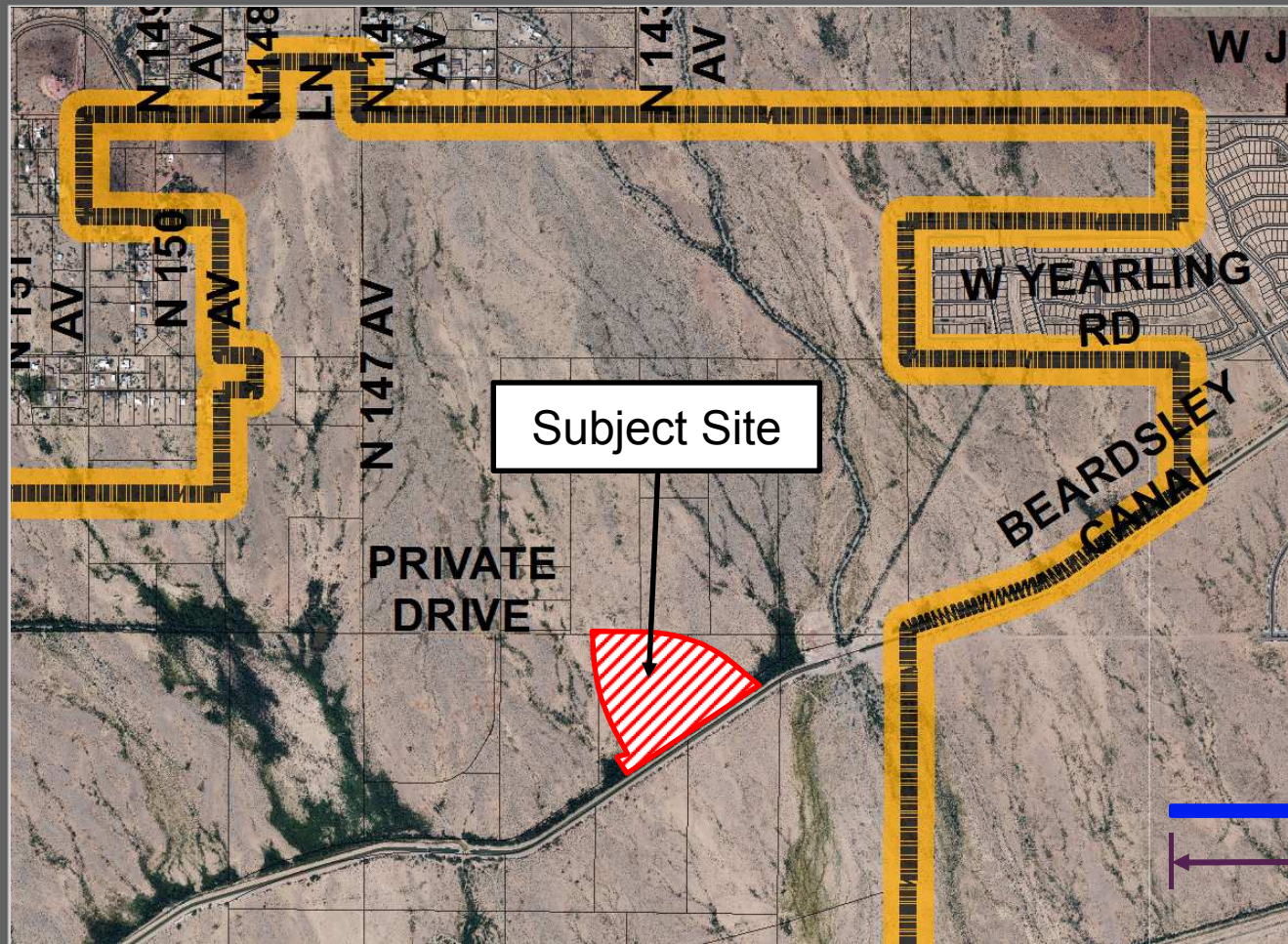
Subject Site



PRIVATE
DRIVE

W YEARLING
RD

BEARDSLEY
CANAL



FINAL PLAT OF RANCHO MERCADO PARCEL A12

A PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

KNOW ALL PERSONS BY THESE PRESENTS:

- THAT WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, HEREINAFTER "OWNER", HAS SUBDIVIDED UNDER THE NAME "RANCHO MERCADO PARCEL A12", LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND DOES HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.
- "OWNER" HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.
- ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY "OWNER" WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.
- "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.
- "OWNER" HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- "OWNER" HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE "USAF" AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS, FINAL PLAT, WHICH EASEMENT SHALL INCLUDE, BUT NOT LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE LAWFUL OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITY.
- THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS FINAL PLAT OR ANY PARCEL THEREOF.
- "OWNER" HEREBY WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS FINAL PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS FINAL PLAT, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS FINAL PLAT IS RECORDED.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF OBSTRUCTIONS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE RANCHO MERCADO COMMUNITY ASSOCIATION.
- THE VEHICULAR NON ACCESS EASEMENTS "VNAE" ARE HEREBY DEDICATED TO THE RANCHO MERCADO COMMUNITY ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND IS INTENDED TO PREVENT VEHICULAR TRAFFIC BETWEEN TRACTS AND LOTS WITH THE EXCEPTION OF PUBLIC UTILITY USES. SAID "VNAE" AS DEDICATED HEREON WILL CROSS PUBLIC UTILITY EASEMENTS "PUE" ALSO GRANTED HEREON, IN MULTIPLE LOCATIONS. THESE "VNAE" ARE NOT INTENDED TO PREVENT AUTHORIZED AGENTS OF THE PUBLIC UTILITY COMPANIES FROM CROSSING SAID "VNAE" DURING THE COURSE OF INSTALLATION, USE, MAINTENANCE AND REPAIR OF THE UTILITIES LOCATED IN SAID PUBLIC UTILITY EASEMENT "PUE".
- ALL TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY DEDICATED TO THE RANCHO MERCADO COMMUNITY ASSOCIATION FOR THE USE AND ENJOYMENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- TRACTS PLATTED HEREON ARE DEDICATED FOR THE PURPOSES AS NOTED IN THE TRACT TABLE ON THIS FINAL PLAT AND SHALL BE MAINTAINED BY RANCHO MERCADO COMMUNITY ASSOCIATION.
- "OWNER" HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, A PUBLIC RECREATION/TRAIL EASEMENT FOR BICYCLING AND OTHER NON-MOTORIZED FORMS OF PEDESTRIAN ACCESS OVER AND ACROSS TRACT 12E, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS DAY OF _____, 2017.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION.

BY: _____

ITS: _____

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC APPEARED JULIE E. COLLINS OF WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, WHO ACKNOWLEDGED HERSELF TO BE THE SENIOR VICE PRESIDENT, AND THAT SHE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

RANCHO MERCADO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, KAREN BEACOM, DULY ELECTED PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____ ITS PRESIDENT
KAREN BEACOM

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS _____ DAY OF _____, 2017, KAREN BEACOM PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, AND THAT SHE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2017.

MAYOR DATE _____

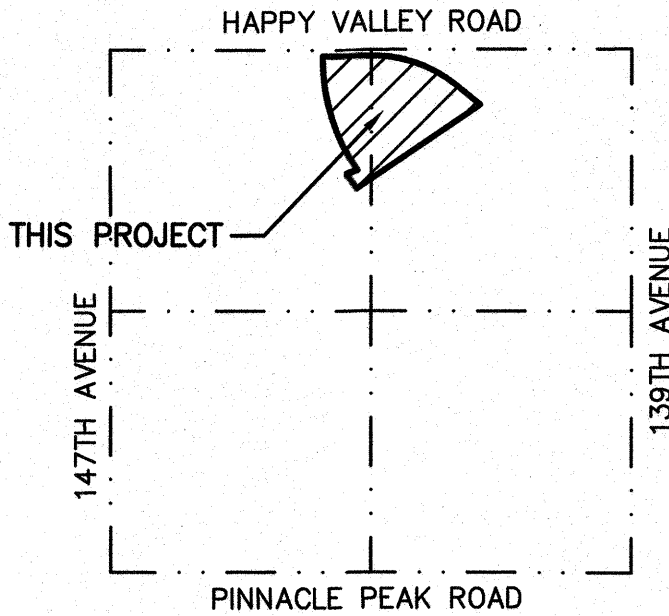
ATTEST: _____ DATE _____
CITY CLERK

AREA CALCULATIONS

TRACTS	292560 SQ.FT.	6.716 AC
LOTS	686149 SQ.FT.	15.752 AC
RIGHT OF WAY	260431 SQ.FT.	5.979 AC
TOTAL	1239140 SQ.FT.	28.447 AC

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION	2
PLAT SHEETS	3-5



VICINITY MAP
SECTION 9, T4N, R1W

OWNER/DEVELOPER

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION.
8840 EAST CHAPARRAL ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85250
PHONE NO: 480-850-3729
CONTACT: FIL LUNA

RELEASE OF LIABILITY

- WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE "USAF" AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.
- WILLIAM LYON HOMES, INC., HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

100 YEAR ASSURED WATER SUPPLY LANGUAGE

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

GENERAL NOTES

- IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE CITY OF SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND #14710, WHEN APPLICABLE.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- OWNER OF TRACT IS RESPONSIBLE FOR ONSITE DRAINAGE MAINTENANCE.
- HAPPY VALLEY ROAD WILL BECOME A 6 LANE MAJOR ARTERIAL AT SOME FUTURE POINT.
- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY OF 2000 GPM @ 2 HOURS @ 20 PSI RESIDUAL.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS15-069.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE AREA HAVING FLOOD ZONES "X", "A" AND "AE", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAPS NO. 04013C1210L AND NO. 04013C1230L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AS MAY BE AMENDED FROM TIME TO TIME.
- THE CITY OF SURPRISE AGREES TO INDEMNIFY WILLIAM LYON HOMES, INC., ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF WILLIAM LYON HOMES, INC., ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

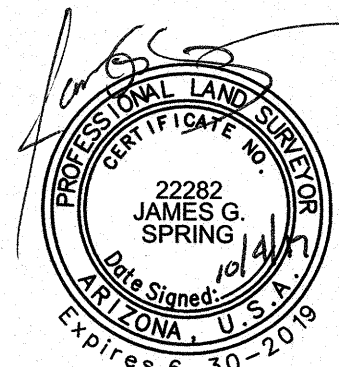
BASIS OF BEARING

THE WEST-EAST, MID-SECTION LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS S89°46'48"E A DISTANCE OF 5255.54' THIS POSITION WAS DERIVED FROM THE ESTABLISHED NGS POINTS DV0080 & AJ3867. PROJECT THEN SCALED TO GROUND AT A COMBINED SCALE FACTOR OF 1.00013766895 AND VERIFIED AGAINST GDACS BOOK 834, PG 1. HORIZONTAL ERROR = (0.04') ANGLE ERROR = (00°00'01")

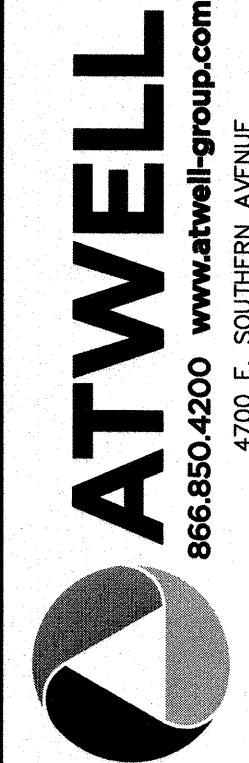
SURVEYOR'S CERTIFICATION

I, JAMES G. SPRING, PLS 22282, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF FIVE SHEETS REPRESENTS A SURVEY PREPARED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206



NOTE:
A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

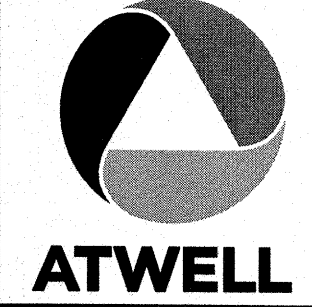


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO. 09001944

N.T.S.

09001944 FP A12.06

SHEET NO. 1 OF 5

LEGEND

	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	ALIQUOT SECTION LINE
	SUBDIVISION CORNER TO BE SET
	FOUND MONUMENT AS NOTED
	CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
	30'x30' SIGHT VISIBILITY EASEMENT
	40'x40' SIGHT VISIBILITY EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	MAP OF DEDICATION
	RIGHT-OF-WAY
	FRONT BUILDING SETBACK LINE
	DELTA
	CURVE TABLE NUMBER
	LINE TABLE NUMBER
	RADIAL BEARING
	FINAL PLAT

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 2157.42 FEET;

THENCE, LEAVING THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°00'00"E A DISTANCE OF 2712.02 FEET TO THE POINT OF BEGINNING;

THENCE, S89°49'20"E A DISTANCE OF 431.87 FEET;

THENCE, S44°49'20"E A DISTANCE OF 3.40 FEET;

THENCE, S89°38'13"E A DISTANCE OF 90.16 FEET;

THENCE, N45°36'08"E A DISTANCE OF 3.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH, THE RADIUS OF WHICH BEARS S01°23'09"W A DISTANCE OF 1,332.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 882.58 FEET THROUGH A CENTRAL ANGLE OF 37°57'50";

THENCE, S50°39'01"E A DISTANCE OF 309.57 FEET;

THENCE, S56°04'29"W A DISTANCE OF 1,504.46 FEET;

THENCE, N33°55'31"W A DISTANCE OF 155.00 FEET;

THENCE, N79°01'26"W A DISTANCE OF 7.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS N79°01'26"W A DISTANCE OF 63.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.55 FEET THROUGH A CENTRAL ANGLE OF 25°03'05";

THENCE, N74°08'57"E A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST, THE RADIUS OF WHICH BEARS N56°06'33"E A DISTANCE OF 1,990.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,183.27 FEET THROUGH A CENTRAL ANGLE OF 34°04'07";

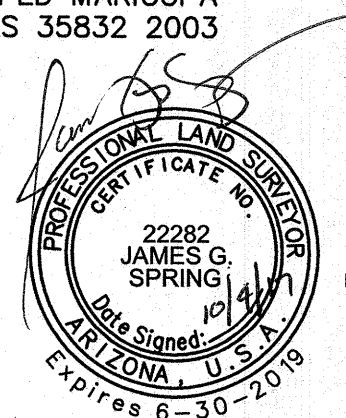
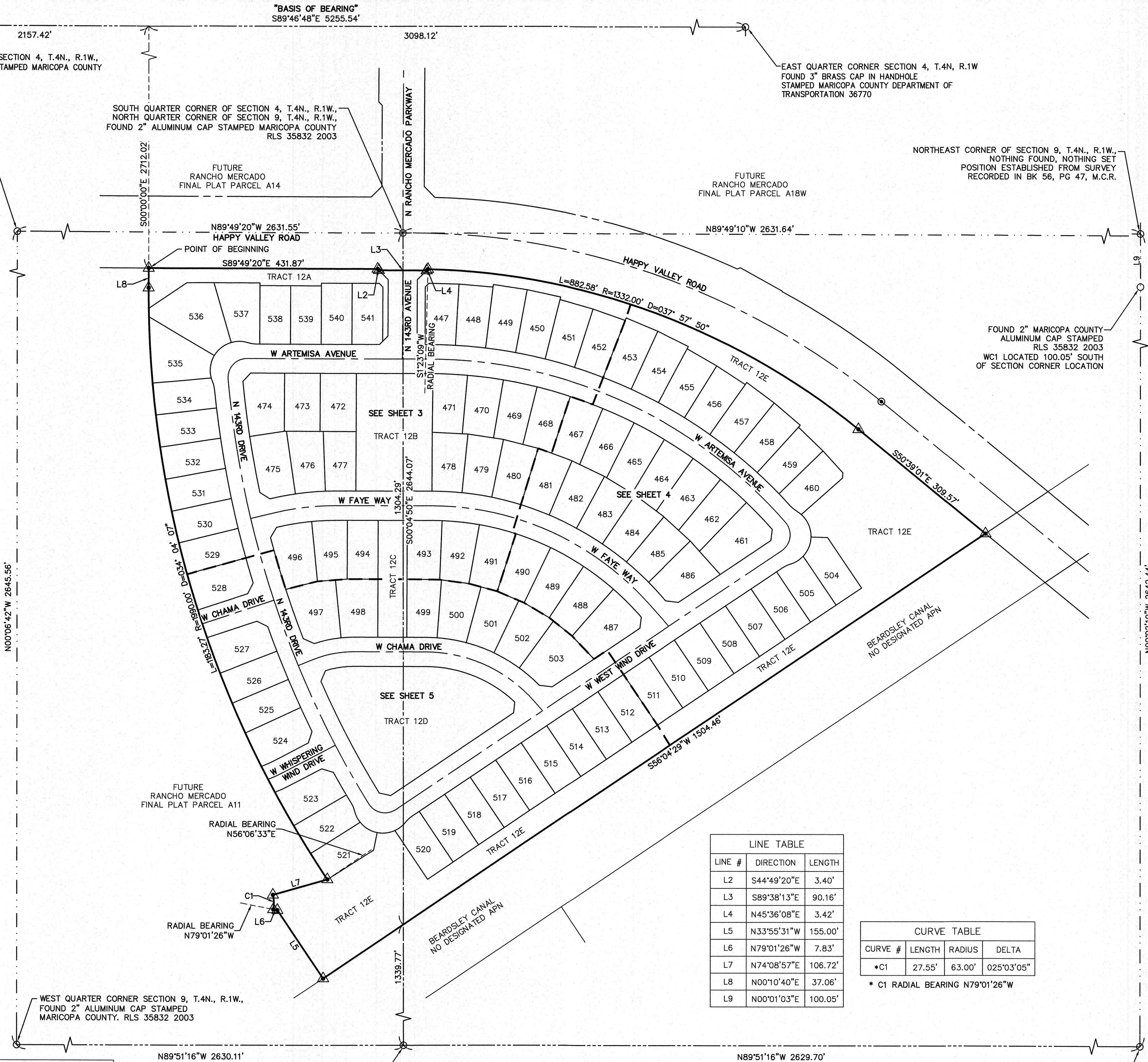
THENCE, N00°10'40"E A DISTANCE OF 37.06 FEET TO THE POINT OF BEGINNING.

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE FS10-210 OR AS SUBSEQUENTLY AMENDED.

TRACT TABLE

TRACT TABLE				
TRACT	AREA SQ FT	AREA ACRES	USAGE	
12A	15402 SF	0.353 AC	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES	
12B	31928 SF	0.733 AC	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES	
12C	12127 SF	0.278 AC	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES	
12D	55220 SF	1.268 AC	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES	
12E	177883 SF	4.084 AC	OPEN SPACE, PUE, DRAINAGE, COMMUNITY AMENITIES, SEWER EASEMENT AND MULTIUSE TRAIL EASEMENT	
TOTAL	292560 SF	6.716 AC		

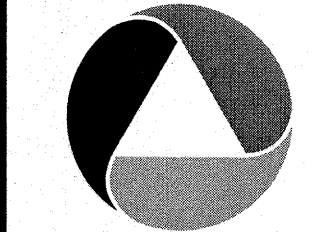


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:

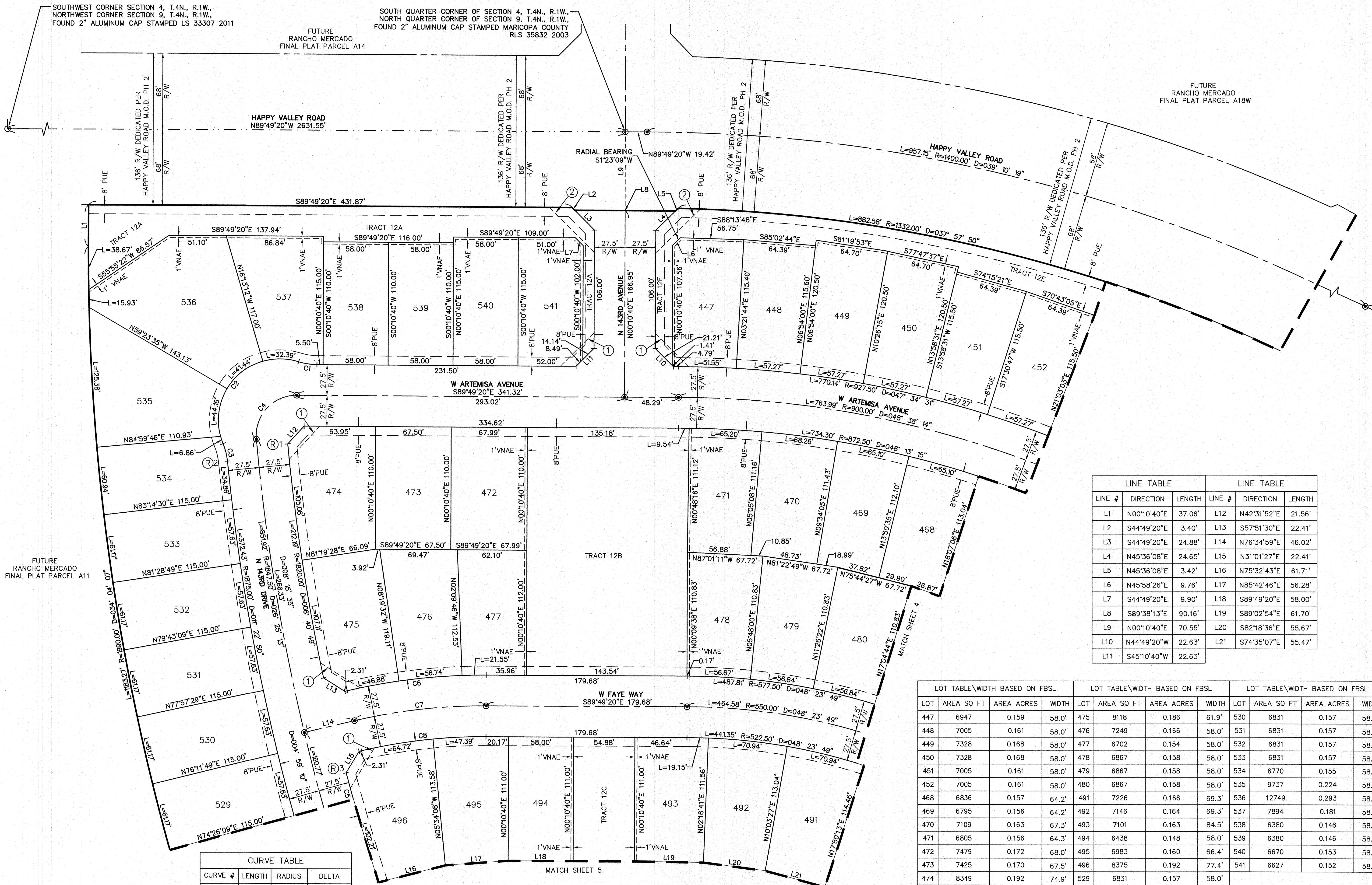


PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 50 100
1" = 100 FEET

09001944 FP A12.DWG

SHEET NO.

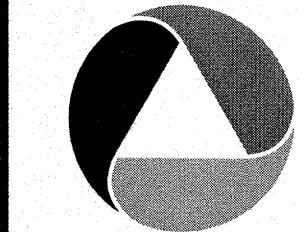


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
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FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES

JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944 FP A12.dwg

SHEET NO.

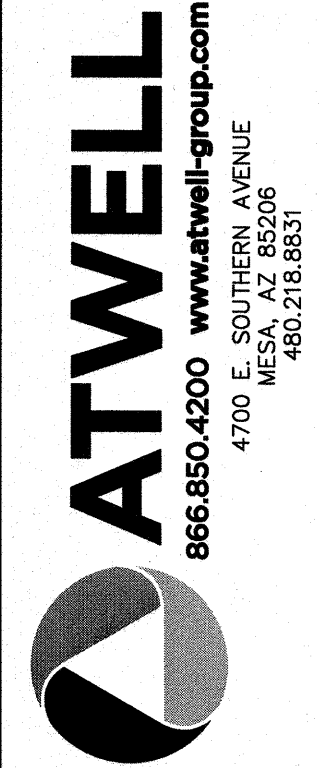
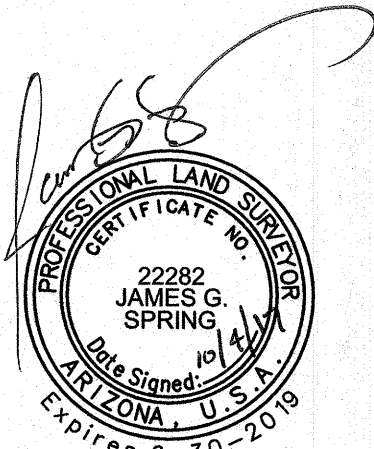
3 OF 5



LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
453	7328	0.168	58.0'	483	6867	0.158	58.0'
454	7328	0.168	58.0'	484	6867	0.158	58.0'
455	7005	0.161	58.0'	485	6867	0.158	58.0'
456	7005	0.161	58.0'	486	8062	0.185	61.5'
457	7328	0.168	58.0'	487	8863	0.203	84.1'
458	7328	0.168	58.0'	488	7438	0.171	69.3'
459	7005	0.161	58.0'	489	7374	0.169	69.3'
460	6820	0.157	58.2'	490	7303	0.168	69.3'
461	9241	0.212	80.0'	504	7042	0.162	58.0'
462	7588	0.174	64.2'	505	6532	0.150	58.6'
463	7409	0.170	64.2'	506	6670	0.153	58.0'
464	7252	0.166	64.2'	507	6670	0.153	58.0'
465	7118	0.163	64.2'	508	6670	0.153	58.0'
466	6999	0.161	64.2'	509	6670	0.153	58.0'
467	6904	0.159	64.2'	510	6670	0.153	58.0'
481	6867	0.158	58.0'	511	6670	0.153	58.0'
482	6867	0.158	58.0'				

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S03°04'42"W	9.81'
L23	S88°30'00"E	31.26'
L24	S07°19'02"W	21.10'
L25	N82°40'31"W	24.06'
L26	S41°25'31"E	54.74'
L27	S07°19'29"W	21.10'
L28	S43°35'26"E	59.80'
L29	S51°33'58"E	54.95'
L30	S59°12'54"E	55.11'
L31	S66°53'14"E	55.28'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	16.03'	55.00'	016°41'43"
C10	127.06'	55.00'	132°21'31"
C11	16.65'	55.00'	017°20'29"
C12	61.11'	36.00'	097°15'35"

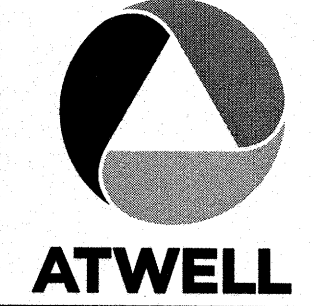


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO. 09001944

SCALE 0 20 40
1" = 40 FEET

09001944 FP A12.006

SHEET NO. 4 OF 5

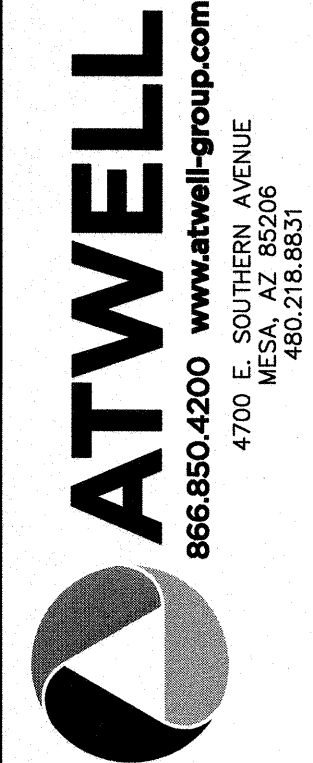
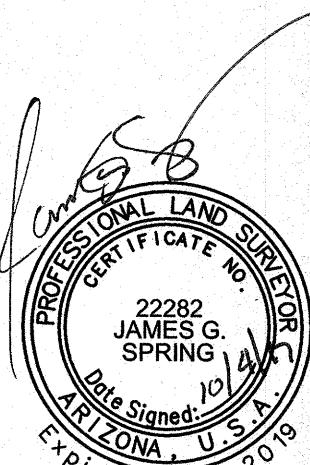


LOT TABLE\WIDTH BASED ON FBSL					LOT TABLE\WIDTH BASED ON FBSL				
LOT	AREA	SQ FT	AREA ACRES	WIDTH	LOT	AREA	SQ FT	AREA ACRES	WIDTH
497	9110		0.209	67.3'	517	6670		0.153	58.0'
498	8208		0.188	70.3'	518	6670		0.153	58.0'
499	6702		0.154	58.0'	519	6670		0.153	58.0'
500	7214		0.166	58.1'	520	6545		0.150	58.5'
501	7211		0.166	58.1'	521	6710		0.154	58.0'
502	7222		0.166	58.1'	522	6716		0.154	58.6'
503	9196		0.211	66.6'	523	7736		0.178	62.0'
512	6670		0.153	58.0'	524	7770		0.178	62.6'
513	6670		0.153	58.0'	525	6831		0.157	58.0'
514	6670		0.153	58.0'	526	6831		0.157	58.0'
515	6670		0.153	58.0'	527	7722		0.177	62.0'
516	6670		0.153	58.0'	528	7721		0.177	62.0'

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L32	S27°08'21"W	22.84'	L44	S51°33'58"E	44.77'
L33	S63°56'44"E	22.84'	L45	S43°35'26"E	59.80'
L34	N75°32'43"E	61.71'	L46	N83°26'38"W	24.34'
L35	N85°42'46"E	34.09'	L47	S41°25'31"E	24.00'
L36	N85°42'46"E	22.19'	L48	S05°32'43"W	20.34'
L37	S89°49'20"E	58.00'	L49	N23°07'42"E	21.93'
L38	S89°02'54"E	61.70'	L50	N67°30'46"E	28.64'
L39	S82°18'36"E	52.34'	L51	N66°02'17"W	22.76'
L40	S74°35'07"E	23.78'	L52	S17°55'19"W	22.84'
L41	S74°35'07"E	31.69'	L53	S73°09'46"E	22.84'
L42	S66°53'14"E	44.41'	L54	N77°45'54"W	22.16'
L43	S59°12'54"E	55.11'			

RADIAL BEARING 4 N72°55'34"E
RADIAL BEARING 5 N70°16'03"E
RADIAL BEARING 6 N68°52'56"E
RADIAL BEARING 7 N61°03'01"E
RADIAL BEARING 8 N58°38'50"E

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C13	372.43'	1875.00'	011°22'50"	C19	30.40'	327.50'	005°19'08"
C14	74.92'	227.50'	018°52'09"	C20	67.70'	1875.00'	002°04'07"
C15	79.12'	200.00'	022°39'54"	C21	16.17'	55.00'	016°50'53"
C16	53.16'	172.50'	017°39'29"	C22	122.00'	55.00'	127°05'47"
C17	30.38'	272.50'	006°23'15"	C23	16.65'	55.00'	017°20'29"
C18	30.58'	300.00'	005°50'27"	C24	58.02'	36.00'	092°20'51"

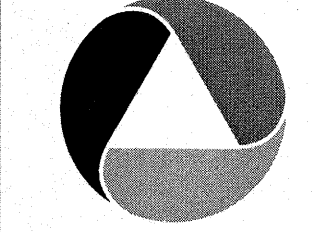


COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS:



PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944 FP A12.06

SHEET NO.
5 OF 5



S U R P R I S E

A R I Z O N A

Rancho Mercado

FS17-257 Parcel 11 Final Plat

FS17-258 Parcel 12 Final Plat

FS17-264 Happy Valley Road Phase 1 MOD

FS17-499 147th Avenue MOD

City Council

February 20, 2018

Rancho
Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan

LEGEND

- | | |
|-------------------------------|---|
| Rancho Mercado Parkway MOD |  |
| Happy Valley Road Phase 1 MOD |  |
| Happy Valley Road Phase 2 MOD |  |
| Happy Valley Road Phase 3 MOD |  |
| 147 th Ave MOD |  |
| Parcel A11 Final Plat |  |
| Parcel A12 Final Plat |  |
| Parcel A14 Final Plat |  |
| Parcel A17 Final Plat |  |
| Future Connections |  |
| MWD Crossing |  |

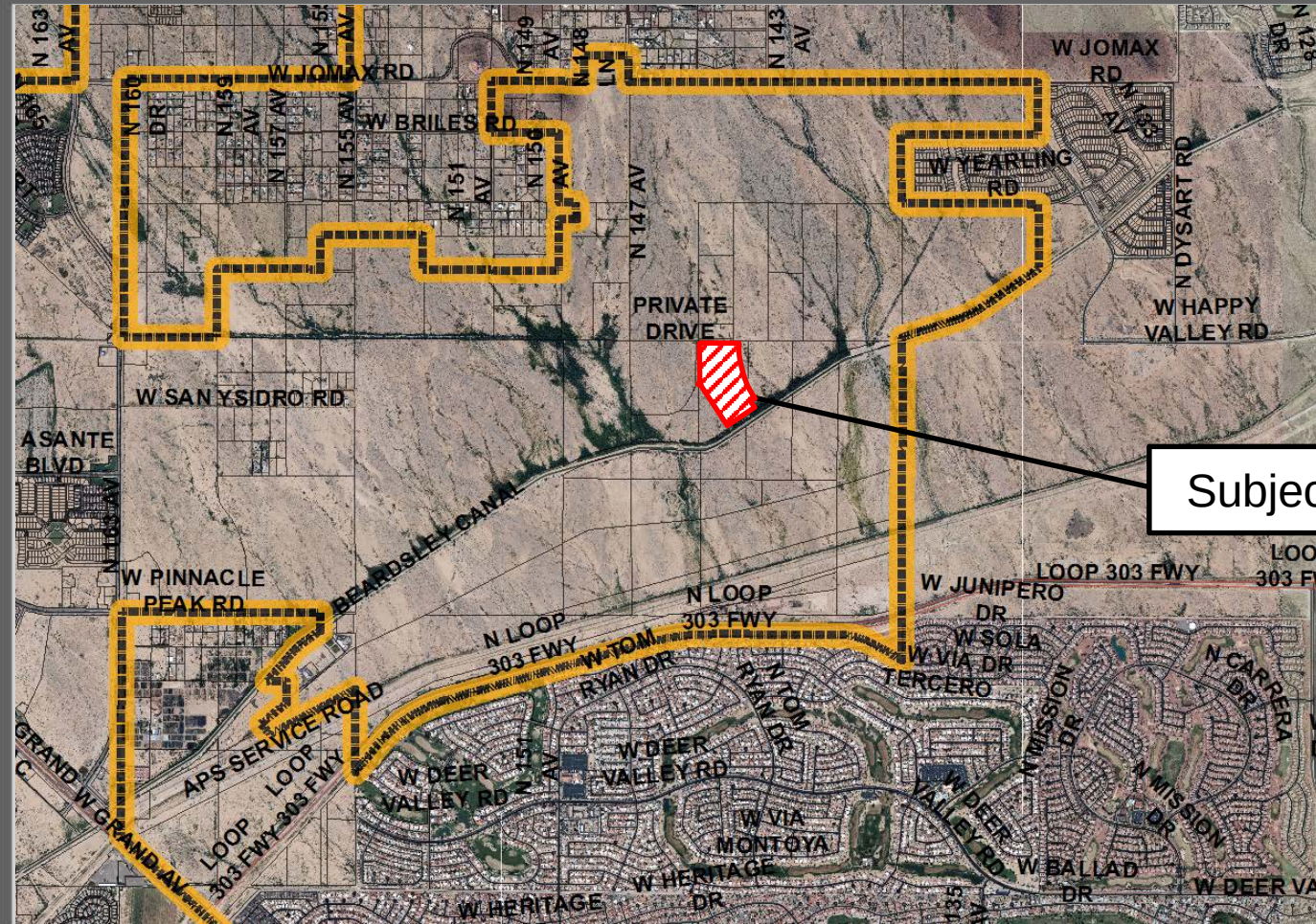


Rancho Mercado

FS17-257 Parcel 11 Final Plat



FS17-257
Parcel 11 Final Plat



Subject Site

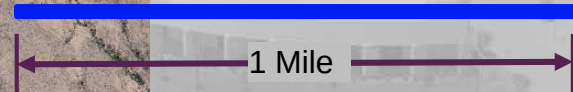
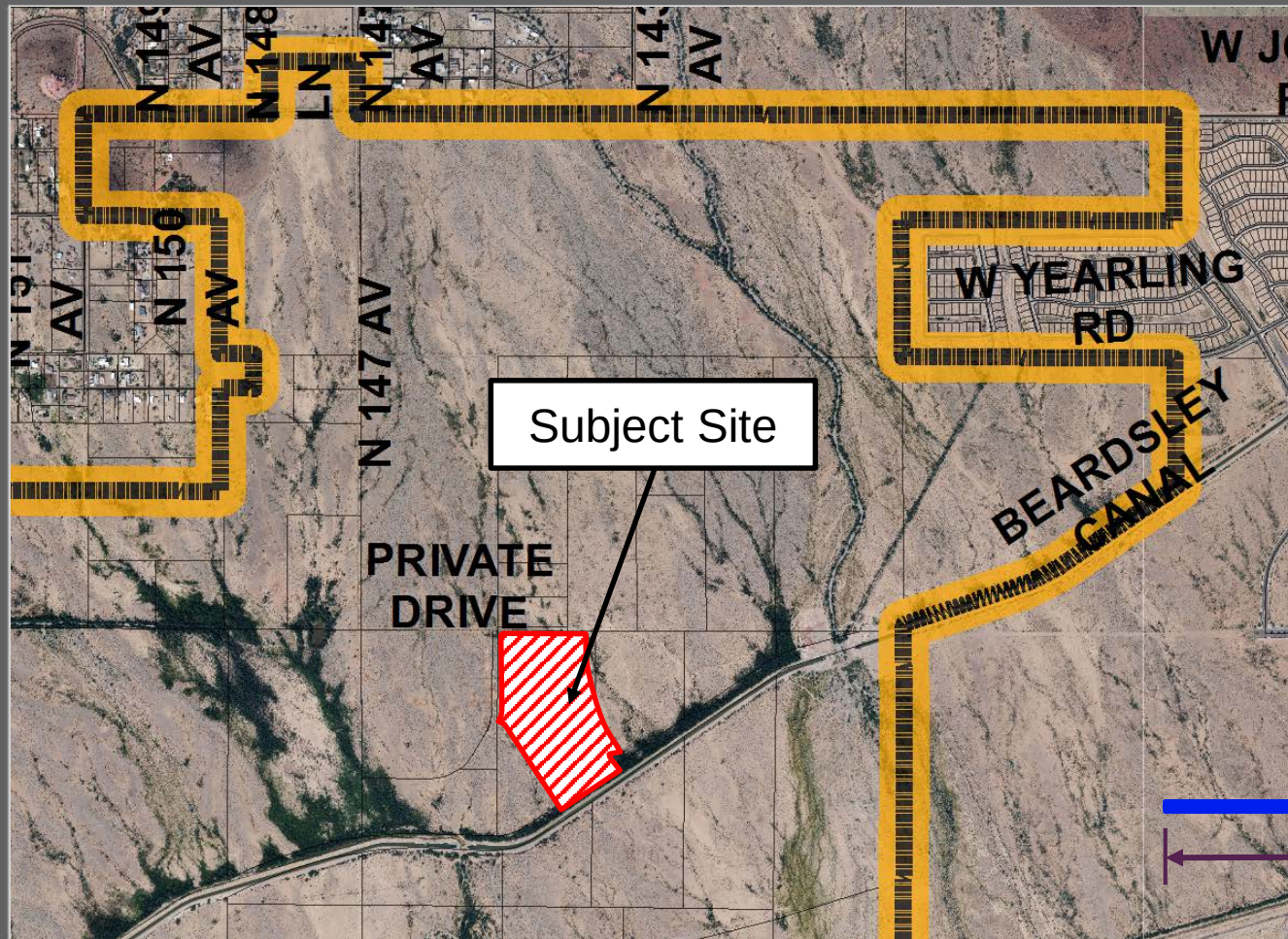


North

1 Mile

Vicinity Map

FS17-257
Parcel 11 Final Plat



Case Map

FS17-257 Parcel 11 Final Plat



FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

FW J SPRING

DR. R. GILES

JOB NO.

09001944

SCALE

1" = 100 FEET

SHOW IF EXIST

SHEET

2 OF 6

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE OLD AND SALT PRICK BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 27' ALONG THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM THE WEST-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THENCE BEARS S89°40'10"E A DISTANCE OF 525.54 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S89°40'10"E A DISTANCE OF 120.34 FEET;

THENCE, LEAVING THE WEST-EAST MID-SECTION LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 273.01 FEET TO THE POINT OF BEGINNING;

THENCE, S89°40'10"E A DISTANCE OF 510.13 FEET;

THENCE, S44°49'30"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 80.08 FEET;

THENCE, N43°10'40"E A DISTANCE OF 3.54 FEET;

THENCE, S89°40'10"E A DISTANCE OF 200.85 FEET;

THENCE, S89°40'10"E A DISTANCE OF 37.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 1,890.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 1,163.27 FEET THROUGH A CENTRAL ANGLE OF 34°50'57";

THENCE, S74°08'57"W A DISTANCE OF 106.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS S75°03'30"W A DISTANCE OF 63.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.58 FEET THROUGH A CENTRAL ANGLE OF 2°05'07";

THENCE, S75°03'30"E A DISTANCE OF 7.83 FEET;

THENCE, S33°50'37"E A DISTANCE OF 155.00 FEET;

THENCE, S58°54'38"W A DISTANCE OF 685.17 FEET;

THENCE, N33°50'37"W A DISTANCE OF 1,008.58 FEET;

THENCE, N62°52'30"E A DISTANCE OF 63.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WEST, THE RADIUS OF WHICH BEARS N72°01'20"W A DISTANCE OF 540.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 89.38 FEET THROUGH A CENTRAL ANGLE OF 10°31'05";

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N62°52'30"E A DISTANCE OF 7.88 FEET;

THENCE, N47°41'47"W A DISTANCE OF 12.18 FEET;

THENCE, N62°52'30"E A DISTANCE OF 685.17 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

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THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

THENCE, N48°18'41"E A DISTANCE OF 6.90 FEET;

TRACT TABLE

TRACT	AREA SQ FT	AREA ACRES	USAGE
11A	4223	0.09	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11B	7240	0.17	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11C	16244	0.37	OPEN SPACE, PUE, DRAINAGE AND COMMUNITY AMENITIES
11D	28842	0.66	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
11E	25479	0.58	OPEN SPACE, PUE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
11F	11588	0.26	OPEN SPACE, PUE AND COMMUNITY AMENITIES
11G	6939	0.16	OPEN SPACE, PUE AND COMMUNITY AMENITIES
11H	54134	1.24	OPEN SPACE, PUE, DRAINAGE, RECREATION, COMMUNITY AMENITIES AND MULTISTE TRAIL EASEMENT
11I	205	0.005	PUE
TOTAL	256281	5.88	

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE F810-210 OR AS SUBSEQUENTLY AMENDED.



- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - SECTION LINE
 - ALLOTMENT SECTION LINE
 - SUBDIVISION CORNER TO BE SET
 - FOUND MONUMENT AS NOTED
 - CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
 - 30°/30° SIGHT VISIBILITY EASEMENT
 - 40°/40° SIGHT VISIBILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - MAP OF DEDICATION
 - RIGHT-OF-WAY
 - FRONT BUILDING SETBACK LINE
 - DETA
 - CURVE TABLE NUMBER
 - LINE TABLE NUMBER
 - RADIAL BEARING
 - FINAL PLAT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N43°02'27"E	28.22'
L2	S44°49'30"E	3.54'
L3	S89°40'10"E	80.08'
L4	N43°10'40"E	3.54'
L5	S00°10'40"W	37.08'
L6	S74°08'57"W	106.72'
L7	S75°03'30"E	7.83'
L8	S33°50'37"E	155.00'
L9	N33°50'37"W	63.88'
L10	N48°18'41"E	6.90'
L11	N62°52'30"E	74.65'
L12	N47°41'47"W	12.18'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	27.58'	63.00'	02°05'07"
C2	89.38'	540.00'	07°31'05"

* C1 RADIAL BEARING S75°03'30"W



STATE OF ARIZONA

PLAT

11

FS17-257

Parcel 11 Final Plat

SEPTEMBER 2017

ATWELL

FW J SPRING

DR. R. GILES

JOB NO.

09001944

SCALE

1" = 100 FEET

SHOW IF EXIST

SHEET

2 OF 6



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	16.85'	55.00'	017°20'29"	N/A
C2	103.04'	55.00'	017°20'29"	N/A
C3	56.55'	36.00'	090°00'00"	N/A
C4	53.39'	36.00'	084°57'58"	N/A
C5	97.97'	55.00'	102°33'38"	N/A
C6	17.08'	55.00'	017°47'46"	N/A
C7	179.88'	2095.50'	004°50'06"	N/A
C8	208.25'	2123.00'	005°37'13"	N/A
C9	179.93'	2150.50'	004°47'42"	N84°50'30"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°02'27"E	28.22'
L2	S44°49'20"E	3.54'
L3	S89°49'20"E	90.00'
L4	N45°10'40"E	3.54'
L5	N45°10'40"E	24.75'
L6	S44°49'20"E	24.75'
L7	S44°49'20"E	22.63'
L8	S45°10'40"W	22.63'
L9	S00°10'40"W	37.06'
L10	N45°10'40"E	22.63'
L11	S47°20'31"E	23.66'

FS17-257

Parcel 11 Final Plat



4000 E. SOUTHERN AVENUE
MESA, AZ 85205
480-218-8831

COUNTS MASCOS

SECTION: 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

FINAL DI AT

NICHOL MEDICAL

PARCEL A11

CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017



ATWELL

PM	J. SPRING
----	-----------

DR.	R. GILES
JUN 1962	

09001944

SCALE 0 20 40

1" = 40 FEET

100344 (P. 31.285)

24057

3 OF 6

SEPTEMBER 2013

REVISIONS:

ATWELL

PM. J. SPRING

DR. R. GILES

JOB NO. 09001944

SCALE 0 20
1" = 40' FEE

W0004 IP ALING

SHEET 2

4 OF 6



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L12	S45°02'50"W	20.51'	L20	N48°18'41"E	16.93'
L13	S50°08'53"E	24.63'	L21	S45°10'40"W	22.63'
L14	N44°49'20"W	22.63'	L22	N44°49'20"W	22.63'
L15	N45°10'40"E	22.63'	L23	N44°49'20"W	22.63'
L16	N48°18'41"E	6.90'	L24	N44°10'40"E	22.63'
L17	N05°52'39"E	74.65'	L25	S37°19'43"E	21.49'
L18	N43°24'41"W	12.31'	L26	S06°58'45"E	22.03'
L19	N43°24'41"W	11.02'			

CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C10	179.97'	2150.50'	004°47'42"	N80°07'48"E
C11	208.25'	2123.00'	005°37'13"	N/A
C12	179.88'	2095.50'	004°55'06"	N/A
C13	32.98'	472.50'	003°57'03"	N/A
C14	162.15'	500.00'	018°34'51"	N/A
C15	33.60'	472.50'	004°04'30"	N/A
C16	99.26'	540.00'	010°31'55"	N/A

LOT TABLE/WATER BASED ON FIBER					LOT TABLE/WATER BASED ON FIBER					LOT TABLE/WATER BASED ON FIBER				
LOT	AREA	sq ft	AREA ACRES	WATER	LOT	AREA	sq ft	AREA ACRES	WATER	LOT	AREA	sq ft	AREA ACRES	WATER
321	5687	0.13	20.4	344	5565	0.128	20.37	341	5565	0.128	331	5685	0.128	331
322	5687	0.13	20.4	344	5565	0.128	20.37	341	5565	0.128	332	5685	0.128	332
323	5687	0.129	20.3	344	5565	0.128	20.37	341	5565	0.128	333	5685	0.128	333
324	5144	0.132	23.37	347	5277	0.144	25.77	344	5565	0.128	334	5685	0.128	334
325	5581	0.136	24.88	347	5277	0.144	25.77	345	5565	0.127	335	5685	0.128	335
326	5687	0.128	20.3	347	5277	0.144	25.77	346	5565	0.128	336	5685	0.128	336
327	5687	0.144	27.1	350	5565	0.128	20.37	347	5277	0.144	337	5685	0.128	337
328	5565	0.128	20.3	351	5565	0.128	20.37	348	5565	0.128	338	5685	0.128	338
329	5687	0.128	20.3	352	5565	0.128	20.37	349	5565	0.128	339	5685	0.128	339
330	5687	0.128	20.3	353	5565	0.128	20.37	350	5565	0.128	340	5687	0.144	27.1
331	5685	0.128	20.3	354	6090	0.140	26.07	351	5570	0.128	341	5685	0.128	341
332	5685	0.128	20.3	355	6090	0.140	26.07	352	5570	0.128	342	5685	0.128	342
333	5685	0.128	20.3	356	6090	0.140	26.07	353	5570	0.128	343	5685	0.128	343
334	5685	0.128	20.3	357	6090	0.140	26.07	354	5570	0.128	344	5685	0.128	344
335	5685	0.128	20.3	358	7783	0.179	33.07	355	6090	0.140	345	5685	0.128	345
336	5685	0.128	20.3	359	7783	0.179	33.07	356	6090	0.140	346	5685	0.128	346
337	5685	0.128	20.3	360	5565	0.128	20.37	357	6090	0.140	347	5685	0.128	347
338	5685	0.128	20.3	361	5565	0.128	20.37	358	6090	0.140	348	5685	0.128	348
339	5685	0.128	20.3	362	5565	0.128	20.37	359	6090	0.140	349	5685	0.128	349
340	5685	0.128	20.3	363	5565	0.128	20.37	360	6090	0.140	350	5685	0.128	350
341	5685	0.128	20.3	364	5565	0.128	20.37	361	6090	0.140	351	5685	0.128	351
342	5685	0.128	20.3	365	5565	0.128	20.37	362	6090	0.140	352	5685	0.128	352
343	5685	0.128	20.3	366	5565	0.128	20.37	363	6090	0.140	353	5685	0.128	353
344	5685	0.128	20.3	367	5565	0.128	20.37	364	6090	0.140	354	5685	0.128	354
345	5685	0.128	20.3	368	5565	0.128	20.37	365	6090	0.140	355			

FS17-257 Parcel 11 Final Plat

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CURVE #	LENGTH	RADIUS	BEARING
C07	101.83'	272.50'	201°24'30"
C08	114.93'	200.00'	201°57'23"
C09	96.66'	227.50'	201°51'38"
C20	33.23'	72.80'	208°19'44"
C21	56.36'	100.00'	204°04'11"
C22	65.20'	127.50'	203°19'21"
C23	88.75'	172.50'	202°28'41"
C24	119.04'	200.00'	203°45'11"
C25	121.46'	227.50'	203°29'48"

LINE #	DIRECTION	LENGTH
L27	N44°49'23"W	22.63'
L28	N41°34'36"E	21.16'
L29	S78°55'21"E	9.90'
L30	N45°38'10"W	22.93'
L31	N44°49'23"E	22.63'
L32	S60°10'40"W	29.50'
L33	S78°55'21"E	9.90'
L34	S45°38'34"E	22.94'
L35	N41°34'36"E	21.17'
L36	S60°10'40"W	32.80'
L37	N33°50'37"W	115.67'

LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
366	6277	0.144	57.0'	383	5940	0.136	55.2'	410	5985	0.128	53.0'
367	5965	0.128	53.0'	384	5965	0.128	53.0'	411	5965	0.128	53.0'
368	5965	0.128	53.0'	385	5965	0.128	53.0'	412	5965	0.128	53.0'
369	5965	0.128	53.0'	386	5965	0.128	53.0'	413	5965	0.128	53.0'
370	5965	0.128	53.0'	387	5965	0.128	53.0'	414	5965	0.128	53.0'
371	5965	0.128	53.0'	388	5965	0.128	53.0'	415	5965	0.128	53.0'
372	5965	0.128	53.0'	389	5965	0.128	53.0'	416	5965	0.128	53.0'
373	6635	0.152	58.3'	400	5980	0.128	53.1'	420	5834	0.134	53.0'
374	7090	0.163	59.7'	401	6017	0.138	54.9'	421	6029	0.150	53.1'
375	8367	0.192	62.6'	402	6055	0.140	56.8'	422	6032	0.152	53.1'
376	7680	0.183	66.3'	403	6171	0.151	53.3'	423	6091	0.144	53.1'
377	5771	0.132	53.0'	404	5965	0.128	53.0'	424	5965	0.128	53.0'
380	5965	0.128	53.0'	407	5965	0.128	53.0'	425	5965	0.128	53.0'
391	5870	0.130	53.7'	408	5965	0.128	53.0'				
392	6146	0.141	52.3'	409	5965	0.128	53.0'				



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SURPRISE, ARIZONA

SEPTEMBER 2017

REVISIONS

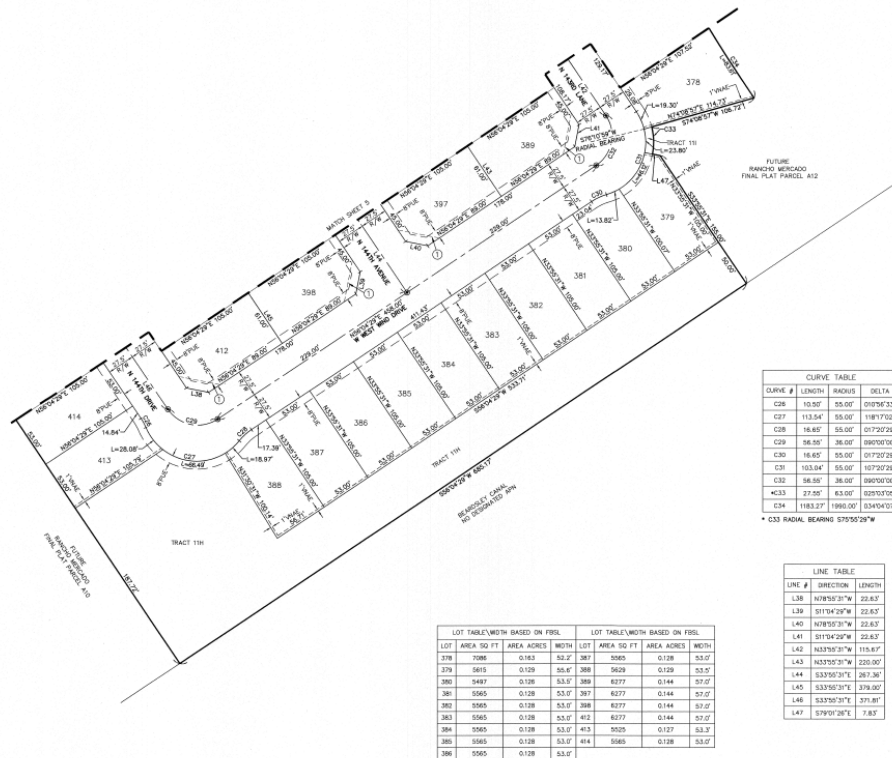


PM: J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE: 1" = 40 FEET

WORK BY: J. GILES
DATE: 9/1/2017
5 OF 6





FS17-257
Parcel 11 Final Plat



800-426-6666 www.athleta.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480-278-8831

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A11
CITY OF SUPIRE, ARIZONA

SEPTEMBER 2017

REMARKS:



ATWELL

PR.	A. SPONG
DR.	B. QUES

JOB NO.
02001044

SCALE 0 30

1" = 40 FEET

64003

6 OF 6



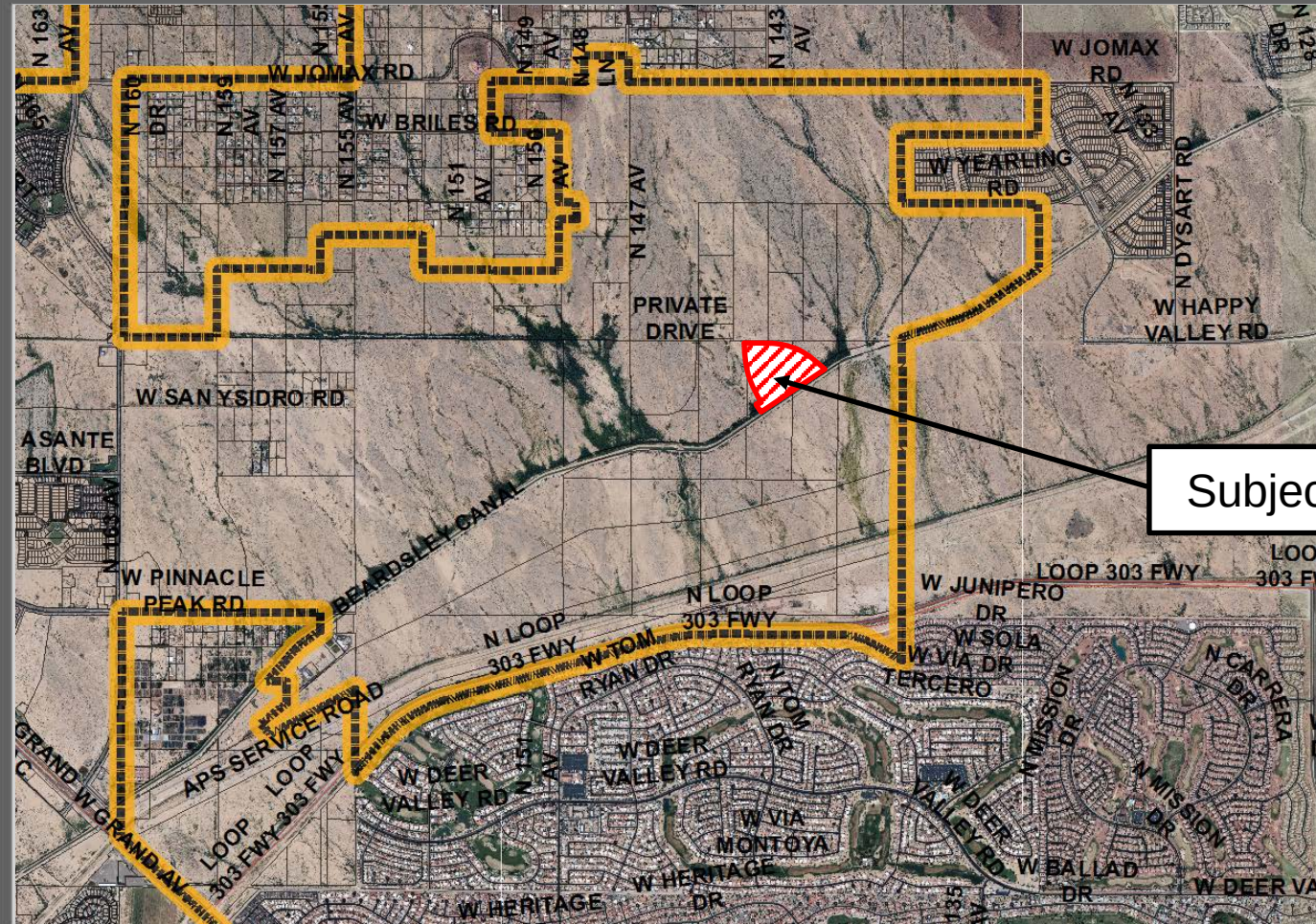


Rancho Mercado

FS17-258 Parcel 12 Final Plat



FS17-258
Parcel 12 Final Plat



Subject Site

North

1 Mile

Vicinity Map

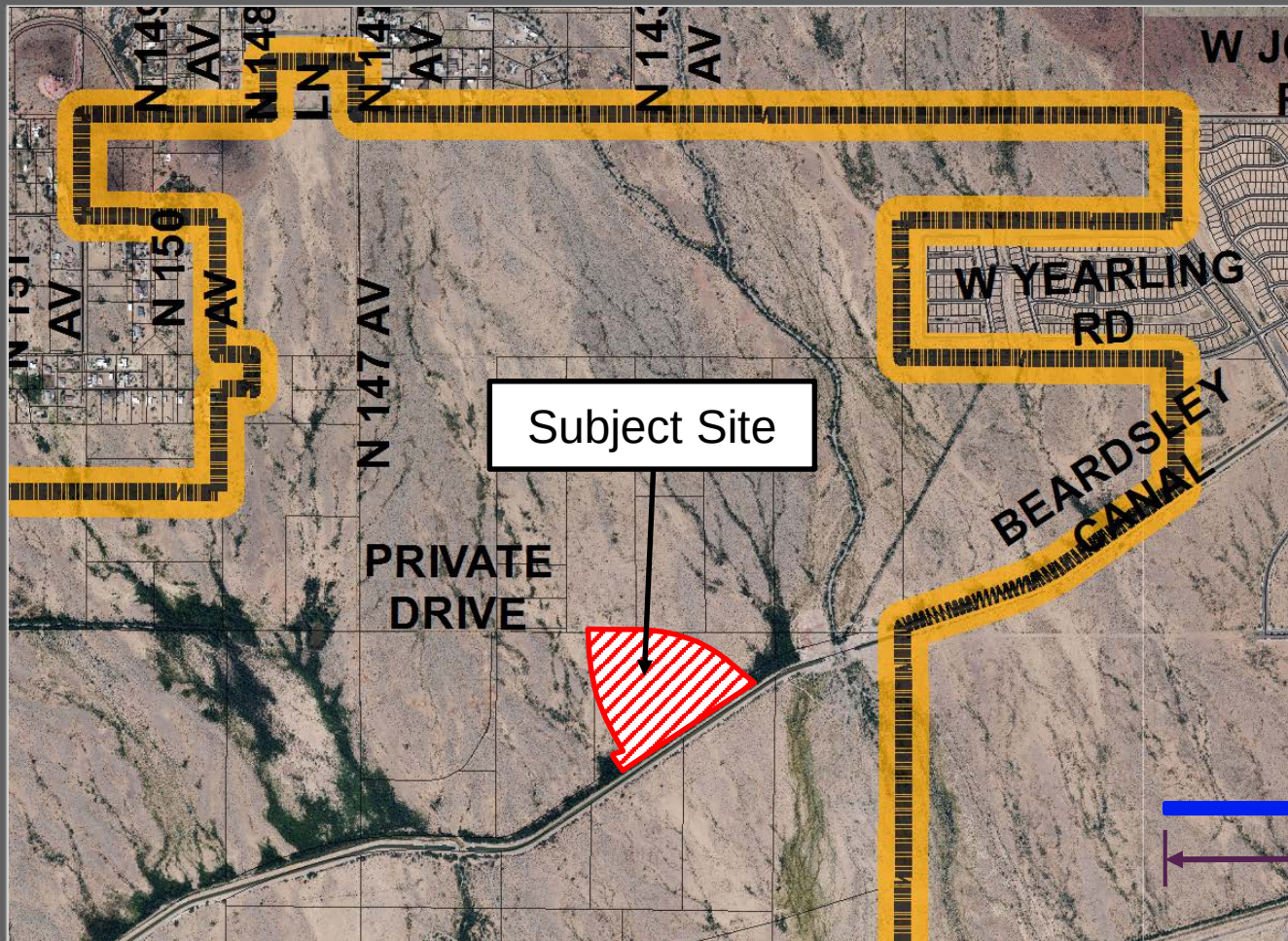
FS17-258
Parcel 12 Final Plat

Case Map



North

1 Mile



FS17-258 Parcel 12 Final Plat



COUNTY MARICOPA
SECTION 9
TOWNSHIP 4 NORTH
RANGE 1 WEST
FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS

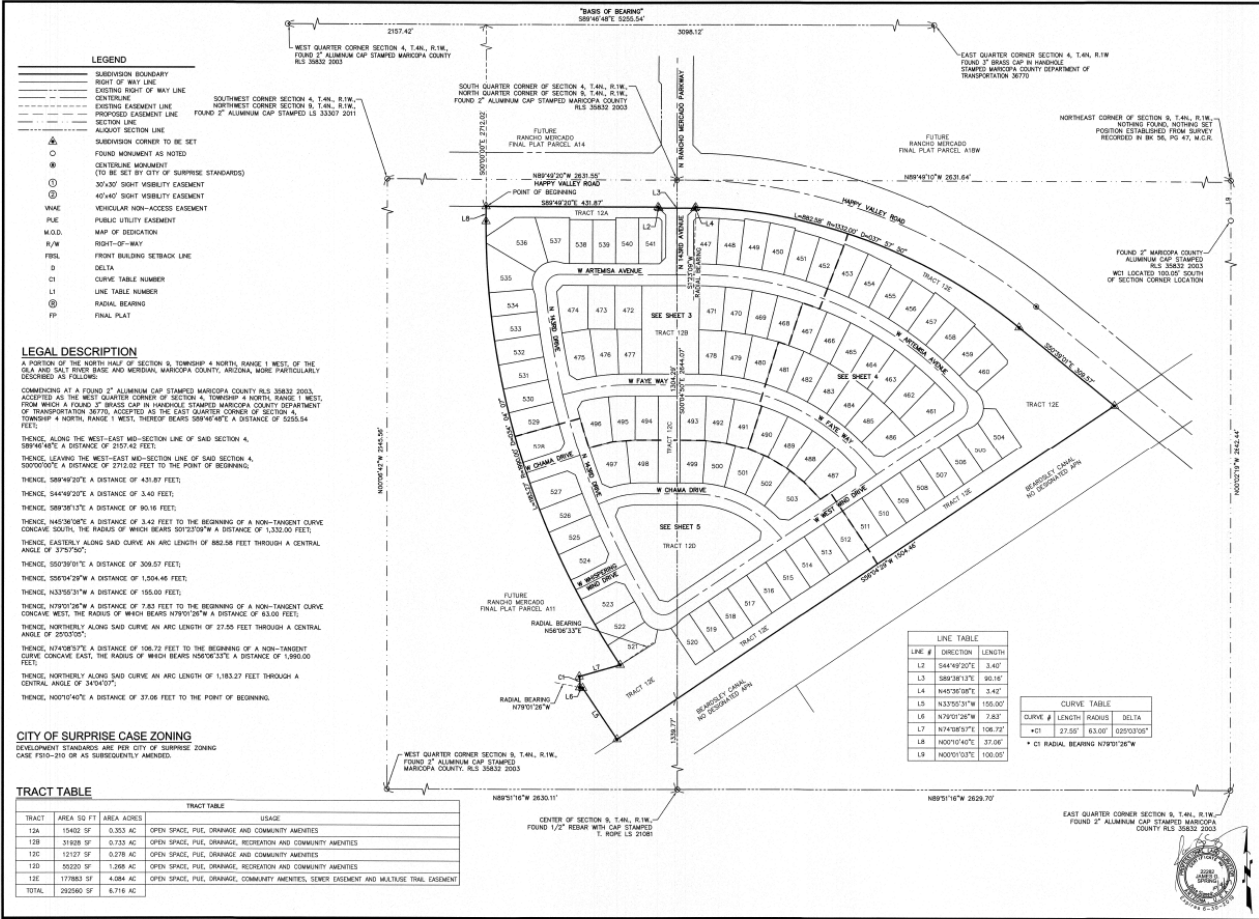


PM J. SPRING
DR. R. GILES
JUL 10
09001844

SCALE
1" = 100 FEET

WATER & EASE

SHEET
2 OF 5



FS17-258 Parcel 12 Final Plat



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 12 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A12
CITY OF SURPRISE, ARIZONA

OCTOBER 2017

REVISIONS



FW, A. SPRING

DR. R. GILES

JOB NO.

09001944

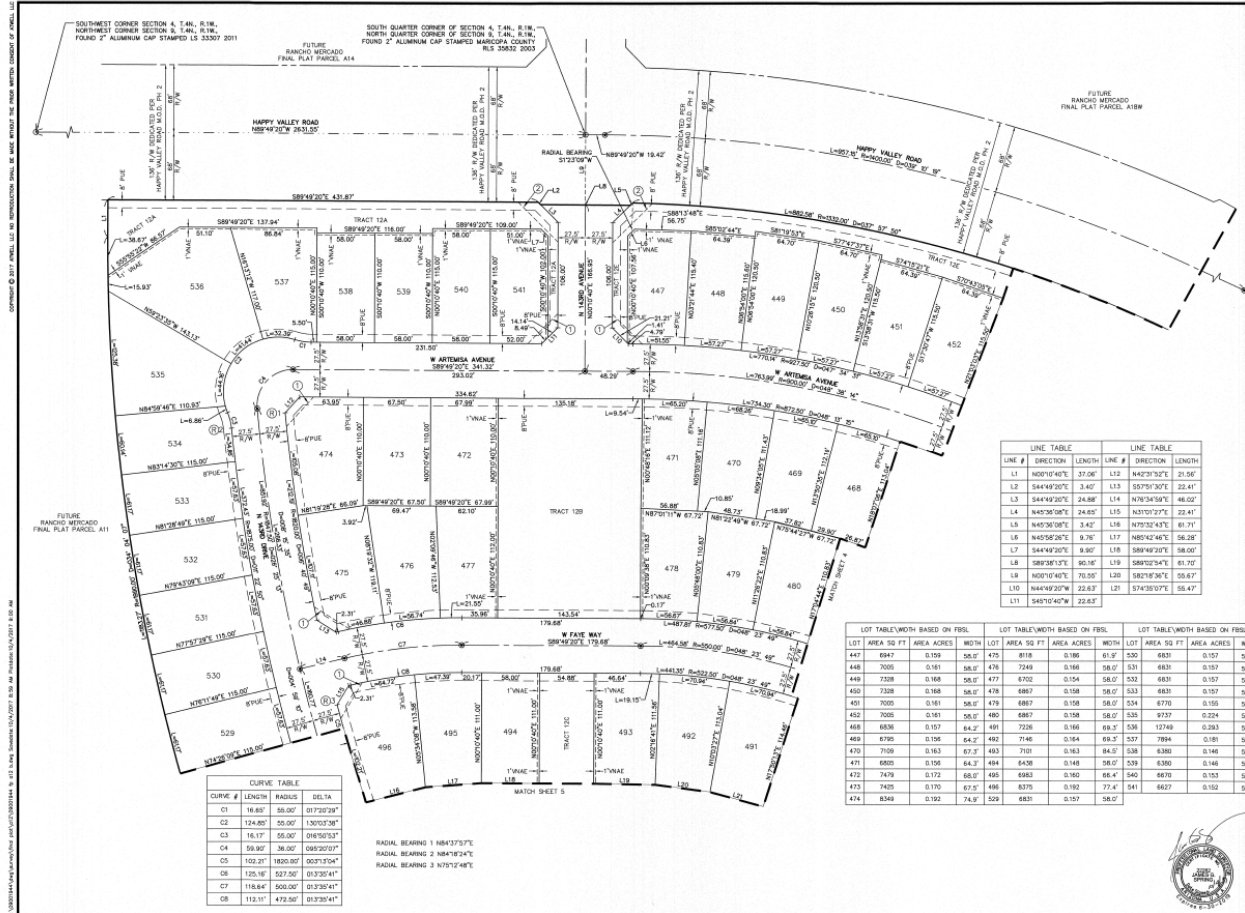
SCALE

1" = 40 FEET

BOOK OF RECORD

SHEET

3 OF 5





LOT AREA/500 FT ² AREA ACRES WIDTH					LOT AREA/500 FT ² AREA ACRES WIDTH				
LOT #	AREA	500 FT ²	AREA ACRES	WIDTH	LOT #	AREA	500 FT ²	AREA ACRES	WIDTH
437	7328	0.168	58.0	683	6867	0.138	58.0	68.0	
454	7328	0.168	58.0	684	6867	0.158	58.0	68.0	
455	7000	0.141	58.0	685	6867	0.158	58.0	68.0	
456	7328	0.168	58.0	686	6867	0.158	58.0	68.0	
457	7328	0.168	58.0	687	6863	0.203	64.7	68.0	
458	7328	0.168	58.0	688	7438	0.171	69.3	68.0	
459	7000	0.141	58.0	689	7374	0.169	68.0	68.0	
460	6840	0.137	58.0	690	7203	0.168	68.0	68.0	
461	6840	0.137	58.0	691	7024	0.162	68.0	68.0	
462	7438	0.174	64.7	692	6870	0.153	58.0	68.0	
463	7438	0.170	64.7	696	6870	0.153	58.0	68.0	
464	7328	0.168	64.7	697	6870	0.153	58.0	68.0	
465	7118	0.163	64.7	698	6870	0.153	58.0	68.0	
466	6999	0.141	64.7	699	6870	0.153	58.0	68.0	
467	6999	0.158	64.7	700	6870	0.153	58.0	68.0	
468	6867	0.138	58.0	701	6870	0.153	58.0	68.0	
469	6867	0.158	58.0						

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S03°04'42"W	9.81
L23	S88°30'00"E	31.26
L24	S07°18'02"W	21.10
L25	N82°40'31"W	24.06
L26	S41°25'31"E	54.74
L27	S07°18'29"W	21.10
L28	S43°35'26"E	58.80
L29	S51°33'58"E	54.95
L30	S59°12'54"E	55.11
L31	S88°53'14"E	55.28

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	16.03'	55.00'	016°41'4"
C10	127.06'	55.00'	132°21'3"
C11	16.65'	55.00'	017°20'2"
C12	61.11'	36.00'	067°15'3"

FS17-258

Parcel 12 Final Plat



FINAL PLAT	COUNTY: MARICOPA
RANCHO MERCADO	SECTION: 9
PARCEL A12	TOWNSHIP: 4 NORTH
CITY OF SURPRISE, ARIZONA	RANGE: 30 WEST

OCTOBER 2017

REVIEWS



PM.	J. SPRING
DR.	R. GILES
JOB NO.	

SCALE 0 20
1" = 40 FE

SHOET NO. 4 OF 5





Rancho Mercado

FS17-264 Happy Valley Road Phase 1 MOD



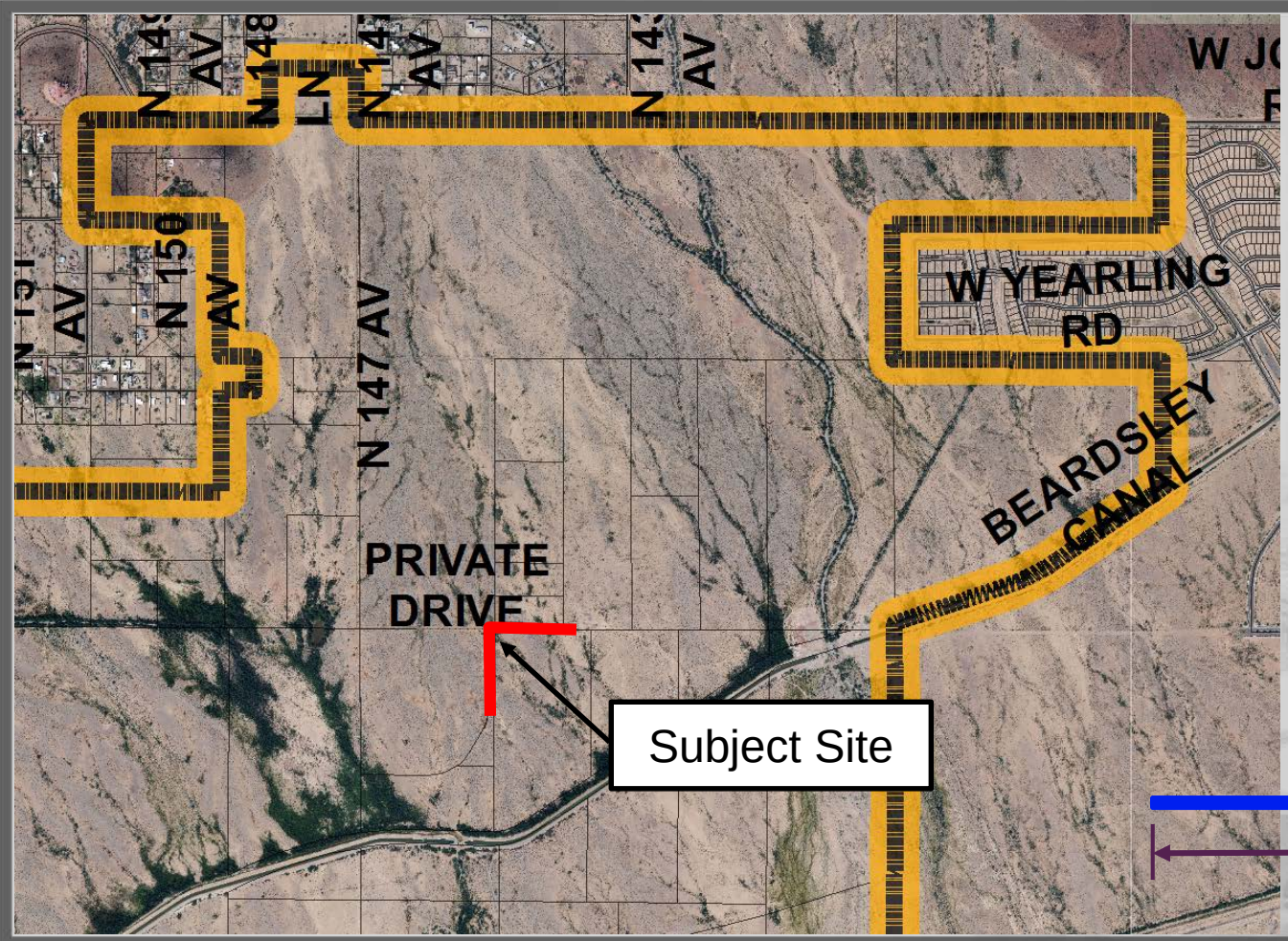
FS17-264
Happy Valley Road
Phase 1 MOD

Subject Site

Vicinity Map

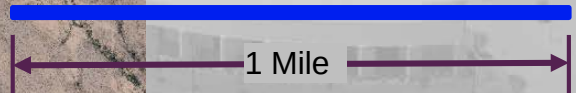
North

1 Mile



FS17-264
Happy Valley Road
Phase 1 MOD

Case Map



Subject Site

2 CF 2

5825116"E 2630.11'



Rancho Mercado

FS17-499 147th Avenue MOD



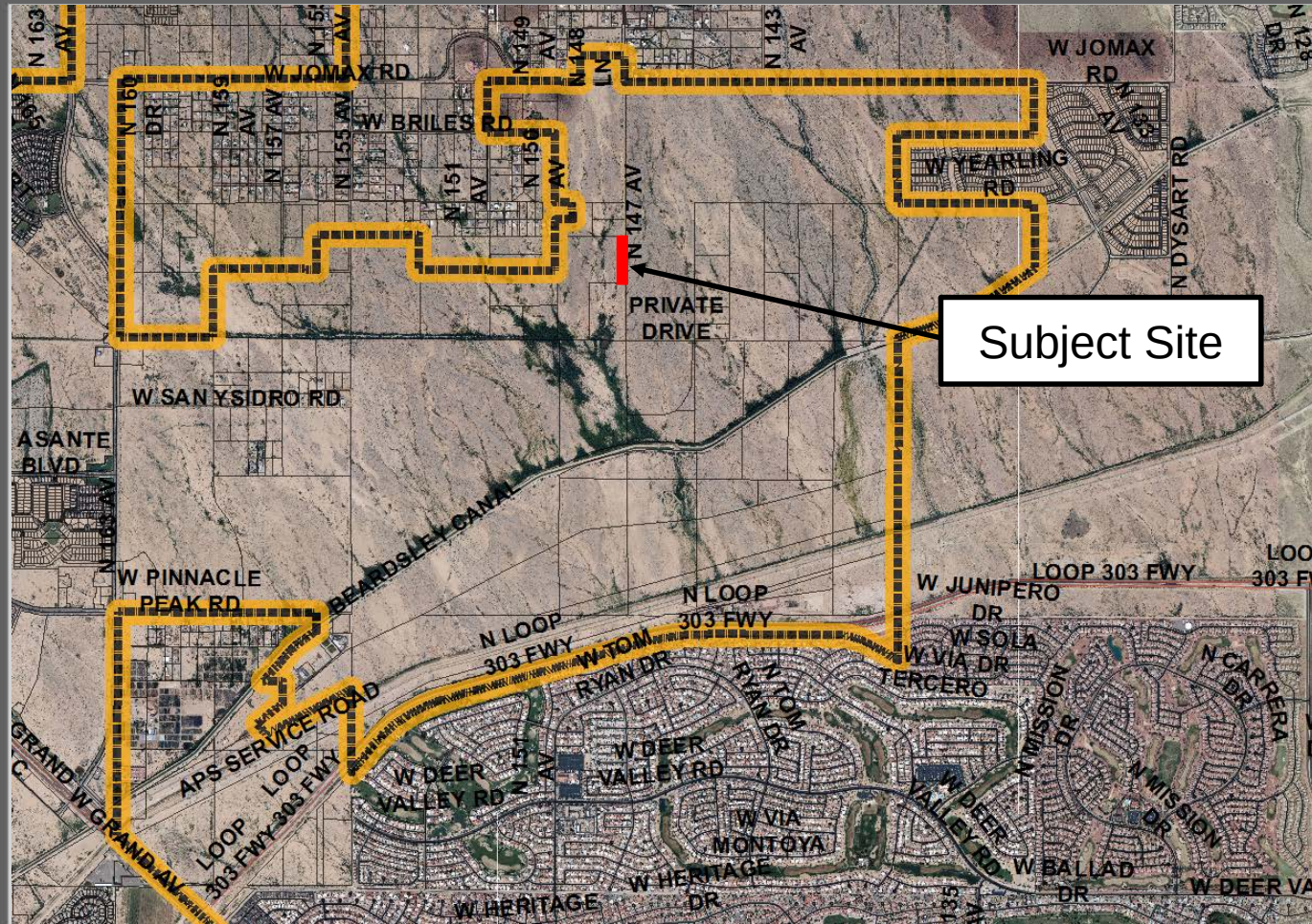
FS17-499
147th Avenue MOD

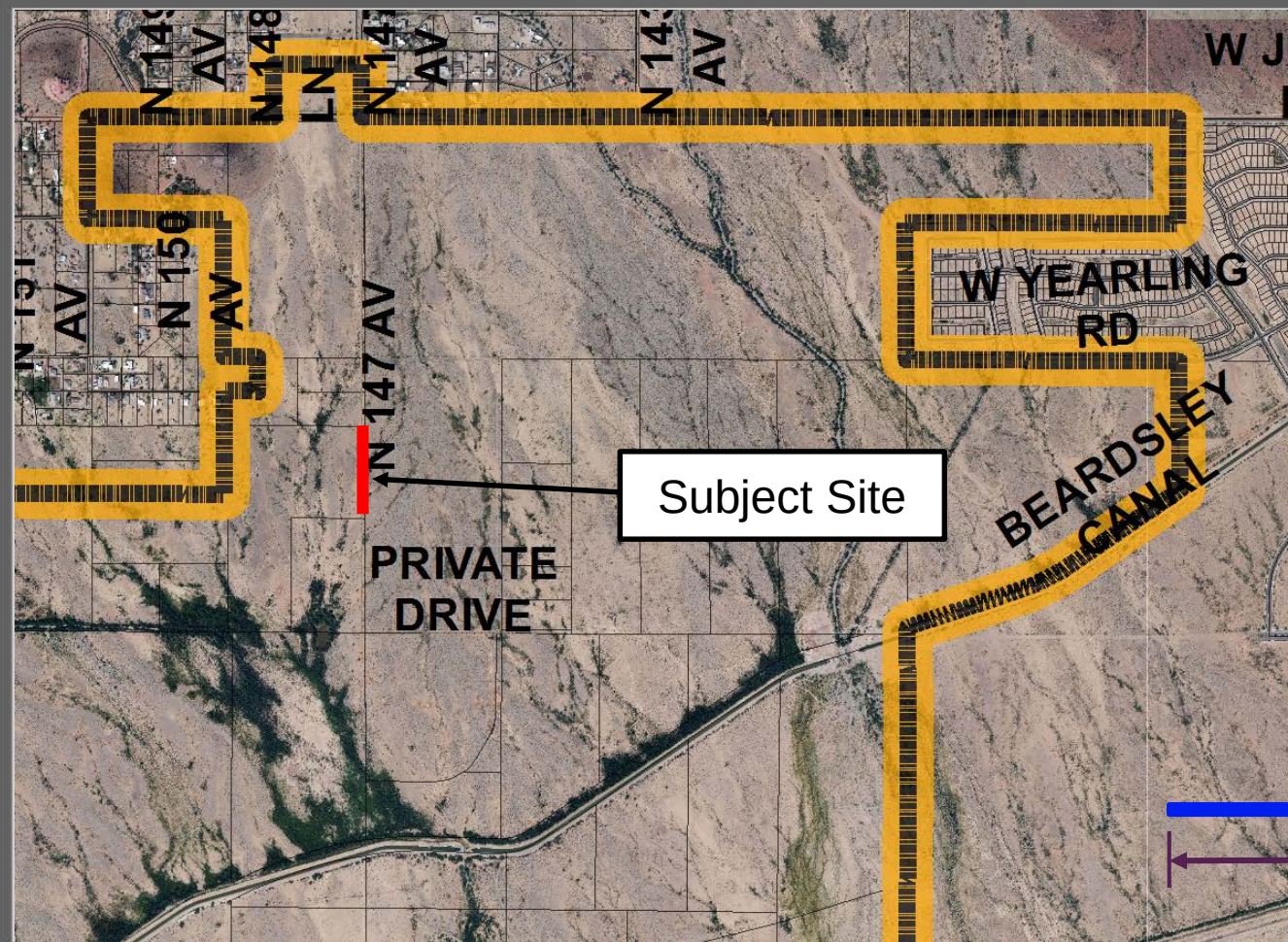
Subject Site

Vicinity Map

North

1 Mile



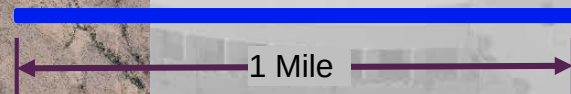


FS17-499
147th Avenue MOD

Case Map



North



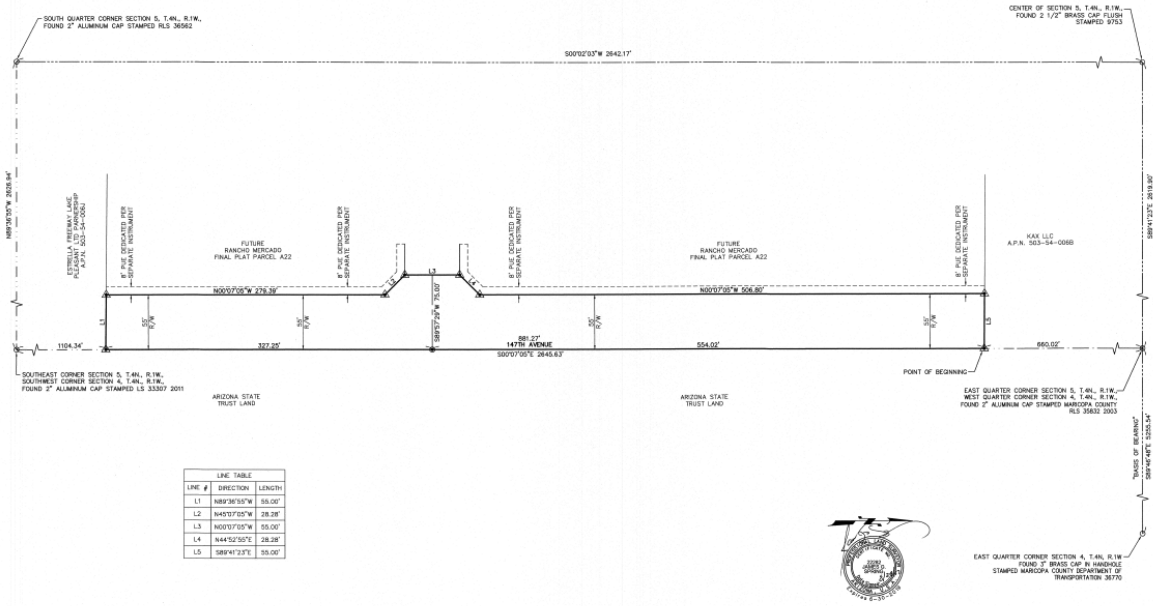
A PROFESSIONAL LAND SURVEYOR HAS PREPARED THIS MAP. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ARIZONA SURVEYING ACT AND THE RULES OF THE ARIZONA BOARD OF SURVEYING. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ARIZONA SURVEYING ACT AND THE RULES OF THE ARIZONA BOARD OF SURVEYING. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ARIZONA SURVEYING ACT AND THE RULES OF THE ARIZONA BOARD OF SURVEYING.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE S&A AND S&T BROS. S&S AND METROPOLITAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY THE RANCHO MERCADO, COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 2" BRASS CAP IN HANDSHELF STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS 88°45'30" E A DISTANCE OF 525.54 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 4 ALSO BEING THE EAST LINE OF SAID SECTION 8, S00°07'00" E, 865.02 FEET TO THE POINT OF BEGINNING; THENCE, S00°07'00" E, A DISTANCE OF 881.27 FEET; THENCE, N89°38'30" W, A DISTANCE OF 55.00 FEET; THENCE, N40°57'00" W, A DISTANCE OF 278.36 FEET; THENCE, N40°57'00" W, A DISTANCE OF 28.38 FEET; THENCE, N00°07'00" W, A DISTANCE OF 55.00 FEET; THENCE, N44°52'30" E, A DISTANCE OF 28.38 FEET; THENCE, N00°07'00" W, A DISTANCE OF 506.80 FEET; THENCE, S89°47'23" E, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- ADJUT SECTION LINE
- △ SUBDIVISION CORNER TO BE SET
- FOUND MONUMENT AS NOTED
- ⊙ CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
- PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- Δ DELTA
- CI CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- ⊙ RADIAL BEARING



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°38'30" W	55.00'
L2	N40°57'00" W	28.38'
L3	N00°07'00" W	55.00'
L4	N44°52'30" E	28.38'
L5	S89°47'23" E	55.00'

FS17-499 147th Avenue MOD



COUNTY: MARICOPA
 SECTION: 5
 TOWNSHIP: 4 NORTH
 RANGE: 1 WEST

MAP OF DEDICATION
 RANCHO MERCADO
 147th AVENUE
 CITY OF SURPRISE, ARIZONA

AUGUST 2017



PW: J. SPRING
 DR: R. GILES

JOB NO.
 09001944

SCALE
 1" = 40 FEET

SHEET
 2 OF 2





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

- [FS17-257 Parcel 11](#)
- [FS17-258 Parcel 12](#)
- [FS17-264 HVR P1 MOD](#)
- [FS17-499 17th Ave MOD](#)





CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 20, 2018	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of Amendment Number One to the Intergovernmental Agreement with Maricopa County for Workforce Development Services; Resolution #2018-26.

Motion:

I move to approve Resolution #2018-26.

Background:

On August 1, 2017, the City Council approved Resolution 2017-87 to enter into an IGA with Maricopa County for Workforce Development Services. The Workforce Innovation and Opportunity Act of 2014 is designed to help job seekers access employment, education, training and support services to succeed in the labor market and to match employers with the skilled workers they need to compete in the global economy. Maricopa County is designated as a Local Workforce Development Area under the federal WIOA. The County operates two (2) comprehensive Workforce Development One Stop Career Centers (Centers) under WIOA. The Centers provide employment-related services to job-seekers and employers in Maricopa County. The Centers provide services to job seekers such as workshops on job search and job retention skills, assessment tools for measuring interests, aptitude & skills, career exploration, vocational counseling, funding assistance for occupational skills training and job placement assistance. Resources such as computers, fax machines and copiers are available to assist in job search activities. The Centers hold job fairs for local employers recruiting employees to fill vacant positions. The Centers also provide transition assistance for local employers who experience a reduction in force and, therefore, must lay-off employees. The City will house a satellite office for the County. The services provided in the Resource Center will benefit job seekers and employers who cannot travel to access services in the County's Centers.

Objective Analysis:

This action will allow HSCV Department to continue to offer Workforce Development Services out of the Surprise Resource Center with a full time Workforce Development Coordinator, which will be employed by Maricopa County.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

The amended ISB addresses the anticipated expenditures for March 1, 2018 – June 30, 2018. The City shall compensate the County on a monthly basis for program service delivery. The total compensation amount shall not exceed \$9,325 for the period of March 1 – June 30, 2018. This change shall reduce the City's previously approved annual costs from \$41,741 to \$37,153, for a savings of \$4,589 for the fiscal year.

Budget Impact:

The FY2018 adopted budget includes appropriation in the amount of \$132,900 within the General Fund for professional and outside services. As authorized by Council Resolution #2017-41, unspent appropriation at the end of each fiscal year will be carried forward to the next fiscal year through FY2020 and will be included as part of each year's budget adoption process.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

Click to download

☐ [Res 2018-26 IGA Amd 1 Acceptance](#)

RESOLUTION # 2018-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR WORKFORCE DEVELOPMENT SERVICES.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreements with other governmental entities for the purposes set forth within;

WHEREAS, the City of Surprise and Maricopa County entered into an Intergovernmental Agreement on or about July 26, 2017, Resolution 2017-87; and

WHEREAS, the parties desire to amend the agreement in order to reduce the city's compensation share from 50% to 33% as indicated in the modified Itemized Service Budget, revise Section 3.0, and to revise Section 6.0 in the original agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. Amendment No. 1 to the Intergovernmental Agreement between the City of Surprise and Maricopa County, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

AMENDMENT NO. 1 TO INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY



AMENDMENT NO. 1
TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE



- I. Maricopa County (the “County”) by and through its Human Services Department (MCHSD), Arizona@Work Maricopa County Workforce Development, and the City of Surprise (the “City”) entered into a financial Intergovernmental Agreement (“Agreement”) on or about July 26, 2017. The Agreement initial term is July 1, 2017 through June 30, 2018 and may be extended for two (2) additional one (1) year terms. The City compensates the County for the shared cost associated with the delivery of workforce development services within the City’s Resource Center. The County and the City are collectively referred to herein as the “Parties” and individually as “Party.”
- II. The Parties wish to amend the Agreement as follows:
- A. The County shall add Community Services Block Grant (CSBG) activities and funds, Catalog of Federal Domestic Assistance (CFDA 93.569) administered by the MCHSD Community Services Division, to the Agreement. To this effect, the Agreement funding will be shared between Arizona@Work Maricopa County Workforce Development Division to match the value of 34%, Community Services Division to match the value of 33%, and the City of Surprise compensation will be reduced from 50% to 33% share of the cost of the Agreement.
 - B. Revise “Attachment A” Itemized Service Budget (ISB):
The amended ISB addresses the anticipated expenditures for the period of March 1, 2018 through June 30, 2018.
 1. Modify the hourly rate of the personnel FTE from \$22.72/hr to \$22.09/hr.
 2. Modify Indirect Cost Rate from 20.4% to 22.9%.
 3. Modify the City’s costs to a not exceed amount of **\$9,325** for the period of March 1, 2018 to June 30, 2018. The change in the funding costs, shall reduce the City’s previously approved costs from \$41,741 to \$37,153, a reduction of \$4,589 for the fiscal year.
 4. The Amendment is effective upon approval and signature by the Parties.
 - C. Revise Section 3.0 “Background” to add paragraph “3.4” as follows:
 - 3.4 Maricopa County is a designated Community Action Agency (CAA), administered by the Human Services Department Community Services Division (CSD). The Division serves low-income individuals and families in Maricopa County (excluding the cities of Phoenix, Mesa, and Glendale) under the Community Service Block Grant Reauthorization Act of 1998 (CSBG). The purpose of CSBG is to provide assistance to States and local communities working through a network of community action agencies and other neighborhood-based organizations, for the reduction of poverty, the revitalization of low-income communities, and the empowerment of low-income individuals and families to become fully self-sufficient.

- D. Revise Section 6.0, "Responsibilities of Organizations" Subsection 6.1 "The County will" add paragraph "f" as follows:
- f. Complete CSD's Programmatic Report - Results Oriented Management and Accountability (ROMA) report no later than the 10th business day after the end of each quarter of the fiscal year.

ROMA Reports shall be submitted to:
 Maricopa County Human Services Department, Community Services Division
 Laurie Ontiveros, Administrative Services Supervisor
 234 N Central Avenue, Phoenix, AZ 85004
ontiverosL@mail.maricopa.gov

- III. This Agreement is subject to A.R.S. §38-511. The foregoing paragraphs, contain all the changes made by this Amendment. All other terms and conditions of the original Agreement remain the same and in full force and effect as approved and amended.

IN WITNESS THEREOF, the Parties have signed this Agreement:

**FOR AND ON BEHALF OF CITY
OF SURPRISE:**

**FOR AND ON BEHALF OF MARICOPA
COUNTY:**

Chairman, Board of Supervisors

Date

Date

Attested to:

Attested to:

Clerk for the City Date

Fran McCarroll, Clerk of the Board Date

This Amendment has been reviewed by the undersigned legal counsel for the County and the City who have determined that it is in proper form and within the power and authority granted under the laws of the State of Arizona.

City Attorney Date

By: _____
Deputy County Attorney Date

ATTACHMENT A
Amendment #1

ITEMIZED SERVICE BUDGET

Effective Dates 3/1/2018 to 6/30/2018

CONTRACT SERVICE: Arizona@Work Workforce Development

<i>City of Surprise shared cost is 33% of FTE</i>	4-Month Agreement Cost	MCHSD Cost	City of Surprise Cost
Total Personnel - 1 FTE @ \$22.09/hr * 696 total hours	\$ 15,374.64	\$ 10,301.01	\$ 5,073.63
Total Employee Related Expenses - ¹ ERE = 19.15% + \$4,673.56	\$ 7,617.80	\$ 5,103.93	\$ 2,513.88
Total Indirect Cost - ² 22.9%	\$ 5,265.27	\$ 3,527.73	\$ 1,737.54
Subtotal	\$ 28,257.71	\$ 18,932.67	\$ 9,325.05
Total Cost for 4-Month for the City of Surprise			\$ 9,325.05

¹ Based on 2017 FICA, Retirement, Unemployment Compensation, Worker's Compensation, Liability Insurance, Health/Dental/Life Insurance, and Dependent Care Assistance

² Maricopa County Indirect Rate as allowed by OMB Circular A-87 Attachment E



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date: February 20, 2018 Contact Person: Lindsey Duncan, Finance Dept.
Submitting Department: Finance Dept District: Citywide
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of Fiscal Year 2018 Capital and Operating List Items over \$50,000 by an additional \$7,300 for the inclusion of 457 compensation plan consulting services with health care consulting cost; Resolution #2018-28.

Motion:

I move to approve Resolution # 2018-28.

Background:

Council approved, Reference #18021, Employee Benefits Consulting for \$90,000 on the Fiscal Year 2018 Capital and Operating List Items Over \$50,000. The 457 compensation plan consulting services are now being completed by the same vendor requiring an increase to Reference # 18021.

Objective Analysis:

This is a request to amend the list with no impact to the budget.

Policy Compliant:

This action is consistent with City and Council Policy

Financial Impact:

The total cost associated with the benefit consulting contract is \$14,600. The cost is an ongoing expense and could vary from year to year.

Budget Impact:

Along with the FY2018 adopted budget, Council approved Reference #18021 Employee Benefits Consulting for \$90,000 on Fiscal Year 2018 Capital and Operating List of items over \$50,000. Approval of this item will increase the amount by \$7,300 to \$97,300. The funding for this item is budgeted within the Finance Department's General Fund services budget.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

Click to download

☐ [Res 2018-28 Amending 50k 457 Compenstation final](#)

RESOLUTION # 2018-28

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY INCREASING THE EMPLOYEE BENEFITS ITEM TO \$97,300.

WHEREAS, the FY2018 budget was adopted including funding for the 457 compensation plan;

WHEREAS, the 457 compensation plan costs have been added to the employee benefit consulting contract;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2017-64 on June 6, 2017; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-28
Exhibit A

1. List of Operating Items Over \$50,000 – Council approved \$90,000 for the purpose of Employee Benefits Consulting included on the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000. This amount was based on health care consulting cost and now includes 457 compensation plan consulting services.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
18021	Employee Benefits Consulting	\$90,000	\$7,300	\$97,300



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 20, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the minutes of the Special City Council Meeting of January 23, 2018 and the Regular City Council Work Session and Regular City Council Meeting of February 6, 2018.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [Minutes](#)
- ☐ [Minutes](#)
- ☐ [Minutes](#)

CITY OF SURPRISE
Regular City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 6, 2018 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, February 6, 2018**. Also in attendance with Mayor Wolcott were Council Member Winters, Council Member Duffy, Council Member Hall, and District 2 (Vacant).

Staff City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City
Present: Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call to the Public

Regular Agenda Item - Non-Public Hearing

1 – Discussion and presentation pertaining to the first phase of feasibility findings of the Surprise-Canada Cross-Border Healthcare. Presented by Taskforce Co-Chairs: Economic Development Director Jeanine Jerkovic and Kealey & Associates CEO Marc Kealey - NO ACTION

Economic Development Director, Jeanine Jerkovic gave a powerpoint presentation regarding this item.

No council questions or comments.

2 – Discussion pertaining to recommendations to honor the city's late Community and Recreations Services (CRS) Director Mark A. Coronado - NO ACTION

Regular City Council Work Session Minutes – February 6, 2018 – Page 2

ACM, Michael Frazier opened the presentation and introduced the family of Mark Coronado, then turned over the presentation to CRS Chair, Wayne Turner.

Mike Gent, Public Works Director clarified a few of the recommendations. #1 - changing the street name, there is already a street called Coronado Street in the City.

Council Member Hall - I like the combination of the Mark Coronado Park and the stadium seats. He built the stadium and all of the programs he put together for the kids. The park would be a great recognition and the stadium seats would place an imprint on the stadium.

Council Member Tande - Bullard ceremonial, what about the side street next to admin building, is this a possibility?

Vice Mayor Remley - When you talk about the seats in the stadium, each game that would be played there, he would receive recognition every game.

In closing, ACM Frazier commented that they gave Council 3 recommendations to consider and that it would come back for a vote.

3 – Discussion and presentation pertaining to the fiscal year 2019 budget - NO ACTION

Finance Director, Lindsey Duncan gave a detailed presentation on the fiscal year 2019 budget.

Budget Framework
Comprehensive Financial Management Policies
Budget process per month and activity
Sources - Revenues and Transfers In
Revenues - Franchise Fees/Licenses - 60 day process
Uses - Contingency

Council Member Tande - Questioned the billion dollar amount discussed in the presentation.

Vice Mayor Remley - Questioned the Debt Service 7.9M.

Ms. Duncan - This issuance is paying for the South treatment plant.

Regular City Council Work Session Minutes – February 6, 2018 – Page 3

Council Member Tande - 40% public safety, property tax is about even, lines up with covering public safety.

Mayor Wolcott - Review the revenue pie chart. What I am concerned about is how do we go about generating and growing revenues with not just roof tops. To me, this is about focusing in on business and revenue sales tax. New business locates to continue to provide top level services.

4 – Discussion and presentation regarding homelessness within the City of Surprise - NO ACTION

Police Chief, Terry Young gave a powerpoint presentation regarding this item.

Our recent homeless count came in at 39, it includes a dozen around the City in County boundaries.

Scope - growth of homelessness around the City.

Related concerns

Current Response and Outreach

Proposed Solutions Moving Forward - Include pros and cons

Seth Dyson gave an overview of the potential causes for homelessness. Training session in March for residents to find out what they can do if they find someone that is homeless.

Harold Brady, Police Department - Discuss current laws and cases.

CRS Director, Donna Miller gave an overview of park rules/Ramadas, etc.

Mr. Brady, Anti-camping ordinance. May be one of the best approaches for us to explore.

Chief Young commented that we are able to react with the homeless in our Community. Many are homeless by choice and do not want services. Time limits and restrictions for ramada use, may be some drawbacks to this.

Mayor Wolcott - Regional approach, many cities are looking at this issue as well.

Council Member Hall - The Salvation Army outreach for the homeless last year, what was the head count and how many accepted shelter. 194 at one day event, majority came from outside of Surprise.

Regular City Council Work Session Minutes – February 6, 2018 – Page 4

Vice Mayor Remley - Thanked all of the staff that have worked on this, traveling to Long Beach for a conference. I think we are way ahead of this.

Council Member Duffy - Your departments work is outstanding, this is a delicate issue. We are a City with a heart, and that includes everyone. Everyone has a story, there is a reason why they are homeless.

Council Member Winters - Great work Seth, I hear compassion from Chief Young's voice. I understand the residents don't like to be bothered but need to handle this delicately. It's a very tough situation.

Executive Session

Adjournment

Council Member Hall made the motion to adjourn the Regular City Council Work Session of February 6, 2018 at 6:14 PM. Vice Mayor Remley seconded the motion. Six yes votes, one vacancy (D-2), motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, February 6, 2018.**

Sherry Ann Aguilar, City Clerk

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 6, 2018 @ 06:23 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:23 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, February 6, 2018**. Also in attendance with Mayor Wolcott were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy, Council Member Tande, and Council Member Hall.

Staff City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City
Present: Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

A proclamation designating Surprise as a Golden Rule City.

City Manager Wingenroth conducted a power point presentation on the National Citizens Survey.

Student acknowledgements - Canyon Ridge School

City Manager Report

City Attorney Report

City Clerk Report

The City Clerk will conduct the Ceremonial Oath of Office for Vice-Mayor Ken Remley - NO ACTION

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

Consideration and action to appoint an applicant to fill the vacancy for District 2 through December 2018. The City Clerk will issue the Oath of Office immediately following the appointment - NANCY HAYDEN WAS SELECTED

Council Member Tande nominated Nancy Hayden.

Council Member Winters nominated Alyson Cline.

Council Member Duffy nominated Glenn Stark

Public comments:

Rachel Villanueva - Surprise has majority vote. This concern comes up all of the time.

City Clerk Aguilar read the votes:

Nancy Hayden - Mayor Wolcott, Vice Mayor Remley and Council Member Tande.

Alyson Cline - Council Member Winters and Council Member Hall

Glenn Stark - Council Member Duffy

City Attorney Wingo announced that they did not have a majority vote.

Re-vote:

Nancy Hayden - Mayor Wolcott, Vice Mayor Remley, Council Member Tande and Council Member Duffy.

Alyson Cline - Council Member Winters and Council Member Hall.

City Clerk Aguilar administered the Oath of Office for newly selected Council Member Nancy Hayden.

Consideration and action to appoint Krista Watson to fill the vacancy on the Disability Advisory Commission with a term expiration of June 30, 2019 and Connie Bowers to fill the resident vacancy on the Audit Committee with a term expiration of June 30, 2020 - APPROVED

Vice Mayor Tande made the motion to approve filling the vacancies. Council Member Tande seconded the motion. Seven yes votes, motion carried.

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

Call to the Public

Ted Eastman - Transit

Consent Agenda

1 – Consideration and action on the Regular City Council Work Session, Regular City Council Meeting and Executives Session minutes of January 16, 2018 - APPROVED

2 – Consideration and action to approve a request by Andrea Lewkowitz (Agent) for a Series 06 (New License/Corporation) for AMC Surprise Pointe 14, located at 13649 N. Litchfield Road, Surprise, AZ. 85379 (License #06073627) - APPROVED

3 – Consideration and action pertaining to amending the Fiscal Year 2018 Budget by reallocating appropriations \$10,800 within the General Fund and \$327,100 within Grants Fund to facilitate the acceptance of Victims of Crime Act (VOCA) grant funds in the amount of \$327,079 over three years to fund the City Attorney's Office Victim Services Program; Resolution # 2018-16 - APPROVED

4 – Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 Budget by reallocating appropriations of \$145,200 from contingency within the Grants Fund to the 2017 Home Project and approving an Amended Intergovernmental Agreement with Maricopa County for extension of the 2016 HOME contract deadline to September 30, 2019 and accepting additional funds of \$145,126; Resolution # 2018-10 - APPROVED

5 – Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 Budget by reallocating appropriations of \$19,100 from Fire Department General Fund to Fleet General Fund for continued vehicle maintenance costs; Resolution # 2018-15 - APPROVED

6 – Consideration and action pertaining to an amendment to the Fiscal Year 2018 Budget Capital and Operating List of items over \$50,000 by increasing the City of Glendale GRPSTC contract to \$103,500; Resolution # 2018-18 - APPROVED

7 – Consideration and action to grant a Utility Easement to APS at the Ashton Ranch well site located along Bullard Avenue - APPROVED

Council Member Hall made the motion to approve the consent agenda. Vice Mayor Remley seconded the motion. Seven yes votes, motion carried.

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

Regular Agenda Item - Public Hearing

8 – Consideration and action pertaining to approval of a Preliminary Plat for Austin Ranch East dated November 11, 2017, a property generally located on the southwestern corner of Pinnacle Peak Road and 175th Avenue within the Austin Ranch Planned Area Development (PAD) - APPROVED

City Planner Hobart Wingard reported on this item.

Council Member Hall - conditions - traffic impact analysis, inquired about Williams.

Council Member Winters - increase in open space. How much improvement on Deer Valley Road?

Vice Mayor Remley - traffic circulation, green space in center of project, park and parking.

No public comments were made.

Council Member Winters made the motion to approve the Preliminary Plat for Austin Ranch East. Council Member Hall seconded the motion. Seven yes votes, motion carried.

9 – Consideration and action pertaining to an amendment to the Surprise Citywide Comprehensive Fee Schedule regarding locating Wireless Facilities in the ROW; Resolution # 2018-14 - APPROVED

City Planner, Hobart Wingard reported on wireless facilities in the ROW.

Council Member Hall - good job on this.

No public comments were made.

Council Member Hall made the motion to approve Resolution 2018-14. Council Member Tande seconded the motion. Seven yes votes, motion carried.

10 – Consideration and action pertaining to approval of a Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs; Ordinance # 2018-04 - POSTPONED TO MARCH 6, 2018 REGULAR COUNCIL MEETING

City Planner, Robert Kuhfuss reported on this item.

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

Vice Mayor Remley - Any input from the Chamber on billboards? Did you have any requests from any businesses in Surprise to have billboards.

Vice Mayor Remley - Was there staff interest in billboards?

Mayor Wolcott - This has been an intense process, the planning & zoning commission made a recommendation to the Council, ultimately it is up to us to make the final decision.

Council Member Winters - 1 side, static side, is there a place for a static ad on the static side? Opportunity for electronic messaging on the other side. It would not necessarily be blank.

Council Member Duffy - Asked if any residents were opposed to these?

Council Member Hall - I like the approach of the billboards, but I think the final decision should be with the City Council for Conditional Use Permits.

Mayor Wolcott - I am very appreciative of what the planning commission did to sort out the majority of issues in the bulk of the sign code. I object to a ban on signs, I am with Peoria. We have a lot of land to develop, we can't control messaging anymore.

Council Member Hall - There are a few businesses in this City that has no visibility, some have no anchors, they are hidden and we have nothing in our sign code that addresses this and how do we help these people.

Public Comments:

Rhett Cooney - Boulevard Media, local operator.

Liz Recchia - Asked for specific zoning, read aloud her requests.

Doc Sullivan - I was on Council that prohibited billboard signs. It will cause blight in our City. Artie Moreno, he started the billboard sign industry, billionaire. Not in my City. I know you can't say open house sign or realty signs, there was a realtor having an open house, had 45 signs 10 feet apart. That realtor has caused problems for the other realtors.

Michelle Alesky - Clarify that Council mentioned my business, my business has been on the sign, I will be closing my business, the summer killed my business. The only thing that helped me were the A-Frame signs.

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

James Carpenter - sign association, commend staff, most complex and challenging task by far for regulation. One recommendation to support local business, section 113-11, electronic message center of the code. I am here on behalf of the sign industry, but the real benefactor is the business every day.

Chumita Frazer - Sign association since 1980 and sign industry. The signage for the small property owners, Class 5 sign, being increased to 32 sq. ft., 8 foot high. This is a very small area, temporary sign.

Frank Cruz - Billboard company owner - Understands you either love them or hate them, lots of data highly in favor of electronic advertisement. 303 corridor advertising missing, missing children, criminal activity, amber alerts at a moment's notice.

Mayor Wolcott - Temporary signs class 2 - an option. Question about section 113 - signs that are over 20 years old.

Mayor Wolcott - Architectural embellishments.

Council Member Tande - I would like to make sure we have the next step of finality. Amendment language.

Mr. Fitzer - We brought 3 separate items before Planning & Zoning with options.

Council Member Hall made the motion to postpone Ordinance 2018-04 to March 6, 2018 Regular City Council Meeting. Vice Mayor Remley seconded the motion. Seven yes votes, motion carried.

Regular Agenda Item - Non-Public Hearing

11 – Discussion pertaining to the fiscal year 2017 annual audit and Comprehensive Annual Financial Report, and associated reports - NO ACTION

Finance Director, Lindsey Duncan reported on the 2017 Annual Audit and Comprehensive Financial Report.

12 – Consideration and action pertaining to acceptance of a Special Warranty Deed from Surprise Center Development Company, LLC for conveyance of Real Property; Resolution # 2018-24 - APPROVED

Community Development Director, Eric Fitzer reported on this item.

Mayor Wolcott - Will the drainage be captured for reuse?

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

We are looking at all options at this point. Appreciate that we are at the phase to assist Ottawa on this project.

Council Member Winters - We have a university, it's growing and it has been a great experience on both sides.

City Attorney Wingo - On the record, when the original settlement and compromise agreement in 2016, we included a sample deed to convey this property. Since then we have been able to reconfigure the legal description. there is a nominal change.

Other Business

Council Member Winters - Autonomous vehicles

Mayor/Council Report

Mayor and Council reported on the events/meetings that they attended.

Executive Session

Adjournment

Council Member Hall made the motion to adjourn the Regular City Council Meeting of February 6, 2018 at 9:27 PM. Council Member Tande seconded the motion. Seven yes votes, motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

Regular City Council Meeting Minutes – February 6, 2018 – Page 2

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, February 6, 2018**.

Sherry Ann Aguilar, City Clerk

CITY OF SURPRISE
Special City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, January 23, 2018 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Special City Council Meeting** to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, January 23, 2018**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Duffy, Council Member Hall, Council Member Remley (excused), and District 2 - vacant.

Staff City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City
Present: Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call to the Public

Regular Agenda Item - Public Hearing

1 – PUBLIC HEARING - Interviews will take place for the applicants that filed an application for the District 2 Council vacancy. Applicants are as follows: Nancy Hayden, Alyson Cline, Robert Estep, Susan deJong, Wendell V. Fountain and Glenn L. Stark. (Interviews will be conducted in this order) - NO ACTION

Nancy Hayden - Gave an overview of why she wants to serve on Council.

Mayor Wolcott opened up to Council questions.

Council Member Hall - What do you believe are the 3 greatest challenges for the City?

Lack of participation by residents, become active and be part of our City's growth. Two others, with our growth, try and resolve issues with our residents and City Hall.

Special City Council Meeting Minutes – January 23, 2018 – Page 2

Council Member Winters - 2018/2019 budget - Have the funds that we need to do all that we need to do.

Council Member Duffy - This position requires a lot of time and energy, it's not part time. Will this be an issue?

I have all the time in the world, this is what I want to do.

Vice Mayor Tande - I have two questions, please discuss two or three initiatives or policies. What have we done right?

You got the bond passed, that was a lot of work. 2) New board members, cohesiveness on Council now, very important. I really enjoy all of you, you have good hearts and have the City's best interest at heart. I want to get the Downtown built.

Mayor Wolcott - I thank you for applying and appreciate your enthusiasm. You know what it's like being on the inside and how important the work is that we do at the City. Currently there is a bill in front of the legislature, to reveal what party you are registered as. What are your thoughts about this?

I think it hurts the growth of the City, if we are labeled with parties, most people will not even talk to you.

Alyson Cline - Gave an overview of qualifications and reasons for wanting to serve.

Council Member Hall - Thank you for applying. I have a lot of respect for people that step forward. What do you think are the 3 greatest challenges and for the City as a whole?

Part of District 2 in Traditions and Bell West Ranch, bringing all of these communities together. SC Grand doesn't have a whole lot of issues, not sure about the other communities.

Council Member Hall - How about the City?

Education levels and test scores in the City schools very low and are unacceptable. School to work program, getting our youth employment in our communities, intern programs, etc. Bringing the entire City together, Relay for Life was a signature event for us.

Council Member Winters - Budget - What do you believe are the most significant challenges of the 2018/19 budget?

Special City Council Meeting Minutes – January 23, 2018 – Page 3

New library and Police station, needs to be finished. Block grants such as District 4, positive input with the districts of what they need and how can we make it better. Look at the redevelopment areas.

Council Member Duffy - You are one of the busiest person's I have ever met, as busy as you are, how do you plan to balance this?

I have retired from coaching, use to work 75 hours a week, I am making priorities and adjusting my schedules.

Vice Mayor Tande - 3 Projects/Policies?

See more of what we are doing in District 4 done in other areas of the City. Public Transportation issues, was on DAC and had these discussions many times. Would be the 2nd priority that I would like to address. Working with Dysart schools to see how we can do a better job in collaboration, anything that has to do with education. Chamber of Commerce, I am a business girl, I understand business and how we can bring people to our community.

Mayor Wolcott - Legislative issues every year. Bill to disclose your party identity, how do you think a partisan identity would impact you to do your job.

I Filed as an Independent, because I don't think that anyone has a right to know what party to represent.

Robert Estep - Gave an overview of qualifications and reasons for wanting to be on the City Council.

Council Member Hall - Thank you for throwing your hat in the ring, it takes courage. What are your 3 main challenges about District 2?

Why they moved here, what are they looking for in the City, what type of events. Bringing residents together, staying in contact with them.

Council Member Hall - What 3 challenges for the City?

Lacking entertainment to bring people into our area, need to expand to a convention hall, concerts, shows, programs, etc., to keep them here instead of going to Phoenix, Tempe and other Cities. Organize a plan for a true Downtown. We are losing a lot of people going out of the City to shop. Three, on our way to provide quality education to our youth, so they don't have to leave the City.

Council Member Winters - Budget challenges and concerns?
Special City Council Meeting Minutes – January 23, 2018 – Page 4

Getting the downtown up and running and organizing, need to draw people here. New people coming here do not know where the downtown area is.

Council Member Duffy - Thank you for doing this, I know it is not easy. This position does take a lot of time with residents and staff, almost daily.

That is not a problem for me that would be my first priority.

Vice Mayor Tande - Thank you for applying. Please discuss 2 to 3 policies by the Council that you think would be beneficial?

Mayor Wolcott - Legislature question - Partisan elections, your thoughts on this?

I think this would slow things down.

Susan deJong - Gave an overview of her qualifications and reasons for wanting to serve on the City Council.

Council Member Hall - 3 challenges question.

Concern on property taxes in the City, speeding on streets in District, Bell West Ranch would like to have signs within their community; SC Grand we have electric street signs. Transportation is a big issue for a lot of residents citywide.

Council Member Winters - 2018/19 budget challenges?

Property taxes are staying the same, we have to find ways to get more money into the City to pay for other things we need. Revenues are up, so we have to find ways to get money into the City perhaps through Tourism, bring more businesses, create more jobs. Obviously we are not raising salaries.

Council Member Duffy - Time commitments for this job - Are you willing to give your energy to City staff and residents? How will you balance?

I absolutely can and will give the time. I would not be doing to Arts Commission if I did this. I would give that time plus more to do this.

Vice Mayor Tande - Challenges?

City working on master plans and issue to purchase the water company is very beneficial to the City.

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Mayor Wolcott - Legislature bill on partisan elections - I would be representing the people of Surprise, not by party affiliation. Local politics are a whole different thing.

Wendell Fountain - Gave an overview of qualifications and reasons of why he wants to serve on Council.

Council Member Hall - Thank you for stepping up and putting your hat in the ring. I know you care about the city and this is the reason you are doing this. Specific to District 2 as a challenge?

More than likely related to actual traffic patterns, rapid transit is a big challenge, can't solve quickly, need patience.

Council Member Winters - Budget question

This place is easy compared to other states, but still need to be dealt with. Need to look out for large pieces of parcels, and how will they be developed.

Council Member Duffy - Time commitments for this job?

Teaching at Grand Canyon University, but I will see if I will continue that, I don't know. I have lots of discretionary time, I spend an enormous amount of time writing and can do this at my leisure. When I was on the board we were really busy, sometime we had 3 board meetings per week.

Vice Mayor Tande - 2 part question, discuss 2 or 3 initiatives or policies beneficial to the City, and 2 or 3 policies the City could do more on or the City could champion.

Transportation is a really big deal, going to take patience. Raw land development, what is the nature purpose? Is it going to bring a nice balance?

Mayor Wolcott - Legislative bill - Partisan bill, what are your thoughts on this?

I personally feel if we can stay in a non-partisan way it will be healthier for us, we are divided enough and we don't need this.

Glenn Stark - Gave an overview of qualifications and reasons for wanting to serve on City Council.

Council Member Hall - Thank you for applying and thank you for your service to our country. 2 part question, 3 greatest challenges for District 2 and 3 greatest challenges

for the City?

Special City Council Meeting Minutes – January 23, 2018 – Page 6

Not much room to grow in District 2, want people to stay in Surprise, how do we maintain our communities, good job now with HOA's, Surprise is general, we have room to grow but it needs to be done in the right way. We need to have the growth in check, but controls. Other challenges in the District, I need to get out and talk to people before I can say what the issues are. The biggest City issue is traffic, do we need to look at public transportation systems.

Council Member Winters - Challenges with 2018/2019 budget?

I have not looked at the budget, however there are things I would like to see. Police and fire equipment, training, infrastructure, roads, water, etc.

Council Member Duffy - Time commitments - Very active candidates that are applying.

Busy schedule but understands the time commitment and no issues.

Vice Mayor Tande - discuss 2 to 3 policy issues

Initiatives, I haven't spent as much time as I should have, new public safety facilities being built, taking over the water in Surprise, passport office very beneficial, I send people here all the time. Most people are complaining, I say got up and get involved, let the Council know what your issues are.

Mayor Wolcott - Legislative bill - partisan - what are your thoughts on this?

I don't think it would impact that much, there are no straight lines anymore, a little bit of everything. I wouldn't mind it.

Public Comments:

Carol Woodard - Spoke on behalf of her husband, Mike Woodard to support Alyson Cline for District 2 Council. Speaking for myself, I was impressed with my first meeting with Aly Cline at the Relay of Life Meeting. Very supportive and a great listener.

Galen Miler - Spoke in support of Wendell Fountain for District 2 councilmember. The Fountains did their research before moving here and did his research on the history of Surprise. Wendell has already found some consistency on District 2 on the many issues that the residents.

Stephen DeSena - Spoke in support of Nancy Hayden, she is the only one in this whole

group that has had an internship on what you do as a Councilmember from her husband. She did enormous amounts of work with her husband in the

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communities. She knows how the sausage is made, she knows how to jump in and swim. She has more internal; and core values for the job and the mission than the other people. She's been there and done that and she has worked with all of you people.

Executive Session

Adjournment

Vice Mayor Tande made the motion to adjourn the Special City Council Meeting of January 23, 2018 at 6:10 PM. Council Member Hall seconded the motion. Five yes votes, one excused (Remley), one vacancy (D2), motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Tuesday, January 23, 2018.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Philip Johnson, Commander
Submitting Department:	Police	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to accept the Arizona Department of Public Safety Victims of Crime Act (VOCA) Victim's Assistance Grant in the amount of \$368, 286 and amending the FY2018 budget by reallocating appropriations of \$5,900 within the General Fund for personnel services and \$368,900 within Grants Contingency; Resolution #2018-21.

Motion:

I move to approve Resolution #2018-21.

Background:

The Police Department has been awarded federal grant funding in the amount of \$368,236 over a three-year performance period for salary expenses of the Department's Victim Assistance Program coordinator, a part-time (.7 FTE) victim advocate, and training, phones and computer equipment for Victim Assistance Program employees and volunteers. Services covered by the grant and provided by the Victim Assistance Unit include (1) response to emotional and physical needs [healing] of crime victims; (2) assist primary and secondary victims of crime to stabilize [restitution/economic re-stabilization] their lives after a victimization; (3) assist victims to understand and participate in the criminal justice system; and (4) provide victims of crime with a measure of safety and security. The grant also provides for training, phones and computer equipment for employees and volunteers of the Victims Assistance Unit.

Objective Analysis:

The grant pays a portion of the salaries of the current victim advocate coordinator and one part-time victim advocate and provides funding for training, phones and computer equipment for employees and volunteers within the Victim Assistance Unit.

Policy Compliant:

This request is consistent with the City and Council policy and practice of supplementing the general fund budget through use of grant funds when reasonable to do so.

Financial Impact:

The grant agreement requires the City to provide matching funds in the amount of \$5,774 in FY2018 plus a \$17,100 in-kind match; \$7,634 in FY2019 plus a \$22,800 in-kind match; \$8,165 in FY2020 plus a \$22,800 in-kind match, and \$2,087 in FY2021 plus a \$5,700 in-kind match resulting in a total project budget of \$460,296.

Budget Impact:

This grant award was not received in time to be included in the FY2018 Adopted Budget necessitating this budget amendment. The funding will be used to continue to support one full-time position and one part-time position along with 10 additional hours per week for the part-time position within the Surprise Police Department Victim Assistance Program in FY2018, FY2019, FY2020 and FY2021 budget cycles. Any unspent grant funding will be carried over from year to year and match funding will be identified as part of the annual budget process.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [FFY2018-2020 VOCA Grant](#)
 - ☐ [Resolution 2018-21](#)
-

ARIZONA DEPARTMENT OF PUBLIC SAFETY
VICTIMS OF CRIME ACT (VOCA) VICTIM ASSISTANCE GRANT PROGRAM
FEDERAL GRANT# 2015-VA-GX-0032
CFDA #16.575
SUBGRANT AWARD AGREEMENT

SUBRECIPIENT

AGENCY: City of Surprise Police Department
ADDRESS: 14250 W. Statler Plaza #103
CITY: Surprise STATE: Arizona ZIP: 85374-7481

PROJECT TITLE: Victim Services - Surprise Police Department

AWARD AMOUNT: \$368,236

REQUIRED MATCH (NON-FEDERAL SOURCE): \$92,060

PROJECT PERIOD: 10/01/2017 to 09/30/2020

PROJECT PURPOSE: To provide assistance to victims of crime.

This agreement is made under the authority of the Victims of Crime Act of 1984, U.S. Code, Title 34, Subtitle II, Chapter 201, Subchapter I, § 20101, et seq. as amended.

The purpose of this agreement shall be to award Victims of Crime Act (VOCA) Assistance funds to the subrecipient to provide services to victims of crime as authorized by the Victims of Crime Act. Awards may be supplemented by other federal, state, local, and private funds. Subrecipient's agreement or amended agreement(s) is incorporated by reference into this Subgrant Award Agreement.

This award is subject to agreement by the subrecipient, including any DPS VOCA funded positions and their immediate supervisors, to conform to the provisions of the Victims of Crime Act of 1984; the DPS VOCA victim assistance grant program guidelines; the subrecipient's application; the most recent version of the general conditions, which are incorporated here by reference, and certifications; the most recent version of the Department of Justice Grants Financial Guide; the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 CFR Part 200 and supplemented by the Department of Justice in 2 CFR Part 2800 (together, the "Part 200 Uniform Requirements"); Executive Order 12372; and 28 CFR pts. 66 and 70, all of which are incorporated by reference as if fully stated herein.

Subrecipients, and all their contractors, will comply with all lawful requirements imposed by the awarding agency, specifically including any applicable regulations, such as 28 CFR pts. 18, 22, 23, 30, 35, 38 (as amended on May 4, 2016), 42, 61 Appendix D, and 63, and the award term in 2 CFR § 175.15 (b); section 106 of the National Historic Preservation Act of 1966 (16 USC § 470); Executive Order 11593; the Archaeological and Historical Preservation Act of 1974 (16 USC § 469 a-1 et seq.); the National Environmental Policy Act of 1969 (42 USC § 4321); and any applicable statutorily-imposed nondiscrimination requirements, which may include Title VI of the Civil Rights Act of 1964, as amended, (42 USC § 2000d and 28 CFR § 42.101 et seq.); the Indian Civil Rights Act (25 USC §§ 1301-1303); Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 and 28 CFR § 42.501 et seq.); the Age Discrimination Act of 1975 (42 USC § 6101-07 and 28 CFR § 42.700 et seq.); Title IX of the Education Amendments of 1972 (20 USC § 1681, 1683, 1685-86 and 28 CFR pt. 54); the Omnibus Crime Control and Safe Streets Act of 1968 (42 USC § 3789d(c) and 28 CFR § 42.201 et seq.); the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, (42 USC § 5672(b)); Section 1407 of the Victims of Crime Act of 1984 (42 USC § 10604(e)); Title II of the Americans with Disabilities Act of 1990 (42 USC §

12131-34 and 28 CFR pt. 35); and Partnerships with Faith-Based and Other Neighborhood Organizations (28 CFR pt. 38 and Executive Order 13279); Executive Order 13559; and State Executive Order No. 2009-09. The above referenced federal and state laws prohibit discrimination on the basis of race, color, religion, sex, disability, and national origin (including limited English proficiency) in the delivery of services and employment practices, and prohibit discrimination on the basis of age in the delivery of services.

Governmental entities will comply with the requirements of Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 USC § 4601 et seq.), and 5 USC §§ 1501-08 and §§ 7324-28 which limit certain political activities of State and local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

The Arizona Department of Public Safety agrees to pay the subrecipient the AWARD AMOUNT in the below shown sums per periods listed:

Approved Budget

Federal VOCA Amount

Budget line items	10/1/2017 - 9/30/2018	10/1/2018 - 9/30/2019	10/1/2019 - 9/30/2020	Total
Personnel - Salary	\$88,421	\$91,074	\$93,806	\$273,301
Personnel - Fringe Benefits	\$23,143	\$24,156	\$24,376	\$71,675
Contractual Services	\$0	\$0	\$0	\$0
Mileage	\$0	\$0	\$0	\$0
Training	\$5,000	\$5,000	\$5,000	\$15,000
Capital Equipment	\$0	\$0	\$0	\$0
Other Expenses	\$5,428	\$1,416	\$1,416	\$8,260
Total	\$121,992	\$121,646	\$124,598	\$368,236

Match Amount

Budget line items	10/1/2017 - 9/30/2018	10/1/2018 - 9/30/2019	10/1/2019 - 9/30/2020	Total
Personnel - Salary	\$2,873	\$2,926	\$3,049	\$8,848
Personnel - Fringe Benefits	\$4,825	\$4,686	\$5,301	\$14,812
Volunteers	\$22,800	\$22,800	\$22,800	\$68,400
Contractual Services	\$0	\$0	\$0	\$0
Mileage	\$0	\$0	\$0	\$0
Training	\$0	\$0	\$0	\$0
Capital Equipment	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0
Match Waiver	\$0	\$0	\$0	\$0
Total	\$30,498	\$30,412	\$31,150	\$92,060

For the Arizona Department of Public Safety:

Frank L. Milstead, Colonel
Director
Arizona Department of Public Safety

Date

For the Subrecipient:

Authorizing Official:

Terry Young

Date

Approved as to form:

Attorney for Subrecipient (optional)

ARIZONA DEPARTMENT OF PUBLIC SAFETY
VICTIMS OF CRIME ACT (VOCA) VICTIM ASSISTANCE GRANT PROGRAM
SUBGRANT AWARD AGREEMENT

General Conditions

- 1.0 Definition of Terms.** As used in this subgrant award agreement, the terms listed below are defined as follows:
- 1.1 “Agreement” means a written online Request for Grant Application (RFGA) approved by the Arizona Department of Public Safety.
- 1.2 “Agreement Amendment” means a written online document requested by the subrecipient agency for the purpose of making changes in the agreement and approved by the Arizona Department of Public Safety.
- 1.3 “Application” means a written online Request for Grant Application (RFGA).
- 1.4 “Days” means calendar days unless otherwise specified.
- 1.5 “Direct Service” means supportive services provided through direct contact with a victim in-person, by phone or hotline, or by email.
- 1.6 “Director” means the Director of the Arizona Department of Public Safety, or his/her designee, who is duly authorized by the State to enter into grant agreements and make written determinations with respect to those agreements.
- 1.7 “DPS” means the Arizona Department of Public Safety.
- 1.8 “Grant” means the furnishing of financial or other assistance, including state or federal grant funds, by the Department of Public Safety to any person for the purpose of supporting or stimulating educational, cultural, social or economic quality of life.
- 1.9 “Gratuity” means a payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is received.
- 1.10 “Match” means additional resources (cash or in-kind) provided by the subrecipient to support the DPS VOCA funded project. Cash match shall be from a non-Federal source.
- 1.11 “Project” means activities and services supported by Victims of Crime Act (VOCA) funds plus required match, relating to this subgrant award agreement only.
- 1.12 “Services” means the furnishing of labor, time or effort by a subrecipient which does not involve the delivery of a specific end product other than required reports and performance. Allowable services include those efforts that (1) respond to the emotional and physical needs [healing] of crime victims; (2) assist primary and secondary victims of crime to stabilize [restitution/economic restabilization] their lives after a victimization; (3) assist

victims to understand and participate in the criminal [justice] system; and (4) provide victims of crime with a measure of [safety] and security.

- 1.13 "State" means the State of Arizona and Department or Agency of the State that executes the subgrant award agreement.
- 1.14 "Subgrant award agreement" means a written signed agreement between the Arizona Department of Public Safety and the grant recipient for the award of DPS VOCA funds.
- 1.15 "Subrecipient" means the legal entity to which a subaward is made and which is accountable to DPS for the use of the funds provided.
- 1.16 "VOCA" means Victims of Crime Act of 1984, as amended, 42 U.S.C. § 10601, et seq.

2.0 Subgrant award agreement interpretation.

- 2.1 Arizona Law. Arizona law applies to this grant award agreement, including the Solicitation and Award of Grants, Arizona Revised Statutes (A.R.S.) Title 41, Chapter 24, and its implementing rules.
- 2.2 Subgrant Award Agreement Order of Precedence. In the event of a conflict in the provisions of the subgrant award agreement, the following shall prevail in the order set forth below:
 - 2.2.1 Special Conditions;
 - 2.2.2 General Conditions;
 - 2.2.3 DPS / VOCA Guidelines;
 - 2.2.4 Federal VOCA Guidelines; DOJ Grants Financial Guide; and Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 CFR Part 200.
- 2.3 Relationship of parties. The subrecipient under this subgrant award agreement is an independent subrecipient. Neither party to this subgrant award agreement shall be deemed to be the employee or agent of the other party to the subgrant award agreement.
- 2.4 Severability. The provisions of this subgrant award agreement are severable. Any condition deemed illegal or invalid shall not affect any other condition of the subgrant award agreement.
- 2.5 No parole evidence. This subgrant award agreement is intended by the parties as a final and complete expression of their agreement. No prior dealings between the parties shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding.
- 2.6 No waiver. Either party's failure to insist on strict performance of any condition of the subgrant award agreement shall not be deemed a waiver of that condition even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.

3.0 Subgrant award agreement administration and operation.

- 3.1 Non-Discrimination. The subrecipient shall comply with State Executive Order No. 2009-09 and all other applicable Federal and State laws, rules and regulations related to the prohibition against discrimination, including Title VI of the Civil Rights Act of 1964, as amended, the Indian Civil Rights Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title IX of the Education Amendments of 1972, the Omnibus Crime Control and Safe Streets Act of 1968, the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, the Victims of Crime Act of 1984, the Americans with Disabilities Act of 1990, Department of Justice implementing regulations and Partnerships with Faith-Based and Other Neighborhood Organizations.

If in the three years prior to the date of the grant award, a federal or state court or administrative agency makes an adverse finding of discrimination after a due process hearing against the subrecipient agency on the grounds of race, color, national origin, religion, sex, or disability, the subrecipient shall forward a copy of the finding to the Department of Justice, Office of Justice Programs, Office for Civil Rights and DPS.

- 3.1.1 Providing Services to Limited English Proficiency (LEP) Individuals. In accordance with Department of Justice guidance, recipients (and subrecipients) of Federal financial assistance shall take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP).
- 3.1.2 Faith-Based Organizations. Department of Justice regulations prohibit faith-based organizations from using financial assistance from the Department of Justice to fund inherently (or explicitly) religious activities. While faith-based organizations can engage in non-funded inherently (or explicitly) religious activities, they shall be held separately from the Department of Justice funded program, and customers or beneficiaries cannot be compelled to participate in them. Regulation also makes clear that organizations participating in programs funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion.
- 3.1.3 Equal Employment Opportunity Plan. The subrecipient acknowledges that failure to submit an acceptable Equal Employment Opportunity Plan (if required to submit one pursuant to 28 CFR Section 42.302) that is approved by the Office for Civil Rights is a violation of its Standard Assurances and may result in suspension or termination of funding, until such time as the subrecipient is in compliance.
- 3.1.4 Civil Rights Compliance Review. The subrecipient shall provide relevant information regarding civil rights policies and procedures during the DPS-VOCA Civil Rights Compliance Review process.
- 3.2 Certification Regarding Lobbying. Subrecipients entering into a VOCA grant or cooperative agreement over \$100,000 shall certify that no Federal funds have been paid or will be paid, by or on behalf of the subrecipient, to any persons for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection

with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement. Federal funds include but are not limited to such grants as Victims of Crime Act (VOCA), Violence Against Women Act (VAWA), Family Violence Prevention and Services Act (Rural Safe Home Network Program), and the Children's Justice Act, which may be administered through a State or other local governmental agency. Additionally, subrecipients shall disclose to DPS any lobbying activities that have been paid or will be paid with any funds other than Federal funds.

- 3.2.1 Lobbying Activities. The subrecipient understands and agrees that it cannot use any federal funds, either directly or indirectly, to support or oppose the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government. Furthermore, the subrecipient understands and agrees that it cannot use any federal funds to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award.

Should any question arise as to whether a particular use of Federal funds by the subrecipient would or might fall within the scope of this prohibition, the subrecipient shall contact DPS for guidance, and may not proceed without the express prior written approval of DPS.

- 3.3 Required reports. The subrecipient will submit reports on such data in such form and at such times as required by DPS, to include:
- 3.3.1 Monthly financial report due the 15th of each month;
 - 3.3.2 Quarterly statistical and programmatic report due 30 days following the close of each quarter (the subrecipient agrees to collect and maintain data that measure the performance and effectiveness of work under this award);
 - 3.3.3 Annual narrative report due 30 days following the close of the grant period;
 - 3.3.4 DPS victim assistance survey due annually upon request; and
 - 3.3.5 Year-end Amendment, if applicable, due 30 days following the close of the grant period.

Failure to submit complete, accurate and timely reports may result in a reduction of the current award. Any three combined occurrences of monthly or quarterly reports submitted over 15 days late and/or three combined occurrences relating to the submission of incomplete or inaccurate monthly or quarterly reports may result in up to a 10% award reduction as determined by DPS.

- 3.4 Disclosure of High Risk Status. If the subrecipient is designated "high risk" by a federal or state grant-making agency outside of DPS, currently or at any time during the course of the period of performance under this award, the recipient must disclose the fact and certain related information to DPS. For the purposes of this disclosure, high risk includes any status under which a federal or state awarding agency provides additional oversight due to the subrecipient's past performance, or other programmatic or financial concerns with the subrecipient. If the subrecipient is designated high risk by another federal or state awarding agency, the subrecipient must provide the following information: (1) the federal or state awarding agency that designates the subrecipient high risk; (2) the date the subrecipient was designated high risk; (3) the high risk point of contact at that federal or state awarding

agency (name, phone number, and email address); (4) the reasons for the high risk status, as set out by the federal or state awarding agency.

In the event DPS determines that the subrecipient has failed to meet the acceptable standard for maintaining financial and/or programmatic documentation or is identified as a high risk subrecipient, additional financial or programmatic documentation may be required.

- 3.5 Records. The subrecipient shall retain all financial records, supporting documentation, statistical records and all other records pertinent to this award until March 31, 2026. In addition, with a 24-hour notice, the subrecipient will allow DPS and the Department of Justice's Office for Victims of Crime and/or the Office of the Chief Financial Officer (or their representatives) to review all of the subrecipient's records concerning this grant project.
- 3.6 Capital equipment. Any purchase of capital equipment shall be approved by DPS prior to purchase to include submission of the subrecipient's procurement or purchasing policies and procedures and related quote(s) for item purchase. The subrecipient shall maintain all capital equipment and furniture (costs in excess of \$5,000 per unit) purchased through this subgrant award agreement in accordance with the DOJ Grants Financial Guide. The subrecipient shall submit documentation relevant to the purchase as required by DPS. All capital equipment and furniture shall be used for victim services as identified in the subrecipient's application and this subgrant award agreement. Any deviation from this provision shall be approved in writing by DPS.
- 3.7 Client Assistance, Emergency Financial Assistance, Transitional Housing, and Relocation. Subrecipients receiving VOCA funds for client assistance, emergency financial assistance, transitional housing, and relocation services must submit the policies, procedures and rules governing the provision of the assistance for review and approval. The subrecipient agrees to revise any policy, procedure or rule DPS determines to be unallowable or does not conform to appropriate internal controls for suitable use of the funds and protection from fraud, waste or abuse.
- 3.8 Contracts for Professional Services. Subrecipients receiving VOCA funds for contracting for specialized professional services that are not available within the subrecipient organization must maintain signed agreements for consultant/contractual services and provide copies of the agreements to DPS prior to the use of VOCA funds for such services.
- 3.9 Noncompetitive approach in procurement contracts. The subrecipient must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, \$150,000).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP website at <http://ojp.gov/funding/explore/noncompetitiveprocurement.htm>.

- 3.10 Authorization of use. DPS reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish or otherwise use, and authorize others to use for government purposes, the copyright of any work developed under this award and any rights of copyright

to which a subrecipient purchases ownership with support through this subgrant award agreement.

- 3.11 Research or statistical information. The subrecipient shall not use or reveal any research or statistical information under this project that is identifiable to any specific person except for the purpose for which the information was obtained, in accordance with VOCA.
- 3.12 Non-Disclosure of Confidential or Private Information. The subrecipient shall, to the extent permitted by law, reasonably protect the confidentiality and privacy of persons receiving services under this program and shall abide by the Non-Disclosure of Confidential or Private Information rules as outlined in the DPS-VOCA Guidelines.
- 3.13 Site inspections. The continuance of the subrecipient's subgrant award agreement is contingent upon successful completion of random or for-cause inspections. Failure to satisfactorily comply with Required Action items identified during the site inspection can result in termination of the subgrant award agreement.
- 3.14 Audit requirements. The subrecipient shall comply with the audit requirements of Title 2 F.F.R. Subpart F (§ 200.500 et seq.) of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and the DPS VOCA guidelines. If an audit is required, a copy of the audit report shall be sent to DPS.

The subrecipient understands and agrees that DPS may withhold award funds, or may impose other related requirements, if (as determined by DPS) the subrecipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

- 3.15 Financial statement availability. The nonprofit subrecipient shall make its financial statements available online (either on the subrecipient's or another publicly available website). Subrecipient organizations that have Federal 501(c)(3) tax status are considered in compliance with this requirement to the extent that such organizations file IRS Form 990 or similar tax documents (e.g., 990-EZ), as several sources already provide searchable online databases of such financial statements.
- 3.16 Certification of nonprofit status. The nonprofit subrecipient shall certify its nonprofit status by submitting a statement to DPS affirmatively asserting that the subrecipient is a nonprofit organization, and by providing either 1) a copy of its 501(c)(3) designation letter; 2) a letter from the Arizona Department of Revenue or Arizona Attorney General's Office stating that the subrecipient is a nonprofit organization operating within Arizona; or 3) a copy of the agency's Arizona certificate of incorporation that substantiates its nonprofit status. Subrecipients that are local nonprofit affiliates of Arizona or national nonprofits should have available proof of (1), (2) or (3), and a statement by the Arizona or national parent organization that the subrecipient is a local nonprofit affiliate.
- 3.17 Potential fraud, waste, abuse or misconduct. The subrecipient shall promptly notify the DOJ Office of the Inspector General (OIG) and DPS in writing of any credible evidence that a principal, employee, agent, contractor, subcontractor, or other person has in connection with funds under this award either (1) submitted a false claim for grant funds

under the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award shall be reported to the OIG by 1) mail directly to: Office of the Inspector General, U.S. Department of Justice, Investigations Division, 950 Pennsylvania Avenue, N.W. Room 4706, Washington DC 20530; 2) e-mail to: oig.hotline@usdoj.gov; and/or 3) the DOJ OIG hotline: (contact information in English and Spanish) at (800) 869-4499 (phone) or (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at <http://www.usdoj.gov/oig>.

- 3.18 Restrictions and certifications regarding non-disclosure agreements and related matters. No subrecipient under this award may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information. The foregoing is not intended to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

- 3.19 Compliance with 41 U.S.C. § 4712 (including prohibitions on reprisal; notice to employees). The subrecipient must comply with, and is subject to, all applicable provisions of 41 U.S.C. § 4712, including all applicable provisions that prohibit under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rules, or regulation related to a federal grant.

The subrecipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. § 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. § 4712 to this award, the subrecipient is to contact the OJP and DPS for guidance.

- 3.20 Prohibited activities. The following activities are prohibited under this subgrant award agreement: 1. New construction. 2. Any renovation or remodeling of a property either (a) listed on or eligible for listing on the National Register of Historical Places or (b) located within a 100-year floodplain. 3. A renovation which will change the basic prior use of a facility or significantly change its size. 4. Research and technology whose anticipated and future application could be expected to have an effect on the environment. 5. Implementation of a program involving the use of chemicals.

- 3.21 Subgrant award agreement renewal. DPS has the option to renew this project for a specified additional time period. The renewal of this project is contingent upon satisfactory performance, availability of funds, and demonstrated need.
- 3.22 System for Award Management. The subrecipient agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM). After the initial registration, subrecipients are required to review and update the information at least annually and more frequently if required by changes in the subrecipient's information or another award item. Additional information about registration procedures may be found at the SAM website (www.sam.gov).

4.0 Cost and Payments.

- 4.1 Available funds. Any award is dependent upon receipt of the VOCA Assistance funds from the U.S. Department of Justice, and there is no obligation on the part of DPS to award funds other than the federal VOCA Assistance funds.
- 4.2 Match waiver. Any award made with a match waiver pending approval from the U.S. Department of Justice is subject to reduction if the match waiver is not approved.
- 4.3 Compliance. Failure of the subrecipient to utilize DPS VOCA funds for direct services to crime victims or for training purposes as stated in the approved budget may be subject to immediate cancellation. The subrecipient shall not utilize VOCA funds for projects which serve perpetrators of crime or crime prevention, and/or for any other non-allowable cost or activity in accordance with DPS / VOCA guidelines. The subrecipient agrees to reimburse DPS for any VOCA funds the subrecipient expends that are not in full compliance with this subgrant award agreement.
- 4.4 No charge to victims. Subrecipients shall provide services to crime victims, at no charge, through the VOCA-funded project. The purpose of the VOCA victim assistance grant program is to provide services to all crime victims regardless of their ability to pay for services rendered or availability of insurance or other third-party payment resources.
- 4.5 Non-supplantation. VOCA crime victim assistance funds will be used to enhance or expand services and shall not be used to supplant state and local funds that would otherwise be available for crime victim services. See Section 1404(a)(2)(c), codified at 42 USC § 10603(a)(2)(C).
- 4.6 Mandated services. The subrecipient shall not utilize VOCA funds to support legally mandated services.
- 4.7 Funds management. The subrecipient shall provide appropriate accounting and monitoring procedures to ensure fiscal control and efficient management of funds, in accordance with the U.S. Department of Justice, Office of Justice Programs, Grants Financial Guide, effective edition.
- 4.8 Unexpended funds. The subrecipient shall immediately contact DPS to make arrangements to amend its budget to expend remaining funds or to reduce the contracted amount when it

becomes apparent that not all VOCA grant funds will be expended by the end of the grant period. Any VOCA funds not expended or encumbered prior to the end of the award period shall be reverted to DPS within 30 days of the close of the grant period. Any funds not matched as required shall be reverted to DPS within 30 days of receipt of written notification from DPS.

- 4.9 Matching funds. The subrecipient shall commit, track and report matching funds at approximately the same percentage rate as expenditures. The subrecipient may commit, track and report match funds at a higher percentage rate each month, not to exceed the total required match amount. The subgrant award agreement is subject to cancellation if the required match funding committed, tracked, and reported each month is more than 10% less than the rate of expenditures.
- 4.10 Training and conference expense. The subrecipient agrees to comply with all applicable laws, regulations, policies, and Official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), meetings, training, and other events, including the provision of food and/or beverage and costs of attendance at such events.
- 4.11 Training or training materials. The subrecipient understands and agrees that any training or training materials developed or delivered with funding provided under this award shall adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <http://www.ojp.usdoj.gov/funding/ojptrainingguidingprinciples.htm>.
- 4.12 Duplicate funding. The subrecipient agrees that if it currently has an open award of federal or state funds or if it receives an award of federal or state funds other than this award, and those award funds have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, the subrecipient shall promptly notify DPS and, if so requested by DPS, seek an agreement amendment request to eliminate any duplication of funding.

5.0 Subgrant Award Agreement Changes.

- 5.1 Agreement Amendment. This subgrant award agreement is issued under the authority of the Director of the Arizona DPS and may be modified only through an Agreement Amendment, approved by DPS.
- 5.2 Assignment of duties. The subrecipient shall not assign or transfer any of its duties under this agreement without express written permission of DPS.
- 5.3 Scope of work. Awards are based on information presented in the subrecipient's on-line application. Any deviation from the scope of the project as stated in subrecipient's application shall be approved in writing by DPS prior to the use of such funds.
- 5.4 Subcontracts. The subrecipient shall not enter into any subcontract under this subgrant award agreement without the advance written approval of DPS. The subrecipient shall clearly list any proposed subcontractors and the subcontractor's proposed responsibilities

in the application for funding or agreement amendment. The subcontract shall incorporate by reference the terms and conditions of this subgrant award agreement.

6.0 Indemnification.

Subrecipient Indemnification. To the fullest extent permitted by law, Contractor (as "Indemnitor") shall defend, indemnify, and hold harmless the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Contractor or any of its owners, officers, directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of, or recovered under, the Workers' Compensation Law or arising out of the failure of such Contractor to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by Contractor from and against any and all claims. It is agreed that Contractor will be responsible for primary loss investigation, defense, and judgment costs where this indemnification is applicable. In consideration of the award of this contract, the Contractor agrees to waive all rights of subrogation against the State of Arizona, its officers, officials, agents, and employees for losses arising from the work performed by the Contractor for the State of Arizona.

This indemnity shall not apply if the contractor or sub-contractor(s) is/are an agency, board, commission or university of the State of Arizona.

7.0 Grant Remedies.

- 7.1 Requirements of the award; remedies for non-compliance or for materially false statements. The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the subrecipient that relate to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any one or more of these award requirements – whether a condition set out in full, a condition incorporated by reference, or a certification or assurance related to conduct during the award period—may result in DPS taking appropriate action with respect to the subrecipient and the award. Among other things, DPS may withhold award funds, disallow costs, or suspend or terminate the award. DPS, the Department of Justice (DOJ), including the Office of Justice Programs, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to DPS or DOJ (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18

U.S.C. §§ 1001 and/or 1621, and/or 42 U.S.C. § 3795a), and also may lead to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

- 7.2 Right to Assurance. If DPS in good faith has reason to believe that the subrecipient does not intend to, or is unable to perform or continue performing under this subgrant award agreement, DPS may demand in writing that the subrecipient give a written assurance of intent to perform. Failure by the subrecipient to provide written assurance within the number of days specified in the demand may, at DPS's option, be the basis for terminating the subgrant award agreement under the General Conditions or other rights and remedies available by law or provided by the subgrant award agreement.

- 7.3 Project implementation. If a project is not operational within 60 days of the original start date of the project period, the subrecipient shall submit written documentation to DPS explaining steps taken to initiate the project, the reasons for the delay, and the expected start date. If a project is not operational within 90 days of the original start date of the project period, the subrecipient shall submit a second written statement explaining the implementation delay. DPS reserves the right to cancel the agreement if the proposed project is not operational within 90 days of the original start date.

8.0 Grant Termination.

- 8.1 Cancellation for conflict of interest. Pursuant to A.R.S. § 38-511, the State may cancel this agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the agreement on behalf of the State is or becomes at any time while the agreement or an extension of the agreement is in effect an employee of or a consultant to any other party to this agreement with respect to the subject matter of the agreement. The cancellation shall be effective when the subrecipient receives written notice of the cancellation unless the notice specifies a later time. If the subrecipient is a political subdivision of the State, it may also cancel this agreement as provided in A.R.S. § 38-511. In the event of cancellation under this paragraph, any unexpended funds received by the subrecipient shall be reverted within 30 days of the cancellation notification.

- 8.2 Gratuities. DPS may, by written notice, terminate this subgrant award agreement, in whole or in part, if DPS determines that employment or a gratuity was offered or made by the subrecipient or a representative of the subrecipient to any officer or employee of the state for the purpose of influencing the outcome of the grant award or in securing the subgrant award agreement, an amendment to the subgrant award agreement, or favorable treatment concerning the subgrant award agreement, including the making of any determination or decision about subgrant award agreement performance. DPS, in addition to any other

rights or remedies, shall be entitled to recover exemplary damages in the amount of three times the value of the gratuity offered by the subrecipient.

- 8.3 Suspension or Debarment. DPS may, by written notice to the subrecipient, immediately terminate this subgrant award agreement if DPS determines that the subrecipient has been debarred, suspended or otherwise lawfully prohibited from or ineligible for participation in federal assistance programs or activities, including but not limited to, being disapproved as a subcontractor of any public procurement unit or other governmental body. Submittal of an application for funding or execution of a subgrant award agreement shall attest that the subrecipient is not currently suspended or debarred. If the subrecipient becomes suspended or debarred, the subrecipient shall immediately notify DPS.
- 8.4 Termination for convenience. DPS reserves the right to terminate the subgrant award agreement, in whole or in part any time, when in the best interest of DPS without penalty or recourse. Upon receipt of the written notice, the subrecipient shall stop all work as directed in the notice and minimize all further costs to DPS. In the event of termination under this paragraph, any unexpended funds received by the subrecipient shall be reverted within 30 days of the termination notification.
- 8.5 Termination for default. In addition to the rights reserved in the contract, DPS may terminate the subgrant award agreement in whole or in part due to the failure of the subrecipient to comply with any term or condition of the subgrant award agreement or to make satisfactory progress in performing the subgrant award agreement. An award is subject to cancellation if less than 20% of the awarded funds are expended or encumbered within 4 months of the contract start date, 40% within 7 months, and 70% within 10 months. DPS shall provide a 30-day written notice of termination and the reasons for termination to the subrecipient. In the event of termination under this paragraph, any unexpended funds received by the subrecipient shall be reverted within 30 days of the termination notification. The subrecipient has the option to appeal within 20 calendar days of the date of the written notice of termination. The final decision will be at the discretion of the Director or his designee.
- 8.6 Continuation of performance through termination. The subrecipient shall continue to perform, in accordance with the requirements of the subgrant award agreement, up to the date of termination, as directed in the termination notice.
- 8.7 Termination by subrecipient. Upon written notice to DPS, the subrecipient may cancel this subgrant award agreement. Any unexpended funds shall immediately be reverted to DPS.

9.0 Arbitration.

The parties to this subgrant award agreement agree to resolve all disputes arising out of or relating to this subgrant award agreement through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. § 12-1518 except as may be required by other applicable statutes (Title 41).

10.0 Other Service Requirements and Prohibited Activities.

- 10.1 Collaboration. The subrecipient agrees to continually and proactively participate in developing partner relationships among other service providers in the effort to aid crime victims within the community served.
- 10.2 Demographics. The subrecipient agrees to collect and maintain information on race, sex, national origin, age, and disability of victims receiving assistance through this project, where such information is voluntarily furnished by the victim.
- 10.3 Key staff changes. The subrecipient agrees to promptly notify DPS of changes in key staff members identified in the grant application, to include Project Contact, Civil Rights Contact, Crime Victim Compensation Coordinator, Project Director, Financial Contact, Authorizing Official, and VOCA funded staff and/or staff used as match.
- 10.4 Vacancies. The subrecipient agrees to promptly notify DPS in writing when any VOCA funded employee position is vacated, and when any VOCA funded employee position is filled.
- 10.5 Surveys. The subrecipient agrees to utilize customer feedback surveys to assist the agency with contracted project outcome and quality measures. Feedback and satisfaction surveys will utilize the Likert Scale of Measurement (Strongly Agree, Agree, Neither Agree or Disagree, Disagree, Strongly Disagree).
- 10.6 Victim Compensation. The subrecipient agrees to assist eligible victims in seeking available crime victim compensation benefits provided by the state victim compensation program. The subrecipient shall designate a Victim Compensation Coordinator within its agency. The Victim Compensation Coordinator shall receive victim compensation training from his/her county attorney's office or complete the Arizona Criminal Justice Commission (ACJC) on-line Introduction to Crime Victim Compensation training module (<http://www.azcjc.gov/ACJC.Web/victim/cbttraining.aspx>). If training has not been received, the subrecipient shall arrange for and attend training within 90 days from the first day of this subgrant award agreement or 90 days after reassignment of new staff in this role.
- 10.7 Victims' Rights. The subrecipient agrees to notify victims of Victims' Rights (A.R.S. Title 13, Chapter 40 Crime Victims' Rights; and A.R.S. Title 8, Chapter 3, Article 7 Victims' Rights for Juvenile Offenses) and to offer to connect the victim with a representative from the prosecutor's or county attorney's office if the victim so chooses. Subrecipients shall ensure that all DPS-VOCA funded and match staff and their first line supervisor have attended a victims' rights presentation from the Arizona Attorney General's Office.
- 10.8 Civil Rights. The subrecipient shall designate a Civil Rights Contact Person within its agency. This person shall complete the on-line civil rights training program offered by the Office for Civil Rights (OCR), Office of Justice Programs (OJP), Department of Justice (DOJ) via the Arizona Criminal Justice Commission (ACJC) website. The subrecipient

shall ensure the Civil Rights Contact Person completes the training within 90 days from the first day of this subgrant award agreement or 90 days after reassignment of new staff in this role.

- 10.9 Volunteers. The subrecipient agrees to incorporate the use of volunteers to assist in carrying out the agency's mission. The use of volunteers is a current and ongoing requirement for all projects.
- 10.10 Text messaging policy. Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), the Department of Justice (DOJ) encourages subrecipients to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.
- 10.11 Human Trafficking. The subrecipient must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons. The details of the subrecipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP website at <http://ojp.gov/funding/explore/prohibitedconduct-trafficking.htm>.
- 10.12 Consolidated Appropriations Act. The subrecipient shall comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2016, are set forth below.

Should a question arise as to whether a particular use of federal funds by a subrecipient would or might fall within the scope of a restriction set out in this award condition, the recipient is to contact DPS for guidance, and may not proceed without the express prior written approval of DPS.

Publicity or Propaganda. Federal funds are not legally available, and may not be used (whether directly or indirectly, including by private contractors), for publicity or propaganda purposes not authorized by Congress.

Employee Trainings. Federal funds are not legally available, and may not be used, for any employee training that:

1. does not meet identified needs for knowledge, skills, and abilities bearing directly upon the performance of official duties;
2. contains elements likely to induce high levels of emotional response or psychological stress in some participants;
3. does not require prior employee notification of the content and methods to be used in the training and written end-of-course evaluation;
4. contains any methods or content associated with religious or quasi-religious belief systems or "new age" belief systems as defined in Equal Employment Opportunity Commission Notice N-915.022, dated September 2, 1988; or
5. is offensive to, or designed to change, participants' personal values or lifestyle outside the workplace.

Nothing in this provision prohibits, restricts, or otherwise precludes an agency from conducting training bearing directly upon the performance of official duties.

Nondisclosure policies, forms, and agreements. Federal funds are not legally available, and may not be used, to implement or enforce any nondisclosure policy, form, or agreement, if such policy, form, or agreement does not contain the following provisions:

“These provisions are consistent with and do not supersede, conflict with, or otherwise alter the employee obligations, rights, or liabilities created by existing federal statute or Executive Order relating to 1) classified information; 2) communications to Congress; 3) the reporting to an Inspector General of a violation of any law, rule, or regulation, or mismanagement, a gross waste of funds, an abuse of authority, or a substantial and specific danger to public health or safety; or 4) any other whistleblower protection. The definitions, requirements, obligations, rights, sanctions, and liabilities created by controlling Executive Orders and federal statutory provisions are incorporated into this agreement and are controlling.”

Acorn and related organizations. Absent express prior written approval from OJP, federal funds may not be provided to the Association of Community Organizers for Reform Now (ACORN), or any of its affiliates, subsidiaries, allied organizations, or successors.

Nondiscrimination in programs involving students. Funds appropriated under the Department of Justice Appropriations Act, 2017, and awarded by OJP are not legally available, and may not be used, to discriminate against or denigrate the religious or moral beliefs of students who participate in programs for which financial assistance is provided from those funds, or those of their parents or legal guardians.

Blocking of pornography on computer networks. Funds appropriated under the Department of Justice Appropriations Act, 2017, and awarded by OJP are not legally available and, may not be used, to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography. Nothing in this provision limits the use of funds necessary for any federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, adjudication, or other law enforcement or victim assistance-related activity.

Award or incentive fees to contractors. Funds appropriated under the Department of Justice Appropriations Act, 2017, and awarded by OJP are not legally available, and may not be used, to pay award or incentive fees for contractor performance that has been judged to be below satisfactory performance or for performance that does not meet the basic requirements of a contract.

Use of funds in connection with abortion. Fund appropriated under the Department of Justice Appropriations Act, 2017, and awarded by OJP are not legally available, and may not be used – (1) to pay for an abortion, except where the life of the mother would be endangered if the fetus were carried to term, or in the case of rape or incest; or (2) to require any person to perform, or facilitate in any way the performance of, any abortion.

"Pay-to-stay" at local jails. Funds appropriated to the Department of Justice through an annual appropriations statute and awarded by OJP are not legally available to, and may not be provided to, any local jail that runs a "pay-to-stay" program. (Monies in the Crime Victims Fund are not appropriated through an annual appropriations statute.)

- 10.13 Israel Boycott Divestments. Subrecipient warrants it is not engaged in a boycott of Israel as defined by A.R.S. § 35-393.01.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above general conditions.

Subrecipient (organization) Name: _____

Signature: _____ Date: _____
 Authorizing Official

Printed Name and Title of Authorizing Official

Equal Employment Opportunity Plans

All Arizona Department of Public Safety (DPS) VOCA subrecipients are required to complete the EEO Certification Form online. If required, the VOCA subrecipient must also submit the agency's EEO Utilization Report online.

As a recipient of Department of Justice funding (through DPS), your organization is required to submit a Certification Form or the Utilization Report portion of your plan to the Office for Civil Rights. VOCA subrecipients are subject to the Civil Rights requirements of the Safe Streets Act.

An Equal Employment Opportunity (EEO) plan is a comprehensive document that analyzes a recipient's relevant labor market data, as well as the recipient's employment practices, to identify possible barriers to the participation of women and minorities in all levels of a recipient's workforce. Its purpose is to ensure the opportunity for full and equal participation of men and women in the workplace, regardless of race, color, or national origin.

The Equal Employment Opportunity (EEO) Reporting System will allow you to create your organization's account, then prepare and submit an EEO Certification Form and if required, create and submit an EEO Utilization Report. You will also be able to access your organization's saved information in subsequent logins. Click on the EEO Reporting Tool below to create your organization's account or to log in to an existing account.

Once the EEO Certification Form or the EEO Utilization Report has been submitted, a confirmation receipt will be provided. This confirmation receipt must be submitted to DPS as part of the Award Agreement Package.

EEO Reporting Tool

- The EEO Reporting Tool User Guide will assist users in creating a profile and navigating the online system. The user may find it helpful to print the EEO Reporting Tool User Guide. If you have **IT or system related problems**, refer to the tool before contacting the GMS Help Desk.
- If you still require assistance, please call the GMS Help Desk at 202-307-0690 and leave a detailed message, or email GMS.HelpDesk@ojp.usdoj.gov.
- If you have questions please visit the EEOP FAQ page to determine **what constitutes an EEO program or other related reporting requirements**. If you still require assistance, please call the Office for Civil Rights at 202-616-1771 and leave a detailed message, or email EEOPForms@usdoj.gov.

**** Please note that if you are using Google Chrome or Mozilla Firefox to access the EEO Reporting Tool you may experience browser compatibility issues, and unable to view/edit some fields in the reporting system. We suggest that you use Internet Explorer 11 when accessing the EEOP Reporting System.**

**U.S. Department of Justice
Office of Justice Programs
Office of the Chief Financial Officer**

**Certifications Regarding Lobbying; Debarment,
Suspension and Other Responsibility Matters
(Dated 10/1/2017)**

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Acceptance of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying," 2 CFR Part 2867, "DOJ Implementation of OMB Guidance on Nonprocurement Debarment and Suspension," 28 CFR Part 83, "Government-wide Debarment and Suspension."

The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

Certification Regarding Lobbying

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over \$100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all sub-recipients shall certify and disclose accordingly.

Certification Regarding Debarment, Suspension and Other Responsibility Matters

Pursuant to Executive Order 12549, Debarment and Suspension, implemented at 2 CFR Part 2867, for prospective participants in primary covered transactions, as defined at 2 CFR Section 2867.20(a), and other requirements:

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Have not within a two-year period preceding this application been convicted of a felony criminal violation under any Federal law, unless such felony criminal conviction has been disclosed in writing to the Office of Justice Programs (OJP) at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

(d) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(e) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

Federal Taxes

A. If the applicant is a corporation, the applicant certifies that either (1) the corporation has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to OJP at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certification.

Subrecipient (organization) name: Surprise Police Department

Address: 14250 W. Statler Plaza, Suite 103, Surprise, AZ 85374-7481

DPS Contract #: 2015VA-GX-0032 Federal Employer Identification #: 021648936

Printed Name & Title of Authorizing Official: Terry Young, Chief of Police - Surprise, AZ

Signature: _____

Date: _____

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: ☐ a. contract ☐ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance		2. Status of Federal Action: ☐ a. bid/offer/application ☐ b. initial award ☐ c. post-award		3. Report Type: ☐ a. initial filing ☐ b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☐ Prime ☐ Subawardee Tier _____, if known: Congressional District, if known: ^{4c}			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ ☒ Not Applicable Print Name: Terry Young Title: Chief of Police Telephone No.: (623) 222-4021 Date: _____		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Arizona Department of Public Safety Victims of Crime Act (VOCA) Administration



Complying with Federal Civil Rights Program Requirements

Ensuring Access to Federally Assisted Programs

Federal laws prohibit recipients (and subrecipients) of federal financial assistance from discrimination on the basis of race, color, national origin, religion, sex, or disability in funded program or activities, not only in respect to employment practices but also in the delivery of services or benefits. Federal law also prohibits funded programs or activities from discriminating on the basis of age in the delivery of services or benefits.

Providing Services to Limited English Proficiency (LEP) Individuals

In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients (and subrecipients) of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please refer to <http://www.lep.gov>.

Partnerships with Faith-based and Other Neighborhood Organizations

The Department of Justice has published a regulation specifically pertaining to the funding of faith-based organizations. In general, the regulation, Participation in Justice Department Programs by Religious Organizations; Providing for Equal Treatment of all Justice Department Program Participants, and known as Partnerships with Faith-based and Other Neighborhood Organizations 28 C.F.R. part 38, prohibits faith-based organizations from using financial assistance from the Department of Justice to fund inherently (or explicitly) religious activities. While faith-based organizations can engage in non-funded inherently religious activities, they must be held separately from the Department of Justice funded program, and customers or beneficiaries cannot be compelled to participate in them. The Equal Treatment Regulation also makes clear that organizations participating in programs funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. For more information on the regulation, please go to the Office for Civil Rights website at http://ojp.gov/about/ocr/equal_fbo.htm.

Nondiscrimination Notification

DPS VOCA subrecipient agencies must have a method of notifying employees, clients, customers, or program participants that the subrecipient agency does not discriminate in employment practices or delivery of services, and must have a written policy that includes the procedures for filing a complaint, and the names and contact information for the agencies that receive complaints.

Discrimination Complaints

Employees, clients, customers, or program participants of a DPS VOCA subrecipient who wish to file a complaint of discrimination, may file a complaint directly with the subrecipient; or with the Arizona Department of Public Safety VOCA Administration Unit (sdoll@azdps.gov); the Arizona Office of the Attorney General, Office for Civil Rights (http://www.azag.gov/civil_rights/); or the Office for Civil Rights (OCR), Office of Justice Programs, Department of Justice (<http://www.justice.gov/crt/>).

Submitting Findings of Discrimination

If in the three years prior to the date of the grant award, a federal or state court or administrative agency makes an adverse finding of discrimination after a due process hearing against the subrecipient agency on the grounds of race, color, national origin, religion, sex, or disability, the subrecipient shall forward a copy of the finding to the Department of Justice, Office of Justice Programs, Office for Civil Rights and DPS VOCA.

I, Terry Young (printed name of authorizing official), certify that the

Surprise Police Department (name of subrecipient organization) will comply with the Federal Civil Rights Program requirements as outlined above.

Authorizing Official's Title: Chief of Police DPS Contract Number: 2015-VA-GX-0032

Signature: _____ Date: _____

10/31/2017

**Arizona Department of Public Safety
Victims of Crime Act (VOCA) Administration**



Proof of Nonprofit Status

Non-profit subgrantees shall demonstrate nonprofit status by any of the following means:

- (1) Provide proof that the Internal Revenue Service recognizes the organization as being tax exempt under 501(c)(3) of the Internal Revenue Code;
- (2) A statement from a state taxing body or state secretary of state certifying that the organization is a nonprofit organization and that no part of the organization's net earnings may benefit any private shareholder or individual;
- (3) A certified copy of a certificate of incorporation or similar document establishing nonprofit status; or
- (4) Any of the above, if it applies to a state or national parent organization, with a statement by the state or national parent organization that the applicant is a local nonprofit affiliate.

This documentation shall be returned to DPS with the signed Award Agreement.

I certify _____ (name of subrecipient organization) is a nonprofit agency and attached is documentation demonstrating proof of nonprofit status according to the requirements outlined in item number _____ listed above.

Signature of Authorizing Official

Printed Name and Title of Authorizing Official

Date

**Arizona Department of Public Safety
Victims of Crime Act (VOCA) Administration**



**Certification regarding eligibility for
de minimis rate of 10% of Modified Total Direct Costs (MTDC)**

Pursuant to § 200.414 Indirect (F&A) Costs of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, any non-Federal entity that has never received a negotiated indirect cost rate, except for those non-Federal entities described in Appendix VII to Part 200 – States and Local Government and Indian Tribe Indirect Cost Proposals, paragraph (d)(1)(B), may elect to charge a de minimis rate of 10% of modified total direct costs (MTDC) which may be used indefinitely. As described in § 200.403 Factors affecting allowability of costs, costs must be consistently charged as either indirect or direct costs, but may not be double charged or inconsistently charged as both. If chosen, this methodology once elected must be used consistently for all Federal awards until such time as a non-Federal entity chooses to negotiate for a rate, which the non-Federal entity may apply to do at any time.

Additionally, pursuant to § 200.414(g), any non-Federal entity that has a federally negotiated indirect cost rate may apply for a one-time extension of a current negotiated indirect cost rate for a period of up to four years. This extension will be subject to the review and approval of the cognizant agency for indirect costs. If an extension is granted the non-Federal entity may not request a rate review until the extension period ends. At the end of the 4-year extension, the non-Federal entity must re-apply to negotiate a rate.

I certify to the best of my knowledge _____ (name of subrecipient organization) has never received a federally negotiated rate and will conform to the requirements listed above when utilizing the de minimis rate of 10% of modified total direct costs (MTDC).

Signature of Authorizing Official

Printed Name and Title of Authorizing Official

Date

**Arizona Department of Public Safety
Victims of Crime Act (VOCA) Administration**



Applicant Disclosure of High Risk Status

The subrecipient must disclose whether it currently is designated "high risk" by a federal or state grant-making agency outside of the Arizona Department of Public Safety (DPS). For purposes of this disclosure, high risk includes any status under which a federal or state awarding agency provides additional oversight due to the subrecipient's past performance, or other programmatic or financial concerns with the subrecipient. If the subrecipient is designated high risk by another federal or state awarding agency, the subrecipient must provide the following information:

- (1) The federal or state awarding agency that currently designates the subrecipient high risk.
- (2) The date the subrecipient was designated high risk.
- (3) The high-risk point of contact at that federal or state awarding agency (name, phone number, and email address)
- (4) The reasons for the high risk status, as set out by the federal or state awarding agency.

DPS seeks this information to help ensure appropriate oversight of DPS awards. A subrecipient that is considered "high risk" by another federal awarding agency is not automatically disqualified from receiving an award. DPS may, however, impose additional oversight of the award.

Complete the section below by responding as appropriate:

I certify _____ (name of subrecipient organization)

_____ has not been notified as having been designated high-risk by any federal or state grant making agency, nor has it been placed under any status requiring additional oversight by a federal or state agency due to past programmatic or financial concerns.

_____ has been notified as having been designated high-risk by a federal or state grant making agency, and the information to be provided as described in 1-4 above is attached to this disclosure.

Signature of Authorizing Official

Printed Name and Title of Authorizing Official

Date

DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 83, Subpart F, for grantees, as defined at 28 CFR Sections 83.620 and 83.650:

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an on-going drug-free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to:

Arizona Department of Public Safety
Crime Victim Services Unit, MD 1320
P. O. Box 6638
Phoenix, AZ 85005-6638
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted.
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

As the duly authorized representative of the applicant agency, I hereby certify that the applicant will comply with the above certifications.

Terry Young, Chief of Police

Authorizing Official

Date

DPS VOCA Requirements for Specific Budget Line Items

*All reference documents can be found on the SAGE homepage at sage.azdps.gov

Contractual Services

Prior to being reimbursed for contractual service expenses, DPS must receive a copy of the signed agreement between your agency and the consultant/contractor. For further information regarding Contractual Services, review the following reference documents:

- DPS VOCA Guidelines
- Department of Justice (DOJ) Grants Financial Guide
- DPS VOCA Subgrant Award Agreement General Conditions

ACTION: Forward a copy of the signed agreement between your agency and the contractor.

Capital Equipment and/or Advanced Technologies

Prior to purchasing an approved capital equipment or advanced technology line item, DPS must receive a copy of the agency's procurement and/or purchasing policy/procedure along with relevant quote(s) for the item(s) to be purchased.

Verification of the status of equipment purchased with VOCA funds will be conducted on an annual basis by your VOCA Grant Coordinator. Additionally, alternative use or disposition of VOCA purchased equipment must receive prior authorization from DPS.

For further information regarding the purchase of capital equipment and the required documentation to be submitted to DPS after the purchase, review the following reference documents:

- DPS VOCA Guidelines
- Department of Justice (DOJ) Grants Financial Guide
- DPS VOCA Subgrant Award Agreement General Conditions

ACTION: Forward your agency's procurement and/or purchasing policy/procedure along with relevant quote(s).

Mileage and Training and Related Travel

Travel costs must be reimbursed in accordance with the board-approved agency travel rates/policies. In the absence of such policies, reimbursement of travel costs must not exceed the federally-approved travel rates.

Once a conference/training has been identified, the subrecipient must submit the agenda to DPS for review and approval. Prior approval from DPS is required before incurring any expenses related to conferences and/or trainings.

For comprehensive guidance regarding travel costs, subrecipients should thoroughly review the following reference documents:

- DPS VOCA Guidelines
- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Requirements)
- Department of Justice (DOJ) Grants Financial Guide

Ensure that your agency has a travel policy (not required to submit at this time; policy will be requested during site visit).

ACTION: Once identified, forward the training/conference agenda(s) (or send link to conference website). Prior approval is required for each training/conference. Award of grant funds during the application process does not constitute "prior approval."

Client Assistance

Client Assistance refers to various types of assistance provided directly to crime victims as described in the DPS VOCA Guidelines. The following types of client assistance are VOCA eligible:

1. Emergency food, shelter, clothing, transportation, and emergency repairs
2. Healthcare costs on an emergency basis when another source is not reasonably expected to be available quickly enough to meet the emergency needs of the victim
3. Relocation expenses
4. Transitional housing expenses

Prior to incurring client assistance expenses for categories 1-3, DPS must receive a copy of your agency's policies/procedures regarding the disbursement and tracking of these funds.

Prior to incurring transitional housing expenses (category 4), DPS must receive a copy of your agency's policies/procedures regarding the following: program philosophy and design, client eligibility, nondiscrimination, client documentation, approval process, terms and conditions, insurance, appeals/mediation process, housing identification and strategy, move-in and rent assistance, case management and supportive services, etc.

ACTION: Forward your agency's Client Assistance policies/procedures.

Cell Phones (Wireless devices) and Cell Phone Stipends

Subgrantees are expected to have policies and procedures in place regarding the use of cell phones and/or other wireless devices (tablets).

Prior to incurring expenses related to cell phone stipends, the cost of an employee's wireless plan must be verified by reviewing the employee's invoice for wireless services. The amount of the stipend cannot exceed the cost of the employee's wireless plan. Documentation of the verification must be maintained and available for review during a DPS VOCA site visit.

Ensure that your agency has a cell phone usage policy (not required to submit at this time).

ACTION: Verify the cost of an employee's wireless plan as outlined above. The verification documents will be requested during site visit.

Funding Acknowledgment for Publications and Printed Materials

Printed materials supported by VOCA funding must include an acknowledgment of the federal funding source (the grant number can be found on your Subgrant Award Agreement).

“This project is supported by Grant No. 20__-VA-GX-00__ from the US Department of Justice - Office for Victims of Crime.”

Subrecipients publicizing project activities and results must contact DPS VOCA for review and approval prior to publication. The publication must include the following acknowledgment:

“This project is supported by Grant No. 20__-VA-GX-00__ from the US Department of Justice - Office for Victims of Crime. The opinions, findings, and conclusions or recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the US DOJ or the Arizona Department of Public Safety.”

RESOLUTION # 2018-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDING FROM THE ARIZONA DEPARTMENT OF PUBLIC SAFETY VICTIM OF CRIMES ACT (VOCA) PROGRAM AND AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$5,900 WITHIN THE GENERAL FUND FOR PERSONNEL SERVICES AND \$368,900 WITHIN THE GRANTS FUND FROM CONTINGENCY TO THE FY18 PUBLIC SAFETY VICTIMS OF CRIME ACT (VOCA) GRANT.

WHEREAS, the Department of Public Safety, State of Arizona, as a sub-Recipient of the Victims of Crime Act (VOCA) Victim Assistance Grant Program, has awarded the City of Surprise a grant award in the amount of \$368,236 over a three-year performance period (October 1, 2017 through September 30, 2020) for the Surprise Police Department to support its Victim Assistance Program;

WHEREAS, the City of Surprise Police Department desires to accept the aforementioned grant award for the Victim Assistance Program;

WHEREAS, this agreement requires the City to provide matching funds in the amount of \$5,774 in FY2018 plus \$17,100 of in-kind match, \$7,634 in FY2019 plus \$22,800 of in-kind match, \$8,165 in FY2020 plus \$22,800 of in-kind match, and \$2,087 in FY2021 plus \$5,700 of in-kind match resulting in a total project budget of \$460,296;

WHEREAS, in addition to supplies and services, the grant funding will be used to support one full-time position and one part-time position within the Surprise Police Department Victim Assistance Program in FY2018, FY2019, FY2020, and FY2021;

WHEREAS, unspent grant funding will be carried over from year to year, match funding will be identified as part of the annual budget process;

WHEREAS, this grant award was not included as part of the FY2018 budget;

WHEREAS, the FY2018 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City of Surprise is authorized to accept a grant funding in the amount of \$368,236 from the Department of Public Safety, State of Arizona, Victim Assistance Grant Program to continue support of its Victim Assistance Program.

Section 2. The City Manager, or his designee, are hereby authorized to conduct all negotiations and to execute and submit all documents and other necessary instruments in connection with this grant.

Section 3. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-21

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$368,900 from contingency within the Grants Fund to the Victims Assistance and Criminal Investigations and reallocates \$5,900 within the General Fund to accept grant funding from the Department of Public Safety Victim of Crimes Act (VOCA) program. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31250 FFY 18 PD VOCA	E		368,900	368,900
Grants	Police	#G31250 FFY 18 PD VOCA	R		368,900	368,900
Grants	General Operations	Other	R	12,748,200	(368,900)	12,379,300
Grants	General Operations	Contingency	E	13,504,400	(368,900)	13,135,500
General Fund	Police	#G31250 FFY 18 PD VOCA	E		5,900	5,900
General Fund	Police	Personnel Services	E		(5,900)	(5,900)
Expense Total				13,504,400	-	13,504,400
Revenue Total				12,748,200	-	12,748,200



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to acceptance of a Sewer Line Easement being conveyed by William Lyon Homes, Inc. to the City of Surprise, generally located in the Rancho Mercado PAD.

Motion:

I move to accept the Sewer Line Easement as defined in the Sewer Line Easement executed on behalf of William Lyon Homes, Inc. on February 13, 2017.

Background:

William Lyon Homes has granted a sewer line easement to the City for the placement of the sewer line to the SPA 2 Wastewater Treatment Facility.

Objective Analysis:

Without the Easement, the City will not be able to provide service to the Rancho Mercado community.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

☐ [Sewer Line Easement](#)

WHEN RECORDED, RETURN TO:

City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

SEWER LINE EASEMENT

This Sewer Line Easement (the "Easement") Agreement is executed this ____ day of February, 2017, by and between William Lyon Homes Inc., a California corporation, hereinafter referred to as "Grantor" and the City of Surprise, an Arizona municipal corporation hereinafter referred to as "Grantee".

RECITALS

- A. Grantor is the fee title owner of a parcel of land as described in Deed #064098806, #050313846, #060926355, #880011962, #060498822 public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive sewer line easement over, under and across portions (the "Easement Area") of the above-mentioned Grantor's property. The Easement Area is legally described in Exhibit "A" and depicted on Exhibit "B".
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
 - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area (provided that this easement shall not prohibit the Grantor and Grantor's occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee's construction, installation, maintenance and replacement of the sewer line for installation and maintenance of a sewer line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Sewer Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said water/sewer line.
 - b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's lien arising from any such work within the Easement Areas; and

(c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.

- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Sewer Line Easement are for convenience only and shall not define or limit the provision hereof. This Sewer Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Sewer Line Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Sewer Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Sewer Line Easement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer Line Easement as of the date above-written.

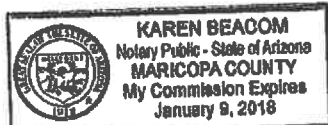
GRANTOR:

William Lyon Homes, Inc.
a California corporation

By: Julie Collins
Julie Collins
Its: Senior Vice President

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this 13th day of February, 2017, by Julie E. Collins, known by me as SR. V.P..



Karen Beacom
Notary Public

My Commission Expires:

January 9, 2018

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____

Sharon Wolcott

Its: Mayor

Attest:

Sherry Aguilar, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____,
201_, by _____, known by my as the Mayor of the City of Surprise an
Arizona municipal corporation.

Notary Public

My Commission Expires:

**RANCH MERCADO
SEWER ESMT
LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF SECTION 8 AND 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" MARICOPA COUNTY ALUMINUM CAP STAMPED 1/4, S4/5, RLS 35832, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED 1/4, S3/S4, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54', SAID E-W MID SECTION LINE ALSO BEING THE PRIMARY BASIS OF BEARING FOR THE RANCHO MERCADO DEVELOPMENT;

THENCE ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 146.91 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°00'00"E A DISTANCE OF 6087.32 FEET TO THE **POINT OF BEGINNING**;

THENCE, S03°08'10"E A DISTANCE OF 80.00 FEET;

THENCE, S86°51'50"W A DISTANCE OF 662.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 860.00 FEET;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 359.61 FEET THROUGH A CENTRAL ANGLE OF 23°57'30";

THENCE, S62°54'20"W A DISTANCE OF 497.71 FEET;

THENCE, N00°09'25"W A DISTANCE OF 89.74 FEET;

THENCE, N62°54'20"E A DISTANCE OF 457.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 940.00 FEET;

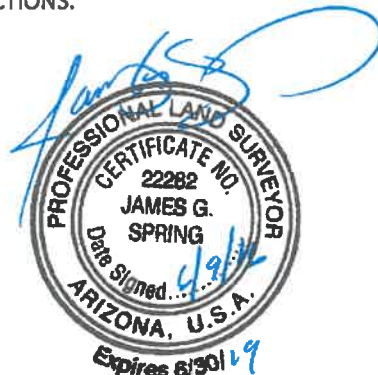
THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 393.06 FEET THROUGH A CENTRAL ANGLE OF 23°57'30";

THENCE, N86°51'50"E A DISTANCE OF 662.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 121,294 SQUARE FEET OR 2.785 ACRES, MORE OR LESS.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 09001944,
APRIL 15TH, 2016



RANCHO MERCADO

SEWER ESMT (1)

EAST QUARTER CORNER SECTION 4, T.4N, R.1W

FOUND 3" M.C. BRASS CAP IN HANDHOLE
STAMPED D.O.T. 36770

WEST QUARTER CORNER

SECTION 4, T.4N, R.1W

FOUND 2" M.C. ALUMINUM CAP
STAMPED RLS 35832 2003

"BASIS OF BEARING"

S89°46'48"E 5255.54'

5108.63'

SECTION 5

146.91'

SECTION 4

RANCHO MERCADO
FUTURE PARCEL A1

RANCHO MERCADO
FUTURE PARCEL A2

SECTION 8

S00°00'00"E 6087.32'

POINT OF
BEGINNING

Scale: 1"=300'

SECTION 9

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
503-69-019

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
503-69-001

NOTE:

THE EAST-WEST MID-SECTION LINE OF SECTION 4
IS THE PRIMARY BASIS OF BEARING FOR THE
RANCHO MERCADO DEVELOPMENT



JOB #-Sheet 2 of 3

6-09-2016

RANCHO MERCADO
SEWER ESMT (1)
CITY OF SURPRISE, AZ

RANCHO MERCADO

SEWER ESMT (1)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S03°08'10"E	80.00'
L2	S86°51'50"W	662.46'
L3	S62°54'20"W	497.71'
L4	N00°09'25"W	89.74'
L5	N62°54'20"E	457.06'
L6	N86°51'50"E	662.46'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	359.61'	860.00'	023°57'30"
C2	393.06'	940.00'	023°57'30"



JOB #-Sheet 3 of 3

6-09-2016

RANCHO MERCADO
SEWER ESMT (1)
CITY OF SURPRISE, AZ

**RANCH MERCADO
' SEWER ESMT (2)
LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" MARICOPA COUNTY ALUMINUM CAP STAMPED 1/4, S4/5, RLS 35832, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED 1/4, S3/S4, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54', SAID E-W MID SECTION LINE ALSO BEING THE PRIMARY BASIS OF BEARING FOR THE RANCHO MERCADO DEVELOPMENT;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 146.91 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°00'00"E A DISTANCE OF 6087.32 FEET TO THE POINT OF BEGINNING;

THENCE, N86°51'50"E A DISTANCE OF 32.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH WITH A RADIUS OF 1,960.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 121.31 FEET THROUGH A CENTRAL ANGLE OF 03°32'46";

THENCE, N83°19'04"E A DISTANCE OF 1,055.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH WITH A RADIUS OF 1,460.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 195.33 FEET THROUGH A CENTRAL ANGLE OF 07°39'55";

THENCE, N75°39'09"E A DISTANCE OF 1,739.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWEST WITH A RADIUS OF 960.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 982.81 FEET THROUGH A CENTRAL ANGLE OF 58°39'26";

THENCE, N16°59'43"E A DISTANCE OF 518.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 1,540.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 115.34 FEET THROUGH A CENTRAL ANGLE OF 04°17'28";

THENCE, N21°17'11"E A DISTANCE OF 652.33 FEET;

THENCE, S68°42'49"E A DISTANCE OF 80.00 FEET;

THENCE, S21°17'11"W A DISTANCE OF 652.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 1,460.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 109.35 FEET THROUGH A CENTRAL ANGLE OF 04°17'28";

THENCE, S16°59'43"W A DISTANCE OF 518.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWEST WITH A RADIUS OF 1,040.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 1,064.71 FEET THROUGH A CENTRAL ANGLE OF 58°39'26";

THENCE, S75°39'09"W A DISTANCE OF 1,739.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH WITH A RADIUS OF 1,540.00 FEET;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 206.03 FEET THROUGH A CENTRAL ANGLE OF 07°39'55";

THENCE, S83°19'04"W A DISTANCE OF 1,055.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH WITH A RADIUS OF 2,040.00 FEET;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 126.26 FEET THROUGH A CENTRAL ANGLE OF 03°32'46";

THENCE, S86°51'50"W A DISTANCE OF 32.70 FEET;

THENCE, N03°08'10"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 436,703 SQUARE FEET OR 10.025 ACRES, MORE OR LESS.

PREPARED BY:
ATWELL, LLC
4700 E SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 09001944,
APRIL 15TH, 2016

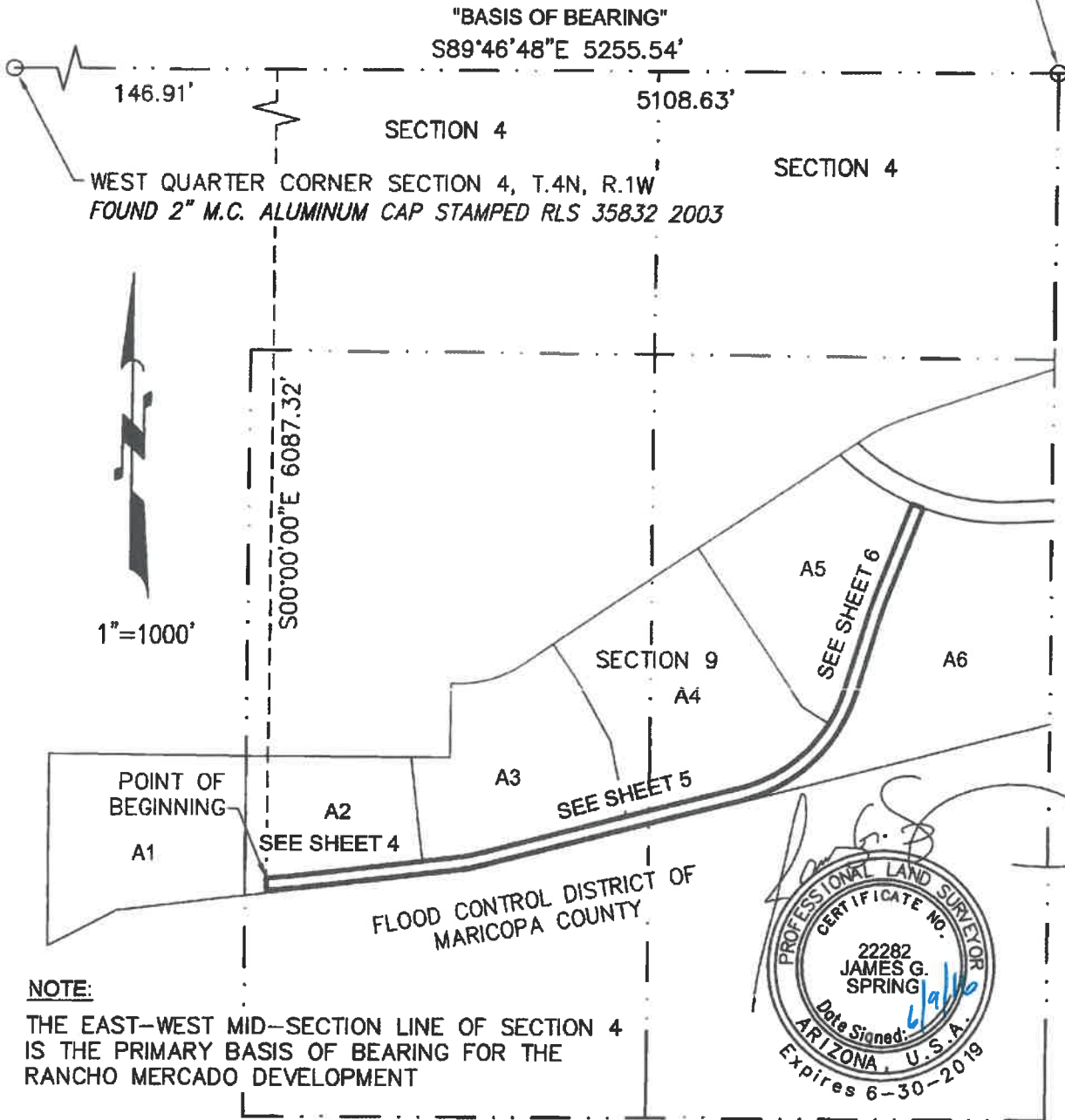


RANCHO MERCADO

SEWER ESMT (2)

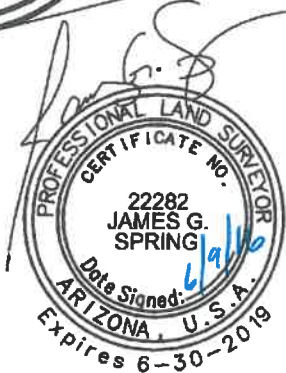
CITY OF SURPRISE, AZ

EAST QUARTER CORNER SECTION 4, T.4N, R.1W
FOUND 3" M.C. BRASS CAP IN HANDHOLE
STAMPED D.O.T. 36770



NOTE:

THE EAST-WEST MID-SECTION LINE OF SECTION 4
IS THE PRIMARY BASIS OF BEARING FOR THE
RANCHO MERCADO DEVELOPMENT



JOB 09001944-Sheet 3 of 6

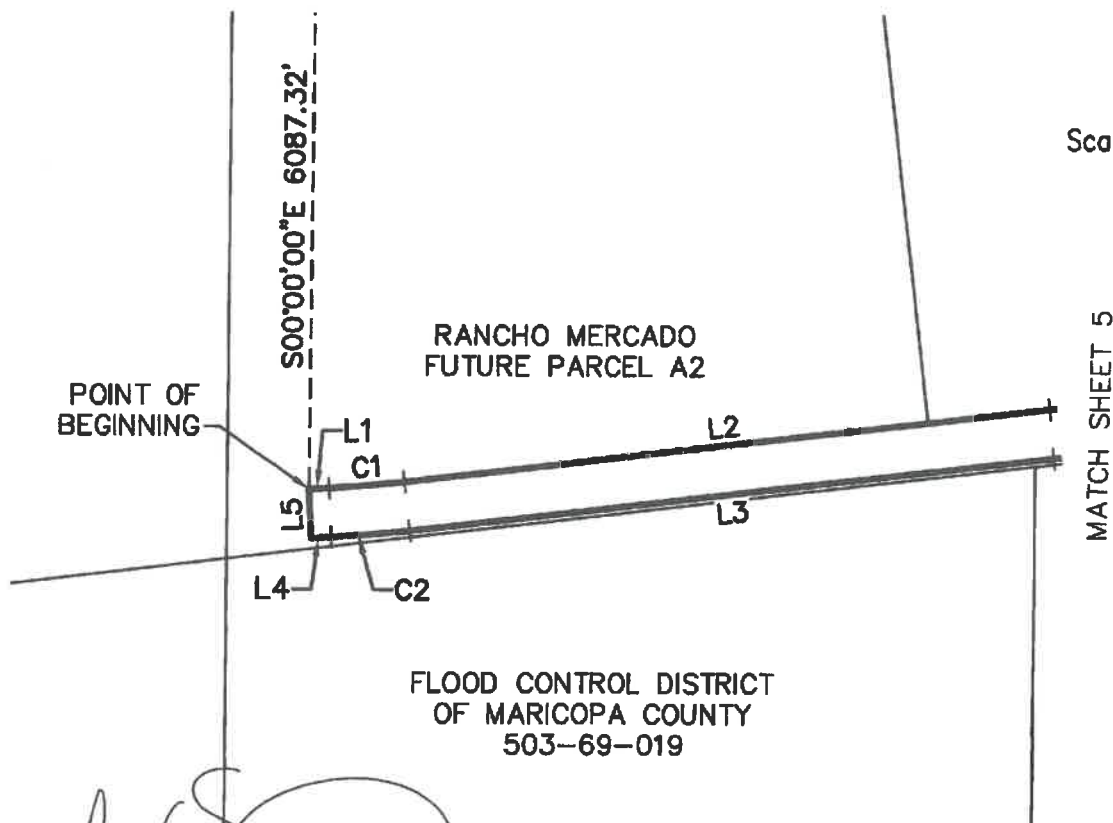
6-09-2016

RANCHO MERCADO
SEWER ESMT (2)
CITY OF SURPRISE, AZ

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°51'50"E	32.70'
L2	N83°19'04"E	1055.54'
L3	S83°19'04"W	1055.54'
L4	S86°51'50"W	32.70'
L5	N03°08'10"W	80.00'



Scale: 1"=300'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	121.31'	1960.00'	003°32'46"
C2	126.26'	2040.00'	003°32'46"



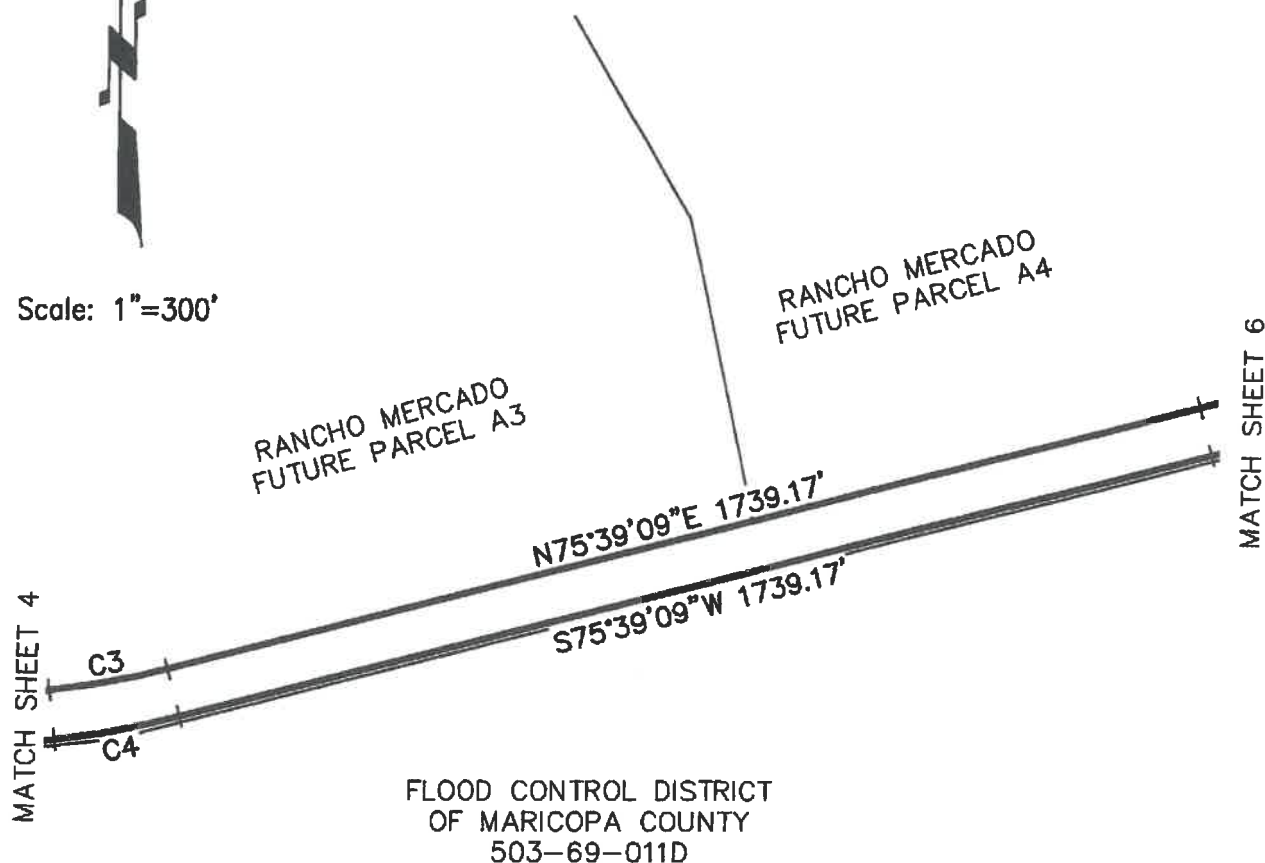
JOB 09001944-Sheet 4 of 6

6-09-2016

**RANCHO MERCADO
SEWER ESMT (2)
CITY OF SURPRISE, AZ**



Scale: 1"=300'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	195.33'	1460.00'	007°39'55"
C4	206.03'	1540.00'	007°39'55"



JOB 09001944-Sheet 5 of 6

6-09-2016

RANCHO MERCADO
SEWER ESMT (2)
CITY OF SURPRISE, AZ

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C5	982.81'	960.00'	058°39'26"
C6	1064.71'	1040.00'	058°39'26"
C7	115.34'	1540.00'	004°17'28"
C8	109.35'	1460.00'	004°17'28"

RANCHO MERCADO
FUTURE PARCEL A5

RANCHO MERCADO
FUTURE PARCEL A6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N16°59'43"E	518.49'
L7	N21°17'11"E	652.33'
L8	S68°42'49"E	80.00'
L9	S21°17'11"W	652.33'
L10	S16°59'43"W	518.49'

Scale: 1"=300'

MATCH SHEET 5

RANCHO MERCADO
FUTURE PARCEL A4

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
503-69-011D



JOB 09001944-Sheet 6 of 6

6-09-2016

RANCHO MERCADO
SEWER ESMT (2)
CITY OF SURPRISE, AZ



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Lindsey Duncan
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of fiscal year 2018 budget amendment by reallocating appropriations of \$5,058,800 from contingency in the Grant Funds and amending the Capital and Operating List of Items over \$50,000 to begin design on seven of the approved November 7, 2017 special bond election projects and a status update of General Obligation Bond projects; Resolution # 2018-29.

Motion:

I move to approve Resolution # 2018-29.

Background:

Voters of Surprise approved six public safety projects, three traffic congestion mitigation projects, and pavement preservation in November 7, 2017 Special Bond Election. Seven of the approved November 7, 2017 Special Bond Election projects will begin design in FY2018.

Objective Analysis:

Surprise residents decided to fund capital improvement projects; public safety, traffic congestion mitigation and pavement preservation in three separate general obligation bond questions. This action tonight facilitates the City of Surprise Voters approval.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

Bonds will be sold to finance the construction of these projects. The principal and interest of the bonds will be repaid through a secondary property tax. The property tax will be adopted as part of the budget process each year. The city will begin saving for the ongoing operational costs of these projects in FY2019. At the end of 5 years, the city will have sufficient funds to operate and maintain the new facilities and infrastructure.

Budget Impact:

The action will amend the budget by reallocating \$5,058,800 from contingency in the grant fund to the 2018 bond project funds. This does not represent an actual transfer of funds, but only a transfer of budget authority and does not increase or decrease the total budget.

FTE Impact:

There is no FTE impact of this action. Additional personnel planned for the new fire station will be incorporated into the annual budget process in FY2022 or FY2023 allowing sufficient time to save for the operational costs.

ATTACHMENTS:

Click to download

- ☐ [G.O. Bond Resolution 2018-29](#)
 - ☐ [PRESENTATION](#)
-

RESOLUTION # 2018-29

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$5,058,800 FROM GRANT CONTINGENCY; \$2,056,500 TO PUBLIC WORKS YARD, P61480, PUBLIC SAFETY BOND 2017 FUND, \$1,056,500 TO FIRE STATION 304, P34080, PUBLIC SAFETY BOND 2017 FUND, \$740,900 TO FIRE STATION 308, P34090, PUBLIC SAFETY BOND 2017 FUND, \$519,800 TO WADDELL RD (SR303-REEMS RD), P61440, TRAFFIC BOND 2017 FUND, \$330,000 TO LITCHFIELD (WADDELL RD- PEORIA), P61450, TRAFFIC BOND 2017 FUND, \$205,100 TO GREENWAY RD (COTTON LN-SARVIAL), P61470, TRAFFIC BOND 2017 FUND, \$150,000, TO PAVEMENT PRESERVATION, P61460, PAVEMENT PRESERVATION BOND 2017 FUND, TO BEGIN DESIGN ON APPROVED NOVEMBER 7, 2017 SPECIAL BOND ELECTION PROJECTS AND AMENDING THE CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000.

WHEREAS, the FY2018 budget was adopted to include excess budget authority to allow for unforeseen grants that may be received through the year;

WHEREAS, the citizen of Surprise approved, six public safety projects, three traffic congestion mitigation projects, and pavement preservation in the November 7, 2017 Special Bond Election;

WHEREAS, seven of the approved November 7, 2017 Special Bond election projects will begin design in FY2018;

WHEREAS, reallocating grant contingency funds is necessary to begin design;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,0000, was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, the Fiscal Year 2018 Capital and Operating List

of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-29**Exhibit A**

1. Seven of the approved November 7, 2017 Special Bond Election projects will begin design in FY2018. Total appropriations of \$5,058,800 will be reallocated from grant contingency between the Public Safety Bond 2017 Fund, Traffic Bond 2017 Fund, and Pavement Preservation Bond 2017 Fund to begin design on approved November 7, 2017 Special Bond Election Projects.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	General Operations	Contingency	E	13,504,400	(5,058,800)	8,445,600
Public Safety Bond 2017	Public Works	#P61480 Public Works Yard	E	-	2,056,500	2,056,500
Public Safety Bond 2017	Fire Medical	#P34080 District Fire Station 304	E	-	1,056,500	1,056,500
Public Safety Bond 2017	Fire Medical	#P34090 Fire Station 308	E	-	740,900	740,900
Traffic Bond 2017	Public Works	#P61440 Waddell Rd (SR303-Reems Rd)	E	-	519,800	519,800
Traffic Bond 2017	Public Works	#P61450 Litchfield Rd (Waddell Rd-Peoria)	E	-	330,000	330,000
Traffic Bond 2017	Public Works	#P61470 Greenway Rd (Cotton Ln-Sarvial)	E	-	205,100	205,100
PavPres	Public Works	#P61460 Pavement Preservation	E	-	150,000	150,000
Expense Total				13,504,400	-	13,504,400

RESOLUTION # 2018-29
Exhibit B

1. List of Operating Items Over \$50,000 – Seven of the approved November 7, 2017 Special Bond Election projects will begin design in FY2018.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
NEW	#P61480 Public Works Yard	-	2,020,500	2,020,500
NEW	#P34080 District Fire Station 304	-	1,051,500	1,051,500
NEW	#P34090 Fire Station 308	-	736,400	736,400
NEW	#P61440 Waddell Rd (SR303-Reems Rd)	-	516,800	516,800
NEW	#P61450 Litchfield Rd (Waddell Rd- Peoria)	-	326,000	326,000
NEW	#P61470 Greenway Rd (Cotton Ln-Sarival)	-	203,100	203,100
NEW	#P61460 Pavement Preservation	-	150,000	150,000



BOND PRESENTATION

FINANCE DEPARTMENT

February 20, 2018

BOND PROJECT TIMELINE

- **Schedule Constraints** (logistical, financial, operational)
- **First Batch Updates**



surpriseaz.gov/decidesurprise

- Website updates - add photos and project status to projects map and project pages; post financial documents
- Social media engagement
- Promote / support future groundbreakings and ribbon cuttings



FY2018 BOND PROJECT BUDGETS

Project	Amount
Public Works Yard	\$2,056,500
Fire Station 304	1,056,500
Fire Station 308	740,900
Waddell Road (SR303-Reems Rd)	519,800
Litchfield Road (Waddell Rd-Peoria Ave)	330,000
Greenway Rd (Cotton Ln-Sarival Ave)	205,100
Pavement Preservation	150,000
Total	\$5,058,800

FINANCIAL TIMELINE

- Sale aligned with project spending timeline
- Two separate sales
 - May 2018 and July 2020
- Council action to authorize first sale
 - April 3, 2018
- Secondary property tax levy
 - June 19, 2018

HOW CAN I BUY BONDS?

- Minimum denominations of \$5,000
- Rates may range from 2.0% to 5.0%
- To purchase contact your financial advisor for more information



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

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Council Meeting Date:	February 20, 2018	Contact Person:	Michael T. Frazier, Assistant City Manager
Submitting Department:	City Mgr	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to how the City will officially honor the late Community and Recreations Services (CRS) Director Mark A. Coronado.

Motion:

I move to direct the City Manager to implement the following measures to honor Mark Coronado:

[Council may select any combination of Task Force recommendations or insert its own]

Background:

Members of the City Council requested that The Honoring an Exceptional Leader Task Force be convened to take up a specific request to honor the late Mark A. Coronado.

At the November 14, 2017 meeting Task Force asked citizens to come forward and provide options as to how the City can honor the late Community and Recreation Services Director Mark A. Coronado. During the meeting the following suggestions were made by the public and Task Force members:

- 1 Rename 8-Acre Park in Coronado's honor
- 1 Rename Bullard Avenue in Coronado's honor
- 1 Rename Surprise Stadium in Coronado's honor and/or add a tribute in his honor within the park
- 1 Rename the Surprise Recreation Campus in Coronado's honor
- 1 Dedicate a day of community service in Coronado's honor

At the December 14, 2017 meeting the Task Force continued to discuss and evaluate the recommendations received during the November meeting. At the Task Force meeting on January 9th, cost and feasibility factors related to implementation were considered.

At the February 6th City Council Work Session the following Task Force recommendations were presented to the City Council for discussion and input.

- 1 Rename 8-Acre Park "Mark Coronado Park" and include a memorial plaque at the park's entry

gate (approximate cost \$1,100)

- 1 Brand the *Mark Coronado Legacy Seat* at Surprise Stadium **Change the color of the seat that Coronado purchased every Spring Training Season and add a logo identifying it as such* (approximate cost is \$1,000)
- 1 Place an honorary street sign along Bullard Avenue (Bell to Greenway Roads) to read “Mark Coronado Way.” **The official street name would remain Bullard Avenue, and have no impact on physical addresses*
- 1 Or a combination of any of the above options.

At the February 20th City Council meeting, members will be asked to decide which of the three recommendations, or a combination thereof, should be implemented.

Mark A. Coronado passed away this past June, having led CRS since 2000. Under Mark's leadership the department grew to manage all recreational programming, city parks, aquatics, library services, community/sports tourism special events, recreational facility development, Spring Training operations and national/international tennis events.

During his tenure with the city, Mark also held the roles of Interim City Manager, Acting Economic Development Director, Acting Public Works Director and Acting Communications Director.

Objective Analysis:

N/A

Policy Compliant:

This action is consistent with Council Policy.

Financial Impact:

Will be determined by Council action.

Budget Impact:

Any financial impact on the City is anticipated to be minimal, dependent upon Council action the cost will not exceed \$2,500.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

☐ [Presentation](#)



S U R P R I S E
A R I Z O N A

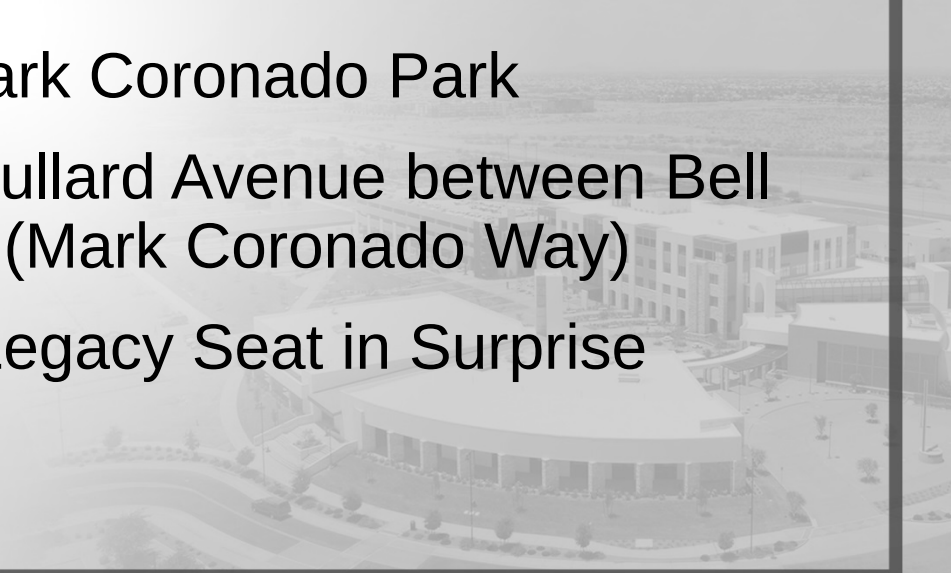
Honoring an Exceptional Leader Task Force Recommendations

February 20, 2018



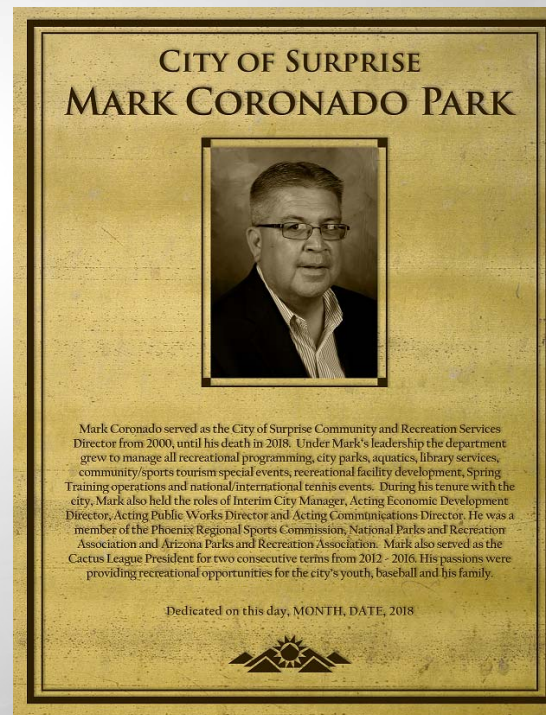
February 6th Work Session

Task Force recommended consideration of three alternatives either as stand-alone or in some combination:

- Rename 8-Acre Park as Mark Coronado Park
 - Assign honorary name to Bullard Avenue between Bell Road and Greenway Road (Mark Coronado Way)
 - Install (1) Mark Coronado Legacy Seat in Surprise Stadium
- 

Mark Coronado Park

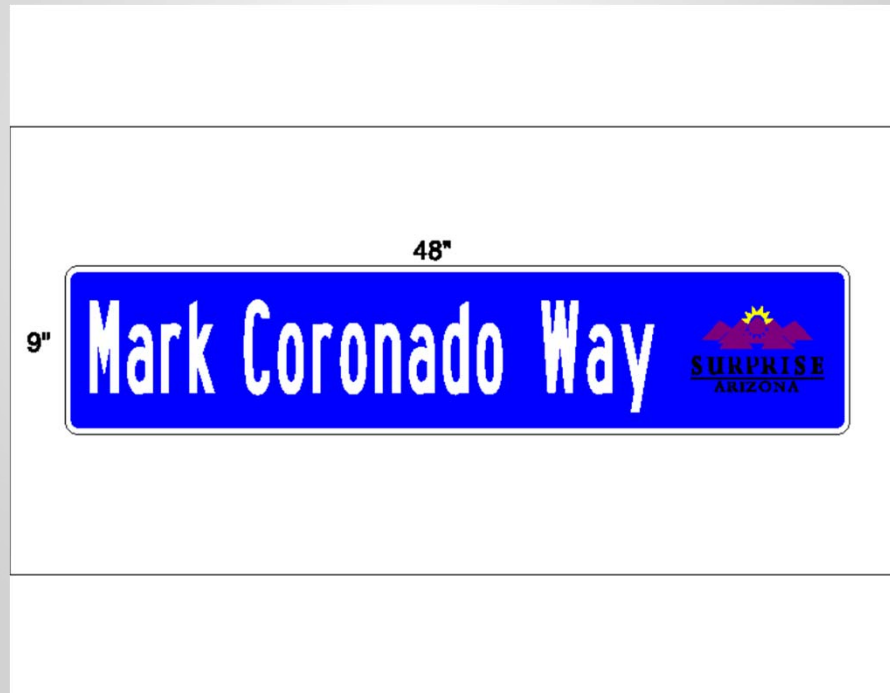
Approximate cost \$1,100





Mark Coronado Way

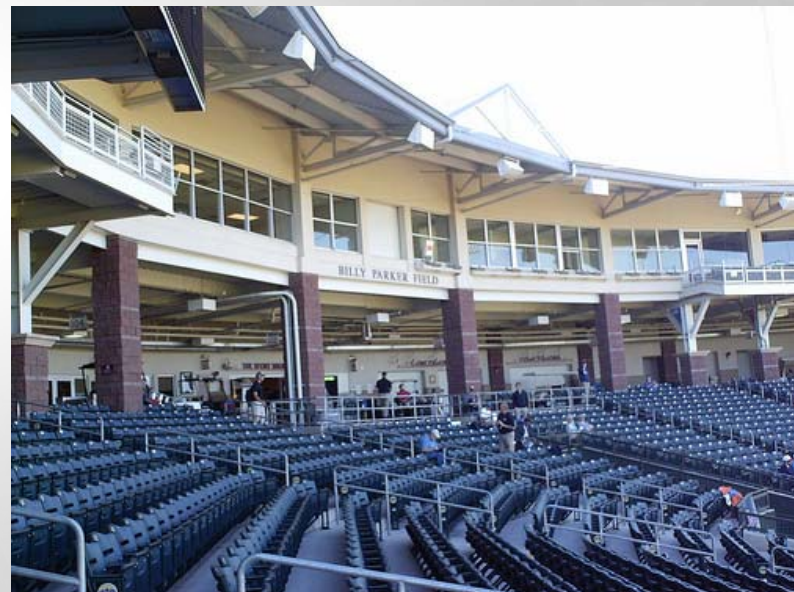
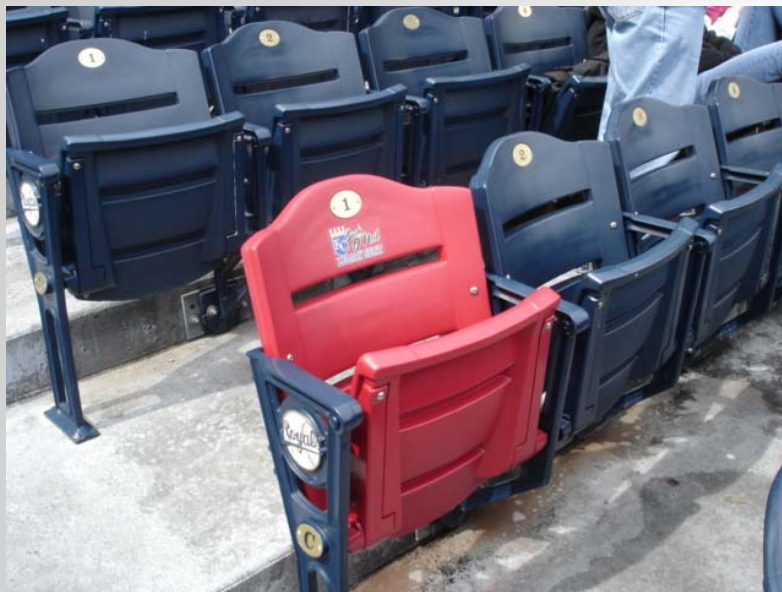
Approximate cost \$300





Mark Coronado Legacy Seat

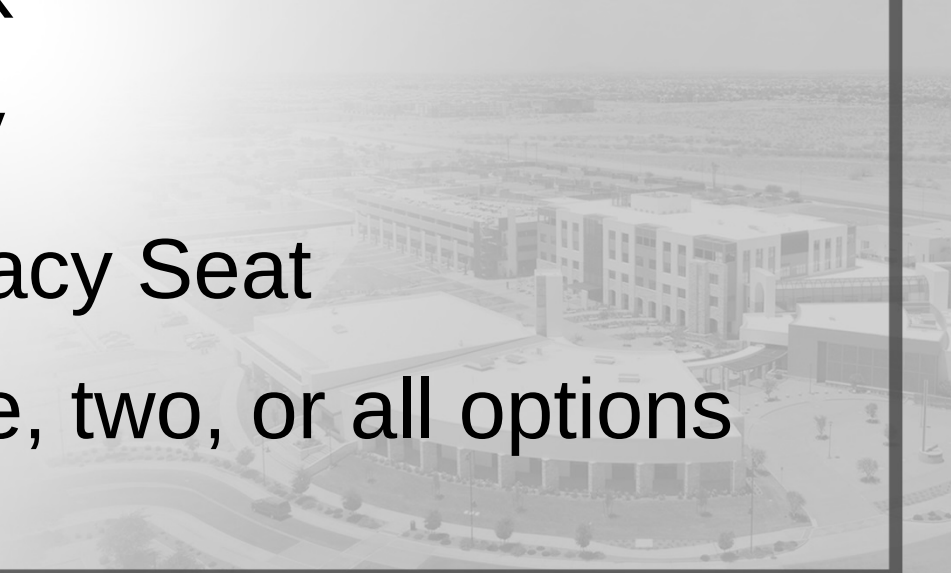
Approximate cost < \$1,000





Question for Council

What is Council's preference?

- Mark Coronado Park
 - Mark Coronado Way
 - Mark Coronado Legacy Seat
 - A combination of one, two, or all options
- 



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion pertaining to the FY2018 Financial Status Report through November 2017.

Motion:

Discussion only, there is no action.

Background:

This update will review the financial activity through the month of November 2017.

Objective Analysis:

The comparison of the actual financial activity to the plan laid out in the budget helps the City to determine the current financial position. This will allow for better short and long term financial planning as the current fiscal year is underway and the planning for the next budget begins.

Policy Compliant:

This item is compliant with City and Council Policy.

Financial Impact:

The attached presentation provides an update of the year to date revenue and expenditures for the general fund.

Budget Impact:

This item does not amend the current fiscal year budget. There will be discussion of the city's financial performance to-date.

FTE Impact:

This item does not change the full time equivalent position count.

ATTACHMENTS:

Click to download

- ☐ [FY18 Grant Report Through Nov 17](#)
 - ☐ [Sales and Use Tax Report Nov 2017](#)
 - ☐ [20180220 FY2018 Financial Status Update](#)
-

FY 18 Grant Expenditure Detail
for July 1, 2017 through November 30, 2017

Dept	Project	Project Title	Expended
City Attorney	G13040	FY 17 Prosecutor's Office VOCA	8,200
City Attorney	G13060	FFY 17 Prosecutor's Office VOCA 2	2,700
City Attorney	G13080	FY 18 VRP	0
SPD	G31110	DEA Task Force FY 17	3,400
SPD	G31120	Police Department VOCA FY 17	16,200
SPD	G31140	FY 17 GOHS DUI Task Force	0
SPD	G31150	FY 17 GOHS Know Your Limit	9,700
SPD	G31180	FFY 16 CBRNE Sustainment 160823-01	21,700
SPD	G31210	Police Department UASI Reall 150822-02	200
SPD	G31300	FY 17 GOHS STEP OT	10,000
FMD	G34090	FFY 16 Fire CBRNE Sustain 160822-01	9,100
FMD	G34100	SAFER Grant EMY-2015-FH-00791	180,800
FMD	G34190	FFY 18 AZDOHS CBRNE Sustainment	7,000
FMD	G34220	Good Neighbor Grant	0
FMD	G34230	Gila River Indian Community Grant	0
CD	G42010	FY 17 SRTS Studies - Parkview & Ashton	4,700
CD	G42020	FY 17 SRTS Studies - Marley & Rancho	19,800
CD	G42040	FY 17 SRTS Walking/Biking Maps	34,400
CD	G42050	DOD - 2 AME-UP	136,900
HSCV	G51220	FY 16 CDBG Public Service	42,100
HSCV	G51230	FY 16 CDBG AZTC Improvements	8,200
HSCV	G51240	FY 2016 HOME	63,500
HSCV	G51260	2013 CDBG Emergency Repair	20,100
HSCV	G51290	2015 CDBG Utility Feasibility Study	16,000
HSCV	G51300	2012 HOME Funds	0
HSCV	G51320	FY 14-15 HOME	23,000
HSCV	G51330	2015 HOME	50,000
HSCV	G51400	2017 CDBG Administration	42,900
HSCV	G51410	2017 CDBG Admin - advertising	2,600
HSCV	G51500	FY 18 AAA - Meals	17,000
HSCV	G51510	FY 18 AAA - Senior Center	6,400
HSCV	G51520	FY 18 CAP	30,100

Total Expended

\$786,700.00



Sales and Use Tax
Fiscal Year to Date as of November 2017

General Fund	2016 Actual	2017 Actual	2018 Actual	Actual 2018 to 2017 \$ Variance	% Variance	2018 Budget	Actual to Budget 2018 \$ Variance	% Variance
Retail	5,104,978	5,944,267	6,353,231	408,964	7%	5,890,722	462,509	8%
Vehicles	2,169,870	2,488,788	3,016,042	527,254	21%	2,639,823	376,219	14%
Communications/Utilities	2,644,218	2,340,464	2,433,063	92,599	4%	2,319,373	113,689	5%
Contracting	1,250,000	1,250,000	1,250,000	0	0%	1,250,000	0	0%
Restaurant/Bar	2,236,417	2,559,122	2,853,296	294,174	11%	2,536,061	317,235	13%
Real Estate/Rental & Leasing	1,725,928	1,768,937	1,962,450	193,513	11%	1,753,032	209,418	12%
Arts/Entertainment	262,891	184,504	177,376	(7,128)	-4%	182,840	(5,463)	-3%
Hotel/Motel	177,515	185,055	199,905	14,850	8%	183,391	16,514	9%
Transient Lodging	44,563	49,860	52,955	3,094	6%	47,996	4,959	10%
Auditing	30,513	1,750	575	(1,175)	-67%	0	575	0%
Use Tax	354,496	327,022	430,250	103,228	32%	324,062	106,188	33%
Other Tax Activity	460,469	95,548	92,006	(3,542)	-4%	94,704	(2,698)	-3%
Total General Fund	16,461,857	17,195,319	18,821,150	1,625,831	9%	17,222,005	1,599,145	9%
Percentage of change from prior period		4%	9%					
Transportation Improvement Fund (1.5% tax rate)	1,437,281	1,323,127	1,267,637	(55,490)	-4%	893,419	374,218	42%
Percentage of change from prior period		-8%	-4%					
General Capital Fund (2.2% tax rate)	858,012	690,586	609,202	(81,385)	-12%	378,049	231,152	61%
Percentage of change from prior period		-20%	-12%					
Tourism Fund - Bed Tax (3.52% tax rate)	86,744	175,508	186,400	10,892	6%	168,947	17,453	10%
Percentage of change from prior period		102%	6%					
Total All Funds	18,843,894	19,384,540	20,884,389	1,499,849	8%	18,662,421	2,221,969	12%

FY2017 amounts for General Fund categories, excluding contracting and transient lodging, were updated to include ADOR's implementation of location based and business code reporting.

General Fund

Retail (2.2% tax rate) - tax collections from large and small retail stores, discount department stores, warehouse clubs, and supercenters.

Vehicles (2.2% tax rate) - tax collections from vehicle sales.

Communication/Utilities (2.2% tax rate) - tax collections from businesses that provide telecommunications (landlines and cellular), electricity, gas, and water services.

Contracting (2.2% of the 3.7% contracting tax rate is dedicated to the General Fund) - tax collections from businesses engaging in contracting activity, (e.g., landscaping, painting, flooring installation, siding, roofing, concrete, plumbing, heating, framing, drywall, infrastructure, masonry, finish carpentry). The first \$1.25 million received in revenues from the 2.2% transaction privilege tax on construction will be retained in the General Fund. Any additional amount will be recorded in the General Capital Fund and will be used to fund the Capital Improvement Plan.

Restaurant and Bar (3.2% tax rate) - tax collections from restaurants, bars and caterers.

Real Estate, Rental & Leasing (2.2% tax rate) - tax collections from rental income of commercial and residential real property, and personal property rentals (e.g., rentals of formal wear, DVD's, home health equipment, recreational goods, electronics, appliances).

Arts and Entertainment (2.2% tax rate) - tax collections from businesses that charge admission for exhibition, amusement, or entertainment, (e.g., gym memberships, golf courses, athletic and dance instruction, movie theatres).

Hotel/Motel (2.2% tax rate) - tax collections from the activity of renting lodging space for any length of time and other activities provided at the hotel/motel.

Transient Lodging (1% of the 4.52% transient lodging tax rate is dedicated to the General Fund) - tax collections from the activity of charging for lodging and/or lodging space furnished to any transient for less than thirty consecutive days, and is in addition to the hotel/motel tax rate of 2.2%.

Auditing - payments from tax audits conducted by in house and contract auditors.

Use Tax (2.2% tax rate) - tax collections from goods and products that are used or stored in the City where sales tax was not paid when purchased.

Other Tax Activity (2.2% tax rate) - tax collections from business license fees, advertising, feed at wholesale, job printing, manufactured buildings, old business codes, and maintenance, repair, replacement or alteration projects (MRRA).

Dedicated Funds

Transportation Improvement (1.5% of the 3.7% contracting tax rate is dedicated to the Transportation Improvement Fund)

The transportation improvement fund is established to provide for the collection and expenditure of the dedicated 1.5% local construction transaction tax adopted by the Mayor and Council through ordinance 05-13. This tax is dedicated for the improvement of existing roadway corridors and the related costs of the construction of new roadways.

General Capital (2.2% of the 3.7% contracting tax rate)

The first \$1.25 million received in revenues from the 2.2% transaction privilege tax on construction will be retained in the General Fund. Any additional amount will be recorded in the General Capital Fund and will be used to fund the Capital Improvement Plan.

Tourism (3.52% of the 4.52% transient lodging tax rate is dedicated to the Tourism Fund)

Ordinance No. 2015-10 increased the tax rate to 4.52% with 3.52% recorded in the Tourism Fund. Mayor and City Council has designated that 75% will be allocated to Sports Tourism Facility Development/Facility Improvement and 25% will be allocated to Special Events/Marketing/Studies.



Transaction Privilege Tax Report

Hotel Motel

Tax Collected	Reported to State	Reported to City	FY2014	FY2015	FY2016	*FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 19,645	\$ 17,682	\$ 16,928	\$ 21,297	\$ 31,513	\$ 21,413
Aug	Sep	Oct	\$ 19,858	\$ 24,363	\$ 24,829	\$ 23,264	\$ 26,213	\$ 23,705
Sep	Oct	Nov	\$ 25,992	\$ 30,945	\$ 31,473	\$ 35,342	\$ 38,405	\$ 32,431
Oct	Nov	Dec	\$ 18,586	\$ 52,349	\$ 59,506	\$ 58,393	\$ 55,171	\$ 48,801
Nov	Dec	Jan	\$ 61,772	\$ 41,435	\$ 44,780	\$ 46,760	\$ 48,603	\$ 48,670
Dec	Jan	Feb	\$ 43,701	\$ 43,753	\$ 49,646	\$ 36,930		\$ 43,507
Jan	Feb	Mar	\$ 43,414	\$ 23,111	\$ 50,389	\$ 33,947		\$ 37,715
Feb	Mar	Apr	\$ 51,074	\$ 85,180	\$ 67,284	\$ 77,765		\$ 70,326
Mar	Apr	May	\$ 70,001	\$ 80,525	\$ 90,729	\$ 91,488		\$ 83,186
Apr	May	Jun	\$ 34,916	\$ 32,169	\$ 39,894	\$ 44,009		\$ 37,747
May	Jun	Jul	\$ 25,429	\$ 28,916	\$ 26,763	\$ 29,185		\$ 27,573
Jun	Jul	Aug	\$ 19,937	\$ 20,246	\$ 22,958	\$ 23,917		\$ 21,765
TOTAL			\$ 434,326	\$ 480,674	\$ 525,179	\$ 522,296	\$ 199,905	\$ 496,840

*Hotel and Motel amounts for FY2017 were updated to include AZ Dept. of Revenue's implementation of location based and business code reporting

Transient Lodging

Tax Collected	Reported to State	Reported to City	FY2014	¹ FY2015	FY2016	*FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 15,995	\$ 11,744	\$ 31,002	\$ 35,321	\$ 50,396	\$ 28,892
Aug	Sep	Oct	\$ 12,937	\$ 16,747	\$ 9,222	\$ 24,356	\$ 37,041	\$ 20,061
Sep	Oct	Nov	\$ 14,652	\$ 17,452	\$ 18,222	\$ 38,396	\$ 44,062	\$ 26,557
Oct	Nov	Dec	\$ 14,316	\$ 25,420	\$ 29,903	\$ 71,136	\$ 52,360	\$ 38,627
Nov	Dec	Jan	\$ 20,966	\$ 24,210	\$ 42,957	\$ 56,159	\$ 55,496	\$ 39,958
Dec	Jan	Feb	\$ 30,681	\$ 23,112	\$ 52,789	\$ 43,260		\$ 37,460
Jan	Feb	Mar	\$ 25,482	\$ 55,130	\$ 63,003	\$ 67,301		\$ 52,729
Feb	Mar	Apr	\$ 35,185	\$ 53,564	\$ 86,084	\$ 98,560		\$ 68,348
Mar	Apr	May	\$ 58,376	\$ 65,790	\$ 131,787	\$ 150,918		\$ 101,718
Apr	May	Jun	\$ 27,544	\$ 22,092	\$ 55,825	\$ 69,245		\$ 43,676
May	Jun	Jul	\$ 21,952	\$ 24,125	\$ 35,250	\$ 47,870		\$ 32,299
Jun	Jul	Aug	\$ 15,877	\$ 21,607	\$ 41,187	\$ 36,092		\$ 28,691
TOTAL			\$ 293,964	\$ 360,993	\$ 597,231	\$ 738,613	\$ 239,355	\$ 519,016

¹Transient Lodging tax rate increased from 2.52% to 4.52% effective 11/01/2015, Ordinance No. 2015-10 (3.52% of the 4.52% is recorded to the Tourism Fund)

*No changes have been made to Transient Lodging amounts



Transaction Privilege Tax Report

Restaurant and Bar

Tax Collected	Reported to State	Reported to City	FY2014	FY2015	FY2016	*FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 346,076	\$ 370,435	\$ 402,510	\$ 502,873	\$ 517,688	\$ 427,917
Aug	Sep	Oct	\$ 371,486	\$ 393,533	\$ 430,056	\$ 482,560	\$ 551,570	\$ 445,841
Sep	Oct	Nov	\$ 364,346	\$ 433,656	\$ 434,876	\$ 496,508	\$ 588,019	\$ 463,481
Oct	Nov	Dec	\$ 402,986	\$ 410,955	\$ 481,198	\$ 531,487	\$ 595,474	\$ 484,420
Nov	Dec	Jan	\$ 423,043	\$ 473,106	\$ 487,777	\$ 545,694	\$ 600,545	\$ 506,033
Dec	Jan	Feb	\$ 438,338	\$ 469,465	\$ 522,687	\$ 602,045		\$ 508,134
Jan	Feb	Mar	\$ 436,637	\$ 460,847	\$ 491,380	\$ 621,598		\$ 502,616
Feb	Mar	Apr	\$ 490,692	\$ 532,431	\$ 547,841	\$ 614,354		\$ 546,329
Mar	Apr	May	\$ 614,719	\$ 607,926	\$ 675,027	\$ 800,846		\$ 674,630
Apr	May	Jun	\$ 466,620	\$ 506,791	\$ 545,300	\$ 650,128		\$ 542,210
May	Jun	Jul	\$ 463,010	\$ 510,135	\$ 481,777	\$ 597,185		\$ 513,027
Jun	Jul	Aug	\$ 444,832	\$ 431,220	\$ 436,037	\$ 540,675		\$ 463,191
TOTAL			\$ 5,262,786	\$ 5,600,500	\$ 5,936,467	\$ 6,985,953	\$ 2,853,296	\$ 6,077,828

*Restaurant and Bar amounts for FY2017 were updated to include AZ Dept. of Revenue's implementation of location based and business code reporting



FY2018 Financial Status Update

City Council Meeting
February 20, 2018

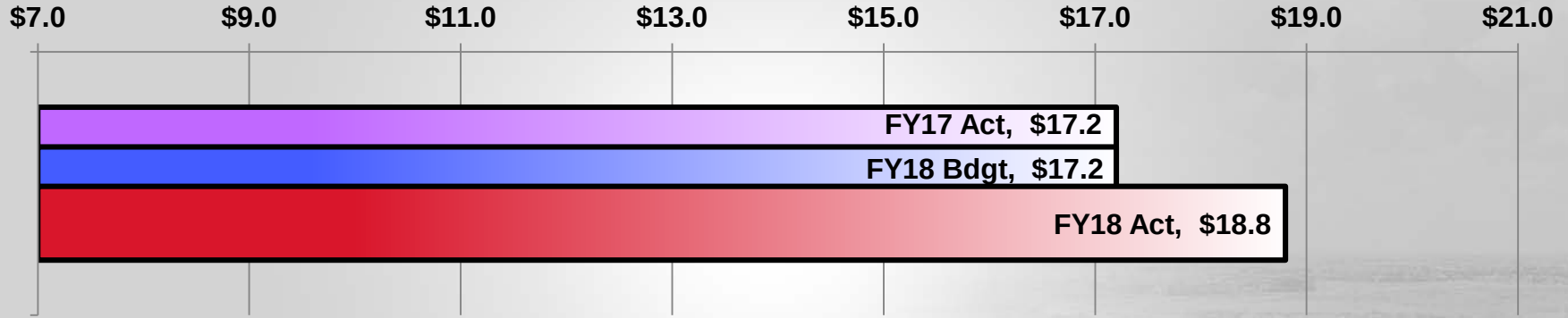
FY2018 General Fund Resources

Category	Budget Thru Nov	Actual Thru Nov	\$ Variance	% Variance
Local Sales Tax	\$ 17.2	\$ 18.8	\$ 1.6	9%
Intergovernmental	13.0	14.2	1.2	9%
Charges for Services/Other	3.0	5.0	2.0	67%
Property Tax	4.1	4.0	(0.1)	(2%)
Franchise Fees	1.9	1.6	(0.3)	(16%)
Transfers In	2.6	2.6	-	0%
Total	\$ 41.8	\$ 46.2	\$ 4.4	11%

Amounts in millions

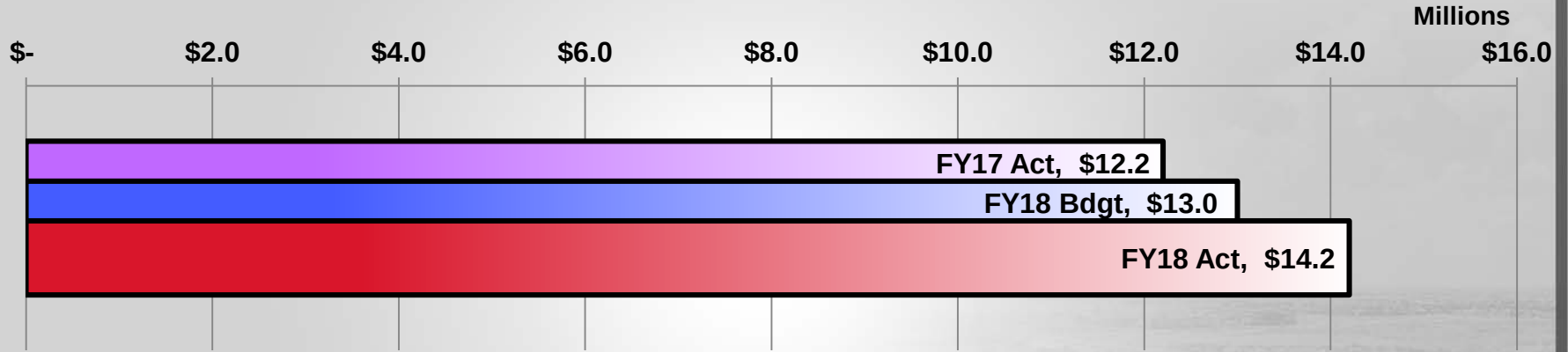
*Unaudited

Local Sales Tax



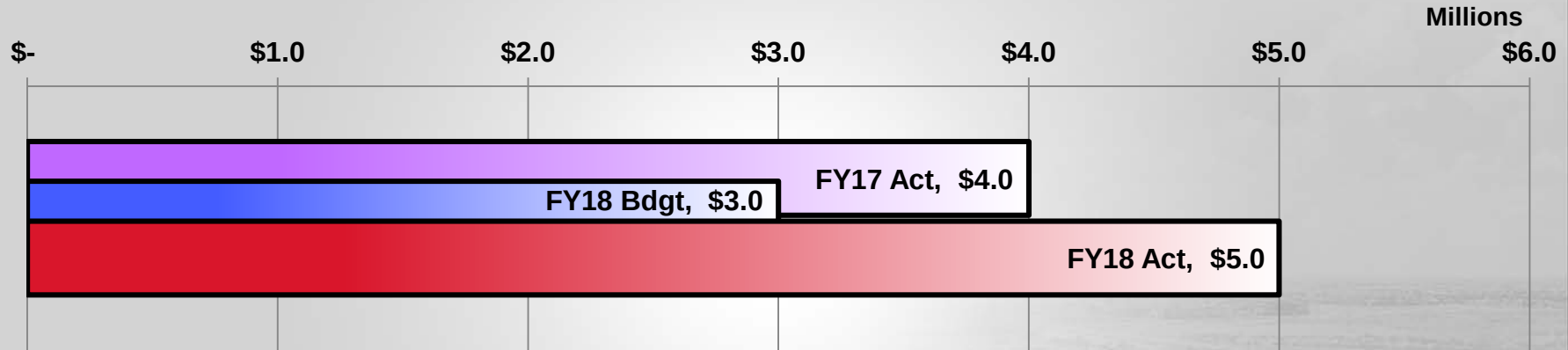
- Current actuals exceeded budget by \$1.6 M
- Development agreement reimbursements need to be considered.

Intergovernmental



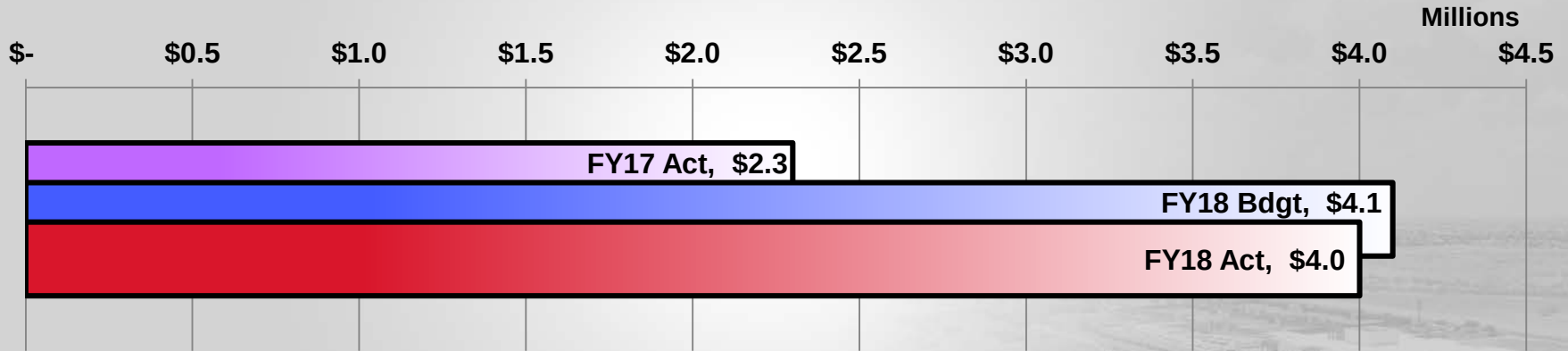
- Current actuals exceeded original budget by \$1.2 M
- Timing

Charges for Services/Other FY2018



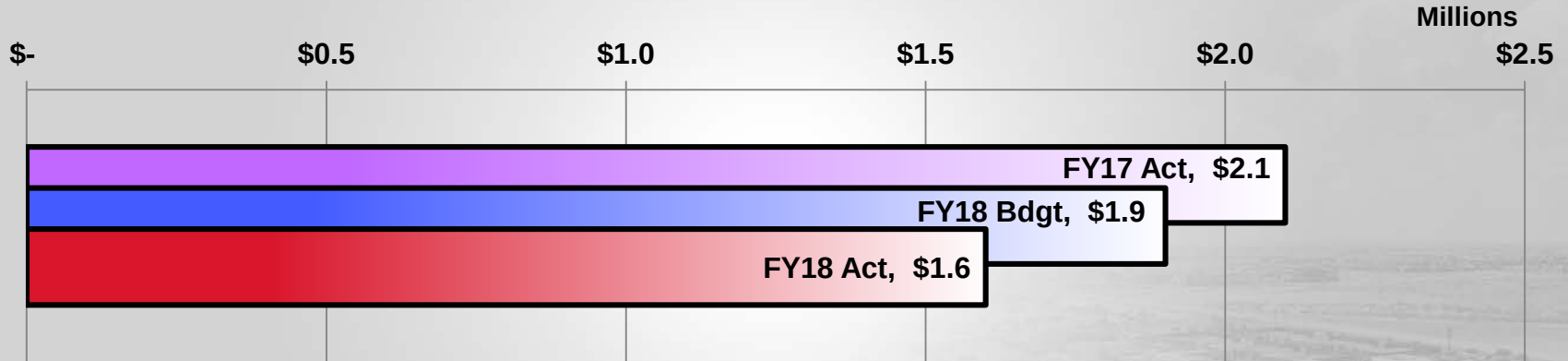
- Current actuals exceeded budget by \$2.0M
 - Development related planning, permitting, and inspection revenue is trending higher than budgeted

Property Tax FY2018



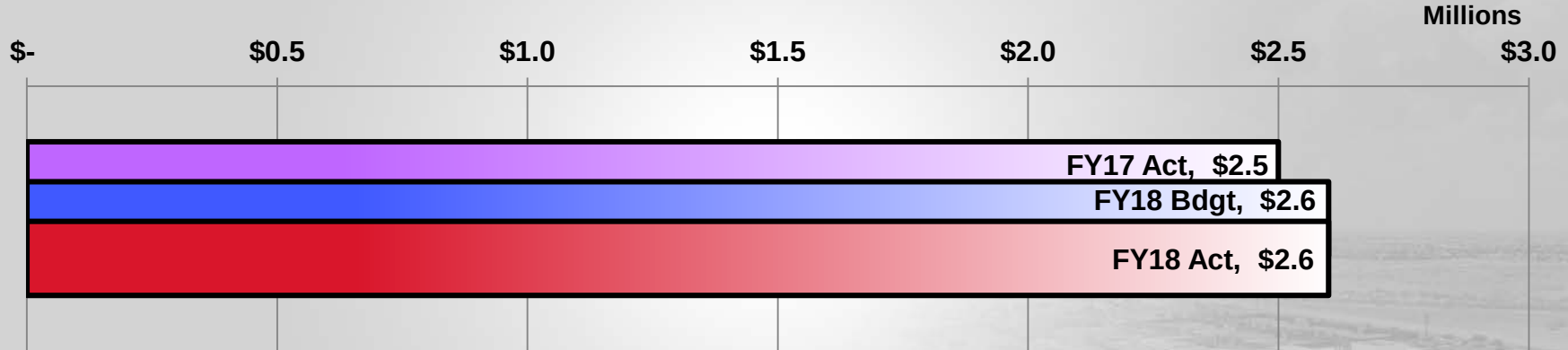
- Amount collected will equal amount of the levy.

Franchise Fees FY2018



- Current actuals are less than budget by \$0.3M

Transfers In FY2018



- Current actuals are slightly less than budget.

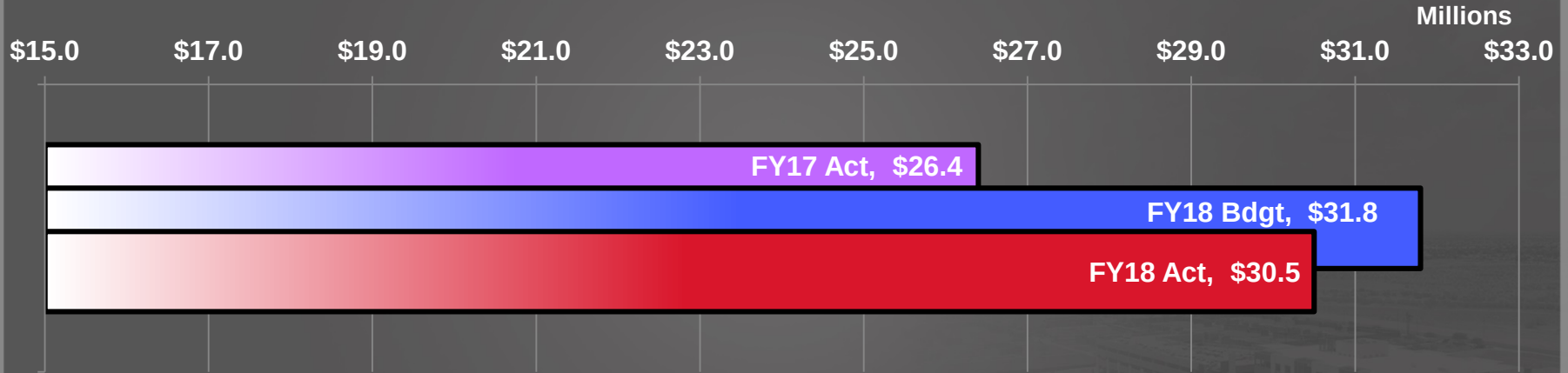
FY2018 General Fund Uses

Category	Budget Thru		Actuals Thru		\$	
	Nov		Nov*		Variance	% Variance
Personnel	\$	31.8	\$	30.5	\$ (1.3)	(4%)
Supplies		1.6		1.4	(0.2)	(13%)
Services		7.5		8.1	0.6	8%
Capital		0.1		-	-	-
Contingency		-		-	-	-
Transfers Out		-		0.1	0.1	-
Total	\$	41.0	\$	40.1	\$ (0.9)	(2%)

Amounts in millions

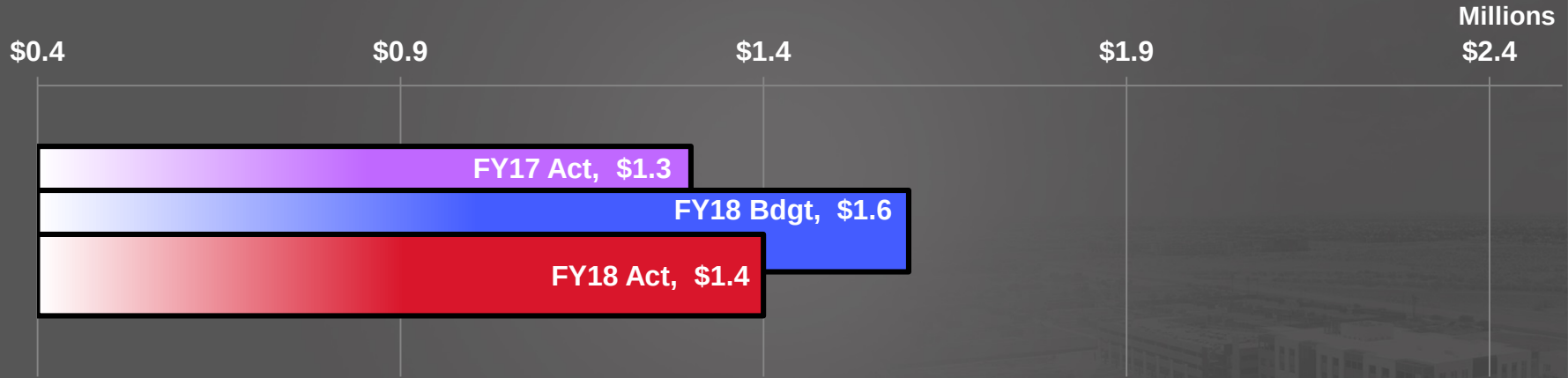
*Unaudited

Personnel FY2018



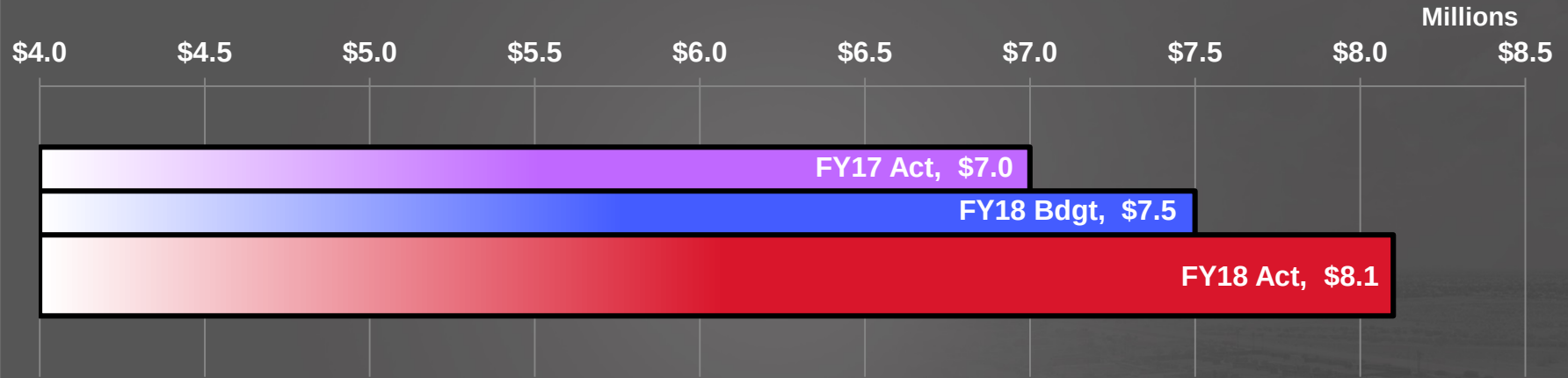
- FY18 Budget line now reflects the PSPRS budget amendment.

Supplies FY2018



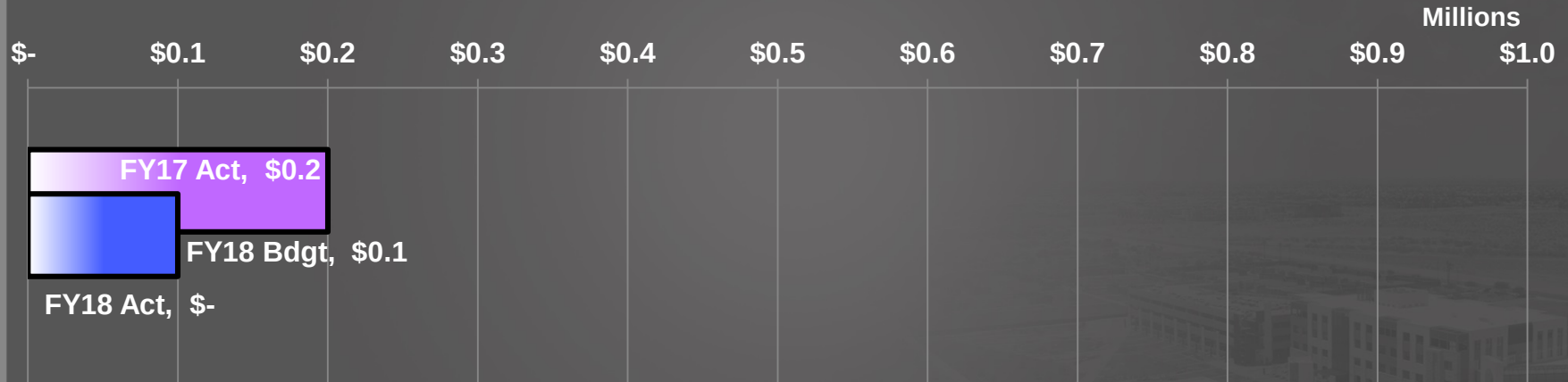
- Current actuals are below original by less than \$0.2M

Services FY2018

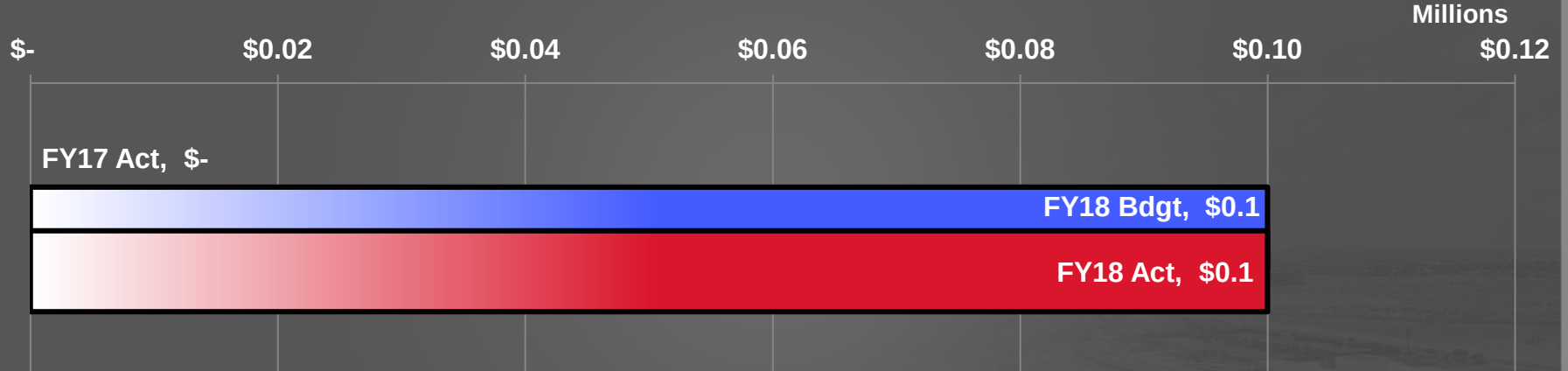


- Services are trending higher than the budget amount by \$0.6M

Capital FY2018



Transfers Out FY2018



FY2018 Grant Expenditure Detail

Department	Total Expenditures
Community Development	\$195,800
City Attorney	10,900
Fire-Medical	196,900
Human Services/Community Vitality	321,900
Police	61,200
Total Expenditures	\$786,700

FY2017 vs. 2018 Grant Awards

Department	2017 Awards	2018 Awards
Community Development	\$402,500	\$0
City Attorney	94,700	*329,900
Fire-Medical	*873,400	107,900
Human Services/Community Vitality	926,200	626,200
Police	240,600	*629,800
Total Awards	\$2,537,400	\$1,693,800

* Includes multi-year awards



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Martin Lucero - Community Development
Submitting Department:	Finance Dept	District:	6
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action authorizing the acceptance of federal transportation grant monies through the Maricopa Association of Governments, increasing federal funding in the amount of \$1,177,420 for the construction of Bullard Avenue; Resolution 2018-27.

Motion:

I move to approve Resolution # 2018-27.

Background:

Bullard Avenue is a current fiscal year CIP project that has received partial funding through the Congestion Mitigation and Air Quality federal program. Staff regularly is in search of grant opportunities that will have a positive impact to the City. Part of this effort lead Staff to apply for additional funds under the Federal Fiscal Close Out Process through Maricopa Association of Governments. The additional funds will help lower the City obligation while ensuring the CIP project is completed at a high standard.

Objective Analysis:

This grant will allow the City to construct the full redesign of Bullard Avenue, helping to address pedestrian safety along a highly publicized corridor.

Policy Compliant:

This is compliant with the City of Surprise Strategic Plan under Transportation- Goal 7: Identify funding sources for the transportation system. Strategies:

d. Review federal MAP-21 legislation and grant programs to identify potential federal funding opportunities for City of Surprise transportation system projects.

Financial Impact:

No additional financial impact above the current local match (budgeted in FY2018) is needed.

Budget Impact:

The additional federal funding awarded in FY2018 is not included in our budget, as the funds will go directly to ADOT. The overall project budget (which was previously budgeted in FY2018) has increased but our local match has decreased as a result of the additional funding.

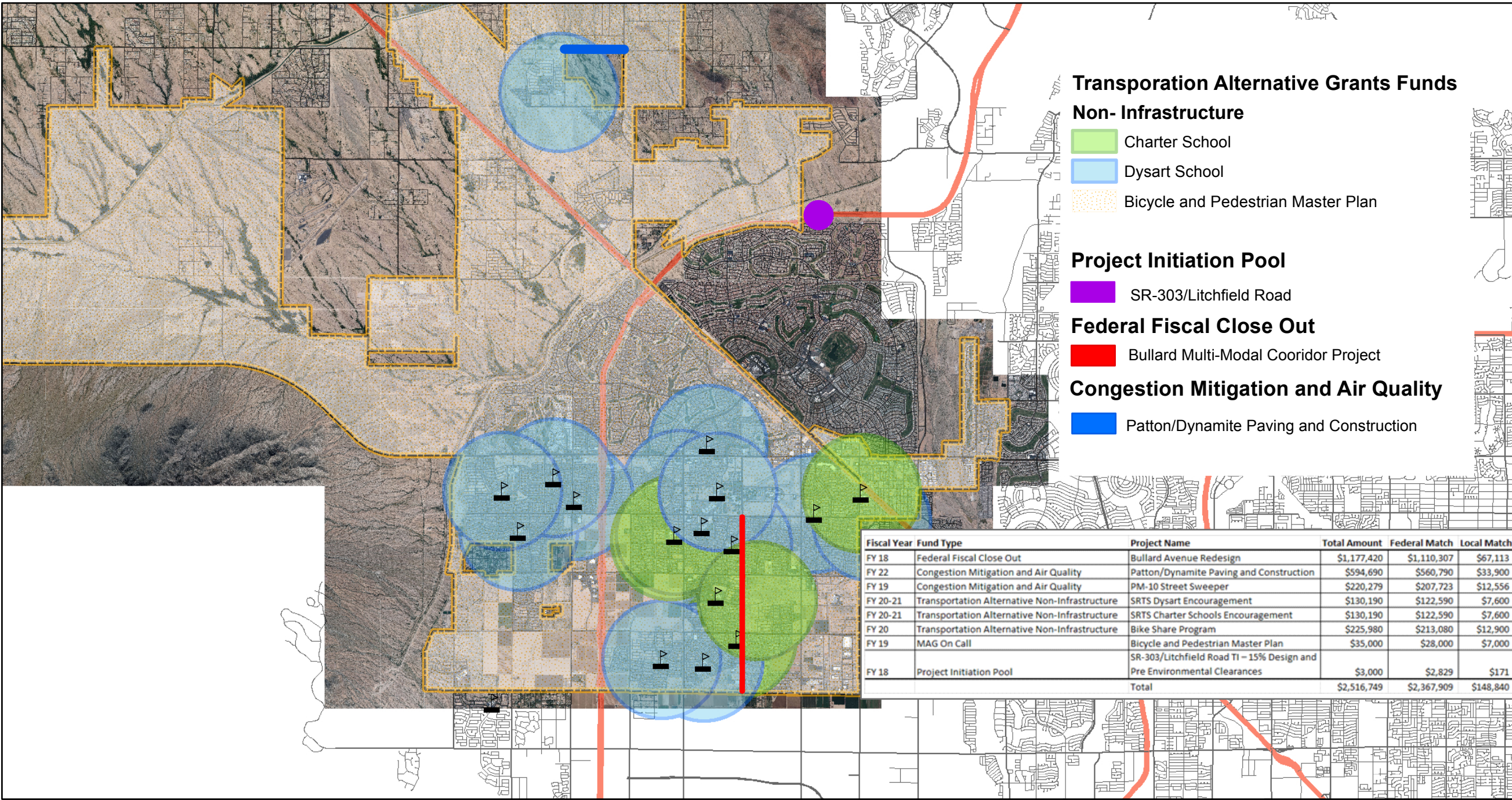
FTE Impact:

None.

ATTACHMENTS:

Click to download

- ☐ [2018 Grant MAPTrans](#)
 - ☐ [Federal Fiscal Close Out Award – Bullard Avenue](#)
 - ☐ [Res 2018-27 Federal Fiscal Close-out Award-Bullard Ave](#)
-



Secured Grant Funds





COMMUNITY DEVELOPMENT

Date: February 20, 2018

To: Mayor and City Council

From: Martin Lucero, Transportation Planning Manager
martin.lucero@surpriseaz.gov, 623-222-3142
Eric Fitzer, Community Development Director

Re: Increased Federal Funding Award – Bullard Avenue

Background

On January 31, 2018, the City of Surprise was awarded additional Federal monies through the Maricopa Association of Governments. This grant included additional monies for the Bullard Avenue Redesign. The additional funds will help lower the City obligation while ensuring the CIP project is completed at a high standard.

Below you will find a breakdown of the budget implications and total award.

Federal Fiscal Close Out Award

1. Bullard Avenue Redesign		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$1,177,420	\$1,110,307	\$67,113

Fiscal Implication

Based on the final design the construction cost estimate is \$3,344,812. In November 2018 The City applied to Maricopa Association of Government (MAG) for close out funds. City was awarded an additional amount of \$1,110,307 as part of the construction cost.

The IGA amendment with ADOT will increase contribution of federal funds from \$1,730,405 to \$3,001,590. The City contribution including the 5.7% match has decreased from \$359,595 to \$343,222 for the construction phase.

The grants associated with Bullard Avenue can be tracked in the AFI Grant Database that can be reviewed on-line at https://grantrnavigator.afisystems.com/projects/public_access.

Recommendation

The City Council recommends approval of Resolution No. 2018-XX, accepting \$1,177,420 in Federal Fiscal Close Out Funds.

ATTACHMENTS:

1. Project Location Map
2. PowerPoint Presentation

RESOLUTION # 2018-27

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AUTHORIZING THE CITY TO ACCEPT FEDERAL FISCAL CLOSE OUT AWARD FROM MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE CONSTRUCTION OF BULLARD AVENUE.

WHEREAS, the FY2018 budget was adopted included funding for the construction of Bullard avenue improvements;

WHEREAS, the City supports policies and programs focused on health and wellness and healthier community environments;

WHEREAS, the health and safety of children is of highest concern to the citizens of the City; and

WHEREAS, the City of Surprise Administrative Policies require approval of the Mayor and Council for the acceptance of grant funds of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City of Surprise is authorized to accept a grant in the amount of \$1,177,420 in Federal Fiscal Close Out Funds.

Section 2. The City Manager, or his designee, is hereby authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with this grant.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Michael Boule, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of Amendment One to the Intergovernmental Agreement (IGA) between the City of Surprise and the Arizona Department of Transportation (ADOT) for multi-modal improvements on Bullard Avenue between Greenway Road and Peoria Avenue; Resolution #2018-17.

Motion:

I move to approve Resolution #2018-17.

Background:

Council approved the IGA with ADOT for Bullard Avenue Improvements from Greenway to Peoria Resolution 2016-70, in June of 2016. Since then the design has been finalized and all necessary clearances has been obtained from ADOT. The project is ready to move to the construction phase it will be advertised by ADOT in March 2018 and begin construction in May.

Based on the final design and construction cost estimate is \$3,344,812. In November 2018 The City applied to Maricopa Association of Government (MAG) for close out funds for increased construction costs. The City was awarded an additional amount of \$1,110,307.

The IGA amendment with ADOT will increase contribution of federal funds from \$1,730,405 to \$3,001,590. The City contribution including the 5.7% match has decreased from \$359,595 to \$343,222.

This item officially recognizes the IGA/JPA between the City and ADOT for construction improvements on Bullard Avenue, which will include a raised landscaped median, two eleven-foot vehicle travel lanes, a buffer zone, and a five-foot protected bicycle lane. The project will also include two traffic signals at the intersections of Acoma Drive and Sweetwater Avenue and slurry seal of the roadway. The City will also be contributing signal light pole inventory to construct the traffic signals.

Objective Analysis:

Signing this amendment IGA/JPA will allow ADOT to administer \$3,001,590 in federal funds that will

be used to improve Bullard Avenue by adding a landscaped median, protected bike lanes, and traffic signals at major school- crossing intersections. The grant requires a financial contribution by the City, but the value of the improvements far exceeds the amount that the City will be required to contribute.

Policy Compliant:

This action is consistent with City and Council policy regarding leveraging City funds in applying for and receiving grants.

Financial Impact:

This one time grant project P61320 has a required City match of \$343,222 (design of \$26,830 and construction of \$316,392) at this time. Final amounts will not be known until construction bid is awarded. With this amendment the City will be obligated to pay the outstanding amount for design and the current construction estimate. After the construction award any additional costs will be billed to the City; if construction costs come in lower ADOT will then reimburse the City.

Budget Impact:

This item has been approved by council in the FY2018 budget in the amount of \$1,056,900. The budget for this item is located in project P61320 Bullard Avenue Greenway to Peoria. Upon approval of this item it is anticipated that all funds associated with this Council action will be expended by June 30, 2018. Any additional billings will be reconciled against the remaining budget.

FTE Impact:

There are no FTE's associated with this action item.

ATTACHMENTS:

Click to download

☐ [Resolution 2018-17 Final](#)

RESOLUTION # 2018-17

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT (IGA) Number 16-0005805 WITH THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR IMPROVEMENTS ON BULLARD AVENUE FROM GREENWAY TO PEORIA AVENUE

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into an intergovernmental agreement ("IGA") with other governmental entities for the purposes set forth within;

WHEREAS, the City of Surprise entered into an IGA on June 16, 2016 with ADOT in order to facilitate the improvements on Bullard Avenue from Greenway to Peoria Avenue;

WHEREAS, ADOT wishes to amend the IGA to revise the final estimated design and construction costs and federal contribution that has increased due to additional funds secured by City of Surprise from Maricopa Association of Governments;

WHEREAS, the project includes \$3,001,590.00 in federal funding for design and construction to be administered through ADOT and requires a City match of \$181,432 and a City contribution of \$161,790 for a total project amount of \$3,344,812; and

WHEREAS, a total of \$343,222 of the City match and contribution requirement has been included as a part of the FY2018 Capital Improvement Plan;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. Amendment 1 of the Intergovernmental Agreement between the City of Surprise and the State of Arizona Department of Transportation, attached as Exhibit A, is approved.

Section 2. The Mayor, or her designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

AMENDMENT ONE TO
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE STATE OF ARIZONA AND
THE CITY OF SURPRISE

ADOT File No.: IGA/ JPA.: 16-0005805-I
Amendment No. One: 18-0006743-I
AG Contract No.: P0012016001264
Project Location/Name: Bullard Avenue,
Greenway Road-Peoria Avenue
Type of Work: Multimodal Improvements
Federal-aid No.: SUR-0(230)T
ADOT Project No.: T006301D/01C
TIP/STIP No.: SUR440
CFDA No.: 20.205 - Highway Planning
and Construction
Budget Source Item No.: N/A

**AMENDMENT NO. ONE
TO
INTERGOVERNMENTAL AGREEMENT**

BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF SURPRISE

THIS AMENDMENT NO. ONE to INTERGOVERNMENTAL AGREEMENT (the “Amendment No. One”), is entered into this date _____, pursuant to Arizona Revised Statutes §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State") and the CITY OF SURPRISE, acting by and through its MAYOR and CITY COUNCIL (the “City”). The City and State are collectively referred to as the “Parties.”

WHEREAS, the INTERGOVERNMENTAL AGREEMENT, IGA/JPA 16-0005805-I, A.G. Contract No. P0012016001264, was executed on June 16, 2016, (the “Original Agreement”).

WHEREAS, the State is empowered by Arizona Revised Statutes § 28-401 to enter into this Amendment No. One and has delegated to the undersigned the authority to execute this Amendment No. One on behalf of the State;

WHEREAS, the City is empowered by Arizona Revised Statutes § 48-572 to enter into this Amendment No. One and has by resolution, a copy of which is attached and made a part of, resolved to enter into this Amendment No. One and has authorized the undersigned to execute this Amendment No. One on behalf of the City; and

NOW THEREFORE, in consideration of the mutual terms expressed herein, the purpose of this Amendment No. One is to revise funding for the design and construction phase. The Parties desire to amend the Original Agreement and Amendment No. One, as follows:

I. RECITALS

7. The federal funds will be used for the scoping/design and construction of the Project, including the construction engineering and administration cost (CE). The estimated Project costs are as follows:

T0063 01D (scoping/design):

Federal-aid funds @ 94.3%	\$ 179,170.00
City's match @ 5.7%	\$ 10,830.00
City's contribution @100%	<u>\$ 16,000.00</u>
Subtotal – Scoping/Design*	\$ 206000.00

T0063 01C (construction):

Federal-aid funds @ 94.3% (capped)	\$ 2,822,420.00
City's match @ 5.7%	\$ 170,602.00
City's contribution @ 100%	<u>\$ 145,790.00</u>
Subtotal – Construction**	\$ 3,138,812.00
TOTAL Estimated Project Cost	\$ 3,344,812.00
Total Estimated City's Funds	\$ 343,222.00
Total Federal Funds	\$ 3,001,590.00

* (Includes ADOT Project Development Administration (PDA) Costs), previously referred to as Prorject Management and Design Review (PMDR) costs.

** (Includes 15% CE (this percentage is subject to change, any change will require concurrence from the City) and 5% Project contingencies)

The Parties acknowledge that the final Project amount may exceed the initial estimate(s) shown above, and in such case, the City is responsible for, and agrees to pay, any and all actual costs exceeding the initial estimate. If the final bid amount is less than the initial estimate, the difference between the final bid amount and the initial estimate will be de-obligated or otherwise released from the Project. The City acknowledges it remains responsible for, and agrees to pay according to the terms of this Agreement, any and all actual costs exceeding the final bid amount.

Consistent with the Original Agreement, the City has invoiced and paid \$10,830.00 and will pay the remaining \$16,000.00 of the City's share of PDA and design costs within 30 days of receipt of an invoice.

II. SCOPE OF WORK

Section II, Paragraph(s) are deleted/revised, as follows:

1. The State will:
 - b. After this Agreement is executed, and prior to performing or authorizing any work, invoice the City for the initial Project Development Administration (PDA) (formerly referred to as PMDR) costs, estimated at **\$10,830.00** and the City's share of the Project design costs, estimated at **\$16,000.00**. If PDA costs exceed the estimate during the development of design, notify the City, obtain concurrence prior to continuing with the development of design, and invoice as determined by ADOT and the City for additional costs to complete PDA for the Project. After the Project costs are finalized invoice or reimburse the City for the difference between actual costs and the amount the City has already paid for PDA.
 - e. After completion of design and prior to bid advertisement, invoice the City for the City's share of the Project construction costs, estimated at **\$316,392.00**. Once the Project costs have been finalized, the State will either invoice or reimburse the City for the difference between estimated and actual costs; de-obligate or otherwise release any remaining federal funds from the scoping/design phase of the Project.

Section II, Paragraph(s) are deleted/revised, as follows:

2. The City will:
 - b. Within 30 days of receipt of an invoice from the State, pay the initial PDA costs, estimated at **\$10,830.00** and the City's share of Project design costs, estimated at **\$16,000.00**. Agree to be responsible for actual PDA costs, if during the development of design, PDA costs exceed the initial estimate. Be responsible and pay for the difference between the estimated and actual PDA and design costs of the Project within 30 days of receipt of an invoice.
 - d. After completion of design, within 30 days of receipt of an invoice from the State and prior to bid advertisement, pay to the State, any outstanding PDA costs and the City's share of the Project construction costs, estimated at **\$316,392.00** . Be responsible for and pay the difference between the estimated and actual construction costs of the Project, within 30 days of receipt of an invoice.

III. MISCELLANEOUS PROVISIONS**Section III, Paragraph 19., and 20. are added as follows:**

19. The Parties shall comply with the applicable requirements of Arizona Revised Statutes §35-393.01.
20. The City acknowledges and will comply with Title VI of the Civil Rights Act Of 1964.

EXCEPT AS AMENDED, ALL OTHER terms and conditions of the Original Agreement and Amendment No. One remain in full force and effect.

THIS AMENDMENT NO. ONE shall become effective upon signing and dating of the Determination Letter by the State's Attorney General.

IN ACCORDANCE WITH Arizona Revised Statutes § 11-952 (D) attached and incorporated in this Amendment No. One is the written determination of each Party's legal counsel that the Parties are authorized under the laws of this State to enter into this Amendment No. One and that the Amendment No. One is in proper form.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. One the day and year first above written.

CITY OF SURPRISE

STATE OF ARIZONA

Department of Transportation

By _____
SHARON WOLCOTT
Mayor

By _____
STEVE BOSCHEN, P.E.
Division Director

ATTEST:

By _____
SHERRY AGUILAR
City Clerk

ATTORNEY APPROVAL FORM FOR THE CITY OF SURPRISE

I have reviewed the above referenced Amendment No. One to the Original Agreement and Amendment No. One between the State of Arizona, acting by and through its DEPARTMENT OF TRANSPORTATION, and the CITY OF SURPRISE, an agreement among public agencies which, has been reviewed pursuant to Arizona Revised Statutes §§ 11-951 through 11-954 and declare this Amendment No. One to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Amendment No. One.

DATED this _____ day of _____, 2018.

City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 20, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 20, 2018	Contact Person:	Martin Lucero - Community Development
Submitting Department:	CD	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action authorizing the acceptance of seven federal transportation grants through the Maricopa Association of Governments; Resolution #2018-30.

Motion:

I move to approve Resolution # 2018-30.

Background:

Staff regularly is in search of grant opportunities that will have a positive impact to the City. These grants will help the City establish ADOT numbers and projects that will help facilitate the continuation of the Safe Routes to School initiatives, the paving of Patton Road, the purchase of a street sweeper and funding to develop a Bicycle Pedestrian Plan in conjunction with a Bike Share program.

Objective Analysis:

These seven grants will allow the City to construct Patton Road that address pedestrian access and safety and to help the continuation of pedestrian initiatives.

Policy Compliant:

This is compliant with the City of Surprise Strategic Plan under Transportation- Goal 7: Identify funding sources for the transportation system. Strategies:

d. Review federal MAP-21 legislation and grant programs to identify potential federal funding opportunities for City of Surprise transportation system projects.

Financial Impact:

The total Federal funding to be received is \$1,257,602, and the local match is \$81,727 for a total financial impact of \$1,339,329. The local match will be budgeted in the year the federal funds will be made available for spending.

Budget Impact:

These projects will be brought forth through normal budget cycles as they are not part of the current budget year.

FTE Impact:

Two of the transportation alternative non-infrastructure grants provide funding for the equivalent of one and one-half FTE position. This FTE is for the continued encouragement efforts related to the Safe Routes to School programs in the City of Surprise. These grants are scheduled for fiscal year 2020 and 2021.

The remaining 5 grants do not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [Grant Funds Awards 2-0-18](#)
 - ☐ [2018 Grant MAPTrans](#)
 - ☐ [Grants Award Presentation](#)
 - ☐ [Resolution 2018-30 MAG 2018 Grants Acceptance](#)
-



COMMUNITY DEVELOPMENT

Date: February 20, 2018

To: Mayor and City Council

From: Martin Lucero, Transportation Planning Manager
martin.lucero@surpriseaz.gov, 623-222-3142
Eric Fitzer, Community Development Director

Re: Grant Fund Awards

Background

On January 31, 2018, the City of Surprise was awarded 7 federal grants through the Maricopa Association of Governments. These grants included additional funds for the continuation of the Safe Routes to School initiatives, funds from the Congestion Mitigation and Air Quality program for the paving of Patton Road and the purchase of a street sweeper and funding to develop a Bicycle Pedestrian Plan in conjunction with a Bike Share program.

The City had submitted eight grant applications in the fall MAG/ADOT grant cycle and had been awarded seven, which is a significant improvement over past years.

Below you will find a breakdown of the budget implications and total awards.

Congestion Mitigation and Air Quality Grant Award

1. Patton/Dynamite Paving and Construction		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$594,690	\$560,790	\$33,900
2. PM-10 Street Sweeper		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$220,279	\$207,723	\$12,556

Transportation Alternative Non-Infrastructure Grant Award

1. SRTS Dysart Encouragement		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$130,190	\$122,590	\$7,600

2. SRTS Charter Schools Encouragement		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$130,190	\$122,590	\$7,600
3. Bike Share Program		
Total	Federal Funds (94.3%)	Local Funds (5.7%)
\$225,980	\$213,080	\$12,900

MAG On Call Services

1. Bicycle and Pedestrian Master Plan		
Total	Federal Funds (100%)	Local Funds (0%)
\$35,000	\$28,000	\$7,000

ADOT Project Initiation Pool

1. SR-303/Litchfield Road – 15% Design and Pre Environmental Clearances.		
Total	Federal Funds (100%)	Local Funds (0%)
\$3,000	\$2,829	\$171

Fiscal Implication

The 7 projects are all for future budget years. As such new projects will need to be established to utilize the funds. Staff will return to Council to request monies required by grant in the appropriate fiscal years.

Two of the transportation alternative non-infrastructure grants provide funding for the equivalent of one and half FTE position. This FTE is for the continued encouragement efforts related to the Safe Routes to School programs in the City of Surprise. These grants are scheduled for fiscal year 2020 and 2021.

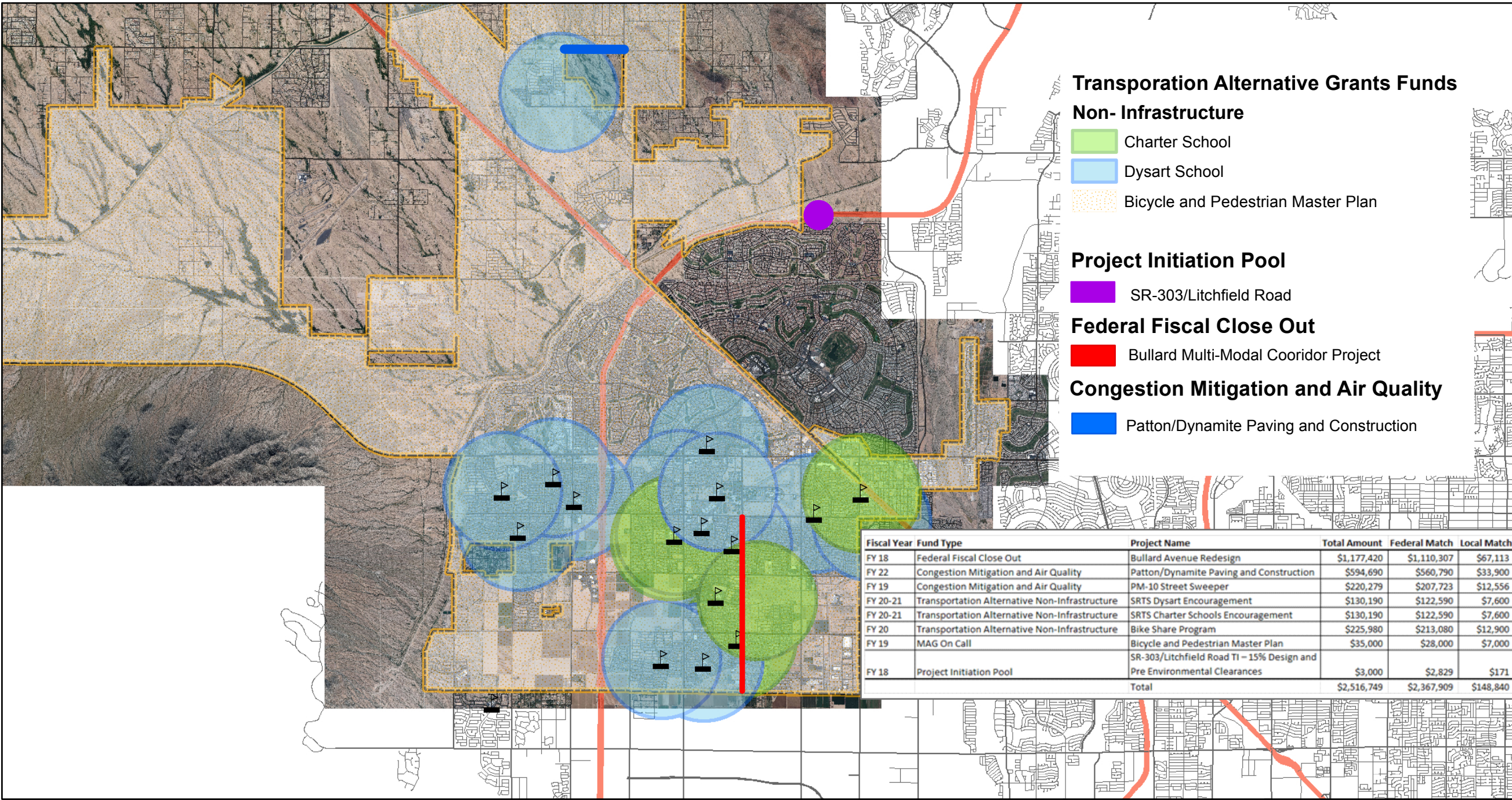
These grants will be tracked in the AFI Grant Database that can be reviewed on-line at https://grantrnavigator.afisystems.com/projects/public_access.

Recommendation

Presentation and discussion only.

ATTACHMENTS:

1. Project Location Map
2. PowerPoint Presentation



Secured Grant Funds



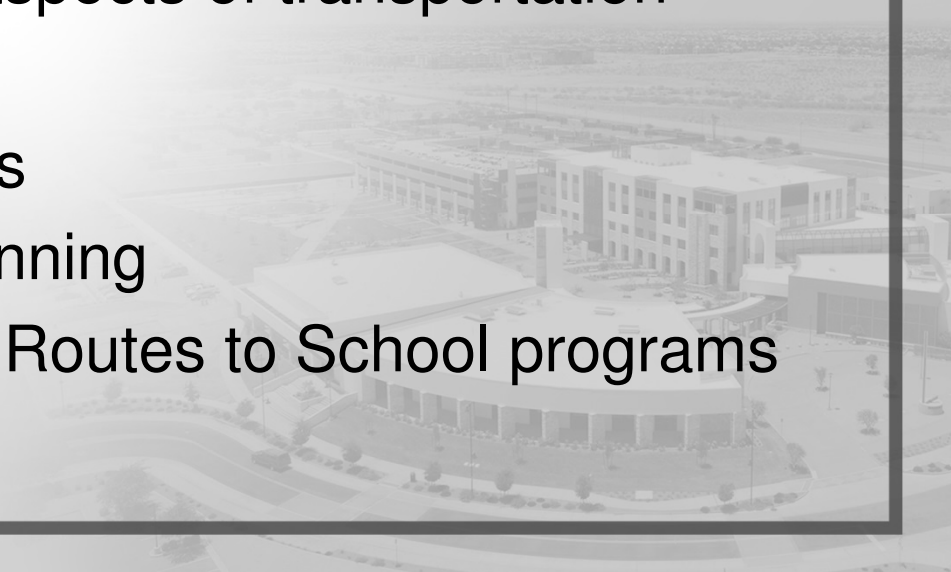


Grant Fund Awards

Community Development, February 20, 2018



2017 Grant Cycle

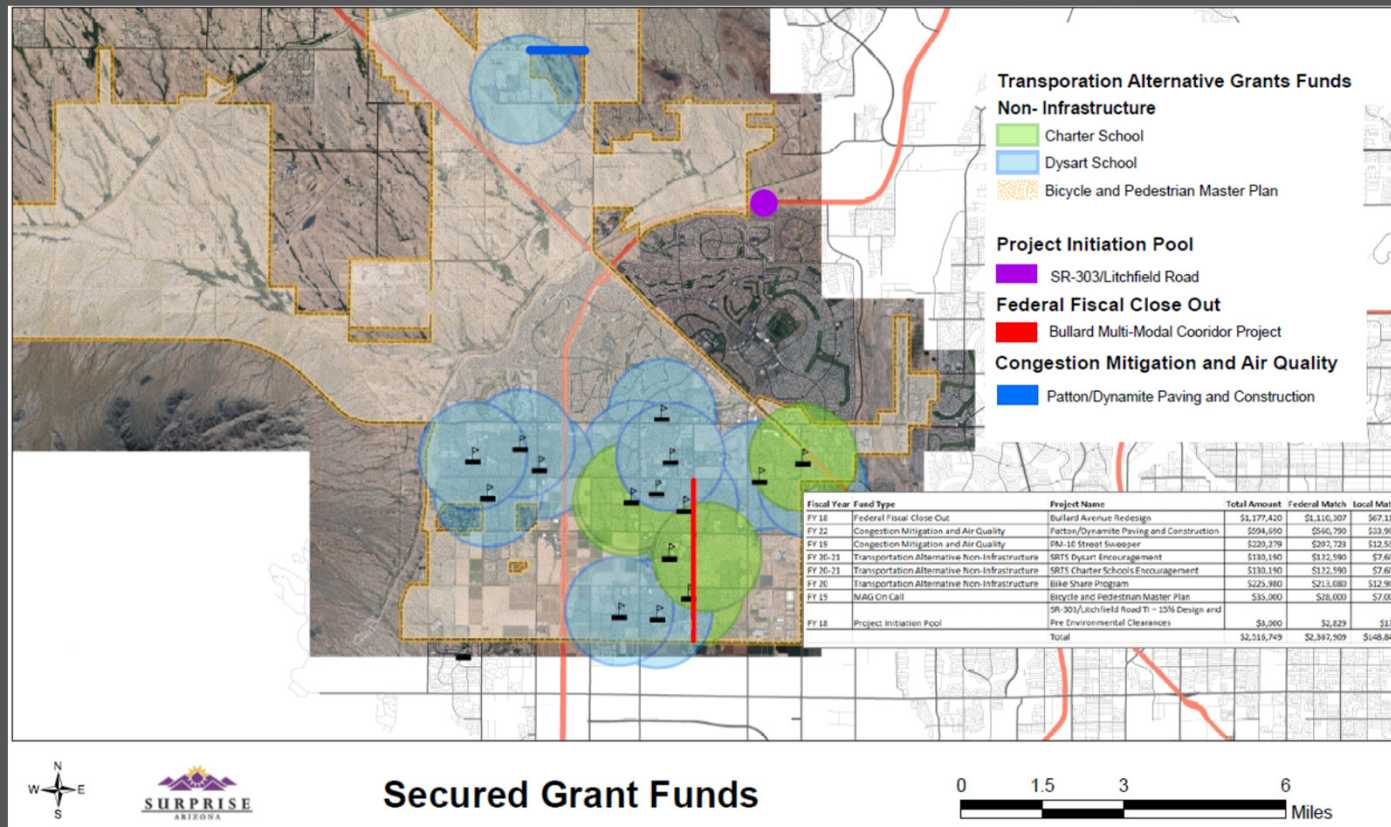
- 8 grant applications submitted into MAG/ADOT
 - 7 grants were awarded
 - These grants cover many aspects of transportation
 - Road construction
 - Bicycles and Pedestrians
 - Highway design and planning
 - FTEs for the City's Safe Routes to School programs
- 

Overview

- CIP / Procurement Projects
 - The construction of Patton Road
 - The purchase of street sweeper.
- Planning
 - Bicycle and Pedestrian Master Plan
 - Bike Share Program
 - ADOT Project Initiation SR-303/Litchfield Road 15% Design
 - Establishment of 2 FTEs for work related to the Safe Routes to School programs in the City of Surprise.
 - Fiscal Year 2020 and 2021



Overview



Awarded Funds

Fund Source	Total	Federal Funds (97.3%)	Local Funds (5.7%)
Congestion Mitigation and Air Quality	\$594,690.00	\$560,790.00	\$33,900.00
Congestion Mitigation and Air Quality	\$220,279.00	\$207,723.00	\$12,556.00
Transportation Alternative Non-Infrastructure	\$130,190.00	\$122,590.00	\$7,600.00
Transportation Alternative Non-Infrastructure	\$130,190.00	\$122,590.00	\$7,600.00
Transportation Alternative Non-Infrastructure	\$225,980.00	\$213,080.00	\$12,900.00
MAG On Call Services	\$35,000.00	\$28,000.00	\$7,000.00
ADOT Project Initiation Pool	\$3,000.00	\$2,829.00	\$171.00
Total	\$1,339,329.00	\$1,257,602.00	\$81,727.00



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION # 2018-30

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AUTHORIZING THE CITY TO ACCEPT GRANT FUNDING FROM MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE ESTABLISHMENT OF NEW CAPITAL PROJECTS: PATTON ROAD CONSTRUCTION, THE PURCHASE OF A STREET SWEEPER, SAFE ROUTE TO SCHOOL ENCOURAGEMENT EFFORTS, BICYCLE AND PEDESTRIAN MASTER PLAN AND BIKE SHARE PROGRAM, AND PROJECT INITIATION POOL FUNDS.

WHEREAS, the FY2018 budget was adopted included funding for *Transportation Alternative Non-Infrastructure Grant Funds for the Safe Routes to School Program*;

WHEREAS, the City supports policies and programs focusing on health and wellness and healthier community environments;

WHEREAS, the health and safety of children is of highest concern to the citizens of the City;

WHEREAS, the City can utilize Project Initiation Pool funds to help with ADOT fees associated with the design of transportation interchanges; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for the acceptance of grant funds of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City of Surprise is authorized to accept 7 grants in the amount of \$1,339,329 as shown in Exhibit A.

Section 2. The City Manager, or his designee, is hereby authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with this grant.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Fund Source	Total	Federal Funds (94.3%)	Local Funds (5.7%)
Congestion Mitigation and Air Quality	\$594,690.00	\$560,790.00	\$33,900.00
Congestion Mitigation and Air Quality	\$220,279.00	\$207,723.00	\$12,556.00
Transportation Alternative Non-Infrastructure	\$130,190.00	\$122,590.00	\$7,600.00
Transportation Alternative Non-Infrastructure	\$130,190.00	\$122,590.00	\$7,600.00
Transportation Alternative Non-Infrastructure	\$225,980.00	\$213,080.00	\$12,900.00
MAG On Call Services	\$35,000.00	\$28,000.00	\$7,000.00
ADOT Project Initiation Pool	\$3,000.00	\$2,829.00	\$171.00
Total	\$1,339,329.00	\$1,257,602.00	\$81,727.00