



The
Hogan
Group

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Legacy Village

Location:

N/NEC of Jomax Rd & 163rd Ave,
Surprise, AZ

Description:

108 Lots- 65'x130'

Subdivision Status:

Final Plat Recorded

Utilities:

Sewer- SPA 2 Sewer Plant located 2 miles south will be completed Fall 2010. A minimum 10" sewerline is required for development. Legacy Village's investment in the SPA 2 Water Reclamation Facility was \$380,875. Their remaining share is \$48,645.59. No more money will be required for the property owner for sewer capacity. Legacy Village's contribution to the SPA2 Sewer Interceptor was \$13,000. This money is put into an escrow account that the city draws against. Legacy Village participated in segments 1, 2A, & 2B of the sewer interceptor.

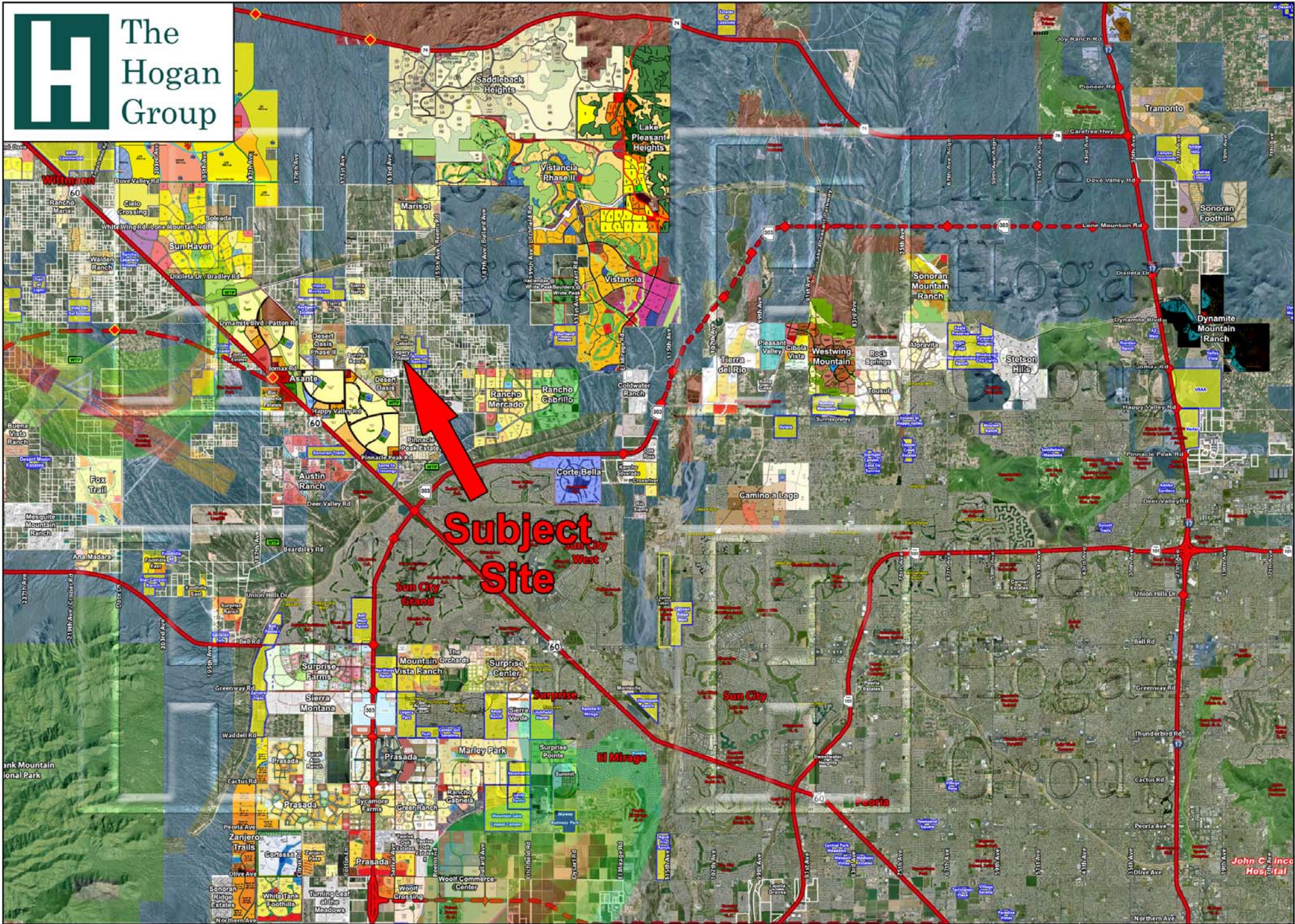
Purchase Price:

\$895,000 or \$8,287/Lot



DISCLAIMER

The information contained herein has either been given to us by the owner of the property 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 special listing conditions, imposed by our principals.



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NOTES

- PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC 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.M.C. 13.04.230, 13.08.160.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY 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 "X" BY THE FEDERAL ENGINEERING MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04010C1350, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 64001, STATE OF ARIZONA, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED PLANNED AREA DEVELOPMENT FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.
- IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING:
 - REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING.
 - CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, NOR ANY VEGETATION PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT THE MAINTENANCE OF, ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND PRIVATE LANDSCAPE AREAS WITHIN THE PROJECT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A HALF INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS OR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ISSUED ITS LETTERS OF ACCEPTANCE FOR THE SUBDIVISION.
- IT IS THE INTENTION OF THE OWNER TO CONVEY TRACTS "H", "O", AND "P" TO THE ADJOINING PROPERTY OWNERS AT SUCH TIME AS THE ADJOINING PROPERTIES ARE DEVELOPED AND THE DRAINAGE AREAS WITHIN TRACTS "H", "O", AND "P" ARE NO LONGER NEEDED TO CONVEY WATER THROUGH THE LEGACY VILLAGE SITE. OWNER SHALL RETAIN FINAL DECISION WHETHER OR NOT A TRACT WILL BE CONVEYED TO AN ADJOINER. OTHERWISE, OWNER WILL CONVEY SOME OR ALL OF THE TRACTS TO THE LEGACY VILLAGE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- THE ULTIMATE BULDOZER OF 16300 AVENUE RESTRICTS ACCESS TO CARLSBAD PLACE TO RIGHT TURN IN AND RIGHT TURN OUT. NO LEFT TURNS INTO OR OUT OF THE DEVELOPMENT WILL BE ALLOWED IN THE FUTURE.
- FIRE ACCESS ROADS LEADING TO AND WITHIN THE DEVELOPMENT FROM ARTERIAL ROADWAYS SHALL HAVE A MINIMUM WIDTH OF 20 FEET AND BE CAPABLE OF SUPPORTING 75,000 POUNDS IN ALL WEATHER CONDITIONS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY THE AIR FORCE. THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE COMPATIBLE ZONING WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

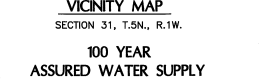
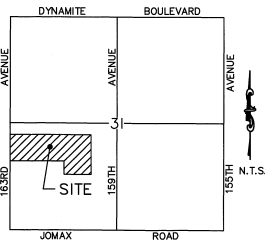
JOMAX CAPITAL GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND T.C. OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS NOTED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

LIMITATIONS ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

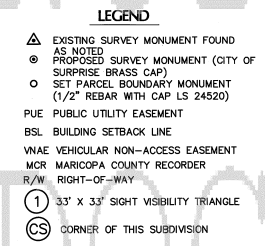
THE LOTS AND PARCELS CREATED, DEFINED OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH WITHIN THE SURPRISE MUNICIPAL CODE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL ON THIS PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL ON-SITE IMPROVEMENTS SUBJECT TO A CERTIFICATE OF OCCUPANCY FREEZE HAVE BEEN CONSTRUCTED AND CONDITIONALLY ACCEPTED BY THE CITY OF SURPRISE. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL SHOULD BE ADVISED HEREIN WITH RESPECT TO THE CITY OF SURPRISE RECORDING AND PLAT ON SIGNED BY THE CITY OF SURPRISE PRIOR TO PURCHASING OR CLOSING ESCROW ON ANY LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING THE HOUSE OR STRUCTURE BUILT ON THE LOT OR PARCEL.

TRACT USES

TRACT NAME	AREA (AC)	GENERAL TRACT USES
TRACT A	2.870	SEE PLAN SHEETS HEREIN FOR EASEMENT LOCATIONS WITHIN THE TRACTS.
TRACT B	0.131	COMMON AREA, DRAINAGE, RETENTION, OFFSITE FLOWS, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT C	0.179	COMMON AREA, DRAINAGE, RETENTION, OFFSITE FLOWS, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT D	0.076	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT E	0.162	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE
TRACT F	0.059	COMMON AREA, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT G	0.059	COMMON AREA, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT H	0.884	RESERVED UNTO THE OWNER FOR FUTURE CONVEYANCE, DRAINAGE, OFFSITE FLOWS, FIRE ACCESS EASEMENT
TRACT I	0.214	COMMON AREA, DRAINAGE, RETENTION, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT J	0.055	COMMON AREA, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT K	0.031	COMMON AREA, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT L	0.146	COMMON AREA, DRAINAGE, OFFSITE FLOWS, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT M	0.236	COMMON AREA, DRAINAGE, OFFSITE FLOWS, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT N	0.064	COMMON AREA, DRAINAGE, FIRE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT
TRACT O	0.182	RESERVED UNTO THE OWNER FOR FUTURE CONVEYANCE, DRAINAGE, OFFSITE FLOWS
TRACT P	0.142	RESERVED UNTO THE OWNER FOR FUTURE CONVEYANCE, DRAINAGE, OFFSITE FLOWS



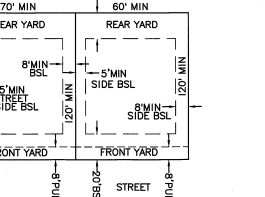
BASIS OF BEARINGS
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T.5N., R.1W., AS SHOWN ON THAT RECORD OF SURVEY OF MARICOPA COUNTY GEODETIC IDENTIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 856 PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, THE BEARINGS OF WHICH IS N00°16'02" E (NAD 83, 1992 EPOCH, ARIZONA CENTRAL ZONE)



LEGAL DESCRIPTION
SEE SHEET 2

LAND USE TABLE

GROSS ACREAGE (TO BOUNDARY LINE)	35.724 ACRES
AREA OF PUBLIC STREETS	7.416 ACRES
NET ACREAGE	28.310 ACRES
AREA OF TRACTS	5.491 ACRES
OPEN SPACE (TRACTS / GA)	15.4 +
AREA OF LOTS	22.819 ACRES
TOTAL NUMBER OF LOTS	108 LOTS
OVERALL DENSITY	3.02 DU/GROSS ACRE
AVERAGE AREA PER LOT	9,204 S.F.



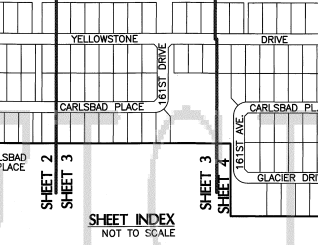
TYPICAL INTERIOR & CORNER LOT
NOT TO SCALE
LOT SIDERYARDS ARE STAGGERED 5' AND 8'
*15' FRONT BSL TO FACE OF BUILDING, OR SIDE ENTRY GARAGE
*20' FRONT BSL TO FACE OF FRONT ENTRY GARAGE
**SIDERYARDS ABUTTING A SIDE STREET (IF NO TRACT) SHALL BE 15'

FINAL PLAT FOR "LEGACY VILLAGE" CITY OF SURPRISE, ARIZONA

SITUATED IN A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE & MERIDIAN CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER
JOMAX CAPITAL GROUP LLC
4549 E. BERYL LANE
PHOENIX, AZ 85028
PHONE: (602) 315-8777
CONTACT TOM EGERTT

ENGINEER
JMI & ASSOCIATES
8590 E. SHEA BLVD. SUITE 110
SCOTTSDALE, AZ 85260-6628
PHONE: (480) 945-1400
CONTACT: MARY KENNEDY



LAND SURVEYOR'S CERTIFICATION

I, MARY F. KENNEDY HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION; THAT ALL MONUMENTS HAVE BEEN LOCATED AS DESCRIBED; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE PROPERTY CORNERS SHALL BE SET AS SHOWN AT THE TIME OF CONSTRUCTION.

MARY F. KENNEDY
JMI & ASSOCIATES
8590 E. SHEA BOULEVARD SUITE 110
SCOTTSDALE, AZ 85260-6628

NOTICE OF OBLIGATION

PURSUANT TO CHAPTER 22, SECTION 117 OF THE SURPRISE UNIFORM DEVELOPMENT CODE, AS ADOPTED BY THE CITY ON MAY 14, 2009, UPON THE RECORDATION OF A FINAL PLAT, A LANDOWNER SHALL GUARANTEE THE INSTALLATION OF THE NECESSARY PUBLIC FACILITIES BY COMPLYING WITH THE PROVISIONS HEREIN REGARDING FINANCIAL GUARANTEES OF IMPROVEMENTS; OR EXECUTE A STANDARD CONTRACT ON FORMS PROVIDED BY THE CITY AND REQUEST THAT THE CITY COUNCIL PROCEED ACCORDING TO THE PROVISIONS HEREIN REGARDING DELAYING THE RECORDING OF THE FINAL PLAT UNTIL IMPROVEMENTS ARE INSTALLED AND APPROVED. THE TIME SPECIFIED FOR THE COMPLETION OF THE REQUIRED IMPROVEMENTS SHALL NOT EXCEED 12 MONTHS FROM THE DATE THE FINAL PLAT WAS APPROVED BY THE CITY COUNCIL. REQUESTS FOR EXTENSIONS MAY BE APPROVED BY THE CITY COUNCIL.

NOTWITHSTANDING THE FOREGOING, PRIOR TO THE ADOPTION OF THE SURPRISE UNIFORM DEVELOPMENT CODE, THE CITY COUNCIL APPROVED THE FIRST AMENDMENT TO THE SPECIAL PLANNING AREA 2 WASTEWATER RECLAMATION FACILITY (WRF) AGREEMENT CONTAINING LANGUAGE THAT PROVIDES ALL PLAT APPROVALS SHALL BE TOLLED DURING THE CONSTRUCTION OF PHASE 1 OF THE WRF PLUS 180 DAYS FOLLOWING ITS COMPLETION (SEE PARAGRAPH 7). THE PROPERTY IDENTIFIED IN THIS FINAL PLAT IS SUBJECT TO THE FIRST AMENDMENT TO THE SPECIAL PLANNING AREA 2 WASTEWATER RECLAMATION FACILITY (WRF) AGREEMENT.

IN CONSIDERATION OF THE FOREGOING, THE CITY HAS ACCEPTED THE FINAL PLAT WITHOUT FINANCIAL ASSURANCES WITH THE UNDERSTANDING THAT THE CITY SHALL NOT AND IS NOT UNDER ANY OBLIGATION TO ISSUE BUILDING PERMITS ON THE PROPERTY UNTIL FINANCIAL ASSURANCES HAVE BEEN PROVIDED TO THE CITY IN ACCORDANCE WITH CHAPTER 122 OF THE SURPRISE UNIFORM DEVELOPMENT CODE.

APPROVALS

DATE ON THIS PLAT REVIEWED AND APPROVED THIS 20th DAY OF July 2002, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.
By: *[Signature]*
CITY ENGINEER
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY OF 2002.
By: *[Signature]*
MAYOR

APPROVAL FOR THIS PLAT SHALL BE FOR A PERIOD OF TWENTY-FOUR (24) MONTHS AFTER THE DATE APPROVED BY CITY COUNCIL.

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT O'GLOCK, PAGE NO. 200, AND IS FULLY RECORDED IN BOOK

BY: COUNTY RECORDER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JOMAX CAPITAL GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "LEGACY VILLAGE", A SUBDIVISION LOCATED IN A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "LEGACY VILLAGE" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT. OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD #1.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A CROSS EASEMENT EASEMENT OVER, UPON AND ACROSS ALL STREET RIGHTS-OF-WAY ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

TRACTS "A" THROUGH "G" AND TRACTS "I" THROUGH "N" ARE HEREBY DECLARED AS COMMON AREAS FOR THE PURPOSES SHOWN AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEGACY VILLAGE, AND WILL BE OWNED AND MAINTAINED BY THE LEGACY VILLAGE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. THE TRACTS SHALL BE CONVEYED BY SPECIAL WARRANTY DEED TO THE LEGACY VILLAGE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. TRACTS "H", "O", AND "P" SHALL BE RESERVED UNTO THE OWNER FOR FUTURE CONVEYANCE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A THROUGH P, INCLUSIVE. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE TRACT OWNER.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, OWNER HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 20th DAY OF July, 2002.

JOMAX CAPITAL GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY ITS MEMBERS:
THOMAS P. DONNELL, AN INDIVIDUAL
LEGACY LAND DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY: LEGACY HOLDINGS II, INC. ITS: MANAGING MEMBER
BY: *[Signature]* THOMAS P. DONNELL
DATE: 7-25-09
DATE: 6-25-09

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF Maricopa
ON THIS 25th DAY OF June 2009, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED THOMAS P. DONNELL, MEMBER OF JOMAX CAPITAL GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC
AARON MORGAN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires February 28, 2018

MY COMMISSION EXPIRES

BOOK 1038 PAGE 50
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

2009-0836865
09/09/2009 11:34 AM

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF Maricopa
ON THIS 25th DAY OF June 2009, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED THOMAS P. DONNELL, MEMBER OF LEGACY HOLDINGS II, INC., MANAGING MEMBER OF LEGACY LAND DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC
AARON MORGAN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires February 28, 2018

MY COMMISSION EXPIRES

JMI & ASSOCIATES
CONSULTING CIVIL ENGINEERS
8590 E. SHEA BLVD SUITE 110 SCOTTSDALE, AZ 85260-6628
DSN: 480-945-1400 FAX: 480-945-1401
DATE: 8/24/2009 SCALE SHEET 1 OF 4
HORIZ: NONE VERT: NONE
FINAL PLAT FOR LEGACY VILLAGE
CITY OF SURPRISE, ARIZONA

