MARICOPA, AZ Document:PLAT_MAP 655.1
Printed on:10/21/2026 3:19 PM
Branch :EMI User :JGUM

FINAL PLAT OF SIERRA VERDE PARCEL 1

BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME SIERRA VERDE PARCEL 1, A SUBDIVISION LOCATED IN A PORTION OF THE EAST ½ OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SIERRA VERDE PARCEL 1 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WASTEWATER TREATMENT PLANT LOCATED AT (137TH AVE., SOUTH OF CACTUS ROAD) IN COMPLIANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE SIERRA VERDE COMMUNITY ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

ALL TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE SIERRA VERDE COMMUNITY ASSOCIATION.

TRACT A TO BE USED FOR OPEN SPACE, RETENTION & SEWER

TRACTS B, C, S TO BE USED FOR OPEN SPACE

TRACTS D, E TO BE USED FOR OPEN SPACE, DRAINAGE & RETENTION

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 3rd DAY OF October, 2003.

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION

BY: Carol Grumley
NAME: Carol Grumley
TITLE: Vice President

BY: Bruce Schrader
NAME: Bruce Schrader
TITLE: V.P.

ACKNOWLEDGMENT

KNOWN ALL MEN BY THESE PRESENTS:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 3rd DAY OF October, 2003,

BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Carol Grumley and Bruce Schrader

WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE Vice President OF STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, BY THEMSELVES AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HEREUNTO SET MY NAME AND OFFICIAL SEAL.

BY: Barbara Mireles MY COMMISSION EXPIRES 5-3-07

OFFICIAL SEAL
BARBARA M. MIRELES
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires May 3, 2007

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS 22ND DAY OF MAY, 2003.

MAYOR

CITY CLERK

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 3rd DAY OF October, 2003, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

for Bill B. Pridgy
CITY ENGINEER

LIMITATIONS ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

LIMITATIONS ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY:
THE LOTS AND PARCELS CREATED, DEFINED OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH WITHIN THE SURPRISE MUNICIPAL CODE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL ON THIS PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL ON-SITE IMPROVEMENTS SUBJECT TO A CERTIFICATE OF OCCUPANCY FREEZE HAVE BEEN CONSTRUCTED AND CONDITIONALLY ACCEPTED BY THE CITY OF SURPRISE. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION SIGNED BY THE CITY OF SURPRISE PRIOR TO PURCHASING OR CLOSING ESCROW ON ANY LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING THE HOUSE OR STRUCTURE BUILT ON THE LOT OR PARCEL.

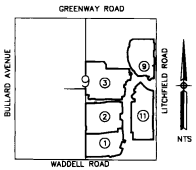
100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

RELEASE OF LIABILITY

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, HEREBY DOES (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE; AND (2) AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE ; OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY WITHIN THIS PLAT THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVER FLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER NORMAL EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS, AND SUCH ACCEPTANCE SHALL NOT BE UNREASONABLY WITHHELD.



VICINITY MAP

(9) PARCEL NUMBER

PUBLIC NOTICE

LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL HOMES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

LEGAL DESCRIPTION

A portion of the East Half of Section 9, Township 3 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more particularly described as follows:

Commencing at a 1 1/4" IP in a handhole marking the South quarter corner of said Section 9, from which a M.C.H.D. brass cap set flush, marking the Southeast corner of said Section 9 bears South 89°21'12" East, a distance of 2639.28 feet, thence North 00°04'20" West, along the mid section line, a distance of 107.16 feet to the TRUE POINT OF BEGINNING,

thence continuing North 00°04'20" West, a distance of 855.00 feet;

thence North 89°55'40" East, a distance of 462.35 feet;

thence North 81°28'21" East, a distance of 377.62 feet;

thence North 82°46'24" East, a distance of 131.80 feet;

thence North 84°27'04" East, a distance of 57.55 feet;

thence North 89°28'53" East, a distance of 179.42 feet;

thence North 00°04'20" West, a distance of 105.00 feet;

thence North 63°21'46" East, a distance of 22.36 feet;

thence North 89°55'40" East, a distance of 150.94 feet to a point of curvature, concave northeasterly, whose radius is 767.00 feet and whose center bears North 89°55'39" East;

thence Southeasterly, along said curve to the left, through a central angle of 08°15'53" an arc length of 110.64 feet;

thence South 08°20'14" East, a distance of 154.01 feet to a point of curvature, concave westerly, whose radius is 358.00 feet;

thence Southwesterly, along said curve to the right, through a central angle of 22°49'06" an arc length of 142.58 feet to a point of reverse curvature, concave northeasterly, whose radius is 7.00 feet;

thence Southwesterly, along said curve to the left, through a central angle of 83°53'37" an arc length of 10.25 feet;

thence South 69°24'45" East, a distance of 93.79 feet;

thence South 20°20'50" West, a distance of 76.00 feet;

thence North 69°24'45" West, a distance of 92.03 feet to a point of curvature, concave southeasterly, whose radius is 7.00 feet;

thence Southwesterly, along said curve to the left, through a central angle of 90°00'00" an arc length of 11.00 feet;

thence South 20°35'15" West, a distance of 233.80 feet;

thence South 69°24'45" East, a distance of 112.00 feet;

thence South 20°35'15" West, a distance of 162.84 feet;

thence South 36°41'38" West, a distance of 94.08 feet;

thence South 81°28'21" West, a distance of 175.73 feet;

thence South 08°31'39" East, a distance of 15.40 feet;

thence South 81°28'21" West, a distance of 105.32 feet;

thence North 62°28'21" West, a distance of 17.01 feet to a point on a curve, concave northerly, whose radius is 63.00 feet and whose center bears North 62°28'21" West;

thence Southwesterly, along said curve to the right, through a central angle of 139°16'15" an arc length of 153.14 feet;

thence South 81°28'21" West, a distance of 223.21 feet;

thence North 00°33'23" West, a distance of 3.03 feet;

thence South 81°26'30" West, a distance of 53.52 feet;

thence South 89°55'40" West, a distance of 106.00 feet;

thence South 00°33'23" East, a distance of 3.00 feet;

thence South 89°55'40" West, a distance of 159.86 feet;

thence North 00°04'20" West, a distance of 3.00 feet;

thence South 89°55'40" West, a distance of 159.00 feet;

thence South 00°04'20" East, a distance of 3.00 feet;

thence South 89°55'40" West, a distance of 169.00 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 27.858 AC., more or less.

655-01

BOOK 655 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1396128
10/03/2003 12:16 PM

				BY
				REVISION
				DATE

DRAWN BY:
CHECKED BY:
DATE: 02/03

DAVID EVANS AND ASSOCIATES, INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.8183

JAMES A. BRUCCO
22865
REGISTERED LAND SURVEYOR
PRESCOTT, ARIZONA

FINAL PLAT OF
SIERRA VERDE
PARCEL 1
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

SCALE: NONE
SECTION: 9
TWNSHP: 3N
RANGE: 1W
SHEET 1 OF 4
JOB NO.: JRNY0001-1

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MARICOPA, AZ Document:PLAT_MAP 655.1
Printed on:10/21/2026 3:19 PM

Branch :EMI User :JGUM

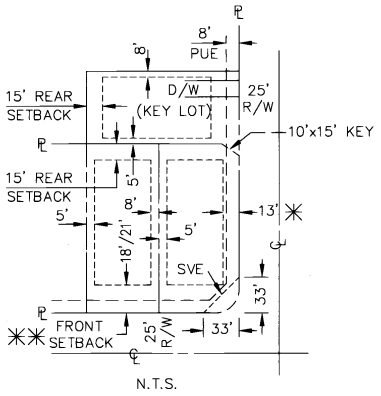
FINAL PLAT OF SIERRA VERDE PARCEL 1

BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LAND USE DATA TABLE

PARCEL	ZONING	ACREAGE	LOTS	DENSITY DU/AC	MIN. LOT SIZE	MAX. LOT SIZE	AVG. LOT SIZE
1	PAD	27.858 AC	132	4.74	6,094 SF	10,646 SF	6,721 SF

SIERRA VERDE APPROVED PAD TYPICAL RESIDENTIAL BUILDING SETBACK DETAIL



✳ SIDE YARD SETBACK, STREET SIDE MINIMUM PER SPECIAL STIPULATIONS (PAD 02-036)

✳✳ 12' TO LIVABLE SPACE OR SIDE ENTRY GARAGE, ALL SETBACKS PER PAD #02-036 AND ANY AMENDMENTS.

GENERAL NOTES

A. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
1) REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING;
2) CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

B. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENT.

C. ELECTRICAL LINES TO BE CONSTRUCTED AND RELOCATED AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION GENERAL ORDER R-14-2-133.

D) THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.

E) ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

F) FLOOD ZONE X: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FEMA FIRM MAP 04013 C 1605 H, DATED JULY 19, 2001.

G) PLANNED AREA DEVELOPMENT (PAD02-0369).

H) TOTAL ACREAGE = 27.860 Ac.

I) TOTAL NUMBER OF LOTS = 132

THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY'S GUIDELINES, AS PUBLISHED IN FEDERAL REGISTER ON JULY 26, 1991, AS PERTAINS TO CURB & RAMP, RAMP, CROSS WALK, SLOPE AND CROSS SLOPE OF SIDEWALK, AND PARKING REQUIREMENTS.

OWNER/DEVELOPER

STANDARD PACIFIC OF ARIZONA, INC.
A DELAWARE CORPORATION
6710 N. SCOTTSDALE RD.
SUITE 150
PHONE: (480) 627-7515

SURVEYOR

DAVID EVANS & ASSOCIATES, INC.
2141 EAST HIGHLAND AVENUE, SUITE 200
PHOENIX, ARIZONA 85016
PHONE: (602) 678-5151
FAX: (602) 678-5155
CONTACT: JAMES A. BRUCCI

TRACT TABLE

TRACT No.	DESCRIPTION	AREA
TRACT A	OS, RET, SEWER	0.09 AC.
TRACT B	OS	0.11 AC.
TRACT C	OS	0.24 AC.
TRACT D	OS, DR, RET	0.06 AC.
TRACT E	OS, DR, RET	0.03 AC.
TRACT S	OS	0.04 AC.
	TOTAL TRACTS AREA	0.57 AC.

TRACT USE LEGEND

OS = OPEN SPACE
RET = RETENTION BASIN
DR = DRAINAGE EASEMENT
SEWER = SEWER EASEMENT
LS MED = LANDSCAPE MEDIAN

BASIS OF BEARING

BEING THE EAST LINE OF THE SE ¼ OF SECTION 9, T3N, R1W., OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA (AKA THE CENTERLINE OF LITCHFIELD ROAD), WHICH BEARS N00°05'12"W PER THE LEGAL DESCRIPTION IN ORDER NO. 20-001179-7029.

SURVEYOR'S CERTIFICATE

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY 2002, THAT THIS PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: JAMES A. BRUCCI
REGISTERED LAND SURVEYOR NO. 29865

655-01

BOOK 655 PAGE 1
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1396128
10/03/2003 09:58 PM

BY	REVISION	DATE

DRAWN BY: PJE
CHECKED BY:
DATE: 02/03

DAVID EVANS AND ASSOCIATES, INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

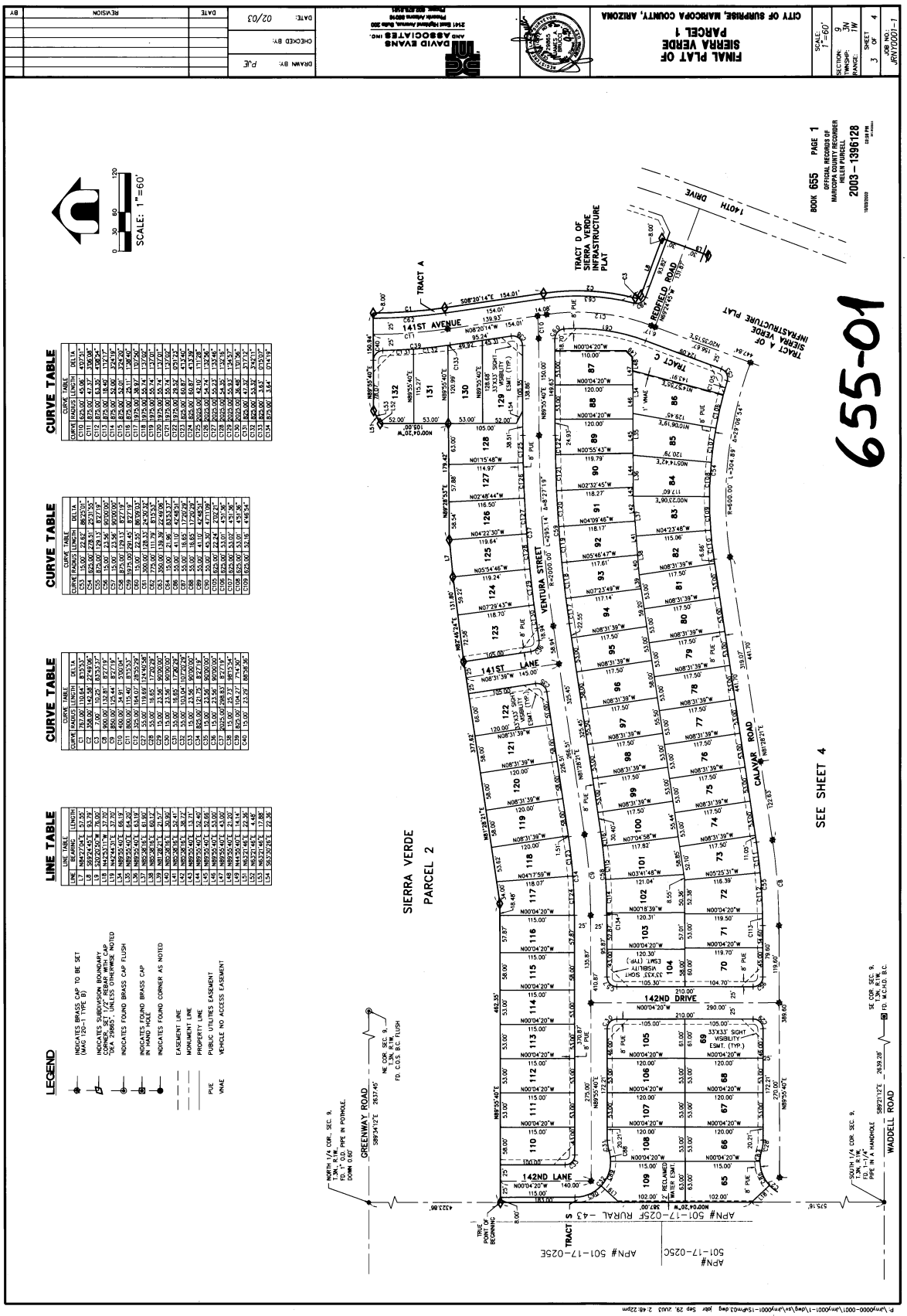
REGISTERED LAND SURVEYOR
JAMES A. BRUCCI
29865
ARIZONA U.S.A.

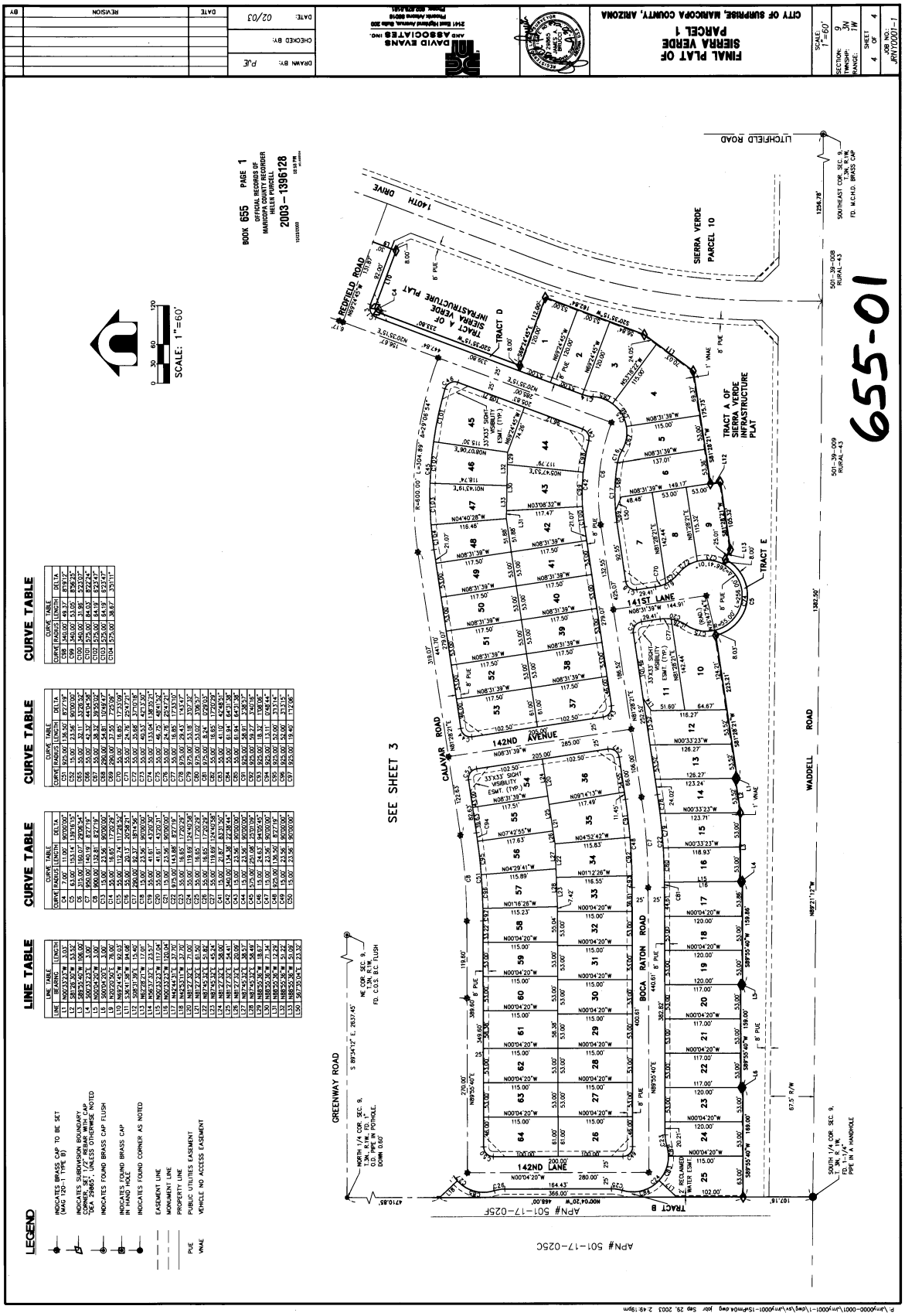
FINAL PLAT OF SIERRA VERDE PARCEL 1
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

SCALE: NONE
SECTION: 9
TWNSHP: 3N
RANGE: 1W
SHEET 2 OF 4
JOB NO.: JRNY0001-1

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Page:2 of 4


FINAL PLAT OF
SIERRA VERDE
PARCEL 1
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
DAVID EVANS AND ASSOCIATES INC.
DRAWN BY: PJE
CHECKED BY:
DATE: 02/03
SCALE: 1"=60'
SECTION: 9
TOWNSHIP: 3N
RANGE: 1W
SHEET 3 OF 4
JOB NO. JRN10001-1
BOOK 655 PAGE 1
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2003-1396128
655-01
SCALE: 1"=60'
LEGEND
INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP "DEA 29865", UNLESS OTHERWISE NOTED
INDICATES FOUND BRASS CAP FLUSH
INDICATES FOUND BRASS CAP IN HAND HOLE
INDICATES FOUND CORNER AS NOTED
EASEMENT LINE
MONUMENT LINE
PROPERTY LINE
PUE PUBLIC UTILITIES EASEMENT
VNAE VEHICLE NO ACCESS EASEMENT
LINE TABLE
CURVE TABLE
TRACT A
TRACT B
TRACT C
TRACT D OF SIERRA VERDE INFRASTRUCTURE PLAT
TRACT A OF SIERRA VERDE INFRASTRUCTURE PLAT
141ST AVENUE
140TH DRIVE
REDFIELD ROAD
VENTURA STREET
141ST LANE
142ND LANE
142ND DRIVE
CALAVAR ROAD
SIERRA VERDE
PARCEL 2
SEE SHEET 4
GREENWAY ROAD
WADDELL ROAD
TRACT S
APN# 501-17-025F
APN# 501-17-025C
APN# 501-17-025E
RECLAIMED WATER LINE
NORTH 1/4 COR. SEC. 9, T3N, R1W, FD. 1" O.D. PIPE IN POTHOLE, DOWN 0.60'
NE COR. SEC. 9, T3N, R1W, FD. C.O.S. B.C. FLUSH
SE COR. SEC. 9, T3N, R1W, FD. MC.H.D. B.C.
SOUTH 1/4 COR. SEC. 9, T3N, R1W, PIPE IN A HANDHOLE
POINT OF BEGINNING
33'X33' SIGHT VISIBILITY ESMT. (TYP.)
8' PUE
1' VNAE


FINAL PLAT OF
SIERRA VERDE
PARCEL 1
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 250
Phoenix, Arizona 85016
Phone: 602.678.4300
DRAWN BY: P.JE
CHECKED BY:
DATE: 02/03
SCALE: 1"=60'
SECTION: 3
TOWNSHIP: 3N
RANGE: 1W
SHEET 4 OF 4
JOB NO: JAN10001-1
BOOK 655 PAGE 1
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1396128
SCALE: 1"=60'
LEGEND
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INDICATES FOUND CORNER AS NOTED
EASEMENT LINE
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PUE PUBLIC UTILITIES EASEMENT
VNAE VEHICLE NO ACCESS EASEMENT
LINE TABLE
CURVE TABLE
CURVE TABLE
CURVE TABLE
SEE SHEET 3
APN# 501-17-025C
APN# 501-17-025F
TRACT A OF SIERRA VERDE INFRASTRUCTURE PLAT
TRACT B
TRACT D
TRACT E
SIERRA VERDE PARCEL 10
LITCHFIELD ROAD
REDFIELD ROAD
140TH DRIVE
141ST LANE
142ND AVENUE
142ND LANE
CALAVAR ROAD
WADDELL ROAD
BOCA RATON ROAD
GREENWAY ROAD
655-01