\supset FINAL PLAT

VICTORIA PHASE \mathcal{N} PARCEL

17 OCOTILLO

> QUEEN CREEK ROAD 5

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,
T. 2 S., R. 7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Lot Areas

Lot 3

ot 22	ot 21	ot20	ot 19	ot 18	ot 17	ot16	ot 15	ot 14	ot 13	ot 12	ot 11	-ot 10	et9	-ot8	ot7	-ot6	ot5	014	ot3	ot2	ot1
18,400	18,649	19,000	19,200	19.200	19,000	19,000	23,099	26,357	22,342	19,192	19,000	19,000	19,200	19,200	19,000	19,479	19,448	19,433	19,418	19,402	19,714
٠ <u>+</u>	s.f.	9				g . +	 		 					s . +			s.f.	. +	s.t.	. .	
0.4224	0.4281	0.4362	0.4408	0.4408	0.4362	0.4362	0.5303	0.6051	0.5129	0.4406	0.4362	0.4362	0.4408	0.4408	0.4362	0.4472	0.4465	0.4461	0.4458	0.4454	0.4526
CCLGG	ccres	cores	ocres	gcres	gcres	ocres	gores	ocres	ocres	geres	acres	ocres	gores	gcres	acres	ocres	gcr es	gcres	acres	gor es	gcres

Tract Use Table

		_			
TOTAL	6	<u> </u>	8	۶	TRACT
	TO BE DEDICATED TO THE TOWN OF QUEEN CREEK	LANDSCAPE	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., IRRIGATION ESMT. & SEWER ESMT.	LANDSCAPE, DRAINAGE, RETENTION, MULTI-USE TRALL, P.U.E., HRRIGATION ESMT., SEWER ESMT. & EQUESTRIAN TRAIL ESMT.	USAGE
341,853 sf 7.8478 ocres	128,036 sf 2.9393 acres	2,071 af 0.0475 gcres	55,903 sf 1.2833 acres	155,843 sf 3.5777 acres	AREA

0.4270 0.4270 0.4224 0.4224

Legal Description

A portion of the Northeast Quarter of the Southeast Quarter of Section 17, Tomaship 2 South, Range 7 East of the Gile and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BECHNING at the Southeast corner of the Southeast Quarter of said Section 17; there NOO'SE2'W (on assumed bering), along the East line of the Southeast Quarter of said Section 17, for a distance of 1337.56 feet, to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17 and the POINT OF BECINNING.

Phones along the South line of the Northeast Quarter of the Southeast Quarter of a set Section 17, 2899-1817W, for a distance of 1922.24 feet to the Southeast Courter of the Northeast Quarter of the Southeast Quarter of an Section 17, there along the settle line of the Northeast Quarter of an Section 17, the section of 1922.25 feet there is benefit or put when the line of the Northeast Quarter of 1922.25 feet to the East line of the Northeast Quarter of 1922.25 feet to the Section 17, there along and East line, \$20058272. For a sed Section 17, there along and East line, \$20058272. For a sed control of 1932.35 each to the Section 17, there along and East line, \$20058272. For a sed control of 1932.35 each to the Patrick Section 17, there along and East line, \$20058272. For a sed control of 1932.35 each to the Patrick Section 17, there along and East line, \$20058272. For a sed control of 1932.35 each to the Patrick Section 1932.

EXCEPT any portion lying within the property described in Warranty Deed recorded in Document No. 2003–1220189

TOTAL	6	입		>	TRACT
	TO BE DEDICATED TO THE TOWN OF QUEEN CREEK	LANDSCAPE	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., IRRIGATION ESMT. & SEWER ESMT.	LANDSCAPE, DRAINAGE, RETENTION, MULTI-USE TRAIL, P.U.E., IRRIGATION ESMT., SEWER ESMT. & EQUESTRIAN TRAIL ESMT.	USAGE
341,853 sf 7.8478 ccres	128,036 sf 2.9393 acres	2,071 af 0.0475 gcres	55,903 of 1.2833 acres	155,843 sf 3.5777 acres	AREA

Dedication

COUNTY OF MARICOPA STATE OF ARIZONA

from all other by these greaters Spectra, the, on this per copyration, on one-by the standards under the scales and Statistical FAREDL (1) or position of the schematic district of the Scales and Statistical FAREDL (1) or position of the schematic district of the Scales and Statistical FAREDL (1) or position of the schematic AREDRO CANALY, AREDRO CANALY, AREDRO CANALY, and the observed and schematic AREDRO CANALY, AREDRO CANALY, AREDRO CANALY, and the position are also the schematic of the large of scales and the schematic and the schematic control of the schematic

in Witness Whereof: Specres Inc., on Artona corporation, as owner has caused its company name to be affixed and the same to be atteited by the alignature of the understaged manager thereunto duly authorized this 14 day or

Specres, Inc., an Arizona corporation, as owner

William S Sun Q

State of Arizona) SS County of Maricopa) SS Acknowledgment

on. 2 4 4 doy of ... 4 202 L. before me the widersigned motory public, appeared, filtimo S. Lund sho advantately of himself to be the President of Special Royal Royal Royal Company and advantation, and advantage, and advantage, and advantage, and advantage of the thing sho you be short controlled so to do, secured the foreigning instrument for the purposes therein continuous.

Notary Public: Landra K. ander hereunto set my hand and official seal. In Witness Whereof:

My Commission expires: 9-15-97













- 12. Drainage shall conform to the Master Drainage Flow when approximated by many the Town. Flow shall be transmitted by many the first Flow seaments and tracts to drainage flosifiles shown in said Plan. These tracts will be maintained by "Victoria PHASE 2 Homeowers Association.
- The Town of Queen Creek is not responsible for and will not accept marketnenize of any private landscaped crees, within this project. Landscape maintenance of all Techs, Actival and Collector Registra-Ci-ray shall be the responsibility of the Community Association.

On this 1,55th only of New 2,000 to the state of the product of the product of the product of the state of the product of the sillings of New PASS 2 income are Associated to the the product of the sillings of New PASS 2 income more Association and desired explanged that fine, or also officer, being duty outherized du to the purposes continued the term.

COUNTY OF MARICOPA STATE OF ARIZONA

Acknowledgment

My commission expires:

Sandra J. Nasgeli

2008 السلسلهم

In witness whereof: I hereunto set my hand and official seal.

Total Lots 877,900 s.f. 20.1539 acres
Total Tracts 341,853 s.f. 7.8478 acres
RW 258,782 s.f. 5.9403 acres
Total 1,478,515 s.f. 33.9420 acres

1,478,515 s.f. 33.9420 acres

19,870 26,448 18,066 4 155,843 3 55,903 5 1,129 3 314

0.4561 0.6072 0.4147 3.5777 1.2833 0.0259

Construction within public utility eparamets shall be limited to utilities, removable fences & offerse, Lots within its subdividual hove public utility eparaments within the sideyard. No pools, waits or permanent structures may be constructed within the public utility eparament.

This subdivision is located within the Queen Creek Water Company service area. A certificate of assured water supply has been granted by the Arican Department of Water Resources, Application No. 27-401058.0000.

Assured Water Supply

amec[©]

VICINITY MAP

21 ELLSWORT

22

Approvals

WHITE I

Attastiferenteniletanin 16-13-06 Date 5-11-06 Date

AMEC Infrastructure, Inc.

4435 EAST HOLMES AVENUE MESA, ARIZONA 85206 PHONE (480) 830-3700 FAX (480) 830-3903

- No structures of any kind may be constructed, nor any vegetation planted or be allowed to grow, within drainage easements which would impede the flow of water through the
- This site is new Millions Collewy Arport, but to its proteints to Millions Collewy Arport, the site is Bully to experience; to williams Collewy Arport, the site is Bully to experience that the many be of control to some indeficults. The nix of derival consists of copys, commercial, comparatis, person and evolution and milliony are controlled to the control of the
- 4. This alte is near orop dusting operations. General ogitature operations also exist in the area and this late may be subject to noise, dust are apssaily often memby sescolated with agricultural operations. Additionally, this sits is located in on area where there are circuit operations associated with agriculture.

Freed Bouting home

Manua & Leubrer

- This subdivision lies in the vicinity of the Union Pocific Railway lime. This railway line experiences of least 10 trains per day, All bullets are encouraged to use presently accepted mode/found attenuation measures in construction of all buildings within 300 rest of the railway line.
- This subdivision is subject to Declaration of Covenants, Conditions and Restrictions for the Victoria PHASE 2 Homeowners Association, Inc. as reacrded in the Records of the Maricopa County Recorders Office, Document Number dCoMcDc16661
- No two-story dwelling units shall be permitted along any arterial street frontage. Building set backs shall be 22-feet-for-one-story units and 35-feet for two-story units that back onto any local or collector street frontage.
- All retention basins must drain within 36 hours after a storm. The owner of any such basin failing to meet this requirement must take corrective action to bring the basin into compliance.
- Individual Flood plain use permits shall be obtained from the Maricopa County Flood Control District for each lot in the 100 year flood hazard zone until E.E.M. Issues a letter of map revision removing each lot from Flood Zone A.
- No basement homes shall be permitted within the 100 year flood hazard zone until a Letter of Map revision is issued.
- #4 Rebor, a minimum of 16 inches in length shall be set of all lot comes, angle points and points of come for each lot within the subdivision prior to any lot seles. Perminent breas co in concrete mountents shall be set of all subdivision points which are located in the public rights—of—say. These are to be piaced according to MAC standards.

Office Willis

6-12-06 Date

By this ratification, <u>C.Dul. Util 18-y-t</u> duly elected president of the Victoria PHASE 2 Homeownern Association, admonfadges the responsibilities deficitly liverin.

A L / / **

General Notes

Assurance Statement. Assurance in the form of a later. A round from Mills Fudg. in the mount of \$1,000 flows been with the Tool Episcent to guarantee construction of the subdivision improvements.

Specres, Inc. 7005 N. 68th Place Paradise Valley, AZ 85253 Developer / Owner

FINAL PLAT

VICTORIA PHASE 2, PARCEL 1

Basis of Bearing

The basis of bearing is the East line of the Southeast Quarter of Section 17, Township 2 South, Range 7 East of the Gila and Soit River Meridian, using a bearing of North 00'58'27' West.

Final Plat Certification

I. Paul M. Sovers, hereby certify that I can a Registered Lord Surveyor in the State of Artorac, that I had part co-sensiting of two (2) sheets corneally represents a survey performed by AREC infrastructura, inc. Jamps to month of Seglember 2010; that the survey is true and complete on allower, that the boundary moniments shown outloop what as allower or will be set (and their positions are contract and countries as shown; and that said moniments are sufficient, to enable the servey to be extracted.



BOOK 849 PAGE 30

PROJECT NO. 01 2001 125

2006 – 0882152 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

SHEET NO.

1 of 2

