

A FINAL PLAT OF  
"SEDELLA PARCEL 2C"

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

DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SEDELLA PARCEL 2C, A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL 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 BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

WM PROJECT SELLER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS SUCCESSORS AND ASSIGNS AS OWNER, HEREBY DECLARES THAT ALL OF TRACTS BB, S AND W WITHIN THE SUBDIVISION AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED HEREIN AND TO THE EASEMENTS GRANTED HEREIN, TRACTS BB, S AND W ARE HEREBY CONVEYED TO SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ("HOA") AND SHALL BE MAINTAINED BY THE HOA. NO DWELLING UNITS SHALL BE CONSTRUCTED OVER SAID TRACTS.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS BB, S, AND W, AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES THE CITY OF GOODYEAR AND TO THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 SAID AREAS.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS ALL STREETS, INCLUDING TRACT BB, DESIGNATED ON PLAT FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, REFUSE COLLECTION, PUBLIC UTILITIES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

RESTRICTIVE COVENANTS

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

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACT S IS HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE 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 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 ATTORNEYS' 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 TRACT S.

WW PROJECT SELLER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL WASTEWATER LINE EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT BB DESIGNATED AS "WASTEWATER LINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT BB DESIGNATED AS "WASTEWATER LINE EASEMENT" THE WASTEWATER LINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATERLINES AND APPURTENANCES.

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FRED HERMANN

ITS PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ 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

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MC DOT BRASS CAP IN A HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22, MONUMENTED BY A 3 INCH MC DOT 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 BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 10°36'23" EAST, A DISTANCE OF 1040.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTH SEDELLA PARKWAY AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°46'45", AN ARC DISTANCE OF 177.50 FEET TO THE CURVE'S END;

THENCE SOUTH 89°10'22" EAST, A DISTANCE OF 229.47 FEET;

THENCE SOUTH 44°10'22" EAST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 88°43'30" EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 47°12'54" EAST, A DISTANCE OF 45.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 04°35'16" WEST, A DISTANCE OF 960.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°22'30", AN ARC DISTANCE OF 1329.94 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 41°20'07" WEST, A DISTANCE OF 45.53 FEET;

THENCE SOUTH 02°16'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SEDELLA PARCEL 1D AS RECORDED IN BOOK 929, PAGE 46, MARICOPA COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID SEDELLA PARCEL 1D THE FOLLOWING 18 COURSES AND DISTANCES;

1) THENCE SOUTH 87°43'23" WEST, A DISTANCE OF 5.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 02°16'37" EAST, A DISTANCE OF 13.58 FEET;

2) THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°15'04", AN ARC DISTANCE OF 13.33 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 58°31'41" WEST, A DISTANCE OF 31.42 FEET;

3) THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 112°30'07", AN ARC DISTANCE OF 61.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 53°58'27" WEST, A DISTANCE OF 13.58 FEET;

4) THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°15'04", AN ARC DISTANCE OF 13.33 FEET TO THE CURVE'S END;

5) THENCE SOUTH 87°43'23" WEST, A DISTANCE OF 37.42 FEET;

6) THENCE SOUTH 02°16'37" EAST, A DISTANCE OF 140.00 FEET;

7) THENCE SOUTH 75°14'27" WEST, A DISTANCE OF 184.36 FEET;

8) THENCE NORTH 27°21'12" WEST, A DISTANCE OF 126.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 73°34'28" WEST, A DISTANCE OF 55.00 FEET;

9) THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 77°11'49", AN ARC DISTANCE OF 74.10 FEET TO A POINT OF NON-TANGENCY;

10) THENCE SOUTH 03°37'21" WEST, A DISTANCE OF 139.17 FEET;

11) THENCE NORTH 74°28'55" WEST, A DISTANCE OF 384.22 FEET;

12) THENCE NORTH 74°29'47" WEST, A DISTANCE OF 180.00 FEET;

13) THENCE NORTH 78°32'18" WEST, A DISTANCE OF 85.55 FEET;

14) THENCE NORTH 88°38'36" WEST, A DISTANCE OF 178.73 FEET;

15) THENCE NORTH 84°03'32" WEST, A DISTANCE OF 114.44 FEET;

16) THENCE NORTH 71°46'43" WEST, A DISTANCE OF 102.61 FEET;

17) THENCE NORTH 71°46'31" WEST, A DISTANCE OF 90.01 FEET;

18) THENCE DEPARTING SAID NORTHERLY LINE, NORTH 70°53'12" WEST, A DISTANCE OF 90.00 FEET;

THENCE NORTH 19°06'48" EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 60°03'00" EAST, A DISTANCE OF 44.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS NORTH 60°03'00" EAST, A DISTANCE OF 55.00 FEET;

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

THENCE NORTH 70°53'12" WEST, A DISTANCE OF 135.33 FEET;

THENCE NORTH 19°07'09" EAST, A DISTANCE OF 360.00 FEET;

THENCE NORTH 23°22'07" EAST, A DISTANCE OF 90.25 FEET;

THENCE NORTH 19°06'48" EAST, A DISTANCE OF 125.41 FEET;

THENCE NORTH 37°47'03" EAST, A DISTANCE OF 90.13 FEET;

THENCE NORTH 10°36'23" EAST, A DISTANCE OF 117.00 FEET TO THE POINT OF BEGINNING.

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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018, 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 CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

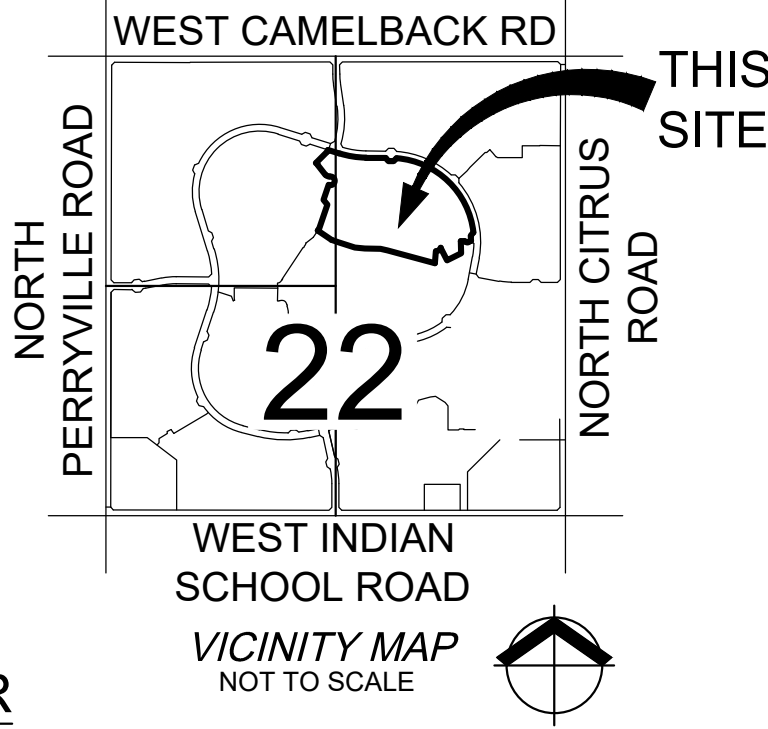
APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

TRACT USE AND AREA TABLE

TRACT	SQ. FT.	ACRE	PRIMARY USE	OWNER/MAINTAINED BY
TRACT BB	273,512	6.28	PRIVATE STREETS, EMERGENCY SERVICES, P.U.E, WASTEWATER	SEDELLA MASTER COMMUNITY ASSOCIATION
TRACT S	90,155	2.07	LANDSCAPE/RETENTION, P.U.E.	SEDELLA MASTER COMMUNITY ASSOCIATION
TRACT W	27,408	0.63	LANDSCAPE, P.U.E.	SEDELLA MASTER COMMUNITY ASSOCIATION

TOTAL TRACT AREA = 391,075 SQUARE FEET OR 8.98 ACRES MORE OR LESS



OWNER

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

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

SURVEYOR

ARTHUR L. SEARS III, R.L.S.  
CARDNO, INC.  
19621 N. 23RD DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
PH:(602)977-8000  
FX:(602)977-8099

SITE AREA

GROSS: 1,479,835 SQUARE FEET OR 33.97 ACRES MORE OR LESS.

LOT YIELD

75 LOTS

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.

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.

HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "SEDELLA PARCEL 2C" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

SEDELLA MASTER COMMUNITY ASSOCIATION,  
AN ARIZONA NON-PROFIT CORPORATION

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

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF THEREOF.

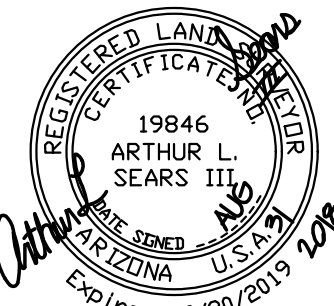
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

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

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 JANUARY 2018, 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.

ARTHUR L. SEARS III, R.L.S. #19846



FINAL PLAT

SEDELLA PARCEL 2C

MERITAGE HOMES OF ARIZONA, INC.

GOODYEAR, ARIZONA

DATE | 08/31/2018  
DRAWN | DME  
SURVEYED | MGB  
CHECKED | ALS  
PROJECT # | 4151100100  
SHEET TITLE  
COVER SHEET  
SHEET NUMBER

1 of 6





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, 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 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 RETENTION 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 DEVELOPER'S 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 GRASS (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 944, 956, 957, 962, 963, 966, 967, 970, 980, 987, 988, 995, 1011, 1013, 1014, 1018.

Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. LOTS 944, 956, 957, 962, 963, 966, 967, 970, 980, 987, 988, 995, 1011, 1013, 1014, 1018.

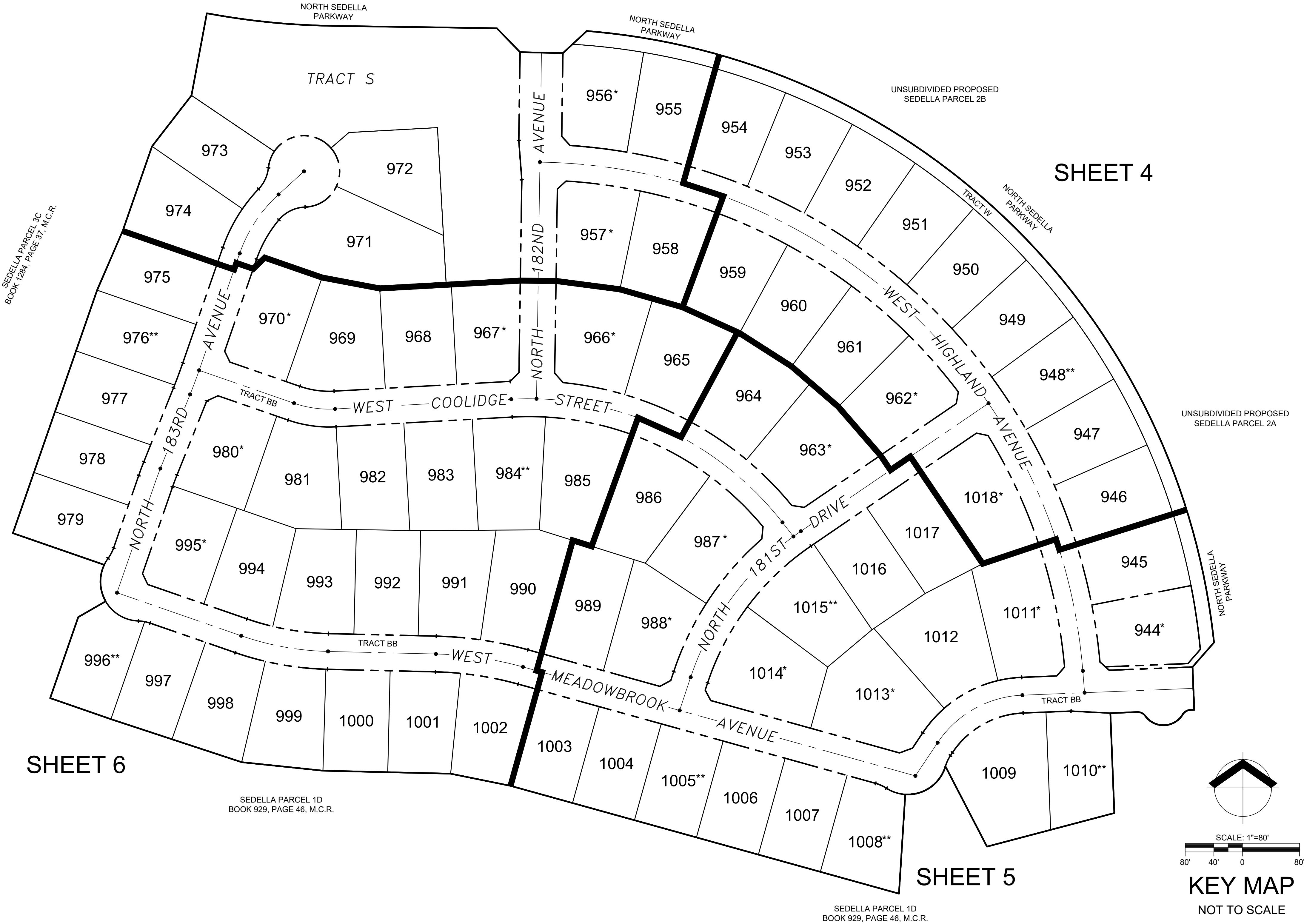
R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. LOTS 948, 976, 984, 996, 1005, 1008, 1010, 1015.

S. NO SCREEN WALLS OR RETAINING WALLS OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE PUBLIC UTILITY AND LANDSCAPE EASEMENTS.

UTILITY PROVIDER				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	SUBMITTED
WATER	EPCOR WATER	JOHN REYNOLDS	623-445-2400	05/08/17
SEWER	CITY OF GOODYEAR	ROBERT SILVER	623-882-7987	05/08/17
ELECTRIC	APS	SHANE BOTT	623-975-5775	05/08/17
TELEPHONE	CENTURYLINK	MATTHEW PHILLIPS	602-630-1393	05/08/17
NATURAL GAS	SOUTHWEST GAS	HENGAMEH NAJAFI	602-484-5294	05/08/17
CABLE TV	COX COMMUNICATIONS	SUZANNE HOLZER	623-328-3522	05/08/17
IRRIGATION	MARICOPA WATER DISTRICT	DISTRICT ENGINEER	623-546-8266	05/08/17

SHEET 3

UNSUBDIVIDED PROPOSED SEDELLA PARCEL 2B





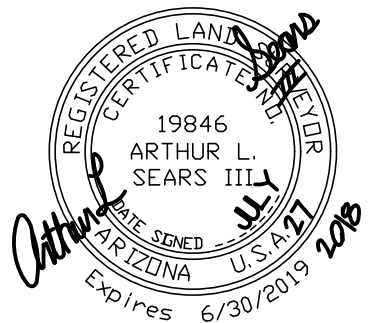
Shaping the Future



PHOENIX  
19621 N 27RD DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com

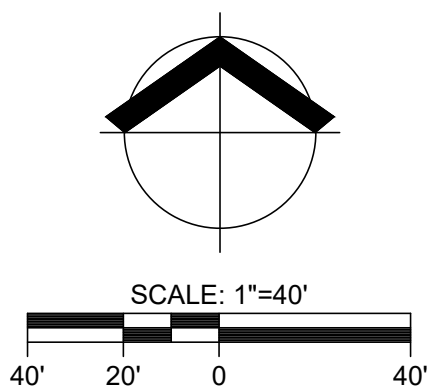
**FINAL PLAT**  
SEDELLA PARCEL 2C  
MERITAGE HOMES OF ARIZONA, INC.  
GOODYEAR, ARIZONA

DATE	DESCRIPTION	BY







DATE | 01/09/2018  
DRAWN | DME  
SURVEYED | MGB  
CHECKED | ALS  
PROJECT # | 4151100100  
SHEET TITLE | KEY MAP  
SHEET NUMBER

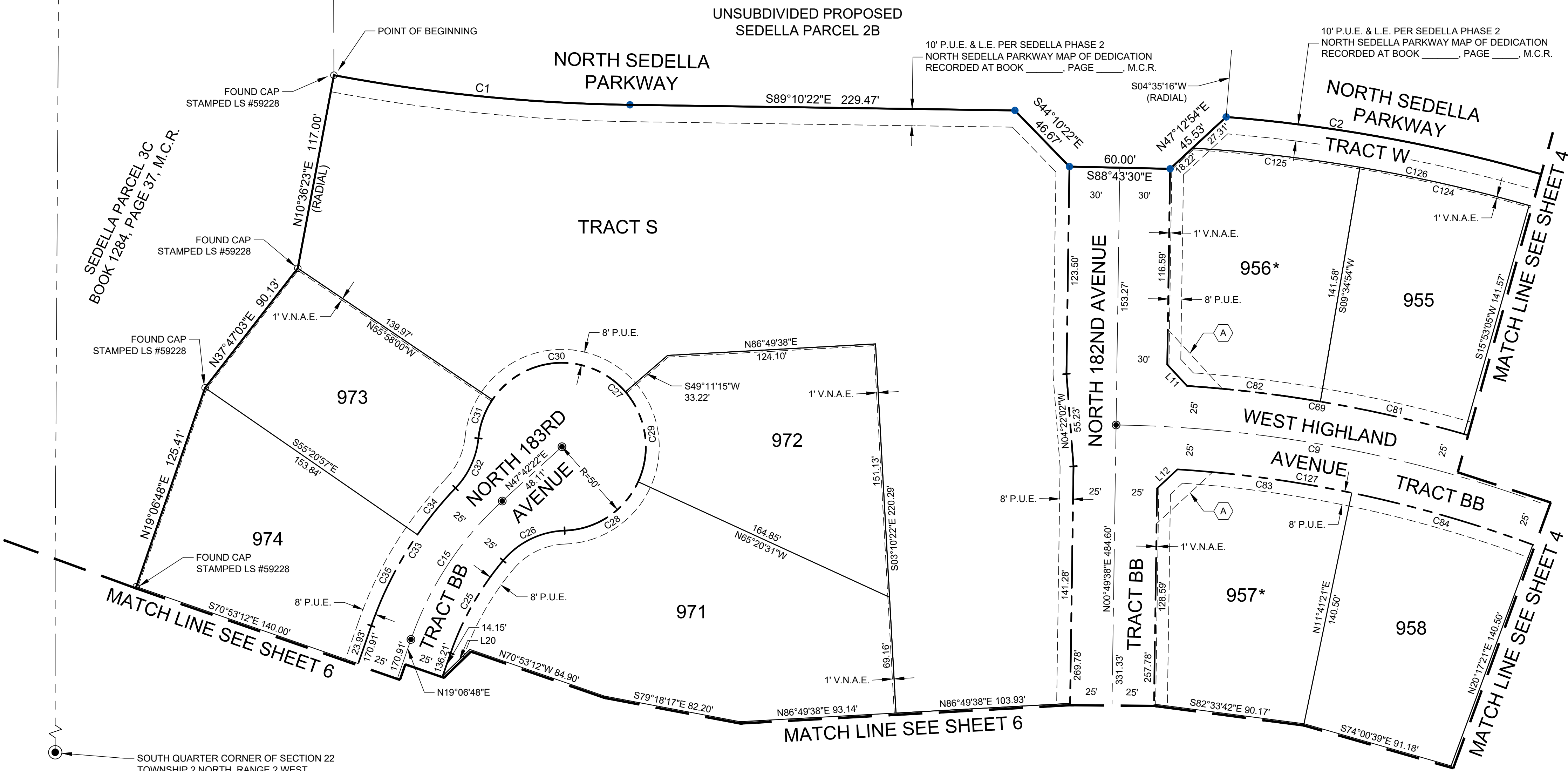




CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	9°46'45"	1040.00'	177.50'
C2	79°22'30"	960.00'	1329.94'
C9	54°52'39"	773.50'	740.85'
C15	28°35'34"	200.00'	99.81'
C25	20°53'59"	175.00'	63.83'
C26	48°07'06"	50.00'	41.99'
C27	262°23'11"	50.00'	229.98'
C28	63°28'24"	50.00'	55.39'
C29	65°28'14"	50.00'	57.13'
C30	105°09'15"	50.00'	91.76'
C31	28°17'18"	50.00'	24.69'
C32	38°03'05"	50.00'	33.21'
C33	24°40'59"	225.00'	96.93'
C34	9°08'44"	225.00'	35.91'
C35	15°32'15"	225.00'	61.02'
C69	80°52'03"	798.50'	1127.00'
C81	6°18'12"	798.50'	87.85'
C82	5°44'24"	798.50'	80.00'
C83	8°01'45"	748.50'	104.89'
C84	8°36'01"	748.50'	112.35'
C124	6°18'11"	940.10'	103.43'
C125	6°07'15"	940.10'	100.40'
C126	80°57'26"	940.10'	1328.34'
C127	49°12'44"	748.50'	642.90'

LINE TABLE		
NO.	BEARING	LENGTH
L11	S42°52'51"E	17.35'
L12	S47°00'50"W	16.62'
L20	N45°54'08"E	22.40'

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

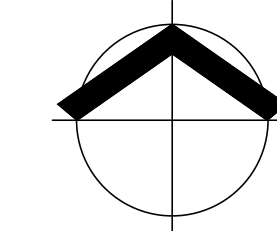
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DATE	01/09/2018
DRAWN	DME
SURVEYED	MGB
CHECKED	ALS
PROJECT #	4151100100
SHEET TITLE	
MAP SHEET	
SHEET NUMBER	









<i>NO.</i>	<i>BEARING</i>	<i>LENGTH</i>
L1	S04°32'55"E	30.68'
L2	S37°58'10"E	25.01'
L3	N18°23'12"E	48.97'
L6	N48°34'22"W	17.35'
L7	S41°30'06"W	16.60'
L8	S69°38'33"W	19.45'
L9	S28°02'51"E	16.54'
L14	S81°25'00"E	17.59'
L16	S05°28'09"W	17.19'
L17	S61°57'09"W	17.39'
L21	S65°34'51"E	3.05'

NO.	DELTA	RADIUS	LENGTH
C2	79°22'30"	960.00'	1329.94'
C3	56°15'04"	13.58'	13.33'
C4	112°30'07"	31.42'	61.69'
C5	56°15'04"	13.58'	13.33'
C6	77°11'49"	55.00'	74.10'
C8	84°3'27"	773.50'	1142.44'
C11	53°57'22"	150.00'	141.26'
C17	55°12'12"	450.00'	433.57'
C19	50°41'29"	450.00'	398.13'
C20	37°19'04"	400.00'	260.53'
C21	35°29'48"	400.00'	247.81'
C22	1°49'16"	400.00'	12.71'
C54	17°20'29"	55.00'	16.65'
C55	106°26'02"	55.00'	102.17'





<i>NO.</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>
C56	29°14'13"	55.00'	28.07'
C57	17°20'29"	55.00'	16.65'
C58	53°57'22"	125.00'	117.71'
C59	53°57'22"	175.00'	164.80'
C60	11°00'27"	175.00'	33.62'
C61	28°00'38"	175.00'	85.55'
C62	14°56'17"	175.00'	45.63'
C63	37°19'04"	375.00'	244.24'
C64	18°25'06"	375.00'	120.55'
C65	18°53'59"	375.00'	123.70'
C66	26°21'12"	748.50'	344.27'
C68	13°24'32"	748.50'	175.17'
C69	80°52'03"	798.50'	1127.00'
C70	5°47'29"	798.50'	80.71'

NO.	DELTA	RADIUS	LENGTH
C71	6°18'12"	798.50'	87.85'
C90	10°53'37"	475.00'	90.31'
C91	11°35'41"	475.00'	96.12'
C95	53°35'08"	425.00'	397.48'
C98	16°41'36"	425.00'	123.82'
C99	13°53'57"	425.00'	103.10'
C100	30°23'56"	425.00'	225.49'
C101	16°06'20"	425.00'	119.47'
C102	14°17'36"	425.00'	106.02'
C113	5°30'21"	940.10'	90.34'
C114	6°18'09"	940.10'	103.41'
C126	80°57'26"	940.10'	1328.34'



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

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

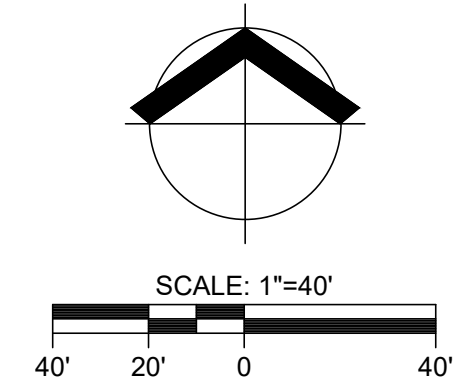
**FINAL PLAT**  
SEDELLA PARCEL 2C  
HERITAGE HOMES OF ARIZONA, INC.  
GOODYEAR, ARIZONA

[illegible]

DATE	01/09/2018
DRAWN	DME
SURVEYED	MGB
CHECKED	ALS
PROJECT #	4151100100
SHEET TITLE	
MAP SHEET	
SHEET NUMBER	



●	SURVEY MONUMENT (FOUND AS NOTED)
●	CORNERS OF THIS SUBDIVISION SET 1/2" BAR WITH CAP L5 #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
*	LOTS RESTRICTED TO SINGLE-STORY HOMES
**	LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION



LINE TABLE		
NO.	BEARING	LENGTH
L4	S44°11'59"W	17.45'
L5	N25°53'12"W	16.97'
L15	S42°03'34"E	17.58'
L18	N25°53'12"W	16.97'
L19	N65°16'12"E	17.31'
L20	N45°54'08"E	22.40'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C7	55°23'19"	55.00'	53.17'
C12	14°09'41"	500.00'	123.58'
C13	17°45'24"	400.00'	123.96'
C14	2°44'52"	800.00'	38.37'
C16	22°17'10"	150.00'	58.34'
C17	55°12'12"	450.00'	433.57'
C18	4°30'43"	450.00'	35.44'
C23	0°0'116"	475.00'	0.17'
C24	22°17'10"	125.00'	48.62'
C36	2°44'52"	775.00'	37.17'
C37	2°26'31"	775.00'	33.03'
C38	0°18'21"	775.00'	4.14'
C39	2°44'52"	425.00'	20.38'
C40	17°20'29"	55.00'	16.65'
C41	124°40'58"	55.00'	119.69'
C42	11°00'58"	55.00'	10.57'
C43	58°16'42"	55.00'	55.94'
C44	17°20'29"	55.00'	16.65'
C45	9°08'52"	55.00'	8.78'
C46	8°11'37"	55.00'	7.87'
C47	17°45'24"	425.00'	131.71'
C48	5°53'46"	425.00'	43.74'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C49	11°32'55"	425.00'	85.66'
C50	0°18'42"	425.00'	2.31'
C51	14°09'41"	475.00'	117.40'
C52	4°13'41"	475.00'	35.05'
C53	9°56'00"	475.00'	82.35'
C89	44°58'12"	475.00'	372.82'
C92	11°53'40"	475.00'	98.61'
C93	10°35'14"	475.00'	87.77'
C94	22°17'10"	175.00'	68.07'
C95	53°35'08"	425.00'	397.48'
C96	6°18'00"	425.00'	46.73'
C97	16°41'36"	425.00'	123.82'
C103	14°09'41"	525.00'	129.76'
C104	7°23'27"	525.00'	67.72'
C105	6°46'14"	525.00'	62.04'
C106	17°45'24"	375.00'	116.22'
C107	12°01'04"	375.00'	78.66'
C108	5°44'20"	375.00'	37.56'
C109	2°44'52"	375.00'	17.98'
C110	0°16'17"	375.00'	1.78'
C111	2°28'35"	375.00'	16.21'
C112	0°01'04"	825.00'	0.26'

# FINAL PLAT

SEDELLA PARCEL 2C

MERITAGE HOMES OF ARIZONA, INC.

GOODYEAR, ARIZONA

[illegible]

DATE	01/09/2018
DRAWN	DME
SURVEYED	MGB
CHECKED	ALS
PROJECT #	4151100100
SHEET TITLE	
MAP SHEET	
SHEET NUMBER	