

Summary of FireRock Ridge Easements, Walls and Common Areas

- FireRock Ridge (FRR) contains 5 landscape and wall easements (slides 3-5)
 - All easement maintenance is the responsibility of the HOA (see note on slide 2 plus the FRR Declaration Section VI)
 - The easements reside on member property thus maintenance coordination between the HOA and lot owners is strongly advised
- FRR contains 4 walls that are the responsibility of the HOA (slides 6-11)
 - Walls 1 through 3 are within FRR easements
 - Walls 1 through 3 must be maintained by the HOA due to zoning requirements that were established during the creation of FRR
 - Wall # 4 has no zoning requirements and can be either maintained, replaced or removed
- FRR contains 2 Common Areas (slides 4-5)
 - 4.94 acres on Tombstone Ave (zoned Open Space)
 - 2.06 acres on E Saguaro Blvd (zoned Industrial)

FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 415

358-27

BEING A RESUBDIVISION OF A PORTION OF BUSINESS PARK FOUNTAIN HILLS,

ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 287, PAGE 22;

BUSINESS PARK REPLAT FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 343, PAGE 29;

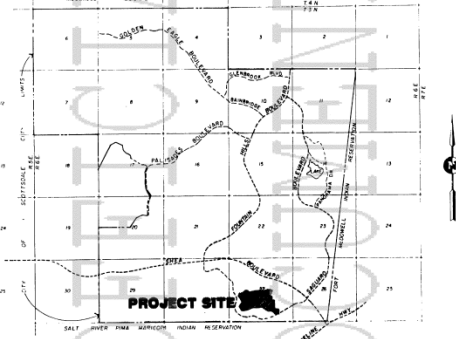
FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 412-A AS RECORDED IN BOOK 158, PAGE 20;

AND A SUBDIVISION OF A PORTION OF SECTION 27, T. 3N., R. 6E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A RESUBDIVISION OF A PORTION OF BUSINESS PARK FOUNTAIN HILLS, ARIZONA, FINAL PLAT NO. 414 AS RECORDED IN BOOK 287, PAGE 22; BUSINESS PARK REPLAT FOUNTAIN HILLS, ARIZONA, FINAL PLAT NO. 414 AS RECORDED IN BOOK 343, PAGE 29; FOUNTAIN HILLS, ARIZONA, FINAL PLAT NO. 412-A AS RECORDED IN BOOK 158, PAGE 20; AND A RESUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 36° 01' 14" EAST A DISTANCE OF 1367.56 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID PLAT 414 AS RECORDED IN BOOK 287, PAGE 22, THENCE NORTH 31° 41' 14" EAST A DISTANCE OF 414.55 FEET; THENCE NORTH 30° 35' 48" WEST A DISTANCE OF 471.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 49' 48" AN ARC DISTANCE OF 124.92 FEET; THENCE NORTH 05° 55' 00" WEST A DISTANCE OF 51.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 08° 18' 37" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 23' 17" AN ARC DISTANCE OF 15.00 FEET; THENCE NORTH 84° 05' 00" EAST A DISTANCE OF 185.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 46' 38" AN ARC DISTANCE OF 136.52 FEET TO POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 842.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 68° 14' 41" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 28' 05" AN ARC DISTANCE OF 80.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 24° 44' 08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 57' 44" AN ARC DISTANCE OF 87.72 FEET LEAVING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 758.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 75° 28' 23" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 51' 23" AN ARC DISTANCE OF 103.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 51' 23" AN ARC DISTANCE OF 103.84 FEET; THENCE NORTH 70° 01' 16" EAST A DISTANCE OF 230.00 FEET; THENCE SOUTH 56° 45' 00" EAST A DISTANCE OF 245.00 FEET; THENCE SOUTH 87° 31' 36" EAST A DISTANCE OF 970.58 FEET; THENCE NORTH 76° 40' 00" EAST A DISTANCE OF 677.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 21' 56" AN ARC DISTANCE OF 25.74 FEET; THENCE SOUTH 11° 58' 04" EAST A DISTANCE OF 350.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 730.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 11° 58' 04" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 01' 50" AN ARC DISTANCE OF 90.00 FEET; THENCE SOUTH 04° 54' 14" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 870.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 04° 54' 14" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 27' 16" AN ARC DISTANCE OF 122.25 FEET; THENCE SOUTH 00° 53' 40" WEST A DISTANCE OF 419.49 FEET; THENCE SOUTH 85° 00' 00" EAST A DISTANCE OF 315.00 FEET; THENCE SOUTH 06° 57' 13" WEST A DISTANCE OF 658.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1042.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 13° 05' 31" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 05' 31" AN ARC DISTANCE OF 90.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 00' 00" WEST A DISTANCE OF 101.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 53' 21" AN ARC DISTANCE OF 54.64 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 461.64 FEET; THENCE NORTH 00° 00' 00" WEST A DISTANCE OF 45.26 TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 41' 00" AN ARC DISTANCE OF 389.22 FEET; THENCE NORTH 84° 22' EAST A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 11' 00" AN ARC DISTANCE OF 208.50 FEET; THENCE NORTH 58° 21' 00" WEST A DISTANCE OF 310.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 33' 00" AN ARC DISTANCE OF 372.84 FEET; THENCE SOUTH 73° 00' 00" WEST A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 33' 00" WEST A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 51' 00" AN ARC DISTANCE OF 306.03 FEET; THENCE SOUTH 44° 34' 00" WEST A DISTANCE OF 150.00 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 19' 00" AN ARC LENGTH OF 215.45 FEET; THENCE SOUTH 85° 00' 00" WEST A DISTANCE OF 180.00 FEET; THENCE NORTH 30° 43' 50" WEST A DISTANCE OF 384.31 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

BENCHMARK

BUREAU OF PUBLIC ROADS BEARS TABLE SET IN CONCRETE. TOP OF BARE AT THE NORTHWEST CORNER OF THE INTERSECTION OF SHEA BOULEVARD AND BEE LINE HIGHWAY. ELEVATION = 1543.72

ASSURED WATER SUPPLY

The Department of Water Resources has determined that Chaparral City Water Company has conditional presumption of an assured water supply.

ASSURANCE STATEMENT

Assurance in the form of a **CERTIFICATE OF DEEDS** NO. 8128-2967 from VALLEY NATIONAL BANK OF ARIZONA. In the amount of \$66,000.00 has been deposited with the Town Engineer to guarantee construction of the required subdivision improvements.

APPROVALS

This plat was approved by the Town Engineer and the Community Development Director.

Randy H. Hantel 1-29-93
Town Engineer Date

David J. Jones 26 JANUARY 1993
Community Development Director Date

CONVEYANCE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that MCO Properties, Inc. a Delaware Corporation, and G. William Larson and Janean Larson, husband and wife as subdivided under the name of Fountain Hills Arizona Final Plat No. 415, a portion of Section 27 Township 3 North Range 6 East of the Gila and Salt River Basins Meridian, Maricopa County, Arizona as shown platified herein and hereby publishes this plat as and for the plat of well known and true Fountain Hills Arizona Final Plat No. 415, and hereby declares that the said plat sets forth the location and given dimensions of the lots and streets constituting the same, and that each lot and street shall be known by the number and name given each respectively.

IN WITNESS MCO PROPERTIES, INC., as partial owner, has heretofore caused its name to be signed and the same to be attested by the signature of Phillip Orzway.

By: *Phillip Orzway* Date: 12-14-92
MCO PROPERTIES, INC.

NOTARY ACKNOWLEDGEMENT

State of Arizona } s.s.
County of Maricopa }
On this, the 14th day of December, 1992, before me the undersigned officer personally appeared *Phillip Orzway*, who acknowledged that he executed the foregoing instrument for the purposes contained therein.
IN WITNESS WHEREOF I hereunto set my hand and official seal.



Phillip Orzway
Notary Public
Commission Expires 12-14-94

STATE OF ARIZONA } SS
County of Maricopa }
I hereby certify that the within instrument is filed and recorded as requested of
Fountain Hills
1-29-93 3:21
In Book 358
on page 27
Witness my hand and official seal this day and year aforesaid.
By: *Maricopa Clerk*
93-57024
RECORDING NUMBER

IN WITNESS G. William Larson and Janean Larson as partial owner, has heretofore caused their name to be signed.

By: *G. William Larson* Date: 12-14-92
G. William Larson Date: 12-14-92

NOTARY ACKNOWLEDGEMENT

State of Arizona } s.s.
County of Maricopa }
On this, the 14th day of December, 1992, before me the undersigned officer personally appeared *Phillip Orzway*, and *Janean Larson*, who acknowledged that they executed the foregoing instrument for the purposes contained therein.
IN WITNESS WHEREOF I hereunto set my hand and official seal.



Phillip Orzway
Notary Public
Commission Expires 12-14-94

TOWN APPROVAL

Approved by the Town Council of Fountain Hills, Arizona, this 14th day of December, 1992.
By: *David J. Jones* Attest: *David J. Jones*
Mayor Clerk

SURVEYORS CERTIFICATION

This is to certify the survey and subdivision of the premises described and platified herein were made under my direction during the month of August, 1992, that the plat is correct and accurate, that the monuments shown herein have been located or established as described and lot corners permanently set.

George W. Nelson, L.S. #10280
444 East McDowell Road
Phoenix, Arizona 85008



ANDERSON - NELSON, INC.
CIVIL ENGINEERING - LAND SURVEYING CONSULTANTS

4441 E. McDowell Road, Phoenix, Az. 85008 (602) 273-1850
1444 East McDowell Road - Fountain Hills (602) 837-8820

DESIGNED BY *GNL* CHECKED BY *GNL* DRAWN BY *GNL* DATE *12-14-92*
SCALE: *NA* JOB NO: *107* FILE NO: *92-8*

ENGINEER

DON N. ANDERSON, JR.
P.E. No. 11289
ANDERSON-NELSON, INC.
4441 East McDowell Road
Phoenix, Arizona 85008
Phone: (602) 273-1850

OWNER/SUBDIVIDER

MCO PROPERTIES G. William Larson and Janean Larson
16838 Palisades Boulevard 12933 E. Burgin
Fountain Hills, Arizona 85248 Scottsdale, Arizona 85259
Phone: (602) 837-9650 Phone: (602) 837-0837

NOTES

- Covenants, Codes and Restrictions for Fountain Hills Final Plat No. 415 are recorded in **Book 43, 0057022**, Maricopa County Records.
- Provisions contained in Section 26.17 of the Fountain Hills Zoning Ordinance (outdoor lighting controls) will be addressed.
- Landscape and well easements will be maintained by The Plat 415 Property Owners Association.
- Certain lots within this subdivision are subject to lot to lot drainage. Lot owners will be required to pass the developed flow generated by the lot stream lots across their property.

Establishes that the HOA is responsible for maintaining the common areas.

FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 415

358-27

BEING A RESUBDIVISION OF A PORTION OF BUSINESS PARK FOUNTAIN HILLS,

ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 287, PAGE 22;

BUSINESS PARK REPLAT FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 343, PAGE 29;

FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 412-A AS RECORDED IN BOOK 158, PAGE 20;

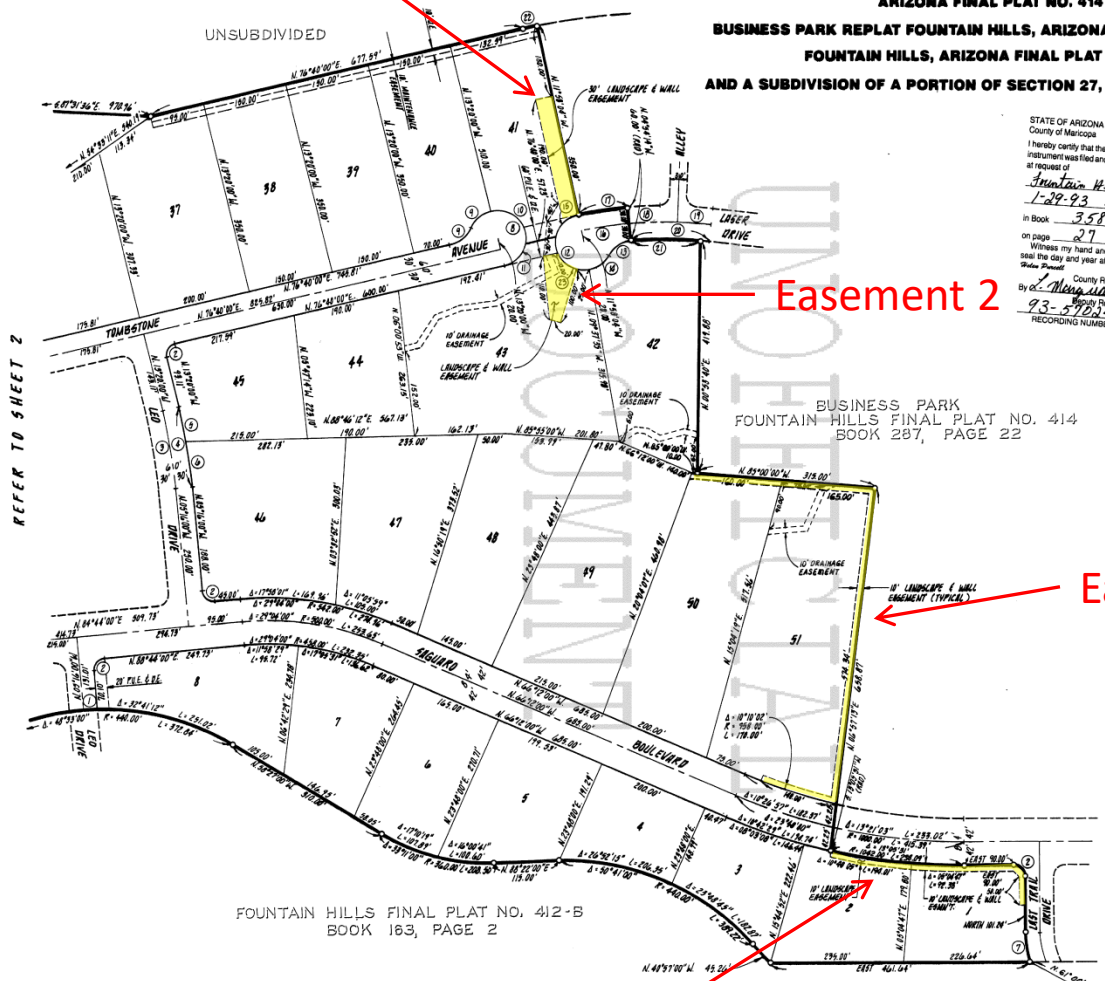
AND A SUBDIVISION OF A PORTION OF SECTION 27, T. 3N., R. 6E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

Easement 1

Easement 2

Easement 3

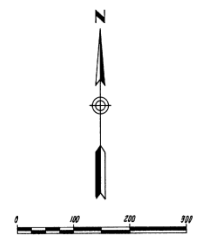
Easement 4



STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
Fountain Hills
1-22-93 3:31
in Book 358
on page 27
Witness my hand and official
seal this day and year aforesaid
Sharon Priddy
County Recorder
By *Mary Abbott*
93-57024
RECORDING NUMBER

CURVE TABLE THIS SHEET

NO.	DELTA	RADIUS	ARC LENGTH
1	03° 15' 32"	440.00'	25.03'
2	90° 00' 00"	20.00'	31.42'
3	08° 04' 00"	1000.00'	140.79'
4	08° 04' 00"	1030.00'	145.01'
5	03° 30' 19"	1030.00'	63.01'
6	04° 33' 41"	1030.00'	82.00'
7	17° 53' 21"	175.00'	54.64'
8	233° 07' 48"	90.00'	203.44'
9	53° 07' 48"	50.00'	46.36'
10	113° 34' 41"	50.00'	99.12'
11	66° 25' 19"	50.00'	57.96'
12	229° 40' 47"	50.00'	200.43'
13	56° 44' 37"	50.00'	49.52'
14	82° 01' 16"	50.00'	45.40'
15	67° 32' 44"	50.00'	58.94'
16	07° 03' 50"	700.00'	86.30'
17	07° 03' 50"	730.00'	90.00'
18	06° 55' 44"	700.00'	84.65'
19	04° 48' 30"	700.00'	58.74'
20	11° 44' 14"	670.00'	137.25'
21	10° 27' 16"	670.00'	122.25'
22	01° 21' 56"	1080.00'	25.74'
23	110° 06' 47"	90.00'	96.09'



ANDERSON - NELSON, INC.
CIVIL ENGINEERING - LAND SURVEYING

CONSULTANTS
4441 E. McDowell Road, Phoenix, AZ 85008 (602) 273-1850
BULLHEAD CITY (802) 793-7372 FOUNTAIN HILLS (802) 837-3332

FINAL PLAT NO. 415

DRAWN BY: *AM* DATE: *1/22/93* CHECKED BY: *ANDERSON & NELSON* SHT. *3*
DESIGNED BY: *AM* DATE: *1/22/93* CHECKED BY: *ANDERSON & NELSON* OF *3*
APPROVED BY: *AM* DATE: *1/22/93* CHECKED BY: *ANDERSON & NELSON*
SCALE: *1"=50'* JOB NO: *207* FILE NO: *34-14*

FOUNTAIN HILLS, ARIZONA

FINAL PLAT NO. 415

BEING A RESUBDIVISION OF A PORTION OF BUSINESS PARK FOUNTAIN HILLS,

358-27

ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 287, PAGE 22;

BUSINESS PARK REPLAT FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 414 AS RECORDED IN BOOK 343, PAGE 29;

FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 412-A AS RECORDED IN BOOK 158, PAGE 20;

AND A SUBDIVISION OF A PORTION OF SECTION 27, T. 3N., R. 6E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

UNSUBDIVIDED

HOA COMMON SPACE
Zoned OSR

Easement 5

FOUNTAIN HILLS FINAL PLAT NO. 412-A
BOOK 158 PAGE 20

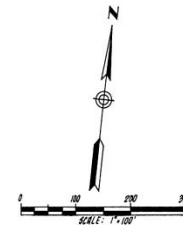
FOUNTAIN HILLS FINAL PLAT NO. 412-B
BOOK 163, PAGE 2


CURVE TABLE THIS SHEET

NO.	BEOTA	RADIUS	ARC LENGTH
1	87° 34' 17"	20.00'	32.97'
2	90° 00' 00"	20.00'	31.42'
3	93° 03' 29"	20.00'	32.48'
4	03° 15' 23"	440.00'	25.01'
5	09° 20' 53"	440.00'	71.79'
6	07° 28' 40"	360.00'	46.98'
7	24° 40' 48"	290.00'	124.92'
8	02° 23' 17"	360.00'	15.00'
9	17° 46' 38"	440.00'	136.52'
10	05° 28' 05"	842.00'	80.36'
11	13° 57' 44"	360.00'	87.72'
12	07° 51' 23"	758.00'	103.94'
13	07° 07' 11"	360.00'	44.73'
14	06° 50' 33"	360.00'	42.99'
15	06° 43' 45"	800.00'	93.96'
16	00° 37' 41"	842.00'	9.23'
17	10° 46' 48"	335.00'	63.03'
18	11° 04' 42"	300.00'	58.01'
19	11° 27' 31"	265.00'	53.00'
20	06° 29' 23"	265.00'	30.02'
21	04° 58' 07"	265.00'	22.98'
22	27° 54' 34"	45.00'	21.92'
23	77° 08' 59"	45.00'	60.88'
24	237° 48' 24"	45.00'	196.77'
25	132° 15' 00"	45.00'	103.87'
26	51° 19' 04"	45.00'	40.30'
27	11° 27' 32"	275.00'	55.00'
28	02° 56' 27"	958.00'	49.17'
29	01° 33' 52"	970.00'	26.49'
30	06° 30' 08"	970.00'	110.08'
31	08° 04' 00"	970.00'	136.57'
32	05° 20' 25"	430.00'	40.08'
33	14° 39' 35"	430.00'	110.02'
34	20° 00' 00"	430.00'	150.10'
35	20° 00' 00"	400.00'	139.63'
36	20° 00' 00"	370.00'	129.15'
37	15° 15' 00"	470.00'	125.10'
38	15° 15' 00"	500.00'	133.08'
39	15° 15' 00"	530.00'	141.07'

STATE OF ARIZONA)
County of Maricopa) SS
I hereby certify that the within
instrument was filed and recorded
at request of
Fountain Hills
1-19-93 3:21
in Book 358
on page 27
Witness my hand and official
seal this day and year aforesaid.
Plate Provided
County Recorder
By [Signature]
93-57042
RECORDING NUMBER

REFER TO SHEET 3





ANDERSON - NELSON, INC.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
4441 E. McDowell Road, Phoenix, AZ 85008 (602) 273-1850
BALDHEAD CITY (602) 783-7372 - FOUNTAIN HILLS (602) 837-3332

FINAL PLAT NO. 415

Drawn by <u>[Signature]</u>	Checked by <u>[Signature]</u>	Reviewed by <u>[Signature]</u>	Date <u>[Date]</u>
Designed by <u>[Signature]</u>	Title <u>[Title]</u>	Project <u>[Project Name]</u>	Sheet <u>[Sheet No.]</u> of <u>[Total Sheets]</u>

SCALE: [Scale] X 200 = [Scale] FILE NO. [File No.]

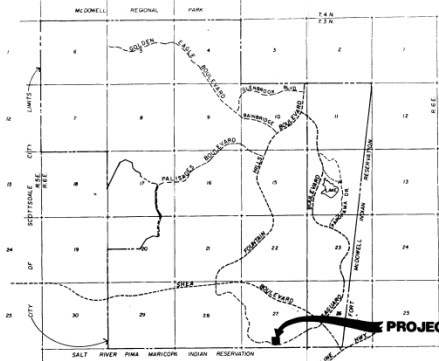
**BUSINESS PARK REPLAT
FOUNTAIN HILLS, ARIZONA FINAL PLAT NO. 414
BEING A REPLAT OF LOTS 46, 47, 51, & 52 AS RECORDED IN BOOK 287, PAGE 22, M.C.R.
A REPLAT OF A PORTION OF SECTION 27, T. 3 N., R. 6 E., G. & S.R.B. & M.
MARICOPA COUNTY, AZ.**

FOUNTAIN HILLS
FINAL PLAT
412 - A
BK 158 PG 20

**HOA COMMON SPACE
Zoned Industrial**

**Common Area (entry)
Zoned IND 1**

NOTE: REPLAT HAS 4 LOTS AND CONTAINS 9.754 ACRES



VICINITY MAP

COUNTY APPROVAL

Approved by the Board of Supervisors of Maricopa County, Arizona, this 27th day of October, 1988.

By: [Signature] Attest: [Signature]
Chairman Clerk

CERTIFICATE OF COUNTY ASSESSOR

I, the undersigned, as a Deputy County Assessor, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that M.C.O. PROPERTIES, INC. & J.R.P.A.I., as designated on the plat is owner of the property as shown on the plat and more particularly described as Assessor's parcel number: 71-1-27A, 27A, 27B, & 27C.

By: [Signature] Date: 10-27-88
Deputy County Assessor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, as a Deputy County Treasurer, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that there are no tax liens on any of the parcels comprising the plat, or listed in the assessors certification with the following exceptions:

By: [Signature] Date: 10-31-88
Deputy County Treasurer

CERTIFICATE OF COUNTY HIGHWAY DEPARTMENT

ASSURANCE STATEMENT
PAYING WATER, SEWER, AND ELECTRIC SERVICES IN THE PLANNED AREA OF DEVELOPMENT ARE EXISTING AND APPROVED.

By: [Signature] Date: Oct. 27, 1988
City Engineer

SURVEYOR'S CERTIFICATION

This is to certify the survey and subdivision of the premises described and platted hereon were made under my direction during the month of July, 1988; that the plat is correct and accurate; that the monuments shown hereon have been located or established as described and the lot corners permanently marked.

By: [Signature]
Don N. Anderson, Jr., U.S. 16098
4441 East McDowell Road
Phoenix, Arizona 85008



ASSURED WATER SUPPLY

The Department of Water Resources has determined that Chaparral City Water Company has a conditional presumption of an assured water supply.

CURVE TABLE

NO.	Δ	R	L	T
1	90°00'00"	20.00	31.42	20.00
2	06°50'00"	1280.00	152.66	76.42
3	06°50'00"	1268.00	152.87	75.52

LEGEND

- - SURVEY MONUMENT FOUND
- - SURVEY MONUMENT SET
- P.U.E - PUBLIC UTILITIES EASEMENT

CONVEYANCE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M.C.O. PROPERTIES, INC., A DELAWARE CORPORATION, AND SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AS OWNERS, HAVE SUBDIVIDED A PORTION OF THE BUSINESS PARK FOUNTAIN HILLS, ARIZONA, FINAL PLAT NO. 414, PART OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN REPLATED HEREON, AND HEREBY PUBLISHES THIS REPLAT AND HEREBY DECLARES THAT THIS REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND NUMBER GIVEN EACH, AND ASSESSMENTS TO BE PROVIDED FOR PURPOSES INDICATED ON SAID REPLAT.

IN WITNESS WHEREOF, M.C.O. PROPERTIES, INC., AND SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AS OWNERS, HAVE HERETOBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF K. MICHAEL SHODRASS, M.C.O. PROPERTIES, INC., AND THOMAS W. DEGRAZIA, SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT.

[Signature] M.C.O. PROPERTIES, INC. Date: 10/10/88
[Signature] SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT Date: 10/2/88

88 604586

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 27th day of October, 1988, before me, the undersigned officer, personally appeared [Signature] who acknowledged that he executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF I hereby set my hand and official seal.



[Signature]
Notary Public
My Commission Expires April 29, 1991

STATE OF ARIZONA
COUNTY OF MARICOPA
I hereby certify that the above is a correct and true copy of the original as recorded at my office.
M.C.O. Properties
DEC 13 1988 4:00
in Book 327
on page 47
Witness my hand and official seal at my office this 27th day of October, 1988.
By: [Signature]
County Clerk

On this 3rd day of October, 1988, before me, the undersigned officer, personally appeared [Signature] who acknowledged that he executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF I hereby set my hand and official seal.

[Signature]
Notary Public
My Commission Expires 2/27/89

ENGINEER

DON N. ANDERSON, JR.
P. E. NO. 11289

ANDERSON-NELSON, INC.
4441 E. McDowell Road
Phoenix, Arizona 85008
Phone: (602) 273-1850

OWNER
M.C.O. PROPERTIES, INC.
16838 PALISADES BOULEVARD
FOUNTAIN HILLS, ARIZ. 85048
PHONE: (602) 837-9660

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT
P.O. BOX 25025
PHOENIX, ARIZONA 85072-1025
PHONE: (602) 236-8888

NOTE:
1. PROVISIONS CONTAINED IN SECTION 2318 OF MARICOPA COUNTY ZONING CODE (OUT DOOR LIGHTING) WILL BE ADHERED TO.

ZONING

I-1

BUILDING SETBACKS

FRONT - 10 FEET
INTERIOR SIDE - NONE
CORNER SIDE - 10 FEET
REAR - NONE

BENCHMARK

EAST 1/4 CORNER OF SECTION 27,
ELEVATION = 1586.21

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE NORTH RIGHT-OF-WAY LINE OF SAGUARDO BOULEVARD ADJACENT TO LOT 47 AS SHOWN ON FINAL PLAT NO. 414 AS RECORDED IN BOOK 287, PAGE 22, MARICOPA COUNTY RECORDS ARIZONA.



SCALE: 1"=100'




BUSINESS PARK REPLAT

Anderson-Nelson
CIVIL ENGINEERING, LAND PLANNING, CONSULTANTS
PHOENIX, ARIZONA 273-1850

DRAWN BY: [Signature] DATE: 7/28/88 SHEET: 1 OF 1
SCALE: 1"=100'
APPROVED: [Signature]

PC 4420



Wall #1 - per FH zoning,
requires maintaining or
replacement. Cannot be
removed.

Wall #2 - per FH zoning,
requires maintaining or
replacement. Cannot be
removed.

Wall #1 (required)



Wall #2 (required)





Wall #4 - per FH zoning, does not require maintaining. Can be removed.

Wall #3 - Per FH zoning, requires maintaining or replacement. Cannot be removed.

Wall #3 (required)



Wall #4 (not required)

