

# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM A CONDOMINIUM

A SUBDIVISION OF TRACTS "M" & "N" OF SUNLAND SPRINGS VILLAGE UNIT ONE, PHASE 2, AS RECORDED IN BOOK 458 OF MAPS, PAGE 02, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN THE N.W. 1/4 SECTION 1, T.1S., R.7E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION**

TRACTS "M" AND "N" OF SUNLAND SPRINGS VILLAGE UNIT ONE, PHASE 2 AS RECORDED IN BOOK 458 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE OF ITS TRUST # 7304, HAS CREATED UNDER THE NAME OF SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM, A CONDOMINIUM, A SUBDIVISION OF TRACTS "M" AND "N" OF SUNLAND SPRINGS VILLAGE UNIT ONE, PHASE 2, AS RECORDED IN BOOK 458 OF MAPS, PAGE 02, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN THE N.W. 1/4 SECTION 1, T.1S., R.7E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE UNITS, PRIVATE DRIVES, AND TRACTS CONSTITUTING SAME AND THAT EACH UNIT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH, THE PUBLIC UTILITY & FACILITIES EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE FOR THE PURPOSES SHOWN. TRACTS "A", "B", "C", "D", "E" & "F" ARE COMMON AREAS AND ARE TO BE MAINTAINED BY THE SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM ASSOCIATION, EXCEPT AS OTHERWISE PROVIDED IN THE CONDOMINIUM DECLARATION. TRACTS "A" & "D" ARE PRIVATE DRIVES, AND ARE SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS FOR REFUSE COLLECTION AND EMERGENCY VEHICLES AND FOR DRAINAGE PURPOSES, AND ARE TO BE MAINTAINED BY THE SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM ASSOCIATION.

IN WITNESS WHEREOF: TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST # 7304 HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF HENRY D. IEDEMA, ITS ASSISTANT SECRETARY, THEREUNTO DULY AUTHORIZED.


TRANSNATION TITLE INSURANCE COMPANY . . . . . TRUSTEE

*Henry D. Iedema*  
ASSISTANT SECRETARY

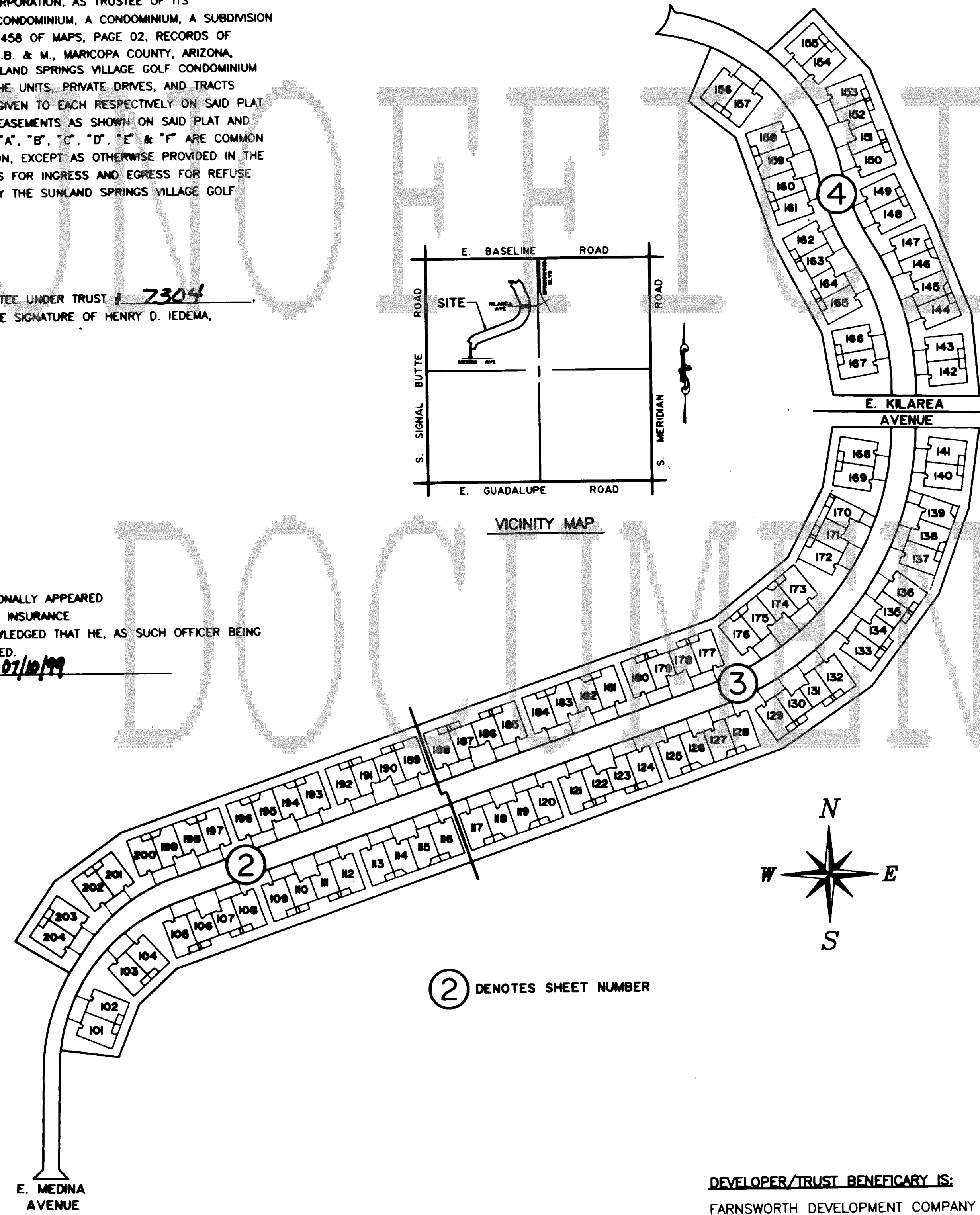
**ACKNOWLEDGEMENT**

STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA  
ON THIS, THE 19th DAY OF August, 1999, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED HENRY D. IEDEMA, WHO ACKNOWLEDGED HIMSELF TO BE ASSISTANT SECRETARY OF TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST # 7304, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.  
IN WITNESS WHEREOF: I HEREBUNTO SET MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 07/10/99

*Cynthia M. Limtiaco*  
NOTARY PUBLIC



511-31



② DENOTES SHEET NUMBER

DEVELOPER/TRUST BENEFICIARY IS:  
FARNSWORTH DEVELOPMENT COMPANY  
2233 S. SPRINGWOOD BLVD.  
MESA, ARIZONA 85212  
PHONE: (602) 984-4999

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 1997, AND THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

*Robert B. Moreno*  
REGISTERED LAND SURVEYOR



**LEGEND**

- INDICATES A CORNER OF THIS DEVELOPMENT. SET 1/2" REBAR UNLESS NOTED OTHERWISE.
- B.S.L. INDICATES MINIMUM BUILDING SETBACK LINE.
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT.
- P-1 INDICATES A NUMBERED UNASSIGNED PARKING SPACE. THE AVERAGE TYPICAL PARKING SPACE MEASURES 9' X 20'.
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT

**NOTES**

- ALL UTILITY LINES TO BE INSTALLED UNDERGROUND.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITY LINES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- ELEVATIONS SHOWN HEREON ARE BASED ON A BENCH MARK ELEVATION 1512.91 "0" ON TOP OF CURB ON THE NORTH SIDE OF MEDIAN ON BASELINE ROAD AT SIGNAL BUTTE ROAD.
- BLANKET EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS AND SALT RIVER PROJECT, IT BEING UNDERSTOOD THAT EASEMENT RIGHTS HEREIN GRANTED SHALL PERMIT FACILITIES TO BE RECONSTRUCTED OR REPAIRED AS REQUIRED, WITHIN THE IMMEDIATE AREA AS INITIALLY PROGRAMMED AND APPROVED BY THE OWNER-DEVELOPER OF SAID PROPERTY.
- TYPICAL UNITS AS SHOWN ON SHEET 5 OF THESE MAPS COULD ALSO BE SHOWN ON SHEET 2, 3 AND 4 AS A REVERSE UNIT.
- UNLESS OTHERWISE PROVIDED IN THE CONDOMINIUM DECLARATION, THE SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM ASSOCIATION WILL HAVE RESPONSIBILITY FOR MAINTAINING LANDSCAPED AREAS, DRAINAGE FACILITIES AND PRIVATE DRIVE LOCATED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH APPROVED PLANS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE DRIVES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
- IT WILL BE THE MUTUAL RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNERS TO MAINTAIN THE FIRE RESISTIVE INTEGRITY OF COMMON PROPERTY LINE DWELLING WALLS.
- SEE YOUR PUBLIC REPORT FOR INFORMATION REGARDING POTENTIAL AIRCRAFT OVERFLIGHTS FROM WILLIAMS GATEWAY AIRPORT.

**APPROVAL**

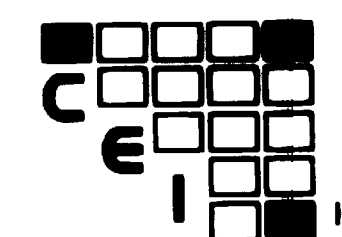
APPROVED BY THE COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE 2ND DAY OF AUGUST, 1999

BY: *Steve Brown* MAYOR ATTEST: *Debra Jones* CLERK



THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

BY: *Kith Noll* CITY ENGINEER DATE: 9-2-99



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GROSS ACRES: 12.6140 AC. 104 UNITS

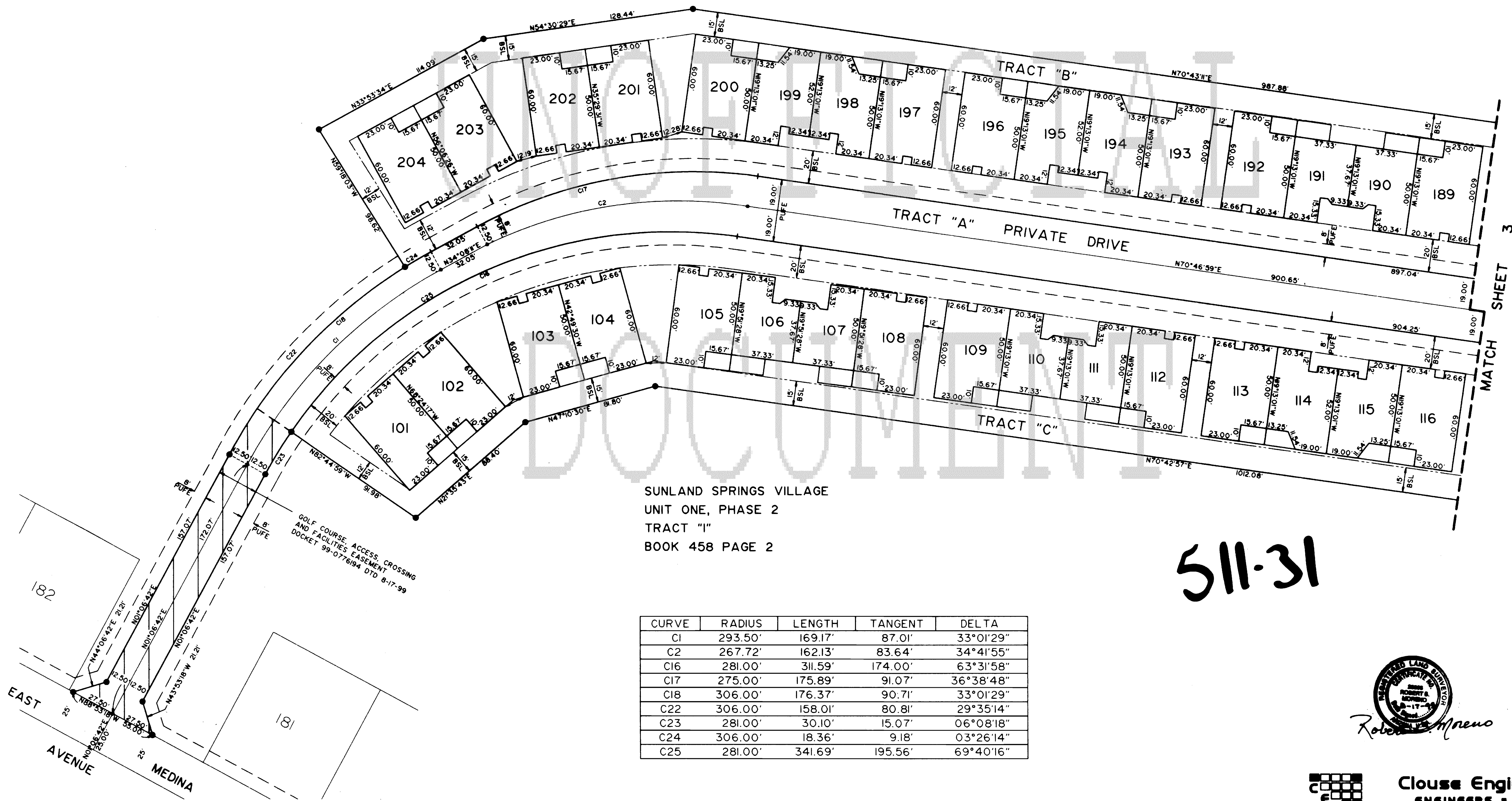
BOOK 511 PAGE 31  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

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09/08/99 02:17

JOB NO. 970102  
SH. 1  
OF 6

# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM

SUNLAND SPRINGS VILLAGE  
UNIT ONE, PHASE 2  
TRACT "EE"  
BOOK 458 PAGE 2

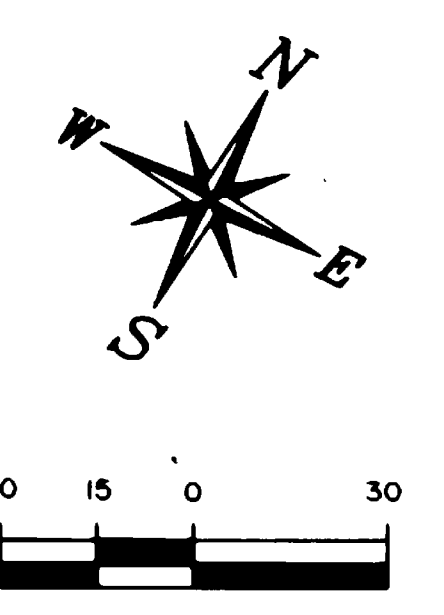


SUNLAND SPRINGS VILLAGE  
UNIT ONE, PHASE 2  
TRACT "I"  
BOOK 458 PAGE 2

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	293.50'	169.17'	87.01'	33°01'29"
C2	267.72'	162.13'	83.64'	34°41'55"
C16	281.00'	311.59'	174.00'	63°31'58"
C17	275.00'	175.89'	91.07'	36°38'48"
C18	306.00'	176.37'	90.71'	33°01'29"
C22	306.00'	158.01'	80.81'	29°35'14"
C23	281.00'	30.10'	15.07'	06°08'18"
C24	306.00'	18.36'	9.18'	03°26'14"
C25	281.00'	341.69'	195.56'	69°40'16"

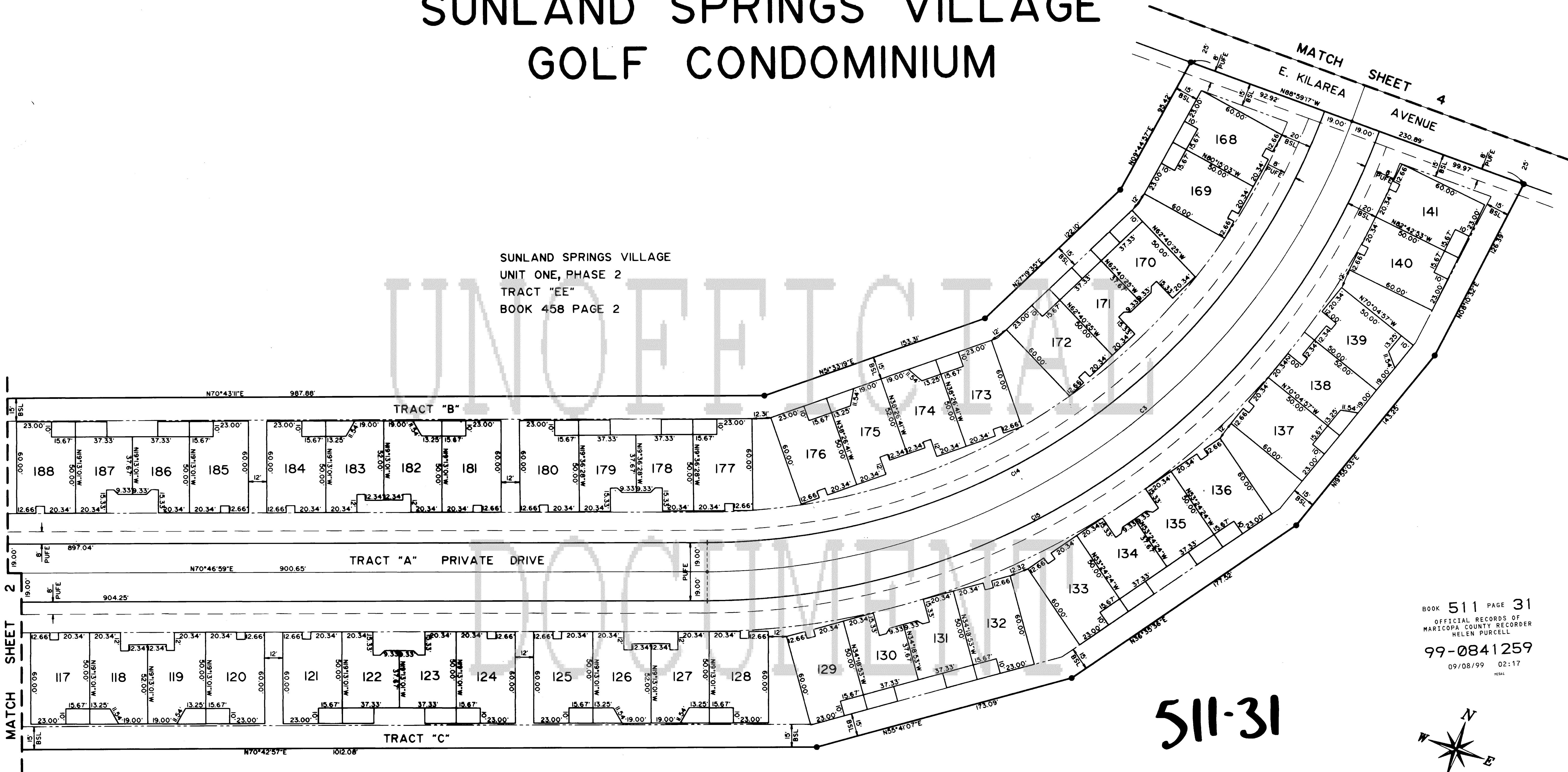
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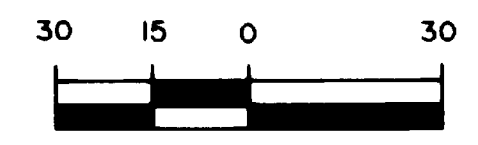
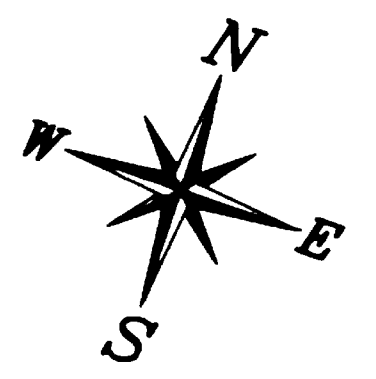
# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM

SUNLAND SPRINGS VILLAGE  
UNIT ONE, PHASE 2  
TRACT "EE"  
BOOK 458 PAGE 2



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SUNLAND SPRINGS VILLAGE  
UNIT ONE, PHASE 2  
TRACT "I"  
BOOK 458 PAGE 2

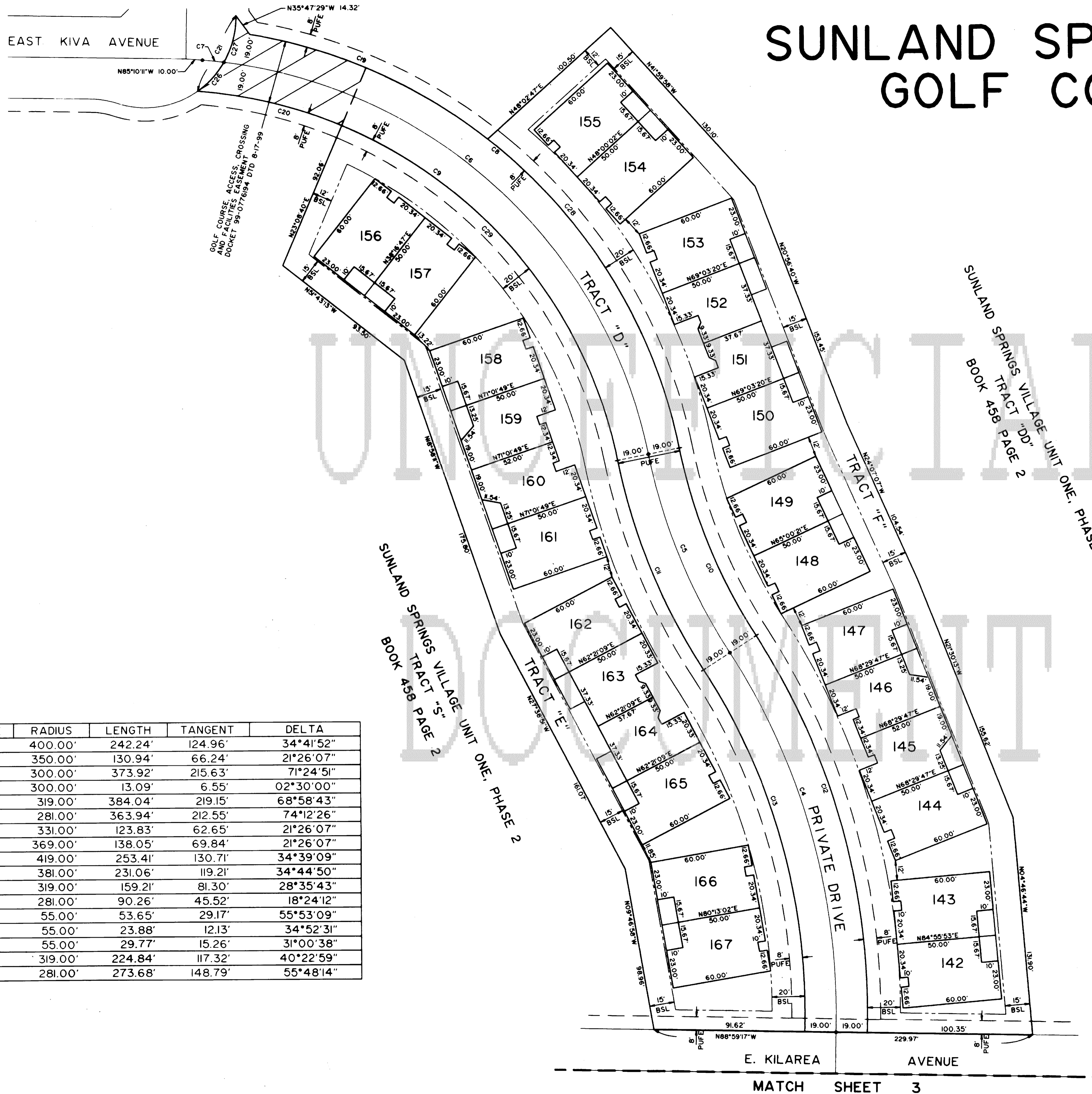


CURVE	RADIUS	LENGTH	TANGENT	DELTA
C3	450.00'	547.98'	313.76'	69°46'16"
C14	431.00'	524.84'	300.51'	69°46'16"
C15	469.00'	571.12'	327.00'	69°46'16"

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# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM



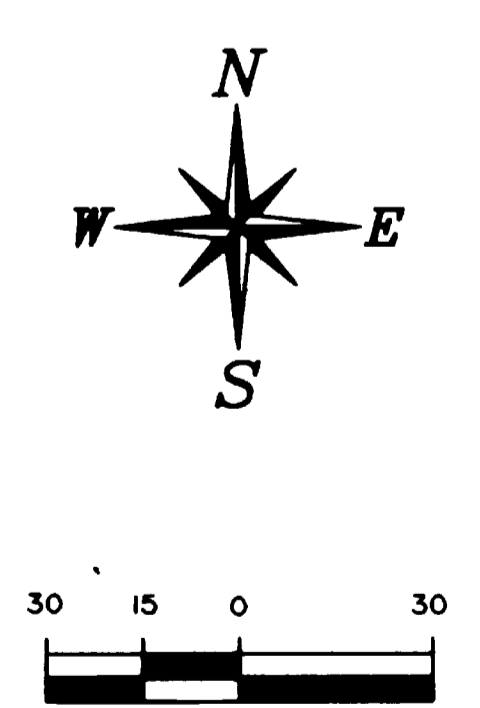
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C4	400.00'	242.24'	124.96'	34°41'52"
C5	350.00'	130.94'	66.24'	21°26'07"
C6	300.00'	373.92'	215.63'	71°24'51"
C7	300.00'	13.09'	6.55'	02°30'00"
C8	319.00'	384.04'	219.15'	68°58'43"
C9	281.00'	363.94'	212.55'	74°12'26"
C10	331.00'	123.83'	62.65'	21°26'07"
C11	369.00'	138.05'	69.84'	21°26'07"
C12	419.00'	253.41'	130.71'	34°39'09"
C13	381.00'	231.06'	119.21'	34°44'50"
C19	319.00'	159.21'	81.30'	28°35'43"
C20	281.00'	90.26'	45.52'	18°24'12"
C21	55.00'	53.65'	29.17'	55°53'09"
C26	55.00'	23.88'	12.13'	34°52'31"
C27	55.00'	29.77'	15.26'	31°00'38"
C28	319.00'	224.84'	117.32'	40°22'59"
C29	281.00'	273.68'	148.79'	55°48'14"

SUNLAND SPRINGS VILLAGE UNIT ONE, PHASE 2  
 TRACT "D"  
 TRACT "E"  
 TRACT "F"  
 BOOK 45B PAGE 2

SUNLAND SPRINGS VILLAGE UNIT ONE, PHASE 2  
 TRACT "S"  
 BOOK 45B PAGE 2

BOOK 511 PAGE 31  
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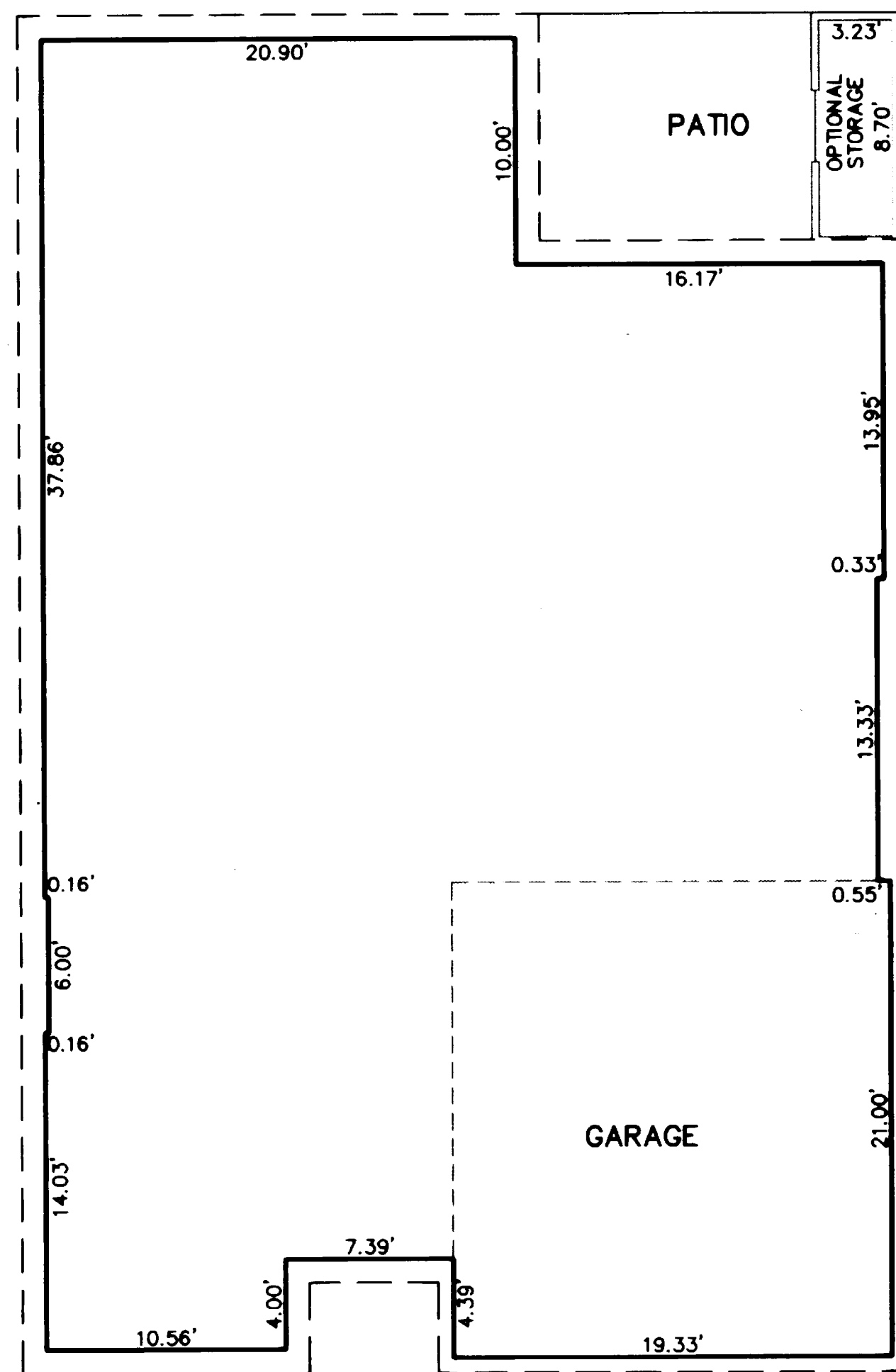


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 SH. 4  
 OF 6

MATCH SHEET 3

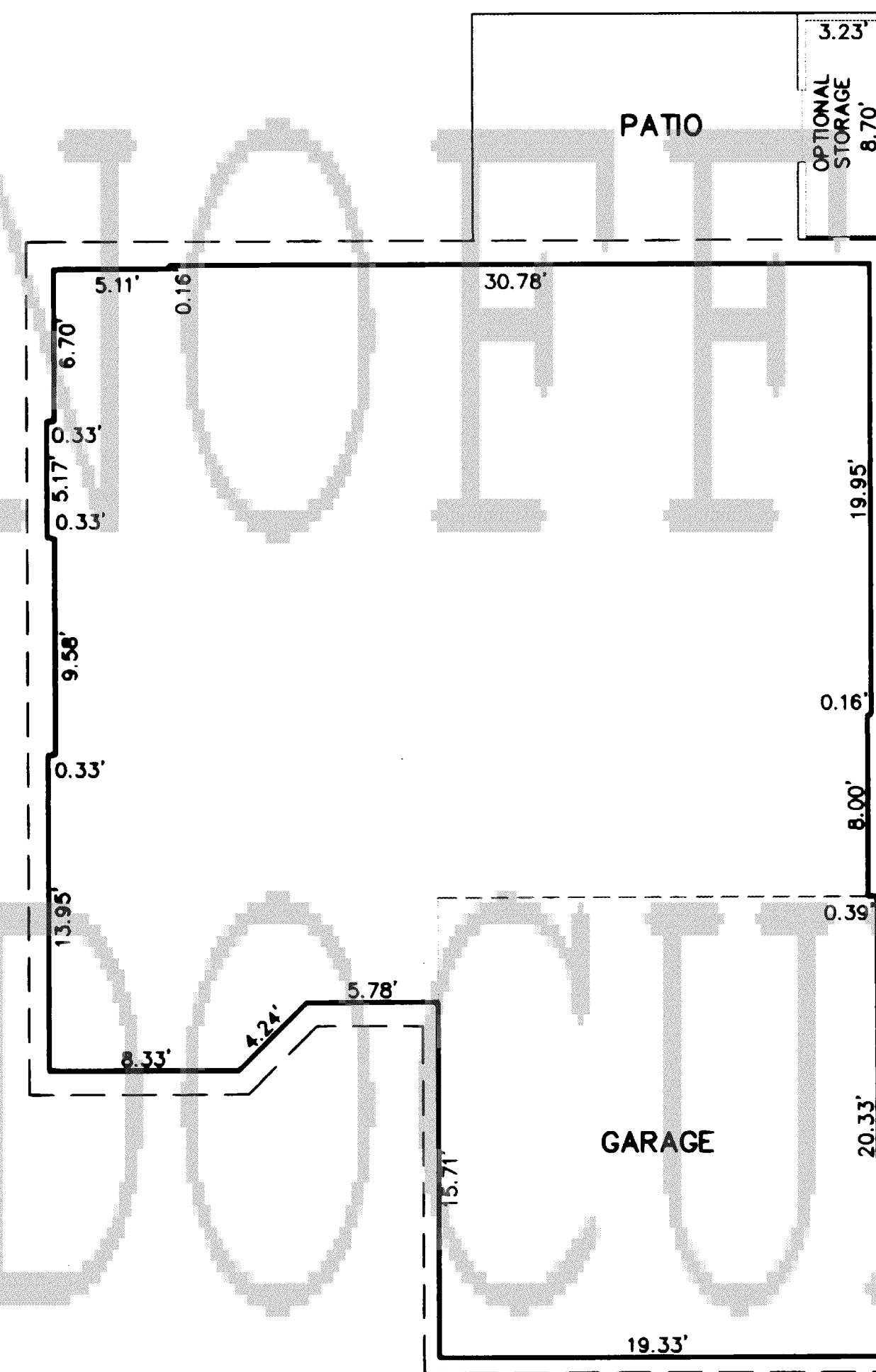
# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM



1,961 sq.ft.  
INCLUDES LIVING AREA & GARAGE  
{ DOES NOT INCLUDE PATIO AT REAR OF UNIT }

FLOOR PLAN TYPE "1700"

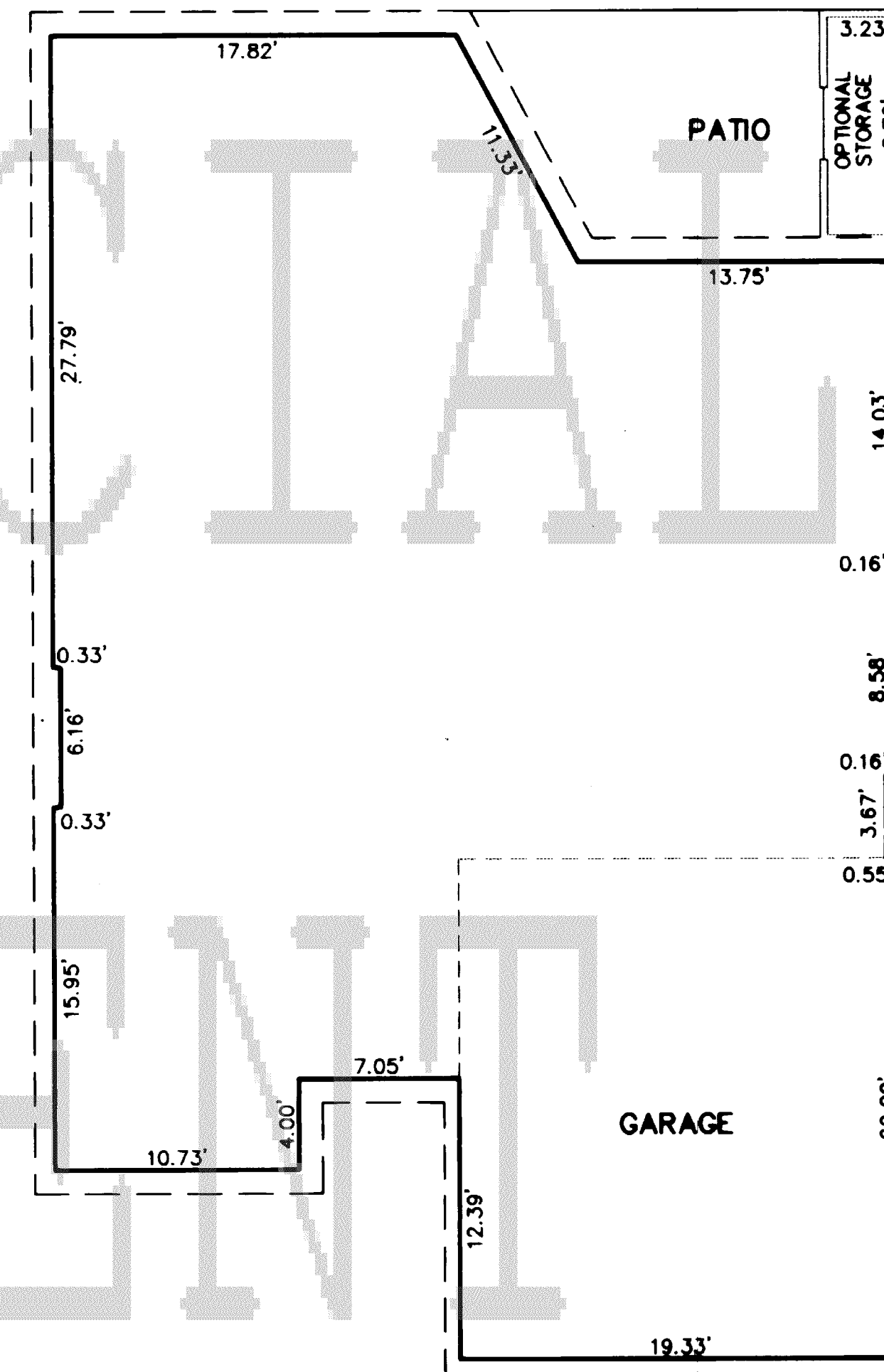
UNITS: 101,102,103,104,105,108,109,112,113,116,117,120,121,124,125,128,129,132,133  
136,137,140,141,142,143,144,147,148,149,150,153,154,155,156,157,158,161  
162,165,166,167,168,169,172,173,176,177,180,181,184,185,188,189,192,193  
196,197,200,201,202,203,204



1,506 sq.ft.  
INCLUDES LIVING AREA & GARAGE  
{ DOES NOT INCLUDE PATIO AT REAR OF UNIT }

FLOOR PLAN TYPE "1250"

UNITS: 106,107,110,111,119,122,123,127,130,131,134,135,151,152,163,164  
170,171,178,178,179,183,186,187,190,191



1,809 sq.ft.  
INCLUDES LIVING AREA & GARAGE  
{ DOES NOT INCLUDE PATIO AT REAR OF UNIT }

FLOOR PLAN TYPE "1500"

UNITS: 114,115,118,119,126,127,138,139,145,146,159,160,174,175,182,183  
194,195,198,199

## ELEVATION SCHEDULE

SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM		
UNIT NUMBER	TOP OF UNFINISHED FLOOR	BOTTOM OF UNFINISHED CEILING
101 & 102	1504.23	1512.23
103 & 104	1505.17	1513.07
105 & 106	1505.67	1513.87
107 & 108	1506.00	1514.00
109 & 110	1506.84	1514.84
111 & 112	1507.17	1515.17
113 & 114	1508.14	1516.14
115 & 116	1508.47	1516.47
117 & 118	1508.84	1517.04
119 & 120	1509.97	1517.97
121 & 122	1510.54	1518.54
123 & 124	1510.87	1518.87
125 & 126	1511.54	1519.54
127 & 128	1511.87	1519.87
129 & 130	1512.75	1520.75
131 & 132	1513.08	1521.08
133 & 134	1513.96	1521.96
135 & 136	1514.29	1522.29
137 & 138	1515.02	1523.02
139	1515.35	1523.35
140 & 141	1516.44	1524.44
142 & 143	1516.87	1524.87
144, 145, 146 & 147	1517.37	1525.37
148 & 149	1517.99	1525.99
150 & 151	1517.84	1525.64
152 & 153	1518.27	1526.27
154 & 155	1518.80	1526.80
156 & 157	1517.77	1525.77
158 & 159	1517.60	1525.60
160,161,162,163,		
164 & 165	1517.27	1525.17
166 & 167	1516.97	1524.97
168 & 169	1515.74	1523.74
170	1514.87	1522.87
171 & 172	1514.54	1522.54
173 & 174	1513.81	1521.81
175 & 176	1513.38	1521.38
177 & 178	1511.98	1519.98
179 & 180	1511.55	1519.55
181 & 182	1510.51	1518.51
183 & 184	1510.28	1518.28
185 & 186	1509.44	1517.44
187 & 188	1509.11	1517.11
189 & 190	1508.28	1516.28
191 & 192	1507.95	1515.95
193 & 194	1507.12	1515.12
195 & 196	1506.79	1514.79
197 & 198	1506.10	1514.10
199 & 200	1505.77	1513.77
201 & 202	1505.75	1513.75
203 & 204	1504.33	1512.33

BOOK 511 PAGE 31

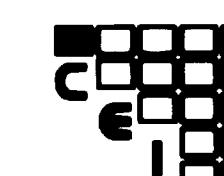
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SCALE: 1" = 6'

511-31



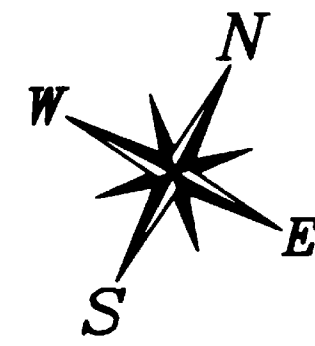
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970102  
SH. 5  
OF 6

FPS.DWG

# SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM BUILDING PHASE MAP



60 30 0 60  
SCALE 1" = 60'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	293.50'	169.17'	87.01'	33°01'29"
C2	267.72'	162.13'	83.44'	34°41'20"
C3	450.00'	547.96'	333.76'	69°44'16"
C4	400.00'	242.24'	124.96'	34°41'52"
C5	350.00'	130.94'	66.24'	21°24'07"
C6	300.00'	373.82'	283.83'	77°24'51"
C7	300.00'	13.09'	6.50'	02°30'00"
C8	319.00'	384.04'	219.15'	68°58'43"
C9	281.00'	363.94'	212.99'	74°12'26"
C10	331.00'	123.83'	62.45'	21°25'07"
C11	363.00'	158.03'	79.84'	21°26'07"
C12	419.00'	253.41'	130.71'	34°38'09"
C13	348.00'	231.06'	119.21'	34°44'50"
C14	431.00'	524.84'	300.52'	69°46'16"
C15	483.00'	571.12'	327.00'	69°46'16"
C16	281.00'	31.99'	174.00'	63°3'58"
C17	273.00'	175.89'	91.07'	36°38'48"
C18	306.00'	176.37'	90.71'	33°01'29"
C19	319.00'	159.21'	81.90'	28°35'43"
C20	281.00'	90.26'	45.52'	18°24'12"
C21	55.00'	53.65'	29.17'	50°53'09"
C22	306.00'	158.01'	80.81'	29°55'14"
C23	281.00'	30.10'	15.07'	04°02'08"
C24	306.00'	18.36'	9.18'	03°26'14"
C25	281.00'	341.69'	190.56'	69°40'16"
C26	55.00'	23.86'	12.13'	34°52'31"
C27	55.00'	29.77'	15.28'	37°03'38"
C28	319.00'	224.84'	117.32'	40°22'59"
C29	281.00'	273.68'	148.79'	50°48'14"

SUNLAND SPRINGS VILLAGE  
UNIT ONE PHASE 2  
TRACT "EE"  
BOOK 458 PAGE 2

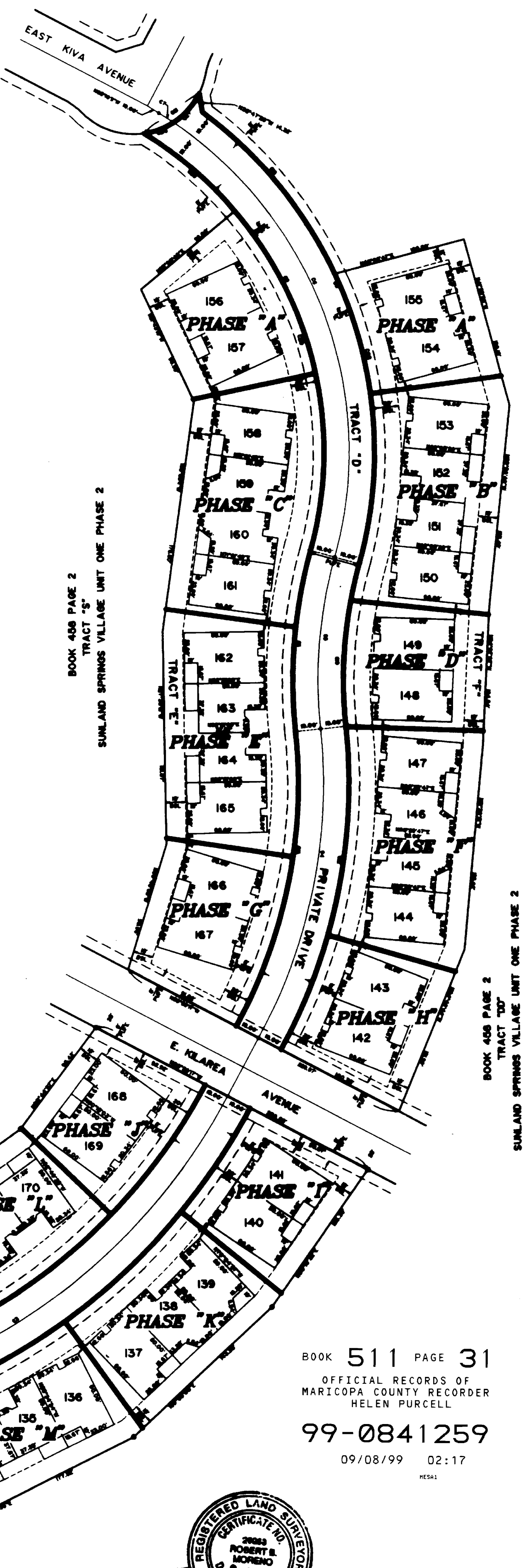
SUNLAND SPRINGS VILLAGE  
UNIT ONE PHASE 2  
TRACT "EE"  
BOOK 458 PAGE 2

SUNLAND SPRINGS VILLAGE  
UNIT ONE PHASE 2  
TRACT "T"  
BOOK 458 PAGE 2

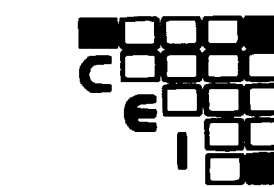
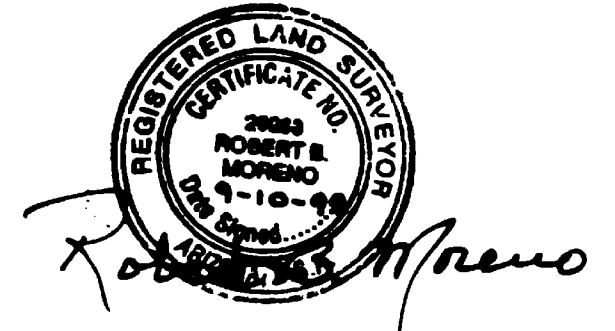
SUNLAND SPRINGS VILLAGE  
UNIT ONE PHASE 2  
TRACT "T"  
BOOK 458 PAGE 2

**NOTES:**  
PHASES AS SHOWN ON THIS MAP ARE FOR BUILDING AND LANDSCAPING ONLY.  
SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM IS AN EXPANDABLE CONDOMINIUM. ONLY TRACTS A AND THE REAL PROPERTY WITHIN PHASE "A" AS SHOWN ON THIS PLAT, TOGETHER WITH ALL BUILDINGS AND UNITS WITHIN SUCH PHASE AS SHOWN ON THIS PLAT AND ALL OTHER IMPROVEMENTS SITUATED THEREON, WILL BE INITIALLY PART OF THE CONDOMINIUM AND SUBJECTED TO THE CONDOMINIUM DECLARATION FOR SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER FOLLOWING THE RECORDING OF THIS PLAT. FARNSWORTH DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AS THE DECLARANT UNDER THE CONDOMINIUM DECLARATION FOR SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM HAS THE RIGHT, BUT NOT THE OBLIGATION, TO EXPAND SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM BY ANNEXING AND SUBJECTING THE REAL PROPERTY WITHIN PHASES "B" THROUGH "EE" AS SHOWN ON THIS PLAT, TOGETHER WITH ALL BUILDINGS AND UNITS WITHIN SUCH PHASES AS SHOWN ON THIS PLAT AND ALL OTHER IMPROVEMENTS SITUATED THEREON, TO THE CONDOMINIUM DECLARATION FOR SUNLAND SPRINGS VILLAGE GOLF CONDOMINIUM.

511-31



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