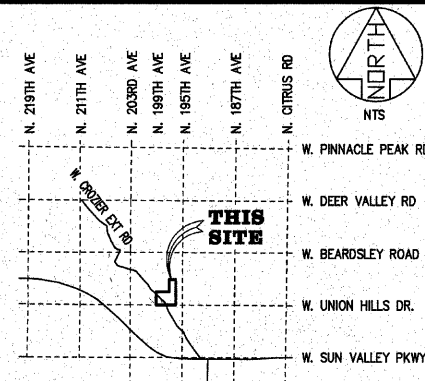




VICINITY MAP

OWNER / DEVELOPER

CPH FOOTHILLS EAST, LLC.
10320 W. McDOWELL RD., STE. G-7024
AVONDALE, AZ 85323
PHONE: (480) 777-2400
FAX: (623) 643-9427
ATTN: CHARLIE POTTER, P.E.

BENCHMARKS

-

UTILITIES

WATER - CITY OF SURPRISE
SEWER - CITY OF SURPRISE
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - QWEST
GAS - SOUTHWEST GAS
SOLID WASTE - CITY OF SURPRISE
FIRE - CITY OF SURPRISE
POLICE - CITY OF SURPRISE
CABLE TV - COX CABLE

BASIS OF BEARING

SOUTH LINE OF THE S.E. 1/4 OF SECTION 29.
N89°52'40"W, (ASSUMED).

LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- F.E. FENCE EASEMENT
- D.E. DRAINAGE EASEMENT
- CORNER OF THIS SUBDIVISION
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY POINT
- BRASS CAP AT STREET INTERSECTION

SITE DATA

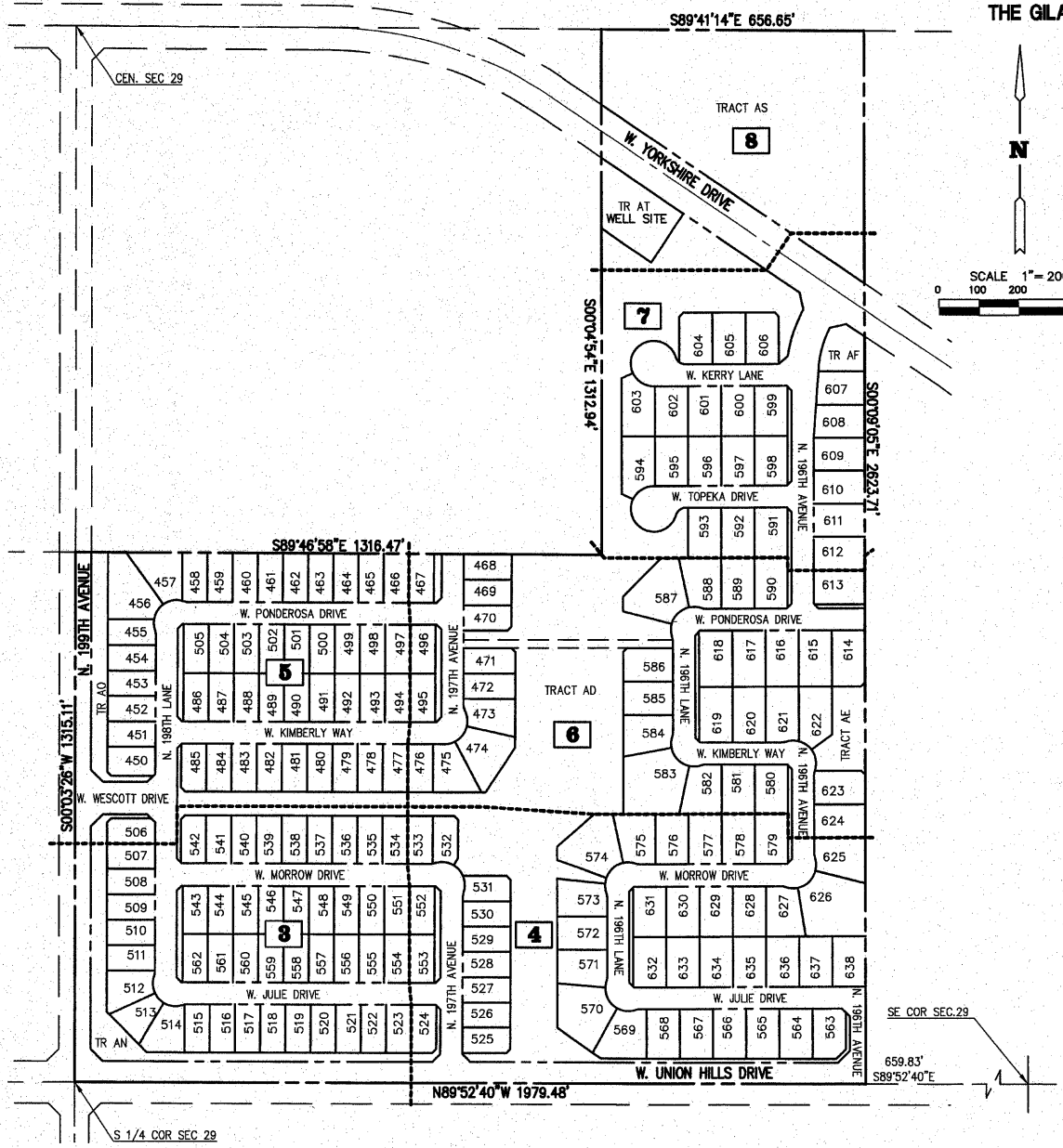
Gross Area	3,459,660 sf	(79.42 Ac)
Offsite R/W	242,195 sf	(5.56 Ac)
Net Area	3,217,465 sf	(73.86 Ac)
Onsite R/W	529,714 sf	(12.16 Ac)
Average Lot	9,243 sf	(0.21 Ac)
Existing Zoning		PAD
Proposed Zoning		
Total Open Space (21.60 Ac) (27.19% of Gross)		
No. Lots	189	
Gross Density	2.38 Lots per Acre	

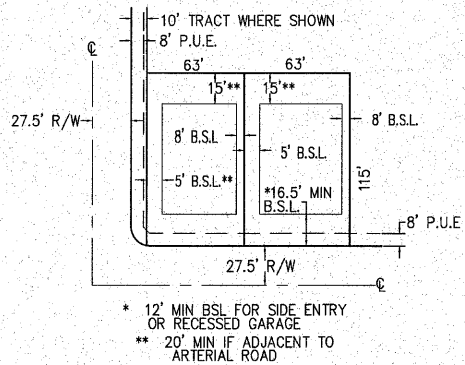
LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

THE LOTS AND PARCELS CREATED, DEFINED, OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE CITY OF SURPRISE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL CREATED, DEFINED, OR DEPICTED ON THIS PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL STREET, UTILITY, DRAINAGE, AND OTHER IMPROVEMENTS RELATING TO THIS PLAT AS REQUIRED BY THE CITY SUBDIVISION ORDINANCE ARE COMPLETED TO CITY OF SURPRISE STANDARDS. THIS LIMITATION MAY BE RELEASED IN PHASES: A PROSPECTIVE BUYER OF A LOT OR PARCEL CREATED, DEFINED, OR DEPICTED ON THIS PLAT SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, SIGNED BY THE CITY OF SURPRISE, BEFORE PURCHASING AND/OR CLOSING ESCROW ON THAT LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING A HOUSE OR OTHER STRUCTURE BUILT ON THE LOT OR PARCEL.

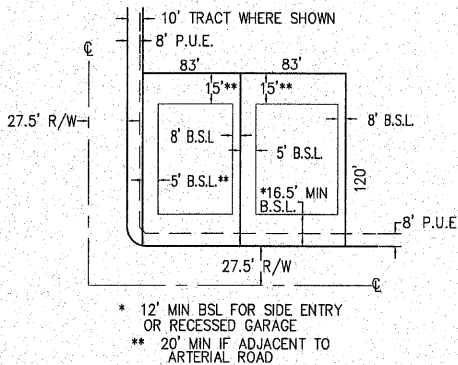
FLOOD NOTE

THIS TRACT IS LOCATED WITHIN ZONE X Delineated on the City of Surprise Flood Insurance Rate Map/Flood Hazard Boundary Map Panel No. _____ DATED _____ AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE(1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

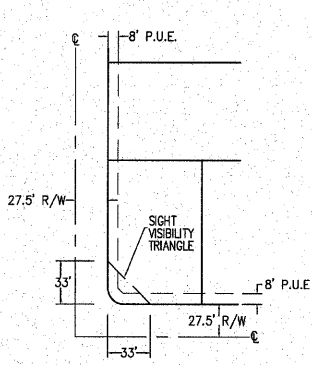




**TYPICAL 63'X115' LOT
SETBACKS AND DIMENSIONS**



**TYPICAL 83'X120' LOT
SETBACKS AND DIMENSIONS**



TYPICAL SIGHT TRIANGLE

TRACT TABLE

AD	508,188	Open Space, Drainage, LS & Sidewalk
AE	20,758	Open Space, Drainage, LS & Sidewalk
AF	11,561	Open Space, Drainage, LS & Sidewalk
AG	2,360	Open Space, Drainage, LS & Sidewalk
AH	2,360	Open Space, Drainage, LS & Sidewalk
AI	1,210	Open Space, Drainage, LS & Sidewalk
AJ	2,624	Open Space, Drainage, LS & Sidewalk
AK	2,332	Open Space, Drainage, LS & Sidewalk
AL	2,360	Open Space, Drainage, LS & Sidewalk
AM	3,456	Open Space, Drainage, LS & Sidewalk
AN	49,780	Open Space, Drainage, LS & Sidewalk
AO	3,456	Open Space, Drainage, LS & Sidewalk
AP	3,456	Open Space, Drainage, LS & Sidewalk
AQ	3,456	Open Space, Drainage, LS & Sidewalk
AR	2,209	Open Space, Drainage, LS & Sidewalk
AS	267,734	Open Space, Drainage, LS & Sidewalk
AT	24,601	Open Space, Drainage, LS & Sidewalk
AU	28,863	Well Site & Open Space, Drainage, LS & Sidewalk
TOTAL	940,764	21.60 AC

LEGAL DESCRIPTION

TO FOLLOW:

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.45	N44°54'37"W
L2	28.28	N45°07'20"E
L3	28.28	N44°52'40"W
L4	14.14	N45°07'20"E
L5	14.14	N45°07'20"E
L6	42.32	N44°59'07"E
L7	34.01	N44°59'07"E
L8	28.28	N45°09'05"W
L9	16.97	N45°09'05"W
L10	16.97	S45°07'20"W
L11	16.97	N44°52'40"W
L12	16.97	N44°52'40"W
L13	16.97	N44°52'40"W
L14	16.97	N45°07'20"E
L15	28.27	N44°54'37"W
L16	42.43	N44°56'34"W
L17	14.14	S45°07'20"W
L18	42.43	S45°03'26"W
L19	14.15	S45°05'23"W
L20	28.30	N45°05'23"E
L21	14.14	N44°52'40"W
L22	14.28	S44°54'37"E
L23	16.97	N45°07'20"E
L24	16.97	N45°07'20"E
L25	16.97	N44°52'40"W
L26	16.97	S45°07'20"W
L27	16.97	N45°07'20"E
L28	14.11	S45°00'53"E
L29	14.14	N45°07'20"E
L30	16.97	S44°52'40"E
L31	14.14	S44°52'40"E
L32	14.14	S44°52'40"E
L33	21.22	S30°26'01"W
L34	16.97	S44°52'40"E
L35	16.97	N44°50'55"E
L36	16.97	N44°50'55"E
L37	17.01	N45°00'53"W
L38	17.01	N45°00'53"W
L39	14.14	N44°50'55"E
L40	14.14	S45°09'05"E
L41	14.14	N44°50'55"E
L42	16.97	S44°50'55"W
L43	16.97	S44°50'55"W
L44	16.97	N45°09'05"W
L45	16.97	N44°50'55"E
L46	16.97	N45°09'05"W
L47	31.27	N65°13'48"W
L48	16.97	N45°09'05"W
L49	29.80	S48°00'39"W
L50	14.14	S44°50'55"W
L51	14.14	S45°09'05"E
L52	31.27	S64°55'37"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	Tan
C1	25.00'	20°03'00"	8.75'	4.42'
C2	57.50'	130°06'00"	130.56'	123.59'
C3	25.00'	20°03'00"	8.75'	4.42'
C4	25.00'	20°03'00"	8.75'	4.42'
C5	57.50'	130°06'00"	130.56'	123.59'
C6	25.00'	20°03'00"	8.75'	4.42'
C7	25.00'	20°03'00"	8.75'	4.42'
C8	57.50'	130°06'00"	130.56'	123.59'
C9	25.00'	20°03'00"	8.75'	4.42'
C10	57.50'	118°30'13"	118.93'	96.66'
C11	25.00'	28°30'13"	12.44'	6.35'
C12	25.00'	20°03'00"	8.75'	4.42'
C13	57.50'	130°06'00"	130.56'	123.59'
C14	25.00'	20°03'00"	8.75'	4.42'
C15	25.00'	20°03'00"	8.75'	4.42'
C16	25.00'	20°03'00"	8.75'	4.42'
C17	25.00'	20°03'00"	8.75'	4.42'
C18	25.00'	20°03'00"	8.75'	4.42'
C19	57.50'	130°06'00"	130.56'	123.59'
C20	25.00'	20°03'00"	8.75'	4.42'
C21	57.50'	129°49'36"	130.29'	122.82'
C22	25.00'	20°03'00"	8.75'	4.42'
C23	57.50'	129°49'36"	130.29'	122.82'
C24	25.00'	20°03'00"	8.75'	4.42'
C25	25.00'	20°03'00"	8.75'	4.42'
C26	25.00'	20°03'00"	8.75'	4.42'
C27	57.50'	130°06'00"	130.56'	123.59'
C28	25.00'	20°03'00"	8.75'	4.42'
C29	25.00'	74°10'24"	32.36'	18.90'
C30	57.50'	254°10'24"	255.08'	76.07'
C31	25.00'	74°10'24"	32.36'	18.90'
C32	57.50'	254°10'24"	255.08'	76.07'
C33	340.00'	20°57'30"	124.37'	62.89'
C34	260.00'	25°29'52"	115.70'	58.83'

PRELIMINARY

SHEET 2 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 8**

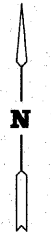
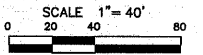
**Keogh Engineering, Inc.**

14150 WEST MCDOWELL ROAD • GOODYEAR, AZ 85338
PHONE (602) 535-7260 • FAX (602) 535-7262 • EMAIL: KEOGH@GOWEST.NET

JOB NO. 19926

MAP NO. E-19926

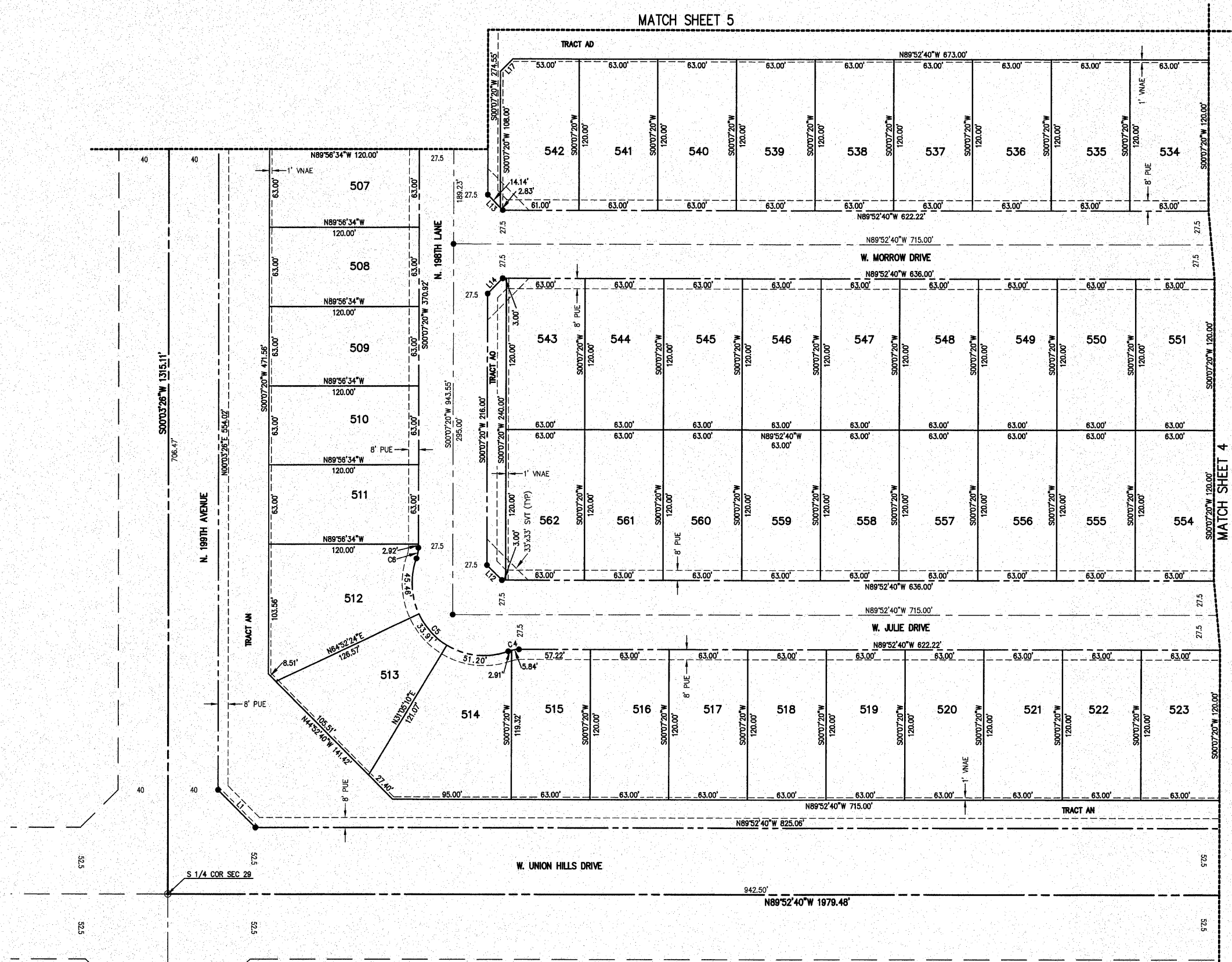




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SHEET 3 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

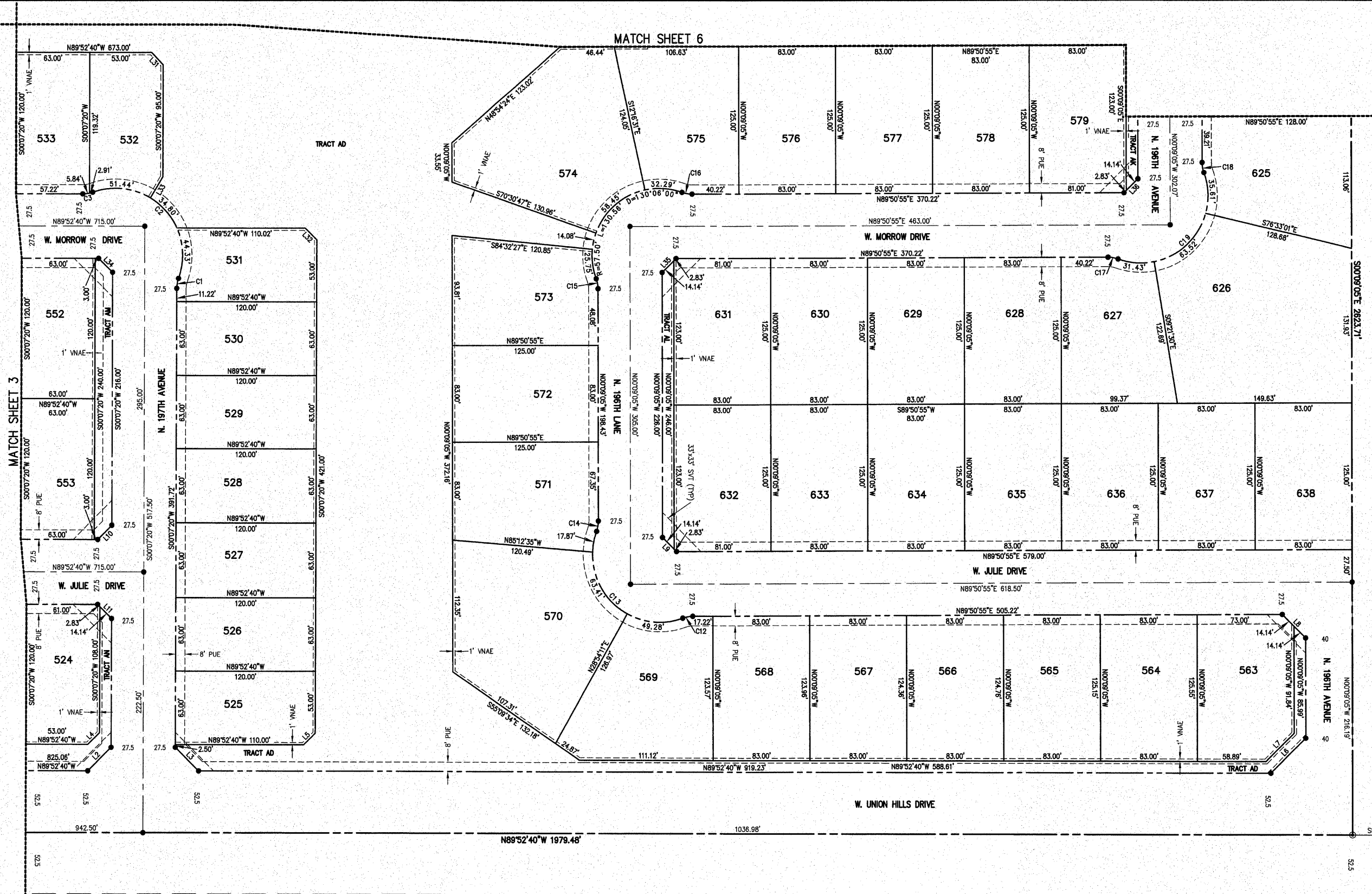
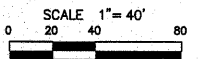
**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**

Keogh Engineering, Inc.
14150 WEST MCDOWELL ROAD • GOODYEAR AZ 85338
PHONE (623) 535-7280 • FAX (623) 535-7282 • EMAIL KEENG@QWEST.NET

REGISTERED LAND SURVEYOR
10846
DENNIS FRANK
KEOGH
ARIZONA, U.S.A.

JOB NO. 19926

MAP NO. E-19926



SE COR SEC 29

PRELIMINARY

**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**

SHEET 4 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

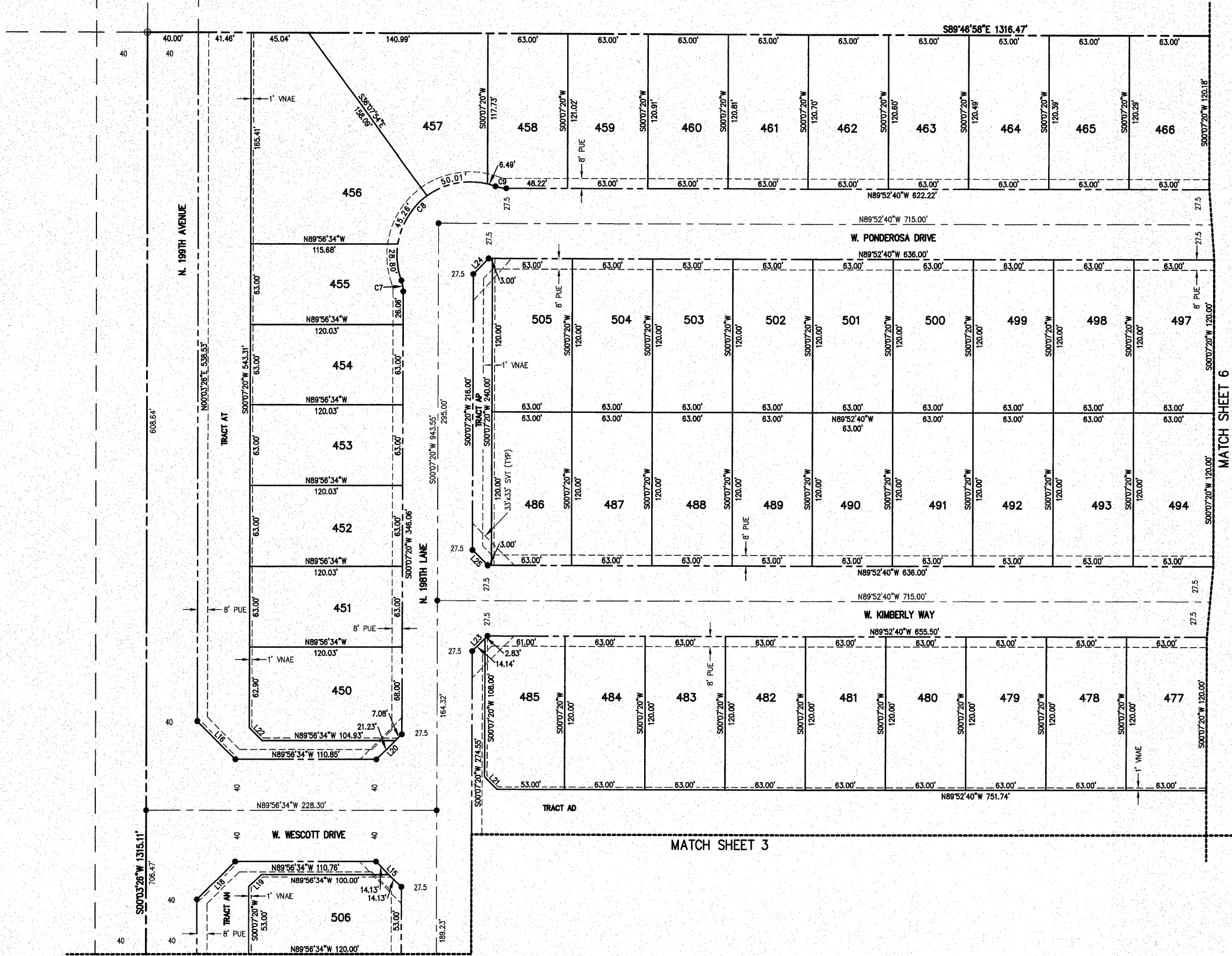
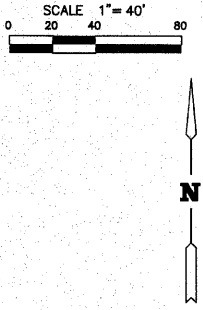
Keogh Engineering, Inc.
14150 WEST MCDOWELL ROAD • GOODYEAR AZ 85338
PHONE (623) 535-7260 • FAX (623) 535-7262 • EMAIL KEENG@GOWEST.NET
JOB NO. 19926 MAP NO. E-19926



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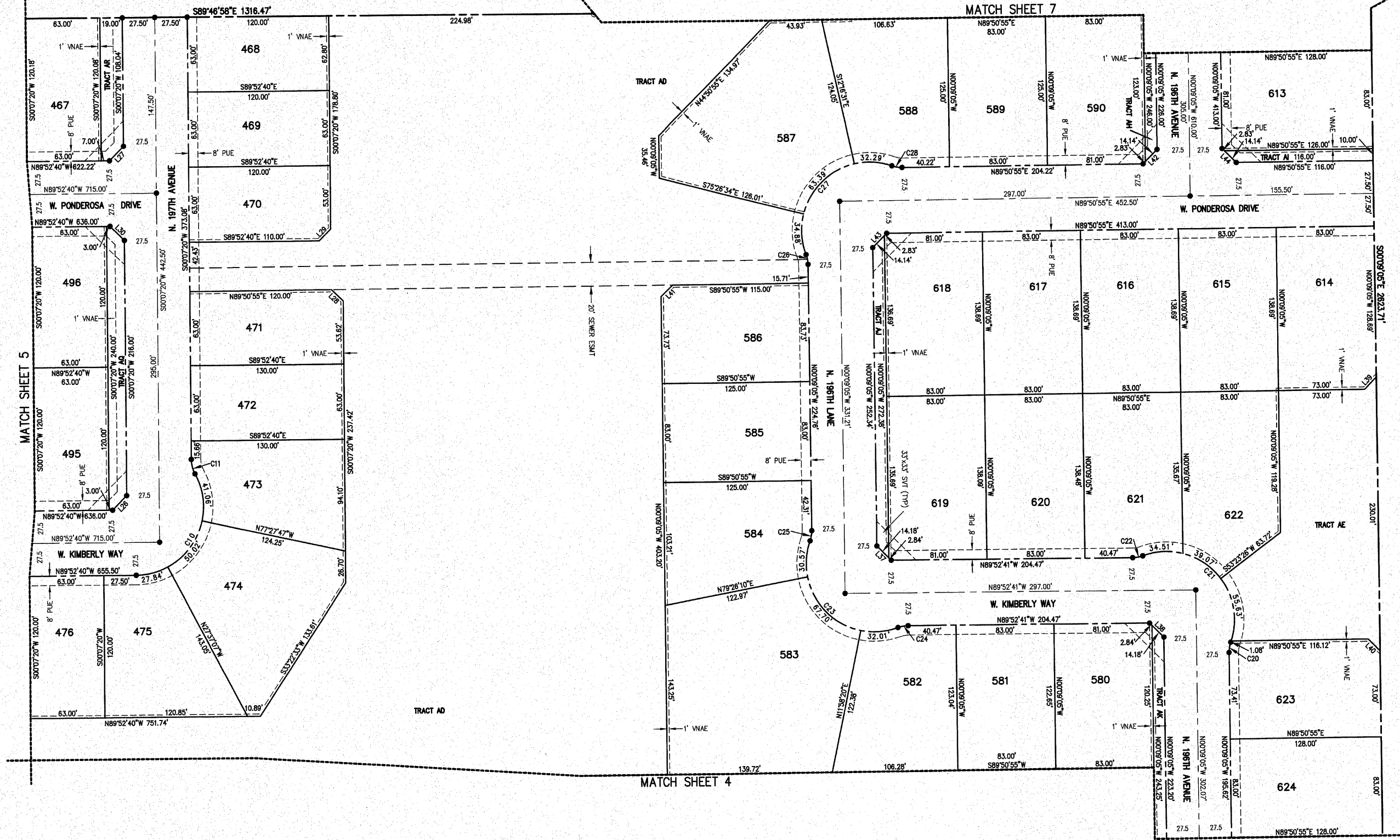
**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**

SHEET 5 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

Keogh Engineering, Inc.
14150 WEST McDOWELL ROAD • GOODYEAR AZ 85338
PHONE (623) 535-7260 • FAX (623) 535-7262 • EMAIL KEDENG@GOWEST.NET

JOB NO. 19926

MAP NO. E-19926



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PRELIMINARY

**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**

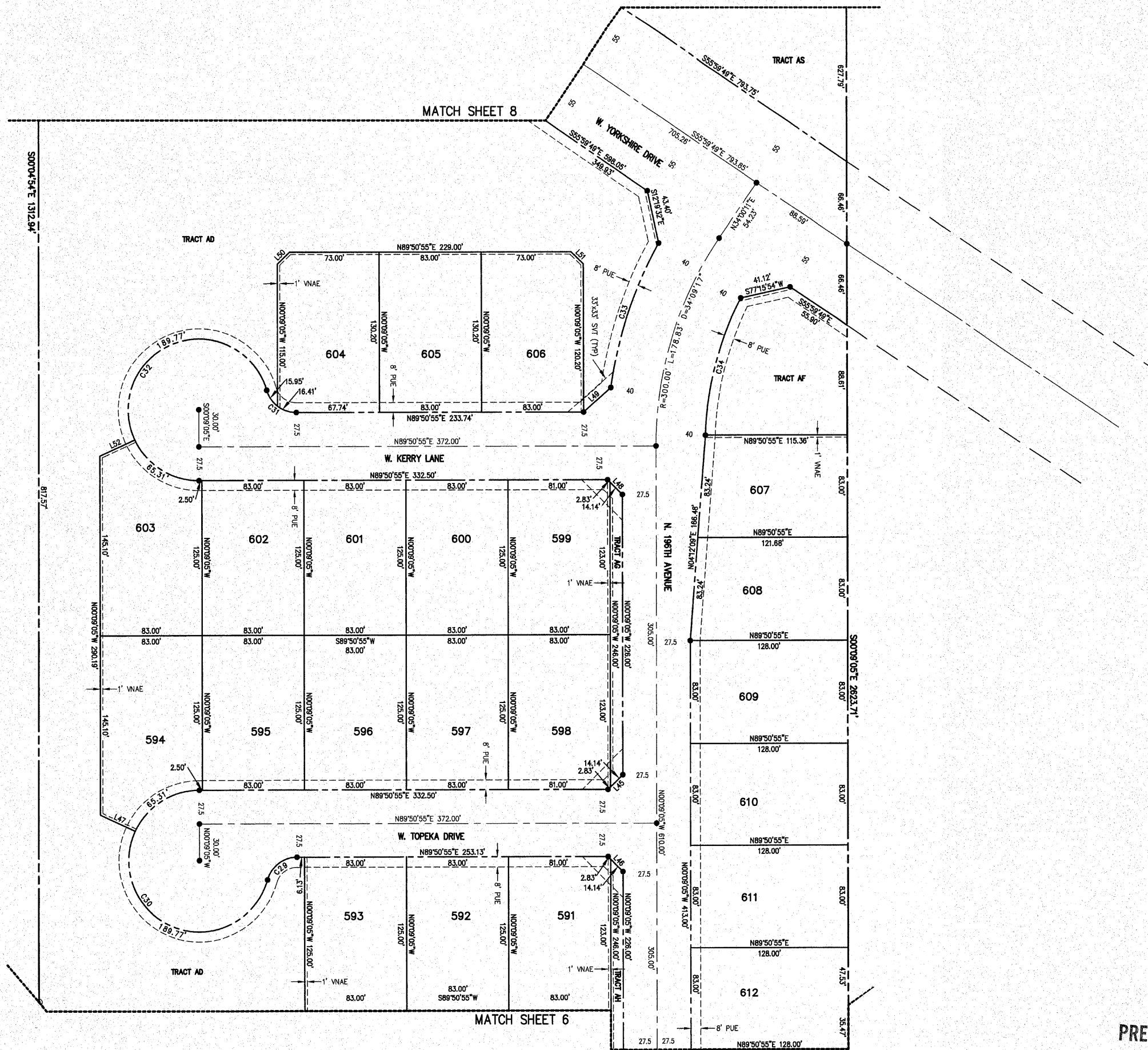
SHEET 6 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

KEOGH Engineering, Inc.
14150 WEST MCDOWELL ROAD • GOODYEAR, AZ 85338
PHONE (623) 535-7280 • FAX (623) 535-7282 • EMAIL: KEENG@GOWEST.NET
JOB NO. 19926 MAP NO. E-19926



SCALE 1" = 40'

N



PRELIMINARY

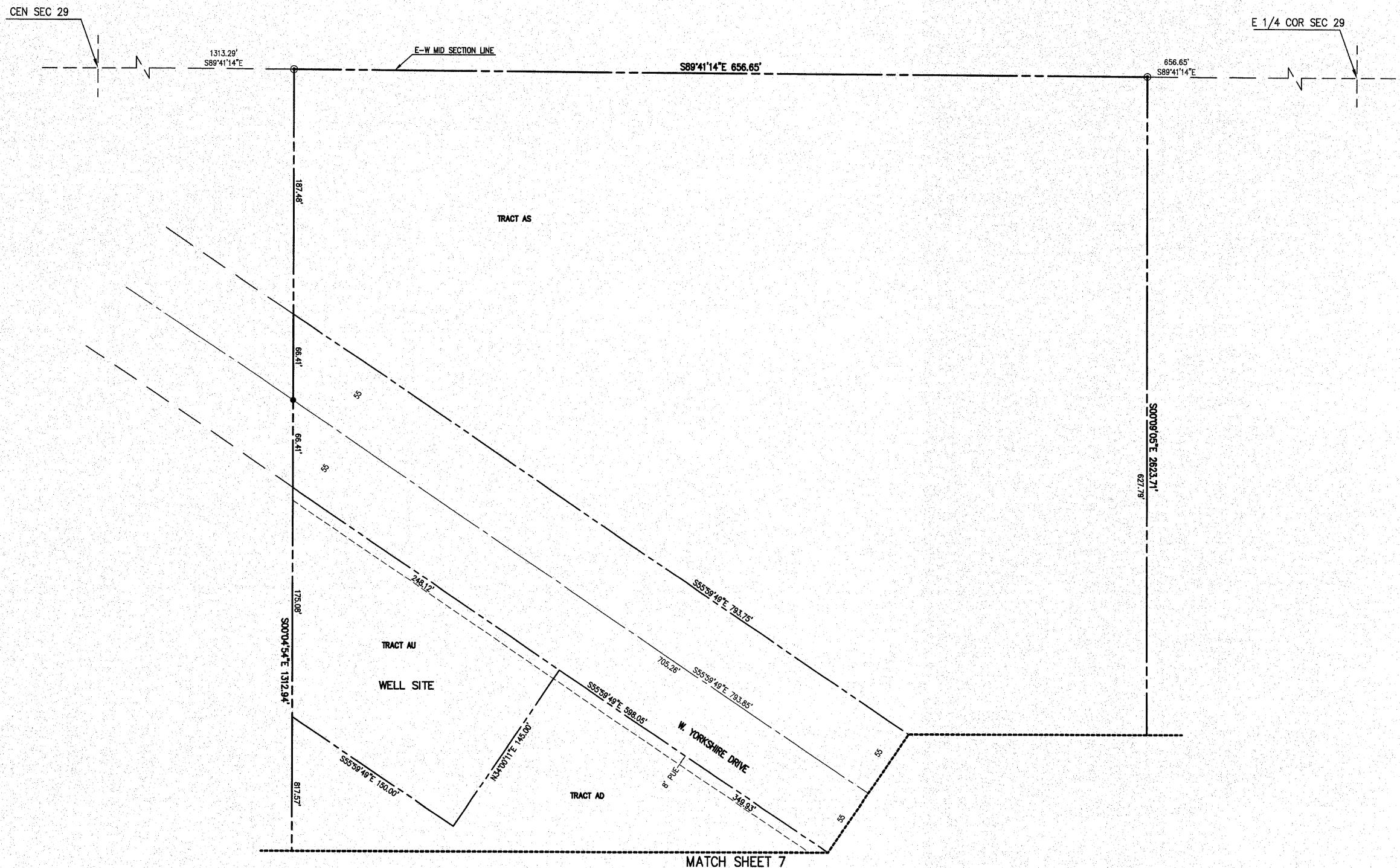
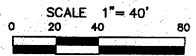
**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**

Keogh Engineering, Inc.
14150 WEST McDOWELL ROAD • GOODYEAR AZ 85338
PHONE (623) 535-7260 • FAX (623) 535-7282 • EMAIL KEODEN@GOWEST.NET
JOB NO. 19926 MAP NO. E-19926

SHEET 7 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

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Layout Name: Sheet 07



PRELIMINARY

**FINAL PLAT OF
SURPRISE FOOTHILLS
PARCEL 3**



SHEET 8 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

KEE Keogh Engineering, Inc.
14150 WEST MCDOWELL ROAD • GOODYEAR AZ 85338
PHONE (623) 535-7280 • FAX (623) 535-7262 • EMAIL KEOGH@WEST.NET
JOB NO. 19926 MAP NO. E-19926

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