

FINAL PLAT FOR SPRINGS CONDOMINIUM HOMES

A PORTION OF THE NW 1/4 OF SECTION 12, T. 1 S., R. 7 E.,
G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA
S.S.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SPRINGS CONDOMINIUM HOMES, LOCATED IN THE NW 1/4 OF SECTION 12, T.1 S., R.7 E. OF THE GILA AND SALT RIVER BASE AND 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.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY A COMMUNITY FACILITIES DISTRICT, IN ACCORDANCE WITH THE TERMS OF A DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT.

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, CUTTERS, 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 SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA 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 SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA 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.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA 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.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA 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.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON TRACT "A" ON THIS PLAT AS "PUBLIC UTILITIES AND FACILITIES EASEMENT" OR "PUFE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH UTILITIES ARE PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A" THROUGH "D" 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 OR THREATENING 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.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA 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 [insert full name of owner entity] WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION, AS OWNER,
HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF
THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2017.

SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION

BY: _____
CRAIG M. AHLSTROM, PRESIDENT

ACKNOWLEDGMENT

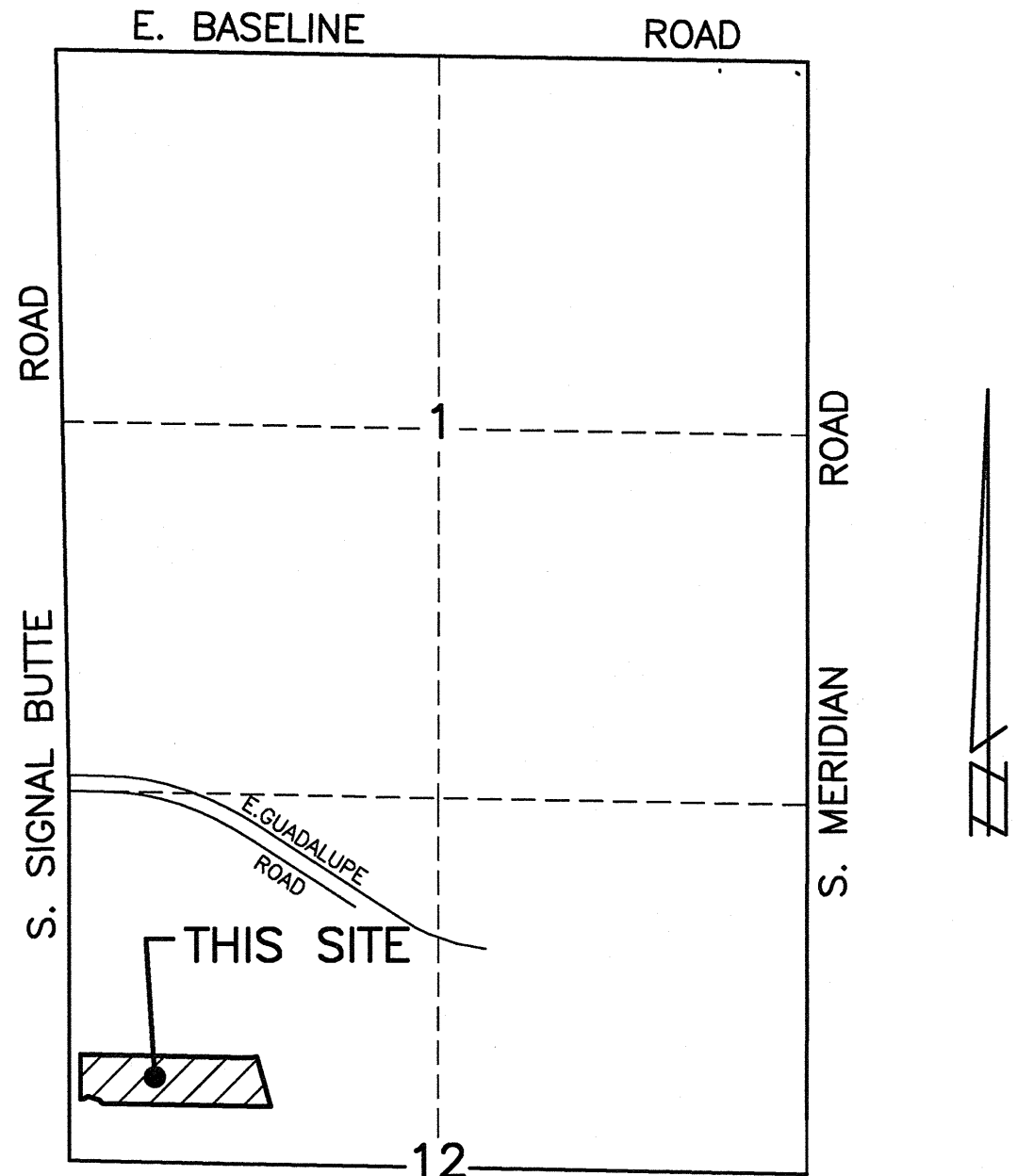
STATE OF ARIZONA
COUNTY OF MARICOPA S.S.

ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
CRAIG M. AHLSTROM, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF SPRINGS CONDOMINIUM HOMES, INC., AN ARIZONA CORPORATION,
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



V I C I N I T Y M A P

SECTION 12, T.1S., R7E

LEGEND

- ⬮ INDICATES A CORNER OF THIS DEVELOPMENT. SET 1/2" REBAR UNLESS NOTED OTHERWISE.
- B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- W.A.P.A. WESTERN AREA POWER AUTHORITY (ELECTRIC TRANSMISSION LINE)
- MCR MARICOPA COUNTY RECORDER
- △ SECTION CORNER

TRACT TABLE			
TRACT	AREA (SF)	AREA (AC)	USE
A	51,447 SF	1.1811 AC	PRIVATE DRIVE, COMMON AREA, EASEMENT FOR INGRESS/EGRESS FOR REFUSE & EMERGENCY VEHICLES, P.U.F.E., DRAINAGE PURPOSES.
B	160,860 SF	3.6928 AC	COMMON AREA, LANDSCAPING, P.U.F.E. AS SHOWN, DRAINAGE PURPOSE.
C	91,126 SF	2.0920 AC	COMMON AREA, LANDSCAPING, P.U.F.E. AS SHOWN, DRAINAGE PURPOSES.
D	131,298 SF	3.0142 AC	COMMON AREA, LANDSCAPING, P.U.F.E. AS SHOWN, DRAINAGE PURPOSES.
E	9,451 SF	0.2170 AC	LANDSCAPING, P.U.F.E. AS SHOWN, DRAINAGE PURPOSES.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE _____ DAY OF _____, 2017.

BY: _____ ATTEST: _____
MAYOR CITY 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 ARS 45-576.

BY: _____ DATE: _____
CITY ENGINEER

TOTAL LIVABLE SQUARE FEET : 105,310 SF
GROSS AREA: 10.1954 ACRES
UNITS : 86
TRACTS : 5

DEVELOPER

SPRINGS CONDOMINIUM HOMES, INC.
460 S. GREENFIELD STE 2
MESA, ARIZONA 85206
PHONE: (480) 984-4999
ATT: CRAIG AHLSTROM

CERTIFICATION

"I, ROBERT J. BLAKE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA;
THAT THIS PLAT CONSISTING OF 5 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING
THE MONTH OF JULY, 2015; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE
LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR #36070
5010 E SHEA BLVD STE 110
SCOTTSDALE, ARIZONA 85254



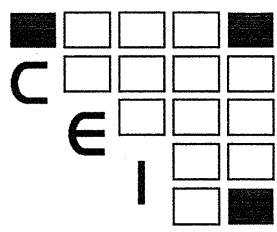
NOTES

- ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES TO BE INSTALLED UNDERGROUND.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITY LINES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- TYPICAL UNITS AS SHOWN ON SHEET 3 OF THESE MAPS COULD ALSO BE SHOWN ON SHEET 2 AS A REVERSE UNIT.
- UNLESS OTHERWISE PROVIDED IN THE CONDOMINIUM DECLARATION, THE SPRINGS CONDOMINIUM HOMES ASSOCIATION WILL HAVE RESPONSIBILITY FOR MAINTAINING LANDSCAPED AREAS, DRAINAGE FACILITIES AND THE PRIVATE DRIVES LOCATED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH APPROVED PLANS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- IT WILL BE THE MUTUAL RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNERS TO MAINTAIN THE FIRE RESISTIVE INTEGRITY OF COMMON PROPERTY LINE DWELLING WALLS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN OR WILL BE RECORDED WITH THE MARICOPA COUNTY RECORDER, THIS SUBDIVISION IS WITHIN APPROXIMATELY FOUR (4) TO SIX (6) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE UNITS TO ACHIEVE A NOISE LEVEL REDUCTION OF 20 DB.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- THE VERTICAL BOUNDARIES OF EACH UNIT ARE VERTICAL PLANES EXTENDING UPWARD AND DOWNWARD FROM THE BOUNDARY LINES FOR THE UNIT AS SHOWN ON THIS PLAT. VERTICAL BOUNDARIES WITHIN PARTY WALLS BETWEEN DWELLINGS WILL RUN THROUGH THROUGH THE CENTER OF THE PARTY WALL EQUIDISTANT FROM THE PLANE JOINING AND ALONG THE OUTERMOST SURFACES OF STUDS AND STRUCTURAL BEAMS MAKING UP THE PARTY WALL BETWEEN DWELLINGS. THE UNITS DO NOT HAVE ANY HORIZONTAL BOUNDARIES.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2725-F DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- ALL PROPOSED INSTALATIONS/IMPROVEMENTS/CONSTRUCTION ACTIVITIES WITHIN SRP EASEMENTS (WHICH ARE RECORDED AS DOCUMENT NO. 2006-1501620, AND NO. 96-0283959 RECORDS OF MARICOPA COUNTY, ARIZONA) MAY REQUIRE PRIOR REVIEW AND WRITTEN APPROVAL BY SRP. PLEASE SUBMIT PLANS TO SRP LAND RIGHTS MANAGEMENT DEPARTMENT P.O. BOX 52025, MAIL STOP PAB348, PHOENIX, AZ 85072-2025.
- TRACT "E" WILL NOT BE INCLUDED IN THE CONDOMINIUM. TRACT "E" WILL BE OWNED AND MAINTAINED BY THE SUNLAND SPRINGS VILLAGE HOMEOWNERS ASSOCIATION.
- THE TEMPORARY DRAINAGE EASEMENT (DOC.NO.2005-1393382) WILL BE EXTINGUISHED WHEN THIS PLAT AND THE PLAT FOR DESERT TRAILS CONDOMINIUM HOMES HAVE BOTH BEEN RECORDED.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 250.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 250.00 FEET OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 88 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 65.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 158.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 316.74 FEET TO A POINT ON THE SOUTH LINE OF "SUNLAND SPRINGS VILLAGE UNIT 6" AS RECORDED IN BOOK 795 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 1219.89 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 74 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 38.32 FEET; THENCE SOUTH 15 DEGREES 36 MINUTES 28 SECONDS EAST A DISTANCE OF 369.95 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 1178.57 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS NORTH 01 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 48 MINUTES 27 SECONDS AND AN ARC LENGTH OF 38.75 FEET; THENCE NORTH 86 DEGREES 10 MINUTES 03 SECONDS WEST A DISTANCE OF 54.64 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 5.98 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS NORTH 01 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55 DEGREES 54 MINUTES 50 SECONDS AND AN ARC LENGTH OF 19.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE WHOSE CENTER BEARS SOUTH 57 DEGREES 06 MINUTES 10 SECONDS WEST A DISTANCE OF 25.50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 104 DEGREES 06 MINUTES 13 SECONDS AND AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE WHOSE CENTER BEARS NORTH 47 DEGREES 00 MINUTES 02 SECONDS WEST A DISTANCE OF 34.50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 11 MINUTES 23 SECONDS AND AN ARC LENGTH OF 29.02 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 8.45 FEET TO THE POINT OF BEGINNING.



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85254

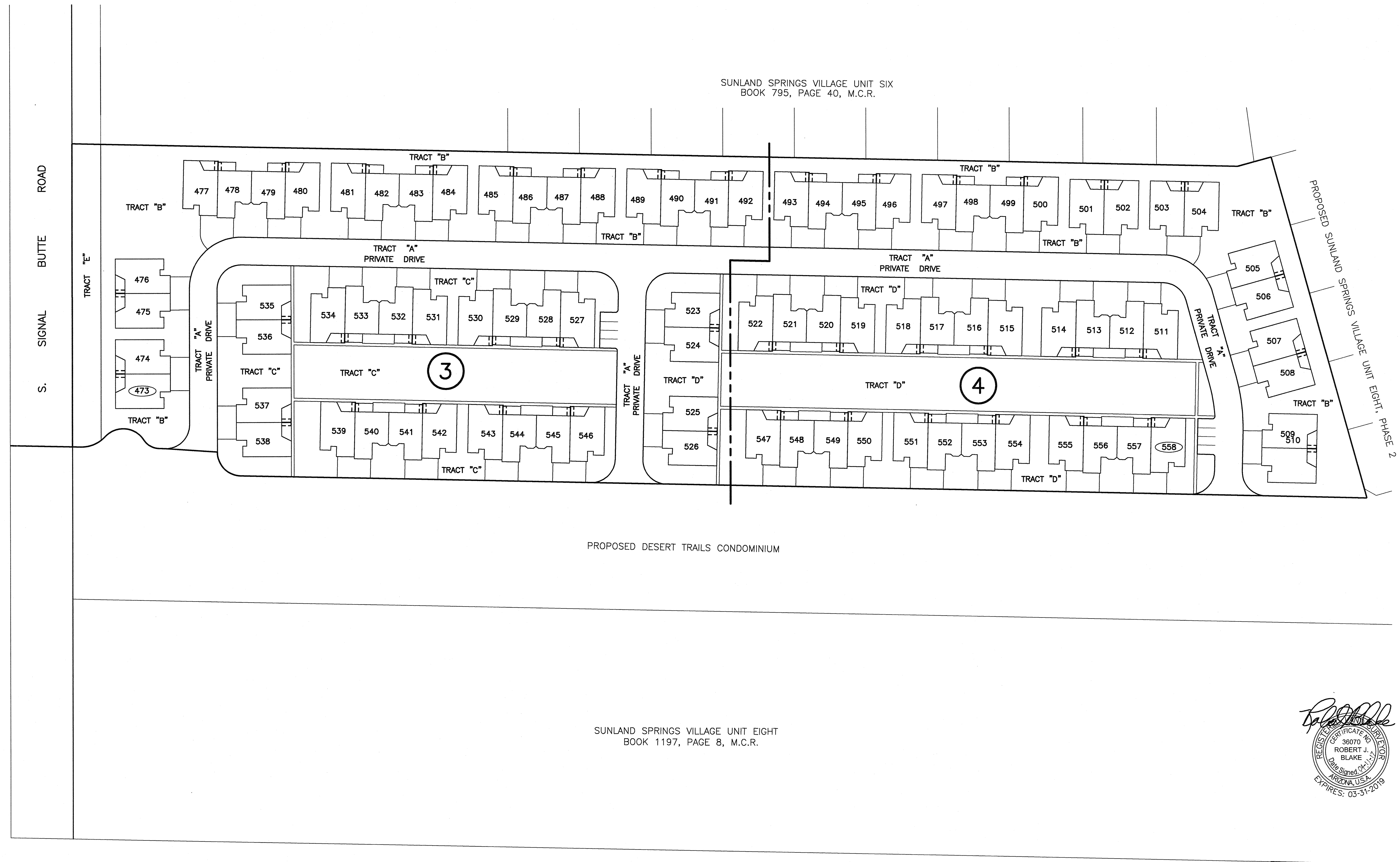
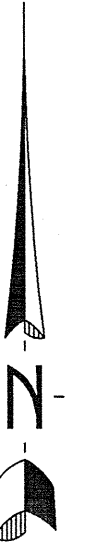
Tel 602-395-9300 Fax 602-395-9310

Job No.
150707

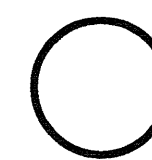
SH. 1
OF 5

FP1COV.DWG

SPRINGS CONDOMINIUM HOMES



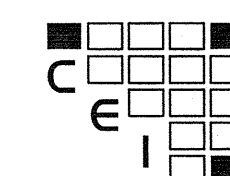
KEY MAP



INDICATES SHEET NUMBER



INDICATES BEGINNING/ENDING UNIT NO.



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS
5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.

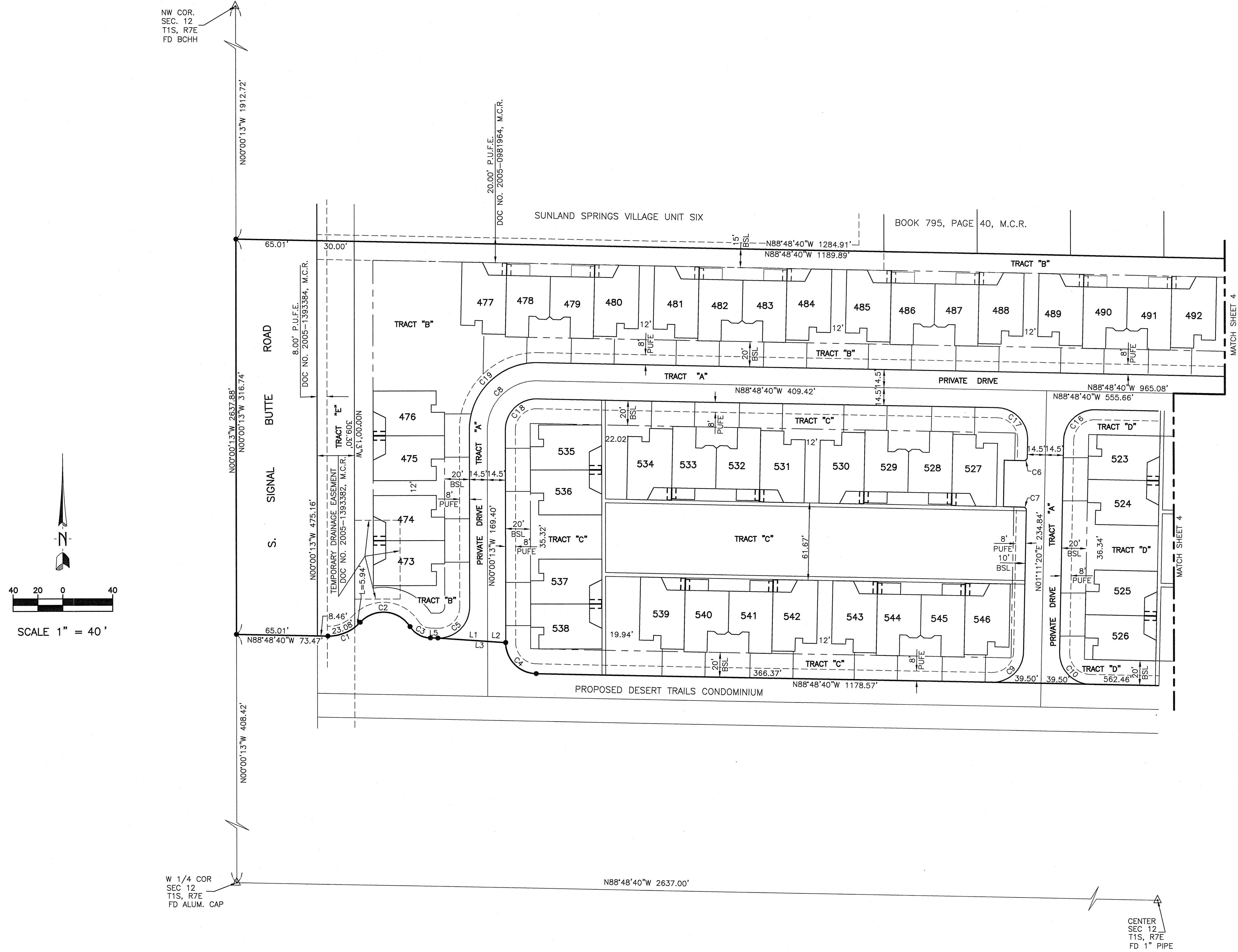
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SH. 2

OF 5

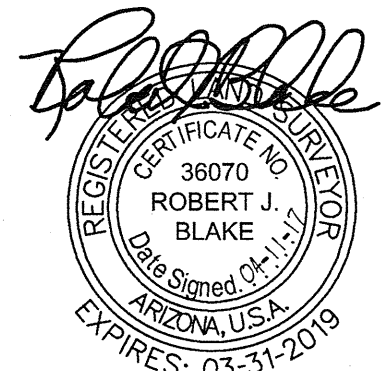
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SPRINGS CONDOMINIUM HOMES

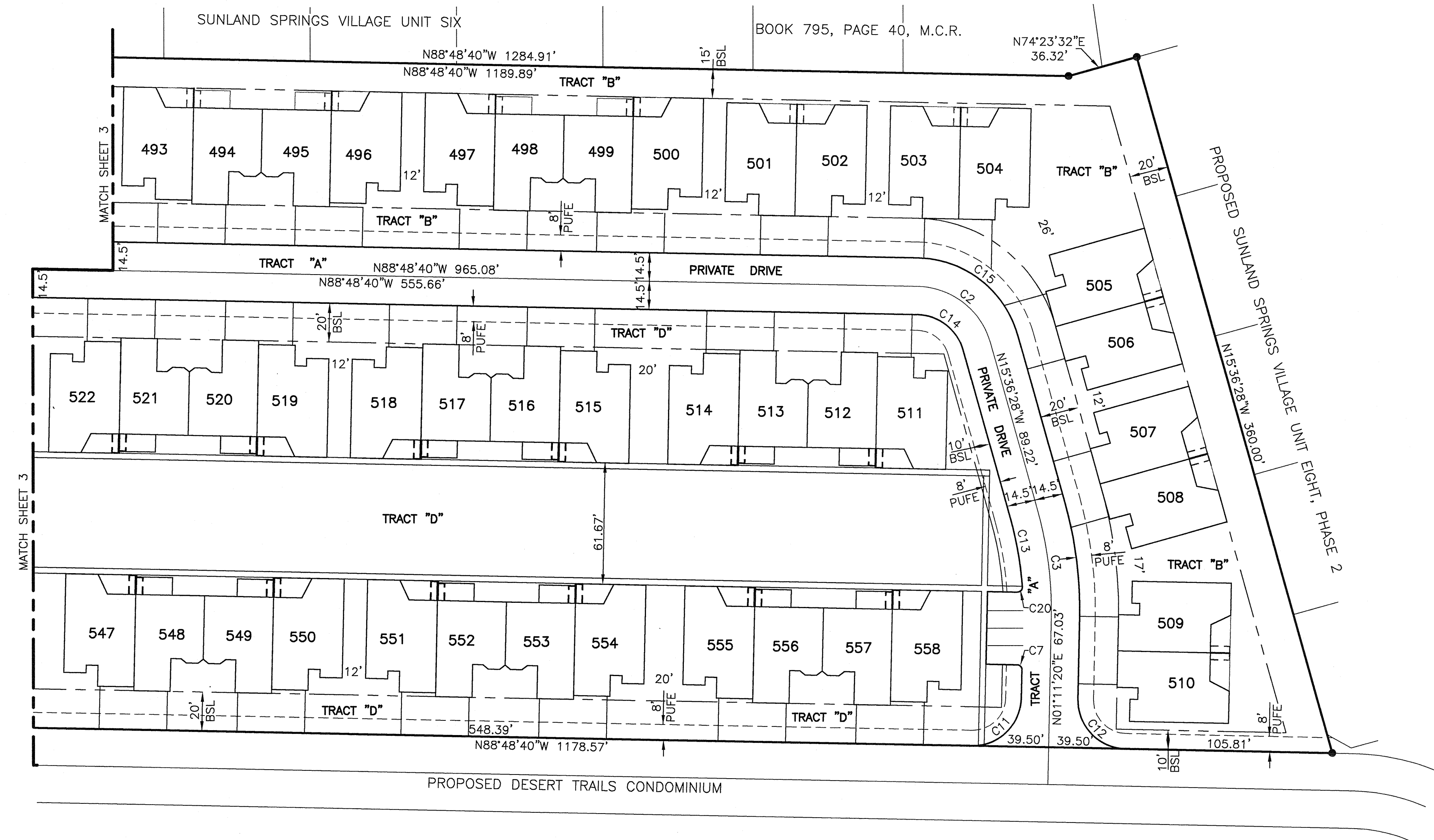
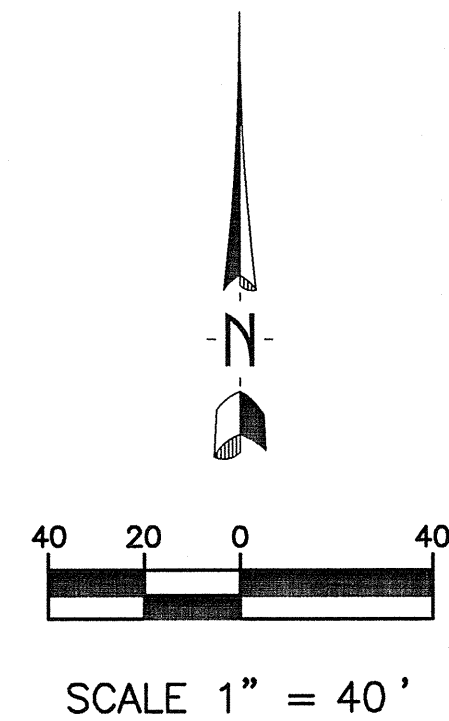


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	29.02	34.50	48°11'23"
C2	46.33	25.50	104°06'13"
C3	19.52	20.00	55°54'50"
C4	38.75	25.00	88°48'27"
C5	39.79	25.00	91°11'33"
C6	3.93	2.50	90°00'00"
C7	3.93	2.50	90°00'00"
C8	62.87	39.50	91°11'33"
C9	39.27	25.00	90°00'00"
C10	39.27	25.00	90°00'00"
C16	39.27	25.00	90°00'00"
C17	39.27	25.00	90°00'00"
C18	39.79	25.00	91°11'33"
C19	85.95	54.00	91°11'33"

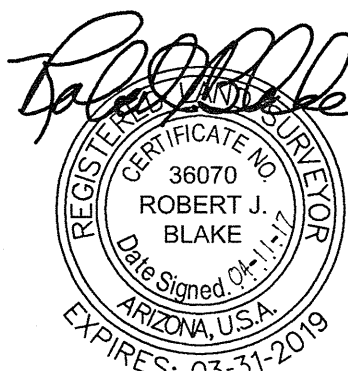
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.11	N88°10'03"W
L2	14.53	N86°10'03"W
L3	54.64	N86°10'03"W



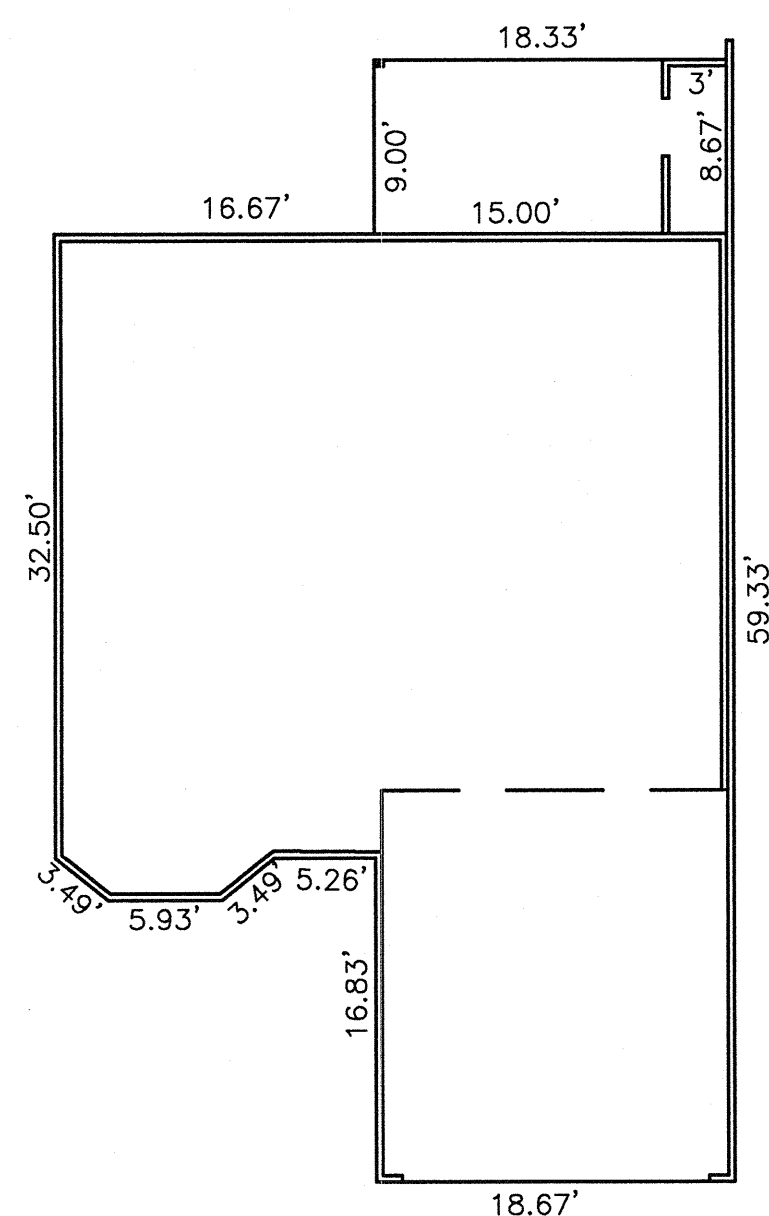
SPRINGS CONDOMINIUM HOMES



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	51.74	39.50	73°12'12"
C3	54.38	185.50	16°47'48"
C7	3.93	2.50	90°00'00"
C11	39.27	25.00	90°00'00"
C12	39.27	25.00	90°00'00"
C13	24.71	171.00	8°16'47"
C14	31.94	25.00	73°12'12"
C15	68.99	54.00	73°12'12"
C20	4.15	2.50	95°02'26"

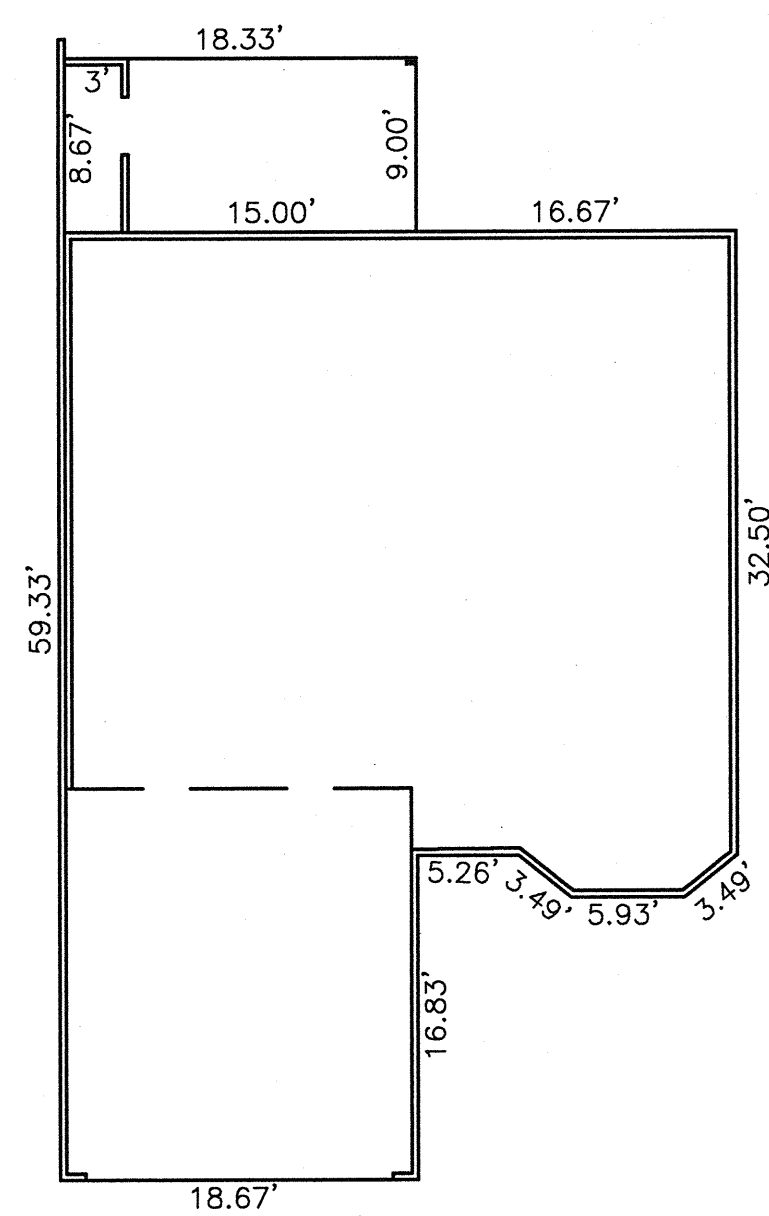


SPRINGS CONDOMINIUM HOMES



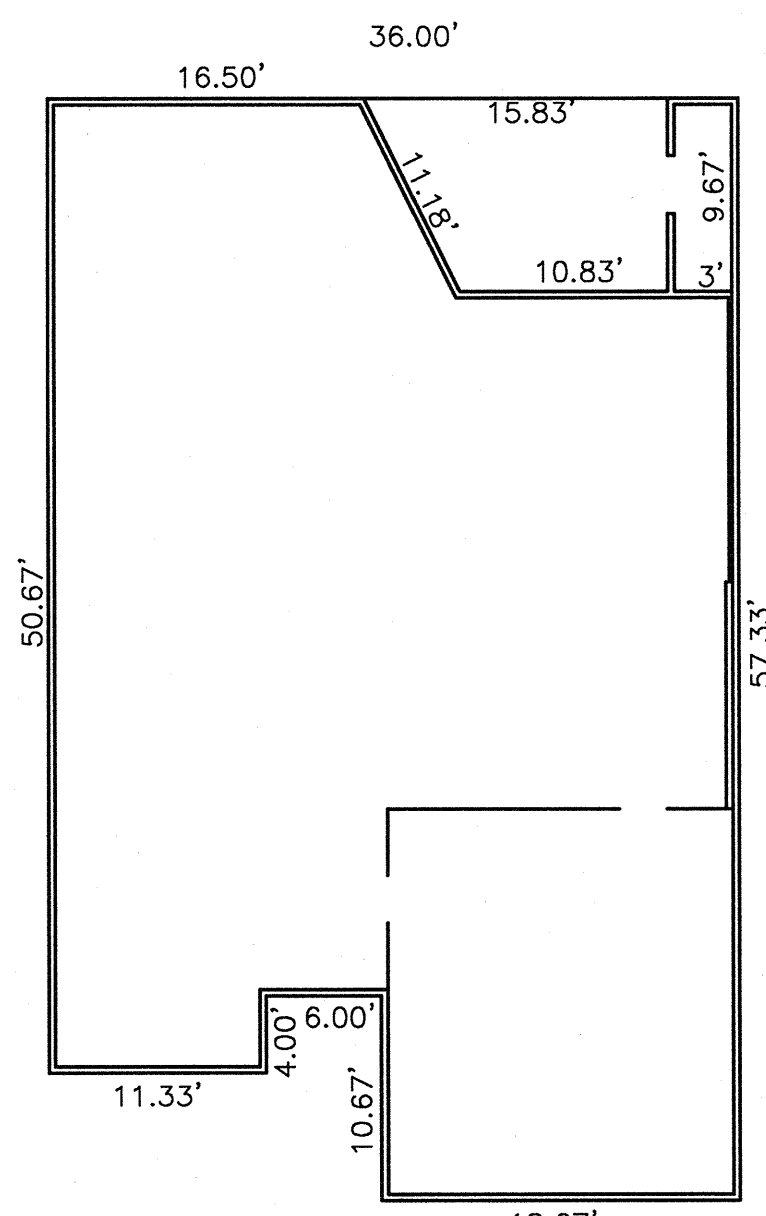
FLOOR TYPE "1100"

UNITS: 479, 483, 487,
491, 495, 499, 513, 517
521, 529, 533, 541, 545,
549, 553, 557



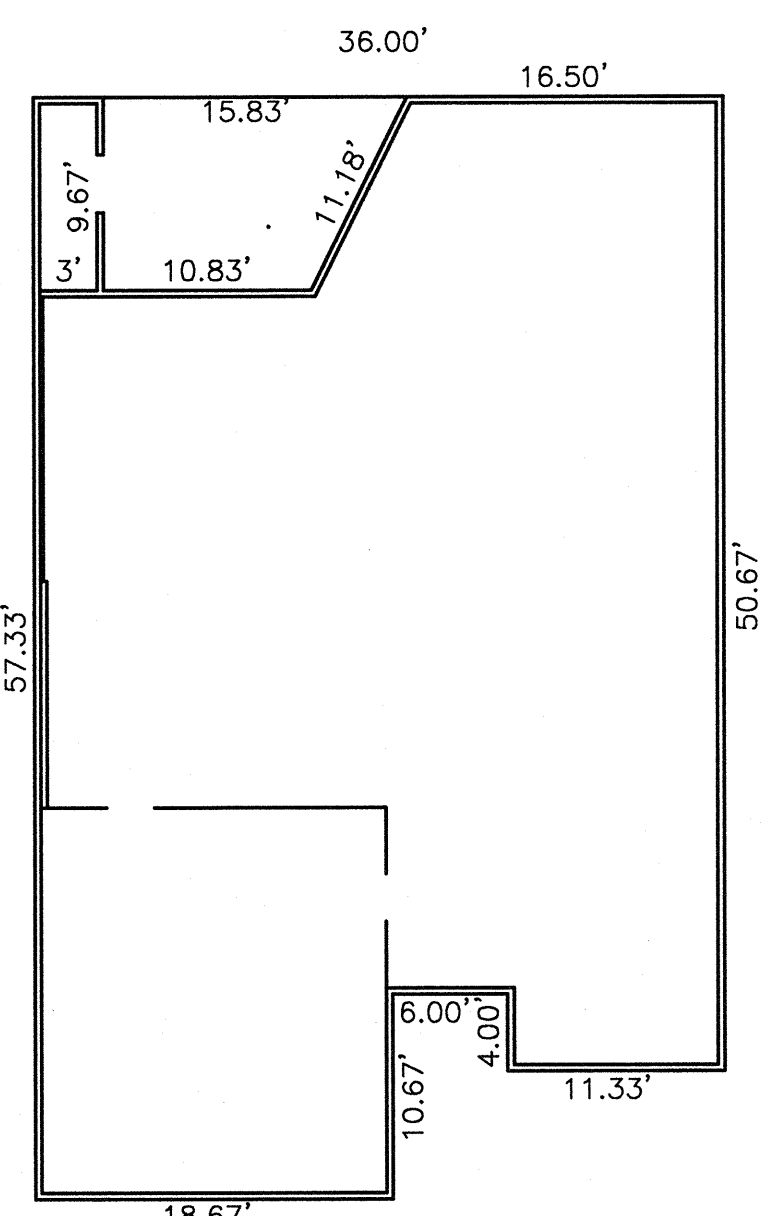
FLOOR TYPE "1100"

UNITS: 478, 482, 486,
490, 494, 498, 512, 516
520, 528, 532, 540, 544,
548, 552, 556



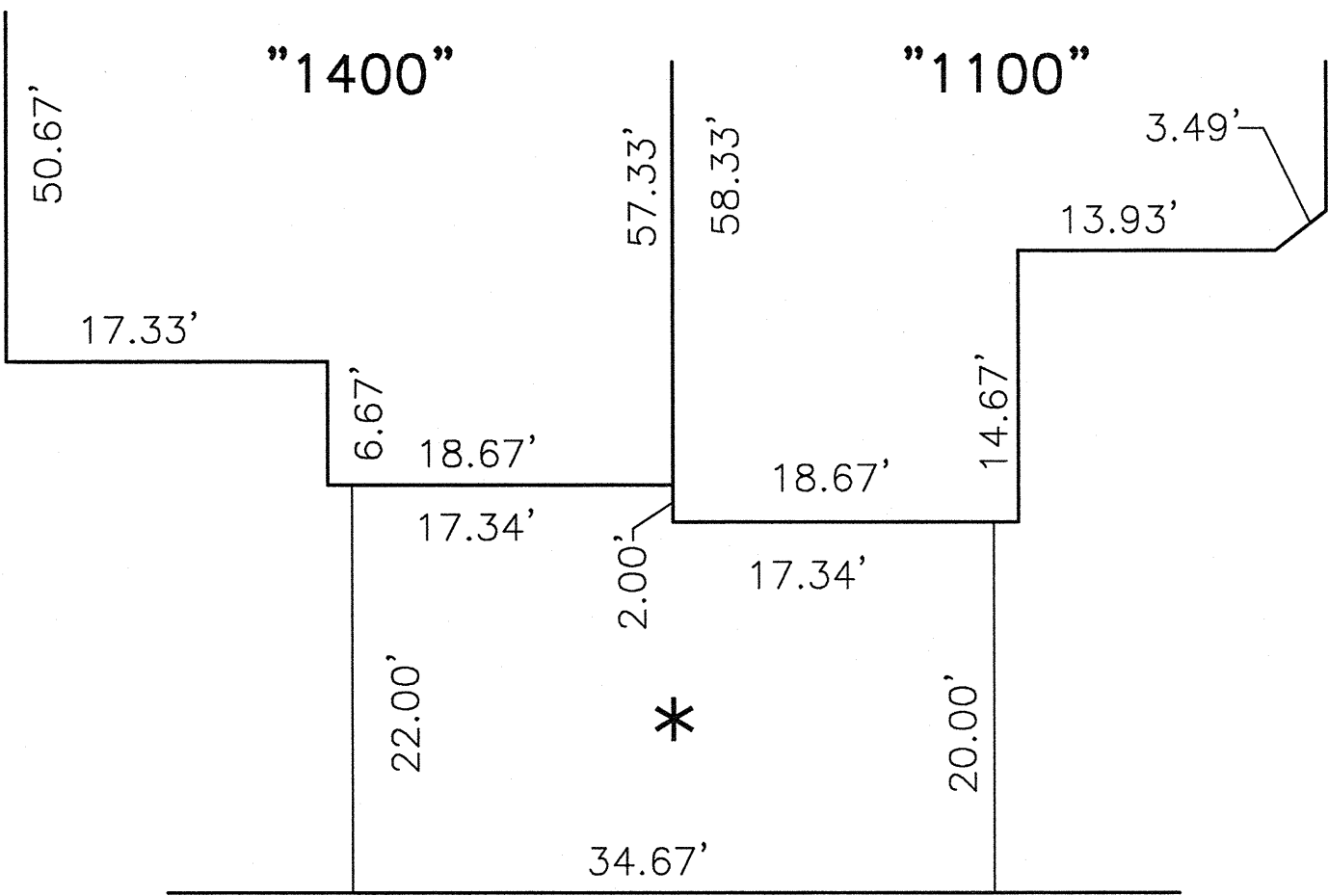
FLOOR TYPE "1400"

UNITS: 473, 475, 477,
481, 485, 489, 493, 497
501, 503, 505, 507, 509,
511, 515, 519, 523, 525,
527, 531, 535, 537, 539,
543, 547, 551, 555



FLOOR TYPE "1400"

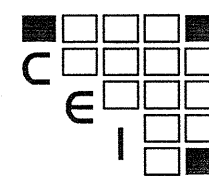
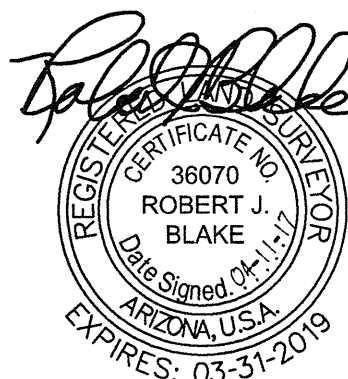
UNITS: 474, 476, 480,
484, 488, 492, 496, 500
502, 504, 506, 508, 510,
514, 518, 522, 524, 526,
530, 534, 536, 538, 542,
546, 550, 554, 558



* "LIMITED COMMON ELEMENT"
TYPICAL DRIVEWAY DIMENSIONS



SCALE 1" = 10'



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