

DOBBINS PLACE

Phoenix, Arizona | EXCLUSIVELY LISTED



7114 E. Stetson Rd, Suite 400
Scottsdale, Arizona 85251
www.hogangroupaz.com



Dobbins Rd

Dobbins Place

35th Avenue



DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

DOBBINS PLACE

Phoenix, Arizona | EXCLUSIVELY LISTED

Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com
Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com



LOCATION ♦	SEC of Dobbins Rd & 35 th Avenue Phoenix, Arizona
PRICE ♦	\$3,150,000 (\$35,000 per lot)
DESCRIPTION ♦	90 Finished Lots Average Lot Size: 41.5' x 75'
SETBACKS ♦	<u>Front:</u> 5' <u>Sides:</u> 5' & 5' <u>Back:</u> 5'
ZONING ♦	R3 & R-4, City of Phoenix
UTILITIES ♦	<u>Water:</u> City of Phoenix <u>Sewer:</u> City of Phoenix <u>Electric:</u> Salt River Project (SRP) <u>Police/Fire:</u> City of Phoenix
HOA FEES ♦	\$960/Lot Annually (\$80/month/lot)
IMPACT FEES ♦	\$9,680/Lot City of Phoenix: Laveen-West
COMMENTS ♦	- Seller would consider one-time use of approved housing floor plans. Copies available upon request. - Seller looking for Quick Close.

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FINAL PLAT

FOR

"DOBBINS PLACE"

AN R-3/R-4A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO
SINGLE-FAMILY DESIGN REVIEW
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, T1S,
R2E, OF THE G&SRB&M, PHOENIX, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT HOMES II, L.L.C., A LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "DOBBINS PLACE", A PLANNED RESIDENTIAL DEVELOPMENT, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HERETO, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "DOBBINS PLACE", A PLANNED RESIDENTIAL DEVELOPMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT TRACT, STREET OR EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT. SCOTT HOMES II, L.L.C., A LIMITED LIABILITY COMPANY, AS OWNER, DEDICATES TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE FRAMES:

TRACTS A AND B ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS AND FOR DRAINAGE, RETENTION, LANDSCAPING AND OPEN SPACE PURPOSES. TRACTS A AND B ARE HEREBY DEDICATED WITH DRAINAGE EASEMENTS, PUBLIC UTILITIES AND PEDESTRIAN ACCESS.

TRACTS C, E, G AND H ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS FOR LANDSCAPING PURPOSES. TRACTS C, E, G AND H ARE HEREBY DEDICATED WITH DRAINAGE EASEMENTS, PUBLIC UTILITIES AND PEDESTRIAN ACCESS.

TRACTS I AND J ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS FOR DRAINAGE, LANDSCAPING AND OPEN SPACE. TRACTS I AND J ARE HEREBY DEDICATED WITH DRAINAGE EASEMENTS, A MULTI-USE EASEMENT, SIDEWALK EASEMENT AND PEDESTRIAN ACCESS.

TRACTS K THROUGH N AND O THROUGH NN ARE HEREBY DECLARED AS PRIVATE DRIVES OVER WHICH IS DEDICATED AN EASEMENT FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES, HIGHWAY AND EGRESS, DRAINAGE EASEMENTS, PUBLIC UTILITIES AND PEDESTRIAN ACCESS.

TRACT P IS HEREBY DECLARED AS A PRIVATE ACCESSWAY, OVER WHICH HEREBY IS DEDICATED TO THE PUBLIC A DRAINAGE EASEMENT, AN EXCLUSIVE EASEMENT FOR PUBLIC WATER AND SEWER SERVICE, A REFUSE COLLECTION AND EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT.

SAID TRACTS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION, RETENTION AND ASSOCIATED FACILITIES, AND LANDSCAPING WITHIN TRACTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREAFTER RECORDED. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS. ALL EASEMENTS ON TRACTS A THROUGH NN ARE SUBORDINATE TO THE DRAINAGE EASEMENTS, DRAINAGE EASEMENTS TO BE MAINTAINED BY DOBBINS PLACE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF: SCOTT HOMES II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS COMPANY NAME TO BE ATTESTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 10th DAY OF JULY, 2006.

BY: Scott Management Company, An Arizona Corporation
ITS MANAGER

BY: Notary Public
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 10th DAY OF July, 2006, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Scott A. Peltola*, who acknowledged himself to be the VICE PRESIDENT OF SCOTT MANAGEMENT COMPANY, AN ARIZONA CORPORATION, IN ITS CAPACITY AS MANAGER OF SCOTT HOMES II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREOFOR SET BY HAND AND OFFICIAL SEAL

BY: *Dianna B. Albert* MY COMMISSION EXPIRES 11/15/09
NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THIS THE 20th DAY OF August, 2006.

ATTEST: *Angela*
CITY CLERK

APPROVAL BY: *James M. ...* DATE: 1/9/06
FOR DEVELOPMENT SERVICES DEPARTMENT



KEY MAP

1"=100'

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 EAST, MONUMENTED BY MARICOPA DEPARTMENT OF TRANSPORTATION BRASS CAPS IN HAND N/OLE AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11 - BEARING NORTH 89 DEGREES 44 MINUTES 30 SECONDS EAST.

OWNER/DEVELOPER

SCOTT HOMES II, LLC
2151 E. BROADWAY RD.
SUITE 210
TEMPE, AZ 85282
PH: 480-446-8800
FAX: 480-446-2820
CONTACT: JACOB HANSEN

APPLICANT/ENGINEER

M2 GROUP, INC.
4854 E. BASELINE RD.
SUITE 100
MESA, AZ 85206
PH: 480-339-7487
FAX: 480-339-2810
CONTACT: TOM PALMER

PROJECT DATA

TOTAL AREA = 39.61 ACRES
TOTAL LOTS = 178

NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 35' x 35' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
M2 GROUP, INC. is the owner and engineer for this project.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, SWIMMING WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, LANDSCAPE AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT PAVING, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR.
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL DESCRIBED IN A SUBDIVISION DIVERSITY DEVELOPMENT AGREEMENT ON FILE WITH THE CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR TRACTS.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E., SETBACKS, EASEMENTS, ZONING BOUNDARIES) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 178 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE WATER LINE EASEMENT EXCEPT UTILITY INSTALLATIONS, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING, OR PAVING. THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAINS" (W-3 REVISED 8/22/03) REQUIRES THAT THE PIPE MATERIAL ON PRIVATE PROPERTY IN EASEMENTS SHALL BE DUCTILE IRON. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR OTHER LANDSCAPING AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE SANITARY SEWER EASEMENT EXCEPT UTILITY INSTALLATIONS, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING, OR PAVING. RETENTION BASINS MAY NOT BE LOCATED WITHIN THE EASEMENT. THE TRUNKS OF LARGE LANDSCAPING PLANTS SUCH AS PALM TREES AND HEDGE TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR OTHER LANDSCAPING AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
- A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.

CERTIFICATION

I, ROBERT S. UNGER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2006, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT S. UNGER #35336

BOOK 873 PAGE 13

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2006 - 1347988

02/28/06 12:53 PM



LEGEND	
—	MONUMENT LINE
---	SUBDIVISION BOUNDARY
---	INTERIOR PROPERTY LINE
---	CENTERLINE
- - - -	MATCH LINE
PAE	PEDESTRIAN ACCESS EASEMENT
PU/E	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
SWE	SIDEWALK EASEMENT
P.D.	PRIVATE DRIVE
R.C.	REFUSE COLLECTION
E.S.V.A.	EMERGENCY AND SERVICE VEHICLE ACCESS
S.V.T.	33'X33' SIGHT VISIBILITY TRIANGLE
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDER
MUTE	MULTI-USE TRAIL EASEMENT
◆	SECTION QUARTER CORNER, AS NOTED
□	CENTERLINE MONUMENT (BRASS CAP FLUSH, M.A.G. DTL 120, TYPE B)
▲	CORNER OF SUBDIVISION (AS NOTED)

Official Plat

FINAL PLAT
DOBBINS PLACE
PHOENIX, ARIZONA

PROJECT: DOBBINS PLACE

PLAT #060916

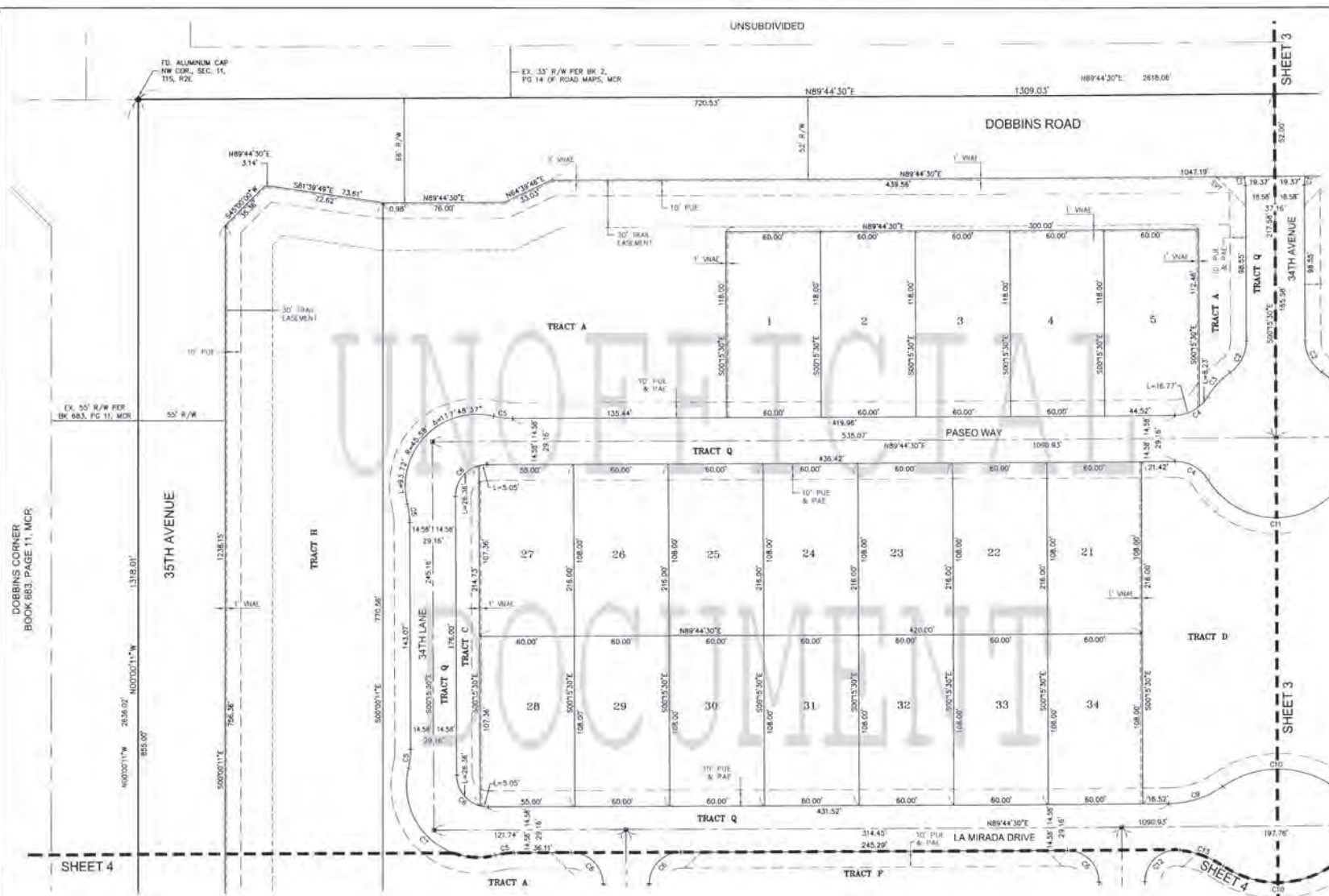
CSPR #0601407

SHEET NO.
1
OF 7

JOB NO.
05153H
5153FP01.DWG

O.S. #3-21 KIVA #04-2148 SDEV #0400916
CSPR #0601407 PLAT #060916

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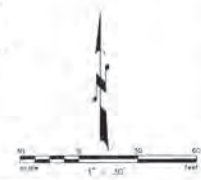


DOBBINS CORNER
BOOK 863 - PAGE 11, MCR

SHEET 4

LINE TABLE			CURVE TABLE				CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
L1	S42°42'38"W	19.91'	C1	5.86'	20.00'	157°02'00"	C12	33.32'	23.00'	88°56'08"
L2	S09°24'00"E	24.81'	C2	23.45'	24.42'	55°01'01"	C13	29.50'	60.58'	27°54'19"
L3	S30°01'02"E	8.34'	C3	20.91'	50.58'	23°41'08"	C14	2.63'	20.00'	73°32'10"
L4	S30°01'02"E	8.03'	C4	23.00'	24.42'	58°40'04"	C15	2.45'	20.00'	73°00'49"
L5	N30°01'02"W	16.06'	C5	11.99'	49.42'	137°41'16"	C16	49.19'	28.58'	80°33'44"
L6	N89°44'30"E	28.00'	C6	31.42'	20.00'	90°00'00"	C17	10.39'	20.00'	29°45'32"
L7	N74°44'33"E	4.18'	C7	93.72'	45.58'	117°48'37"	C18	16.62'	32.00'	29°45'32"
L8	S70°15'27"E	5.18'	C8	8.61'	10.58'	30°48'55"	C19	22.85'	44.00'	29°45'32"
L9	N30°01'02"W	5.14'	C9	36.48'	60.58'	34°59'23"				
L10	N89°44'30"E	13.02'	C10	73.87'	61.18'	69°00'53"				
			C11	103.58'	50.58'	117°20'08"				

BOOK 873 PAGE 13
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1347988



KEY MAP
N.T.S.

D.S. #3-21 XVA #04-2149 SDEV #0400916
 CSPP #0607402 PLAT #0603093

FINAL PLAT
DOBBINS PLACE
PHOENIX, ARIZONA

PROJECT

SHEET NO.
2

DATE

BY

CH

IN

SCALE

DATE

BY

CH

IN

SCALE

JOB NO.
051535H

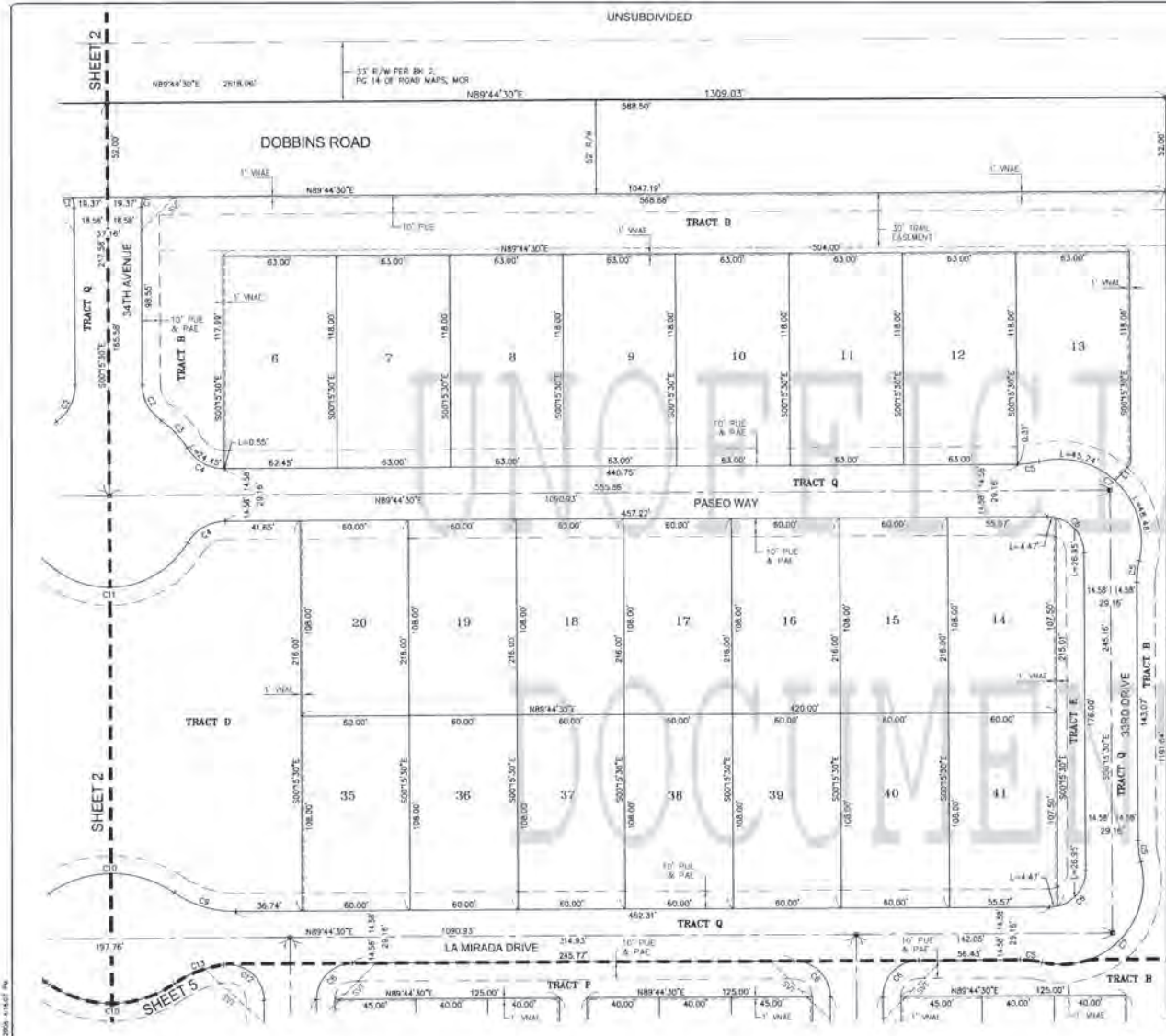
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SHEET NO.
2

OF 7

U.S. #5-21 XVA #04-2149 SDEV #0400916
 CSPP #0607402 PLAT #0603093

M2 Group, Inc.
 4504 E. Baseline Road
 Mesa, Arizona 85206
 Tel: (480) 539-1887
 Fax: (480) 539-2871



TRACT TABLE

TRACT	AREA (sqm)	DESCRIPTION OF USE
A	1.516	DRAINAGE/RETENTION/LANDSCAPE/PUE/PAE/OPEN SPACE
B	3.054	DRAINAGE/RETENTION/LANDSCAPE/PUE/PAE/OPEN SPACE
C	0.070	DRAINAGE/LANDSCAPE/PUE/PAE
D	0.854	DRAINAGE/RETENTION/LANDSCAPE/AMENITIES/OPEN SPACE/PUE/PAE
E	0.073	DRAINAGE/LANDSCAPE/PUE/PAE
F	3.919	DRAINAGE/RETENTION/LANDSCAPE/AMENITIES/OPEN SPACE/PUE/PAE
G	3.057	DRAINAGE/PAE/SWE/PAE/LANDSCAPE/RETENTION/OPEN SPACE
H	1.780	DRAINAGE/PAE/SWE/PAE/LANDSCAPE/RETENTION/OPEN SPACE
I	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
J	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
K	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
L	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
M	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
N	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
O	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
P	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
Q	8.323	DRAINAGE, PUBLIC WATER & SEWER, PUE, E.S.V.A., R.C. & PAE
R	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
S	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
T	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
U	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
V	0.076	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
W	0.076	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
X	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
Y	0.076	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
Z	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
AA	0.076	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
BB	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
CC	0.076	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
DD	0.074	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
EE	0.080	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
FF	0.070	DRAINAGE, INGRESS & EGRESS, R.C., E.S.V.A., PUE & PAE
TOTAL	20.336	

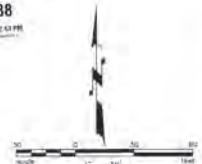
NOTE: NOT ALL OF THE USES LISTED IN THE TRACT TABLE ENCOMPASS THE ENTIRE TRACT

LINE	BEARING	LENGTH
L1	S42°42'34"W	32.91'
L2	S09°29'05"E	24.61'
L3	S30°10'02"E	6.34'
L4	S30°10'02"E	8.03'
L5	N33°01'02"W	16.00'
L6	N89°44'30"E	28.00'
L7	N74°44'33"E	5.18'
L8	S73°45'37"E	3.18'
L9	N33°01'02"W	5.14'
L10	N89°44'30"E	13.05'

CURVE	LENGTH	RADIUS	DELTA
C1	2.66'	20.00'	163°2'02"
C2	23.45'	24.42'	55°01'01"
C3	20.91'	50.58'	2°41'00"
C4	25.00'	24.42'	58°40'04"
C5	11.99'	49.42'	135°41'18"
C6	31.42'	20.00'	92°00'00"
C7	63.72'	45.58'	117°48'32"
C8	6.61'	10.58'	32°48'30"
C9	39.49'	60.58'	34°30'27"
C10	13.67'	61.18'	69°00'52"
C11	103.58'	50.58'	112°00'08"

CURVE	LENGTH	RADIUS	DELTA
C12	33.72'	20.00'	96°30'08"
C13	28.50'	80.58'	7°24'15"
C14	2.43'	20.00'	7°21'00"
C15	2.45'	20.00'	7°00'49"
C16	40.19'	28.58'	80°31'44"
C17	10.19'	20.00'	2°45'33"
C18	16.82'	32.00'	22°45'58"
C19	22.85'	44.00'	29°45'37"

BOOK 873 PAGE 13
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN FURCELL
 2006-1347988



PROJECT: **FINAL FLAT DOBBINS PLACE**
 PHOENIX, ARIZONA

DESIGNED BY: **MDZ group**

DATE: 05/13/08

JOB NO.: 051535H
 5153FP03.DWG

SHEET NO.: **3**
 3 OF 7

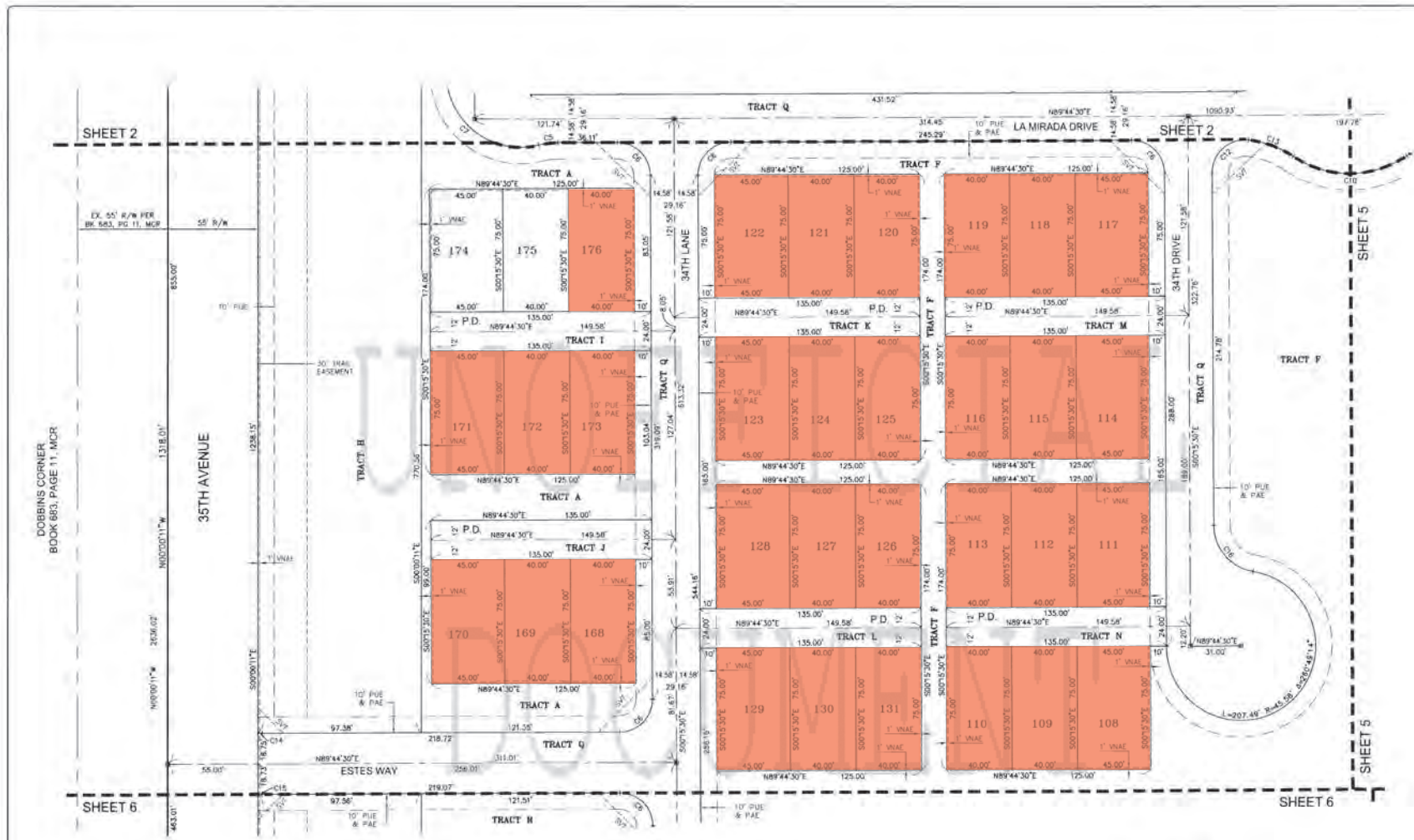
MDZ Group, Inc.
 3300 E. Baseline Road
 Mesa, Arizona 85206
 Tel: (480) 538-1807
 Fax: (480) 538-1810

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARIZONA, U.S.A.
 3506 ROBERT H. LINDER
 LICENSE NO. 12000

DATE: 05/13/08

0.5 #3-21 KVA #4-2149 SDEV #0400916
 CSFR #0601407 PLAT #0600916

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LINE TABLE		CURVE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
L1	S42°42'30"W	12.81'	C1	5.86'	20.00'	161°2'02"	C12	33.72'	20.00'	96°26'08"
L2	S09°29'05"E	24.81'	C2	23.45'	24.42'	55°21'01"	C13	29.50'	60.28'	27°24'15"
L3	S30°01'02"E	6.34'	C3	23.81'	50.58'	23°41'06"	C14	3.63'	20.00'	72°32'10"
L4	S30°01'02"E	6.03'	C4	25.00'	24.42'	58°40'04"	C15	2.45'	20.00'	7°00'49"
L5	N30°01'02"W	18.06'	C5	11.99'	49.42'	133°4'18"	C16	40.19'	28.58'	80°33'44"
L6	N89°44'30"E	28.00'	C6	31.42'	20.00'	90°50'00"	C17	10.39'	20.00'	29°45'32"
L7	N74°44'33"E	5.18'	C7	93.72'	45.58'	117°48'11"	C18	16.60'	32.00'	28°45'32"
L8	S75°38'27"E	5.18'	C8	6.61'	10.58'	35°48'35"	C19	22.85'	44.00'	29°45'32"
L9	N30°01'02"W	5.14'	C9	36.49'	60.58'	14°30'27"				
L10	N89°44'30"E	13.00'	C10	73.67'	81.16'	69°50'58"				
			C11	103.58'	50.58'	117°20'00"				

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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 MELBA PURCELL
 2006-1347988



D.S. #3-21 E.V.A. #04-2149 S.D.V. #0408916
 C.S.P. #000407 PLAT #080093

group

FINAL PLAT
 DOBBINS PLACE
PHEENIX, ARIZONA

PROJECT

SHEET NO.
4

4 OF 7

M2 Group, Inc.
 4544 E. Baseline Road
 Mesa, Arizona 85208
 Tel: (480) 538-7497
 Fax: (480) 538-2810

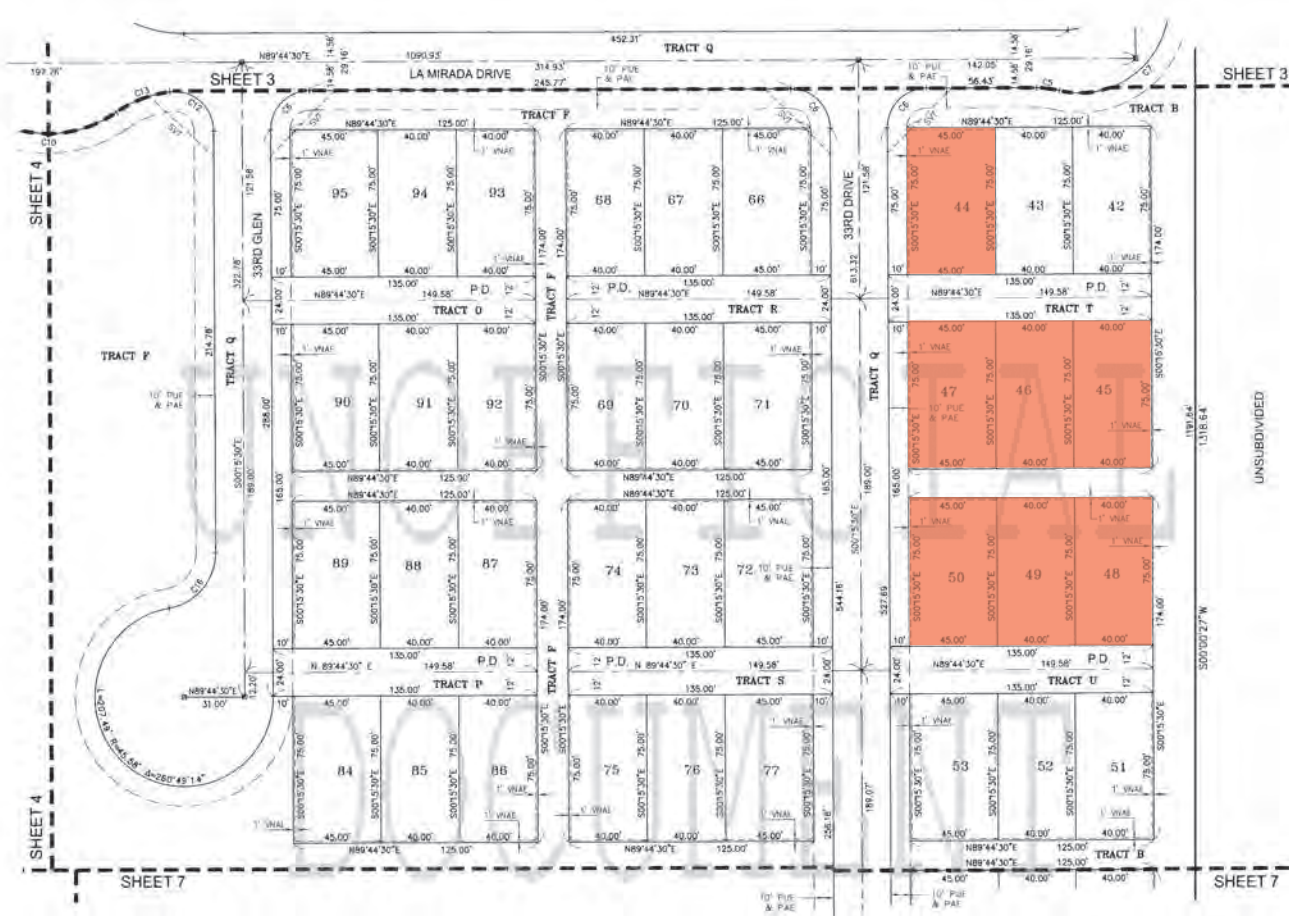
JOB NO.
 05153SH

5153FP04.DWG

SHEET NO.
4

4 OF 7

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SHEET 3

SHEET 4

SHEET 4

SHEET 7

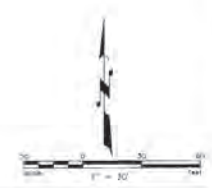
SHEET 7

LINE	BEARING	LENGTH
L1	S42°42'38"W	12.91
L2	S08°20'05"E	24.81
L3	S30°01'00"E	6.34
L4	S50°01'09"E	6.03
L5	N30°01'02"W	16.06
L6	N89°44'30"E	28.00
L7	N74°44'33"E	5.18
L8	S78°15'27"E	5.18
L9	N30°01'02"W	5.14
L10	N89°44'30"E	13.02

CURVE	LENGTH	RADIUS	DELTA
C1	5.86	20.00	167°20'2"
C2	23.45	24.42	50°31'01"
C3	20.81	50.58	23°41'09"
C4	25.00	24.42	58°40'01"
C5	11.99	49.42	134°41'08"
C6	31.42	20.00	90°02'00"
C7	93.72	45.58	117°48'37"
C8	5.87	10.58	38°48'30"
C9	36.49	60.58	34°30'27"
C10	73.67	61.16	69°50'56"
C11	103.58	50.58	117°20'08"

CURVE	LENGTH	RADIUS	DELTA
C12	33.72	20.00	96°38'08"
C13	29.50	60.58	27°24'10"
C14	2.63	20.00	73°21'10"
C15	2.95	20.00	73°04'49"
C16	40.19	28.58	80°53'44"
C17	19.39	20.00	29°45'32"
C18	16.62	32.00	22°49'32"
C19	72.85	44.00	29°45'32"

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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2006-1347988



M2 Group, Inc.
 4624 E. Baseline Road
 Mesa, Arizona 85206
 Tel: (480) 538-7497
 Fax: (480) 538-0210



FINAL PLAT
DOBBINS PLACE
 UNINCORPORATED, ARIZONA

PROJECT: 5158FJIS.DWG



JOB NO. 051535H

SHEET NO. 5

5 OF 7

C.S. #3-21 NVA #04-2149 SDEV #0400916 CSRP #0601407 PLAT #0600913

5:2005-03-15 10:30 AM - Dobbins Place Final Plat 13-09-06.dwg, 04/27/2006, 1:00 AM, PL

DOBBIENS CORNER
BOOK 683, PAGE 11, MCR

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SHEET 4

35TH AVENUE

SHEET 4

SHEET 7

SHEET 7

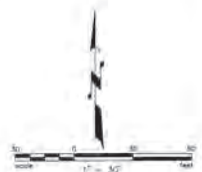


LINE	BEARING	LENGTH
L1	S42°42'38"W	12.91'
L2	S69°24'06"E	24.81'
L3	S30°01'02"E	6.34'
L4	S30°01'02"E	8.03'
L5	N30°01'02"W	18.05'
L6	N02°44'30"E	28.00'
L7	N72°44'33"E	5.18'
L8	S75°15'27"E	5.18'
L9	N30°01'02"W	5.14'
L10	N89°44'30"E	13.05'

CURVE	LENGTH	RADIUS	DELTA
C1	5.66'	20.00'	161°2'09"
C2	23.45'	24.42'	50°01'01"
C3	20.81'	50.58'	23°41'00"
C4	20.00'	24.42'	58°40'04"
C5	11.89'	48.45'	13°54'18"
C6	31.42'	20.00'	90°00'00"
C7	93.72'	48.58'	117°48'31"
C8	6.61'	10.58'	32°58'35"
C9	36.49'	60.58'	34°30'27"
C10	73.67'	61.16'	69°00'55"
C11	103.58'	50.58'	117°20'08"

CURVE	LENGTH	RADIUS	DELTA
C12	33.72'	20.00'	96°18'08"
C13	29.50'	60.58'	27°34'15"
C14	2.63'	20.00'	73°12'10"
C15	2.43'	20.00'	73°02'49"
C16	40.16'	60.58'	80°33'44"
C17	10.39'	20.00'	29°45'32"
C18	16.62'	32.00'	29°45'32"
C19	22.85'	44.00'	29°45'32"

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1347988



06/25/06

M2 Group, Inc.
484 E. Baseline Road
New York, NY 10001
Tel: (405) 538-7639
Fax: (405) 538-2810



FINAL PLAT
DOBBIENS PLACE
PHOENIX, ARIZONA

PROJECT

CS-PR #0601407 PLAT #060093



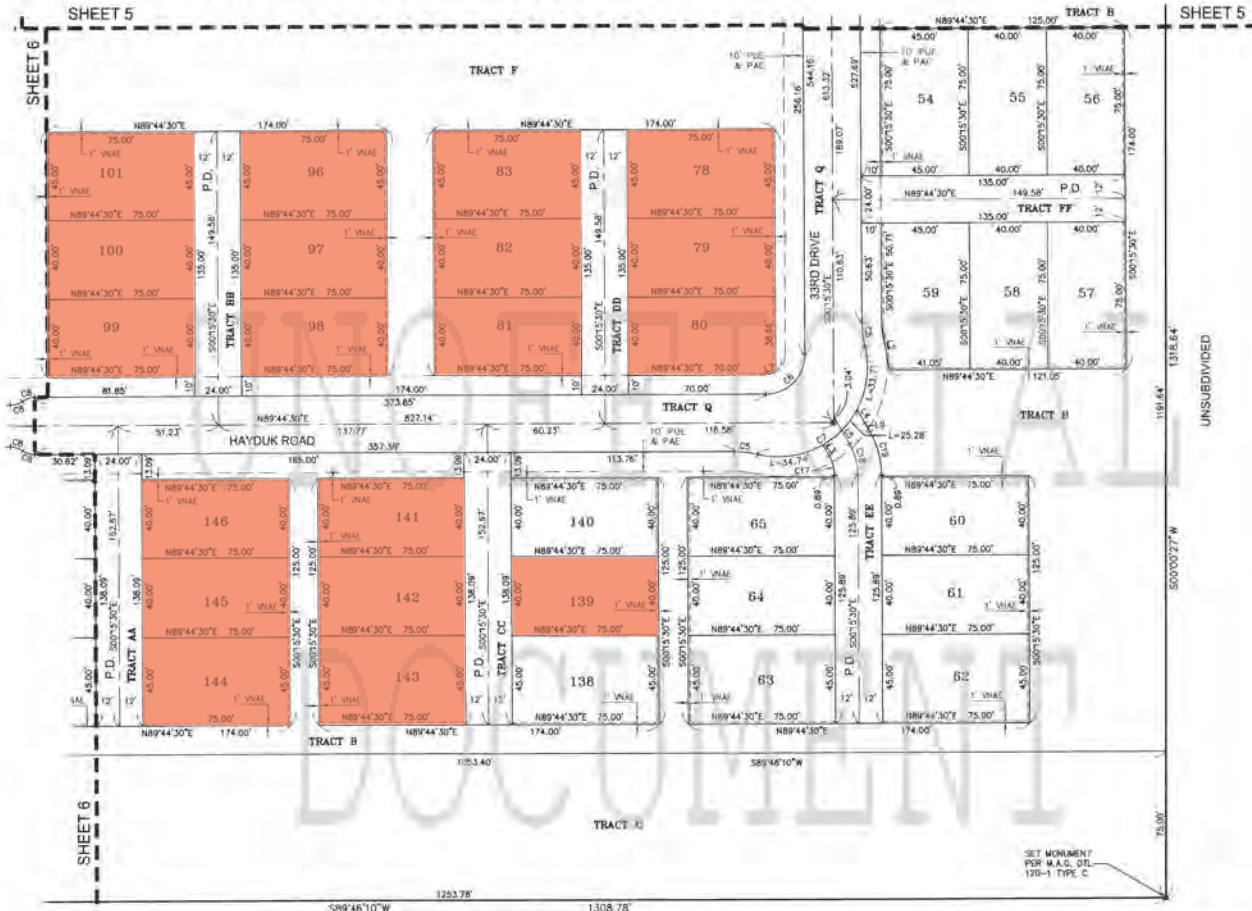
JOB NO.
05153SH

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SHEET NO.
6

6 OF 7

O.S. #3-21 KIVA #04-2149 SDEV #0400916 CS-PR #0601407 PLAT #060093



SHEET 5

SHEET 5

SHEET 6

SHEET 6

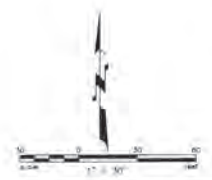
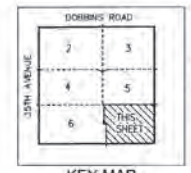
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BOOK 873 PAGE 13
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1347988

LINE	BEARING	LENGTH
L1	S42°42'30"W	12.91'
L2	S09°25'00"E	24.81'
L3	S30°10'02"E	6.34'
L4	S30°10'02"E	8.03'
L5	N30°10'02"W	16.06'
L6	N89°44'30"E	28.00'
L7	N74°44'33"E	5.18'
L8	S72°15'27"E	5.18'
L9	N30°10'02"W	5.14'
L10	N89°44'30"E	13.02'

CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CURVE	DELTA
C1	5.66'	20.00'	161°2'02"	C12	33.72'
C2	23.45'	24.42'	253°10'11"	C13	29.50'
C3	20.91'	50.58'	213°1'09"	C14	2.83'
C4	23.00'	24.42'	58°49'04"	C15	3.45'
C5	11.99'	49.42'	133°4'18"	C16	40.19'
C6	31.42'	20.00'	90°00'00"	C17	10.39'
C7	93.72'	45.58'	117°49'37"	C18	18.62'
C8	6.81'	10.58'	35°48'30"	C19	22.85'
C9	36.49'	60.58'	34°30'27"		
C10	73.67'	91.16'	69°06'25"		
C11	103.58'	50.58'	117°40'00"		



FINAL PLAN
DOBBS PLACE
 PHOENIX, ARIZONA

PROJECT: **m2 group**

JOB NO.
051535H
 5153FP07.DWG
 SHEET NO.
7
 T OF 7

REGISTERED LAND SURVEYOR
 ROBERT S. WICKER
 PHOENIX, ARIZONA
 LICENSE NO. 12000

M2 Group, Inc.
 4804 E. Baseline Road
 Mesa, Arizona 85206
 Tel: (480) 539-7407
 Fax: (480) 539-2810

U.S. #3-21 KIVA #04-2149 SDEV #0450916
 CSFR #0601407 FLAT #060093

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