

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "JACKRABBIT ESTATES" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "JACKRABBIT ESTATES", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES ALL STREETS TO THE PUBLIC FOR USE AS SUCH, AND GRANTS THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

AN EASEMENT IS HEREBY GRANTED TO ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDED ELECTRICAL, SEWER, GAS, WATER, CABLE TELEVISION OR TELEPHONE SERVICE, IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UNDERGROUND PUBLIC UTILITIES.

TRACTS "A" THROUGH "S" ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.

DRAINAGE EASEMENTS AND DRAINAGE TRACTS AS PLATTED HEREON, ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING, INSPECTING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CULVERTS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES LOCATED THEREON.

NON-EXCLUSIVE PERPETUAL WATER EASEMENTS ("EASEMENTS"), AS DESCRIBED IN THE PLAT, ARE HEREBY GRANTED TO ARIZONA-AMERICAN WATER COMPANY, AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTEE SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED, ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE WATER EASEMENTS; PROVIDED, HOWEVER, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES. THE WATER EASEMENTS ARE GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENTS. BY ACCEPTING THE EASEMENTS, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

IN WITNESS WHEREOF:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 25 DAY OF October, 2005

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP,

BY: *[Signature]*
Its: AUTHORIZED AGENT

BY: *[Signature]*
Its: AUTHORIZED AGENT

ACKNOWLEDGEMENT:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP,

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ACKNOWLEDGED BEFORE ME THIS 25 DAY OF October, 2005 by Lewis F. Buddy Satterfield and Dave Garcia, THE AUTHORIZED AGENTS OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

[Signature]
NOTARY PUBLIC

NOTARY SEAL/STAMP

ASSURANCE STATEMENT:

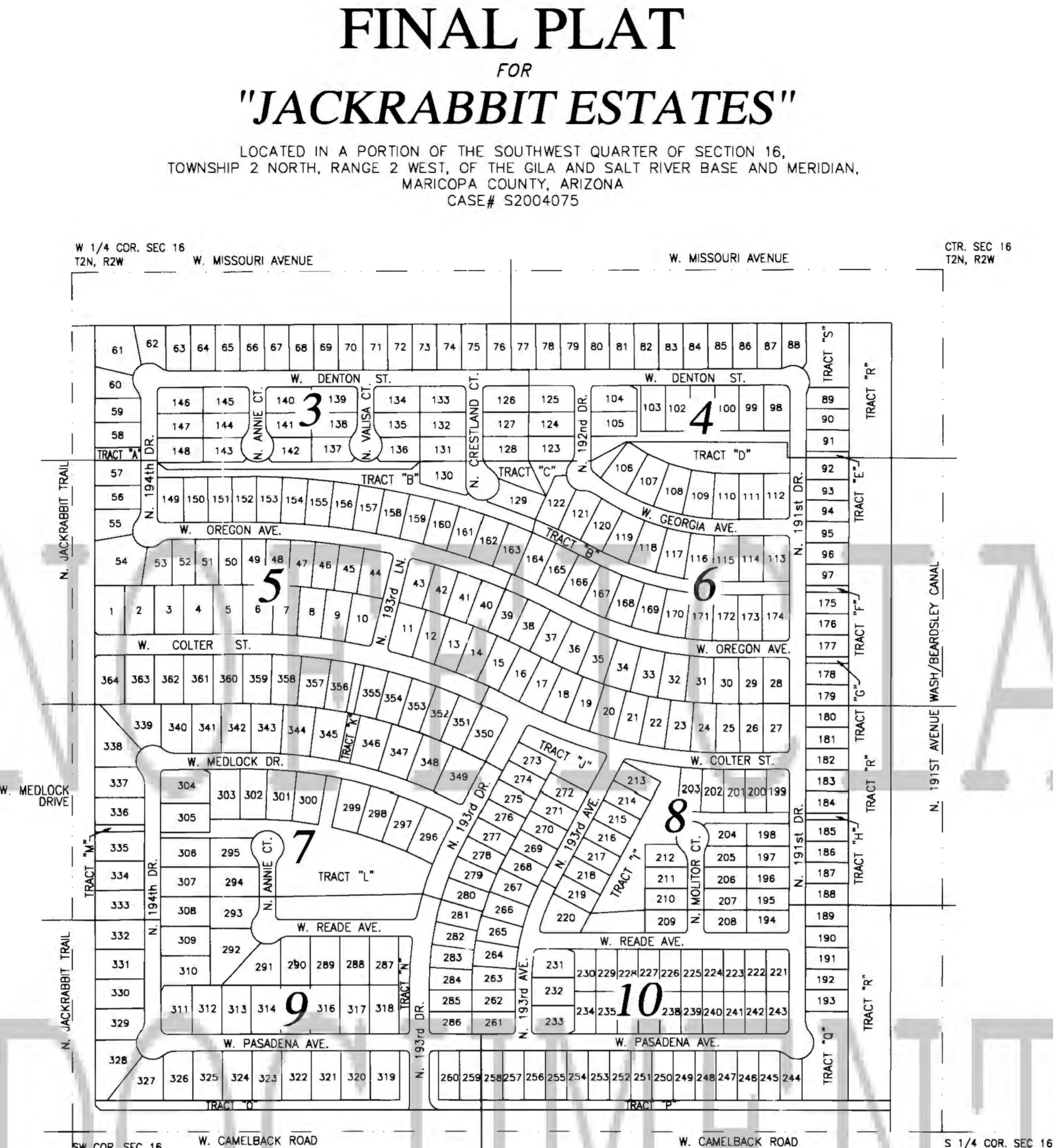
SATISFACTORY ASSURANCE IN THE FORM OF SUBDIVISION BOND FROM ARCH INSURANCE CO. IN THE AMOUNT OF \$4,502,000.00 HAS BEEN PROVIDED TO GUARANTEE DRAINAGE, PAVEMENT, WATER AND SEWER SERVICES IN THE SUBDIVISION. ELECTRIC SERVICE HAS BEEN ASSURED BY ARIZONA PUBLIC SERVICE.

[Signature] 10/28/05
COUNTY ENGINEER DATE

CERTIFICATION OF COUNTY ASSESSOR:

I, THE UNDERSIGNED, AS DEPUTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THE OFFICE REFLECT THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS DESIGNATED ON THIS PLAT ARE THE OWNERS OF THE PROPERTY AS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 302-28-0010, 003A & 005A

[Signature] 11-10-05
DEPUTY COUNTY ASSESSOR DATE



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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 1761469
11/21/2005 01:20 PM

CERTIFICATION OF COUNTY TREASURER:

I, THE UNDERSIGNED, AS DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THE OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPOSING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

[Signature] 2-16-2005 502-28-005A
DEPUTY COUNTY TREASURER DATE

APPROVAL:

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA THIS 21st DAY OF November, 2005.

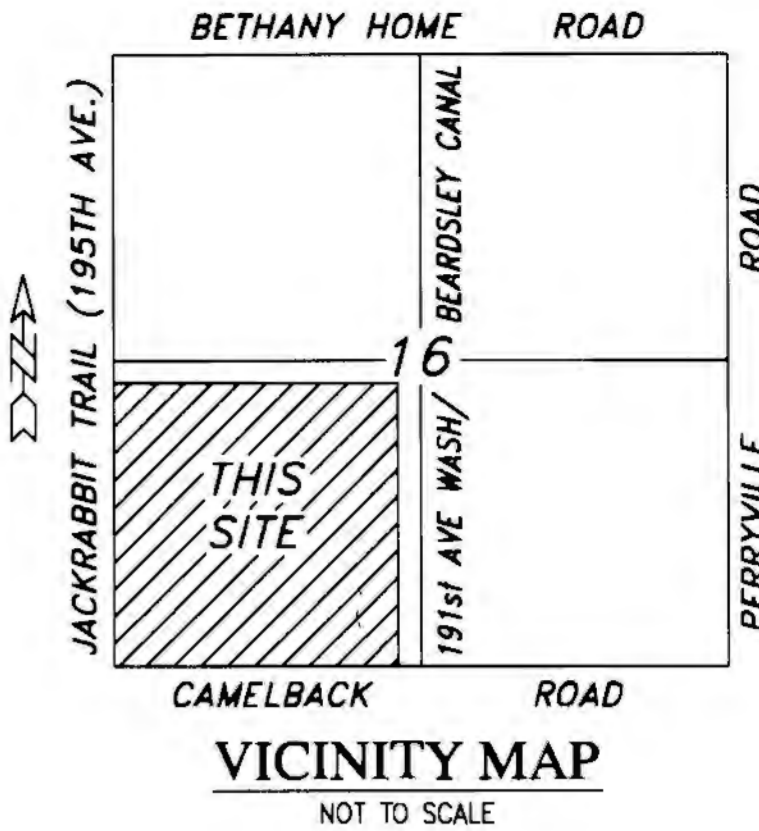
BY: *[Signature]* ATTEST: *[Signature]*
CHAIRMAN CLERK

FINAL PLAT
FOR
"JACKRABBIT ESTATES"

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CASE # S2004075

SITE DATA:

ZONING: R1-10 R.U.P.D.
GROSS ACREAGE: 140.83 ACRES
TOTAL # OF LOTS: 364
TOTAL # OF TRACTS: 19



SHEET INDEX

1 COVER SHEET
2-10 FINAL PLAT

OWNER/DEVELOPER

SHEA HOMES
8800 N. GAINES CENTER DR., SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 348-6133
CONTACT: BRAD TERRY

ENGINEER

UNITED ENGINEERING GROUP
4505 E. CHANDLER BLVD., SUITE 170
PHOENIX, ARIZONA 85048
PHONE: (480) 705-5372
FAX: (480) 705-5372
CONTACT: CHRISTOPHER F. LENZ, P.E.

ENGINEER'S FINISHED PAD CERTIFICATION:

ALL PAD ELEVATIONS SHOWN ON THESE PADS ARE FREE FROM INUNDATION DURING THE 100-YEAR PEAK RUNOFF EVENT.

ENGINEER'S CERTIFICATION:

I CERTIFY THAT HISTORICAL DRAINAGE PATTERN AND CHARACTERISTICS OFF-SITE OF THE PROPOSED DEVELOPMENT HAVE BEEN MAINTAINED.



BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, T2N, R2W, BEARING BEING N00°00'00".

GENERAL NOTES:

- 1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 2. THE MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 14 INCHES ABOVE THE LOW OUTFALL OF THE LOT. ALL FINISH FLOOR ELEVATIONS ARE FREE FROM INUNDATION DURING THE 100-YEAR PEAK RUNOFF EVENT.
- 3. DRAINAGE TRACTS AND/OR EASEMENTS AS PLATTED HEREON ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE AREA SET ASIDE FOR DRAINAGE TRACTS AND/OR EASEMENTS. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE TRACTS/EASEMENTS.
- 4. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- 6. STRUCTURES AND LANDSCAPING AT "T" TYPE PRIVATE ROADWAY INTERSECTIONS CONTROLLED WITH STOP SIGNS WITHIN A 25' x 25' TRIANGLE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
- 7. OUTDOOR LIGHTING TO CONFORM WITH MARICOPA COUNTY ZONING ORDINANCE SECTION 1112.
- 8. THE FINAL PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT, #S2004011 AS AMENDED BY Z2005053.
- 9. FIRE PROTECTION WILL BE PROVIDED BY RURAL METRO FIRE DEPARTMENT.
- 10. FISSURES MAY BE PRESENT ON THE SITE.
- 11. CONSISTENT WITH ARS PARAGRAPH 28-848(A), WRITTEN NOTIFICATION SHALL BE PROVIDED TO ALL FUTURE HOMEOWNERS THAT THEY ARE LOCATED WITHIN THE STATE-DEFINED TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AND MAY BE SUBJECT TO LOUD NOISE FROM MILITARY AIRCRAFT. SUCH NOTIFICATION SHALL BE RECORDED ON ALL FINAL PLATS AND BE POSTED IN A PROMINENT LOCATION IN THE JACKRABBIT ESTATES HOME SALES OFFICE(S) IF ONE EXISTS.
- 12. ALL HABITABLE BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO ATTAIN A NOISE REDUCTION LEVEL AS PER ARS PARAGRAPH 28-848(B).
- 13. THE SUBJECT FINAL PLAT CONTAINS PHASES 1-3 AS SHOWN ON THE APPROVED PRELIMINARY PLAT AND WILL BE DEVELOPED CONCURRENTLY.

ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE ARIZONA AMERICAN WATER COMPANY SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

CERTIFICATION:

I, JAMES M. MURPHY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 10 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2004, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ALL LOT CORNERS HAVE BEEN, OR WILL BE, PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

BY: *[Signature]* DATE: 10-26-05
REGISTERED LAND SURVEYOR
REGISTRATION #16874

4505 E. Chandler Blvd
Suite 170
Phoenix, AZ 85048
Phone: (480) 705-5372
Fax: (480) 705-5376
www.ueneg.com
ueg
united engineering group

NO.	DATE	DESCRIPTION
1	6/4/04	PLANNING REVISIONS
2	9/15/04	PLANNING REVISIONS
3	7/7/05	PLANNING REVISIONS

FINAL PLAT
JACKRABBIT ESTATES
MARICOPA COUNTY, ARIZONA

JOB No.: 10128
DATE: 12/2/02
DESIGNED BY: BLM
DRAWN BY:
CHECKED BY:
FILENAME: FINAL PLAT
PATH: U:\

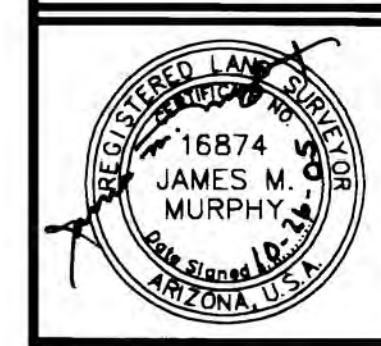


FP1
SHEET 1 OF 10
PROJECT NUMBER
10128

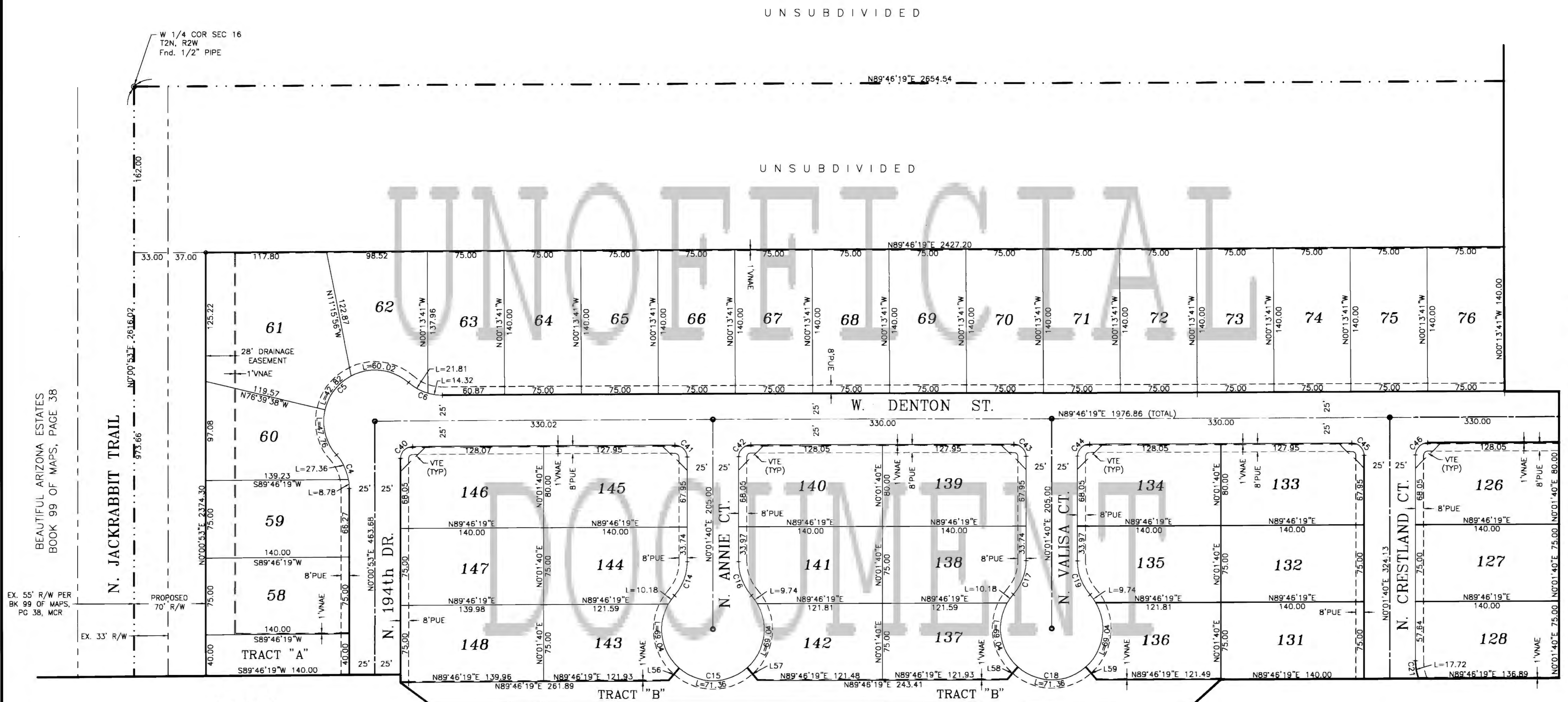
NO.	REVISIONS DESCRIPTION	DATE
1	PLANNING REVISIONS	6/4/04
2	PLANNING REVISIONS	9/16/04
3	PLANNING REVISIONS	2/7/05

FINAL PLAT
JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

JOB No.:	10128
DATE:	12/2/02
DESIGNED BY:	BLM
DRAWN BY:	
CHECKED BY:	
FILENAME:	FINAL PLAT
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FP3
 SHEET 3 OF 10
 PROJECT NUMBER
 10128



UNSUBDIVIDED

UNSUBDIVIDED

MATCH SHEET 5

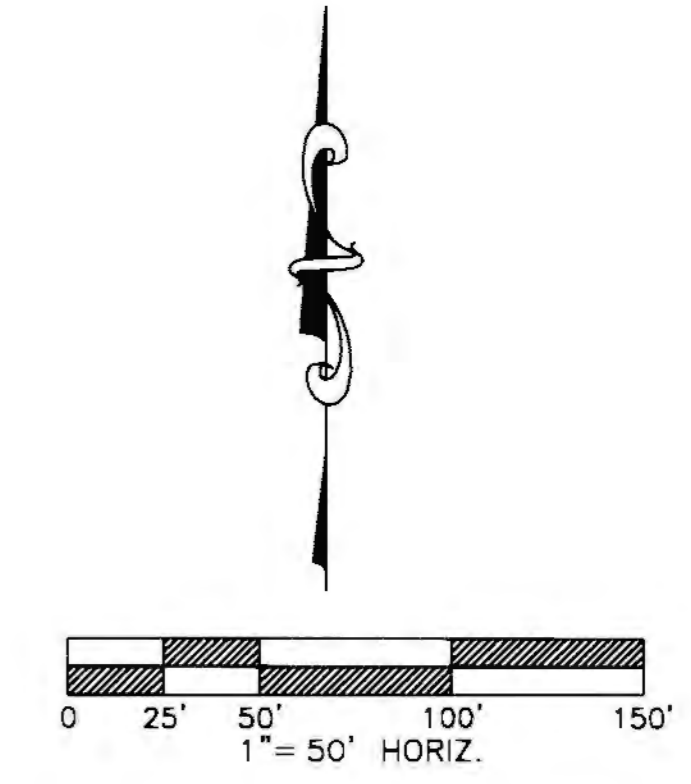
LEGEND

- MONUMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- ⊙ FOUND MONUMENT (TYPE SHOWN)
- 1/2" REBAR TO BE SET
- CENTER LINE MONUMENTATION, SET BRASS CAP UPON COMPLETION OF JOB, PER MAG. STD. DTL. 120-1, TYPE "B", UNLESS OTHERWISE NOTED.
- PUE PUBLIC UTILITY EASEMENT
- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C4	41°24'18"	50.00	36.13	18.90
C5	172°34'18"	50.00	150.60	770.24
C6	41°24'35"	50.00	36.14	18.90
C14	41°24'35"	50.00	36.14	18.90
C15	262°49'09"	50.00	229.35	-56.69
C16	41°24'35"	50.00	36.14	18.90
C17	41°24'35"	50.00	36.14	18.90
C18	262°49'09"	50.00	229.35	-56.69
C19	41°24'35"	50.00	36.14	18.90
C21	60°00'00"	50.00	52.36	28.87
C40	89°45'26"	12.00	18.80	11.95
C41	90°15'21"	12.00	18.90	12.05
C42	89°44'39"	12.00	18.80	11.95
C43	90°15'21"	12.00	18.90	12.05
C44	89°44'39"	12.00	18.80	11.95
C45	90°15'21"	12.00	18.90	12.05
C46	89°44'39"	12.00	18.80	11.95

LINE	BEARING	DISTANCE
L56	N40°39'32"E	16.14
L57	N41°06'54"W	16.14
L58	N40°39'32"E	16.14
L59	S41°06'54"E	16.14

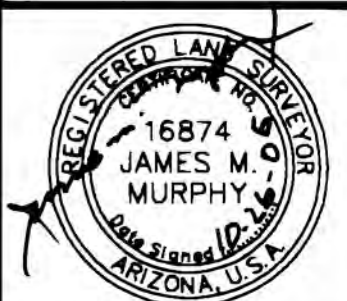
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 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-1761469
 11/21/2005 01:20 PM



NO.	DESCRIPTION	DATE
1	PLANNING REVISIONS	6/4/04
2	PLANNING REVISIONS	9/16/04
3	PLANNING REVISIONS	2/7/05

FINAL PLAT
JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

JOB No.: 10128
 DATE: 12/2/02
 DESIGNED BY: BLM
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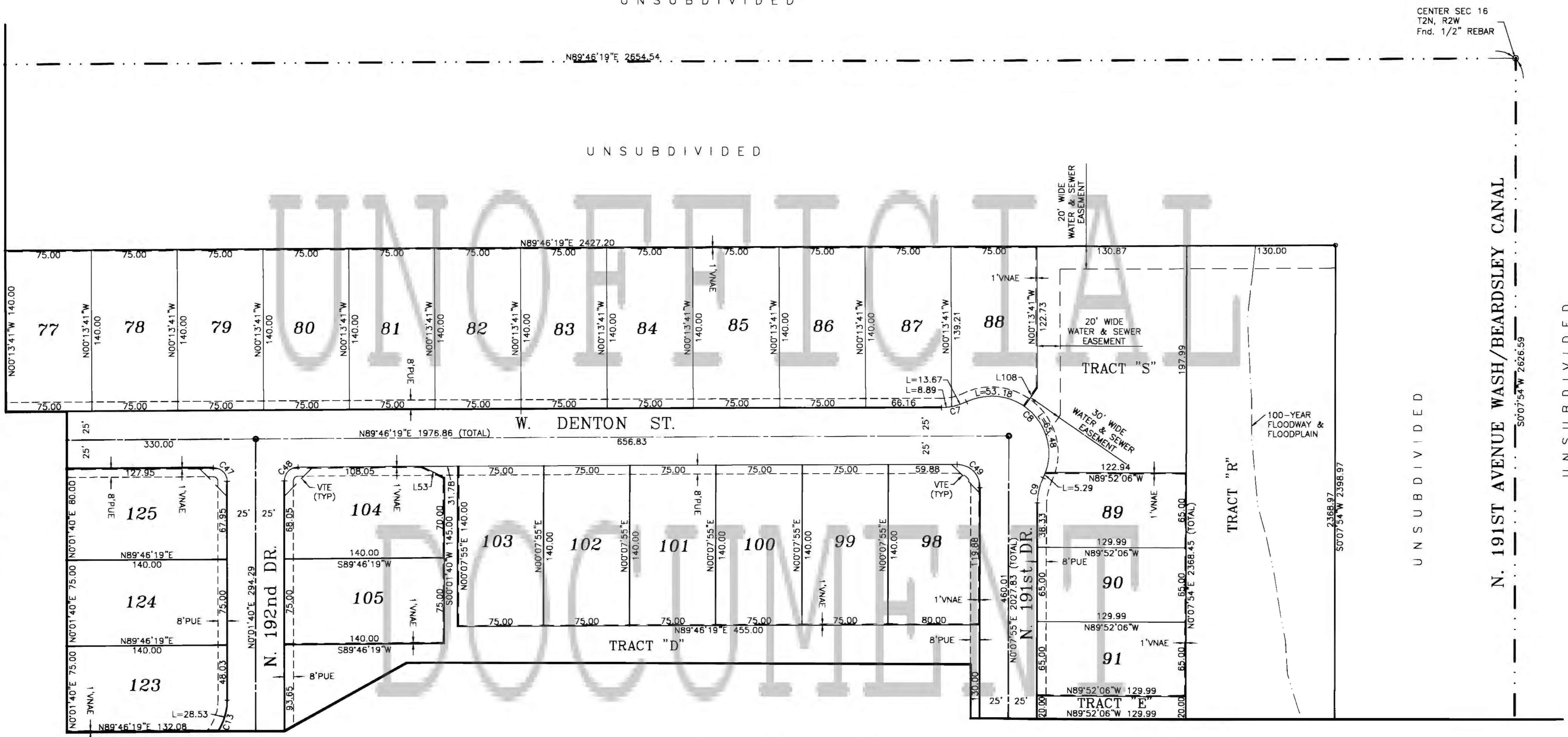
FP4
 SHEET 4 OF 10
 PROJECT NUMBER
 10128

UNSUBDIVIDED

UNSUBDIVIDED

MATCH SHEET 3

MATCH SHEET 6



CENTER SEC 16
 T2N, R2W
 Fnd. 1/2" REBAR

UNSUBDIVIDED

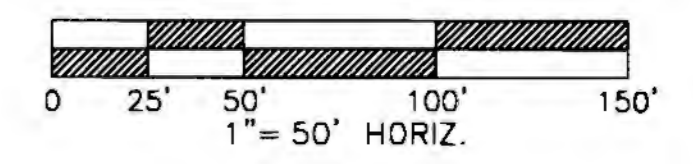
LEGEND

- MONUMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- ⊙ FOUND MONUMENT (TYPE SHOWN)
- 1/2" REBAR TO BE SET
- CENTER LINE MONUMENTATION, SET BRASS CAP UPON COMPLETION OF JOB, PER MAG. STD. DTL. 120-1, TYPE "B", UNLESS OTHERWISE NOTED.
- PUE PUBLIC UTILITY EASEMENT
- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

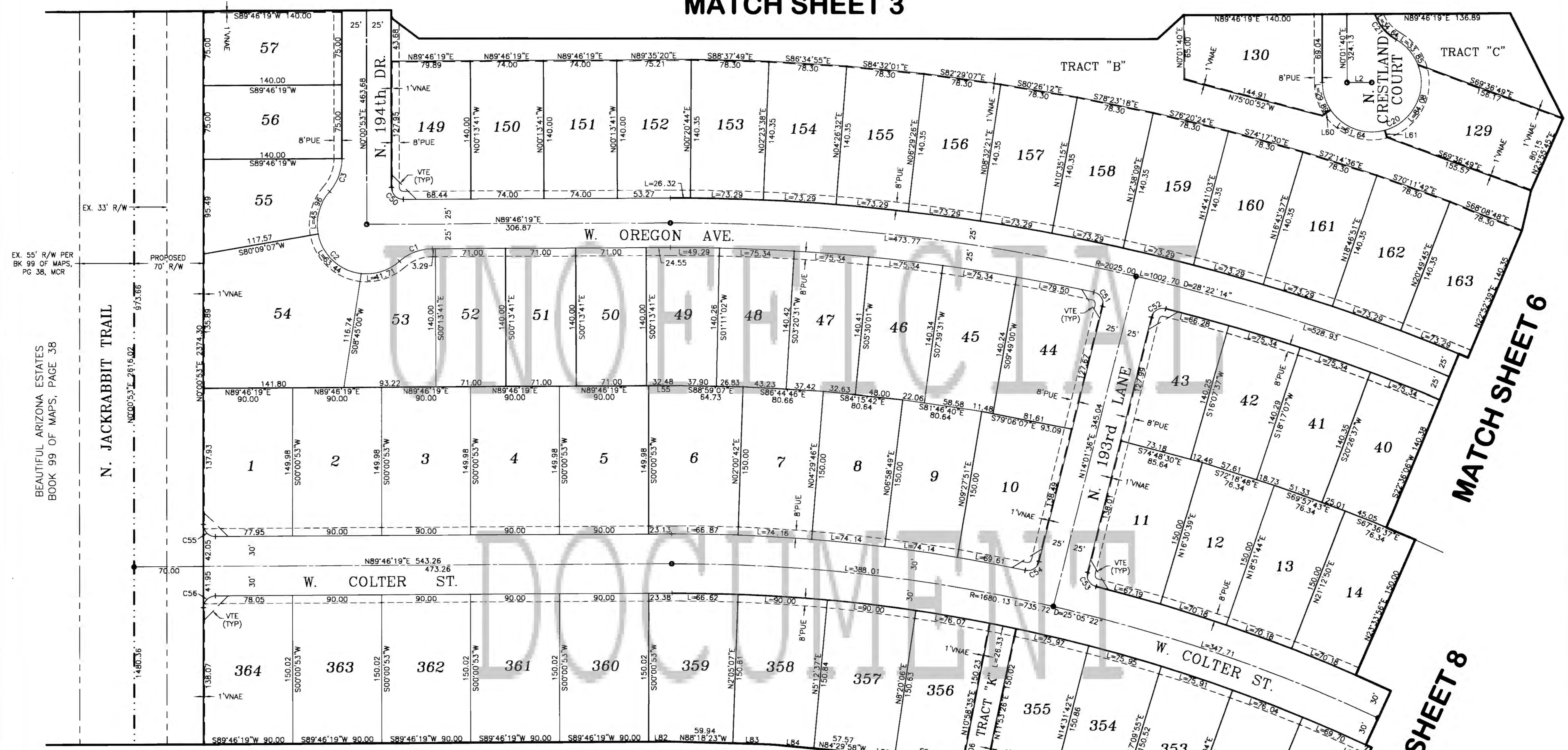
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 2005-1761469
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CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C7	25°50'31"	50.00	22.55	11.47
C8	142°02'38"	50.00	123.96	145.39
C9	25°50'31"	50.00	22.55	11.47
C13	41°24'35"	50.00	36.14	18.90
C47	90°15'21"	12.00	18.90	12.05
C48	89°44'39"	12.00	18.80	11.95
C49	90°21'36"	20.00	31.54	20.13

LINE	BEARING	DISTANCE
L53	S63°36'43"E	22.32
L108	N34°52'19"E	20.00



MATCH SHEET 3



LEGEND

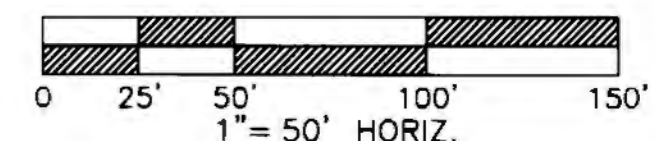
- MONUMENT LINE
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- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

MATCH SHEET 7

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	41°24'35"	50.00	36.14	18.90
C2	173°09'43"	50.00	151.11	836.91
C3	41°30'35"	50.00	36.22	18.95
C20	240°01'40"	50.00	209.46	-86.55
C21	60°00'00"	50.00	52.36	28.87
C50	90°14'34"	12.00	18.90	12.05
C51	91°55'56"	12.00	19.25	12.41
C52	90°12'06"	12.00	18.89	12.04
C53	89°46'02"	12.00	18.80	11.95
C54	87°46'14"	12.00	18.38	11.54
C55	90°14'34"	12.00	18.90	12.05
C56	89°45'26"	12.00	18.80	11.95

LINE	BEARING	DISTANCE
L2	S89°58'20"E	25.00
L55	N89°46'19"E	30.50
L60	N55°48'06"E	10.47
L61	S14°50'18"E	7.32
L79	N77°43'41"W	19.95
L82	N89°46'19"E	24.62
L83	S88°18'23"E	39.40
L84	S84°29'58"E	42.41
L85	S80°40'50"E	24.23
L86	N75°26'15"W	49.10
L87	N75°26'15"W	50.87
L88	N71°37'07"W	18.16
L89	N71°37'07"W	12.83
L90	N67°47'58"W	43.69
L91	N63°52'28"W	25.52
L92	S65°08'19"E	6.44
L106	S80°40'50"E	6.61

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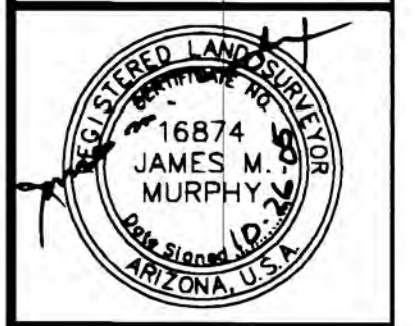
4505 E. Chandler Blvd.
 Suite 170
 Phoenix, AZ 85048
 Phone: 480.705.5372
 Fax: 480.705.5376
 www.unitedeng.com

united engineering group

NO.	DATE	DESCRIPTION
1	6/4/04	PLANNING REVISIONS
2	9/16/04	PLANNING REVISIONS
3	2/7/05	PLANNING REVISIONS

FINAL PLAT
JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

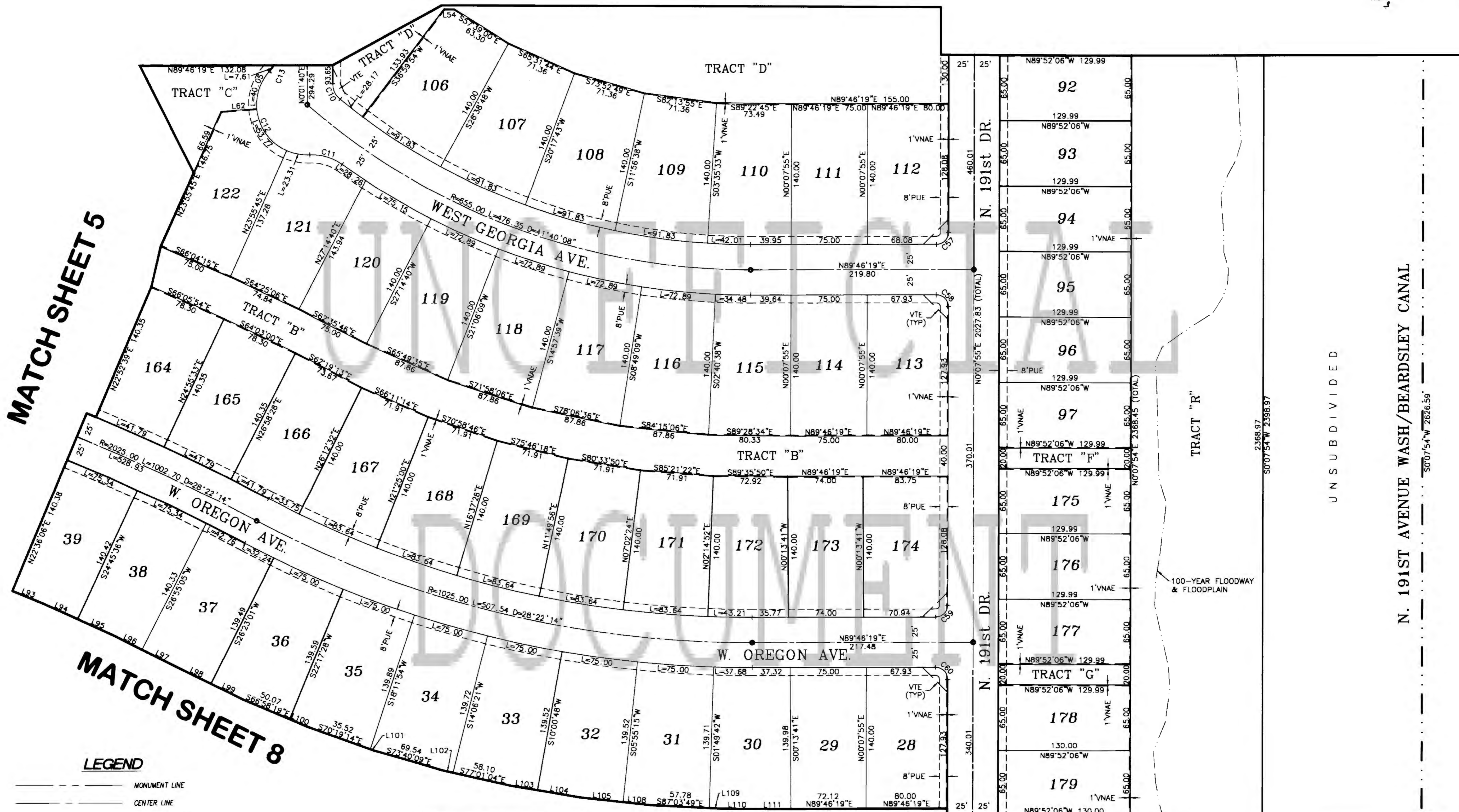
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FP5
 SHEET 5 OF 10
 PROJECT NUMBER
 10128

MATCH SHEET 4

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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-1761469



MATCH SHEET 5

MATCH SHEET 8

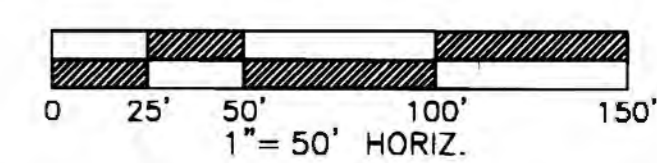
MATCH SHEET 8

LEGEND

- MONUMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- ⊙ FOUND MONUMENT (TYPE SHOWN)
- 1/2" REBAR TO BE SET
- CENTER LINE MONUMENTATION, SET BRASS CAP UPON COMPLETION OF JOB, PER MAG. STD. DTL. 120-1, TYPE "B", UNLESS OTHERWISE NOTED.
- PUE PUBLIC UTILITY EASEMENT
- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

LINE	BEARING	DISTANCE
L54	N89°46'19"E	10.15
L62	N85°32'29"E	35.25
L93	S67°36'37"E	31.29
L94	S65°12'57"E	38.77
L95	S65°12'57"E	40.35
L96	S62°54'17"E	29.71
L97	S62°54'17"E	41.29
L98	S63°36'51"E	35.01
L99	S63°36'51"E	34.91
L100	S66°58'19"E	19.47
L101	S70°19'14"E	4.02
L102	S77°01'04"E	11.44
L103	S80°21'59"E	26.89
L104	S80°21'59"E	42.65
L105	S83°42'54"E	42.33
L108	S83°42'54"E	27.21
L109	S87°03'49"E	11.76
L110	S89°28'59"E	30.95
L111	N89°46'19"E	37.32

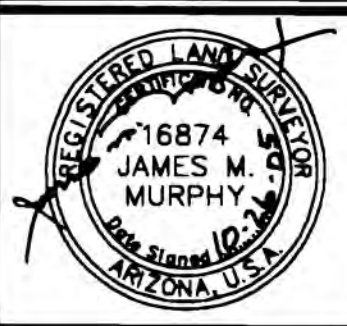
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C10	50°28'05"	20.00	17.62	9.43
C11	38°44'33"	50.00	33.81	17.58
C12	134°13'19"	50.00	117.13	118.43
C13	41°24'35"	50.00	36.14	18.90
C57	89°38'24"	12.00	18.77	11.92
C58	90°21'36"	12.00	18.92	12.08
C59	89°38'24"	12.00	18.77	11.92
C60	90°21'36"	12.00	18.92	12.08



NO.	DATE	DESCRIPTION
1	6/7/04	PLANNING REVISIONS
2	9/16/04	PLANNING REVISIONS
3	2/7/05	PLANNING REVISIONS

FINAL PLAT
JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

JOB No.: 10128
 DATE: 12/2/02
 DESIGNED BY: BLM
 DRAWN BY:
 CHECKED BY:
 FILENAME: FINAL PLAT
 PATH: U:\



FP6
 SHEET 6 OF 10
 PROJECT NUMBER
10128

4505 E. Chandler Blvd.
 Suite 170
 Phoenix, AZ 85048
 Phone: 480.705.5372
 Fax: 480.705.5376
 www.ueg.com

MATCH SHEET 5

BOOK 794 PAGE 3
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005 - 1761469

11/21/2005 01:20 PM



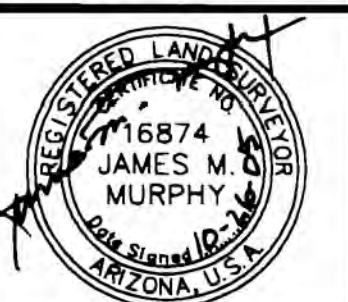
united engineering group

4505 E. Chandler Blvd.
 Suite 170
 Phoenix, AZ 85046
 Phone: 480.705.5372
 Fax: 480.705.5376
 www.unitedeng.com

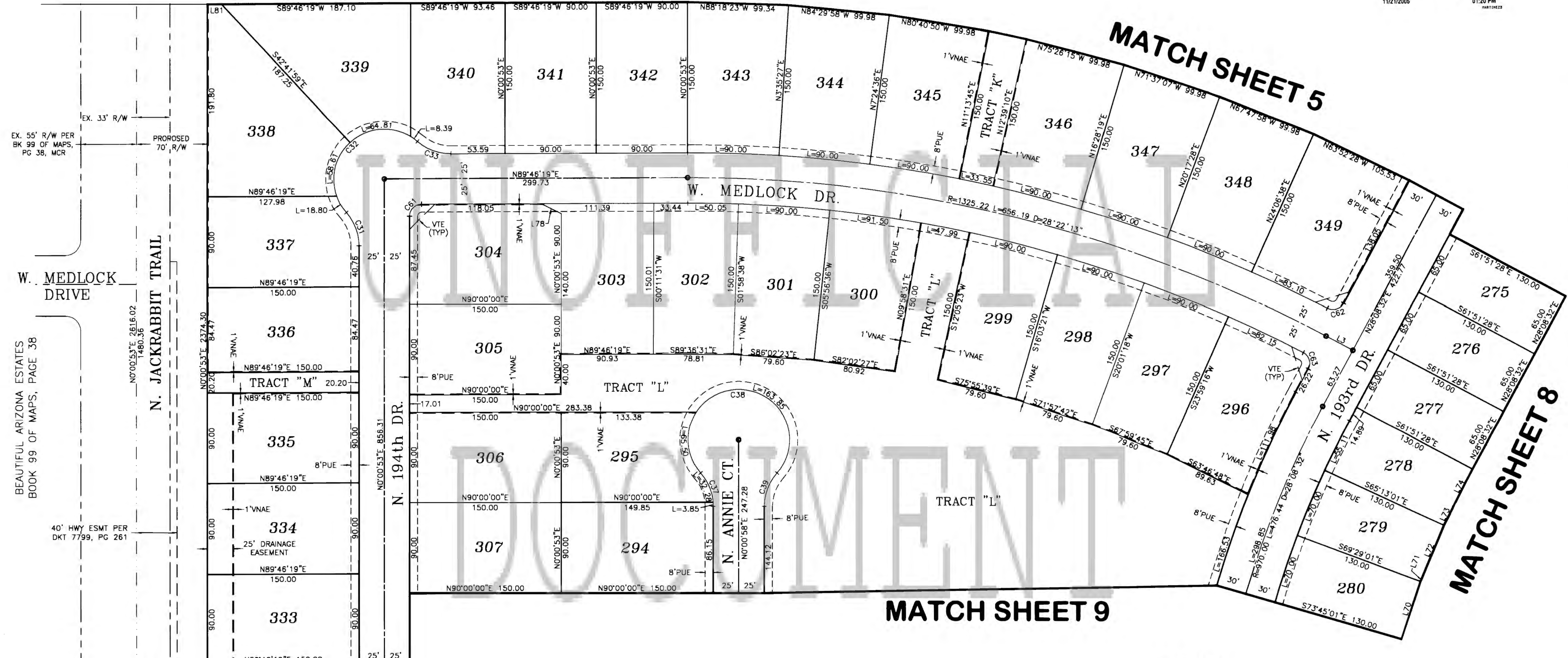
NO.	DATE	DESCRIPTION
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2	9/16/04	PLANNING REVISIONS
3	2/7/05	PLANNING REVISIONS

FINAL PLAT
 JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

JOB No.: 10128
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 DESIGNED BY: BLM
 DRAWN BY:
 CHECKED BY:
 FILENAME: FINAL PLAT
 PATH: U:\



FP7
 SHEET 7 OF 10
 PROJECT NUMBER
 10128



MATCH SHEET 9

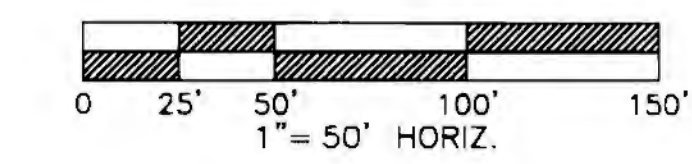
MATCH SHEET 9

LEGEND

- MONUMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- FOUND MONUMENT (TYPE SHOWN)
- 1/2" REBAR TO BE SET
- CENTER LINE MONUMENTATION, SET BRASS CAP UPON COMPLETION OF JOB, PER MAG. STD. DTL. 120-1, TYPE "B", UNLESS OTHERWISE NOTED.
- PUE PUBLIC UTILITY EASEMENT
- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C31	41°24'35"	50.00	36.14	18.90
C32	172°34'35"	50.00	150.60	770.72
C33	41°24'35"	50.00	36.14	18.90
C37	41°24'20"	50.00	36.13	18.90
C38	262°49'09"	50.00	229.35	-56.69
C39	41°24'49"	50.00	36.14	18.90
C61	89°45'26"	12.00	18.80	11.95
C62	89°29'40"	12.00	18.74	11.89
C63	90°32'05"	12.00	18.96	12.11

LINE	BEARING	DISTANCE
L3	S61°51'28"E	29.98
L70	N18°22'59"E	60.31
L71	N20°38'49"E	3.69
L72	N22°46'49"E	56.61
L73	N25°31'08"E	20.80
L74	N27°32'11"E	41.58
L78	S63°36'53"E	22.32
L81	N89°46'19"E	14.06



MATCH SHEET 5

MATCH SHEET 7

MATCH SHEET 6

MATCH SHEET 10

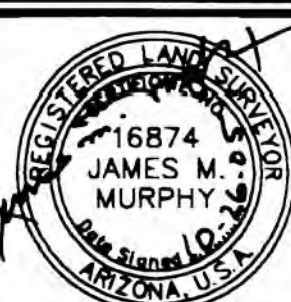
BOOK 794 PAGE 3
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005 - 1761469
 11/21/2005 01:20 PM



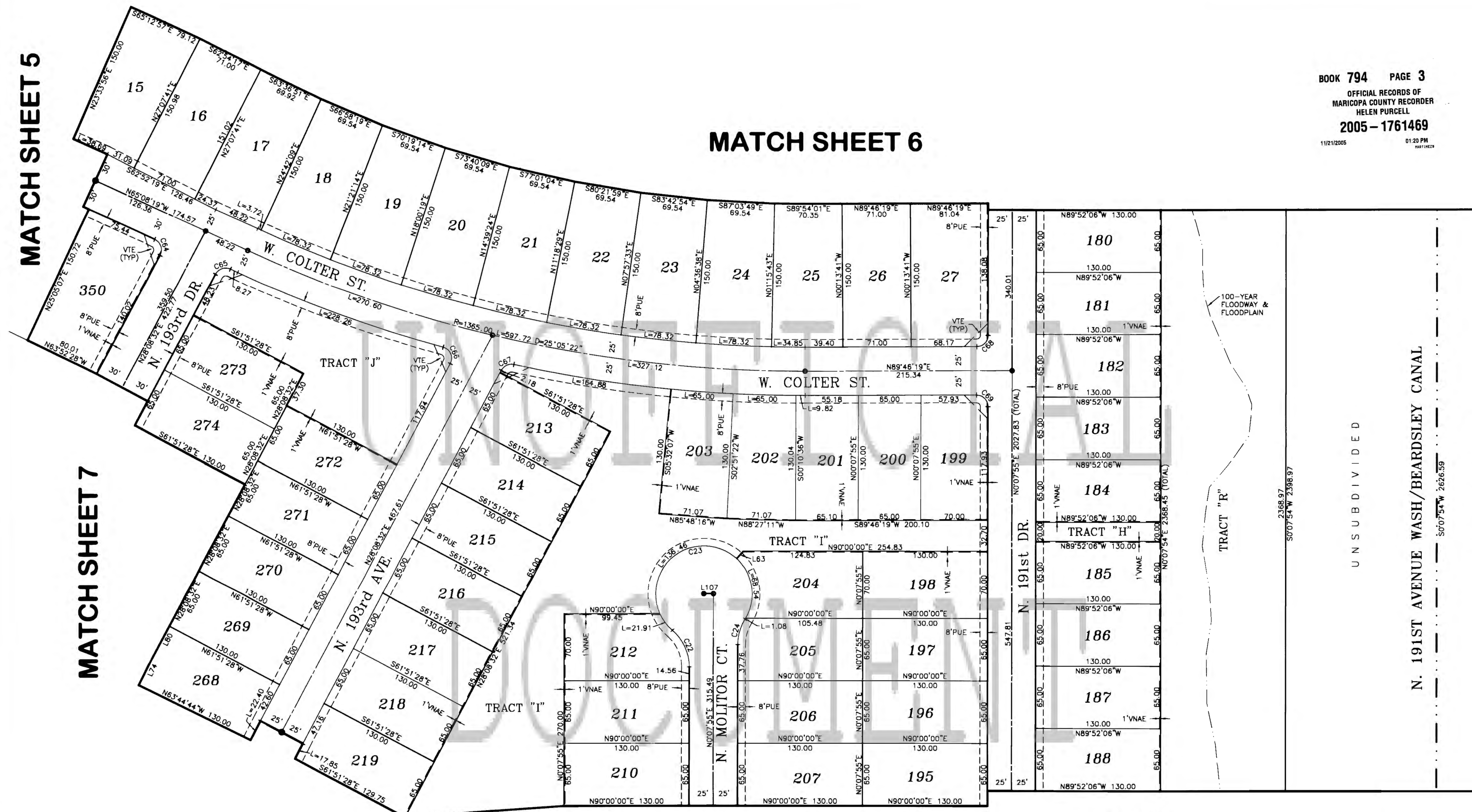
NO.	DESCRIPTION	DATE
1	PLANNING REVISIONS	6/4/04
2	PLANNING REVISIONS	9/16/04
3	PLANNING REVISIONS	2/7/05

FINAL PLAT
JACKRABBIT ESTATES
 MARICOPA COUNTY, ARIZONA

JOB No.:	10128
DATE:	12/2/02
DESIGNED BY:	BLM
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CHECKED BY:	
FILENAME:	FINAL PLAT
PATH:	U:\



FP8
 SHEET 8 OF 10
 PROJECT NUMBER
 10128

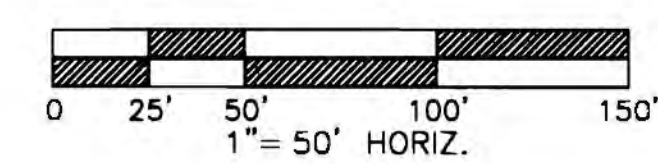


CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C22	49°27'30"	50.00	43.16	23.03
C23	261°14'48"	50.00	227.98	-58.29
C24	31°47'18"	50.00	27.74	14.24
C64	93°16'51"	12.00	19.54	12.71
C65	86°43'09"	12.00	18.16	11.33
C66	102°41'23"	12.00	21.51	15.00
C67	74°11'23"	12.00	15.54	9.07
C68	89°38'24"	12.00	18.77	11.92
C69	90°21'36"	12.00	18.92	12.08

LINE	BEARING	DISTANCE
L63	S42°08'57"W	10.00
L74	N27°32'11"E	41.58
L80	N28°08'32"E	27.70
L107	S89°52'05"E	10.00

LEGEND

- MONUMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- ⊙ FOUND MONUMENT (TYPE SHOWN)
- 1/2" REBAR TO BE SET
- ⊙ CENTER LINE MONUMENTATION, SET BRASS CAP UPON COMPLETION OF JOB, PER MAG. STD. DTL. 120-1, TYPE "B", UNLESS OTHERWISE NOTED.
- PUE PUBLIC UTILITY EASEMENT
- VTE 25' x 25' VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT



MATCH SHEET 7

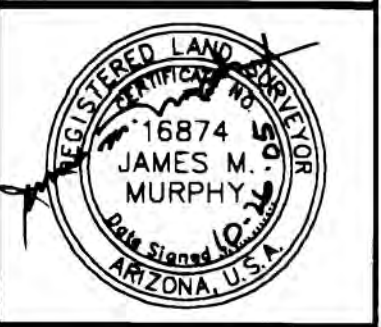
4505 E. Chandler Blvd.
 Suite 170
 Phoenix, AZ 85048
 Phone: 480.705.5372
 Fax: 480.705.5376
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NO.	DATE	DESCRIPTION
1	6/1/04	PLANNING REVISIONS
2	9/16/04	PLANNING REVISIONS
3	2/7/05	PLANNING REVISIONS

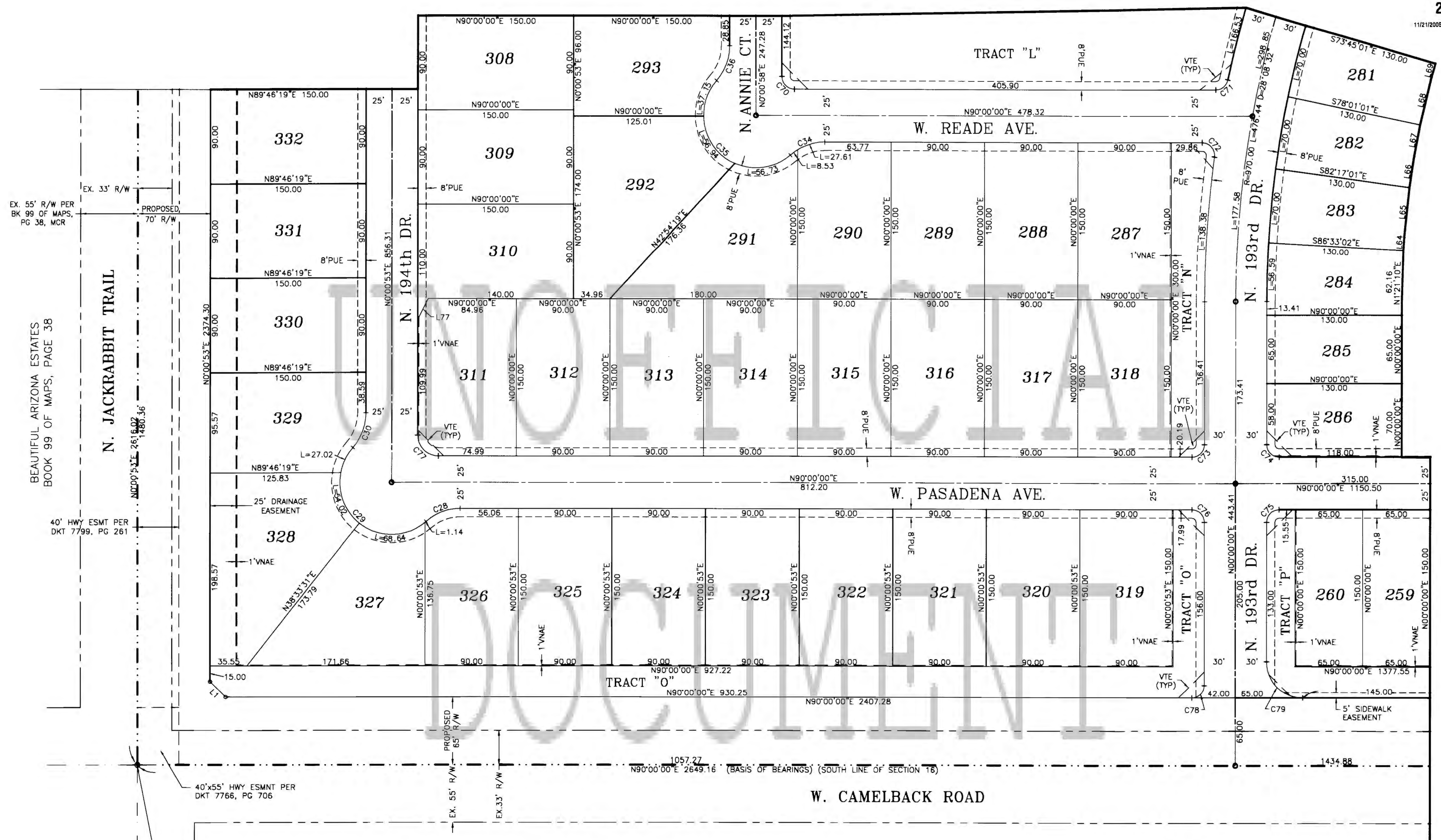
FINAL PLAT JACKRABBIT ESTATES MARICOPA COUNTY, ARIZONA

JOB No.: 10128
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 FILENAME: FINAL PLAT
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FP9
 SHEET 9 OF 10
 PROJECT NUMBER
 10128

MATCH SHEET 10



EX. 55' R/W PER BK 99 OF MAPS, PG 38, MCR

EX. 33' R/W

PROPOSED 70' R/W

BEAUTIFUL ARIZONA ESTATES
 BOOK 99 OF MAPS, PAGE 38

N. JACKRABBIT TRAIL

40' HWY ESMT PER DKT 7799, PG 261

PROPOSED 1480.36

40'x55' HWY ESMT PER DKT 7766, PG 706

SW COR SEC 16
 T2N, R2W
 Fnd. 1/2" REBAR

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C28	41°24'35"	50.00	36.14	18.90
C29	172°50'02"	50.00	150.83	798.50
C30	41°24'35"	50.00	36.14	18.90
C34	41°24'35"	50.00	36.14	18.90
C35	172°50'02"	50.00	150.83	798.50
C36	41°24'35"	50.00	36.14	18.90
C70	90°00'53"	12.00	18.85	12.00
C71	77°48'56"	12.00	16.30	9.69
C72	97°55'43"	12.00	20.51	13.79
C73	90°00'00"	12.00	18.85	12.00
C74	90°00'00"	12.00	18.85	12.00
C75	90°00'00"	12.00	18.85	12.00
C76	90°00'00"	12.00	18.85	12.00
C77	90°00'53"	20.00	31.42	20.01
C78	90°00'00"	12.00	18.85	12.00
C79	90°00'00"	35.00	54.98	35.00

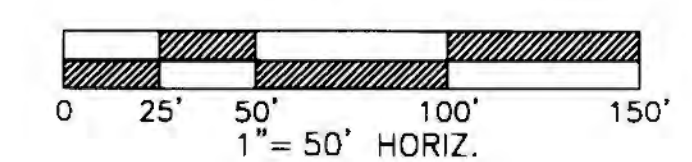
UNSUBDIVIDED

LINE	BEARING	DISTANCE
L1	N44°59'34"W	21.21
L37	S44°59'34"E	21.21
L38	S45°00'00"W	21.21
L39	S45°00'00"E	21.21
L40	S45°00'00"E	21.21
L41	S45°00'00"W	21.21
L42	S45°00'00"W	21.21
L43	S45°00'00"E	21.21
L44	N40°51'19"W	19.62

LINE	BEARING	DISTANCE
L45	N51°01'48"E	23.32
L46	N44°59'34"W	21.21
L64	N3°53'54"E	12.69
L65	N6°01'54"E	47.62
L66	N8°46'13"E	29.80
L67	N10°54'13"E	30.52
L68	N13°38'31"E	46.90
L69	N15°46'31"E	13.41
L77	N26°34'37"E	22.36

LEGEND

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MATCH SHEET 9

MATCH SHEET 8

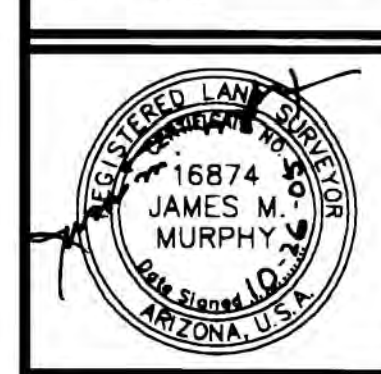
4505 E. Chandler Blvd.
Suite 170
Phoenix, AZ 85048
Phone: 480.963.5372
Fax: 480.963.5376
www.uneeg.com



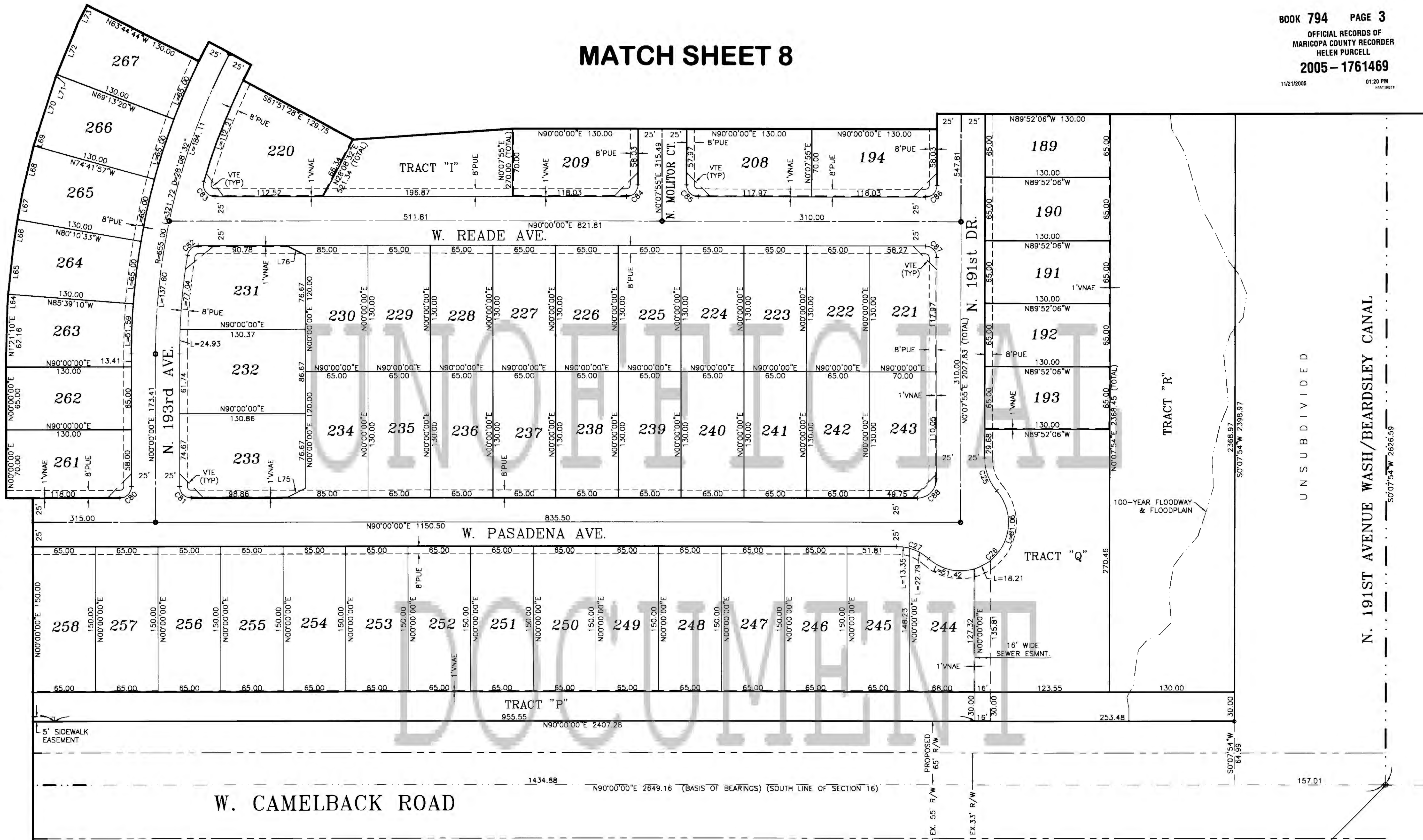
NO.	DATE	REVISIONS
1	6/1/04	PLANNING REVISIONS
2	9/16/04	PLANNING REVISIONS
3	2/7/05	PLANNING REVISIONS

FINAL PLAT
JACKRABBIT ESTATES
MARICOPA COUNTY, ARIZONA

JOB No.: 10128
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FP10
SHEET 10 OF 10
PROJECT NUMBER
10128

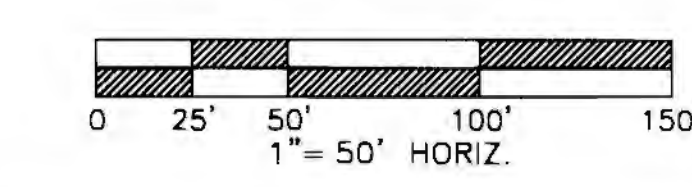


CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C25	41°24'35"	50.00	36.14	18.90
C26	172°41'14"	50.00	150.70	782.45
C27	41°24'35"	50.00	36.14	18.90
C80	90°00'00"	12.00	18.85	12.00
C81	90°00'00"	12.00	18.85	12.00
C82	80°43'34"	12.00	16.91	10.20
C83	106°18'49"	12.00	22.27	16.02
C84	89°52'05"	12.00	18.82	11.97
C85	90°07'55"	12.00	18.88	12.03
C86	89°52'05"	12.00	18.82	11.97
C87	90°07'55"	12.00	18.88	12.03
C88	89°52'05"	20.00	31.37	19.95

LINE	BEARING	DISTANCE
L64	N3°53'54"E	12.69
L65	N6°01'54"E	47.62
L66	N8°46'13"E	29.80
L67	N10°54'13"E	30.52
L68	N13°38'31"E	46.90
L69	N15°46'31"E	13.41
L70	N18°22'59"E	60.31
L71	N20°38'49"E	3.69
L72	N22°46'49"E	56.61
L73	N25°31'08"E	20.80
L75	N63°26'06"E	22.36
L76	S63°26'06"E	22.36

- LEGEND**
- MONUMENT LINE
 - CENTER LINE
 - RIGHT OF WAY LINE
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - ⊙ FOUND MONUMENT (TYPE SHOWN)
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 - VNAE VEHICULAR NON-ACCESS EASEMENT

S. 1/4 COR SEC 16
T2N, R2W
Fnd. 2" PIPE
BENT TO NORTH
(USED BASE OF PIPE)



UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED