

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD") AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 1C - PARCEL 37B", AS A SUBDIVISION OF PARCEL 37B, AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS - PHASE 1, AS RECORDED IN BOOK 1289, PAGE 4, OF MARICOPA COUNTY RECORDS...

AN EASEMENT IS HEREBY GRANTED TO ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDED ELECTRICAL, SEWER, GAS, WATER, CABLE TELEVISION OR TELEPHONE SERVICE, IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS...

TRACTS "A" THROUGH "D" ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS...

DRAINAGE EASEMENTS AND DRAINAGE TRACTS AS PLATTED HEREON, ARE HEREBY GRANTED TO THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT...

PERPETUAL SEWER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO LIBERTY UTILITIES AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN SEWER LINES AND APPURTENANT FACILITIES...

NEITHER GRANITOR NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENTS; HOWEVER, THEY SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES...

GRANTEE SHALL HOLD GRANITOR AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEE'S USE OF EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE...

ALL STREETS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO MARICOPA COUNTY SO THAT UPON RECORDEMENT OF THIS PLAT, THE FEE OF THE STREETS RESERVED TO THE USE OF THE PUBLIC VESTS IN TRUST TO MARICOPA COUNTY FOR THE USES AND TO THE EXTENT DEPICTED ON THE PLAT...

IN WITNESS WHEREOF:

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED MEMBER REPRESENTATIVE...

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

BY: [Signature]

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

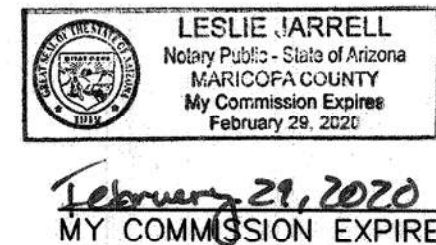
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE 19 DAY OF November 2018, BEFORE ME THE UNDERSIGNED NOTARY, [Signature] PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT...

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature] NOTARY PUBLIC



WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION [Signature] DULY ELECTED President OF WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC.

BY: [Signature] President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS 20th DAY OF November 2018, [Signature] PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE President OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., AND AS SUCH AGENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL.

BY: [Signature] NOTARY PUBLIC

DATE: 11/20/18 MY COMMISSION EXPIRES: 3/14/2021



RE-PLAT OF ZANJERO TRAILS INFRASTRUCTURE PLAT - ZANJERO TRAILS PHASE 1C - PARCEL 37B MARICOPA COUNTY, ARIZONA

AS RECORDED IN BOOK 1289, PAGE 4, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. CASE # 52017035 AND B201711253

NOTICE OF ZANJERO TRAILS PHASE 1 - PARCELS 35-45 DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 1-PARCELS 35 - 45 DEVELOPMENT AGREEMENT DATED DECEMBER 10, 2015 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON DECEMBER 15, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE...

DATED THIS 20th DAY OF November 2018.

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

BY: [Signature] CHRISTINE CAIN ITS: PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

BY: [Signature] GLEN VORTHERMS ITS: ASSISTANT SECRETARY SBH ZANJERO TRAILS LP, AN ARIZONA LIMITED PARTNERSHIP

BY: AGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY GENERAL PARTNER

BY: [Signature] SEAN T. WALTERS ITS: MANAGER

CERTIFICATION OF COUNTY ASSESSOR

I, THE UNDERSIGNED AS DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS DESIGNATED ON THIS PLAT IS THE OWNER OF THE PROPERTY AS SHOWN ON THIS PLAT...

[Signature] DEPUTY COUNTY ASSESSOR

DATE: 11-28-18

ASSURANCE STATEMENT - PLANNING AND DEVELOPMENT

ASSURANCE FOR PROVISION OF REQUIRED SUBDIVISION IMPROVEMENTS AND INFRASTRUCTURE, SUFFICIENT TO PROTECT MARICOPA COUNTY AND IN ACCORDANCE WITH THE REQUIREMENTS OF A.R.S. 11-821 AND A.R.S. 11-822 AND THE ZONING ORDINANCE FOR THE UNINCORPORATED AREA OF MARICOPA COUNTY...

[Signature] PLANNING AND DEVELOPMENT DATE: 11-20-18

CERTIFICATION OF COUNTY TREASURER

I, THE UNDERSIGNED AS DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THE OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON THE PARCEL COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

[Signature] DEPUTY COUNTY TREASURER DATE: 11/29/18

BENCHMARK

SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A 3" MCDOT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THOMAS ROAD AND PERRYVILLE ROAD. NAVD 88 DATUM. (ADJUSTED) ELEVATION=1084.96 FEET

OWNER

MARICOPA WATER DISTRICT 14825 W. GRAND AVENUE SURPRISE, AZ 85374 PHONE: (623) 546-8266 FAX: (623) 584-2536 CONTACT: GLEN VORTHERMS, P.E.

SURVEYOR

HILGARTWILSON, LLC 2141 E. HIGHLAND AVENUE SUITE 250 PHOENIX, ARIZONA 85016 PHONE: (602) 490-0535 FAX: (602) 368-2436 CONTACT: KIRK J. PANGUS, RLS

SHEET INDEX

RP01 COVER SHEET RP02 NOTES, LOT/TRACT AREA TABLE, LOT SETBACK DETAIL, SHEET INDEX MAP RP03-RP04 RE-PLAT

BASIS OF BEARING

BASIS OF BEARING IS N00°24'01"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

LEGAL DESCRIPTION

PARCEL 37B AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS PHASE 1 AS RECORDED IN BOOK 1289, PAGE 4, MARICOPA COUNTY RECORDS, ARIZONA, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA. THIS [Signature] DAY OF [Signature] 2018.

BY: [Signature] CHAIRMAN ATTEST: [Signature] CLERK OF THE BOARD

FLOOD PLAIN DESIGNATION

AS DETERMINED BY FEMA FLOOD ZONE MAP 04013C1665L (REVISION DATE OCTOBER 16, 2013) ALL LOTS AT THE SITE ARE LOCATED WITHIN A FLOOD HAZARD ZONE X. A LOWR HAS BEEN APPROVED BY FEMA (CASE NO. 17-09-2330P) AND BECAME EFFECTIVE ON AUGUST 3, 2018. FLOOD HAZARD ZONE X IS DEFINED AS:

AREAS OF THE 500-YEAR FLOOD; AREAS OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD.

HOA MAINTENANCE NOTE

THE PERRYVILLE STORM DRAIN SYSTEM FROM, AND INCLUDING MANHOLE MH-1 TO ITS DISCHARGE IN RETENTION BASIN RT36-1 (INCLUDING BUBBLER CATCH BASIN CB-2 AND THE DRYWELL) AS SHOWN ON THE APPROVED SUBDIVISION INFRASTRUCTURE PLANS (SHEET SD01 OF PERMIT TC201801498) SHALL BE MAINTAINED BY THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION.

OUTDOOR LIGHTING

THE PROVISIONS OF SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHTING CONTROLS) WILL BE ADHERED TO.

ZONING DESIGNATION

R1-6 RUPD PAD

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. CERTIFICATE NO. 27-700994.0000

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, 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 SEPTEMBER, 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ALL CENTERLINE, PARCEL, AND LOT CORNER MONUMENTS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF SUBDIVISION INFRASTRUCTURE CONSTRUCTION.

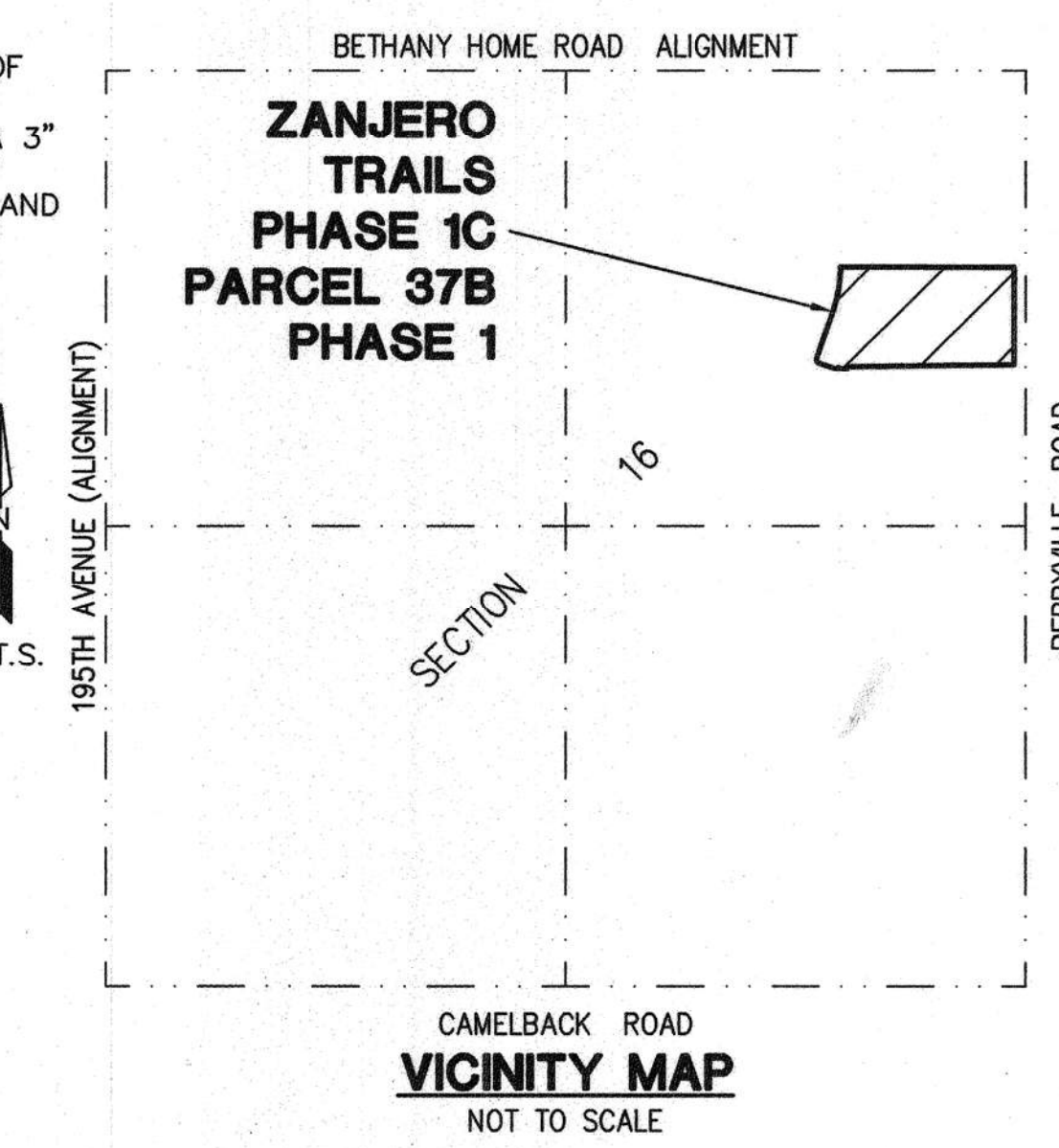
BY: KIRK J. PANGUS, RLS RLS# 19344 HILGARTWILSON, LLC 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 P: (602) 490-0535 kpangus@hilgartwilson.com



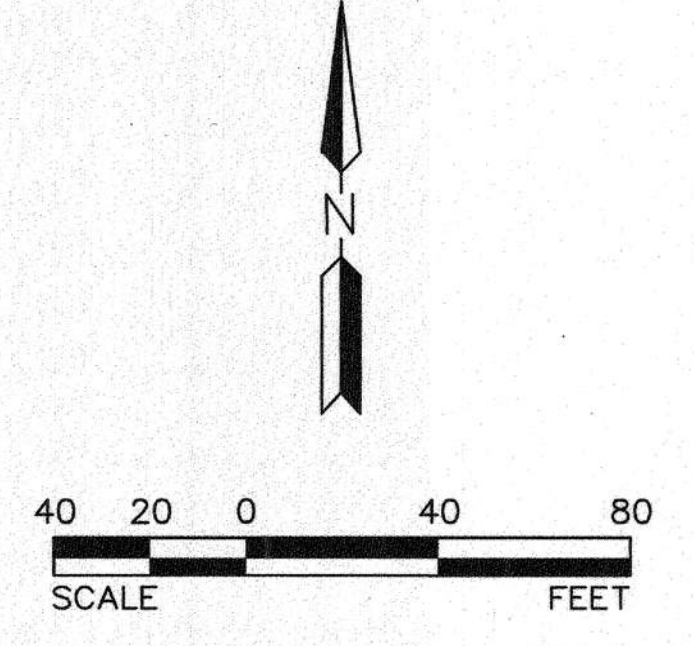
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 2018-0935546 12/20/18 02:46 BOOK 1430 PAGE 34 PAPER RECORDING

1297097-4-1-1 and r1cf

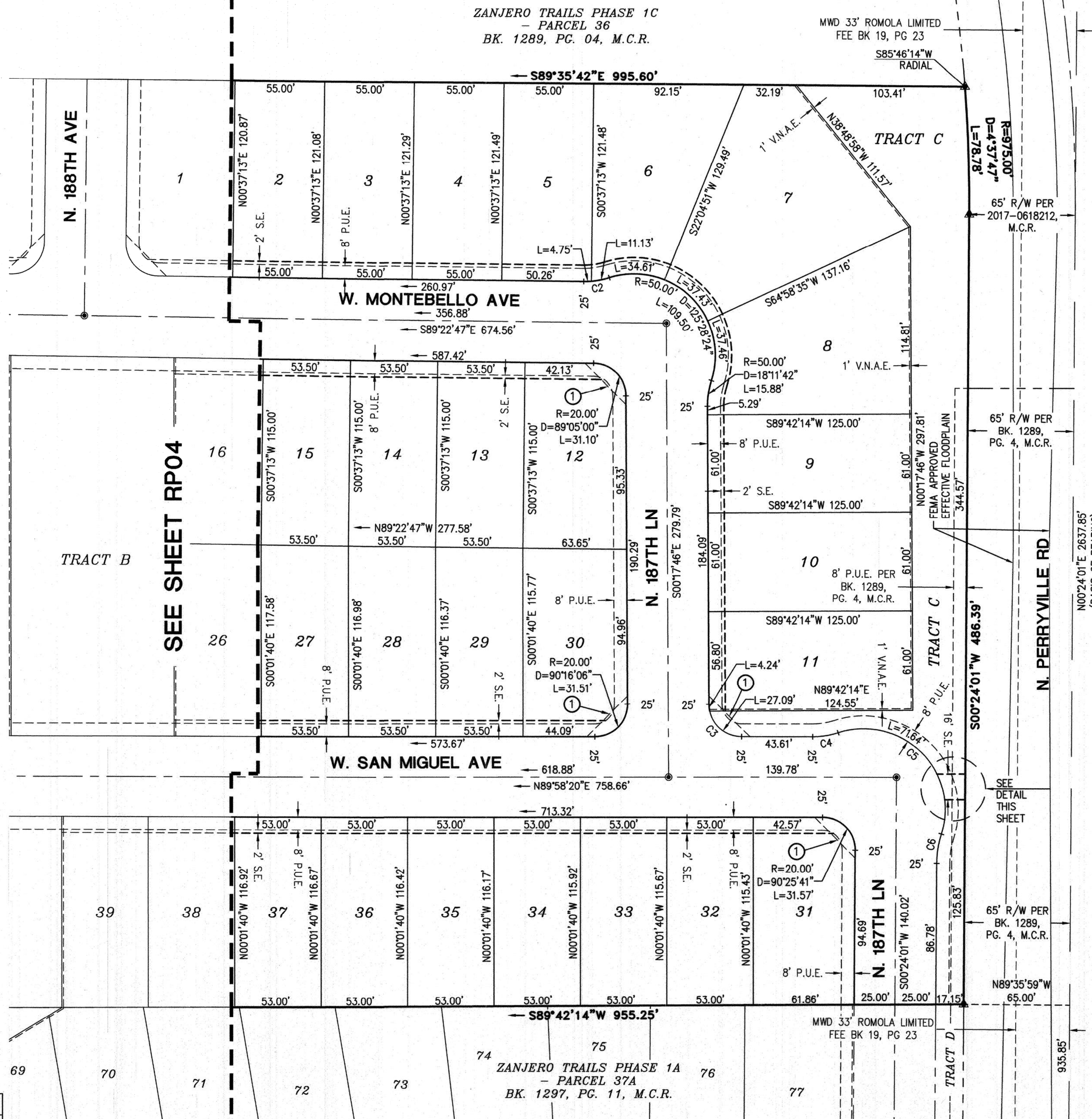
NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. U:\1000\SURVEY\DOCS\1003-PH18-PARCEL 37B FINAL PLAT\1003-PH18-P37B-FP01.dwg 11/19/2018 12:29 PM



HILGARTWILSON ENGINEER | PLANNING | SURVEY | MANAGEMENT 2141 E. HIGHLAND AVE. STE. 250 PHOENIX, AZ 85016 WWW.HILGARTWILSON.COM
STATUS: PROJECT NO.: 1003 DATE: NOV 2018 SCALE: AS SHOWN DRAWN: JDL REVISED 11/19/2018 APPROVED: KJP
ZANJERO TRAILS - PHASE 1C - PARCEL 37B PERRYVILLE ROAD & BETHANY HOME ROAD MARICOPA COUNTY, ARIZONA RE-PLAT
MUNICIPAL TRACKING NO: S2017035 AND B201711253
DWG. NO. RP01 SHT. 1 OF 4



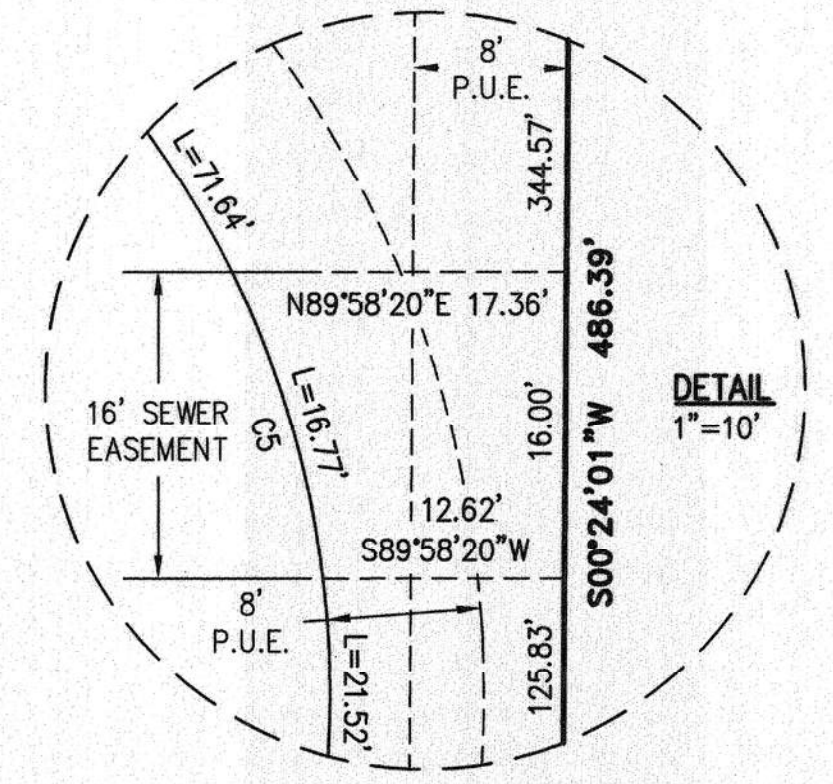
NORTHEAST CORNER
 SECTION 16, T2N, R2W
 FOUND 3" ALUMINUM CAP
 DOWN 0.3±, STAMPED
 *FCDMC, T2N, R2W, S9, S10,
 S15, S16, LS 33307*
 DATED 2009



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	50.00'	18°11'42"	15.88'
C3	20.00'	89°43'54"	31.32'
C4	50.00'	18°11'42"	15.88'
C5	50.00'	125°57'52"	109.92'
C6	60.00'	17°20'29"	18.16'

LEGEND

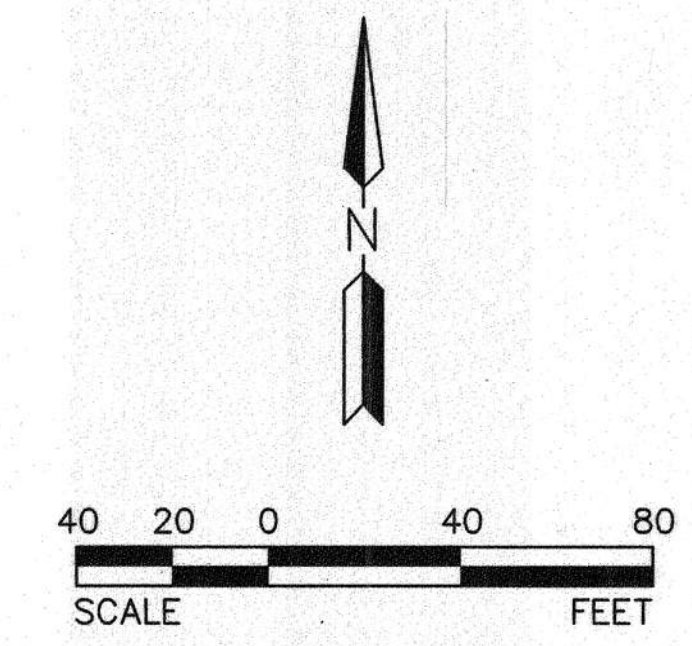
- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 37495 UNLESS OTHERWISE NOTED
- SET BRASS CAP FLUSH PER MAG STD. DTL 120-1 TYPE "B"
- FOUND MONUMENT AS NOTED
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- S.E. SEWER EASEMENT
- FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
- LS LAND SURVEYOR
- ① 25'x25' SIGHT VISIBILITY TRIANGLE EASEMENT
- ▭ PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE



OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 ADRIAN FONTES
 2018-0933546 12/20/18 02:46
 BOOK 1430 PAGE 34
 PAPER RECORDING
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EAST QUARTER CORNER
 SECTION 16, T2N, R2W
 FOUND 3" MCDOT
 BRASS CAP FLUSH
 NO STAMPING

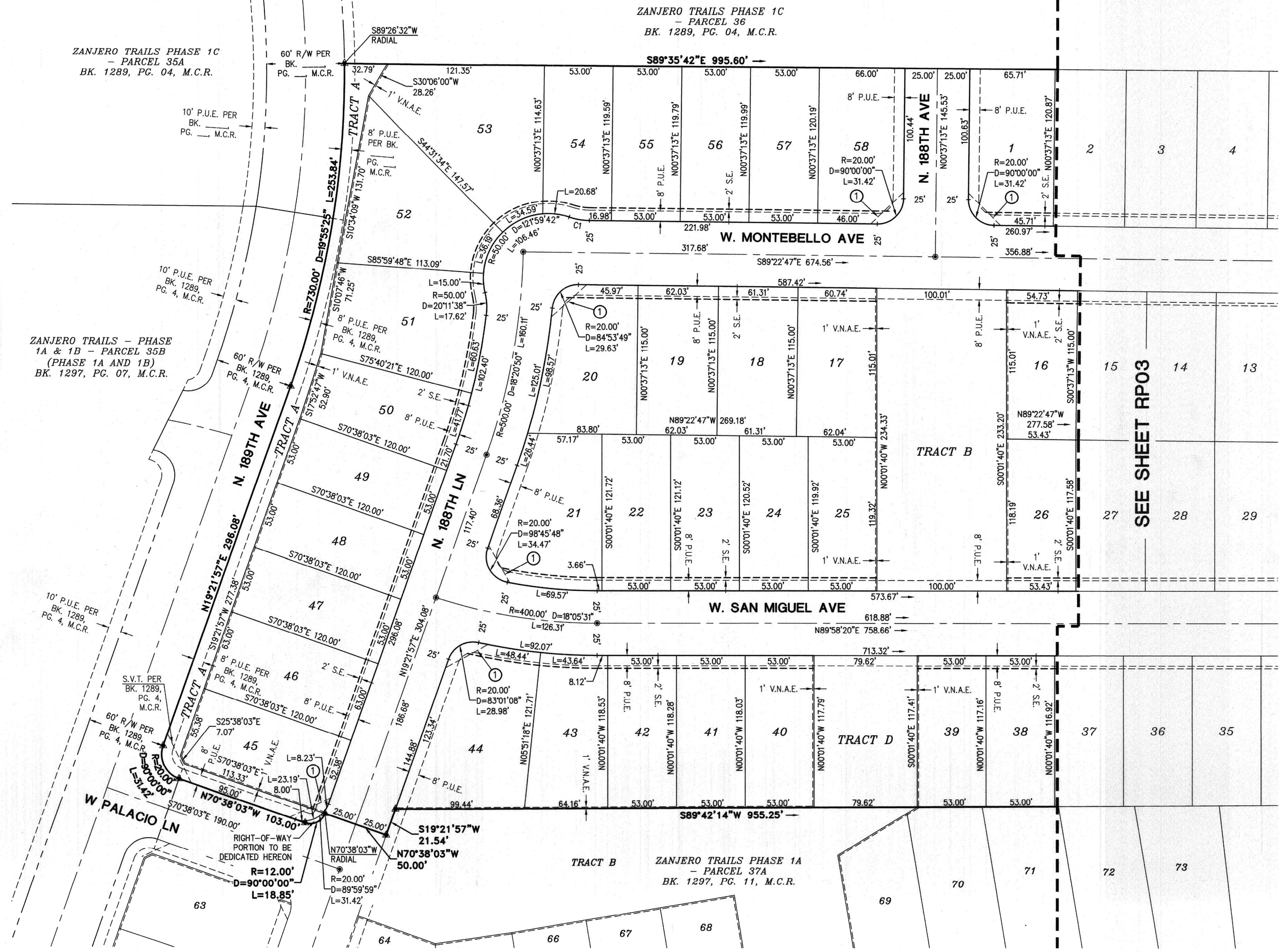


- LEGEND**
- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 37495 UNLESS OTHERWISE NOTED
 - SET BRASS CAP FLUSH PER MAG STD. DTL 120-1 TYPE "B"
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 - FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
 - LS LAND SURVEYOR
 - ① 25'x25' SIGHT VISIBILITY TRIANGLE EASEMENT
 - PARCEL BOUNDARY
 - - - RIGHT-OF-WAY LINE
 - - - LOT/TRACT LINE
 - - - CENTER LINE
 - - - EASEMENT LINE
 - - - SECTION LINE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	18°11'42"	15.88'

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ZANJERO TRAILS PHASE 1C
 - PARCEL 35A
 BK. 1289, PG. 04, M.C.R.

ZANJERO TRAILS PHASE 1C
 - PARCEL 36
 BK. 1289, PG. 04, M.C.R.

ZANJERO TRAILS - PHASE
 1A & 1B - PARCEL 35B
 (PHASE 1A AND 1B)
 BK. 1297, PG. 07, M.C.R.

ZANJERO TRAILS PHASE 1A
 - PARCEL 37A
 BK. 1297, PG. 11, M.C.R.