

SURVEYOR'S NARRATIVE

MATTAMY HOMES CONTRACTED WITH SUNRISE ENGINEERING TO RE-PLAT TRACT A OF PALM VALLEY PHASE IX (BOOK 1157, PAGE 50 RECORDS OF MARICOPA COUNTY, ARIZONA). SAID CONTRACT INCLUDED REQUIRED A BOUNDARY SURVEY OF THE SUBJECT PARCEL, TRACT A, AND THE ADJOINING PARCELS.

AFTER A DILIGENT SEARCH OF THE SUBJECT PARCEL AND THE ADJOINING LANDS AND REVIEW OF THE RECORD, I FOUND AND ACCEPTED THE MONUMENTS AT THE AT THE SOUTHEAST, SOUTH, EAST AND WEST QUARTER, THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 16 AS SHOWN HERON; HOWEVER, I DETERMINED THAT THE SOUTHWEST CORNER AND WEST 1/16 COMMON TO BOTH SECTION 16 AND 21 WERE MONUMENTED APPROXIMATELY 1 FOOT EAST OF THE RECORD POSITIONS BASED ON R1 THROUGH R8. ADDITIONAL FIELD SURVEY AND ANALYSIS REVEALED THE QUARTER CORNER COMMON TO BOTH SECTION 17 AND 20 AND ALL THE CENTERLINE MONUMENTS BETWEEN THE WEST 1/16 COMMON TO SECTION 16 AND 21 AND SAID COMMON QUARTER CORNER OF SECTION 17 AND 20 WERE MONUMENTED APPROXIMATELY 1 FOOT EAST OF THE RECORD POSITIONS BASED ON R1 THROUGH R8. I THEN REVIEWED THE POSITIONS OF THE MONUMENTS WITHIN PALM VALLEY PHASE IX (BOOK 1157, PAGE 50 MCR). THE ENTIRE SUBDIVISION WAS MONUMENTED AND CONSTRUCTED APPROXIMATELY 1 FOOT EAST OF THE RECORD LOCATION AND ENCROACHED INTO THE ADJOINING LAND TO THE EAST. FINALLY, SAID SUBDIVISION WAS MONUMENTED AND CONSTRUCTED AT A SCALE FACTOR OF 1.00006702731 WITH A MINOR ROTATION NORTH TO EAST.

THE FINAL RESULT IS A SUBDIVISION BUILT 1 FOOT EAST, MORE OR LESS, AT A LARGER SCALE WHEN MEASURED ON THE GROUND.

I HAVE DETERMINED THE BOUNDARY OF THE SUBJECT PARCEL IN THIS FINAL PLAT BY PROPORTIONATE MEASUREMENT AT A SCALE FACTOR OF 1.00006702731 FROM THE ORIGINAL SUBDIVISION RECORD DIMENSIONS. I HAVE REJECTED THE SECTION CORNERS THAT ARE OUT OF POSITION AND ACCEPTED THE INTERIOR MONUMENTS IN SAID PALM VALLEY PHASE IX (BOOK 1157, PAGE 50) AND TERMINATED THE EXTERNAL BOUNDARY OF SAID SUBDIVISION USING THE RECORD TITLE DOCUMENTS FOR THE ADJOINING LAND AND THE CORRESPONDING EVIDENCE TO SUPPORT THE POSITION OF SAID ADJACENT PARCELS.

I INTERVIEWED DENNIS FRANK KEOGH (RLS 10846 OF KEOGH ENGINEERING, INC WHO PREPARED SAID FINAL PLAT) AND BRANDYN JONES (RLS 50044 OF EPS GROUP WHO MONUMENTED SAID SUBDIVISION AND SUPERVISED THE CONSTRUCTION SURVEY) IN A EFFORT TO RESOLVE WHAT I HAD DETERMINED AND TO REQUEST BOTH OF THEIR EFFORTS TO REMEDY THE SITUATION. DURING SAID INTERVIEW, NEITHER MR. KEOGH NOR MR. JONES ASSUMED ANY RESPONSIBILITY FOR THE GROSS ERROR DETERMINED BY THIS SURVEY. I ALSO ADVISED MR. JONES TO RECORD A SURVEY FOR PALM VALLEY PHASE IX TO MEET THE MINIMUM STANDARDS DUE TO THE FACT THAT HE WAS NOT THE SURVEYOR OF RECORD AND DUE TO THE DISCREPANCY DETERMINED BY MY SURVEY.

I WAS NOT SATISFIED THAT EITHER SURVEYOR WOULD TAKE ACTION TO RESOLVE THE ENCROACHMENT OR THE CURRENT LOCATION FOR THE SECTION MONUMENTS.

AS A RESULT OF THIS PLAT, "TRACT AG" OF PALM VALLEY PHASE IX WILL NOT BE 10.00' WIDE TO ACCOUNT FOR THE 1' SHIFT AND WILL ABSORB THE DEFICIENCY DUE TO THE SURVEY BLUNDER. IT WILL NOW BE APPROXIMATELY 9' WIDE. THE SECTION MONUMENTS THAT HAVE BEEN REJECTED BY THIS SURVEY WILL BE REMONUMENTED AT THE TIME OF CONSTRUCTION

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN BEING S89°53'46"W A DISTANCE OF 2574.08' BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 16 BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HAND HOLE AND THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HAND HOLE

BENCHMARK

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

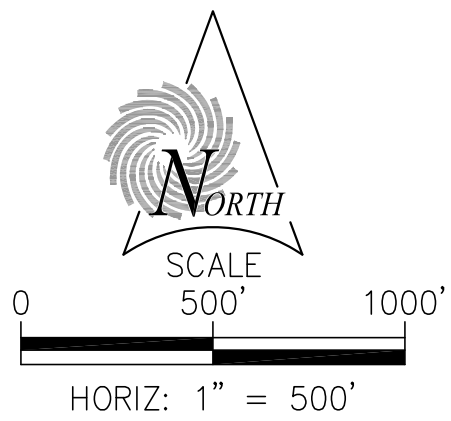
BRASS CAP IN FLUSH AT THE INTERSECTION OF PEBBLE CREEK PARKWAY AND INDIAN SCHOOL ROAD. ELEV: 1038.10

LINE LEGEND

- SUBJECT BOUNDARY LINE
- OTHER PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- FENCE LINE

LEGEND

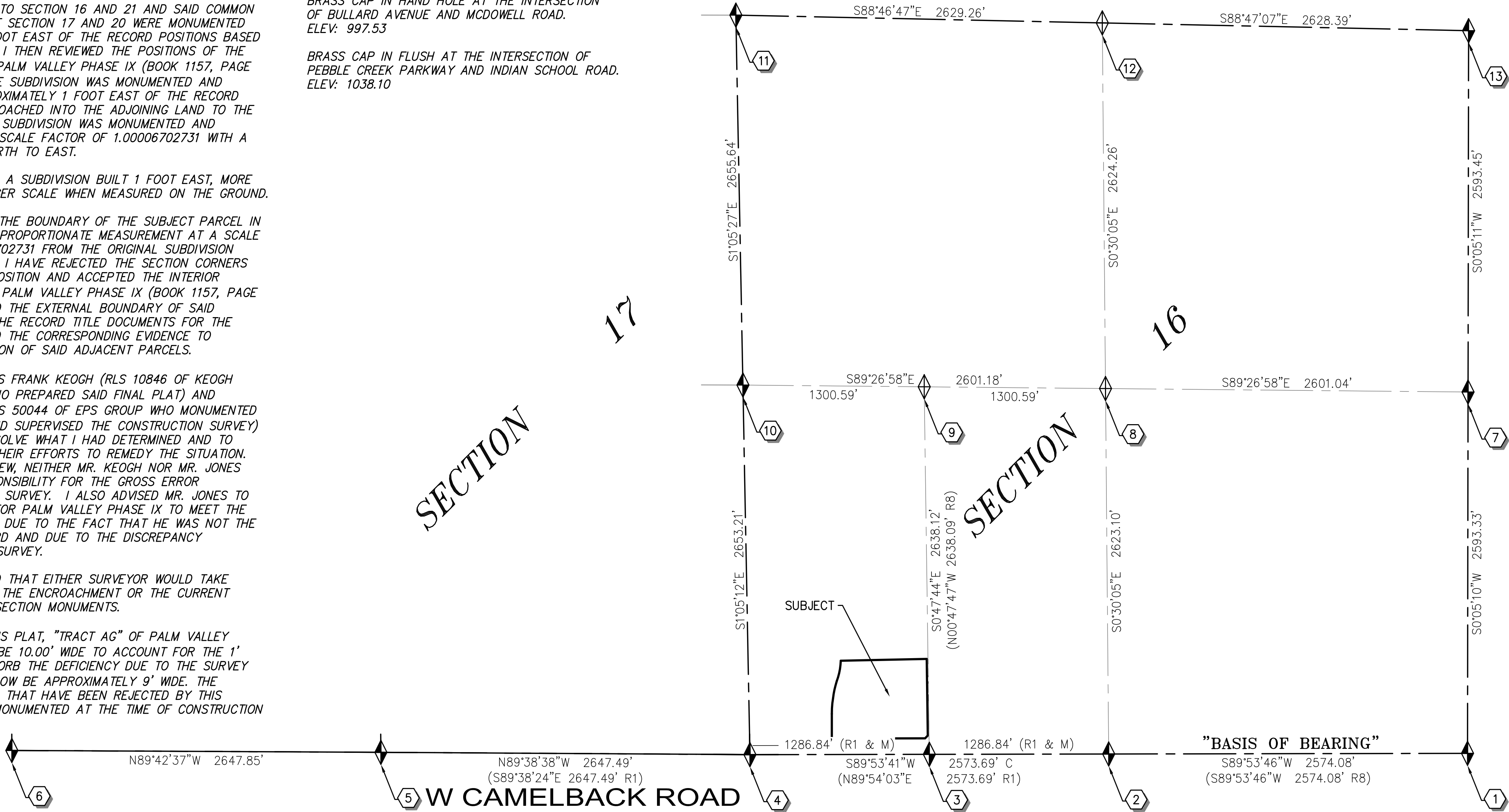
- SET FIND CALC
- SECTION MONUMENT
- PARCEL LABEL



SECTION 17

SECTION 16

N LITCHFIELD ROAD



PLSS BREAKDOWN OF SECTION 16, T2N, R1W, G&SRM & VICINITY MAP

MONUMENT DESCRIPTIONS

- COMMON CORNER TO SECTIONS 15, 16, 21 & 22 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE. ALSO FOUND A MARICOPA COUNTY DOT BRASS CAP IN A HAND HOLE N 2.9' & E 10.9'
- COMMON QUARTER CORNER TO SECTIONS 16 & 21 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE
- 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
- 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
- COMMON QUARTER CORNER TO SECTIONS 17 & 20 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE NORTH 0.33' & EAST 0.89' REJECTED. TO BE RESET
- COMMON CORNER TO SECTIONS 17, 18, 19 & 20 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE
- COMMON QUARTER CORNER TO SECTIONS 15 & 16 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE
- CENTER QUARTER SECTION 16, T2N, R1W, G&SRM; NOTHING FOUND OR SET CALCULATED PER R2
- CE 1/16 CORNER OF SECTION 16, T2N, R1W, G&SRM; NOTHING FOUND OR SET CALCULATED PER R2
- COMMON QUARTER CORNER TO SECTIONS 16 & 17 T2N, R1W, G&SRM; FOUND ALUMINUM CAP RLS 36563-2003
- COMMON CORNER TO SECTIONS 9 10, 15 & 16 T2N, R1W, G&SRM; FOUND MARICOPA COUNTY DOT BRASS IN A HAND HOLE
- COMMON QUARTER CORNER TO SECTIONS 9 & 16 T2N, R1W, G&SRM; NOT FOUND OR SET, CALCULATED PER R2
- COMMON CORNER TO SECTIONS 8, 9, 16 & 17 T2N, R1W, G&SRM; FOUND ALUMINUM CAP RLS 8902 2003

RECORD DOCUMENTS

- REFERENCE DOCUMENTS (R#)
- FINAL PLAT PALM VALLEY - PHASE IX (BOOK 1157, PAGE 50 MCR)
 - RECORD OF SURVEY (BOOK 688, PAGE 40 MCR)
 - FINAL PLAT PALM VALLEY - PHASE V PARCEL 5 (BOOK 715, PAGE 35 MCR)
 - MAP OF DEDICATION CAMELBACK ROAD (BOOK 1038, PAGE 31 MCR)
 - MINOR LAND DIVISION (BOOK 1037, PAGE 20 MCR)
 - RECORD OF SURVEY (BOOK 947, PAGE 45 MCR)
 - FINAL PLAT THE VILLAGE AT LITCHFIELD PARK PHASE II (BOOK 878, PAGE 35 MCR)
 - FINAL PLAT LITCHFIELD GREENS (BOOK 300, PAGE 15 MCR)
 - ALTA/ACSM LAND TITLE SURVEY (BOOK 618, PAGE 02 MCR)

LEGAL DESCRIPTION

TRACT A OF PALM VALLEY PHASE IX, RECORDED IN BOOK 1157, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

W CAMELBACK ROAD

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.

TRACT B PALM VALLEY PHASE IX BOOK 1157, PAGE 50 MCR

N89°54'12"E 28.88'

S44°33'28"W 28.12'

TRACT AG PALM VALLEY PHASE IX BOOK 1157, PAGE 50 MCR

CE 1/16 CORNER OF SECTION 16, T2N, R1W, G&SRM; NOTHING FOUND OR SET CALCULATED PER R2

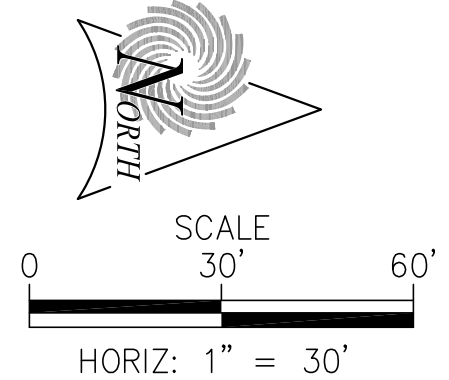
EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, T2N, R1W, G&SRM

N88°49'35"E 8.79'

NEW EAST LINE OF TRACT AG


UNSUBDIVIDED APN 501-62-023E SUN HEALTH PROPERTIES

1.21' ENCROACHMENT SEE SURVEYOR'S NARRATIVE THIS SHEET



A FP3

DETAIL - EAST PROPERTY LINE NOT TO SCALE

REV NO.	COMMENT	DATE
<div>SUNRISE ENGINEERING</div> <div>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com</div>		
MATTAMY ARIZONA, LLC.		
THE COVE AT PALM VALLEY NORTH FINAL PLAT DETAILS		
SET NO. 05084	DESIGNED CFM/CRC	DRAWN SLF
CHECKED TE	SHEET NO. 2 of 4	FP1

HTE 15-4507

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 ½" 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

- ◆

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

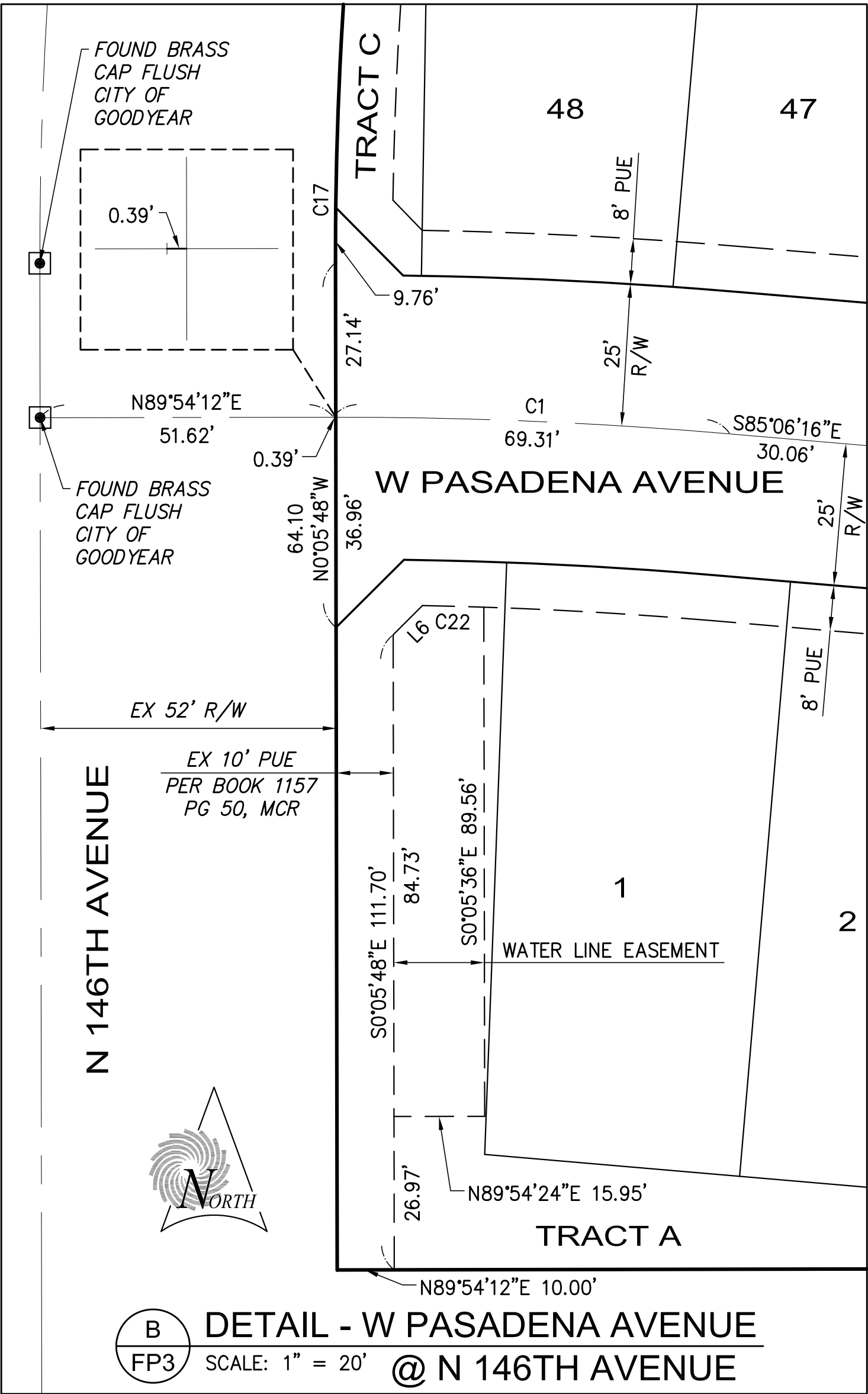
PUBLIC UTILITY EASEMENT
- R/W

RIGHT-OF-WAY
- SVE

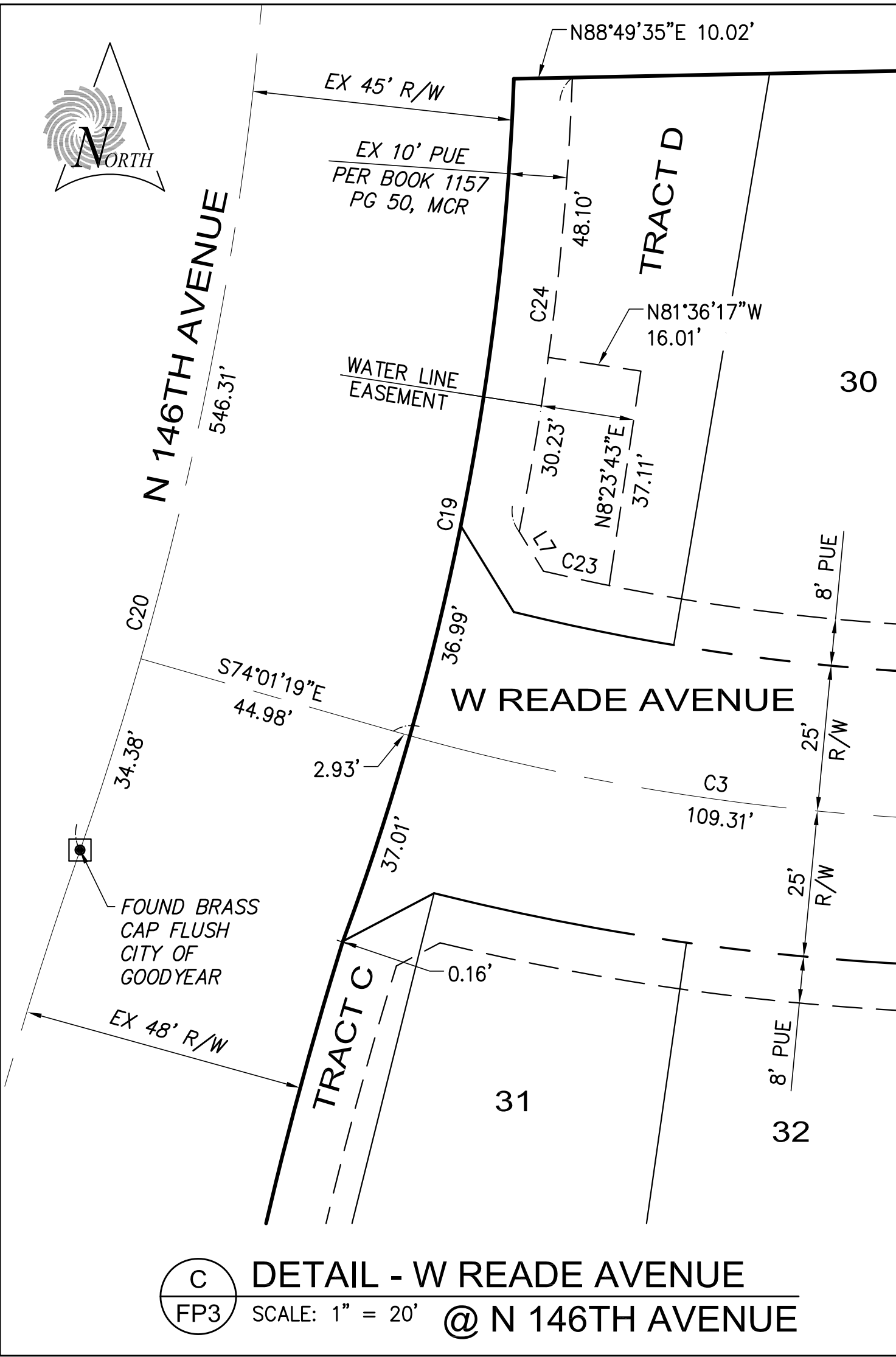
33' X 33' SIGHT VISIBILITY EASEMENT
- SVT

SIGHT VISIBILITY TRIANGLE
- VNAE

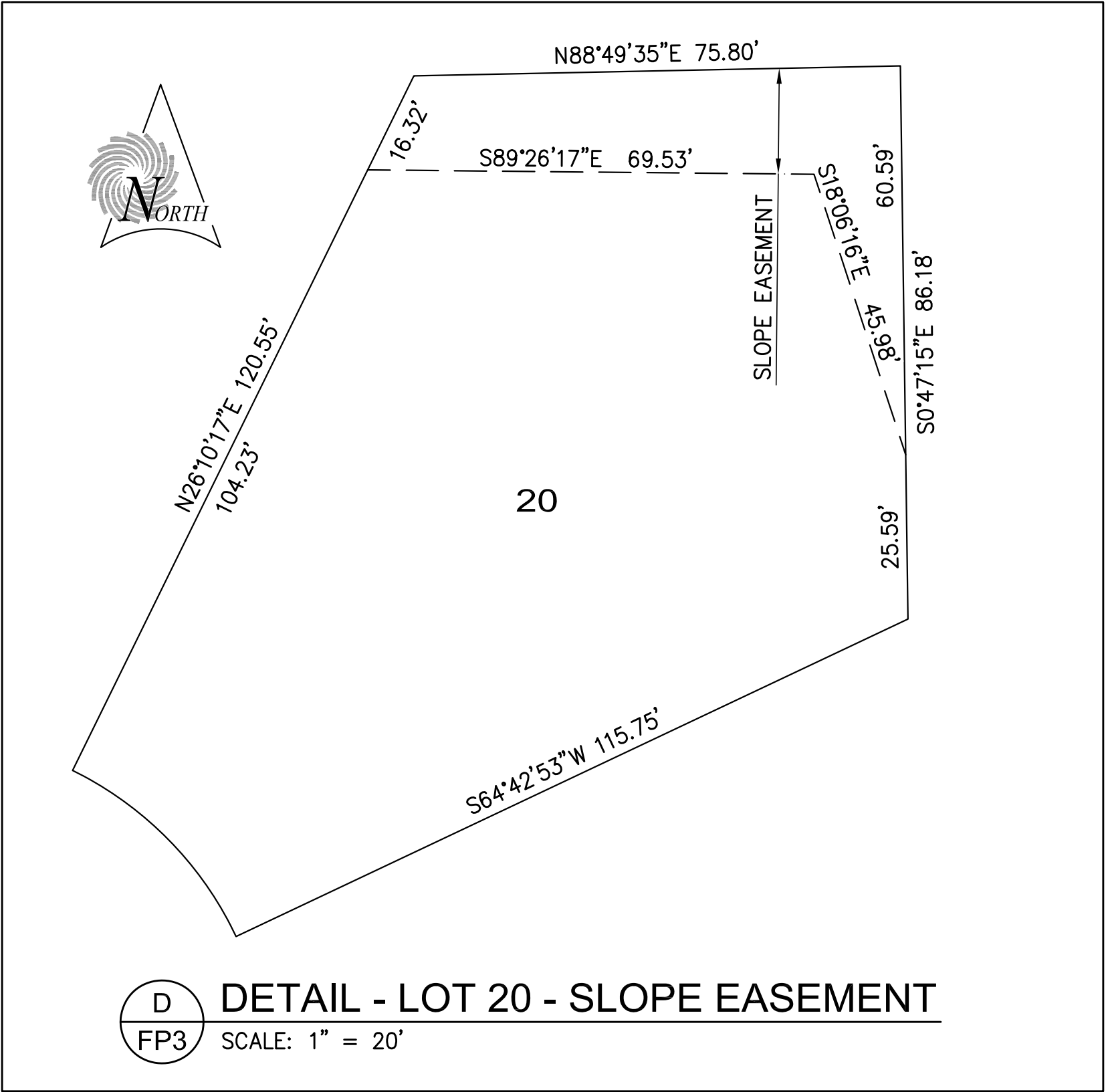
VEHICULAR NON-ACCESS EASEMENT



B
DETAIL - W PASADENA AVENUE
@ N 146TH AVENUE
SCALE: 1" = 20'



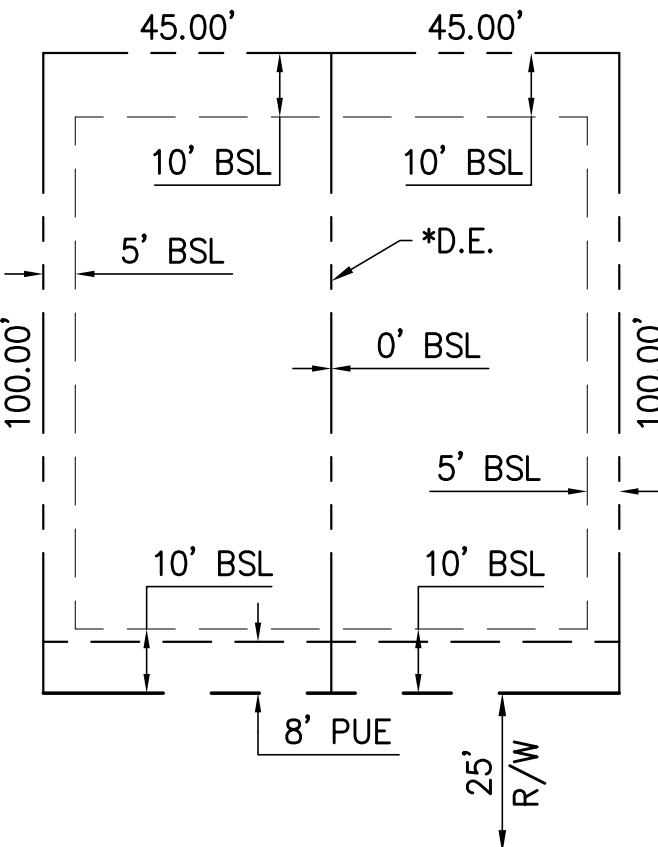
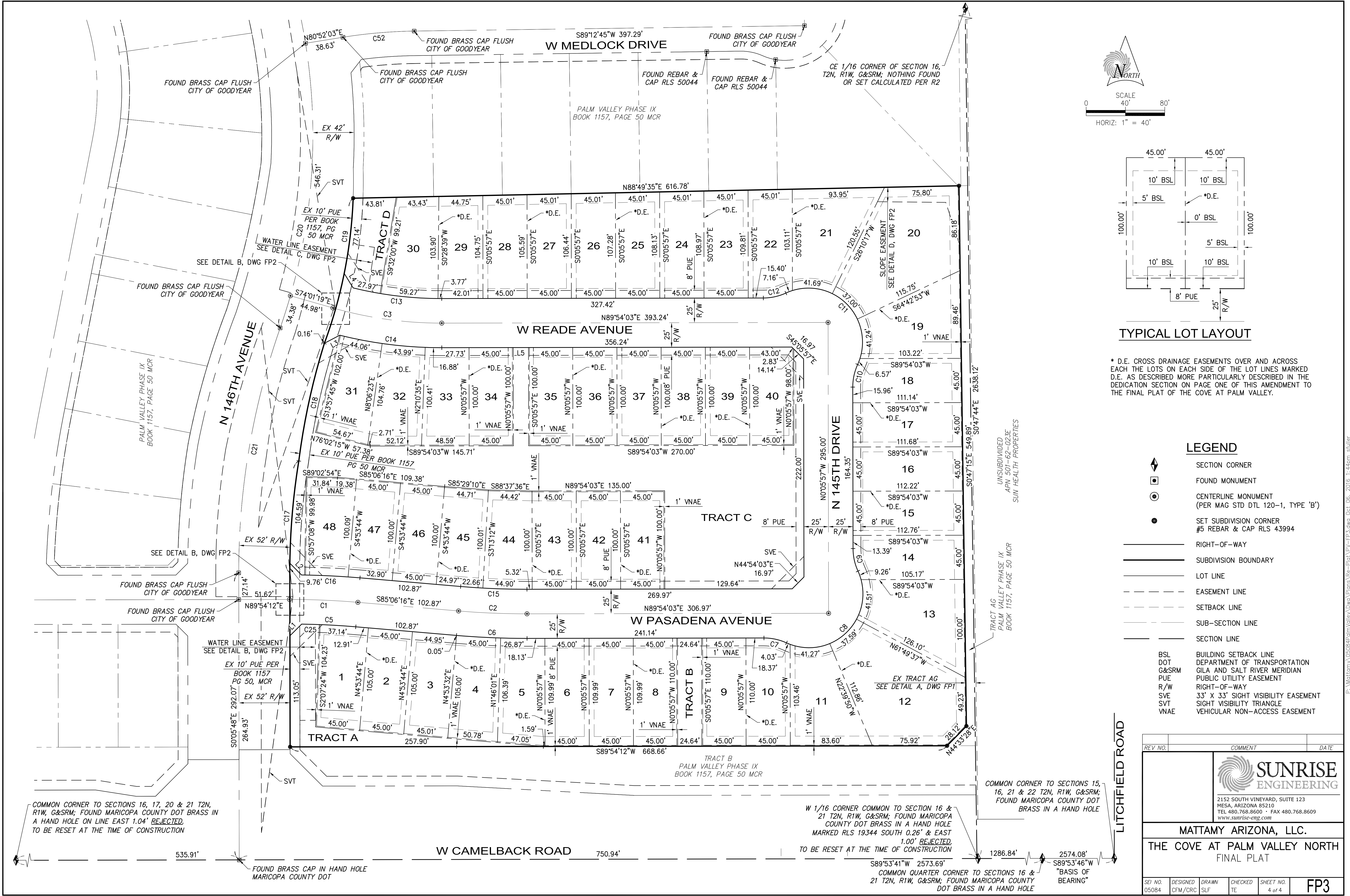
C
DETAIL - W READE AVENUE
@ N 146TH AVENUE
SCALE: 1" = 20'



D
DETAIL - LOT 20 - SLOPE EASEMENT
SCALE: 1" = 20'

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

REV NO.	COMMENT	DATE
<div><div><div><div><div><div></div><div>SUNRISE</div><div>ENGINEERING</div></div><div>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 · FAX 480.768.8609 www.sunrise-eng.com</div></div></div><div>MATTAMY ARIZONA, LLC.</div></div></div>		
THE COVE AT PALM VALLEY NORTH FINAL PLAT GENERAL NOTES & TABLES		
SEI NO. 05084	DESIGNED CFM/CRC	DRAWN SLF
CHECKED TE	SHEET NO. 3 of 4	FP2



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.

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
<div>SUNRISE ENGINEERING</div> <div>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com</div>		
MATTAMY ARIZONA, LLC.		
THE COVE AT PALM VALLEY NORTH FINAL PLAT		
SEI NO. 05084	DESIGNED CFM/CRC	DRAWN SLF
CHECKED TE	SHEET NO. 4 of 4	FP3