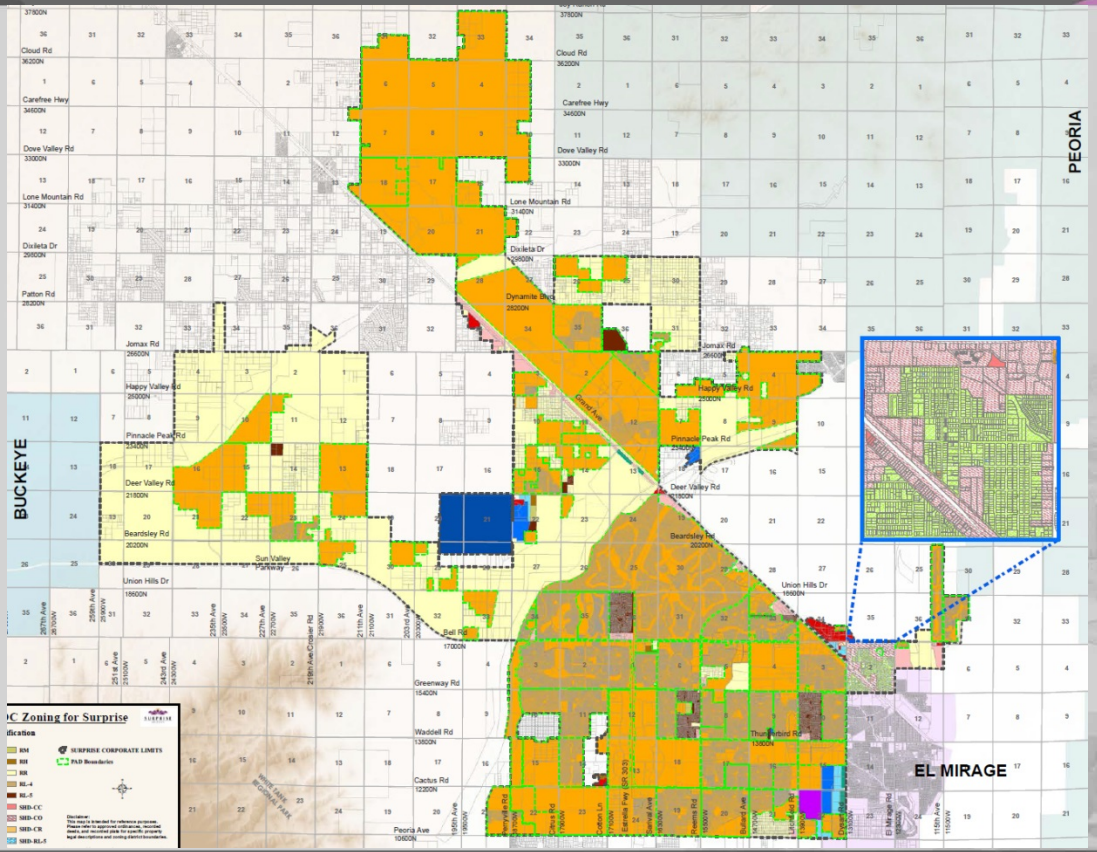
SURPRISE
ARIZONA

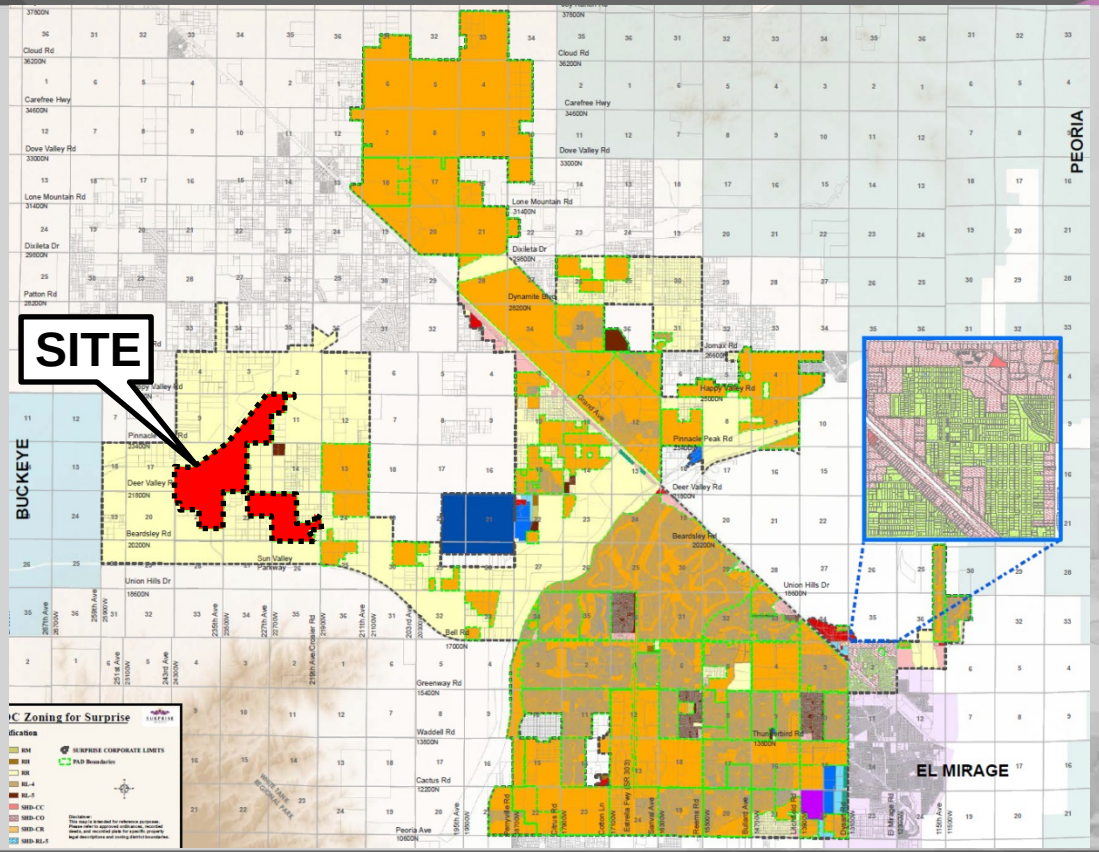
WEST DEER VALLEY WATER GROUP MOD

Final Plat – February 7, 2017

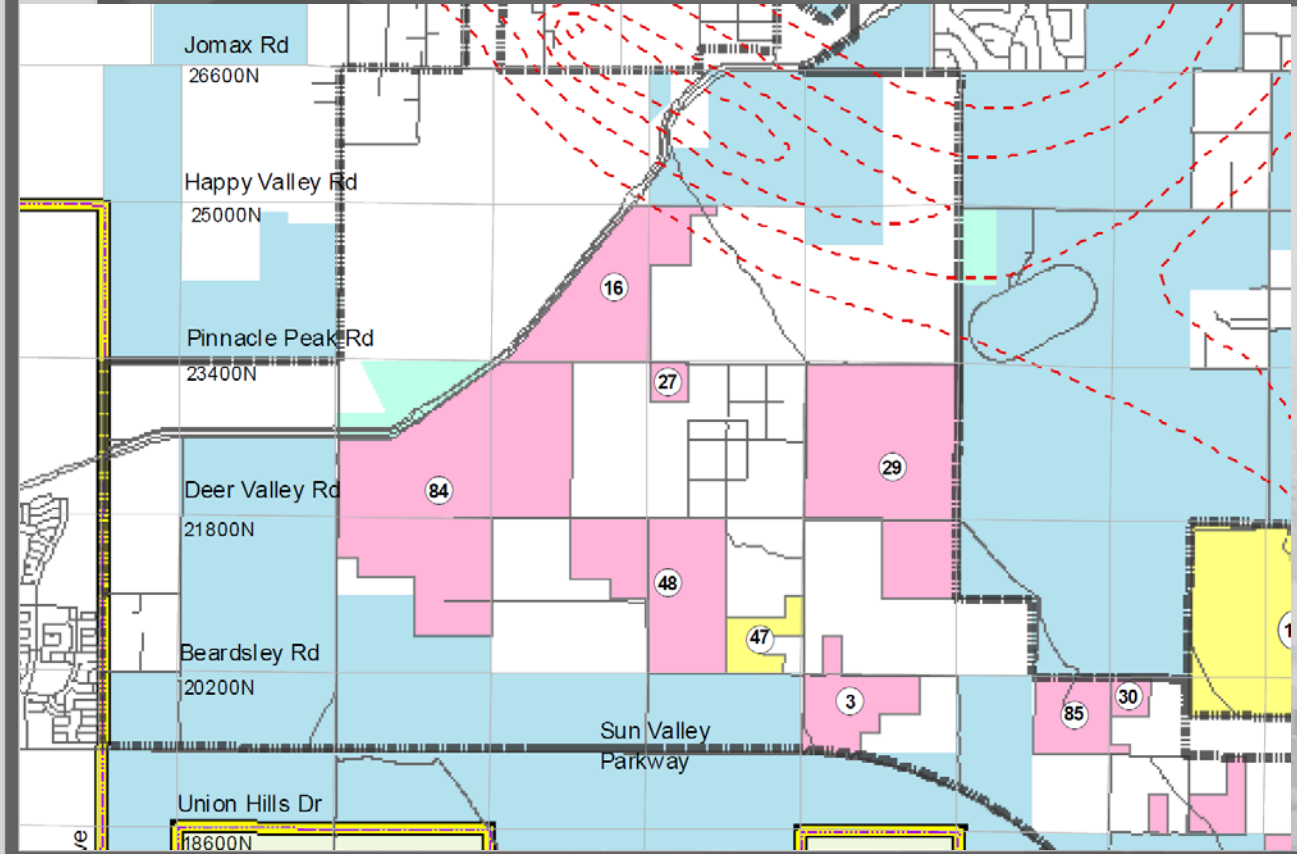
VICINITY MAP



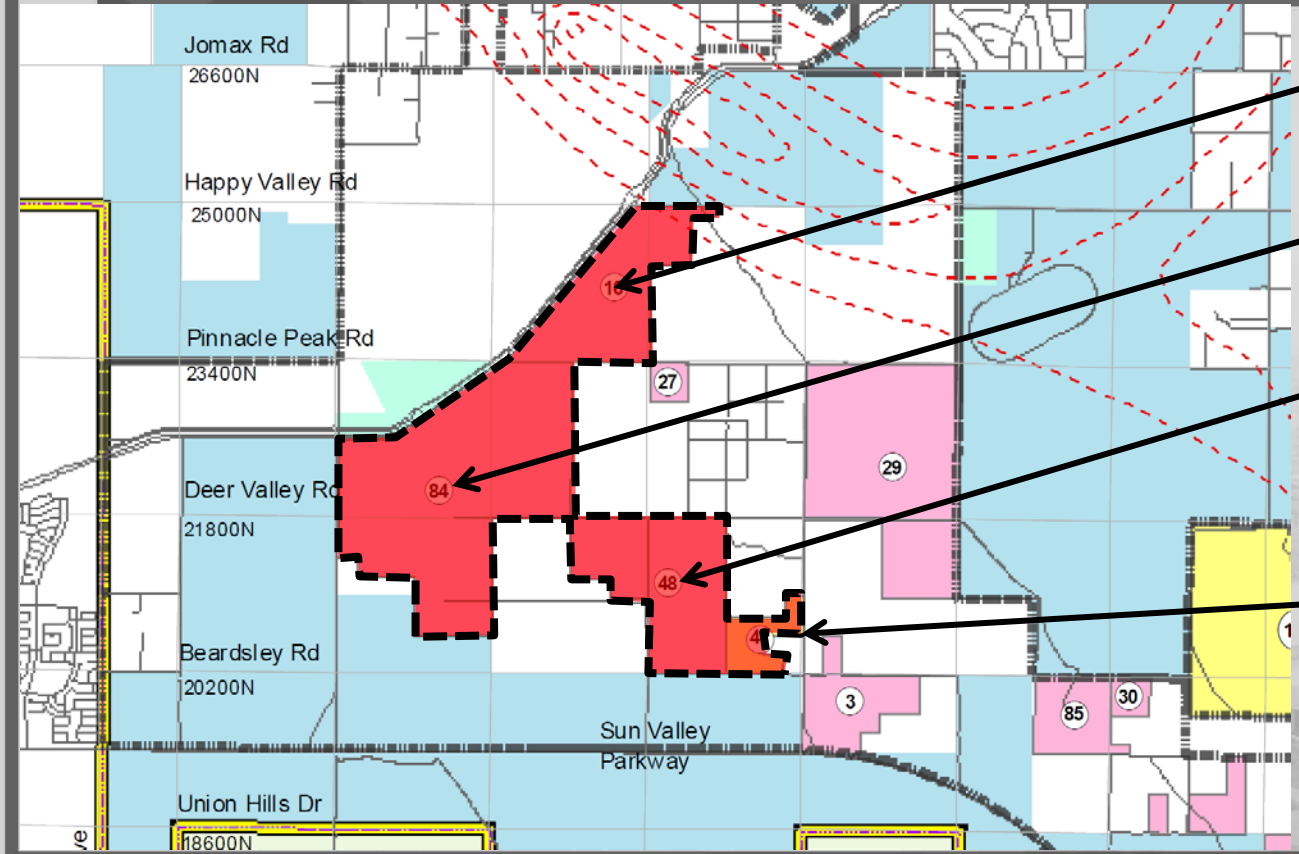
VICINITY MAP



VICINITY MAP



VICINITY MAP



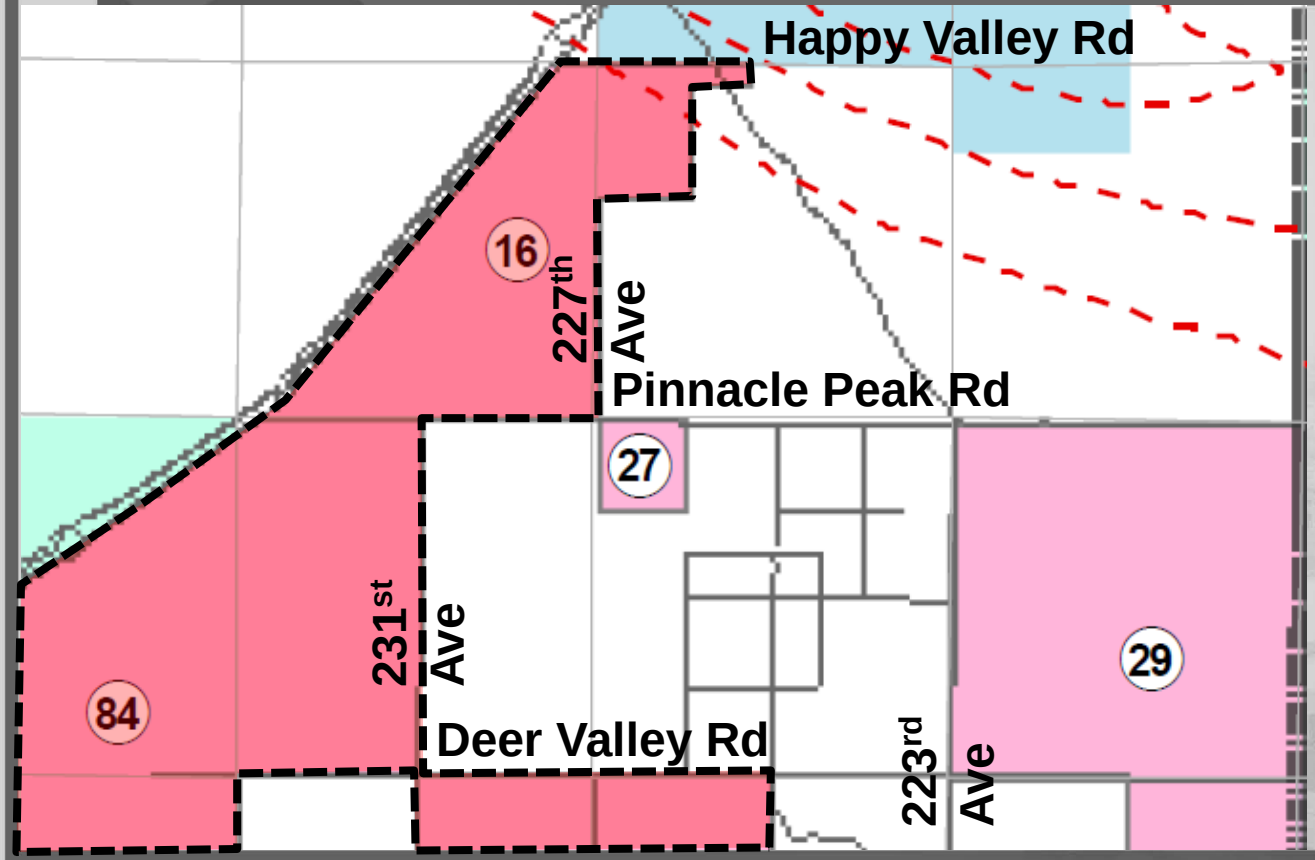
Buena Vista Ranch

Surprise Foothills

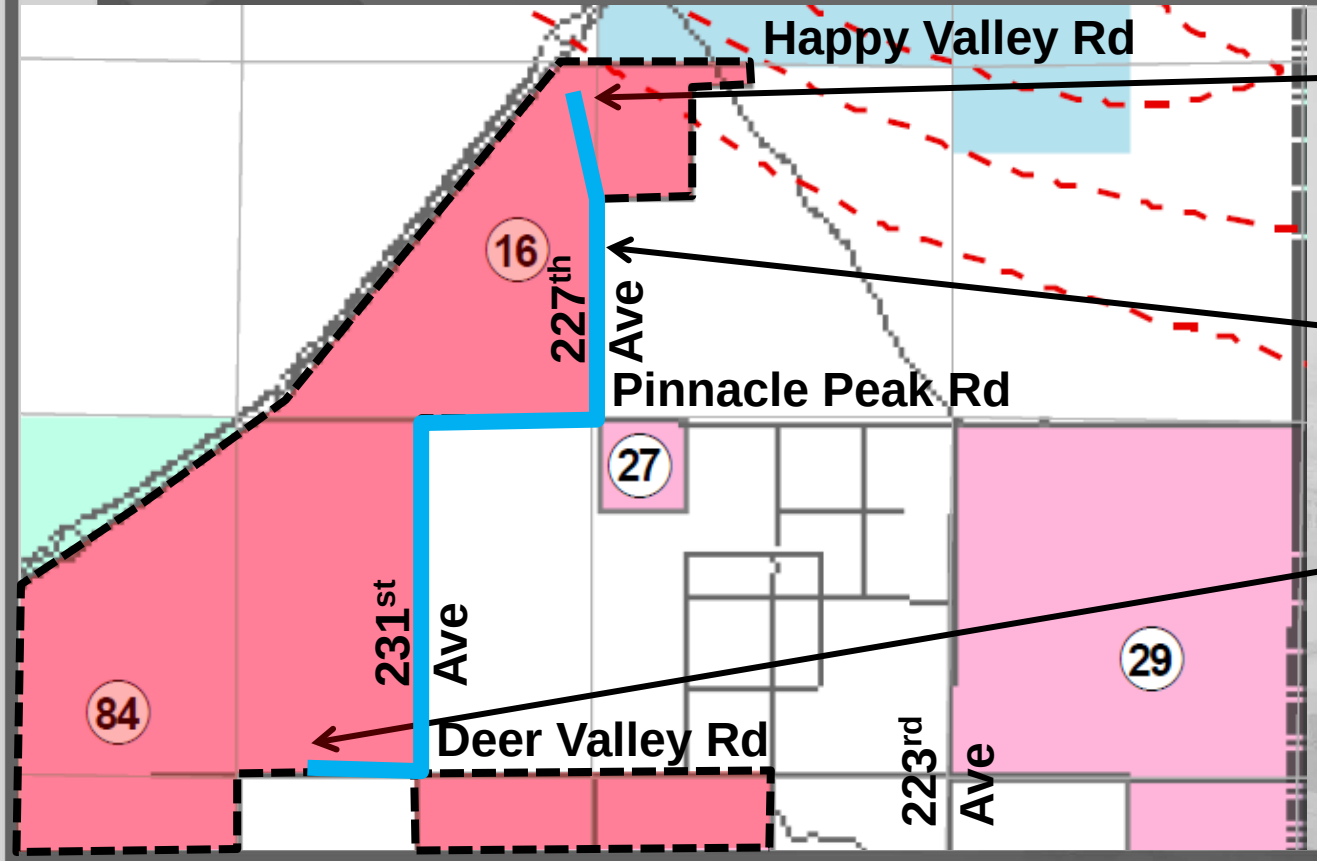
Mesquite Mountain Ranch II

Mesquite Mountain Ranch

MAP OF DEDICATION



MAP OF DEDICATION

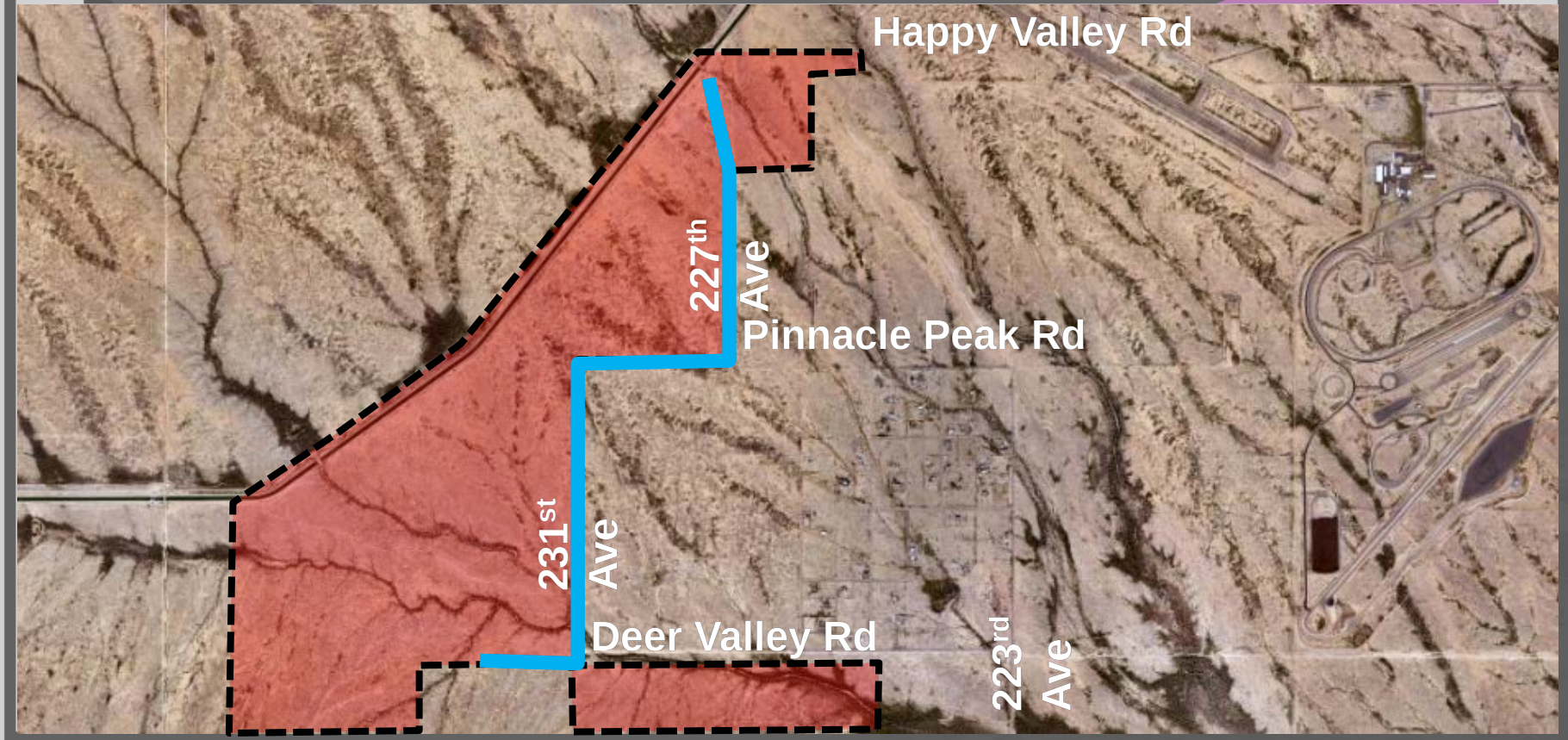


Buena Vista Ranch Well Sites

Offsite Water Lines and Access

Surprise Foothills Water Campus

SITE AERIAL


Happy Valley Rd
227th Ave
Pinnacle Peak Rd
231st Ave
Deer Valley Rd
223rd Ave

FINAL PLAT

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

41282 ADRIAN M. BURCHAM ARIZONA U.S.A.

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)

VICINITY MAP

N.T.S.

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 MUST CURRANT 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 ____________ CITY ENGINEER ____________ DATE

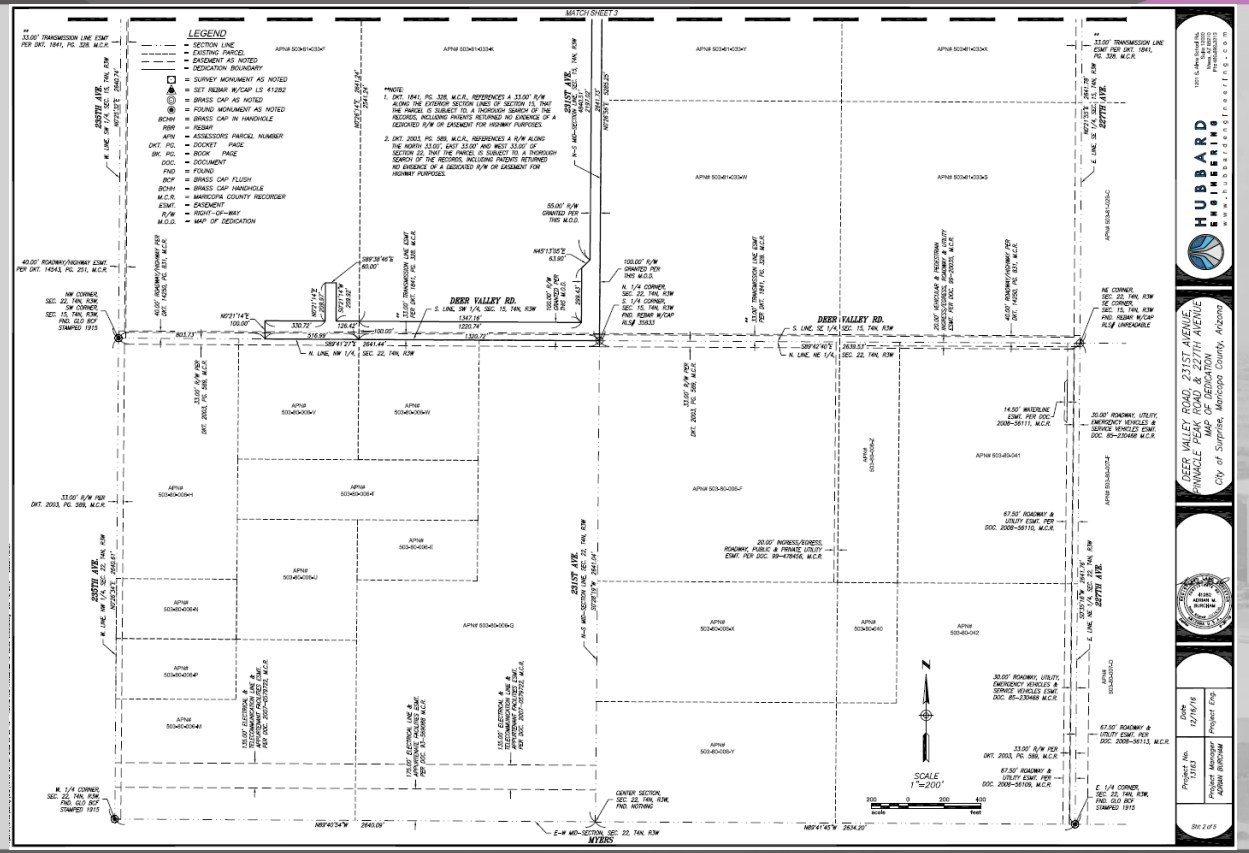
HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph:480-892-3313
www.hubbardengineering.com

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

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

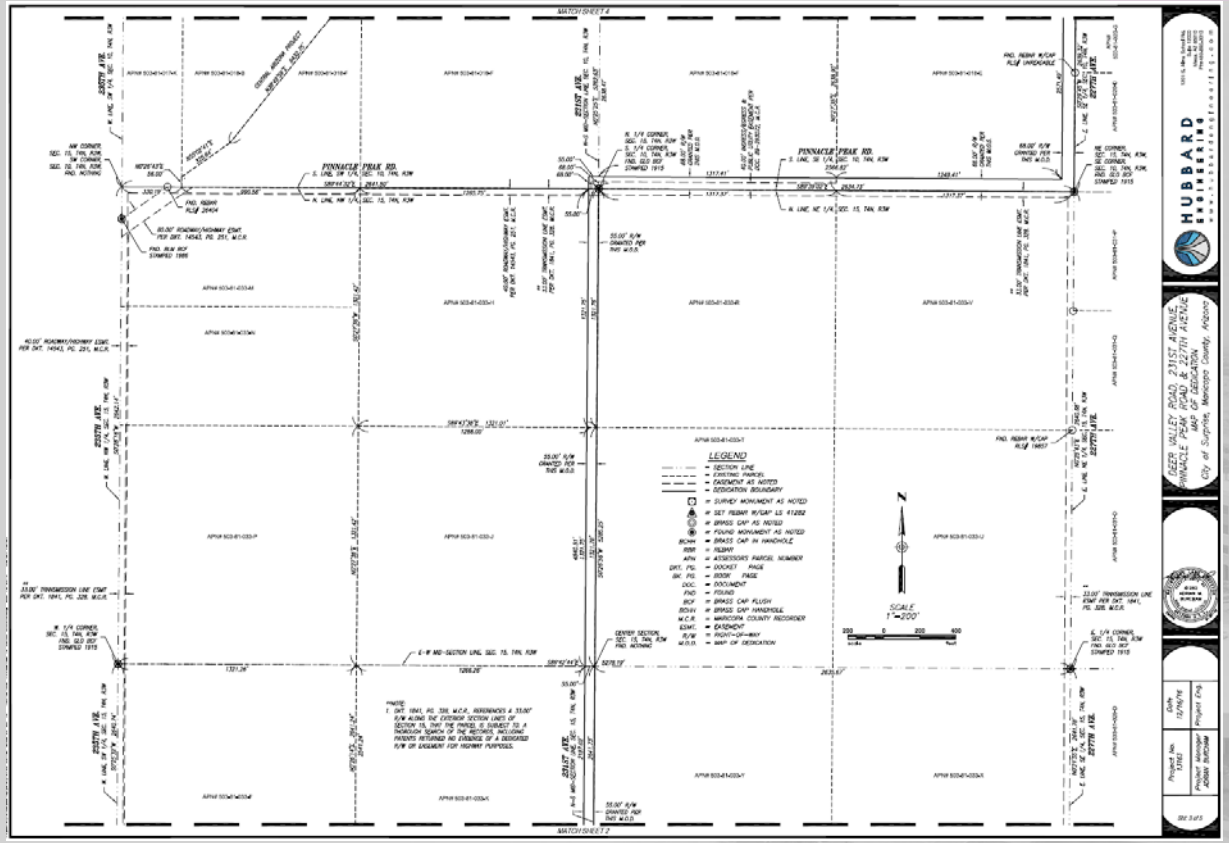
Sht: 1 of 5

FINAL PLAT

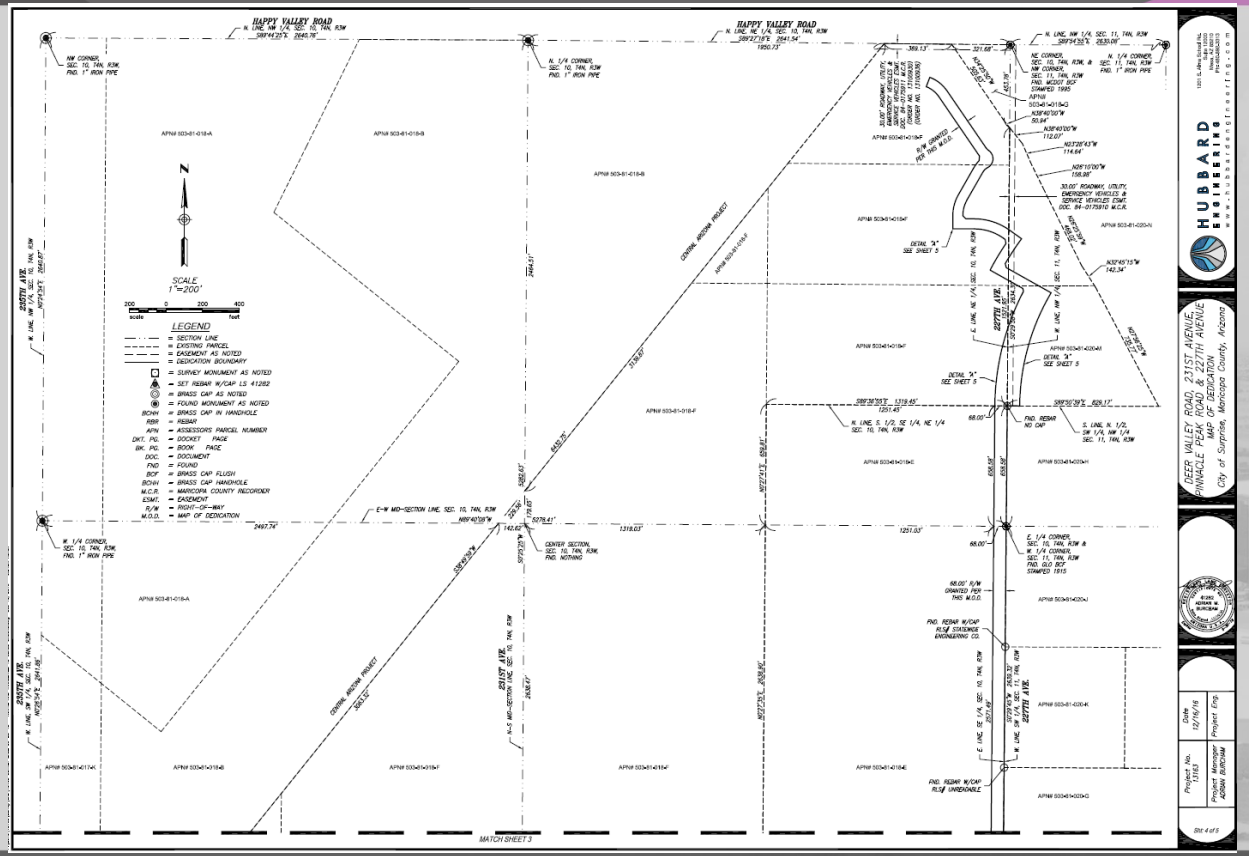


MATCH SHEET 3
LEGEND
SECTION LINE
EXISTING PARCEL
EASEMENT AS NOTED
DEDICATION BOUNDARY
SURVEY MONUMENT AS NOTED
SET REBAR W/CAP LS 41282
BRASS CAP AS NOTED
FOUND MONUMENT AS NOTED
BCHH = BRASS CAP IN HANDHOLE
RBR = REBAR
APN = ASSESSORS PARCEL NUMBER
DKT. PG. = DOCKET PAGE
BK. PG. = BOOK PAGE
DOC. = 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
DEER VALLEY RD.
MYERS
SCALE
1"=200'
HUBBARD ENGINEERING
DEER VALLEY ROAD, 231ST AVENUE, PINNACLE PEAK ROAD & 227TH AVENUE
MAP OF DEDICATION
City of Surprise, Maricopa County, Arizona

FINAL PLAT


DEER VALLEY ROAD, 211ST AVENUE
PINNACLE PEAK ROAD & 227TH AVENUE
MAP OF DEDICATION
City of Surprise, Maricopa County, Arizona
HUBBARD ENGINEERING
PINNACLE PEAK RD.
LEGEND
SCALE 1"=200'

FINAL PLAT


HAPPY VALLEY ROAD
N. LINE, NW 1/4, SEC. 10, T4N, R3W
S89°44'25"E 2640.76'
HAPPY VALLEY ROAD
N. LINE NE 1/4, SEC. 10, T4N, R3W
S89°27'15"E 2641.54'
1950.73'
NW CORNER, SEC. 10, T4N, R3W, FND. 1" IRON PIPE
N. 1/4 CORNER, SEC. 10, T4N, R3W FND. 1" IRON PIPE
NE CORNER, SEC. 10, T4N, R3W, & NW CORNER, SEC. 11, T4N, R3W FND. MCDOT BCF STAMPED 1995
N. 1/4 CORNER, SEC. 11, T4N, R3W FND. 1" IRON PIPE
369.13'
221.68'
N. LINE, NW 1/4, SEC. 11, T4N, R3W
S89°34'35"E 2630.06'
SCALE 1"=200'
200 0 200 400
scale feet
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
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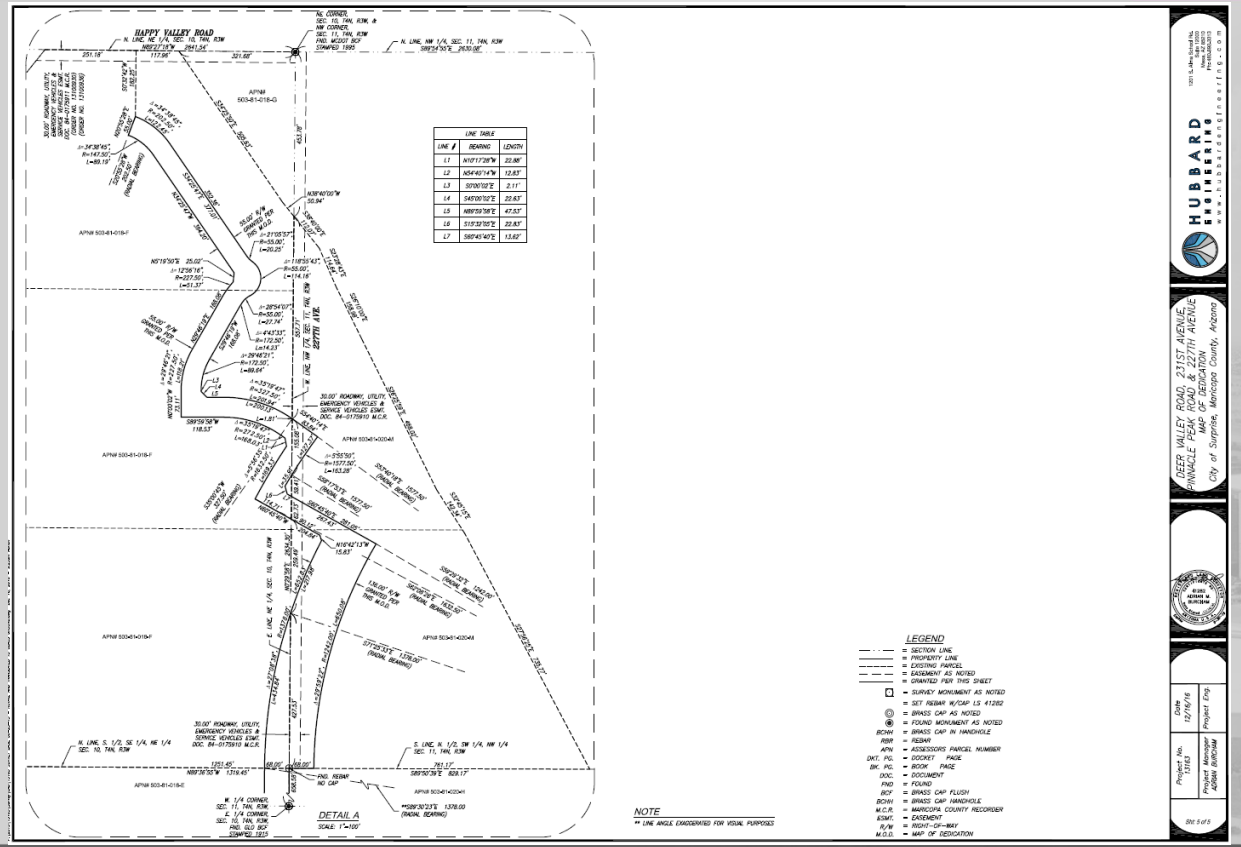
BCHH = BRASS CAP HANDHOLE
M.C.R. = MARICOPA COUNTY RECORDER
ESMT. = EASEMENT
R/W = RIGHT-OF-WAY
M.O.D. = MAP OF DEDICATION
SIXTH AVE.
W. LINE, NW 1/4, SEC. 10, T4N, R3W
N0°25'41"E 2641.06'
W. 1/4 CORNER, SEC. 10, T4N, R3W, FND. 1" IRON PIPE
2497.74'
E-W MID-SECTION LINE, SEC. 10, T4N, R3W
N89°40'39"W
2376.41'
142.62'
CENTER SECTION, SEC. 10, T4N, R3W, FND. NOTHING
S0°19'21"W
1318.03'
S0°27'21"W 2638.90'
CENTRAL ARIZONA PROJECT
N-S MID-SECTION LINE, SEC. 10, T4N, R3W
2638.41'
3424.51'
3425.61'
3338.87'
S39°58'39"W
5663.32'
APN# 503-81-018-A
APN# 503-81-018-B
APN# 503-81-018-F
APN# 503-81-018-E
APN# 503-81-019-F
APN# 503-81-019-E
APN# 503-81-020-M
APN# 503-81-020-N
APN# 503-81-020-K
APN# 503-81-020-J
APN# 503-81-020-H
APN# 503-81-020-G
APN# 503-81-011-K
APN# 503-81-018-B
APN# 503-81-018-F
APN# 503-81-018-E
30.00' ROADWAY, UTILITY, EMERGENCY VEHICLES & SERVICE VEHICLES ESMT. DOC. 84-0175910 M.C.R.
DETAIL "A" SEE SHEET 5
DETAIL "B" SEE SHEET 5
DETAIL "C" SEE SHEET 5
N. LINE, S. 1/2, SE 1/4, NE 1/4 SEC. 10, T4N, R3W
S89°36'39"E 1318.45'
1251.45'
FND. REBAR NO CAP
S89°50'39"E 629.17'
S. LINE, N. 1/2, SW 1/4, NW 1/4 SEC. 11, T4N, R3W
E. 1/4 CORNER, SEC. 10, T4N, R3W & W. 1/4 CORNER, SEC. 11, T4N, R3W FND. BLO BCF STAMPED 1915
1251.03'
68.00'
68.00' R/W DEDICATED PER THIS M.O.D.
FND. REBAR W/CAP RLS# 33453MOE ENGINEERING CO.
FND. REBAR W/CAP RLS# UNREADABLE
E. LINE, SE 1/4, SEC. 10, T4N, R3W
S0°29'30"E 2630.32'
2631.58'
27TH AVE.
N. LINE, NE 1/4, SEC. 10, T4N, R3W
N. LINE, NW 1/4, SEC. 11, T4N, R3W
E. LINE, NE 1/4, SEC. 10, T4N, R3W
N. LINE, SW 1/4, NW 1/4, SEC. 11, T4N, R3W
N0°45'15"W 142.34'
N0°27'43"W 114.64'
N0°10'00"W 158.99'
N0°40'00"W 50.84'
N28°40'00"W 112.07'
MATCH SHEET 3
HUBBARD ENGINEERING
1301 S. 48th Street Ste. 109 Tempe, AZ 85281 480.755.1670 FAX 480.755.1672
www.hubbardengineering.com
DEER VALLEY ROAD, 231ST AVENUE, PINNACLE PEAK ROAD, & 227TH AVENUE ALIGNMENTS
City of Surprise, Maricopa County, Arizona
Date 12/10/15
Project Engr.
Project No. 1150
Project Manager Chris Bothwell
Sht 4 of 5

FINAL PLAT


HAPPY VALLEY ROAD
DETAIL A
SCALE: 1"=100'
NOTE
** LINE ANGLE EXAGGERATED FOR VISUAL PURPOSES
LEGEND
HUBBARD ENGINEERING
DEER VALLEY ROAD, 231ST AVENUE, PINNACLE PEAK ROAD, & 227TH AVENUE
City of Surprise, Maricopa County, Arizona

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You