WEST CAMELBACK ROAD THIS MAP OF DEDICATION INDIAN SCHOOL ROAD

MAROMA DRIVE

PARCEL 3C

PARCEL 4C

NORTH LA MAROMA DRIVE

-INDIAN

SHEET 2

PARCEL 4B

--CAMELBACK ---

NORTH -SEDELLA PARKWAY

PARCEL 2C

PARCEL 1D

WEST MEADOWBROOK AVENUE

SEDELLA PHASE 1 MAP OF DEDICATION

PARCEL 1B

PARCEL 1A

-SCHOOL-

BOOK 889, PAGE 36, M.C.R.

PARCEL 2B

VICINITY MAP

NOT TO SCALE

WEST WOLF STREET

PARCEL 3A

NORTH

PARCEL 4A

-WEST-

PARCEL 3B

WEST -CAMPBELL & AVENUE

"SEDELLA PHASE 4"

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DEVELOPER: MERITAGE HOMES OF ARIZONA, INC.

-ROAD---

PARCEL 2A

SEDELLA, CITRUS ROAD MAP OF DEDICATION -

BOOK 1088, PAGE 45, M.C.R.

PARCEL 1C

-ROAD---

NOTICE OF SEDELLA DEVELOPMENT AGREEMENT

OWNER HAS ENTERED INTO A SEDELLA DEVELOPMENT AGREEMENT DATED MAY 8, 2007 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MAY 14, 2007, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 07-0559321. THE PROPERTIES INVOLVED IN THIS MAP OF DEDICATION ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS MAP OF DEDICATION. 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 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 MERITAGE HOMES OF ARIZONA, INC., 17851 NORTH 85TH STREET, SUITE 300, SCOTTSDALE, AZ 85255, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9. UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF ______, 2013. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA GLEN VORTHERMS ITS: PROPERTY AND CONTRACTS SUPERVISOR ITS: ASSISTANT SECRETARY MERITAGE HOMES OF ARIZONA, INC. AN ARIZONA CORPORATION FRED HERMANN ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

_, 2013, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC. PERSONALLY APPEARED CHRISTINE CAIN. WHO ACKNOWLEDGED HERSELF TO BE THE PROPERTY AND CONTRACTS SUPERVISOR OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AND ACKNOWLEDGED THAT SHE. AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO. EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS, THE , 2013, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GLEN VORTHERMS, WHO ACKNOWLEDGED HIMSELF TO BE THE ASSISTANT SECRETARY OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY FOR THE PURPOSES HEREIN CONTAINED.

NOTARY PUBLIC

SURVEYOR

MY COMMISSION EXPIRES:

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

BASIS OF BEARINGS

THE BEARINGS FOR THIS MAP OF DEDICATION ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY A 3 INCH MCDOT BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 22, AND MONUMENTED BY A 3 INCH BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 22, SAID LINE BEARS SOUTH 00°22'58" WEST, A DISTANCE OF 2637.72 FEET.

SITE AREA

GROSS: 381,493 SQUARE FEET OR 8.7579 ACRES MORE OR LESS.

DEVELOPER

MERITAGE HOMES OF ARIZONA, INC. CONTACT: FIL HIROHATA 17851 N. 85TH ST. SUITE 300 SCOTTSDALE, ARIZONA 85255 PHONE: (480) 515-8100 FAX: (480) 375-2922

RB CONSULTING

PLANNING DESIGN CONSTRUCTION 2929 NORTH CENTRAL AVENUE, SUITE 800 PHOENIX, ARIZONA 85012-2794 602.279.1234 • FAX 602.279.1411 • www.RBF.com

DANIEL K. MARDOCK, R.L.S. SUITE 800

RBF CONSULTING 2929 N. CENTRAL AVENUE, PHOENIX, AZ 85012 PHONE: (602) 279-1234 FAX: (602) 279-1411

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

THAT WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISH THIS MAP OF DEDICATION FOR SAID SEDELLA PHASE 4, BEING IN A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARE THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME GIVEN EACH, RESPECTIVELY, ON SAID MAP OF DEDICATION AND THAT THE OWNER DEDICATE IN FEE TO THE CITY OF GOODYEAR FOR USE AS SUCH THE STREETS AS SHOWN ON SAID MAP OF DEDICATION. THE PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY (GOODYEAR FOR UTILITIES AND TRAFFIC CONTROL DEVICES ONLY. THE SEWER EASEMENTS SHALL BE DEDICATED TO THE CITY OF GOODYEAR FOR THE OPERATION AND MAINTENANCE

IN WITNESS WHEREOF: MERITAGE HOMES OF ARIZONA, INC., AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

OF SEWER FACILITIES. THE EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.

WW PROJECT SELLER, LLC. AN ARIZONA LIMITED LIABILITY COMPANY

> BY: MERITAGE PASEO CROSSING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY. ITS SOLE MEMBER

> > BY: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, ITS SOLE MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

NOTARY PUBLIC, PERSONALLY APPEARED FRED HERMANN WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREI CONTAINED.

IN WITNESS WHEREOF:	I HEREUNTO	SET MY HAND	AND OFFICIAL	SEAL,
MY COMMISSION EXPIRES:				_,20

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF

NOTARY PUBLIC

BY: _______MAYOR GEORGIA LORD

CITY CLERK MAUREEN SCOTT

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY

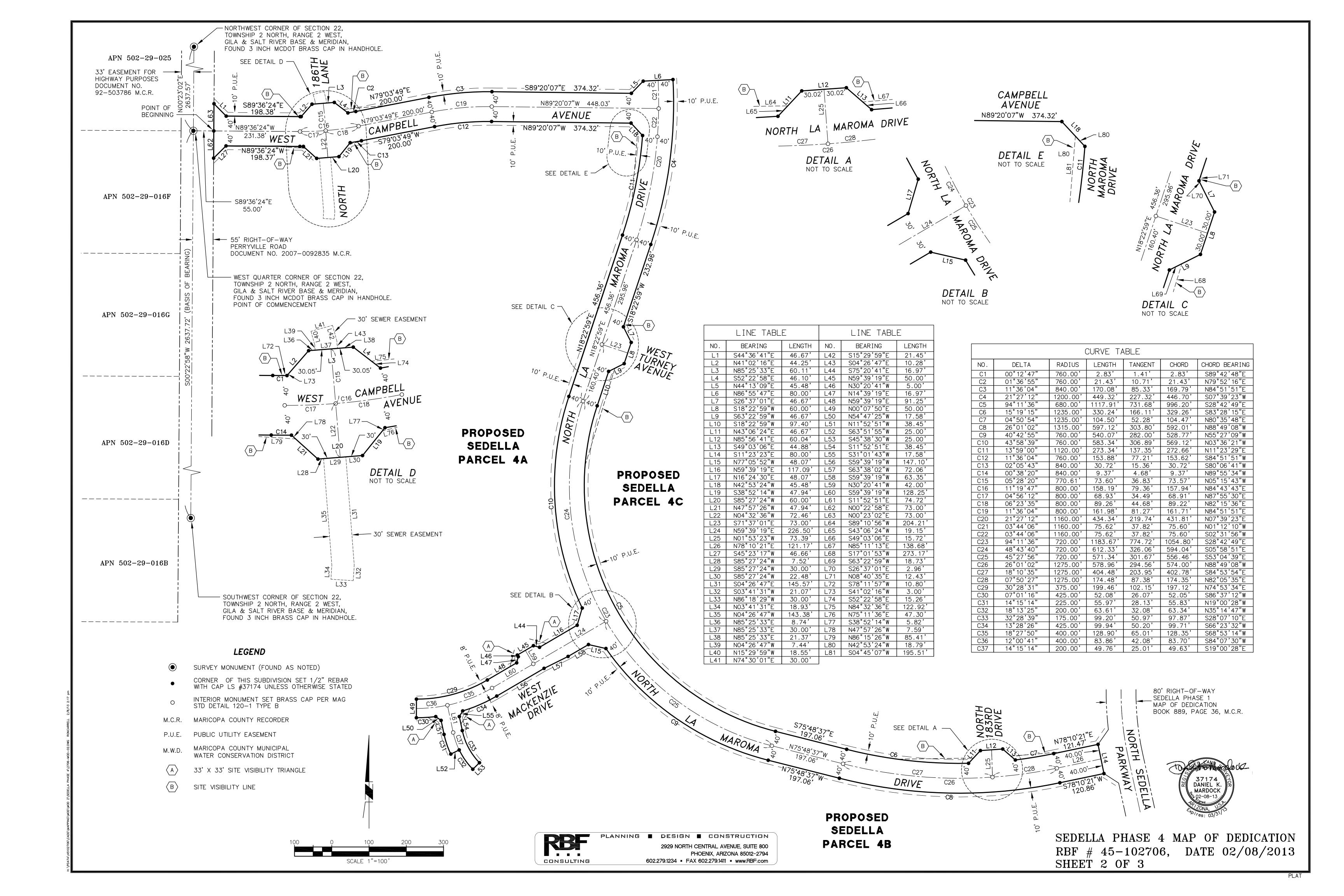
BY: CITY ENGINEER DAVID RAMIREZ

CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND THE MAP OF DEDICATION PREMISES DESCRIBED AND THE MAP OF DEDICATION HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2012, 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 SURVEYORS.



SEDELLA PHASE 4 MAP OF DEDICATION RBF # 45-102706 DATE 02/08/2013 SHEET 1 OF 3



LEGAL DESCRIPTION

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH BRASS CAP IN HANDHOLE FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH BRASS CAP IN HANDHOLE BEARS AS A BASIS OF BEARINGS SOUTH 00°22'58" WEST, A DISTANCE OF 2637.72 FEET;

THENCE SOUTH 89°36'24" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°23'02" EAST, A DISTANCE OF 73.00 FEET;

THENCE SOUTH 44°36'41" EAST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 89°36'24" EAST, A DISTANCE OF 198.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS NORTH 00°23'36" EAST, A DISTANCE OF 760.00 FEET;

THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°12'47", AN ARC DISTANCE OF 2.83 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 41°02'16" EAST, A DISTANCE OF 44.25 FEET;

THENCE NORTH 85°25'33" EAST, A DISTANCE OF 60.11 FEET;

THENCE SOUTH 52°22'58" EAST, A DISTANCE OF 46.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 09°19'16" WEST, A DISTANCE OF 760.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°36'55", AN ARC DISTANCE OF 21.43 FEET TO A POINT OF TANGENCY;

THENCE NORTH 79°03'49" EAST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 10°56'11" EAST, A DISTANCE OF 840.00 FEET;

THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°36'04", AN ARC DISTANCE OF 170.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°20'07" EAST, A DISTANCE OF 374.32 FEET:

THENCE NORTH 44"13"09" EAST, A DISTANCE OF 45.48 FEET:

THENCE NORTH 86°55'47" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 86°55'47" WEST, A DISTANCE OF 1200.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°27'12". AN ARC DISTANCE OF 449.32 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 18°22'59" WEST, A DISTANCE OF 232.96 FEET;

THENCE SOUTH 26°37'01" EAST. A DISTANCE OF 46.67 FEET:

THENCE SOUTH 18°22'59" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 63°22'59" WEST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 18°22'59" WEST, A DISTANCE OF 97.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 71°37'01" EAST, A DISTANCE OF 680.00 FEET:

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 94°11'36", AN ARC DISTANCE OF 1117.91 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75°48'37" EAST, A DISTANCE OF 197.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 14°11'23" EAST, A DISTANCE OF 1235.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15'19'15". AN ARC DISTANCE OF 330.24 FEET TO A POINT OF NON-TANGENCY:

THENCE NORTH 43°06'24" EAST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 85°56'41" EAST, A DISTANCE OF 60.04 FEET;

THENCE SOUTH 49°03'06" EAST, A DISTANCE OF 44.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 06°58'45" WEST, A DISTANCE OF 1235.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°50'54", AN ARC DISTANCE OF 104.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 78°10'21" EAST, A DISTANCE OF 121.47 FEET;

THENCE SOUTH 11°23'23" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 78°10'21" WEST, A DISTANCE OF 120.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 11°49'39" WEST, A DISTANCE OF 1315.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°01'02", AN ARC DISTANCE OF 597.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 75'48'37" WEST, A DISTANCE OF 197.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 14"11'23" EAST, A DISTANCE OF 760.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°42'55", AN ARC DISTANCE OF 540.07 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 77°05'52" WEST, A DISTANCE OF 48.07 FEET:

THENCE SOUTH 59°39'19" WEST, A DISTANCE OF 63.35 FEET;

THENCE SOUTH 63°38'02" WEST, A DISTANCE OF 72.06 FEET;

THENCE SOUTH 59°39'19" WEST, A DISTANCE OF 147.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 30°20'41" WEST, A DISTANCE OF 425.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°28'26", AN ARC DISTANCE OF 99.94 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 31°01'43" WEST, A DISTANCE OF 17.58 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 11°52'51" EAST, A DISTANCE OF 38.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 78°07'09" EAST, A DISTANCE OF 175.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°28'39", AN ARC DISTANCE OF 99.20 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 45°38'30" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 45°38'30" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18'13'25", AN ARC DISTANCE OF 63.61 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 63°51'55" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS NORTH 63°51'55" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°15'14", AN ARC DISTANCE OF 55.97 FEET TO A POINT OF TANGENCY;

THENCE NORTH 11°52'51" WEST, A DISTANCE OF 38.45 FEET;

THENCE NORTH 54°47'25" WEST, A DISTANCE OF 17.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS NORTH 06°53'26" WEST, A DISTANCE OF 425.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°01'16", AN ARC DISTANCE OF 52.08 FEFT TO A POINT OF NON-TANGENCY:

THENCE NORTH 00°07'50" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 00°07'50" EAST, A DISTANCE OF 375.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°28'31", AN ARC DISTANCE OF 199.46 FEET TO A POINT OF TANGENCY;

THENCE NORTH 59°39'19" EAST, A DISTANCE OF 91.25 FEET:

THENCE NORTH 14°39'19" EAST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 30°20'41" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 59°39'19" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 75°20'41" EAST, A DISTANCE OF 16.97 FEET;

THENCE NORTH 59°39'19" EAST, A DISTANCE OF 117.09 FEET;

THENCE NORTH 16°24'30" EAST, A DISTANCE OF 48.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY WHOSE RADIUS POINT BEARS NORTH 64°24'20" EAST, A DISTANCE OF 760.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°58'39", AN ARC DISTANCE OF 583.34 FEET TO A POINT OF TANGENCY;

THENCE NORTH 18°22'59" EAST, A DISTANCE OF 456.36 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 71°37'01" WEST, A DISTANCE OF 1120.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°59'00", AN ARC DISTANCE OF 273.34 FEET TO A POINT OF NON-TANGENCY:

THENCE NORTH 42°53'24" WEST, A DISTANCE OF 45.48 FEET;

THENCE NORTH 89°20'07" WEST, A DISTANCE OF 374.32 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS SOUTH 00°39'53" WEST, A DISTANCE OF 760.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°36'04", AN ARC DISTANCE OF 153.88 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°03'49" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 10°56'11" WEST, A DISTANCE OF 840.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°05'43", AN ARC DISTANCE OF 30.72 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 38°52'14" WEST, A DISTANCE OF 47.94 FEET;

THENCE SOUTH 85°27'24" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 47°57'26" WEST, A DISTANCE OF 47.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS NORTH 00°14'44" WEST, A DISTANCE OF 840.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°38'20", AN ARC DISTANCE OF 9.37 FEET TO A POINT OF TANGENCY;

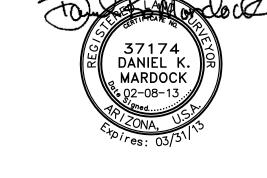
THENCE NORTH 89°36'24" WEST, A DISTANCE OF 198.37 FEET;

THENCE SOUTH 45°23'17" WEST, A DISTANCE OF 46.66 FEET;

THENCE NORTH 00°22'58" EAST, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1. <u>CITY MAINTAINED RIGHT-OF-WAY IMPROVEMENTS</u>
 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).
- A. 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.
- B. 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.
- C. 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.
- D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND MEET CITY STANDARDS.
- E. 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.
- 2. 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.
- 3. 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.
- 5. 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.



SEDELLA PHASE 4 MAP OF DEDICATION RBF # 45-102706 DATE 02/08/2013 SHEET 3 OF 3



PLANNING DESIGN CONSTRUCTION

2929 NORTH CENTRAL AVENUE, SUITE 800
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