

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT HBT OF MARLEY PARK LLC BY TOWNE DEVELOPMENT INC.-SOLE MEMBER AS "OWNER", HEREBY PUBLISHES THIS FINAL PLAT OF "HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCELS 1A & 1B" A PORTION OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND EASEMENT, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY. THE PURPOSES OF THE EASEMENTS ARE SHOWN HEREON.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIATION 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, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS 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 A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SEWER LINES AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL 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 SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-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.

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 PLAT OR ANY PARCEL OR LOT THEREOF.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

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 7th DAY OF August, 2018.

HBT OF MARLEY PARK LLC  
BY TOWNE DEVELOPMENT INC.-SOLE MEMBER

*Kevin Kiesel*  
KEVIN KIESEL, AUTHORIZED AGENT

**ACKNOWLEDGEMENT**

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 7th DAY OF August, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
*Wanda Scudillo* August 7, 2018  
NOTARY PUBLIC DATE



**APPROVALS**

**CITY OF SURPRISE ENGINEER APPROVAL**

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 4th DAY OF SEPTEMBER, 2018, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED *[Signature]* 9/4/2018  
CITY ENGINEER DATE

**CITY OF SURPRISE COUNCIL APPROVAL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS 4th DAY OF Sept 2018

*[Signature]* 9-4-18  
MAYOR DATE  
ATTEST *[Signature]* 9-4-18  
CITY CLERK DATE

**FINAL PLAT  
HOMESTEAD AT MARLEY PARK PHASE 4 & 5 PARCELS 1A & 1B  
SURPRISE, ARIZONA**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**SHEET INDEX**

SHEET 1 COVER SHEET  
SHEET 2 NOTES & DETAILS  
SHEET 3 FINAL PLAT  
SHEET 4 FINAL PLAT

**DEVELOPER**

HBT OF MARLEY PARK LLC  
BY TOWNE DEVELOPMENT INC.-SOLE MEMBER  
706 E BELL RD., SUITE 212  
PHOENIX, AZ 85022  
TEL. (602)996-6800

**CIVIL ENGINEER**

ENTELLUS, INC  
3033 N. 44TH STREET, STE 250  
PHOENIX, AZ 85018  
PHONE: 602-244-2566  
CONTACT: MICHAEL R. GLEASON, P.E.

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. AS MEASURED AND AS SHOWN ON THE FINAL PLAT FOR "MARLEY PARK PHASE 3 & 4 - PARCEL 9", AS SHOWN ON THE MAP OF DEDICATION FOR WADDELL ROAD, LITCHFIELD ROAD AND CACTUS ROAD, RECORDED IN BOOK 839, PAGE 39 M.C.R. SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST

**HOMEOWNERS ASSOCIATION RATIFICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT HOMESTEAD AT MARLEY PARK COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES AND APPROVES THIS PLAT FOR "HOMESTEAD AT MARLEY PARK PHASE 4 & 5 - PARCELS 1A & 1B" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT

IN WITNESS WHEREOF, Jason Jarvis HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 8th DAY OF August 2018.

HOMESTEAD AT MARLEY PARK COMMUNITY ASSOCIATION

AN ARIZONA NON-PROFIT CORPORATION

BY *[Signature]*  
ITS V.P.

**RELEASE OF LIABILITY**

HBT OF MARLEY PARK LLC BY TOWNE DEVELOPMENT INC.-SOLE MEMBER ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (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, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS 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 UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (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.

OWNER HEREBY FURTHER 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 LOCATED WITHIN THE RIGHT-OF-WAY 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.

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.

**ASSURED WATER SUPPLY CERTIFICATION**

THE AREA PLATTED HERON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, SIGNED ON SEPTEMBER 29, 2011, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

**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.

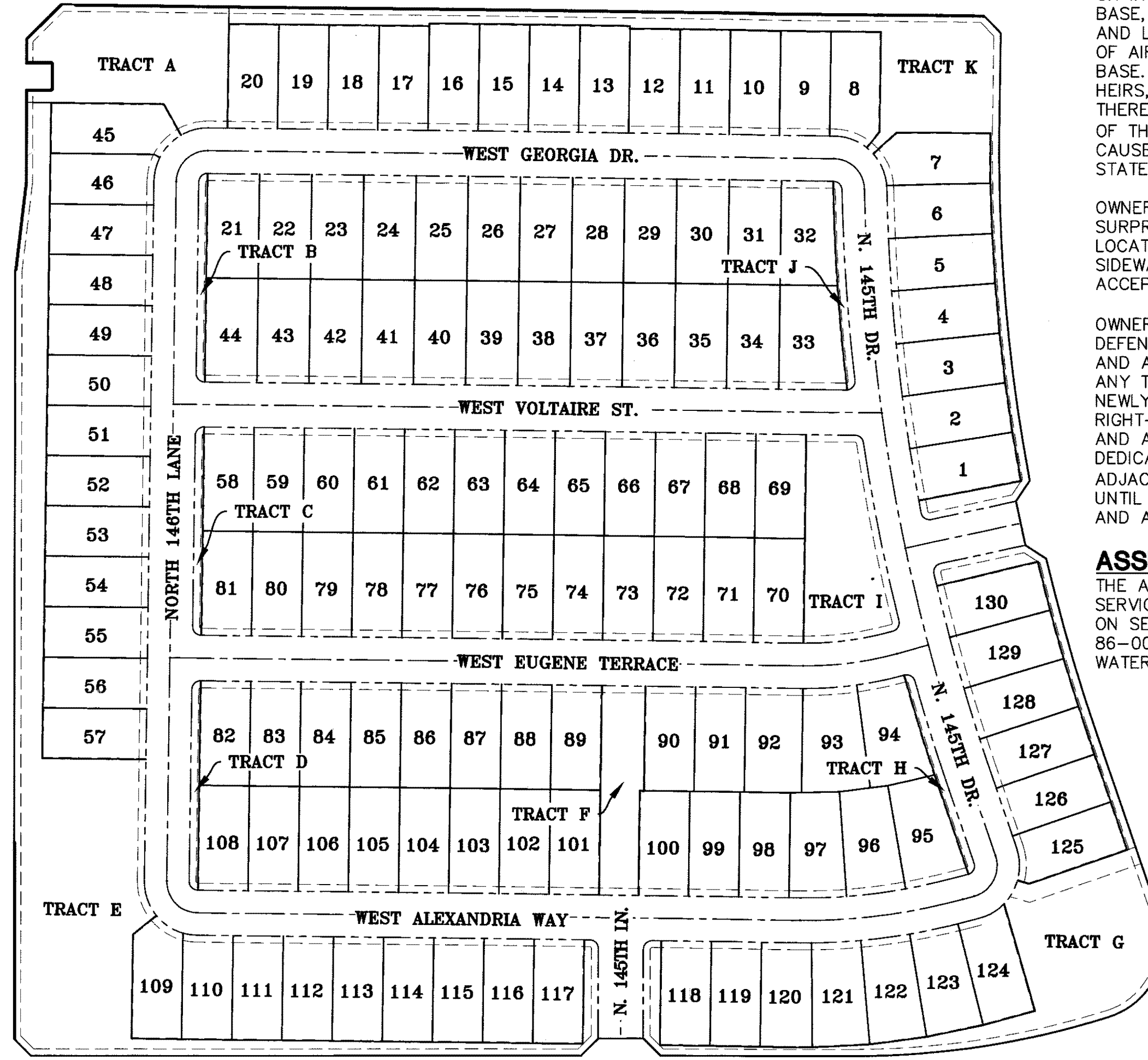
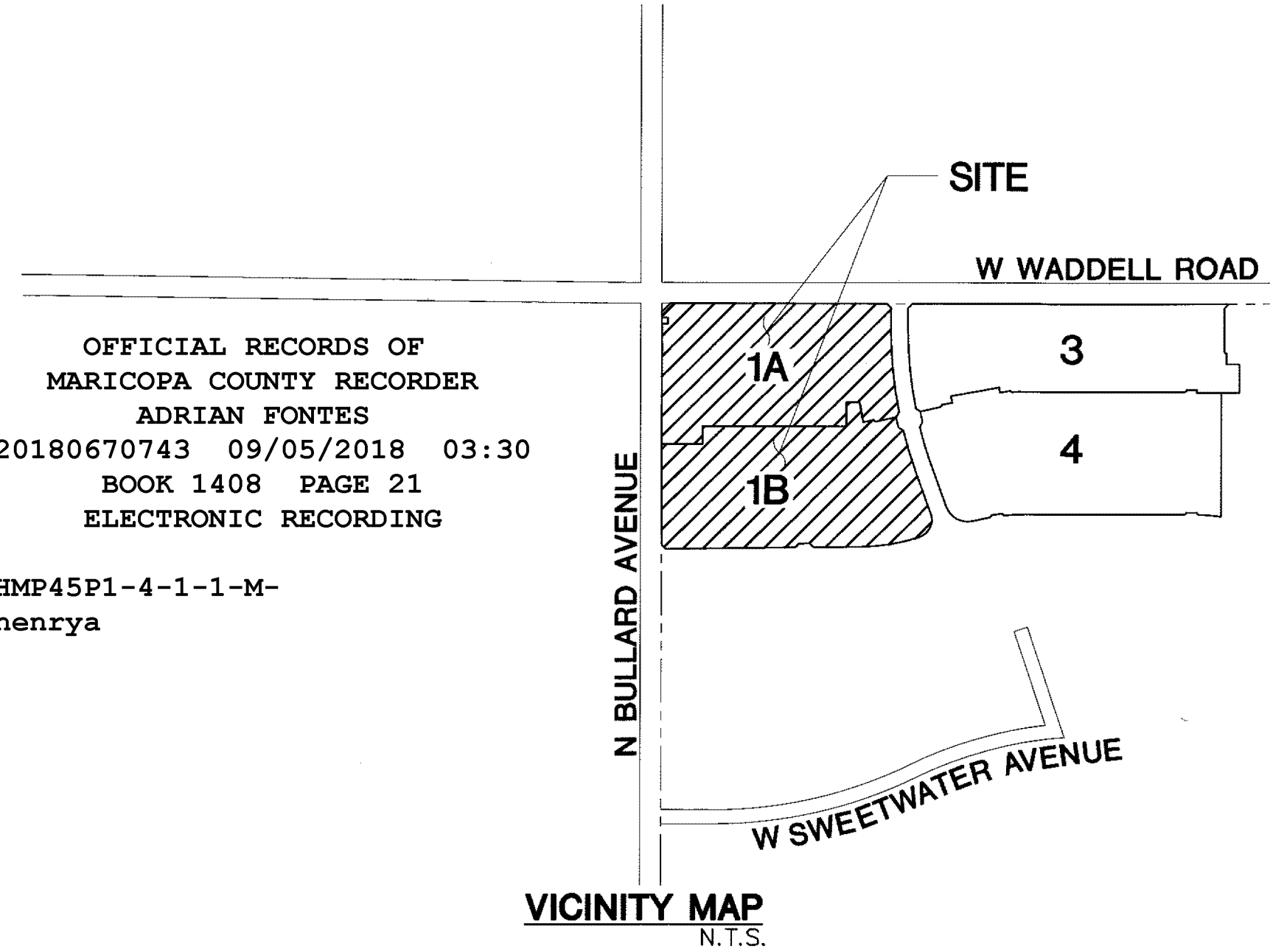
**CERTIFICATION**

I, DAN FRANCETIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2018; THAT THE SURVEY IS TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED: *[Signature]*

DATE OF PREPARATION: 06/08/2018

DANIEL G. FRANCETIC, RLS  
REGISTERED LAND SURVEYOR #33874  
ENTELLUS, INC.  
3033 NORTH 44TH STREET, #250  
PHOENIX, ARIZONA 85018  
PHONE: 602-244-2566  
E-MAIL: dfrancetic@entellus.com



KEY MAP  
N.T.S.

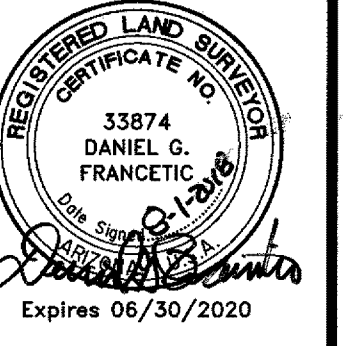
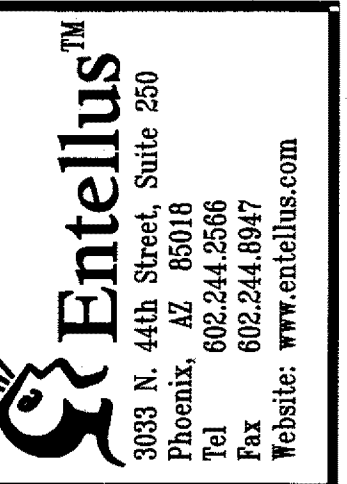


Table with columns: REVISIONS, DATE, DESCRIPTION. Includes entries for Second and Third Submittals to the City of Surprise.

HOMESTEAD AT MARLEY PARK  
PHASE 4 & 5 PARCELS 1A & 1B  
SURPRISE, MARICOPA COUNTY, ARIZONA  
FINAL PLAT

Table with columns: DESIGN, EM, DRAFTED, DJ, QA/QC, DGF, AS-BUILT #, ENT. PROJ #, 728.003, SHEET, CVR 1 OF 4.





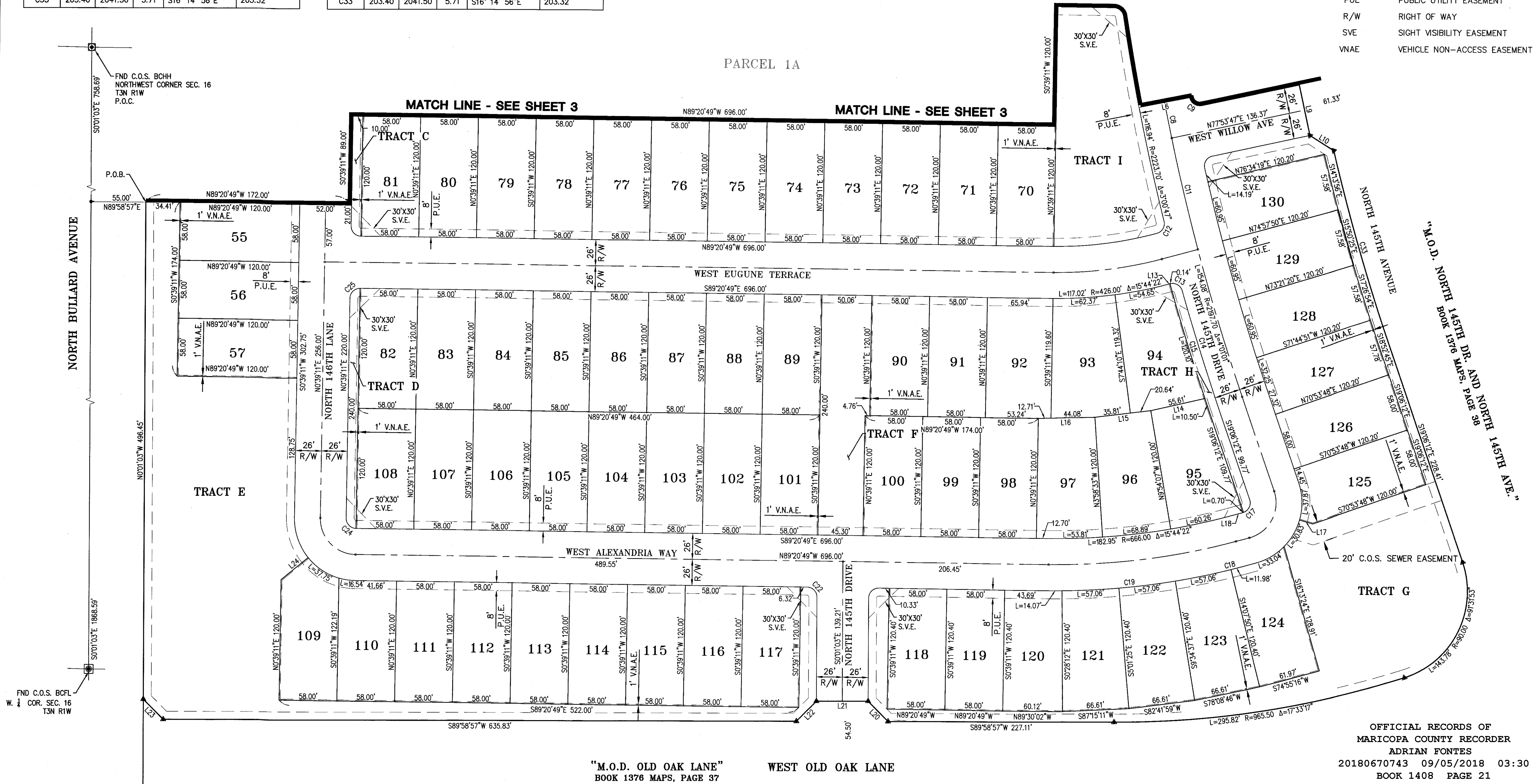
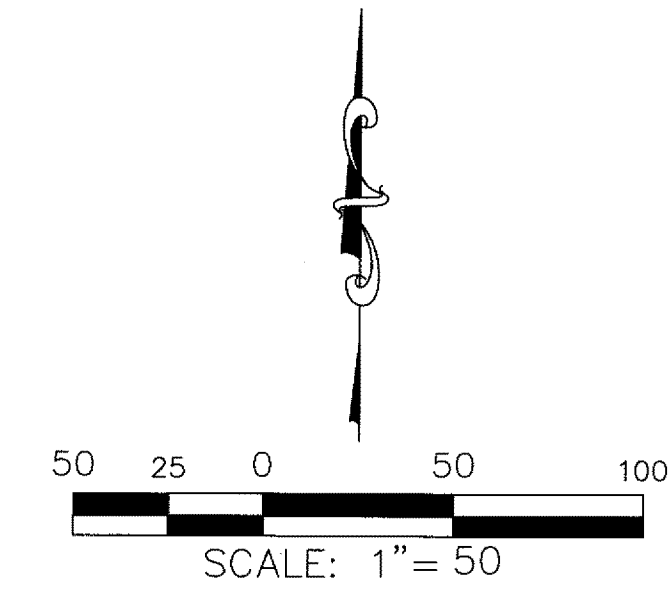
# FINAL PLAT HOMESTEAD AT MARLEY PARK PHASE 4 & 5 PARCELS 1A & 1B SURPRISE, ARIZONA

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	CENTER LINE
	EASEMENT
	LOT LINE
	LOT CORNER
	PROPERTY CORNER-SET 1/2" REBAR W/CAP "RLS 33874" MONUMENT
	FOUND BRASS CAP FLUSH
	FOUND BRASS CAP IN HAND HOLE
	FOUND CAPPED REBAR
	CENTER LINE
	CITY OF SURPRISE
	BUILDING SETBACK LINE
	POINT OF BEGINNING
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SIGHT VISIBILITY EASEMENT
	VEHICLE NON-ACCESS EASEMENT

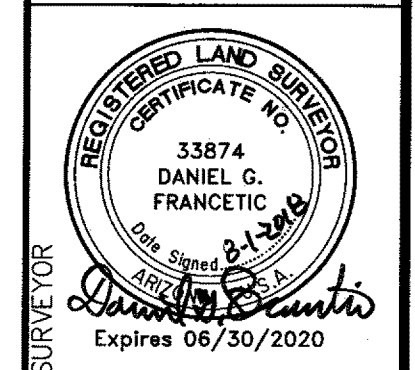
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	120.10	2233.70	3.08	N17° 17' 37"W	120.09
C17	15.71	10.00	90.00	S25° 53' 48"W	14.14
C18	57.06	718.00	4.55	S78° 08' 46"W	57.05
C19	57.06	718.00	4.55	S82° 41' 59"W	57.05
C22	15.47	10.00	88.66	N44° 19' 45"W	13.98
C24	15.71	10.00	90.00	N44° 20' 49"W	14.14
C25	15.71	10.00	90.00	N45° 39' 11"E	14.14
C27	15.71	10.00	90.00	S45° 39' 11"W	14.14
C31	36.03	62.00	33.29	S43° 51' 54"W	35.52
C33	203.40	2041.50	5.71	S16° 14' 56"E	203.32

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	120.10	2233.70	3.08	N17° 17' 37"W	120.09
C17	15.71	10.00	90.00	S25° 53' 48"W	14.14
C18	57.06	718.00	4.55	S78° 08' 46"W	57.05
C19	57.06	718.00	4.55	S82° 41' 59"W	57.05
C22	15.47	10.00	88.66	N44° 19' 45"W	13.98
C24	15.71	10.00	90.00	N44° 20' 49"W	14.14
C25	15.71	10.00	90.00	N45° 39' 11"E	14.14
C27	15.71	10.00	90.00	S45° 39' 11"W	14.14
C31	36.03	62.00	33.29	S43° 51' 54"W	35.52
C33	203.40	2041.50	5.71	S16° 14' 56"E	203.32

RADIAL BEARING	
CURVE	BEARING
C24	S 89°20'49" E
C24	N 00°39'11" E
C25	S 00°39'11" E
C25	S 89°20'49" E
C32	N 89°20'49" W
C32	N 70°58'25" E
C33	S 76°36'19" W
C33	N 70°53'48" E



**Entellus™**  
3033 N. 44th Street, Suite 250  
Phoenix, AZ 85018  
Tel: 602.244.2566  
Fax: 602.244.8947  
Website: www.entellus.com



REVISIONS:	
NO.	DESCRIPTION

VERSIONS:	
X	DESCRIPTION
1	Initial Submission to the City of Surprise
2	6/14/18 Second Submission to the City of Surprise
3	7/13/18 Third Submission to the City of Surprise

**HOMESTEAD AT MARLEY PARK  
PHASE 4 & 5 PARCELS 1A & 1B  
SURPRISE, MARICOPA COUNTY, ARIZONA**

DESIGN:	
DESIGNER	EM
DRAFTED:	DJ
QA/QC:	DGF
AS-BUILT #:	
ENT. PROJ. #:	728.003
SHEET:	FP 4 OF 4

"M.O.D. OLD OAK LANE" WEST OLD OAK LANE  
BOOK 1376 MAPS, PAGE 37

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20180670743 09/05/2018 03:30  
BOOK 1408 PAGE 21  
ELECTRONIC RECORDING

HMP45P1-4-1-1-M-  
henrya