

# MAP OF DEDICATION "DEER VALLEY ROAD, 231ST AVENUE, PINNACLE PEAK ROAD & 227TH AVENUE"

PORTIONS OF SECTION 10, 11, 15 & 22, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL PERSONS BY THESE PRESENTS: THAT SURPRISE FOOTHILLS MASTER LLC, AN ARIZONA LIMITED LIABILITY COMPANY; BUENA VISTA HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNERS") HEREBY PUBLISHES THIS MAP OF DEDICATION, LOCATED IN A PORTION OF SECTION 10, 11 & 15, TOWNSHIP 4 NORTH, RANGE 3 WEST, MARICOPA COUNTY, ARIZONA, AS SHOWN AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.

OWNERS HEREBY DEDICATE TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE MAP OF DEDICATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

OWNERS HEREBY DEDICATE TO THE CITY OF SURPRISE A DISCHARGE EASEMENT OVER AND ACROSS FUTURE ADJACENT TRACTS AND WATER SUPPLY FACILITY, GIVING THE CITY OF SURPRISE ALL RIGHTS OF DISCHARGE CAUSED BY THE OPERATION AND MAINTENANCE OF THE WELL, OVER AND ACROSS THE FUTURE ADJACENT TRACTS AND WATER SUPPLY FACILITY.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS MAP OF DEDICATION AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES AND ADJACENT LANDFILL.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNERS OR THE ASSOCIATION FORMED BY THE OWNERS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

THE OWNERS OR SUBSEQUENT OWNERS OF THE WELLS LOCATED WITHIN THIS MAP OF DEDICATION WILL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE. IN ADDITION, OWNERS SHALL PROVIDE WELL IMPACT WAIVERS FOR FUTURE CITY WELLS THAT ARE CONSTRUCTED. ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNERS WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNERS TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY PARCEL OR LOT THEREOF.

OWNERS HEREBY GRANT TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS MAP OF DEDICATION AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS MAP OF DEDICATION, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

## ACKNOWLEDGEMENT (SURPRISE FOOTHILL MASTER, LLC.)

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF ARIZONA )

) SS

COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ EXPIRES \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGEMENT (BUENA VISTA HOLDINGS, LLC.)

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF ARIZONA )

) SS

COUNTY OF MARICOPA )

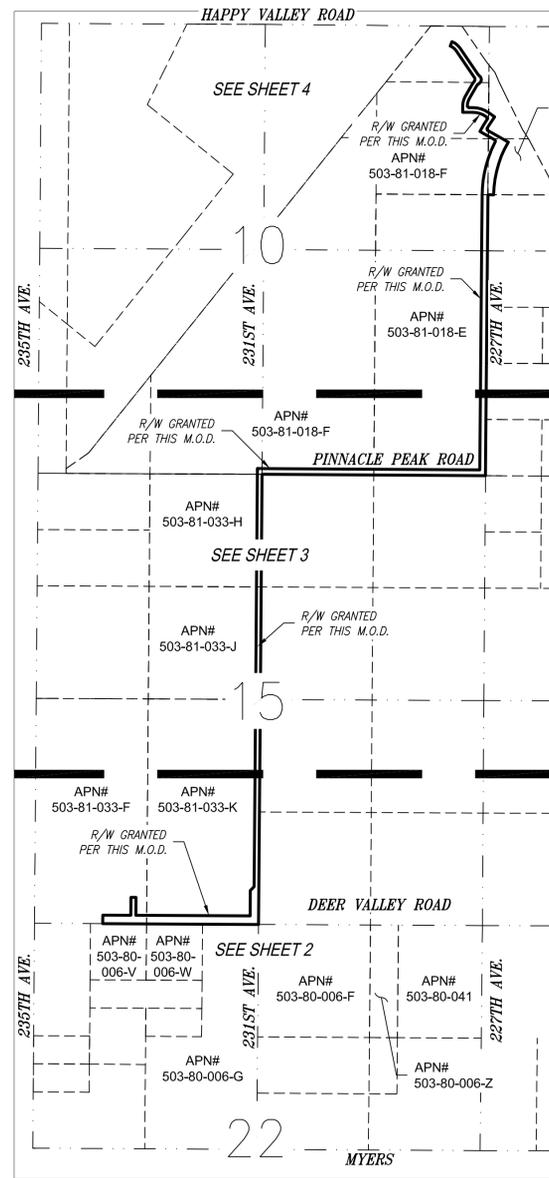
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ EXPIRES \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.



KEY MAP

SCALE: 1"=1000'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP OF DEDICATION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 3 WEST, BEING S89°41'27"E AS SHOWN ON THE "AMENDED PLSS SUBDIVISION RECORD OF SURVEY" PLAT (GDACS) RECORDED IN BOOK 686, PAGE 42 OF MARICOPA COUNTY RECORDS.

## COORDINATE SYSTEM DETAILS

THE BEARINGS AND DISTANCES SHOWN ON THIS MAP OF DEDICATION ARE BASED ON ARIZONA STATE PLANE, NAD 83 (EPOCH 1992) CENTRAL ZONE, INTERNATIONAL FEET, SCALED TO GROUND UTILIZING A COMBINED SCALE FACTOR OF 1.0001260439. THE ORIGIN OF THIS ADJUSTMENT IS THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 3 WEST, BEING A FOUND 2.5" GLO BRASS CAP ON A 2" PIPE. THE COORDINATES OF THIS POINT ARE:  
NORTH: 976,429.130 (INTERNATIONAL FEET)  
EAST: 502,799.705 (INTERNATIONAL FEET)

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OF DEDICATION IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ADRIAN M. BURCHAM, R.L.S.  
REGISTRATION NO. 41282  
1201 S. ALMA SCHOOL RD., SUITE #12000  
MESA, AZ. 85210



## SHEET INDEX

- 1..... COVER SHEET
- 2-4..... MAP OF DEDICATION
- 5..... DETAILS

## SURVEYOR/ENGINEER

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: ADRIAN BURCHAM, PLS

## DEVELOPER

BUENA VISTA HOLDINGS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
MEMBER: SWVP FUND XIV BUENA VISTA LLC  
BY: SOUTHWEST VALUE PARTNERS FUND XIV, L.P.  
SURPRISE FOOTHILLS MASTER, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
MESQUITE MOUNTAIN RANCH INVESTMENTS LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

## AREA

TOTAL R/W AREA= 1,083,160 SF OR 24.8659 ACRES

## ZONING

- APN: 503-81-033-F = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-033-K = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-033-J = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-033-H = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-018-F = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-018-E = PLANNED AREA DEVELOPMENT (PAD)
- APN: 503-81-020-M = PLANNED AREA DEVELOPMENT (PAD)

## OWNERS

SURPRISE FOOTHILLS MASTER LLC, AN ARIZONA LIMITED LIABILITY COMPANY (VESTING)

BUENA VISTA HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY (VESTING)

## NOTES

1. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X, A, AH & AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1185L, 04013C1190L & 04013C1195L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
4. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
5. THIS MAP OF DEDICATION IS WITHIN THE WATER SERVICE AREA OF THE CITY OF SURPRISE. THE CITY OF SURPRISE HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY PER A.R.S. § 45-576.

## RELEASE OF LIABILITY

SURPRISE FOOTHILLS MASTER LLC, AN ARIZONA LIMITED LIABILITY COMPANY; BUENA VISTA HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNERS") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY RIGHTS-OF-WAY OR PARCELS CREATED THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

## PUBLIC NOTICE

THE RIGHTS-OF-WAY DEPICTED ON THIS MAP OF DEDICATION ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS MAP OF DEDICATION SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS MAP OF DEDICATION SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

## CERTIFICATION

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS \_\_\_\_ DAY, OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

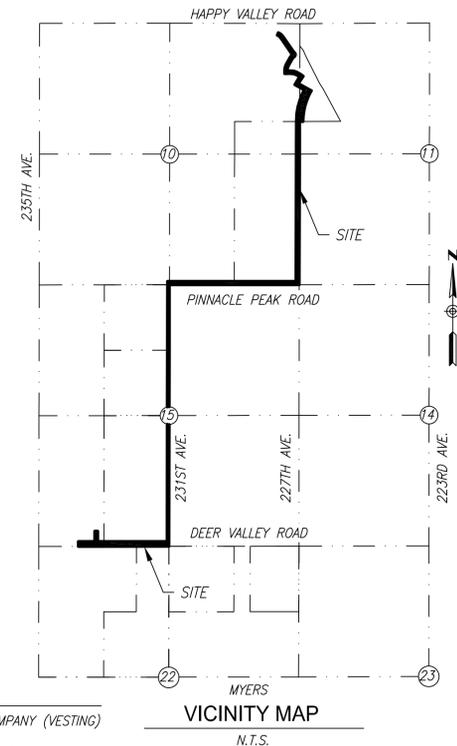
ATTEST:

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS \_\_\_\_ DAY, OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

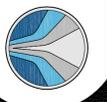
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_



VICINITY MAP  
N.T.S.

1201 S. Alma School Rd.  
Suite #12000  
Mesa, AZ 85210  
Ph: 480.892.3313

HUBBARD  
ENGINEERING  
www.hubbardengineering.com



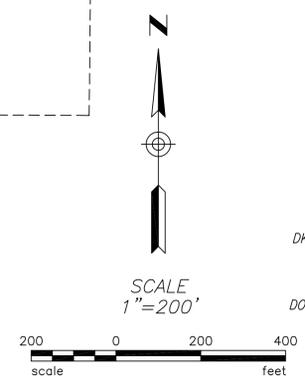
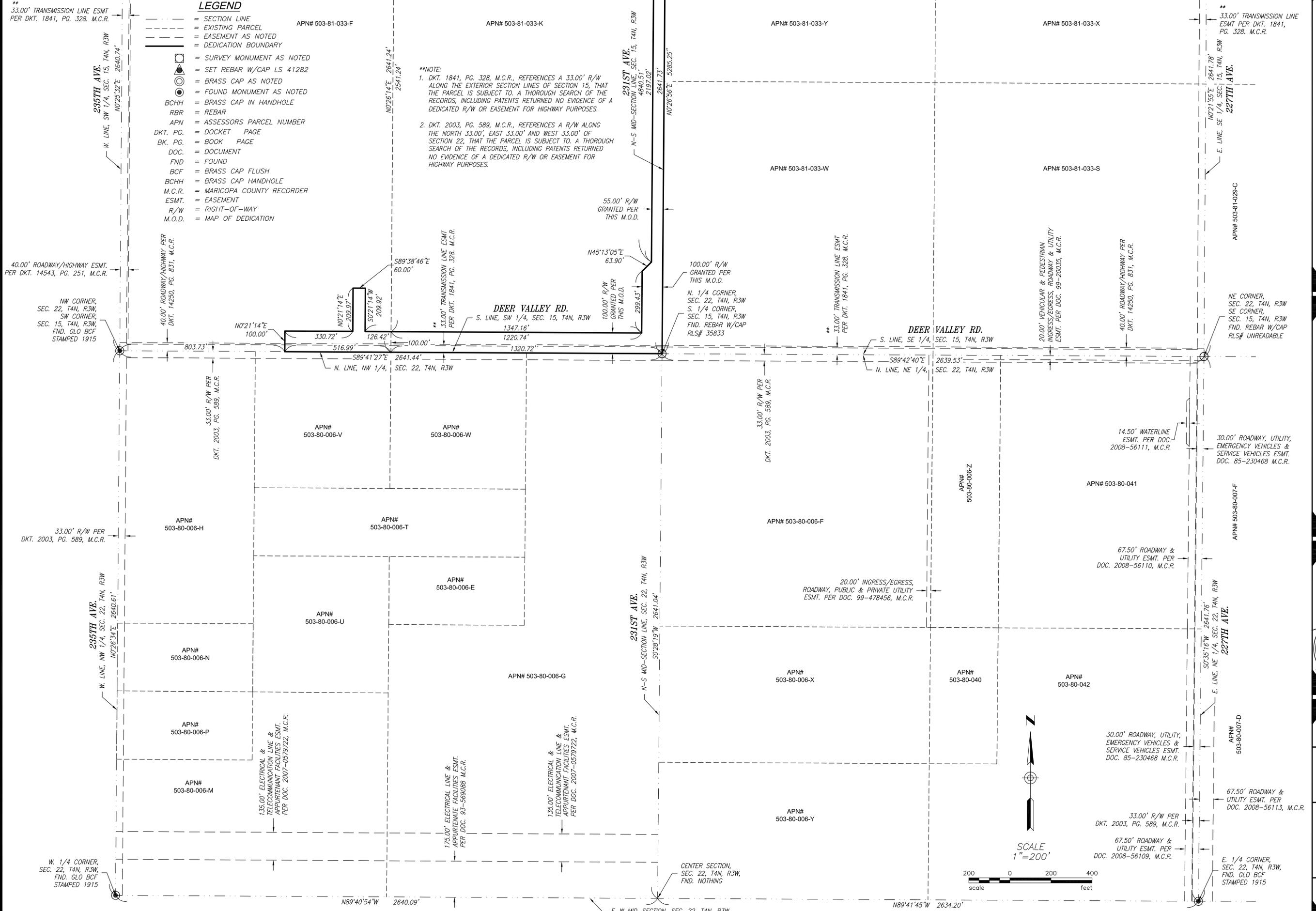
DEER VALLEY ROAD, 231ST AVENUE,  
PINNACLE PEAK ROAD & 227TH AVENUE  
MAP OF DEDICATION  
City of Surprise, Maricopa County, Arizona

Date  
12/16/16  
Project No.  
13163  
Project Manager  
ADRIAN BURCHAM

LEGEND

- = SECTION LINE
- - - - = EXISTING PARCEL
- - - - = EASEMENT AS NOTED
- - - - = DEDICATION BOUNDARY
- = SURVEY MONUMENT AS NOTED
- ▲ = SET REBAR W/CAP LS 41282
- = BRASS CAP AS NOTED
- = FOUND MONUMENT AS NOTED
- BCHH = BRASS CAP IN HANDHOLE
- RBR = REBAR
- APN = ASSESSORS PARCEL NUMBER
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- FND. = FOUND
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP HANDHOLE
- M.C.R. = MARICOPA COUNTY RECORDER
- ESMT. = EASEMENT
- R/W = RIGHT-OF-WAY
- M.O.D. = MAP OF DEDICATION

\*\*NOTE:  
 1. DKT. 1841, PG. 328, M.C.R., REFERENCES A 33.00' R/W ALONG THE EXTERIOR SECTION LINES OF SECTION 15, THAT THE PARCEL IS SUBJECT TO A THOROUGH SEARCH OF THE RECORDS, INCLUDING PATENTS RETURNED NO EVIDENCE OF A DEDICATED R/W OR EASEMENT FOR HIGHWAY PURPOSES.  
 2. DKT. 2003, PG. 589, M.C.R., REFERENCES A R/W ALONG THE NORTH 33.00', EAST 33.00' AND WEST 33.00' OF SECTION 22, THAT THE PARCEL IS SUBJECT TO A THOROUGH SEARCH OF THE RECORDS, INCLUDING PATENTS RETURNED NO EVIDENCE OF A DEDICATED R/W OR EASEMENT FOR HIGHWAY PURPOSES.



P:\2013\13163\SURVEY\201313163 SURVEY BASE 06-25-13 - ROTATE AND TRANSLATED TO GDACS GROUNDING Dec 16, 2016 - 9:23am Adrian

1201 S. Alms School Rd  
 Mesa, AZ 85210  
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 www.hubbardengineering.com

**HUBBARD**  
 ENGINEERING

DEER VALLEY ROAD, 231ST AVENUE,  
 PINNACLE PEAK ROAD & 227TH AVENUE  
 MAP OF DEDICATION  
 City of Surprise, Maricopa County, Arizona

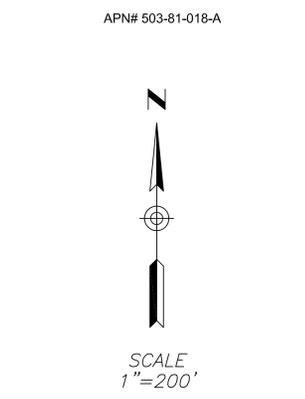
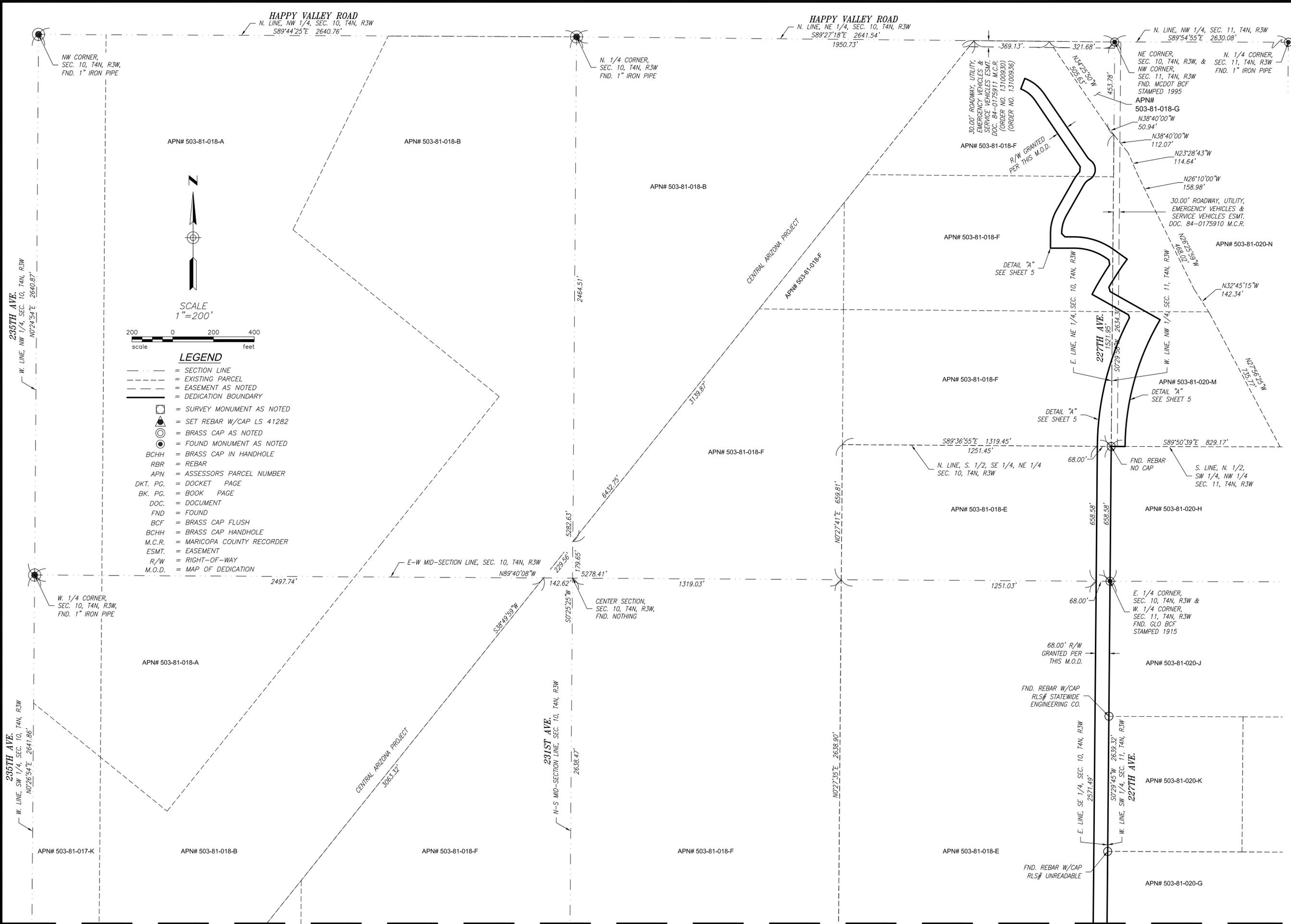
REGISTERED LAND SURVEYOR  
 41282  
 ADRIAN M. BURCHAM  
 STATE OF ARIZONA U.S.A.

Date	12/16/16
Project No.	13163
Project Manager	ADRIAN BURCHAM
Project Eng.	

Sht. 2 of 5



P:\2013\13163\Survey\06-25-13 - ROUTE AND TRANSLATED TO CADCS GROUNDING.dwg Dec 16, 2016 - 9:24am Adrian



- LEGEND**
- = SECTION LINE
  - - - = EXISTING PARCEL
  - - - = EASEMENT AS NOTED
  - - - = DEDICATION BOUNDARY
  - = SURVEY MONUMENT AS NOTED
  - ▲ = SET REBAR W/CAP LS 41282
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**HUBBARD ENGINEERING**

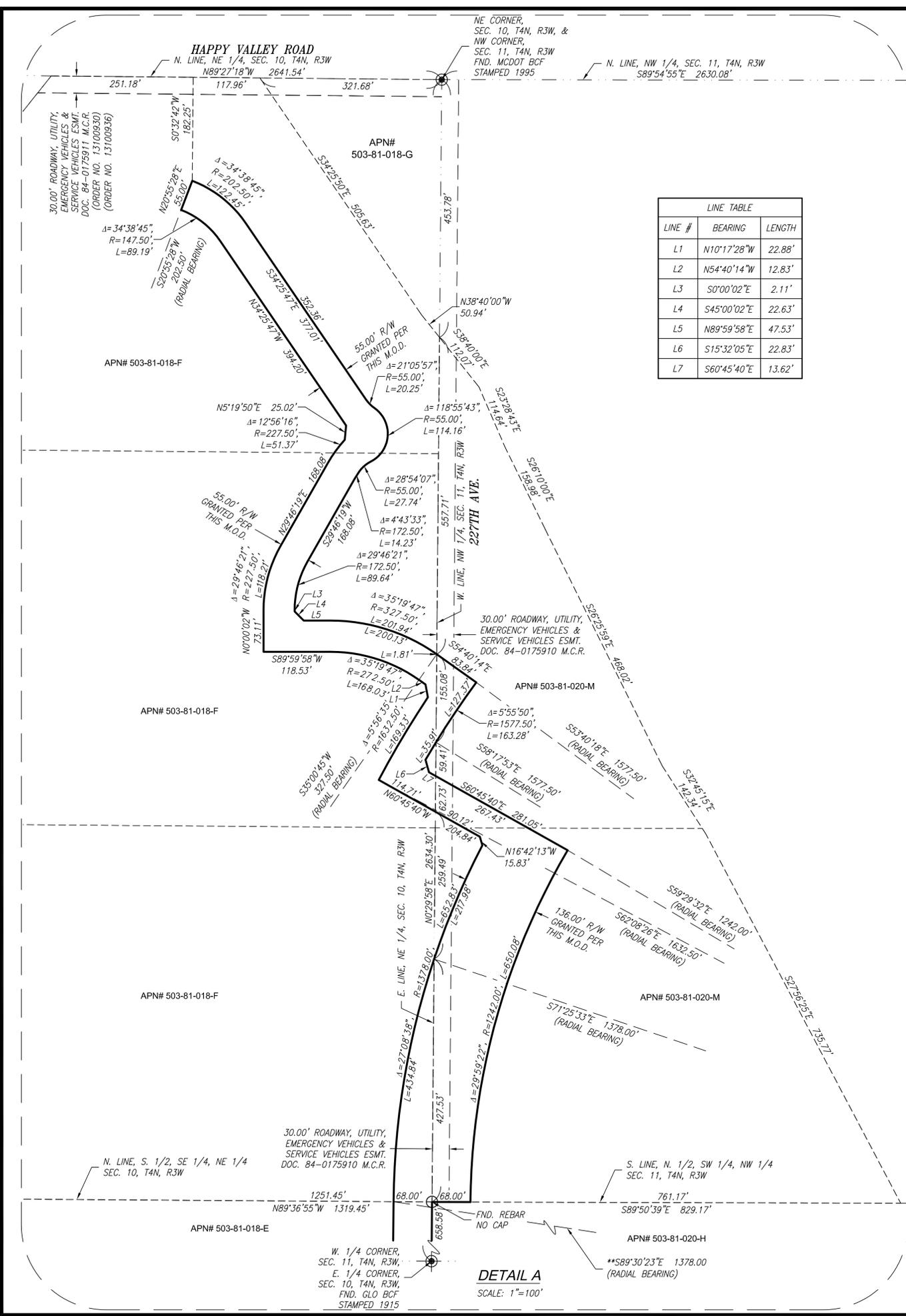
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City of Surprise, Maricopa County, Arizona

REGISTERED LAND SURVEYOR  
41282  
ADRIAN M. BURCHAM  
ARIZONA U.S.A.

Project No. 13163	Date 12/16/16
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 4 of 5

P:\2013\13163\Survey\240\13163 SURVEY BASE 06-25-13 - ROTATE AND TRANSLATED TO GDACS GROUNDING.dwg Dec 16, 2016 - 9:25am Adrian



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N10°17'28"W	22.88'
L2	N54°40'14"W	12.83'
L3	S0°00'02"E	2.11'
L4	S45°00'02"E	22.63'
L5	N89°59'58"E	47.53'
L6	S15°32'05"E	22.83'
L7	S60°45'40"E	13.62'

**DETAIL A**  
SCALE: 1"=100'

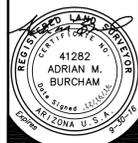
**NOTE**  
\*\* LINE ANGLE EXAGGERATED FOR VISUAL PURPOSES

- LEGEND**
- SECTION LINE
  - PROPERTY LINE
  - - - EXISTING PARCEL
  - - - EASEMENT AS NOTED
  - GRANTED PER THIS SHEET
  - ⊠ SURVEY MONUMENT AS NOTED
  - ⊙ SET REBAR W/CAP LS 41282
  - ⊙ BRASS CAP AS NOTED
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