

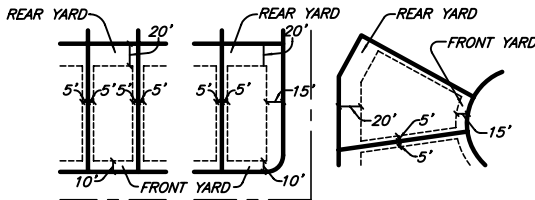
FINAL PLAT of
EL RANCHO SANTAROSA SUBDIVISION UNIT 2

PART OF THE WEST HALF OF SECTION 35, T.4S., R.3E. OF THE GILA AND SALT RIVER MERIDIAN
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

El Rancho SantaRosa Planned Area Development Standards				
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD SETBACKS FRONT/SIDE/REAR	MINIMUM BUILDING HEIGHT STORIES/FEET
CR-3 PAD	5000 S.F.	45'	10'/5'/20'	2/30'

Basis of Bearings

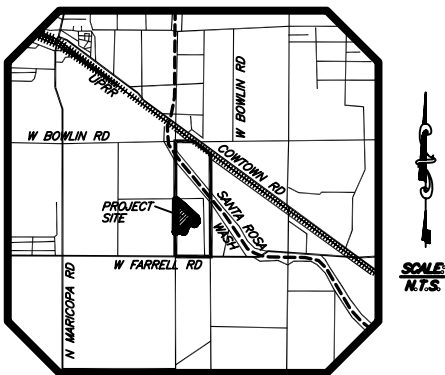
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 35, T.4S., R.3E., GILA AND SALT RIVER MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°26'58"E



Typical Lot Lay-out

UTILITY / SERVICES:

WATER: SANTA CRUZ WATER COMPANY, L.L.C.
SEWER: PALO VERDE UTILITY COMPANY, L.L.C.
ELECTRIC: ELECTRICAL DISTRICT #3
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: QWEST COMMUNICATIONS
FIRE: MARICOPA FIRE DISTRICT
POLICE: PINAL COUNTY, SHERIFF'S OFFICE
SCHOOLS: MARICOPA UNIFIED SCHOOL DISTRICT



Vicinity Map

GROSS AREA: 19.40 ACRES 80 LOTS

LIEN HOLDER'S RATIFICATION

WATER PDA, INC. HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ OF WATER PDA, INC. AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.
BY: _____

NOTARY PUBLIC _____ DATE _____
DATE MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RATIFICATION

NEWPORT HOLDINGS, INC. A UTAH CORPORATION HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ OF NEWPORT HOLDINGS, INC. A UTAH CORPORATION, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.
BY: _____

NOTARY PUBLIC _____ DATE _____
DATE MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RATIFICATION

DENNIS JOHNSON HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ OF DENNIS JOHNSON, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.
BY: _____

NOTARY PUBLIC _____ DATE _____
DATE MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RATIFICATION

TRUSTEE INVESTMENT GRADE LOANS, HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ OF TRUSTEE INVESTMENT GRADE LOANS, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.
BY: _____

NOTARY PUBLIC _____ DATE _____
DATE MY COMMISSION EXPIRES: _____

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PLANNING DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2004, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXISTING BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT D. KUNZ
ARIZONA REGISTERED
LAND SURVEYOR, #40780

DATE _____



NOTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, L.L.C. WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY THE SANTA CRUZ WATER COMPANY, L.L.C. WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
2. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
3. TRACTS G, H, I, J, & K ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
4. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
5. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
7. MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION.
8. ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY CITY OF MARICOPA.
9. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
10. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
11. THIS SUBDIVISION IS SUBJECT TO AN AGRICULTURAL SPRAY EASEMENT THAT WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT RECORDATION FOR THIS SUBDIVISION.
12. NO SCHOOL OR DAY CARE CENTERS SHALL BE LOCATED WITHIN 1/4 MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.
13. THE EL RANCHO SANTAROSA HOMEOWNERS ASSOCIATION WILL BE FORMED AND THE CC&R'S WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT FOR THIS SUBDIVISION.

ASSURANCES

ASSURANCE IN THE FORM OF A BOND HAS BEEN SUBMITTED TO THE CITY OF MARICOPA WITH THIS PLAT TO GUARANTEE INSTALLATION OF REQUIRED INFRASTRUCTURE.

ENGINEER/SURVEYOR:
REEVE & ASSOCIATES, INC.
4155 S. HARRISON BLVD. SUITE 310
OAZON, UTAH 84403
PHONE: (801) 821-3100
FAX: (801) 821-2808
CONTACT: ROBERT D. KUNZ

OWNER/DEVELOPER:
MODERN MEADOWS, L.L.C.
3700 CANYON RIDGE
SANDY, UTAH 84082
PHONE: (801) 706-5155
FAX: (801) 773-0583
CONTACT: KENT HOGGAN

STATE OF ARIZONA }
COUNTY OF PINAL }
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS
FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN
BOOK: _____
PAGE: _____
DATE: _____
FEE NO.: _____
REQUEST OF: _____
WITNESS MY HAND AND OFFICIAL SEAL.
LAUREN DEAN-LYLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW BY ALL MEN THESE PRESENTS:
MODERN MEADOWS, L.L.C. AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTAROSA SUBDIVISION UNIT 2 LOCATED IN THE WEST HALF OF SECTION 35, T.4S., R.3E. OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN PLATED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY.

MODERN MEADOWS, L.L.C. IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MODERN MEADOWS, L.L.C. HEREBY WARRANTS TO CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21'±21' AT LOCAL TO LOCAL INTERSECTIONS AND 33'±33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR IMPRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS, AND THROUGH TRACTS G, H, I, J, & K AND THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS, AND THROUGH TRACTS G, H, I, J, & K AND THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

MODERN MEADOWS, L.L.C. AS OWNER, HAS HEREIN CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 20____.

BY: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }
SS: _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DANIEL MEYER, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE MANAGER OF MODERN MEADOWS, L.L.C. AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

JOB NO.: 4587-01 SURVEYOR: R. KUNZ
DATE: 05-03-2004 DRAFTER: N. JOHNSON
SCALE: 1"=60' CHECKED: _____
REVISIONS: 08-14-2004 NSJ



REEVE & ASSOCIATES, INC.

Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD. #310
OAZON, UTAH 84403
(801) 821-3100 FAX (801) 821-2808

SHEET
1 OF 2