

FINAL PLAT FOR THE VILLAS AT MONTANA VISTA

A SUBDIVISION OF A PORTION OF THE E. 1/2, N.W. 1/4 OF SECTION 20,
T. 1 N., R. 7 E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: EDGEMITH AND UNIVERSITY, INC., AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MONTANA VISTA", A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA & SALT RIVER DITCH & MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF SAID "THE VILLAS AT MONTANA VISTA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE OWNERSHIP OF THE LOTS, STREETS, EASEMENTS, AND TRACTS CONSTITUTING SAID PLAT AND THAT EACH LOT, STREET, EASEMENT AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER GIVEN TO EACH, RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATED TO THE CITY OF MESA FOR USE AS SUCH, THE PUBLIC STREETS KNOWN AS BOTH STREET AND UNIVERSITY DRIVE, PUBLIC UTILITIES EASEMENT, THE PUBLIC UTILITY AND FACILITIES EASEMENTS, PUBLIC UTILITY EASEMENTS AND THE VEHICULAR NON-ACCESS EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE PRELIMINARY EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN, TRACTS "A" THROUGH "W" ARE NOT TO BE CONVEYED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED FOR THE USE OF THE "THE VILLAS AT MONTANA VISTA" HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, TRACT "X" IS HEREBY DECLARED AS A PRIVATE DRIVE OVER WHICH IS HEREBY DEDICATED TO THE CITY OF MESA AS AN EASEMENT FOR PRIVATE AND STREET, FOR REFUSE, FIRE AND EMERGENCY AND PUBLIC UTILITIES, TRACT "Y" THROUGH "W" ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN IN THE TRACT TABLE. MAINTENANCE OF THE ABOVE REFERENCED TRACTS WILL BE THE RESPONSIBILITY OF THE VILLAS AT MONTANA VISTA HOMEOWNERS ASSOCIATION. TRACTS "A" THROUGH "W" ARE TO BE OWNED AND MAINTAINED BY THE VILLAS AT MONTANA VISTA HOMEOWNERS ASSOCIATION.

THE UNDERSIGNED OWNER, AGREES AS FOLLOWS:

1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "B", "D", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V" AND "W" ARE HEREBY ASSIGNED AS DRAINAGE FACILITIES AND RETENTION AREAS FOR THE INCLUDING CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC ROADS OF THE CITY OF MESA. THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF EGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS.

2) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE IMPROVED BY THE VILLAS AT MONTANA VISTA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND MEMBERS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ACCORDING TO CONVEY AND STONE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY FOR THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

3) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BOUND UPON ANY SUBSEQUENT PURCHASER OR OCCUPYER OF SAID PARCELS; AND

4) THAT THIS COVENANT CAN BE ENFORCED OR ASSERTED 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 THE SAME FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS ON 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.

IN WITNESS WHEREOF: EDGEMITH AND UNIVERSITY, INC., AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS

BY: EDGEMITH AND UNIVERSITY, INC. AS OWNER

BY: _____ AS OWNER

ACKNOWLEDGEMENT

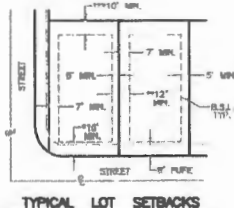
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
ON THIS, THE _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE
OF EDGEMITH AND UNIVERSITY, INC., AS OWNER OF THE PROPERTY PLATTED
HEREIN AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, EXECUTED THIS INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION SET 1/2 INCH UNLESS NOTED OTHERWISE.
- INDICATES A CORNER OF THIS SUBDIVISION.
- INDICATES A POINT OF CORNER, SET 1/2 INCH OR M.A.S. DET. 120-1-A, OR DET. 120-1-B, FOR CITY OF MESA ENGINEERING AND DESIGN STANDARDS.
- INDICATES A SECTION CORNER.
- INDICATES VEHICULAR NON-ACCESS EASEMENTS.
- INDICATES MINIMUM BUILDING SETBACK LINE.
- INDICATES SITE VISIBILITY LINE.
- INDICATES RIGHT OF WAY.
- INDICATES PUBLIC UTILITY EASEMENT.
- INDICATES PUBLIC UTILITIES AND FACILITIES EASEMENT.



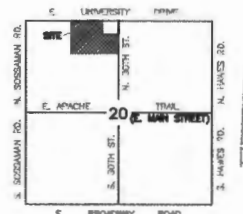
- * 20' MINIMUM SETBACK TO GARAGE DOOR FACE
- ** MINIMUM AGGREGATE OF BOTH SIDES
- *** 20' MINIMUM FOR LOTS 121 THRU 129 (10' SETBACK FOR CURBLINE AREAS UP TO 20' & THE WIDTH OF THE ROAD)

DEVELOPER

EDGEMITH AND UNIVERSITY, INC.
2222 N. VILL VISTA DRIVE # 8
MESA, ARIZONA 85213
PHONE (480) 807-0527
FAX (480) 807-0529
ATTN: MICHAEL BAKER

ENGINEER

CLAUDE ENGINEERING, INC.
1140 E. CROWDER AVENUE
PHOENIX, AZ 85020
PHONE (602) 365-8300
R.L.L. ROBERT J. BLAKE
CERTIFICATION NO. 38070



VICINITY MAP
SECTION 20, T. 1 N., R. 7 E.

LOT AREAS

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	5,079 SQ. FT.	50	4,500 SQ. FT.	99	4,500 SQ. FT.
2	4,733 SQ. FT.	51	4,500 SQ. FT.	100	4,500 SQ. FT.
3	4,733 SQ. FT.	52	4,500 SQ. FT.	101	4,500 SQ. FT.
4	4,850 SQ. FT.	53	4,500 SQ. FT.	102	4,500 SQ. FT.
5	4,850 SQ. FT.	54	4,500 SQ. FT.	103	4,481 SQ. FT.
6	8,747 SQ. FT.	55	4,500 SQ. FT.	104	8,338 SQ. FT.
7	8,797 SQ. FT.	56	4,500 SQ. FT.	105	4,500 SQ. FT.
8	5,832 SQ. FT.	57	4,500 SQ. FT.	106	4,500 SQ. FT.
9	4,500 SQ. FT.	58	4,500 SQ. FT.	107	4,500 SQ. FT.
10	4,543 SQ. FT.	59	4,500 SQ. FT.	108	4,500 SQ. FT.
11	4,980 SQ. FT.	60	4,500 SQ. FT.	109	4,500 SQ. FT.
12	5,430 SQ. FT.	61	4,500 SQ. FT.	110	4,488 SQ. FT.
13	5,203 SQ. FT.	62	4,500 SQ. FT.	111	4,781 SQ. FT.
14	4,488 SQ. FT.	63	4,802 SQ. FT.	112	4,770 SQ. FT.
15	4,500 SQ. FT.	64	4,773 SQ. FT.	113	4,770 SQ. FT.
16	4,500 SQ. FT.	65	4,773 SQ. FT.	114	4,770 SQ. FT.
17	4,500 SQ. FT.	66	4,773 SQ. FT.	115	4,770 SQ. FT.
18	4,500 SQ. FT.	67	4,773 SQ. FT.	116	4,770 SQ. FT.
19	4,500 SQ. FT.	68	4,773 SQ. FT.	117	4,770 SQ. FT.
20	4,500 SQ. FT.	69	4,773 SQ. FT.	118	4,770 SQ. FT.
21	4,500 SQ. FT.	70	4,773 SQ. FT.	119	4,770 SQ. FT.
22	4,500 SQ. FT.	71	4,811 SQ. FT.	120	4,784 SQ. FT.
23	5,554 SQ. FT.	72	4,813 SQ. FT.	121	4,500 SQ. FT.
24	4,481 SQ. FT.	73	4,870 SQ. FT.	122	4,500 SQ. FT.
25	4,500 SQ. FT.	74	4,500 SQ. FT.	123	4,500 SQ. FT.
26	4,500 SQ. FT.	75	4,500 SQ. FT.	124	4,500 SQ. FT.
27	4,500 SQ. FT.	76	4,500 SQ. FT.	125	4,500 SQ. FT.
28	4,500 SQ. FT.	77	4,500 SQ. FT.	126	4,500 SQ. FT.
29	4,510 SQ. FT.	78	4,813 SQ. FT.	127	4,500 SQ. FT.
30	4,516 SQ. FT.	79	4,500 SQ. FT.	128	4,500 SQ. FT.
31	4,502 SQ. FT.	80	5,330 SQ. FT.	129	4,500 SQ. FT.
32	4,508 SQ. FT.	81	4,848 SQ. FT.	130	4,500 SQ. FT.
33	4,500 SQ. FT.	82	5,073 SQ. FT.	131	4,500 SQ. FT.
34	4,500 SQ. FT.	83	4,808 SQ. FT.	132	5,365 SQ. FT.
35	4,500 SQ. FT.	84	5,126 SQ. FT.	133	5,867 SQ. FT.
36	4,500 SQ. FT.	85	4,500 SQ. FT.	134	4,478 SQ. FT.
37	4,500 SQ. FT.	86	4,808 SQ. FT.	135	4,850 SQ. FT.
38	4,808 SQ. FT.	87	4,718 SQ. FT.	136	4,850 SQ. FT.
39	10,480 SQ. FT.	88	5,100 SQ. FT.	137	4,750 SQ. FT.
40	5,320 SQ. FT.	89	4,500 SQ. FT.	138	4,780 SQ. FT.
41	5,150 SQ. FT.	90	4,816 SQ. FT.	139	5,337 SQ. FT.
42	5,150 SQ. FT.	91	4,500 SQ. FT.		
43	5,150 SQ. FT.	92	4,500 SQ. FT.		
44	5,250 SQ. FT.	93	4,534 SQ. FT.		
45	5,178 SQ. FT.	94	4,534 SQ. FT.		
46	4,520 SQ. FT.	95	4,534 SQ. FT.		
47	4,500 SQ. FT.	96	5,543 SQ. FT.		
48	4,500 SQ. FT.	97	5,485 SQ. FT.		
49	4,500 SQ. FT.	98	4,500 SQ. FT.		

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____, 20____.

BY: _____ MAYOR ATTEST: _____ 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: _____ CITY ENGINEER DATE: _____

CERTIFICATION

I, ROBERT J. BLAKE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2008, 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 REPRODUCED.

BY: ROBERT J. BLAKE
REGISTERED LAND SURVEYOR NO. 38070



NOTES

- ALL UTILITY LINES TO BE INSTALLED UNIFORMLY, AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER #41331.
- CONSTRUCTION WHEN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR PERMANENT SECTION TYPE PERMANENT, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, PROVIDE SINKHOLE OR PRIVATE LANDSCAPING AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE PERMITS OF ANY ALIEN UNIVERSITY DRIVE AND BOTH STREET.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DEVELOPMENT OUTLINES.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY APPROPRIATE VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER THE EASEMENT EASEMENT, WHICH WOULD OBSTRUCT OR INHIBIT THE FLOW OF STORMWATER.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SPECIAL FUNDAMENTAL WITHIN THIS SUBDIVISION. SPECIAL FUNDAMENTAL BE REQUIRED BY THE CITY FOR MAINTENANCE OF THE UTILITY LINES. THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY ASPHALT PAVEMENT OVER THE UTILITY RECONSTRUCTION OF THE SPECIAL FUNDAMENTAL WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ADDITIONAL TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2220-F DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH ANNUAL EXCESS OF LOSS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

TRACT TABLE

TRACT	ACRES	USE
"A"	4.3400	PRIVATE DRIVE, PUBLIC UTILITY, DRAINAGE, REFUSE COLLECTION, FIRE & EMERGENCY & OTHER TYPE VEHICLES
"B"	0.3633	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"C"	0.0297	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"D"	0.8291	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING, DRAINAGE & RECREATIONAL AMENITIES
"E"	0.0402	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"F"	0.0394	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"G"	0.0264	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"H"	0.0268	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"I"	0.0530	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"J"	0.0204	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"K"	0.0281	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"L"	0.0283	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"M"	0.0287	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"N"	0.0288	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"O"	0.1507	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"P"	0.1477	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"Q"	0.0187	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"R"	0.0278	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS & LANDSCAPING
"S"	0.7438	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"T"	0.2391	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"U"	0.3862	PUBLIC UTILITY AND FACILITIES EASEMENT, SIDEWALK, PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"V"	0.0874	PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
"W"	0.0725	PEDESTRIAN ACCESS, LANDSCAPING & DRAINAGE
TOTAL	8.1078	

DATE: SEPTEMBER 18, 2008
BY: _____
APR. 28, 2013

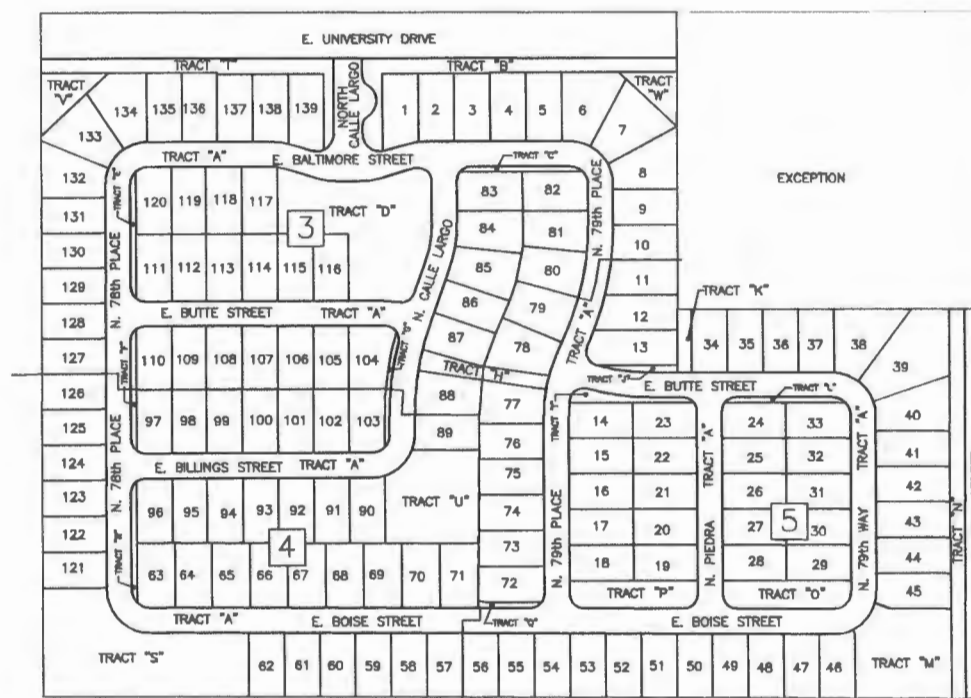
JOB NO. 010102
SHEET 1 OF 5

GROSS AREA: 25.2120 AC. LOTS: 139 TRACTS: 23



Claude Engineering, Inc.
ENGINEERS - SURVEYORS
1140 E. CROWDER AVENUE
PHOENIX, ARIZONA 85020
Tel 602-365-8300 Fax 602-365-8310

THE VILLAS AT MONTANA VISTA



SCALE 1" = 80'



KEY MAP



INDICATES SHEET NUMBER



INDICATES BREAKLINE



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1842 E. Grandview Ave., Phoenix, Arizona 85032
Tel 602-368-8255 Fax 602-368-8210

010102
SH. 2
OF 5

THE VILLAS AT MONTANA VISTA

SUN VALLEY VIEW
BOOK 389, PAGE 44
M.C.R.

COURT MANOR

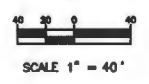
BOOK 405, PAGE 13 M.C.R.

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
C1	86.63	37.50	89.92.51	37.50
C2	29.28	100.00	18.46.57	100.00
C3	29.28	100.00	18.46.57	100.00
C4	29.28	100.00	17.04.37	100.00
C5	29.28	100.00	17.04.37	100.00
C6	66.89	42.50	80.08.24	42.50
C7	61.11	100.00	18.23.31	100.00
C8	33.26	100.00	18.03.39	100.00
C9	136.75	417.00	18.03.39	417.00
C10	136.75	417.00	22.58.58	417.00
C11	15.10	14.42	80.00.00	14.42
C12	63.57	25.28	100.00.00	25.28
C13	15.10	14.42	80.00.00	14.42
C14	46.72	25.00	102.54.24	25.00
C15	46.72	25.00	102.54.24	25.00
C16	18.71	25.00	42.54.24	25.00
C17	27.88	25.00	43.53.48	25.00
C18	36.27	30.00	100.54.24	30.00
C19	31.37	30.00	88.51.38	30.00
C20	12.82	30.00	38.43.47	30.00
C21	18.58	20.00	43.07.46	20.00
C22	39.33	20.00	43.07.46	20.00
C23	20.55	20.00	47.08.23	20.00
C24	18.71	25.00	42.54.24	25.00
C25	31.37	30.00	88.51.38	30.00
C26	30.82	20.00	88.51.38	20.00
C27	10.48	20.00	27.28.28	20.00
C28	31.41	20.00	82.07.52	20.00
C29	31.37	30.00	88.51.38	30.00
C30	12.81	20.00	38.43.47	20.00
C31	18.58	20.00	43.07.46	20.00
C32	12.83	20.00	38.43.47	20.00
C33	18.58	20.00	43.07.46	20.00
C34	29.31	20.00	81.08.04	20.00
C35	33.89	20.00	102.00.21	20.00
C36	18.18	20.00	82.07.52	20.00
C37	17.77	20.00	80.53.38	20.00
C38	14.71	20.00	80.53.38	20.00
C39	33.38	20.00	82.07.52	20.00
C40	83.80	442.50	10.31.47	442.50
C41	33.30	20.00	82.07.52	20.00
C42	13.78	417.00	18.23.31	417.00
C43	8.84	82.50	8.00.13	82.50
C44	1.34	82.50	8.00.13	82.50
C45	86.88	202.50	18.23.31	202.50
C46	25.33	187.50	18.23.31	187.50
C47	20.83	117.50	18.23.31	117.50

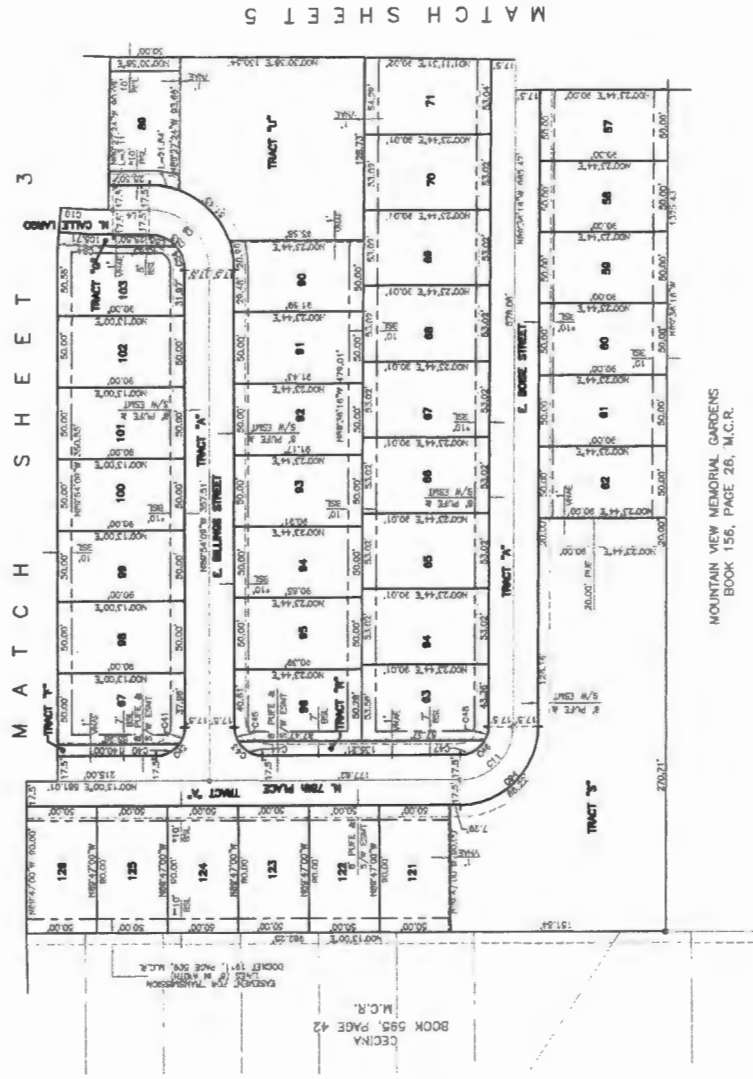
LINE	LENGTH	BEARING
L1	25.30	N89°34'00"W
L2	10.34	N89°34'00"W
L3	15.14	N89°34'00"W



NOTE:
- 20' MINIMUM SETBACK TO GARAGE DOOR FACE
- 20' MINIMUM FOR LOTS 121 THRU 133
(10' MINIMUM FOR LOTS 134 UP TO 50% OF THE WIDTH OF THE HOUSE)



THE VILLAS AT MONTANA VISTA

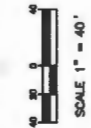


CHUTE TABLE

CHUTE	LENGTH	WIDTH	AREA
C1	10.00	1.00	10.00
C2	10.00	1.00	10.00
C3	10.00	1.00	10.00
C4	10.00	1.00	10.00
C5	10.00	1.00	10.00
C6	10.00	1.00	10.00
C7	10.00	1.00	10.00
C8	10.00	1.00	10.00
C9	10.00	1.00	10.00
C10	10.00	1.00	10.00
C11	10.00	1.00	10.00
C12	10.00	1.00	10.00
C13	10.00	1.00	10.00
C14	10.00	1.00	10.00
C15	10.00	1.00	10.00
C16	10.00	1.00	10.00
C17	10.00	1.00	10.00
C18	10.00	1.00	10.00
C19	10.00	1.00	10.00
C20	10.00	1.00	10.00
C21	10.00	1.00	10.00
C22	10.00	1.00	10.00
C23	10.00	1.00	10.00
C24	10.00	1.00	10.00
C25	10.00	1.00	10.00
C26	10.00	1.00	10.00
C27	10.00	1.00	10.00
C28	10.00	1.00	10.00
C29	10.00	1.00	10.00
C30	10.00	1.00	10.00
C31	10.00	1.00	10.00
C32	10.00	1.00	10.00
C33	10.00	1.00	10.00
C34	10.00	1.00	10.00
C35	10.00	1.00	10.00
C36	10.00	1.00	10.00
C37	10.00	1.00	10.00
C38	10.00	1.00	10.00
C39	10.00	1.00	10.00
C40	10.00	1.00	10.00

CHUTE TABLE

CHUTE	LENGTH	WIDTH	AREA
C1	10.00	1.00	10.00
C2	10.00	1.00	10.00
C3	10.00	1.00	10.00
C4	10.00	1.00	10.00
C5	10.00	1.00	10.00
C6	10.00	1.00	10.00
C7	10.00	1.00	10.00
C8	10.00	1.00	10.00
C9	10.00	1.00	10.00
C10	10.00	1.00	10.00
C11	10.00	1.00	10.00
C12	10.00	1.00	10.00
C13	10.00	1.00	10.00
C14	10.00	1.00	10.00
C15	10.00	1.00	10.00
C16	10.00	1.00	10.00
C17	10.00	1.00	10.00
C18	10.00	1.00	10.00
C19	10.00	1.00	10.00
C20	10.00	1.00	10.00
C21	10.00	1.00	10.00
C22	10.00	1.00	10.00
C23	10.00	1.00	10.00
C24	10.00	1.00	10.00
C25	10.00	1.00	10.00
C26	10.00	1.00	10.00
C27	10.00	1.00	10.00
C28	10.00	1.00	10.00
C29	10.00	1.00	10.00
C30	10.00	1.00	10.00
C31	10.00	1.00	10.00
C32	10.00	1.00	10.00
C33	10.00	1.00	10.00
C34	10.00	1.00	10.00
C35	10.00	1.00	10.00
C36	10.00	1.00	10.00
C37	10.00	1.00	10.00
C38	10.00	1.00	10.00
C39	10.00	1.00	10.00
C40	10.00	1.00	10.00



SCALE 1" = 40'



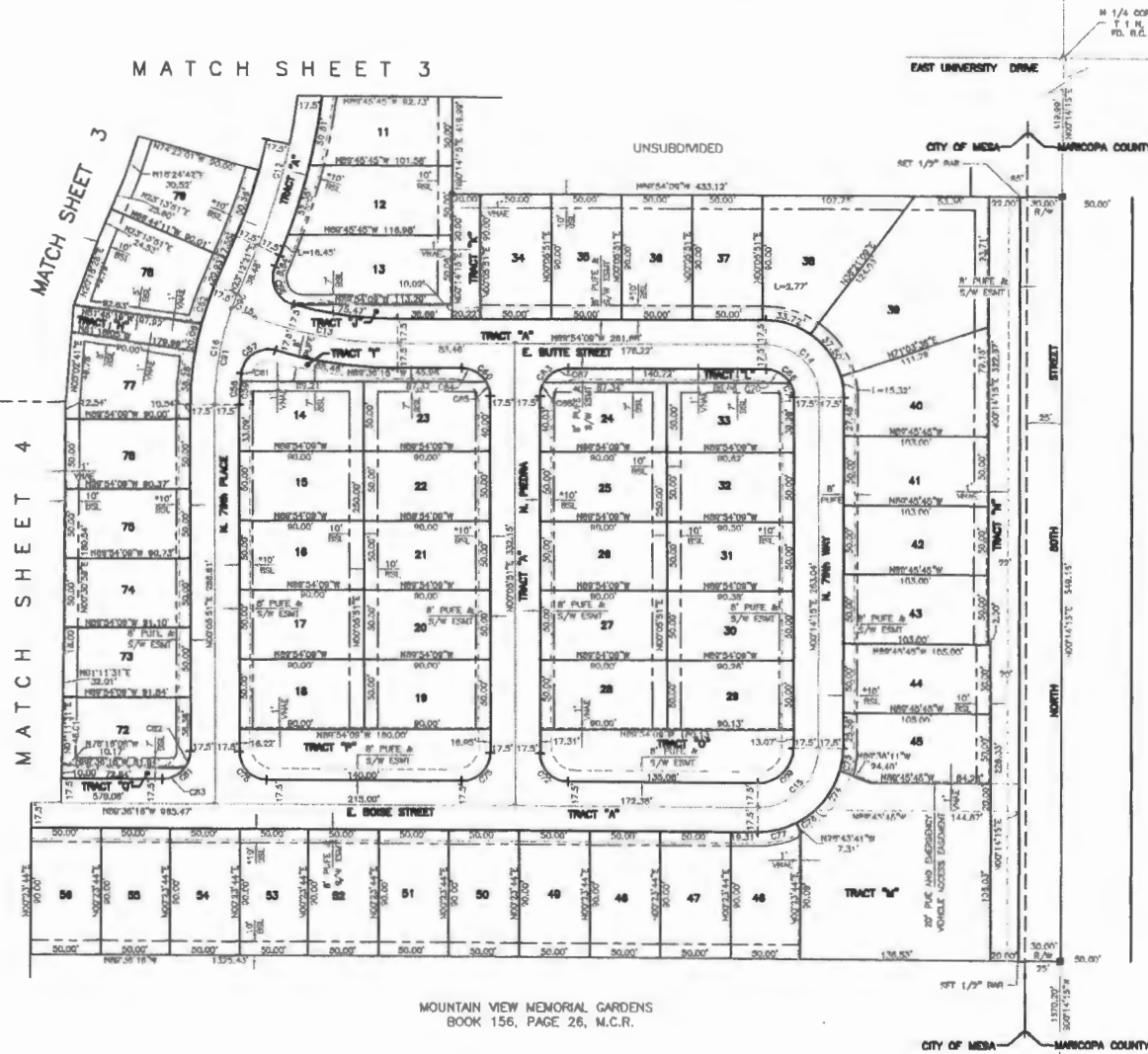
NOTE:
 * 20' MINIMUM SETBACK TO LARGE DOOR FACE
 ** 10' MINIMUM SETBACK TO LARGE DOOR FACE
 *** 10' MINIMUM SETBACK TO LARGE DOOR FACE
 **** 10' MINIMUM SETBACK TO LARGE DOOR FACE

THE VILLAS AT MONTANA VISTA

MATCH SHEET 3

CURVE	LENGTH	BEARING	DELTA
C12	160.35	450.00	32.2809°
C13	109.08	300.00	20.0417°
C14	89.88	43.50	20.0824°
C15	89.88	43.50	20.0824°
C16	80.88	300.00	32.0831°
C17	34.53	20.00	87.4808°
C18	22.43	182.50	7.0000°
C19	4.10	182.50	7.0000°
C20	31.42	20.00	87.0000°
C21	8.50	182.50	7.0000°
C22	29.36	217.50	7.4424°
C23	31.42	20.00	87.0000°
C24	30.34	20.00	87.0000°
C25	10.47	20.00	30.0000°
C26	31.42	20.00	87.0000°
C27	20.88	20.00	87.0000°
C28	10.44	20.00	30.0000°
C29	38.34	20.00	87.0000°
C30	20.88	20.00	87.0000°
C31	10.44	20.00	30.0000°
C32	31.31	20.00	87.0000°
C33	16.21	80.00	18.2822°
C34	33.81	80.00	30.7700°
C35	31.52	20.00	80.1754°
C36	15.89	80.00	18.1808°
C37	28.40	80.00	27.0728°
C38	31.31	20.00	87.0000°
C39	31.52	20.00	80.1754°
C40	12.97	20.00	37.1004°
C41	18.38	20.00	52.0748°
C42	10.80	200.00	3.0214°
C43	70.08	200.00	20.0417°

LINE	LENGTH	BEARING
L1	17.50	N89°48'24"W



MOUNTAIN VIEW MEMORIAL GARDENS
BOOK 156, PAGE 26, M.C.R.



SCALE 1" = 40'



NOTE:

* 30' MINIMUM SETBACK TO GARAGE DOOR FACE

PL 1" BAR IN POSTING
CENTER SET 70
T 1 R 7 E



Clear Engineering Inc.
ENGINEERS - SURVEYORS
1001 E. Camelback Rd., Phoenix, Arizona 85014
Tel 480-255-0250 Fax 480-255-0250

010102
SH. 5
OF 5