

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC), LOT WIDTH. Rows 1-65.

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC), LOT WIDTH. Rows 66-130.

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC), LOT WIDTH. Rows 131-171, TOTAL.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows C1-C25.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows C26-C50.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1-L20.

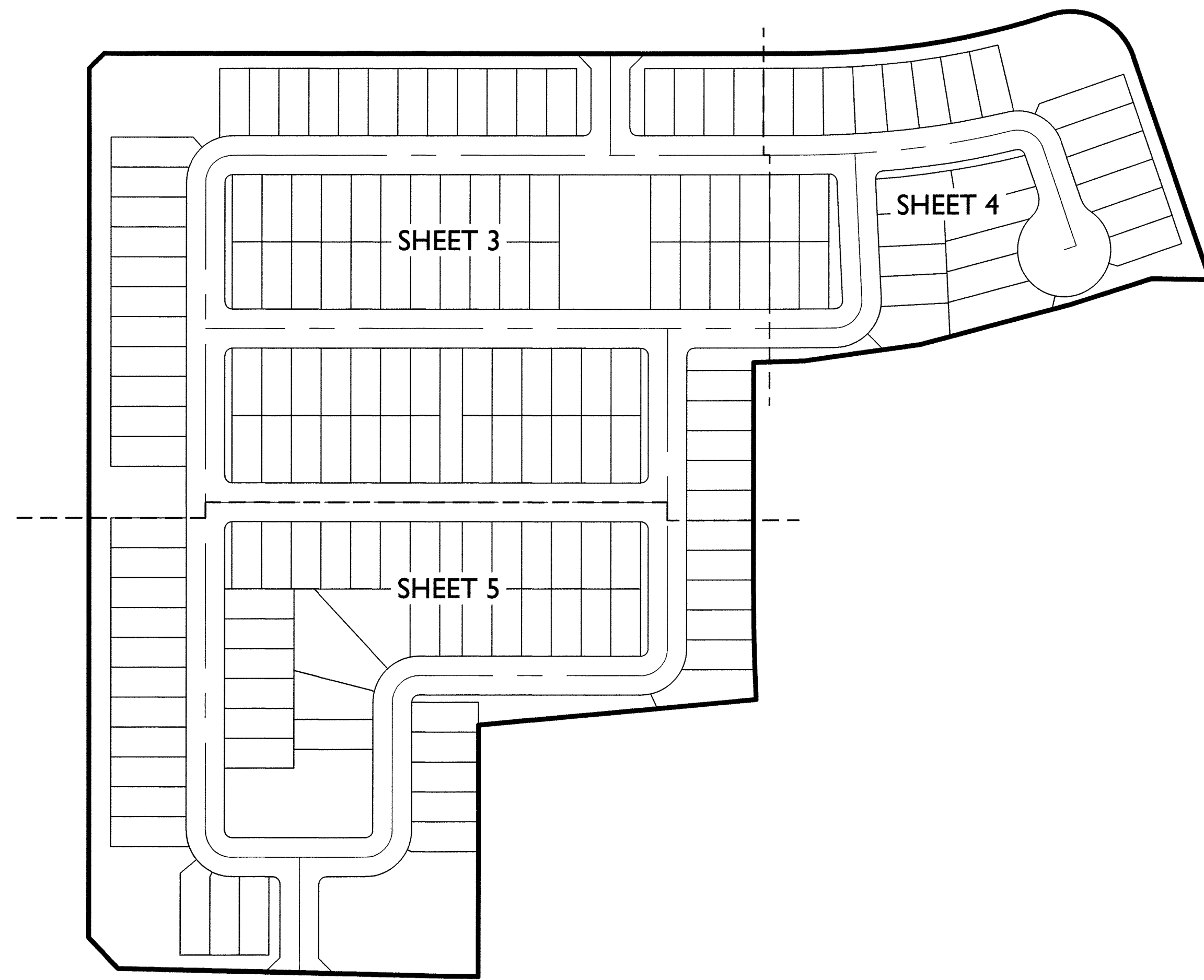
TRACT USE TABLE with columns: TRACT, USE, AREA (SF), AREA (AC). Rows A-P, TOTAL.

NOTES

- 1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER STEPHEN RICHER 20210501688 05/05/2021 08:44 BOOK 1589 PAGE 10 ELECTRONIC RECORDING

MPPh4_5PAR2-6-1-1-M-Sotor

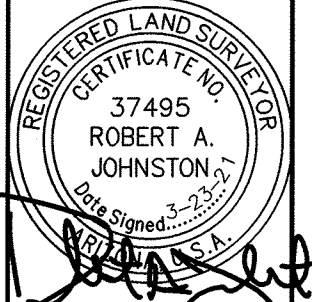


KEY MAP (NTS)

Vertical sidebar containing project info: HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCEL 2 SURPRISE, ARIZONA. Includes logos for EPS GROUP and FPO2, and sheet number 2 of 6.

12-21-2020 CITY REVIEW COMMENTS 01-12-2021 CITY REVIEW COMMENTS

Designer: MFK/RAJ Drawn by: TJP



Job No. 20-0260

Sheet No. 2 of 6

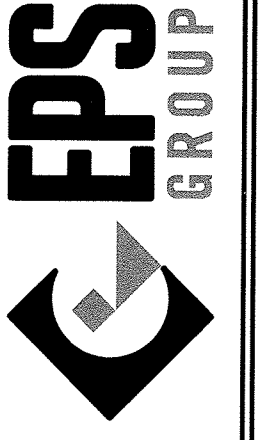
FS20-729

HOMESTEAD AT MARLEY PARK PHASE 4 & 5 -
 PARCELS 1A & 1B
 BOOK 140B OF MAPS, PAGE 21, MCR
 HBT OF MARLEY PARK LLC
 DEED: 2018-0679296, MCR

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 STEPHEN RICHER
 20210501688 05/05/2021 08:44
 BOOK 1589 PAGE 10
 ELECTRONIC RECORDING

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 Sotor

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HOMESTEAD AT MARLEY PARK
 PHASE 4 & 5 - PARCEL 2
 SURPRISE, ARIZONA
 FINAL PLAT

Project

Revisions:

Designer: MFK(RA)
 Drawn by: TJP

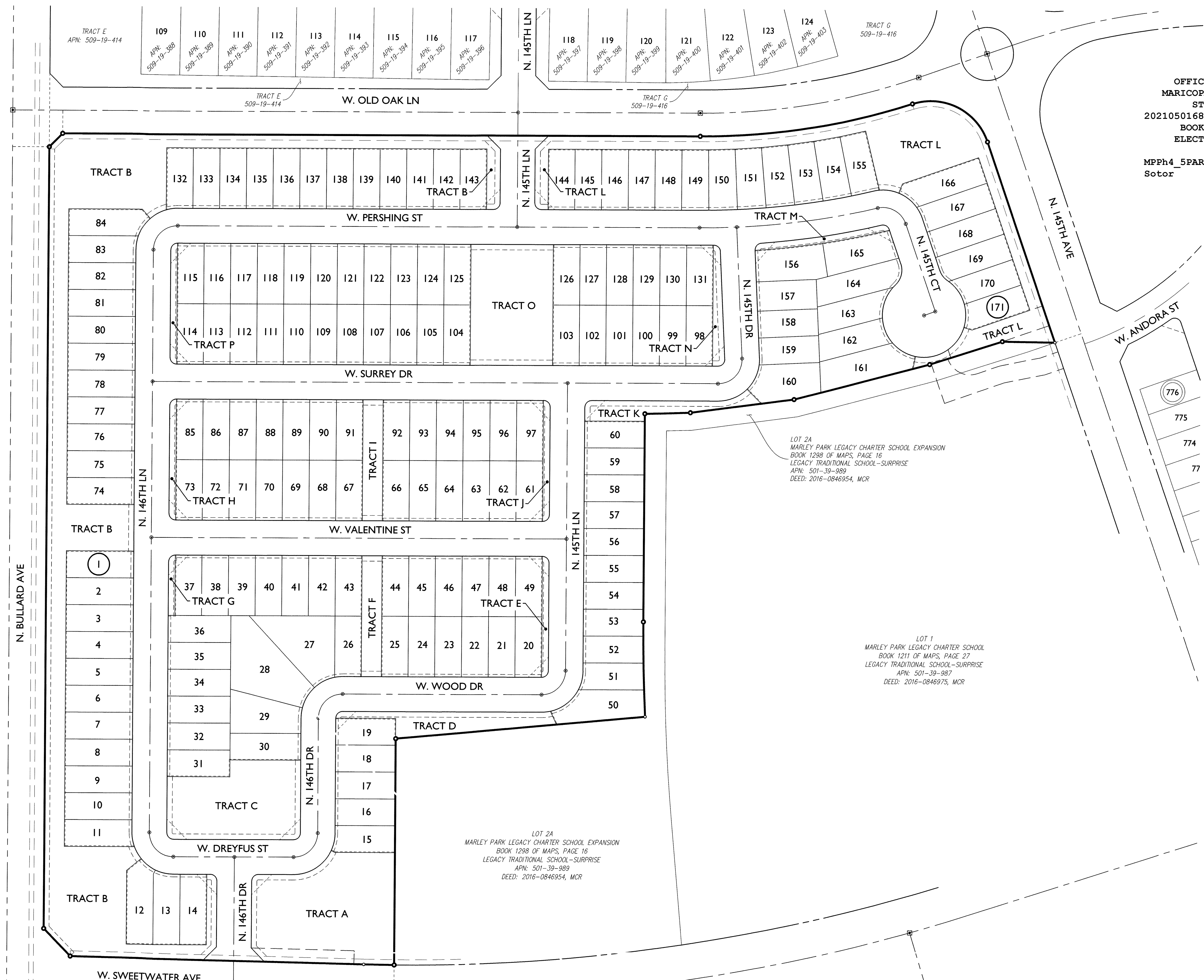


Job No.
 20-0260

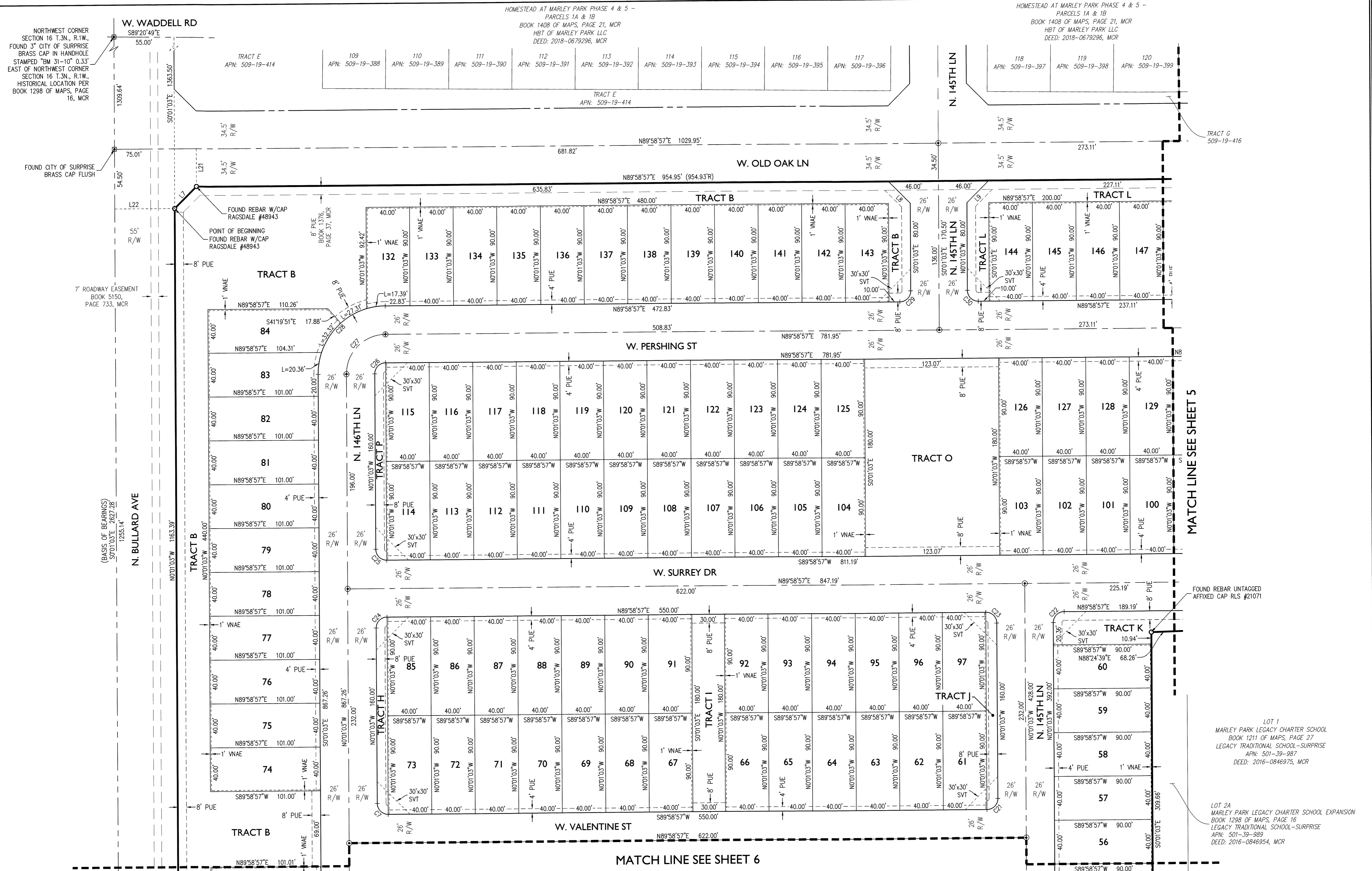
Sheet No.
 3
 of 6

FS20-729

Mar. 23, 2021 8:29am C:\Projects\2020\20-0260 Marley Park Parcel 2\Land Survey\Draws\Final Plats\20-0260 - Marley Park PH2 Plats.dwg



Mar. 23, 2021 8:30am C:\Projects\2020\20-0260 Marley Park Parcel 2\Land Survey\Draws\Final Plat\20-0260 - Marley Park Ph2 Plat.dwg



NORTHWEST CORNER SECTION 16 T.3N., R.1W., FOUND 3" CITY OF SURPRISE BRASS CAP IN HANDHOLE STAMPED "BM 31-10" 0.33' EAST OF NORTHWEST CORNER SECTION 16 T.3N., R.1W., HISTORICAL LOCATION PER BOOK 1298 OF MAPS, PAGE 16, MCR

W. WADDELL RD S89°20'49"E 55.00'

HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCELS 1A & 1B BOOK 1408 OF MAPS, PAGE 21, MCR HBT OF MARLEY PARK LLC DEED: 2018-0679296, MCR

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(BASIS OF BEARINGS) S07°03'E 2627.28' 12551.14'

N. BULLARD AVE

TRACT B

TRACT B

TRACT B

TRACT L

TRACT O

TRACT J

TRACT K

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - CORNER OF SUBDIVISION
 - ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
 - R/W RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDER
 - PS PRIVATE STREET
 - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ① INDICATES STARTING AND ENDING LOT NUMBERING

MATCH LINE SEE SHEET 6

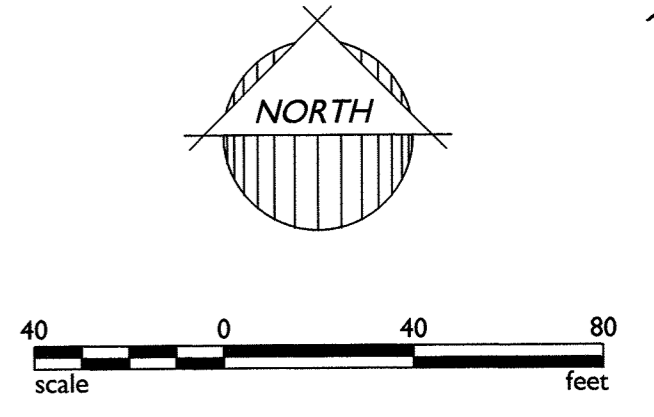
MATCH LINE SEE SHEET 5

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER STEPHEN RICHER 20210501688 05/05/2021 08:44 BOOK 1589 PAGE 10 ELECTRONIC RECORDING

MPPh4 5PAR2-6-1-1-M-Sotor

LOT 1 MARLEY PARK LEGACY CHARTER SCHOOL BOOK 1211 OF MAPS, PAGE 27 LEGACY TRADITIONAL SCHOOL-SURPRISE APN: 501-39-987 DEED: 2016-0846975, MCR

LOT 2A MARLEY PARK LEGACY CHARTER SCHOOL EXPANSION BOOK 1298 OF MAPS, PAGE 16 LEGACY TRADITIONAL SCHOOL-SURPRISE APN: 501-39-989 DEED: 2016-0846954, MCR



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EPS GROUP

HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCEL 2
SURPRISE, ARIZONA

FINAL PLAT

Project: _____

Revisions: _____

12-21-2020 CITY REVIEW COMMENTS
01-12-2021 CITY REVIEW COMMENTS

Designer: MFK/RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON

Job No. 20-0260
FP04
Sheet No. 4 of 6

FS20-729

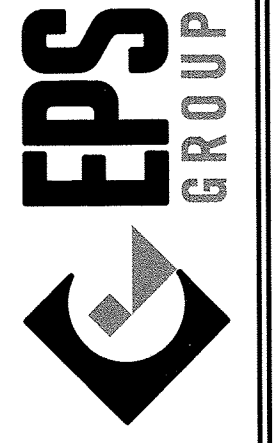
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HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCELS 1A & 1B
BOOK 1408 OF MAPS, PAGE 21, MCR
HBT OF MARLEY PARK LLC
DEED: 2018-0679296, MCR

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MARICOPA COUNTY RECORDER
STEPHEN RICHER
20210501688 05/05/2021 08:44
BOOK 1589 PAGE 10
ELECTRONIC RECORDING

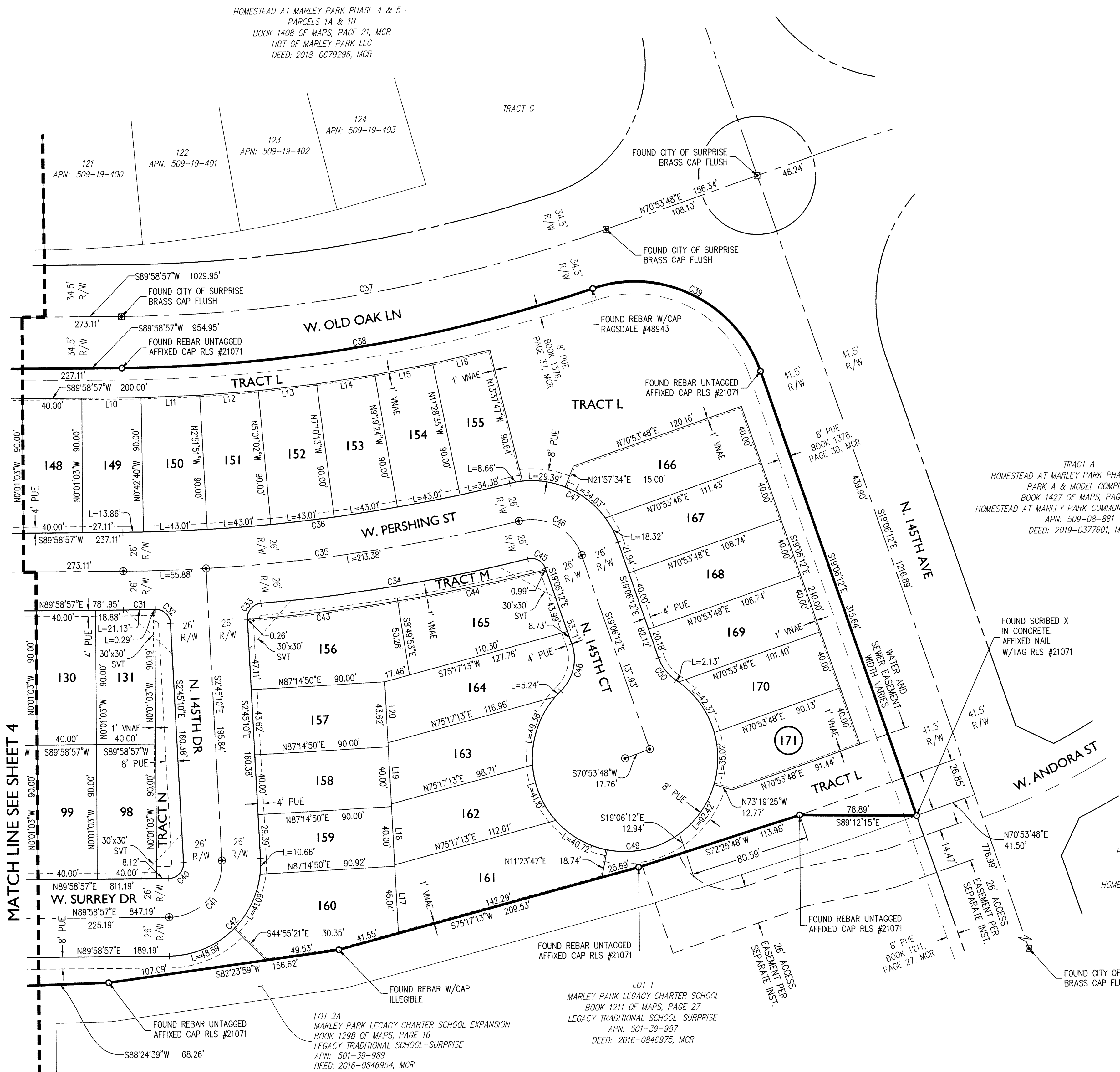
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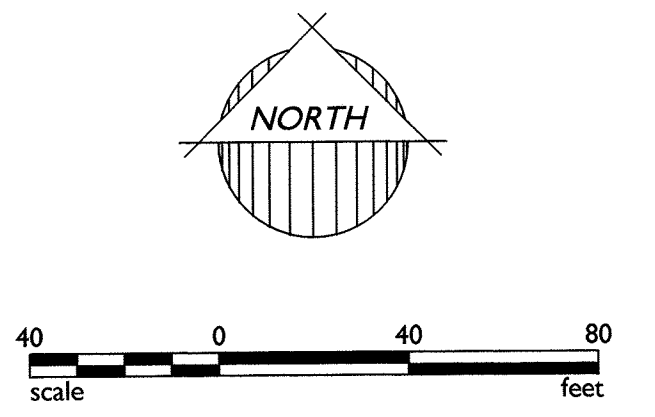
HOMESTEAD AT MARLEY PARK
PHASE 4 & 5 - PARCEL 2
SURPRISE, ARIZONA

FINAL PLAT



MATCH LINE SEE SHEET 4

- LEGEND**
- ▣ FOUND MONUMENT, AS NOTED
 - CORNER OF SUBDIVISION
 - BRASS CAP TO BE SET AT CONSTRUCTION
 - R/W RIGHT-OF-WAY
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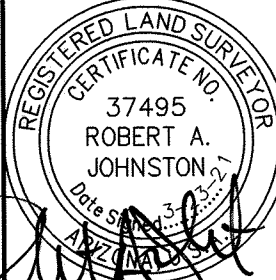


Project: _____

Revisions:

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01-12-2021	CITY REVIEW COMMENTS	

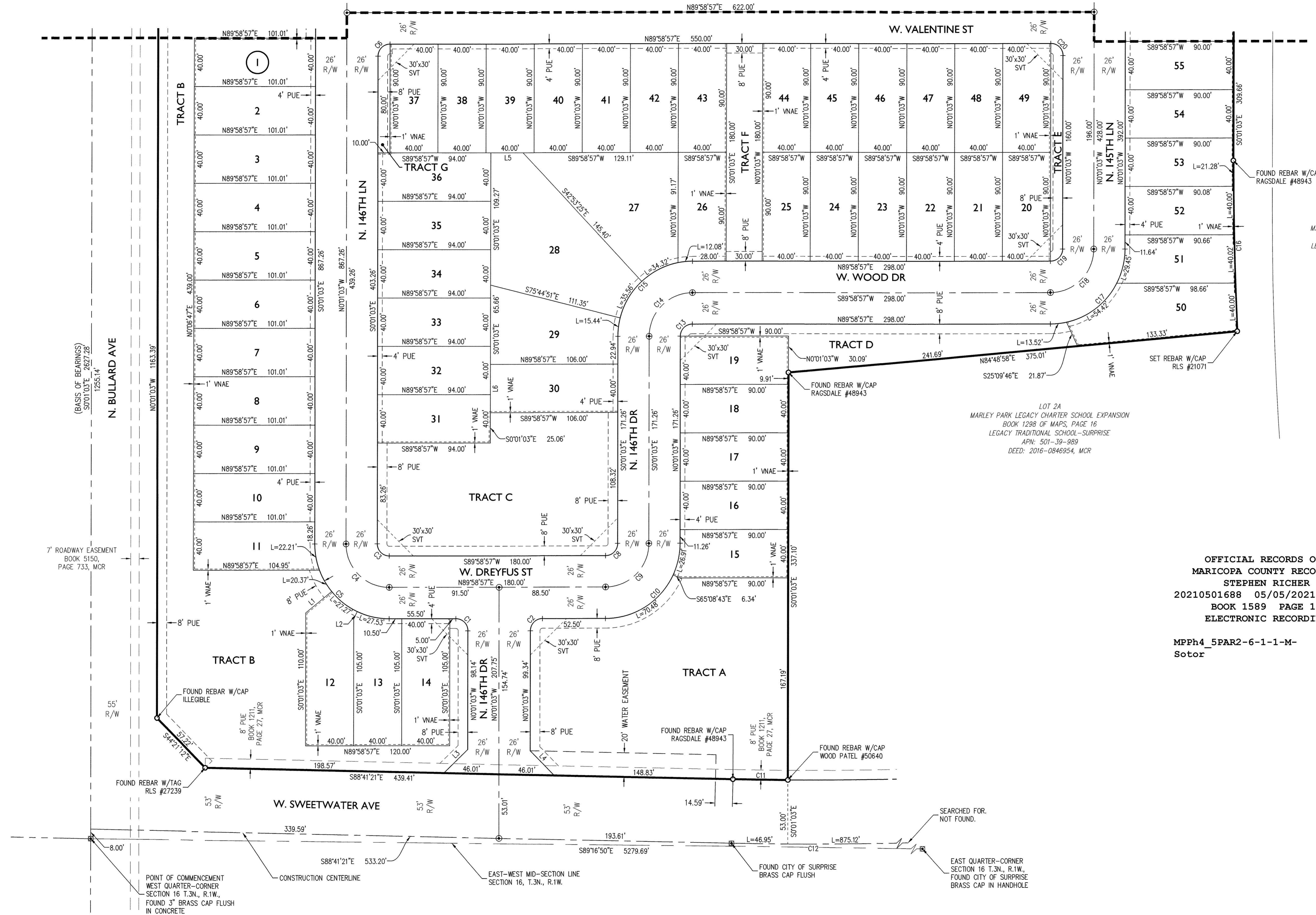
Designer: MKF/RAJ
Drawn by: TJP



Job No. 20-0260
FPO5
Sheet No. 5 of 6

FS20-729

MATCH LINE SEE SHEET 4



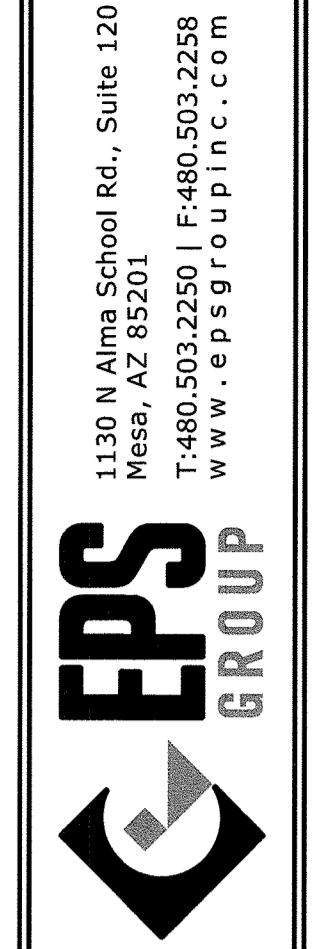
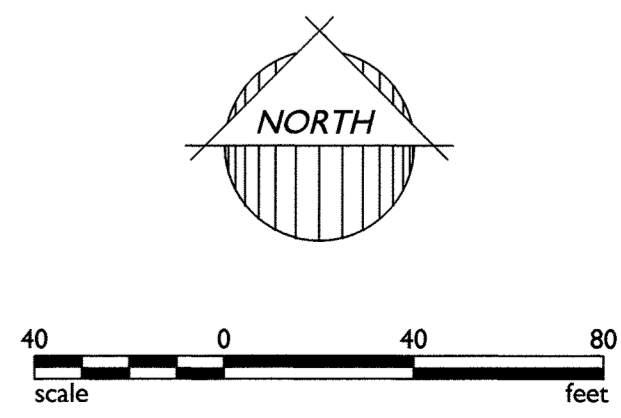
LOT 1
MARLEY PARK LEGACY CHARTER SCHOOL
BOOK 1211 OF MAPS, PAGE 27
LEGACY TRADITIONAL SCHOOL-SURPRISE
APN: 501-39-987
DEED: 2016-0846975, MCR

LOT 2A
MARLEY PARK LEGACY CHARTER SCHOOL EXPANSION
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DEED: 2016-0846954, MCR

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1589 PAGE 10
ELECTRONIC RECORDING

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Sotor

- LEGEND**
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 - PS PRIVATE STREET
 - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - 1164 INDICATES STARTING AND ENDING LOT NUMBERING

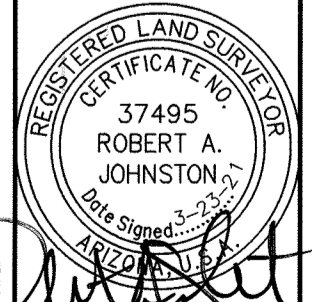


HOMESTEAD AT MARLEY PARK
PHASE 4 & 5 - PARCEL 2
SURPRISE, ARIZONA

Project: _____

Revisions:

Designer: MFK/RAJ
Drawn by: TJP



Job No.
20-0260
FP06
Sheet No.
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of 6

FS20-729

Mar. 23, 2021 8:30am G:\Projects\2020\20-0260 Marley Park Parcel 2\Land Surveys\Final\Plat\20-0260 - Marley Park PH2 Plat.dwg