



Sarah Ann Ranch

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD02-170	6/12/03		2
Setback	PADA06-242	6/23/06		38
Revision				

Sarah Ann Ranch

Planned Area Development

CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT	
A P P R O V E D	
Case No.:	PAD02-170
P&Z Comm. Approval:	5-6-2003
City Council Approval:	5/28 6/12/2003
B.O.A. Approval:	N/A
Stipulations:	a-g/w/o p&g add.



SARAH ANN RANCH
PLANNED AREA DEVELOPMENT

City of Surprise, Arizona
Fourth Submittal

February 26, 2003

Property Owner
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C/O Land Solutions, Inc.
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Phoenix, AZ 85021

Planning/Civil Engineering
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Phoenix, Arizona 85053

JN 45-101332

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
THIS APPROVAL IS NOT TO BE CONSTRUED
AS AN APPROVAL OF ANY VIOLATION OF THE
SURPRISE MUNICIPAL CODE, UNIFORM BUILDING,
PLUMBING, MECHANICAL AND THE NATIONAL
ELECTRICAL CODES

Case No: DAD 02-170
P&Z Comm. Approval: 5-6-03
City Council Approval: 5-22 & 6-12-03
B.O.A. Approval: na
Stipulations: a-g (w/o p & g add. 2)

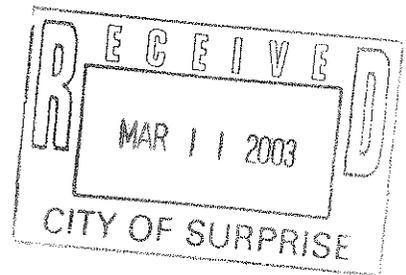


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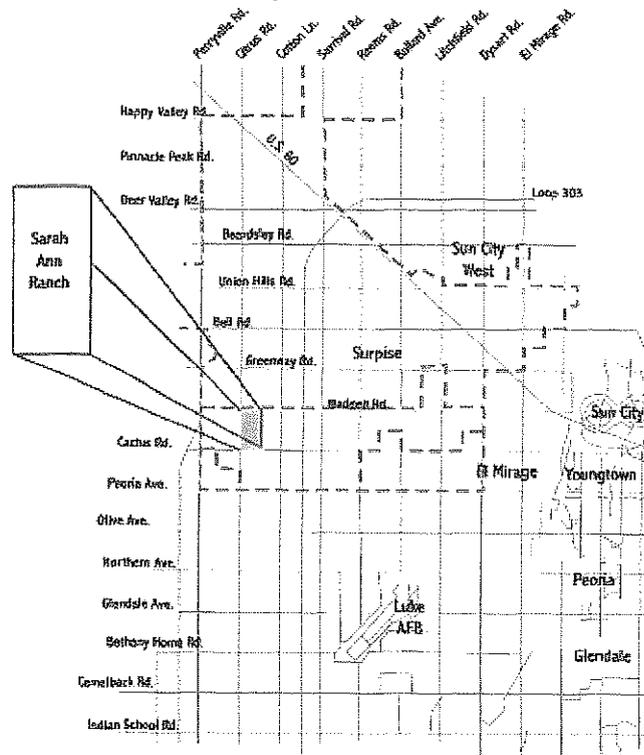
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INTRODUCTION

Sarah Ann Ranch is a proposed 320-acre master planned single-family home community located in the southwestern portion of the City of Surprise. The Marlin Group (property owner) is requesting that, after annexation into the City, the property be rezoned to Planned Area Development (PAD). The property encompasses a half section of property bounded by Waddell Road, Citrus Road, Cactus Road, and the 175th Avenue alignment.



This document is intended to provide a development plan for the community designating land uses, amenities, and community form. The PAD is also a document intended for public use so that future residents and neighbors are informed of the type of community that will be constructed. With this document City leaders can make informed decisions in future development approvals related to this PAD.

The following goals have been developed as a framework for this PAD:

- To offer a range of housing types and community facilities that is responsive to local and regional markets.
- To provide a development plan for the community designating land uses, amenities, and community form.
- To provide guidelines for the design and construction of landscape areas, streets, perimeter walls, trails, open space, homes, and recreational features of the community.
- For public use so that future residents and neighbors are informed of the type of community that will be constructed.
- To provide a planning document for use by City leaders to make informed decisions in future development approvals related to this PAD.

Land use regulations and development standards applicable to this PAD shall be those of Surprise development codes except as may be specifically modified herein. If any regulations in this PAD are in conflict with requirements of such codes, the regulations in this PAD shall prevail.

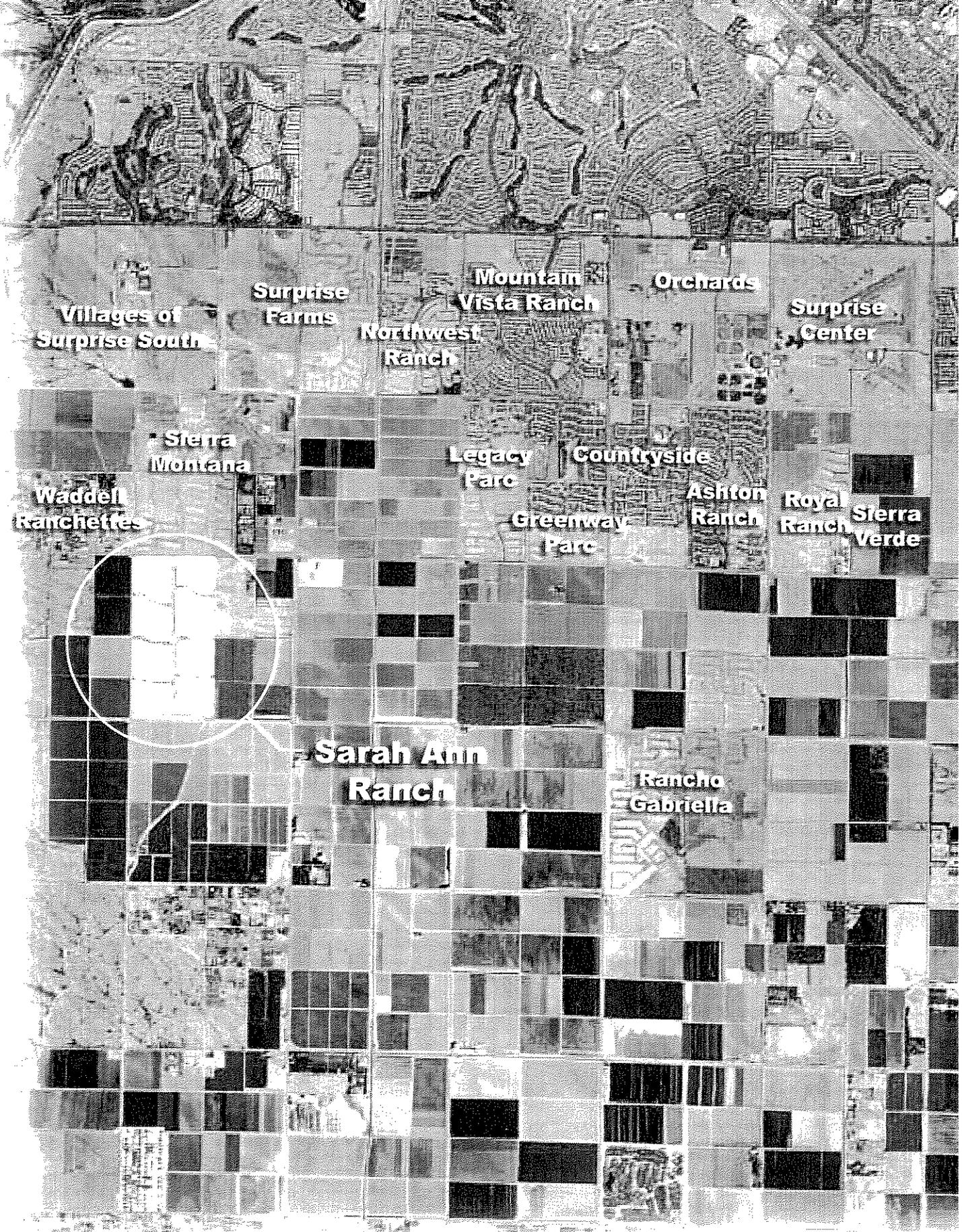
EXISTING CONDITIONS

A map showing existing conditions is included on page 3. Sarah Ann Ranch is currently an active producing citrus orchard and is surrounded by farmland on three sides. The property to the north across Waddell Road is Sierra Montana, a planned residential community that has recently begun construction. To the northwest is the Waddell Ranchettes development consisting of residential properties of minimum one acre. The Waddell Ranchettes are within the jurisdiction of Maricopa County.

Waddell Road to the north exists as a paved asphalt road, one lane in each direction, within a roadway easement. It serves as the only paved road to the Waddell Ranchettes northwest of Sarah Ann Ranch. The north half of Waddell Road is planned to be constructed as part of the Sierra Montaña development. Citrus Road to the west and Cactus Road to the south are located within County road easements. These are dirt roads used mainly for agriculture service vehicles. The property eastern boundary, or 175th Avenue alignment, is a dirt road not open to the public.

There are two well sites owned by Maricopa Water District along the east boundary that are excepted from the project; one at the southwest corner of Waddell Road and the 175th Avenue alignment, and the other at the northwest corner of the midsection. There is also a private well located on the property. There are concrete irrigation ditches along the north and west boundaries. Only the north ditch is currently used, conveying irrigation water to the east. The citrus trees on site are on a pressure drip irrigation system and are not flood irrigated as is common for agricultural fields in the area.

The private well is located along Citrus Road approximately 1,500 feet south of Waddell Road. At the site's northwest corner are additional farm and irrigation facilities. These can be removed or relocated to accommodate roadway and housing development. Just east of the midsection point, adjacent to the property, is a cellular phone communication tower. There is an existing drainage ditch along the site's southern boundary and another along the eastern boundary.



**Sarah Ann Ranch
Existing Condition Map**

ENTITLEMENTS

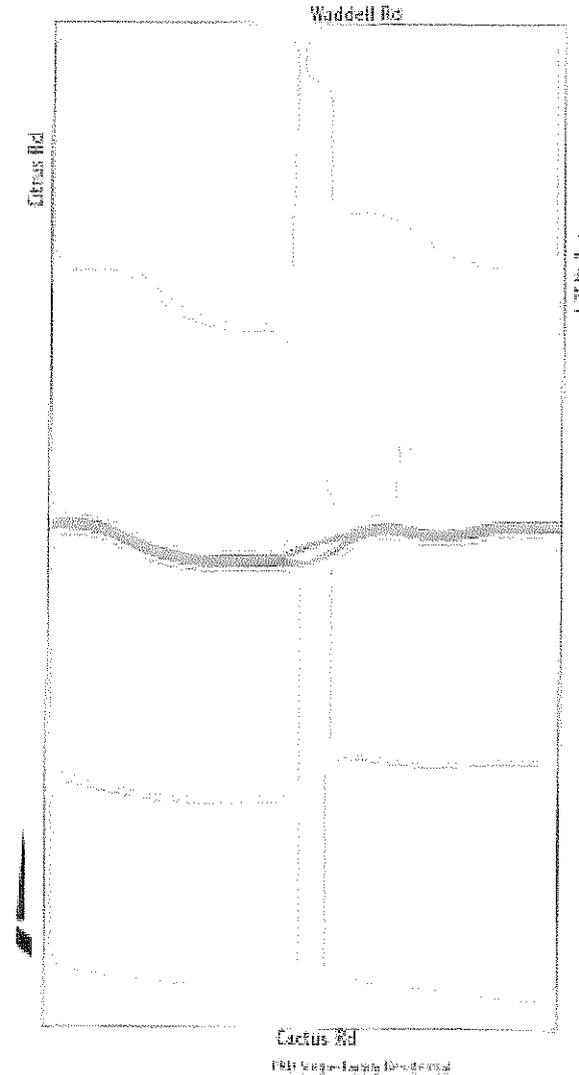
General Plan

The property is currently designated as Suburban Residential with 1-3 dwelling units per acre in the Surprise General Plan. Proposed Sarah Ann Ranch densities are in compliance with this designation. The site is located within Special Planning Area 1, recognized as the first area designated for growth within the City. As stated in the General Plan, development within the City should happen within Planning Area 1 prior to other areas to take advantage of existing and developing infrastructure and to avoid overtaxing City services. A General Plan Map is included on page 5.

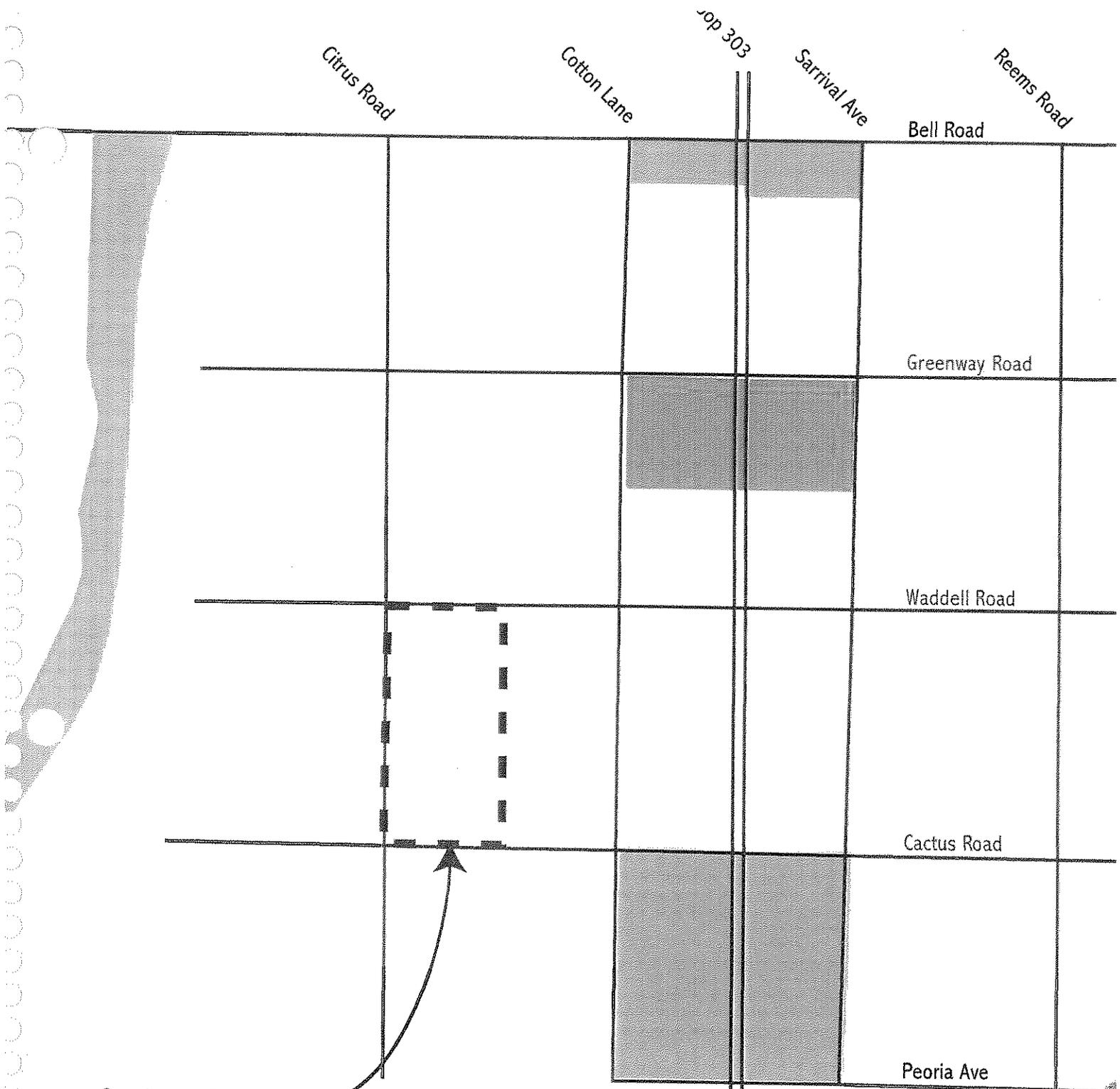
Zoning

The existing zoning is R-43, Maricopa County. The equivalent zoning within the City of Surprise is R1-43. This application requests a new zoning of Planned Area Development with a single-family residential designation for the entire site. There is no commercial property proposed on the site.

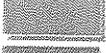
A school site and a large quantity of open space will be provided within the Community. However, these land uses will fall within the single-family residential land use designation. General areas of open space are designated within this PAD document to ensure that the community theme, trails, and active and passive recreational open space and amenities are constructed in a well-planned, cohesive manner. The Land Use Map on page 6 shows proposed land uses within Sarah Ann Ranch.



Sarah Ann Ranch Proposed Zoning

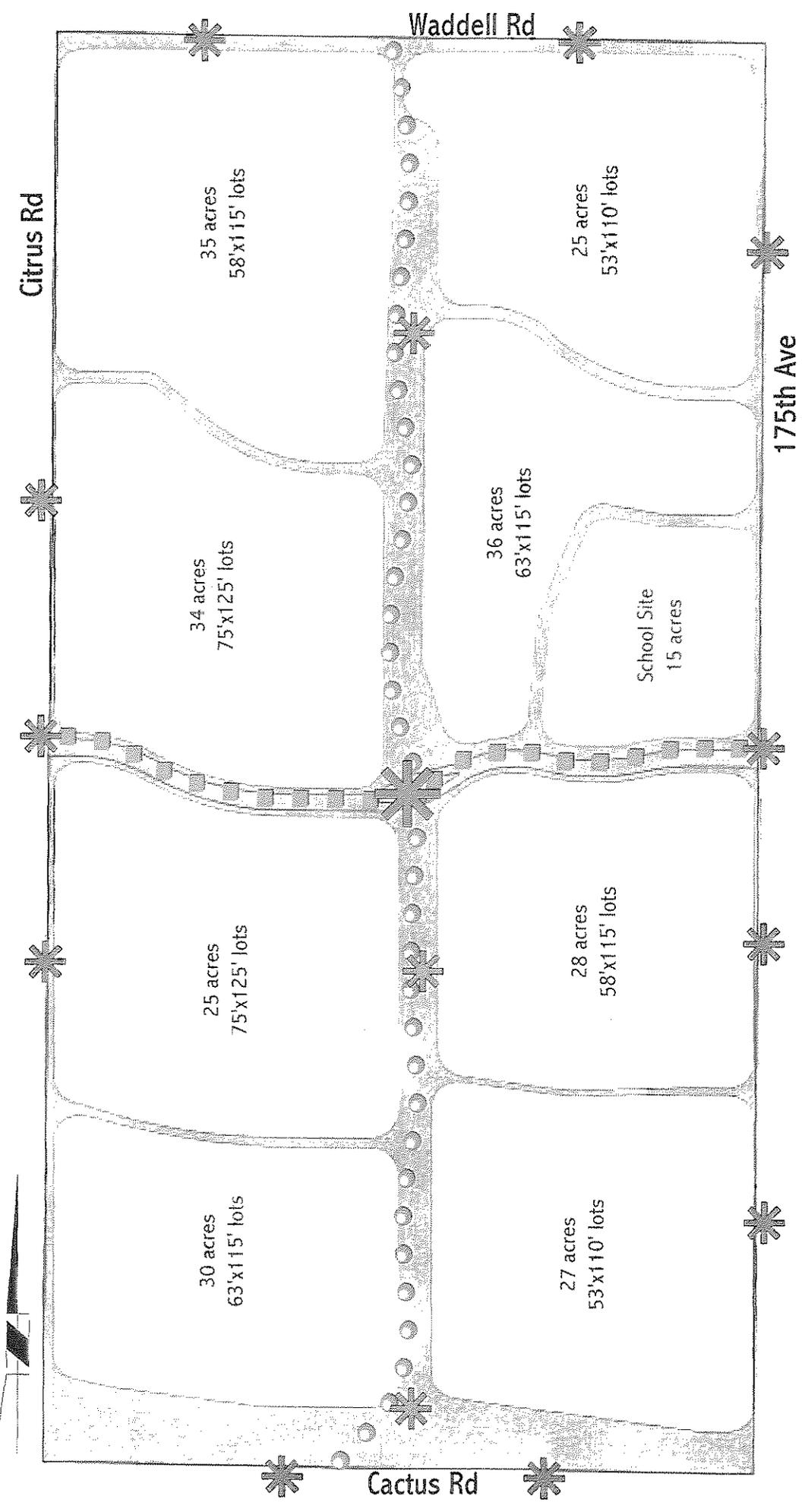


Sarah Ann Ranch

-  Rural Residential (0-1 DUA)
-  Suburban Residential (1-3 DUA)
-  Medium Density Residential (3-5 DUA)
-  Employment
-  Commercial
-  Mixed Use



Sarah Ann Ranch General Plan Map



-  Community Area
 -  Entry
 -  Recreation Area
 -  Community Trail
 -  Regional Trail
- Sarah Ann Ranch
Land Use Map

COMMUNITY DESIGN

Residential Lot Mix

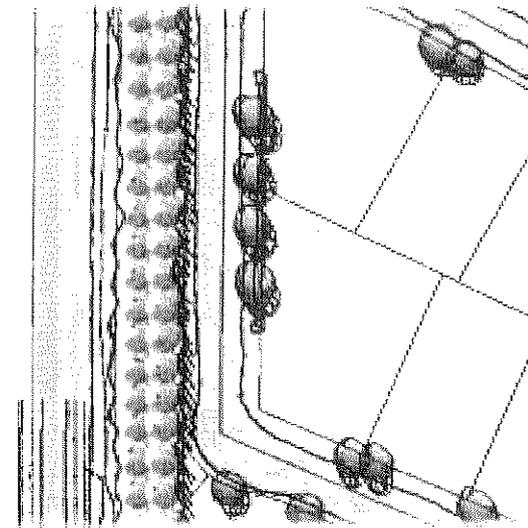
The PAD proposes a maximum of 960 lots on 320 acres for a density of 3.0 dwelling units per acre as designated in the General Plan. The proposed lot percentages and representative lot sizes are outlined in the following table.

Lot Category	Lot Size	Minimum Area	Maximum Lot Area	Units/acre	Percent
B	53' x 110'	5,830	6,200	257	26.8
C	58' x 115'	6,380	7,100	275	28.7
D	63' x 115'	6,930	7,700	227	23.6
F	75' x 125'	8,250	9,900	201	20.9
Total				960	100

As shown in the table, a wide variety of lot sizes and densities are planned for Sarah Ann Ranch. A variety of lot sizes, and thus housing product, is essential in creating healthy, vibrant neighborhoods. This accommodates people at all socio-economic levels and at all stages in life. With this housing diversity, it is possible for one to remain within the same neighborhood from the purchase of the first home through subsequent move ups and/or move downs. This mix of lots can accommodate most everyone as a family grows or as children grow up and move out and as housing needs change.

Lot Layout

The overall layout of Sarah Ann Ranch will be in keeping with its open rural theme. Internal local streets may be curvilinear to help keep traffic speeds slow by reducing long straight stretches of street. Single-loaded streets will be placed adjacent to open space to allow lots to front, side, and back on the open space. This keeps open space and play areas highly visible and safe. It also encourages residents to spend more time at the front of their homes where there is more interaction between neighbors. Streets adjacent to open space also provide maximum access to open space and play areas. In some locations, local streets will be placed near the perimeter of the community to increase the house setback from arterial streets and give the community a more open feel.



Local Street Adjacent to Perimeter of Community

The Sarah Ann Ranch lot layout will be abundant in diversity features such as cul-de-sacs, knuckles, single-loaded streets, and streets adjacent to open space. Most streets upon which lots front will end at a cul-de-sac or knuckle that abuts open space. This provides open space views at the end of streets and gives the community an open, natural feel.

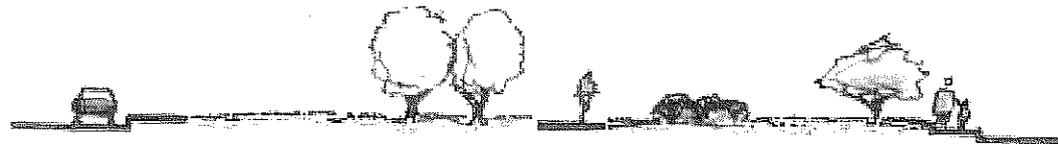
Lots will be oriented primarily in a north-south direction to maximize favorable solar exposure and increase energy efficiency. With lots in this orientation, local streets will run primarily in an east-west direction, providing views of the White Tank Mountains to the west. This is an essential element in the theme of Sarah Ann Ranch where open space with citrus orchards are integrated into the community. As residents go about their daily business and as they leave and return to Sarah Ann Ranch, they will have clear views of the nearby mountains.

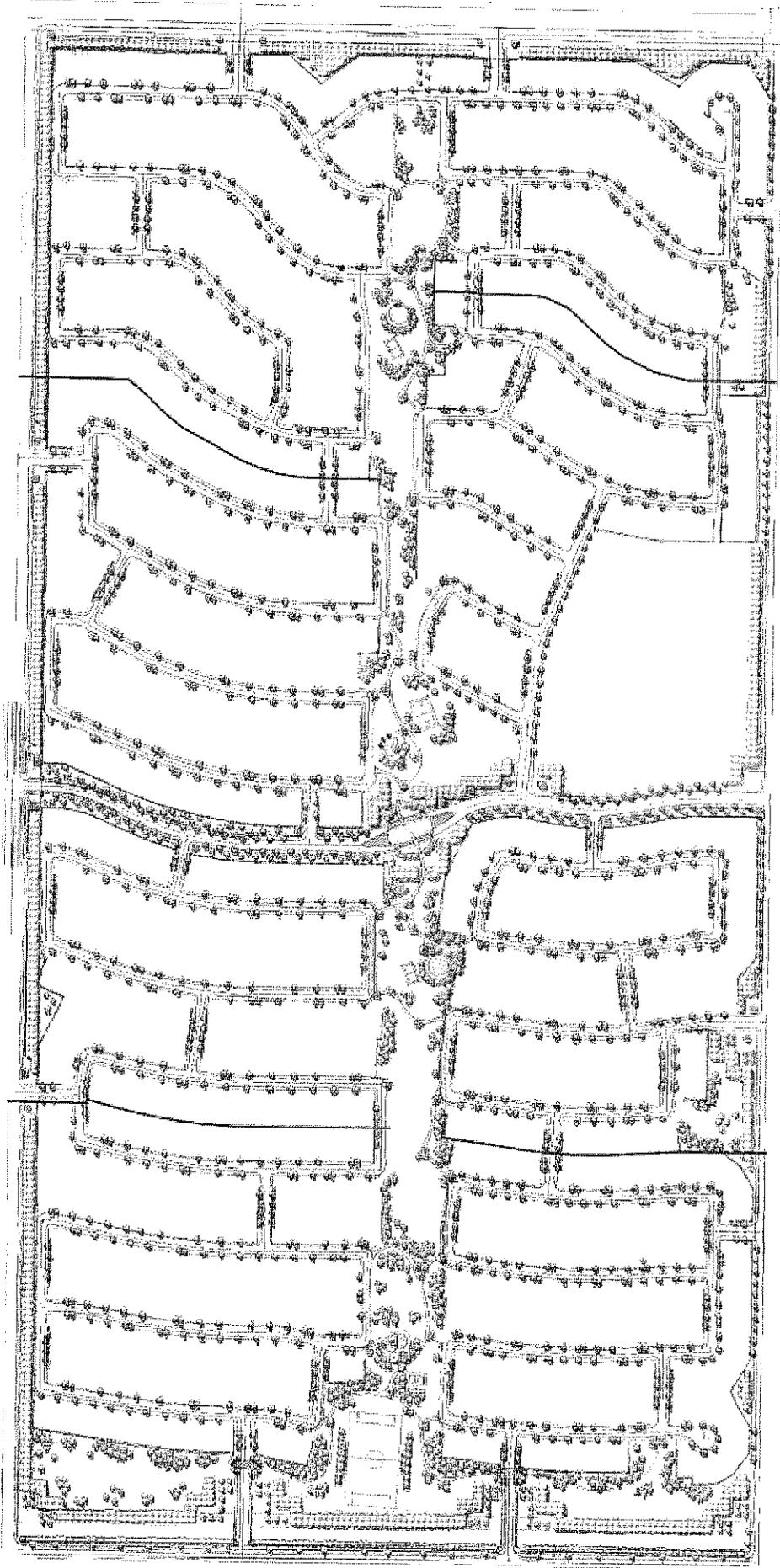
Neighborhood Identity

As shown in the previous chart, there are four lot sizes proposed within Sarah Ann Ranch. One group of each lot

size is located in the north half of the community with the same distribution in the south half. This layout and clustering of lot sizes naturally creates cohesive individualized neighborhoods within the larger community.

In addition to the neighborhoods individualized by lot size, each neighborhood will have its unique theme street tree. As is explained in more detail later in this document, there will be a landscape area provided on local streets between the curb and sidewalk. A street tree, one variety for each neighborhood, will be planted within this landscape area. Each neighborhood will be identified by its tree type helping create the kind of cohesive, healthy neighborhoods that the City of Surprise seeks. These trees will create shaded canopied streets that are often found in desirable older neighborhoods in the Valley. Trees proposed are those with large canopies including Heritage Oak, Evergreen Elm, Swan Hill Olive, and Sissoo varieties.





*All lotting shown is conceptual

Conceptual Landscape Plan

Sarah Ann Ranch

Lot and Home Standards

Requirement	3	6	10	15
Lot Width	53'	58'	63'	75'
Max home Width	40'	45'	50'	60'
Front Setback	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch
Side Setback*	5'8'	5'8'	5'8'	5'/10' single-story 7'/10' two-story
Corner Side Setback	13' from ROW	13' from ROW	13' from ROW	13' from ROW
Rear Setback**	15'	15'	15'	15'
Rear Setback (Arterial Street)	20'	20'	20'	20'
Building Height	30'	30'	30'	30'

*Architectural elements, pot shelves, shadow boxes around windows and doors, bay windows, entertainment units, fireplaces, etc. will be allowed to encroach into the side setbacks by a maximum of 3 feet and into the rear setback a maximum of 2 feet.

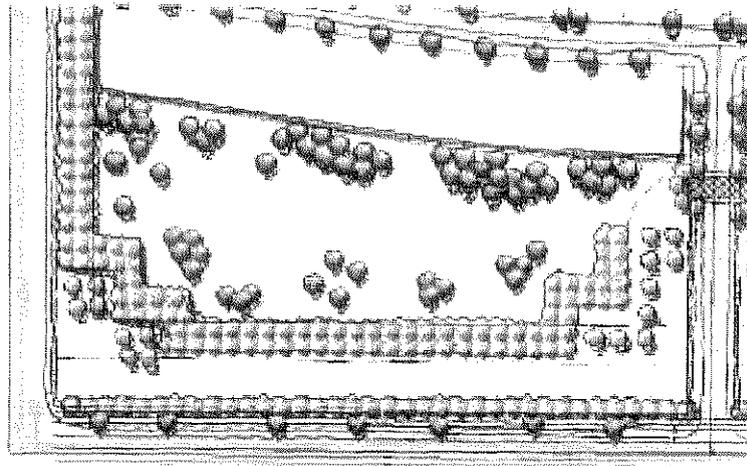
**Patio covers may encroach a distance up to 10' from rear property line.

Open Space

Quantity of open space and quality of its design are the defining elements of Sarah Ann Ranch. Open space is provided generously throughout the community, bisecting the community in north-south and east-west directions. All homes in the community will be within walking distance of a trail and open space area. Not only will every neighborhood be linked by the trail system but also the entire community will be linked to the surrounding neighborhoods and properties as

well. Open space is also distributed generously along perimeter roads providing the community and its neighbors a wide-open rural setting. The open space along streets and the connectivity of interior open space work well with the proposed school site within the development. Children will have multiple safe options of access to the school. Open space within the community will be well in excess of the required 10 percent. The school site will be donated to the school district, counting as additional open space per the City's design guidelines.

To create a healthy neighborhood, the neighborhood must be closely linked to open space. Quality open space provides recreation areas and access to other neighborhoods creating a community not reliant upon the automobile for internal travel. Sarah Ann Ranch provides open space and a trail system within the open space that connects the entire community both internally and to the surrounding communities and adjacent property.



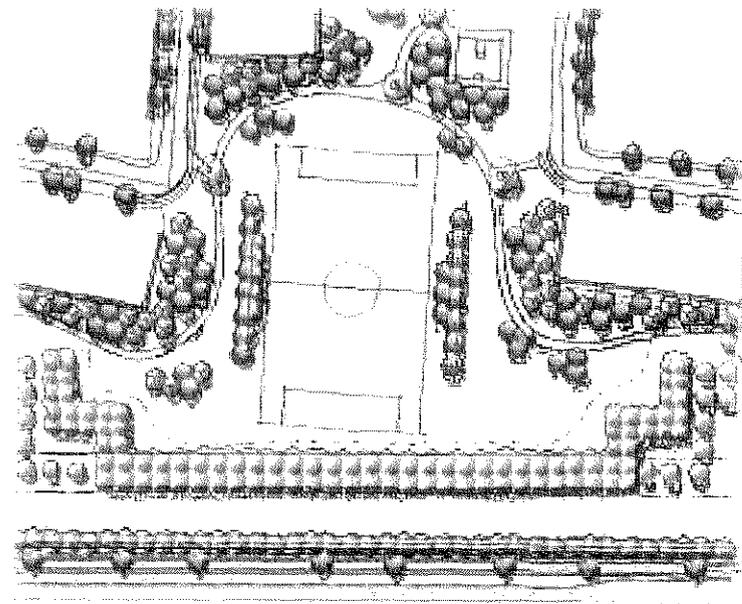
Open Space Within Sarah Ann Ranch

Because open space has been spread out throughout the community, all homes are near an open area. Homes will front back and side onto open space to provide as much connectivity to the open space as possible. Homes backing onto the internal community open space will incorporate view fences that will create increased visibility and openness for the homeowners and community residents. The vast width of the internal open space allows for view fences at the rear of

lots backing to the open space without a significant loss of privacy. Where homes front and side on open space, the open space will be visually connected to the front yard. This encourages residents to spend more time in the front where neighbors can meet, talk, and get to know each other better. The open space within Sarah Ann Ranch has been designed to promote close-knit, healthier neighborhoods.

Amenities

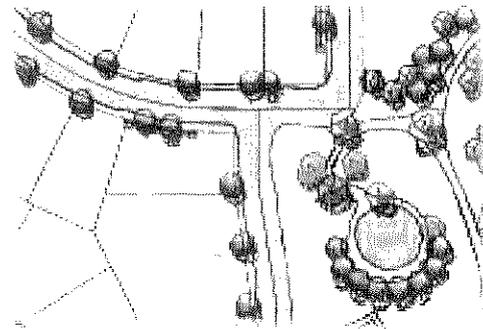
Both passive and active recreational space is provided within the open space areas. Recreation, and good health should be a way of life within a community.



Turf Playfield and Basketball Court

Sarah Ann Ranch provides numerous amenities to promote a healthy lifestyle for its residents including:

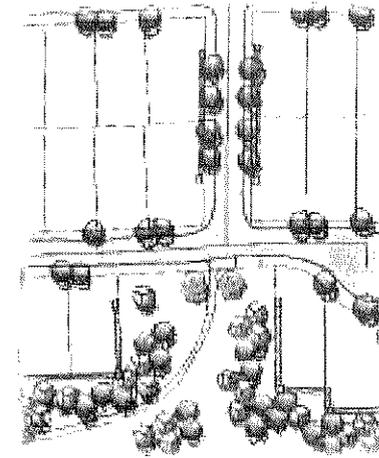
- Play fields for soccer, football, Frisbee, etc.
- Basketball court
- BBQ picnic areas
- Ramadas, picnic areas
- Tot lots
- Trails for walking, jogging, biking, rollerblading, etc.
- Benches along trails and in play areas
- Shade provided by structures and landscaping



Typical Tot Lot and Ramada Area

Because open space within Sarah Ann Ranch is spread throughout the center of the community, each home is within easy walking distance to play areas. In addition, all play areas are highly visible from streets, trails, and homes, providing a secure, comfortable neighborhood environment. Ramadas will be provided and shade trees with large canopies will be planted in locations near play areas where feasible, to shield users from the sun. Some open space will also be used for stormwater retention. Tot lot, picnic,

ramadas, and other high-intensity use areas will not be placed at the bottom of retention areas. The result is many neighborhoods tied together by trails and play areas uninterrupted by motor vehicles, where people can relax, exercise, and mingle.



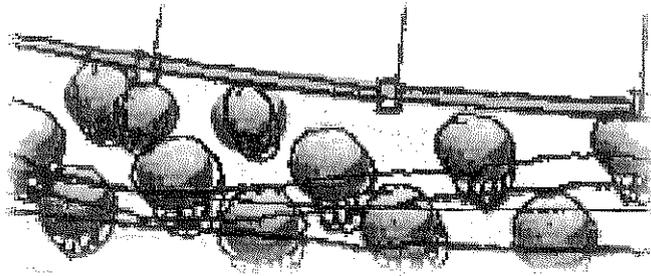
Trail and Open Space Connectivity

Trails

Trails play a key role in the community by connecting the open space and by providing a safe off-street pathway system accessing the provided amenities. The trails in Sarah Ann Ranch are designed in this manner, where a parent can safely allow his or her child to walk or ride a bike to a play area near the home. Trails within the community will be either entirely within an open space with no streets nearby, or, if located along a street, is completely separated from the street and vehicle traffic. Two types of trails will be constructed within Sarah Ann Ranch.

Regional Trail

A trail system forms the backbone of the community. A regional trail will be constructed along Sweetwater Avenue as outlined in the General Plan. This 10-foot wide concrete multi-use trail will be separated from the roadway by a landscape area. In addition, a 4-foot wide compacted granite trail for mountain biking and jogging along the concrete trail will be added. The trail will meander slightly as it follows the street. The decomposed granite trail will be designed to accommodate fitness uses. The trail will help connect the eastern portions of the City of Surprise to the White Tank Mountain Regional Park to the west.

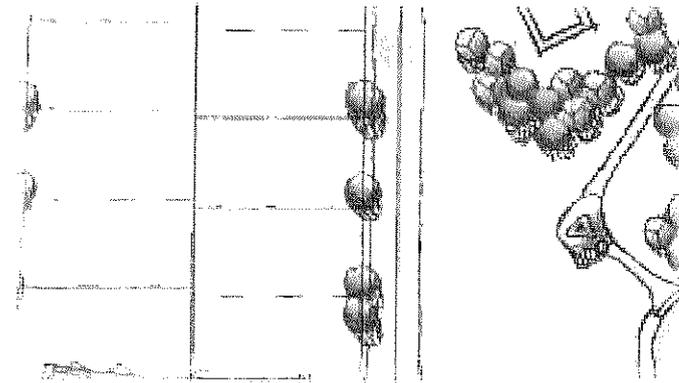


Regional Trail on North Side of Internal Collector Road

Community Trail

An additional trail running north-south within the central open space of Sarah Ann Ranch will further connect the neighborhoods. This will be a concrete trail, 6 feet in width, strategically placed along open space and retention areas. This trail will provide a safe off-street pathway system for children traveling to the planned elementary school. It will also be highly visible along its entire route promoting a safe environment. Street crossings of the community trail and

open space area have been intentionally limited to keep the trail safe, unbroken, and to maintain the integrity of the open space and trail as a whole. The trail will be lit to minimum safety standards by adjacent streetlights or additional pedestrian-scale lighting where necessary.



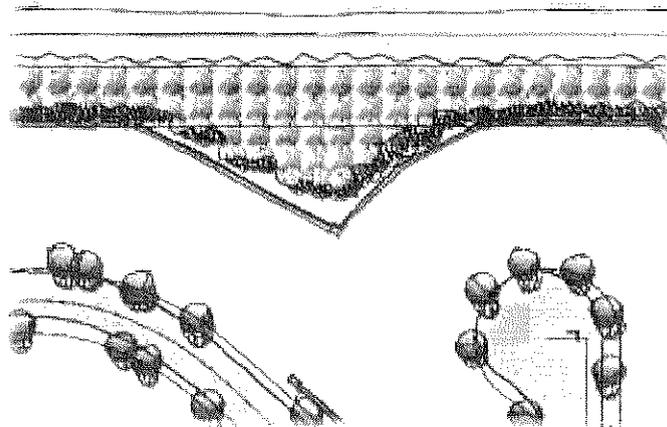
Central Linear Open Space and Trail

Irrigation and Maintenance

There is an existing pump house at the northwest corner of the property and wells on the site to provide the irrigation demands of the existing citrus orchard. As mentioned previously, the orchard is on a drip irrigation system. This system will be kept in place for the remaining citrus trees incorporated in the project. In addition, new landscaping, trees, and turf will be connected to the existing system. This will allow all common landscaping to be irrigated with MWD supplied non-potable irrigation water. These irrigation methods provide a water efficient and cost efficient landscaping. Open space within the community will be maintained by a homeowner's association.

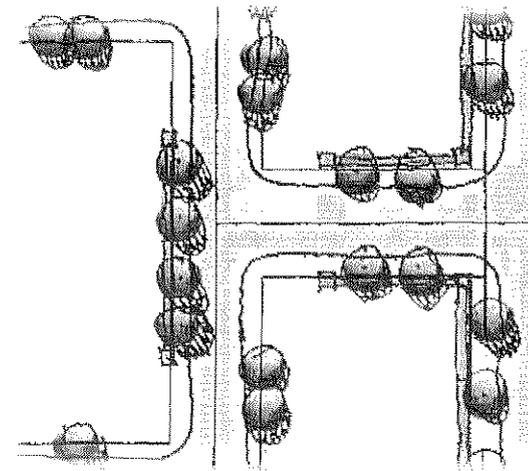
Perimeter/Buffering

The project theme is based on the existing rural citrus grove. The goal in developing the community perimeter is that from outside the community, the developed project will look largely the same as its current undeveloped state. To accomplish this, at minimum a double row of citrus trees will ring the perimeter arterial streets and open space areas on 175th Avenue, between the right-of-way and the homes and streets within the development. As much as possible, existing trees will be left in place preserving the trees on the community perimeter. The thick canopy of the trees will block much of the view of the community acting as a living fence as well as reducing noise in the interior of the development. The screen of trees will open at entryways and at other locations providing for increased visibility and view corridors into the development.



Perimeter Buffering Along Waddell Road

The use of the perimeter trees will eliminate the need for perimeter walls along a large portion of the community. In some locations, local streets will be placed near the edge of neighborhoods for further setback and buffering of homes from traffic on adjacent arterial and collector streets. In addition, this allows homes to front, side, and back onto the adjacent arterial and collector streets helping to eliminate any chance of visible monotonous rooflines



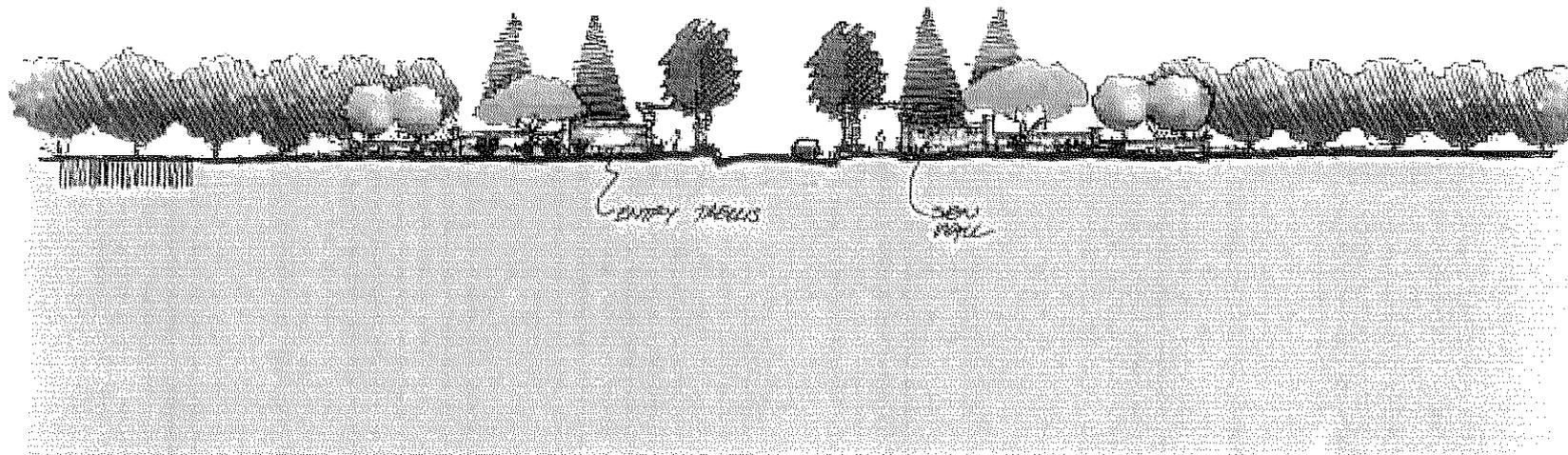
Theme Wall Constructed at Visible Ends of Lot Rows

Because of the citrus tree buffer, perimeter walls that are constructed will be largely unnoticed. The orchard theme calls for perimeter walls that are low-key and not constructed to stand out or incorporate specific designs as walls often do in more urban areas. Perimeter walls will be attractive but will be understated so as to not stand out in the orchard environment. Possible materials to be use in walls include split face block, slump block, or stucco.

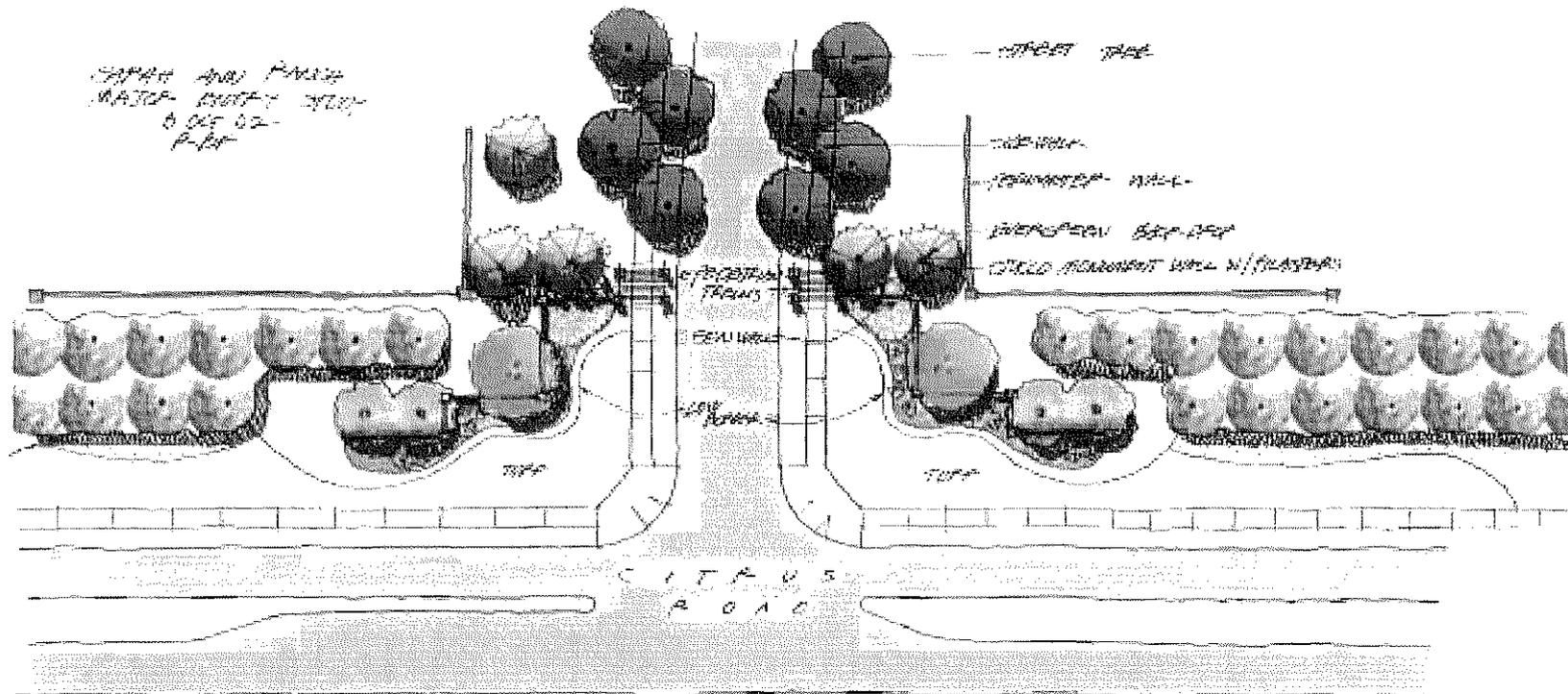
Project Entry

Entryways will provide the first opportunity to define the rural tone to those entering Sarah Ann Ranch. Entry monumentation will incorporate the citrus orchard theme and will avoid large unnatural structures. Walls will be avoided

where feasible. Entry monuments at major project entries will provide area for identification on a reduced scale. As with other features, it will not be unnecessarily large or be intended to stand out in contrast to its rural surroundings. Sarah Ann Ranch is to be defined more by its generous open space and citrus trees than its constructed monumentation.



Community Entry



Community Entry Plan View

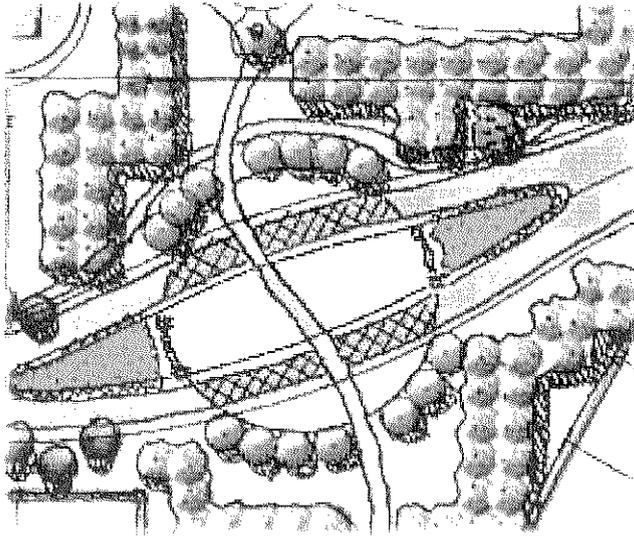
Minor entries to the community will continue the same theme as the major entry points but will be at a smaller scale. Again, citrus trees, including the minimum double row of existing trees, will be preserved where feasible and be used in the entry and perimeter open space. These entries will be placed at secondary access points to the community on arterial streets and along 175th Avenue.

Community Central Area

The central feature of Sarah Ann Ranch will be located at the community crossroads; at the intersection of the linear open space, regional trail, community trails, and main bisecting collector street. Because of the junction of roads and trails,

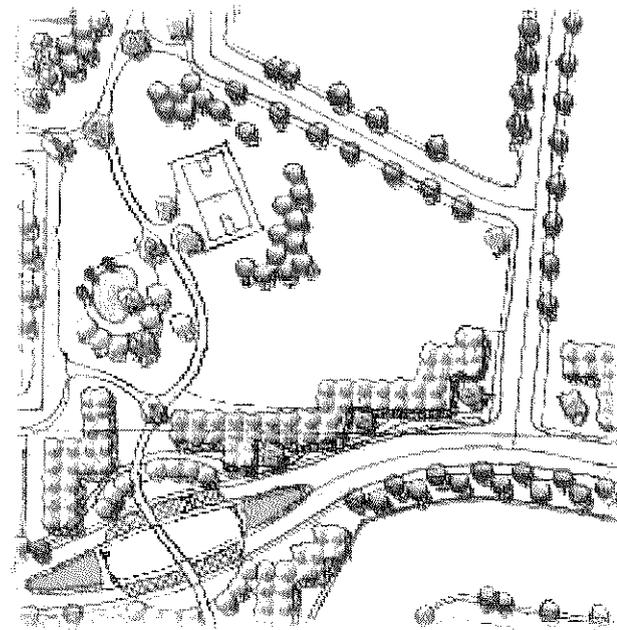
this will be a heavily traveled area by pedestrians and vehicles. This area is designed to be a place where residents and neighbors can gather. Amenities will be provided that will encourage neighbors to meet, talk, play, relax, and exercise in the outdoor setting. Amenities offered at this location will be a tot lot, basketball court, ramada, bar-b-que area with tables and benches, turf play area, trails, and plenty of shaded benches and seating areas. All areas will be maintained by the homeowners association.

median will be provided. This creates a landscape focal point in the central area of the roadway and gives the entire development a healthy park-like atmosphere. The community trail will cross the island breaking up the pedestrian crossing of the road into two shorter and safer crossings. Further traffic calming measures will be used such as a speed table, a rumble strip or decorative paving which will separate the pedestrian from vehicle traffic. A combination of traffic calming, design, landscaping, and hardscape is intended to demonstrate that this is not an area where the trail crosses a street but instead where a street crosses an established pedestrian trail.



Central Traffic Island Feature

This central feature is planned on the north side of Sweetwater Avenue along the regional trail. The north-south community trail connecting the linear open space will also intersect the center area at this point. Within this area, a large landscape



Central Community Area With Amenities

Design Guidelines Compliance

With the proposed lot mix, the Determination Lot Category as explained in the Single-Family Residential Design Guidelines Manual is Lot Category B (lots 53' in width). A total of 36 points must be obtained from Design List B, 14 points from Design List C, and 18 points from Design List D, for a total of 68 points. As shown in the following tables, Sarah Ann Ranch provides 44 points where 36 are required for Design List B and 38 points are provided where 18 are required for Design List D. It is also expected that architectural design of homes in Sarah Ann Ranch will exceed the required points for Design List C. Some options are listed as "Not proposed at this time". Although these options are not committed to in this document, some may be included in the platting, design review, or final construction design of the community.

Lot Category	Proposed Lot Size	Lot Area (sq. ft.)	Area of Lot (sq. ft.)	Points Provided	Points Required
B	53' x 110'	5,830	6,200	257	26.8
C	58' x 115'	6,380	7,100	275	28.7
D	63' x 115'	6,930	7,700	227	23.6
F	75' x 125'	8,250	9,900	201	20.9
Total				960	100

Design List A

LIST	REQUIREMENT	PROVIDED
A	If lots are less than 70' wide or 7,700 sq. ft., the PAD must comply with items A1, A2, and A3.	Some lots are less than 70' in width. PAD complies with A1, A2, & A3.
A1	No percentages of lots within categories A, B, C, or D can exceed 30% of total within one category.	The highest category percentage is category C (58' in width), consisting of as much as 28.7% of total lots.
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	The percentage of lots provided in categories E, F, & G is less than 30%. See A3 below.

A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25% and may be reduced an additional 1% to as low as 20% for each 1% increase in the total number of lots in categories F and G.	The total number of lots within categories F and G are greater than 15%. This allows the minimum number of lots provided in categories E, F, and G to be reduced to 20%. Over 20% of total lots provided are in category F to meet this requirement.
B	No less than 10% of gross acreage of open space; and no less than 5% is a tract maintained by HOA.	Provided open space will greatly exceed 10 percent. Homeowners associations will maintain all open space areas.
C	Provide entry monuments at all entries from arterial streets.	Entry features and/or enhanced landscaping will be provided at all entries from arterial streets.
D	Provide staggered perimeter walls.	Walls, where provided, will be staggered.
E	Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan; and each floor plan must have a front porch option.	Homes in the Sarah Ann Ranch PAD will be in compliance with this requirement.
F	No house will have the same elevation or color scheme as a house it is adjacent to or across the street from.	Homes in the Sarah Ann Ranch PAD will be in compliance with this requirement.
G	No more than 2 adjacent houses backing on an arterial street can have the same roofline	Homes in the Sarah Ann Ranch PAD will be in compliance with this requirement.
H	The garage must be a minimum of 20' x 20' free of obstructions such as water heaters, and the back or one side must contain additional work/storage space at least 4' wide.	Homes in the Sarah Ann Ranch PAD will provide work/storage space within homes to be in compliance with the intent of this requirement.
I	Provide 2 parking spaces in driveways outside of garage; and no driveway less than 22' deep from back of sidewalk nor 25' deep from back of curb	A minimum 20 feet will be maintained between street facing garage door and property line.

J	Lot and house width requirements	All lots provided will meet the requirements outlined in the Single-Family Residential Design Guidelines Manual
K	Dwelling unit, architectural feature, and garage setback requirements	All lots provided will meet the requirements outlined in the Single-Family Residential Design Guidelines Manual

Design List B (Engineering)

LIST #	REQUIREMENT	COMPLIANCE	POINTS
A	For each 40 acres, provide 3 cul-de-sacs, knuckle, single-loaded street, or other street feature with a diversity feature such as an island or access to open space.	Cul-de-sacs, knuckles, and single loaded streets with access to open space will be provided throughout the PAD to comply with this requirement. Open space is expected to be in excess of 20 percent. With such a large amount, there are numerous opportunities to open and tie neighborhoods to the open space.	1
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.	Corner lots will be at least 10 wider than interior lots or landscape areas at the side of corner lots will be provided. In addition, enhanced walls will be constructed along side lot lines of homes at the end of lot rows.	2
C	On no less than 20% of the lots in category A, B, C and D provide a mix of driveway orientations.	Not proposed at this time.	0
D	Stagger front setbacks in lot categories A, B, C, D, and E to achieve a 10' range.	Not proposed at this time.	0

E	Stagger front setbacks in lot categories A, B, C, D, and E in 3' increments (18', 21', 24' setbacks)	Not proposed at this time.	0
F	Design lineal open space greenbelt through project.	Sarah Ann Ranch is designed with a lineal open space as a central feature. Minimum width is estimated at 94 feet, exceeding 200 feet in most areas.	4
G	Provide open space that is visible from both residential and arterial streets.	Open space is visible. Many homes front on the open space. The minimum depth of open space along Cactus Road is estimated at 225 feet.	2
H	Provide at least 600' of open space per mile along arterial streets.	600' of open space per mile is exceeded on the project perimeter. For example, the entire one-mile length of Citrus Road has a 45-foot wide landscape strip with mature citrus trees along it. A homeowners association will maintain all open space areas.	3
I1	Provide 6' of separation between curb and 8' sidewalk on arterial and collector streets.	Although a 6' landscape separation and more is proposed on all arterial & collector roads, some will have only a 6' side walk..	0
I2	Install a raised median in collector and arterial streets to be maintained by HOA	All arterial streets will have raised landscape medians but collectors will be a smaller scale with no medians proposed.	0
I3	Plant enhanced landscaping along arterial and collector streets with 24" box trees every 50'.	Mature existing citrus trees will be preserved in almost all areas along the project perimeter helping keep the established citrus orchard theme. These mature citrus trees are larger than the 24" box trees otherwise required.	4

I4	Double points can be obtained if developer provides I1, I2, and I3 on both sides of street.	Not proposed at this time.	0
J	Design view corridors of open space and mountain views.	A linear north-south open space will be a key feature of the community. Many lots will front the open space and lots that back to it will have rear view fences. Local streets will provide views of the White Tank Mountains and community open space in all areas of the development. The internal collector street will have an unobstructed 0.5 mile view of the central open space both on the north and south and a clear view of the White Tank Mountains.	4
K	Design lots so that no lot is located at the end of a "T" intersection.	Not proposed at this time.	0
L	Provide pedestrian and bike access to non-residential sites.	A trail system runs the entire length of the PAD in both north-south and east-west directions. The trail provides connections from the community interior to the edges of the community. Within Sarah Ann Ranch, children will have a completely street-separated trail to access the future elementary school planned in Sierra Montana to the north. The trail will provide connections to other areas outside the development including potential future commercial development on adjacent corners. Homeowners association will maintain all open areas.	6
M	Design traffic calming devices, decorative paving, etc.	A landscape median, decorative paving and traffic-calming measures are proposed at the center of the community. This will create a pedestrian atmosphere at the trail crossing.	2

N	Design Trails that connect open spaces	A trail system will be constructed within landscape areas throughout the PAD and be separated from roadways. All open space will be connected.	6
O	Construct decorative hardscape features at entrances and pedestrian crossings	Not proposed at this time.	0
P	Donate land for municipal purposes	No land is required for municipal purposes at this time.	0
Q	Provide berms, enhanced landscaping on perimeter walls	Rows of existing citrus trees will remain along the project perimeter. These trees in combination with the landscape area will screen development from the arterial streets and create a "green" fence.	6
R	Utilize neo-traditional planning such as detached garages, internal commercial	Neo-traditional principles are used throughout the development and are explained in other areas of this PAD document. Home architecture will conform to the approved guidelines.	0
S	Propose unique design elements	The property is an existing citrus orchard. The intent is to make the constructed community look much like the existing orchard along the property boundaries. Rows of Citrus trees will be preserved on all sides of the development. Each neighborhood will have its own distinct street tree that will create identity and bring ownership to the streets within the neighborhoods. Neighborhoods will be better shaded with the street trees providing a cool relaxing atmosphere.	4
Points Required: 36		Points Earned: 44	

Design List C (Architectural)

A total of 14 points must be achieved within the architectural requirements section of the design guidelines. Homebuilders will commit to options outlined in the guidelines to fulfill required points during the home product design review process prior to construction.

The City of Surprise recently approved the Single-Family Residential Home Product Design Guidelines stressing non-garage dominated architecture. Homes within Sarah Ann Ranch will comply with the Home Product Design Guidelines in place at the time of this PAD approval. With the City's concerns in mind, Sarah Ann Ranch possesses a unique opportunity to address architectural issues with both thoughtful site planning and unique home design. Sarah Ann Ranch is designed with ample open space integrated into neighborhoods. However, good site layout is only a part of the equation. Home design in Sarah Ann Ranch must be equally as good to compliment the layout and to provide vibrant, healthy, and complete neighborhoods. Living space with significant views of the street and open space will be provided. Non-garage dominated architecture will also be included in home designs offered for sale. These elements will help connect the inner living spaces of homes to the front yards, streets, and common open space thereby fostering social interaction between neighbors and strengthening the bonds that tie healthy neighborhoods and communities together. If the Home Product Design Guidelines have been revised at the time that homebuilders within Sarah Ann Ranch seek home product approval, homebuilders have the option of complying with the revised design guidelines.

Design List D (Amenities)

List #	REQUIREMENT	COMPLIANCE	POINTS
A	Provide a trail system connecting open space areas to residential and non-residential developments.	A comprehensive trail system is planned that will connect all open space areas with seating and shade. It will also provide a connection to areas outside the community including future commercial, school, and residential areas.	4
B	Provide a clubhouse with outdoor recreation amenities that are maintained by a HOA	Not proposed at this time.	0
C	Provide an active recreational facility to be maintained by HOA	Basketball courts, soccer field, turf playfield, and volleyball courts will be provided. The linear open space system will include a mile-long trail	4

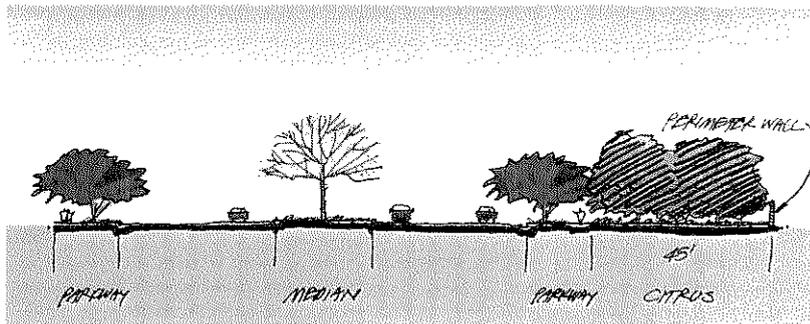
		interrupted by a street only once.	
D	Provide a swimming pool maintained by HOA	Not proposed at this time.	0
E	Provide a large open space corridor with a minimum width of 75' and an average of 100' to be maintained by HOA	A wide-open space corridor running the full length of the project will be provided. Minimum width is estimated at 94 feet. It is estimated to be wider than 200 feet most of its length.	4
F	Provide common area lakes or wetlands	Not proposed at this time.	0
G	Provide golf course	Not proposed at this time.	0
H	Provide open space in excess of the 10% minimum. 2 points for each 1% over 10%.	It is estimated that over 20% of the gross project area will be open space.	20
I	Neighborhood amenity, which encourages meetings/interaction such as amphitheaters.	Central community area provides seating, shade, trail intersections, and central area for social interaction. Traffic calming where the road crosses the trail will keep vehicle speed down. Enhanced paving will be used. This large area right at the center of the community will open up the community with open space and views of the White Tank Mountains.	4
J	Unique Design element.	Unique design elements are offered throughout the community including theme street trees in neighborhoods on local streets, unique island and trail crossing connected to amenities in center of community. Rows of existing citrus trees will be preserved and serve as an additional community theme.	2
Points Required: 18		Points Earned: 38	

STREETS

Sarah Ann Ranch is bounded on three sides by future arterial street rights-of-way and by a future collector road on the east. Street design and cross-sections within Sarah Ann Ranch will comply with the approved street cross-sections in the Planning and Design Guidelines Manual.

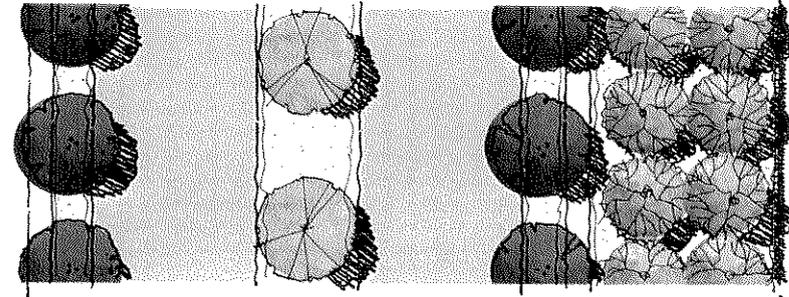
Arterial

Waddell Road is designated as a minor arterial road and will be constructed to minor arterial street standards. This will include travel lanes, possible landscape median, concrete meandering sidewalk separated from curb, and related landscaping.



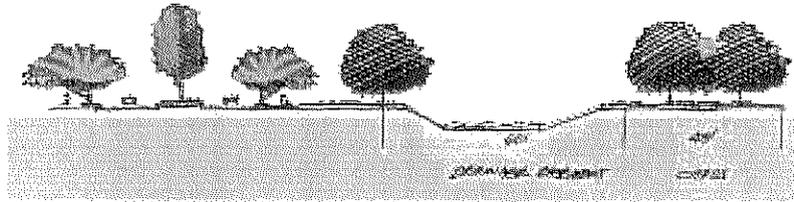
Waddell Road Cross Section

The Sierra Montana development to the north will construct the north half of Waddell Road between 175th Avenue and Citrus Road. However, at zoning or plat approval the developer was not been required to construct a landscape median.



Waddell Road Plan View

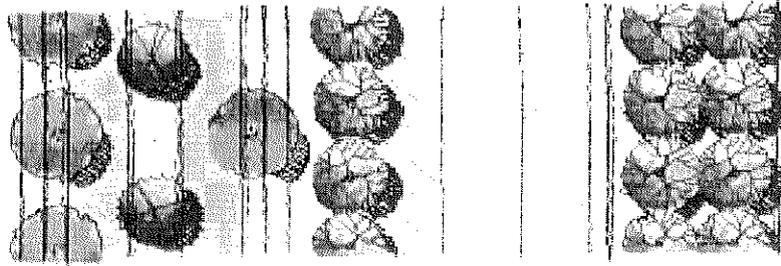
Cactus Road and Citrus Road are designated as minor arterial roads. Citrus Road will not continue as a public road north of Waddell Road. Residential densities in this area will be low as required by the General Plan. Because of these factors, Citrus Road may be constructed using a collector cross-section. Cactus Road currently dead-ends at the Beardsley Canal, approximately 1.5 miles to the west. The full right-of-way width for a minor arterial will be dedicated to the City for each street. The street cross-sections will have traffic lanes, possible landscape median, bike lanes, and a sidewalk separated from the back-of-curb by landscaping.



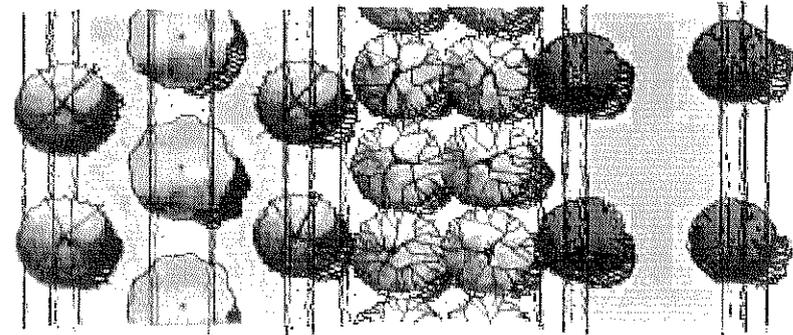
Cactus Road Cross-section Looking West



Citrus Road Cross-section Looking North with Adjacent Local Street

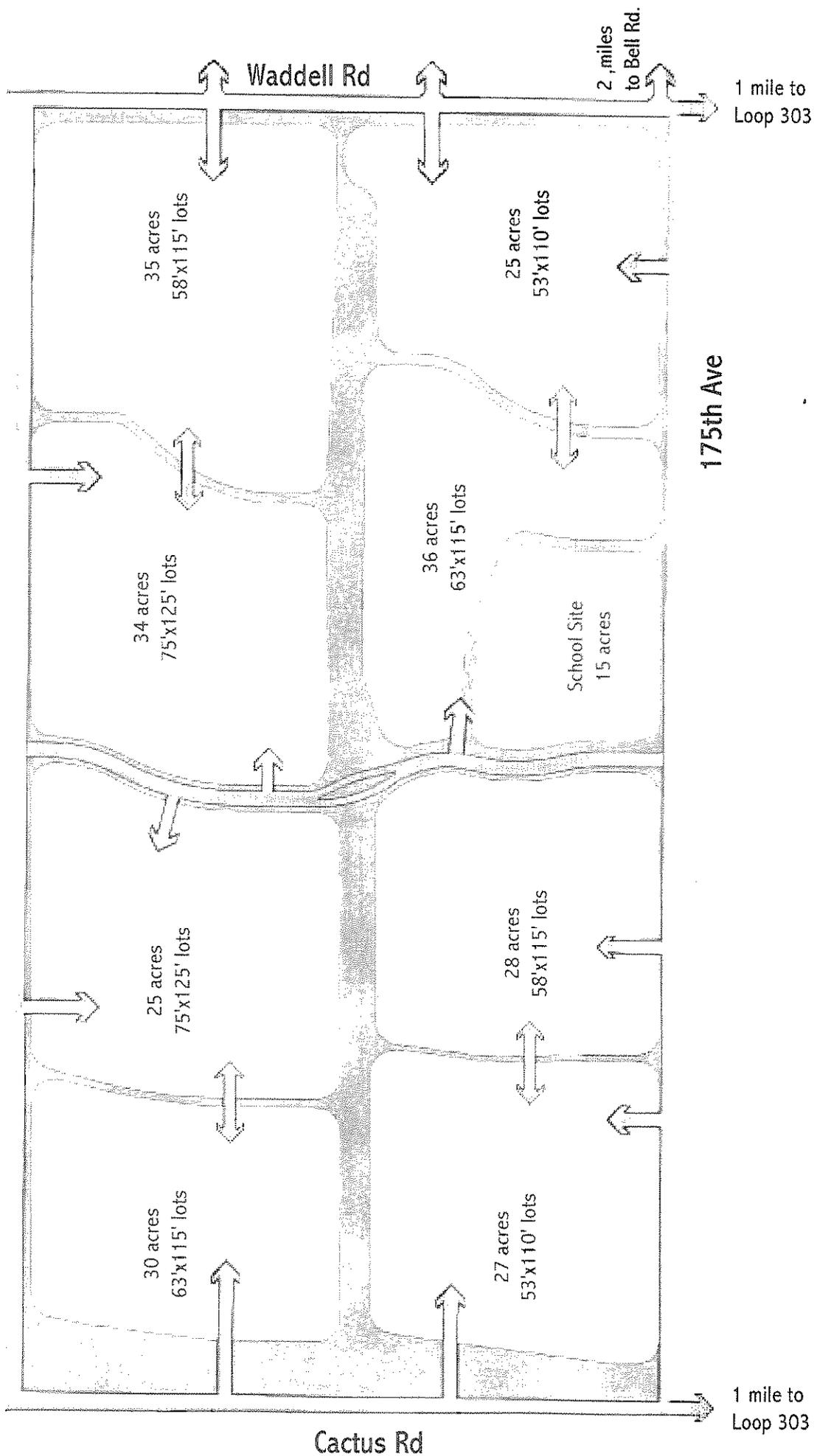


Cactus Road Plan View



Citrus Road Plan View With Adjacent Local Street

Citrus Rd



1 mile to Loop 303

2 miles to Bell Rd.

175th Ave

Cactus Rd

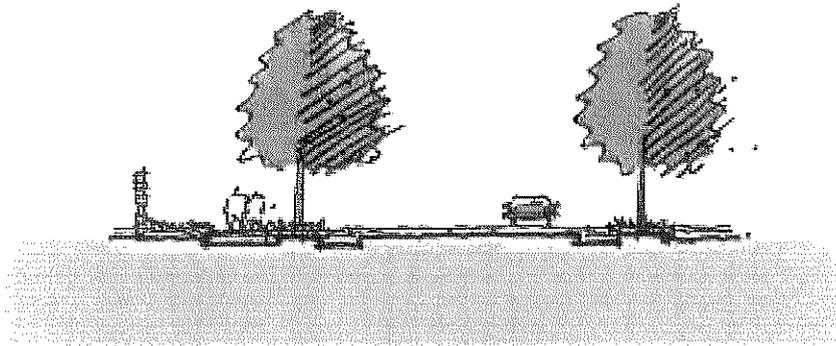
1 mile to Loop 303

Sarah Ann Ranch
Access & Circulation Map

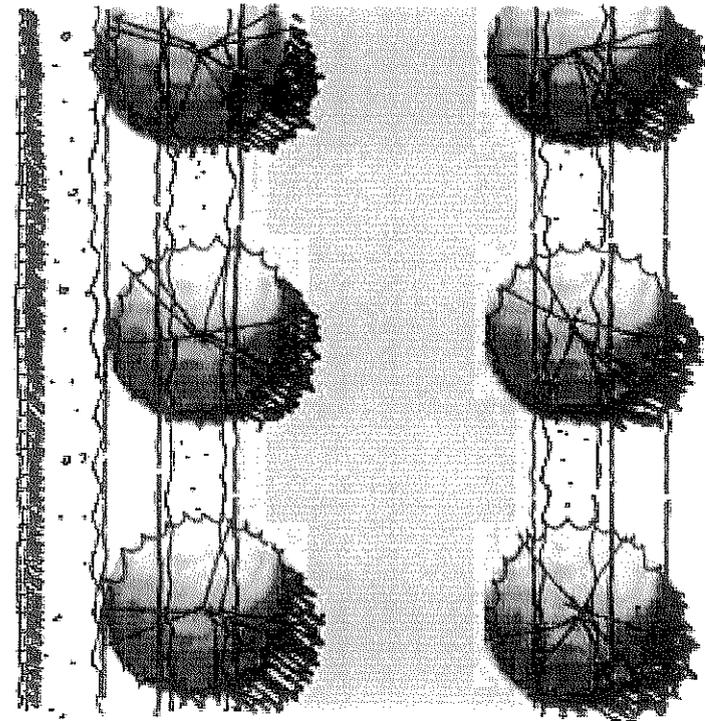
Collector

175th Avenue will be constructed on the mid-section line. Half-street right-of-way will be dedicated and the west half of the street will be constructed. The full cross-section will be traffic lanes and bike lanes, and a sidewalk separated by landscaping.

Sweetwater Road, the internal east-west collector road will be constructed to typical collector street standards except for the modifications required for the regional trail and the median and pedestrian area at the community trail crossing.



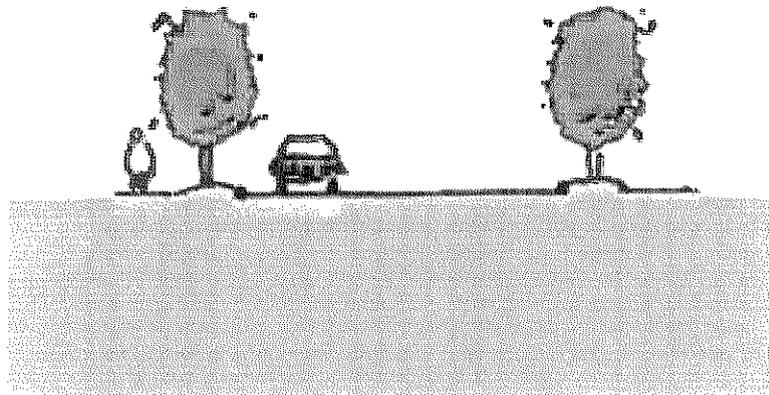
175th Avenue Cross Section Looking North



175th Avenue Plan View

Local

Local streets will be constructed in compliance with City standards. Sidewalks separated from the road by a landscape area large enough to support shade trees are proposed. A sidewalk will not be provided in some areas where single-loaded streets are adjacent to arterial streets, adjacent to major open space areas, or where an adjacent trail is provided.



Local Street Cross Section

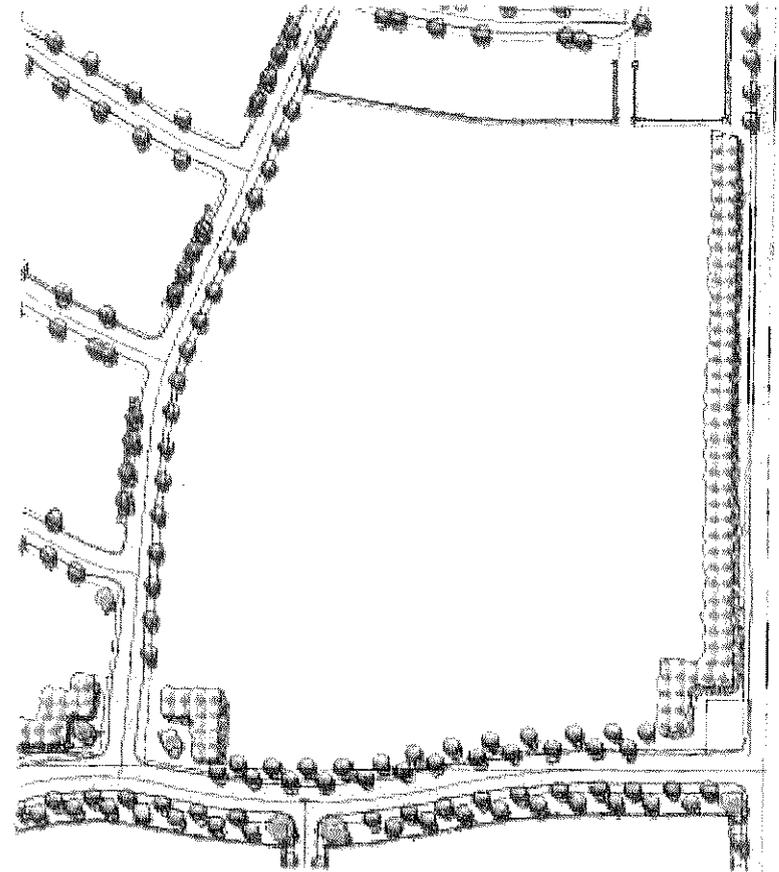
As explained in the Neighborhood Identity section of this document, the parkway on local streets in each neighborhood will be planted with a theme tree. Trees proposed are Heritage Oak, Evergreen Elm, Swan Hill Olive, and Sissoo. These trees have been chosen for their tall green canopies that will shade, cool, and give character to the streets and neighborhoods within Sarah Ann Ranch. Four neighborhoods are proposed within each half of Sarah Ann Ranch for a total of eight neighborhoods. The boundaries of each are shown in the Land Use Plan. Using theme street trees will bring a sense of place and identity to each neighborhood that will encourage a sense of belonging and ownership to all residents. These help create a healthy community that the City of Surprise desires.

PUBLIC FACILITIES

Most public facilities necessary to service Sarah Ann Ranch exist or are under construction. There is an existing police substation located on Reems Road north of Bell Road. A new fire station will soon be constructed at the northwest corner of Cotton Lane and Greenway Road, 1.5 miles to the northeast. The City is in the process of developing a new municipal complex including an aquatic center and library approximately 3.5 miles to the east. A regional park will be developed 1.5 miles to the north within the Surprise Farms development.

SCHOOLS

Sarah Ann Ranch is within the boundaries of Dysart Unified School District. At the District's request, a school site will be donated for the construction of an elementary school. The school is designed to serve children living within Sarah Ann Ranch and developments to the east within Section 14 bounded by Citrus, Waddell, and Cactus Roads and Cotton Lane. With that in mind the site is located at the northwest corner of 175th Avenue and Sweetwater Avenue, two collector streets that provide easy access to the site in the center of the section. This location also puts the school site adjacent to the regional trail. From Sarah Ann Ranch, children will have safe and simple routes to the elementary school. Trails are separated from collector streets in Sarah Ann Ranch by landscaping. The school site will also be tied internally to the surrounding neighborhood and to the central trail system of the community. The school site will be donated, for no fee, to the school district.



School Site and Neighborhood Connectivity

A new high school is under construction within Surprise Farms, 1.5 miles to the north. Sarah Ann Ranch provides easy access by trail for pedestrians and bicycles and also on streets for motor vehicles.

UTILITIES

Water

Sarah Ann Ranch is within the water service area of Arizona American Water Company. The water company is currently working on a water service master plan that outlines major water distribution lines and facilities. In addition, a new surface water treatment facility is planned with completion of the facility scheduled for 2005. If home construction in Sarah Ann Ranch is completed after completion of the surface water treatment facility, on-site lines will be connected to this new system. If homes are completed prior to the completion of the surface water treatment plant, groundwater supply and treatment facilities may be provided by the developer. This includes wells, storage, treatment, and distribution facilities. Certificate of 100-year Assured Water Supply must be obtained prior to recording a final plat.

Sewer

Wastewater will be treated at the existing City plant located at the southeast corner of the City. A trunk sewer line must be constructed to serve the development. Construction and funding of the sewer line may involve other property owners in the area. This project will be detailed and negotiated with the City in a development agreement.

Dry Utilities

Electricity, cable, and telephone services exist in the area and will be provided at Sarah Ann Ranch. Natural Gas may be provided.

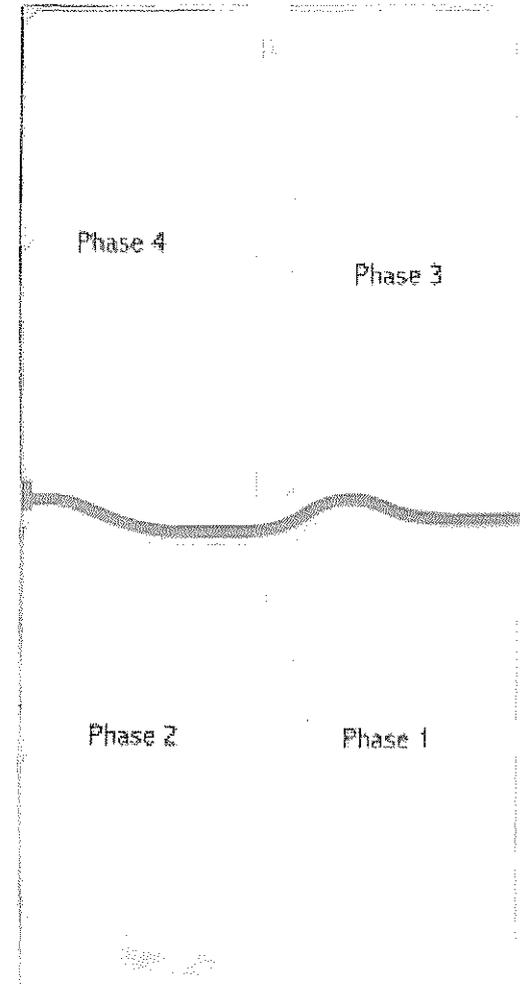
GRADING AND DRAINAGE

The site slopes gently to the southeast at a rate of 0.8 percent. The area is protected from floodwater from the White Tank Mountains in the west by the McMicken Dam. The dam is approximately one mile to the west. The property receives very little off-site flow. Stormwater will be retained in a series of basins along the central spine and the eastern and southern boundaries of the development. As many stormwater retention areas serve as part of the open space areas, this allows open space to be distributed throughout the development.

There is some stormwater generated off-site that flows east along the north side of Cactus Road. A drainage channel within a drainage easement will be constructed along the site's southern boundary to convey stormwater flows to the east. A row of citrus trees is proposed to remain between the right-of-way on Cactus Road and the drainage channel to enhance the streetscape and continue the Sarah Ann Ranch citrus grove theme. Additional rows of citrus will also remain north of the channel.

PHASING

Four phases of construction are proposed. The phases are delineated by neighborhoods beginning at the southeast one-quarter of the development progressing north and west. Construction of necessary off-site improvements of infrastructure will be completed adjacent to each phase as each phase is constructed. Two points of access will be provided with each phase. Each phase will follow the other as market conditions will allow. It is expected that buildout of the community will be completed in approximately four years after beginning the first phase.



Phasing Plan

SARAH ANN RANCH
UNIT – 2
PADA06-242

ADMINISTRATIVE APPROVAL
6/23/2006



Taylor Woodrow

Taylor Woodrow Arizona, Inc.
Taylor Woodrow Homes, Inc.
6720 North Scottsdale Road
Suite 390
Scottsdale, AZ 85253

June 21, 2006

City of Surprise
Community & Economic Development Department
Planning & Zoning Division
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

Tel 480 344 7000
Fax 480 344 7001
taylorwoodrow.com
ROC #179178B

Re: Sarah Ann Ranch Unit 2- Request for P.A.D. Minor Amendment

PADAD 242

To Whom It May Concern:

Taylor Woodrow/Arizona, Inc. currently owns fifty-eight (58) lots in Sarah Ann Ranch Unit 2, located on the northeast corner of Citrus Road and Cactus Road in Surprise, Arizona. (Please see attached Exhibit A).

Taylor Woodrow plans to build its 6000 Series product on these lots. The product is 60' wide while the lots are 75'x125'. This difference allows for 15' in side yard setbacks.

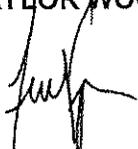
The City of Surprise Single-Family Residential Design Guidelines require a side yard setback of 5'8" for single and multi-story homes with a maximum house width of 60'. (Please see attached Exhibit B). Taylor Woodrow would therefore be in compliance with these guidelines.

However, the Sarah Ann Ranch P.A.D. indicates that a single story product requires 5'10" side yard setback while a multi story product requires a 7'10" side yard setback. (Please see attached Exhibit C). This would preclude Taylor Woodrow from offering the full diversity of its product by limiting it to single story product.

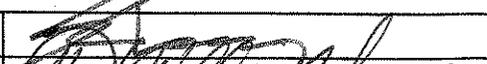
Taylor Woodrow would therefore request a minor amendment to the Sarah Ann Ranch P.A.D. side yard setback requirements to allow 5'10" side yard setbacks on multi story product. Amending the P.A.D. would not alter the integrity or appeal of the community and would continue to be more stringent than the established City of Surprise Single-Family Residential Design Guidelines. It would also allow Taylor Woodrow to offer a more diverse product offering, thereby enhancing the beauty of the community.

Thank you for your consideration,

TAYLOR WOODROW / ARIZONA, INC.


Travis Nuzman
Project Manager

**FILE COPY
DO NOT TAKE**

	Planning & Community Dev Dir.	
	Water Services Director	
<i>FOR</i>	Fire Marshall	
	City Engineer	



Taylor Woodrow

RECEIVED

JUN 23 2006

Taylor Woodrow Arizona, Inc.
Taylor Woodrow Homes, Inc.
6720 North Scottsdale Road
Suite 390
Scottsdale, AZ 85253

Tel 480 344 7000
Fax 480 344 7001
taylorwoodrow.com
ROC #179178B

June 21, 2006

City of Surprise
Community & Economic Development Department
Planning & Zoning Division
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

COMMUNITY DEVELOPMENT

Re: Sarah Ann Ranch Unit 2- Request for P.A.D. Minor Amendment

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Thank you for your consideration,

TAYLOR WOODROW / ARIZONA, INC.

Travis Nuzman
Project Manager

FILE COPY
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Exhibit A

Plat of Sarah Ann Ranch Unit 2

owned by Taylor Woodrow,
requesting side yard setback amendment

NOTES

- CONSTRUCTION WITHIN PUBLIC UTILITY AND FACILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THAT NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE ORANGE AREA WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER OR THROUGH THE AREA. THE CITY OF SURPRISE MAY, IF SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE AREA.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
- IF REQUIRED FIRE FLOW IS NOT AVAILABLE ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM.
- PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEWIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.A.C. 15.04.020, 15.08.020.

NOTES - CONTINUED

- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY OF SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "F" BY THE FEDERAL OVERSIGHT MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 06012C0005.0, WITH A DATE OF IDENTIFICATION OF JULY 16, 2009, FOR COMMUNITY NO. 040027, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PLAT IS SITUATED.
- DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.
- THE ROADS DESIGNATED AS "PRIVATE" ARE PRIVATE ROADS, OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".
- IN ACCORDANCE WITH ARS § 8-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEMANDS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.

BOOK 813 PAGE 1
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDS
HELEN PUNCELL
2006-0186780
15.04.020

SITE SUMMARY TABLE

GROUP AREA	1/4 ACRES	1/2 ACRES	3/4 ACRES	1 ACRES				
AREA OF PLAT STREETS	10,000 SQR FT	10,000 SQR FT	10,000 SQR FT	10,000 SQR FT				
NET ACRES (GROSS AREA MINUS PUBLIC STREETS)	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT				
NET ACRES (GROSS AREA MINUS PUBLIC STREETS AND LANDSCAPED AREAS, ETC.)	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT				
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NET ACRES (GROSS AREA MINUS PUBLIC STREETS AND LANDSCAPED AREAS, ETC.)	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT				
AREA OF PLAT STREETS	10,000 SQR FT	10,000 SQR FT	10,000 SQR FT </tr <tr> <td>NET ACRES (GROSS AREA MINUS PUBLIC STREETS AND LANDSCAPED AREAS, ETC.)</td> <td>11,713 SQR FT</td> <td>11,713 SQR FT</td> <td>11,713 SQR FT</td> <td>11,713 SQR FT</td> </tr>	NET ACRES (GROSS AREA MINUS PUBLIC STREETS AND LANDSCAPED AREAS, ETC.)	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT
NET ACRES (GROSS AREA MINUS PUBLIC STREETS AND LANDSCAPED AREAS, ETC.)	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT	11,713 SQR FT				

DEVELOPMENT STANDARDS

LOT CATEGORY	A	B	C	D	E	F	G	H	I	J
MAX. FRONT SETBACK	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. SIDE SETBACK	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. REAR SETBACK	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. FRONT PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. SIDE PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. REAR PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. FRONT PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. SIDE PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
MAX. REAR PORCH	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'

* ARCHITECTURAL ELEMENTS, NOT SHIELDS, SHADOW BOXES AROUND WINDOWS AND DOORS, BAY WINDOWS, ENTERTAINMENT UNITS, FIREPLACES, ETC. WILL BE ALLOWED TO PROTRUDE INTO THE SIDE SETBACKS BY A MAXIMUM OF 2 FEET AND INTO THE REAR SETBACK A MAXIMUM OF 2 FEET.
** PATIO DOORS MAY PROTRUDE A DISTANCE UP TO 10' FROM THE REAR PROPERTY LINE.

UNIT 2 LOT SIZE SUMMARY

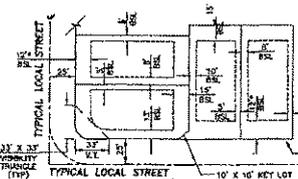
CATEGORY	LOT SIZE (SQR FT)	MIN. LOT AREA (SQR FT)
A	3,333	3,333
B	3,333	3,333
C	3,333	3,333
D	3,333	3,333
E	3,333	3,333
F	3,333	3,333
G	3,333	3,333
H	3,333	3,333
I	3,333	3,333
J	3,333	3,333

REFERENCE DOCUMENTS

- TITLE REPORT BY LAWYERS TRULI INSURANCE CORPORATION, CASE NO. 00247932, DATED JULY 9, 2002, AT 7:30 A.M.
- UTILITY INFORMATION PROVIDED BY THE FOLLOWING: APS - DRAWING NO. 03.0902.0914-SW & 03.0902.0914-N
- ASSOCIATION MAP NO. 002-04
- ROMOLA OF ARIZONA GRANT UNIT 25 BOOK 20, PAGE 45 M.C.R.

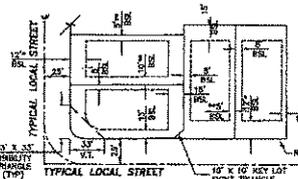
TRACT AREA TABLE

TRACT	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
A	1.452	12.5%
B	1.452	12.5%
C	1.452	12.5%
D	1.452	12.5%
E	1.452	12.5%
F	1.452	12.5%
G	1.452	12.5%
H	1.452	12.5%
I	1.452	12.5%
J	1.452	12.5%
TOTAL	14.52	100%



TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES FOR 33', 38', AND 63' WIDE LOTS

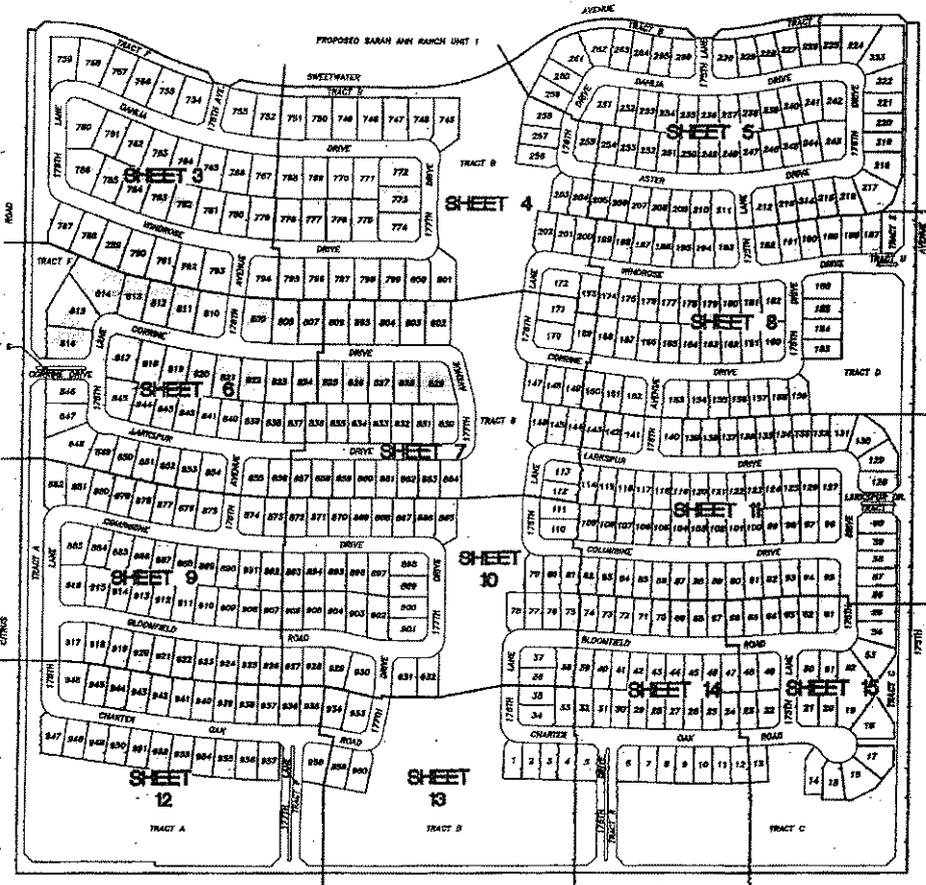
* A MAXIMUM OF 20' WILL BE MAINTAINED BETWEEN STREET FACING GARAGE DOOR AND PROPERTY LINE, 12' FOR FRONT PORCH, 12' FOR LIVING AREA OR SIDE LOAD GARAGE.



TYPICAL LOT DIMENSIONS & BUILDING SETBACK FOR 75' LOTS

* A MAXIMUM OF 20' WILL BE MAINTAINED BETWEEN STREET FACING GARAGE DOOR AND PROPERTY LINE, 12' FOR FRONT PORCH, 12' FOR LIVING AREA OR SIDE LOAD GARAGE.

RFB PLANNING ■ DESIGN ■ CONSTRUCTION
2004472200 ■ FAX 602.492.2201 ■ 602.492.2200



KEY MAP N.E.S.

SARAH ANN RANCH UNIT 2
RBF # 45-101740, DATE: 01/10/2006
SHEET 2 OF 15

David Seay
1508 DAVID S. SEAY
P.L.L.C.

WEST QUARTER CORNER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 2, WEST
GLA AND SALT RIVER BASE AND MERIDIAN
FOUND 1 1/4" IRON ROD IN HAND HOLE 0.7'

BOOK 813 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURCELL
2006-0186780

DTHC-ARIZONA CORP
502-06-005



LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS 430304 UNLESS OTHERWISE STATED
- HYDRAULIC MONUMENT SET GLASS CAP PER MAG STD DETAIL, 100-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- ROW RIGHT OF WAY
- R= INDICATES RADIUS
- △ 31' X 31' VISIBILITY TRIANGLE
SEE DETAIL ON COVER SHEET

RBF PLANNING • DESIGN • CONSTRUCTION
3000 NORTH 20TH AVENUE, SUITE 300
PHOENIX, ARIZONA 85016-7000
TEL: 487-2200 • FAX: 487-7221 • WWW.RBF.COM

LINE TABLE

NO.	BEARING	LENGTH
L1	S89°30'00"W	22.00'
L2	S89°30'00"W	22.00'
L3	S89°30'00"W	22.00'
L4	S89°30'00"W	22.00'
L5	S89°30'00"W	22.00'
L6	S89°30'00"W	22.00'
L7	S89°30'00"W	22.00'
L8	S89°30'00"W	22.00'
L9	S89°30'00"W	22.00'
L10	S89°30'00"W	22.00'
L11	S89°30'00"W	22.00'
L12	S89°30'00"W	22.00'
L13	S89°30'00"W	22.00'
L14	S89°30'00"W	22.00'
L15	S89°30'00"W	22.00'
L16	S89°30'00"W	22.00'
L17	S89°30'00"W	22.00'
L18	S89°30'00"W	22.00'
L19	S89°30'00"W	22.00'
L20	S89°30'00"W	22.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	APPROXIMATE CHORD	CHORD BEARING
C1	177.27°	572.00'	276.43'	164.10'	S75°45'49"W
C2	177.27°	1062.00'	526.87'	308.81'	S71°37'27"W
C3	177.27°	1552.00'	781.30'	463.22'	S67°29'05"W
C4	177.27°	2042.00'	1035.73'	617.63'	S63°20'43"W
C5	177.27°	2532.00'	1290.16'	772.04'	S59°12'21"W
C6	177.27°	3022.00'	1544.59'	926.45'	S55°03'59"W
C7	177.27°	3512.00'	1799.02'	1080.86'	S50°55'37"W
C8	177.27°	4002.00'	2053.45'	1235.27'	S46°47'15"W
C9	177.27°	4492.00'	2307.88'	1389.68'	S42°38'53"W
C10	177.27°	4982.00'	2562.31'	1544.09'	S38°30'31"W
C11	177.27°	5472.00'	2816.74'	1698.50'	S34°22'09"W
C12	177.27°	5962.00'	3071.17'	1852.91'	S30°13'47"W
C13	177.27°	6452.00'	3325.60'	2007.32'	S26°05'25"W
C14	177.27°	6942.00'	3580.03'	2161.73'	S21°57'03"W
C15	177.27°	7432.00'	3834.46'	2316.14'	S17°48'41"W
C16	177.27°	7922.00'	4088.89'	2470.55'	S13°40'19"W
C17	177.27°	8412.00'	4343.32'	2624.96'	S9°31'57"W
C18	177.27°	8902.00'	4597.75'	2779.37'	S5°23'35"W
C19	177.27°	9392.00'	4852.18'	2933.78'	S1°15'13"W
C20	177.27°	9882.00'	5106.61'	3088.19'	N2°53'09"E
C21	177.27°	10372.00'	5361.04'	3242.60'	N6°45'05"E
C22	177.27°	10862.00'	5615.47'	3397.01'	N10°37'01"E
C23	177.27°	11352.00'	5869.90'	3551.42'	N14°28'57"E
C24	177.27°	11842.00'	6124.33'	3705.83'	N18°20'53"E
C25	177.27°	12332.00'	6378.76'	3860.24'	N22°12'49"E
C26	177.27°	12822.00'	6633.19'	4014.65'	N26°04'45"E
C27	177.27°	13312.00'	6887.62'	4169.06'	N29°56'41"E
C28	177.27°	13802.00'	7142.05'	4323.47'	N33°48'37"E
C29	177.27°	14292.00'	7396.48'	4477.88'	N37°40'33"E
C30	177.27°	14782.00'	7650.91'	4632.29'	N41°32'29"E
C31	177.27°	15272.00'	7905.34'	4786.70'	N45°24'25"E
C32	177.27°	15762.00'	8159.77'	4941.11'	N49°16'21"E
C33	177.27°	16252.00'	8414.20'	5095.52'	N53°08'17"E
C34	177.27°	16742.00'	8668.63'	5249.93'	N57°00'13"E
C35	177.27°	17232.00'	8923.06'	5404.34'	N60°52'09"E
C36	177.27°	17722.00'	9177.49'	5558.75'	N64°44'05"E
C37	177.27°	18212.00'	9431.92'	5713.16'	N68°36'01"E
C38	177.27°	18702.00'	9686.35'	5867.57'	N72°27'57"E
C39	177.27°	19192.00'	9940.78'	6021.98'	N76°19'53"E
C40	177.27°	19682.00'	10195.21'	6176.39'	N80°11'49"E
C41	177.27°	20172.00'	10449.64'	6330.80'	N84°03'45"E
C42	177.27°	20662.00'	10704.07'	6485.21'	N87°55'41"E
C43	177.27°	21152.00'	10958.50'	6639.62'	N91°47'37"E
C44	177.27°	21642.00'	11212.93'	6794.03'	N95°39'33"E
C45	177.27°	22132.00'	11467.36'	6948.44'	N99°31'29"E
C46	177.27°	22622.00'	11721.79'	7102.85'	N103°23'25"E
C47	177.27°	23112.00'	11976.22'	7257.26'	N107°15'21"E
C48	177.27°	23602.00'	12230.65'	7411.67'	N111°07'17"E
C49	177.27°	24092.00'	12485.08'	7566.08'	N114°59'13"E
C50	177.27°	24582.00'	12739.51'	7720.49'	N118°51'09"E
C51	177.27°	25072.00'	13000.00'	7874.90'	N122°43'05"E
C52	177.27°	25562.00'	13260.49'	8029.31'	N126°35'01"E
C53	177.27°	26052.00'	13520.98'	8183.72'	N130°26'57"E
C54	177.27°	26542.00'	13781.47'	8338.13'	N134°18'53"E
C55	177.27°	27032.00'	14041.96'	8492.54'	N138°10'49"E
C56	177.27°	27522.00'	14302.45'	8646.95'	N142°02'45"E
C57	177.27°	28012.00'	14562.94'	8801.36'	N145°54'41"E
C58	177.27°	28502.00'	14823.43'	8955.77'	N149°46'37"E
C59	177.27°	28992.00'	15083.92'	9110.18'	N153°38'33"E
C60	177.27°	29482.00'	15344.41'	9264.59'	N157°30'29"E
C61	177.27°	29972.00'	15604.90'	9419.00'	N161°22'25"E
C62	177.27°	30462.00'	15865.39'	9573.41'	N165°14'21"E
C63	177.27°	30952.00'	16125.88'	9727.82'	N169°06'17"E
C64	177.27°	31442.00'	16386.37'	9882.23'	N172°58'13"E
C65	177.27°	31932.00'	16646.86'	10036.64'	N176°50'09"E
C66	177.27°	32422.00'	16907.35'	10191.05'	N180°42'05"E
C67	177.27°	32912.00'	17167.84'	10345.46'	N184°34'01"E
C68	177.27°	33402.00'	17428.33'	10499.87'	N188°25'57"E
C69	177.27°	33892.00'	17688.82'	10654.28'	N192°17'53"E
C70	177.27°	34382.00'	17949.31'	10808.69'	N196°09'49"E
C71	177.27°	34872.00'	18209.80'	10963.10'	N199°01'45"E
C72	177.27°	35362.00'	18470.29'	11117.51'	N202°53'41"E
C73	177.27°	35852.00'	18730.78'	11271.92'	N206°45'37"E
C74	177.27°	36342.00'	18991.27'	11426.33'	N210°37'33"E
C75	177.27°	36832.00'	19251.76'	11580.74'	N214°29'29"E
C76	177.27°	37322.00'	19512.25'	11735.15'	N218°21'25"E
C77	177.27°	37812.00'	19772.74'	11889.56'	N222°13'21"E
C78	177.27°	38302.00'	20033.23'	12043.97'	N226°05'17"E
C79	177.27°	38792.00'	20293.72'	12198.38'	N229°57'13"E
C80	177.27°	39282.00'	20554.21'	12352.79'	N233°49'09"E
C81	177.27°	39772.00'	20814.70'	12507.20'	N237°41'05"E
C82	177.27°	40262.00'	21075.19'	12661.61'	N241°33'01"E
C83	177.27°	40752.00'	21335.68'	12816.02'	N245°24'57"E
C84	177.27°	41242.00'	21596.17'	12970.43'	N249°16'53"E
C85	177.27°	41732.00'	21856.66'	13124.84'	N253°08'49"E
C86	177.27°	42222.00'	22117.15'	13279.25'	N256°50'45"E
C87	177.27°	42712.00'	22377.64'	13433.66'	N260°42'41"E
C88	177.27°	43202.00'	22638.13'	13588.07'	N264°34'37"E
C89	177.27°	43692.00'	22898.62'	13742.48'	N268°26'33"E
C90	177.27°	44182.00'	23159.11'	13896.89'	N272°18'29"E
C91	177.27°	44672.00'	23419.60'	14051.30'	N276°10'25"E
C92	177.27°	45162.00'	23680.09'	14205.71'	N279°52'21"E
C93	177.27°	45652.00'	23940.58'	14360.12'	N283°44'17"E
C94	177.27°	46142.00'	24201.07'	14514.53'	N287°36'13"E
C95	177.27°	46632.00'	24461.56'	14668.94'	N291°28'09"E
C96	177.27°	47122.00'	24722.05'	14823.35'	N295°20'05"E
C97	177.27°	47612.00'	24982.54'	14977.76'	N299°12'01"E
C98	177.27°	48102.00'	25243.03'	15132.17'	N303°03'57"E
C99	177.27°	48592.00'	25503.52'	15286.58'	N306°55'53"E
C100	177.27°	49082.00'	25764.01'	15440.99'	N310°47'49"E

Dudley
31034
DUDLEY
SCHULZ
1998

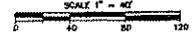
SARAH ANN RANCH UNIT 2
RBF # 45-101740, DATE: 01/10/2006
SHEET 3 OF 15

BOOK 813 PAGE 1
 OFFICIAL RECORD OF
 HAWKOTA COUNTY RECORDER
 HELEN PARSELL
 2006-0186780

PROPOSED
 SARAH ANN RANCH
 UNIT 1

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #1024 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 100-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.A.A.E. VEHICULAR NON-ACCESS EASEMENT
- ROW RIGHT OF WAY
- R= INDICATES RADIUS
- 3/4" X 3/4" VISIBLE TRIANGLE SEE DETAIL ON COVER SHEET

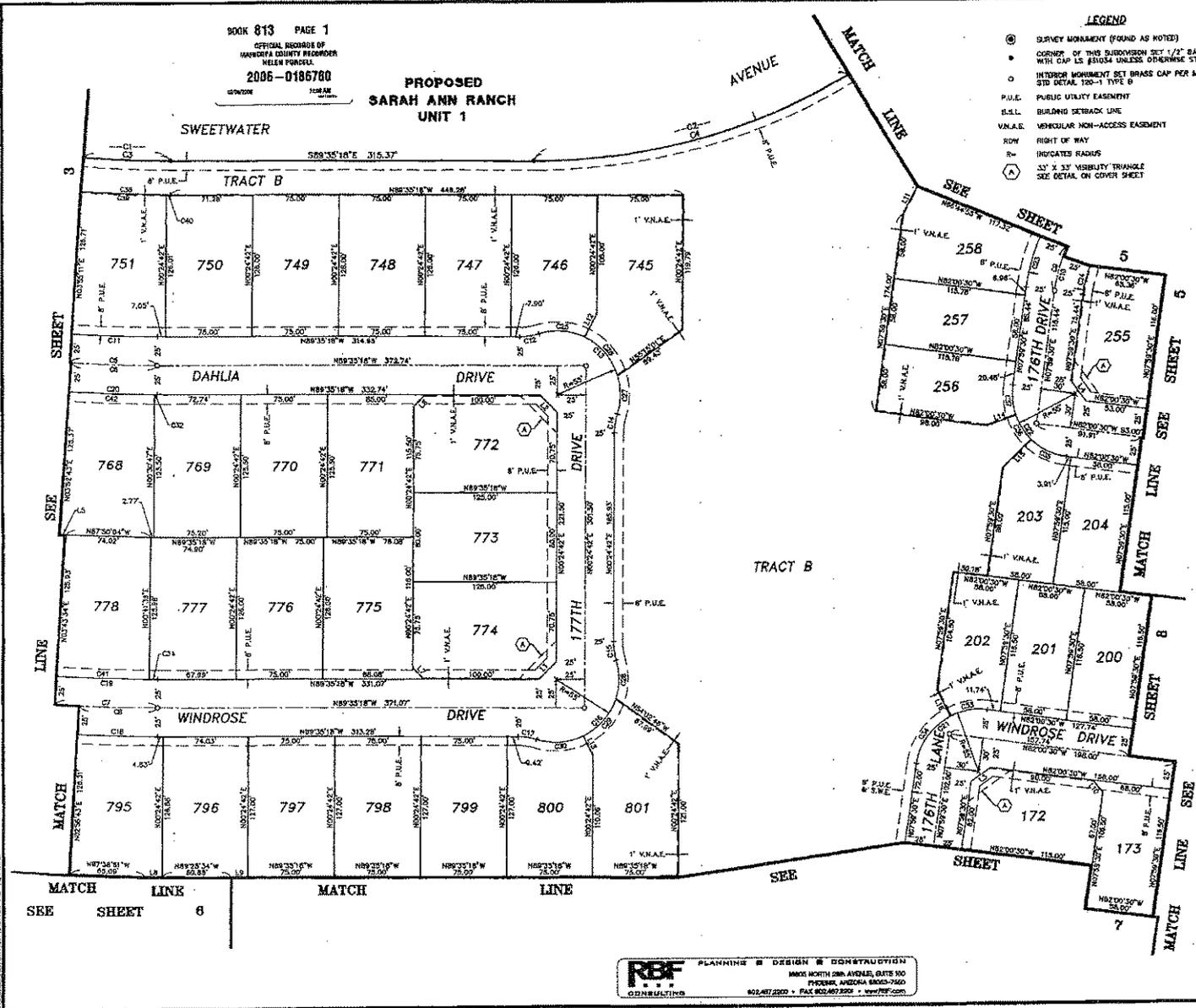


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C2	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C3	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C4	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C5	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C6	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C7	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C8	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C9	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C10	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C11	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C12	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C13	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C14	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C15	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C16	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C17	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C18	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C19	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C20	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C21	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C22	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C23	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C24	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C25	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C26	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C27	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C28	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C29	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C30	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C31	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C32	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C33	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C34	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C35	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C36	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C37	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C38	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C39	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C40	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C41	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E
C42	105.70°	150.00'	100.00'	100.00'	100.00'	S89°55'18" E

LINE TABLE

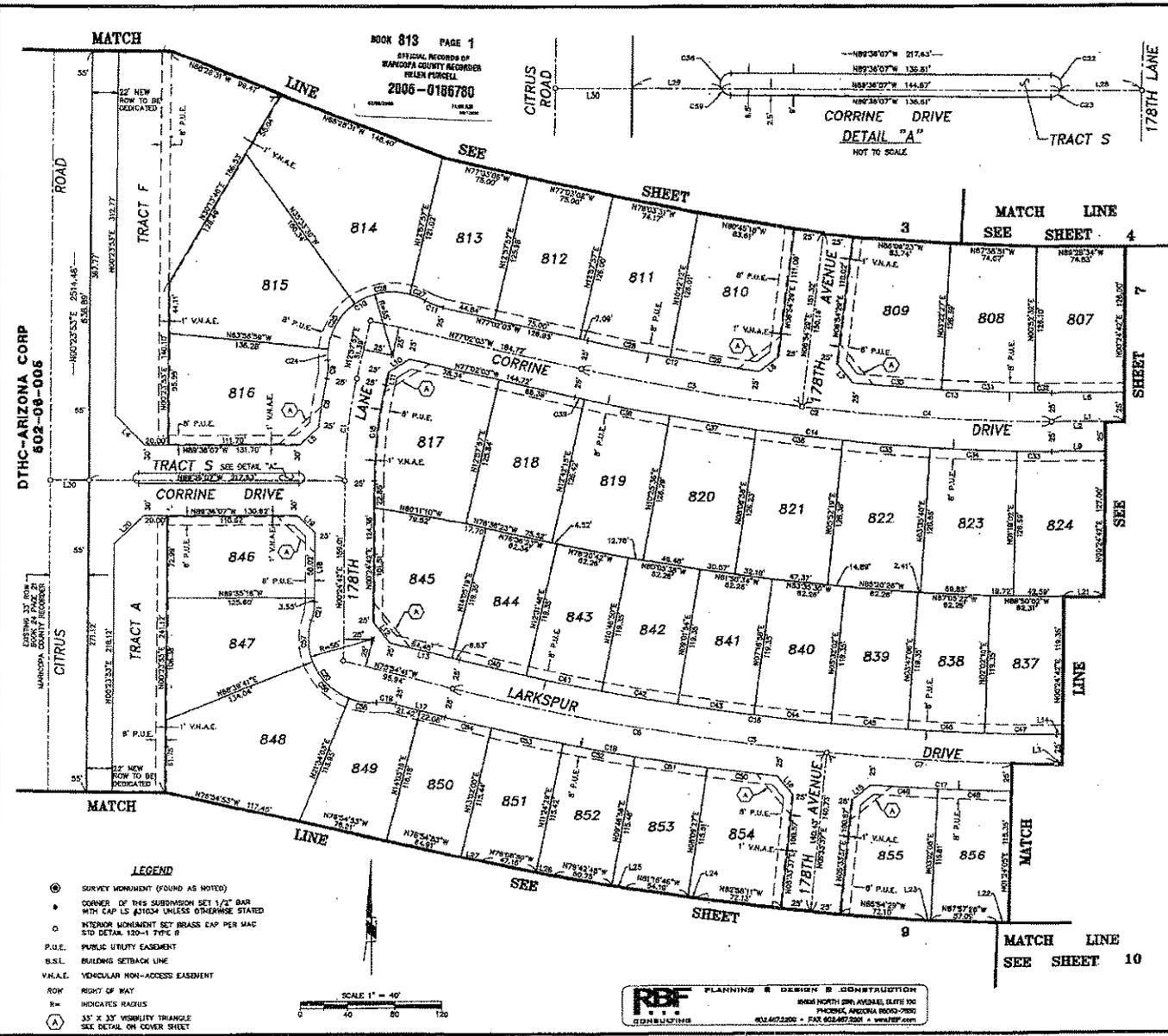
NO.	BEARING	LENGTH
L1	N89°55'18" W	315.37'
L2	N89°55'18" W	448.29'
L3	N89°55'18" W	75.00'
L4	N89°55'18" W	75.00'
L5	N89°55'18" W	75.00'
L6	N89°55'18" W	75.00'
L7	N89°55'18" W	75.00'
L8	N89°55'18" W	75.00'
L9	N89°55'18" W	75.00'
L10	N89°55'18" W	75.00'
L11	N89°55'18" W	75.00'
L12	N89°55'18" W	75.00'
L13	N89°55'18" W	75.00'
L14	N89°55'18" W	75.00'
L15	N89°55'18" W	75.00'
L16	N89°55'18" W	75.00'
L17	N89°55'18" W	75.00'
L18	N89°55'18" W	75.00'
L19	N89°55'18" W	75.00'
L20	N89°55'18" W	75.00'
L21	N89°55'18" W	75.00'
L22	N89°55'18" W	75.00'
L23	N89°55'18" W	75.00'
L24	N89°55'18" W	75.00'
L25	N89°55'18" W	75.00'
L26	N89°55'18" W	75.00'
L27	N89°55'18" W	75.00'
L28	N89°55'18" W	75.00'
L29	N89°55'18" W	75.00'
L30	N89°55'18" W	75.00'
L31	N89°55'18" W	75.00'
L32	N89°55'18" W	75.00'
L33	N89°55'18" W	75.00'
L34	N89°55'18" W	75.00'
L35	N89°55'18" W	75.00'
L36	N89°55'18" W	75.00'
L37	N89°55'18" W	75.00'
L38	N89°55'18" W	75.00'
L39	N89°55'18" W	75.00'
L40	N89°55'18" W	75.00'
L41	N89°55'18" W	75.00'
L42	N89°55'18" W	75.00'
L43	N89°55'18" W	75.00'
L44	N89°55'18" W	75.00'
L45	N89°55'18" W	75.00'
L46	N89°55'18" W	75.00'
L47	N89°55'18" W	75.00'
L48	N89°55'18" W	75.00'
L49	N89°55'18" W	75.00'
L50	N89°55'18" W	75.00'
L51	N89°55'18" W	75.00'
L52	N89°55'18" W	75.00'
L53	N89°55'18" W	75.00'
L54	N89°55'18" W	75.00'
L55	N89°55'18" W	75.00'
L56	N89°55'18" W	75.00'
L57	N89°55'18" W	75.00'
L58	N89°55'18" W	75.00'
L59	N89°55'18" W	75.00'
L60	N89°55'18" W	75.00'
L61	N89°55'18" W	75.00'
L62	N89°55'18" W	75.00'
L63	N89°55'18" W	75.00'
L64	N89°55'18" W	75.00'
L65	N89°55'18" W	75.00'
L66	N89°55'18" W	75.00'
L67	N89°55'18" W	75.00'
L68	N89°55'18" W	75.00'
L69	N89°55'18" W	75.00'
L70	N89°55'18" W	75.00'
L71	N89°55'18" W	75.00'
L72	N89°55'18" W	75.00'
L73	N89°55'18" W	75.00'
L74	N89°55'18" W	75.00'
L75	N89°55'18" W	75.00'
L76	N89°55'18" W	75.00'
L77	N89°55'18" W	75.00'
L78	N89°55'18" W	75.00'
L79	N89°55'18" W	75.00'
L80	N89°55'18" W	75.00'
L81	N89°55'18" W	75.00'
L82	N89°55'18" W	75.00'
L83	N89°55'18" W	75.00'
L84	N89°55'18" W	75.00'
L85	N89°55'18" W	75.00'
L86	N89°55'18" W	75.00'
L87	N89°55'18" W	75.00'
L88	N89°55'18" W	75.00'
L89	N89°55'18" W	75.00'
L90	N89°55'18" W	75.00'
L91	N89°55'18" W	75.00'
L92	N89°55'18" W	75.00'
L93	N89°55'18" W	75.00'
L94	N89°55'18" W	75.00'
L95	N89°55'18" W	75.00'
L96	N89°55'18" W	75.00'
L97	N89°55'18" W	75.00'
L98	N89°55'18" W	75.00'
L99	N89°55'18" W	75.00'
L100	N89°55'18" W	75.00'



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SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 4 OF 15



BOOK 813 PAGE 1
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-0186780

CORRINE DRIVE
 DETAIL "A"
 NOT TO SCALE

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°35'07"W	81.02
L2	N88°35'07"W	45.17
L3	N88°35'07"W	88.36
L4	N88°35'07"W	220.00
L5	N88°35'07"W	82.08
L6	N88°35'07"W	150.07
L7	N88°35'07"W	20.41
L8	N88°35'07"W	122.89
L9	N88°35'07"W	83.28
L10	N88°35'07"W	144.87
L11	N88°35'07"W	136.07
L12	N88°35'07"W	136.81
L13	N88°35'07"W	144.87
L14	N88°35'07"W	136.07
L15	N88°35'07"W	136.81
L16	N88°35'07"W	144.87
L17	N88°35'07"W	136.07
L18	N88°35'07"W	136.81
L19	N88°35'07"W	144.87
L20	N88°35'07"W	136.07
L21	N88°35'07"W	136.81
L22	N88°35'07"W	144.87
L23	N88°35'07"W	136.07
L24	N88°35'07"W	136.81
L25	N88°35'07"W	144.87
L26	N88°35'07"W	136.07
L27	N88°35'07"W	136.81
L28	N88°35'07"W	144.87
L29	N88°35'07"W	136.07
L30	N88°35'07"W	136.81
L31	N88°35'07"W	144.87
L32	N88°35'07"W	136.07
L33	N88°35'07"W	136.81
L34	N88°35'07"W	144.87
L35	N88°35'07"W	136.07
L36	N88°35'07"W	136.81
L37	N88°35'07"W	144.87
L38	N88°35'07"W	136.07
L39	N88°35'07"W	136.81
L40	N88°35'07"W	144.87

CHORD TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C2	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C3	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C4	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C5	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C6	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C7	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C8	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C9	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C10	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C11	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C12	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C13	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C14	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C15	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C16	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C17	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C18	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C19	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C20	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C21	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C22	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C23	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C24	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C25	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C26	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C27	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C28	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C29	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C30	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C31	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C32	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C33	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C34	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C35	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C36	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C37	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C38	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C39	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C40	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C41	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C42	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C43	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C44	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C45	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C46	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C47	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C48	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C49	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C50	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C51	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C52	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C53	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C54	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C55	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C56	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C57	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C58	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C59	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C60	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C61	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C62	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C63	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C64	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C65	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C66	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C67	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C68	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C69	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C70	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C71	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C72	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C73	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C74	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C75	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C76	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C77	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C78	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C79	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C80	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C81	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C82	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C83	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C84	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C85	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C86	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C87	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C88	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C89	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C90	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C91	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C92	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C93	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C94	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C95	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C96	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C97	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C98	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C99	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W
C100	172.5718	420.00	87.48	43.94	86.96	N88°35'07"W

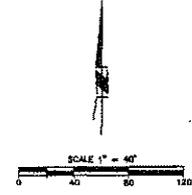
David

 SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 6 OF 15

BOOK 813 PAGE 1
 OFFICIAL RECORDS OF
 MISSOURI COUNTY RECORDER
 MELAN FORCELL
 2006-0186780
 11/19/06

LINE TABLE		
NO.	STARTING POINT	LENGTH
1.1	N89°25'18"W 75.00'	75.00'
1.2	N89°25'18"W 75.00'	75.00'
1.3	N89°25'18"W 75.00'	75.00'
1.4	N89°25'18"W 75.00'	75.00'
1.5	N89°25'18"W 75.00'	75.00'
1.6	N89°25'18"W 75.00'	75.00'
1.7	N89°25'18"W 75.00'	75.00'
1.8	N89°25'18"W 75.00'	75.00'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	MARKET	CHORD	CHORD BEARING
01	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
02	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
03	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
04	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
05	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
06	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
07	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
08	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
09	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
10	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
11	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
12	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
13	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
14	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
15	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
16	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
17	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
18	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
19	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W
20	124°19'18"	150.00'	28.30'	18.30'	28.68'	N89°25'18"W

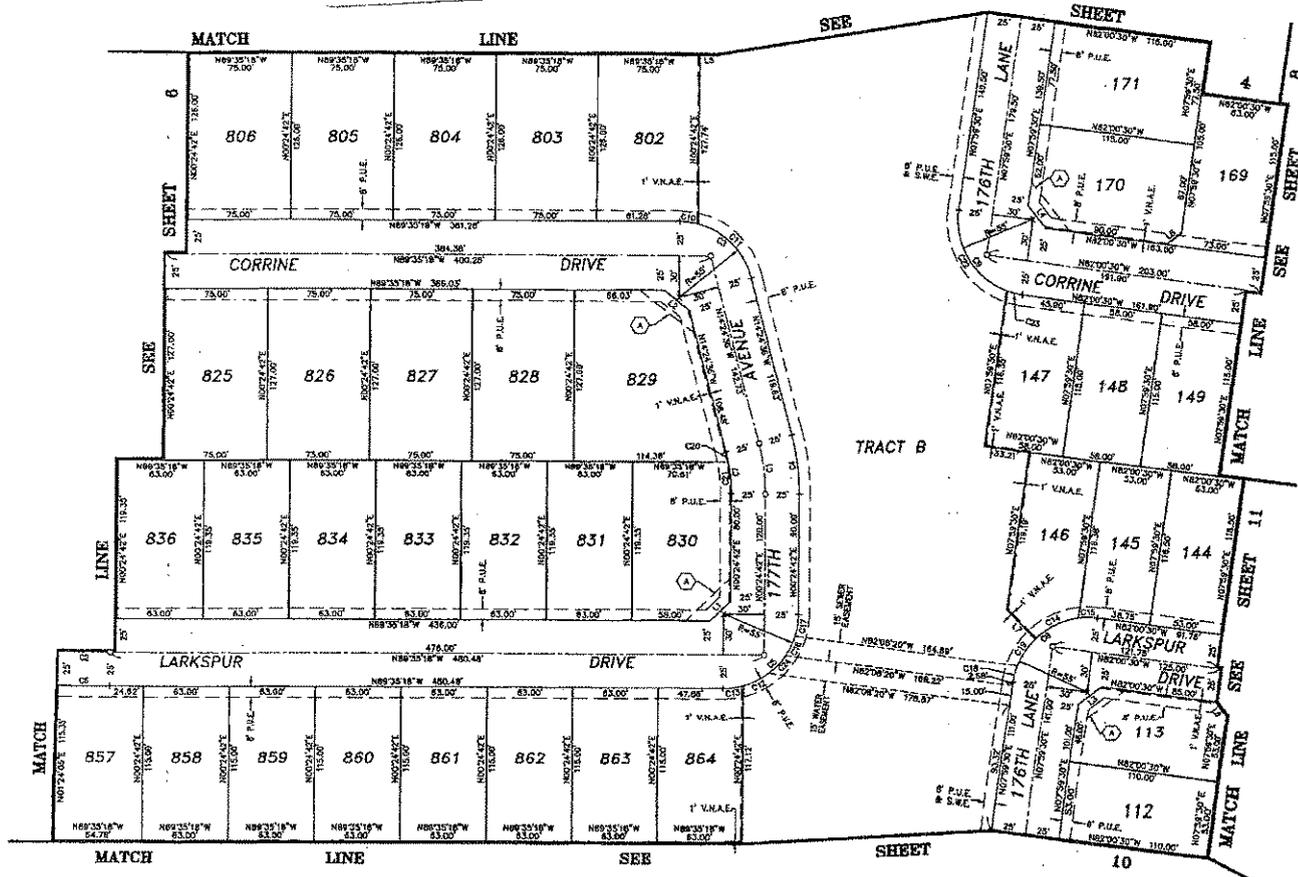


- LEGEND**
- ⊙ SURVEY MONUMENT (CORNER AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP L.S. 24024 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 100-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - ROW RIGHT OF WAY
 - R= INDICATES RADIUS
 - △ 3/4" X 3/4" VERNIER TRIANGLE SEE DETAIL ON COVER SHEET

David Smith
 31024
 DAVID SMITH
 SURVEYOR

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 602-987-2200 • FAX 602-987-2201 • WWW.RFP.COM

SARAH ANN RANCH UNIT 2
 REF # 45-101740, DATE: 01/10/2008
 SHEET 7 OF 15

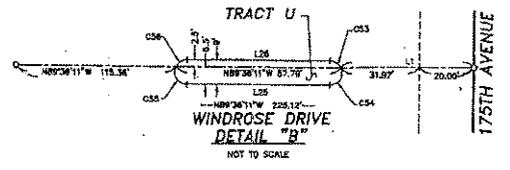




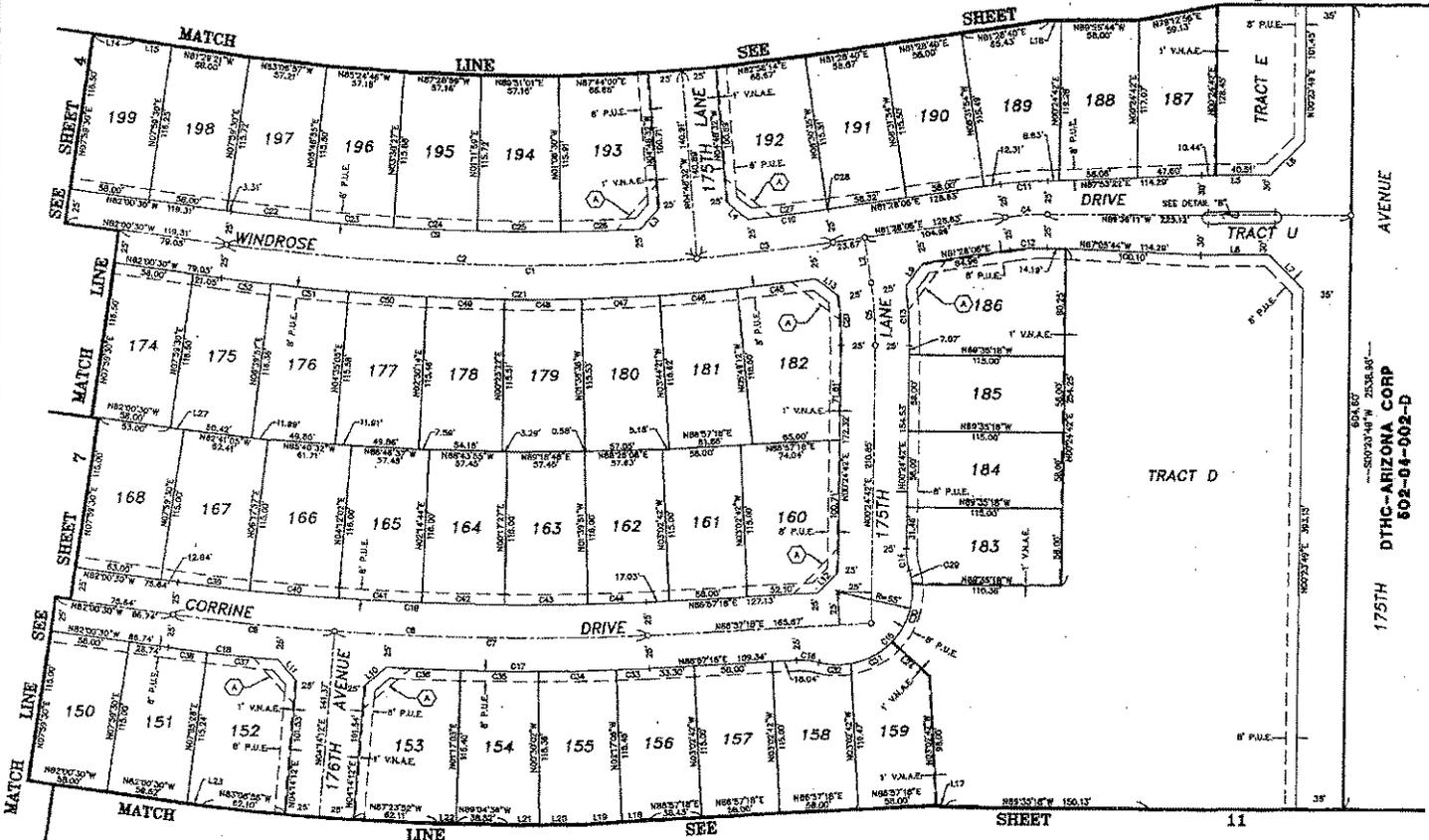
SCALE 1" = 40'

- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP AS EVIDENCE UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - R.O.W. RIGHT OF WAY
 - R= INDICATES RADIUS
 - △ 3" X 3" VISIBILITY TRIANGLE
 - SEE DETAIL ON COVER SHEET

BOOK 813 PAGE 1
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDER
 HELEN FURNESS
 2006-0186780
 COVERED 1/28/06



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°24'11"W	57.87
L2	N89°24'11"W	20.00
L3	N89°24'11"W	20.00
L4	N89°24'11"W	20.00
L5	N89°24'11"W	20.00
L6	N89°24'11"W	20.00
L7	N89°24'11"W	20.00
L8	N89°24'11"W	20.00
L9	N89°24'11"W	20.00
L10	N89°24'11"W	20.00
L11	N89°24'11"W	20.00
L12	N89°24'11"W	20.00
L13	N89°24'11"W	20.00
L14	N89°24'11"W	20.00
L15	N89°24'11"W	20.00
L16	N89°24'11"W	20.00
L17	N89°24'11"W	20.00
L18	N89°24'11"W	20.00
L19	N89°24'11"W	20.00
L20	N89°24'11"W	20.00
L21	N89°24'11"W	20.00
L22	N89°24'11"W	20.00
L23	N89°24'11"W	20.00
L24	N89°24'11"W	20.00
L25	N89°24'11"W	20.00
L26	N89°24'11"W	20.00
L27	N89°24'11"W	20.00



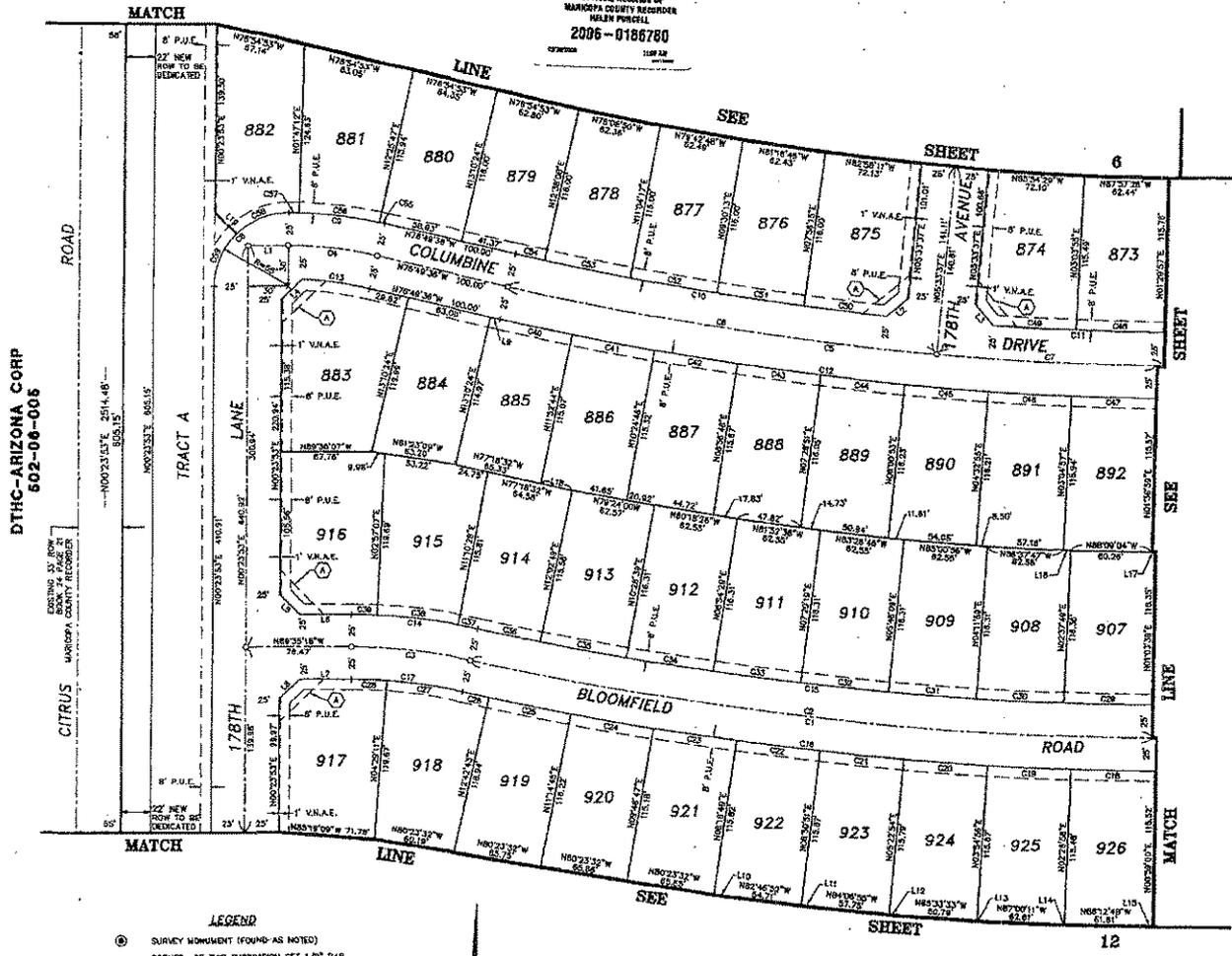
CURVE TABLE									
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING			
C1	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C2	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C3	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C4	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C5	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C6	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C7	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C8	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C9	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C10	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C11	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C12	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C13	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C14	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C15	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C16	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C17	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C18	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C19	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C20	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C21	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C22	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C23	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C24	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C25	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C26	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C27	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C28	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C29	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C30	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C31	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C32	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C33	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C34	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C35	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C36	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C37	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C38	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C39	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C40	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C41	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C42	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C43	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C44	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C45	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C46	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C47	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C48	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C49	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			
C50	179.87	1500.00	446.88	328.21	248.52	N89°24'11"W			

RBF PLANNING • DESIGN • CONSTRUCTION
 8000 NORTH 20TH AVENUE, SUITE 200
 PHOENIX, ARIZONA 85028-2900
 602.447.8800 • FAX 602.447.2201 • www.rbf.com

SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 8 OF 15



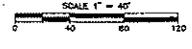
BOOK 813 PAGE 1
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-0186780



DTHC-ARIZONA CORP
 602-06-006

CITRUS ROAD
 178TH AVENUE
 COLUMBINE DRIVE
 BLOOMFIELD ROAD

- LEGEND**
- ⊙ SURVEY MONUMENT (FOUND-AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LB #1034 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - ROW RIGHT OF WAY
 - R= INDICATED RADIUS
 - △ 33' X 33' MOBILITY TRIANGLE
 SEE DETAIL ON COVER SHEET



RBF PLANNING • DESIGN • RECONSTRUCTION
 9906 NORTH 96th AVENUE, SUITE 102
 PHOENIX, ARIZONA 85028-7520
 602.467.2200 • FAX 602.467.2201 • www.RBF.com

SINE TABLE

NO.	BEARING	LENGTH
L1	N88°50'00"W	28.97'
L2	N62°54'17"E	31.03'
L3	N2°57'37"E	31.03'
L4	N45°24'57"E	31.03'
L5	N22°28'23"W	31.03'
L6	N88°50'00"W	31.03'
L7	N62°54'17"E	31.03'
L8	N2°57'37"E	31.03'
L9	N45°24'57"E	31.03'
L10	N22°28'23"W	31.03'
L11	N88°50'00"W	31.03'
L12	N62°54'17"E	31.03'
L13	N2°57'37"E	31.03'
L14	N45°24'57"E	31.03'
L15	N22°28'23"W	31.03'
L16	N88°50'00"W	31.03'
L17	N62°54'17"E	31.03'
L18	N2°57'37"E	31.03'
L19	N45°24'57"E	31.03'
L20	N22°28'23"W	31.03'

CURVE TABLE

NO.	DELTA	RAIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	171.21°	202.00'	314.81'	202.00'	314.81'	N88°50'00"W
C2	126.00°	202.00'	241.74'	113.20'	113.20'	N62°54'17"E
C3	126.00°	202.00'	241.74'	113.20'	113.20'	N2°57'37"E
C4	126.00°	202.00'	241.74'	113.20'	113.20'	N45°24'57"E
C5	126.00°	202.00'	241.74'	113.20'	113.20'	N22°28'23"W
C6	171.21°	202.00'	314.81'	202.00'	314.81'	N88°50'00"W
C7	126.00°	202.00'	241.74'	113.20'	113.20'	N62°54'17"E
C8	126.00°	202.00'	241.74'	113.20'	113.20'	N2°57'37"E
C9	126.00°	202.00'	241.74'	113.20'	113.20'	N45°24'57"E
C10	126.00°	202.00'	241.74'	113.20'	113.20'	N22°28'23"W
C11	171.21°	202.00'	314.81'	202.00'	314.81'	N88°50'00"W
C12	126.00°	202.00'	241.74'	113.20'	113.20'	N62°54'17"E
C13	126.00°	202.00'	241.74'	113.20'	113.20'	N2°57'37"E
C14	126.00°	202.00'	241.74'	113.20'	113.20'	N45°24'57"E
C15	126.00°	202.00'	241.74'	113.20'	113.20'	N22°28'23"W
C16	171.21°	202.00'	314.81'	202.00'	314.81'	N88°50'00"W
C17	126.00°	202.00'	241.74'	113.20'	113.20'	N62°54'17"E
C18	126.00°	202.00'	241.74'	113.20'	113.20'	N2°57'37"E
C19	126.00°	202.00'	241.74'	113.20'	113.20'	N45°24'57"E
C20	126.00°	202.00'	241.74'	113.20'	113.20'	N22°28'23"W



SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 9 OF 15

MATCH LINE
SEE SHEET 8

MATCH

LINE

SEE

SHEET

7

11

SHEET 9

SEE

LINE

MATCH LINE
SEE SHEET 12

MATCH

MATCH

LINE

SEE

SHEET

13

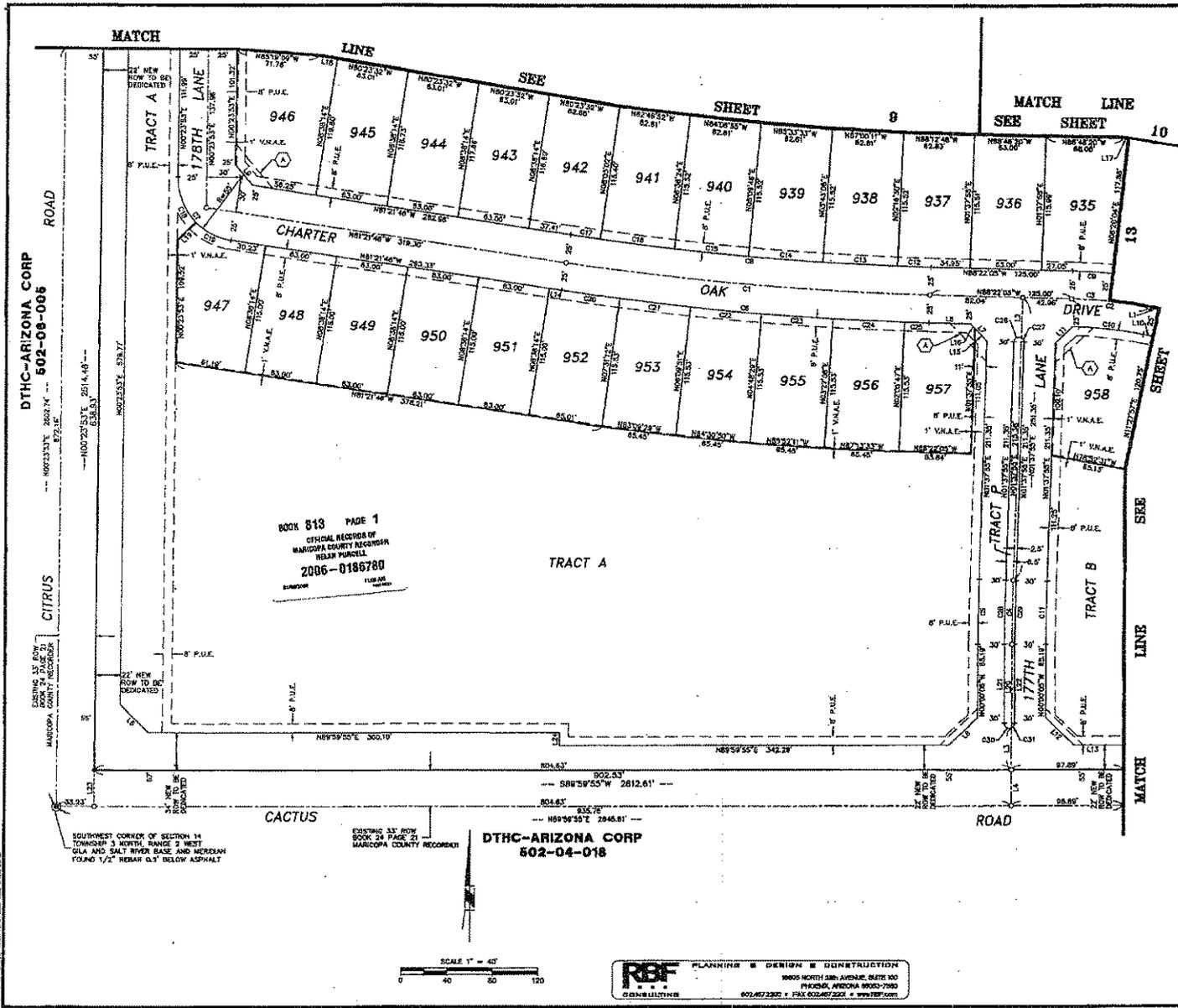
SEE SHEET

14

MATCH LINE
SEE SHEET 14

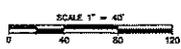
LINE TABLE		
NO.	BEARING	LENGTH
1	N89°35'18"W	63.00
2	N89°35'18"W	63.00
3	N89°35'18"W	63.00
4	N89°35'18"W	63.00
5	N89°35'18"W	63.00
6	N89°35'18"W	63.00
7	N89°35'18"W	63.00
8	N89°35'18"W	63.00
9	N89°35'18"W	63.00
10	N89°35'18"W	63.00
11	N89°35'18"W	63.00
12	N89°35'18"W	63.00
13	N89°35'18"W	63.00
14	N89°35'18"W	63.00
15	N89°35'18"W	63.00
16	N89°35'18"W	63.00
17	N89°35'18"W	63.00
18	N89°35'18"W	63.00
19	N89°35'18"W	63.00
20	N89°35'18"W	63.00
21	N89°35'18"W	63.00
22	N89°35'18"W	63.00
23	N89°35'18"W	63.00
24	N89°35'18"W	63.00
25	N89°35'18"W	63.00
26	N89°35'18"W	63.00
27	N89°35'18"W	63.00
28	N89°35'18"W	63.00
29	N89°35'18"W	63.00
30	N89°35'18"W	63.00
31	N89°35'18"W	63.00
32	N89°35'18"W	63.00
33	N89°35'18"W	63.00
34	N89°35'18"W	63.00
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53	N89°35'18"W	63.00
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63	N89°35'18"W	63.00
64	N89°35'18"W	63.00
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67	N89°35'18"W	63.00
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73	N89°35'18"W	63.00
74	N89°35'18"W	63.00
75	N89°35'18"W	63.00
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106	N89°35'18"W	63.00
107	N89°35'18"W	63.00
108	N89°35'18"W	63.00
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110	N89°35'18"W	63.00
111	N89°35'18"W	63.00
112	N89°35'18"W	63.00
113	N89°35'18"W	63.00
114	N89°35'18"W	63.00
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117	N89°35'18"W	63.00
118	N89°35'18"W	63.00
119	N89°35'18"W	63.00
120	N89°35'18"W	63.00
121	N89°35'18"W	63.00
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159	N89°35'18"W	63.00
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171	N89°35'18"W	63.00
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175	N89°35'18"W	63.00
176	N89°35'18"W	63.00
177	N89°35'18"W	63.00
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182	N89°35'18"W	63.00
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185	N89°35'18"W	63.00
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192	N89°35'18"W	63.00
193	N89°35'18"W	63.00
194	N89°35'18"W	63.00
195	N89°35'18"W	63.00
196	N89°35'18"W	63.00
197	N89°35'18"W	63.00
198	N89°35'18"W	63.00
199	N89°35'18"W	63.00
200	N89°35'18"W	63.00

CURVE TABLE										
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	PC	PT	PVI	STATIONING
1	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+00.00	0+31.42	0+15.71	0+00.00
2	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+31.42	0+62.83	0+31.42	0+31.42
3	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+62.83	0+94.25	0+62.83	0+62.83
4	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+94.25	0+125.67	0+94.25	0+94.25
5	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+125.67	0+157.08	0+125.67	0+125.67
6	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+157.08	0+188.50	0+157.08	0+157.08
7	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+188.50	0+219.92	0+188.50	0+188.50
8	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+219.92	0+251.34	0+219.92	0+219.92
9	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+251.34	0+282.76	0+251.34	0+251.34
10	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+282.76	0+314.17	0+282.76	0+282.76
11	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+314.17	0+345.59	0+314.17	0+314.17
12	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+345.59	0+377.01	0+345.59	0+345.59
13	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+377.01	0+408.43	0+377.01	0+377.01
14	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+408.43	0+439.85	0+408.43	0+408.43
15	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+439.85	0+471.27	0+439.85	0+439.85
16	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+471.27	0+502.69	0+471.27	0+471.27
17	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+502.69	0+534.11	0+502.69	0+502.69
18	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+534.11	0+565.53	0+534.11	0+534.11
19	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+565.53	0+596.95	0+565.53	0+565.53
20	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+596.95	0+628.37	0+596.95	0+596.95
21	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+628.37	0+659.79	0+628.37	0+628.37
22	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+659.79	0+691.21	0+659.79	0+659.79
23	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+691.21	0+722.63	0+691.21	0+691.21
24	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+722.63	0+754.05	0+722.63	0+722.63
25	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+754.05	0+785.47	0+754.05	0+754.05
26	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+785.47	0+816.89	0+785.47	0+785.47
27	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+816.89	0+848.31	0+816.89	0+816.89
28	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+848.31	0+879.73	0+848.31	0+848.31
29	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+879.73	0+911.15	0+879.73	0+879.73
30	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+911.15	0+942.57	0+911.15	0+911.15
31	90.00	100.00	157.08	100.00	100.00	N45°00'00"W	0+942.57	0+973.99		



BOOK 813 PAGE 1
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 TOLAN PURCELL
 2006-0186780

DTHC-ARIZONA CORP
 502-04-018



RBF PLANNING • DESIGN • CONSTRUCTION

18005 NORTH 18TH AVENUE, SUITE 100
 PHOENIX, ARIZONA 85024-7080
 602.487.2282 • FAX 602.487.2282 • WWW.RBF.COM

LINE TABLE

NO.	BEARING	LENGTH
L1	N89°59'55"E	342.28
L2	S89°59'55"W	2612.61
L3	N89°59'55"E	342.28
L4	S89°59'55"W	2612.61
L5	N89°59'55"E	342.28
L6	S89°59'55"W	2612.61
L7	N89°59'55"E	342.28
L8	S89°59'55"W	2612.61
L9	N89°59'55"E	342.28
L10	S89°59'55"W	2612.61
L11	N89°59'55"E	342.28
L12	S89°59'55"W	2612.61
L13	N89°59'55"E	342.28
L14	S89°59'55"W	2612.61
L15	N89°59'55"E	342.28
L16	S89°59'55"W	2612.61
L17	N89°59'55"E	342.28
L18	S89°59'55"W	2612.61
L19	N89°59'55"E	342.28
L20	S89°59'55"W	2612.61
L21	N89°59'55"E	342.28
L22	S89°59'55"W	2612.61

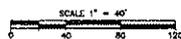
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90.00	262.00	262.00	181.86	181.86	N45°00'00"W
C2	90.00	400.00	400.00	281.42	281.42	N45°00'00"W
C3	90.00	500.00	500.00	353.55	353.55	N45°00'00"W
C4	90.00	600.00	600.00	424.26	424.26	N45°00'00"W
C5	90.00	700.00	700.00	492.62	492.62	N45°00'00"W
C6	90.00	800.00	800.00	558.77	558.77	N45°00'00"W
C7	90.00	900.00	900.00	622.78	622.78	N45°00'00"W
C8	90.00	1000.00	1000.00	683.71	683.71	N45°00'00"W
C9	90.00	1100.00	1100.00	741.62	741.62	N45°00'00"W
C10	90.00	1200.00	1200.00	796.56	796.56	N45°00'00"W
C11	90.00	1300.00	1300.00	848.59	848.59	N45°00'00"W
C12	90.00	1400.00	1400.00	897.76	897.76	N45°00'00"W
C13	90.00	1500.00	1500.00	944.13	944.13	N45°00'00"W
C14	90.00	1600.00	1600.00	987.76	987.76	N45°00'00"W
C15	90.00	1700.00	1700.00	1028.71	1028.71	N45°00'00"W
C16	90.00	1800.00	1800.00	1067.04	1067.04	N45°00'00"W
C17	90.00	1900.00	1900.00	1102.81	1102.81	N45°00'00"W
C18	90.00	2000.00	2000.00	1136.08	1136.08	N45°00'00"W
C19	90.00	2100.00	2100.00	1166.91	1166.91	N45°00'00"W
C20	90.00	2200.00	2200.00	1195.26	1195.26	N45°00'00"W
C21	90.00	2300.00	2300.00	1221.19	1221.19	N45°00'00"W
C22	90.00	2400.00	2400.00	1244.66	1244.66	N45°00'00"W
C23	90.00	2500.00	2500.00	1265.73	1265.73	N45°00'00"W
C24	90.00	2600.00	2600.00	1284.46	1284.46	N45°00'00"W
C25	90.00	2700.00	2700.00	1300.81	1300.81	N45°00'00"W
C26	90.00	2800.00	2800.00	1314.84	1314.84	N45°00'00"W
C27	90.00	2900.00	2900.00	1326.61	1326.61	N45°00'00"W
C28	90.00	3000.00	3000.00	1336.18	1336.18	N45°00'00"W
C29	90.00	3100.00	3100.00	1343.61	1343.61	N45°00'00"W
C30	90.00	3200.00	3200.00	1348.96	1348.96	N45°00'00"W
C31	90.00	3300.00	3300.00	1352.29	1352.29	N45°00'00"W
C32	90.00	3400.00	3400.00	1353.66	1353.66	N45°00'00"W

- LEGEND**
- ⊙ SURVEY MONUMENT (FOUND AS NOTED)
 - CORNER OF BAS SURVEYOR'S SET 1/2" B&P WITH CAP IS 1/8" DIA UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BULKHEAD SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - R.O.W. RIGHT OF WAY
 - R INDICATES RADIUS
 - ⊙ 3/4" X 3/4" VISIBILITY TRIANGLE SEE DETAIL ON OTHER SHEET



SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 12 OF 15



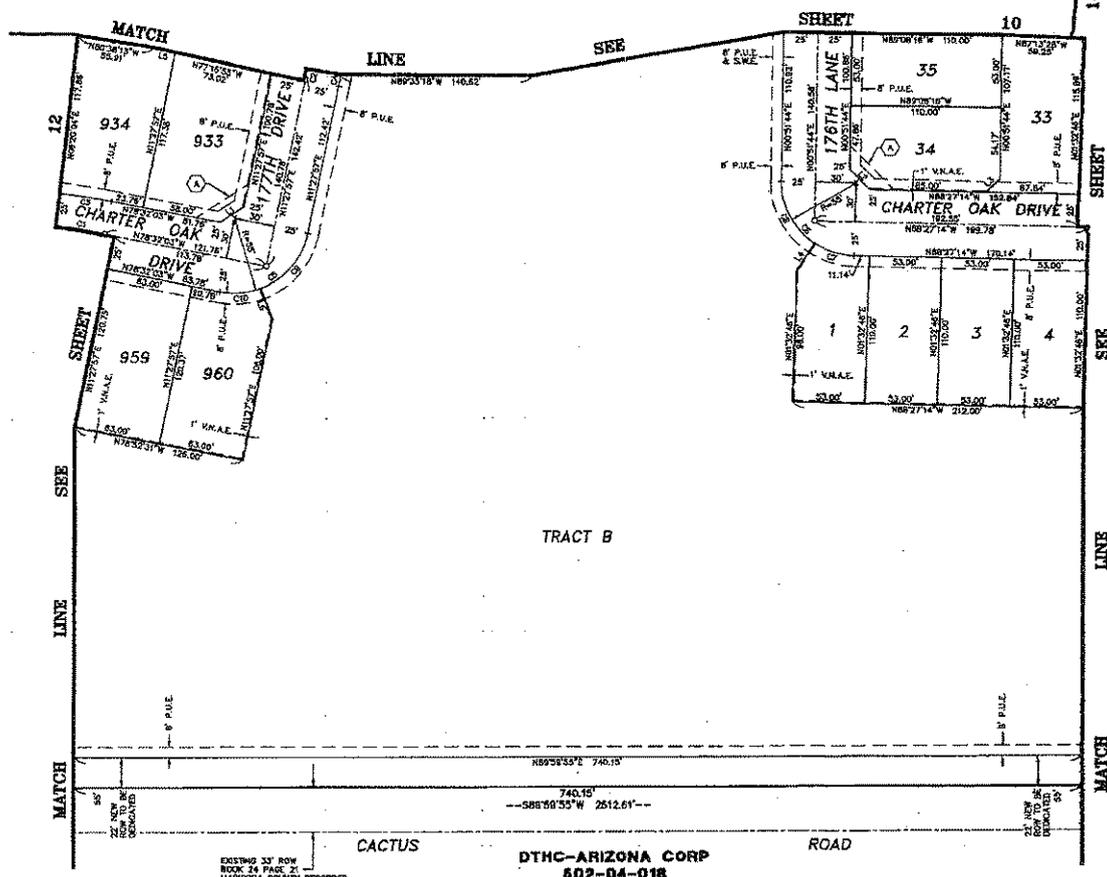
LEGEND

- ⊙ SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP LS #31034 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG 310 DETAIL 100-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- R.W. RIGHT OF WAY
- R= INDICATES RADII
- △ 3/4" X 3/4" METEORITE TRIANGLE SEE DETAIL ON COVER SHEET

LINE TABLE			
NO.	BEARING	LENGTH	CHORD BEARING
L1	N89°58'55"W	740.15	N89°58'55"W
L2	S88°58'55"W	2512.61	S88°58'55"W

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
D1	28°07'50"	400.00	35.82	17.92	35.82	N87°02'50"W
D2	02°02'45"	200.00	7.17	3.59	7.17	N10°26'30"W
D3	03°09'59"	425.25	38.09	19.64	38.09	N87°08'59"W
D4	02°02'58"	200.00	8.03	4.02	8.03	N10°26'38"W
D5	00°00'00"	50.00	0.00	0.00	0.00	N90°00'00"W
D6	09°18'57"	50.00	85.74	54.30	77.37	N43°49'58"W
D7	31°59'44"	25.00	20.71	10.37	10.37	N72°29'44"W
D8	17°18'08"	25.00	20.02	10.00	10.00	N87°47'50"W
D9	07°47'07"	25.00	20.47	10.23	10.23	N88°11'30"W
D10	02°12'50"	50.00	30.72	15.36	30.72	N89°21'50"W

BOOK 813 PAGE 1
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN FURUSKA
 2006-0186780
 COMPILED 11/13/06

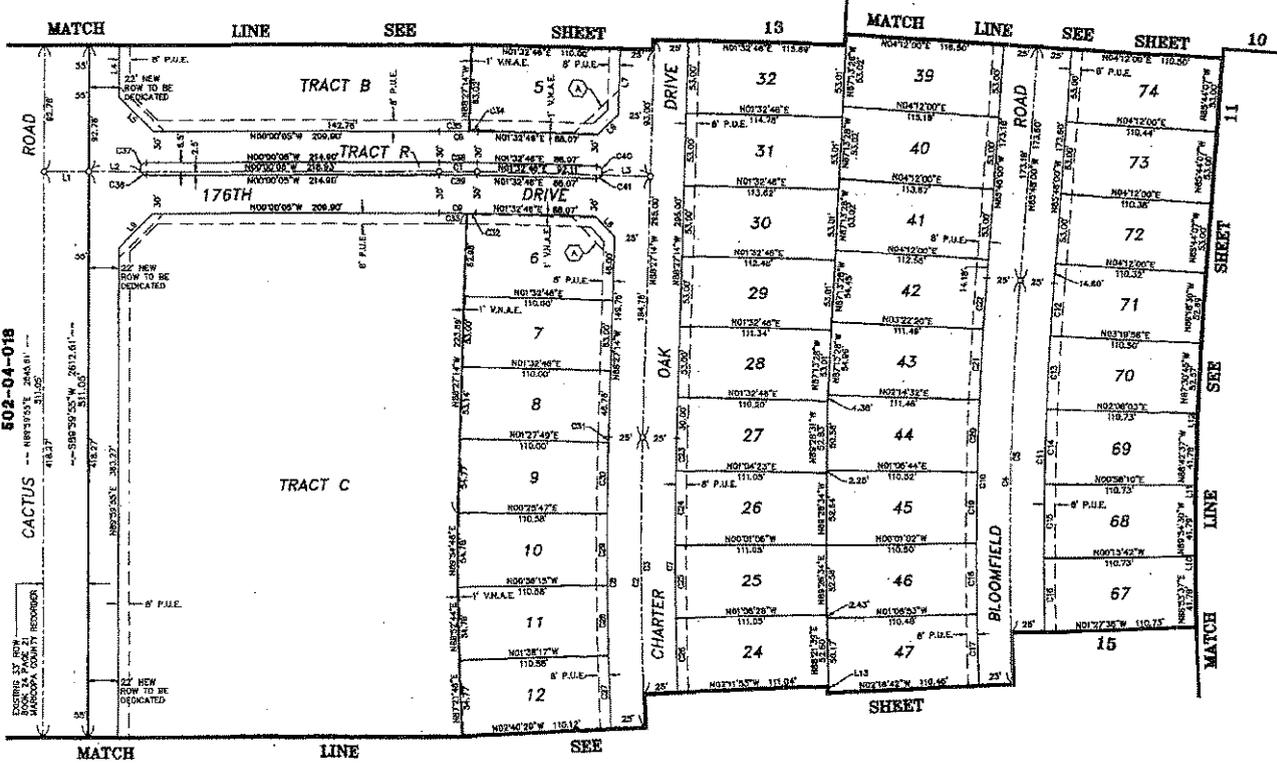


RBF PLANNING • DESIGN • CONSTRUCTION
 8000 NORTH 48TH AVENUE, SUITE 100
 PHOENIX, ARIZONA 85018-1000
 602.467.2000 • FAX 602.467.2200 • www.rbf.com

SARAH ANN RANCH UNIT 2
 RBF # 45-101740, DATE: 01/10/2006
 SHEET 13 OF 15



DTHC-ARIZONA CORP
502-04-018

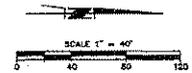


LINE TABLE		
NO.	BEARING	LENGTH
1	N00°00'00"W	214.00
2	N00°00'00"W	214.00
3	N00°00'00"W	214.00
4	N00°00'00"W	214.00
5	N00°00'00"W	214.00
6	N00°00'00"W	214.00
7	N00°00'00"W	214.00
8	N00°00'00"W	214.00
9	N00°00'00"W	214.00
10	N00°00'00"W	214.00
11	N00°00'00"W	214.00
12	N00°00'00"W	214.00
13	N00°00'00"W	214.00
14	N00°00'00"W	214.00
15	N00°00'00"W	214.00
16	N00°00'00"W	214.00
17	N00°00'00"W	214.00
18	N00°00'00"W	214.00
19	N00°00'00"W	214.00
20	N00°00'00"W	214.00

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	
1	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
2	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
3	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
4	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
5	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
6	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
7	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
8	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
9	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
10	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
11	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
12	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
13	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
14	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
15	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
16	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
17	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
18	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
19	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	
20	00°00'00"	1000.00	20.00	11.91	20.00	N00°00'00"W	

BOOK 813 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
MELISSA WENZEL
2006-0186780

- LEGEND**
- ⊙ SURVEY MONUMENT (FOUND AS NOTED)
 - ★ CORNER OF THIS SUBDIVISION SET 1/2" BRASS WITH CAP 1/8" DIAM UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VOLUNTARY NON-ACCESS EASEMENT
 - R.W. RIGHT OF WAY
 - R- ROGATES RAINTS
 - △ 33' X 33' VISIBILITY TRIANGLE
SEE DETAIL ON COVER SHEET



RFI PLANNING • DESIGN • CONSTRUCTION
1000 NORTH 28th AVENUE, SUITE 50
PHOENIX, ARIZONA 85009-7000
480.467.8200 • FAX 480.467.2900 • WWW.RFI.COM



SARAH ANN RANCH UNIT 2
RFI # 45-101740, DATE: 01/10/2008
SHEET 14 OF 15

DTHC-ARIZONA CORP
502-04-01B

ROAD

CACTUS

ROAD

MATCH

LINE

SEE

SHEET

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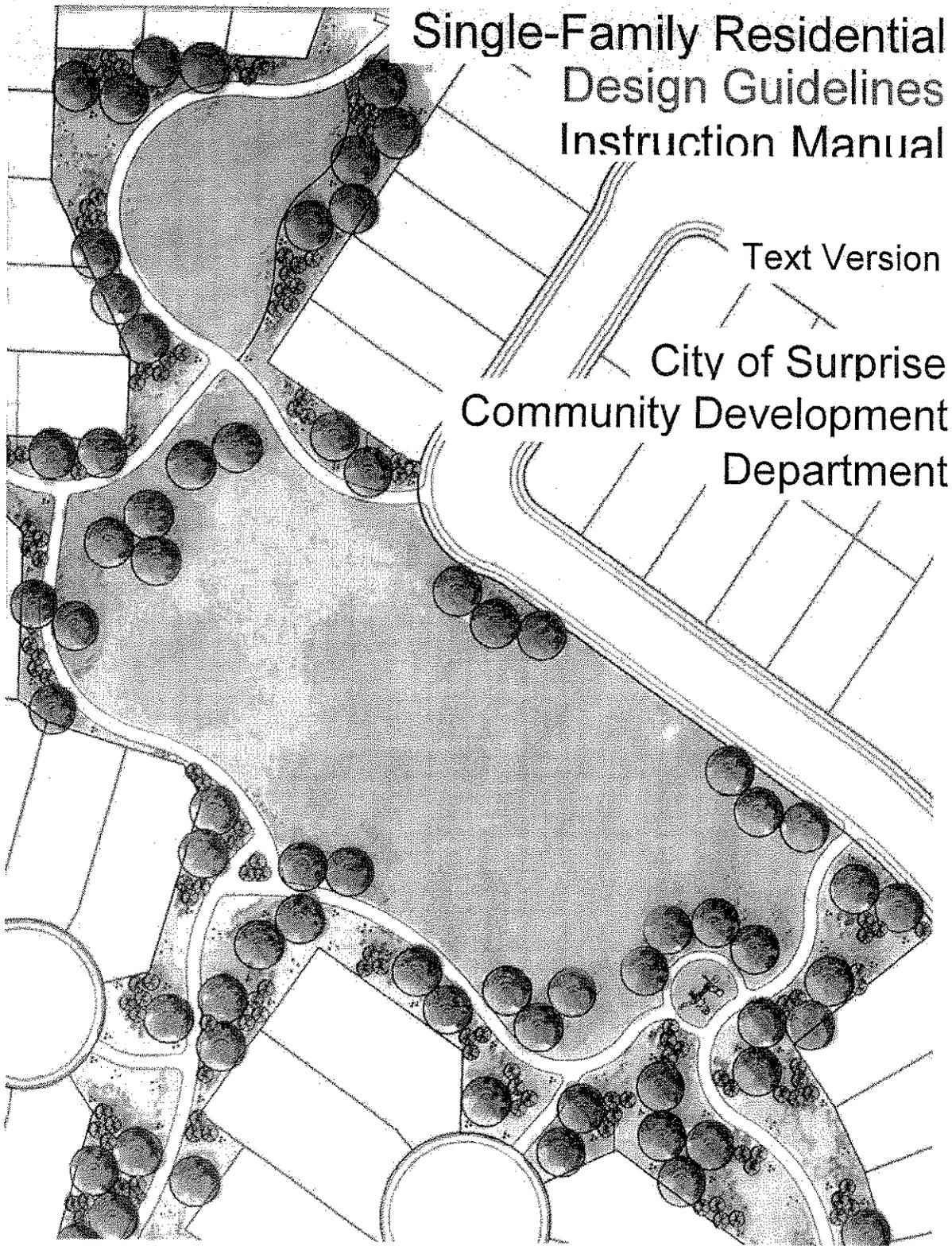
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LINE TABLE		
NO.	BEARING	LENGTH
11	N00724.42°E	20.00
12	S00115.0°W	25.00
13	N00724.42°E	20.00
14	N00724.42°E	20.00
15	N00724.42°E	20.00
16	N00724.42°E	20.00
17	N00724.42°E	20.00
18	N00724.42°E	20.00
19	N00724.42°E	20.00
20	N00724.42°E	20.00
21	N00724.42°E	20.00
22	N00724.42°E	20.00
23	N00724.42°E	20.00
24	N00724.42°E	20.00
25	N00724.42°E	20.00
26	N00724.42°E	20.00
27	N00724.42°E	20.00
28	N00724.42°E	20.00
29	N00724.42°E	20.00
30	N00724.42°E	20.00
31	N00724.42°E	20.00
32	N00724.42°E	20.00
33	N00724.42°E	20.00
34	N00724.42°E	20.00
35	N00724.42°E	20.00
36	N00724.42°E	20.00
37	N00724.42°E	20.00
38	N00724.42°E	20.00
39	N00724.42°E	20.00
40	N00724.42°E	20.00
41	N00724.42°E	20.00
42	N00724.42°E	20.00
43	N00724.42°E	20.00
44	N00724.42°E	20.00
45	N00724.42°E	20.00
46	N00724.42°E	20.00
47	N00724.42°E	20.00
48	N00724.42°E	20.00
49	N00724.42°E	20.00
50	N00724.42°E	20.00
51	N00724.42°E	20.00
52	N00724.42°E	20.00
53	N00724.42°E	20.00
54	N00724.42°E	20.00
55	N00724.42°E	20.00
56	N00724.42°E	20.00
57	N00724.42°E	20.00
58	N00724.42°E	20.00
59	N00724.42°E	20.00
60	N00724.42°E	20.00
61	N00724.42°E	20.00
62	N00724.42°E	20.00
63	N00724.42°E	20.00
64	N00724.42°E	20.00
65	N00724.42°E	20.00
66	N00724.42°E	20.00

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
01	90.00	100.00	157.08	100.00	100.00	N45.00°E
02	90.00	100.00	157.08	100.00	100.00	N45.00°E
03	90.00	100.00	157.08	100.00	100.00	N45.00°E
04	90.00	100.00	157.08	100.00	100.00	N45.00°E
05	90.00	100.00	157.08	100.00	100.00	N45.00°E
06	90.00	100.00	157.08	100.00	100.00	N45.00°E
07	90.00	100.00	157.08	100.00	100.00	N45.00°E
08	90.00	100.00	157.08	100.00	100.00	N45.00°E
09	90.00	100.00	157.08	100.00	100.00	N45.00°E
10	90.00	100.00	157.08	100.00	100.00	N45.00°E
11	90.00	100.00	157.08	100.00	100.00	N45.00°E
12	90.00	100.00	157.08	100.00	100.00	N45.00°E
13	90.00	100.00	157.08	100.00	100.00	N45.00°E
14	90.00	100.00	157.08	100.00	100.00	N45.00°E
15	90.00	100.00	157.08	100.00	100.00	N45.00°E
16	90.00	100.00	157.08	100.00	100.00	N45.00°E
17	90.00	100.00	157.08	100.00	100.00	N45.00°E
18	90.00	100.00	157.08	100.00	100.00	N45.00°E
19	90.00	100.00	157.08	100.00	100.00	N45.00°E
20	90.00	100.00	157.08	100.00	100.00	N45.00°E
21	90.00	100.00	157.08	100.00	10	

Exhibit B

City of Surprise Single-Family Residential Design Guidelines
(relevant pages)



Single-Family Residential Design Guidelines Instruction Manual

Text Version

City of Surprise
Community Development
Department

November 14, 2004

- D. Staggered Perimeter Wall: The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.
- E. Housing Product Variation: *Refer to the SFR Home Product Design Guidelines.*
- F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.
- G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.
- H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) the garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) the space required by 1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc. and must be accessible for the parking of automobiles; and 3) the back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.
- I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from back of curb.
- J. Lot Category requirements:

Lot Category:	(A)	B	C	(D)	E	F	G
Minimum lot frontage required:	58'	63'	68'	75'	83'	88'	95'
Maximum house width permitted on minimum lot:	45'	50'	55'	60'	65'	70'	75'
Minimum lot size (sq. ft.):	6380	6930	7480	8250	9130	9680	10450

K. Setbacks:

<u>Dwelling Unit</u>	<u>Distance in feet</u>
Front (all lot categories)	
Home	12'
Garage	18'
45-degrees or more	12'

Side (lot categories A, B, C and D)	
Single-story	5'8"
Multi-story	5'8"

*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet.

**If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

Side (lot categories E, F and G)	
Single-story	8'10"
Multi-story	8'10"

Corner side	
Single-story	13'
Multi-story	20'

Rear	
Home	15'

*Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Rear Abutting an Arterial	
Single-story	20'
Multi-story	25'

*If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the property line.

If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows: (a) if the adjacent houses or

Exhibit C

Sarah Ann Ranch Planned Area Development
(relevant page)

Lot and Home Standards

Lot Category	B	C	D	F
Lot Width	53'	58'	63'	75'
Max home Width	40'	45'	50'	60'
Front Setback	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch	12' for living area or side load garage. 18' for front load garage. 10' for front porch
Side Setback*	5/8'	5/8'	5/8'	5/10' single-story 7/10' two-story
Corner Side Setback	13' from ROW	13' from ROW	13' from ROW	13' from ROW
Rear Setback**	15'	15'	15'	15'
Rear Setback (Arterial Street)	20'	20'	20'	20'
Building Height	30'	30'	30'	30'

*Architectural elements, pot shelves, shadow boxes around windows and doors, bay windows, entertainment units, fireplaces, etc. will be allowed to encroach into the side setbacks by a maximum of 3 feet and into the rear setback a maximum of 2 feet.

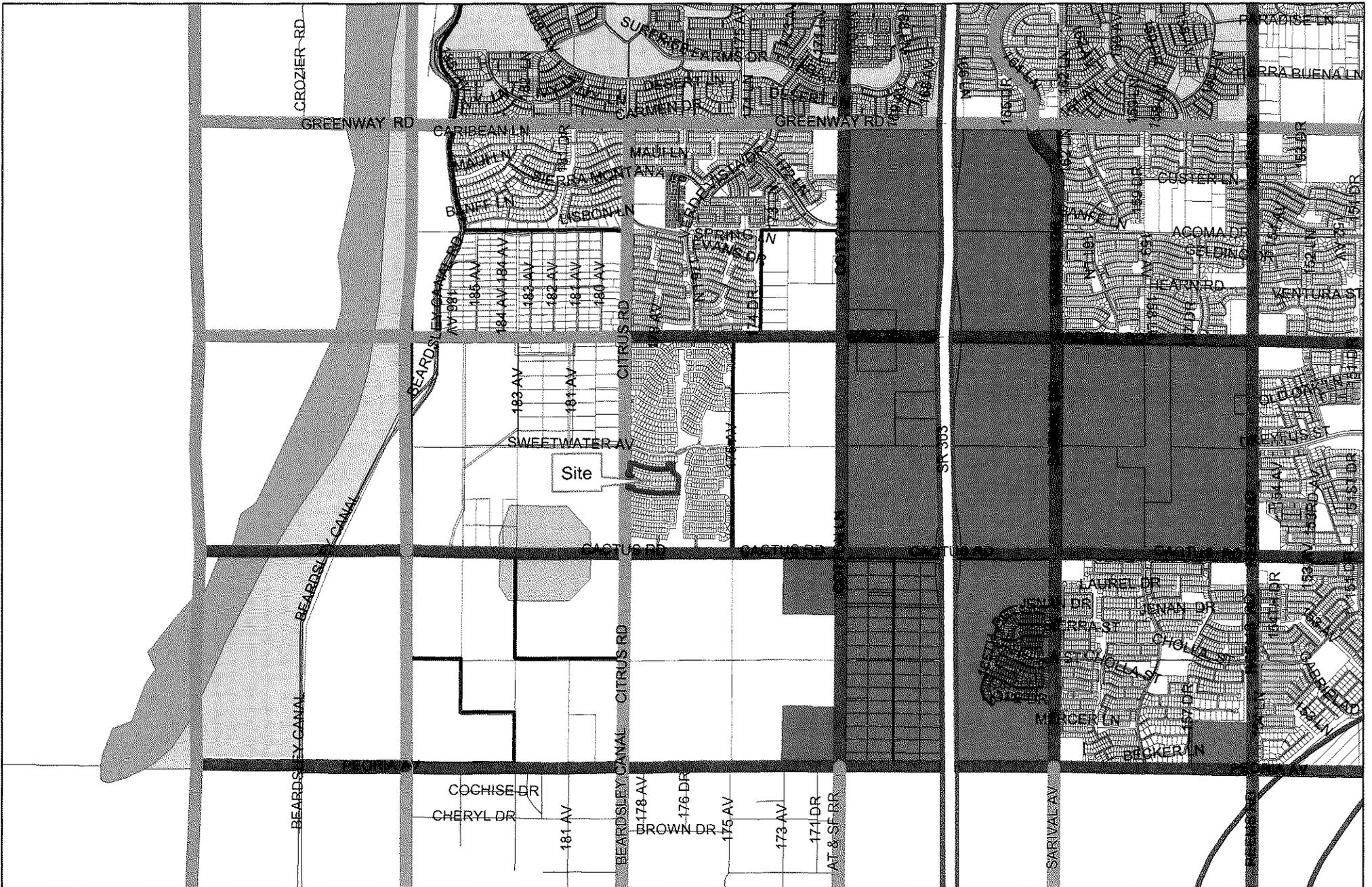
**Patio covers may encroach a distance up to 10' from rear property line.

Open Space

Quantity of open space and quality of its design are the defining elements of Sarah Ann Ranch. Open space is provided generously throughout the community, bisecting the community in north-south and east-west directions. All homes in the community will be within walking distance of a trail and open space area. Not only will every neighborhood be linked by the trail system but also the entire community will be linked to the surrounding neighborhoods and properties as

well. Open space is also distributed generously along perimeter roads providing the community and its neighbors a wide-open rural setting. The open space along streets and the connectivity of interior open space work well with the proposed school site within the development. Children will have multiple safe options of access to the school. Open space within the community will be well in excess of the required 10 percent. The school site will be donated to the school district, counting as additional open space per the City's design guidelines.

Sarah Ann Ranch Unit 2 (PADA06-242)



Legend

- StreetClasses**
- MAJOR ARTERIAL
 - MINOR ARTERIAL
 - FREEWAY
 - EXPRESSWAY
- ROADWAY CLASSIFICATION**
- 6
 - LNOIS92
 - Rural Residential (0-1 Du's/Ac)

- Airport Preservation
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)

- Surprise Center
- Original Townsite
- Commercial
- Employment
- Mixed Use Gateway
- Agriculture

- Landfill
- Military
- Open Space
- Public Facility
- Proving Grou.
- LNOIS6



Sarah Ann Ranch Unit 2 (PADA06-242)

