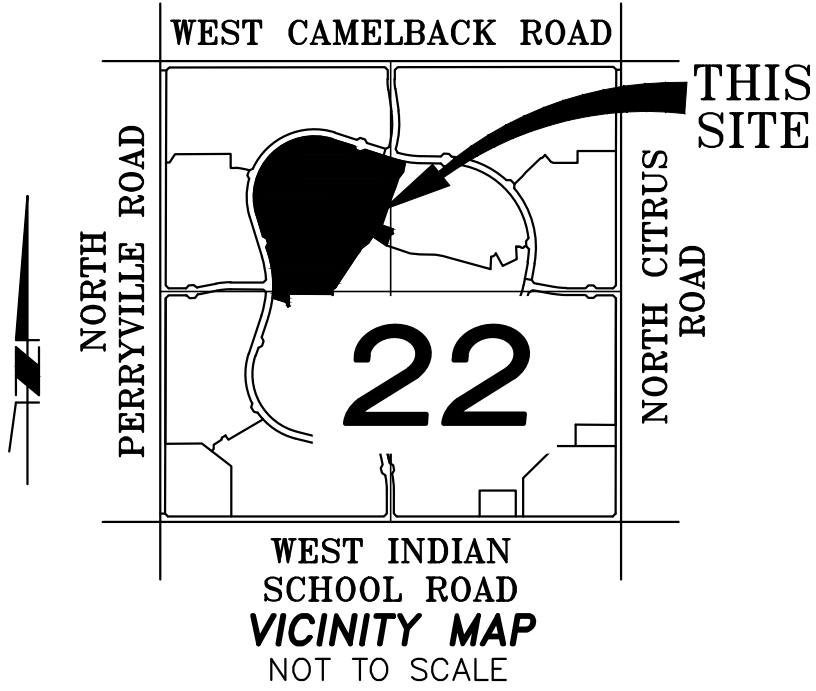




LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN PORTIONS OF THE NORTH HALF AND SOUTHWEST QUARTER 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 NORTH QUARTER CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MCDOT BRASS CAP IN A HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MCDOT BRASS CAP IN A HANDHOLE, BEARS AS A BASIS OF BEARINGS, NORTH 89°50'09" WEST, A DISTANCE OF 2633.09 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 89°49'57" EAST, A DISTANCE OF 160.90 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°10'03" WEST, A DISTANCE OF 1150.16 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°36'23" WEST, A DISTANCE OF 117.00 FEET;

THENCE SOUTH 37°47'03" WEST, A DISTANCE OF 90.13 FEET;

THENCE SOUTH 19°06'48" WEST, A DISTANCE OF 125.41 FEET;

THENCE SOUTH 23°22'07" WEST, A DISTANCE OF 90.25 FEET;

THENCE SOUTH 19°07'09" WEST, A DISTANCE OF 360.00 FEET;

THENCE SOUTH 70°53'12" EAST, A DISTANCE OF 135.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 64°33'40" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°23'19", AN ARC DISTANCE OF 53.17 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 60°03'00" WEST, A DISTANCE OF 44.28 FEET;

THENCE SOUTH 19°06'48" WEST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS SHOWN ON THE FINAL PLAT OF "SEDELLA PARCEL 10" AS RECORDED IN BOOK 929, PAGE 46 MARICOPA COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 10 THE FOLLOWING NINE (9) COURSES:

(1) THENCE NORTH 55°43'04" WEST, A DISTANCE OF 191.10 FEET;

(2) THENCE SOUTH 34°16'56" WEST, A DISTANCE OF 94.37 FEET;

(3) THENCE SOUTH 52°09'17" WEST, A DISTANCE OF 106.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 86°32'16" WEST, A DISTANCE OF 55.00 FEET;

(4) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°53'37", AN ARC DISTANCE OF 45.97 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°38'40" EAST, A DISTANCE OF 55.00 FEET;

(5) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE CURVE'S END;

(6) THENCE SOUTH 34°00'51" WEST, A DISTANCE OF 430.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 55°59'09" EAST, A DISTANCE OF 55.00 FEET;

(7) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 73°19'38" WEST, A DISTANCE OF 55.00 FEET;

(8) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70°00'42", AN ARC DISTANCE OF 67.21 FEET TO A POINT OF NON-TANGENCY;

(9) THENCE SOUTH 03°18'56" EAST, A DISTANCE OF 55.27 FEET TO THE NORTH BOUNDARY LINE OF THAT PARCEL OF LAND AS SHOWN ON THE FINAL PLAT OF "SEDELLA PARCEL 4C" AS RECORDED IN BOOK 1149, PAGE 22, MARICOPA COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 4C THE FOLLOWING SEVEN (7) COURSES:

(1) THENCE NORTH 89°20'07" WEST, A DISTANCE OF 500.00 FEET;

(2) THENCE SOUTH 00°39'53" WEST, A DISTANCE OF 120.00 FEET;

(3) THENCE SOUTH 13°07'05" EAST, A DISTANCE OF 22.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 13°07'05" EAST, A DISTANCE OF 55.00 FEET;

(4) THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°54'58", AN ARC DISTANCE OF 17.20 FEET TO A POINT OF NON-TANGENCY;

(5) THENCE NORTH 20°33'31" WEST, A DISTANCE OF 55.81 FEET;

(6) THENCE NORTH 71°37'01" WEST, A DISTANCE OF 143.80 FEET;

(7) THENCE NORTH 82°54'59" WEST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH LA MAROMA DRIVE AS SHOWN ON THE MAP OF DEDICATION FOR "SEDELLA PHASE 4" AS RECORDED IN BOOK 1149, PAGE 20, MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 82°54'59" WEST, A DISTANCE OF 1200.00 FEET;

A FINAL PLAT OF
"SEDELLA PARCEL 3C"
PORTIONS OF THE NORTH HALF AND SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°09'15", AN ARC DISTANCE OF 212.67 FEET TO THE NORTHEASTERLY CORNER OF NORTH LA MAROMA DRIVE AS SHOWN ON THE MAP OF DEDICATION FOR "SEDELLA PHASE 4" AS RECORDED IN BOOK 1149, PAGE 20, MARICOPA COUNTY RECORDS;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF LA MAROMA DRIVE AS SHOWN ON THE MAP OF DEDICATION FOR "SEDELLA PHASE 3 NORTH LA MAROMA DRIVE" AS RECORDED IN BOOK 1257, PAGE 31, MARICOPA COUNTY RECORDS AND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°51'57", AN ARC DISTANCE OF 290.41 FEET TO THE CURVE'S END;

THENCE NORTH 16°56'10" WEST, A DISTANCE OF 91.44 FEET;

THENCE NORTH 28°03'50" EAST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 16°56'10" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 61°56'10" WEST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 16°56'10" WEST, A DISTANCE OF 255.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 73°03'50" EAST, A DISTANCE OF 695.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 124°50'36", AN ARC DISTANCE OF 1514.35 FEET TO THE CURVE'S END;

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

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

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

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

THENCE SOUTH 72°05'34" EAST, A DISTANCE 351.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 17°54'26" EAST, A DISTANCE OF 1040.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°18'03", AN ARC DISTANCE OF 132.52 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES, AFFIRMS, APPROVES, AND ACCEPTS THE DEDICATIONS, CONVEYANCES, AND RESPONSIBILITIES IMPOSED UPON IT IN THIS FINAL PLAT.

SEDELLA MASTER COMMUNITY ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____ DATE: _____

ITS: _____

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 HANDHOLE 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: 2,231,826 SQUARE FEET OR 51.2357 ACRES MORE OR LESS.

ASSURED WATER SUPPLY

CERTIFICATE OF ASSURED 100 YEAR WATER SUPPLY NO. 27-402152.0000, ISSUED FOR SEDELLA BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON OCTOBER 2ND, 2006.

LOT YIELD

119 LOTS

NOTICE OF SEDELLA DEVELOPMENT AGREEMENT

LANDOWNER 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 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 MERITAGE HOMES OF ARIZONA, INC., 8800 E. RAINTREE DRIVE, SUITE 300, SCOTTSDALE, AZ 85260, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2016.

MARICOPA COUNTY MUNICIPAL ATTEST:
WATER CONSERVATION DISTRICT
NUMBER ONE, A POLITICAL SUBDIVISION
OF THE STATE OF ARIZONA

BY: _____ CHRISTINE CAIN
ITS: PROPERTY AND CONTRACTS SUPERVISOR

BY: _____ GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

MERITAGE HOMES OF ARIZONA, INC.
AN ARIZONA CORPORATION

BY: _____ FRED HERMANN
ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 2016, 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: _____, 20____.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 2016, 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.

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

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

FINAL PLAT APPROVAL

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

MAYOR ATTEST: _____
CITY CLERK

FINAL PLAT APPROVAL

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

BY: _____
CITY ENGINEER

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 }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT WW PROJECT SELLER, LLC, 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, LLC, 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, LLC, AND ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY: THE CITY OF GOODYEAR, ITS EMPLOYEES, AGENTS AND CONTRACTORS, EMERGENCY SERVICE PROVIDERS; OTHER GOVERNMENTAL AGENCIES; AND THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED IN THIS PLAT A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT CC, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF GOODYEAR AND OTHER GOVERNMENTAL VEHICLES; EMERGENCY VEHICLES; AND SERVICE TYPE VEHICLES, INCLUDING REFUSE COLLECTION VEHICLES.

RESTRICTIVE COVENANTS

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS S, X, Y, CC AND JJ ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PRIVATE AND/OR PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PRIVATE AND/OR PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS S, X, Y, CC AND JJ.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

ALL TRACTS ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ARE DEDICATED FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. DWELLING UNITS SHALL NOT BE CONSTRUCTED OVER SAID TRACTS.

THAT, WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE PERPETUAL, VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS THE PREVIOUSLY DESCRIBED PREMISES SHOWN HEREIN. THE PURPOSE OF THE V.N.A.E. IS TO PROHIBIT VEHICULAR ACCESS.

ALL TRACTS REFLECTED IN THIS PLAT ARE HEREBY CONVEYED TO THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA") AND SHALL BE MAINTAINED BY THE HOA.

IN WITNESS WHEREOF, WW PROJECT SELLER, LLC, 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: _____ DATE: _____

ITS: _____

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 PLAT 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

DATE

FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 1 OF 9



Cardno
Shaping the Future

9977 N 90TH STREET, SUITE 150,
SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

UNSUBDIVIDED PROPOSED
SEDELLA PARCEL 3B.1
ZONING PAD
APN: 502-30-002J

SEDELLA PARCEL 3A
BOOK 1258, PAGE 9, M.C.R.
ZONING PAD

SEDELLA PARCEL 3A
BOOK 1258, PAGE 9, M.C.R.
ZONING PAD

UNSUBDIVIDED PROPOSED
SEDELLA PARCEL 3B.2
ZONING PAD
APN: 502-30-002J

UNSUBDIVIDED PROPOSED
SEDELLA PARCEL 2C
ZONING PAD
APN: 502-30-003K

SEDELLA PARCEL 1D
BOOK 929, PAGE 46,
M.C.R.
ZONING PAD

SEDELLA PARCEL 4C
BOOK 1149, PAGE 22, M.C.R.
ZONING PAD

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

KEY MAP
NOT TO SCALE

LEGEND

- * LOTS RESTRICTED TO SINGLE-STORY HOMES
- ** LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION

NOTES

- A. CERTIFICATE OF ASSURED WATER SUPPLY
THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA INC. AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- MANAGER _____ DATE _____
- B. 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. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- D. 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, CURBS, CUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE AND STREET STRIPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION 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 A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOOD YEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENSION BASINS, PARKS, RIGHTS-OF-WAY AND STREET CENTER MEDIA LANDSCAPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS 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 AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPERS EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
 - d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
 - e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- I. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE LOOP 303.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL LAND USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT 69K V OR LARGER POWER LINES.
- L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG, OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITY, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
- O. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHER WISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. LOTS 843, 844, 850, 851, 857, 858, 863, 864, 866, 867, 872, 873, 882, 883, 898, 906, 920, 923, 924, 925, 930, 931 AND 943.
- Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. LOTS 843, 844, 850, 851, 857, 858, 863, 864, 866, 867, 872, 873, 882, 883, 898, 906, 920, 923, 924, 925, 930, 931 AND 943.
- R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. LOTS 834, 886 AND 910.
- S. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. LOTS 899, 907, 919, 926 AND 938.
- T. NO SCREEN WALLS OR RETAINING WALLS OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE PUBLIC UTILITY AND LANDSCAPE EASEMENTS.

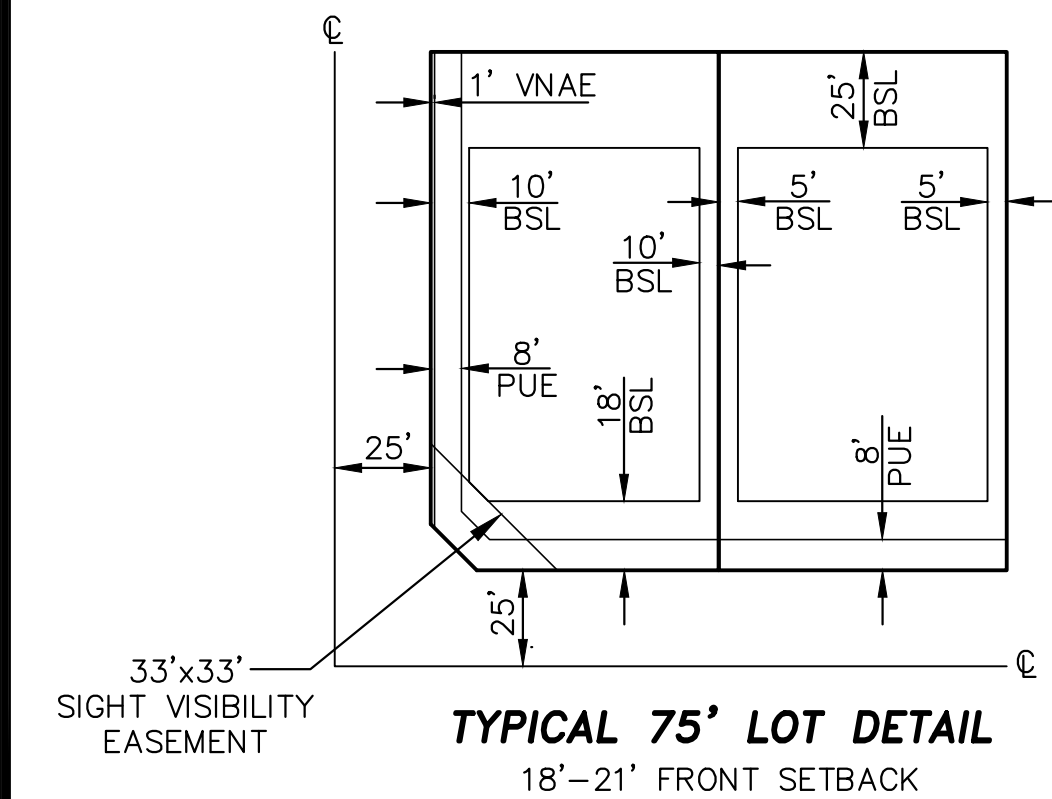
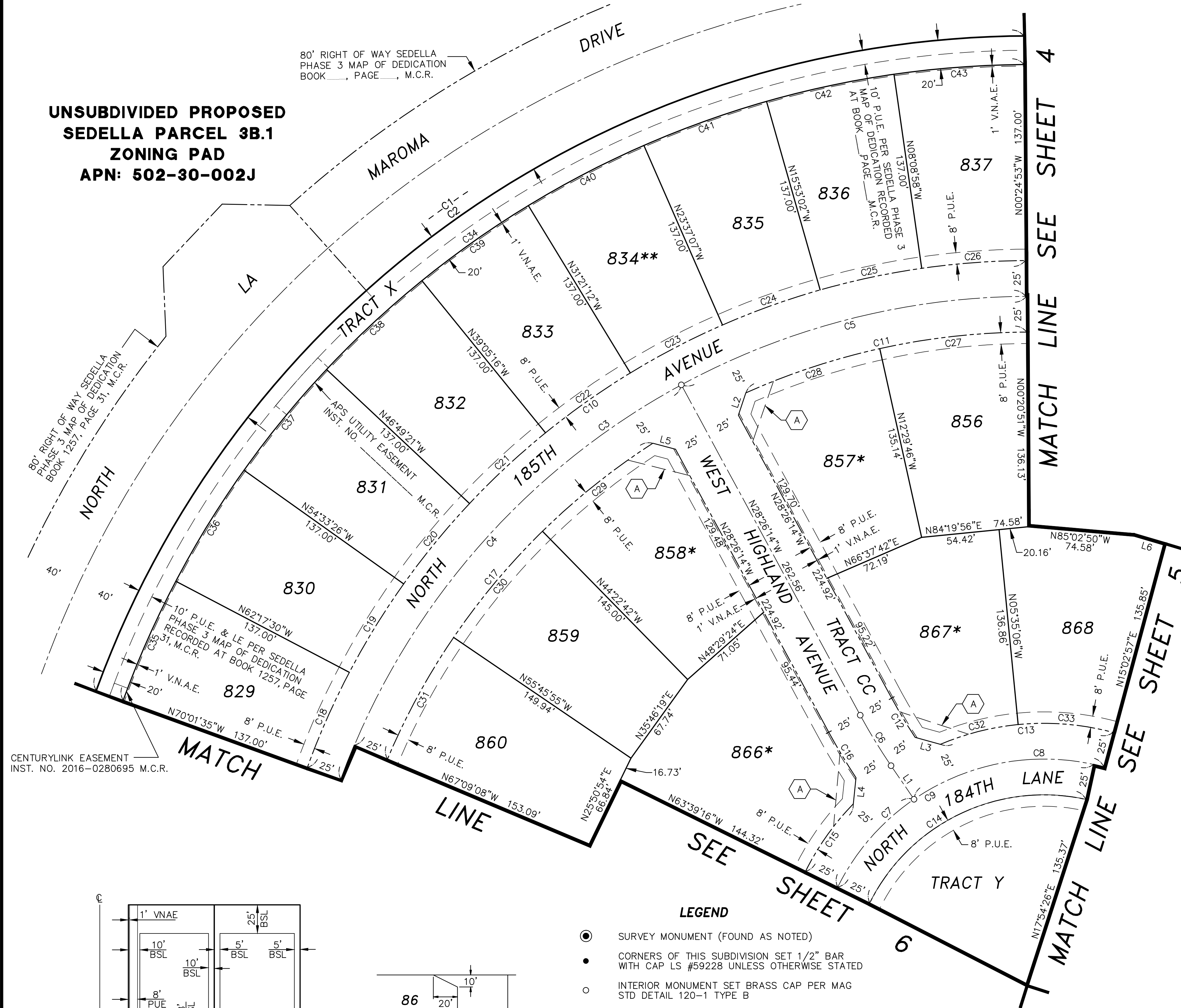


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FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 2 OF 9



UNSUBDIVIDED PROPOSED
SEDELLA PARCEL 3B.1
ZONING PAD
APN: 502-30-002J



NOTE: FRONT YARD SETBACK MAY BE REDUCED TO 10' WHEN FRONT PORCH, LIVABLE SPACE OR SIDE ENTRY GARAGE ELEMENTS ARE PROVIDED.

5' MINIMUM SIDEYARD SETBACK MAY APPLY TO STREET SIDE WHEN 10' WIDE LANDSCAPE TRACT IS PROVIDED BETWEEN THE LOT AND THE ADJACENT STREET.

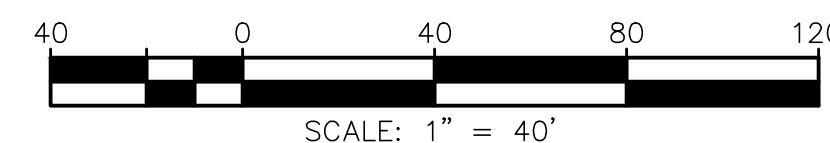
- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNERS OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - (A) 33' X 33' SIGHT VISIBILITY EASEMENT
 - R= INDICATES RADIUS
 - M.C.R. MARICOPA COUNTY RECORDER
 - M.W.D. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT
 - * LOTS RESTRICTED TO SINGLE-STORY HOMES
 - ** LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	124°50'36"	695.00'	1514.35'	1330.64'	1232.07'	N45°29'08"E
C2	69°36'42"	695.00'	844.39'	483.14'	793.41'	N54°46'46"E
C3	69°36'42"	513.00'	623.27'	356.62'	585.64'	N54°46'46"E
C4	38°42'54"	513.00'	346.64'	180.23'	340.08'	N42°12'19"E
C5	28°05'23"	513.00'	251.50'	128.33'	248.99'	N75°36'28"E
C6	05°55'42"	400.00'	41.39'	20.71'	41.37'	N31°24'05"W
C7	29°17'19"	161.00'	82.30'	42.07'	81.41'	N40°59'24"E
C8	49°24'54"	161.00'	138.86'	74.08'	134.59'	N80°20'30"E
C9	76°03'48"	161.00'	213.74'	125.93'	198.38'	N64°22'38"E
C10	69°36'42"	538.00'	653.64'	374.00'	614.18'	N54°46'46"E
C11	23°44'40"	488.00'	202.24'	102.59'	200.79'	N77°46'49"E
C12	04°52'38"	375.00'	31.92'	15.97'	31.91'	N30°52'33"W
C13	37°59'36"	186.00'	123.34'	64.03'	121.09'	N86°03'09"E
C14	76°03'48"	136.00'	180.55'	106.38'	167.58'	N64°22'38"E
C15	17°52'01"	186.00'	58.00'	29.24'	57.77'	N35°16'45"E
C16	05°00'03"	425.00'	37.09'	18.56'	37.08'	N30°56'16"W
C17	34°22'10"	488.00'	292.73'	150.92'	288.36'	N40°01'57"E
C18	07°44'05"	538.00'	72.63'	36.37'	72.57'	N23°50'27"E
C19	07°44'05"	538.00'	72.63'	36.37'	72.57'	N31°34'32"E
C20	07°44'05"	538.00'	72.63'	36.37'	72.57'	N39°18'37"E
C21	07°44'05"	538.00'	72.63'	36.37'	72.57'	N47°02'41"E
C22	07°44'05"	538.00'	72.63'	36.37'	72.57'	N54°46'46"E
C23	07°44'05"	538.00'	72.63'	36.37'	72.57'	N62°30'51"E
C24	07°44'05"	538.00'	72.63'	36.37'	72.57'	N70°14'55"E
C25	07°44'05"	538.00'	72.63'	36.37'	72.57'	N77°59'00"E
C26	07°44'05"	538.00'	72.63'	36.37'	72.57'	N85°43'05"E
C27	12°08'56"	488.00'	103.47'	51.93'	103.28'	N83°34'41"E
C28	11°35'44"	488.00'	98.76'	49.55'	98.59'	N71°42'22"E
C29	11°35'44"	488.00'	98.76'	49.55'	98.59'	N51°25'10"E
C30	11°23'13"	488.00'	96.98'	48.65'	96.83'	N39°55'42"E
C31	11°23'13"	488.00'	96.98'	48.65'	96.83'	N28°32'29"E
C32	17°21'33"	186.00'	56.35'	28.39'	56.14'	N75°44'08"E
C33	20°38'03"	186.00'	66.98'	33.86'	66.62'	N85°16'04"W
C34	69°36'42"	675.00'	820.09'	469.24'	770.58'	N54°46'46"E
C35	07°44'05"	675.00'	91.12'	45.63'	91.05'	N23°50'27"E
C36	07°44'05"	675.00'	91.12'	45.63'	91.05'	N31°34'32"E
C37	07°44'05"	675.00'	91.12'	45.63'	91.05'	N39°18'37"E
C38	07°44'05"	675.00'	91.12'	45.63'	91.05'	N47°02'41"E
C39	07°44'05"	675.00'	91.12'	45.63'	91.05'	N54°46'46"E
C40	07°44'05"	675.00'	91.12'	45.63'	91.05'	N62°30'51"E
C41	07°44'05"	675.00'	91.12'	45.63'	91.05'	N70°14'55"E
C42	07°44'05"	675.00'	91.12'	45.63'	91.05'	N77°59'00"E
C43	07°44'05"	675.00'	91.12'	45.63'	91.05'	N85°43'05"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N34°21'57"W	28.43'
L2	N18°23'00"E	16.42'
L3	N74°25'43"W	18.29'
L4	S05°58'51"W	18.36'
L5	N75°15'28"W	16.42'
L6	N73°35'31"W	21.49'

UTILITY PROVIDER				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	SUBMITTED
WATER	EPCOR WATER	JOHN REYNOLDS	623-445-2400	08/20/15
SEWER	CITY OF GOODYEAR	ROBERT SILVER	623-882-7987	08/20/15
ELECTRIC	APS	SHANE BOTT	623-975-5775	08/20/15
TELEPHONE	CENTURYLINK	MATTHEW PHILLIPS	602-630-1393	08/20/15
NATURAL GAS	SOUTHWEST GAS	HENGAMEH NAJAFI	602-484-5294	08/20/15
CABLE TV	COX COMMUNICATIONS	SUZANNE HOLZER	623-328-3522	08/20/15

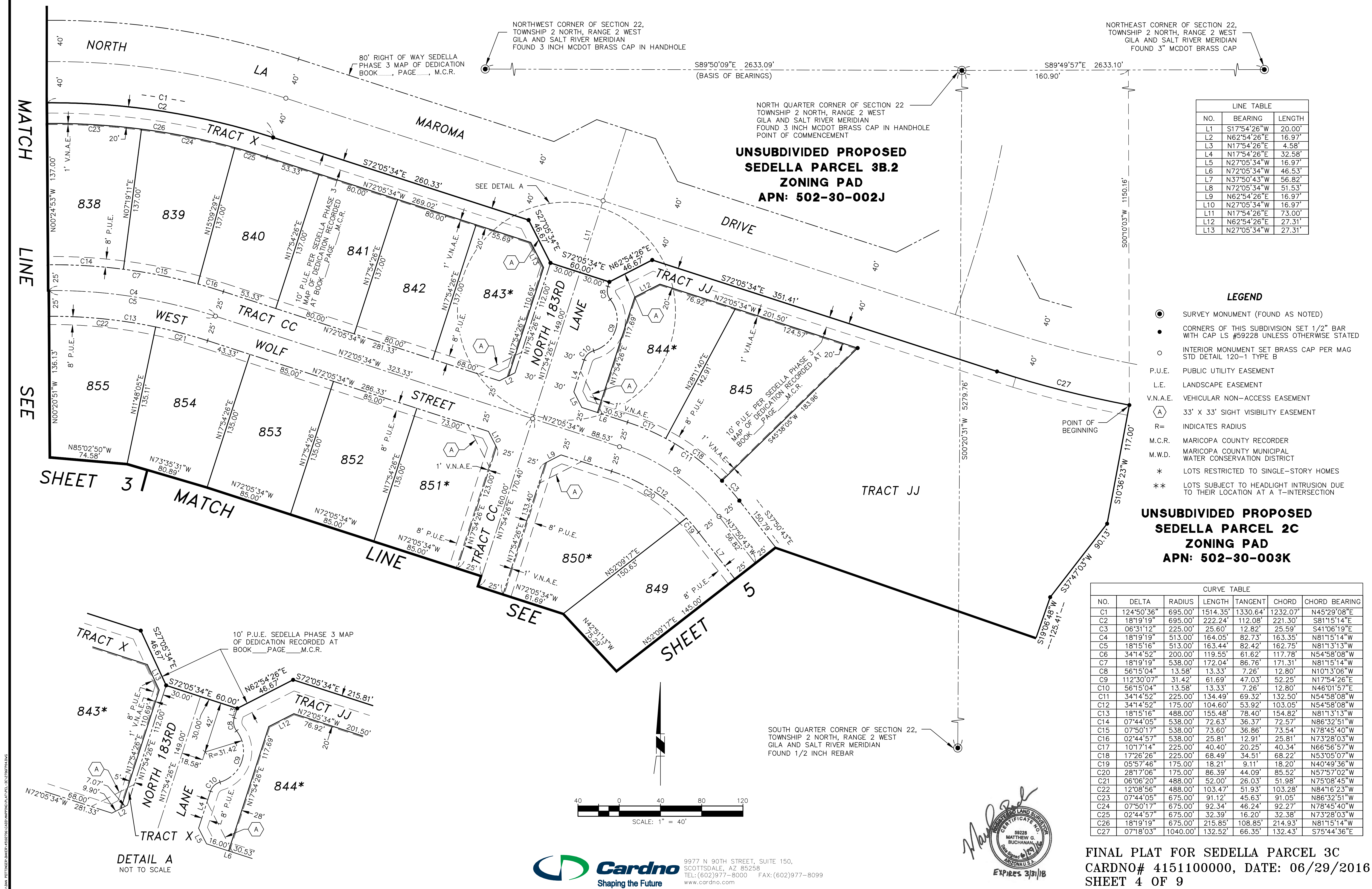
TRACT AREA TABLE				
TRACT	SQUARE FEET	ACREAGE	USE	OWNER/MAINTAINED BY
S	113,827	2.6131	LANDSCAPE/RETENTION	SEDELLA MASTER COMMUNITY ASSOCIATION
X	92,416	2.1216	LANDSCAPE/RETENTION	SEDELLA MASTER COMMUNITY ASSOCIATION
Y	25,515	0.5857	LANDSCAPE/RETENTION	SEDELLA MASTER COMMUNITY ASSOCIATION
CC	398,563	9.1498	PRIVATE DRIVE, PUBLIC UTILITIES, INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, REFUSE COLLECTION, AND ARIZONA AMERICAN WATER COMPANY EASEMENTS, DRAINAGE	SEDELLA MASTER COMMUNITY ASSOCIATION
JJ	7,513	0.1725	LANDSCAPE/RETENTION	SEDELLA MASTER COMMUNITY ASSOCIATION
TOTAL	637,834	14.6427		



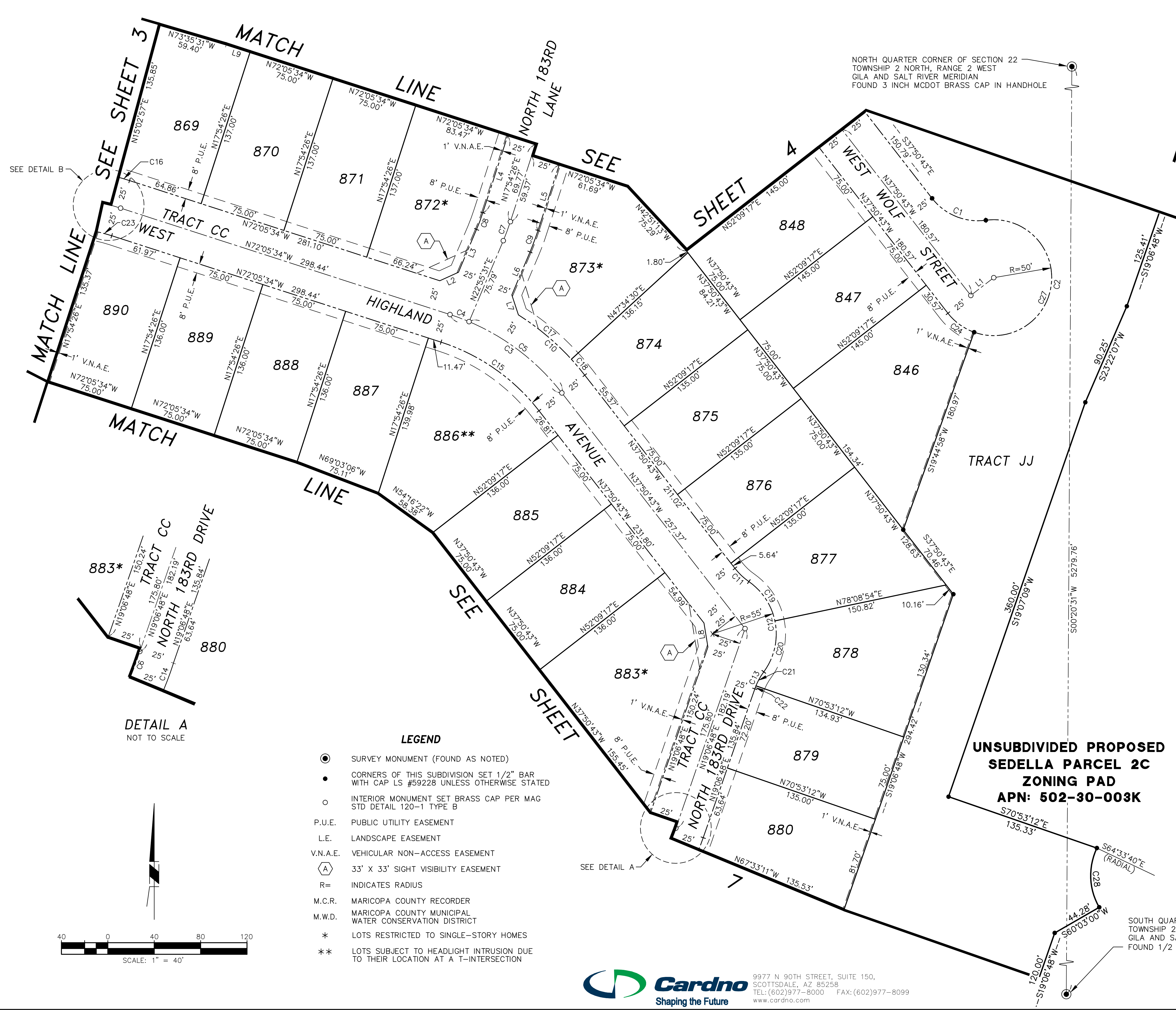
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SCOTTSDALE, AZ 85258
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FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 3 OF 9

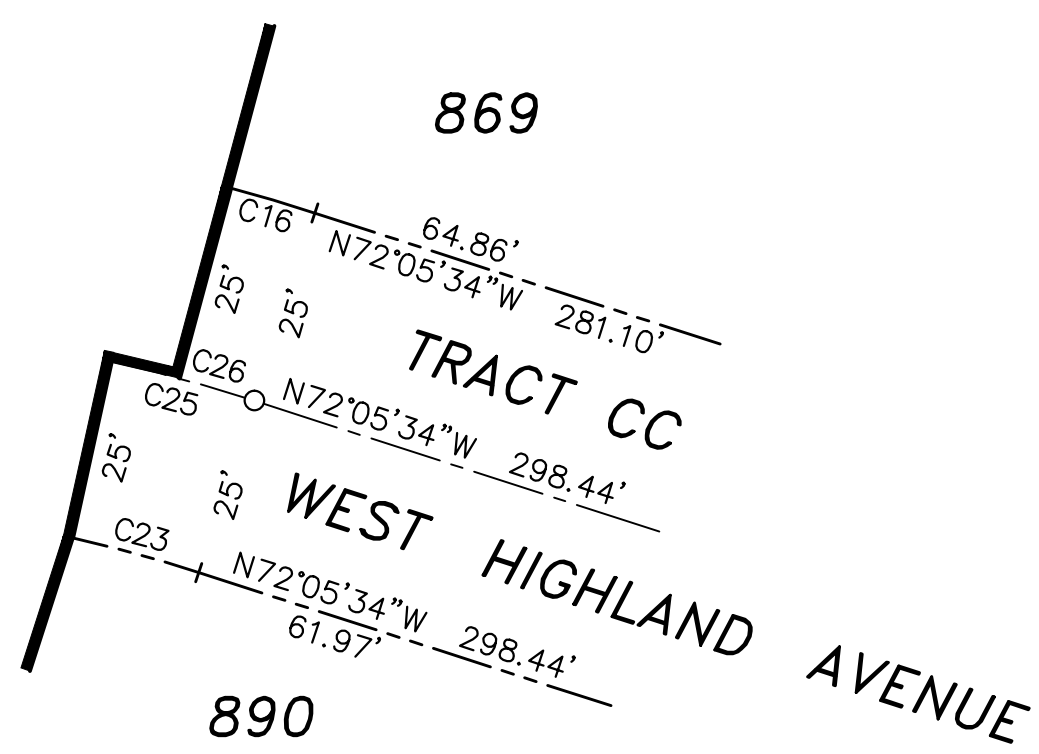




PLAN: PITTENGER, JAMES, KENNETH, GARY, HARRISON, LARRY, LEO, SCOTT, PERRY, DAVE



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



DETAIL B
NOT TO SCALE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S52°09'17\"W	25.00'
L2	S65°24'58\"W	17.70'
L3	N22°55'31\"E	40.12'
L4	N17°54'26\"E	69.77'
L5	N17°54'26\"E	59.37'
L6	N22°55'31\"E	40.19'
L7	N18°07'16\"W	18.10'
L8	N09°21'57\"W	21.10'
L9	N72°05'34\"W	21.53'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	60°00'00\"	50.00'	52.36'	28.87'	50.00'
C2	207°35'41\"	50.00'	181.16'	203.60'	97.11'
C3	34°14'52\"	200.00'	119.55'	61.62'	117.78'
C4	05°01'05\"	200.00'	17.52'	8.76'	17.51'
C5	29°13'47\"	200.00'	102.03'	52.15'	100.93'
C6	03°20'01\"	150.00'	8.73'	4.37'	8.73'
C7	05°01'05\"	200.00'	17.52'	8.76'	17.51'
C8	05°01'05\"	175.00'	15.33'	7.67'	15.32'
C9	05°01'05\"	225.00'	19.71'	9.86'	19.70'
C10	19°47'39\"	225.00'	77.73'	39.26'	77.35'
C11	17°20'29\"	55.00'	16.65'	8.39'	16.58'
C12	91°38'29\"	55.00'	87.97'	56.60'	78.89'
C13	17°20'29\"	55.00'	16.65'	8.39'	16.58'
C14	03°20'01\"	175.00'	10.18'	5.09'	10.18'
C15	34°14'52\"	175.00'	104.60'	53.92'	103.05'
C16	02°51'28\"	186.00'	9.28'	4.64'	9.28'
C17	15°12'51\"	225.00'	59.75'	30.05'	59.57'
C18	04°34'48\"	225.00'	17.99'	9.00'	17.98'
C19	43°20'06\"	55.00'	41.60'	21.85'	40.61'
C20	48°18'23\"	55.00'	46.37'	24.66'	45.01'
C21	14°25'08\"	55.00'	13.84'	6.96'	13.80'
C22	02°55'21\"	55.00'	2.81'	1.40'	2.81'
C23	05°29'53\"	136.00'	13.05'	6.53'	13.05'
C24	32°24'19\"	50.00'	28.28'	14.53'	27.90'
C25	05°29'53\"	161.00'	15.45'	7.73'	15.44'
C26	02°51'28\"	161.00'	8.03'	4.02'	8.03'
C27	240°00'00\"	50.00'	209.44'	---	86.60'
C28	55°23'19\"	55.00'	53.17'	28.87'	51.12'

DETAIL A
NOT TO SCALE

- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNERS 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
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - ⬡ 33' X 33' SIGHT VISIBILITY EASEMENT
 - R= INDICATES RADIUS
 - M.C.R. MARICOPA COUNTY RECORDER
 - M.W.D. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT
 - * LOTS RESTRICTED TO SINGLE-STORY HOMES
 - ** LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION

**UNSUBDIVIDED PROPOSED
SEDELLA PARCEL 2C
ZONING PAD
APN: 502-30-003K**

SOUTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND 1/2 INCH REBAR

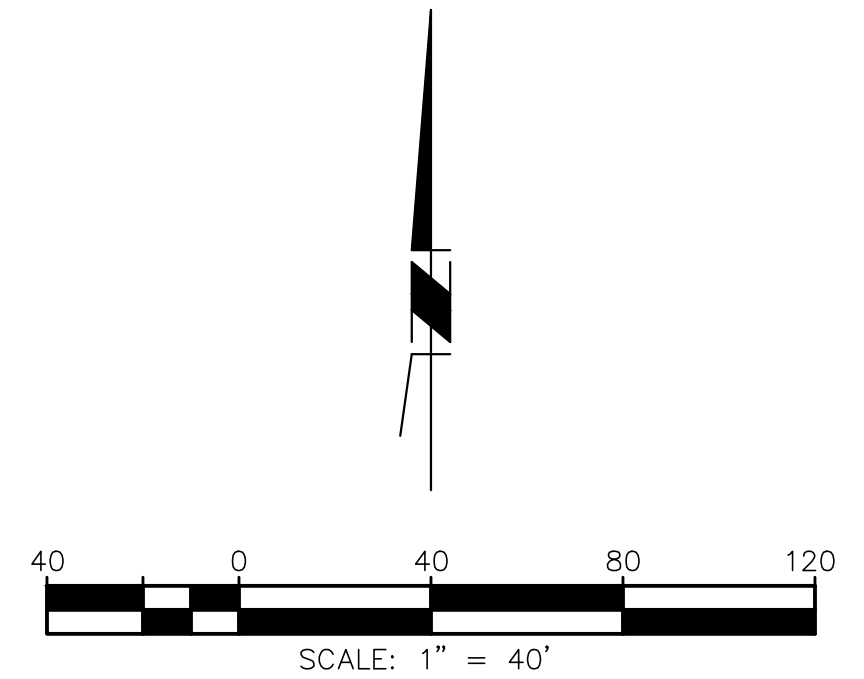
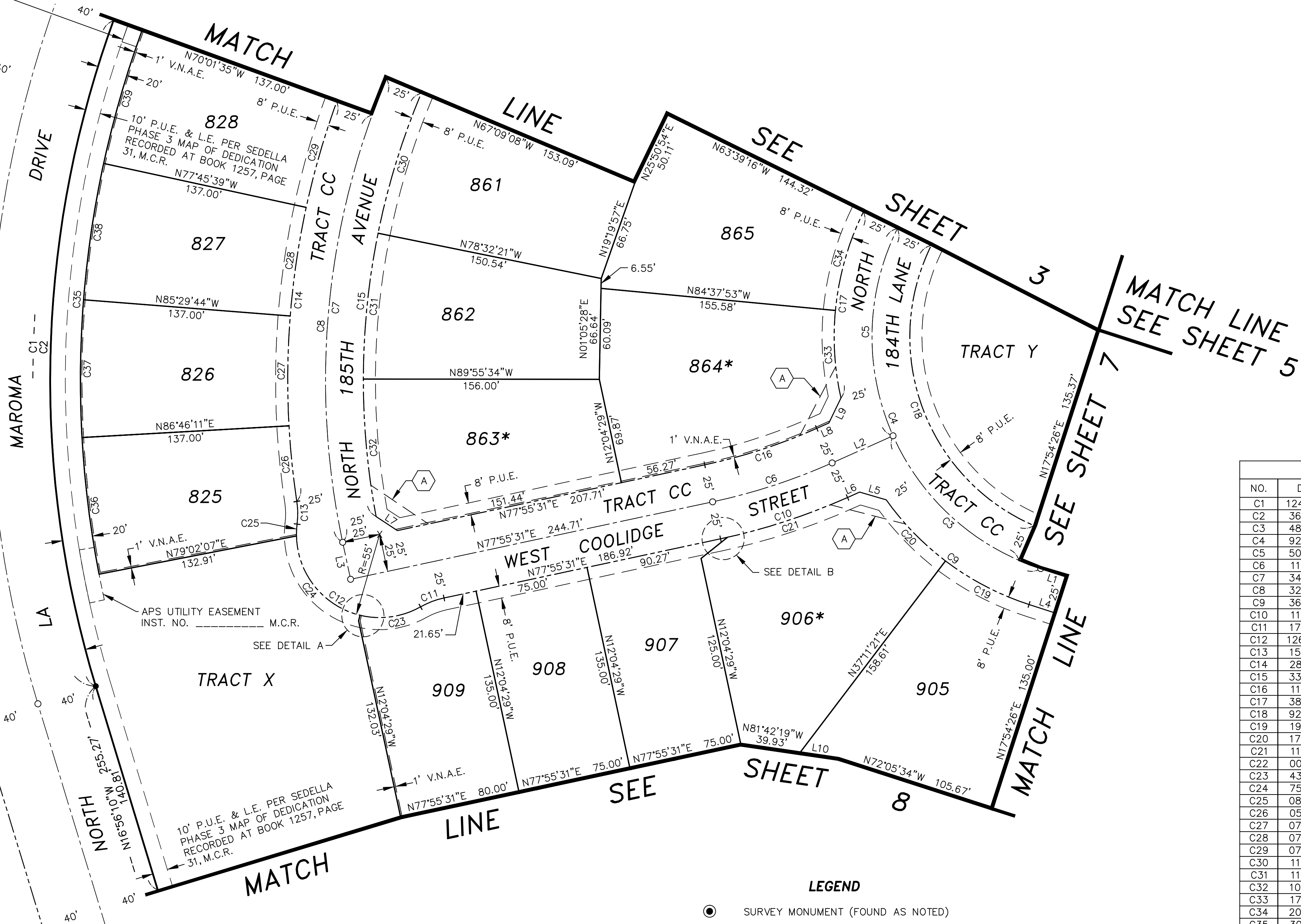


**FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 5 OF 9**

CENTURYLINK EASEMENT
INST. NO. 2016-0280695 M.C.R.

SEDELLA PARCEL 3A
BOOK 1258, PAGE 9, M.C.R.
ZONING PAD

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



CURVE TABLE

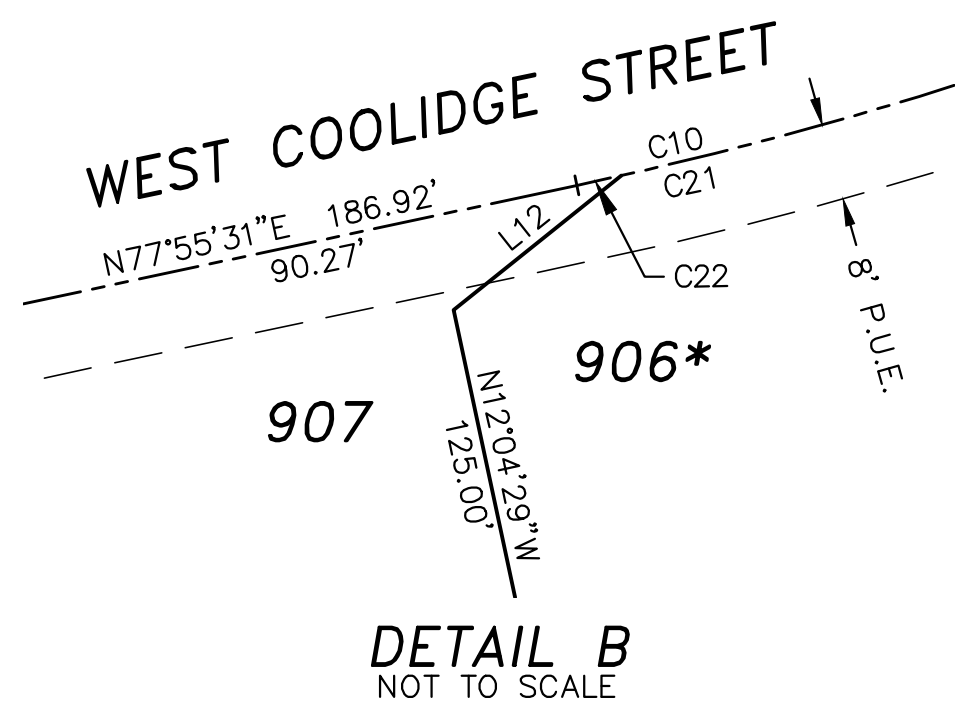
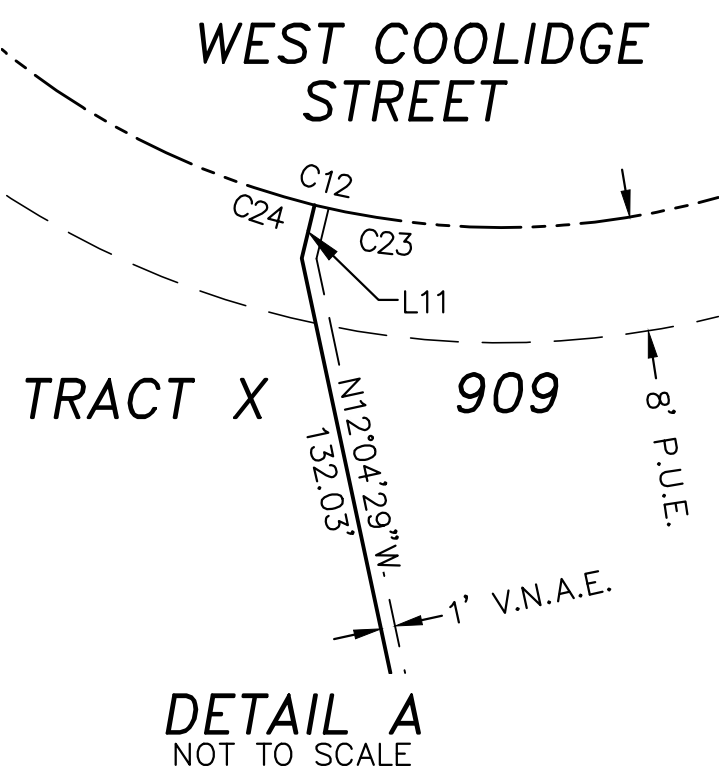
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	124°50'36"	695.00'	1514.35'	1330.64'	1232.07'	N45°29'08"E
C2	36°54'36"	695.00'	447.72'	231.94'	440.02'	N01°31'07"E
C3	48°05'52"	161.00'	135.15'	71.85'	131.22'	S48°02'38"E
C4	92°56'26"	161.00'	261.16'	169.48'	233.46'	S20°07'28"E
C5	50°20'26"	161.00'	141.46'	75.66'	136.95'	S01°10'31"W
C6	11°55'12"	400.00'	83.22'	41.76'	83.07'	N71°57'54"E
C7	34°55'22"	513.00'	312.68'	161.37'	307.86'	S05°23'11"W
C8	32°02'55"	513.00'	286.95'	147.34'	283.22'	S03°56'58"W
C9	36°40'35"	186.00'	119.06'	61.65'	117.04'	S53°45'17"E
C10	11°55'12"	425.00'	88.42'	44.37'	88.26'	N71°57'54"E
C11	17°20'29"	55.00'	16.65'	8.39'	16.58'	S69°15'16"W
C12	126°30'51"	55.00'	121.44'	109.15'	98.23'	S56°09'33"E
C13	15°40'48"	55.00'	15.05'	7.57'	15.00'	N00°44'32"W
C14	28°33'21"	538.00'	268.14'	136.91'	265.37'	S05°41'45"W
C15	33°30'50"	488.00'	285.44'	146.94'	281.39'	S06°05'28"W
C16	11°55'12"	375.00'	78.02'	39.15'	77.88'	N71°57'54"E
C17	38°55'09"	186.00'	126.34'	65.72'	123.93'	S06°53'10"W
C18	92°56'26"	136.00'	220.61'	142.58'	196.82'	N20°14'27"W
C19	19°16'55"	186.00'	62.60'	31.60'	62.30'	S62°27'07"E
C20	17°23'40"	186.00'	56.47'	28.45'	56.25'	S44°06'50"E
C21	11°16'57"	425.00'	83.69'	41.98'	83.55'	N71°38'47"E
C22	00°38'15"	425.00'	4.73'	2.36'	4.73'	N77°36'23"E
C23	43°06'12"	55.00'	41.38'	21.72'	40.41'	N82°08'07"E
C24	75°14'45"	55.00'	72.23'	42.39'	67.15'	S38°41'24"E
C25	08°09'54"	55.00'	7.84'	3.93'	7.83'	S03°00'55"W
C26	05°21'07"	538.00'	50.25'	25.15'	50.24'	S05°54'22"E
C27	07°44'05"	538.00'	72.63'	36.37'	72.57'	S00°38'14"W
C28	07°44'05"	538.00'	72.63'	36.37'	72.57'	S08°22'18"W
C29	07°44'05"	538.00'	72.63'	36.37'	72.57'	S16°06'23"W
C30	11°23'13"	488.00'	96.98'	48.65'	96.83'	S17°09'16"W
C31	11°23'13"	488.00'	96.98'	48.65'	96.83'	S05°46'03"W
C32	10°44'24"	488.00'	91.47'	45.87'	91.34'	S05°17'45"E
C33	17°56'31"	186.00'	58.25'	29.36'	58.01'	S03°36'09"E
C34	20°58'37"	186.00'	68.10'	34.43'	67.72'	S15°51'26"W
C35	30°56'19"	675.00'	364.49'	186.80'	360.07'	S04°30'16"W
C36	07°44'05"	675.00'	91.12'	45.63'	91.05'	S07°05'51"E
C37	07°44'05"	675.00'	91.12'	45.63'	91.05'	S00°38'14"W
C38	07°44'05"	675.00'	91.12'	45.63'	91.05'	S08°22'18"W
C39	07°44'05"	675.00'	91.12'	45.63'	91.05'	S16°06'23"W

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNERS 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
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- (A) 33' X 33' SIGHT VISIBILITY EASEMENT
- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER
- M.W.D. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT
- * LOTS RESTRICTED TO SINGLE-STORY HOMES
- ** LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION

LINE TABLE

NO.	BEARING	LENGTH
L1	N72°05'34"W	17.15'
L2	N66°00'18"E	44.09'
L3	N12°04'29"W	25.00'
L4	N72°05'34"W	17.15'
L5	N73°46'53"W	18.33'
L6	N66°00'18"E	8.77'
L7	N56°43'21"W	16.87'
L8	N66°00'18"E	8.77'
L9	N25°47'29"E	18.33'
L10	N81°42'19"W	25.63'
L11	N13°41'14"E	3.81'
L12	N51°17'59"E	22.37'



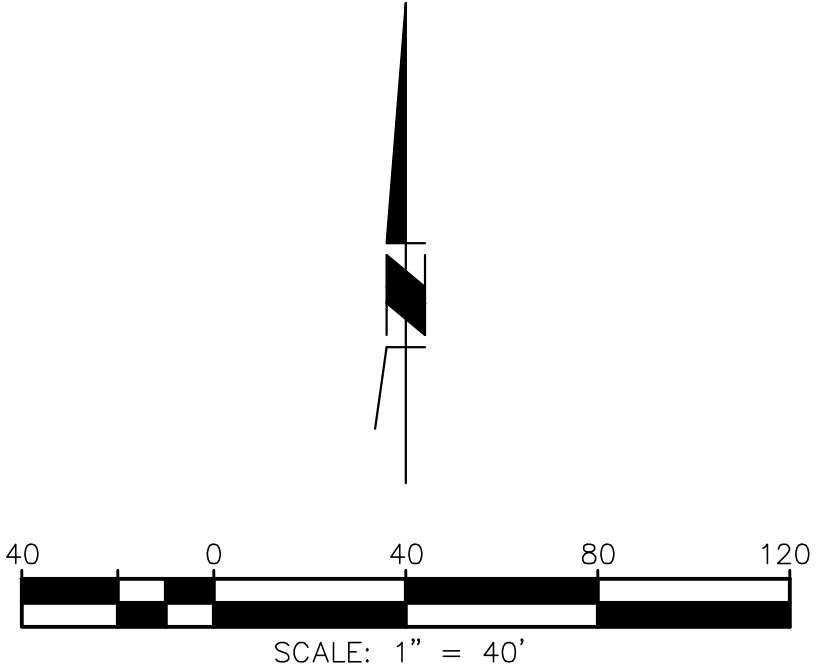
9977 N 90TH STREET, SUITE 150,
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FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 6 OF 9



Table with 7 columns: NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. It lists 19 curve data points (C1 to C19) with their respective geometric measurements.

Table with 3 columns: NO., BEARING, LENGTH. It lists 15 line segments (L1 to L15) with their bearings and lengths.



LEGEND

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SEDELLA PARCEL 1D
BOOK 929, PAGE 46, M.C.R.
ZONING PAD

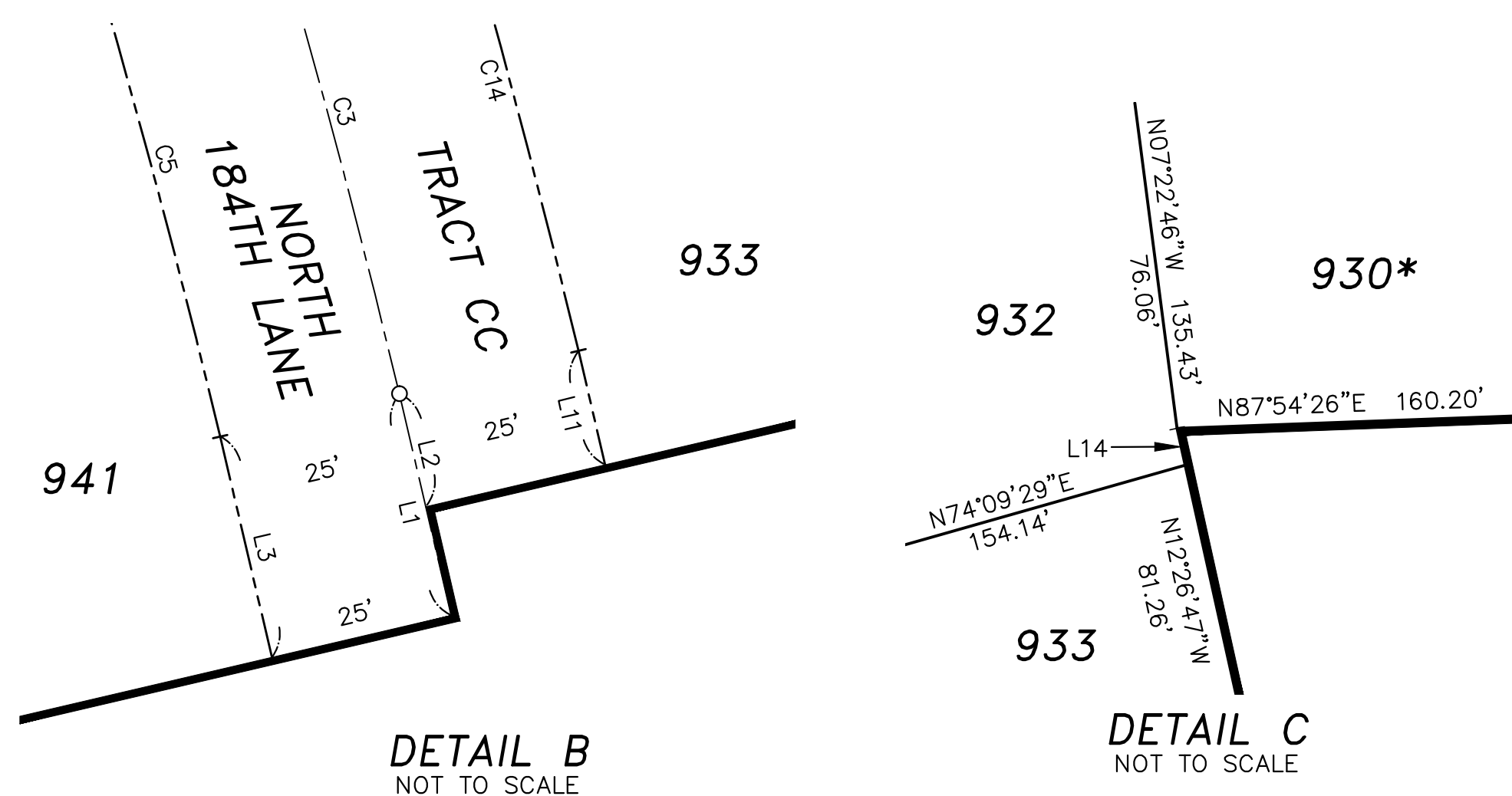
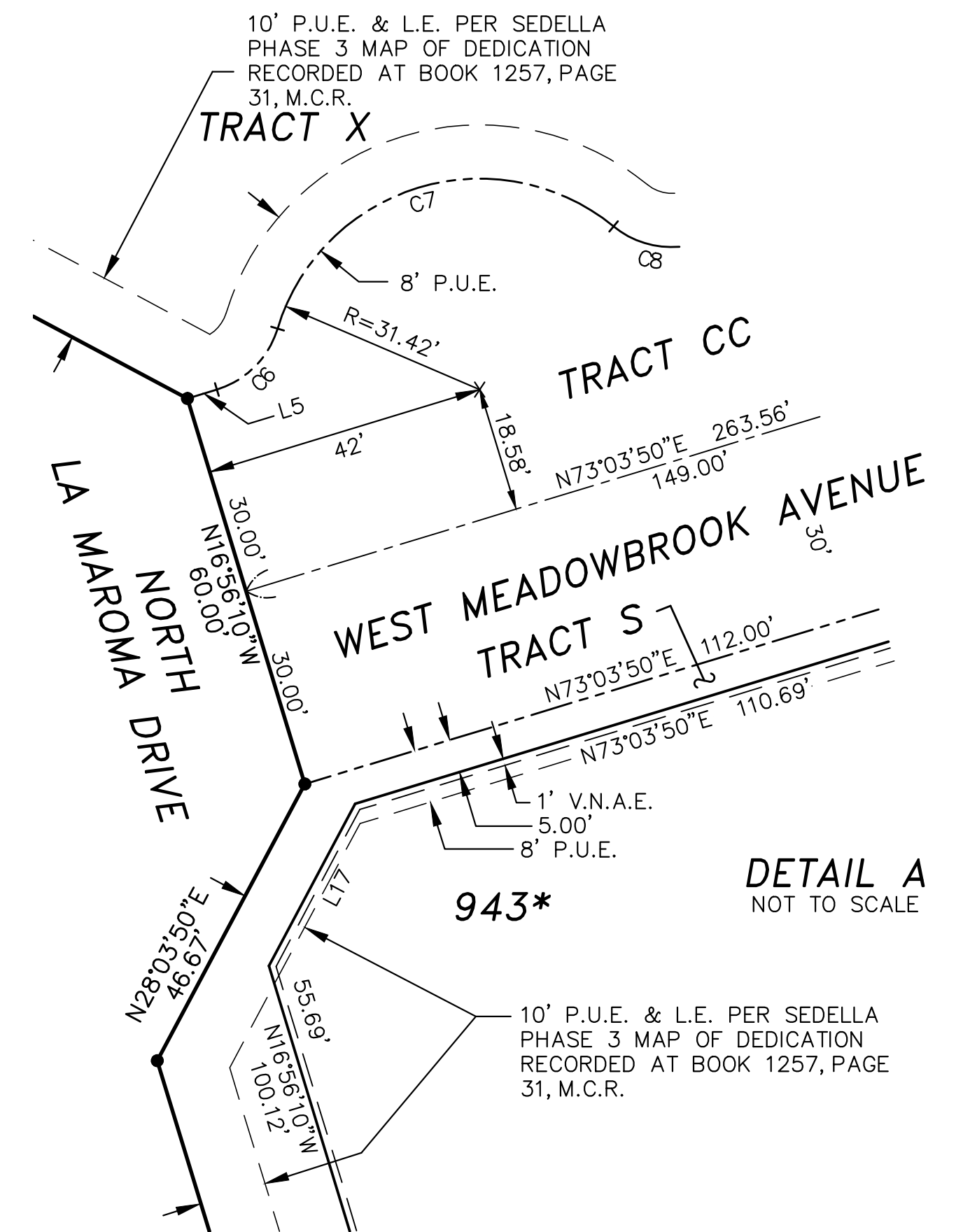
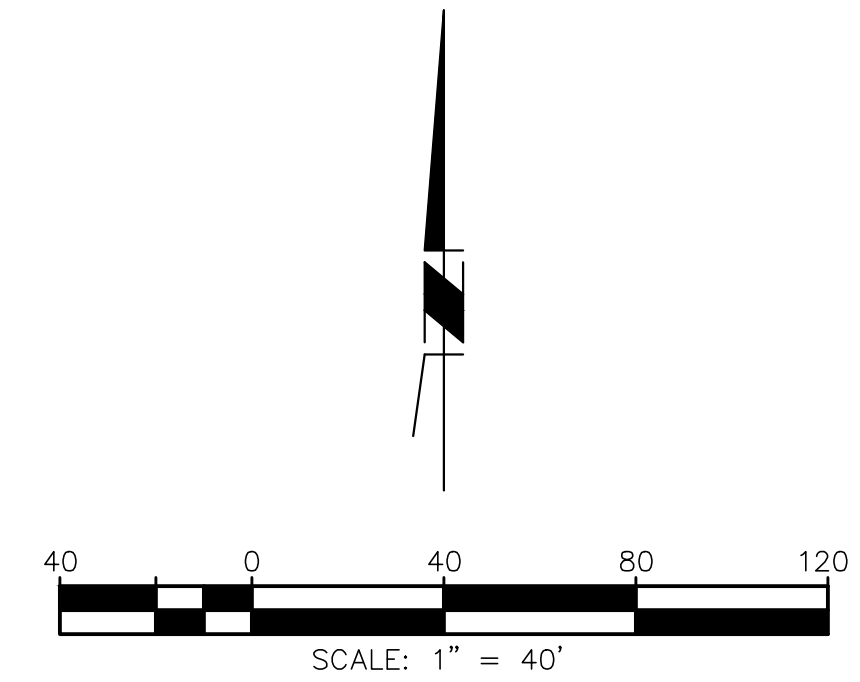
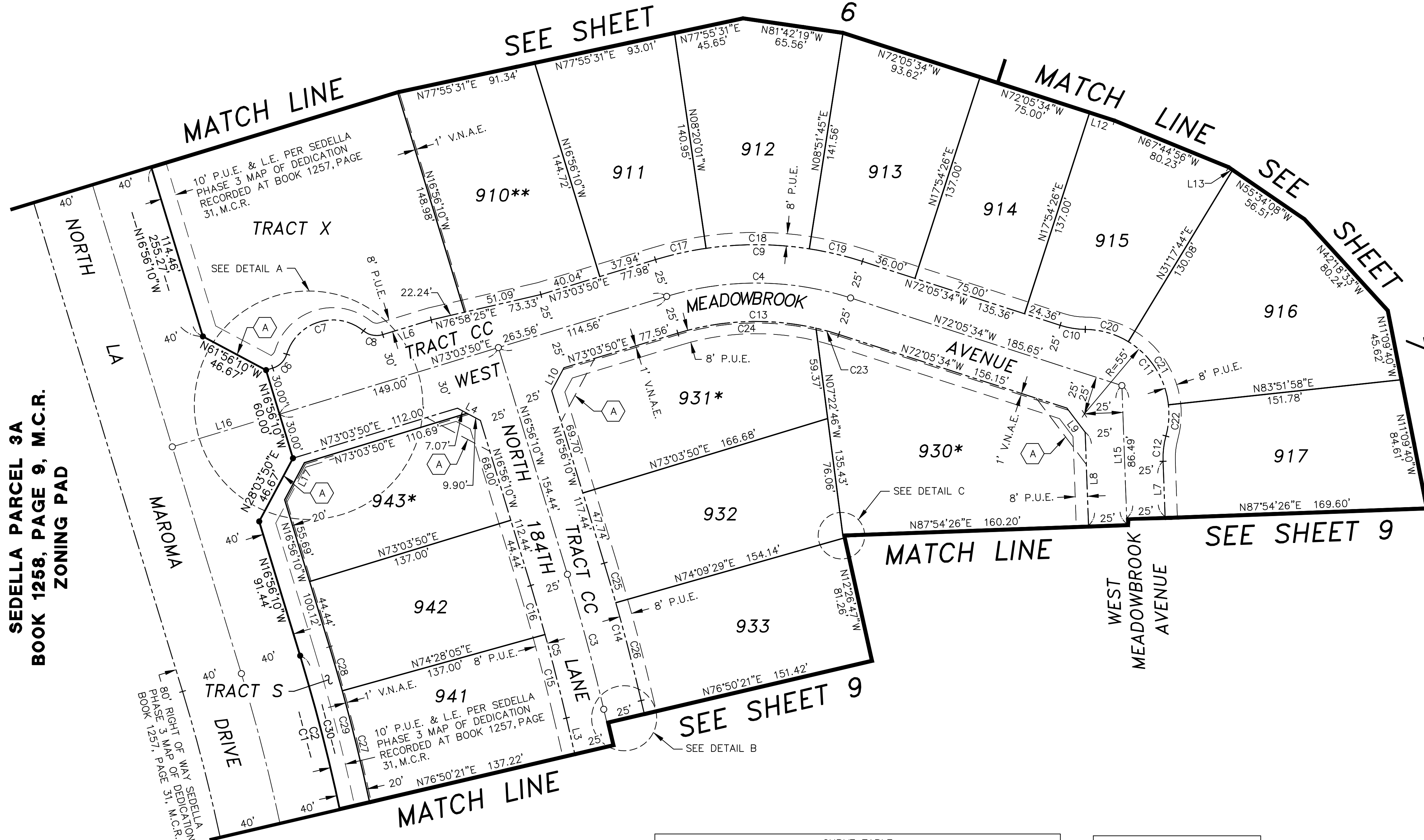
DETAIL A
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FINAL PLAT FOR SEDELLA PARCEL 3C
CARDNO# 4151100000, DATE: 06/29/2016
SHEET 7 OF 9



CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°01'12"	1200.00'	503.07'	255.29'	499.40'	N04°55'34"W
C2	04°53'34"	1200.00'	102.48'	51.27'	102.44'	N14°29'23"W
C3	03°46'31"	1382.00'	91.06'	45.55'	91.05'	N15°02'55"W
C4	34°50'36"	200.00'	121.63'	62.76'	119.76'	N89°30'52"W
C5	03°46'31"	1357.00'	89.41'	44.72'	89.40'	N15°02'55"W
C6	56°15'04"	13.58'	13.33'	7.26'	12.80'	N44°56'18"E
C7	112°30'07"	31.42'	61.69'	47.03'	52.25'	N73°03'50"E
C8	56°15'04"	13.58'	13.33'	7.26'	12.80'	N78°48'39"W
C9	34°50'36"	225.00'	136.83'	70.60'	134.73'	N89°30'52"W
C10	17°20'29"	55.00'	16.65'	8.39'	16.58'	N80°45'49"W
C11	104°40'58"	55.00'	100.49'	71.27'	87.08'	N37°05'34"W
C12	17°20'29"	55.00'	16.65'	8.39'	16.58'	N06°34'40"E
C13	34°50'36"	175.00'	106.42'	54.91'	104.79'	N89°30'52"W
C14	03°46'31"	1407.00'	92.71'	46.37'	92.69'	N15°02'55"W
C15	02°22'15"	1357.00'	56.15'	28.08'	56.15'	N14°20'47"W
C16	01°24'16"	1357.00'	33.26'	16.63'	33.26'	N16°14'03"W
C17	08°36'10"	225.00'	33.78'	16.92'	33.75'	N77°21'55"E
C18	17°11'45"	225.00'	67.53'	34.02'	67.28'	N89°44'08"W
C19	09°02'41"	225.00'	35.52'	17.80'	35.48'	N76°36'55"W
C20	30°43'47"	55.00'	29.50'	15.11'	29.15'	N74°04'10"W
C21	52°34'14"	55.00'	50.46'	27.17'	48.71'	N32°25'09"W
C22	21°22'57"	55.00'	20.53'	10.38'	20.41'	N04°33'27"E
C23	05°02'20"	175.00'	15.39'	7.70'	15.39'	N74°36'44"W
C24	29°48'16"	175.00'	91.03'	46.57'	90.01'	N87°57'58"E
C25	01°05'39"	1407.00'	26.87'	13.44'	26.87'	N16°23'21"W
C26	02°40'52"	1407.00'	65.84'	32.92'	65.83'	N14°30'05"W
C27	03°28'13"	1220.00'	73.89'	36.96'	73.88'	N13°47'48"W
C28	01°24'16"	1220.00'	29.90'	14.95'	29.90'	N16°14'03"W
C29	04°52'28"	1220.00'	103.79'	51.93'	103.76'	N14°29'56"W
C30	13°51'57"	1200.00'	290.41'	145.92'	289.70'	N10°00'12"W

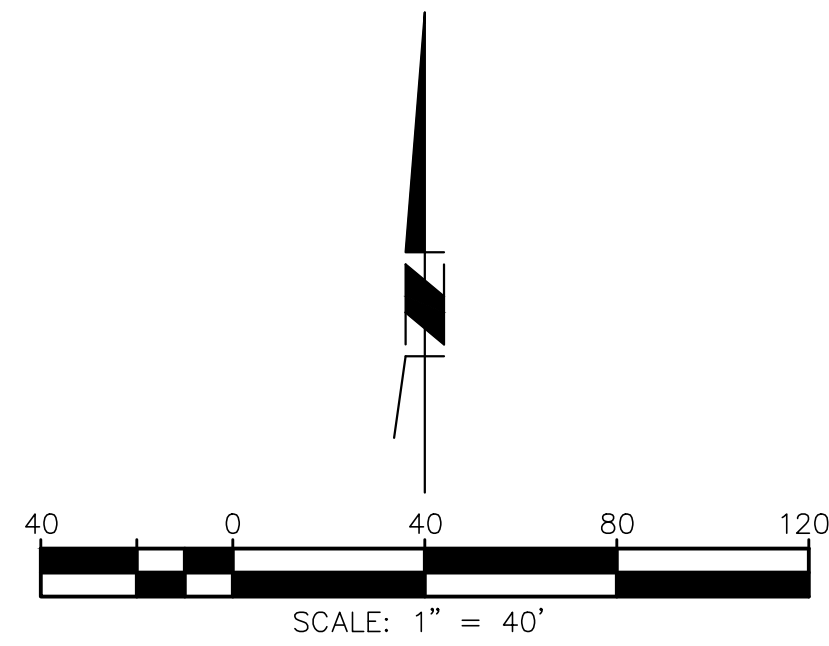
LINE TABLE		
NO.	BEARING	LENGTH
L1	N13°09'39"W	23.40'
L2	N13°09'39"W	8.23'
L3	N13°09'39"W	23.40'
L4	N61°56'10"W	16.97'
L5	N73°03'50"E	4.58'
L6	N73°03'50"E	33.00'
L7	N02°05'34"W	36.20'
L8	N02°05'34"W	60.72'
L9	N37°05'34"W	19.66'
L10	N28°03'50"E	16.97'
L11	N13°09'39"W	8.24'
L12	N72°05'34"W	17.05'
L13	N55°34'08"W	3.08'
L14	N12°26'47"W	2.56'
L15	N02°05'34"W	90.23'
L16	N73°03'50"E	73.00'
L17	N28°03'50"E	27.31'

LEGEND

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- L.E. LANDSCAPE EASEMENT
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FINAL PLAT FOR SEDELLA PARCEL 3C
 CARDNO# 4151100000, DATE: 06/29/2016
 SHEET 8 OF 9



NORTHWEST CORNER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND 3 INCH MCDOT BRASS CAP IN HANDHOLE

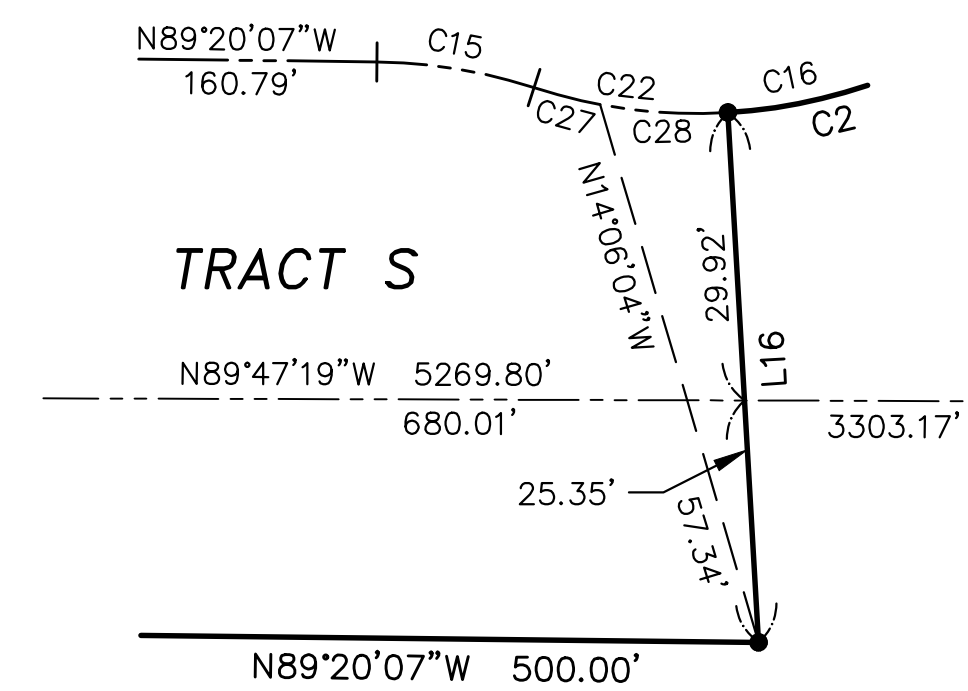
NORTHEAST CORNER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND 3 INCH MCDOT BRASS CAP IN HANDHOLE

SEDELLA PARCEL 3A
BOOK 1258, PAGE 9, M.C.R.
ZONING PAD
80' RIGHT OF WAY SEDELLA
PHASE 3 MAP OF DEDICATION
BOOK 1257, PAGE 31, M.C.R.

SEDELLA PARCEL 1D
BOOK 929, PAGE 46, M.C.R.
ZONING PAD

- LEGEND**
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SEDELLA PARCEL 4C
BOOK 1149, PAGE 22, M.C.R.
ZONING PAD
WEST CAMPBELL AVENUE



DETAIL A
NOT TO SCALE

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°20'29"	55.00'	16.65'	8.39'	16.58'	S25°20'37"W
C2	70°00'42"	55.00'	67.21'	38.52'	63.10'	S51°40'43"W
C3	17°54'58"	55.00'	17.20'	8.67'	17.13'	N67°55'26"E
C4	15°46'08"	1200.00'	330.26'	166.18'	329.22'	N04°09'32"W
C5	24°01'12"	1200.00'	503.07'	255.29'	499.40'	N04°55'34"W
C6	42°49'30"	150.00'	112.12'	58.82'	109.52'	N34°34'24"W
C7	53°53'34"	150.00'	141.09'	76.25'	135.95'	N29°02'22"W
C8	53°53'34"	125.00'	117.58'	63.54'	113.29'	N29°02'22"W
C9	53°53'34"	175.00'	164.61'	88.96'	158.61'	N29°02'22"W
C10	42°49'30"	125.00'	93.43'	49.02'	91.27'	N34°34'24"W
C11	42°49'30"	175.00'	130.80'	68.63'	127.78'	N34°34'24"W
C12	17°20'29"	55.00'	16.65'	8.39'	16.58'	N47°18'54"W
C13	68°01'57"	55.00'	65.31'	37.12'	61.54'	N72°39'38"W
C14	17°20'29"	55.00'	16.65'	8.39'	16.58'	N81°59'38"E
C15	17°20'29"	55.00'	16.65'	8.39'	16.58'	N80°39'53"W
C16	91°20'00"	55.00'	87.67'	56.30'	78.68'	N62°20'22"E
C17	15°57'02"	175.00'	48.72'	24.52'	48.56'	N10°04'05"W
C18	23°40'26"	175.00'	72.31'	36.68'	71.79'	N29°52'50"W
C19	14°16'06"	175.00'	43.58'	21.90'	43.47'	N48°51'06"W
C20	19°05'25"	175.00'	58.31'	29.43'	58.04'	N22°42'22"W
C21	23°44'04"	175.00'	72.49'	36.77'	71.98'	N44°07'07"W
C22	21°19'18"	55.00'	20.47'	10.35'	20.35'	N82°39'17"W
C23	03°31'38"	1220.00'	75.11'	37.56'	75.09'	N101°7'53"W
C24	03°32'42"	1220.00'	75.48'	37.75'	75.47'	N06°45'43"W
C25	07°04'20"	1220.00'	150.59'	75.39'	150.49'	N08°31'32"W
C26	03°21'30"	1200.00'	70.34'	35.18'	70.33'	N05°24'17"E
C27	10°09'15"	1200.00'	212.67'	106.61'	212.39'	N02°00'24"E
C28	13°51'57"	1200.00'	290.41'	145.92'	289.70'	N10°00'12"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	S13°07'05"E	22.22'
L2	N82°54'59"W	20.00'
L3	N02°05'34"W	29.80'
L4	N02°05'34"W	26.06'
L5	N79°00'51"E	16.97'
L6	N02°05'34"W	29.80'
L7	N02°05'34"W	26.06'
L8	N10°59'09"W	16.97'
L9	N62°20'22"E	21.13'
L10	N72°39'38"W	22.99'
L11	N11°09'40"W	28.88'
L12	N29°25'15"W	22.36'
L13	N82°33'03"W	22.36'
L14	N59°23'38"W	16.74'
L15	N57°44'56"E	31.35'
L16	S03°18'56"E	55.27'



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CARDNO# 4151100000, DATE: 06/29/2016
SHEET 9 OF 9

