

RYDER RANCH FINAL PLAT

PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:
HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "RYDER RANCH", A SUBDIVISION LOCATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RYDER RANCH", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE 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 DEDICATED 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 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 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, 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 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 EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.
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 GRANTOR 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, GRANTOR 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.

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.

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.

IN WITNESS WHEREOF:
OWNER HAS HERETOON CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2020.

HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

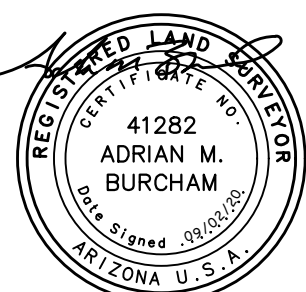
ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN _____, OF HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

Adrian M. Burcham
ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210



OWNER

HBT OF RYDER RANCH, L.L.C.
706 E. BELL ROAD SUITE 212
PHOENIX, AZ. 85022
TELEPHONE: 602-996-6800
CONTACT: KEVIN KIESL

LEGAL DESCRIPTION

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;
EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)
THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14;
TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14;
THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND
SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND
SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14;
EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)
A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHT-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTICE OF RYDER RANCH DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A RYDER RANCH DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA LIMITED LIABILITY CORPORATION, 9000 E. PIMA CENTER PARKWAY, SUITE 350, SCOTTSDALE, AZ 85258 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____
CHRISTINE CAIN

BY: _____
GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS SUPERVISOR

ITS: ASSISTANT SECRETARY

HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION

BY: _____

ITS: _____

SHEET INDEX

1.....COVER SHEET
2.....LOT & TRACT TABLE/NOTES
3.....KEY MAP
4-7.....FINAL PLAT

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.,
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020-4331
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, P.E.

ZONING

RM-6 PUD & RM-9 PUD

PERTINENT DOCUMENTS

"RECORD OF SURVEY" AS SHOWN IN BOOK 881, PAGE 49, M.C.R.
"MINOR LAND DIVISION", AS SHOWN IN BOOK 921, PAGE 42, M.C.R.
"LOT COMBINATION" AS SHOWN IN BOOK 921, PAGE 42, M.C.R.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N00°10'43"E
DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

RELEASE OF LIABILITY

HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS 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.

RELEASE OF LIABILITY

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.

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.

RELEASE OF LIABILITY

HBT OF RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS 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, 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 ITS AUXILIARY FIELDS. 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.

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION HAS A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES, CERTIFICATION NUMBER _____ AND IS LOCATED WITHIN EPCOR WATER ARIZONA INC.'S AGUA FRIA WATER SERVICE AREA.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ____ DAY OF _____, 2020,

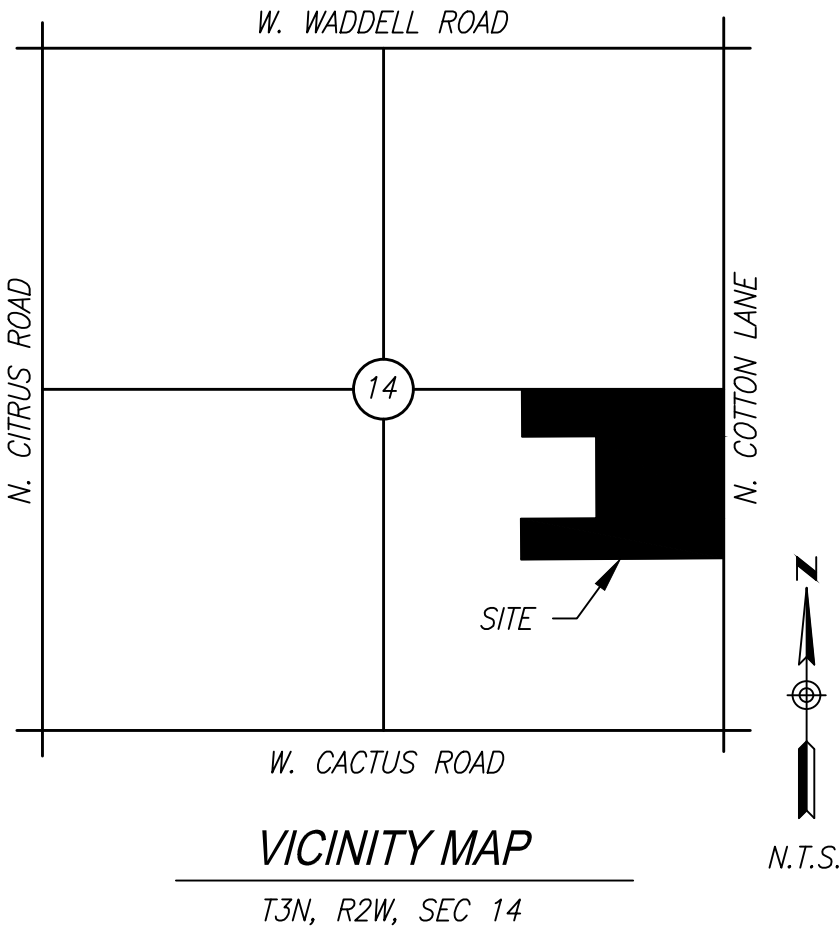
MAYOR

ATTEST:

CITY CLERK

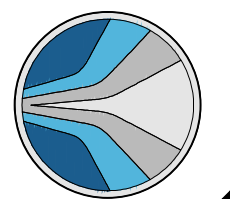
ACREAGE DETAIL

GROSS ACREAGE: 16,798.77 SQ. FT. OR 38.5647 AC. ±
TOTAL LOTS: 145
TOTAL LOT ACREAGE: 877,215 SQ. FT. OR 20.1383 AC. ±
TOTAL TRACT ACREAGE: 315,727 SQ. FT. OR 7.2481 AC. ±
R/W ACREAGE: 155,671 SQ. FT. OR 3.5737 AC. ±
NET (GROSS MINUS R/W): 1,524,206 SQ. FT. OR 34.9910 AC. ±



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Ph: 480.892.3313

HUBBARD
ENGINEERING
www.hubbardingengineering.com



RYDER RANCH
FINAL PLAT
City of Surprise, Maricopa County, Arizona

Project No.
18153
Date
09/02/20
Project Eng.
Project Manager
ADRIAN BURCHAM

Sh: 1 of 7

CASE #FS19-364

P:\2018\18153\Survey\2401 18153--FINAL PLAT.dwg Sep 02, 2020 -- 9:16am R100trial

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N57°11'45"E	50.21'
L2	S0°11'07"E	27.50'
L3	S57°11'45"W	4.80'
L4	S18°06'36"W	31.05'
L5	S45°11'08"E	28.28'
L6	S43°58'34"W	27.85'
L7	S45°11'06"E	28.28'
L8	S44°49'17"E	28.28'
L9	N45°10'43"E	28.28'
L10	S83°41'51"E	31.04'
L11	N57°11'45"E	4.78'
L12	N44°48'58"E	28.28'
L13	N44°48'55"E	28.28'
L14	S45°00'10"E	28.02'
L15	S44°59'50"W	28.37'
L16	N45°11'05"W	28.28'
L17	N44°48'52"E	28.28'
L18	S45°00'12"E	28.02'
L19	S44°59'50"W	28.37'
L20	N45°11'08"W	28.28'
L21	N44°48'52"E	28.28'
L22	S45°00'12"E	28.19'
L23	S44°59'48"W	28.37'
L24	N45°11'07"W	28.28'
L25	N44°48'54"E	28.28'
L26	S0°10'43"W	10.00'
L27	S45°00'11"E	28.19'
L28	N89°49'17"W	10.00'
L29	S45°10'43"W	28.28'
L30	N44°49'17"W	28.28'
L31	N50°21'29"W	25.48'
L32	S27°24'19"W	23.47'
L33	N37°22'51"E	47.81'
L34	N18°33'21"W	14.88'
L35	N59°27'59"W	24.18'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	32°37'14"	250.00'	142.33'
C2	89°59'53"	155.00'	243.47'
C3	22°54'02"	38.50'	15.39'
C4	135°48'03"	63.00'	149.32'
C5	22°54'02"	38.50'	15.39'
C6	32°37'14"	222.50'	126.68'
C7	17°38'56"	182.50'	56.22'
C8	65°41'03"	38.50'	44.14'
C9	245°41'03"	55.00'	235.84'
C10	22°54'02"	38.50'	15.39'
C11	135°26'19"	63.00'	148.92'
C12	22°54'02"	38.50'	15.39'
C13	42°27'06"	182.50'	135.22'
C14	32°37'14"	277.50'	157.99'
C15	89°59'53"	127.50'	200.27'
C16	22°54'02"	38.50'	15.39'
C17	136°09'53"	63.00'	149.72'
C18	22°54'02"	38.50'	15.39'

LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
1	5388.00	0.1237	RM-9 PUD
2	5400.00	0.1240	RM-9 PUD
3	5400.00	0.1240	RM-9 PUD
4	5400.00	0.1240	RM-9 PUD
5	5400.00	0.1240	RM-9 PUD
6	5400.00	0.1240	RM-9 PUD
7	5400.00	0.1240	RM-9 PUD
8	5397.00	0.1239	RM-9 PUD
9	5409.00	0.1242	RM-9 PUD
10	5108.00	0.1173	RM-9 PUD
11	5167.00	0.1186	RM-9 PUD
12	5184.00	0.1190	RM-9 PUD
13	5184.00	0.1190	RM-9 PUD
14	5184.00	0.1190	RM-9 PUD
15	5184.00	0.1190	RM-9 PUD
16	5184.00	0.1190	RM-9 PUD
17	5184.00	0.1190	RM-9 PUD
18	5184.00	0.1190	RM-9 PUD
19	5303.00	0.1217	RM-9 PUD
20	5751.00	0.1320	RM-9 PUD
21	6393.00	0.1468	RM-9 PUD
22	5787.00	0.1329	RM-9 PUD
23	5473.00	0.1256	RM-9 PUD
24	5409.00	0.1242	RM-9 PUD
25	5410.00	0.1242	RM-9 PUD
26	5410.00	0.1242	RM-9 PUD
27	5410.00	0.1242	RM-9 PUD
28	5410.00	0.1242	RM-9 PUD
29	5410.00	0.1242	RM-9 PUD
30	5410.00	0.1242	RM-9 PUD
31	5410.00	0.1242	RM-9 PUD
32	5410.00	0.1242	RM-9 PUD
33	5410.00	0.1242	RM-9 PUD
34	5408.00	0.1241	RM-9 PUD
35	6140.00	0.1409	RM-9 PUD
36	6375.00	0.1464	RM-9 PUD
37	6375.00	0.1464	RM-9 PUD
38	6376.00	0.1464	RM-9 PUD
39	6376.00	0.1464	RM-9 PUD
40	6376.00	0.1464	RM-9 PUD
41	6376.00	0.1464	RM-9 PUD
42	6376.00	0.1464	RM-9 PUD
43	6376.00	0.1464	RM-9 PUD
44	6376.00	0.1464	RM-9 PUD
45	6376.00	0.1464	RM-9 PUD
46	5109.00	0.1173	RM-9 PUD
47	5175.00	0.1188	RM-9 PUD
48	5175.00	0.1188	RM-9 PUD
49	5175.00	0.1188	RM-9 PUD
50	5175.00	0.1188	RM-9 PUD
51	5175.00	0.1188	RM-9 PUD
52	5175.00	0.1188	RM-9 PUD
53	5175.00	0.1188	RM-9 PUD
54	5128.00	0.1177	RM-9 PUD
55	5142.00	0.1180	RM-9 PUD
56	5175.00	0.1188	RM-9 PUD
57	5175.00	0.1188	RM-9 PUD
58	5175.00	0.1188	RM-9 PUD
59	5175.00	0.1188	RM-9 PUD
60	5175.00	0.1188	RM-9 PUD
61	5175.00	0.1188	RM-9 PUD
62	5175.00	0.1188	RM-9 PUD
63	5175.00	0.1188	RM-9 PUD
64	5175.00	0.1188	RM-9 PUD
65	5181.00	0.1189	RM-9 PUD
66	5181.00	0.1189	RM-9 PUD
67	5181.00	0.1189	RM-9 PUD
68	5181.00	0.1189	RM-9 PUD
69	5181.00	0.1189	RM-9 PUD
70	5181.00	0.1189	RM-9 PUD
71	5181.00	0.1189	RM-9 PUD
72	5181.00	0.1189	RM-9 PUD
73	5409.00	0.1242	RM-9 PUD
74	5400.00	0.1240	RM-9 PUD
75	5400.00	0.1240	RM-9 PUD
76	5400.00	0.1240	RM-9 PUD
77	5400.00	0.1240	RM-9 PUD
78	5400.00	0.1240	RM-9 PUD
79	5400.00	0.1240	RM-9 PUD
80	6600.00	0.1515	RM-6 PUD
81	6600.00	0.1515	RM-6 PUD
82	6600.00	0.1515	RM-6 PUD
83	6600.00	0.1515	RM-6 PUD

LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
84	6600.00	0.1515	RM-6 PUD
85	6600.00	0.1515	RM-6 PUD
86	6602.00	0.1516	RM-6 PUD
87	6602.00	0.1516	RM-6 PUD
88	6602.00	0.1516	RM-6 PUD
89	6602.00	0.1516	RM-6 PUD
90	6602.00	0.1516	RM-6 PUD
91	6602.00	0.1516	RM-6 PUD
92	6602.00	0.1516	RM-6 PUD
93	6603.00	0.1516	RM-6 PUD
94	6603.00	0.1516	RM-6 PUD
95	6603.00	0.1516	RM-6 PUD
96	6603.00	0.1516	RM-6 PUD
97	6603.00	0.1516	RM-6 PUD
98	6603.00	0.1516	RM-6 PUD
99	6603.00	0.1516	RM-6 PUD
100	6556.00	0.1505	RM-6 PUD
101	6563.00	0.1507	RM-6 PUD
102	6597.00	0.1514	RM-6 PUD
103	6597.00	0.1514	RM-6 PUD
104	6597.00	0.1514	RM-6 PUD
105	6597.00	0.1514	RM-6 PUD
106	6651.00	0.1527	RM-6 PUD
107	6725.00	0.1544	RM-6 PUD
108	6737.00	0.1547	RM-6 PUD
109	6725.00	0.1544	RM-6 PUD
110	6725.00	0.1544	RM-6 PUD
111	6725.00	0.1544	RM-6 PUD
112	6725.00	0.1544	RM-6 PUD
113	6725.00	0.1544	RM-6 PUD
114	6725.00	0.1544	RM-6 PUD
115	6673.00	0.1532	RM-6 PUD
116	8591.00	0.1972	RM-6 PUD
117	6600.00	0.1515	RM-6 PUD
118	6600.00	0.1515	RM-6 PUD
119	6600.00	0.1515	RM-6 PUD
120	6600.00	0.1515	RM-6 PUD
121	6600.00	0.1515	RM-6 PUD
122	6600.00	0.1515	RM-6 PUD
123	6600.00	0.1515	RM-6 PUD
124	6600.00	0.1515	RM-6 PUD
125	6600.00	0.1515	RM-6 PUD
126	6600.00	0.1515	RM-6 PUD
127	6600.00	0.1515	RM-6 PUD
128	6600.00	0.1515	RM-6 PUD
129	6600.00	0.1515	RM-6 PUD
130	6600.00	0.1515	RM-6 PUD
131	6587.00	0.1512	RM-6 PUD
132	6600.00	0.1515	RM-6 PUD
133	6600.00	0.1515	RM-6 PUD
134	6600.00	0.1515	RM-6 PUD
135	6528.00	0.1499	RM-6 PUD
136	10478.00	0.2405	RM-6 PUD
137	9876.00	0.2267	RM-6 PUD
138	7422.00	0.1704	RM-6 PUD
139	6600.00	0.1515	RM-6 PUD
140	6600.00	0.1515	RM-6 PUD
141	6600.00	0.1515	RM-6 PUD
142	6600.00	0.1515	RM-6 PUD
143	6600.00	0.1515	RM-6 PUD
144	6600.00	0.1515	RM-6 PUD
145	6550.00	0.1504	RM-6 PUD
TOTAL	877215.00	20.1383	

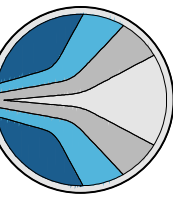
TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	28283.00	0.6493	OPENSOURCE / DRAINAGE & RETENTION
B	47144.00	1.0823	OPENSOURCE / DRAINAGE & RETENTION
C	11718.00	0.2690	OPENSOURCE / DRAINAGE & RETENTION
D	3600.00	0.0826	OPENSOURCE
E	33798.00	0.7759	OPENSOURCE / DRAINAGE & RETENTION
F	2321.00	0.0533	OPENSOURCE
G	75798.00	1.7401	OPENSOURCE / DRAINAGE & RETENTION
H	10585.00	0.2430	OPENSOURCE / DRAINAGE & RETENTION
I	1955.00	0.0449	OPENSOURCE
J	14925.00	0.3426	OPENSOURCE / DRAINAGE & RETENTION
K	12083.00	0.2774	OPENSOURCE / DRAINAGE & RETENTION
L	2213.00	0.0508	OPENSOURCE
M	12280.00	0.2819	OPENSOURCE / DRAINAGE & RETENTION
N	57953.00	1.3304	OPENSOURCE / DRAINAGE & RETENTION
O	1071.00	0.0246	OPENSOURCE
TOTAL	315727.00	7.2481	

NOTES

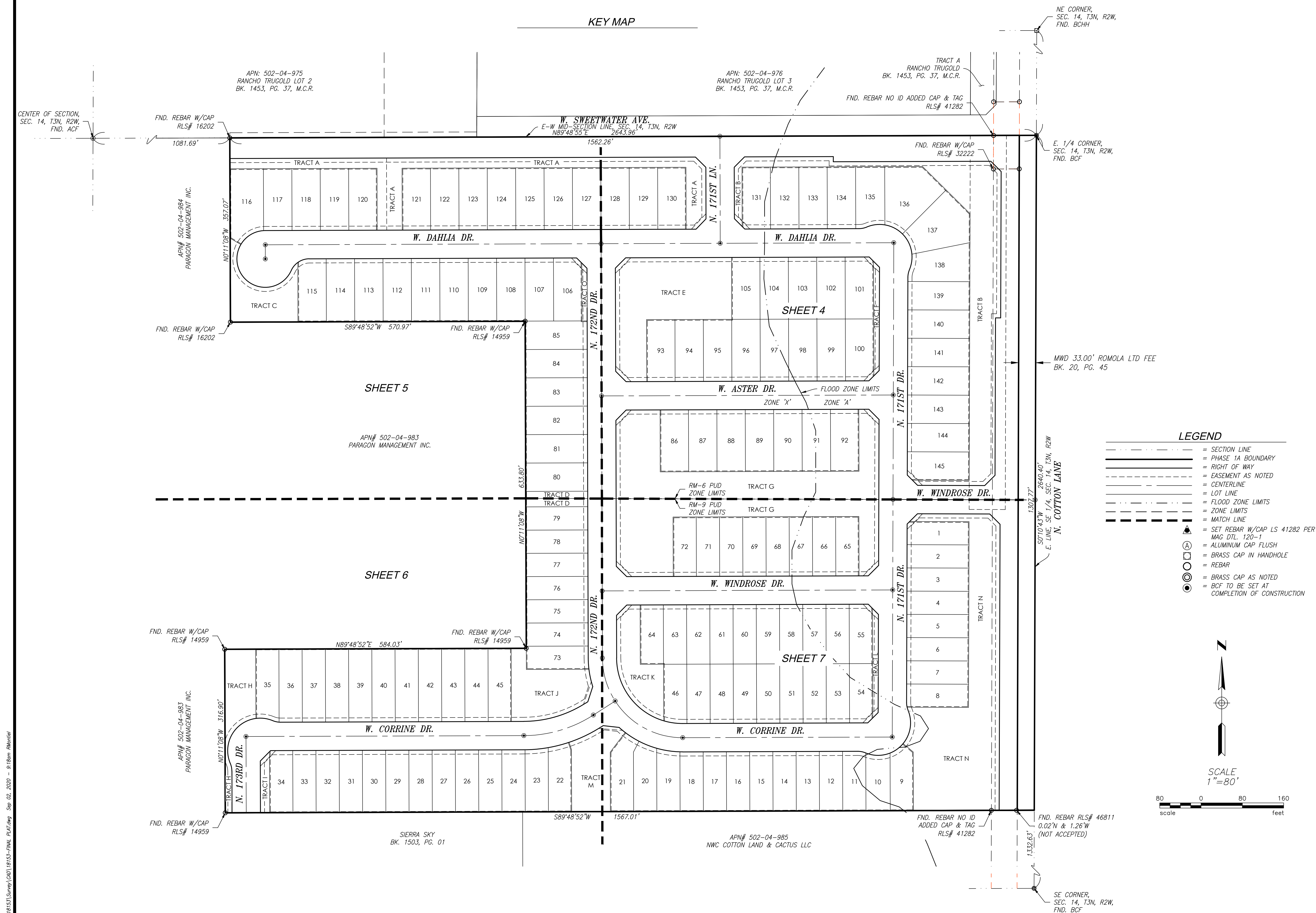
1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
2. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS 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.
3. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
4. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
5. THE PROPERTY OWNER AT THE TIME WHEN THE CITY OF SURPRISE SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONES 'A' AND 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, 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.
8. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
9. 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.
10. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL STRUCTURES AND LANDSCAPING WITH THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
13. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OR THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
14. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT. (S.L.I.D.).
15. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "RYDER RANCH" PRELIMINARY PLAT, APPROVED DATE OF 04/16/19, UNDER CASE FS18-632.
16. ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 04/16/19 UNDER CASE FS18-632, OR AS SUBSEQUENTLY AMENDED.

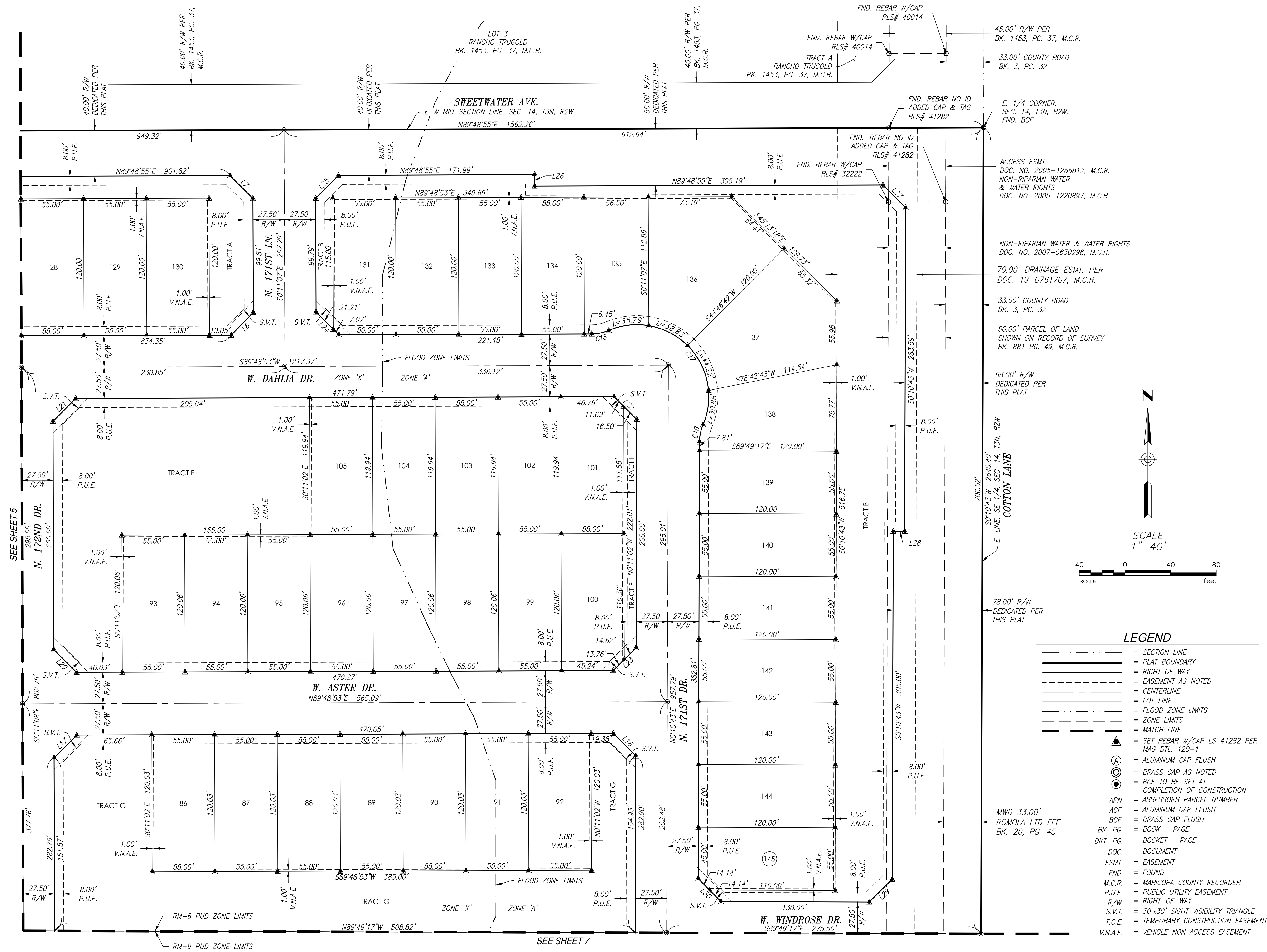


Project No. 18153	Date 09/02/20	Project Eng. ADRIAN BURCHAM
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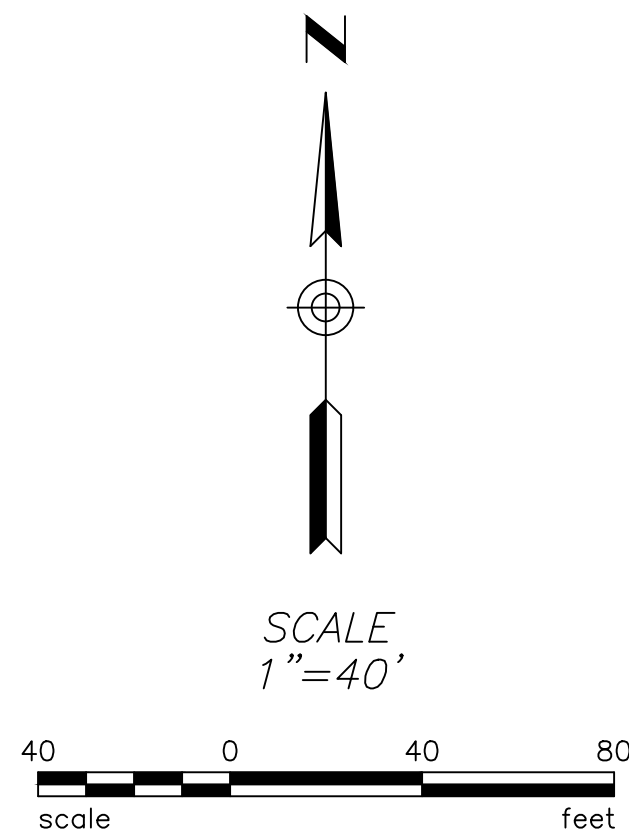


KEY MAP

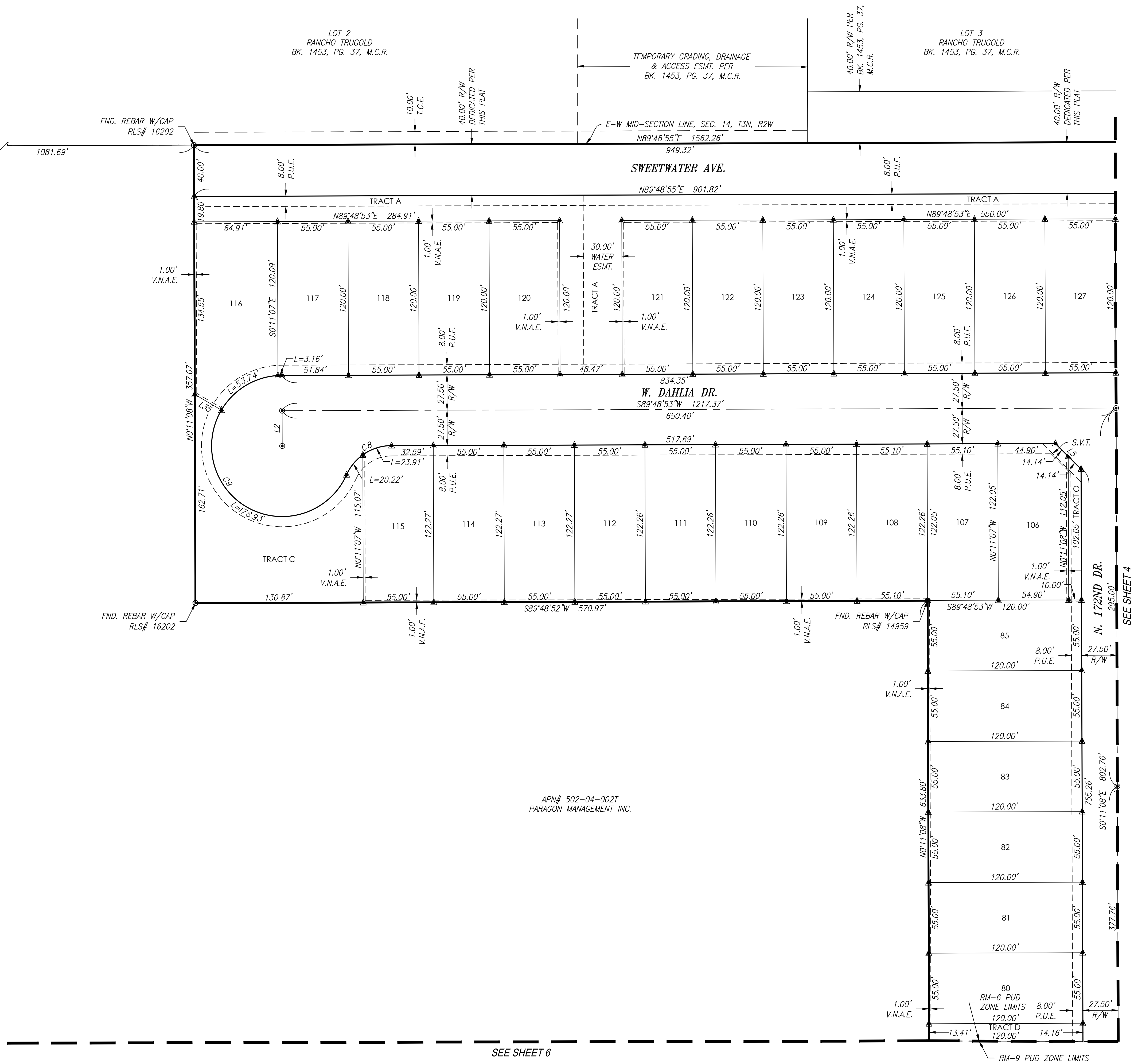




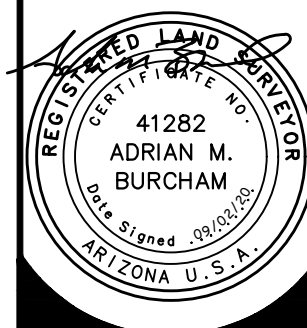
P:\2018\18153\Survey\2401\18153-FINAL PLAT.dwg Sep 02, 2020 - 8:27am RMarshall



- LEGEND**
- = SECTION LINE
 - == = PLAT BOUNDARY
 - == = RIGHT OF WAY
 - - - = EASEMENT AS NOTED
 - = CENTERLINE
 - = LOT LINE
 - - - = FLOOD ZONE LIMITS
 - - - = ZONE LIMITS
 - == = MATCH LINE
 - ▲ = SET REBAR W/CAP LS 41282 PER MAG DTL 120-1
 - Ⓐ = ALUMINUM CAP FLUSH
 - ⊙ = BRASS CAP AS NOTED
 - = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
 - APN = ASSESSORS PARCEL NUMBER
 - ACF = ALUMINUM CAP FLUSH
 - BCF = BRASS CAP FLUSH
 - BK. PG. = BOOK PAGE
 - DKT. PG. = DOCKET PAGE
 - DOC. = DOCUMENT
 - ESMT. = EASEMENT
 - FND. = FOUND
 - M.C.R. = MARICOPA COUNTY RECORDER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.V.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - V.N.A.E. = VEHICLE NON ACCESS EASEMENT



RYDER RANCH
FINAL PLAT
City of Surprise, Maricopa County, Arizona



Project No.
18153

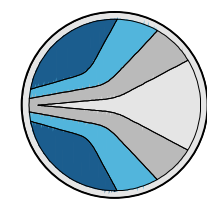
Date
09/02/20

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 5 of 7

CASE #FS19-364



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