

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR TAVERA SOUTH, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, 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.

MATTAMY ARIZONA, LLC 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.

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. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: 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 (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) 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. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT MATTAMY ARIZONA, LLC 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 MATTAMY ARIZONA, LLC OR THE SUCCESSORS OR ASSIGNS OF MATTAMY ARIZONA, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MATTAMY ARIZONA, LLC OR THE SUCCESSORS OR ASSIGNS OF MATTAMY ARIZONA, LLC 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.

MATTAMY ARIZONA, LLC 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.

MATTAMY ARIZONA, LLC 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS B, C, D, E, F, G, H, I, J, & K 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.

MATTAMY ARIZONA, LLC 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 MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 _____, 2018.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A _____ OF MATTAMY ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

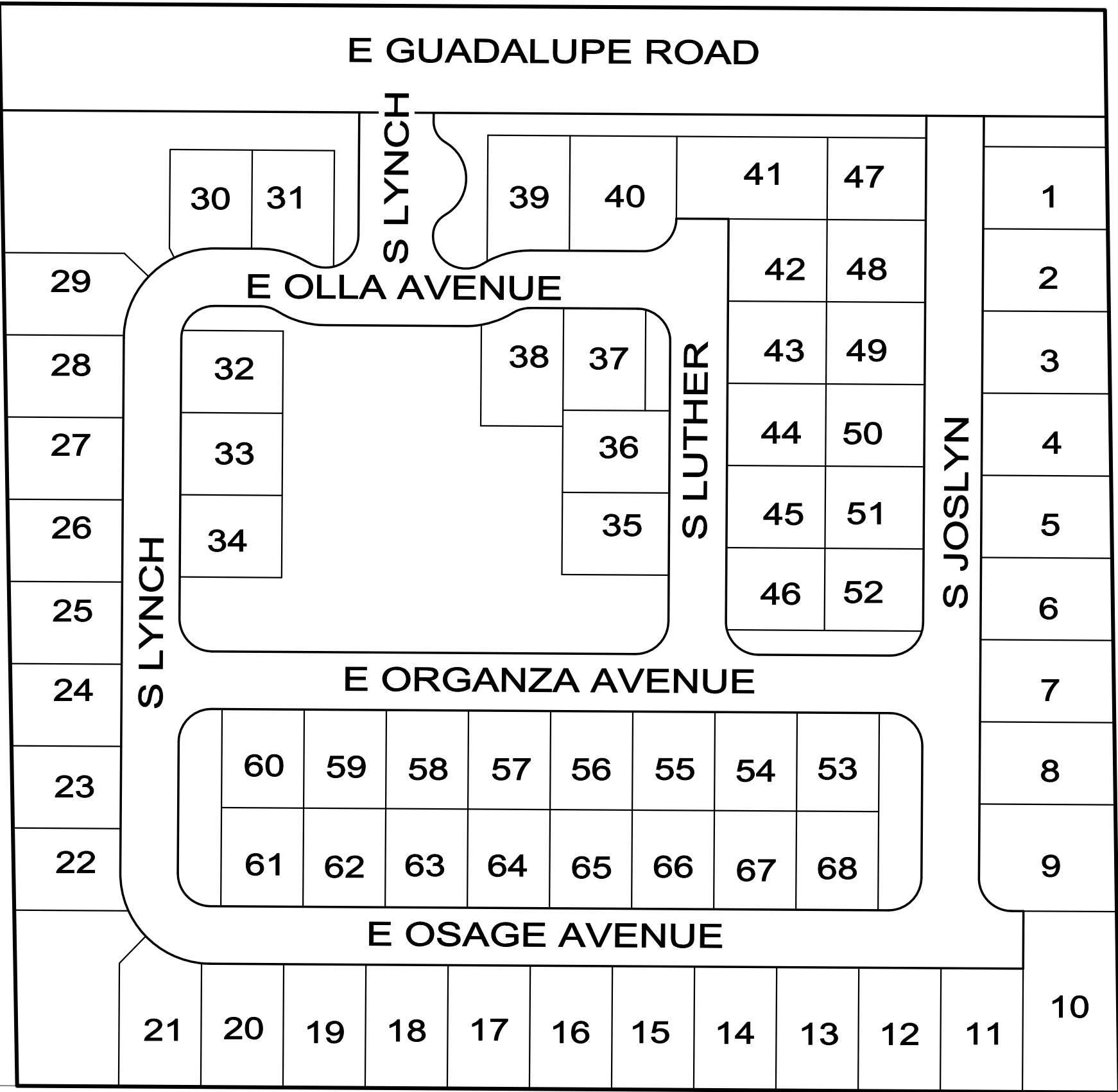
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

BY: _____
NOTARY PUBLIC DATE

GENERAL NOTES

- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- THE "TAVERA SOUTH" HOMEOWNER'S ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH THIS PLAT AND THE APPROVED PLANS.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42)33.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 68 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- THE AREA WITHIN THE SITE VISIBILITY EASEMENT/TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36 INCHES ABOVE STREET GRADES IN THESE AREAS.
- PUBLIC UTILITY AND FACILITY EASEMENT (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN PUFE'S ON THIS PLAT.
- THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5132 AND DEVELOPMENT AGREEMENT RECORDED JANUARY 8, 2013: 2013--0018518.



KEY MAP

NOT TO SCALE



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE ____ DAY OF _____, 2018.

MAYOR _____ ATTEST: _____
CLERK

ASSURED WATER SUPPLY

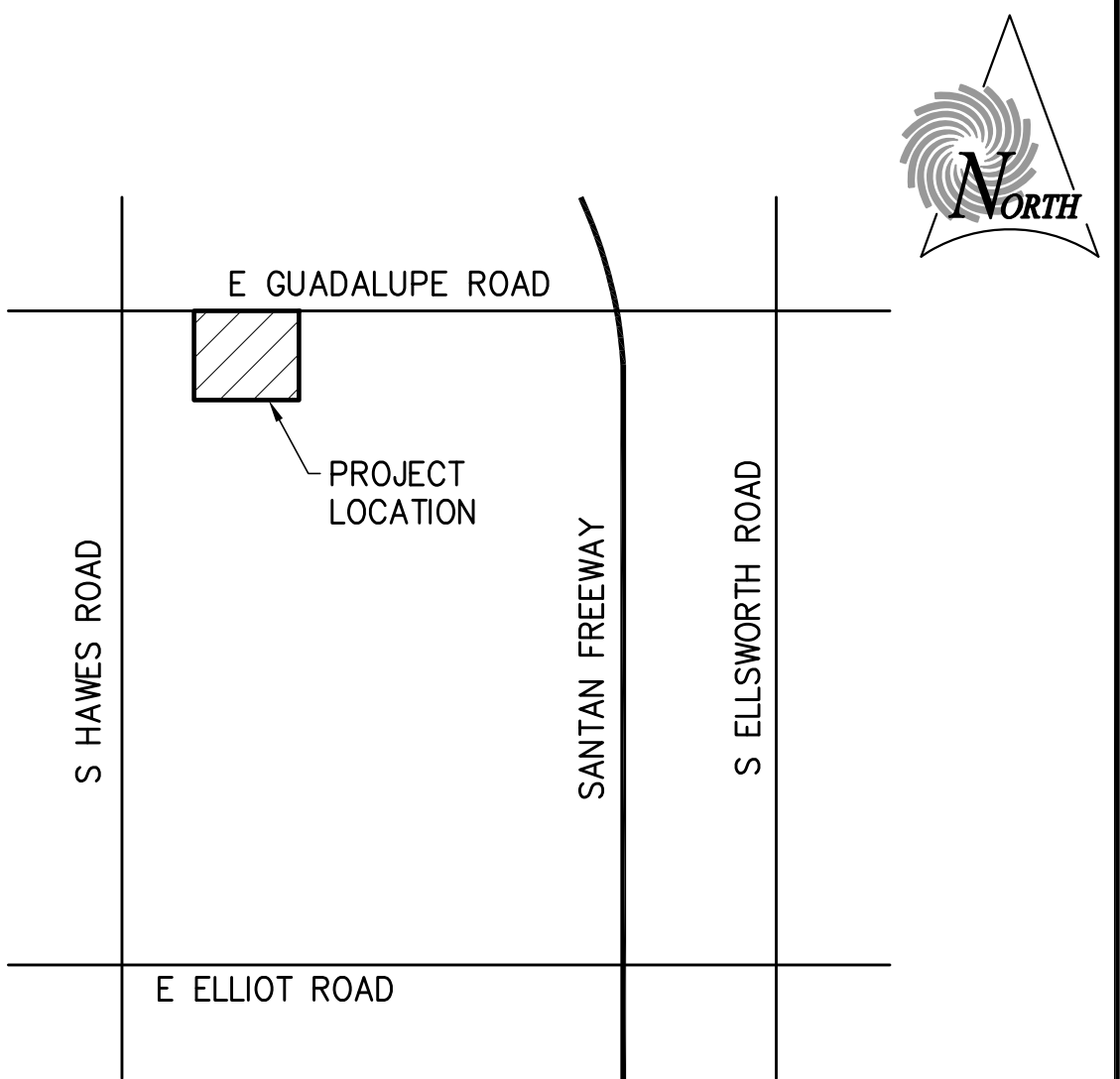
THIS IS TO CERTIFY THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

CITY ENGINEER _____ DATE: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSEPH R. DAVIS PL#42014 DATE 01/31/2018



VICINITY MAP

NOT TO SCALE

OWNERS

SANTAN SHOPDEVCO I, LLC
7001 N SCOTTSDALE ROAD, SUITE 1015
SCOTTSDALE, AZ 85253
CONTACT: MICHAEL J KERN
PHONE: (480) 315-2600

BORDEN SANTAN, LLC
14644 N 74TH STREET, SUITE 101
SCOTTSDALE, AZ 85269
CONTACT: KENT BRO
PHONE: (480) 948-8586

GUADALUPE 202, LLC
STAVE PROPERTIES
14020 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260
CONTACT: MARV SPATZ
PHONE: (480) 994-0200

APPLICANT

MATTAMY ARIZONA, LLC
9200 E PIMA CENTER PARKWAY, SUITE 160
SCOTTSDALE, AZ 85258
CONTACT: JOSE CASTILLO
PHONE: (480) 302-6080

ENGINEER

SUNRISE ENGINEERING, INC.
2152 VINEYARD, SUITE 123
MESA, AZ 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T1S, R7E BEARING S89°37'36"E BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 4 AND A BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 4.

BENCHMARK

BRASS TAG IN TOP OF CURB AT SOUTHEAST CORNER OF ELLSWORTH ROAD AND GUADALUPE ROAD
ELEV=1424.57 (COM DATUM, NAVD88)

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER	COV
2	SECTION BREAKDOWN & TABLES	FP1
3, 4	FINAL PLAT	FP2, FP3
5	PUFE EXHIBITS	FP4

42014
JOSEPH R. DAVIS
ARIZONA, U.S.A.
Expires 3/31/20

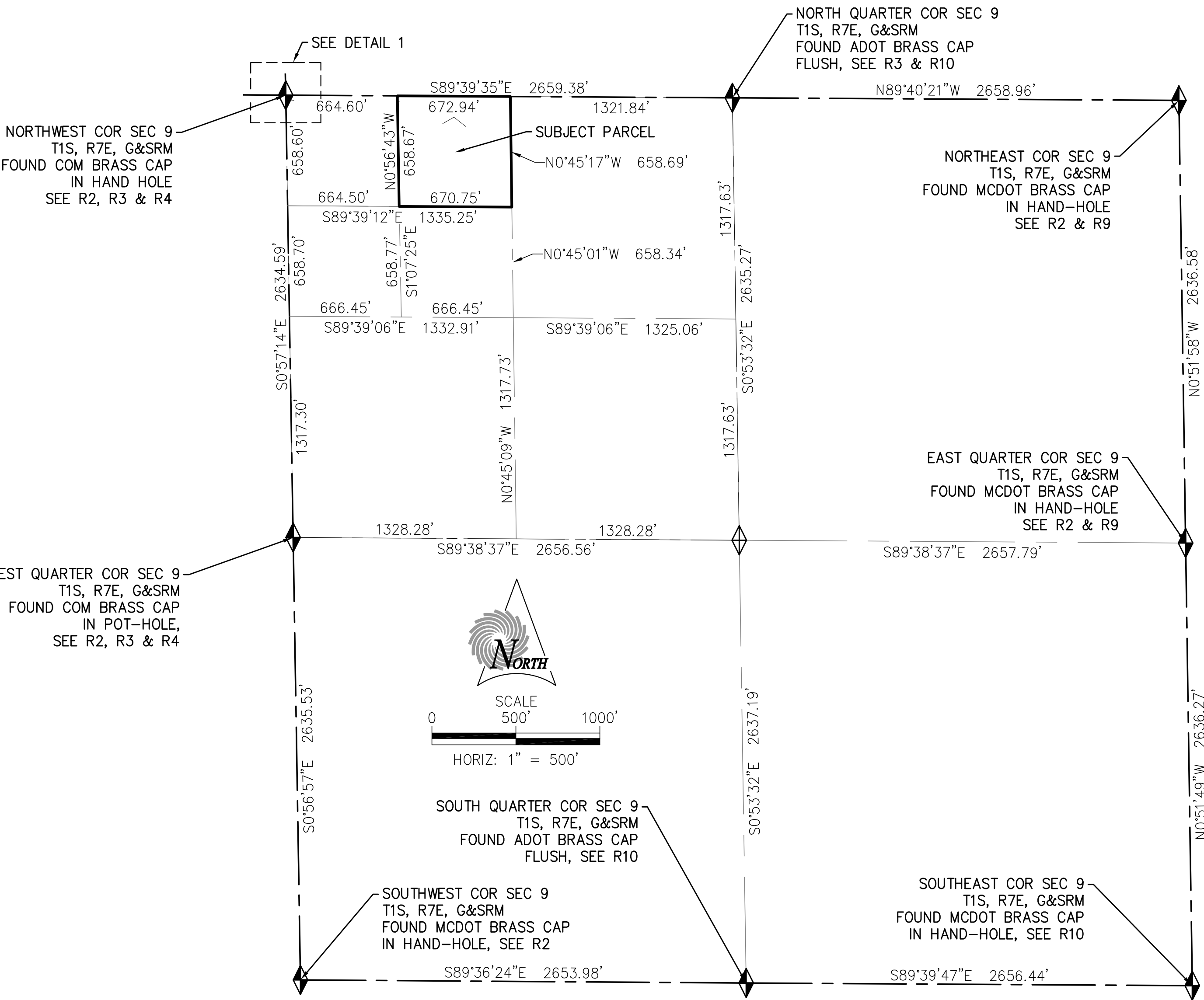
SUNRISE
ENGINEERING

2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

MATTAMY ARIZONA, LLC

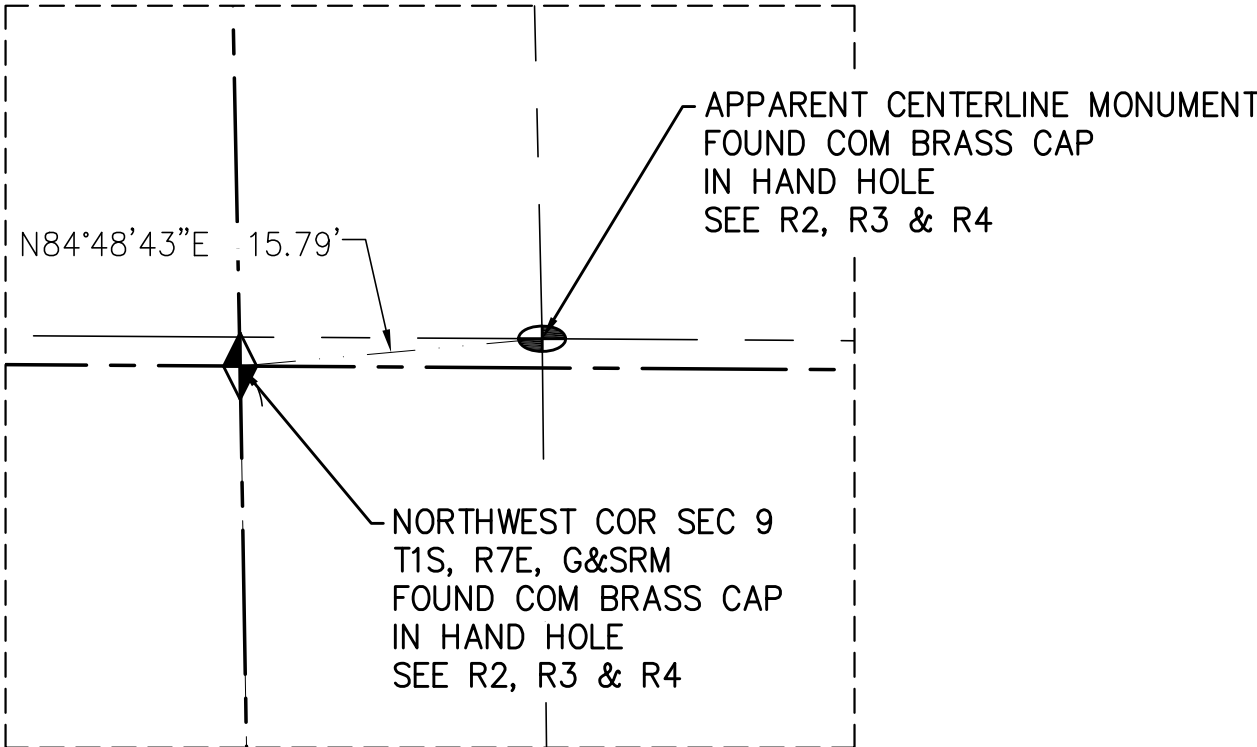
TAVERA SOUTH
FINAL PLAT
COVER SHEET

SET NO. 05827	DESIGNED CFM/CRK	DRAWN SLF	CHECKED JRD	SHEET NO. 1 of 5	COV
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ADDITIONAL RECORDS

- R1 – GENERAL LAND OFFICE PLAT NO. 1397, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G&SRM, OFFICIALLY FILED 3–10–1913
- R2 – GDACS PLSS SUBDIVISION / RECORD OF SURVEY BK 609, PG 29, MCR
- R3 – UNRECORDED ALTA/NSPS LAND TITLE SURVEY. 10/16/16 EPS GROUP JOB NUMBER 15212.1
- R4 – EASTRIDGE UNIT 1, BK 492, PG 43, MCR
- R5 – SUNLAND VILLAGE EAST SIX, BK 395, PG 36, MCR
- R6 – BOULDER CREEK UNIT 1, BK 426, PG 17, MCR
- R7 – LESUEUR ESTATES UNIT 1, BK 477, PG 497, MCR
- R8 – LESUEUR ESTATES UNIT 1, BK 496, PG 45, MCR
- R9 – ADOT RESULTS OF SURVEY, PROJECT NO. RAM–600–7–801
- R10 – ADOT R/W PLANS, PROJECT NO. RAM–600–7–801
- R11 – RESULTS OF SURVEY, BK 509, PG 36, MCR
- R12 – LOT SPLIT MAP, BK 745, PG 37, MCR
- R13 – RECORD OF SURVEY, BK 749, PG 19, MCR
- R14 – REPLAT OF PARCEL C AND PARCEL D OF THE NEIGHBORHOOD MARKET @ HAWES & GUADALUPE AS RECORDED IN BK 672, PG 10, MCR, BK 751, PG 50, MCR
- R15 – RECORD OF SURVEY, BK 838, PG 34, MCR
- R16 – RECORD OF SURVEY, BK 886, PG 6, MCR
- R17 – RESULTS OF SURVEY, BK 888, PG 46, MCR
- R18 – GIS SURVEY, UN–RECORDED SURVEY, MCDOT DIN# 9364–1
- R19 – GIS SURVEY, UN–RECORDED SURVEY, MCDOT DIN# 32998–1



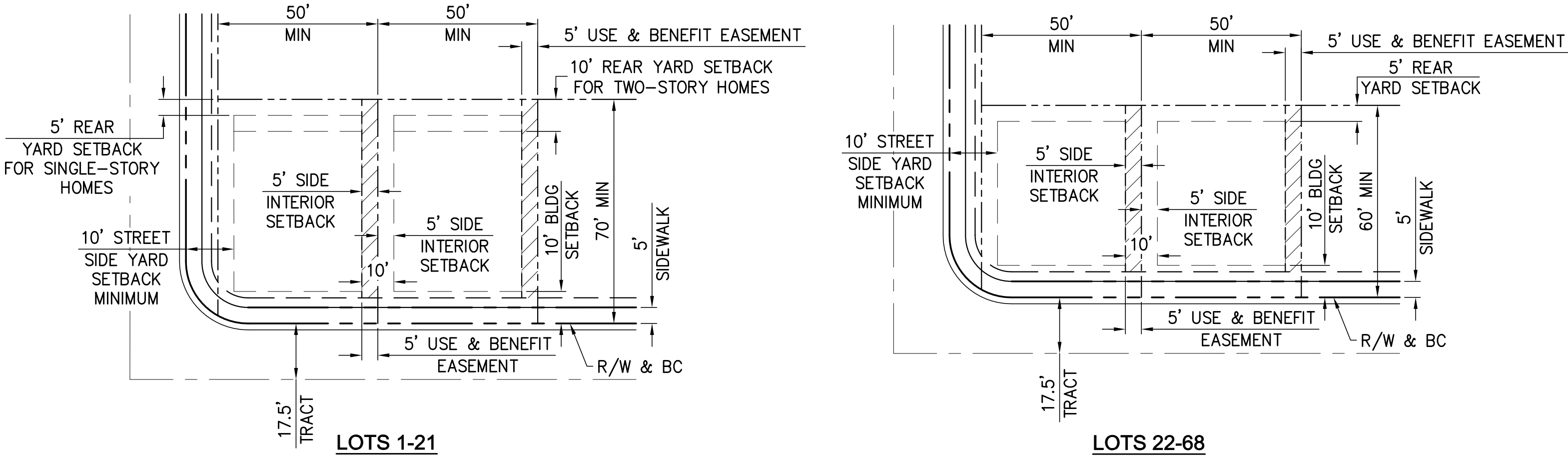
DETAIL 1
NOT TO SCALE

LINE LEGEND

- SUBJECT BOUNDARY LINE
- OTHER PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- EX RIGHT OF WAY LINE

LEGEND

- ◆ SET
◆ FIND
◆ CALC
- SECTION MONUMENT
- PROPERTY CORNER
- ⊙ RIGHT OF WAY MONUMENT
- ⊕ INTERSECTION MONUMENT
- ⊗ WITNESS MONUMENT
- CENTERLINE MONUMENT – SET BRASS CAP PER MAG STD DETAIL 120–1, TYPE “B”
- EX
P/S
PUFE
PUE
R/W
UBE
VNAE
*
- EXISTING
PRIVATE STREET
PUBLIC UTILITY & FACILITIES EASEMENT
PUBLIC UTILITY EASEMENT
RIGHT–OF–WAY
USE & BENEFIT EASEMENT
VEHICULAR NON–ACCESS EASEMENT
LOT LIMITED TO 1 STORY



TYPICAL LOT LAYOUTS
NOT TO SCALE

SETBACKS	
REGULATION	PROPOSED DEVELOPMENT REGULATIONS
MINIMUM AVERAGE LOT AREA OF SUBDIVISION (SQ FT)	3,250'
MINIMUM INDIVIDUAL LOT AREA (SQ FT)	3,000'
MINIMUM LOT WIDTH – INTERIOR LOT (FT)	50'
MINIMUM LOT WIDTH – CORNER LOT (FT)	50'
MINIMUM LOT DEPTH (FT)	60'
MAXIMUM HEIGHT (FT)	30'
MAXIMUM NUMBER OF STORIES	2
MINIMUM YARDS (FT):	
FRONT – BUILDING WALL	10'
FRONT – GARAGE	18'
FRONT – PORCH	10'
STREET SIDE	5'
INTERIOR SIDE: MINIMUM EACH SIDE	5'
INTERIOR SIDE: MINIMUM AGGREGATE OF 2 SIDES	10'
REAR	5', EXCEPT 10 FOR LOTS 1–22

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.50'	15.18'	60°00'00"	N29°39'35"W	14.50'
C2	25.50'	53.41'	120°00'00"	N0°20'25"E	44.17'
C3	14.50'	15.18'	60°00'04"	N30°20'23"E	14.50'
C4	20.00'	42.51'	121°47'43"	N60°31'27"W	34.95'
C5	55.00'	30.52'	31°47'43"	S74°28'33"W	30.13'
C6	20.00'	31.41'	89°58'21"	N45°23'14"E	28.28'
C7	20.00'	31.42'	90°00'00"	S44°37'36"E	28.28'
C8	20.00'	31.41'	89°58'23"	N45°21'36"E	28.28'
C9	20.00'	31.43'	90°01'37"	N44°38'24"W	28.29'
C10	20.00'	31.41'	89°58'23"	S45°21'36"W	28.28'
C11	20.00'	31.43'	90°01'37"	N44°38'24"W	28.29'
C12	20.00'	31.41'	89°58'23"	N45°21'36"E	28.28'
C13	20.00'	31.43'	90°01'37"	S44°38'24"E	28.29'
C14	55.00'	86.42'	90°01'37"	S44°38'24"E	77.80'
C15	37.50'	58.92'	90°01'37"	S44°38'24"E	53.05'
C16	20.00'	31.43'	90°01'37"	S44°38'24"E	28.29'
C17	20.00'	31.41'	89°58'23"	S45°21'36"W	28.28'
C18	20.00'	31.43'	90°01'37"	S44°38'24"E	28.29'
C19	55.00'	86.39'	90°00'00"	S45°22'24"W	77.78'
C20	37.50'	58.90'	90°00'00"	S45°22'24"W	53.03'
C21	20.00'	31.42'	90°00'00"	N45°22'24"E	28.28'
C22	20.00'	11.10'	31°47'43"	S73°43'44"E	10.96'
C23	55.00'	30.52'	31°47'43"	S73°43'44"E	30.13'
C24	55.00'	30.52'	31°47'43"	N74°28'33"E	30.13'
C25	20.00'	11.10'	31°47'43"	N74°28'33"E	10.96'
C26	37.50'	20.81'	31°47'43"	N73°43'44"W	20.54'
C27	37.50'	20.81'	31°47'43"	S73°43'44"E	20.54'
C28	37.50'	20.81'	31°47'43"	N74°28'33"E	20.54'
C29	37.50'	20.81'	31°47'43"	S74°28'33"W	20.54'
C30	20.00'	42.51'	121°47'43"	S61°16'16"W	34.95'
C31	55.00'	30.52'	31°47'43"	S73°43'44"E	30.13'

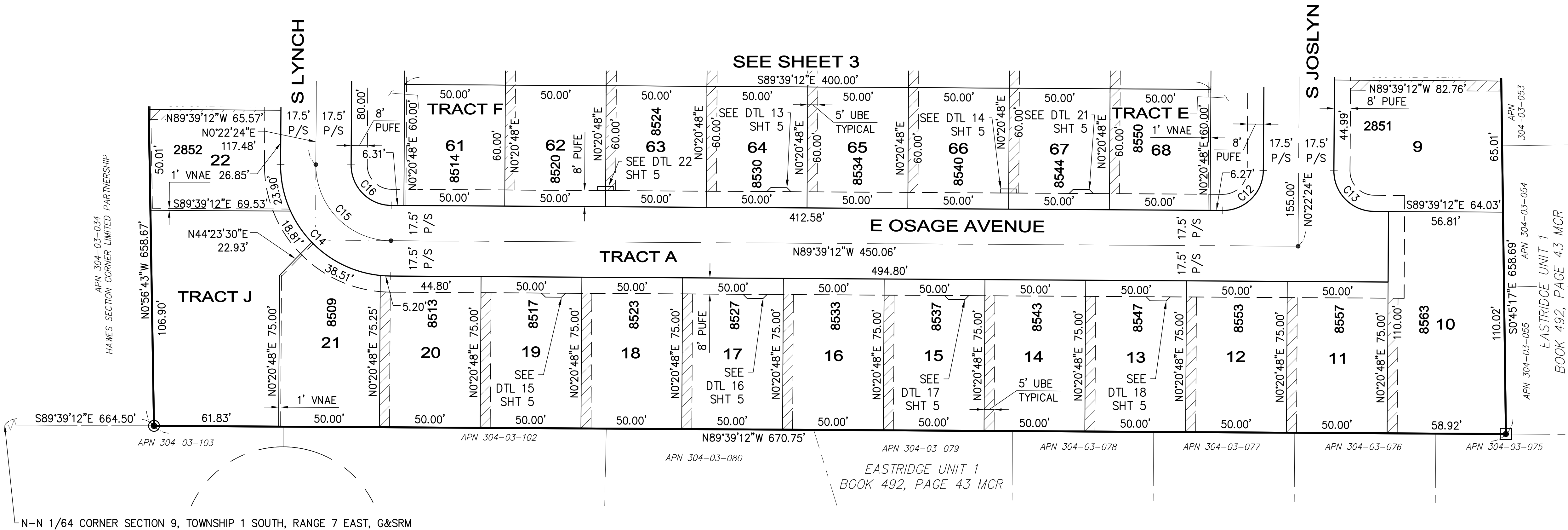
LINE TABLE		
NO.	BEARING	LENGTH
L1	S0°22'24"W	13.57
L2	S89°37'36"E	15.00
L3	N0°20'25"E	5.36
L4	S89°37'36"E	27.91

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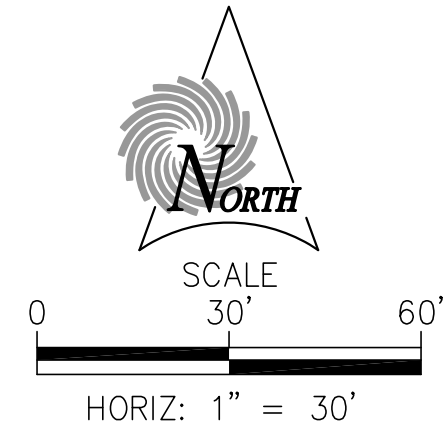
MATTAMY ARIZONA, LLC

TAVERA SOUTH
FINAL PLAT
SECTION BREAKDOWN & TABLES

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED JRD	SHEET NO. 2 of 5	FP1
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AREA TABLE			
AREA	SQ FT	ACRES	DESCRIPTION
TRACT A	90,755	2.08	ROADWAY, INGRESS/EGRESS, PUE, DRAINAGE
TRACT B	5,851	0.13	LANDSCAPING, PUE
TRACT C	1,387	0.03	LANDSCAPING, PUE
TRACT D	1,633	0.04	LANDSCAPING, PUE
TRACT E	2,983	0.07	LANDSCAPING, PUE
TRACT F	2,983	0.07	LANDSCAPING, PUE
TRACT G	37,527	0.86	LANDSCAPING, DRAINAGE, PUE
TRACT H	12,730	0.29	LANDSCAPING, DRAINAGE, PUE
TRACT J	7,021	0.16	LANDSCAPING, DRAINAGE, PUE
TRACT K	845	0.02	LANDSCAPING, PUE
RW	43,734	1.00	RIGHT-OF-WAY GUADALUPE ROAD
LOTS 1-68	234,983	5.40	
TOTAL	442,432	10.16	



LOT TABLE		
LOT NO.	SQ FT	ACRES
1	3,769	0.09
2	3,818	0.09
3	3,867	0.09
4	3,916	0.09
5	3,966	0.09
6	4,015	0.09
7	4,064	0.09
8	4,113	0.09
9	5,335	0.12
10	6,365	0.15
11	3,750	0.09
12	3,750	0.09
13	3,750	0.09
14	3,750	0.09
15	3,750	0.09
16	3,750	0.09
17	3,750	0.09
18	3,750	0.09
19	3,750	0.09
20	3,750	0.09
21	4,082	0.09
22	3,289	0.08
23	3,308	0.08
24	3,365	0.08
25	3,423	0.08
26	3,480	0.08
27	3,538	0.08
28	3,595	0.08
29	3,933	0.09
30	3,055	0.07
31	3,241	0.07
32	3,099	0.07
33	3,100	0.07
34	3,100	0.07

LOT TABLE		
LOT NO.	SQ FT	ACRES
35	3,250	0.08
36	3,250	0.08
37	3,099	0.07
38	3,442	0.08
39	3,558	0.08
40	4,464	0.10
41	4,588	0.11
42	3,000	0.07
43	3,000	0.07
44	3,000	0.07
45	3,000	0.07
46	2,999	0.07
47	3,000	0.07
48	3,000	0.07
49	3,000	0.07
50	3,000	0.07
51	3,000	0.07
52	2,999	0.07
53	3,000	0.07
54	3,000	0.07
55	3,000	0.07
56	3,000	0.07
57	3,000	0.07
58	3,000	0.07
59	3,000	0.07
60	3,000	0.07
61	3,000	0.07
62	3,000	0.07
63	3,000	0.07
64	3,000	0.07
65	3,000	0.07
66	3,000	0.07
67	3,000	0.07
68	3,000	0.07

NOTE:
FOR LINE AND CURVE DATA SEE SHEET 2.

LINE LEGEND

	SUBJECT BOUNDARY LINE
	OTHER PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	SUB-SECTION LINE
	RIGHT OF WAY LINE
	EX RIGHT OF WAY LINE

LEGEND

	SECTION MONUMENT	EX	EXISTING
	PROPERTY CORNER	P/S	PRIVATE STREET
	RIGHT OF WAY MONUMENT	PUE	PUBLIC UTILITY & FACILITIES EASEMENT
	INTERSECTION MONUMENT	PUE	PUBLIC UTILITY EASEMENT
	WITNESS MONUMENT	R/W	RIGHT-OF-WAY
	CENTERLINE MONUMENT - SET BRASS CAP PER MAG STD DETAIL 120-1, TYPE "B"	USE	USE & BENEFIT EASEMENT
		UB	VEHICULAR NON-ACCESS EASEMENT
		VNAE	LOT LIMITED TO 1 STORY
		*	

2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
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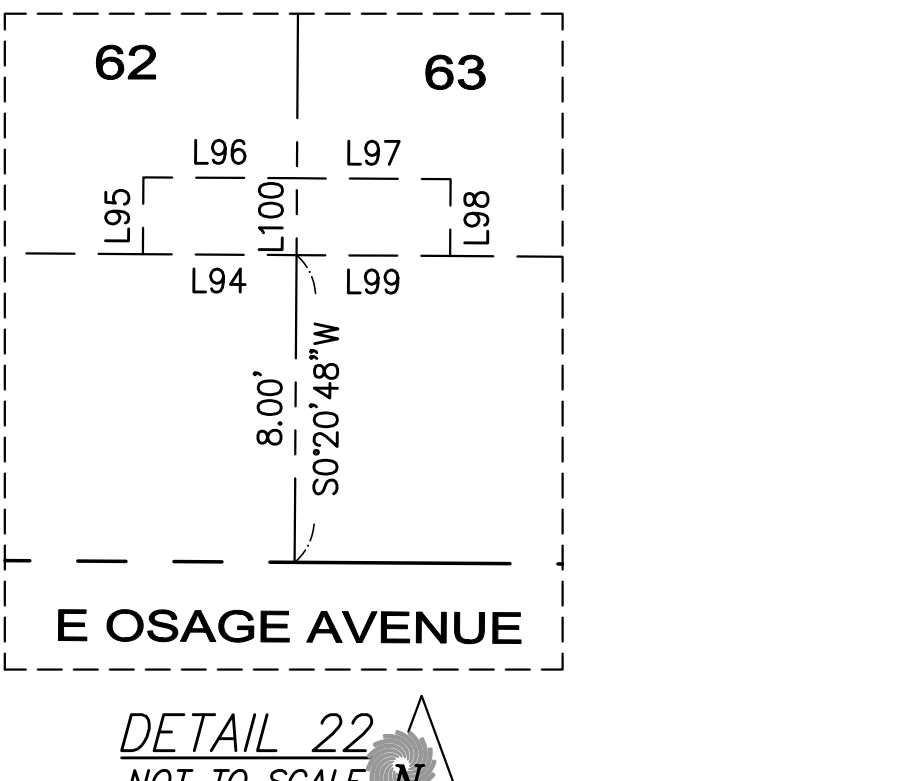
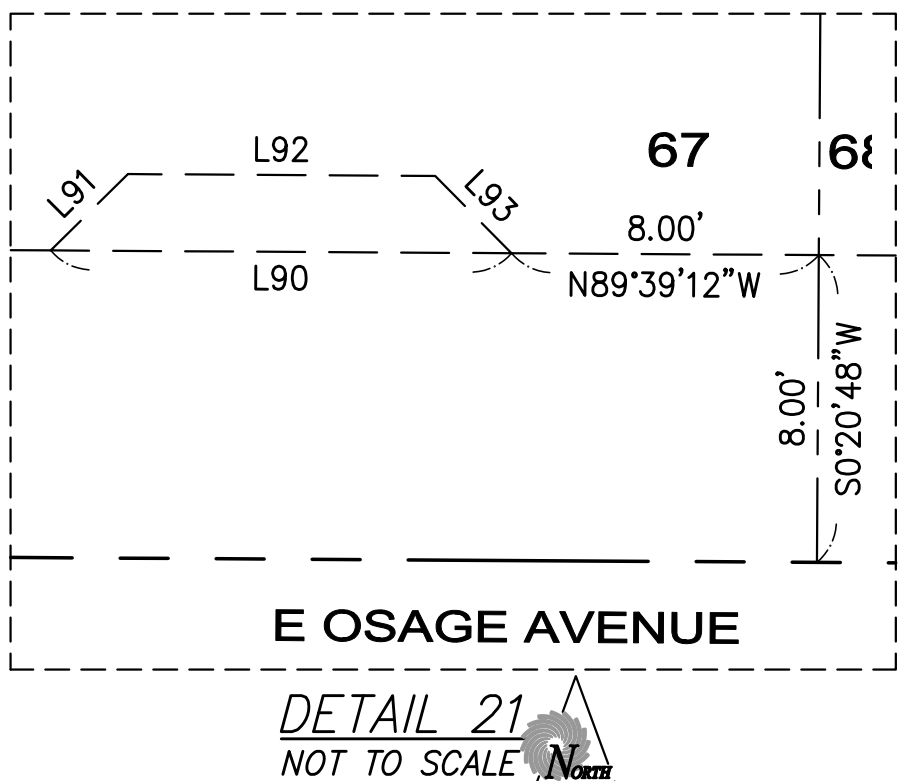
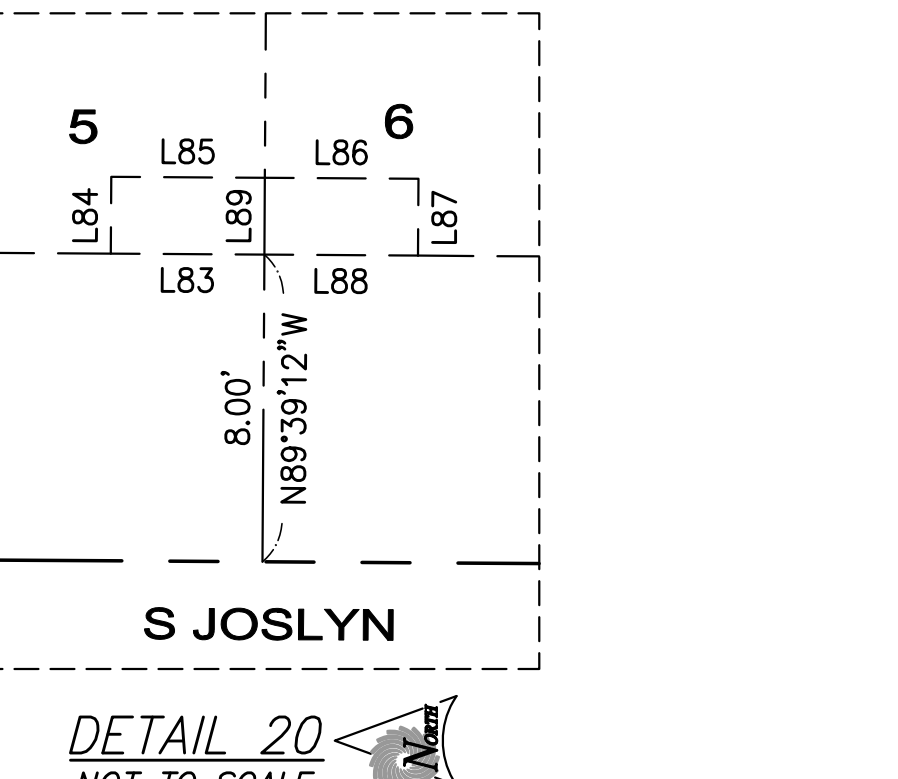
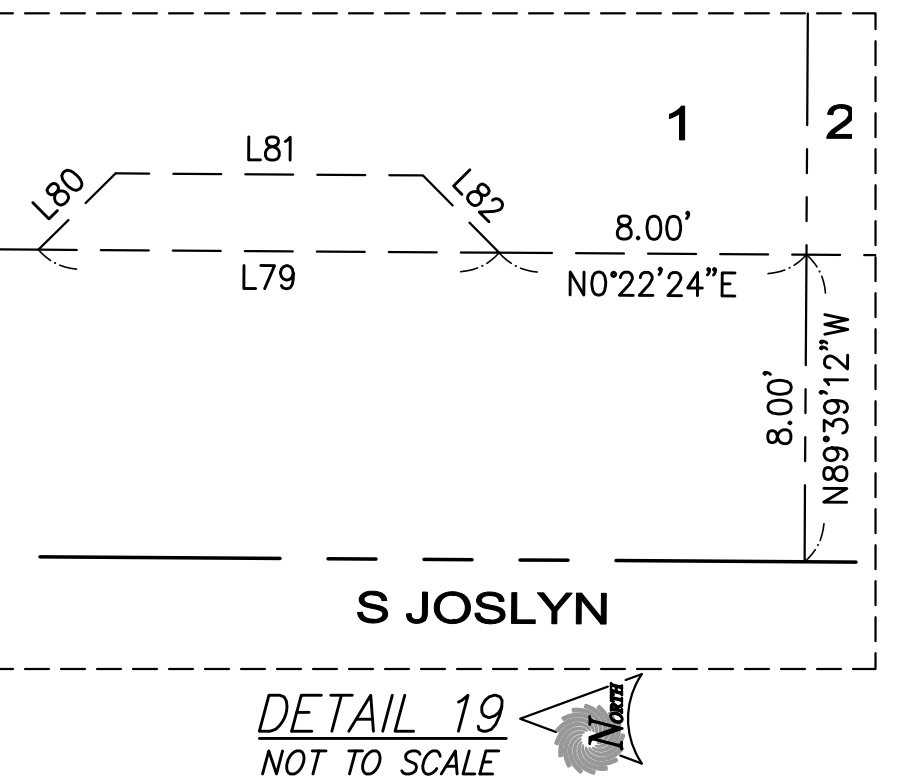
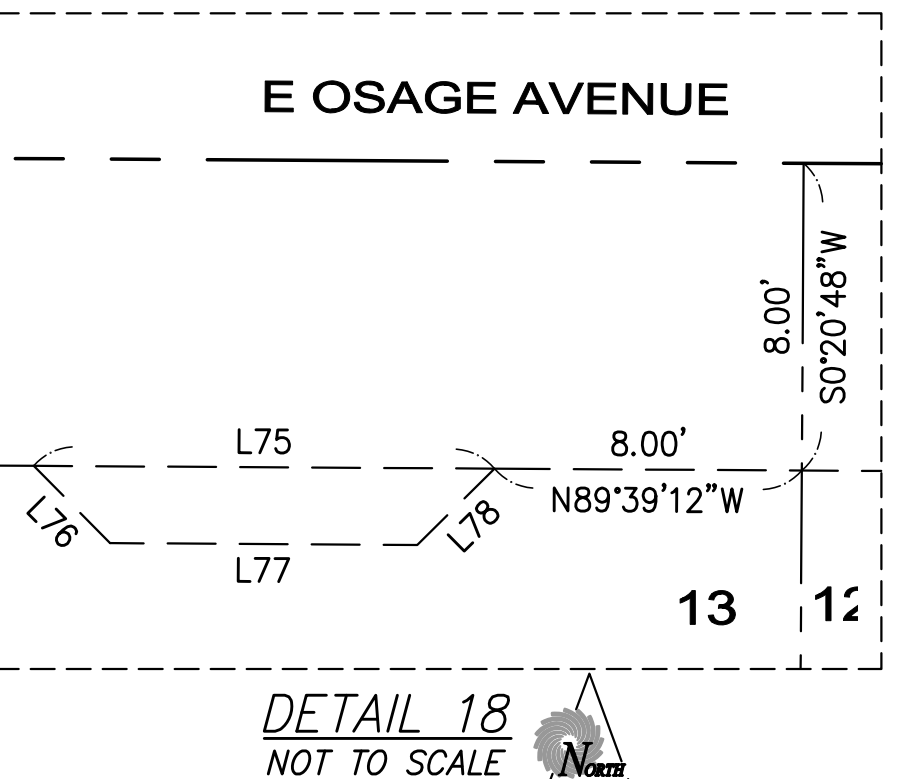
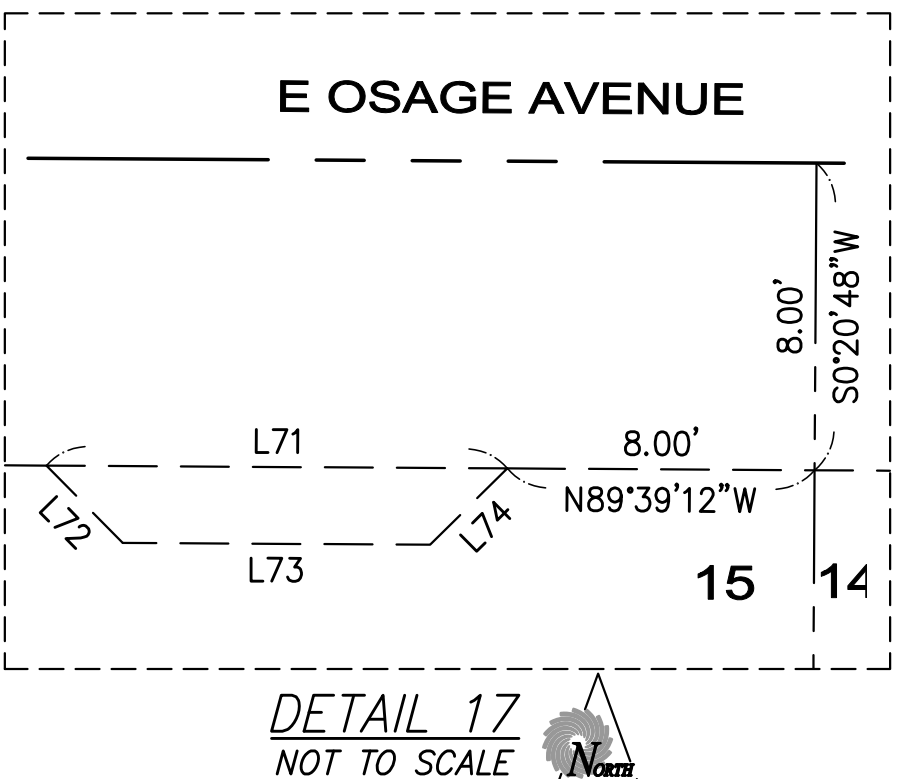
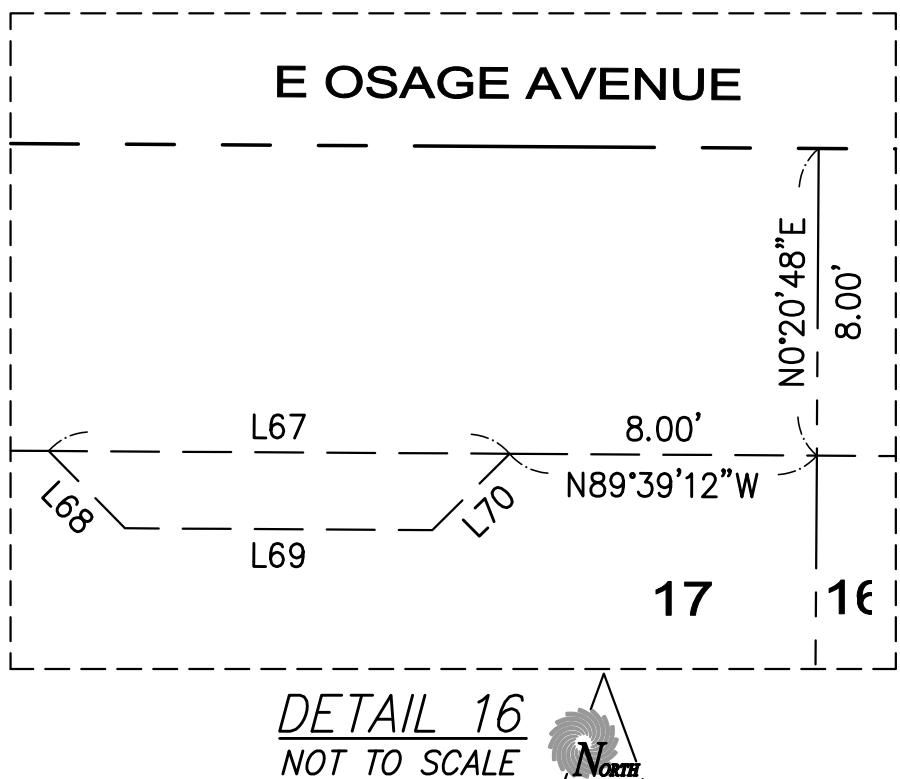
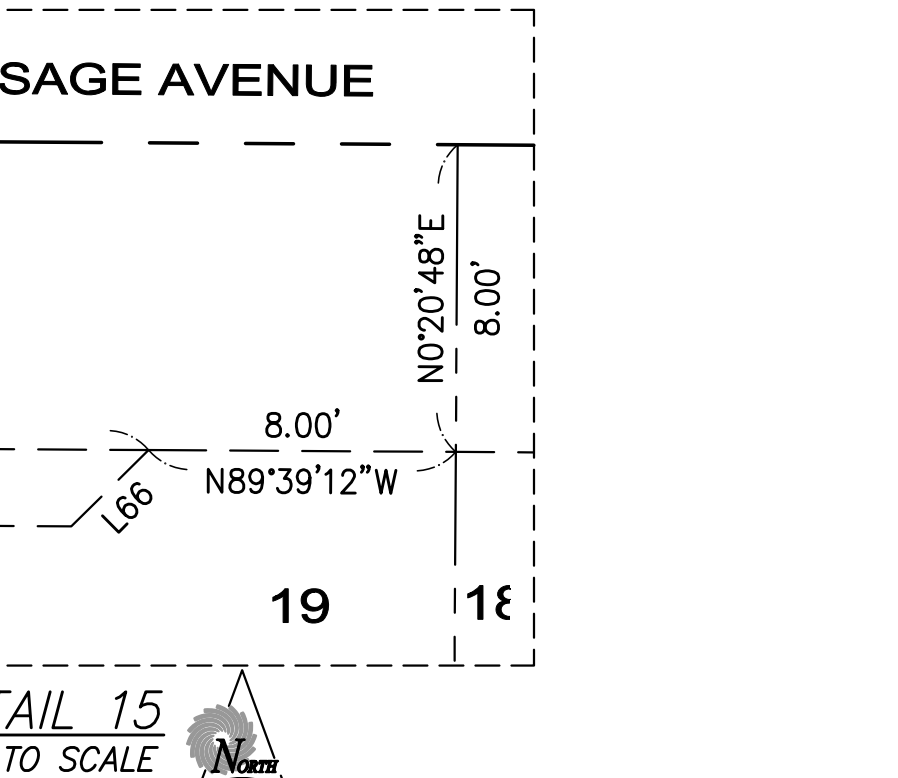
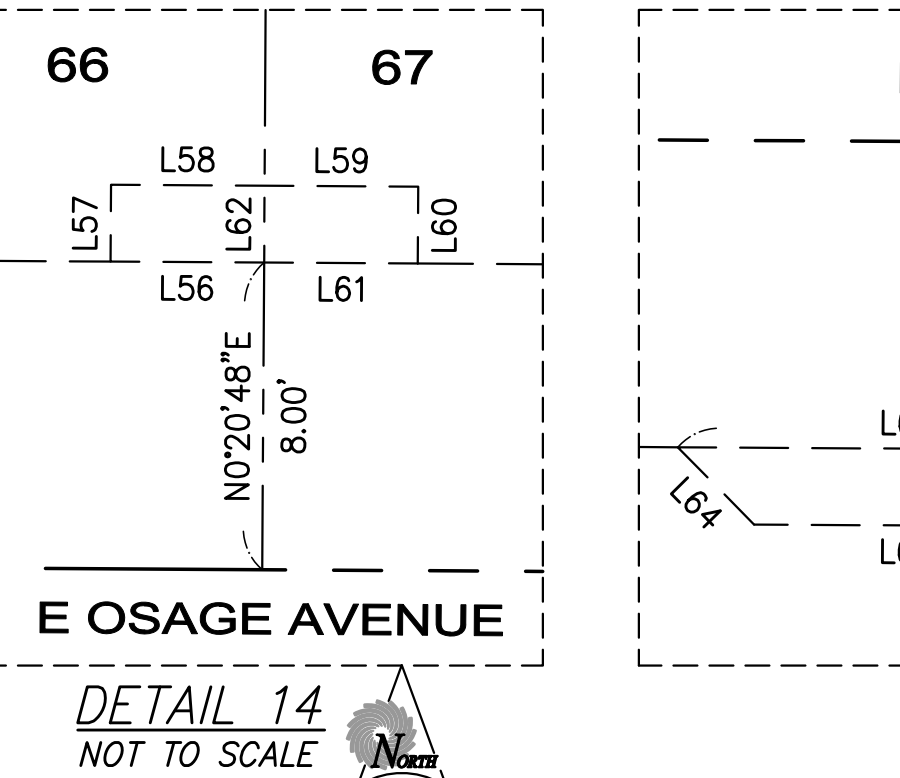
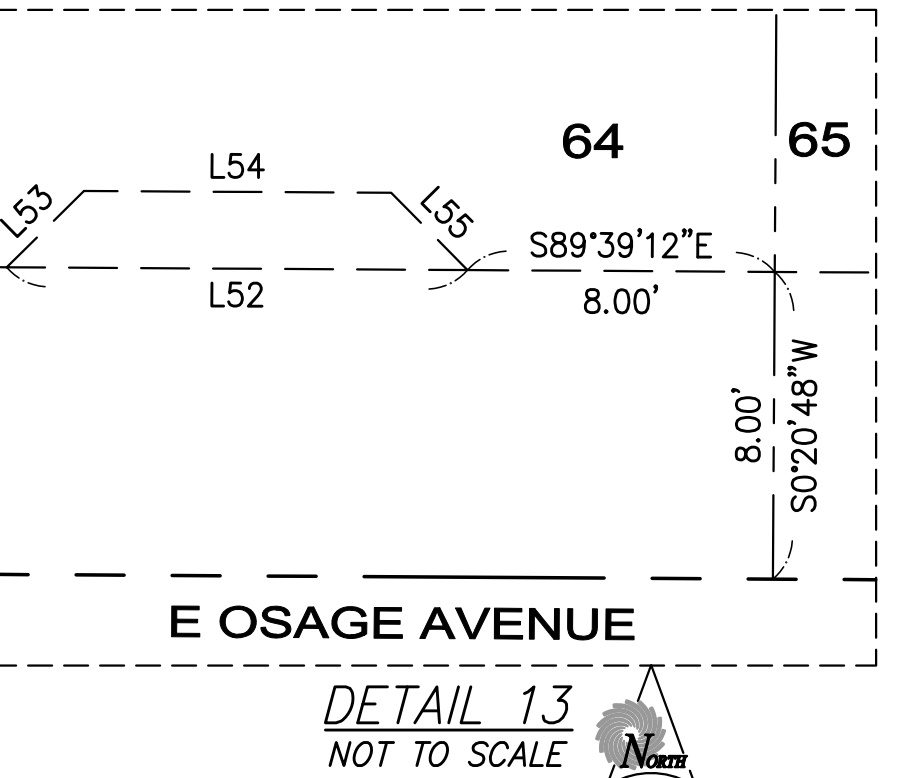
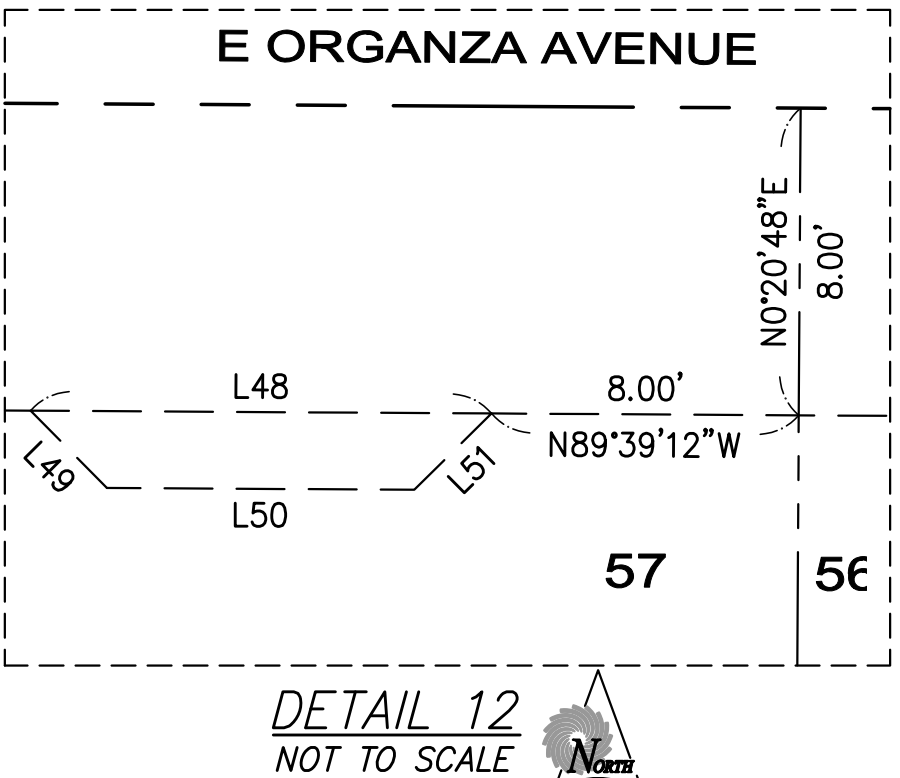
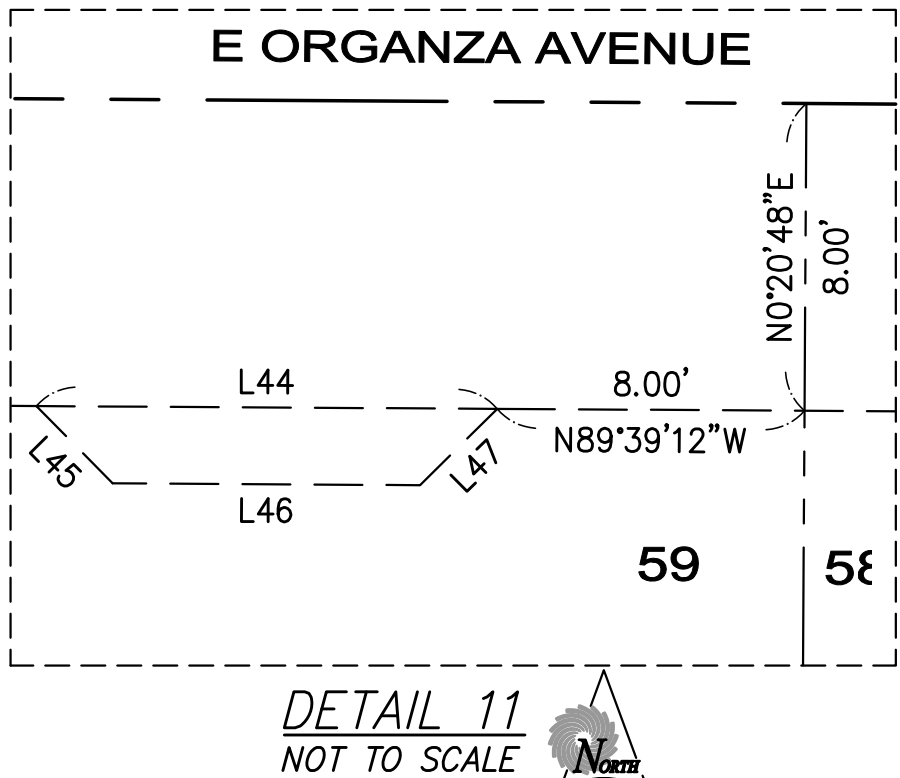
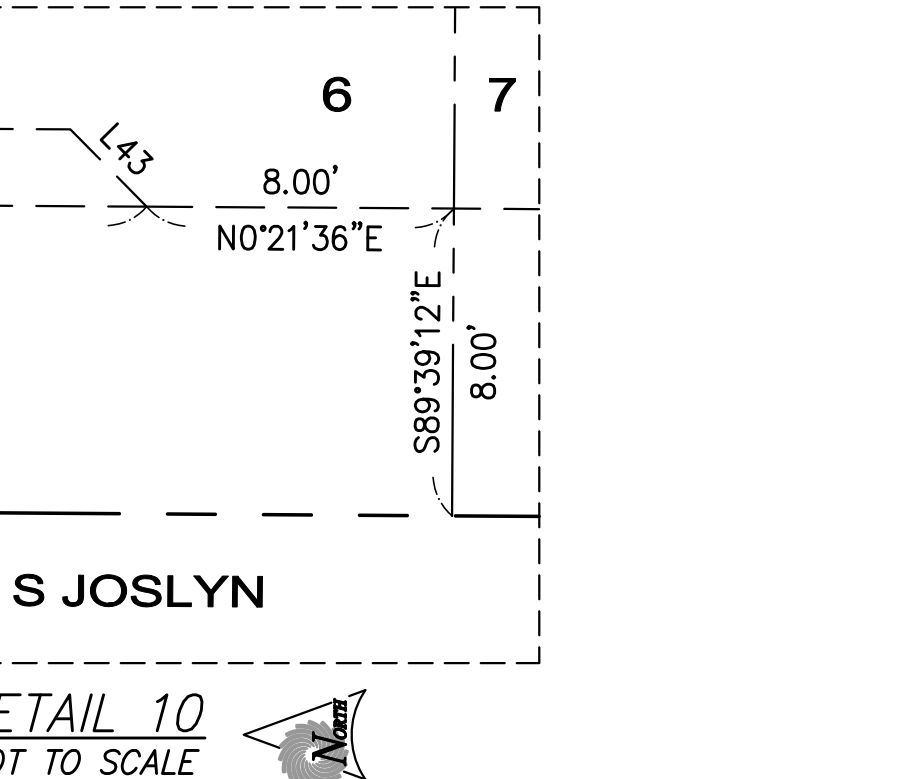
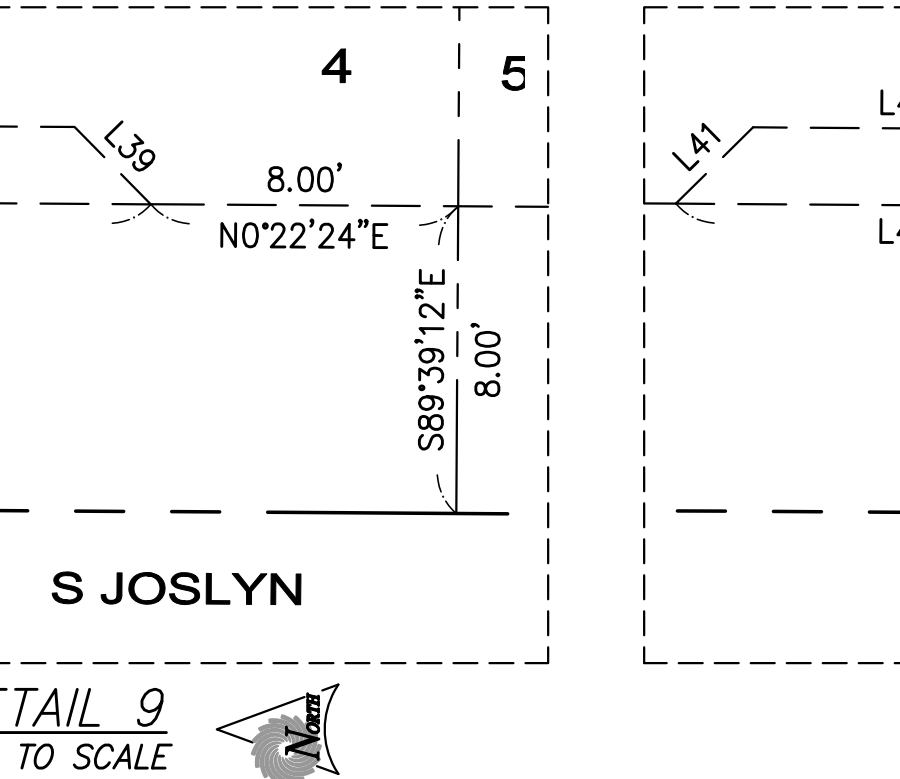
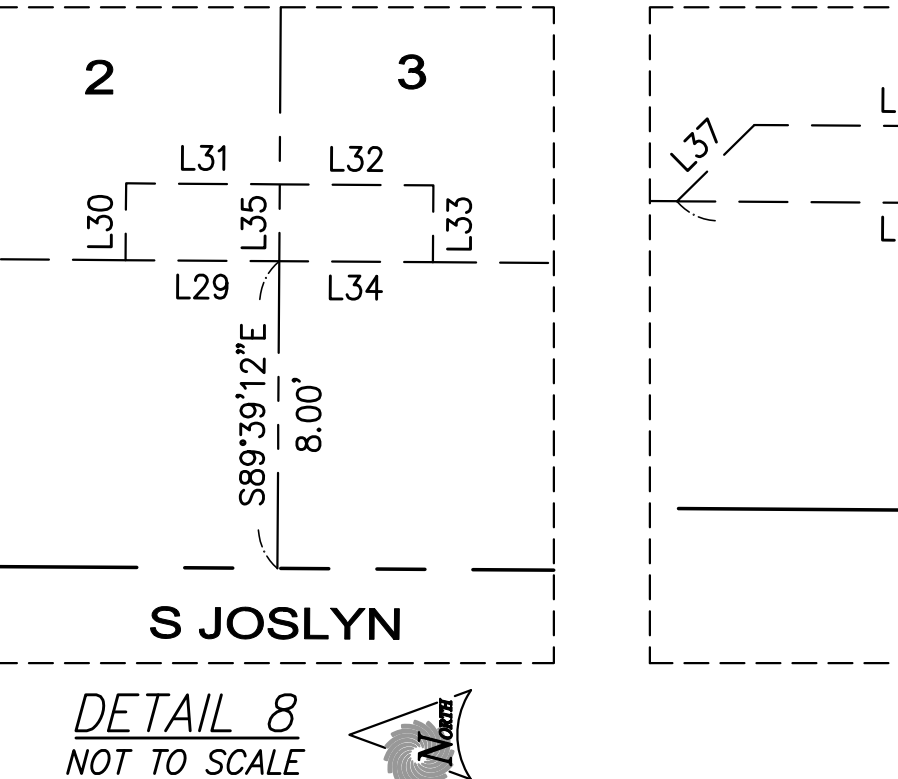
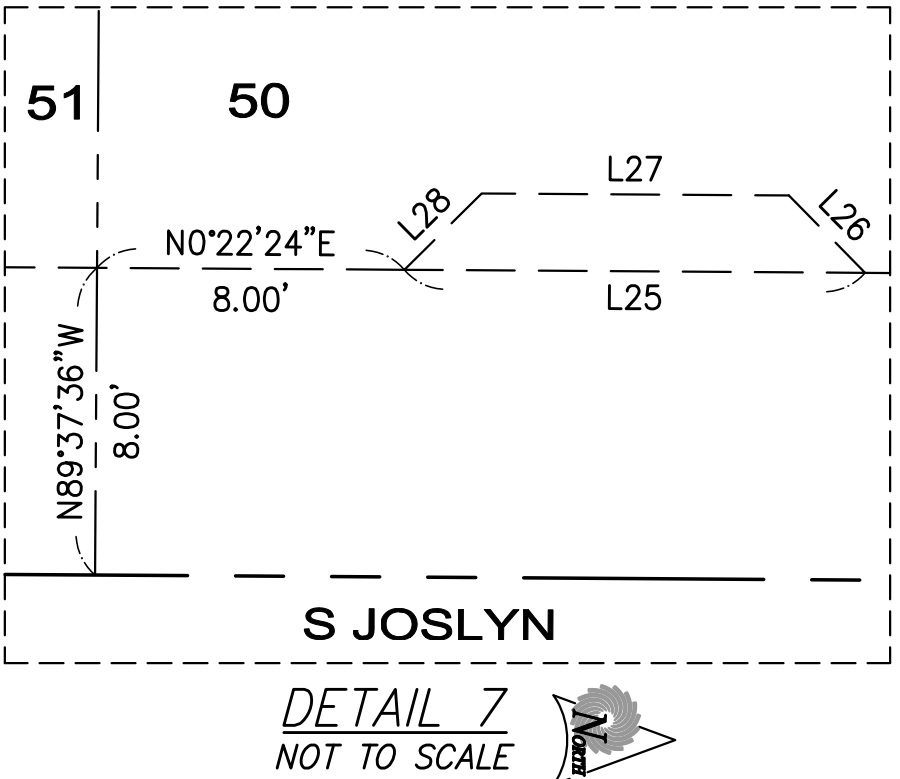
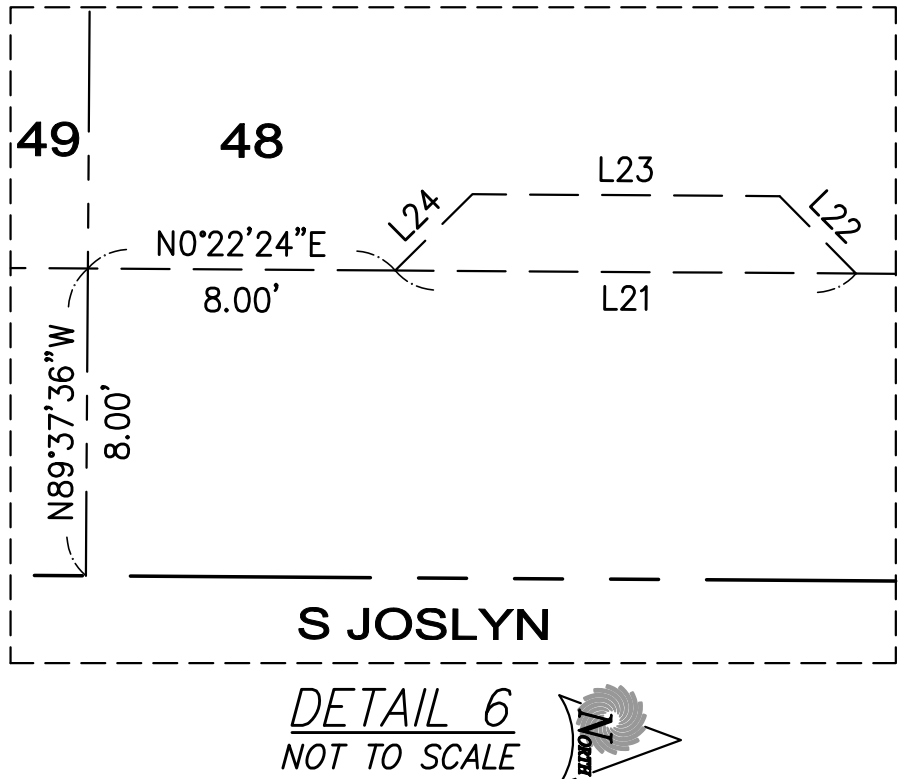
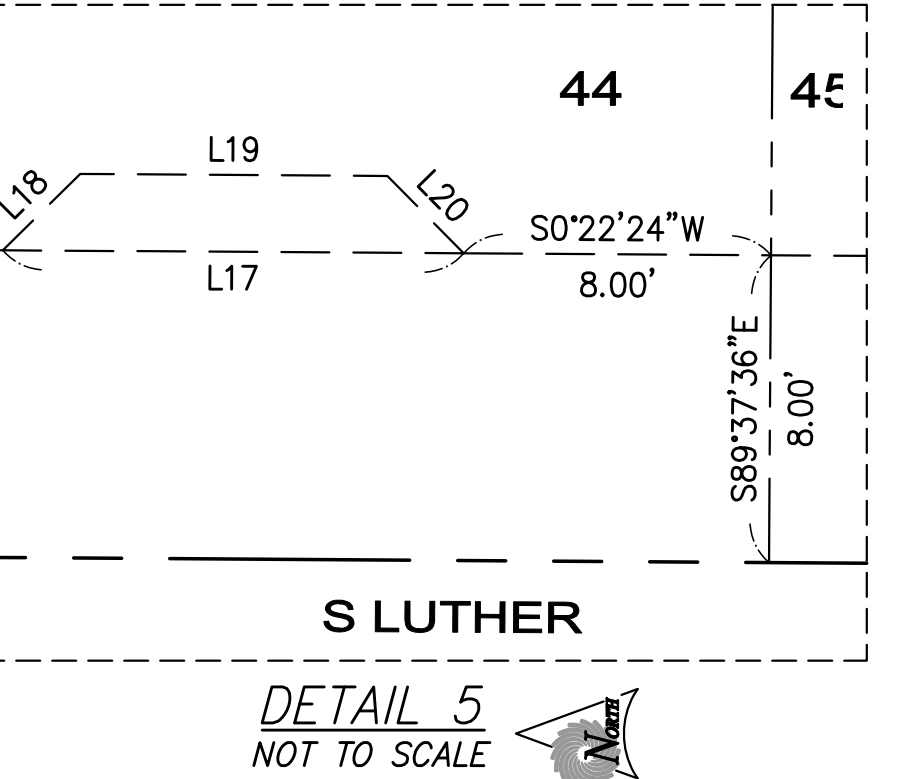
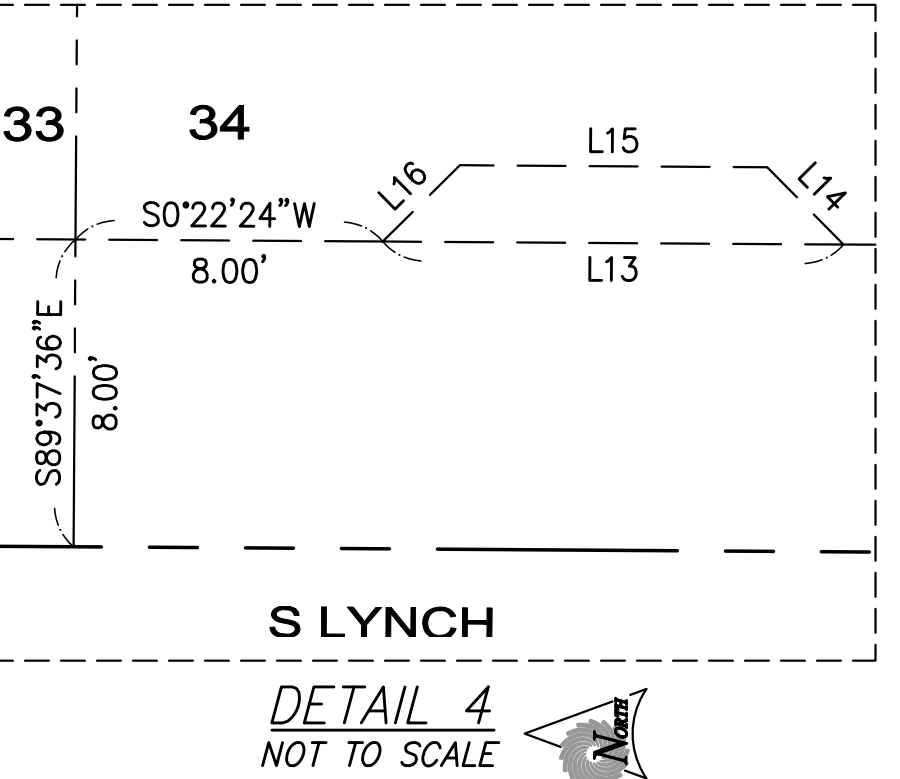
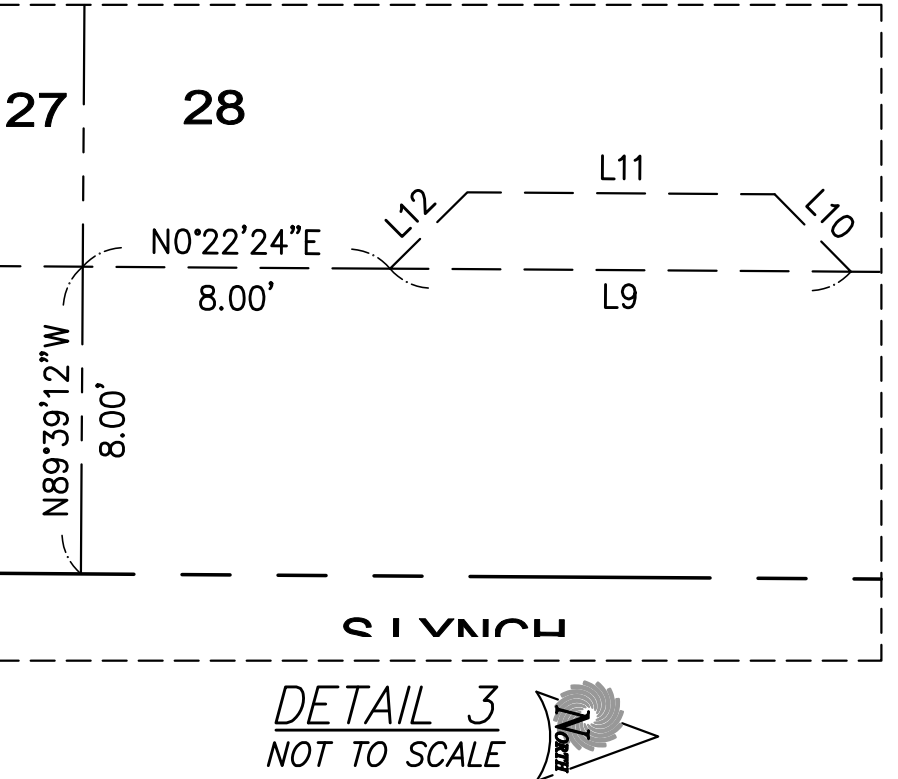
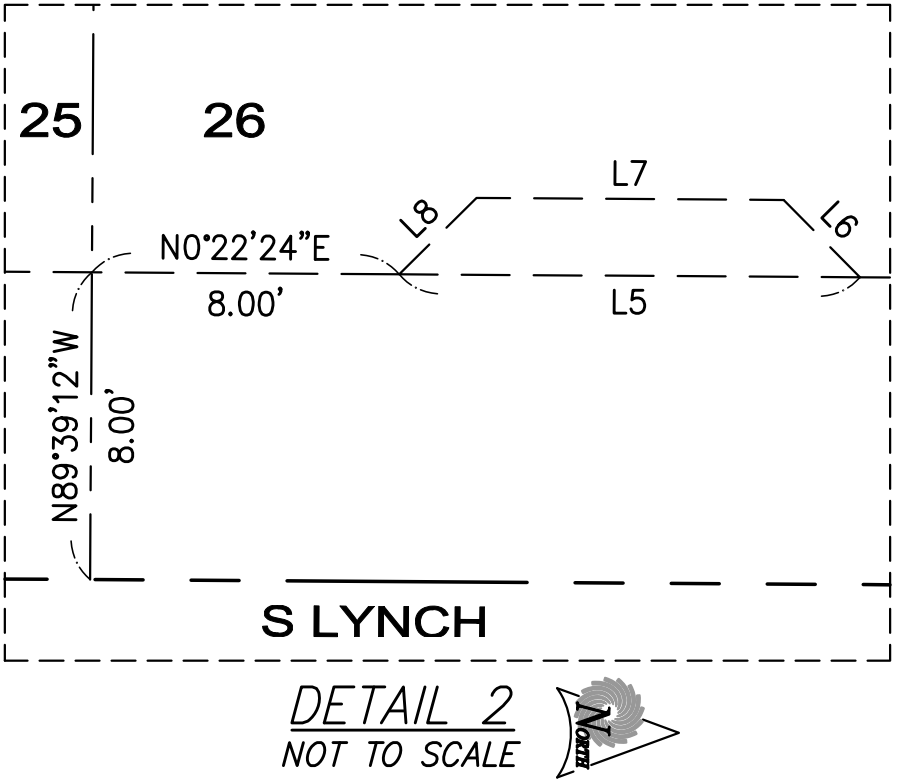
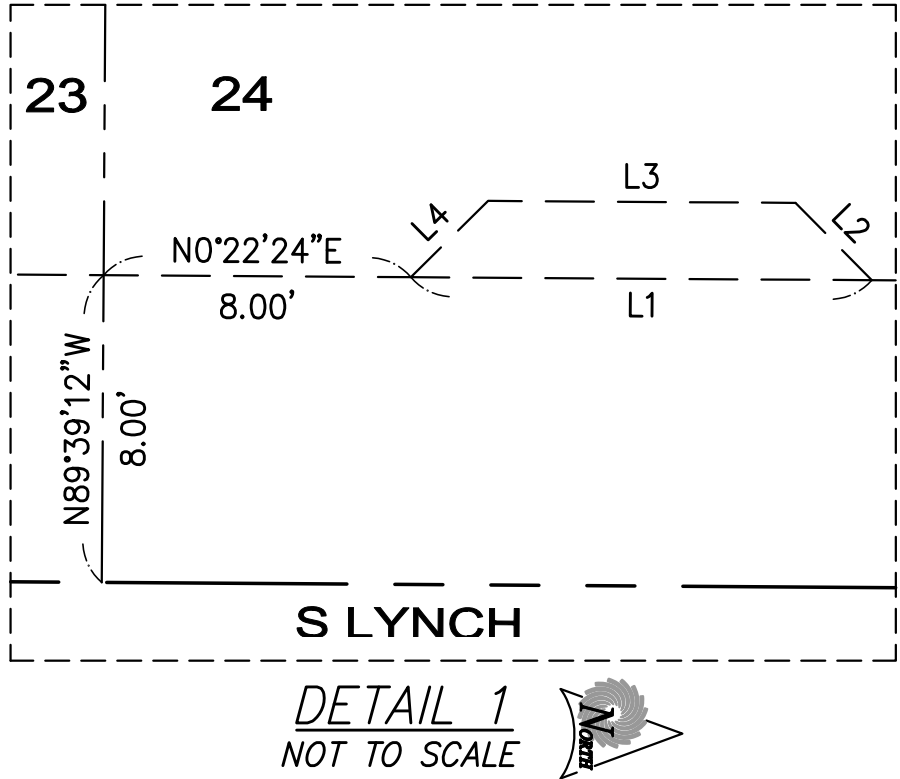
MATTAMY ARIZONA, LLC

TAVERA SOUTH
FINAL PLAT

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED JRD	SHEET NO. 4 of 5	FP3
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LINE TABLE		
NO.	BEARING	LENGTH
L1	S0°22'24"W	12.00
L2	N45°22'24"E	2.83
L3	N0°22'24"E	8.00
L4	N44°37'36"W	2.83
L5	S0°22'24"W	12.00
L6	N45°22'24"E	2.83
L7	N0°22'24"E	8.00
L8	N44°37'36"W	2.83
L9	S0°22'24"W	12.00
L10	N45°22'24"E	2.83
L11	N0°22'24"E	8.00
L12	N44°37'36"W	2.83
L13	N0°22'24"E	12.00
L14	S45°22'24"W	2.83
L15	S0°22'24"W	8.00
L16	S44°37'36"E	2.83
L17	N0°22'24"E	12.00
L18	S44°37'36"E	2.83
L19	S0°22'24"W	8.00
L20	S45°22'24"W	2.83
L21	S0°22'24"W	12.00
L22	N45°22'24"E	2.83
L23	N0°22'24"E	8.00
L24	N44°37'36"W	2.83
L25	S0°22'24"W	12.00
L26	N45°22'24"E	2.83
L27	N0°22'24"E	8.00
L28	N44°37'36"W	2.83
L29	N0°22'24"E	4.00
L30	S89°37'36"E	2.00
L31	S0°22'24"W	4.00
L32	S0°22'24"W	4.00
L33	N89°37'36"W	2.00
L34	N0°22'24"E	4.00
L35	S89°39'12"E	2.00
L36	N0°22'24"E	12.00
L37	S44°37'36"E	2.83
L38	S0°22'24"W	8.00
L39	S45°22'24"W	2.83
L40	N0°22'24"E	12.00
L41	S44°37'36"E	2.83
L42	S0°22'24"W	8.00
L43	S45°22'24"W	2.83
L44	S89°39'12"E	12.00
L45	N44°39'12"W	2.83
L46	N89°39'12"W	8.00
L47	S45°20'48"W	2.83
L48	S89°39'12"E	12.00
L49	N44°39'12"W	2.83
L50	N89°39'12"W	8.00

LINE TABLE		
NO.	BEARING	LENGTH
L51	S45°20'48"W	2.83
L52	N89°39'12"W	12.00
L53	N45°20'48"E	2.83
L54	S89°39'12"E	8.00
L55	S44°39'12"E	2.83
L56	N89°39'12"W	4.00
L57	N0°20'48"E	2.00
L58	S89°39'12"E	4.00
L59	S89°39'12"E	4.00
L60	S0°20'48"W	2.00
L61	N89°39'12"W	4.00
L62	N0°20'48"E	2.00
L63	S89°39'12"E	12.00
L64	N44°39'12"W	2.83
L65	N89°39'12"W	8.00
L66	S45°20'48"W	2.83
L67	S89°39'12"E	12.00
L68	N44°39'12"W	2.83
L69	N89°39'12"W	8.00
L70	S45°20'48"W	2.83
L71	S89°39'12"E	12.00
L72	N44°39'12"W	2.83
L73	N89°39'12"W	8.00
L74	S45°20'48"W	2.83
L75	S89°39'12"E	12.00
L76	N44°39'12"W	2.83
L77	N89°39'12"W	8.00
L78	S45°20'48"W	2.83
L79	N0°22'24"E	12.00
L80	S44°37'36"E	2.83
L81	S0°22'24"W	8.00
L82	S45°22'24"W	2.83
L83	N0°22'24"E	4.00
L84	S89°37'36"E	2.00
L85	S0°22'24"W	4.00
L86	S0°22'24"W	4.00
L87	N89°37'36"W	2.00
L88	N0°22'24"E	4.00
L89	S89°39'12"E	2.00
L90	N89°39'12"W	12.00
L91	N45°20'48"E	2.83
L92	S89°39'12"E	8.00
L93	S44°39'12"E	2.83
L94	N89°39'12"W	4.00
L95	N0°20'48"E	2.00
L96	S89°39'12"E	4.00
L97	S89°39'12"E	4.00
L98	S0°20'48"W	2.00
L99	N89°39'12"W	4.00
L100	N0°20'48"E	2.00



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MATTAMY ARIZONA, LLC

**TAVERA SOUTH
FINAL PLAT
PUFE EXHIBITS**

SET NO. 05827	DESIGNED CFM/CRK	DRAWN SLF	CHECKED JRD	SHEET NO. # of 5	###
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