

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") AND SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP ("OWNERS"), DO HEREBY PUBLISH THIS "COWLEY PHASE 3", A REPLAT OF TRACT "F" OF THE FINAL PLAT FOR COWLEY - PHASE 1A RECORDED AS BOOK ____ OF MAPS, PAGE ____, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND, HEREBY PUBLISHES THIS PLAT AS, AND FOR THE PLAT OF SAID "COWLEY PHASE 3", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

THAT MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS, HEREBY DEDICATE TO THE CITY ALL STREETS RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN ALL STREETS RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THAT MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOSE EVER

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

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "A", "B", "C", "D", "E", AND "F". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HOMEOWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNERS DO HEREBY GRANT TO THE CITY OF PEORIA, EASEMENTS FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEMS, ANY DRAINAGE FACILITY(IES), OR WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THAT MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS, DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY, THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACT "C" LOCATED ON THE FINAL PLAT. TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER/SEWER LINE, SUBJECT TO NOTES 1, 2, 3, 4 AND 4, AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFFORMENTED TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERE TO AGAINST THE LAWFUL CLAIM OF ALL PERSONS. (1) THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, 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 EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN. (3) THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES. (4) GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

THE CITY OF PEORIA IS HEREBY GIVEN A PUBLIC ACCESS EASEMENT FOR A DEVELOPED NON-MOTORIZED, MULTI-PURPOSE TRAIL FOR PEDESTRIANS, EQUESTRIANS AND BICYCLISTS IN TRACT "A". ALL MULTI-PURPOSE TRAILS WITHIN SAID TRACTS WILL BE MAINTAINED BY THE COWLEY HOMEOWNERS ASSOCIATION.

THE UNDERSIGNED MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SMT INVESTORS, LP, AN ARIZONA PARTNERSHIP, HAVE HERETO CAUSED ITS NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED SIGNERS THEREUNTO DULY AUTHORIZED.

THIS ____ DAY OF ____, 2021.

MATTAMY HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

THIS ____ DAY OF ____, 2021.

SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

NAME: _____

ITS: _____

FINAL PLAT FOR
COWLEY - PHASE 3

BEING A REPLAT OF TRACT "F" OF THE FINAL PLAT FOR COWLEY - PHASE 1A RECORDED AS BOOK ____ OF MAPS, PAGE ____, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1248, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1154.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, 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. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. 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.
5. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT 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 TO NOT OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (INACTIVE).
10. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
11. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE 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.
12. DUE TO HEADLIGHT INTRUSION LOTS AT T-INTERSECTIONS SHALL REQUIRE THE DRIVEWAYS SET IN LINE WITH ON COMING TRAFFIC. THIS APPLIES TO LOTS 2, 38, 43, 44, AND 74.
13. LOTS WITH A LANDSCAPE WALL, MAINTENANCE EASEMENT (L.W.M.E.) ARE SUBJECT TO THE WIDTHS AS INDICATED, AND THE MAINTENANCE THEREOF IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. MORE PARTICULARLY DEFINED WITHIN THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCARS). THESE EASEMENT WILL REMAIN IN FULL FORCE AND EFFECT AND CAN NOT BE REVISED OR VACATED.
14. THIS SUBDIVISION HAS A REDUCED LEVEL OF STREET LIGHTING. ANY FUTURE ADDITIONAL STREET LIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THE HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) _____ NOTARY PUBLIC

TRACT TABLE			
TRACT	AREA	DESCRIPTION	MAINTENANCE
TRACT 'A'	17.463 ACRES	LANDSCAPE, P.U.E., DRAINAGE, OPEN SPACE, MULTI-PURPOSE TRAIL, CONSERVATION EASEMENT	HOA
TRACT 'B'	0.081 ACRES	LANDSCAPE, P.U.E., U.V.E.	HOA
TRACT 'C'	6.544 ACRES	LANDSCAPE, P.U.E., U.V.E., RETENTION, DRAINAGE	HOA
TRACT 'D'	0.099 ACRES	LANDSCAPE, P.U.E., U.V.E.	HOA
TRACT 'E'	0.137 ACRES	LANDSCAPE, P.U.E., U.V.E.	HOA
TOTAL	24.324 ACRES		

OWNER/DEVELOPER

MATTAMY HOMES, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
9200 EAST PIMA CENTER PARKWAY
SUITE 160
SCOTTSDALE, ARIZONA 85256
PHONE: (480) 291-8133
CONTACT: CHRIS BRAMWELL
EMAIL: CHRIS.BRAMWELL@MATTAMYCORP.COM

OWNER/DEVELOPER

SMT INVESTORS, LP, AN ARIZONA LIMITED PARTNERSHIP
1242 EAST JACKSON STREET
PHOENIX, ARIZONA 85034
PHONE: 602-385-4200
CONTACT: RORY BLAKEMORE
EMAIL: RBLAKEMORE@COWLEYCO.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°45'09" WEST ALONG THE NORTH LINE OF THE NORTH-EAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1129 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1230 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% 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.

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THE HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) _____ NOTARY PUBLIC

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	88
TOTAL NUMBER OF TRACTS	5
GROSS RESIDENTIAL DENSITY	1.85 DU/A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	728,760	16.730
TOTAL AREA OF TRACTS	1,059,579	24.324
TOTAL AREA OF RIGHT OF WAY	279,055	6.407
TOTAL GROSS AREA	2,067,394	47.461

COUNTY RECORDER



VICINITY MAP

(NOT-TO-SCALE)

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF

"COWLEY" HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "COWLEY PHASE 3" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 2021, BEFORE ME PERSONALLY

APPEARED _____, WHOSE IDENTITY WAS PROVEN

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL NOTARY PUBLIC SIGNATURE

CITY OF PEORIA COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF PEORIA, ARIZONA, THIS ____ DAY OF ____ 2021.

MAYOR:

ATTEST: _____ MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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.

BY: _____

RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-4631
CIVLSURV@CIVLCI.COM

GROSS AREA = 47.461 ACRES
NET AREA = 46.273 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE, LEGAL DESCRIPTION, AND LEGEND

1 SHEET OF 6

CIVIL CONSULTANTS
CELEBRATING 60 YEARS
P. FROELICH
CIVIL ENGINEER # 14-0319901
REG. Civil & Surveyors in AZ
www.civlci.com

FINAL PLAT
COWLEY - PHASE 3
PEORIA, ARIZONA



LEGAL DESCRIPTION

A REPLAT OF TRACT "F" OF THE FINAL PLAT FOR COWLEY - PHASE 1A AS RECORDED IN BOOK _____ OF MAPS, PAGE _____ RECORDS OF MARICOPA COUNTY, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE G.L.O. BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE G.L.O. BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 27 BEARS SOUTH 89°49'33" EAST, A DISTANCE OF 2,553.84 FEET;

THENCE NORTH 00°13'59" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,316.57 FEET;

THENCE SOUTH 56°08'22" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 45.61 FEET;

THENCE SOUTH 84°10'14" EAST, A DISTANCE OF 114.83 FEET;
THENCE SOUTH 18°08'43" EAST, A DISTANCE OF 129.29 FEET;
THENCE SOUTH 48°38'59" EAST, A DISTANCE OF 105.59 FEET;
THENCE SOUTH 66°48'43" EAST, A DISTANCE OF 177.25 FEET;
THENCE NORTH 67°14'48" EAST, A DISTANCE OF 87.99 FEET;
THENCE SOUTH 49°01'21" EAST, A DISTANCE OF 177.65 FEET;
THENCE SOUTH 36°09'09" WEST, A DISTANCE OF 163.41 FEET;
THENCE SOUTH 33°40'00" EAST, A DISTANCE OF 250.42 FEET;
THENCE SOUTH 19°50'38" EAST, A DISTANCE OF 173.65 FEET;
THENCE SOUTH 01°23'16" WEST, A DISTANCE OF 255.73 FEET;

THENCE SOUTH 36°07'56" EAST, A DISTANCE OF 81.57 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 36°07'56" EAST;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°44'34", A DISTANCE OF 99.56 FEET;

THENCE SOUTH 15°23'23" EAST, A DISTANCE OF 88.00 FEET;
THENCE SOUTH 86°29'35" EAST, A DISTANCE OF 60.79 FEET;
THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 382.80 FEET;
THENCE SOUTH 39°01'33" EAST, A DISTANCE OF 85.75 FEET;

THENCE SOUTH 89°45'43" EAST, A DISTANCE OF 130.73 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 00°14'17" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 442.08 FEET;

THENCE SOUTH 01°20'47" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 26.28 FEET;

THENCE SOUTH 88°52'36" WEST, A DISTANCE OF 109.17 FEET TO A POINT ON A 270.05 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 87°57'43" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°48'19", A DISTANCE OF 131.05 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 16°29'05" WEST, A DISTANCE OF 87.03 FEET;

THENCE SOUTH 21°25'26" EAST, A DISTANCE OF 15.15 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 89°49'33" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 6.98 FEET TO THE BEGINNING OF A TANGENT CURVE OF 260.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°29'49", A DISTANCE OF 61.25 FEET;

THENCE NORTH 76°40'37" EAST, A DISTANCE OF 75.16 FEET;

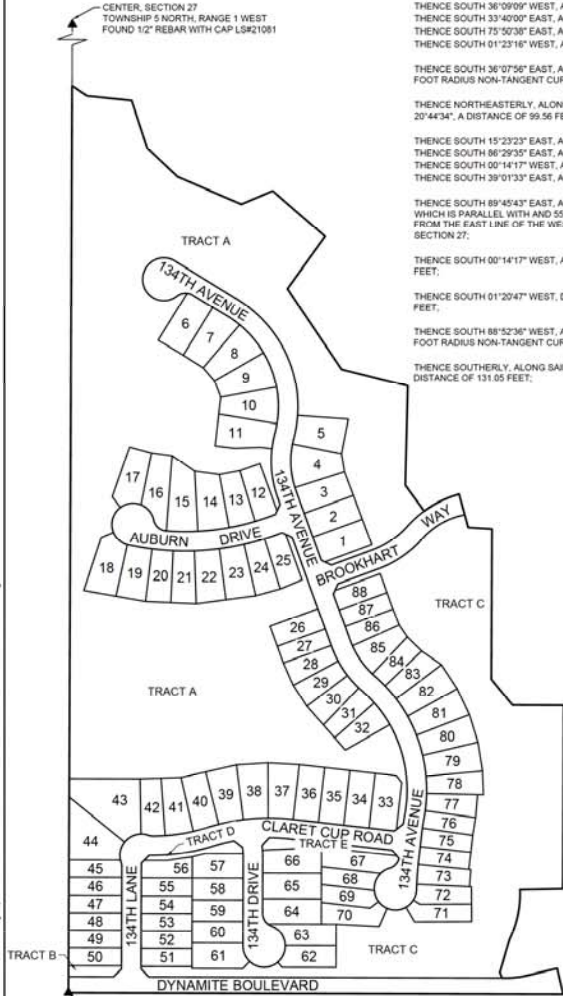
THENCE SOUTH 13°19'23" EAST, A DISTANCE OF 66.56 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 89°49'33" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,263.68 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,067.395 SQUARE FEET OR 47.461 ACRES, MORE OR LESS.

LEGEND

---+---+---	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)	S.V.E.	SIGHT VISIBILITY EASEMENT
---+---+---	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)	P.U.E.	PUBLIC UTILITY EASEMENT
---+---+---	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)	L.W.M.E.	LANDSCAPE WALL MAINTENANCE EASEMENT
---+---+---	FOUND 1/2" REBAR WITH CAP RLS #33551	V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
---+---+---	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)	AC.	ACRES
---	SECTION LINE	L1	LINE NUMBER
---	MID-SECTION LINE	C1	CURVE NUMBER
---	BOUNDARY LINE	**	HEADLIGHT INTRUSION
---	LOT LINE	R.W.	RIGHT-OF-WAY
---	CENTERLINE	EX.	EXISTING
---	EASEMENT	M.C.R.	MARICOPA COUNTY RECORDER
---	CONSERVATION EASEMENT	DOC #	DOCUMENT NUMBER
---	SHEET NUMBER	ESMT.	EASEMENT
---	SITE VISIBILITY EASEMENT (30' X 30')		



LOT #	AREA (SQUARE FEET)
1	9,400
2	8,706
3	8,929
4	10,620
5	10,439
6	10,859
7	10,401
8	10,201
9	10,201
10	10,324
11	10,856
12	7,838
13	8,304
14	10,415
15	12,084
16	10,496
17	9,611
18	10,948
19	9,314
20	7,808
21	7,808
22	9,176

LOT #	AREA (SQUARE FEET)
23	9,176
24	7,892
25	7,506
26	7,167
27	5,864
28	6,879
29	6,958
30	6,983
31	6,578
32	7,338
33	9,661
34	9,100
35	9,100
36	9,100
37	10,014
38	10,061
39	9,938
40	9,145
41	8,856
42	8,310
43	20,612
44	14,336

LOT #	AREA (SQUARE FEET)
45	6,055
46	6,080
47	6,082
48	6,084
49	6,087
50	6,089
51	5,850
52	5,850
53	5,850
54	5,850
55	5,886
56	6,177
57	6,087
58	7,186
59	7,150
60	7,150
61	8,812
62	7,561
63	7,858
64	9,636
65	9,750
66	9,445

LOT #	AREA (SQUARE FEET)
67	9,116
68	6,318
69	6,225
70	8,210
71	7,231
72	6,682
73	6,382
74	5,927
75	6,006
76	5,856
77	6,630
78	7,518
79	9,159
80	9,159
81	9,159
82	9,159
83	7,033
84	6,174
85	8,247
86	6,289
87	5,850
88	6,541
TOTAL	728,760

COUNTY RECORDER

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	99.56'	275.00'	020°44'34"	50.33	56°14'20"W
C2	131.05'	270.05'	027°48'19"	66.84	129.77 N11°51'52"E
C3	61.25'	260.00'	013°29'49"	30.77	61.11 N83°25'32"E
C4	69.49'	295.00'	013°29'49"	34.91	69.33 N83°25'32"E
C5	9.99'	200.00'	002°51'41"	4.99	9.99 S88°23'44"E
C6	9.99'	200.00'	002°51'40"	4.99	9.99 N88°23'43"W
C7	153.40'	500.00'	017°34'40"	77.30	152.79 N81°23'07"E
C8	207.99'	500.00'	023°50'04"	105.52	206.50 S84°30'49"W
C9	12.13'	125.00'	005°33'39"	6.07	12.13 N02°36'23"W
C10	77.92'	1000.00'	004°27'52"	38.98	77.90 S04°11'55"W
C11	38.70'	500.00'	004°26'04"	19.36	38.69 S08°38'52"W
C12	375.55'	360.00'	059°46'12"	206.88	358.75 N19°01'12"W
C13	126.24'	250.00'	028°55'57"	64.50	124.91 S34°26'19"E
C14	151.62'	250.00'	034°44'59"	78.22	149.31 S02°35'51"E
C15	384.92'	300.00'	073°30'53"	224.08	359.06 N21°58'48"W
C16	123.15'	250.00'	028°13'27"	62.85	121.91 N55°54'56"E
C17	143.15'	250.00'	032°48'25"	73.60	141.20 S58°12'25"W
C18	366.19'	650.00'	032°16'44"	186.10	361.37 N86°10'02"E
C19	161.06'	525.00'	017°34'40"	81.17	160.43 N81°23'07"E
C20	54.61'	475.00'	006°35'14"	27.34	54.58 S75°53'24"W
C21	9.71'	100.00'	005°33'39"	4.86	9.70 N02°36'23"W
C22	234.84'	54.00'	249°10'21"	-78.32	88.91 N55°35'16"E
C23	43.46'	36.00'	069°10'21"	24.82	40.87 S34°24'44"E
C24	14.56'	150.00'	005°33'39"	7.28	14.55 N02°36'23"W
C25	52.96'	475.00'	006°23'17"	26.51	52.93 N86°45'48"W
C26	36.75'	36.00'	058°29'46"	20.16	35.18 N44°12'55"E
C27	237.03'	54.00'	251°29'50"	-75.01	87.65 S52°17'06"E
C28	75.97'	975.00'	004°27'52"	38.00	75.95 S04°11'55"W
C29	36.76'	475.00'	004°26'04"	18.39	36.75 S08°38'52"W
C30	401.62'	385.00'	059°46'12"	221.25	383.66 N19°01'12"W
C31	113.62'	225.00'	028°55'57"	58.05	112.41 S34°26'19"E
C32	126.38'	275.00'	026°44'53"	65.38	127.22 N56°39'13"E
C33	135.51'	191.00'	040°38'57"	70.75	132.68 S59°11'48"W
C34	57.90'	275.00'	012°03'51"	29.06	57.80 S47°50'08"W
C35	110.84'	225.00'	028°13'27"	56.57	109.72 N55°54'56"E
C36	136.46'	225.00'	034°44'59"	70.40	134.38 S02°35'51"E
C37	417.00'	325.00'	073°30'53"	242.75	388.98 N21°58'48"W
C38	234.84'	54.00'	249°10'21"	-78.32	88.91 S03°19'25"E
C39	43.46'	36.00'	069°10'21"	24.82	40.87 S86°40'35"W
C40	352.85'	275.00'	073°30'53"	205.41	329.14 N21°58'48"W
C41	166.79'	275.00'	034°44'59"	86.05	164.24 S02°35'51"E
C42	265.11'	625.00'	024°18'12"	134.58	263.13 N82°10'46"E
C43	46.00'	36.00'	073°12'47"	26.74	42.93 S49°03'45"E
C44	231.13'	54.00'	245°14'15"	-84.38	90.97 S44°55'31"W
C45	380.28'	675.00'	032°16'44"	195.33	375.27 N86°10'02"E
C46	138.87'	275.00'	028°55'57"	70.95	137.40 S34°26'19"E
C47	349.47'	335.00'	059°46'12"	192.52	333.83 N19°01'12"W
C48	23.29'	525.00'	002°32'30"	11.65	23.29 S09°35'39"W
C49	218.39'	525.00'	023°50'04"	110.80	216.82 S84°30'49"W
C50	140.66'	475.00'	016°58'02"	70.85	140.15 N81°04'48"E
C51	12.34'	36.00'	019°38'38"	6.23	12.28 S80°36'52"E
C52	122.98'	55.00'	128°06'53"	113.05	98.92 S45°09'00"W
C53	11.99'	36.00'	019°04'53"	6.05	11.93 N09°22'00"W

SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE. LEGAL DESCRIPTION, AND LEGEND.

FINAL PLAT

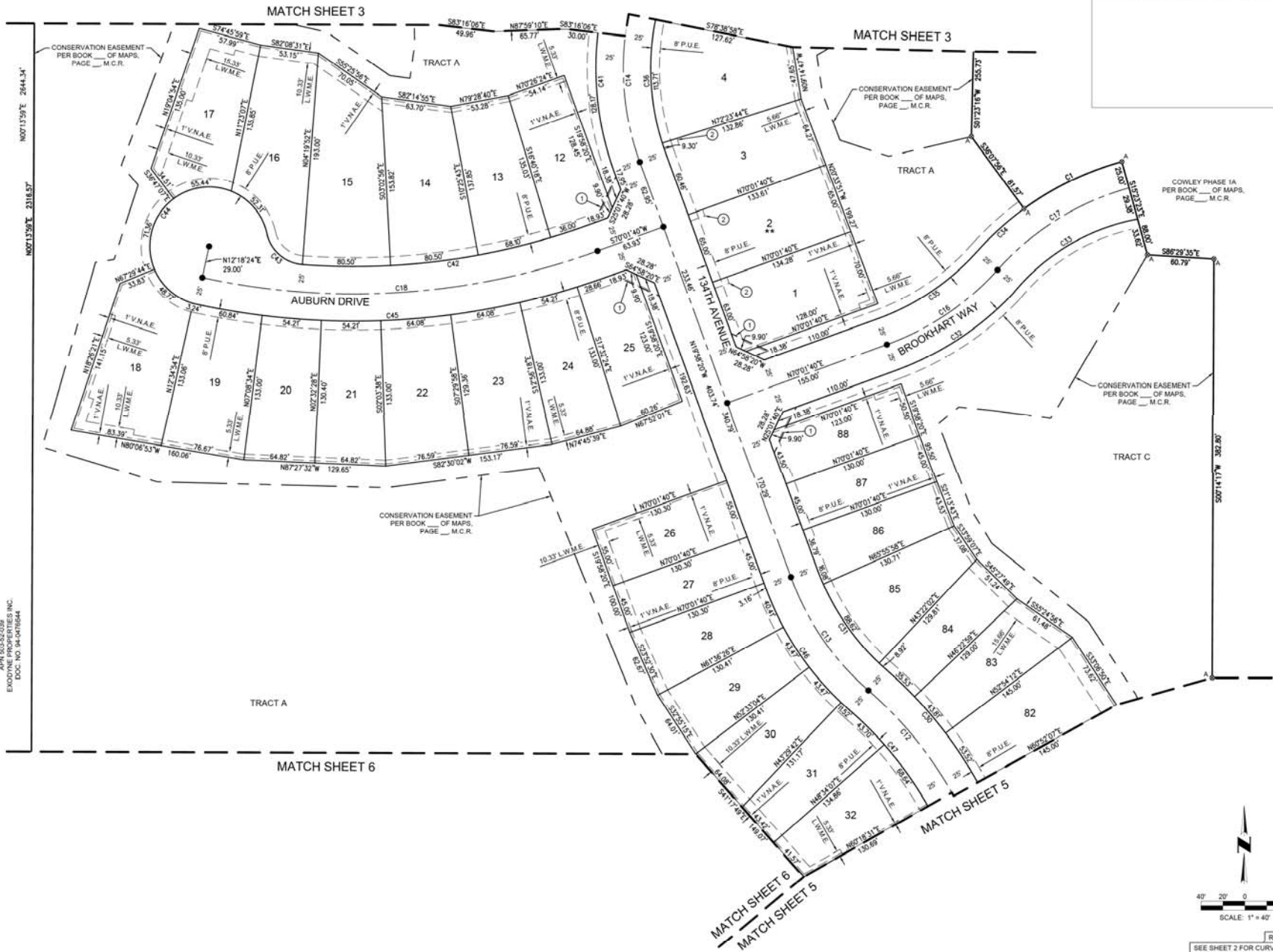
COWLEY - PHASE 3
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2 SHEET OF 6
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CVL Project #: 14-0319901
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COWLEY - PHASE 3
PEORIA, ARIZONA

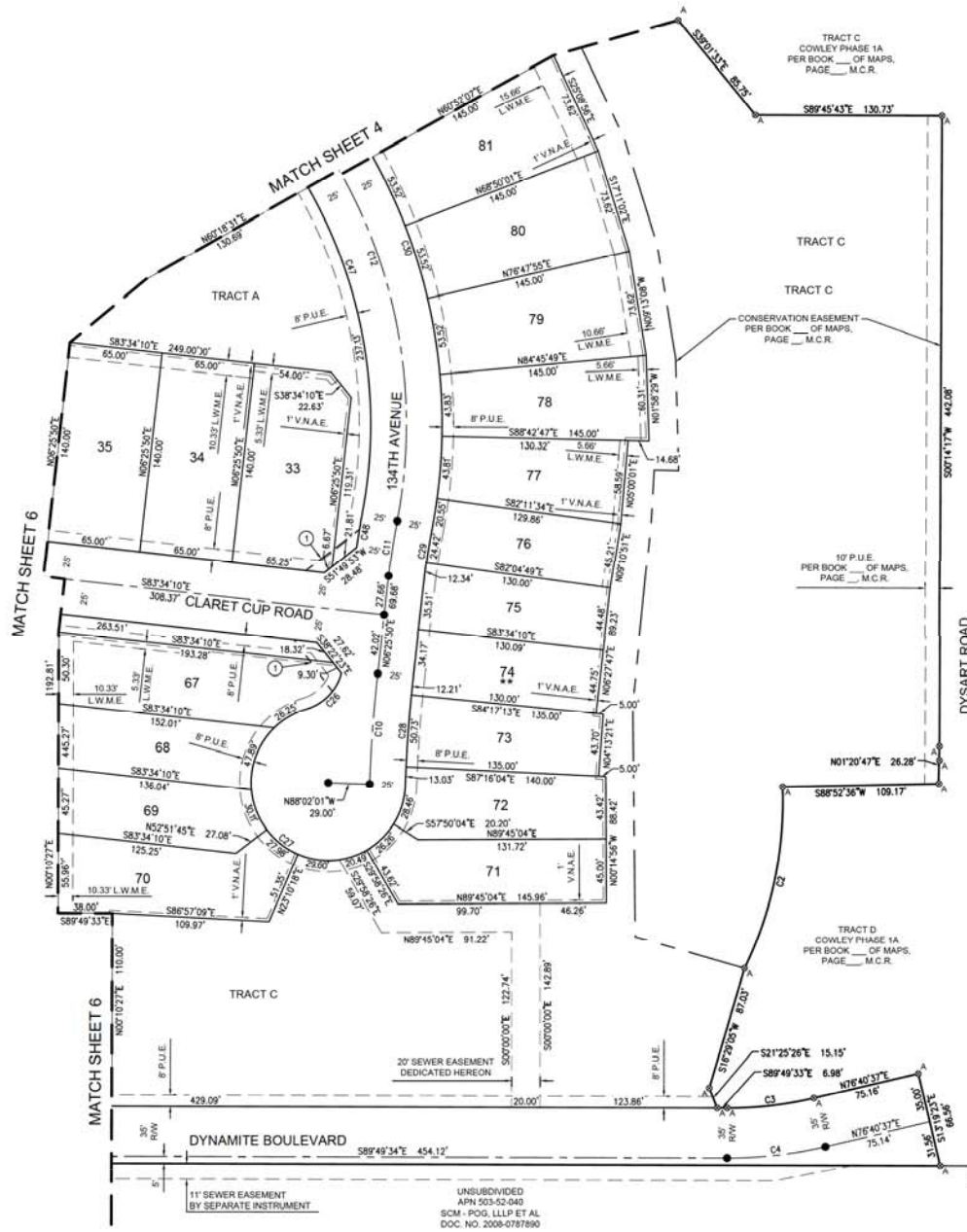
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SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA TABLE,
LEGAL DESCRIPTION, AND
LEGEND

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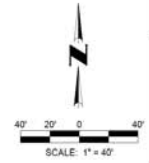
DATE	NO.	REVISION

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COWLEY - PHASE 3
PEORIA, ARIZONA

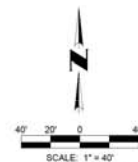
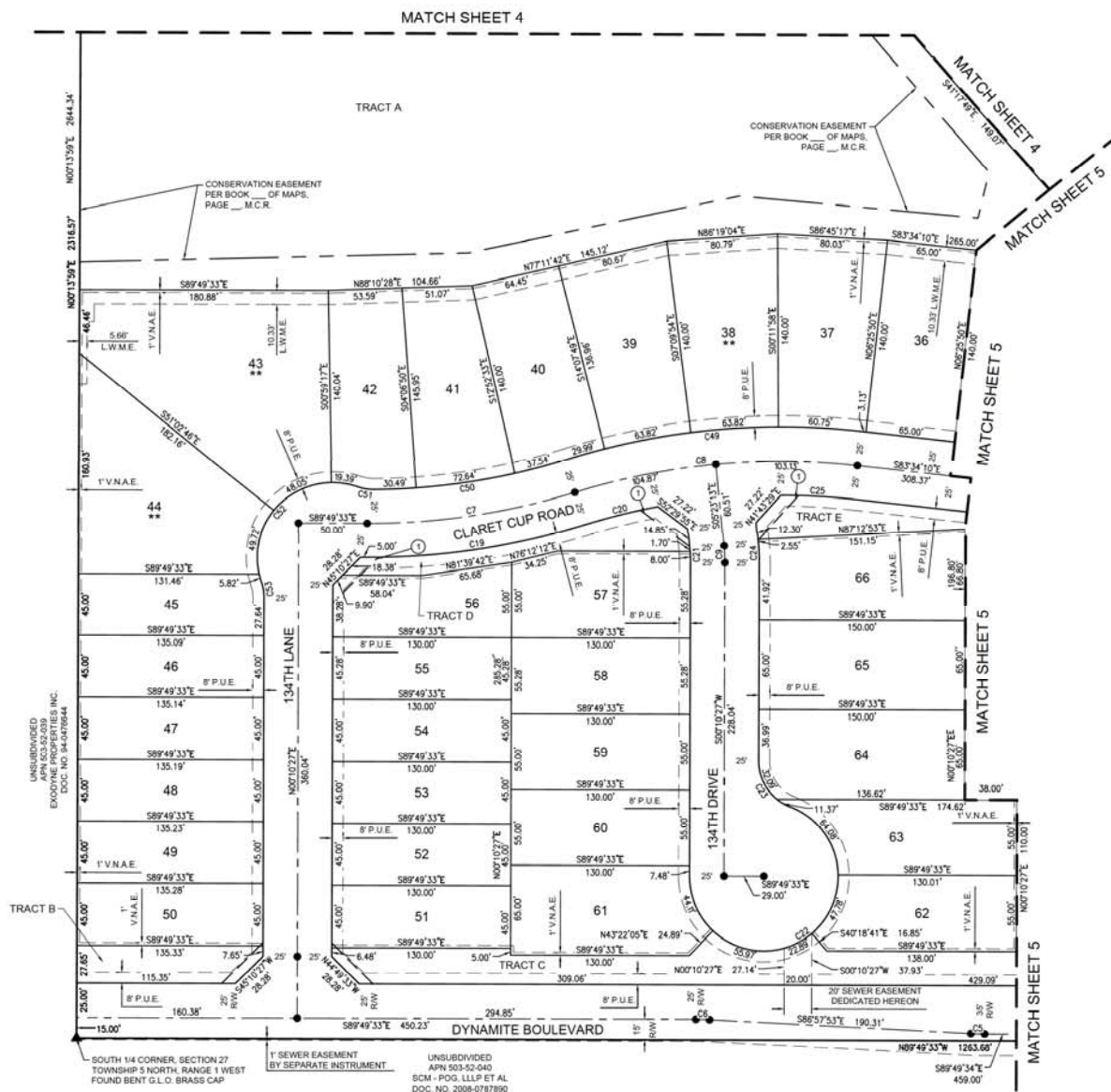
SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA TABLE.
LEGAL DESCRIPTION, AND
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CVL Contact: P. FROELICH
CVL Project #: 14-0319901
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SOUTHEAST CORNER, SECTION 27
TOWNSHIP 5 NORTH, RANGE 1 WEST
FOUND G.I.O. BRASS CAP



SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA TAB
LEGAL DESCRIPTION, AND
LEGEND