### STATE OF ARIZONA COUNTY OF MARICOPA

THE EASEMENTS ARE SHOWN HEREON

EGRESS FOR EMERGENCY VEHICLES.

CREATED BY THIS PLAT.

TRASH COLLECTION VEHICLES.

OBSTRUCTIONS.

FACILITIES.

ACTION.

KNOW ALL PERSONS BY THESE PRESENTS: THAT HBT OF MARLEY PARK LLC BY TOWNE DEVELOPMENT INC .- SOLE MEMBER

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

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,

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS

OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND

THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL

AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS

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

LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING

AREAS DESIGNATED ON THE PLAT AS SEWER LINES AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING,

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

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,

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

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,

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE

IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER

GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT

BINDING UPON OWNER AND ITS HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND

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

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

SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL

AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION

RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATION, FUMES, DUST, FUEL AND

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND

OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER. AND LETTER GIVEN TO EACH RESPECTIVELY. THE PURPOSES OF

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

MARICOPA COUNTY, 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.

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. ntellus<sup>T</sup> Street, Suite 250 85018 44.2566

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Expires 06/30/2020

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ESIGN:

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AS-BUILT #:

NT. PROJ #:

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 ROAD, RECORDED IN BOOK 839, PAGE 39 M.C.R.

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

HOMESTEAD AT MARLEY PARK COMMUNITY ASSOCIATION

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 LOCATED WITHIN THE RIGHT-OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE ACCEPTED THE SIDEWALKS.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, 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.

, 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

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

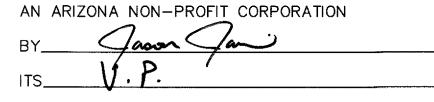
## BASIS OF BEARING

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 SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST

#### HOMEOWNERS ASSOCIATION RATIFICATION

RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT

\_\_\_ HAS CAUSED ITS NAME TO BE AFFIXED BY THE IN WITNESS WHEREOF, JASON VARVIS UNDERSIGNED. DULY AUTHORIZED OFFICER THIS 8th DAY OF AULUST 2018.



#### RELEASE OF LIABILITY

SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY UNTIL SUCH TIME THE CITY OF SURPRISE HAS

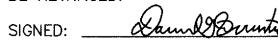
DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER. OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL 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

#### 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

BE RETRACED.

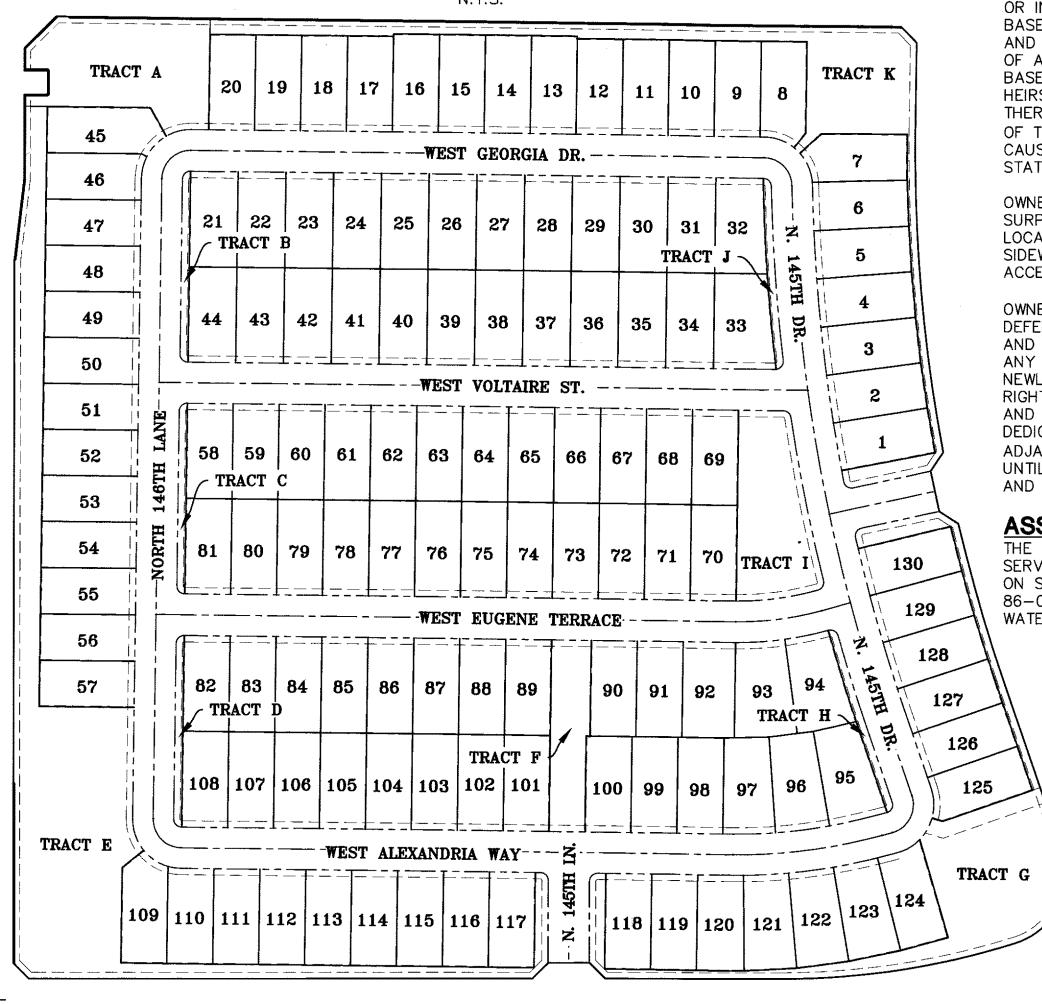


DATE OF PREPARATION: 06/08/2018

E-MAIL: dfrancetic@entellus.com

# SITE W WADDELL ROAD OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 20180670743 09/05/2018 03:30 BOOK 1408 PAGE 21 ELECTRONIC RECORDING HMP45P1-4-1-1-Mhenrya

**VICINITY MAP** 



**KEY MAP** 

#### ACKNOWLEDGEMENT

HBT OF MARLEY PARK LLC

KEVIN KIESL, AUTHORIZED AGENT

Horin

BY TOWNE DEVELOPMENT INC.-SOLE MEMBER

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS \_ HA DAY OF \_ AUQUST UNDERSIGNED, PERSONALLY APPEARED ACKNOWLEDGED THEMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

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

NOTARY PUBLIC

- Carlo alto do Anto Carlo alto Anto Carlo alto Albarato MY COMMISSION EXPIRES esion Expires May 16, 2021

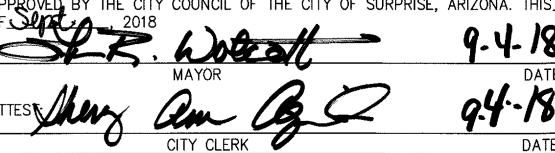
### **APPROVALS**

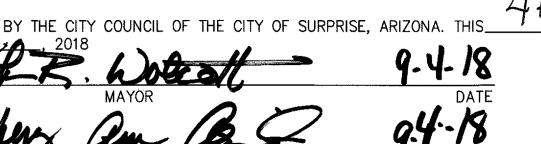
### CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 4TH OFSEPTEMBER, 2018, BY THE CITY ENGINEER OF SURPRISE. ARIZONA. APPROVED / (CITY ENGINEER DATE

### CITY OF SURPRISE COUNCIL APPROVAL

THE CITY OF SURPRISE, ARIZONA, THIS\_





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

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION ESTRELLA PHASE 4 & 5 PARCELS 1A & 1B

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2017-0729651 OF THE MARICOPA COUNTY RECORDER LYING IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CITY OF SURPRISE BRASS CAP FOUND IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 16, FROM WHICH THE BRASS CAP FOUND FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 01 MINUTE 03 SECONDS EAST A DISTANCE OF 2,627.28 FEET, SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, AND SAID LINE BEING THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, SOUTH 00 DEGREES 01 MINUTE 03 SECONDS EAST A DISTANCE OF 758.69 FEET:

THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 55.00 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BULLARD AVENUE AS DEFINED ON "MAP OF DEDICATION FOR MARLEY PARK PHASE 1A" FOUND IN BOOK 699 OF MAPS, PAGE 29 OF THE MARICOPA COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 386.56 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BULLARD AVENUE AS DEFINED ON "MAP OF DEDICATION FOR WADDELL ROAD, LITCHFIELD ROAD, AND CACTUS ROAD FOUND IN BOOK 839 OF MAPS, PAGE 39 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG LAST-MENTIONED EAST RIGHT-OF-WAY LINE, NORTH 06 DEGREES 44 MINUTES 20 SECONDS EAST A DISTANCE OF 102.00 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 106.81 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 29.49 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 29.49 FEET:

THENCE NORTH OO DEGREES 01 WEST 03 SECONDS EAST A DISTANCE OF 28.24 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 45 DEGREES 19 MINUTES 04 SECONDS EAST A DISTANCE OF 56.24 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF WADDELL ROAD;

THENCE ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 20 MINUTES 49 SECONDS EAST A DISTANCE OF 1,066.87 FEET;

THENCE SOUTH 44 DEGREES 20 MINUTES 49 SECONDS EAST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 108.69 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 2,041.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 27 MINUTES 56 SECONDS AN ARC DISTANCE OF 408.53 FEET;

THENCE SOUTH 33 DEGREES 24 MINUTES 05 SECONDS WEST A DISTANCE OF 28.53 FEET;

THENCE SOUTH 12 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 52.00 FEET;

THENCE SOUTH 57 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 28.53 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 2,041.50 FEET BEARING NORTH 76 DEGREES 36 MINUTES 19 SECONDS EAST;

THENCE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 31 SECONDS AN ARC DISTANCE OF 203.40 FEET:

THENCE SOUTH 19 DEGREES 06 MINUTES 12 SECONDS EAST A DISTANCE OF 228.41 TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET:

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 31 MINUTES 53 SECONDS AN ARC DISTANCE OF 143.78 FEET TO THE POINT OF COMPOUND CURVATURE FOR A CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 965.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 17 SECONDS AN ARC DISTANCE OF 295.82 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 227.11 FEET;

THENCE NORTH 45 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 52.00 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 635.83 FEET:

THENCE NORTH 45 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT ON SAID EXISTING EAST RIGHT-OF-WAY LINE OF BULLARD AVENUE;

THENCE ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 496.45 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.439.860 SQUARE FEET OR 33.055 ACRES, MORE OR LESS.

#### **GENERAL NOTES**

- 1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- 2. ON-SITE GRADING OR EXCAVATION SHALL NOT OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- 3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE MAP NO.04013C1210, WITH A DATE OF IDENTIFICATION OF 10/16/2013, 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.
- IN ACCORDANCE WITH ARS § 9-46107, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- 5. PURSUANT TO ARS § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF HE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS 14751 AND 14710, WHEN APPLICABLE.
- 6. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE MARLEY PARK PHASE 4 & 5 PRELIMINARY PLAT, APPROVED JAN. 17, 2018 UNDER CASE FS17-508.
- 7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE HOMESTEAD AT MARLEY PARK COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 8. 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.
- 9. DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE # PADA02-104 OR AS SUBSEQUENTLY AMENDED.
- 10. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
- 11. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE ("CITY") SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- 12. CONSTRUCTIONS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD,
- WIRE, OR REMOVABLE SECTION TYPE FENCING. 13. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 14. STRUCTURES AND LANDSCAPING AT ALL INTERSECTIONS OF STREET RIGHT-OF-WAY WILL BE MAINTAINED AT A MAXIMUM OF 2 FEET IN HEIGHT WITHIN 30' X 30' TRIANGLE MEASURED ALONG THE RIGHT-OF-WAY LINES.
- 15. EACH LOT OF THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT PER LOT.
- 16. ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.

LOT #	# AREA(SF) AREA(AC)			
LOI #		, ,		
1	7131.74	0.1637		
2	7131.74	0.1637		
3	7131.74	0.1637		
4	7131.74	0.1637		
5	7131.74	0.1637		
6	7122.45	0.1635		
7	7350.98	0.1688		
8	7180.34	0.1648		
9	6960.00	0.1598		
10	6960.00	0.1598		
11	6960.00	0.1598		
12	6960.00	0.1598		
13	7134.00	0.1638		
14	7134.00	0.1638		
15	7134.00	0.1638		
16	7134.00	0.1638		
17	6960.00	0.1598		
18	6960.00	0.1598		
19	6960.00	0.1598		
20	6960.00	0.1598		
21	7235.60	0.1661		
22	7235.60	0.1661		
23	7235.60	0.1661		
24	7235.60	0.1661		
25	7235.60	0.1661		
26	7235.60	0.1661		

L	LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)	
27	7235.60	0.1661	
28	7235.60	0.1661	
29	7235.60	0.1661	
30	7235.60	0.1661	
31	7235.60	0.1661	
32	7507.85	0.1724	
33	8694.43	0.1996	
34	7235.60	0.1661	
35	7235.60	0.1661	
36	7235.60	0.1661	
37	7235.60	0.1661	
38	7235.60	0.1661	
39	7235.60	0.1661	
40	7235.60	0.1661	
41	7235.60	0.1661	
42	7235.60	0.1661	
43	7235.60	0.1661	
44	7235.60	0.1661	
45	8100.51	0.1860	
46	7029.87	0.1614	
47	6960.00	0.1598	
48	6960.00	0.1598	
49	6960.00	0.1598	
50	6960.00	0.1598	
51	6960.00	0.1598	
52	6960.00	0.1598	

LOT AREA TABLE		LOT AREA TABLE				LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)	LOT #	AREA(SF)	AREA(AC)	LOT	# AREA(SF)	ARE.
53	6960.00	0.1598	79	6960.00	0.1598	105	6960.00	0.1
54	6960.00	0.1598	80	6960.00	0.1598	106	6960.00	0.1
55	6960.00	0.1598	81	6960.00	0.1598	107	6960.00	0.1
56	6960.00	0.1598	82	6960.00	0.1598	108	6960.00	0.1
57	6960.00	0.1598	83	6960.00	0.1598	109	7569.74	0.1
58	6960.00	0.1598	84	6960.00	0.1598	110	6971.86	0.1
59	6960.00	0.1598	85	6960.00	0.1598	111	6960.00	0.1
60	6960.00	0.1598	86	6960.00	0.1598	112	6960.00	0.1
61	6960.00	0.1598	87	6960.00	0.1598	113	6960.00	0.1
62	6960.00	0.1598	88	6960.00	0.1598	114	6960.00	0.1
63	6960.00	0.1598	89	6960.00	0.1598	115	6960.00	0.1
64	6960.00	0.1598	90	6960.00	0.1598	116	6960.00	0.1
65	6960.00	0.1598	91	6960.00	0.1598	117	6960.00	0.1
66	6960.00	0.1598	92	7909.84	0.1816	118	6983.20	0.1
67	6960.00	0.1598	93	8498.14	0.1951	119	6983.20	0.1
68	6960.00	0.1598	94	7853.46	0.1803	120	7093.08	0.1
69	6960.00	0.1598	95	7855.66	0.1803	121	7416.85	0.1
70	6960.00	0.1598	96	7549.12	0.1733	122	7416.85	0.1
71	6960.00	0.1598	97	7423.51	0.1704	123	7416.85	0.1
72	6960.00	0.1598	98	6960.00	0.1598	124	7278.49	0.1
73	6960.00	0.1598	99	6960.00	0.1598	125	7143.23	0.1
74	6960.00	0.1598	100	6960.00	0.1598	126	6971.60	0.1
75	6960.00	0.1598	101	6960.00	0.1598	127	7056.42	0.1
76	6960.00	0.1598	102	6960.00	0.1598	128	7131.74	0.1
77	6960.00	0.1598	103	6960.00	0.1598	129	7131.74	0.1
78	6960.00	0.1598	104	6960.00	0.1598	130	7131.74	0.1

TRACT AREA TABLE					
TRACT	AREA(SF)	AREA(AC)	USE		
TRACT A	26623.44	0.6112	OPEN SPACE, RETENTION, P.U.E., S.V.E., WELL SITE		
TRACT B	2357.08	0.0541	OPEN SPACE, P.U.E.		
TRACT C	2357.08	0.0541	OPEN SPACE, P.U.E., S.V.E.		
TRACT D	2357.08	0.0541	OPEN SPACE, P.U.E., S.V.E.		
TRACT E	86463.65	1.9849	RETENTION, OPEN SPACE, P.U.E., S.V.E.		
TRACT F	11443.50	0.2627	OPEN SPACE, RETENTION, P.U.E.		
TRACT G	43135.23	0.9902	OPEN SPACE, RETENTION, P.U.E., S.V.E.		
TRACT H	2358.01	0.0541	OPEN SPACE, P.U.E., S.V.E.		
TRACT I	20568.76	0.4722	OPEN SPACE, RETENTION, P.U.E., S.V.E.		
TRACT J	2360.35	0.0542	OPEN SPACE, P.U.E.		
TRACT K	39967.30	0.9175	OPEN SPACE, RETENTION, P.U.E.		

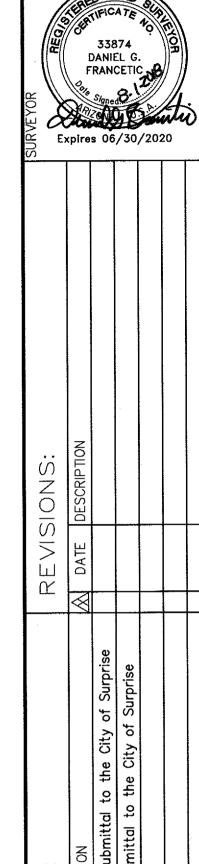
		RIGHT	OF WAY AREA TABLE
R/W	AREA(SF)	AREA(AC)	USE
PARCEL 1A	128711.84	2.9548	PUBLIC INGRESS & EGRESS
PARCEL 1B	144961.28	3.3279	PUBLIC INGRESS & EGRESS

	PARCEL AREA TABLE					
	PARCEL	AREA(SF)	AREA(AC			
	PARCEL 1A	692657.31	15.9012			
	PARCEL 1B	746317.97	17.1331			

-	TOTAL PARCEL AREA					
1	PARCEL	AREA(SF)	AREA(AC			
	PARCELS 1A & 1B	1438975.37	33.0343			

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

HMP45P1-4-1-1-Mhenrya



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3 2 × × 2 ×

SIGN: RAFTED: QA/QC: DGF S-BUILT #: \_\_\_\_ T. PROJ #: DET 2 OF:4

