

8141 E Indian Bend Rd, Suite 103  
Scottsdale AZ 85250  
Tel: (480) 443-8570  
Fax: (480) 443-3736  
www.westland-properties.com



**EXCLUSIVE LISTING**  
**SURPRISE FARMS PHASE 4 / PARCEL 3**  
**CITRUS RD & GREENWAY RD AREA**  
**SURPRISE, ARIZONA**

**LOCATION:** Property is located north of the northwest corner of 182<sup>nd</sup> Dr & Greenway Rd within the Surprise Farms Master Plan, Surprise, Arizona

**NUMBER OF LOTS:** 54 Developed Lots. Typical Lot Size: 60' x 120'

**APPROVED ZONING:** PAD / City of Surprise

**SETBACKS:** 5' & 5' Side Yard

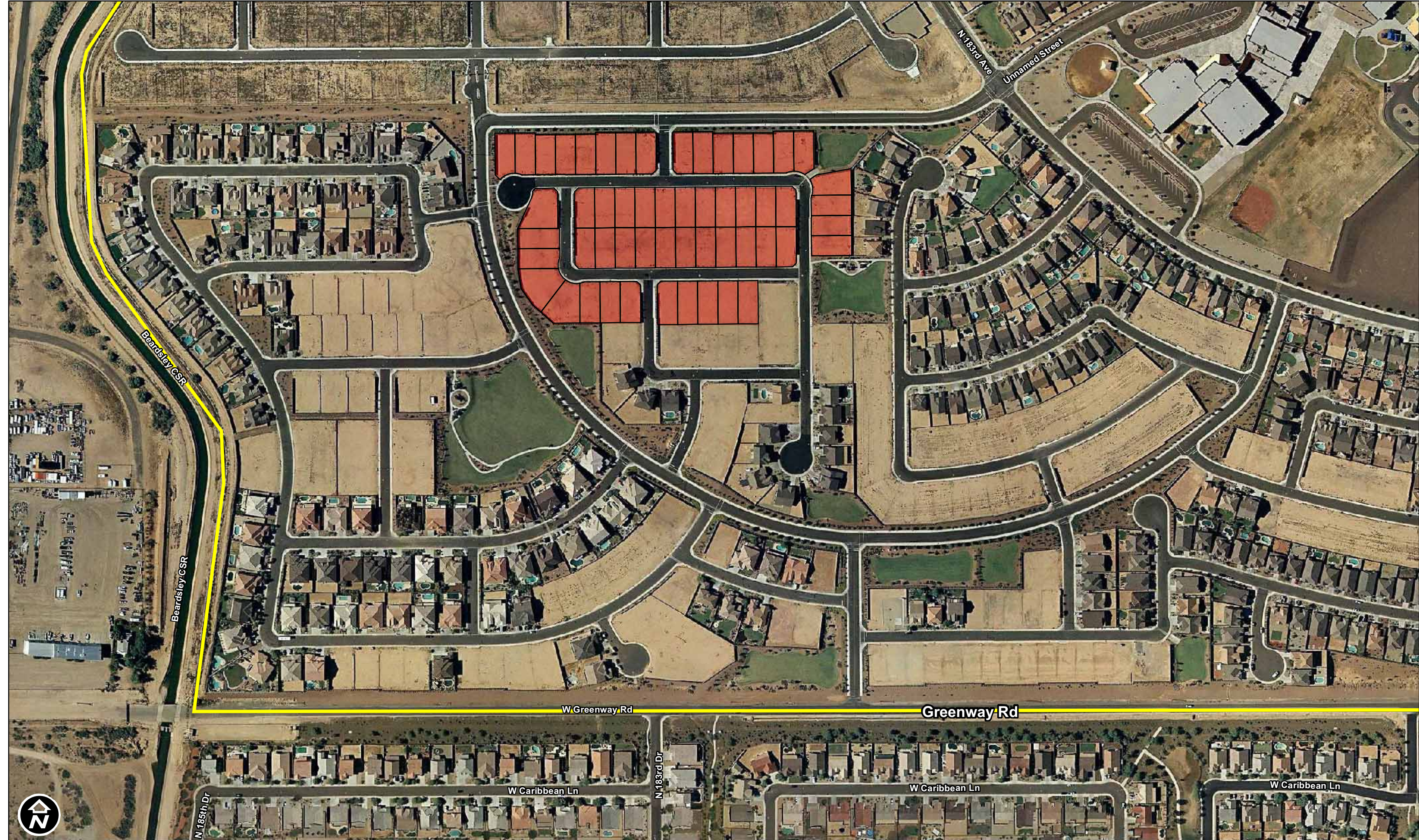
**SUGGESTED PRICE:** **\$1,863,000 | \$34,500/Developed Lot | \$575/LFF**

**SUGGESTED TERMS:** Cash. 30-day feasibility period with a close of escrow 15-days thereafter.

**UTILITIES:**  
Water: Arizona American Water Company  
Sewer: City of Surprise (SPA 1)  
Electric: Arizona Public Service

**CONTACT:** Grant D. Helgeson, Don McCaul, Ryan Arp  
Westland Properties Group

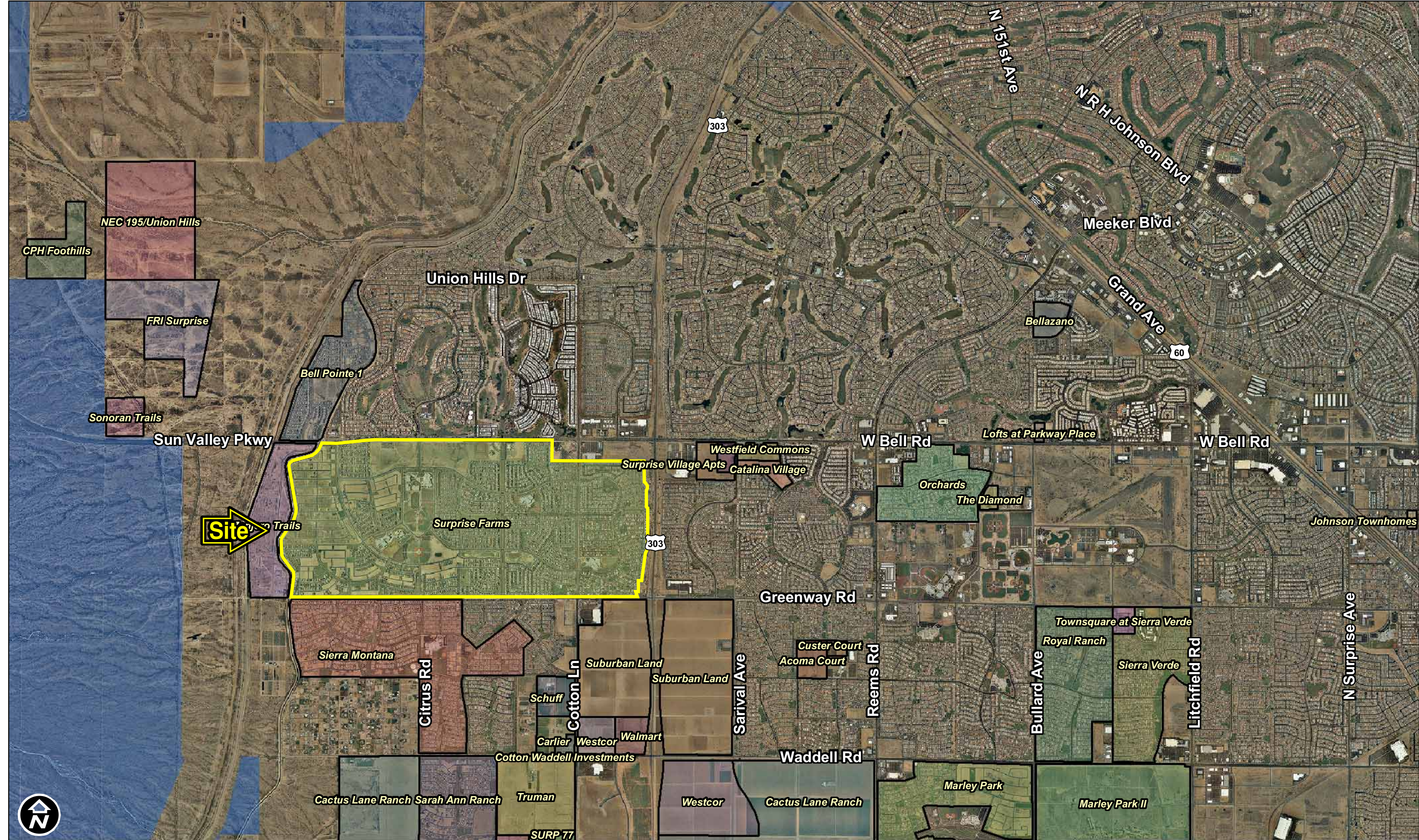
**COMMENTS:** Monthly HOA assessments are \$48.51/lot. Annual taxes are estimated at \$550/lot.



**SURPRISE FARMS PHASE 4 / PARCEL 3**  
**(54) DEVELOPED LOTS - 60' x 120'**  
**CITRUS RD & GREENWAY RD AREA**  
**SURPRISE, ARIZONA**

**Grant D Helgeson, Designated Broker - Direct: (480) 675-5149**  
**Don McCaul, Broker - Direct: (480) 675-5144**  
**Ryan Arp, Agent - Direct: (480) 675-5145**

**WPG** WESTLAND PROPERTIES  
 GROUP  
 8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250  
 Tel: (480) 443-8570 / Fax: (480) 443-3736  
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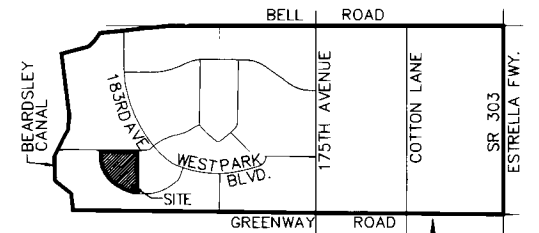
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**CITRUS RD & GREENWAY RD**  
**SURPRISE, ARIZONA**

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# FINAL PLAT SURPRISE FARMS-PHASE 4, PARCEL 3 SURPRISE, ARIZONA

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF  
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



## NOTICE OF SURPRISE FARMS DEVELOPMENT AGREEMENT

SURPRISE VILLAGE COMPANY L.L.C., PREDECESSOR TO RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, HEREINAFTER ("LANDOWNER") HAS ENTERED INTO A SURPRISE FARMS DEVELOPMENT AGREEMENT DATED DECEMBER 1, 1999 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON DECEMBER 3, 1999, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 99-1092981. THE LANDS WITHIN SURPRISE FARMS ("PROJECT AREA") AND DESCRIBED AND DELINEATED IN THIS SUBDIVISION PLAT ARE SUBJECT TO THE AGREEMENT.

THE AGREEMENT AND THIS SUBDIVISION PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS.

IN ADDITION, THE AGREEMENT PROVIDES, INTER ALIA, THAT ALL RIGHTS AND OBLIGATIONS OF AN URBANIZED AREA, AS DEFINED IN THE AGREEMENT, COVERED BY THIS, SUBDIVISION PLAT WITH RESPECT TO ALL USES OF MWD WATER AND FINANCIAL OBLIGATIONS FOR TAXES AND ASSESSMENTS OF MWD, ARE CONSOLIDATED IN THE LAND WITHIN THE PROJECT AREA COMPRISING THE GOLF COURSES AND PROPERTY OWNER ASSOCIATION COMMON AREAS, EXCLUSIVE OF DEDICATED ROADS AND OTHER DEDICATED RIGHT-OF-WAY, DEFINED AS "TURF LANDS", WITHIN THE LAND THAT IS SUBJECT TO THE AGREEMENT. LANDOWNER AND ITS SUCCESSORS IN INTEREST IN THE TURF LANDS ARE TO MAKE PAYMENTS IN LIEU OF TAXES AND ASSESSMENTS ("IN LIEU PAYMENTS") TO MWD AS PARTIAL CONSIDERATION FOR THE CONSOLIDATION OF THE RIGHTS AND OBLIGATIONS, PROVIDED FOR IN THE AGREEMENT, IN AN AMOUNT EQUAL TO THE TAXES AND ASSESSMENTS OF MWD THAT WOULD OTHERWISE BE APPLICABLE TO ALL LANDS WITHIN EACH URBANIZED AREA, WITHIN THE PROJECT AREA, SUBJECT TO A SUBDIVISION PLAT OR DECLARATION OF URBANIZED AREA, HAD THE LANDS NOT BEEN CONVERTED FROM AGRICULTURAL IRRIGATION. MWD HAS THE RIGHT TO LIEN THE TURF LANDS AND, AFTER NOTICE AND FAILURE TO CURE, FORECLOSE THE LIEN IN ACCORDANCE WITH THE AGREEMENT AND ARIZONA LAW IF THE IN LIEU PAYMENTS ARE NOT MADE WHEN DUE. THE AGREEMENT PROVIDES THAT NO TAXES OR ASSESSMENTS MAY BE LEVIED BY MWD UPON ANY URBANIZED AREA, OTHER THAN THE TURF LANDS, AND THAT THE OWNER OF THE TURF LANDS MAY EXERCISE THE RIGHT TO VOTE IN MWD ELECTIONS LIMITED TO THE TOTAL ACREAGE COMPRISING THE TURF LANDS. NO OTHER OWNER OF AN URBANIZED AREA MAY EXERCISE ANY RIGHTS EXISTING BY VIRTUE OF OWNERSHIP OF LAND WITHIN AN URBANIZED AREA TO VOTE IN MWD ELECTIONS.

LANDOWNER HAS THE RIGHT, UPON AGREEMENT WITH MWD, TO ALTER OR AMEND THE AGREEMENT SO LONG AS LANDOWNER CONTINUES TO OWN ANY PORTION OF THE PROJECT AREA THAT IS DEFINED WITHIN AND SUBJECT TO THE AGREEMENT. ANY SUCH ALTERATIONS OR AMENDMENTS SHALL BE BINDING UPON ALL OF THE LAND AND OWNERS THEREOF, REGARDLESS OF WHETHER SUCH ALTERATION OR AMENDMENT IS EXECUTED BEFORE OR AFTER THE LAND HAS BEEN CONVEYED FROM LANDOWNER TO ANOTHER OWNER.

THE AGREEMENT AND ANY AMENDMENTS THERETO ARE ON FILE AT THE OFFICES OF LANDOWNER AT 3200 EAST CAMELBACK ROAD, SUITE 300, PHOENIX, AZ 85018 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 10, 12 AND 22 UPON REASONABLE REQUEST.

DATED THIS 14 DAY OF August 2005.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: [Signature]  
ITS: Administrative Board

ATTEST:  
BY: [Signature]  
ITS: Assistant Secretary

RICHMOND AMERICAN HOMES, INC., A DELAWARE CORPORATION

BY: [Signature]

ITS: V.P. of Land Entitlement & Development

## NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

## FLYOVERS NOTICE:

**PUBLIC NOTICE**  
THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL HOMES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

**RELEASE OF LIABILITY**  
RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, ("OWNER"), 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 OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT 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.

VEHICLES OF ALL TYPES SHALL BE PROHIBITED IN THE AREAS DESIGNATED HEREON AS "VEHICULAR NON-ACCESS EASEMENT."

## DEDICATION:

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "SURPRISE FARMS - PHASE 4, PARCEL 3", A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "SURPRISE FARMS - PHASE 4, PARCEL 3", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES IN FEE TITLE TO THE CITY OF SURPRISE ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SEWER EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING SANITARY SEWER.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, 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 OPERATING AT OR ON LUKE AIR FORCE BASE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES (AS SHOWN ON THE TABLE OF TRACTS HEREIN), LANDSCAPED TRACTS (AS SHOWN ON THE TABLE OF TRACTS HEREIN), RETENTION BASINS (AS LOCATED ON ANY TRACT HEREIN), PARKS (AS LOCATED ON ANY TRACT HEREIN), AND 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 ASSOCIATION (AS DEFINED BELOW), AS MORE FULLY SET FORTH IN THE DECLARATION (AS DEFINED BELOW), CONDITIONS, AND RESTRICTIONS UNDER WHICH THE ASSOCIATION IS ESTABLISHED.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER 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 OWNER 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 FORMAL COUNCIL ACTION.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N SHALL BE CONVEYED TO, OWNED AND MAINTAINED BY THE ASSOCIATION (AS DEFINED BELOW) AS COMMON AREA PURSUANT TO THE DECLARATION (AS DEFINED BELOW), AND SHALL BE USED FOR THE PURPOSES SHOWN THEREFORE IN THE "TABLE OF TRACTS" APPEARING ON THIS PLAT.

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

AS USED IN THIS PLAT THE TERM "ASSOCIATION" SHALL MEAN THE SURPRISE FARMS III, AN ARIZONA NON-PROFIT CORPORATION. AS USED IN THIS PLAT THE TERM "DECLARATION" SHALL MEAN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR SURPRISE FARMS III RECORDED ON JANUARY 15, 2004, IN INSTRUMENT NO. 2004-0043703 AND RE-RECORDED AS 2005-0177195, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

IN WITNESS WHEREOF:

THAT RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS DESIGNEE, THEREUNTO DULY AUTHORIZED THIS 21 DAY OF July 2005.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION

BY: [Signature]

ITS: V.P. of Land Entitlement & Development

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21<sup>st</sup> DAY OF July 2005, BY ROGER HODGES WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE V.P. LAND ENTITLEMENT & DEVELOPMENT OF RICHMOND AMERICAN HOMES OF ARIZONA, INC. A DELAWARE CORPORATION.

IN WITNESS WHEREOF:  
I HEREBY SET MY HAND AND OFFICIAL SEAL.



BY: [Signature] COMMISSION EXPIRES: 7-10-07 DATE

## UTILITIES STATEMENT

ALL UTILITIES TO BE UNDERGROUND

## SHEET INDEX

FP01-FP02 COVER SHEETS  
FP03-FP04 FINAL PLAT - PARCEL 3

## BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING: SOUTH 89°49'31" EAST

## VICINITY MAP NOT TO SCALE

## TOTAL ACREAGE

EXISTING ZONING - P.A.D.  
GROSS AREA = 23.19 AC  
RIGHT-OF-WAY AREA = 3.88 AC  
NET AREA = 19.31 AC  
TOTAL NUMBER OF LOTS = 86

## OWNER

RICHMOND AMERICAN HOMES OF ARIZONA, INC.  
3200 E. CAMELBACK RD. STE. #300  
PHOENIX, ARIZONA 85018  
PHONE (602) 522-4859  
CONTACT: MARK EDELMAN

## TABLE OF TRACTS

TRACT	DESCRIPTION OF USES	ACRES
A	LANDSCAPE, OPEN SPACE & DRAINAGE	1.775
B	LANDSCAPE & PUE	0.012
C	LANDSCAPE & PUE	0.024
D	LANDSCAPE & PUE	0.012
E	LANDSCAPE & PUE	0.012
F	LANDSCAPE & PUE	0.013
G	LANDSCAPE & PUE	0.027
H	LANDSCAPE, OPEN SPACE & DRAINAGE	0.461
I	LANDSCAPE & PUE	0.024
J	LANDSCAPE & PUE	0.020
K	LANDSCAPE, OPEN SPACE & DRAINAGE	0.551
L	LANDSCAPE & PUE	0.020
M	LANDSCAPE & PUE	0.030
N	LANDSCAPE, OPEN SPACE & DRAINAGE	0.602

THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

## CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 3 DAY OF August, 2005, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: [Signature]  
CITY ENGINEER

## CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS 28 DAY OF July 2005.

[Signature]  
MAYOR

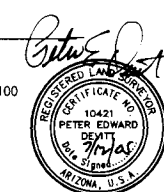
ATTEST: [Signature]  
CITY CLERK

ARIZONA-AMERICAN WATER CO. SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING ARIZONA-AMERICAN WATER CO. FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY ARIZONA-AMERICAN WATER CO. FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

## SURVEYOR'S CERTIFICATION:

I, PETER E. DEVITT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 1999, AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR  
PETER E. DEVITT, R.L.S. #10421  
CMX, L.L.C.  
7740 NORTH 16TH STREET, SUITE 100  
PHOENIX, AZ 85020



## COUNTY RECORDER

BOOK 770 PAGE 36

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

2005-1191921

08/18/2005 12:14 PM

SURPRISE FARMS PHASE 4, PARCEL 3  
SURPRISE, ARIZONA  
FINAL PLAT

SCALE: AS SHOWN  
DATE: MAY 2005  
DRAWN: SGW  
DESIGNED: CMX  
APPROVED: PED  
REV.

DWG. NO. FP01  
SHT. 1 OF 4



7740 N. 16TH ST. STE. 100  
PHOENIX, AZ 85020  
PHONE: (602) 567-1900  
FAX: (602) 567-1901  
www.cmxllc.com

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 3 FROM WHICH FOUND IRON PIPE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST A DISTANCE OF 2,645.59 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 338.37 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 543.21 TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 970.00 FEET, THE CENTER OF WHICH BEARS NORTH 02 DEGREES 33 MINUTES 21 SECONDS EAST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 38 MINUTES 42 SECONDS, AN ARC LENGTH OF 468.02 FEET TO A POINT OF TANGENCY;

THENCE NORTH 59 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 149.92 FEET TO A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 970.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 38 MINUTES 10 SECONDS, AN ARC LENGTH OF 501.73 FEET;

THENCE NORTH 30 DEGREES 09 MINUTES 47 SECONDS WEST A DISTANCE OF 33.34 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 970.00 FEET;

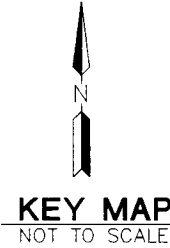
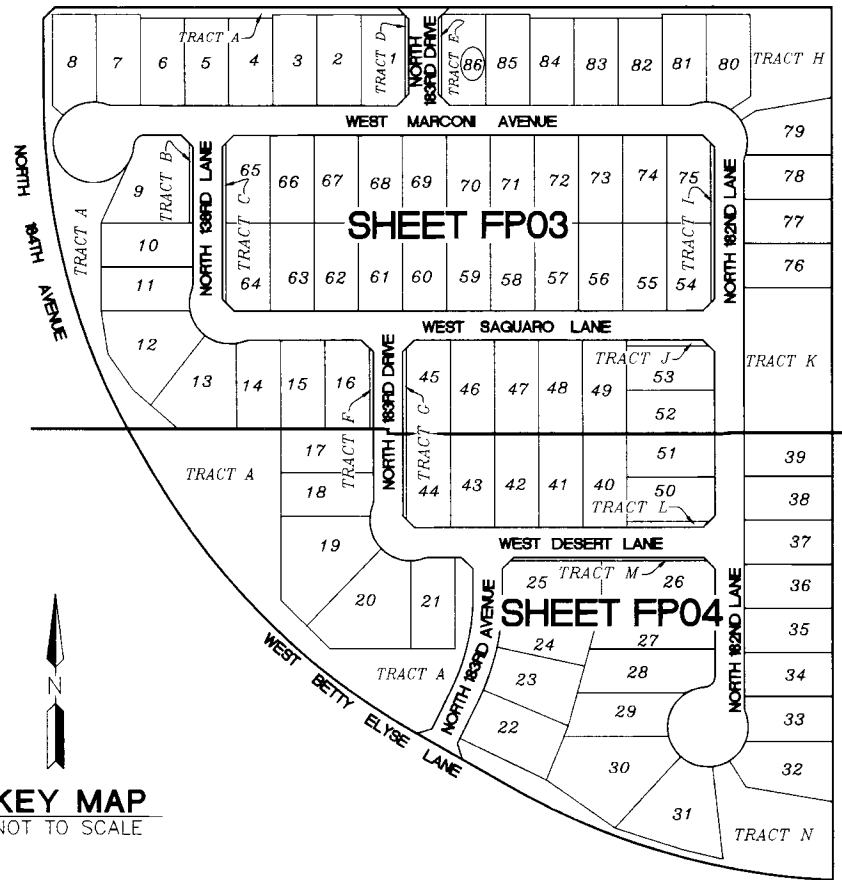
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 09 MINUTES 47 SECONDS, AN ARC LENGTH OF 510.65 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 106.01 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 22.63 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 1,057.06 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,195.28 FEET TO THE POINT OF BEGINNING.

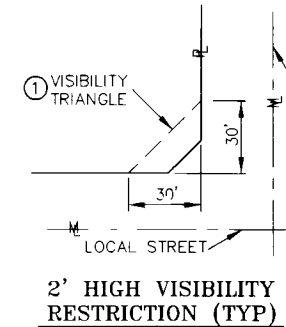
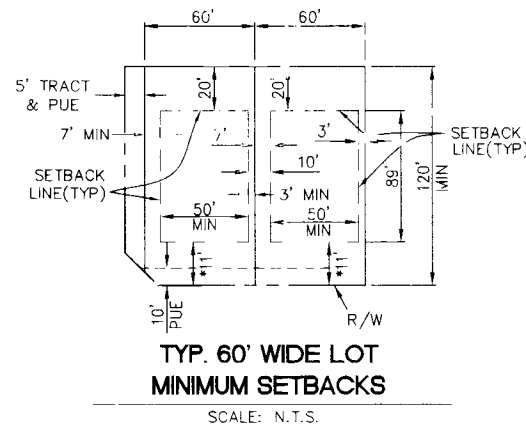


**LEGEND**

- BRASS CAP TO BE SET FLUSH PER M.A.G. DET. 120-1, TYPE "B", UPON COMPLETION OF PAVING IMPROVEMENTS
- ▲ CORNER OF SUBDIVISION
- C5 CURVE TABLE NUMBER
- L12 LINE TABLE NUMBER
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B/C BACK OF CURB
- S/W SIDEWALK
- EASEMENT LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTER LINE
- ① SIGHT VISIBILITY EASEMENT

**NOTES:**

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL SUBDIVISION AND INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N WILL BE MAINTAINED BY THE ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.
8. 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 ENGINEERING DEPARTMENT.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1140 G AND 04013C1145 G, WITH A DATE OF IDENTIFICATION OF JULY 19, 2001, 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.
10. IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.



**SINGLE FAMILY SETBACK NOTES:**

1. 15' MIN. FRONT YARD SETBACK FROM BACK OF CURB, 20' MIN. SETBACK FROM R/W LINE TO GARAGE DOOR FOR FRONT FACING GARAGE.
2. 20' MIN. SIDE YARD SETBACK FROM BACK OF CURB ON KEY LOTS
3. 3' MIN. SIDE SETBACK ON ONE SIDE, WITH 10' MIN. BETWEEN STRUCTURES UNLESS OTHERWISE NOTED
4. 20' MIN. REAR YARD SETBACK.
5. 30'x30' SIGHT TRIANGLE SHALL BE AT ALL LOCAL INTERSECTIONS.
6. CORNER LOT DRIVEWAYS SHALL BE A MINIMUM OF 30 FEET FROM ADJACENT STREET BACK OF CURB

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**SURPRISE FARMS PHASE 4, PARCEL 3**  
SURPRISE, ARIZONA  
FINAL PLAT

CMX PROJ: 5542-28 DATE: MAY 2005 SCALE: AS SHOWN  
DESIGNED: CMX DRAWN: SGW APPROVED: PED  
REV.  
DWG. NO. **FP02** SHT. 2 OF 4

**COUNTY RECORDER**  
BOOK 770 PAGE 36  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
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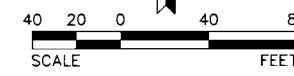
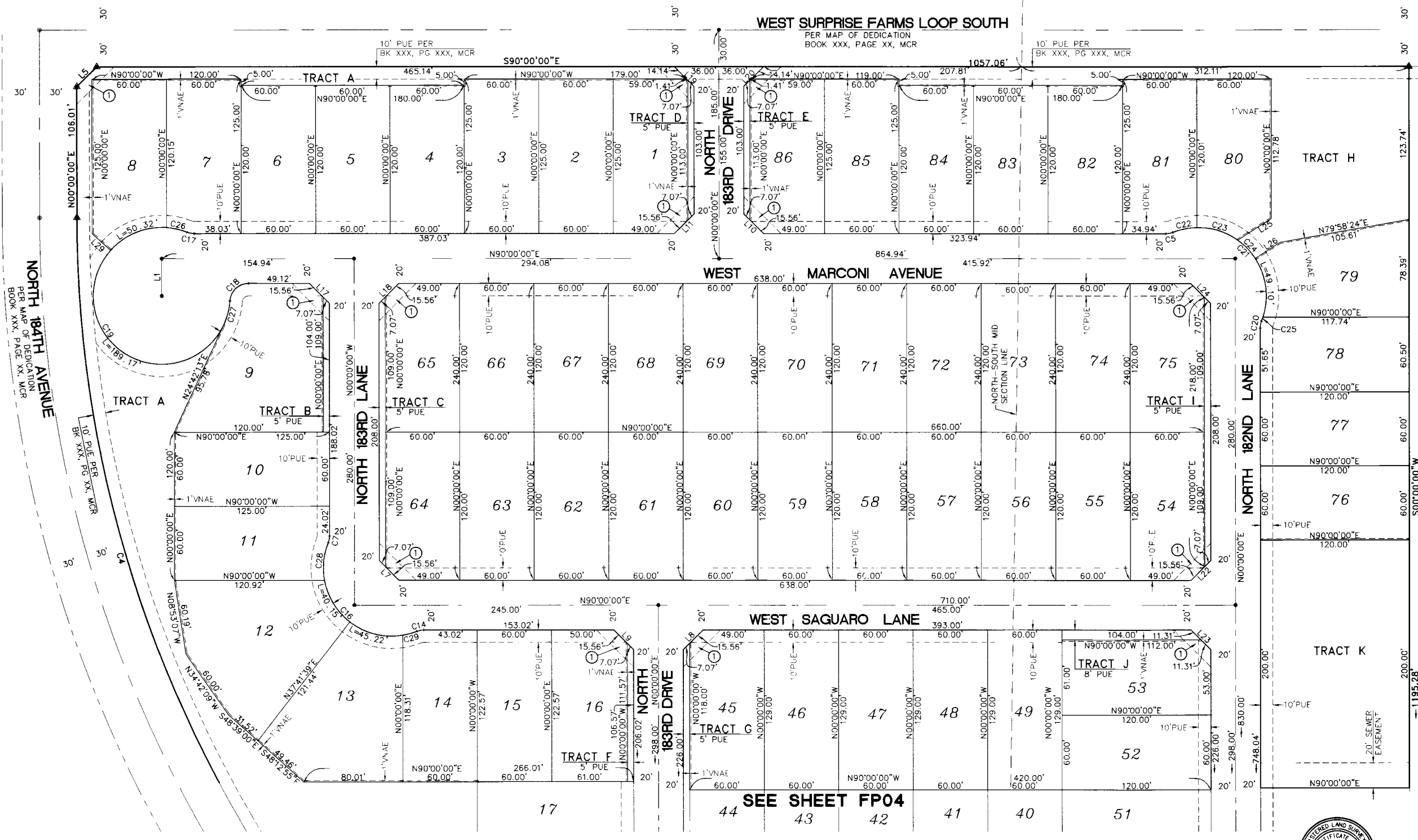
CURVE	DELTA	RADIUS	LENGTH
C4	30°09'47"	970.00'	510.65'
C5	21°47'12"	15.00'	5.70'
C7	21°47'12"	15.00'	5.70'
C14	21°47'12"	15.00'	5.70'
C16	133°34'25"	55.00'	128.22'
C17	21°47'12"	15.00'	5.70'
C18	85°54'14"	15.00'	22.49'
C19	287°41'27"	55.00'	276.16'
C20	21°47'12"	15.00'	5.70'
C21	133°34'25"	55.00'	128.22'
C22	20°49'26"	55.00'	19.99'

CURVE	DELTA	RADIUS	LENGTH
C23	36°38'08"	55.00'	35.17'
C24	21°19'25"	55.00'	20.47'
C25	3°38'12"	55.00'	3.49'
C26	17°36'08"	55.00'	16.90'
C27	20°36'28"	55.00'	19.78'
C28	32°15'45"	55.00'	30.97'
C29	12°22'08"	55.00'	11.87'

LINE	BEARING	LENGTH
L1	N00°00'00"E	30.00'
L5	N45°00'00"E	22.63'
L7	N45°00'00"W	22.63'
L8	N45°00'00"E	22.63'
L9	N45°00'00"W	22.63'
L10	N45°00'00"W	22.63'
L11	N45°00'00"E	22.63'
L17	N45°00'00"W	22.63'
L18	N45°00'00"E	22.63'
L19	N45°00'00"W	22.63'
L20	N45°00'00"E	22.63'

LINE	BEARING	LENGTH
L22	N45°00'00"E	22.63'
L23	N45°00'00"W	22.63'
L24	N45°00'00"E	22.63'
L25	N56°59'47"E	23.70'
L26	N56°59'47"E	23.70'
L29	N48°13'58"W	20.06'

NORTH QUARTER CORNER  
SECTION 3  
FOUND BRASS CAP  
IN HAND HOLE



COUNTY RECORDER  
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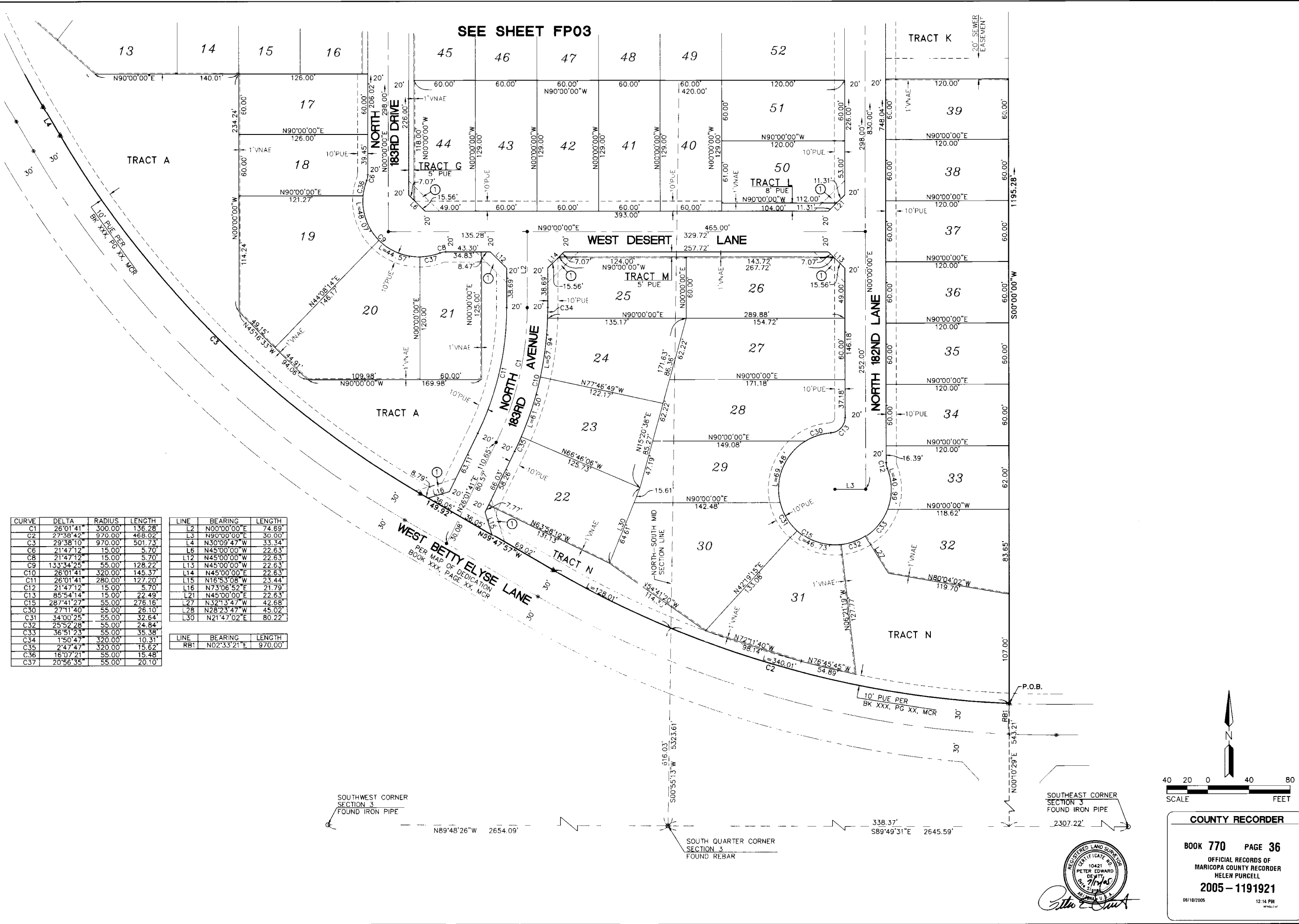


\*SEE SHEET FP04 FOR LINE AND CURVE TABLES

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 SURPRISE, ARIZONA  
 FINAL PLAT  
 CMX PROJ. 5542-28 DATE: MAY 2005 SCALE: AS SHOWN  
 DESIGNED: CMX DRAWN: SGW APPROVED: PED  
 REV.  
 DWG. NO. **FP03** SH. 3 OF 4  
 COUNTY RECORDER  
 BOOK 770 PAGE 36  
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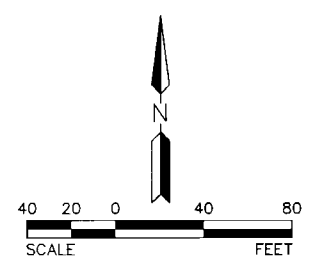
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CURVE	DELTA	RADIUS	LENGTH
C1	26°01'41"	300.00	136.28
C2	27°38'42"	970.00	468.02
C3	29°38'10"	970.00	501.73
C6	21°47'12"	15.00	5.70
C8	21°47'12"	15.00	5.70
C9	133°34'25"	55.00	128.22
C10	26°01'41"	320.00	145.37
C11	26°01'41"	280.00	127.20
C12	21°47'12"	15.00	5.70
C13	85°54'14"	15.00	22.49
C15	287°41'27"	55.00	276.16
C30	27°11'40"	55.00	28.10
C31	34°00'25"	55.00	32.64
C32	25°52'28"	55.00	24.84
C33	36°51'23"	55.00	35.38
C34	1°50'47"	320.00	10.31
C35	2°47'47"	320.00	15.62
C36	16°07'21"	55.00	15.48
C37	20°56'35"	55.00	20.10

LINE	BEARING	LENGTH
L2	N00°00'00"E	74.69
L3	N90°00'00"E	30.00
L4	N30°09'47"W	33.34
L6	N45°00'00"W	22.63
L12	N45°00'00"W	22.63
L13	N45°00'00"W	22.63
L14	N45°00'00"E	22.63
L15	N16°53'08"W	23.44
L16	N73°06'52"E	21.79
L21	N45°00'00"E	22.63
L27	N32°13'47"W	42.68
L28	N28°23'47"W	45.02
L30	N21°47'02"E	80.22

LINE	BEARING	LENGTH
RB1	N02°33'21"E	970.00'



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CMX PROJ: 5542-28 DATE: MAY 2005 SCALE: AS SHOWN

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SHT. 4 OF 4