



# COUNCIL DECISION REQUEST

SUBJECT: Final Block Plat Montezuma Castle Land Exchange Subdivision

MEETING DATE: July 21, 2016

SUBMITTED BY: Sheila DeSchaaf, Planning & Dev.

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: n/a

EXPENDITURE REQUIRED: n/a

\_\_\_\_\_

EXHIBITS (If Applicable, To Be Attached):

Final Block Plat for Montezuma Castle Land Exchange

### POSSIBLE MOTION

"I move to approve the Final Block Plat for Montezuma Castle Land Exchange as submitted."

### SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

This plat creates the 17 individual parcels or 'blocks' described in the rezoning site plan and narrative approved in 2010. The Planning & Zoning Commission approved the preliminary block plat (S16-002) on June 6, 2016. No improvements are proposed in conjunction with this division. Development upon any of the individual blocks will prompt full subdivision improvements subject to the stipulations set forth on sheets 3 and 4 of the proposed plat as preliminary and final plats are submitted for each block.

PROS: n/a

CONS: n/a

### FUNDING:

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

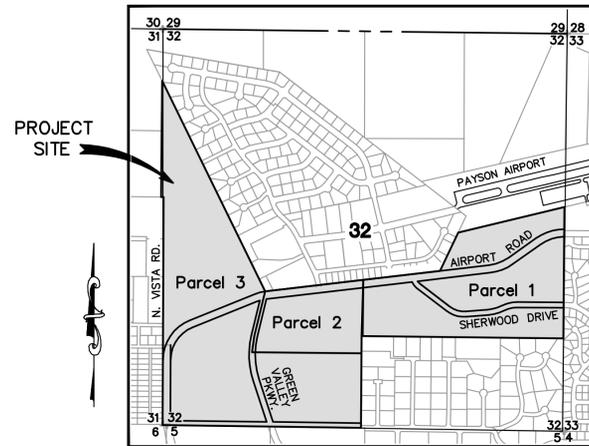
FM: \_\_\_\_\_ Date: \_\_\_\_\_

# FINAL BLOCK PLAT FOR Montezuma Castle Land Exchange

AS SHOWN ON  
R.O.S. MAP 3518 GILA COUNTY RECORDS  
BEING A PORTION OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

### GENERAL NOTES

1. ALL BLOCK CORNERS INCLUDING BEGINNING AND ENDING OF CURVES WILL BE MONUMENTED WITH 1/2" REBAR WITH TAG RLS 12314.
2. THE PURPOSE OF THIS FINAL BLOCK PLAT IS TO ALLOW INDIVIDUAL BLOCKS TO BE SOLD FOR DEVELOPMENT. THE NEW OWNER WILL BE REQUIRED TO DEVELOP THE BLOCK IN CONFORMANCE WITH THE CONDITIONS OUTLINED ON SHEETS 3 AND 4 OF THIS FINAL BLOCK PLAT.
3. AN AVIGATION EASEMENT IS HEREBY GRANTED OVER ALL LOTS, TRACTS, PARCELS, BLOCKS AND STREETS WITHIN THIS SUBDIVISION WHICH PROHIBITS THE CONSTRUCTION OF ANY ITEM THAT MAY INHIBIT THE SAFE OPERATION OF AIRCRAFT. ALL PROPERTIES ARE SUBJECT TO AIRCRAFT NOISE AND OTHER COMMON HAZARDS ASSOCIATED WITH A MUNICIPAL AIRPORT.



**LOCATION MAP**  
N.T.S.

### LEGEND

○	FOUND MONUMENT AS NOTED
—————	BLOCK BOUNDARY LINE
- - - - -	CENTER LINE
- - - - -	EASEMENT LINE
302-23-006B	ASSESSOR'S PARCEL NUMBER
(R)	RECORD
(M)	MEASURED
(Rad)	RADIAL BEARING
P.U.E.	PUBLIC UTILITY EASEMENT
(R1-12)	EXISTING ZONING

### BASIS OF BEARING

SOUTH PROPERTY LINE  
LOTS 22 THRU 39  
SKY PARK INDUSTRIAL  
AS SHOWN ON MAP 570, G.C.R.  
SAID BEARING BEING: N82°43'27"E

### SHEET INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET
2	KEY MAP
3-4	DEVELOPMENT STIPULATIONS
5	BLOCKS 1 THRU 3
6	BLOCKS 4 THRU 11
7	BLOCKS 12 THRU 17

### DEDICATION

STATE OF ARIZONA }  
COUNTY OF GILA }

KNOW ALL MEN BY THESE PRESENTS:

TOM COL INVESTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF PARCEL 1, PAYSON AIRPORT PROPERTIES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF PARCEL 2, AND PIONEER TITLE AGENCY, INC., AS TRUSTEE UNDER TRUST NO. 127532, OWNER OF PARCEL 3 HAVE SUBDIVIDED UNDER THE NAME OF MONTEZUMA CASTLE LAND EXCHANGE, A PORTION OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID MONTEZUMA CASTLE LAND EXCHANGE, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE BLOCKS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH BLOCK AND EACH EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

### APPROVALS

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

BY: \_\_\_\_\_  
MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST: \_\_\_\_\_  
TOWN CLERK

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

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT.

BY: \_\_\_\_\_  
LARON GARRETT, P.E.  
PUBLIC WORKS DIRECTOR

### CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2016. THAT THE SURVEY IS TRUE AND COMPLETE, BLOCK CORNERS ARE MARKED WITH A 1/2" REBAR WITH L.S. TAG #12314 AND THE MONUMENTS ACTUALLY EXIST. THEIR POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

### IN WITNESS WHEREOF:

TOM COL INVESTMENTS, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE SIGNED  
THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF GILA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_  
WHO ACKNOWLEDGED HIMSELF TO ME TO BE THE \_\_\_\_\_  
OF TOM COL INVESTMENTS, LLC, AND THAT AS SUCH, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

### IN WITNESS WHEREOF:

PAYSON AIRPORT PROPERTIES, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE SIGNED  
THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF GILA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_  
WHO ACKNOWLEDGED HIMSELF TO ME TO BE THE \_\_\_\_\_  
OF PAYSON AIRPORT PROPERTIES, LLC, AND THAT AS SUCH, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

### IN WITNESS WHEREOF:

PIONEER TITLE AGENCY, INC., AS TRUSTEE UNDER TRUST NO. 127532, HAS CAUSED ITS NAME TO BE SIGNED  
THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF GILA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

BY: \_\_\_\_\_  
WHO ACKNOWLEDGED HIMSELF TO ME TO BE THE \_\_\_\_\_  
OF PIONEER TITLE AGENCY, AND THAT AS SUCH, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

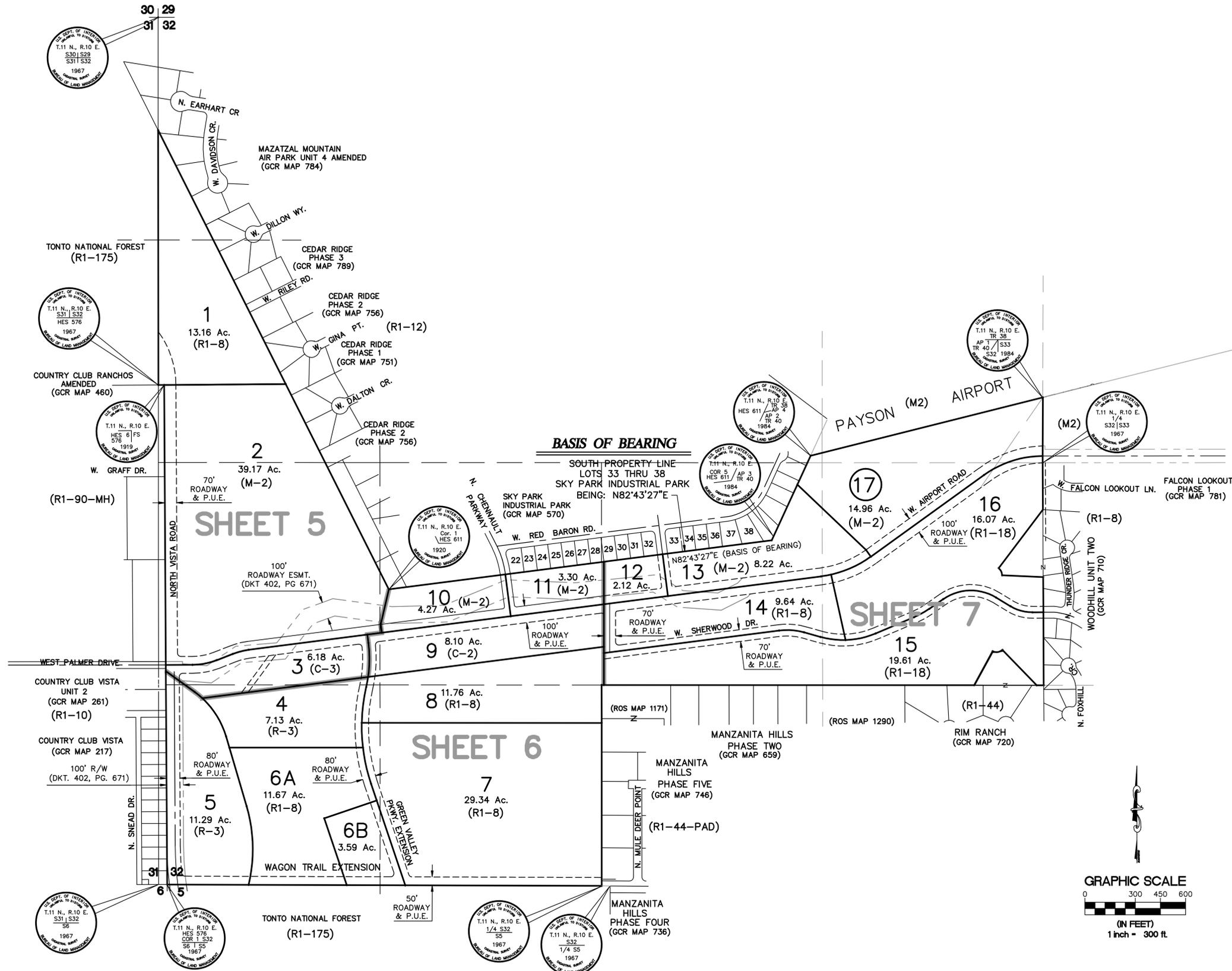
Prepared by



1109 North McLane Road  
Payson, Arizona 85541  
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(928) 595-2816

Project No. 15-29

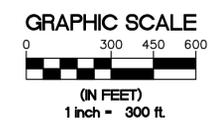




SHEET 5

SHEET 7

SHEET 6



**Verde Engineering Group PLLC**  
 1109 North McLane Road  
 Payson, Arizona 85541  
 Ralph Bossert P.E. R.L.S.  
 (928) 978-4345  
 Dan Fitzpatrick P.E.  
 (928) 595-2816

# MONTEZUMA CASTLE LAND EXCHANGE

## PAYSON, ARIZONA

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	6/07/16

**FINAL BLOCK PLAT  
KEY MAP**

SCALE:	1" = 300'
DRAWING NO.	<b>KM</b>
SHEET NO. OF:	<b>2 7</b>

**GENERAL BLOCK DEVELOPMENT STIPULATIONS**

1. Town of Payson water lines, including water services and fire hydrants, shall be extended to and through the development in accordance with the Town of Payson Water Department requirements. This includes extending the water mains to the adjacent Blocks as required by the Public Works Department.
2. Public sanitary sewer lines shall be extended to and through the development in accordance with the Northern Gila County Sanitary District requirements. This includes extending the sewer mains to the adjacent Blocks as required by the Northern Gila County Sanitary District.
3. Dry utilities shall be extended to and through the development in accordance with the various utility company requirements.
4. Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the Block adjoining that portion of the trail and in accordance with the then existing Town trail standards.
5. Storm water detention shall be provided in accordance with the Town of Payson Code.
6. Roadway and utility (water and sewer) plans shall be prepared by an Arizona Registered Professional and shall be approved by the Town prior to construction.
7. The developer shall be responsible to obtain all access or public utility easements that are required to develop each block.
8. Private roads shall meet the public road standards unless otherwise approved by the Town.
9. The developer shall submit a final plat showing all dedications for public roads, easements, property lines, etc. for Town approval. The final plat shall be recorded prior to construction.
10. The block developer shall execute an Agreement to Construct Subdivision Improvements and post the required financial assurances prior to construction.
11. No Block Development Stipulations can be modified without approval from the common council of the Town of Payson.

**INDIVIDUAL BLOCK DEVELOPMENT STIPULATIONS**

**Block 1**

1. W. Riley Road shall be extended to provide access into this property. This shall include providing the necessary drainage channel crossing. That portion of N. Vista Road adjacent to Block 1 shall be constructed with the development of Block 1, including an acceptable vehicle turn around if it is a dead end.
2. A secondary fire access shall be provided prior to constructing more than 26 residential units on Block 1. This access shall be a minimum of an all weather road at least 20 feet wide and shall be posted as "Fire Lane - No Parking", unless the improved area is at least 32 feet wide.

**Block 2**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 2 shall work with the owner of Blocks 3 and 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 3 and 9, the developer of Block 2 may construct 1/2 street improvements on their side of the property line. If 1/2 street improvements for Airport Road exist prior to the development of Block 2, the Block 2 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. An access shall be provided to Block 1 with any development of this block. That portion of N. Vista Road adjacent to Block 2 shall be constructed with the development of Block 2, including an acceptable vehicle turn around if it is a dead end. 3. This Block shall be served by at least two points of access separated by a minimum of 950 feet.

**Block 3**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 2 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 2, the developer of Block 3 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Vista Road adjacent to Block 3 shall be reconstructed with the development of this block to meet current Town street standards.
3. That portion of N. Green Valley Parkway adjacent to Block 3 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 9 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 3 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
4. This Block shall be served by at least two points of access separated by a minimum of 600 feet.
5. A point of roadway connection may be required into Block 4.

**Block 4**

1. That portion of N. Green Valley Parkway adjacent to Block 4 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 4 shall work with the owner of Blocks 7 and 8 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owners of Blocks 7 and 8, the developer of Block 4 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 4, the Block 4 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. N. Green Valley Parkway shall be extended to W. Airport Road prior to or in conjunction with the development of this block.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access. The additional points of access shall be through Block 3, 5 or 6A and shall be separated by a minimum of 500 feet. (Note: if less than 30 residential units are developed on this block this is not required).
4. The Town of Payson may require a point of roadway connection from Block 4 into Blocks 3, 5, and 6A.

**Block 5**

1. That portion of W. Wagon Trail adjacent to Block 5 shall be constructed in accordance with Town R-3 roadway standards.
2. That portion of N. Vista Road adjacent to Block 5 shall be reconstructed with the development of this block to meet current Town street standards.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet. 4. The Town of Payson may require a point of roadway connection from Block 5 into Blocks 4 and 6A.
4. Vista Road construction will include construction of a dry wash crossing.

**Block 6A**

1. That portion of W. Wagon Trail adjacent to Block 6A shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road or N. Green Valley Parkway. If connected to Green Valley Parkway, Green Valley Parkway must be extended to W. Airport Road.
2. That portion of N. Green Valley Parkway adjacent to Block 6A shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6A shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6A may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 6A, the Block 6A Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. This Block shall be served by at least two points of access separated by a minimum of 500 feet, unless all residences in this block and in Block 4 are equipped with automatic fire sprinklers.
4. The Town of Payson may require a point of roadway connection from Block 6A into Blocks 4 and 5.

**Block 6B**

1. That portion of W. Wagon Trail adjacent to Block 6B shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road, unless N. Green Valley Parkway is connected to W. Airport Road or W. Wagon Trail is connected to the west end of the existing W. Wagon Trail in the Manzanita Hills Subdivision.
2. That portion of N. Green Valley Parkway adjacent to Block 6B shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6B shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6B may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 6B, the Block 6B Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless, it is served by at least two separate accessible points of access from a major roadway to the property separated by a minimum of 300 feet.

**Block 7**

1. That portion of W. Wagon Trail adjacent to Block 7 shall be constructed in accordance with Town R1-8 roadway standards.
2. That portion of N. Green Valley Parkway adjacent to Block 7 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 7 shall work with the owner's of Blocks 6A and 6B to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 6A and 6B, the developer of Block 7 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 7, the Block 7 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless Block 7 is served by at least two separate accessible points of access separated by a minimum of 800 feet.
4. The Town of Payson may require two points of roadway connection through Block 7 to provide access into Block 8.



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**MONTEZUMA CASTLE LAND EXCHANGE  
PAYSON, ARIZONA**

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	7/11/16

**FINAL BLOCK PLAT  
DEVELOPMENT STIPULATIONS:**



SCALE:	1" = 300'
DRAWING NO.	<b>DS1</b>
SHEET NO. OF:	<b>3 7</b>

**Block 8**

1. That portion of N. Green Valley Parkway between Block 8 and Airport Road (either the existing alignment or the relocated alignment) shall be constructed prior to or in conjunction with the development of Block 8.
2. That portion of N. Green Valley Parkway adjacent to Block 8 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 8 shall work with the owner of Block 4 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 4, the developer of Block 8 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 8, the Block 8 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turnaround at any dead end.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access separated by a minimum of 700 feet. The additional points of access shall be through Block 7, 9 or 15.
4. The Town of Payson may require at least two points of roadway connection into Block 7 and one roadway point of access into Block 9.

**Block 9**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner's of Blocks 2, 10 and 11to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 2, 10 and 11 the developer of Block 9 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Green Valley Parkway adjacent to Block 9 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 3 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 3, the developer of Block 9 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Green Valley Parkway exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. That portion of W. Sherwood Drive adjacent to Block 9 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 14 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 14, the developer of Block 9 may construct 1/2 street improvements (minimum 20 foot wide pavement). If the opposite 1/2 street improvements for W. Sherwood Drive exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the north end an appropriate turn around at the south end.
4. This Block shall be served by at least two points of access separated by a minimum of 700 feet.
5. The Town of Payson may require at least one roadway point of access from Block 9 into Block 8.

**Block 10**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 10 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Chennault Parkway adjacent to Block 10 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 11 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 11, the developer of Block 10 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 400 feet.

**Block 11**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 11 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Chennault Parkway adjacent to Block 11 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 10 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 10, the developer of Block 11 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 300 feet.

**Block 12**

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 12 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 12, the Block 12 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Earhart Parkway adjacent to Block 12 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 13 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 13, the developer of Block 12 may construct 1/2 street improvements (minimum 20 foot wide pavement) on their side of the property line. If the Block 12, the Block 12 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 200 feet.

**Block 13**

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 13 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.
2. That portion of N. Earhart Parkway adjacent to Block 13 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 12 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 12, the developer of Block 13 may construct 1/2 street improvements (minimum 20 foot wide pavement) on their side of the property line. If the opposite 1/2 street improvements for Earhart Parkway exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet.

**Block 14**

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 13 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 13 the developer of Block 14 may construct 1/2 street improvements on their side of the property line. If the opposite 1/2 street improvements for Airport Road exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.
2. That portion of W. Sherwood Drive adjacent to Block 14 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 9 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 14 may construct 1/2 street improvements (minimum 20 foot wide pavement). If the opposite 1/2 street improvements for W. Sherwood Drive exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.
3. This Block shall be served by at least two points of access separated by a minimum of 750 feet.

**Block 15**

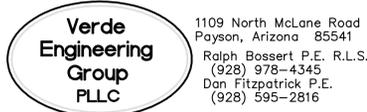
1. That portion of W. Sherwood Drive adjacent to Block 15 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 15 shall work with the owner's of Blocks 14 and 16 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 14 and 16, the developer of Block 15 may construct 1/2 street improvements (minimum 20 foot wide pavement). If the opposite 1/2 street improvements for W. Sherwood Drive exist prior to the development of Block 15, the Block 15 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.
2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least two points of access. One from the Woodhill Subdivision and a second access point shall connect to Airport Rd.

**Block 16**

1. That portion of W. Sherwood Drive adjacent to Block 16 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 16 shall work with the owner of Block 15 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 15, the developer of Block 16 may construct 1/2 street improvements (minimum 20 foot wide pavement). If the opposite 1/2 street improvements for W. Sherwood Drive exist prior to the development of Block 16, the Block 16 Developer shall construct the remaining 1/2 of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least one point of access from W. Sherwood Drive and at least one from W. Airport Road.

**Block 17**

1. This Block shall be served by at least two points of access separated by at least 750 feet.



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Payson, Arizona 85541  
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# MONTEZUMA CASTLE LAND EXCHANGE

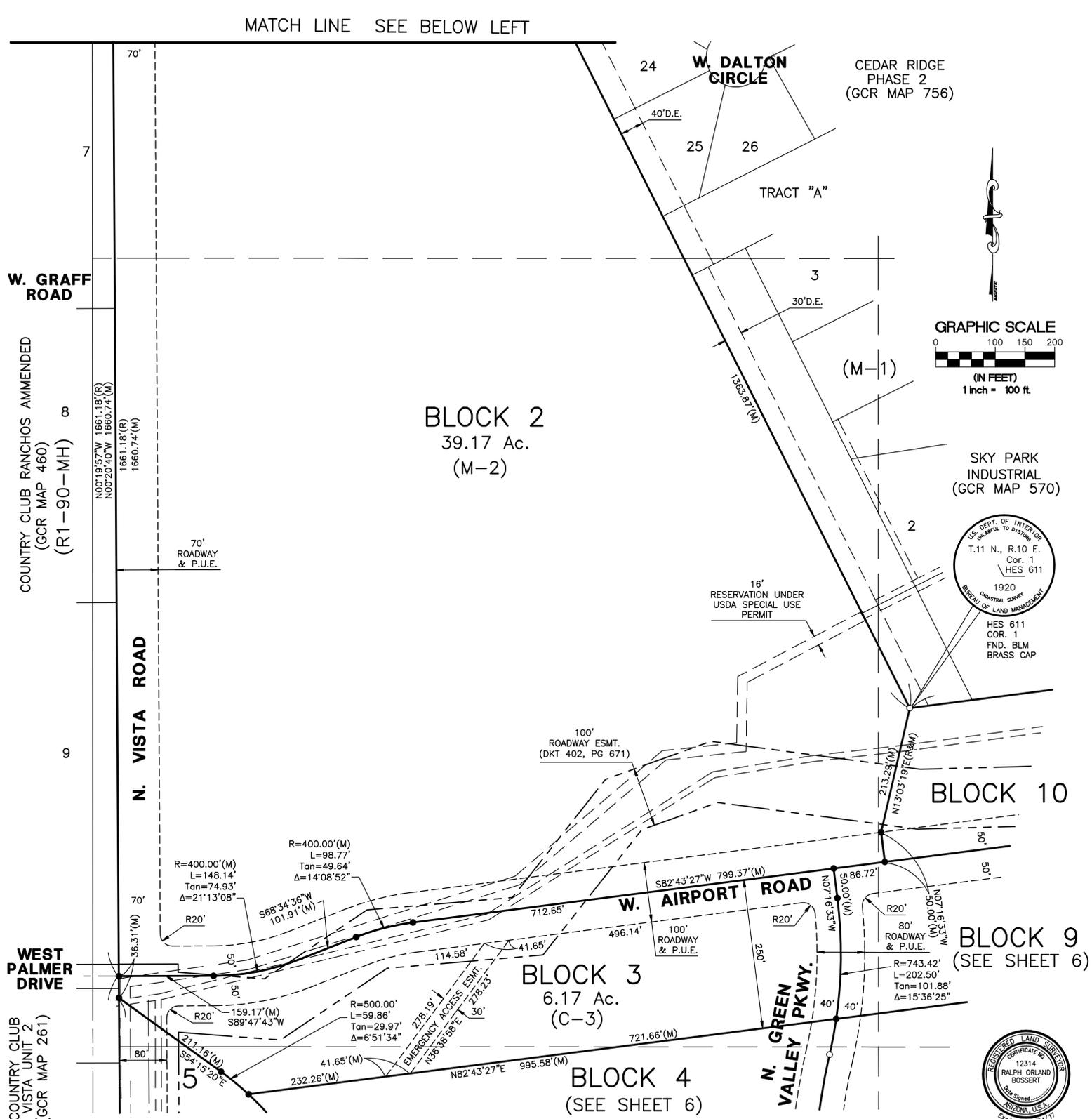
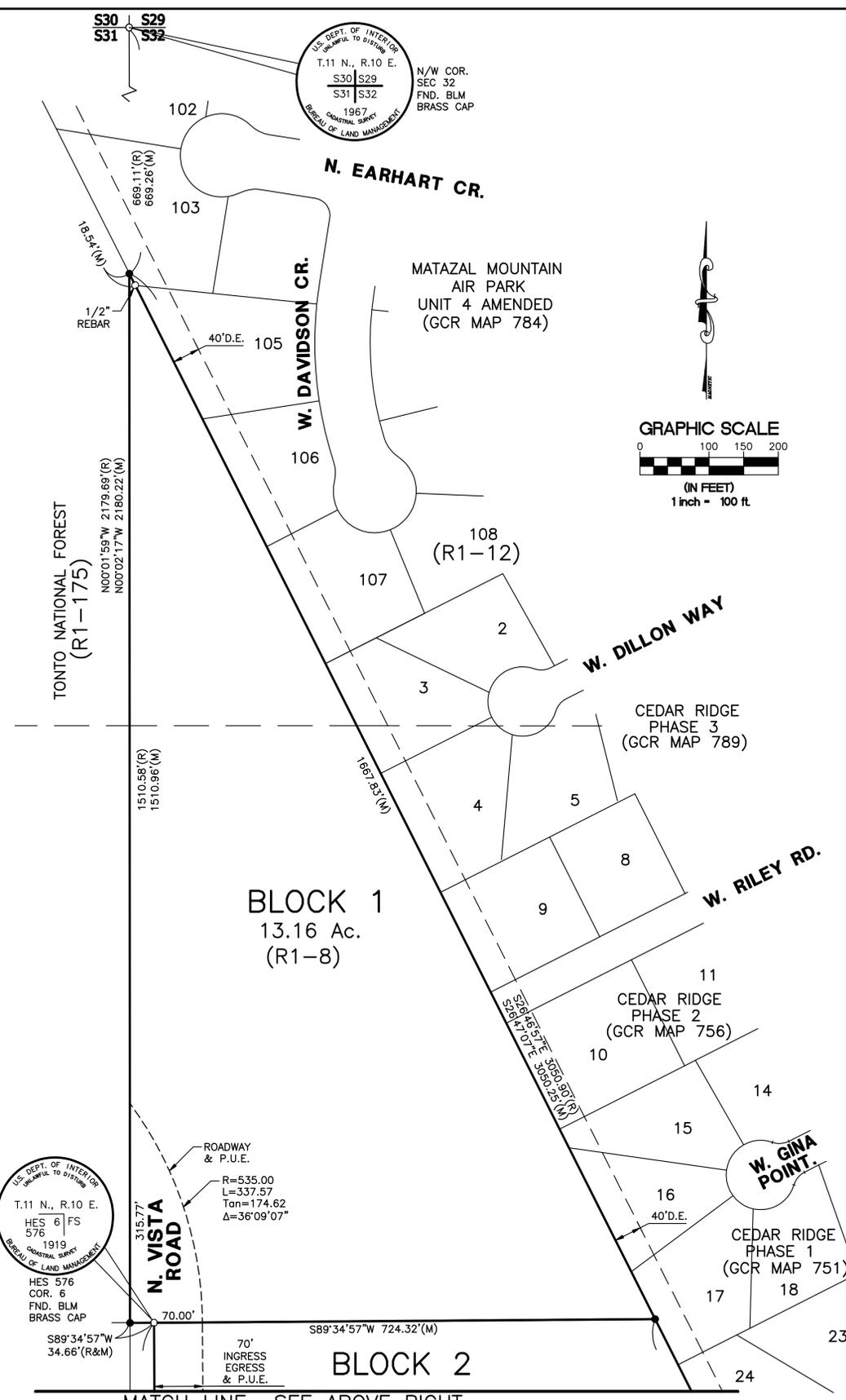
## PAYSON, ARIZONA

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	6/07/16

### FINAL BLOCK PLAT DEVELOPMENT STIPULATIONS



SCALE:	1" = N/A
DRAWING NO.	<b>DS2</b>
SHEET NO.	4
OF:	7



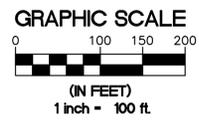
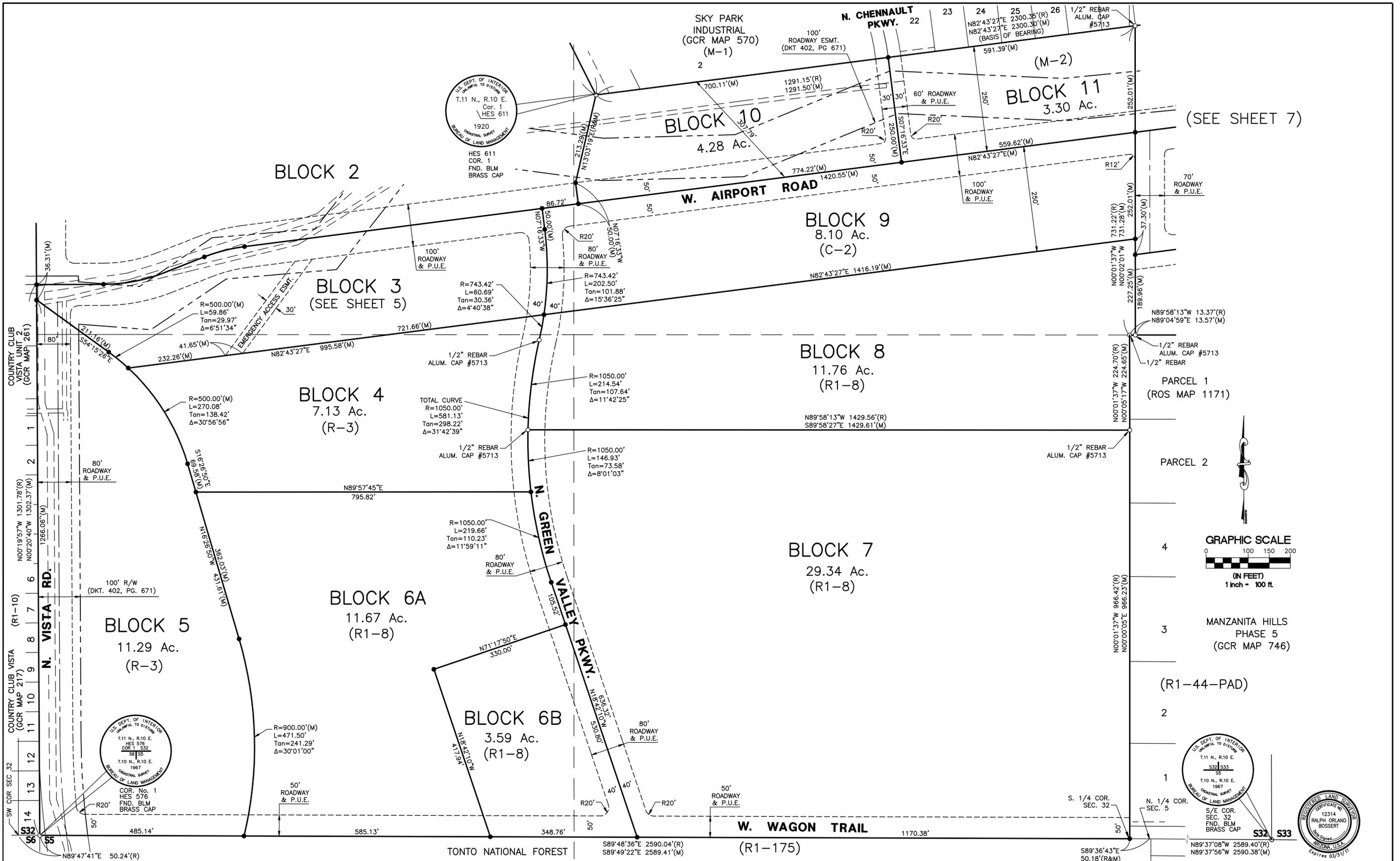
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**MONTEZUMA CASTLE LAND EXCHANGE**  
PAYSON, ARIZONA

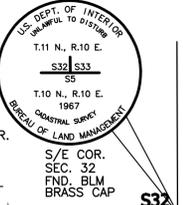
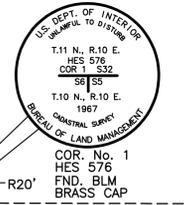
JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	7/11/16

**FINAL BLOCK PLAT**  
**BLOCKS 1, 2 and 3**

SCALE: HORIZ: 1" = 100'	CONT. INTERVAL = N/A
DRAWING NO.	<b>PLAT 5</b>
SHEET NO.	5 OF 7



MANZANITA HILLS PHASE 5 (GCR MAP 746) (R1-44-PAD)



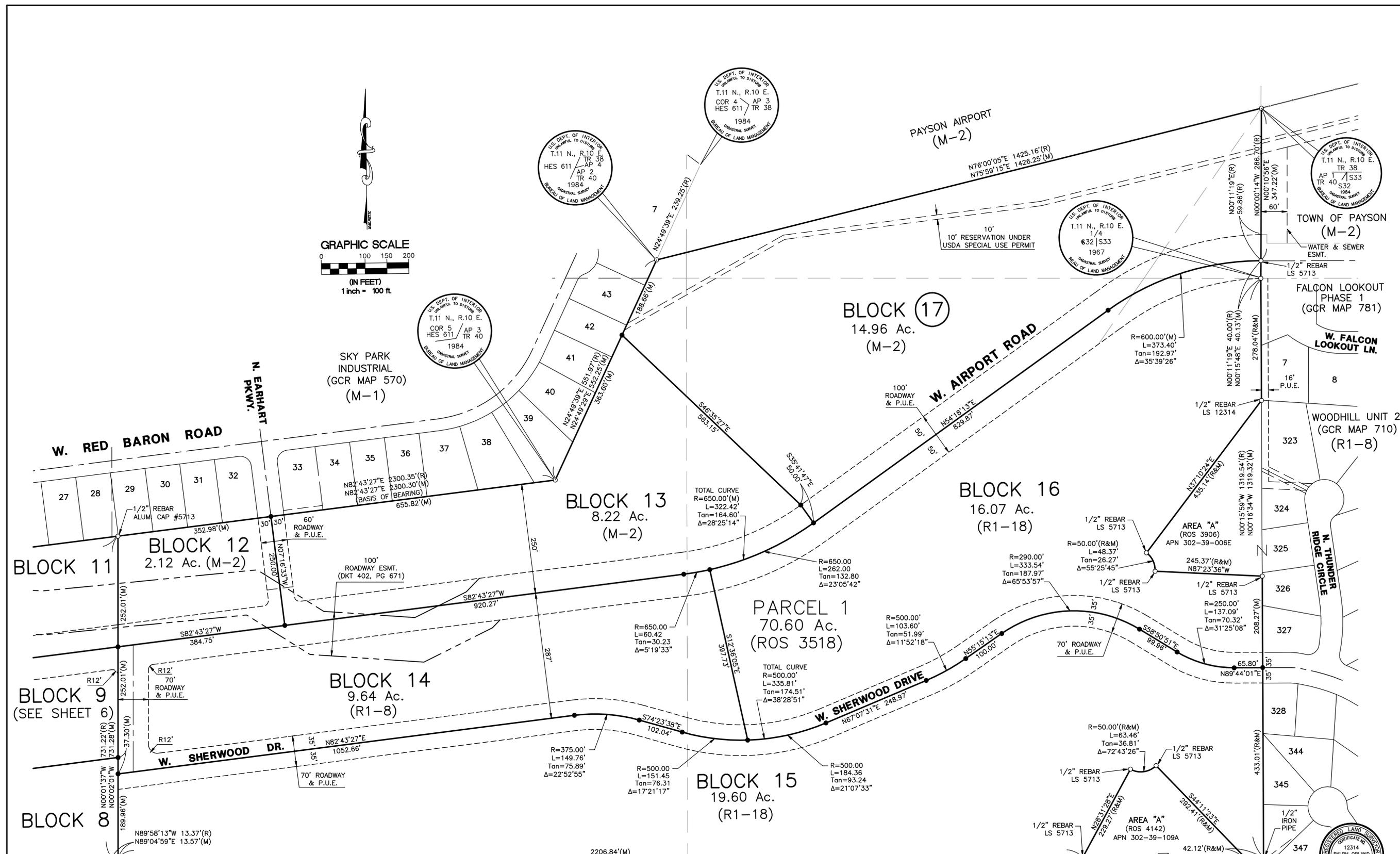
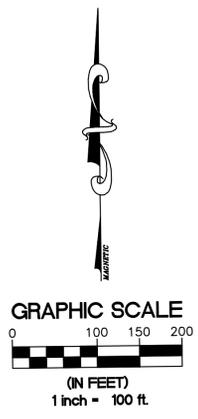
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**FINAL BLOCK PLAT**  
**BLOCKS 4 THRU 11**

SCALE: HORIZ: 1" = 100'  
 CONT. INTERVAL = 2'  
**PLAT 6**  
 SHEET NO. 6 OF 7



1/2" REBAR ALUM. CAP #5713	PARCEL 1 (ROS MAP 1171)	16	MANZANITA HILLS UNIT 5 (GCR MAP 659)	18	19	20	6	9
					(R1-44)		RIM RANCH (GCR MAP 720) (R1-44)	

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**PAYSON, ARIZONA**

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	7/11/16

**FINAL BLOCK PLAT**  
**BLOCKS 12 THRU 17**

SCALE: HORIZ: 1" = 100'
CONT. INTERVAL = 2'
DRAWING NO. 12314
<b>PLAT 7</b>
SHEET NO. 7 OF 7

