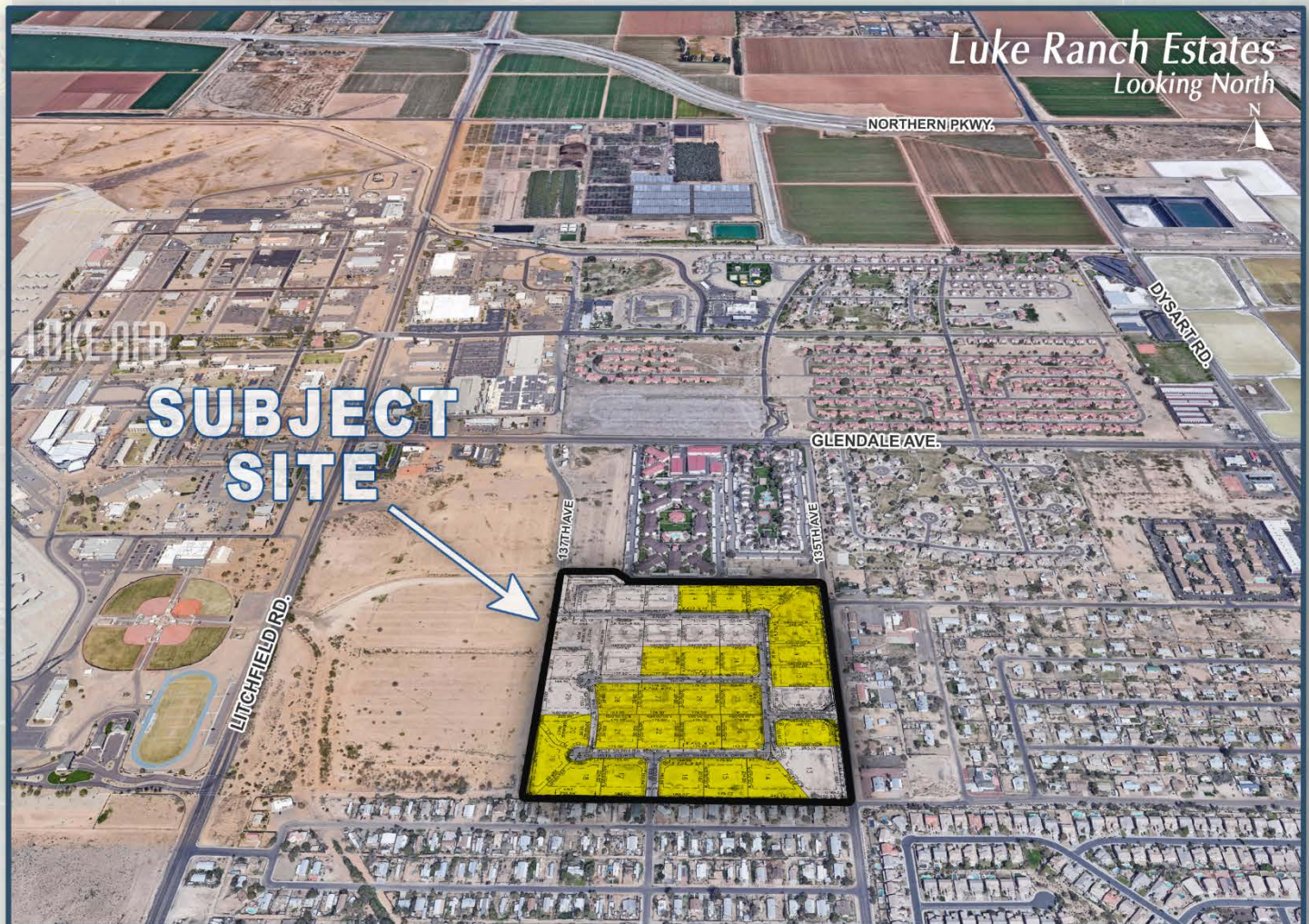


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

LUKE RANCH ESTATES

LITCHFIELD AND GLENDALE ROADS

CITY OF GLENDALE, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



LUKE RANCH ESTATES

GLENDALE, ARIZONA

LOCATION:

Located southeast of Litchfield Road and Glendale Avenue in Maricopa County, Arizona.

SIZE:

26 Finished $\frac{3}{4}$ Acre Lots

Available Lots: 4-10, 12, 14-28 and 32-34

PRICE:

\$110,000 per Lot (\$2,860,000)

TERMS:

Cash or submit terms for owner's consideration

SETBACKS:

- Front: 40'
- Side: 20'

UTILITIES:

- Sewer: Individual Septic
- Water: Valley Utilities Water Co.
- Electric: APS
- Telephone: Qwest

PUBLIC SAFETY:

- Police: Maricopa County Sheriff's Dept.
- Fire: Rural Metro Fire Dept.

SCHOOLS:

- Litchfield Elementary School District
- Agua Fria Union High School District

COMMENTS:

This property is in the "vicinity of a military airport" as described in A.R.S. 28-8481

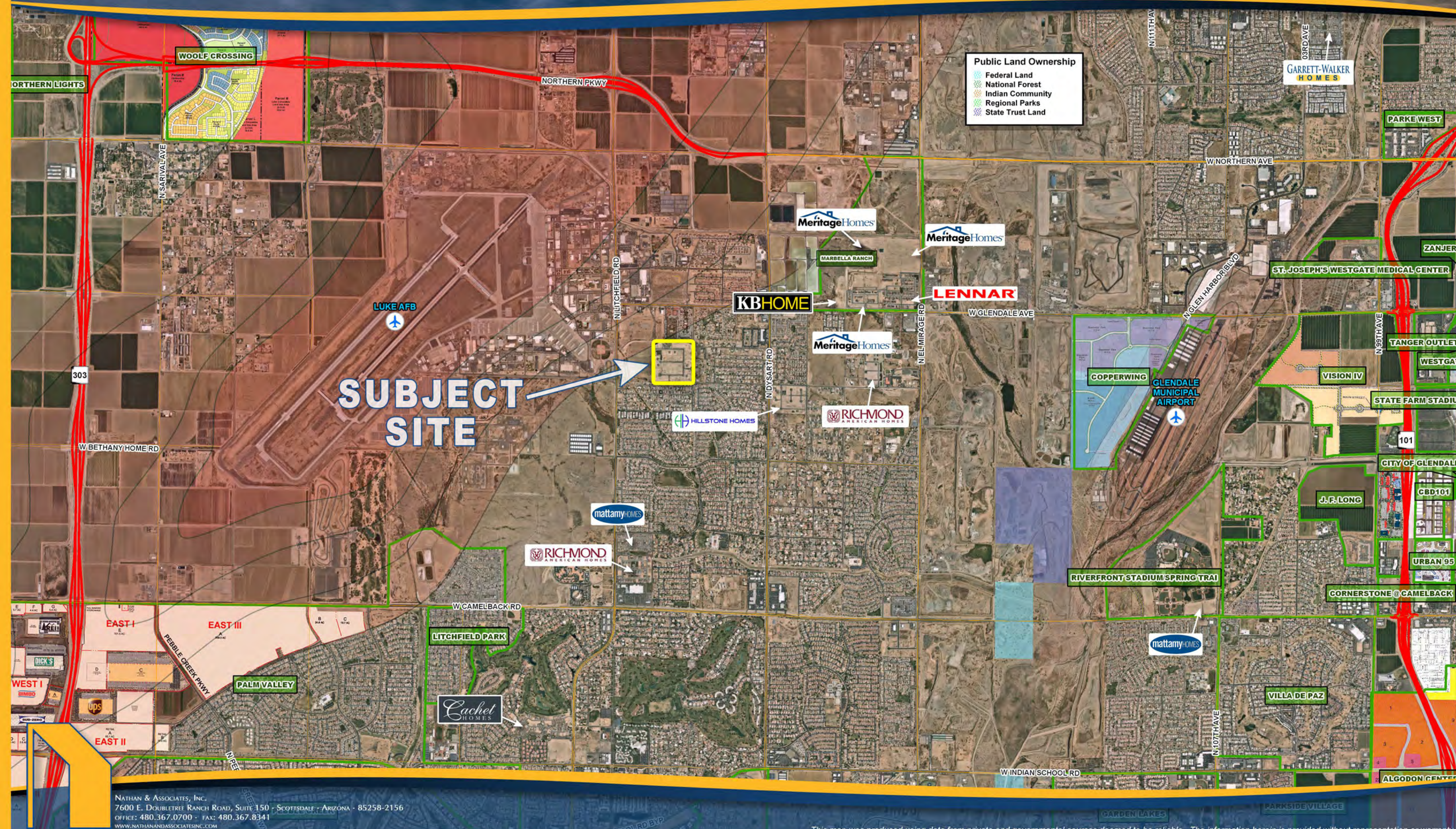
LUKE RANCH ESTATES



This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

LUKE RANCH ESTATES

GLENDAL, ARIZONA



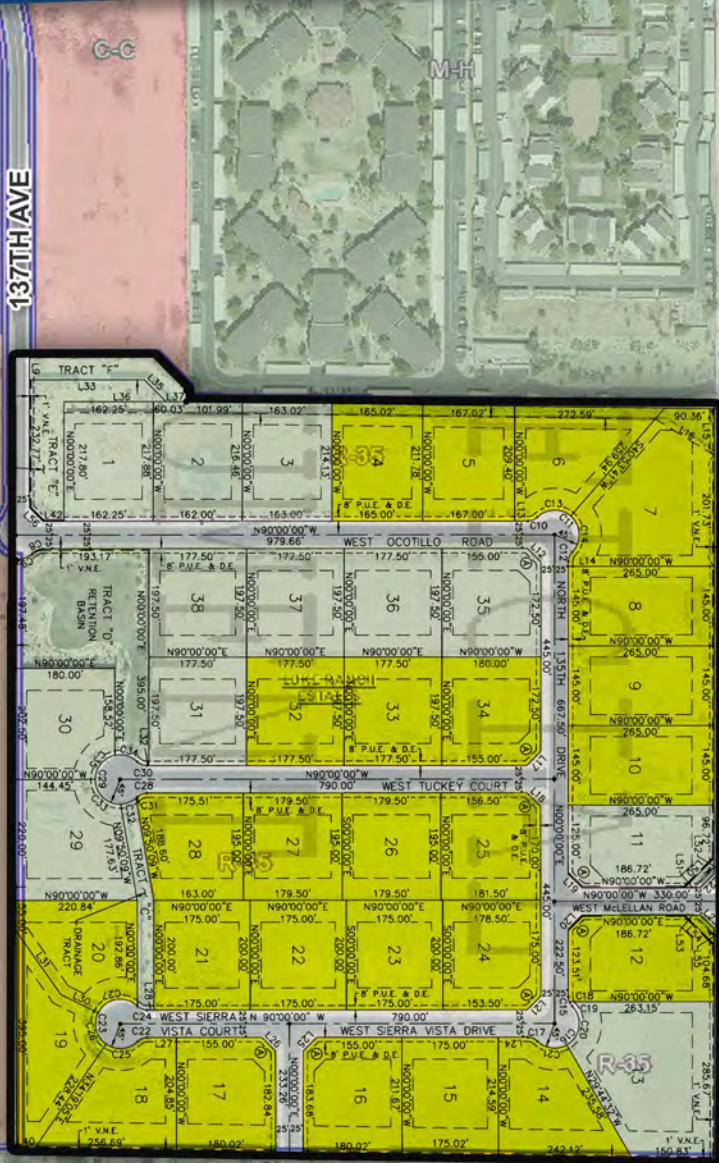
This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

LUKE RANCH ESTATES

CITY OF GLENDALE, ARIZONA

 Maricopa County Assessor
Paul D. Petersen

SUBJECT
SITE



Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL



NATHAN & ASSOCIATES, INC.
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FINAL PLAT
"LUKE RANCH ESTATES"

BOOK 794 PAGE 5

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2005-1761527

11/21/2005

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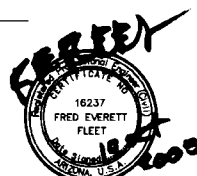
NOTES:

1. THIS PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY PLAT. (S2004094).
 2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN ANY STORM DRAIN OR DRAINAGE TRACT AREA WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACT AREA.
 3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 4. THE LUKE RANCH ESTATES HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
 5. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT. THE TOTAL NUMBER OF DWELLING UNITS SHALL BE 38, NO FURTHER LOT SPLITTING WILL BE ALLOWED.
 6. NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25-FOOT SIGHT VISIBILITY TRIANGLES.
 7. YOU ARE BUYING A HOME OR PROPERTY IN THE "VICINITY OF A MILITARY AIRPORT" AS DESCRIBED BY STATE OF ARIZONA STATUE A.R.S. §28-8481. YOUR HOUSE SHOULD INCLUDE SOUND ATTENUATION MEASURES AS DIRECTED BY STATE LAW. YOU WILL BE SUBJECT TO DIRECT OVER FLIGHTS AND NOISE BY LUKE AIR FORCE BASE JET AIRCRAFT IN THE VICINITY.
- LUKE AIR FORCE BASE EXECUTES OVER 200,00 FLIGHT OPERATIONS PER YEAR, AT AN AVERAGE OF APPROXIMATELY 170 OVER FLIGHTS PER DAY. ALTHOUGH LUKE'S PRIMARY FLIGHT PATHS ARE LOCATED 20 MILES FROM THE BASE, JET NOISE WILL BE APPARENT THROUGHOUT THE AREA AS AIRCRAFT TRANSIENT TO AND FROM THE BARRY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT TRAINING AREAS.
- LUKE AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO NOISE REFLECTIONS OFF THE CLOUDS.
- LUKE AIR FORCE BASE'S NORMAL FLYING HOURS EXTEND FROM 7:00 A.M. UNTIL APPROXIMATELY MIDNIGHT, MONDAY THROUGH FRIDAY, BUT SOME LIMITED FLYING WILL OCCUR OUTSIDE THESE HOURS AND DURING MOST WEEKENDS.
- FOR FURTHER INFORMATION, PLEASE CHECK WITH LUKE AIR FORCE BASE WEB SITE AT WWW.LUKE.AF.MIL/URBANDEVELOPMENT OR CONTACT THE MARICOPA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
8. THE PROPERTY IS WITHIN AN AREA OF KNOWN LAND SUBSIDENCE AND/OR EARTH FISSURING. A LICENSED ENGINEERING INVESTIGATION OF THE SITE WAS CONDUCTED BY WESTERN TECHNOLOGIES INC. ON 6/1/2005.
 9. A WILL SERVE LETTER HAS BEEN PROVIDED BY RURAL METRO TO PROVIDE FIRE PROTECTION SERVICES TO THIS SUBDIVISION. DEVELOPMENT AND USE OF THE SITE SHALL COMPLY WITH REQUIREMENTS FOR FIRE HYDRANT PLACEMENT AND OTHER FIRE PROTECTION MEASURES AS DEEMED NECESSARY BY RURAL METRO FIRE DEPARTMENT.
 10. THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON JANUARY 27, 2004. THIS SUBDIVISION WILL BE SERVED BY THE VALLEY UTILITIES WATER COMPANY.
 11. SIGNAGE SHALL CONFORM TO MARICOPA COUNTY ZONING ORDINANCE.
 12. ALL TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, UTILITY BOXES AND ALL OTHER UTILITY RELATED GROUND MOUNTED EQUIPMENT SHALL BE PAINTED TO COMPLEMENT THE DEVELOPMENT AND SHALL BE SCREENED WITH LANDSCAPE MATERIAL WHERE POSSIBLE. ALL HVAC UNITS SHALL BE GROUND MOUNTED.
 13. ALL OUTDOOR LIGHTING WILL CONFORM WITH SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE.
 14. ALL ROADS, PUBLIC AND PRIVATE SHALL BE BUILT TO MARICOPA COUNTY OF TRANSPORTATION STANDARDS.
 15. TRACT "D" SHALL BE MAINTAINED AS RECREATIONAL OPEN SPACE BY THE HOMEOWNERS ASSOCIATION AND BE EQUIPPED WITH A TOT-LOT AND PLAYGROUND EQUIPMENT.
 16. THE SOILS ARE HIGHLY VARIABLE AND MAY NOT BE ACCEPTABLE, ON AN INDIVIDUAL LOT BASIS, FOR A CONVENTIONAL SEPTIC SYSTEM. THUS ALTERNATIVE SYSTEMS BY BE NECESSARY BASED ON SITE CHARACTERISTICS.
 17. ALL HABITABLE BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO ATTAIN NOISE REDUCTION PER A.R.S. §28-8482(B).

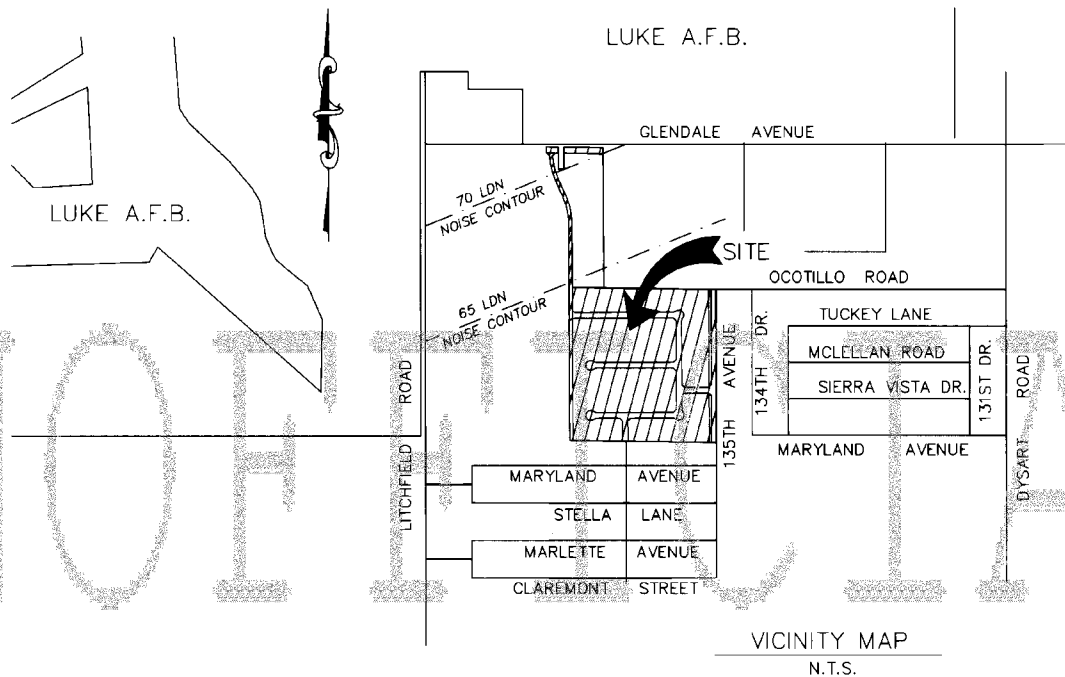
ENGINEER'S CERTIFICATION:

I CERTIFY THAT ALL THE FINISH FLOOR ELEVATIONS FOR THE RESIDENTIAL STRUCTURES TO BE CONSTRUCTED WITHIN LUKE RANCH ESTATES WILL BE FREE FROM INUNDATION DURING THE 100 YEAR PEAK RUN OFF EVENT IF SAID FINISH FLOOR ELEVATIONS DETERMINED BY J2 ENGINEERING & ENVIROMENTAL STUDY PROJECT #040027 DATED JULY 13TH, 2004, ARE CONSTRUCTED PER THE GRADING AND DRAINAGE PLAN APPROVED BY MARICOPA COUNTY. UTILIZING J2 ENGINEERING & ENVIROMENTAL STUDY HYDROLOGY REPORT.

FRED E. FLEET P.E.
FRED E. FLEET, P.E. #16237



(S2001050) IN THE R1-35 ZONING DISTRICT
A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: THE LOGICS GROUP INC., AN ARIZONA CORPORATION



APPROVALS:

"CERTIFICATE OF COUNTY ASSESSOR: I, THE UNDERSIGNED, AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT "LUKE RANCH ESTATES, INC." AS DESIGNATED ON THIS PLAT IS OWNER OF THE PROPERTY AS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 501-57-0075, & Z.

Dorel Kelly
DEPUTY COUNTY ASSESSOR

11-2-05
DATE

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

Shirley G. Smith
DEPUTY COUNTY TREASURER

11-2-05
DATE

ASSURANCE STATEMENT

SATISFACTORY ASSURANCE IN THE FORM OF SUB PERFORMANCE BOND FROM LEXON INSUR. CO. IN THE AMOUNT OF \$537,579.00 HAS BEEN PROVIDED TO GUARANTEE PAVEMENT, AND DRAINAGE, AND WATER SERVICES IN THIS SUBDIVISION. ELECTRIC SERVICE HAS BEEN ASSURED BY ARIZONA PUBLIC SERVICE.

Serald J. Tocano
FOR COUNTY ENGINEER

10/21/05
DATE

APPROVED BY THE BOARD OF SUPERVISORS MARICOPA COUNTY, ARIZONA
THIS 10th DAY OF November 2005.

May W. Wilson
CHAIRMAN OF THE BOARD

Stanley Camp
CLERK OF THE BOARD



SHEET INDEX:

- 1 - DEDICATION, NOTES, APPROVALS
- 2 - PLAT, LEGEND, AND DETAILS
- 3 - DETAILS, NOTES, LINE & CURVE TABLES

PREPARED BY:

FLEET - FISHER ENGINEERING, INC.
4250 E. CAMELBACK ROAD
SUITE 410K
PHOENIX, ARIZONA 85018
RONALD C. FISHER, P.E., R.L.S.
REGISTRATION NUMBER - 16533

DEVELOPER/OWNER

THE LOGICS GROUP INC.
9399 SOUTH PRIEST DRIVE
TEMPE, AZ 85284
PHONE: (480) 777-7757
FAX: (480) 777-7887
ATTN: KIMO SEYMOUR

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2005, THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ronald C. Fisher
RONALD C. FISHER P.E., R.L.S. #16533

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT LOGICS GROUP INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LUKE RANCH ESTATES" (A RESIDENTIAL UNIT PLAN OF DEVELOPMENT) A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LUKE RANCH ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT LOGICS GROUP INC., AN ARIZONA CORPORATION HEREBY DEDICATES TO MARICOPA COUNTY FOR USE AS SUCH THE STREETS. THE PUBLIC EASEMENTS SHOWN ON PLAT ARE GRANTED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D", "E", AND "F" ARE TO BE OWNED AND MAINTAINED BY THE "LUKE RANCH ESTATES" HOMEOWNERS ASSOCIATION.

TRACTS "A" AND "B" ARE HEREBY GRANTED FOR LANDSCAPE AND ENTRY MONUMENT SIGNS.

TRACTS "D" AND "E" ARE HEREBY GRANTED AS OPEN SPACE AND STORMWATER RETENTION BASINS.

TRACTS "C" AND "F" ARE HEREBY GRANTED AS DRAINAGE TRACTS.

SIGHT VISIBILITY TRIANGLES ARE HEREBY DECLARED AS SHOWN.

TRACT "G" IS TO BE DEEDED TO VALLEY UTILITIES WATER COMPANY FOR FUTURE USE.

EACH OF THE UNDERSIGNED HEREBY EXECUTES THIS PLAT AS TO THE PROPERTY INCLUDED WITHIN THIS PLAT WHICH EACH RESPECTIVELY OWNS.

LOGICS GROUP INC., AN ARIZONA CORPORATION

IN WITNESS WHEREOF:

THE LOGICS GROUP INC., AN ARIZONA CORPORATION, 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 19th DAY OF October OF 2005.

BY: **[Signature]**
ITS: **Manager**

ACKNOWLEDGMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 19th DAY OF October, 2005; BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, James R. Seymour, WHO ACKNOWLEDGED HIMSELF TO BE Manager OF THE LOGICS GROUP INC., AN ARIZONA CORPORATION, AS OWNER, AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.



IN WITNESS WHEREOF:

I HERE UNTO SET MY HAND & OFFICIAL SEAL

BY: **[Signature]**
NOTARY PUBLIC

June 5, 2007
MY COMMISSION EXPIRES

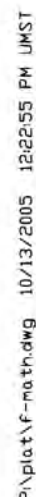
GROSS AREA 44.01 AC

FLEET • FISHER
ENGINEERING INC.

4250 EAST CAMELBACK RD., SUITE 410 K
PHOENIX, AZ 85018 PH. (602) 264-3335

DATE: 4-21-05 JOB No. SHEET
REV. DATE 9-20-05 275-06 1 OF 3

S2001050



FINAL PLAT

"LUKE RANCH ESTATES"

IN THE R1-35 ZONING DISTRICT A SUBDIVISION OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**FLEET • FISHER
ENGINEERING INC.**
4250 EAST CAMELBACK RD., SUITE 410 K
PHOENIX, AZ 85018 PH. (602) 264-3335

GROSS AREA 44.01 AC	JOB No. 275-06	SHEET 2 OF 3
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FINAL PLAT
"LUKE RANCH ESTATES"

IN THE R1-35 ZONING DISTRICT A SUBDIVISION OF A
PORTION OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 794 PAGE 5

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2005-1761527

11/21/2005

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TERRAC

LOT AREA & WIDTH TABLE		
LOT #	SQ. FT.	SETBACK WIDTH
1	35,345.04	162'
2	35,226.44	162'
3	35,092.93	163'
4	35,137.64	165'
5	35,168.26	167'
6	37,259.65	154.5'
7	57,607.72	148'
8	38,425.00	145'
9	38,425.00	145'
10	38,425.00	145'
11	38,017.89	150'
12	40,121.36	158'
13	62,759.67	147.5'
14	37,892.45	163'
15	37,297.60	175'
* 16	37,518.78	180'
* 17	36,829.47	180'
18	37,352.31	171.5'
19	35,703.91	147'
20	35,298.50	145'
21	35,000.00	175'
22	35,000.00	175'
23	35,000.00	175'
* 24	35,387.50	178.5'
* 25	35,080.00	181.5'
26	35,002.50	179.5'
27	35,002.50	179.5'
28	35,016.92	189'
29	42,933.05	192'
30	35,276.04	156.5'
31	35,056.25	177.5'
32	35,056.25	177.5'
33	35,056.25	177.5'
* 34	35,237.50	180'
35	35,237.50	180'
36	35,056.25	177.5'
37	35,056.25	177.5'
38	35,056.25	177.5'

*THESE LOT DIMENSIONS VARY FROM THE
PRELIMINARY PLAT

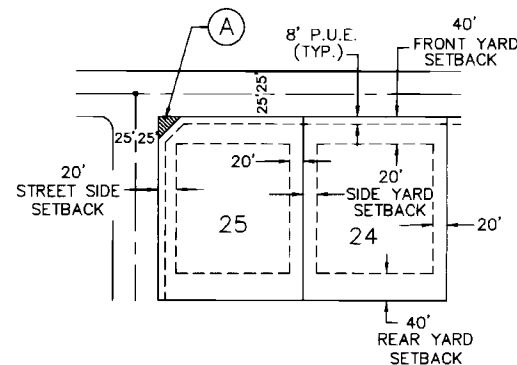
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	235.55	635.00	119.14	21°15'12"
C2	244.83	575.00	124.30	24°23'47"
C3	19.38	25.00	10.21	44°24'55"
C4	105.57	45.00	107.09	134°24'55"
C5	252.80	600.00	128.30	24°08'26"
C6	254.89	600.00	129.39	24°20'23"
C7	209.17	575.00	105.76	20°50'35"
C8	19.38	25.00	10.21	44°24'55"
C9	34.86	45.00	18.36	44°23'17"
C10	19.38	25.00	10.21	44°24'55"
C11	140.45	45.00	44°09.54	178°49'50"
C12	19.38	25.00	10.21	44°24'55"
C13	67.00	45.00	41.46	85°18'36"
C14	73.45	45.00	47.85	93°31'14"
C15	19.38	25.00	10.21	44°24'55"
C16	140.45	45.00	44°09.54	178°49'50"
C17	19.38	25.00	10.21	44°24'55"
C18	9.69	25.00	4.91	22°12'28"
C19	9.69	25.00	4.91	22°12'28"
C20	82.21	45.00	58.30	104°40'23"
C21	58.24	45.00	34.01	74°09'27"
C22	19.38	25.00	10.21	44°24'55"
C23	211.14	45.00	45.93	268°49'50"
C24	19.38	25.00	10.21	44°24'55"
C25	62.30	45.00	37.31	79°19'25"
C26	63.94	45.00	38.72	81°24'55"
C27	84.90	45.00	62.04	108°05'30"
C28	19.38	25.00	10.21	44°24'55"
C29	211.14	45.00	45.93	268°49'50"
C30	19.38	25.00	10.21	44°24'55"
C31	3.00	45.00	1.50	3°49'11"
C32	30.73	45.00	15.99	39°07'49"
C33	71.84	45.00	46.17	91°27'55"
C34	44.50	45.00	24.26	56°39'03"
C35	61.07	45.00	36.28	77°45'22"
C36	265.51	625.00	134.79	24°20'23"

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.01	S00°01'38"E
L2	36.21	S45°35'10"E
L3	65.01	N00°01'38"W
L4	65.01	N00°00'00"E
L5	200.00	S00°01'38"E
L6	150.33	S28°10'52"E
L7	57.37	N00°01'38"W
L8	29.76	S89°10'59"E
L9	40.00	N00°01'38"W
L10	20.01	S00°00'00"E
L11	84.84	N45°01'38"W
L12	35.36	N45°00'00"W
L13	23.93	S90°00'00"W
L14	8.51	N00°00'00"E
L15	85.00	S00°00'00"E
L16	126.39	N58°14'22"W
L17	35.36	N45°00'00"E
L18	35.36	N45°00'00"W
L19	35.36	N45°00'00"W
L20	35.36	S45°00'00"W
L21	35.36	N45°00'00"E
L22	35.36	N45°00'00"E
L23	35.36	S45°00'00"E
L24	53.90	N90°00'00"W
L25	35.36	S45°00'00"W
L26	35.36	S45°00'00"E
L27	53.12	N90°00'00"W
L28	12.51	N90°00'00"E
L29	34.39	S44°16'18"W
L30	75.00	N63°49'03"W
L31	142.65	N34°55'47"W
L32	3.51	N90°00'00"W
L33	208.33	N89°58'22"E
L34	150.00	S24°22'01"E
L35	56.57	N45°01'38"W
L36	185.73	N89°58'22"E
L37	36.55	N89°58'22"E
L38	62.50	S00°01'38"E
L39	50.00	S89°10'59"E
L40	40.00	N89°02'46"W
L41	46.03	N19°02'51"W
L42	37.50	N90°00'00"W
L43	59.94	S89°10'59"E
L44	79.85	S89°10'59"E
L45	128.00	S00°01'38"E
L46	30.00	N29°58'26"E
L47	134.99	S00°01'38"E
L48	50.00	N89°10'59"W
L49	134.99	N00°01'38"W
L50	75.36	N45°00'00"E
L51	28.28	N90°00'00"W
L52	28.28	S00°00'00"E
L53	28.28	S90°00'00"E
L54	75.36	S45°00'00"E
L55	28.28	S00°00'00"E
L56	35.36	S45°00'49"E

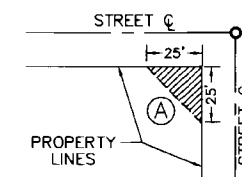
AREA CALCULATIONS			
TRACT	AREA (ACRES)	AREA (SQUARE FEET)	USE
A	0.03	1,107.11	LANDSCAPE & ENTRY SIGNAGE EASEMENT
B	0.03	1,107.11	LANDSCAPE & ENTRY SIGNAGE EASEMENT
C	0.26	11,323.72	OPEN SPACE & DRAINAGE EASEMENT
D	1.43	62,395.80	RECREATION, OPEN SPACE & D.E.
E	0.52	22,443.84	OPEN SPACE & DRAINAGE EASEMENT
F	0.27	11,858.37	DRAINAGE
G	0.13	5,565.86	TO BE DEEDED TO VALLEY UTILITIES WATER COMPANY FOR FUTURE USE
-	32.51	1,413,1887.29	LOTS 1-38
-	8.65	376,788.51	PUBLIC RIGHT OF WAY
-	44.01	1,917,005.66	GROSS AREA

SITE DATA

GROSS SITE AREA 1,917,005.66 SQ. FT. / 44.01 ACRES
PUBLIC R.O.W. 376,788.51 SQ. FT. / 8.65 ACRES
NET AREA 1,886,743.27 SQ. FT. / 43.31 ACRES
EXISTING ZONING R1-35
EXISTING LAND USE VACANT
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL
NET R1-35 AREA 1,544,903.48 SQ. FT. / 35.46 ACRES
PROPOSED No. OF LOTS 38
GROSS RESIDENTIAL AREA 41.74 ACRES
GROSS DENSITY (RESIDENTIAL PORTION) 0.91 D.U./GROSS ACRES
AVERAGE AREA DWELLING UNIT 40,655 SQ FT
TAX ASSESSORS PARCEL No. 501-57-007S
ELEMENTARY SCHOOL DISTRICT LITCHFIELD #79
HIGH SCHOOL DISTRICT AGUA FRIA UNION
PROJECTED POPULATION @ 2.67 PERSONS/DWELLING UNIT 102
NUMBER OF FAMILIES 38
% OPEN SPACE (OF GROSS RESIDENTIAL) 6.1%



TYPICAL LOT SETBACKS
N.T.S.



SIGHT VISIBILITY TRIANGLE
N.T.S.
(TYPICAL OF ALL STREET INTERSECTIONS)
ALL STRUCTURES AND LANDSCAPING
WITHIN THESE VISIBILITY TRIANGLES
SHALL HAVE A 2' MAXIMUM HEIGHT.



FLEET • FISHER
ENGINEERING INC.
4250 EAST CAMELBACK RD., SUITE 410 K
PHOENIX, AZ 85018 PH. (602) 264-3335
GROSS AREA 44.01 AC JOB No. 275-06 SHEET 3 OF 3