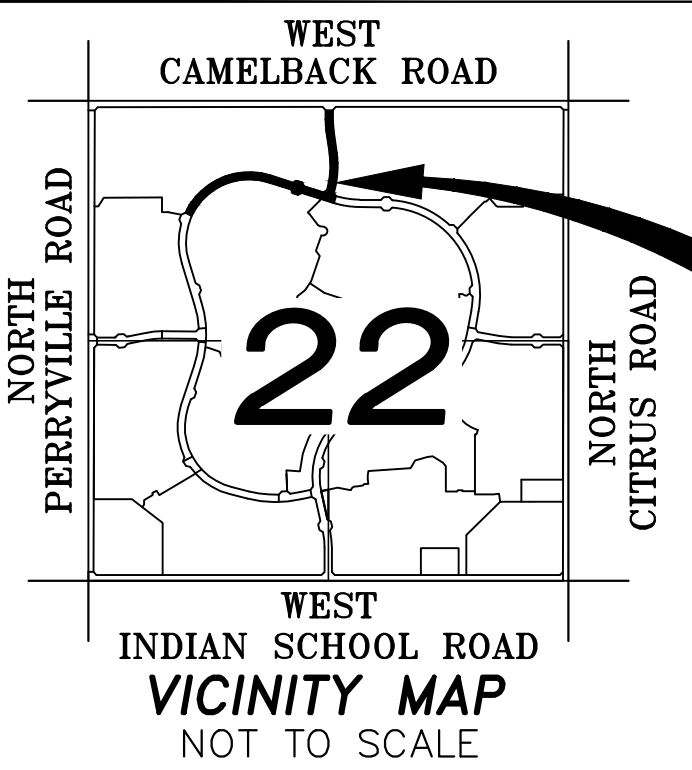
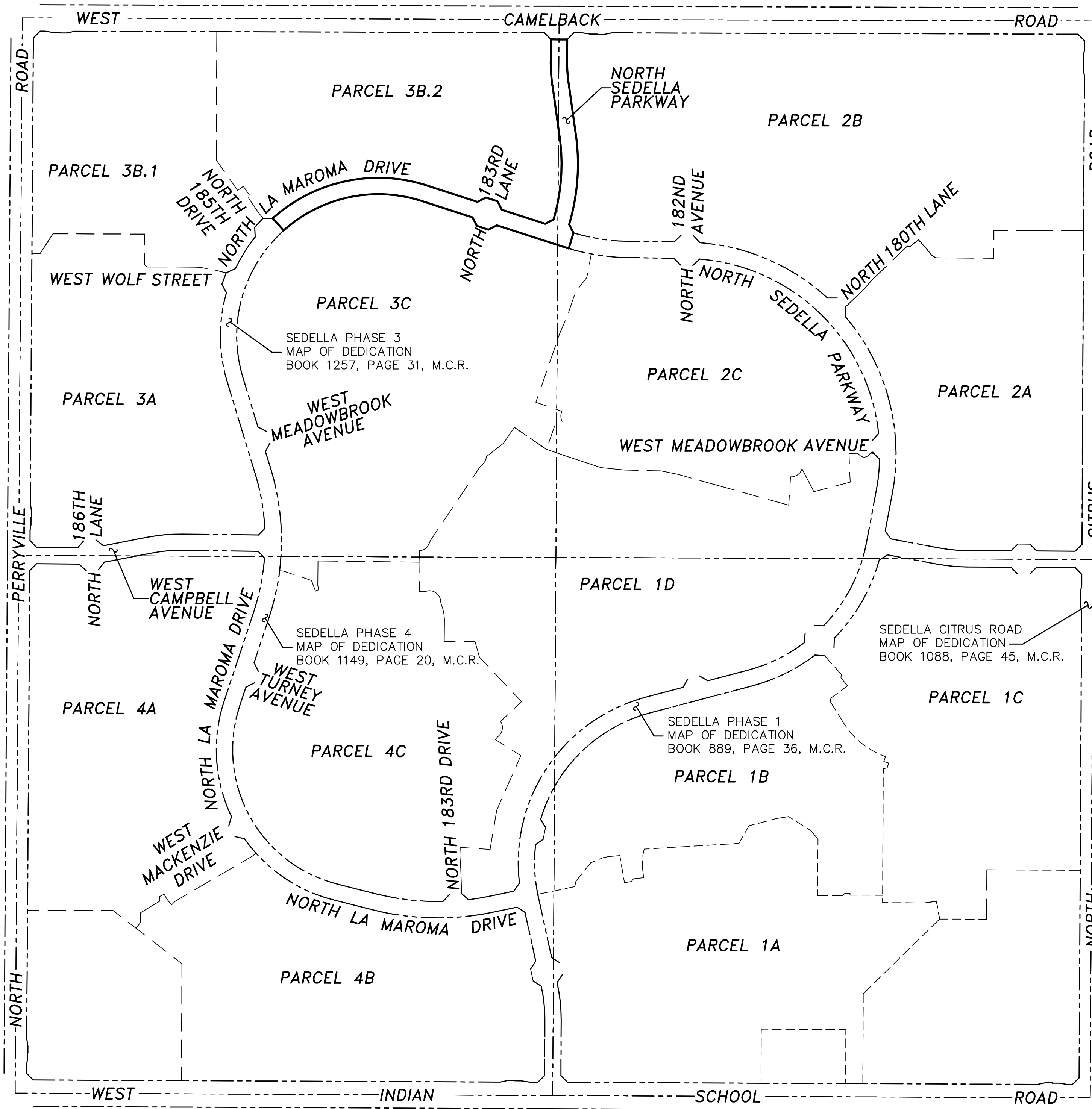


# "SEDELLA PHASE 3 NORTH LA MAROMA DRIVE AND NORTH SEDELLA PARKWAY"

A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



THIS MAP  
OF DEDICATION



**BASIS OF BEARINGS**  
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 22, AND MONUMENTED BY A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 22, SAID LINE BEARS SOUTH 89°50'09" EAST, A DISTANCE OF 2633.09 FEET.

**SITE AREA**  
GROSS: 203,982 SQUARE FEET OR 4.6828 ACRES MORE OR LESS.

**DEVELOPER**  
MERITAGE HOMES OF ARIZONA, INC.  
CONTACT: BRUCE SCHROEDER  
8800 E. RAINTREE DRIVE, SUITE 300  
SCOTTSDALE, ARIZONA 85260  
PH: (480) 515-8968  
FX: (480) 375-2941

**OWNER**  
WW PROJECT SELLER, L.L.C.  
8800 E. RAINTREE DRIVE, SUITE 300  
SCOTTSDALE, ARIZONA 85260  
PH: (480) 515-8100

**SURVEYOR**  
MATTHEW G. BUCHANAN, R.L.S.  
CARDNO, INC.  
9977 N 90TH STREET, SUITE 150,  
SCOTTSDALE, AZ 85258  
PH: (602) 977-8000  
FX: (602) 977-8099



**DEDICATION**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME, EACH LOT, TRACT AND STREET SHALL BY KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND ITS PERMITTEES AN EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") UPON, OVER, ACROSS AND UNDER ALL AREAS IN THE PLAT DESIGNATED AS "PUE" FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING IMPROVEMENTS FOR SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES ("PUBLIC UTILITY FACILITIES") AND FOR PROVIDING INGRESS AND EGRESS TO THE EASEMENT AREAS FOR SUCH PURPOSES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY EASEMENT AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING, AS APPROVED BY THE CITY, MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS, PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THEIR UTILITY FACILITIES.

WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

DATE: \_\_\_\_\_

ITS \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_ AS \_\_\_\_\_ OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, THE SOLE MEMBER OF MERITAGE PASEO CROSSING, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF WW PROJECT SELLER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**APPROVAL**

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK

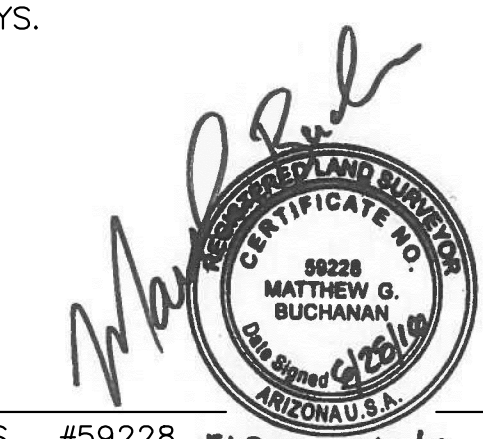
**APPROVAL**

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

BY: \_\_\_\_\_  
CITY ENGINEER

**CERTIFICATE**

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2016, AND THAT THE MAP OF DEDICATION IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AND OR WILL BE LOCATED AS SHOWN HEREON, AND MEETS THE MINIMUM STANDARDS FOR ARIZONA SURVEYS.



MATTHEW G. BUCHANAN R.L.S. #59228 EXPIRES 3/31/18 DATE \_\_\_\_\_

**SEDELLA PHASE 3 NORTH LA MAROMA DRIVE  
AND NORTH SEDELLA PARKWAY MAP OF DEDICATION**  
CARDNO# 4151100000 DATE 06/28/2016  
SHEET 1 OF 2

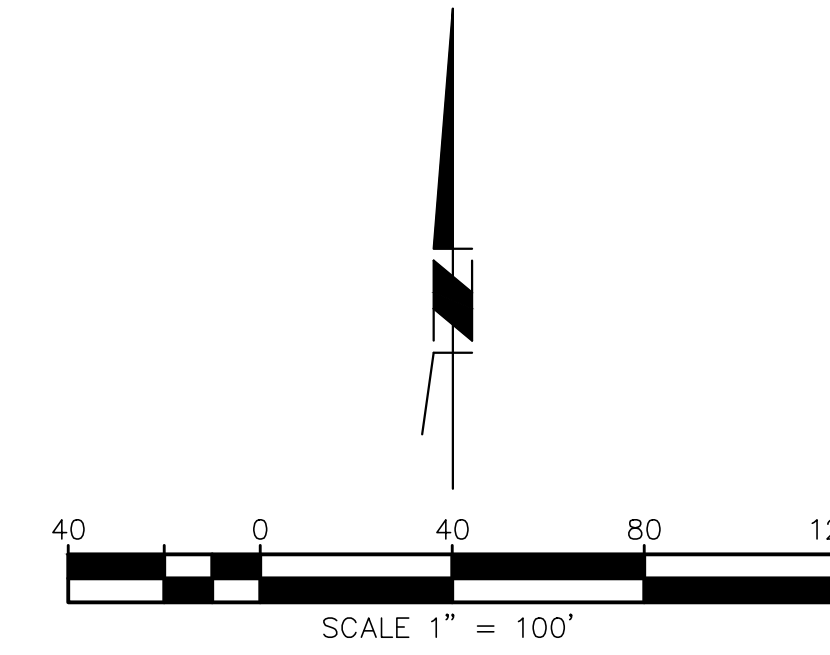


**GENERAL NOTES**

- CITY MAINTAINED RIGHT-OF-WAY IMPROVEMENTS**
- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING (LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE).
  - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
  - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
  - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
  - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND MEET CITY STANDARDS.
  - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
  - STRUCTURES AND LANDSCAPING WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  - THE ADJACENT PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL LANDSCAPING WITHIN THE PORTIONS OF CITY RIGHT-OF-WAY BETWEEN THE ROADWAY PAVEMENT AND THE RIGHT-OF-WAY PROPERTY LINE.

NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST GILA AND SALT RIVER MERIDIAN FOUND 3" MCDOT BRASS CAP POINT OF COMMENCEMENT

NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST GILA AND SALT RIVER MERIDIAN FOUND 3" MCDOT BRASS CAP



**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MCDOT BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MCDOT BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARINGS SOUTH 89°50'09" EAST, A DISTANCE OF 2633.09 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, SOUTH 89°50'09" EAST, A DISTANCE OF 2633.09 FEET TO SAID NORTH QUARTER CORNER OF SECTION 22;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°10'03" WEST, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°50'03" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°10'03" WEST, A DISTANCE OF 107.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°49'57" EAST, A DISTANCE OF 760.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°06'44", AN ARC DISTANCE OF 107.60 FEET TO THE CURVE'S END;

THENCE SOUTH 07°56'41" EAST, A DISTANCE OF 255.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 82°03'19" WEST, A DISTANCE OF 1040.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°27'53", AN ARC DISTANCE OF 444.07 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 27°23'29" EAST, A DISTANCE OF 46.86 FEET;

THENCE SOUTH 16°51'17" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 16°51'17" EAST, A DISTANCE OF 1040.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°03'09", AN ARC DISTANCE OF 19.10 FEET TO THE CURVE'S END;

THENCE NORTH 72°05'34" WEST, A DISTANCE OF 351.41 FEET;

THENCE SOUTH 62°54'26" WEST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 72°05'34" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 27°05'34" WEST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 72°05'34" WEST, A DISTANCE OF 260.33 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 17°54'26" WEST, A DISTANCE OF 695.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 59°50'44", AN ARC DISTANCE OF 725.93 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTHEASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND SHOWN ON THE MAP OF DEDICATION OF "SEDELLA PHASE 3 NORTH LA MAROMA DRIVE" AS RECORDED IN BOOK 1257, PAGE 31, MARICOPA COUNTY RECORDS;

THENCE, ALONG SAID NORTHEASTERLY LINE NORTH 41°56'18" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 41°56'18" EAST, A DISTANCE OF 775.00 FEET;

THENCE, DEPARTING SAID NORTHEASTERLY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59°50'44", AN ARC DISTANCE OF 809.49 FEET TO THE CURVE'S END;

THENCE SOUTH 72°05'34" EAST, A DISTANCE OF 260.33 FEET;

THENCE NORTH 62°54'26" EAST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 72°05'34" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 27°05'34" EAST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 72°05'34" EAST, A DISTANCE OF 223.05 FEET;

THENCE NORTH 62°37'24" EAST, A DISTANCE OF 46.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 73°35'17" WEST, A DISTANCE OF 960.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°21'24", AN ARC DISTANCE OF 408.10 FEET TO THE CURVE'S END;

THENCE NORTH 07°56'41" WEST, A DISTANCE OF 255.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS NORTH 82°03'19" EAST, A DISTANCE OF 840.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°06'44", AN ARC DISTANCE OF 118.93 FEET TO THE CURVE'S END;

THENCE NORTH 00°10'03" EAST, A DISTANCE OF 107.60 FEET;

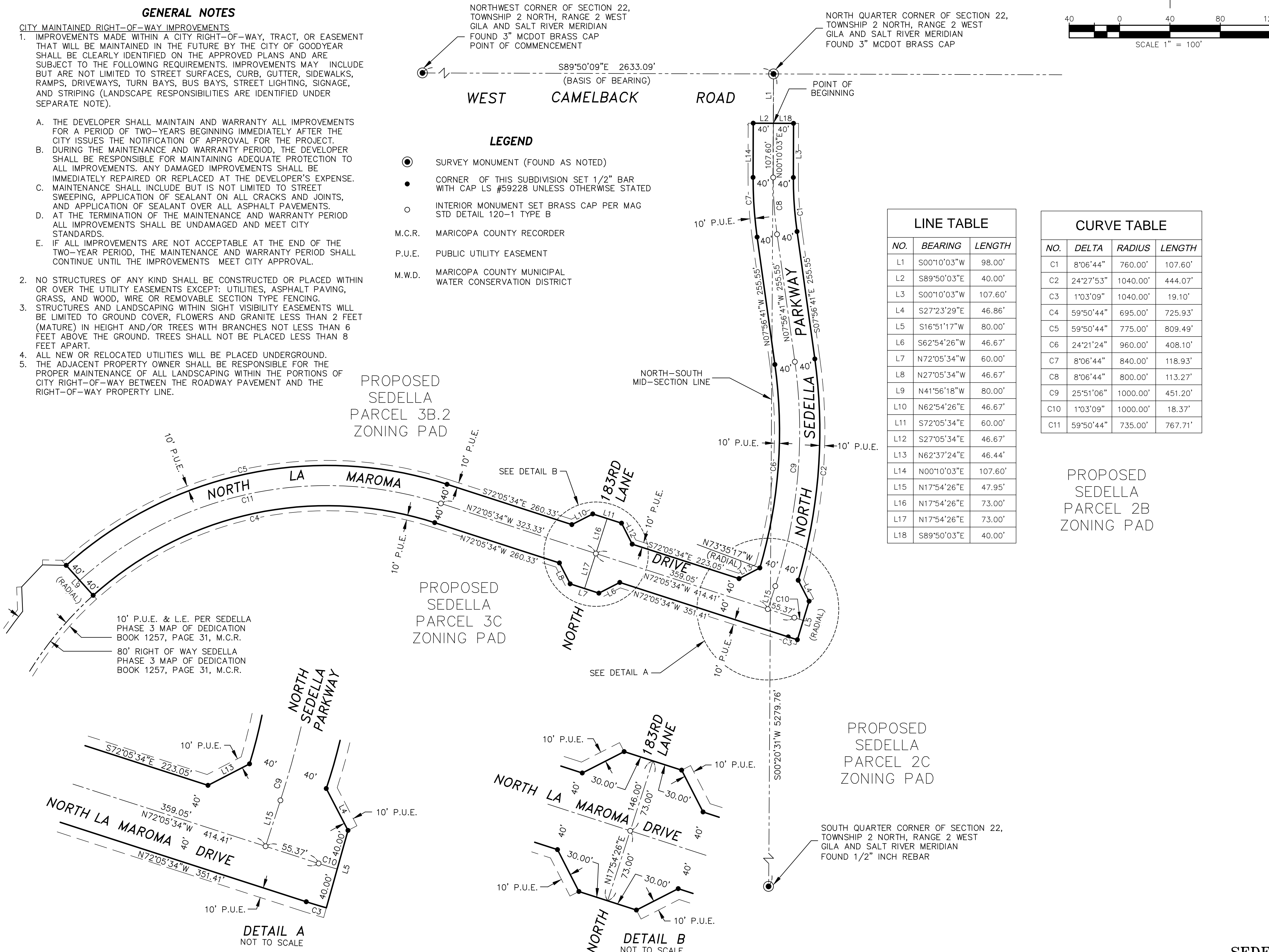
THENCE SOUTH 89°50'03" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- M.W.D. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°10'03"W	98.00'
L2	S89°50'03"E	40.00'
L3	S00°10'03"W	107.60'
L4	S27°23'29"E	46.86'
L5	S16°51'17"W	80.00'
L6	S62°54'26"W	46.67'
L7	N72°05'34"W	60.00'
L8	N27°05'34"W	46.67'
L9	N41°56'18"W	80.00'
L10	N62°54'26"E	46.67'
L11	S72°05'34"E	60.00'
L12	S27°05'34"E	46.67'
L13	N62°37'24"E	46.44'
L14	N00°10'03"E	107.60'
L15	N17°54'26"E	47.95'
L16	N17°54'26"E	73.00'
L17	N17°54'26"E	73.00'
L18	S89°50'03"E	40.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	8°06'44"	760.00'	107.60'
C2	24°27'53"	1040.00'	444.07'
C3	1°03'09"	1040.00'	19.10'
C4	59°50'44"	695.00'	725.93'
C5	59°50'44"	775.00'	809.49'
C6	24°21'24"	960.00'	408.10'
C7	8°06'44"	840.00'	118.93'
C8	8°06'44"	800.00'	113.27'
C9	25°51'06"	1000.00'	451.20'
C10	1°03'09"	1000.00'	18.37'
C11	59°50'44"	735.00'	767.71'



PROPOSED SEDELLA PARCEL 2B ZONING PAD

PROPOSED SEDELLA PARCEL 2C ZONING PAD

10' P.U.E. & L.E. PER SEDELLA PHASE 3 MAP OF DEDICATION BOOK 1257, PAGE 31, M.C.R.

80' RIGHT OF WAY SEDELLA PHASE 3 MAP OF DEDICATION BOOK 1257, PAGE 31, M.C.R.

DETAIL A NOT TO SCALE

DETAIL B NOT TO SCALE



**SEDELLA PHASE 3 NORTH LA MAROMA DRIVE AND NORTH SEDELLA PARKWAY MAP OF DEDICATION**  
**CARDNO# 4151100000 DATE 06/28/2016**  
**SHEET 2 OF 2**