

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH THREE-FOURTHS OF LOT 2, OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG THE SECTION LINE, A DISTANCE OF 150 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 335 FEET; THENCE AT A 90 DEGREE ANGLE SOUTH, A DISTANCE OF 150 FEET; THENCE AT A 90 DEGREE ANGLE EAST, A DISTANCE OF 335 FEET ALONG THE SECTION QUARTER LINE TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG THE SECTION LINE, A DISTANCE OF 359 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SECTION LINE, A DISTANCE OF 400 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 267 FEET; THENCE AT A 90 DEGREE ANGLE SOUTH, 400 FEET; THENCE AT A 90 DEGREE ANGLE EAST, 267 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG THE SECTION LINE, A DISTANCE OF 359 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 230 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST TO A POINT 240 FEET WEST OF THE EAST SECTION LINE; THENCE SOUTH PARALLEL TO THE EAST SECTION LINE TO A POINT WHICH IS 150 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE EAST ALONG A LINE 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 240 FEET TO A POINT ON THE EAST SECTION LINE; THENCE NORTH ALONG THE EAST SECTION LINE, A DISTANCE OF 91 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 230 FEET; THENCE NORTH PARALLEL TO AND 230 FEET WEST OF THE EAST SECTION LINE, A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING;

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 359 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE AT RIGHT ANGLES, WESTERLY A DISTANCE OF 230 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY A DISTANCE OF 118 FEET; THENCE AT RIGHT ANGLES, EASTERLY A DISTANCE OF 230 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE AT RIGHT ANGLES, NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 2:

THE SOUTH THREE-FOURTHS OF LOT 2, OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG THE SECTION LINE, A DISTANCE OF 150 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 335 FEET; THENCE AT A 90 DEGREE ANGLE SOUTH, A DISTANCE OF 150 FEET; THENCE AT A 90 DEGREE ANGLE EAST, A DISTANCE OF 335 FEET ALONG THE SECTION QUARTER LINE TO THE POINT OF BEGINNING;

PARCEL NO. 3:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG THE SECTION LINE A DISTANCE OF 359 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SECTION LINE A DISTANCE OF 200 FEET; THENCE AT A 90 DEGREE ANGLE WEST A DISTANCE OF 267 FEET; THENCE AT A 90 DEGREE ANGLE SOUTH 200 FEET; THENCE AT A 90 DEGREE ANGLE EAST 267 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 4:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

THENCE NORTH ALONG THE SECTION LINE, A DISTANCE OF 359 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 230 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST TO A POINT 240 FEET WEST OF THE EAST SECTION LINE; THENCE SOUTH PARALLEL TO THE EAST SECTION LINE TO A POINT WHICH IS 150 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE EAST ALONG A LINE 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 240 FEET TO A POINT ON THE EAST SECTION LINE; THENCE NORTH ALONG THE EAST SECTION LINE A DISTANCE OF 91 FEET; THENCE AT A 90 DEGREE ANGLE WEST, A DISTANCE OF 230 FEET; THENCE NORTH PARALLEL TO AND 230 FEET WEST OF THE EAST SECTION LINE, A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 5:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 359 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE AT RIGHT ANGLES, WESTERLY A DISTANCE OF 230 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY A DISTANCE OF 118 FEET; THENCE AT RIGHT ANGLES, EASTERLY A DISTANCE OF 230 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE AT RIGHT ANGLES, NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING;

NOTE: THE ABOVE DESCRIBED PARCEL CONTAINS 1,278,397 SQUARE FEET OR 29.3480 ACRES, MORE OR LESS.

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD. SUITE 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

QUYP DEVELOPMENT SERVICES L.L.C.
C/O CUYNH PALOMINO
17470 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255
CONTACT: ED REICHENBERG
PHONE: (602) 367-0464

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, ALSO BEING THE MONUMENT LINE OF SARIVAL AVENUE USING A BEARING OF N00°13'15"E. ACCORDING TO BOOK 773 OF MAPS PAGE 17 M.C.R.

BENCH MARK - C.O.G. DATUM

COG BENCHMARK G347 BEING A MCDOT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET. ELEVATION=996.48

COG BENCHMARK G325 BEING A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SARIVAL AVENUE AND YUMA ROAD. ELEVATION=973.08

PROJECT SUMMARY

BENNETT MEADOWS IN INTENDED TO DEVELOPMENT AS A FAMILY ORIENTED COMMUNITY THAT OFFERS A RANGE OF HOUSING TYPES AND ARCHITECTURAL GUIDELINES THAT ESTABLISHES QUALITY CONTROL AND COMMON AREA OPEN SPACE AMENITIES THAT WILL REINFORCE THE THE NEIGHBORHOOD CONCEPT.

A HOME OWNERS ASSOCIATION WILL BE CREATED TO ENSURE COMPLIANCE WITH SUBDIVISION STANDARDS AND GUIDELINES

UTILITIES

WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF GOODYEAR.
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
IRRIGATION SERVICE BY ROOSEVELT IRRIGATION DISTRICT

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
- 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.
- NO STRUCTURES 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.
- 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 SHRUBS 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- SIGNAGE IS NOT APPROVED WITH A PRELIMINARY PLAT. A SEPARATE REVIEW AND PERMITTING WILL BE REQUIRED FOR ALL SIGNAGE.
- ANY WORK ON THE IRRIGATION DELIVERY SYSTEM WILL REQUIRE COORDINATION WITH ROOSEVELT IRRIGATION DISTRICT.
- A DRAINAGE EASEMENT WILL BE DEDICATED WITH THE FINAL PLAT FOR THE AREA SOUTH OF BENNETT MEADOWS AND WITHIN CURTIS COMMONS THAT WILL OVERLAY THEIR ADJACENT RETENTION BASIN.

LANDSCAPE NOTE

ALL LANDSCAPING WITHIN THIS SUBDIVISION IS PRIVATE, TO BE OWNED AND MAINTAINED BY THE BENNETT MEADOWS HOMEOWNER'S ASSOCIATION

PUBLIC STREET NOTE

ALL STREETS WITHIN THIS SUBDIVISION ARE PUBLIC, TO BE OWNED AND MAINTAINED BY THE CITY OF GOODYEAR

SARIVAL AVENUE DEDICATION

EXISTING SARIVAL AVENUE RIGHT-OF-WAY: 40'
REQUIRED SARIVAL AVENUE RIGHT-OF-WAY: 55'
REQUIRED DEDICATION TO THE CITY OF GOODYEAR: 15'
REQUIRED DEDICATION FOR RIGHT TURN LANE INTO W. HARRISON STREET: 65'

SITE DATA

LOCATION: NORTHWEST CORNER OF SARIVAL AVENUE AND HARRISON STREET

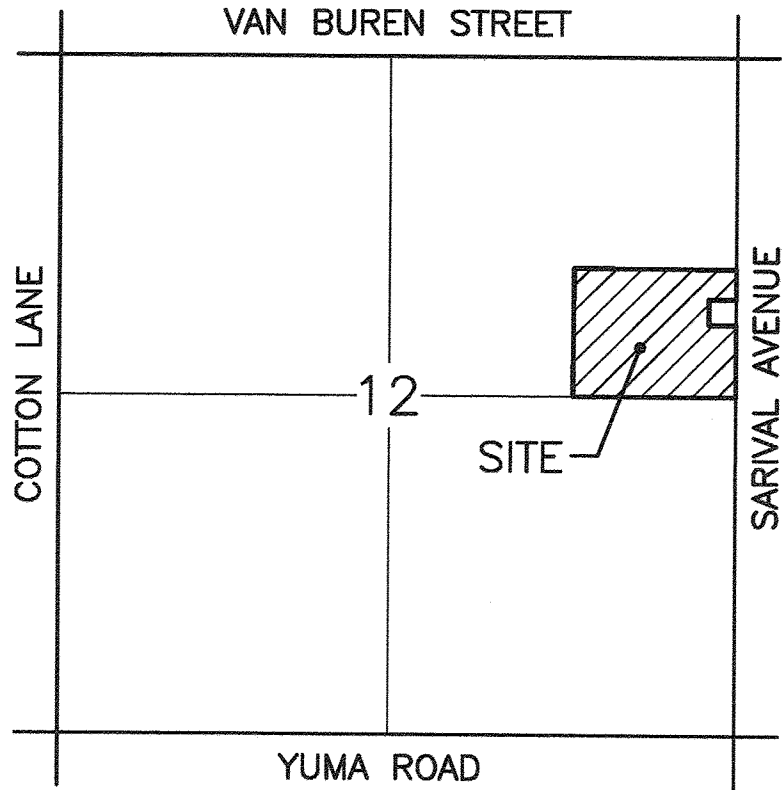
APN: 500-05-048, 500-05-026V, 500-05-039B, 500-05-039A & 500-05-026R

GROSS AREA: 28.8541 ACRES OR 1,256,885 S.F.
NET AREA: 27.7085 ACRES OR 1,206,982 S.F.
LOT AREA: 17.32 ACRES OR 754,311 S.F.
TRACT AREA: 5.35 ACRES OR 233,072 S.F.
INTERIOR R/W AREA: 5.09 ACRES OR 221,723 S.F.
DENSITY: 3.07 DWELLING UNITS/GROSS ACRE
EXISTING ZONING: R1-6
TOTAL NUMBER OF LOTS: 90
TOTAL NUMBER OF TRACTS: 8
TOTAL OPEN SPACE: 5.13 ACRES OR 223,637 S.F. (CONSISTING OF TRACTS "A"- "E")

MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM LOT DIMENSIONS: 60'x110'
MINIMUM LOT COVERAGE: 40% (2,800 S.F.)

PRELIMINARY PLAT FOR BENNETT MEADOWS

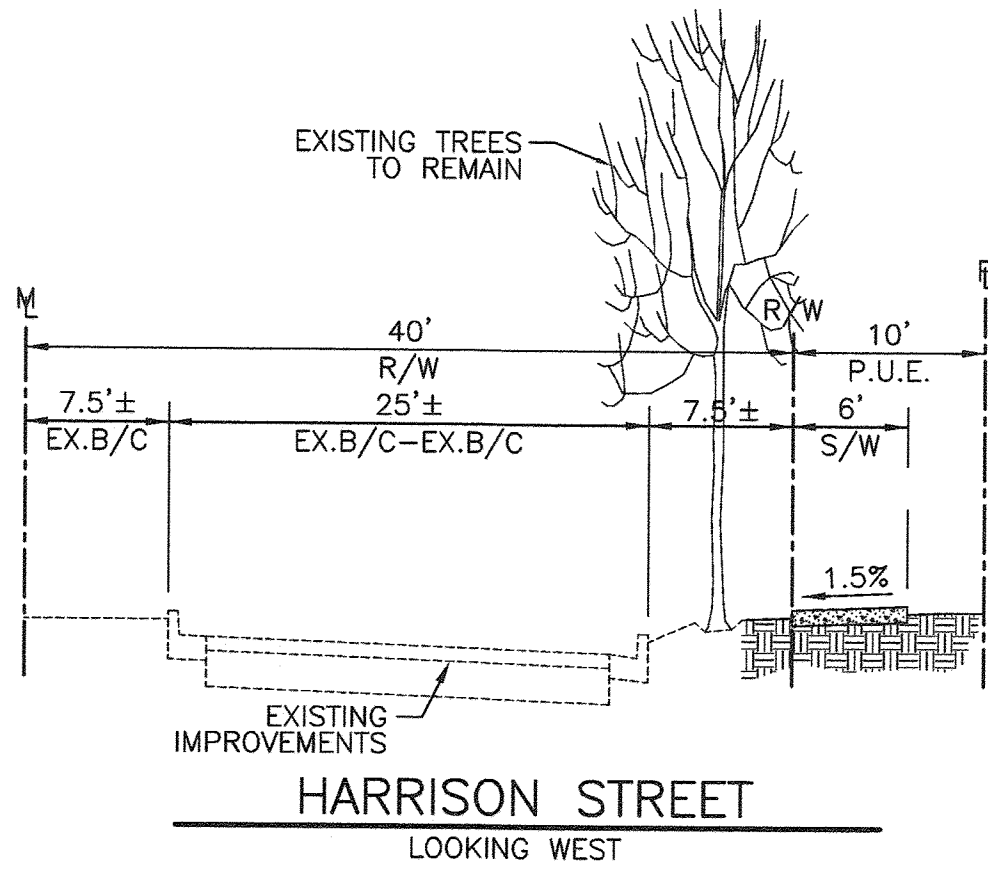
A SUBDIVISION OF THE EAST QUARTER OF LOT 3, SECTION 12, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
GOODYEAR, ARIZONA



NE 1/4 SECTION 12, T1N., R2W.

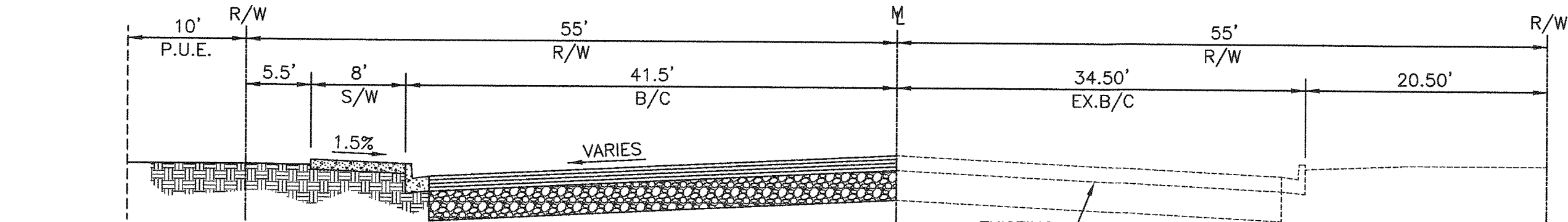
TRACT TABLE		
TRACT	USE	AREA (S.F.)
TRACT "A"	OPEN SPACE, LANDSCAPING, WATER, EMERGENCY ACCESS EASEMENT & P.U.E.	15,600.33
TRACT "B"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	43,267.84
TRACT "C"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	55,146.44
TRACT "D"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	41,271.72
TRACT "E"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION, SEWER EASEMENT & P.U.E.	68,350.93
TRACT "F"	LANDSCAPING & P.U.E.	6,032.06
TRACT "G"	LANDSCAPING & P.U.E.	2,213.53
TRACT "H"	LANDSCAPING & P.U.E.	1,189.43
TOTAL		233,072.28

NOTE: MAINTENANCE AND OWNERSHIP OF TRACTS "A" THROUGH "H" SHALL BE CONVEYED TO THE BENNETT MEADOWS HOMEOWNER'S ASSOCIATION.



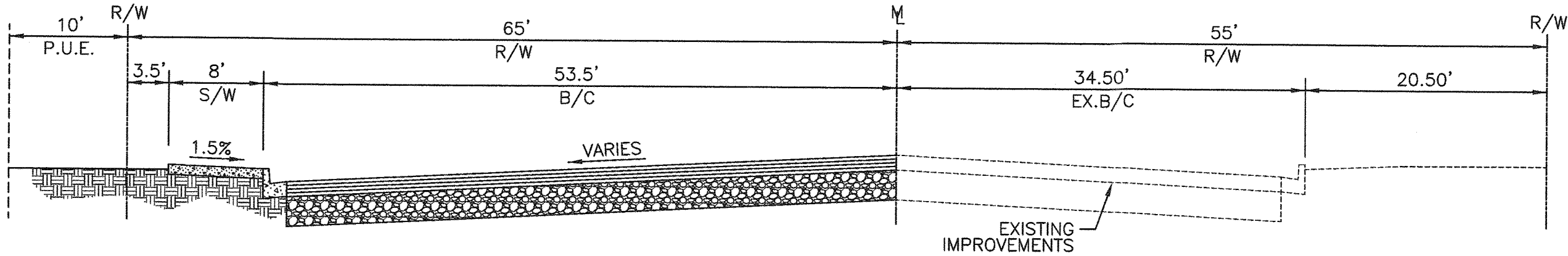
HARRISON STREET

LOOKING WEST



SARIVAL AVENUE

LOOKING NORTH

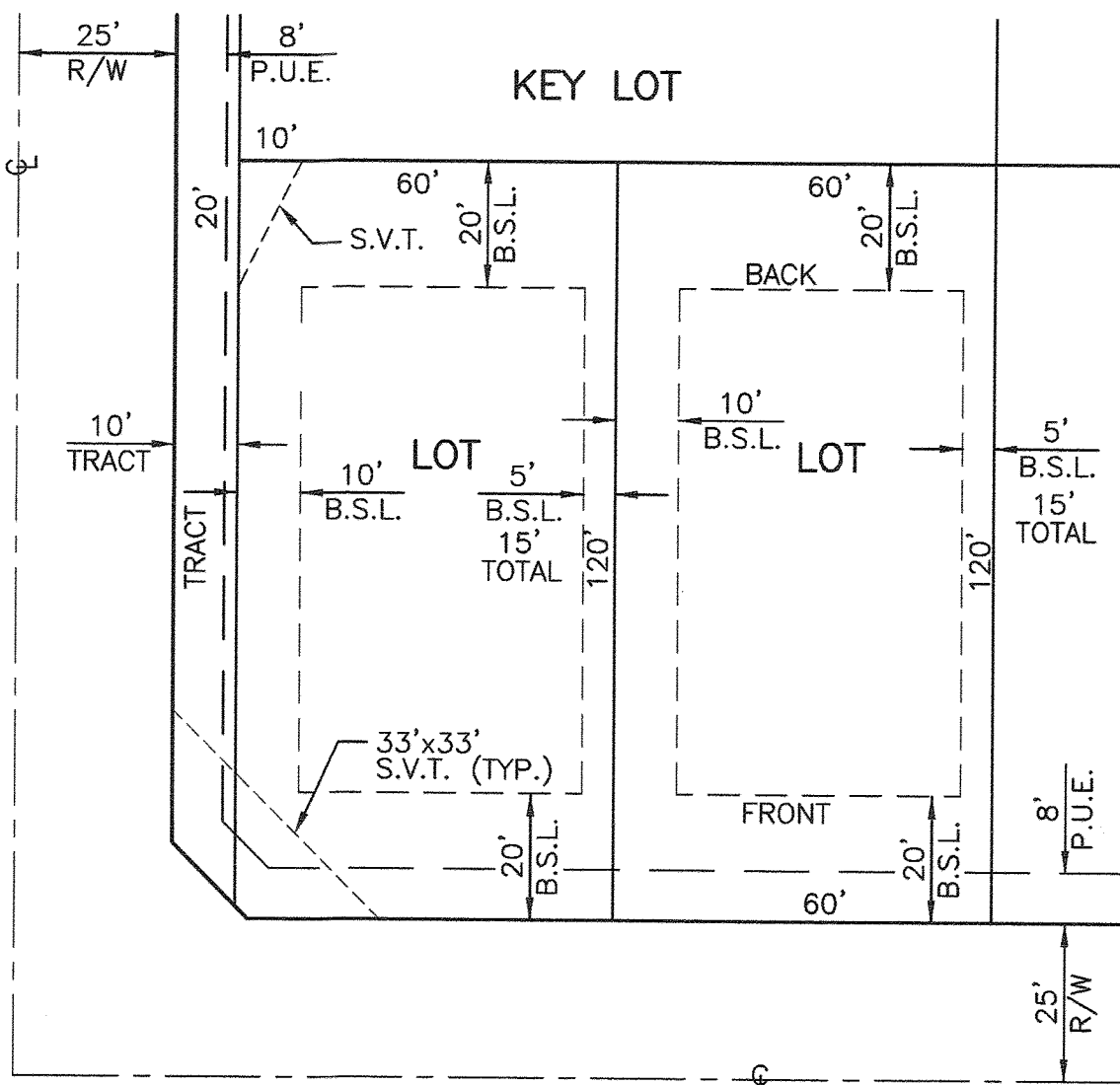


SARIVAL AVENUE RIGHT TURN LANE

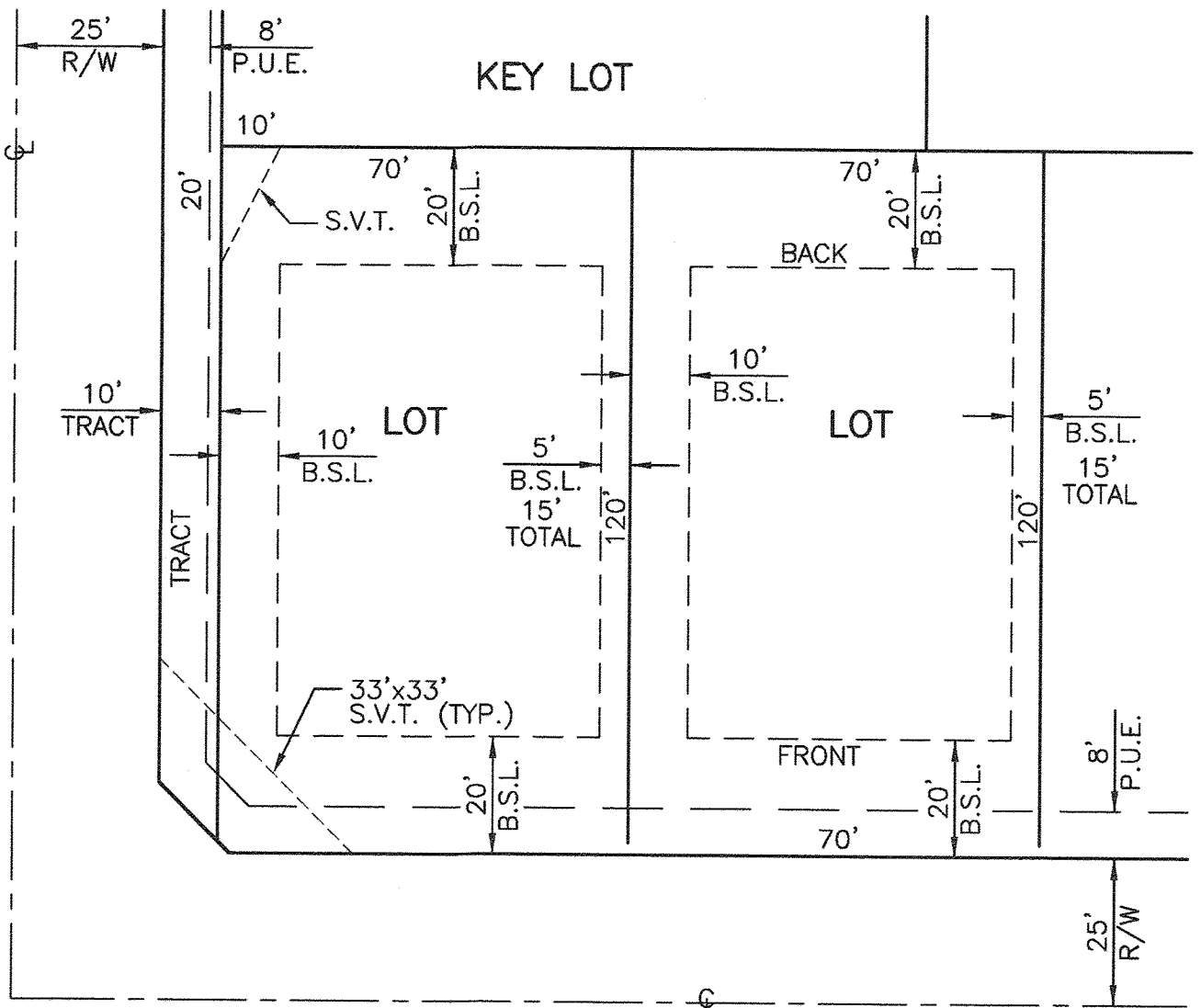
LOOKING NORTH

MEDIAN IMPROVEMENTS

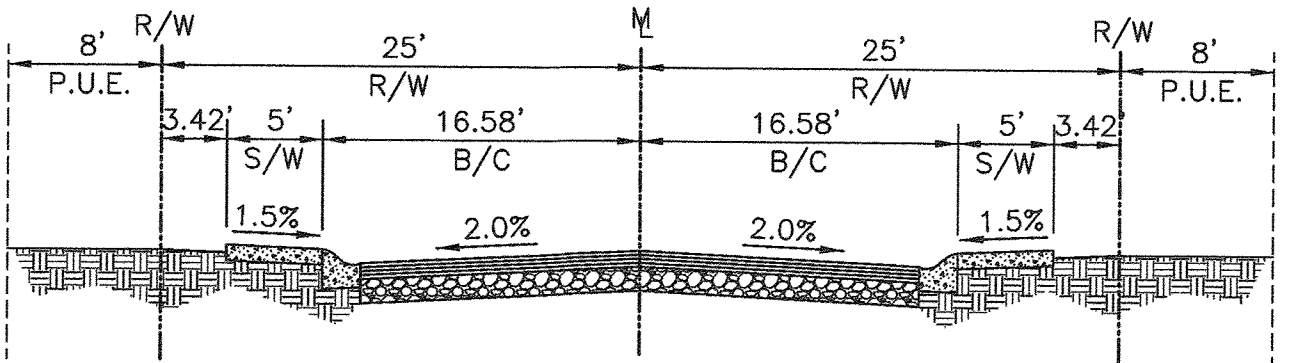
IN LIEU OF INSTALLING MEDIAN IMPROVEMENTS ALONG SARIVAL AVENUE, THE DEVELOPER WILL SUBMIT A PAYMENT FOR ONE-HALF THE COST OF MEDIAN IMPROVEMENTS



TYPICAL 60' LOT SETBACKS



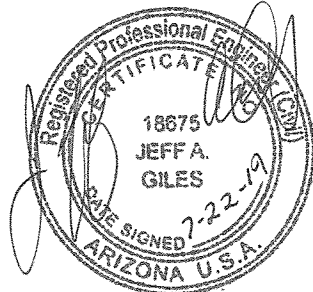
TYPICAL 70' LOT SETBACKS



TYPICAL INTERIOR STREET

Clouse Engineering, Inc.
ENGINEERS - SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
BENNETT MEADOWS



Revised
6-21-19
7-12-19
7-22-19

Date
3-21-19
As-Built
Job No.
180514

