

Mark Village - Phase I A"

COMMUNITY ASSOCIATION RATIFICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS: BY THIS RATIFICATION AND CONSENT, BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION: (i) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (ii) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (iii) HEREBY ACCEPTS OWNERSHIP OF TRACTS 1A THROUGH 2B, INCLUSIVE, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE CONVEYED TO BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS PROVIDED HEREIN.

ITS: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____, THE _____ OF BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

HOME OWNERS ASSOCIATION (HOA) NOTES

- ## LENDER OWNER STATEMENT

ACKNOWLEDGMENT

BEFORE ME, ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____
OF _____, AND BEING DULY
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS
WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

ITS: _____

MY COMMISSION EXPIRES:

knechero

Jun 26, 2024 8:59am S:\Projects\2020\20-1537\Land Survey\Draws\Final Plot\Phase 1A - Final Plot\20-1537 - Phase 1A Plot.dwg knechero

GENERAL NOTES

A. WATER SERVICE NOTE

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEARS ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITYS MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRO). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRORATA SHARE OF THE CITYS COST FOR CAGRO PARTICIPATION.

B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPERS EXPENSE.

3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

5. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPERS EXPENSE.

3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

F. STRUCTURES WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY AND THE BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL EXECUTE AND PROVIDE TO THE CITY A STORM WATER MAINTENANCE AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.

H. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER-FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATIONS OF SUCH AIRCRAFT NEAR AND OVER THE AREA.

J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF 69KV OR LARGER POWER LINES.

L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

O. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: NONE.

P. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.

S. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.

AA. ALL TRACT LANDSCAPE AND OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT WITHIN THE SUBDIVISION.

BB. THE PROPERTY IS SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, BALLPARK/SPORTS COMPLEXES AND THE LIKE; AND

CC. THE PROPERTY IS SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH WATER CAMPUSES, WELL SITES AND OTHER PUBLIC FACILITIES DISTRICTS AND THE LIKE; AND

DD. PUBLIC ROADWAYS ADJACENT TO THE PROPERTY ARE SUBJECT TO ROAD CLOSURES AND COMMUNITY EVENTS ON ADJACENT PUBLIC RIGHTS-OF-WAY AND OPEN SPACES; AND

EE. THE PROPERTY IS WITHIN CLOSE PROXIMITY OF LAND INTENDED FOR MULTI-STORY AND HIGH-DENSITY BUILDINGS WHICH MAY INCLUDE A VARIETY OF OFFICE, RETAIL, COMMERCIAL, HOTEL, MULTI-FAMILY AND PARKING USES; AND

FF. OWNER SHALL OBTAIN FROM ALL INITIAL HOMEBUYERS AN EXECUTED ACKNOWLEDGEMENT THAT RUNS WITH THE LAND IN WHICH THE HOMEBUYER ACKNOWLEDGES THAT THE LOT THEY ARE PURCHASING IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, BALLPARK/SPORTS COMPLEXES AND THE LIKE; SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH WATER CAMPUSES, WELL SITES AND OTHER PUBLIC FACILITIES DISTRICTS AND THE LIKE; PUBLIC ROADWAYS ADJACENT TO THE PROPERTY ARE SUBJECT TO ROAD CLOSURES AND COMMUNITY EVENTS ON ADJACENT PUBLIC RIGHTS-OF-WAY AND OPEN SPACES; IS WITHIN CLOSE PROXIMITY OF LAND INTENDED FOR MULTI-STORY AND HIGH-DENSITY BUILDINGS WHICH MAY INCLUDE A VARIETY OF OFFICE, RETAIL, COMMERCIAL, HOTEL, MULTI-FAMILY AND PARKING USES; AND

GG. OWNER WHO RENTS MORE THAN ONE RESIDENTIAL UNIT WITHIN THE PROPERTY SHALL OBTAIN AN EXECUTED ACKNOWLEDGMENT FROM EACH TENANT IN WHICH THE TENANT ACKNOWLEDGES THAT THE RESIDENTIAL UNIT THEY ARE RENTING IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, BALLPARK/SPORTS COMPLEXES AND THE LIKE; SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH WATER CAMPUSES, WELL SITES AND OTHER PUBLIC FACILITIES DISTRICTS AND THE LIKE; PUBLIC ROADWAYS ADJACENT TO THE PROPERTY ARE SUBJECT TO ROAD CLOSURES AND COMMUNITY EVENTS ON ADJACENT PUBLIC RIGHTS-OF-WAY AND OPEN SPACES; IS WITHIN CLOSE PROXIMITY OF LAND INTENDED FOR MULTI-STORY AND HIGH-DENSITY BUILDINGS WHICH MAY INCLUDE A VARIETY OF OFFICE, RETAIL, COMMERCIAL, HOTEL, MULTI-FAMILY AND PARKING USES; AND

HH. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES THAT THE PROPERTY IS: IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, BALLPARK/SPORTS COMPLEXES AND THE LIKE; SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH WATER CAMPUSES, WELL SITES AND OTHER PUBLIC FACILITIES DISTRICTS AND THE LIKE; PUBLIC ROADWAYS ADJACENT TO THE PROPERTY ARE SUBJECT TO ROAD CLOSURES AND COMMUNITY EVENTS ON ADJACENT PUBLIC RIGHTS-OF-WAY AND OPEN SPACES; IS WITHIN CLOSE PROXIMITY OF LAND INTENDED FOR MULTI-STORY AND HIGH-DENSITY BUILDINGS WHICH MAY INCLUDE A VARIETY OF OFFICE, RETAIL, COMMERCIAL, HOTEL, MULTI-FAMILY AND PARKING USES; AND

II. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LBN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY. THIS DISPLAY SHALL INCLUDE A 24-INCH X 36-INCH MAP AT THE MAIN ENTRANCE OF SUCH SALES AND RENTAL OFFICES AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LBN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY AND ALL OF THE BUILDINGS ON THE PROPERTY; AND

KK. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES IDENTIFYING THE LOCATION OF THE PHOENIX GOODYEAR AIRPORT: 65 LBN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY. THIS DISPLAY SHALL INCLUDE A 24-INCH X 36-INCH MAP AT THE MAIN ENTRANCE OF SUCH SALES AND RENTAL OFFICES AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE PHOENIX GOODYEAR AIRPORT: 65 LBN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY AND ALL OF THE BUILDINGS ON THE PROPERTY; AND

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 17, BEARS NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST (BASIS OF BEARING) 2649.71 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST, 1323.01 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 20 SECONDS EAST, 85.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE WEST 85.00 FEET OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 50 MINUTES 40 SECONDS WEST, 1204.63 FEET;

THENCE NORTH 44 DEGREES 51 MINUTES 23 SECONDS EAST, 62.86 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 26 MINUTES 33 SECONDS EAST, 1375.15 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 118.04 FEET;

THENCE SOUTH 31 DEGREES 43 MINUTES 40 SECONDS EAST, 13.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEGREES 43 MINUTES 40 SECONDS EAST A DISTANCE OF 45.00 FEET;

THENCE SOUTHWESTERLY 11.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 01 MINUTES 53 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 45 DEGREES 45 MINUTES 32 SECONDS WEST, 31.38 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 90.71 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 45.00 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, 3.71 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 180.00 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, 102.00 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 5.00 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, 33.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, 147.82 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 33.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 12.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 7.50 FEET;

THENCE SOUTHEASTERLY 7.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 59 DEGREES 41 MINUTES 53 SECONDS EAST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8.50 FEET;

THENCE SOUTHEASTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 120.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 8.50 FEET;

THENCE SOUTHWESTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 60 DEGREES 18 MINUTES 07 SECONDS WEST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 7.50 FEET;

THENCE SOUTHERLY 15.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 120 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 59 DEGREES 41 MINUTES 53 SECONDS EAST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8.50 FEET;

THENCE SOUTHEASTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 8.50 FEET;

THENCE SOUTHWESTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 03 SECONDS;

THENCE SOUTH 60 DEGREES 18 MINUTES 07 SECONDS WEST, 2.31 FEET TO THE

BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 7.50 FEET;

THENCE SOUTHWESTERLY 7.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 12.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 33.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 27.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 446.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 37.00 FEET;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 10.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 8.50 FEET;

THENCE NORTHEASTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 60 DEGREES 18 MINUTES 07 SECONDS EAST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7.50 FEET;

THENCE NORTHERLY 15.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 120 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 59 DEGREES 41 MINUTES 53 SECONDS WEST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 8.50 FEET;

THENCE NORTHWESTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 72.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 8.50 FEET;

THENCE NORTHEASTERLY 8.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 60 DEGREES 18 MINUTES 07 SECONDS EAST, 2.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 7.50 FEET;

THENCE NORTHEASTERLY 7.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 17.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 31.00 FEET;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 110.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 312.00 FEET;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 110.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 13.00 FEET;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 33.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 260.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 16.58 FEET;

THENCE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 166.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHWESTERLY 15.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY 100.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 128 DEGREES 22 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHEASTERLY 15.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 6.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 18 MINUTES 07 SECONDS EAST, 102.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 315.00 FEET;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 98.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 14 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 45.00 FEET;

THENCE SOUTHWESTERLY 96.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 123 DEGREES 28 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHEASTERLY 15.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 130.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY 15.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHEASTERLY 100.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 128 DEGREES 22 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHEASTERLY 15.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS;

THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, 36.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 8.50 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS WEST, 110.00 FEET;

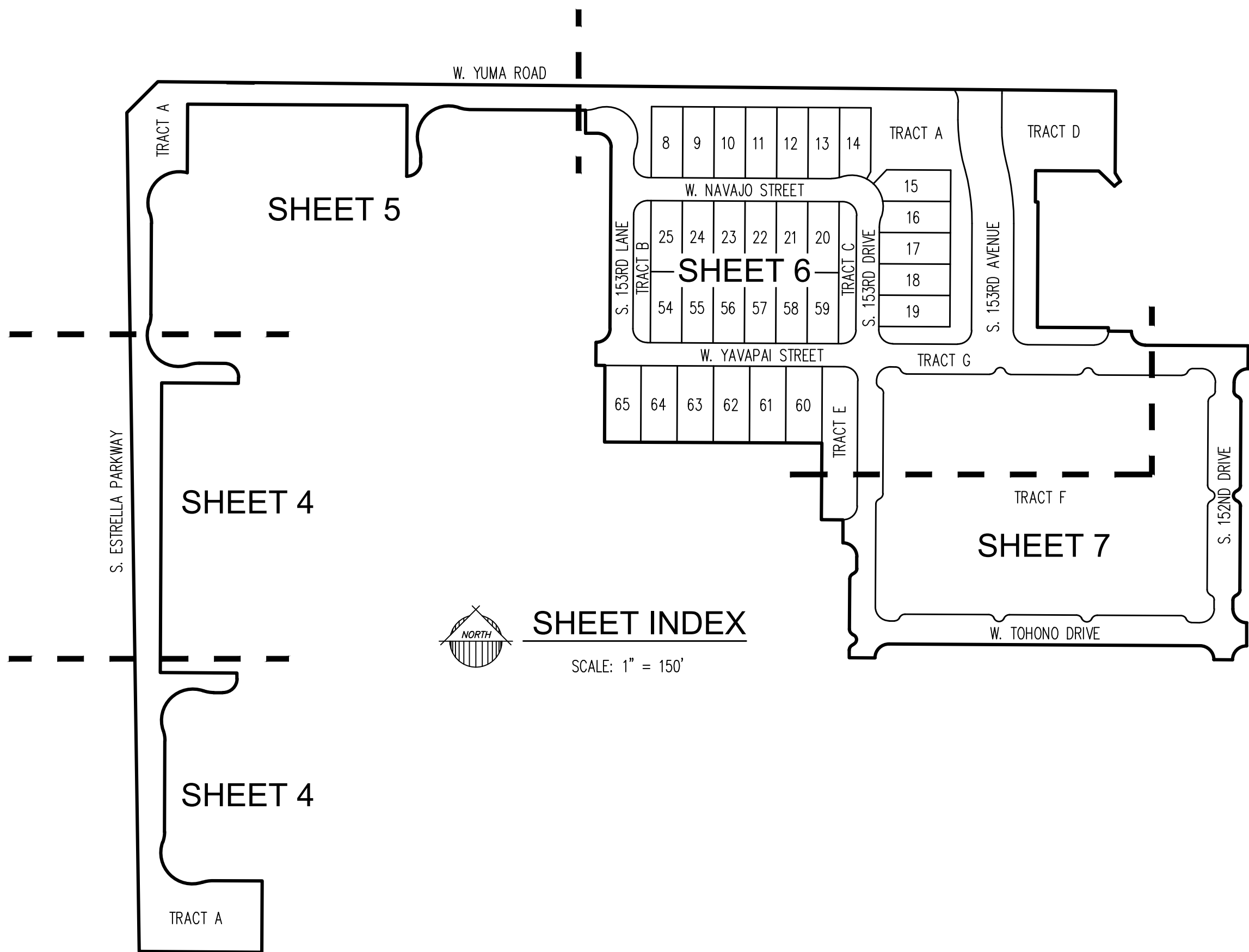
THENCE SOUTH 0 DEGREES 18 MINUTES 07 SECONDS WEST, 416.00 FEET;

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
8	4,590	0.1054
9	4,590	0.1054
10	4,590	0.1054
11	4,590	0.1054
12	4,590	0.1054
13	4,584	0.1052
14	4,426	0.1016
15	4,598	0.1056
16	4,478	0.1028
17	4,590	0.1054
18	4,590	0.1054
19	4,590	0.1054
20	4,590	0.1054
21	4,590	0.1054
22	4,590	0.1054

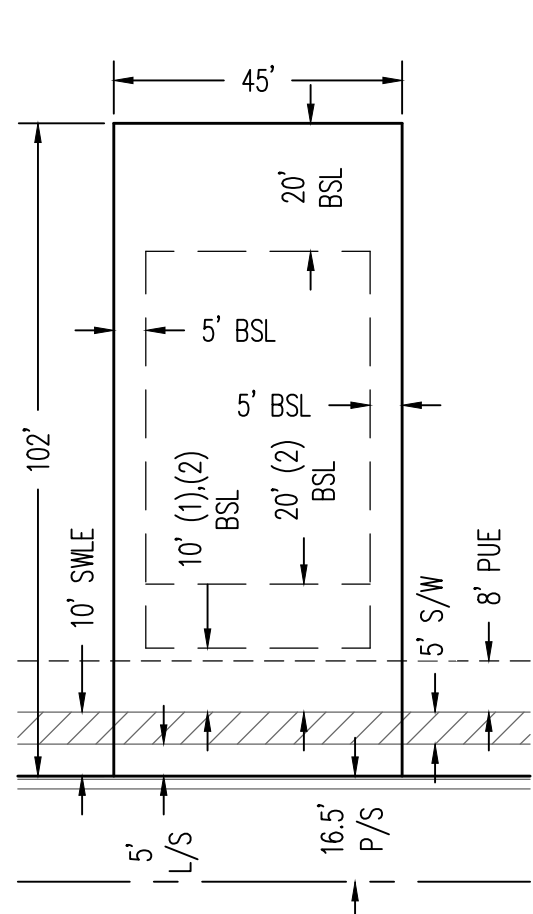
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
23	4,590	0.1054
24	4,590	0.1054
25	4,590	0.1054
54	4,590	0.1054
55	4,590	0.1054
56	4,590	0.1054
57	4,590	0.1054
58	4,590	0.1054
59	4,590	0.1054
60	5,720	0.1313
61	5,720	0.1313
62	5,720	0.1313
63	5,720	0.1313
64	5,720	0.1313
65	5,720	0.1313

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNED / MAINTAINED
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / WATER EASEMENT / EMERGENCY ACCESS EASEMENT / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT	132,480	3.0413	HOA / HOA
TRACT B	LANDSCAPE / OPEN SPACE / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT	4,928	0.1131	HOA / HOA
TRACT C	LANDSCAPE / OPEN SPACE / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT	4,928	0.1131	HOA / HOA
TRACT D	LANDSCAPE / OPEN SPACE / RETENTION / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT	29,995	0.6886	HOA / HOA
TRACT E	LANDSCAPE / OPEN SPACE / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT	11,048	0.2536	HOA / HOA
TRACT F	LANDSCAPE / OPEN SPACE / RETENTION / SIDEWALK LANDSCAPE EASEMENT / PUBLIC UTILITY EASEMENT / AMENITY	165,184	3.7921	HOA / HOA
TRACT G	PRIVATE STREET	142,472	3.2707	HOA / HOA

ALL TRACTS ARE TO OWNED AND MAINTAINED BY THE BALLPARK VILLAGE COMMUNITY ASSOCIATION

R45 (R1-4 REDUCED)

LOT AREA (MIN.)	4,050 SQ. FT.
LOT WIDTH (MIN.)	45 FEET
LOT DEPTH (MIN.)	90 FEET
HEIGHT (MAX)	30 FEET (2-STORIES)
LOT COVERAGE (MAX)	60%

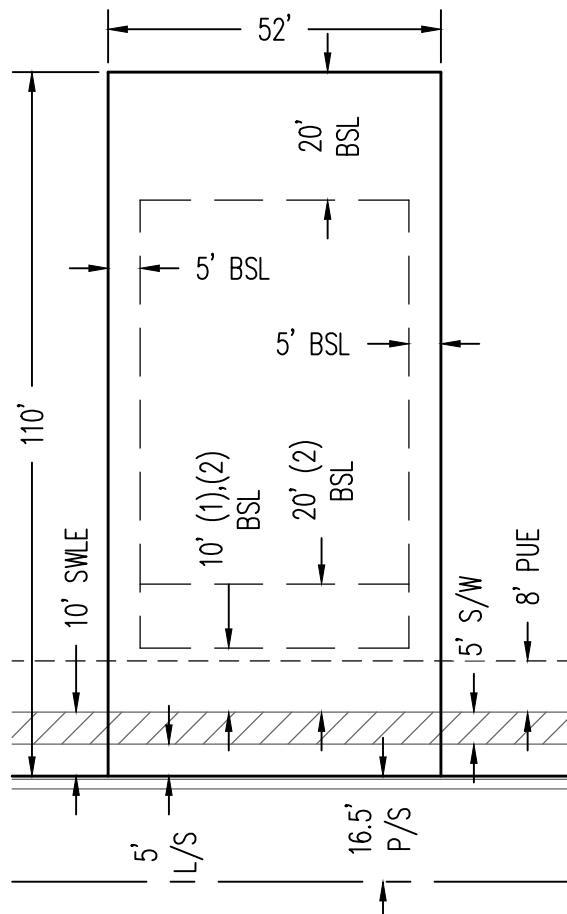


TYPICAL R45
(45' X 102' LOT)

NOT TO SCALE

R52 (R1-6 REDUCED)

LOT AREA (MIN.)	5,500 SQ. FT.
LOT WIDTH (MIN.)	52 FEET
LOT DEPTH (MIN.)	100 FEET
HEIGHT (MAX)	30 FEET (2-STORIES)
LOT COVERAGE (MAX)	60%



TYPICAL R52
(52' X 110' LOT)

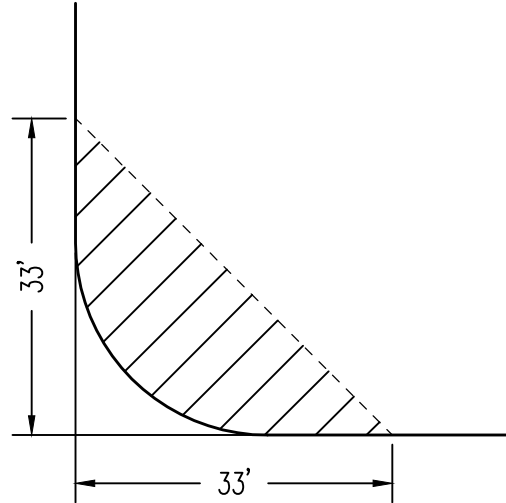
NOT TO SCALE

DEVELOPMENT STANDARDS NOTES

- (1) FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
- (2) FRONT SETBACK SHALL BE MEASURED FROM BACK OF SIDEWALK TO FACE OF FRONT FACING GARAGE DOOR. FRONT SETBACK FROM A PUBLIC OR PRIVATE STREET THAT IS NOT PROVIDING DIRECT VEHICULAR ACCESS TO HOMES SHALL BE 10 FEET MEASURED FROM BACK OF SIDEWALK TO COVERED PATIOS AND LIVABLE SPACE.
- (3) SIDE SETBACKS SHALL BE 5' ON EACH SIDE WITH A 5' USE & BENEFIT EASEMENT ON THE NON-COURTYARD SIDE OF THE LOT.
- (4) WHERE A MINIMUM 10-FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN THE STREET SIDE SETBACKS APPLIES.
- (5) ALL SINGLE-FAMILY RESIDENTIAL UNITS WITHIN THE R35 LAND USE DISTRICT SHALL BE ALLEY-LOADED AND, UNLESS OTHERWISE AGREED TO BY THE ZONING ADMINISTRATOR IN HIS SOLE DISCRETION, PAVERS/DECORATIVE CONCRETE SHALL BE INSTALLED WITHIN THE ENTRANCES INTO THE ALLEYS EXCEPT FOR CURBING AND GUTTERS

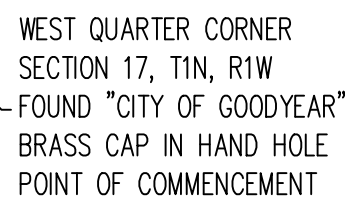
LEGEND

●	FOUND SURVEY MONUMENT AS NOTED
○	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
●	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
APN:	ASSESSORS' PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORD
BSL	BUILDING SETBACK LINE
EAE	EMERGENCY ACCESS EASEMENT
SWLE	SIDEWALK LANDSCAPE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
WE	WATER EASEMENT
P/S	PRIVATE STREET TRACT
R/W	RIGHT-OF-WAY
_____	PROPERTY LINE
_____	PRIVATE STREET LINE
_____	LOT LINE
_____	CENTER LINE
_____	SECTION LINE
_____	EXISTING LOT LINE
_____	EXISTING CENTER LINE
_____	EXISTING EASEMENT LINE
_____	TIE LINE

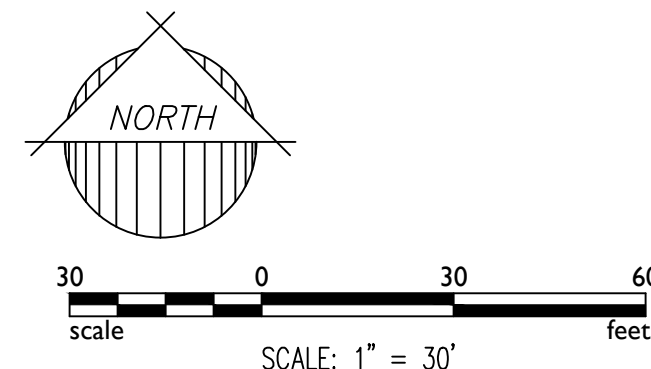


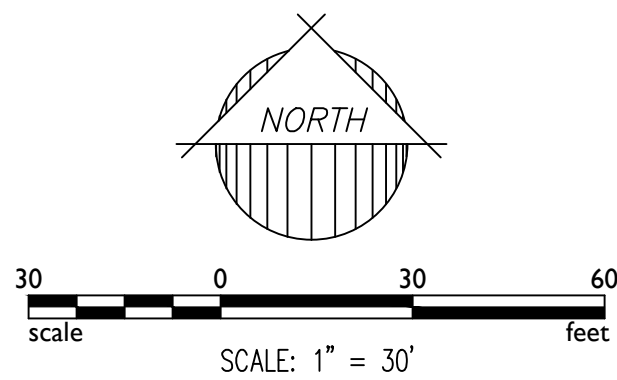
SIGHT VISIBILITY TRIANGLE

NOT TO SCALE

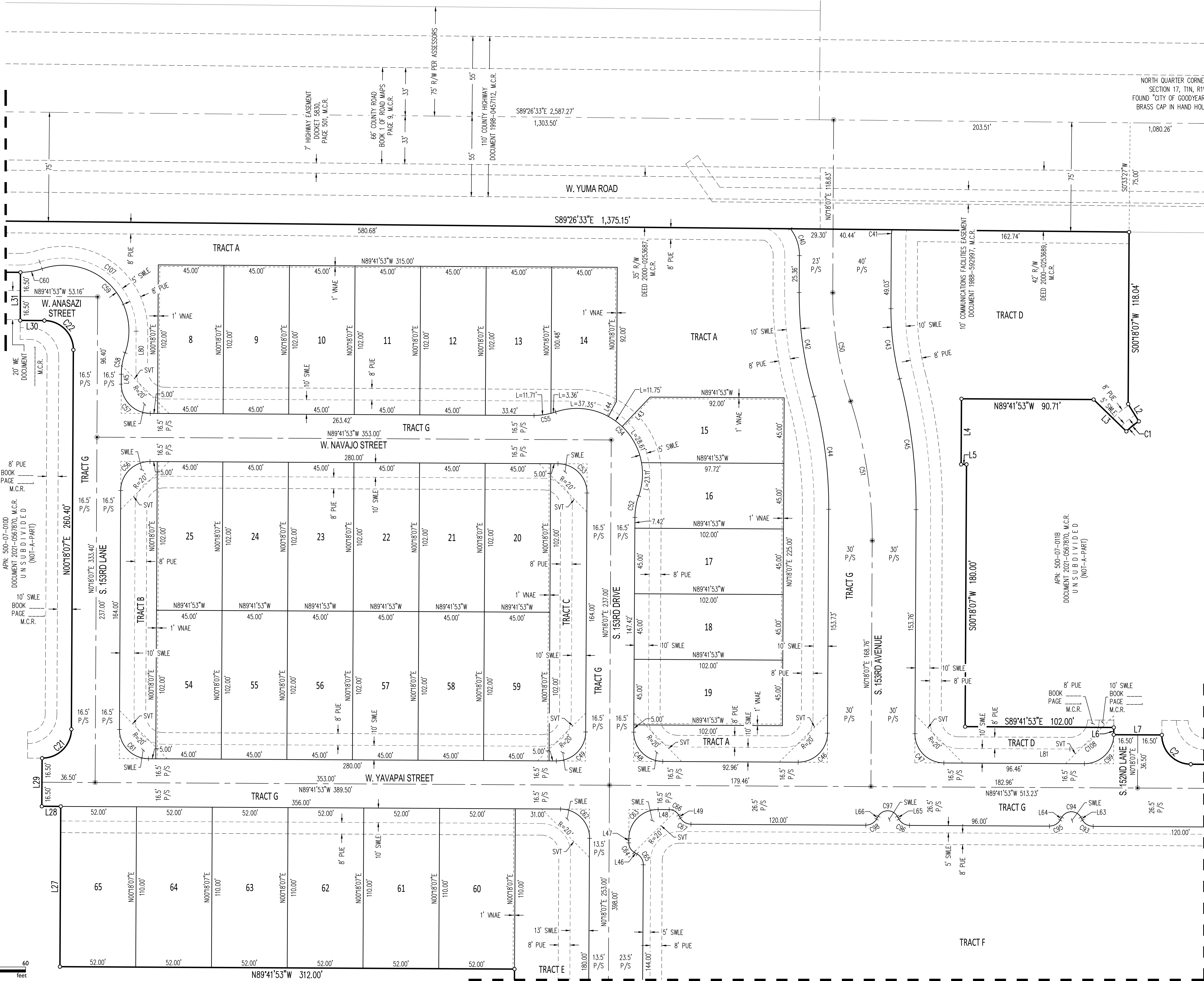


◻ ●	FOUND SURVEY MONUMENT AS NOTED
○	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
◎	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
APN:	ASSESSOR'S PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORD
BSL	BUILDING SETBACK LINE
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P/S	PRIVATE STREET TRACT
R/W	RIGHT-OF-WAY
_____	PROPERTY LINE
_____	PRIVATE STREET LINE
_____	LOT LINE
— — — — —	CENTER LINE
— — — — —	SECTION LINE
_____	EXISTING LOT LINE
— — — — —	EXISTING CENTER LINE
-----	EXISTING EASEMENT LINE
-----	TIE LINE





MATCH LINE SEE SHEET 5 OF 7



MATCH LINE SEE SHEET 7 OF 7

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project:

"Ballpark Village - Phase 1A"

GOODYEAR, ARIZONA

Final Plat

Revisions:

Call at least two full working days before you begin excavation.

ARIZONA

State of Arizona
In Maricopa County, (002263-1109)

Drawn by: A.G.

Reviewed by: R.J.

Job No.
20-1537

FP01

Sheet No.
6
of 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°51'23"E	62.86'
L2	S31°43'40"E	13.98'
L3	N44°51'32"W	31.38'
L4	S00°18'07"W	45.00'
L5	S89°41'53"E	3.71'
L6	S00°18'07"W	5.00'
L7	S89°41'53"E	33.00'
L8	S00°18'07"W	33.00'
L9	S00°18'07"W	12.48'
L10	S59°41'53"E	2.31'
L11	S60°18'07"W	2.31'
L12	S59°41'53"E	2.31'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S60°18'07"W	2.31'
L14	S00°18'07"W	12.48'
L15	S00°18'07"W	33.00'
L16	N89°41'53"W	27.00'
L17	N89°41'53"W	37.00'
L18	N00°18'07"E	10.94'
L19	N60°18'07"E	2.31'
L20	N59°41'53"W	2.31'
L21	N00°18'07"E	72.00'
L22	N60°18'07"E	2.31'
L23	N00°18'07"E	17.03'
L24	N00°18'07"E	33.00'

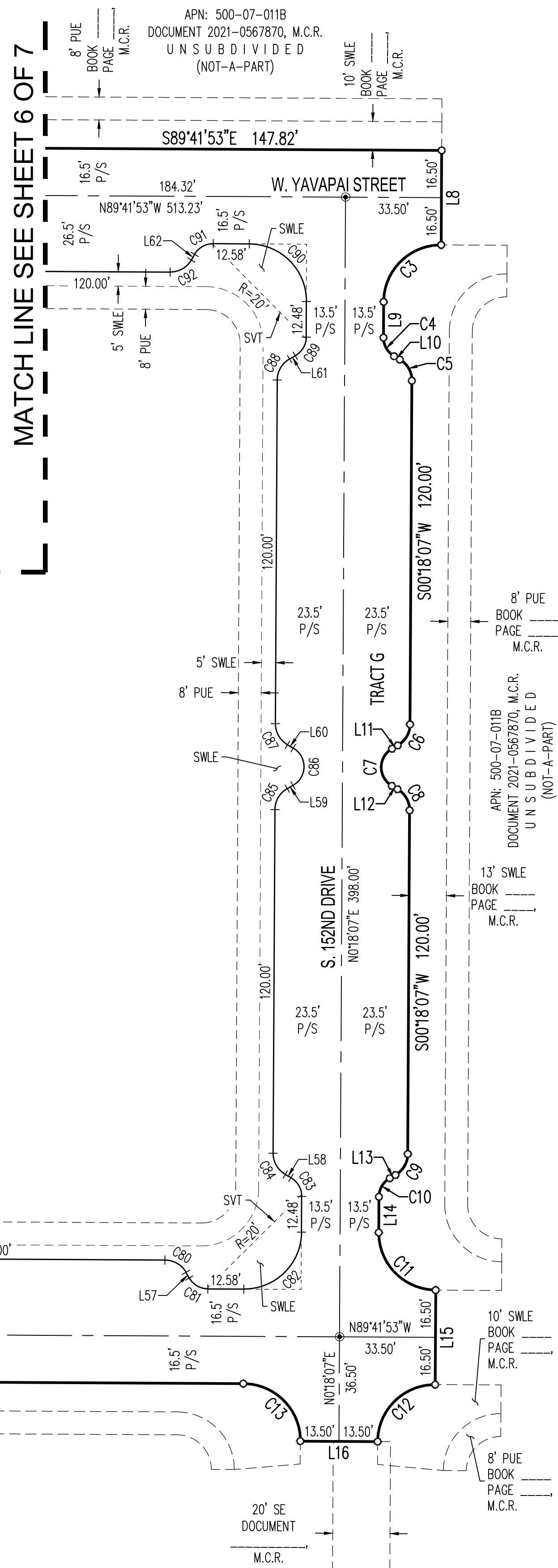
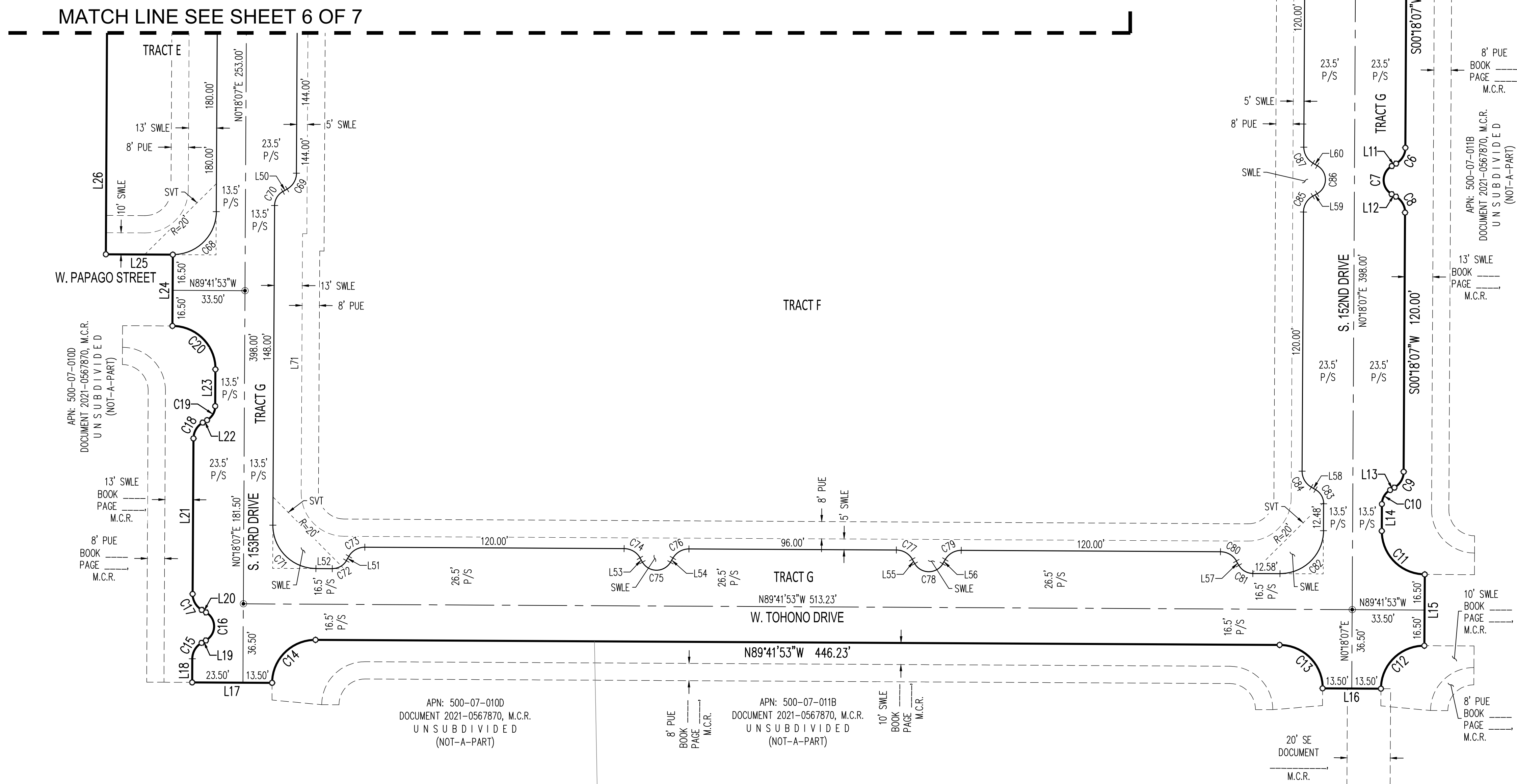
LINE TABLE		
LINE	BEARING	LENGTH
L25	N89°41'53"W	31.00'
L26	N00°18'07"E	110.00'
L27	N00°18'07"E	110.00'
L28	N89°41'53"W	13.00'
L29	N00°18'07"E	33.00'
L30	N89°41'53"W	16.58'
L31	N00°18'07"E	33.00'
L32	S00°18'07"W	6.82'
L33	N00°18'07"E	102.00'
L34	S00°18'07"W	98.39'
L35	S89°41'53"E	36.53'
L36	S00°18'07"W	8.50'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N89°41'53"W	110.00'
L38	N89°41'53"E	110.00'
L39	S00°18'07"W	8.50'
L40	N89°41'53"W	13.26'
L41	S89°41'53"E	71.26'
L42	S00°18'07"W	102.33'
L43	N43°38'01"E	27.86'
L44	N28°40'16"E	11.82'
L45	N00°18'07"E	6.82'
L46	N59°41'53"W	2.31'
L47	N00°18'07"E	2.98'
L48	N89°41'53"W	7.58'

LINE TABLE		
LINE	BEARING	LENGTH
L49	N29°41'53"W	2.31'
L50	N60°18'07"E	2.31'
L51	N30°18'07"E	2.31'
L52	S89°41'53"E	7.58'
L53	N29°41'53"W	2.31'
L54	N30°18'07"E	2.31'
L55	N29°41'53"W	2.31'
L56	N30°18'07"E	2.31'
L57	N29°41'53"W	2.31'
L58	N59°41'53"W	2.31'
L59	N60°18'07"E	2.31'
L60	N59°41'53"W	2.31'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N60°18'07"E	2.31'
L62	N30°18'07"E	2.31'
L63	N29°41'53"W	2.31'
L64	N30°18'07"E	2.31'
L65	N29°41'53"W	2.31'
L66	N30°18'07"E	2.31'
L67	N89°09'20"E	39.70'
L68	N89°09'20"E	40.10'
L69	N22°11'53"W	38.28'
L70	N22°11'53"W	38.17'
L71	N00°18'07"E	120.04'
L72	S00°33'27"W	2.00'

LINE TABLE		
LINE	BEARING	LENGTH
L73	N89°26'33"W	39.00'
L74	N00°33'27"E	2.00'
L75	N89°26'33"W	39.00'
L76	S89°41'53"E	32.84'
L77	S89°41'53"E	56.11'
L78	S89°41'53"E	11.11'
L79	N00°18'07"E	26.40'
L80	N00°18'07"E	26.40'
L81	S89°41'53"E	76.46'



LEGEND

- | | |
|--------|---|
| | FOUND SURVEY MONUMENT AS NOTED |
| | CORNER OF SUBDIVISION, MONUMENT AS NOTED. |
| | SET BRASS CAP AT COMPLETION OF CONSTRUCTION |
| APN: | ASSESSORS' PARCEL NUMBER |
| M.C.R. | MARICOPA COUNTY RECORD |
| BSL | BUILDING SETBACK LINE |
| EAE | EMERGENCY ACCESS EASEMENT |
| SWLE | SIDEWALK LANDSCAPE EASEMENT |
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