

OWNER/DEVELOPER/APPLICANT

MATTAMY ARIZONA, LLC
 9200 E PIMA CENTER PARKWAY, SUITE 230
 SCOTTSDALE, AZ 85258
 CONTACT: JOSE CASTILLO
 PHONE: (480) 302-6080

ENGINEER

SUNRISE ENGINEERING, INC.
 2152 SOUTH VINEYARD, SUITE 123
 MESA, ARIZONA 85210
 CONTACT: CHRIS MOORE
 PHONE: (480) 768-8600
 FAX: (480) 768-8609

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BULLARD AVENUE AND MCDOWELL ROAD.
 ELEV: 997.53

BRASS CAP IN FLUSH AT THE INTERSECTION OF PEBBLE CREEK PARKWAY AND INDIAN SCHOOL ROAD.
 ELEV: 1038.10

BASIS OF BEARING

N89°53'46"E ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, GOODYEAR, ARIZONA PER BOOK 1157, PAGE 50 MCR.

LEGAL DESCRIPTION

ALL THAT PORTION OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 48 INCLUSIVE AND TRACTS A, B, C AND D INCLUSIVE AND ALL RIGHTS OF WAY AS SHOWN ON FINAL PLAT OF THE COVE AT PALM VALLEY NORTH AND RECORDED IN BOOK 1276, PAGE 6, RECORDS OF MARICOPA COUNTY, BEING A RE-PLAT OF TRACT 'A' OF 'PALM VALLEY PHASE IX' RECORDED IN BOOK 1157, PAGE 50 RECORDS OF MARICOPA COUNTY.

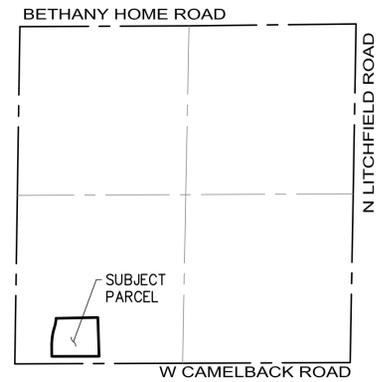
SITE DATA

ZONING: MF-18 PAD
 GROSS AREA: 375,041 SF = 8.61 ACRES
 NUMBER OF LOTS: 48
 MINIMUM LOT SIZE: 4,498 SF = 0.10 ACRES
 AVERAGE LOT SIZE: 5,264 SF = 0.12 ACRES

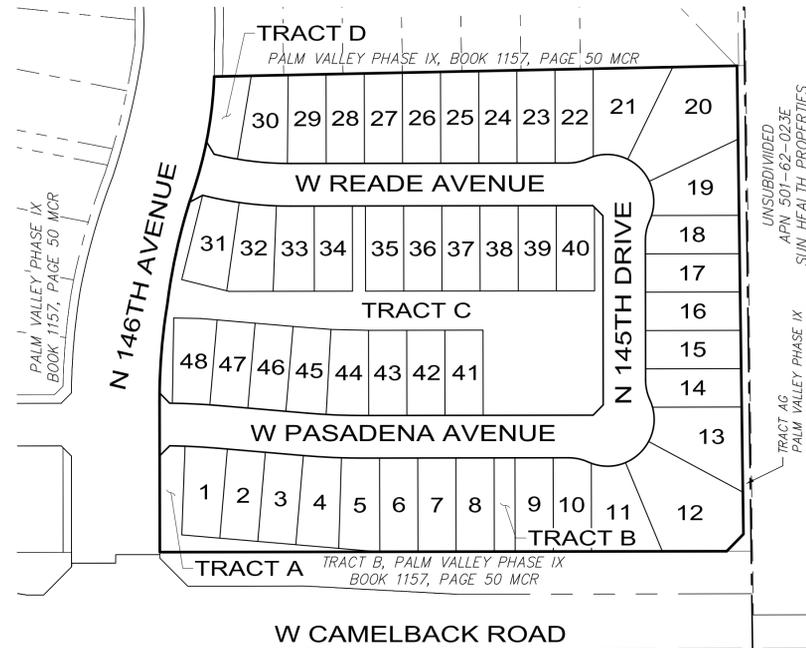
PASSIVE OPEN SPACE: 12,177 SF = 0.28 ACRES
 ACTIVE OPEN SPACE: 41,691 SF = 0.96 ACRES

OPEN SPACE: 53,868 SF = 1.24 (14.36%)
 RIGHT-OF-WAY: 69,434 SF = 1.59 ACRES

AN AMENDMENT TO THE FINAL PLAT OF THE COVE AT PALM VALLEY NORTH A PLANNED RESIDENTIAL DEVELOPMENT RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER AT BOOK 1276, PAGE 6 RECORDING NUMBER 2016 0394036 ADDING PRIVATE CROSS DRAINAGE EASEMENTS



VICINITY MAP
 NOT TO SCALE



KEY MAP
 NOT TO SCALE

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER	COV
2	SECTION DETAIL	FP1
3	GENERAL NOTES, TABLES & DETAILS	FP2
4	PLAT	FP3

DEDICATION

STATE OF ARIZONA)
) S.S
 COUNTY OF MARICOPA)

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, DECLARES AND CREATES PERPETUAL NON-EXCLUSIVE PRIVATE CROSS DRAINAGE EASEMENTS (THE "CROSS DRAINAGE EASEMENTS") OVER AND ACROSS EACH OF THE LOTS 1 THROUGH 48 INCLUSIVE AS REFLECTED AND DESCRIBED IN THIS AMENDMENT TO THE FINAL PLAT OF THE COVE AT PALM VALLEY (THE "AMENDED FINAL PLAT"). THE CROSS DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF THE LOTS ON EITHER SIDE OF THE LOT LINES ON THIS AMENDMENT TO THE FINAL PLAT MARKED DRAINAGE EASEMENT (D.E.). THE CROSS DRAINAGE EASEMENTS ALLOW DRAINAGE FROM THE ROOF OF A RESIDENCE ON ONE LOT (THE "BENEFITTED LOT") THAT SHARES A ROOF WITH A RESIDENCE ON THE LOT ON THE OTHER SIDE OF THE LOT LINE OF THE BENEFITTED LOT MARKED D.E. (THE "BURDENED LOT") TO DRAIN OVER AND ACROSS THE BURDENED LOT. BY WAY OF EXAMPLE, THE LOT LINE BETWEEN LOTS 9 AND 10 IS IDENTIFIED AS A DRAINAGE EASEMENT, ALLOWING DRAINAGE FROM THE ROOF OF A RESIDENCE ON LOT 9 THAT SHARES A ROOF WITH A RESIDENCE ON LOT 10 TO DRAIN OVER AND ACROSS ALL OF LOT 10, AND VICE VERSA, ALLOWING DRAINAGE FROM THE ROOF OF A RESIDENCE ON LOT 10 THAT SHARES A ROOF WITH A RESIDENCE ON LOT 9 TO DRAIN OVER AND ACROSS ALL OF LOT 9. THE PERPETUAL NON-EXCLUSIVE CROSS DRAINAGE EASEMENTS GRANTED HEREIN SHALL RUN WITH AND BE APPURTENANT TO LOTS 1 THROUGH 48 INCLUSIVE AS REFLECTED AND DESCRIBED IN HEREIN AND SHALL BE BINDING UPON EACH LOT REFLECTED THEREIN AND ON THE OWNER(S) OF EACH LOT THEREOF AND ALL SUCCESSORS IN TITLE TO ANY PORTION OF LOTS 1 THROUGH 48 ON THIS AMENDMENT TO THE FINAL PLAT OF THE COVE AT PALM VALLEY.

IN WITNESS WHEREOF MATTAMY ARIZONA, LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS ____ DAY OF _____ 2016.

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S
 COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED OFFICER APPEARED RYAN HUFFMAN WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF MATTAMY ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS VICE PRESIDENT BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS RYAN HUFFMAN.

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

NOTARY PUBLIC _____ DATE _____

APPROVALS

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

MAYOR _____ DATE _____

ATTEST: CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

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 FEBRUARY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TONY P. ELLEY RLS#43994 DATE _____

REV. NO.	COMMENT	DATE

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 TEL 480.768.8600 · FAX 480.768.8609
 www.sunrise-eng.com

MATTAMY ARIZONA, LLC.

THE COVE AT PALM VALLEY NORTH
 FINAL PLAT
 COVER SHEET

SEI NO. 05084	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 1 of 4	COV
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UTILITIES/SERVICES	
SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS & CENTURYLINK
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
GAS	SOUTHWEST GAS
WATER/SEWER	LIBERTY UTILITIES
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

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**CITY OF GOODYEAR
GENERAL NOTES FOR FINAL PLAT**

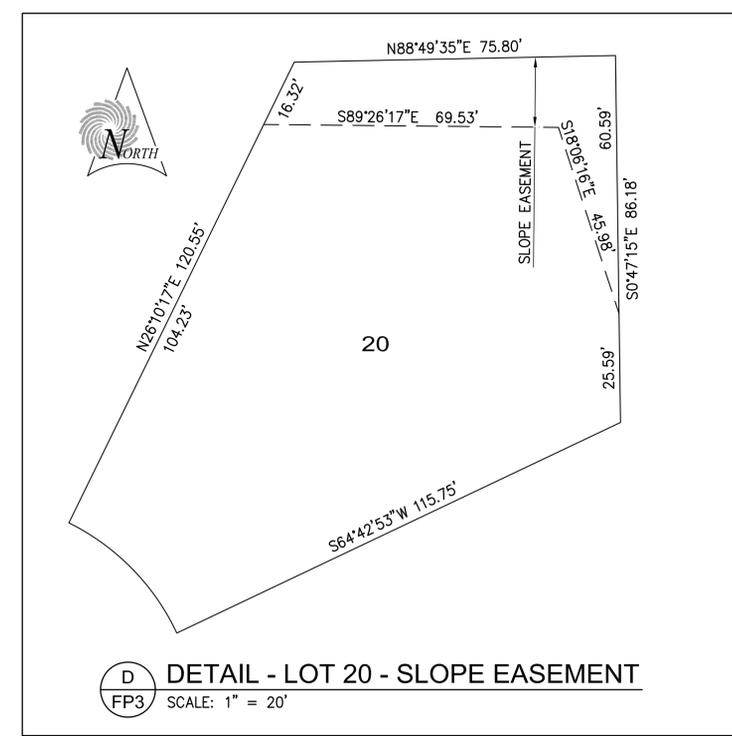
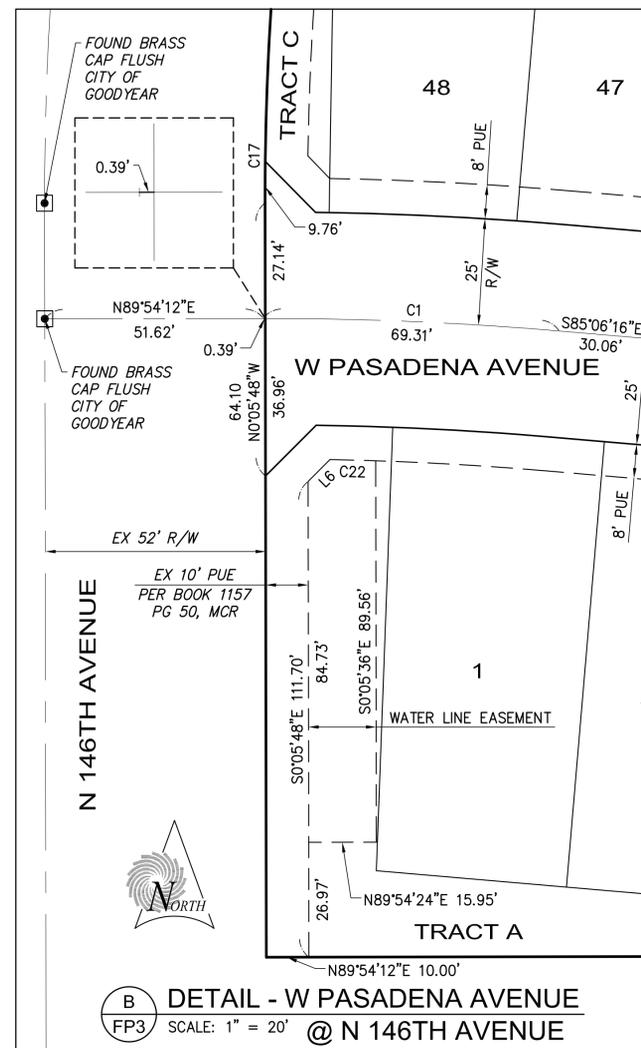
- A. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- B. 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.
- C. 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, GUTTERS, 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 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 IMPROVEMENT 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.
- D. 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.
- E. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- F. 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.
- G. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- H. 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.
- I. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- J. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
- K. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION.
- L. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- M. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES LOTS 1, 30, 31, 40 AND 48.
- N. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION LOTS 1, 30, 31, 40 AND 48.

LOT TABLE		
LOT	SQ FT	ACRES
1	4,981	0.11
2	4,725	0.11
3	4,725	0.11
4	5,049	0.12
5	5,055	0.12
6	4,950	0.11
7	4,950	0.11
8	4,950	0.11
9	4,950	0.11
10	4,891	0.11
11	6,337	0.15
12	11,685	0.27
13	7,529	0.17
14	4,990	0.12
15	5,062	0.12
16	5,038	0.12
17	5,013	0.12
18	4,913	0.11
19	6,683	0.15
20	11,588	0.27
21	7,015	0.16
22	4,881	0.11
23	4,923	0.11
24	4,885	0.11
25	4,847	0.11
26	4,809	0.11
27	4,771	0.11
28	4,733	0.11
29	4,722	0.11
30	5,229	0.12
31	5,075	0.12
32	5,048	0.12
33	4,662	0.11
34	4,500	0.10
35	4,500	0.10
36	4,500	0.10
37	4,500	0.10
38	4,500	0.10
39	4,500	0.10
40	4,498	0.10
41	4,500	0.10
42	4,500	0.10
43	4,500	0.10
44	4,743	0.11
45	4,622	0.11
46	4,500	0.10
47	4,500	0.10
48	4,787	0.11
TOTAL	251,813	5.78

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	800.00'	69.70'	4°59'31"	N87°36'00"W	69.68'
C2	800.00'	69.74'	4°59'40"	S87°36'10"E	69.71'
C3	400.00'	112.24'	16°04'38"	S82°03'40"E	111.87'
C5	775.00'	55.18'	4°04'46"	S87°08'40"E	55.17'
C6	825.00'	71.92'	4°59'40"	S87°36'10"E	71.89'
C7	55.00'	23.63'	24°37'12"	N77°47'20"W	23.45'
C8	55.00'	133.66'	139°14'24"	N44°54'00"E	103.11'
C9	55.00'	23.63'	24°37'12"	S12°24'30"E	23.45'
C10	55.00'	23.63'	24°37'12"	S12°12'40"W	23.45'
C11	55.00'	133.66'	139°14'24"	N45°06'00"W	103.11'
C12	55.00'	23.63'	24°37'12"	N77°35'30"E	23.45'
C13	375.00'	91.02'	13°54'24"	N83°08'40"W	90.79'
C14	425.00'	104.92'	14°08'43"	S83°01'40"E	104.66'
C15	775.00'	67.56'	4°59'40"	N87°36'10"W	67.54'
C16	825.00'	59.59'	4°08'18"	N87°10'30"W	59.58'
C17	698.05'	114.35'	9°23'09"	N4°35'50"E	114.22'
C18	699.79'	122.52'	10°01'52"	S12°15'30"W	122.36'
C19	477.91'	151.30'	18°08'23"	N11°13'40"E	150.67'
C20	592.04'	580.69'	56°11'50"	N8°47'30"W	557.69'
C21	750.05'	254.02'	19°24'15"	S9°36'20"W	252.81'
C22	624.81'	10.79'	0°59'23"	S88°31'50"E	10.79'
C23	367.00'	11.52'	1°47'56"	S77°36'10"E	11.52'
C24	487.91'	78.33'	9°11'55"	N6°41'20"E	78.25'
C25	775.00'	18.04'	1°20'01"	S88°31'00"E	18.04'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°07'25"W	16.85
L2	S44°43'29"E	16.85
L3	S62°12'17"W	17.64
L4	S31°34'44"E	17.33
L5	S89°54'03"W	15.52
L6	S45°07'25"W	7.28
L7	N31°34'44"W	7.94

TRACT TABLE					
TRACT	SQ FT	ACRES	TRACT USE	TRACT OWNERSHIP	MAINTENANCE
TRACT A	5,728	0.13	OPEN SPACE & WATER EASEMENT	HOME OWNER'S ASSOCIATION	HOME OWNER'S ASSOCIATION
TRACT B	2,711	0.06	OPEN SPACE & DRAINAGE	HOME OWNER'S ASSOCIATION	HOME OWNER'S ASSOCIATION
TRACT C	41,685	0.96	OPEN SPACE, RECREATIONAL & RETENTION	HOME OWNER'S ASSOCIATION	HOME OWNER'S ASSOCIATION
TRACT D	3,725	0.09	OPEN SPACE & WATER EASEMENT	HOME OWNER'S ASSOCIATION	HOME OWNER'S ASSOCIATION
TOTAL	53,849	1.24			



LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT
- CENTERLINE MONUMENT (PER MAG STD DTL 120-1, TYPE 'B')
- SET SUBDIVISION CORNER #5 REBAR & CAP RLS 43994
- RIGHT-OF-WAY
- SUBDIVISION BOUNDARY
- LOT LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - SUB-SECTION LINE
- SECTION LINE
- BSL BUILDING SETBACK LINE
- DOT DEPARTMENT OF TRANSPORTATION
- G&SRM GILA AND SALT RIVER MERIDIAN
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SVE 33' X 33' SIGHT VISIBILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT

REV. NO.	COMMENT	DATE

SUNRISE ENGINEERING

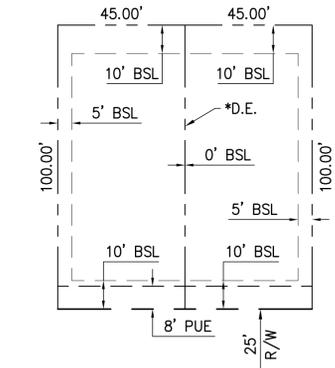
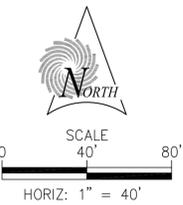
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MATTAMY ARIZONA, LLC.

THE COVE AT PALM VALLEY NORTH
FINAL PLAT
GENERAL NOTES & TABLES

SEI NO. 05084	DESIGNED CFM/CRG	DRAWN SLF	CHECKED TE	SHEET NO. 3 of 4	FP2
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TYPICAL LOT LAYOUT

* D.E. CROSS DRAINAGE EASEMENTS OVER AND ACROSS EACH THE LOTS ON EACH SIDE OF THE LOT LINES MARKED D.E. AS DESCRIBED MORE PARTICULARLY DESCRIBED IN THE DEDICATION SECTION ON PAGE ONE OF THIS AMENDMENT TO THE FINAL PLAT OF THE COVE AT PALM VALLEY.

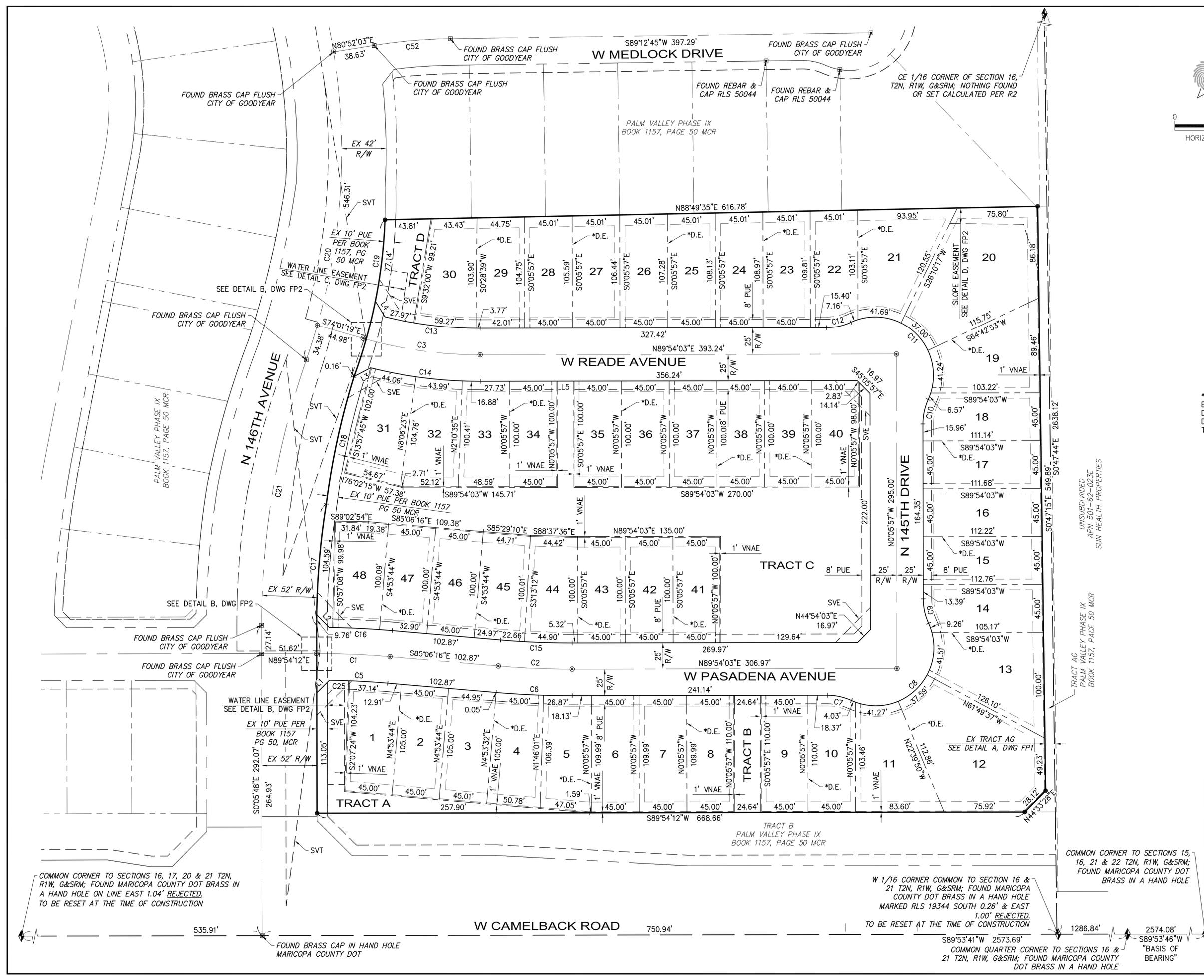
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REV. NO.	COMMENT	DATE
<p>SUNRISE ENGINEERING</p> <p>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com</p>		
<p>MATTAMY ARIZONA, LLC.</p>		
<p>THE COVE AT PALM VALLEY NORTH</p> <p>FINAL PLAT</p>		

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
05084	CFM/CR	SLF	TE	4 of 4

HTE 15-4507



COMMON CORNER TO SECTIONS 16, 17, 20 & 21 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE ON LINE EAST 1.04' REJECTED. TO BE RESET AT THE TIME OF CONSTRUCTION

W 1/16 CORNER COMMON TO SECTION 16 & 21 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE MARKED RLS 19344 SOUTH 0.26' & EAST 1.00' REJECTED. TO BE RESET AT THE TIME OF CONSTRUCTION

COMMON CORNER TO SECTIONS 15, 16, 21 & 22 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE

COMMON QUARTER CORNER TO SECTIONS 16 & 21 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE "BASIS OF BEARING"

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