HANGAR HACIENDAS - UNIT THREE FINAL PLAT

PORTIONS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CERTIFICATE OF COUNTY ASSESSOR:

I, the undersigned, as Deputy Assessor, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that AS INDICATED IN THE DEDICATION

as designated on this plat are the Owners of the property as shown on this plat and more particularly described as Assessor's Parcel Numbers

300-15- 6D, 66, 65, 67, 7P, 27A, 28 and 39

Ored Kelly Deputy County Assessor

CERTIFICATE OF COUNTY TREASURER:

I, the undersigned, as Deputy County Treasurer, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that there are no tax liens on any of the parcels comprising the plat, as listed in the Assessor's Certification, with the following exceptions:

Deputy County Treasurer

5-8-98

CERTIFICATION:

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of August, 1996, that the plat is correct and accurate, that the monuments have been located or established as described and the lot corners permanently set.

Raymond W. Stadler, R.L.S. #17507



- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCE, HOWEVER THERE SHALL BE NO CONSTRUCTION PERMITTED WITHIN DRAINAGE EASEMENTS.
- 3. ALL DRAINAGEWAYS, DRAINAGE EASEMENTS AND ACCESS EASEMENTS SHALL BE MAINTAINED BY THE HHOMEOWNERS ASSOCIATION.
- 4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.
- 5 CONSTRUCTION OF BUILDING PADS AND FINAL LOT GRADING SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- INDIVIDUAL LOT OWNERS SHALL BE REQUIRED TO HAVE A DRAINAGE STUDY AND A GRADING AND DRAINAGE PLAN PREPARED FOR HIS LOT PRIOR TO OBTAINING A BUILDING PERMIT. THE APPROVED SUBDIVISION DRAINAGE STUDY WILL BE AVAILABLE FROM THE HOMEONERS ASSOCIATION TO EACH LOT OWNER AND HIS ENGINEER FOR USE IN PREPARING THE INDIVIDUAL LOT DRAINAGE STUDY AND GRADING AND DRAINAGE PLAN.
- NO MORE THAN 20% OF THE GROSS AREA OF EACH LOT SHALL BE COVERED WITH AN IMPERMEABLE SURFACE, SUCH AS BUT NOT LIMITED TO, ROOF AREAS, PATIOS, DRIVEWAYS OR PLAYCOURTS.
- 8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SUPPLY AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. 9. PROVISION OF SEC. 2318 (OUTDOOR LIGHTING CONTROLS) MARICOPA COUNTY ZONING
- 10. SEE DEED RESTRICTIONS RECORDED IN RECORDER NO. ______, MARICOPA COUNTY
- 11. AVION WAY IS A PUBLIC DEDICATED ROADWAY.

ORDINANCE WILL BE ADHERED TO.

- 12. HANGAR HACIENDAS UNIT THREE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED HANGAR HACIENDAS PRELIMINARY PLAT.
- 13. THE SUBDIVISION IS LOCATED WITH THE SALT RIVER PROJECT ELECTRIC SERVICE AREA AND SALT RIVER PROJECT HAS AGREED TO PROVIDE ELECTRIC SERVCE TO THIS SUBDIVISION.
- 14. FIRE PROTECTION PROVIDED FOR BY LAVEEN FIRE DEPARTMENT.

LEGEND:

P.U.E. N.V.A.E.

PUBLIC UTILITY EASEMENT NON-VEHICULAR ACCESS EASEMENT

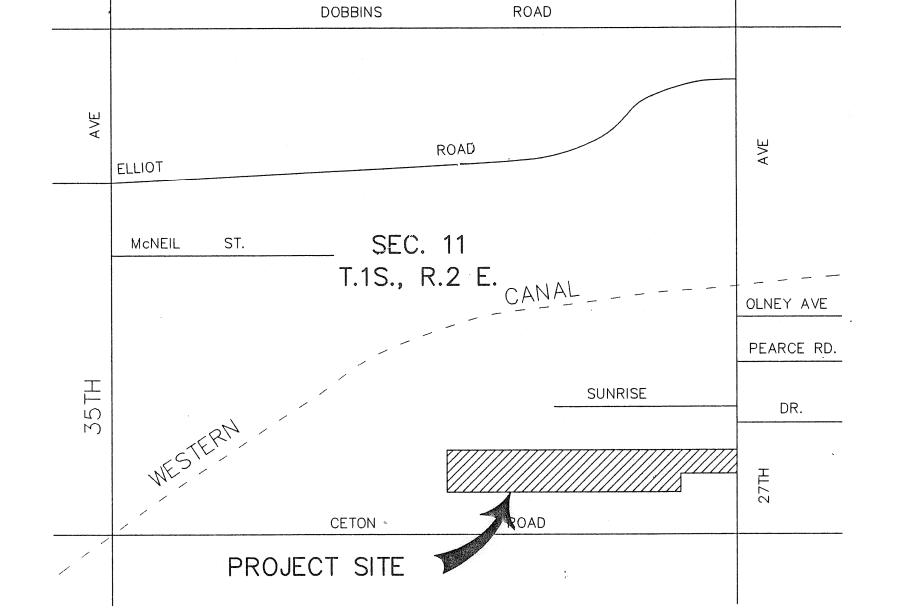
BUILDING SETBACK LINE

B.S.L.

SET 1/2" REBAR WITH PLASTIC CAP #RLS 17507 SET BRASS CAP IN CONCRETE

SUBDIVISION CORNER

EXISTING ZONING DISTRICT: RURAL-43



NO SCALE

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE N 00°00'00" E ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 989.33 FEET TO THE TRUE POINT OF BEGINNING: THENCE S 89'44'30" W A DISTANCE OF 1106.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 57.81 FEET;

THENCE S 77'41'52" W A DISTANCE OF 282.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 125.84 FEET; THENCE N 70'15'30" W A DISTANCE OF 116.36' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF

THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 95.99 FEET;

THENCE S 89'44'30" W A DISTANCE OF 1214.44 FEET; THENCE S 00'00'00" W A DISTANCE OF 464.33 FEET; THENCE N 89'44'SO" E A DISTANCE OF 2436.43 FEET;

THENCE N 00'00'00" E'A DISTANCE OF 215.00 FEET; THENCE N 89'44'30" E A DISTANCE OF 545.00 FEET TO A POINT ON THE EAST LINE OF THENCE N 00°00'00" E ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 249.51

OWNER/DEVELOPERS:

FEET TO THE TRUE POINT OF BEGINNING.

JAMES R. & BARBARA D. NERISON ROUTE 1, BOX 487 LAVEEN, ARIZONA

LYDA JEURINK 2844 W. CHEYENNE DRIVE LAVEEN, ARIZONA

JOHN & MARGARET ESPY 4618 NORTH 18TH DRIVE PHOENIX, ARIZONA

NELLIE R. TIPPERY 7280 NORTH MERCER WAY MERCER ISLAND, WASHINGTON GILBERT D. & VIVIAN E. JACOBSON 455 EAST SEA BREEZE WAY OAK HARBOR, WASHINGTON

ENGINEER/REGISTERED LAND SURVEYOR:

RAYMOND W. STADLER, P.E., R.L.S. STADLER CONSULTING ENGINEERS 6868 N. 7TH AVENUE, SUITE 207 PHOENIX, ARIZONA 85013 TELEPHONE: (602) 274-2911 (602) 274-2835(FAX)

BASIS OF BEARING:

The Basis of Bearing is the South Line of Section 10, Township 2 North, Range 2 West being S .89'52'18" W as shown on the plat of record of Unit 46 of the Resubdivision of Romola of Arizona Grapefruit Unit as recorded in Book 19, Page 7, M.C.R.

DEDICATION:

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES R. NERISON, as attorney—in—fact for Barbara D. Nerison, John E. Espy and Margaret Espy, husband and wife, Lyda Jeurink, Nellie Tippery, and Richard J. Welsh and Helen B. Welsh, husband and wife, as provided for in the General and Special Power of Attorneys recorded in document Numbers 97-0522555, 97-0522556, 97-0522557, 97-0522558 and 97-0522559, respectively, in the Office of the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON, as attorney-in-fact for Vivian E. Jacobson as provided in the County Recorder, Maricopa County, Arizona, and GILBERT D. JACOBSON and Arizona, and Arizon for in the General and Special Power of Attorney recorded in document Number 97-0774585 in the Office of the County Recorder, Maricopa County, Arizona, have subdivided under the name of HANGAR HACIENDAS UNIT THREE, a portion of the South half (S 1/2) of the Southeast quarter (SE 1/4) and the South half (S 1/2) of the Southwest quarter (SW 1/4) of Section 11. Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon and hereby publishes this plat as and for the Plat of HANGAR HACIENDAS UNIT THREE, and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same, and that each lot and street shall be known by the number or name given each respectively hereon, and hereby dedicates to the public, for use as such, the said streets and grants the easements shown hereon for the uses indicated.

IN WITNESS WHEREOF: JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, John E. Espy and Margaret Espy, husband and wife, Lyda Jeurink, Nellie Tippery, and Richard J. Welsh and Helen B. Welsh, husband and wife, and GILBERT D. JACOBSON, as attorney—in fact for Vivian E. Jacobson, hereunto set their hands and official seals.

James & news

2-25-98

LIZETTE FRANCO

Motory Public - State of Arizona

MARICOPA COUNTY

My Comm. Expires Sept. 13, 1996

ACKNOWLEDGMENT:

STATE OF ARIZONA COUNTY OF MARICOPA

signed Notary Public, appeared JAMES R. NERISON, who acknowledged himself to be Attorney—In—Fact for Barbara D. Nerison, John E. Espy and Margaret Espy, husband and wife, Lyda Jeurink, Nellie Tippery, and Richard J. Welsh and Helen B. Welsh, husband and wife,

executed the aforegoing instrument for the purposes therein contained. IN WITNESS WHEREOF: I hereunto set my hand and official seal. September 13,1998 184 April 18,2001

Dear Borton

ACKNOWLEDGMENT:

STATE OF WASHINGTON COUNTY OF Steart

day of FEBRUARY signed Notary Public, appeared GILBERT D. JACOBSON and acknowledged himself to be Attorney-In-Fact for Vivian E. Jacobson, executed the aforestasting trument for the purposes therein IN WITNESS WHEREOF: I hereunto set my hand and official region E. CONTARLE PHOTOS

April 18,2001 My Commission Expires

APPROVAL:

Approved by the Board of Supervisors of Maricopa County, Arizona this _do_day

FUBLIO Notary

CERTIFICATION OF COUNTY ENGINEER

Satisfactory assurance in the form of ___

from BANK OF AMERICA ENORWEST BK in the amount of \$224,660 00 has been provided to guarentee pavement and water services in this subdivision.

Electric service has been assured by Salt River Project.

1 oscano Correspondent County Engineer

Date

REV. PER MARICOPA

10/2/97

2/14/98

P&Z REVIEW COMMENTS

REVISED NOTE 13 & "

2ND ACKNOWLEDGEMEN

MARICOPA COUNTY CASE NO. #S86-48

FINAL PLAT HANGAR HACIENDAS - UNIT THREE



(602) 274-2911

96-0166 SHT 1 OF 2 RWS DATE 9/3/96 UN