

DEDICATION

STATE OF ARIZONA)
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
 THAT SUNRIDGE CANYON L.L.C., AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FINAL PLAT OF PARCEL C AT SUNRIDGE CANYON, BEING PARCEL 6 OF FINAL PLAT OF SUNRIDGE CANYON, AS RECORDED IN BOOK 406, PAGE 23, M.C.R. AND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE FINAL PLAT OF PARCEL C AT SUNRIDGE CANYON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, PARCELS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH STREET AND PARCEL SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT SUNRIDGE CANYON L.L.C., AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AND SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:
 THAT SUNRIDGE CANYON L.L.C., AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED.

SUNRIDGE CANYON L.L.C.,
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: DAVID ITS: V.P. DATE: 9/19/95

ACKNOWLEDGEMENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA)
 ON THIS, THE 19th DAY OF September, 1995 BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED DAVID WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.



Barbara J. Baird
 NOTARY PUBLIC
Sept. 5-1996
 MY COMMISSION EXPIRES

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF FOUNTAIN HILLS, ARIZONA, THIS 5th DAY OF July, 1995.

BY: John ATTEST: Cassie B. Hennes
 MAYOR CLERK

BY: Steve Johnson 8/2/95
 COMMUNITY DEVELOPMENT DIRECTOR DATE

BY: Randy L. Howard 11/2/95
 TOWN ENGINEER DATE

ASSURANCES

THE DEPARTMENT OF WATER RESOURCES HAS DETERMINED THAT THE CHAPARRAL CITY WATER COMPANY HAS A CONDITIONAL PRESUMPTION OF AN ASSURED WATER SUPPLY.
 ASSURANCE IN THE FORM OF Resolution No. 1995-003, 1995, AND AN ANNUAL LETTER IN THE AMOUNT OF \$551,000 FROM UNDER CONTRACT 1384-016 HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF September, 1995, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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.

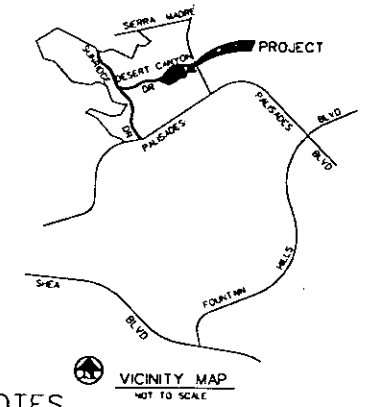
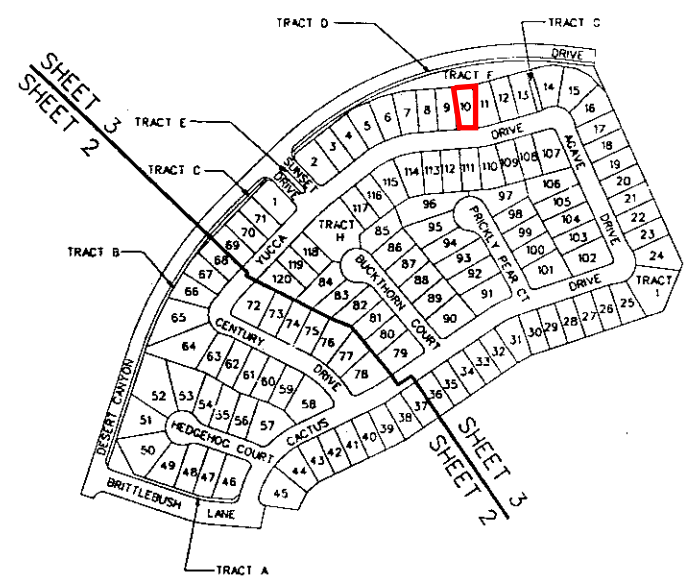
BY: Larry E. Sullivan
 LARRY E. SULLIVAN
 REGISTERED LAND SURVEYOR
 REGISTRATION #22782
 COE & VAN LOO CONSULTANTS, INC.

**FINAL PLAT
 PARCEL C AT
 SUNRIDGE CANYON**

A SUBDIVISION OF PARCEL 6 OF THE FINAL PLAT OF SUNRIDGE CANYON, AS RECORDED IN BOOK 406, PAGE 23, M.C.R., FOUNTAIN HILLS, ARIZONA, BEING A PART OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

406-25

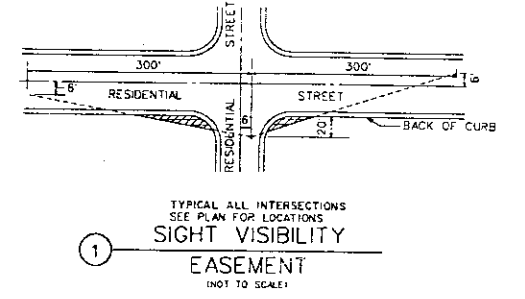
BOOK 406 PAGE 25
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 95-0689011
 11/08/95 03:49



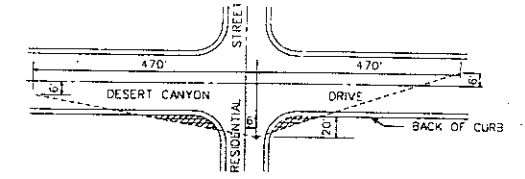
NOTES

- COVENANTS, CODES & RESTRICTIONS FOR PARCEL C ARE RECORDED IN BOOK 406, PAGE 23, MARICOPA COUNTY RECORDS, FEE # 95-0689011
- ALL WATER IMPROVEMENTS WILL BE CONSTRUCTED ACCORDING TO THE CHAPARRAL CITY WATER COMPANY STANDARDS. ALL UNDERGROUND DRY UTILITIES & STREET IMPROVEMENTS TO BE CONSTRUCTED TO TOWN OF FOUNTAIN HILLS STANDARDS. SANITARY SEWER SYSTEM TO BE CONSTRUCTED TO FOUNTAIN HILLS SANITARY DISTRICT STANDARDS.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 1448.
- THE OWNER/DECLARANT HEREBY AGREES TO ALLOW INSTALLATION OF T.V. CONDUIT IN ALL TRENCHES CONSTRUCTED BY THE OWNER OR HIS AGENT FOR UTILITY INSTALLATION IN DESIGNATED EASEMENTS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES, UTILITIES AND CABLE TELEVISION, SHALL BE LIMITED TO UTILITIES, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCE.
- THE MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FRM) PANEL NUMBER 040131750E DATED SEPTEMBER 4, 1991, INDICATES THE SITE FALLS WITHIN ZONE "X".

- LEGEND**
- INDICATES SECTION CORNER FOUND BRASS CAP (UNLESS OTHERWISE NOTED).
 - INDICATES CORNER OF THIS SUBDIVISION SET 1/2" I.B. (UNLESS OTHERWISE NOTED).
 - INDICATES EXISTING BRASS CAP
 - INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "B" (UNLESS OTHERWISE NOTED).
 - INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "B"
 - INDICATES CURVE NUMBER
 - V.N.A.E. - INDICATES VEHICULAR NON - ACCESS EASEMENT
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES SIGHT VISIBILITY TRIANGLE CALLOUT
 - D.E. - INDICATES DRAINAGE EASEMENT
 - INDICATES SIGHT VISIBILITY EASEMENT



AREA WITHIN THE SIGHT VISIBILITY EASEMENT IS TO BE CLEAR OF LANDSCAPING, FENCES, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2'. THE SAFETY TRIANGLE SHALL HAVE A TREE CANOPY THAT BEGINS AT 7'-0" HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.



SEE SHEET 2 FOR CURVE DATA TABLE

SEE SHEET 3 FOR AREA TABULATIONS

SHEET 1 OF 3

GROSS AREA - 26.826 ACRES
 NUMBER OF LOTS - 120

COE & VAN LOO CONSULTANTS, INC.
 4350 N. 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 264-6831

DEVELOPER

SUNRIDGE CANYON L.L.C.
 16605 E. PALMSADES BLVD., SUITE 127
 FOUNTAIN HILLS, ARIZONA 85268
 (602) 837-3804 (TEL.)
 CONTACT: RAY BALDWIN

RESPONSIBLE ENGINEER
 MICHAEL R. HAVILL
 REGISTRATION #14392

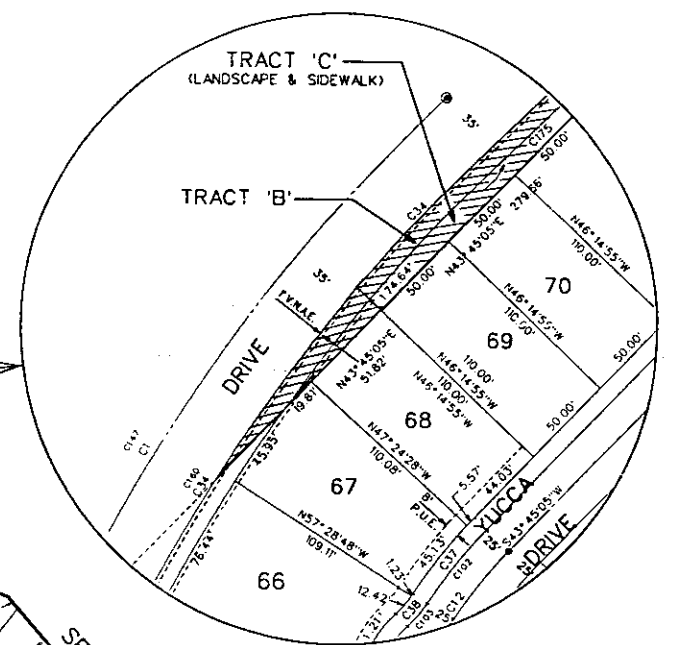
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CURVE DATA TABLE

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	960.00	485.77	028°04'44"	247.58	480.53	N31°50'26.0"E
2	970.00	487.41	029°00'18"	248.79	482.07	S79°00'00.0"E
3	980.00	489.05	029°56'00"	250.00	483.61	N79°00'00.0"E
4	990.00	490.69	030°51'42"	251.21	485.15	N67°48'04.0"E
5	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
6	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
7	1000.00	492.33	031°47'24"	252.42	486.69	N57°48'04.0"E
8	1000.00	492.33	031°47'24"	252.42	486.69	N45°36'20.0"E
9	1000.00	492.33	031°47'24"	252.42	486.69	N33°24'36.0"E
10	1000.00	492.33	031°47'24"	252.42	486.69	N21°12'52.0"E
11	1000.00	492.33	031°47'24"	252.42	486.69	N08°51'08.0"E
12	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
13	1000.00	492.33	031°47'24"	252.42	486.69	N08°51'08.0"E
14	1000.00	492.33	031°47'24"	252.42	486.69	N21°12'52.0"E
15	1000.00	492.33	031°47'24"	252.42	486.69	N33°24'36.0"E
16	1000.00	492.33	031°47'24"	252.42	486.69	N45°36'20.0"E
17	1000.00	492.33	031°47'24"	252.42	486.69	N57°48'04.0"E
18	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
19	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
20	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
21	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
22	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
23	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
24	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
25	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
26	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
27	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
28	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
29	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
30	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
31	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
32	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
33	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
34	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
35	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
36	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
37	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
38	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
39	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
40	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
41	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
42	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
43	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
44	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
45	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
46	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
47	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
48	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
49	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
50	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
51	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
52	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
53	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
54	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
55	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
56	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
57	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
58	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
59	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
60	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
61	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
62	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
63	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
64	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
65	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
66	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
67	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
68	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
69	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
70	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
71	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
72	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
73	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
74	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
75	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
76	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
77	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
78	1000.00	492.33	031°47'24"	252.42	486.69	S79°00'00.0"E
79	1000.00	492.33	031°47'24"	252.42	486.69	N79°00'00.0"E
80	1000.00	492.33	031°47'24"	252.42	486.69	N67°48'04.0"E
81	1000.00	492.33	031°47'24"	252.42	486.69	N55°36'20.0"E
82	1000.00	492.33	031°47'24"	252.42	486.69	N43°24'36.0"E
83	1000.00	492.33	031°47'24"	252.42	486.69	N31°12'52.0"E
84	1000.00	492.33	031°47'24"	252.42	486.69	N18°51'08.0"E
85	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E
86	1000.00	492.33	031°47'24"	252.42	486.69	N00°00'00.0"E
87	1000.00	492.33	031°47'24"	252.42	486.69	N06°39'24.0"E

400-25

BOOK 406 PAGE 25
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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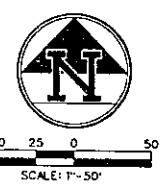
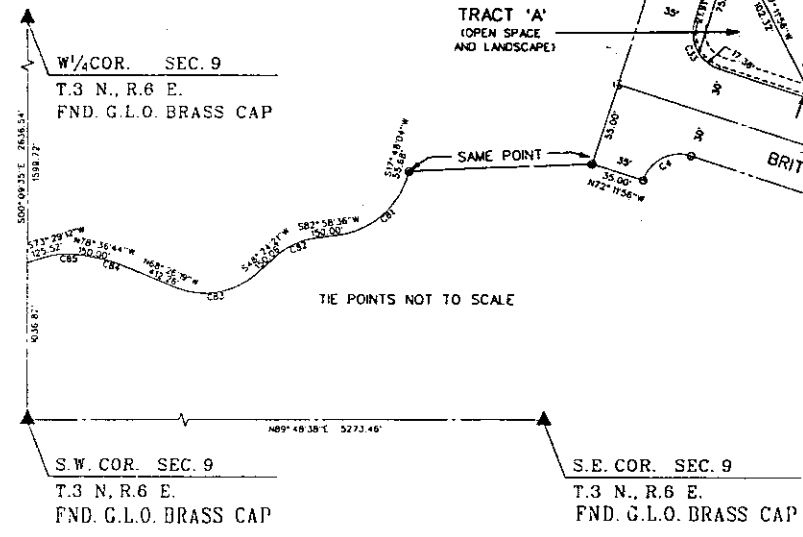
TRACT 'C'
(LANDSCAPE & SIDEWALK)

PARCEL 5 OF SUNRIDGE CANYON
AS RECORDED IN BOOK
PAGE , M.C.R.

TRACT 'B'
(EXISTING 9' WIDE P.U.E. LANDSCAPE
& SIDEWALK EASEMENT RECORDED
IN BOOK , P.C. M.C.R.)

PARCEL 7 OF SUNRIDGE CANYON
AS RECORDED IN BOOK
PAGE , M.C.R.

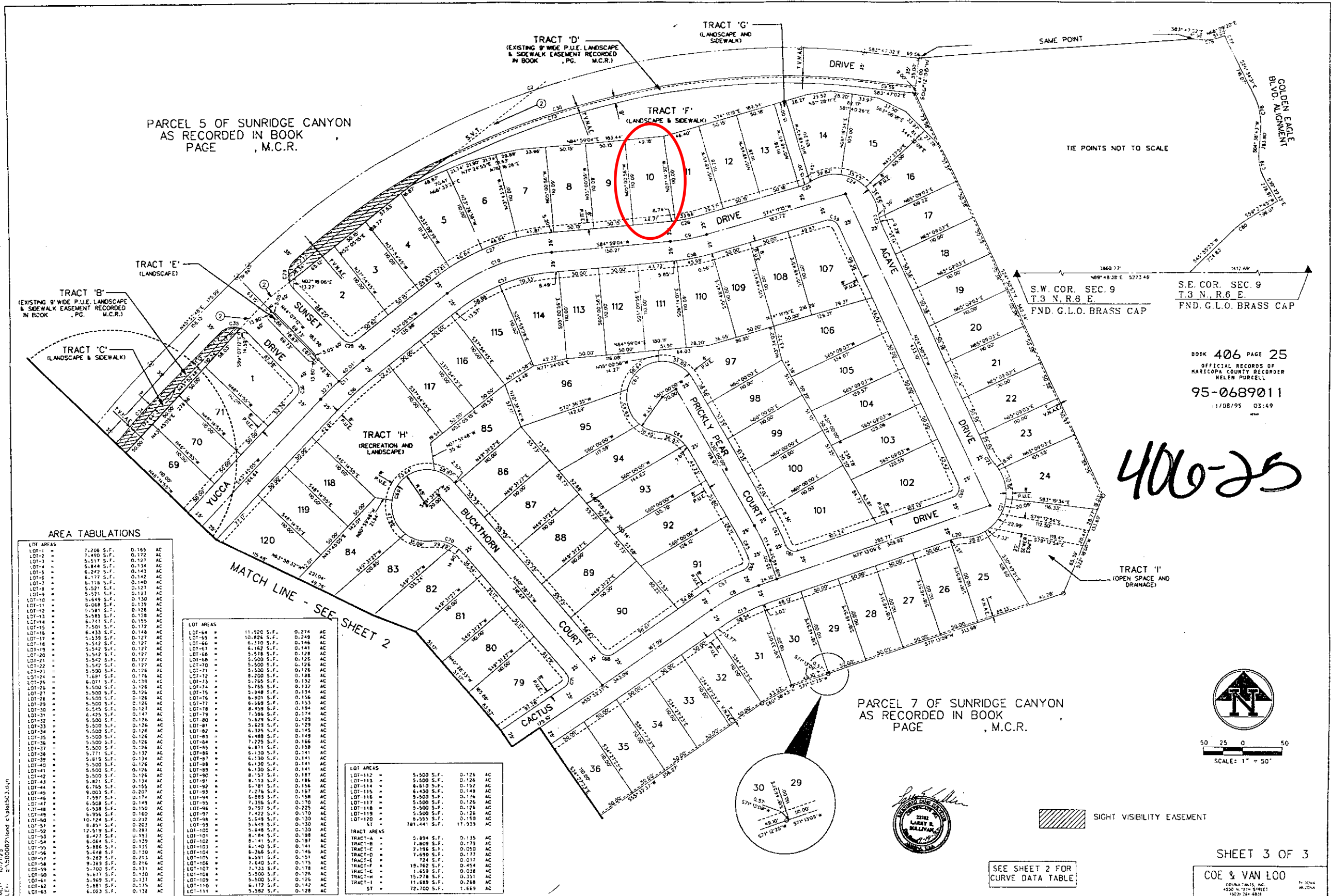
PARCEL 3 OF SUNRIDGE CANYON
AS RECORDED IN BOOK
PAGE , M.C.R.



SIGHT VISIBILITY EASEMENT

SHEET 2 OF 3

COE & VAN LOO
CONSULTANTS, PC
4330 N. 17TH STREET
PHOENIX, ARIZONA
85028-2848



PARCEL 5 OF SUNRIDGE CANYON
AS RECORDED IN BOOK
PAGE , M.C.R.

PARCEL 7 OF SUNRIDGE CANYON
AS RECORDED IN BOOK
PAGE , M.C.R.

AREA TABULATIONS

LOT AREA	S.F.	AC
LOT-1	7,708	0.185
LOT-2	1,890	0.127
LOT-3	5,517	0.127
LOT-4	6,848	0.154
LOT-5	6,242	0.143
LOT-6	6,177	0.142
LOT-7	6,116	0.140
LOT-8	5,521	0.127
LOT-9	5,521	0.127
LOT-10	5,649	0.130
LOT-11	6,068	0.139
LOT-12	5,581	0.128
LOT-13	5,585	0.128
LOT-14	6,747	0.155
LOT-15	7,501	0.172
LOT-16	6,435	0.148
LOT-17	5,539	0.127
LOT-18	5,542	0.127
LOT-19	5,542	0.127
LOT-20	5,542	0.127
LOT-21	5,542	0.127
LOT-22	5,542	0.127
LOT-23	5,500	0.126
LOT-24	7,881	0.179
LOT-25	6,071	0.139
LOT-26	5,500	0.126
LOT-27	5,500	0.126
LOT-28	5,500	0.126
LOT-29	5,500	0.126
LOT-30	5,500	0.126
LOT-31	6,425	0.147
LOT-32	5,500	0.126
LOT-33	5,500	0.126
LOT-34	5,500	0.126
LOT-35	5,500	0.126
LOT-36	5,500	0.126
LOT-37	5,500	0.126
LOT-38	5,771	0.132
LOT-39	5,815	0.134
LOT-40	5,500	0.126
LOT-41	5,500	0.126
LOT-42	5,500	0.126
LOT-43	5,821	0.134
LOT-44	6,765	0.155
LOT-45	9,003	0.207
LOT-46	7,597	0.174
LOT-47	6,508	0.149
LOT-48	6,528	0.150
LOT-49	6,956	0.160
LOT-50	10,124	0.233
LOT-51	8,851	0.203
LOT-52	12,519	0.283
LOT-53	8,423	0.193
LOT-54	6,064	0.139
LOT-55	5,886	0.134
LOT-56	5,448	0.125
LOT-57	9,289	0.213
LOT-58	9,389	0.216
LOT-59	5,700	0.131
LOT-60	5,671	0.130
LOT-61	5,969	0.137
LOT-62	5,881	0.135
LOT-63	4,023	0.138

LOT AREA	S.F.	AC
LOT-64	11,520	0.274
LOT-65	10,826	0.248
LOT-66	4,370	0.100
LOT-67	6,182	0.141
LOT-68	5,578	0.128
LOT-69	5,500	0.126
LOT-70	5,500	0.126
LOT-71	5,500	0.126
LOT-72	8,200	0.188
LOT-73	7,765	0.178
LOT-74	5,555	0.127
LOT-75	5,808	0.134
LOT-76	5,500	0.126
LOT-77	6,168	0.141
LOT-78	8,459	0.194
LOT-79	7,586	0.174
LOT-80	5,629	0.129
LOT-81	6,071	0.139
LOT-82	6,325	0.145
LOT-83	4,488	0.103
LOT-84	7,225	0.166
LOT-85	6,871	0.158
LOT-86	6,130	0.141
LOT-87	6,130	0.141
LOT-88	6,130	0.141
LOT-89	6,130	0.141
LOT-90	6,157	0.141
LOT-91	6,113	0.140
LOT-92	6,781	0.156
LOT-93	7,276	0.167
LOT-94	6,485	0.149
LOT-95	7,338	0.170
LOT-96	9,177	0.210
LOT-97	7,422	0.170
LOT-98	5,500	0.126
LOT-99	5,645	0.130
LOT-100	5,448	0.125
LOT-101	6,184	0.141
LOT-102	6,141	0.140
LOT-103	6,140	0.140
LOT-104	6,346	0.146
LOT-105	6,031	0.139
LOT-106	7,440	0.171
LOT-107	7,123	0.163
LOT-108	5,500	0.126
LOT-109	5,500	0.126
LOT-110	6,172	0.142
LOT-111	5,582	0.128

LOT AREA	S.F.	AC
LOT-112	5,500	0.126
LOT-113	5,500	0.126
LOT-114	6,610	0.152
LOT-115	4,430	0.102
LOT-116	5,500	0.126
LOT-117	5,500	0.126
LOT-118	5,500	0.126
LOT-119	5,500	0.126
LOT-120	6,255	0.143
ST	781,441	17,939

TRACT AREA	S.F.	AC
TRACT-A	5,894	0.135
TRACT-B	7,809	0.179
TRACT-C	7,196	0.164
TRACT-D	7,450	0.171
TRACT-E	724	0.017
TRACT-F	19,162	0.441
TRACT-G	1,459	0.033
TRACT-H	15,278	0.351
TRACT-I	11,489	0.264
ST	72,700	1.669

400-25



SEE SHEET 2 FOR
CURVE DATA TABLE

SHEET 3 OF 3

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