

DECLARATION, TITLE WARRANTY, AND
DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR RIVERVIEW VILLAGE, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA, AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT D.R. HORTON, INC., A DELAWARE CORPORATION, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY D.R. HORTON, INC., A DELAWARE CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY D.R. HORTON, INC., A DELAWARE CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF D.R. HORTON, INC., A DELAWARE CORPORATION, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

D.R. HORTON, INC., A DELAWARE CORPORATION, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8- FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

D.R. HORTON, INC., A DELAWARE CORPORATION, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

D.R. HORTON, INC., A DELAWARE CORPORATION, HEREBY DEDICATED TO THE CITY OF MESA, A NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY AND SOLID WASTE VEHICLES OVER TRACT A. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS A, G, J, K, M & O ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

D.R. HORTON, INC., A DELAWARE CORPORATION, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH D.R. HORTON, INC., A DELAWARE CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2015.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____ DATE: _____

TITLE: _____

ITS: _____

ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE _____ OF, D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA THE ____ DAY OF _____, 2015.

BY: _____ ATTEST: _____
MAYOR CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: _____ DATE _____
CITY ENGINEER

SURVEYOR'S CERTIFICATION:

I DAVID J SAEGER, RLS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 4 SHEETS IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

DAVID J. SAEGER, R.L.S.
(NAME)

48648
(AZ REG LAND SURVEY #)

3205 W. RAY RD., CHANDLER, AZ 85226
(ADDRESS)

(480) 705-5372
(PHONE #)



SITE DATA

GROSS ACREAGE..... 12.8040 ACRES
NET ACREAGE 12.8040 ACRES
LOT COUNT 73 LOTS
DENSITY 5.70 DU/AC
OPEN SPACE..... 5.2462 ACRES

STANDARD	RSL 4.5 PAD
MINIMUM YARD SETBACKS	
FRONT - BUILDING WALL	10' (1)
FRONT - GARAGE	18' (1,3)
FRONT - PORCH	8'
SIDE - STREET	5' (1)
SIDE - INTERIOR (MIN. EACH SIDE)	4.5' (1)
SIDE - INTERIOR (MIN. AGGREGATE OF TWO/BUILDING SEPARATION)	10' (1)
REAR	20' (1,4)
REAR - PATIO	10' (2,5)

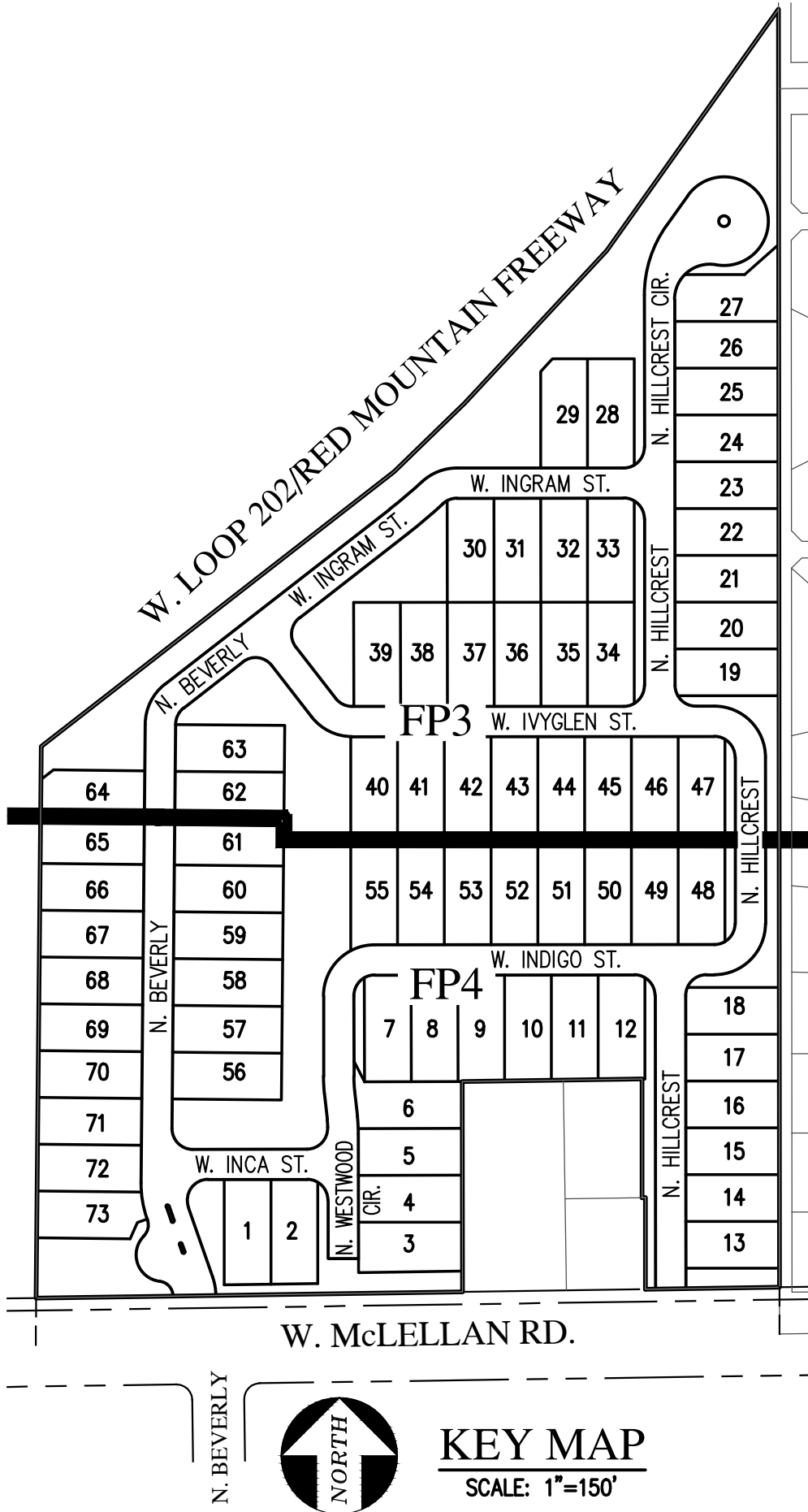
NOTES:

- FIREPLACES, CHIMNEYS, AND ARCHITECTURAL PROJECTIONS MAY EXTEND 2- FEET INTO ALL SETBACKS.
- A PATIO COVERS MAY ENCROACH INTO REAR SETBACKS UP TO 10- FEET FROM THE REAR PROPERTY LINE.
- GARAGE SETBACKS WILL BE MEASURED FROM THE BACK-OF-CURB OR BACK-OF-SIDEWALK IF PRESENT.
- LOTS 13 THROUGH 18 AND LOT 27 ARE ALLOWED A REDUCED REAR YARD SETBACK OF 15- FEET FOR TWO- STORY AND 10- FEET FOR SINGLE STORY.
- ANY ATTACHED OPEN PATIO FOR HOUSES ON LOTS 13-18 AND 27 SHALL MAINTAIN A SETBACK MINIMUM OF 7- FEET FROM THE REAR PROPERTY LINE.

DEVELOPMENT STANDARDS CHART

FINAL PLAT
OF
"RIVERVIEW VILLAGE"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET INDEX

FP1.....COVER SHEET
FP2.....GENERAL INFORMATION
FP3-FP4.....FINAL PLAT

OWNER/DEVELOPER:

D.R. HORTON, INC., A DELAWARE CORPORATION
20410 NORTH 19TH AVENUE, SUITE 100
PHOENIX, AZ 85027
PHONE: (480) 483-0006
FAX: (480) 368-1088
CONTACT: HOLLY R. JAMES

ENGINEER/SURVEYOR:

UNITED ENGINEERING GROUP, L.L.C.
3205 W RAY ROAD
CHANDLER, ARIZONA 85226
PHONE: (480) 705-5372
CONTACT: DAVID J. SAEGER, R.L.S.

BENCHMARK:

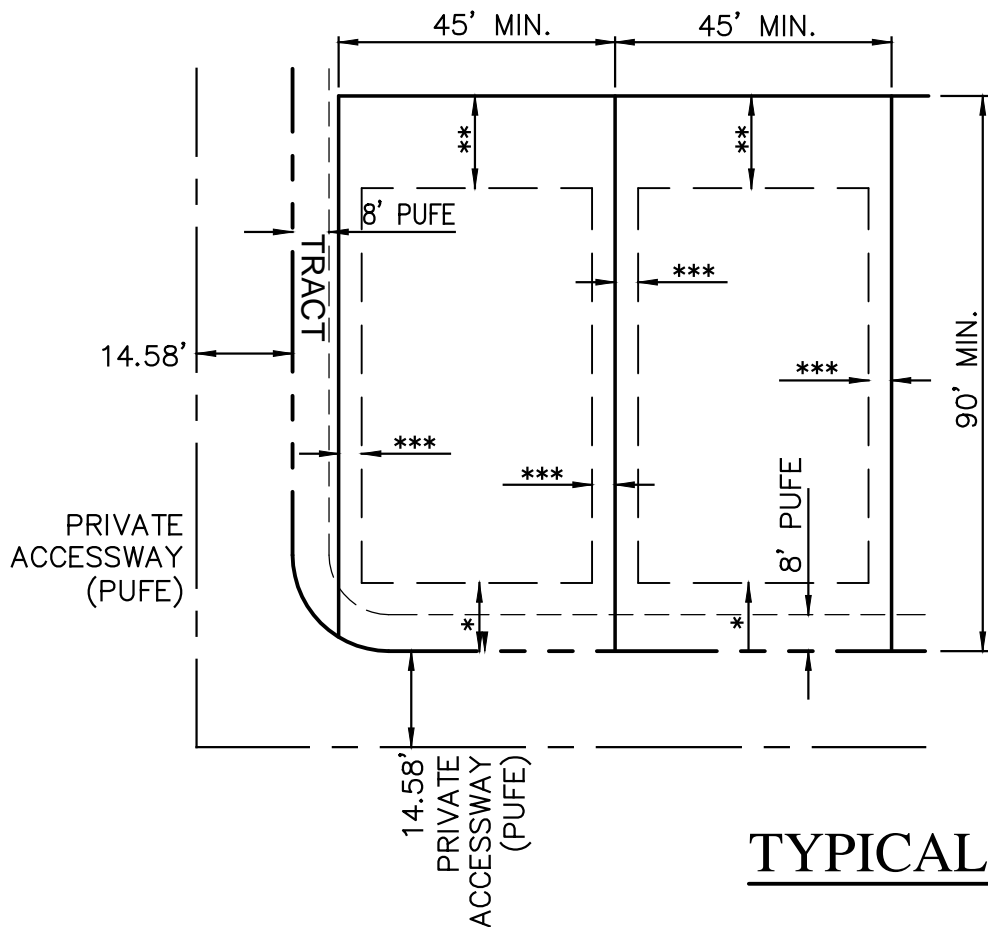
4" ADOT ALUMINUM CAP AT THE SOUTHEAST CORNER OF ALMA SCHOOL ROAD AND MCLELLAN ROAD,
ELEVATION = 1206.79, CITY OF MESA NAVD'88 DATUM

BASIS OF BEARINGS:

THE SOUTHWEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST. BEARING N89°09'46"E

GENERAL NOTES:

- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG MCLELLAN ROAD.
- ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT CORNERS WILL BE MARKED WITH 1/2" REBAR WITH TAG RLS 28724.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- NO TWO IDENTICAL ELEVATIONS ARE PERMITTED ON ADJACENT LOTS OR ON LOTS ACROSS FROM EACH OTHER.
- LOTS 16, 17, 21, 22, 26 AND 27 ARE LIMITED TO SINGLE- STORY HOMES. NO TWO- STORY PRODUCTS SHALL BE BUILT ON THESE LOTS.
- DRIVEWAY AND GATE ON N. HILLCREST SHALL BE "EXIT ONLY".
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- TRACT J CONTAINS AN UNDERGROUND UTILITY EASEMENT GRANTED TO THE STATE OF ARIZONA, RECORDED AT DOCUMENT NO. 96-0432704 (THE "EASEMENT"). PURSUANT TO THE RIGHTS GRANTED IN THE EASEMENT, A NINETY-SIX INCH (96") WATER MAIN HAS BEEN PLACED IN THE EASEMENT AREA. THE SUBDIVISION ACCOMPLISHED BY THIS PLAT DOES NOT ALTER OR DIMINISH THE RIGHTS GRANTED OR THE RESTRICTIONS IMPOSED BY THE EASEMENT. NO TRESS SHALL BE PLANTED IN THE EASEMENT AREA, AND CITY APPROVAL IS REQUIRED FOR ALL LANDSCAPING OR SHRUBS PLACED IN THE EASEMENT AREA. IN THE EASEMENT AREA, OWNER SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE, DRILL ANY WELL, OR ALTER THE GROUND LEVEL BY CUT OR FILL.



TYPICAL LOT LAYOUT DETAIL

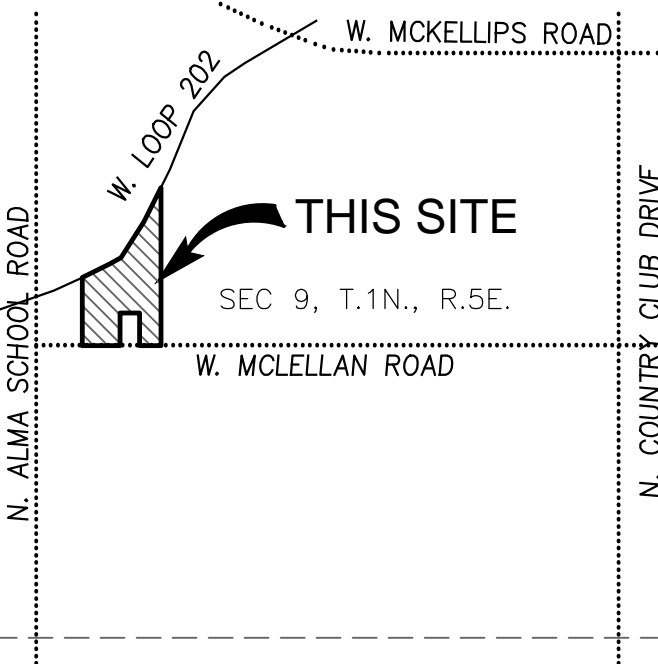
NOT TO SCALE

MINIMUM SETBACKS:

*FRONT YARD
HOUSE FORWARD = 10'
GARAGE FORWARD = 18'

**REAR YARD
TYPICAL SETBACK = 20'

***SIDE YARD
MIN. INTERIOR LOT = 4.5' MIN/
10' TOTAL
CORNER LOT = 5' MIN



LEGEND:

○	PROPERTY CORNER; FOUND
■	FOUND MONUMENT (TYPE SHOWN)
●	BRASS CAP FLUSH
—	SECTION/MID-SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPERTY LINE
---	EXISTING CONTOUR
---	RIGHT OF WAY
R/W	BACK OF CURB
B/C	PUBLIC UTILITY AND FACILITIES EASEMENT
PUFE	VEHICULAR NON-ACCESS EASEMENT
VNAE	SIGHT VISIBILITY EASEMENT
SVE	

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
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www.uegeng.com

united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

FINAL PLAT

RIVERVIEW VILLAGE

1102 W. McLELLAN ROAD, MESA, ARIZONA 85201

SUBMITTALS:	
1ST	
2ND	
DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	CFL
EXPIRES 09/30/17	
FP1	
SHEET 1 OF 4	
PROJECT NUMBER	20402

LEGAL DESCRIPTIONS:

PARCEL A:
PARCEL NO. 1:

THE EAST 141 FEET OF THE WEST 680 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS MEASURED ALONG THE SOUTH LINE THEREOF, THE EAST AND WEST LINES BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER;

EXCEPT THE WEST 70 FEET OF THE SOUTH 174 FEET THEREOF AS MEASURED ALONG THE SOUTH AND WEST LINE RESPECTIVELY OF SAID PARCEL; AND

EXCEPT THE NORTH 12 FEET OF THE SOUTH 45 FEET THEREOF, AS CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 857; AND

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN WARRANTY DEED RECORDED AS 96-063334 OF OFFICIAL RECORDS, WHICH LIES NORTHERLY OF THE LINE DESCRIBED BELOW:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 0 DEGREES 27 MINUTES 25 SECONDS WEST 183.37 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF ALMA SCHOOL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0 DEGREES 58 MINUTES 31 SECONDS EAST 92.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST 575.47 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST 432.83 FEET TO THE POINT OF ENDING; AND

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 539.15 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MCLELLAN ROAD, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 27 MINUTES 22 SECONDS WEST, A DISTANCE OF 523.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 202; THENCE NORTH 58 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG SAIF RIGHT OF WAY, A DISTANCE OF 10.18 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 38 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 2.87 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 530.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MCLELLAN ROAD; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST 70 FEET OF THE WEST 609 FEET OF THE SOUTH 174 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS MEASURED ALONG THE SOUTH LINE THEREOF, THE EAST AND WEST LINES BEING PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER;

EXCEPT THE NORTH 12 FEET OF THE SOUTH 45 FEET THEREOF, AS CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 857, AND

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 539.15 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MCLELLAN ROAD, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 27 MINUTES 22 SECONDS WEST, A DISTANCE OF 523.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 202; THENCE NORTH 58 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG SAIF RIGHT OF WAY, A DISTANCE OF 10.18 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 38 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 2.87 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 530.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MCLELLAN ROAD; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANT 260.07 FEET SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE EAST, ALONG SAID NORTH LINE, 240.78 FEET TO A POINT WHICH IS 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1084.00 FEET TO A POINT WHICH IS 246.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST, PARALLEL TO SAID SOUTH LINE, 173.00 FEET; THENCE SOUTH, 246.00 FEET TO A POINT ON SAID SOUTH LINE, WHICH IS 271.00 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST, ALONG SOUTH LINE, 271.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION WHICH WAS CONVEYED TO THE CITY OF MESA IN DOCKET 13148, PAGE 728, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1124.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH, 246.00 FEET TO THE POINT OF BEGINNING; THENCE WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 220.00 FEET; THENCE NORTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 220.00 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANT 260.07 FEET, SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST, ALONG SAID NORTH LINE 20.78 FEET TO THE POINT OF BEGINNING; THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO A POINT BEING 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.00 FEET TO A POINT BEING 840.00 FEET NORTH OF SAID SOUTH LINE; THENCE WEST, PARALLEL TO SAID NORTH LINE, 220.00 FEET; THENCE NORTH, 490.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS 840.50 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 351.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 63.50 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 105.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 47.00 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 246.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 110.50 FEET TO THE POINT OF BEGINNING; THENCE WEST, ALONG SAID SOUTH LINE, 110.50 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 96-0681364 AND RE-RECORDED IN DOCUMENT NO. 96-0432703 RECORDS OF MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THAT CERTAIN LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD; THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET; THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET; THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS 840.50 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 351.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 63.50 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 105.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 47.00 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 246.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 110.50 FEET OF THE POINT OF BEGINNING; THENCE WEST, ALONG SAID SOUTH LINE, 110.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1124.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH, 246.00 FEET TO THE POINT OF BEGINNING; THENCE WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 220.00 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 220.00 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 594.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN DOCUMENT NO. 96-0061364 AND RE-RECORDED IN DOCUMENT NO. 96-0432703 RECORDS OF MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THAT CERTAIN LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD; THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET; THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET; THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

PARCEL 4:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, 680.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH, 1181.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY WHICH WAS CONVEYED TO GAIL BOYLE, ET AL., BY INSTRUMENT RECORDED IN DOCKET 3554, PAGE 285, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DISTANCE 260.07 FEET, SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID PROPERTY; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, 260.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE EAST, ALONG SAID NORTH LINE 20.78 FEET TO THE POINT OF BEGINNING; THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO A POINT BEING 132.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.00 FEET TO A POINT BEING 840.00 FEET NORTH OF SAID SOUTH LINE; THENCE WEST, PARALLEL TO SAID NORTH LINE, 220.00 FEET; THENCE NORTH, 490.00 FEET TO THE POINT OF BEGINNING, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, 183.37 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST, 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD; THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 92.75 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST, 575.47 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST, 432.83 FEET; THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST, 95.00 FEET; THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST, 200.25 FEET TO THE POINT OF TERMINUS OF SAID LINE.

PARCEL C:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE THEREOF 135 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 133 FEET; THENCE EAST 3 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE 1187 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 132 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN QUIT-CLAIM DEED RECORDED IN DOCKET 13129, PAGE 859 DESCRIBED AS FOLLOWS:

THE NORTH 12 FEET OF THE SOUTH 45 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THENCE WEST 135 FEET; THENCE NORTH 133 FEET; THENCE EAST 3 FEET; THENCE NORTH 1187 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 132 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN WARRANTY DEED RECORDED AS 96-060252 OF OFFICIAL RECORDS WHICH LIES NORTHERLY OF THE LINE DESCRIBED BELOW:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 0 DEGREES 27 MINUTES 25 SECONDS WEST 183.37 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF ALMA SCHOOL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0 DEGREES 58 MINUTES 31 SECONDS EAST 92.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 00 MINUTES 46 SECONDS EAST 575.47 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 57 SECONDS EAST 432.83 FEET; THENCE NORTH 45 DEGREES 48 MINUTES 51 SECONDS EAST 95.00 FEET; THENCE NORTH 42 DEGREES 57 MINUTES 07 SECONDS EAST 200.25 FEET; THENCE NORTH 35 DEGREES 27 MINUTES 58 SECONDS EAST 354.95 FEET TO THE POINT OF ENDING; AND

EXCEPT A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT TABLE				
TRACT	ACRE	SQ FT	USE	
TRACT A :	2.4832	108169	DRAINAGE, INGRESS & EGRESS, EMERGENCY, COLLECTION, PUFE	
TRACT B :	0.0007	29	LANDSCAPE	
TRACT C :	0.0011	49	LANDSCAPE	
TRACT D :	0.1707	7434	LANDSCAPE, PUFE	
TRACT E :	0.0195	847	LANDSCAPE, PUFE	
TRACT F :	0.0744	3242	LANDSCAPE, PUFE	
TRACT G :	0.0390	1699	LANDSCAPE, RETENTION, PUFE	
TRACT H :	0.1450	6317	LANDSCAPE, PUFE	
TRACT I :	0.0424	1846	LANDSCAPE, PUFE	
TRACT J :	1.1014	47977	LANDSCAPE, RETENTION, PUFE	
TRACT K :	0.2311	10065	LANDSCAPE, RETENTION, PUFE	
TRACT L :	0.0424	1846	LANDSCAPE, PUFE	
TRACT M :	0.7368	32095	LANDSCAPE, RETENTION, PUFE	
TRACT N :	0.0019	81	LANDSCAPE	
TRACT O :	0.1444	6289	LANDSCAPE, RETENTION, PUFE	
NOTE: NOT ALL OF THE EASEMENTS LISTED IN THE TRACT SUMMARY TABLE ENCOMPASS THE ENTIRE TRACT				

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT	ACRE	SQ FT	LOT	ACRE	SQ FT	LOT	ACRE	SQ FT	LOT	ACRE	SQ FT
1	0.1042	4540	21	0.1033	4500	41	0.1033	4500	61	0.1085	4725
2	0.1034	4503	22	0.1033	4500	42	0.1033	4500	62	0.1085	4725
3	0.1099	4786	23	0.1033	4500	43	0.1033	4500	63	0.1085	4725
4	0.1033	4500	24	0.1033	4500	44	0.1033	4500	64	0.1020	4443
5	0.1033	4500	25	0.1033	4500	45	0.1033	4500	65	0.1033	4500
6	0.1077	4690	26	0.1033	4500	46	0.1033	4500	66	0.1033	4500
7	0.1056	4602	27	0.1124	4896	47	0.1031	4491	67	0.1033	4500
8	0.1058	4610	28	0.1083	4716	48	0.1031	4491	68	0.1033	4500
9	0.1056	4599	29	0.1069	4656	49	0.1033	4500	69	0.1033	4500
10	0.1049	4571	30	0.1031	4493	50	0.1033	4500	70	0.1033	4500
11	0.1043	4542	31	0.1033	4500	51	0.1033	4500	71	0.1033	4500
12	0.1034	4505	32	0.1033	4500	52	0.1033	4500	72	0.1033	4501
13	0.0930	4050	33	0.1031	4491	53	0.1033	4500	73	0.1026	4470
14	0.0930	4050	34	0.1031	4491	54	0.1033	4500			
15	0.0930	4050	35	0.1033	4500	55	0.1043	4543			
16	0.0930	4050	36	0.1033	4500	56	0.1085	4725			
17	0.0930	4050	37	0.1033	4500	57	0.1085	4725			
18	0.0929	4046	38	0.1033	4500	58	0.1085	4725			
19	0.1031	4491	39	0.1033	4500	59	0.1085	4725			
20	0.1033	4500	40	0.1033	4500	60	0.1085	4725			

TOTAL SITE ACREAGE = 12.8040 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, FROM WHICH THE WEST QUARTER CORNER THEREOF BEARS SOUTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, A DISTANCE OF 1255.92 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF 'COLONY BY THE GREEN', A SUBDIVISION RECORDED IN BOOK 88 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY.

THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF SAID 'COLONY BY THE GREEN', A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MCLELLAN ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE SOUTHEAST CORNER OF 'PARCEL 2' AS RECORDED IN DOCUMENT NO. 91-519863, RECORDS OF MARICOPA COUNTY, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID 'PARCEL 2' A DISTANCE OF 88.00 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 6.17 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID 'COLONY BY THE GREEN', A DISTANCE OF 88.00 FEET TO THE NORTH RIGHT OF WAY LINE MCLELLAN ROAD;

THENCE SOUTH 89 DEGREES

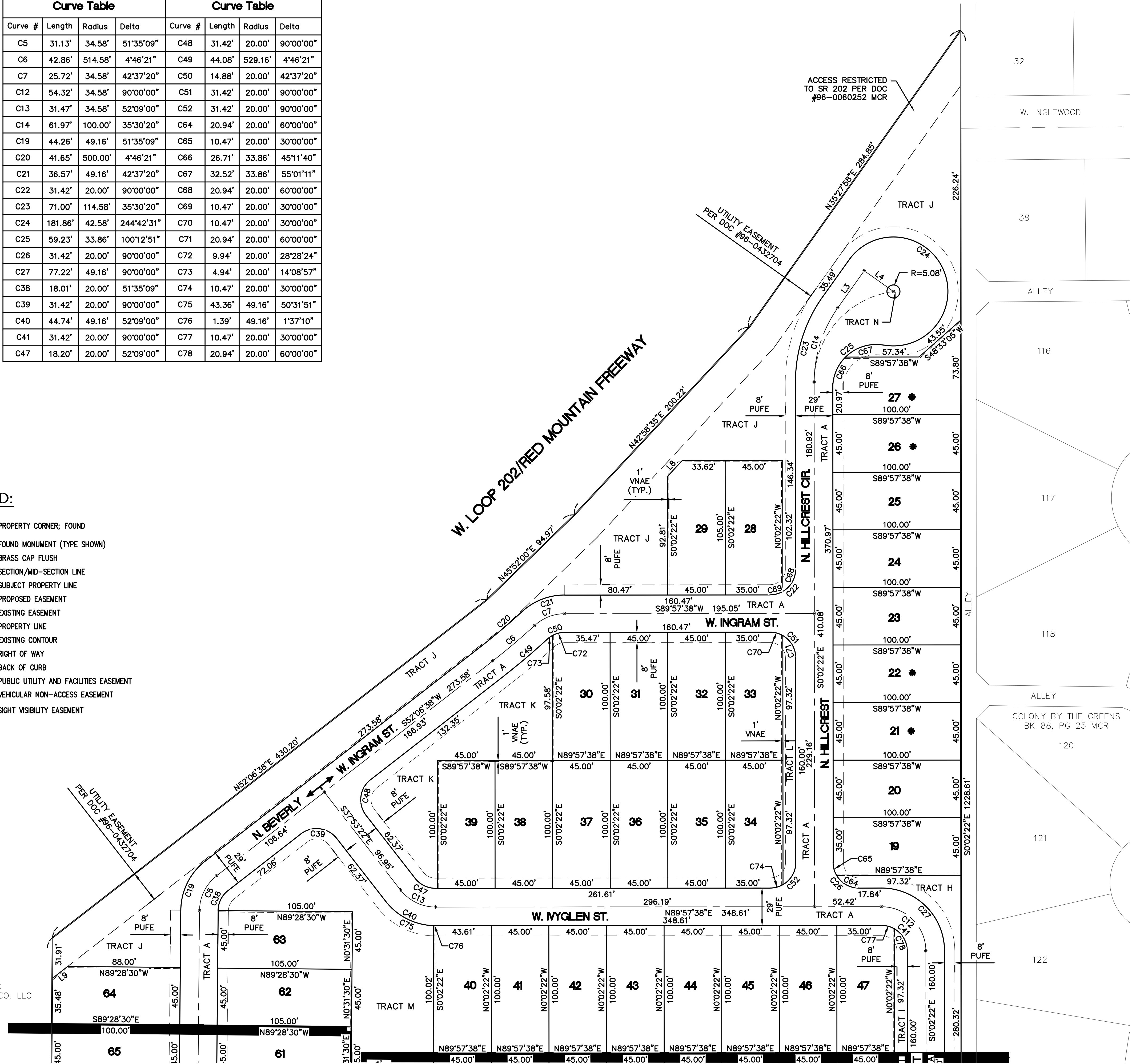
Parcel Line Table		
Line #	Length	Direction
L3	35.49'	S35°27'58"W
L4	28.00'	N54°32'02"W
L8	16.68'	S42°58'35"W
L9	15.32'	S52°06'38"W

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C5	31.13'	34.58'	51°35'09"	C48	31.42'	20.00'	90°00'00"
C6	42.86'	514.58'	4°46'21"	C49	44.08'	529.16'	4°46'21"
C7	25.72'	34.58'	42°37'20"	C50	14.88'	20.00'	42°37'20"
C12	54.32'	34.58'	90°00'00"	C51	31.42'	20.00'	90°00'00"
C13	31.47'	34.58'	52°09'00"	C52	31.42'	20.00'	90°00'00"
C14	61.97'	100.00'	35°30'20"	C64	20.94'	20.00'	60°00'00"
C19	44.26'	49.16'	51°35'09"	C65	10.47'	20.00'	30°00'00"
C20	41.65'	500.00'	4°46'21"	C66	26.71'	33.86'	45°11'40"
C21	36.57'	49.16'	42°37'20"	C67	32.52'	33.86'	55°01'11"
C22	31.42'	20.00'	90°00'00"	C68	20.94'	20.00'	60°00'00"
C23	71.00'	114.58'	35°30'20"	C69	10.47'	20.00'	30°00'00"
C24	181.86'	42.58'	244°42'31"	C70	10.47'	20.00'	30°00'00"
C25	59.23'	33.86'	100°12'51"	C71	20.94'	20.00'	60°00'00"
C26	31.42'	20.00'	90°00'00"	C72	9.94'	20.00'	28°28'24"
C27	77.22'	49.16'	90°00'00"	C73	4.94'	20.00'	14°08'57"
C38	18.01'	20.00'	51°35'09"	C74	10.47'	20.00'	30°00'00"
C39	31.42'	20.00'	90°00'00"	C75	43.36'	49.16'	50°31'51"
C40	44.74'	49.16'	52°09'00"	C76	1.39'	49.16'	1°37'10"
C41	31.42'	20.00'	90°00'00"	C77	10.47'	20.00'	30°00'00"
C47	18.20'	20.00'	52°09'00"	C78	20.94'	20.00'	60°00'00"

LEGEND:

○	PROPERTY CORNER; FOUND
■	FOUND MONUMENT (TYPE SHOWN)
●	BRASS CAP FLUSH
---	SECTION/MID-SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPERTY LINE
---	EXISTING CONTOUR
---	RIGHT OF WAY
---	BACK OF CURB
---	PUBLIC UTILITY AND FACILITIES EASEMENT
---	VEHICULAR NON-ACCESS EASEMENT
---	SIGHT VISIBILITY EASEMENT

135-07-004C
JOHNSON STEWART CO. LLC



135-07-004C
JOHNSON STEWART CO. LLC

N. ALMA SCHOOL RD.

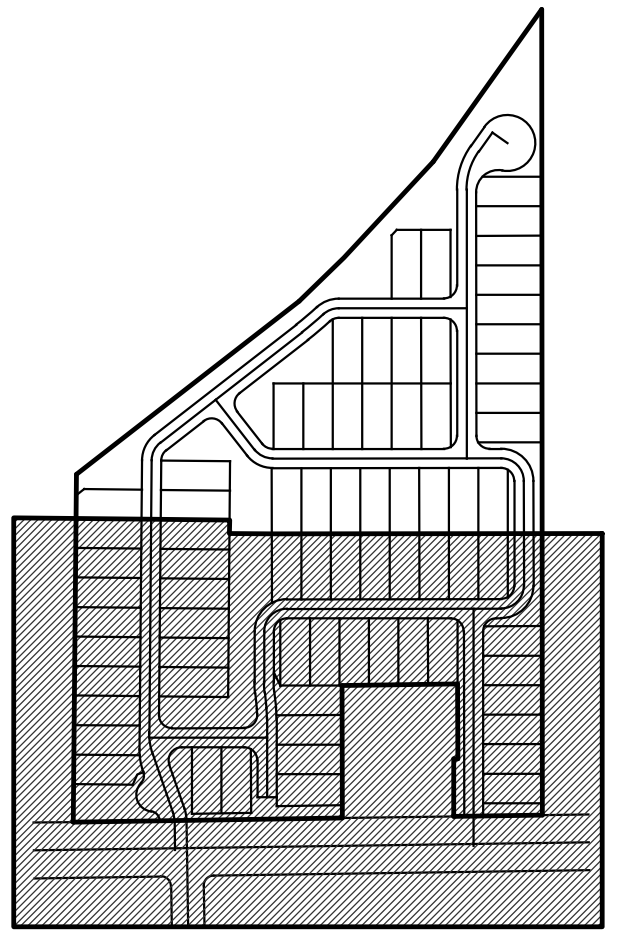
LEGEND:

- PROPERTY CORNER; FOUND
- FOUND MONUMENT (TYPE SHOWN)
- BRASS CAP FLUSH
- SECTION/MID-SECTION LINE
- SUBJECT PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- PROPERTY LINE
- - - (1208) EXISTING CONTOUR
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SVE SIGHT VISIBILITY EASEMENT

Parcel Line Table		
Line #	Length	Direction
L1	45.00'	S0°50'14"E
L2	24.38'	S6°00'10"E
L5	14.58'	N89°57'38"E
L6	14.58'	N89°57'38"E
L7	22.36'	N26°36'16"W
L10	17.11'	N23°49'29"E
L11	10.00'	N70°49'58"E
L12	15.16'	S19°10'02"E
L13	15.16'	N19°10'02"W
L14	8.00'	S19°10'02"E
L15	8.00'	N19°10'02"W

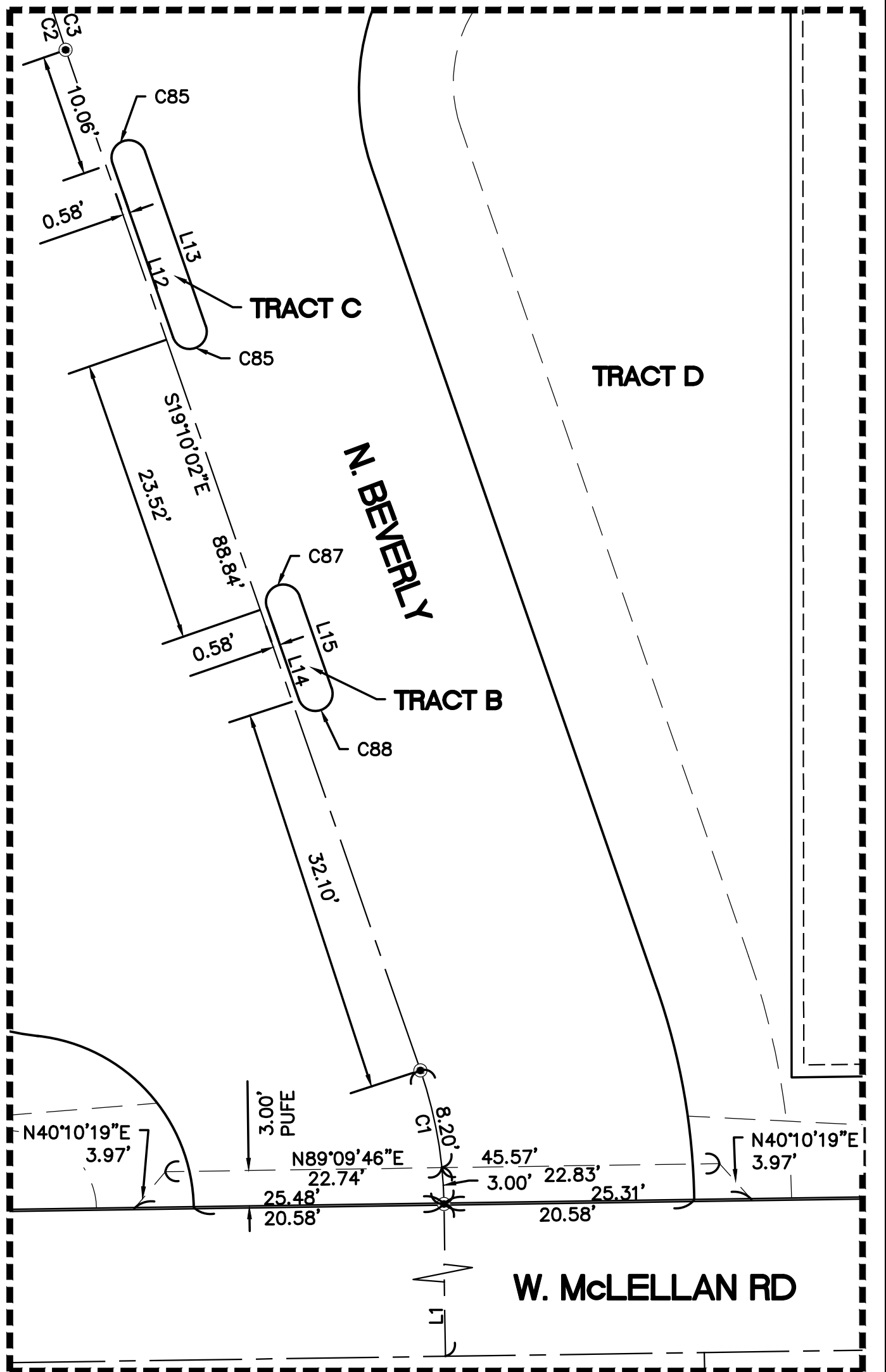
Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	11.20'	35.00'	18°19'48"	C36	31.42'	20.00'	90°00'00"	C82	53.29'	49.16'	62°06'16"
C2	34.37'	100.00'	19°41'32"	C37	31.61'	20.00'	90°33'52"	C83	8.73'	100.00'	5°00'00"
C3	31.88'	100.00'	18°15'50"	C42	31.42'	20.00'	90°00'00"	C84	25.64'	100.00'	14°41'32"
C4	2.49'	100.00'	1°25'41"	C43	77.22'	49.16'	90°00'00"	C85	4.46'	1.42'	180°00'00"
C8	15.58'	150.00'	5°57'07"	C44	17.13'	164.58'	5°57'48"	C86	4.46'	1.42'	180°00'00"
C9	15.61'	150.00'	5°57'48"	C45	7.91'	135.42'	3°20'45"	C87	4.46'	1.42'	180°00'00"
C10	54.32'	34.58'	90°00'00"	C46	32.33'	20.00'	92°37'03"	C88	4.46'	1.42'	180°00'00"
C11	54.32'	34.58'	90°00'00"	C54	10.47'	20.00'	29°59'19"				
C15	20.84'	14.42'	82°48'08"	C55	20.94'	20.00'	60°00'00"				
C16	57.57'	25.58'	128°56'40"	C56	5.12'	164.58'	1°47'00"				
C17	16.23'	14.42'	64°28'20"	C57	11.97'	164.58'	4°10'07"				
C18	34.37'	100.00'	19°41'32"	C58	20.94'	20.00'	60°00'00"				
C28	77.22'	49.16'	90°00'00"	C59	10.47'	20.00'	30°00'00"				
C29	31.42'	20.00'	90°00'00"	C60	10.47'	20.00'	30°00'00"				
C30	17.78'	55.58'	18°19'48"	C61	20.94'	20.00'	60°00'00"				
C31	38.09'	20.00'	109°07'40"	C62	8.23'	20.00'	23°34'41"				
C32	31.41'	20.00'	89°59'19"	C63	23.19'	20.00'	66°25'19"				
C33	17.10'	164.58'	5°57'07"	C79	20.94'	20.00'	60°00'00"				
C34	14.09'	135.42'	5°57'48"	C80	10.47'	20.00'	30°00'00"				
C35	31.42'	20.00'	90°00'00"	C81	23.93'	49.16'	27°53'44"				

MATCHLINE - SEE SHEET FP3

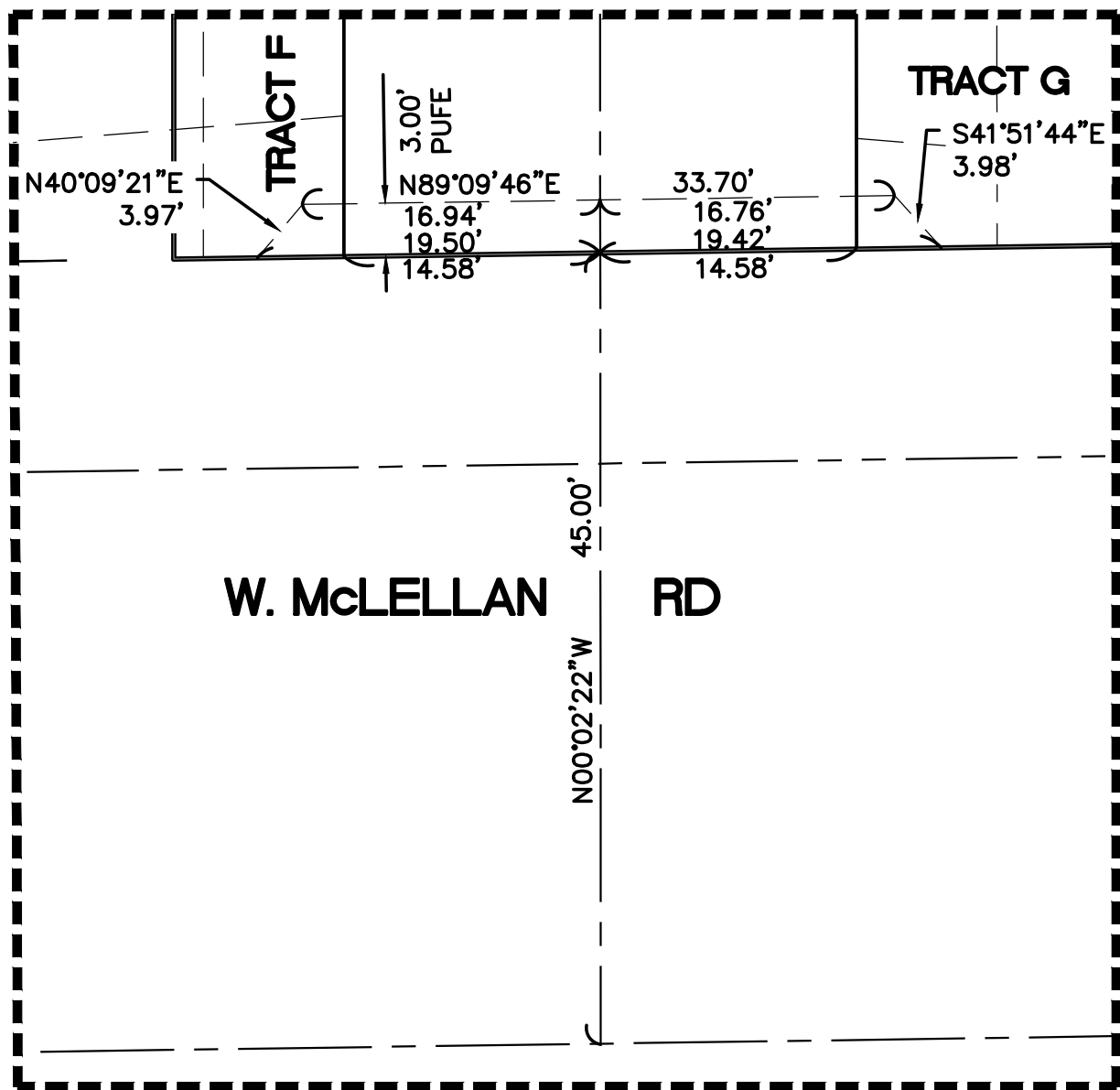


KEY MAP
NOT TO SCALE

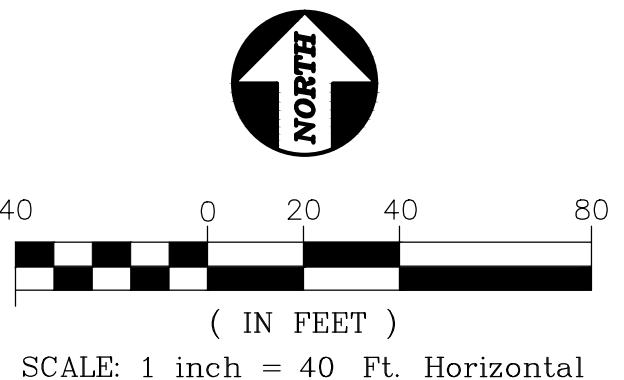
● DENOTES LOTS THAT ARE LIMITED TO SINGLE-STORY HOMES. NO TWO-STORY HOMES WILL BE CONSTRUCTED ON THESE LOTS.



DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'



united engineering group

NO.	DESCRIPTION	DATE

FINAL PLAT

RIVERVIEW VILLAGE

1102 W. McLELLAN ROAD, MESA, ARIZONA 85201

SUBMITTALS:

DESIGNED BY: BI

DRAWN BY: BI

CHECKED BY: CFL

FP4

SHEET 4 OF 4

PROJECT NUMBER 20402