

FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THAT TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION AND K. HOVHANIAN AT THE MEADOWS, LLC, AS OWNERS HAVE SUBMITTED UNDER THE NAME OF FINAL PLAT OF "THE MEADOWS - PARCEL 9", LOCATED IN A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND DATES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONVEYING SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION AND K. HOVHANIAN AT THE MEADOWS, LLC, AS OWNERS, HEREBY DEDICATES TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES AND DO HEREBY GRANT TO THE CITY OF PEORIA, A PERMANENT, POSITIVE EASEMENT FOR THE FOLLOWING PURPOSES: NAMEDLY, THE RIGHT TO ACCESS AND ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER AND ACROSS TRACT "A", SITUATED IN MARICOPA COUNTY, ARIZONA, TO HAVE AND TO HOLD THE SAID EASEMENT INTO THE CITY OF PEORIA, AND INTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPLACEMENT OF PUBLIC WATER LINES SUBJECT TO NOTES 1-4.

- 1.) THE WATER LINE EASEMENTS INCLUDES THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TIPS OF TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENTS, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINES.
- 2.) THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE WATER LINE EASEMENTS BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.
- 3.) THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES, GRANTOR, ITS SUCCESSORS OR ASSIGNS, AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY ASPHALT, LANDSCAPING, OR ANY IMPROVEMENT PLACED IN THE WATER LINE EASEMENTS BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.
- 4.) GRANTOR HEREBY COVENANTS THAT IT HAS LAWFULLY SEEDED AND POSSESSED THE ABOVEMENTIONED TRACT OR PARCEL OF LAND/REAL PROPERTY, THAT IT HAS GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THEREOF AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

SLOPE EASEMENTS ARE DEDICATED OVER LOTS, AS SHOWN HEREON, TO ALLOW SLOPE ON LOTS AND STRUCTURES OR MODIFICATIONS OF THE SLOPE ARE ALLOWED WITH SLOPE EASEMENTS WITHOUT SPECIFIC REVIEW AND APPROVAL BY CITY STAFF. THE SLOPE EASEMENT AREA MAY BE LANDSCAPED.

TRACT "A" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "B" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, TRAIL AND PATH FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "C" IS DECLARED FOR OPEN SPACE AND PUBLIC UTILITY EASEMENT FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "D" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, TRAIL AND PATH FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "E" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, TRAIL AND PATH FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "F" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, TRAIL AND PATH FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "G" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND HOME OWNERS ASSOCIATION PARK FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "H" IS DECLARED FOR OPEN SPACE AND PUBLIC UTILITY EASEMENT FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "I" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND HOME OWNERS ASSOCIATION PARK FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACT "J" IS DECLARED FOR OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, TRAIL AND PATH FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

TRACTS "K" THROUGH "T" AND "AA" IS DECLARED FOR OPEN SPACE AND PUBLIC UTILITY EASEMENT FOR USE BY ALL MEMBERS OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.

SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE MEADOWS COMMUNITY MASTER ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ALL TRACTS SHALL BE IMPOSED IN ACCORDANCE WITH PLANS PROVIDED TO THE CITY OF PEORIA AND SHALL BE CONVEYED TO AND MAINTAINED BY THE MEADOWS COMMUNITY MASTER ASSOCIATION.

THE CITY OF PEORIA IS ENTITLED TO AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "K" THRU "T" AND "AA". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT ANY TIME THAT THE HOMEOWNERS ASSOCIATION TAKES TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE AREAS, AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE. IT IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE AREAS REGARDLESS OF THE DEDICATION OF THE EASEMENT.

IN THE EVENT THAT ANY RIGHT, PRIVILEGE OR EASEMENT HEREIN GRANTED SHALL BE ASSUMED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED, ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT BACK TO THE GRANTOR, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF:

TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETOBY CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED.

_____, DAY OF _____, 2017

TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION.

AUTHORIZED REPRESENTATIVE:

_____, TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }

COUNTY OF MARICOPA }

ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME

PERSONALLY APPEARED _____ AND _____, UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED _____ DAY OF _____, 2017.

ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HERETOBY SET MY HAND AND OFFICIAL SEAL

BY: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

K. HOVHANIAN AT THE MEADOWS, LLC, AS OWNER, HAS HERETOBY CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE

_____, TITLE: _____

K. HOVHANIAN AT THE MEADOWS, LLC

AUTHORIZED REPRESENTATIVE:

_____, TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }

COUNTY OF MARICOPA }

ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME

PERSONALLY APPEARED _____ AND _____, UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED _____ AND _____, UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED _____ DAY OF _____, 2017.

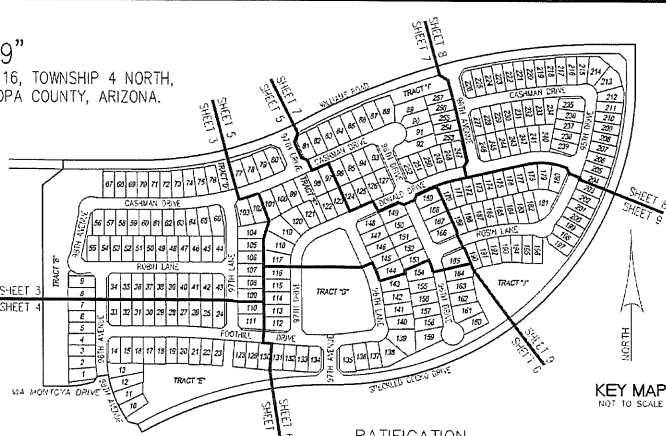
ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF K. HOVHANIAN AT THE MEADOWS, LLC AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HERETOBY SET MY HAND AND OFFICIAL SEAL

BY: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



KEY MAP
NOT TO SCALE

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OFFICER OF THE MEADOWS COMMUNITY MASTER ASSOCIATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT FOR THE MEADOWS - PARCEL 9, AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

THE MEADOWS COMMUNITY MASTER ASSOCIATION

BY: _____

_____, TITLE: _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }

COUNTY OF MARICOPA }

ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME

PERSONALLY APPEARED _____ AND _____, UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED _____ DAY OF _____, 2017.

ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF THE MEADOWS COMMUNITY MASTER ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HERETOBY SET MY HAND AND OFFICIAL SEAL

BY: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA

ON THIS THE _____ DAY OF _____, 2017

BY: _____, MAYOR

_____, DATE: _____

ATTEST: _____, CITY CLERK

_____, DATE: _____

APPROVED BY: _____, FOR CITY ENGINEER

_____, DATE: _____

ENGINEER

MICHAEL BAKER INTERNATIONAL
2923 N. CENTRAL AVE., SUITE 800
PHOENIX, ARIZONA 85012
PHONE: (602) 329-3311
FAX: (602) 329-3311
CHUCKIE KOLB, P.E.

LAND SURVEYOR

320, INC.
7304 E EVANS ROAD
SCOTTSDALE, ARIZONA 85200
PHONE: (480) 922-0780
FAX: (480) 922-0781
SURVEYOR: RANDALL R. HAGER, P.L.S.

FLOOD ZONE INFORMATION

THIS SITE IS LOCATED WITHIN ZONE "X" SHAPED. AREAS OF 0.25 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PER THE FLOOD INSURANCE RATE MAP NUMBERS: 44030235 L AND 040321245 L, MARICOPA COUNTY ARIZONA AND ADJACENT AREAS, DATED OCTOBER 19, 2012.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY

SHEET INDEX

- SHEET 1 COVER SHEET
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- SHEET 9 FINAL PLAT

LEGAL DESCRIPTION

SEE SHEET 2 OF THIS PLAT.

GENERAL NOTES

- 1.) THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID) #114 AND STREET LIGHT IMPROVEMENT DISTRICT (SID) #1027.
- 2.) NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE PAVING AND/OR PAVING. NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- 3.) ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES (LESS THAN 60 KVA, GAS E L.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, CABLE, ETC.) SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- 4.) THE MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 5.) ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 6.) DITCHES, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHEDS, HEDGES OR OTHER PLANTS, BUT EXCEPT TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS OR THE RIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- 7.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YR ASSURED WATER SUPPLY.
- 8.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SINKER SERVICE AREA.
- 9.) THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- 10.) THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE, LAKE PLEASANT PARKWAY IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- 11.) THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- 12.) NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS OR TRACTS.
- 13.) AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND HAS THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- 14.) THE MAINTENANCE OF THE SPECIALTY PAVING AND LANDSCAPED ISLANDS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE MEADOWS COMMUNITY MASTER ASSOCIATION.
- 15.) SLOPE EASEMENTS SHOWN ON LOTS 24, 27, 28, 106-111, 129-142 AND 252 ARE FOR THE PURPOSE OF ENSURING THE STABILITY OF THE PERKS LOCATED AT THE TOP OF THE SLOPE. NO MODIFICATIONS ARE ALLOWED TO BE MADE TO THE SLOPES UNLESS APPROVED IN WRITING BY THE CITY OF PEORIA.
- 16.) LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAYS SET IN LINE WITH ON-COMING TRAFFIC, TO INCLUDE LOTS 5, 12, 54, 97, 107, 123, 153, 173, 204, 206, 256 AND 287 AND SHALL BE LOCATED AS IDENTIFIED ON THE APPROVED PAVING PLANS AND DEMARKED BY A VEHICLE-NO-ACCESS EASEMENT (VNA) ON THE PLAT.

BASIS OF BEARING

NORTH 89°47' EAST, SHOWN AS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE STATE PLAT NO. 43, "CANYON A LAGO", AS RECORDED IN BOOK 456, PAGE 60, MARICOPA COUNTY RECORDS.

OWNERS

TAYLOR MORRISON / ARIZONA, INC., AN ARIZONA CORPORATION
8006 E PIMA CENTER PKWY, SUITE 300
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 344-7000
CONTACT: STEVE KUNZLEWEER

K. HOVHANIAN AT THE MEADOWS, LLC
20830 NORTH TATUM BOULEVARD
PHOENIX, ARIZONA 85024
PHONE: (480) 824-4465
CONTACT: GEORGE GANNON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SURVEY PERFORMANCE ACT, UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER, 2016, AND THAT THIS PLAT IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL INSTRUMENTS SHOWN ACTUALLY EXIST OR BE SET AS SHOWN, AND THAT ALL DATA IS SUFFICIENT TO ALLOW THE RETIREMENT OF THE SURVEY AND DIVISION.

_____, DATE: 4/26/17
_____, DATE: _____

700 EAST PINE ROAD
SCOTTSDALE, AZ 85206
PHONE: (480) 922-0780
FAX: (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT OF
"THE MEADOWS - PARCEL 9"
A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:
A
B
C

DRAWING NAME:
2016-185-PP
JOB NO. 2016-185
DRAWN: RRR
CHECKED: RRR
DATE: 9-8-2016
SCALE: NTS
SHEET: 1 OF 9

C.O.P. PROJECT NO. 05000414

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CURVE	LENGTH	DELTA	CURVE	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA						
C1	1529	24.37	29.78	C30	705.0	78.62	6.79E+10	C35	325.0	0.51	9.25E+08	C37	375.0	0.03	1.33E+11	C39	2075.0	32.77	2.74E+09
C2	1506.24	166.77	2403.17	C34	200.00	379.49	19.54E+08	C36	275.0	0.82	1.25E+09	C38	1225.0	236.04	1.10E+12	C30	55.00	26.49	2.73E+22
C3	1505.48	150.48	2403.17	C33	200.00	379.49	19.54E+08	C35	325.0	0.51	9.25E+08	C37	375.0	0.03	1.33E+11	C39	2075.0	32.77	2.74E+09
C4	274.68	186.99	29.72	C36	270.00	682.62	1.30E+09	C38	1118.18	176.41	9.01E+09	C40	1118.18	491.21	2.32E+10	C30	1188.18	30.55	1.25E+22
C5	274.68	186.99	29.72	C37	186.24	54.90	2.20E+10	C39	25.00	8.47	1.25E+09	C41	25.00	8.89	2.02E+11	C33	70.00	13.59	1.30E+01
C6	274.68	186.99	29.72	C38	186.24	54.90	2.20E+10	C40	25.00	8.47	1.25E+09	C42	102.00	1.43	1.33E+12	C34	102.00	30.72	1.40E+01
C7	274.68	186.99	29.72	C39	186.24	54.90	2.20E+10	C41	25.00	8.47	1.25E+09	C43	102.00	1.43	1.33E+12	C35	102.00	30.72	1.40E+01
C8	274.68	186.99	29.72	C40	186.24	54.90	2.20E+10	C42	102.00	1.43	1.33E+12	C44	102.00	1.43	1.33E+12	C36	102.00	30.72	1.40E+01
C9	1859.64	58.12	90.27	C41	1859.64	87.46	4.46E+08	C43	168.00	54.74	4.74E+09	C45	168.00	114.06	1.18E+10	C37	102.00	44.47	2.28E+18
C10	475.00	188.77	22.05	C42	169.64	82.75	2.73E+10	C44	168.00	54.74	4.74E+09	C46	475.00	136.66	1.42E+10	C38	475.00	3.59	0.33E+22
C11	1000.00	205.23	14.93	C43	890.00	118.87	1.17E+10	C45	350.00	18.77	3.23E+09	C47	1000.00	16.00	6.72E+09	C39	1000.00	26.49	2.73E+22
C12	1000.00	205.23	14.93	C44	890.00	118.87	1.17E+10	C46	350.00	18.77	3.23E+09	C48	1000.00	16.00	6.72E+09	C40	1000.00	26.49	2.73E+22
C13	1000.00	205.23	14.93	C45	890.00	118.87	1.17E+10	C47	350.00	18.77	3.23E+09	C49	1000.00	16.00	6.72E+09	C41	1000.00	26.49	2.73E+22
C14	1000.00	205.23	14.93	C46	890.00	118.87	1.17E+10	C48	350.00	18.77	3.23E+09	C50	1000.00	16.00	6.72E+09	C42	1000.00	26.49	2.73E+22
C15	1000.00	205.23	14.93	C47	890.00	118.87	1.17E+10	C49	350.00	18.77	3.23E+09	C51	1000.00	16.00	6.72E+09	C43	1000.00	26.49	2.73E+22
C16	1000.00	205.23	14.93	C48	890.00	118.87	1.17E+10	C50	350.00	18.77	3.23E+09	C52	1000.00	16.00	6.72E+09	C44	1000.00	26.49	2.73E+22
C17	1000.00	205.23	14.93	C49	890.00	118.87	1.17E+10	C51	350.00	18.77	3.23E+09	C53	1000.00	16.00	6.72E+09	C45	1000.00	26.49	2.73E+22
C18	1000.00	205.23	14.93	C50	890.00	118.87	1.17E+10	C52	350.00	18.77	3.23E+09	C54	1000.00	16.00	6.72E+09	C46	1000.00	26.49	2.73E+22
C19	1000.00	205.23	14.93	C51	890.00	118.87	1.17E+10	C53	350.00	18.77	3.23E+09	C55	1000.00	16.00	6.72E+09	C47	1000.00	26.49	2.73E+2

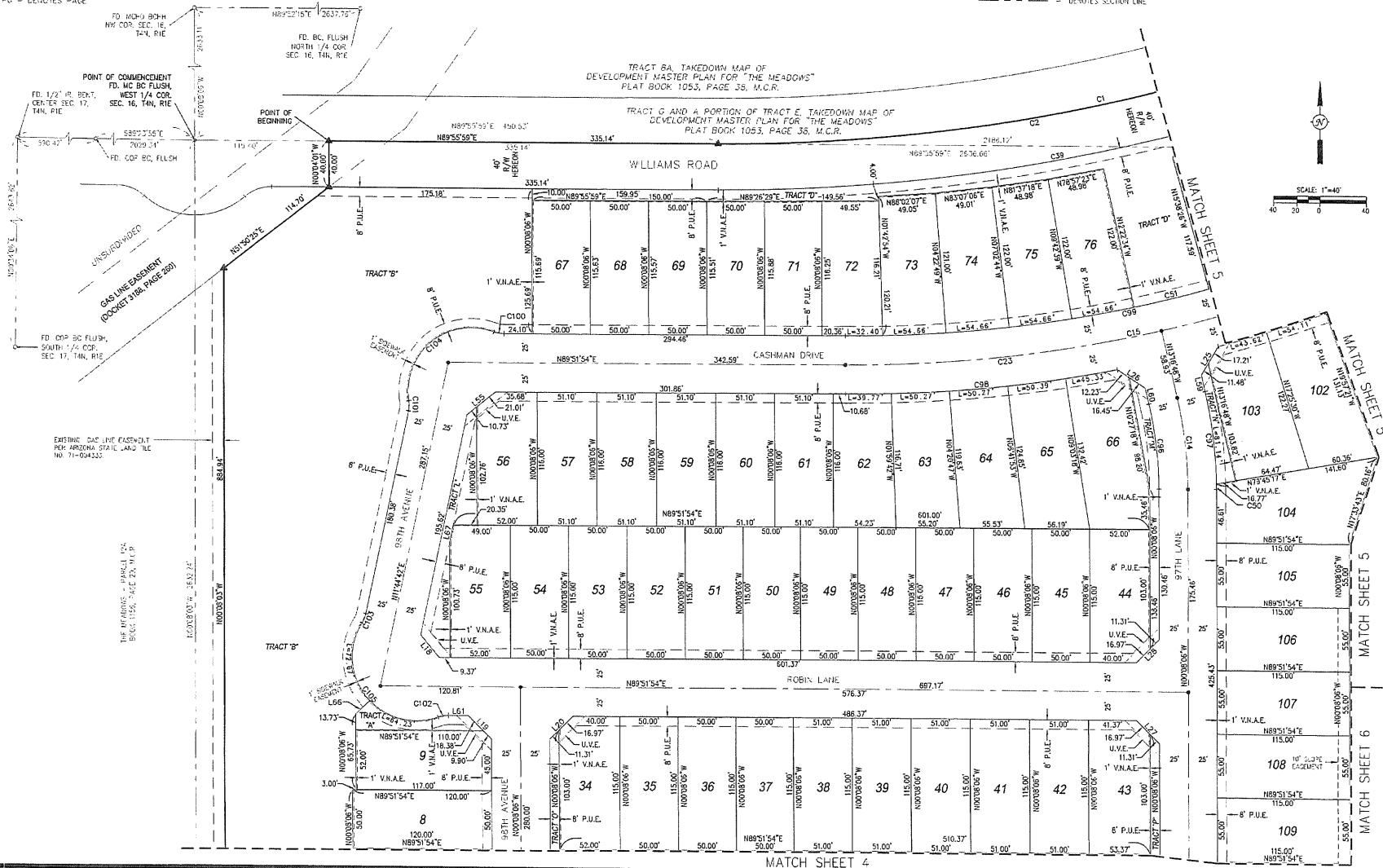
LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.	LOT	SO.FT.
1	6588.17	54	6588.17	79	6588.17	105	6325.10	131	6369.93	157	6616.69	183	6141.92	209	6338.75	235	6135.81
2	6244.83	28	3865.00	54	6736.00	80	6386.76	106	6325.10	132	6325.10	158	6617.23	210	6304.07	236	5691.47
3	6000.29	28	5958.58	55	5958.58	81	6187.75	107	6325.10	133	6483.87	159	6295.87	185	6111.36	237	5661.36
4	5750.00	30	5750.00	86	5923.97	82	6242.93	108	6325.10	134	6352.17	160	6525.91	186	5995.90	212	6575.42
5	5850.00	30	5750.00	87	5750.00	83	6242.93	109	6325.10	135	7272.23	161	8107.08	187	5448.29	213	7882.81
6	5850.00	32	5750.00	88	5827.60	84	6707.33	110	6325.10	136	7263.12	162	8107.08	188	5995.90	214	6001.12
7	5900.00	33	5900.00	89	5927.60	85	7821.11	111	7362.13	117	6617.32	163	6423.19	189	6090.93	215	5861.96
8	6050.00	34	5900.00	90	6024.04	86	6924.61	112	6934.34	136	5969.16	164	7021.06	190	6626.83	216	5606.66
9	6050.50	35	5750.00	61	5827.60	113	6435.00	139	6435.00	165	7439.44	191	6435.00	217	6435.00	242	5630.02
10	6648.82	36	5750.00	62	6080.53	88	7803.55	114	6435.00	140	7120.85	166	6475.05	192	5717.17	218	3306.96
11	6591.36	36	5750.00	63	6216.84	89	8892.12	115	8435.00	141	6709.77	167	6325.00	193	5695.96	219	3306.96
12	7541.33	38	5865.43	64	6450.17	90	8450.17	116	8450.17	142	6709.77	168	6325.00	194	5685.43	220	3363.63
13	8582.88	39	5865.00	65	6811.33	91	7634.38	117	7465.50	143	7231.40	169	6400.54	195	6325.00	221	5685.43
14	5897.92	40	5865.00	66	7633.43	92	10658.38	118	9056.35	144	7024.42	170	6316.57	196	5310.83	222	5414.44
15	5750.00	41	5865.00	67	5750.00	93	8798.21	119	8798.21	145	8421.43	171	5674.34	197	5414.32	223	5414.32
16	5750.00	42	5865.00	68	5750.00	94	6325.00	120	8181.91	146	6325.00	172	5393.50	198	5393.50	224	5393.50
17	5900.00	43	5865.00	69	5770.07	95	6325.00	121	6787.01	147	6380.07	173	5393.50	199	5393.50	225	5393.50
18	5900.00	44	5865.00	70	5984.43	96	6325.00	122	6325.00	148	6540.00	174	5393.50	200	5313.60	226	5313.60
19	5753.76	45	5900.00	71	5753.76	97	6325.00	123	6325.00	149	6540.00	175	5393.50	201	5313.60	227	5313.60
20	5935.61	46	5750.00	72	5952.48	98	6325.00	124	6325.00	150	6390.00	176	5393.50	202	5313.60	228	5313.60
21	6065.72	47	5750.00	73	6263.17	99	6325.00	125	6325.00	151	6380.07	177	5393.50	203			

LOCAL STREET			RADIAL BEARING		
TRACT	USE	SQ. FT.	LINE	BEARING	LENGTH
A	OPEN SPACE	1357.29	R01	N02°20'43"E	0.0
B	OPEN SPACE, DRAINAGE, TRAIL, SIDEWALK EASEMENT	131757.09	R02	S88°08'29"E	0.0
C	OPEN SPACE	2032.59	R03	S73°29'53"E	0.0
D	OPEN SPACE, DRAINAGE, TRAIL	18676.34	R04	N26°34'46"E	0.0
E	OPEN SPACE, DRAINAGE, TRAIL, SIDEWALK EASEMENT	91451.75	R05	S29°34'34"E	0.0
F	OPEN SPACE, DRAINAGE, TRAIL	10469.78			
G	OPEN SPACE, DRAINAGE, HOA PARK	119594.31			
H	OPEN SPACE	854.39			
I	OPEN SPACE, DRAINAGE	24655.09			
J	OPEN SPACE, DRAINAGE, WATERLINE EASEMENT, TRAIL EASEMENT, SIDEWALK EASEMENT	24426.21			
K	OPEN SPACE	1015.86			
L	OPEN SPACE	36036.69			
M	OPEN SPACE	2183.85			
N	OPEN SPACE	1031.50			
O	OPEN SPACE	1584.00			
P	OPEN SPACE	1673.63			
Q	OPEN SPACE	755.49			
R	OPEN SPACE	1504.63			
S	OPEN SPACE	1690.00			
T	OPEN SPACE	1581.00			
U	OPEN SPACE	1204.45			
V	OPEN SPACE	632.35			
W	OPEN SPACE	752.29			
X	OPEN SPACE	801.17			
Y	OPEN SPACE	1634.91			
Z	OPEN SPACE	1562.26			
AA	OPEN SPACE	761.80			
TOTALS:		549,890.02			

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

M.C. - DENOTES MARICOPA COUNTY
 G.O.F. - DENOTES CITY OF PEORIA
 AC - DENOTES ALVAREZ CAFE
 U.V.E. - DENOTES UN-OBSTRUCTED VIEW EASEMENT PER PEORIA STD. DTL. PE-001
 FD - DENOTES FOUND
 BC - DENOTES BRASS CAP
 N.O.D. - DENOTES WAY OF DEDICATION
 S.F. - DENOTES SQUARE FEET
 P.W.E. - DENOTES PEORIA WATERLINE EASEMENT
 P.S.E. - DENOTES PEORIA SEWERLINE EASEMENT
 P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
 V.N.A.E. - DENOTES VEHICLE NON-ACCESS EASEMENT
 M.C.R. - DENOTES MARICOPA COUNTY RECORDER
 R.S. - DENOTES REGISTERED LAND SURVEYOR
 B.N. - DENOTES BOOK OF MAPS IN THE OFFICE OF MARICOPA COUNTY RECORDER
 PG - DENOTES PAGE

- - DENOTES FOUND MONUMENT AS NOTED
- STREET IMPROVEMENTS BY PAVING CONTRACTOR FOR
W.G. STD. DTD. 120-1 TYPE 2
- - DENOTES CORNER OF THIS SUBDIVISION, SURVEY MARKER TO BE SET AT TIME
OF STREET IMPROVEMENTS BY PAVING CONTRACTOR FOR W.G. STD. DTD. 120-1,
TYPE 2 "B" LOCATION MONUMENT TO BE MARKED BY P.L.S. AND AFTER
"PLACEMENT OF MARKER, SHALL BE STAMPED AND DATED BY P.L.S. IN CHARGE
- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- DENOTES EASEMENT LINE AS NOTED
- DENOTES VEHICLE NON ACCESS EASEMENT LINE
- DENOTES ROAD CENTERLINE
- DENOTES BOUNDARY LINE OF PLAT
- DENOTES UN-OBSTRUCTED VIEW EASEMENT LINE - ALL STREETS
- DENOTES SECTION LINE



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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

"THE MEADOWS - PARCEL 9"
A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:
DRAWING NAME:
2016-185 FF
JOB NO. 2016-185
DRAWN: RRH
CHECKED: RRH
DATE: 9-8-2016
SCALE: 1"=40'
SHEET: 3 OF 9

FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

7301 EAST EVANS ROAD
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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT OF
"THE MEADOWS - PARCEL 9"
A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:

1	DATE: 9-8-2016
2	BY: RHH
3	CHECKED: RHH
4	DATE: 9-8-2016
5	SCALE: 1"=40'
6	SHEET: 4 OF 9

C.O.P. PROJECT NO. R090104-4
DRAWING NAME:
2016-185 TP
JOB NO. 2016-185
DRAWN: RHH
CHECKED: RHH
DATE: 9-8-2016
SCALE: 1"=40'
SHEET: 4 OF 9

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 6

MATCH SHEET 6

LEGEND

- M.C. - DENOTES MARICOPA COUNTY
- C.O.P. - DENOTES CITY OF PEORIA
- A.C. - DENOTES ALUMINUM CAP
- U.V.E. - DENOTES UN-OBSTRUCTED VIEW EASEMENT PER PEORIA STD. OIL PG-091
- FD. - DENOTES FOUND
- BC - DENOTES BRASS CAP
- M.O.D. - DENOTES MAP OF DEKATHON
- S.F. - DENOTES SQUARE FEET
- P.W.L. - DENOTES PEORIA WATERLINE EASEMENT
- P.S.L. - DENOTES PEORIA SEWERLINE EASEMENT
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
- V.A.A.E. - DENOTES VEHICLE NON-ACCESS EASEMENT
- V.C.R. - DENOTES MARICOPA COUNTY RECORDS
- R.L.S. - DENOTES REGISTERED LAND SURVEYOR
- BN - DENOTES "BOOK OF MAPS" IN THE OFFICE OF MARICOPA COUNTY RECORDER
- PG - DENOTES PAGE
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.C. STD. OIL 120-1 TYPE "B"
- - DENOTES CORNER OF THIS SUBDIVISION, SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.C. STD. OIL 120-1 TYPE "B"
- - DENOTES CORNER OF THIS SUBDIVISION, SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.C. STD. OIL 120-1 TYPE "B"
- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- - DENOTES EASEMENT LINE AS NOTED
- - DENOTES VEHICLE NON-ACCESS EASEMENT LINE
- - DENOTES ROAD CENTERLINE
- - DENOTES BOUNDARY LINE OF PLAT
- - DENOTES UN-OBSTRUCTED VIEW EASEMENT LINE - ALL STREETS
- - DENOTES SECTION LINE

THE MEADOWS - PARCEL 11
BOOK 1156, PAGE 30, M.C.R.

THE MEADOWS - PARCEL 11
BOOK 1156, PAGE 30, M.C.R.

MEADOWS PARCEL 12A
BOOK 1156, PAGE 25, M.C.R.

FD. COP PG. 04/04
SOUTH 1/4 COR.
SEC. 17, T4N, R1E
FD. MC. AC.

SIN COP. SEC. 15, T4N, R1E
SE COR. SEC. 17, T4N, R1E
FD. MC. AC.

FD. COP PG. 04/04
SOUTH 1/4 COR.
SEC. 15, T4N, R1E
FD. MC. AC.



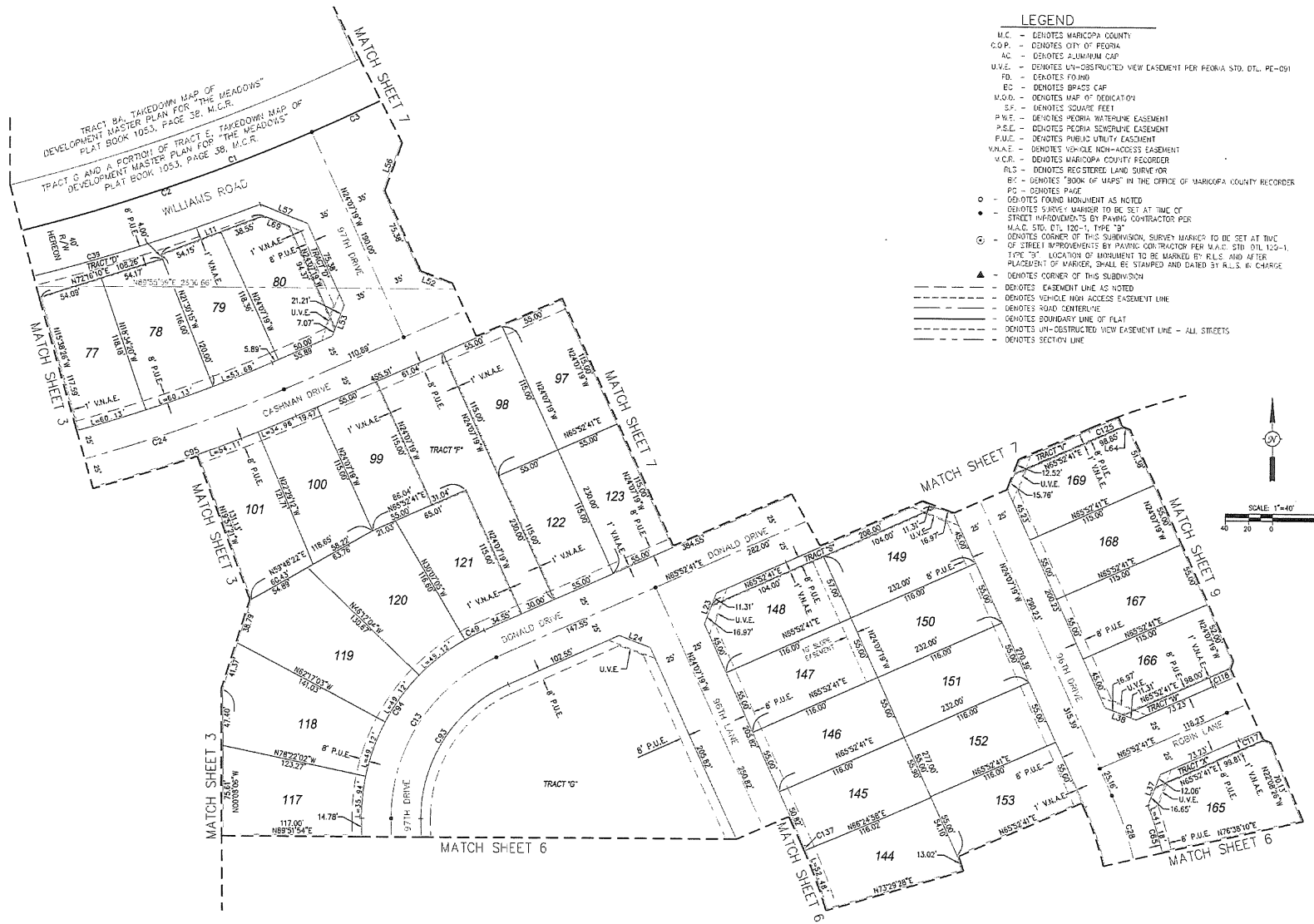
SCALE: 1"=40'

CHITING GAS LINE EASEMENT
PER ARIZONA STATE LAND FILE
NO. 7-004252

THE MEADOWS - PARCEL 12
BOOK 1156, PAGE 27, M.C.R.

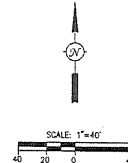
FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- M.C. - DENOTES MARICOPA COUNTY
- C.O.P. - DENOTES CITY OF PEORIA
- AC - DENOTES ALUMINUM CAP
- U.V.E. - DENOTES UN-OBSTRUCTED VIEW EASEMENT PER PEORIA STD. DTL. PC-091
- FDL - DENOTES FIDELITY
- ED - DENOTES BRASS CAP
- M.O.D. - DENOTES MAP OF DEDICATION
- S.F. - DENOTES SQUARE FEET
- P.E. - DENOTES PEORIA WATERLINE EASEMENT
- P.S.E. - DENOTES PEORIA SEWERLINE EASEMENT
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
- V.N.A.E. - DENOTES VEHICLE NON-ACCESS EASEMENT
- M.C.R. - DENOTES MARICOPA COUNTY RECORDER
- R.L.S. - DENOTES REGISTERED LAND SURVEYOR
- B.F. - DENOTES "BOOK OF MAPS" IN THE OFFICE OF MARICOPA COUNTY RECORDER
- PG - DENOTES PAGE
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SURVEY MONUMENT TO BE SET AT TIME OF
- - STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.C. STD. C.T. 120-1, TYPE "B"
- - DENOTES CORNER OF THIS SUBDIVISION, SURVEY MARKED TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.C. STD. C.T. 120-1, TYPE "B". LOCATION OF INSTRUMENT TO BE MARKED BY R.L.S. AND AFTER PLACEMENT OF MARKER, SHALL BE STAMPED AND DATED BY R.L.S. IN CHARGE
- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- - DENOTES EASEMENT LINE AS NOTED
- - - - - DENOTES VEHICLE NON-ACCESS EASEMENT LINE
- - - - - DENOTES ROAD CENTERLINE
- - - - - DENOTES BOUNDARY LINE OF PLAT
- - - - - DENOTES UN-OBSTRUCTED VIEW EASEMENT LINE - ALL STREETS
- - - - - DENOTES SECTION LINE



7201 EAST PLUM ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEY.COM



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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT OF
"THE MEADOWS - PARCEL 9"
A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:	
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C.O.P. PROJECT NO. R090044

DRAWING NAME:
2016-185 FP
JOB NO. 2016-165
DRAWN: RHH
CHECKED: RHH
DATE: 9-8-2016
SCALE: 1"=40'
SHEET: 5 OF 9

LEGEND

M.C. - DENOTES MARICOPA COUNTY
 C.O.P. - DENOTES CITY OF PEORIA
 AC - DENOTES ALUMINUM CAP
 U.V.E. - DENOTES UN-OBSTRUCTED VIEW EASEMENT PER PEORIA STD. DTL PE-091
 FD - DENOTES FLOOD
 EC - DENOTES BRASS CAP
 M.O.D. - DENOTES MAP OF DEDICATION
 S.F. - DENOTES SQUARE FEET
 P.W.E. - DENOTES PEORIA WATERLINE EASEMENT
 P.S.E. - DENOTES PEORIA SEWERLINE EASEMENT
 P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
 V.N.A.E. - DENOTES VEHICLE NON-ACCESS EASEMENT
 M.C.R. - DENOTES MARICOPA COUNTY RECORDER
 P.L.S. - DENOTES REGISTERED LAND SURVEYOR
 BK - DENOTES "BOOK OF MAPS" IN THE OFFICE OF MARICOPA COUNTY RECORDER
 PG - DENOTES PAGE

FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
 RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND (CONT.)

- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.G. STD. UUL 120-1, TYPE "C"
- ⊙ - DENOTES CORNER OF THIS SUBDIVISION SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.G. STD. DTL 120-1, TYPE "D". LOCATION OF MONUMENT TO BE MARKED BY P.L.S. AND AFTER PLACEMENT OF MARKER, SHALL BE STAMPED AND DATED BY P.L.S. IN CHARGE
- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- - DENOTES EASEMENT LINE AS NOTED
- - - - - DENOTES VEHICLE NON ACCESS EASEMENT LINE
- - - - - DENOTES ROAD CENTERLINE
- - - - - DENOTES BOUNDARY LINE OF PLAT
- - - - - DENOTES UN-OBSTRUCTED VIEW EASEMENT LINE - ALL STREETS
- - - - - DENOTES SECTION LINE

701 EAST EVANS ROAD
 SCOTTSDALE, AZ 85260
 PHONE (480) 932-0780
 FAX (480) 932-0781
 WWW.SIGSURVEY.COM



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 SURVEY INNOVATION
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 Land Surveying Services

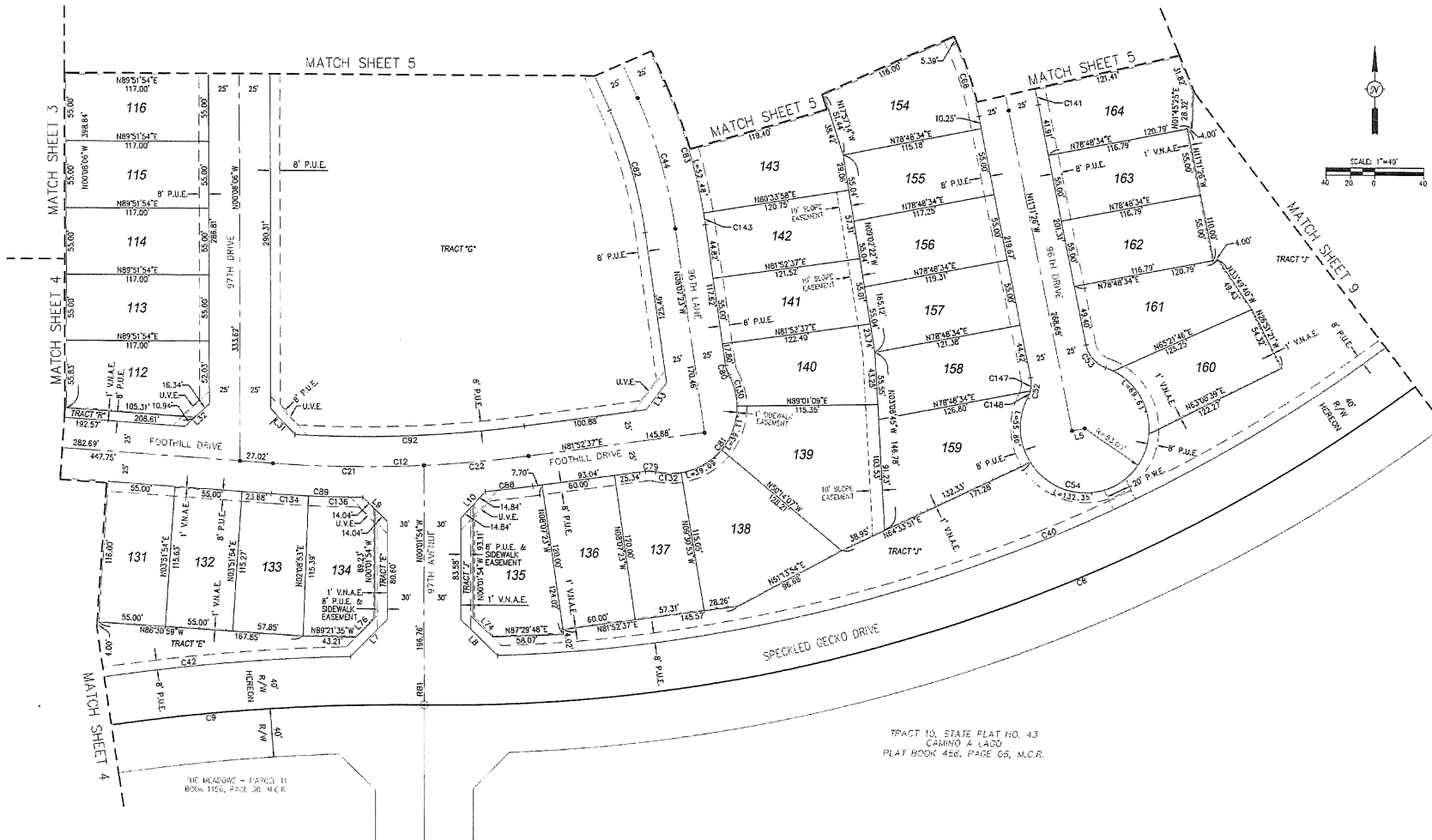
FINAL PLAT OF
 "THE MEADOWS - PARCEL 9"
 A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
 SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:	
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C.O.P. PROJECT NO. R004044

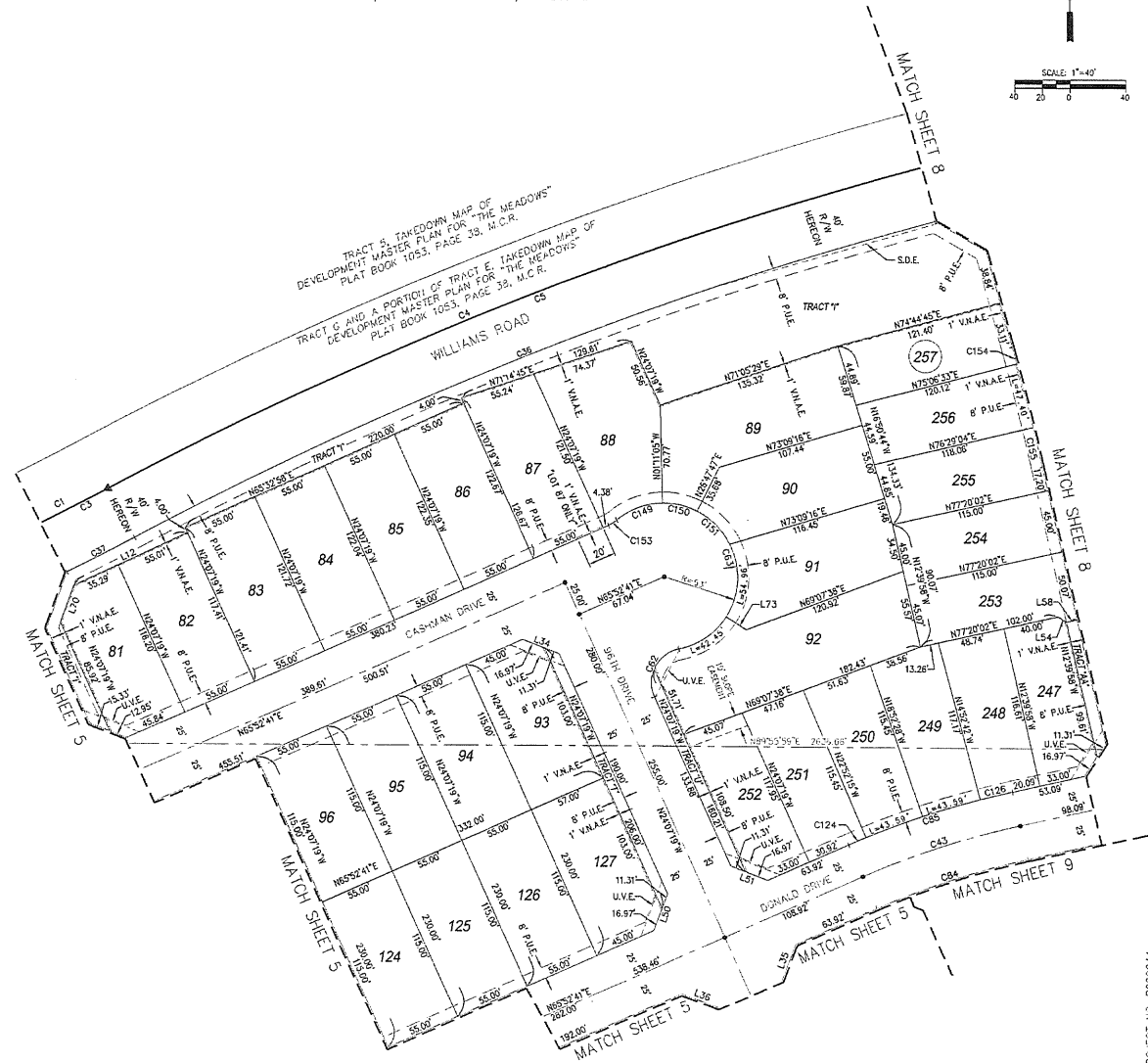
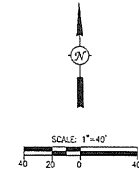
DRAWING NAME:
 2016-185 FP
 JOB NO. 2016-185
 DRAWN: RHH
 CHECKED: RHH
 DATE: 9-8-2016
 SCALE: 1"=40'
 SHEET: 6 OF 9



TRACT 10, STATE PLAT NO. 43
 CAMINO A LAGO
 PLAT BOOK 456, PAGE 65, M.C.R.

FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- M.C. - DENOTES MARICOPA COUNTY
- C.C.F. - DENOTES CITY OF PEORIA
- AC - DENOTES ALUMINUM CAP
- L.V.E. - DENOTES L.V. OBSTRUCTED VIEW EASEMENT PER PEORIA STD. CIL PE-091
- FD. - DENOTES FOUND
- BC - DENOTES BRASS CAP
- M.O.D. - DENOTES MAP OF DEDICATION
- S.F. - DENOTES SQUARE FEET
- P.W.E. - DENOTES PEORIA WATERLINE EASEMENT
- P.S.E. - DENOTES PEORIA SEWERLINE EASEMENT
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
- V.H.A.E. - DENOTES VEHICLE HOV-3 ACCESS EASEMENT
- M.C.R. - DENOTES MARICOPA COUNTY RECORDS
- R.L.S. - DENOTES REGISTERED LAND SURVEYOR
- BN - DENOTES "BOOK OF MAPS" IN THE OFFICE OF MARICOPA COUNTY RECORDER
- PC - DENOTES PAGE
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.G. STD. CIL 129-1
- ⊙ - DENOTES CORNER OF THIS SUBDIVISION SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.G. STD. CIL 129-1
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- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- - DENOTES EASEMENT LINE AS NOTED
- - - - - DENOTES VEHICLE HOV-3 ACCESS EASEMENT LINE
- - - - - DENOTES ROAD CENTERLINE
- - - - - DENOTES BOUNDARY LINE OF PLAT
- - - - - DENOTES UN-OBSTRUCTED VIEW EASEMENT LINE - ALL STREETS
- - - - - DENOTES SECTION LINE

7301 EAST EVANS ROAD
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Land Surveying Services

FINAL PLAT OF
"THE MEADOWS - PARCEL 9"
A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



REVISIONS:	
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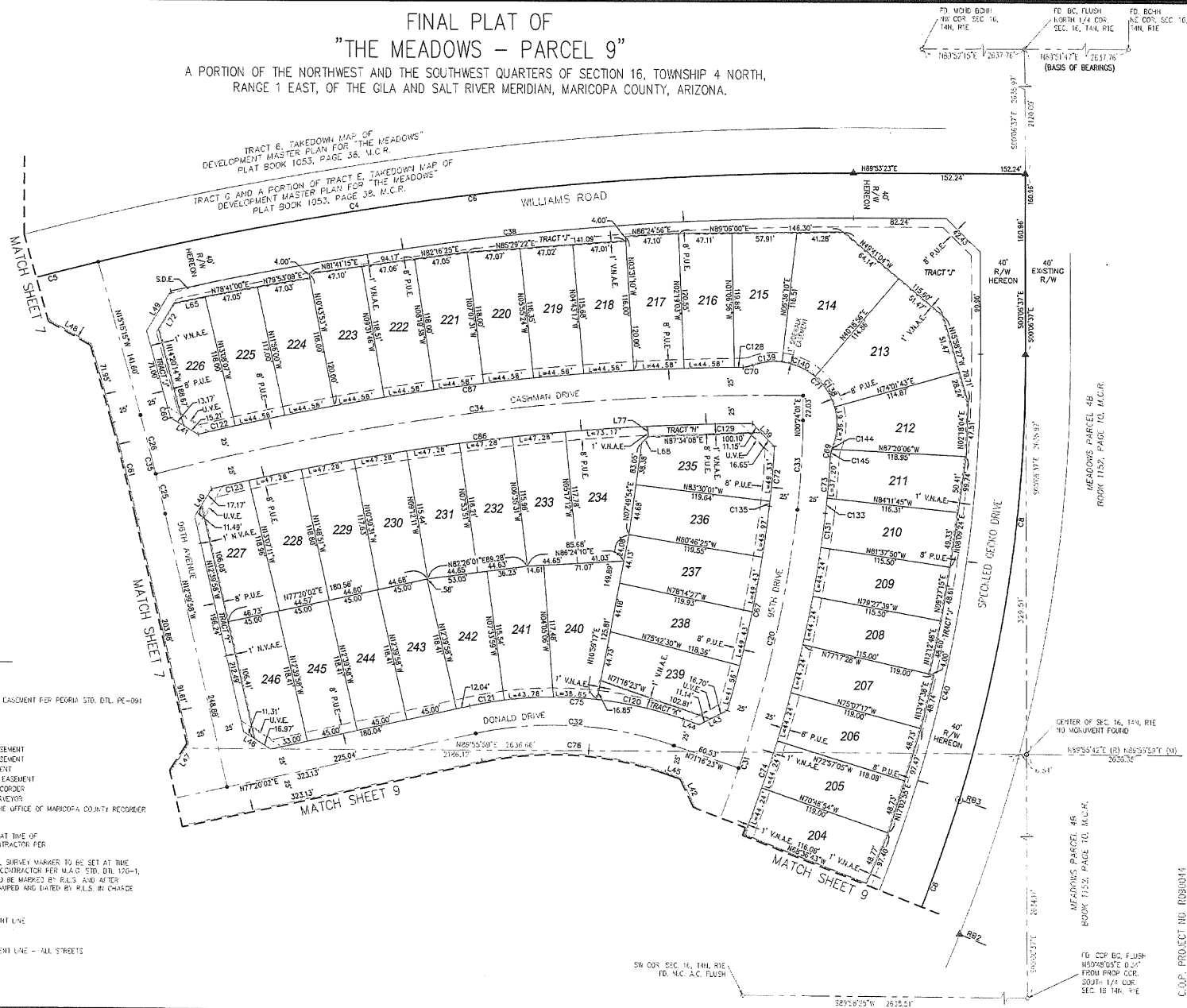
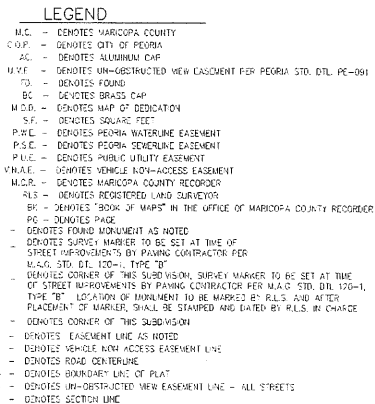
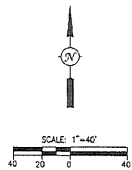
C.O.P. PROJECT NO. R020044

DRAWING NAME:
2016-185 FP
JOB NO. 2016-185
DRAWN: RHH
CHECKED: RHH
DATE: 9-8-2016
SCALE: 1"=40'
SHEET: 7 OF 9

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

TRACT 6, TAKEDOWN MAP OF
DEVELOPMENT MASTER PLAN FOR "THE MEADOWS"
PLAT BOOK 1053, PAGE 38, M.C.R.

TRACT 6 AND A PORTION OF TRACT 5, TAKEDOWN MAP OF
DEVELOPMENT MASTER PLAN FOR "THE MEADOWS"
PLAT BOOK 1053, PAGE 38, M.C.R.
C4



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FINAL PLAT OF
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A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND
SALT RIVER MEADOW, MARICOPA COUNTY, ARIZONA.



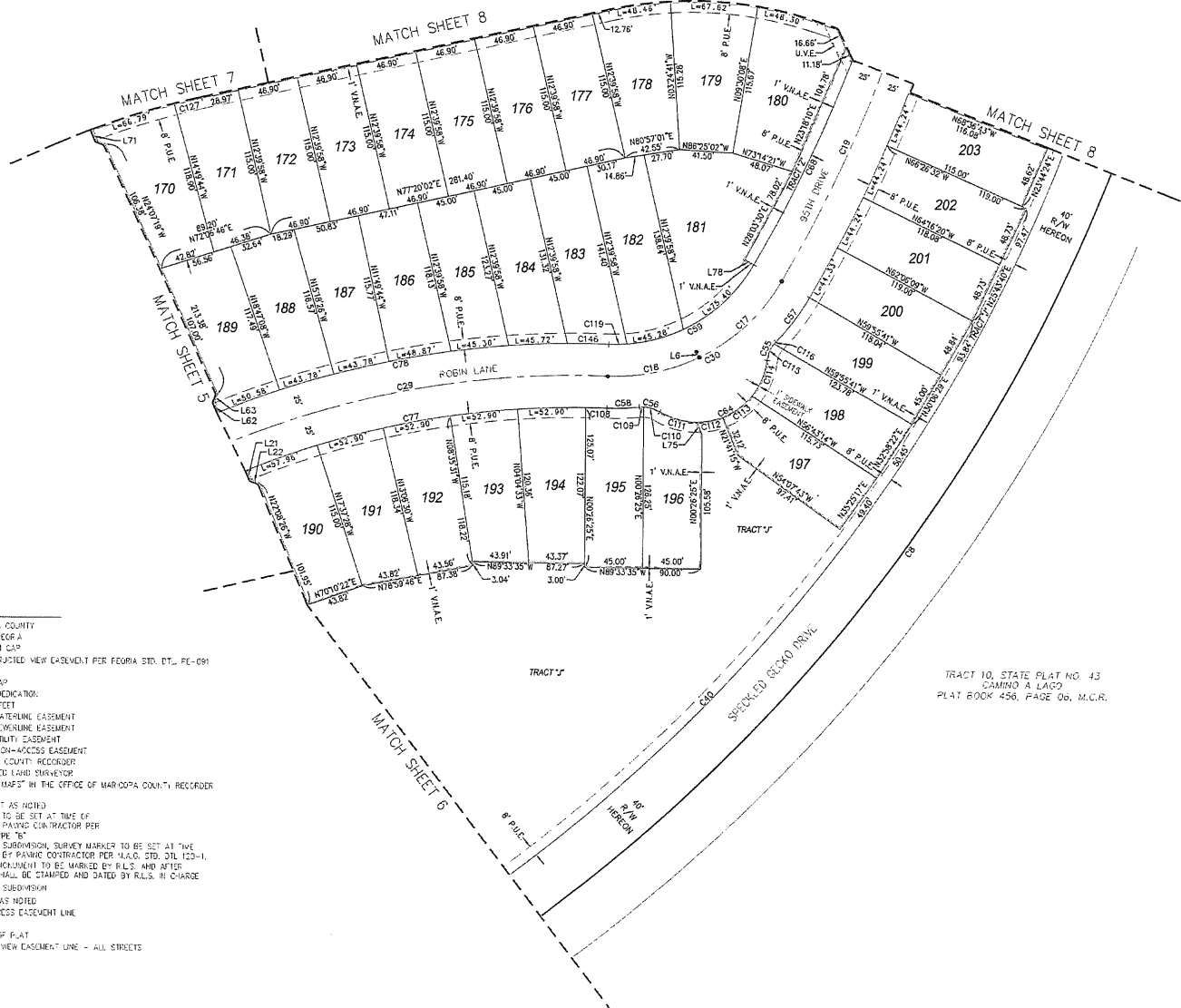
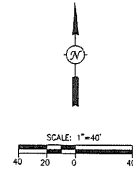
REVISIONS:

C.O.P. PROJECT NO. R090014

DRAWING NAME:	2016-185 FP
JOB NO.	2016-185
DRAWN:	RRH
CHECKED:	RRH
DATE:	9-8-2016
SCALE:	1"=40'
SHEET:	8 OF 9

FINAL PLAT OF "THE MEADOWS - PARCEL 9"

A PORTION OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- M.C. - DENOTES MARICOPA COUNTY
- C.O.P. - DENOTES CITY OF PEORIA
- AL - DENOTES ALUMINUM CAP
- U.V.E. - DENOTES UN-OBSERVED VIEW EASEMENT PER PEORIA STD. DT., PE-091
- FO. - DENOTES FOUND
- BC - DENOTES BRASS CAP
- M.O.D. - DENOTES MAP OF DEDICATION
- S.T. - DENOTES SQUARE FEET
- P.W.E. - DENOTES PEORIA WATERLINE EASEMENT
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- - DENOTES SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAYING CONTRACTOR PER M.A.S. STD. DTL 120-1, TYPE "B"
- ⊙ - DENOTES CORNER OF THIS SUBDIVISION, SURVEY MARKER TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAYING CONTRACTOR PER M.A.S. STD. DTL 120-1, TYPE "B". LOCATION OF MONUMENT TO BE MARKED BY R.L.S. AND AFTER PLACEMENT OF MARKER, SHALL BE CHAINED AND SATED BY R.L.S. IN CHARGE
- ▲ - DENOTES CORNER OF THIS SUBDIVISION
- - DENOTES EASEMENT LINE AS NOTED
- - - - - DENOTES VEHICLE NON-ACCESS EASEMENT LINE
- - - - - DENOTES ROAD CENTERLINE
- - - - - DENOTES BOUNDARY LINE OF PLAT
- - - - - DENOTES UN-OBSERVED VIEW EASEMENT LINE - ALL STREETS
- - - - - DENOTES SECTION LINE

TRACT 10, STATE PLAT NO. 43
CAMINO A LAGO
PLAT BOOK 456, PAGE 06, M.C.R.

7301 EAST EVANS ROAD
SCOTTSDALE AZ 85260
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C.O.P. PROJECT NO. R090944