

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL PERSONS 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 2B, 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.

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 FF, K, L, M, AND N INCLUSIVE, 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 TO THE CITY OF GOODYEAR AND THE SEDLLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, 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 VEHICULAR NON-ACCESS EASEMENT AREAS AS SHOWN ON THIS PLAT.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS K, L, M, N AND MM 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 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 A 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 TO ENFORCE THESE COVENANTS AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS 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 TRACTS K, L, M, N AND MM.

WWV 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 PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS AS EXCLUSIVE EASEMENT UPON, OVER AND ACROSS AND UNDER ALL STREETS, INCLUDING TRACT MM, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REMOVING, AND REPLACING WATER LINES, WASTEWATER LINES AND APPURTENANCES.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY CONVEYS TO THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SUBJECT TO THE COVENANTS AND EASEMENTS HEREIN, ALL TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS.

WWV PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND 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 TRACT MM FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND /OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

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.

WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: MERITAGE PASEO CROSSING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, ITS SOLE MEMBER

BY: FRED HERMANN, DIVISION PRESIDENT OF PHOENIX DIVISION

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

THE FOREGOING DOCUMENT WAS ACKNOWLEDGE BEFORE ME THIS DAY OF , 20 BY FRED HERMANN, AS DIVISION PRESIDENT OF PHOENIX DIVISION OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, THE SOLE MEMBER OF MERITAGE PASEO CROSSING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THE SOLE MEMBER OF WW PROJECT SELLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

MY COMMISSION EXPIRES , 20

NOTARY PUBLIC

SITE AREA

GROSS: 2,905,651 SQUARE FEET OR 66.70 ACRES MORE OR LESS.

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

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

A FINAL PLAT OF
"SEDELLA PARCEL 2B"

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

LEGAL DESCRIPTION

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

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 MONUMENTED BY A 1/2 INCH REBAR WITH AN ALUMINUM CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 MONUMENTED BY A 3 INCH MCDOT BRASS CAP IN A HANDHOLE BEARS, AS BASIS OF BEARINGS, NORTH 00°18'20" EAST, A DISTANCE OF 2641.76 FEET;

THENCE NORTH 00°18'20" EAST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1289.72 FEET;

THENCE NORTH 89°41'40" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°41'40" WEST, A DISTANCE OF 818.88 FEET;

THENCE NORTH 24°51'38" EAST, A DISTANCE OF 149.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 24°51'38" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°42'33", AN ARC DISTANCE OF 41.98 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 68°34'11" WEST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°58'35", AN ARC DISTANCE OF 17.26 FEET TO A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 50°35'36" WEST, A DISTANCE OF 1508.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°07'27", AN ARC DISTANCE OF 82.25 FEET;

THENCE NORTH 88°20'51" WEST, A DISTANCE OF 16.80 FEET;

THENCE SOUTH 46°03'49" WEST, A DISTANCE OF 240.17 FEET;

THENCE SOUTH 41°18'00" WEST, A DISTANCE OF 60.21 FEET;

THENCE SOUTH 46°03'49" WEST, A DISTANCE OF 123.56 FEET;

THENCE NORTH 43°56'11" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°46'58" WEST, A DISTANCE OF 47.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 42°35'33" WEST, A DISTANCE OF 1040.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°17'39", AN ARC DISTANCE OF 695.10 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 42°53'30" WEST, A DISTANCE OF 47.70 FEET;

THENCE NORTH 88°45'34" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 45°49'38" WEST, A DISTANCE OF 46.67 FEET;

THENCE NORTH 89°10'22" WEST, A DISTANCE OF 229.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 00°49'38" EAST, A DISTANCE OF 960.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°01'39", AN ARC DISTANCE OF 268.54 FEET TO A POINT OF NON-TANGENCY AND THE EASTERLY RIGHT OF WAY LINE OF NORTH SEDELLA PARKWAY AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 1283, PAGE 09, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1.) THENCE NORTH 27°23'29" WEST, A DISTANCE OF 46.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 73°28'47" WEST, A DISTANCE OF 1040.00 FEET;

2.) THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°27'53", AN ARC DISTANCE OF 444.07 FEET TO A POINT OF TANGENCY;

3.) THENCE NORTH 07°56'41" WEST, A DISTANCE OF 255.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°03'19" EAST, A DISTANCE OF 760.00 FEET;

4.) THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°06'44", AN ARC DISTANCE OF 107.60 FEET TO A POINT OF TANGENCY;

5.) THENCE NORTH 00°10'03" EAST, A DISTANCE OF 107.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST CAMELBACK ROAD AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 1312, PAGE 48, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 45°10'03" EAST, A DISTANCEOF 46.67 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°49'57" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 38.31 FEET;

THENCE SOUTH 80°54'07" EAST, A DISTANCE OF 41.36 TO A POINT ON A LINE PARALLEL WITH AND 71.42 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°49'57" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.81 FEET;

THENCE SOUTH 00°10'03" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 73.42 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°49'57" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET;

THENCE NORTH 78°16'49" EAST, A DISTANCE OF 40.88 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°49'57" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2286.97 FEET;

THENCE SOUTH 44°45'48" EAST, A DISTANCE OF 46.61 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°18'20" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 40.10 FEET;

THENCE SOUTH 09°14'11" WEST, A DISTANCE OF 28.47 FEET TO A POINT ON A LINE PARALLEL WITH AND 59.42 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°18'20" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.81 FEET;

THENCE NORTH 89°41'40" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 61.42 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°18'20" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 08°48'45" EAST, A DISTANCE OF 40.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°18'20" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1081.86 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 , 20

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

BY: CHRISTINE CAIN ITS: PROPERTY AND CONTRACTS MANAGER
BY: GLEN VORTHERMS ITS: ASSISTANT SECRETARY

MERITAGE HOMES OF ARIZONA, INC. AN ARIZONA CORPORATION

BY: FRED HERMANN ITS: DIVISION PRESIDENT OF PHOENIX DIVISION

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

ON THIS, THE DAY OF , 20, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINE CAIN, WHO ACKNOWLEDGED HERSELF TO BE THE PROPERTY AND CONTRACTS MANAGER 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 , 20, 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

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

ON THIS, THE DAY OF , 20, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRED HERMANN, WHO ACKNOWLEDGED HIMSELF TO BE THE DIVISION PRESIDENT OF PHOENIX DIVISION, AT THE MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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

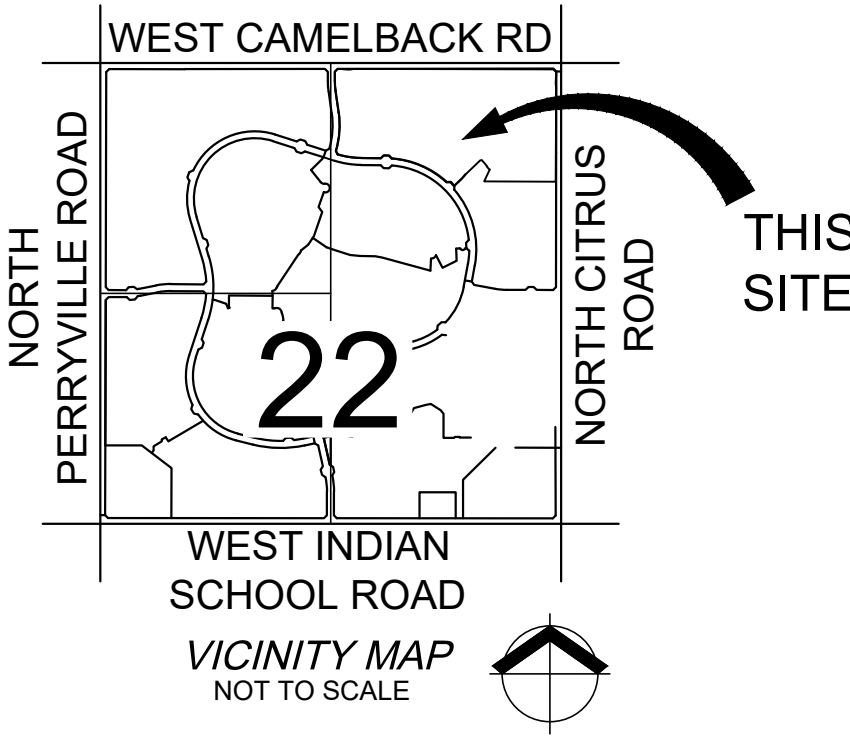
NOTARY PUBLIC

TRACT USE AND AREA TABLE

TRACT	PRIMARY USE	OWNERSHIP/ MAINTENANCE	SQ. FT.	ACRE
TRACT FF	LANDSCAPE/PUE	*	16415	0.377
TRACT L	LANDSCAPE AND DRAINAGE/PUE	*	75387	1.731
TRACT M	LANDSCAPE AND DRAINAGE/PUE	*	74398	1.708
TRACT MM	PRIVATE STREETS, EMERGENCY SERVICES, WASTEWATER, DRAINAGE	*	504419	11.580
TRACT N	LANDSCAPE AND DRAINAGE/PUE	*	42587	0.978

* SEDELLA MASTER COMMUNITY ASSOCIATION

TOTAL TRACT AREA =1,125,319 SQUARE FEET OR 25.834 AC. 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.

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 PERSONS BY THESE PRESENTS:

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

SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION.

BY: DATE:

ITS:

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF , 20, BY , AS OF THE SEDELLA MASTER COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, ON BEHALF THEREOF.

MY COMMISSION EXPIRES:

EXPIRES: , 20

NOTARY PUBLIC

FINAL PLAT APPROVALS

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR,

ARIZONA THIS DAY OF , 20

BY: CITY ENGINEER: REBECCA ZOOK

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR,

ARIZONA THIS DAY OF , 20

BY: MAYOR: GEORGIA LORD

ATTEST: CITY CLERK: DARCIE McCracken

CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS COMPLETED UNDER MY DIRECTION DURING THE MONTH OF JULY 2019, 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.

JAMES M. HART, R.L.S. #57999



FINAL PLAT

SEDELLA PARCEL 2B

MERITAGE HOMES OF ARIZONA, INC.

GOODYEAR, ARIZONA

BY	DATE	DESCRIPTION



DATE	DEC 2019
DRAWN	SWR
SURVEYED	MJH
CHECKED	MJH
PROJECT #	4151100100
SHEET TITLE	

SHEET NUMBER

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 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 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.

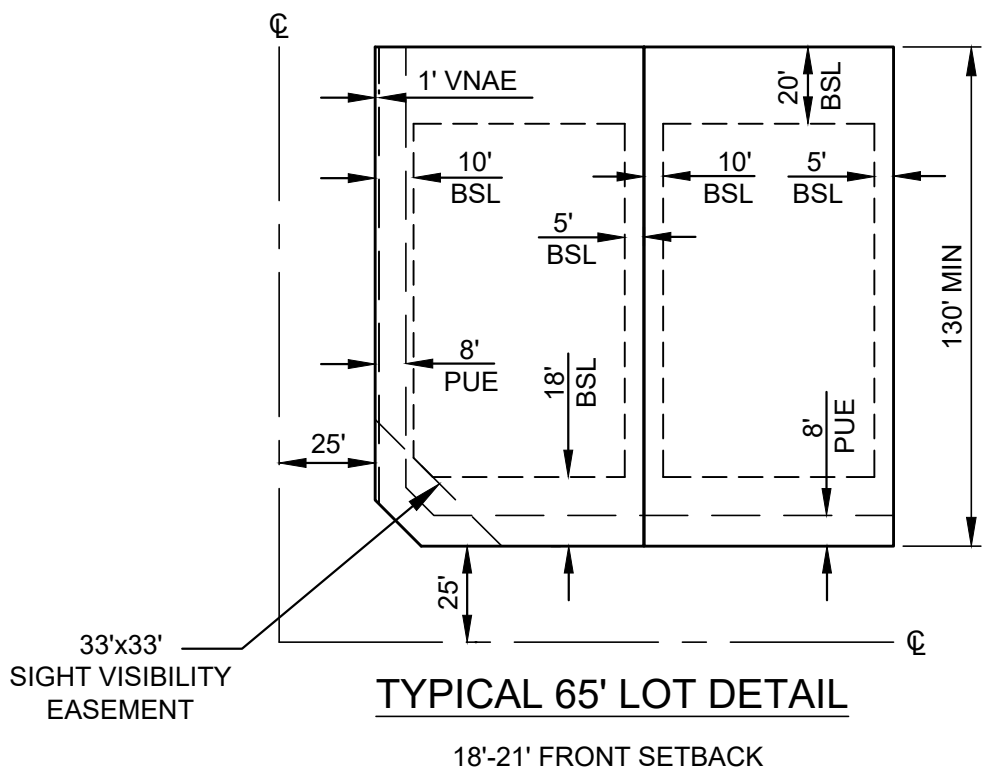
P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. LOTS 388,400,445,449,450,461,462,469,479,493,494,512,517,518,529,530,538,543,544,552,553,561,562,591,597,598.

Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. LOTS 388,400,445,449,450,461,462,469,479,493,494,512,517,518,529,530,538,543,544,552,553,561,562,591,597,598.

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 395,446,464,465,485,486,505,515,516,541,542,547,548,580,581.

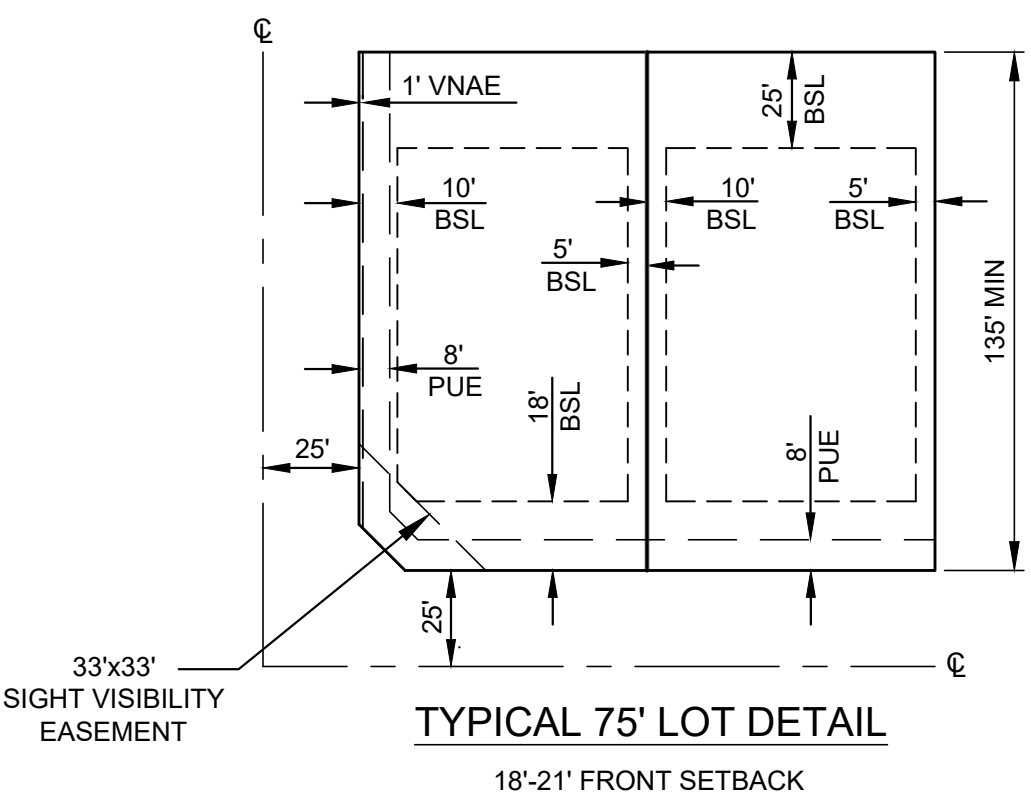
S. NO SCREEN WALLS OR RETAINING WALLS OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE PUBLIC UTILITY AND LANDSCAPE EASEMENTS.

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	ANDREW FRASER	623-546-8266	05/08/17



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.

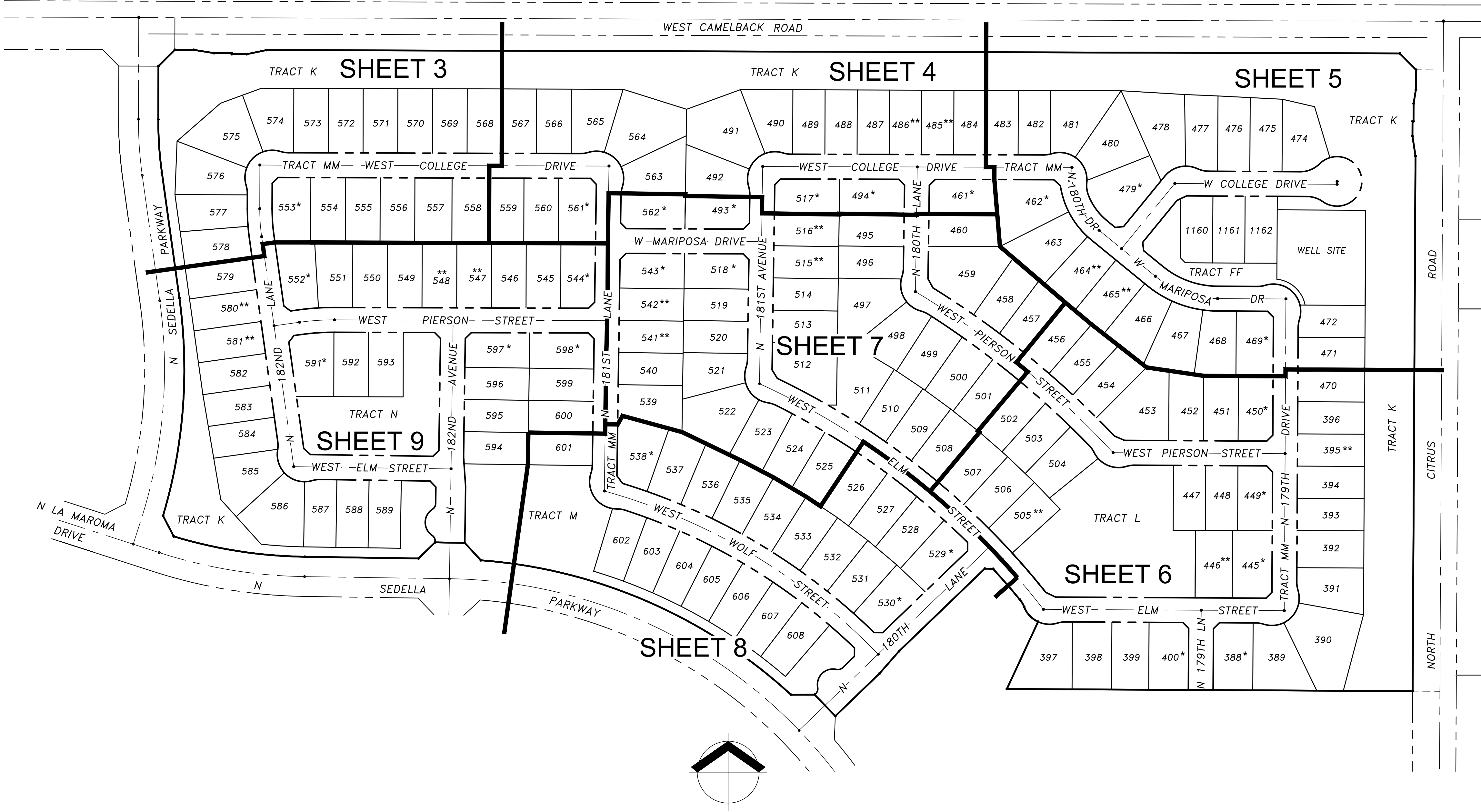


NOTE: FRONT YARD SETBACK MAY BE REDUCED TO 10' WHEN FRONT PORCH, LIVABLE SPACE OR SIDE ENTRY GARAGE ELEMENTS ARE PROVIDED.

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

LEGEND

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



LOT SUMMARY TABLE

<i>LOT #</i>	<i>AREA (SF)</i>
388	10808
389	12850
390	18419
391	11002
392	10125
393	8775
394	8775
395	8775
396	8775
397	13505
398	10841
399	10200
400	10808
445	10808
446	10200
447	8515
448	8515
449	9098
450	9098
451	9170

LOT SUMMARY TABLE

LOT #	AREA (SF)
452	9518
453	15153
454	9596
455	8879
456	8716
457	8827
458	9131
459	15911
460	9170
461	9339
462	13800
463	12303
464	10178
465	9896
466	11094
467	11483
468	9981
469	9753
470	8775
471	8775

LOT SUMMARY TABLE

LOT #	AREA (SF)
472	8635
474	10853
475	9589
476	9783
477	9886
478	14644
479	12683
480	13288
481	12600
482	8442
483	8450
484	8450
485	8450
486	8450
487	8450
488	8450
489	8450
490	10313
491	16287
492	10230

LOT SUMMARY TABLE

<i>LOT #</i>	<i>AREA (SF)</i>
493	8448
494	9167
495	8515
496	8483
497	13190
498	10313
499	9426
500	9672
501	8757
502	8756
503	8753
504	10093
505	9426
506	9426
507	9426
508	9370
509	8756
510	8756
511	12339
512	12934

LOT SUMMARY TABLE

LOT #	AREA (SF)
513	8515
514	8515
515	8515
516	8515
517	9170
518	9097
519	8450
520	8450
521	9745
522	14288
523	9537
524	9486
525	9486
526	9486
527	9486
528	9158
529	9523
530	9586
531	9489
532	9489

LOT SUMMARY TABLE

LOT #	AREA (SF)
533	9489
534	9489
535	9489
536	9557
537	10352
538	11166
539	10123
540	8450
541	8450
542	8450
543	9098
544	8968
545	9170
546	9170
547	9170
548	9170
549	9170
550	9170
551	9563
552	10055

LOT SUMMARY TABLE

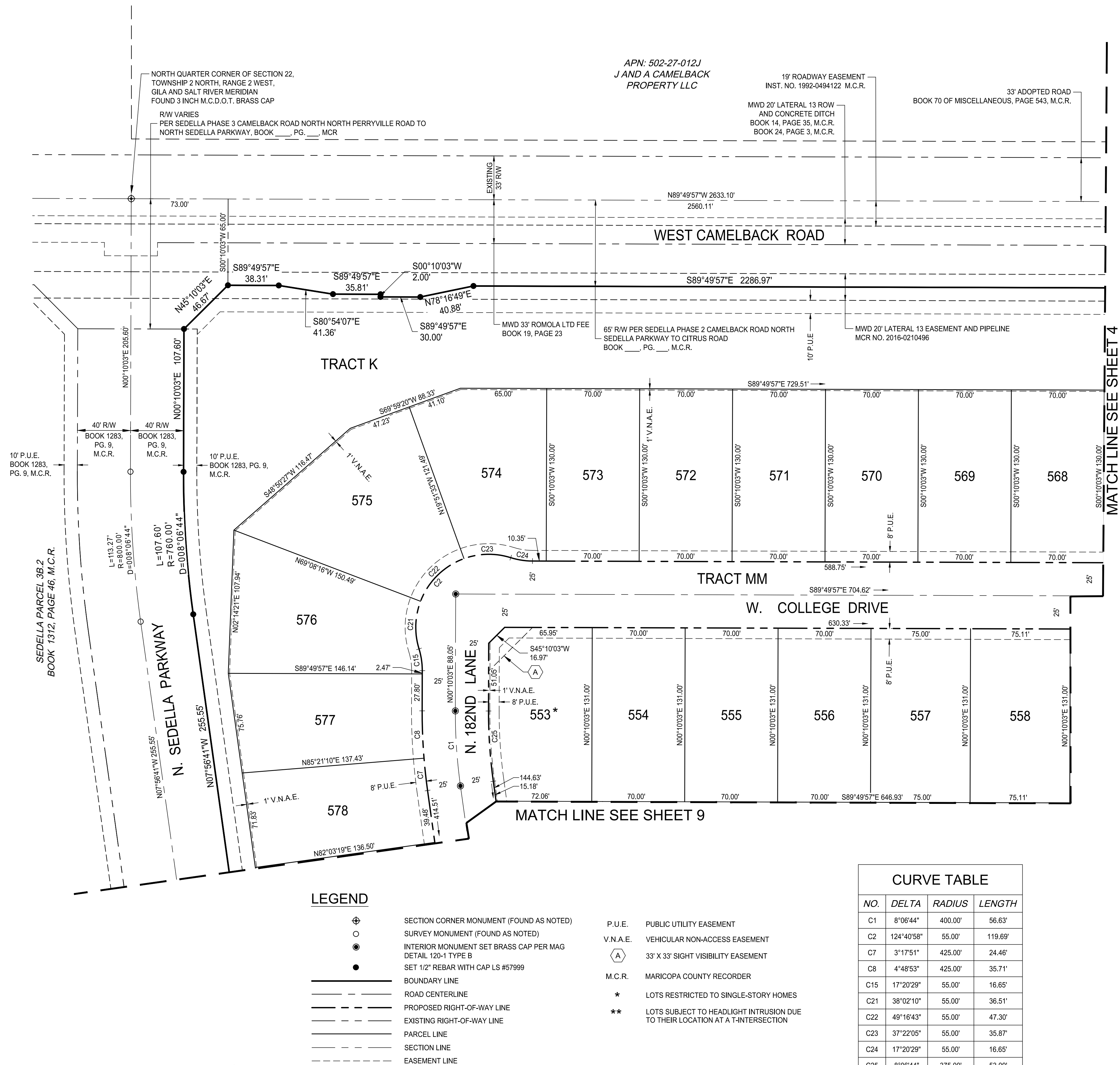
<i>LOT #</i>	<i>AREA (SF)</i>
553	10001
554	9170
555	9170
556	9170
557	9825
558	9840
559	9170
560	9170
561	9820
562	9095
563	11030
564	16160
565	10936
566	9100
567	9100
568	9100
569	9100
570	9100
571	9100
572	9100

LOT SUMMARY TABLE

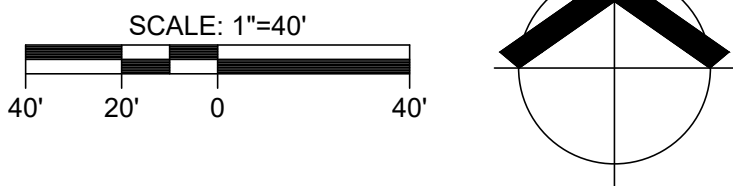
LOT #	AREA (SF)
573	9100
574	10592
575	13435
576	11576
577	9805
578	9273
579	8873
580	8872
581	8873
582	8872
583	8809
584	8670
585	11786
586	13862
587	8795
588	8873
589	8873
591	10632
592	9100
593	9100

LOT SUMMARY TABLE

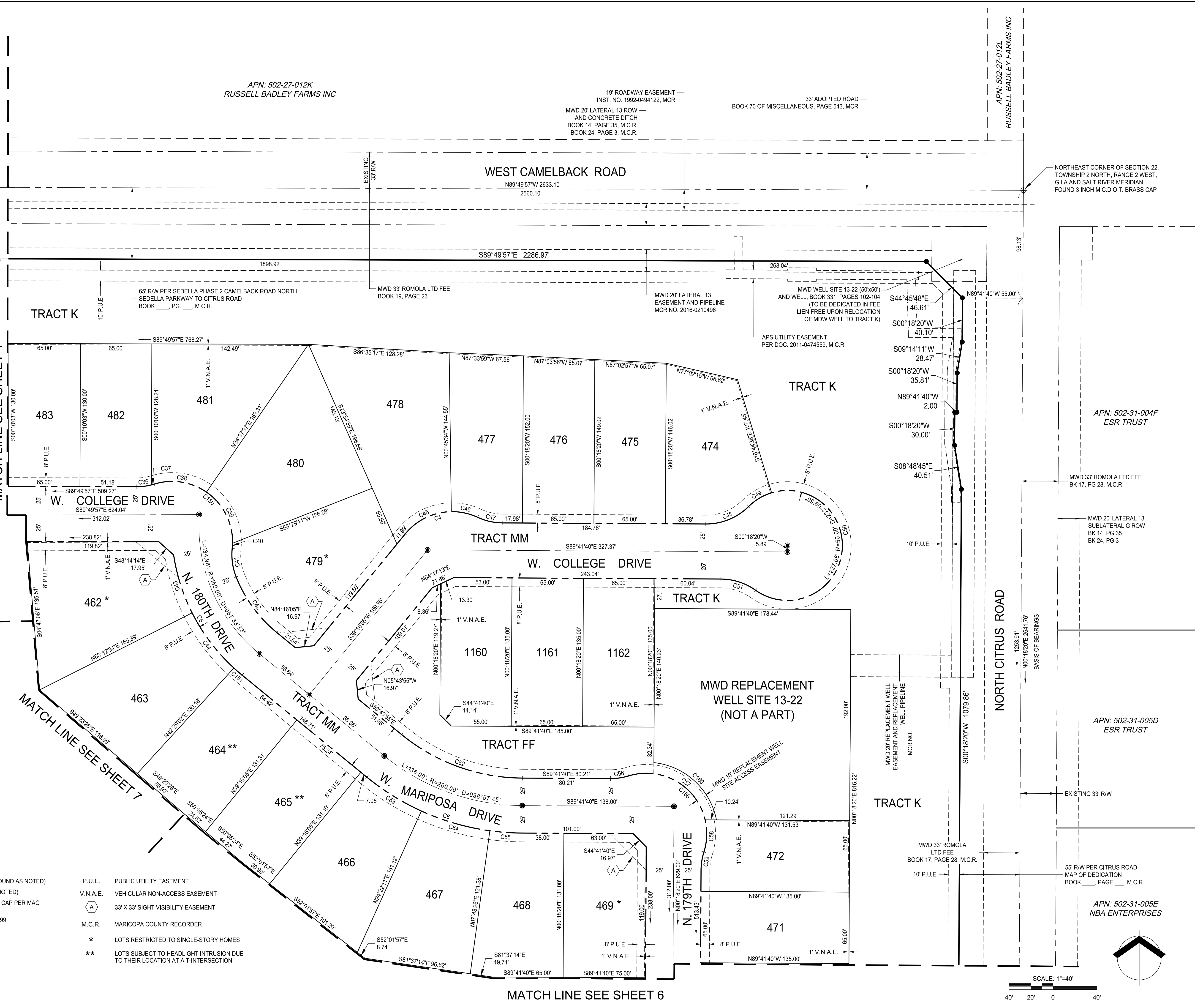
LOT #	AREA (SF)
594	8441
595	8450
596	8450
597	9098
598	9293
599	8450
600	8450
601	8450
602	9167
603	9214
604	9213
605	9213
606	9213
607	9213
608	9315
1160	8691
1161	8775
1162	8775














CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	8°06'44"	400.00'	56.63'
C2	124°40'58"	55.00'	119.69'
C7	3°17'51"	425.00'	24.46'
C8	4°48'53"	425.00'	35.71'
C15	17°20'29"	55.00'	16.65'
C21	38°02'10"	55.00'	36.51'
C22	49°16'43"	55.00'	47.30'
C23	37°22'05"	55.00'	35.87'
C24	17°20'29"	55.00'	16.65'
C25	8°06'44"	375.00'	53.09'


[illegible]

DATE	DEC 2019
DRAWN	SWR
SURVEYED	MJH
CHECKED	MJH
PROJECT #	4151100100
SHEET TITLE	



LEGEND

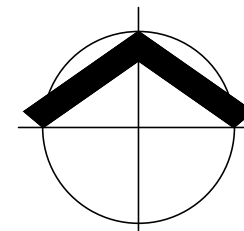
	SECTION CORNER MONUMENT
	SURVEY MONUMENT (FOOTING)
	INTERIOR MONUMENT SET DETAIL 120-1 TYPE B
	SET 1/2" REBAR WITH CAP
	BOUNDARY LINE
	ROAD CENTERLINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PARCEL LINE
	SECTION LINE
	EASEMENT LINE

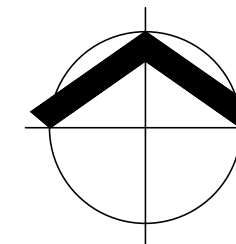
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
	33' X 33' SIGHT VISIBILITY EASEMENT
M.C.R.	MARICOPA COUNTY RECORDER
*	LOTS RESTRICTED TO SINGLE-STORY HOMES
**	LOTS SUBJECT TO HEADLIGHT INTRUSION DUE TO THEIR LOCATION AT A T-INTERSECTION

MATCH LINE SEE SHEET 6

SCALE: 1"=40'

A horizontal scale bar with alternating black and white segments. The segments are labeled 40', 20', 0, and 40' from left to right. The total length of the bar is 100 feet.





CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C9	12°40'58"	55.00'	119.69'
C10	85°36'19"	55.00'	82.18'
C11	3°07'27"	1508.50'	82.25'
C60	1°58'20"	1870.50'	64.38'
C61	1°58'20"	1870.50'	64.38'
C62	2°02'09"	1870.50'	66.46'
C63	1°34'56"	1870.50'	51.65'
C64	2°10'39"	1820.50'	69.18'
C65	2°10'39"	1820.50'	69.18'
C66	1°40'43"	1820.50'	53.34'
C67	17°51'57"	55.00'	17.15'
C68	15°24'29"	55.00'	14.79'
C69	65°18'49"	55.00'	62.70'
C70	17°20'29"	55.00'	16.65'
C71	17°20'29"	55.00'	16.65'
C72	27°15'06"	55.00'	26.16'
C73	53°54'29"	55.00'	51.75'
C74	43°31'23"	55.00'	41.78'
C75	17°20'29"	55.00'	16.65'
C76	17°20'29"	55.00'	16.65'
C77	41°53'46"	55.00'	40.22'
C78	43°42'33"	55.00'	41.96'
C79	17°58'35"	55.00'	17.26'
C152	2°32'39"	1558.50'	69.21'
C153	2°32'39"	1558.50'	69.21'
C154	2°32'39"	1558.50'	69.21'
C155	3°50'11"	1558.50'	104.35'

APN: 502-31-003A
NBA ENTERPRISES

 **Cardno**

PHOENIX
19621 N. 23RD. DRIVE, SUITE 150,
PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com

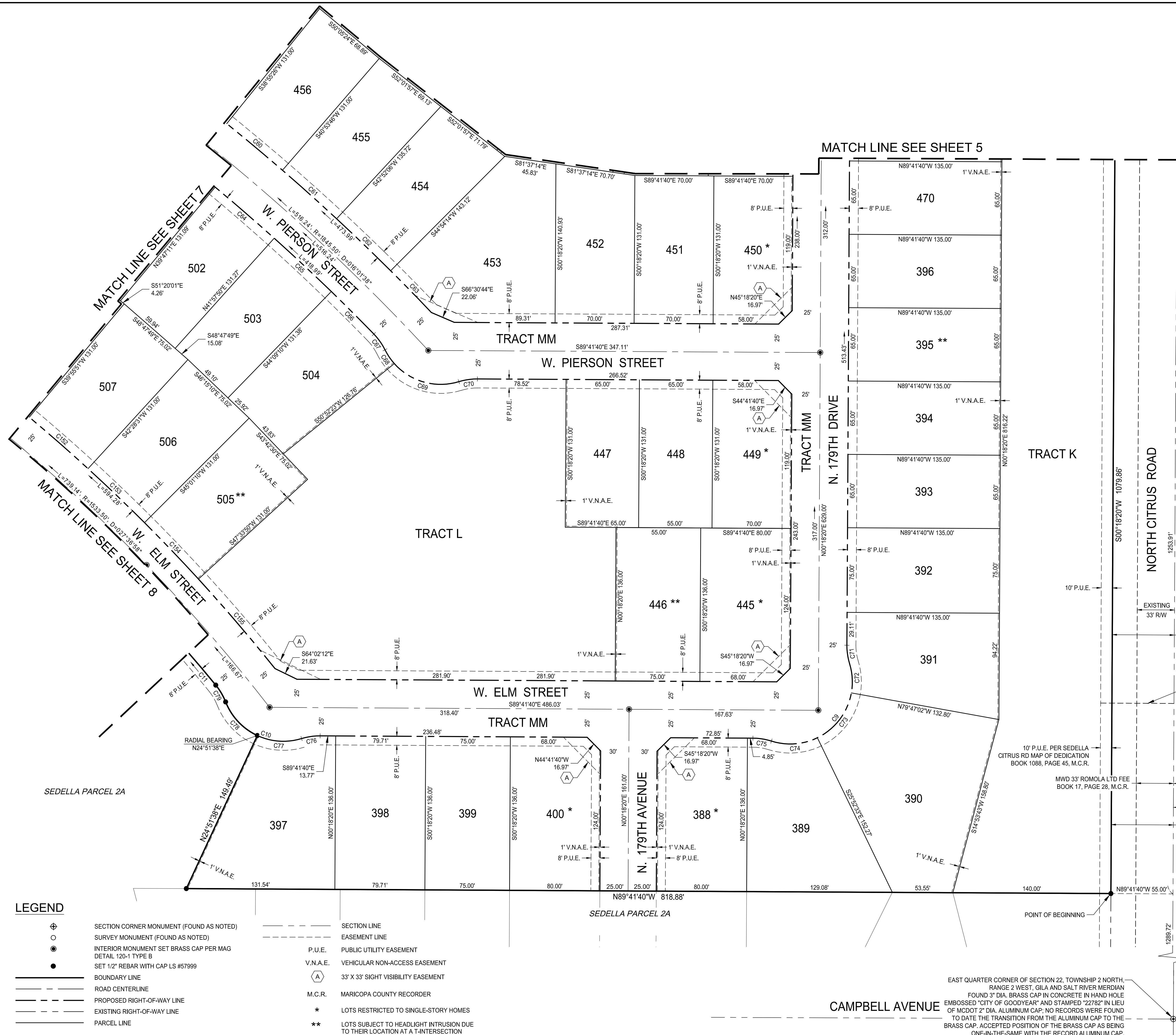
FINAL PLAT
SEDELLA PARCEL 2B
HERITAGE HOMES OF ARIZONA, INC.
GOODYEAR, ARIZONA

[illegible]

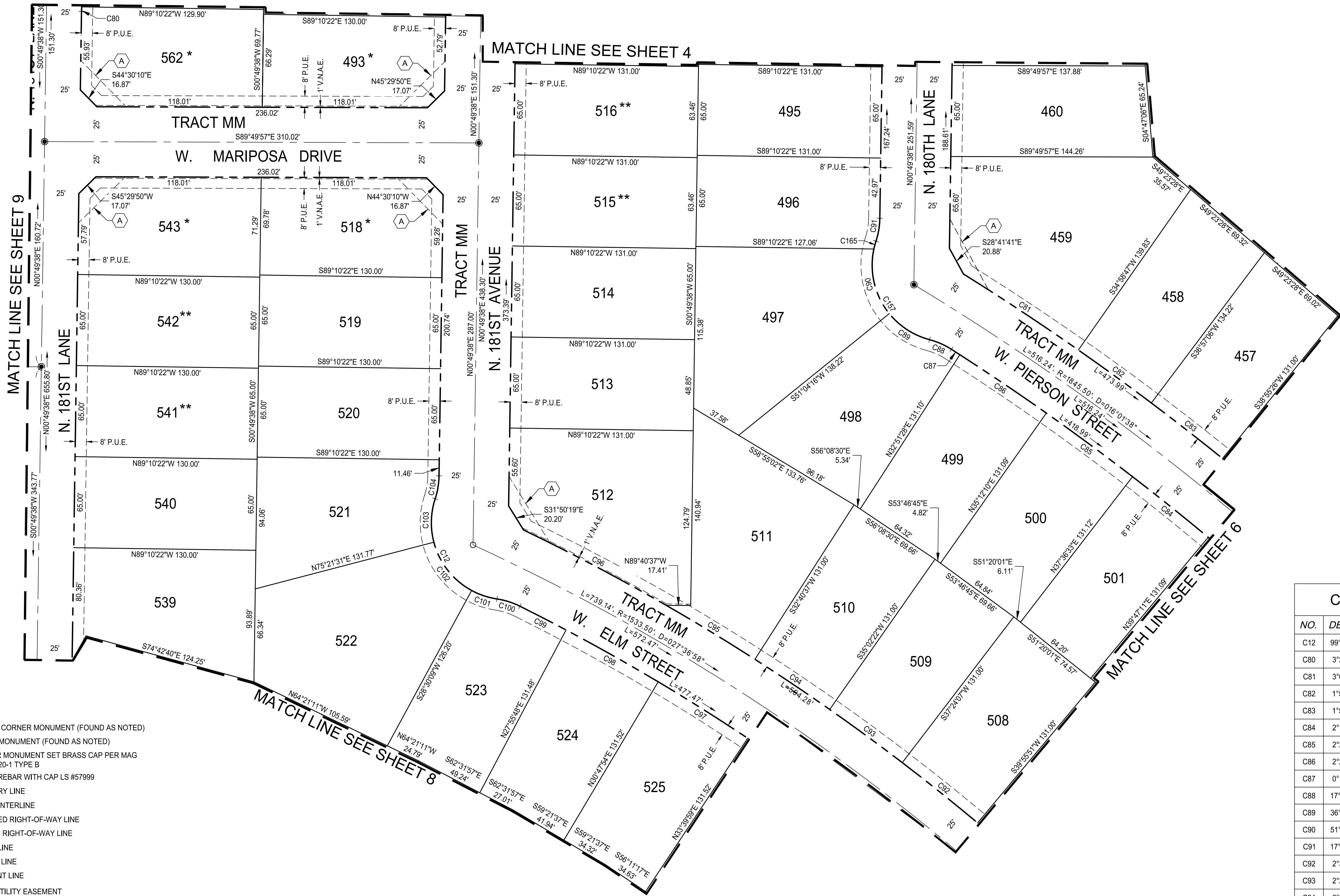
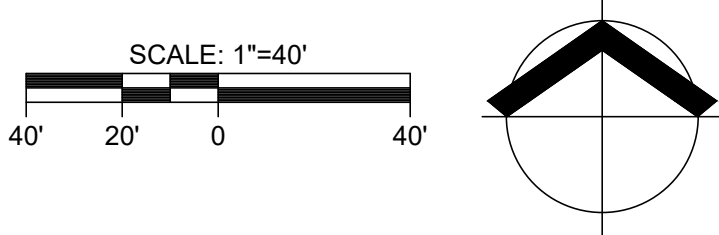
DATE	DEC 2019
DRAWN	SWR
SURVEYED	MJH
CHECKED	MJH
PROJECT #	4151100100
SHEET TITLE	

SHEET NUMBER

6 of 9



EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 2 NORTH
RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN
FOUND 3" DIA. BRASS CAP IN CONCRETE IN HAND HOLE
EMBOSSD "CITY OF GOODYEAR" AND STAMPED "22782" IN LIEU
OF MCDOT 2" DIA. ALUMINUM CAP; NO RECORDS WERE FOUND
TO DATE THE TRANSITION FROM THE ALUMINUM CAP TO THE
BRASS CAP. APPROX POSITION OF THE BRASS CAP AS BEING
ONF-IN-THE-SAME WITH THE RECORD ALUMINUM CAP



LEGEND

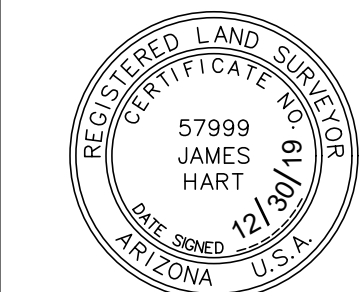
- SECTION CORNER MONUMENT (FOUND AS NOTED)
- SURVEY MONUMENT (FOUND AS NOTED)
- INTERIOR MONUMENT SET BRASS CAP PER MAG DETAIL 120-1 TYPE B
- SET 1/2" REBAR WITH CAP LS #57999
- BOUNDARY LINE
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- PARCEL LINE
- SECTION LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- 33' X 33' SIGHT VISIBILITY EASEMENT
- 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

CURVE TABLE

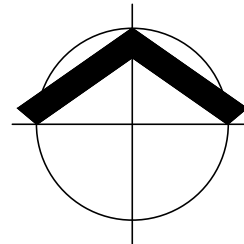
NO.	DELTA	RADIUS	LENGTH
C12	99°37'20"	55.00'	95.63'
C80	3°28'44"	55.00'	3.34'
C81	3°00'45"	1870.50'	98.35'
C82	1°58'20"	1870.50'	64.38'
C83	1°58'20"	1870.50'	64.38'
C84	2°10'39"	1820.50'	69.18'
C85	2°24'23"	1820.50'	76.46'
C86	2°20'42"	1820.50'	74.51'
C87	0°13'29"	1820.50'	7.14'
C88	17°51'57"	55.00'	17.15'
C89	36°18'13"	55.00'	34.85'
C90	51°01'48"	55.00'	48.99'
C91	17°20'29"	55.00'	16.65'
C92	2°31'44"	1558.50'	68.79'
C93	2°21'45"	1558.50'	64.26'
C94	2°21'45"	1558.50'	64.26'
C95	2°43'22"	1558.50'	74.06'
C96	4°14'17"	1558.50'	115.28'
C97	2°52'05"	1508.50'	75.51'
C98	2°52'05"	1508.50'	75.51'
C99	1°24'26"	1508.50'	37.05'
C100	17°58'35"	55.00'	17.26'
C101	19°57'22"	55.00'	19.16'
C102	46°51'21"	55.00'	44.98'
C103	32°48'36"	55.00'	31.50'
C104	17°20'29"	55.00'	16.65'
C157	51°01'48"	55.00'	48.99'

FINAL PLAT

SEDELLA PARCEL 2B
MERITAGE HOMES OF ARIZONA, INC.
GOODYEAR, ARIZONA



DATE | DEC 2019
DRAWN | SWR
SURVEYED | MJH
CHECKED | MJH
PROJECT # | 4151100100
SHEET TITLE



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