

Power Ranch

Exclusively Listed

Location:

NWC of Germann Rd & Power Rd,
Gilbert, AZ

Description:

192 Total Lots

- 72 Units - Triplex - Parcel 1 Condo
- 53 Lots - 30'x75' - Parcel 1
- 31 Lots - 40'x64' - Parcel 1
- 18 Lots - 60'x120' - Parcel 1
- 18 Lots - 60'x120' - Parcel 2
- Side Yard Setbacks: 5' & 5' - 30'x75' & 40'x64'
5' & 10' - 60'x120'

Subdivision Status:

All Lots are Fully Improved.

Impact Fees:

\$23,887/Unit (1")
\$19,684/Unit (3/4")

HOA Dues: \$34,023.12 Total

Triplex - Parcel 1
- \$235.46/Month/Unit
30'x75', 40'x64', & 60'x120' - Parcel 1 & Parcel 2
- \$142.25/Month/Lot

2010 Taxes: \$53,345.60 Total

\$172.85/Unit - Triplex - Parcel 1 Condo
\$230.87/Lot - 30'x75' - Parcel 1
\$250.63/Lot - 40'x64' - Parcel 1
\$568.86/Lot - 60'x120' - Parcel 1
\$591.96/Lot - 60'x120' - Parcel 2

Utilities/Services:

Water - Town of Gilbert
Sewer - Town of Gilbert
Electric - Salt River Project
Gas - Southwest Gas
Telephone - Qwest
Cable - Cox Communications

Refuse Disposal - Town of Gilbert
Police Protection - Town of Gilbert
Fire Protection - Town of Gilbert
Elementary School - Higley USD
High School School - Higley USD

Offer Guidelines:

Terms – All Cash at Closing

Purchase Agreement – Purchase Agreement to be executed within five (5) days after Buyer is notified of its selection. Buyer understands the property is being sold out of receivership and the sales process will require compliance with the order and court approval.

Initial Deposit shall be five (5) percent of purchase price deposited into escrow within two (2) business days of mutual execution of the Purchase Agreement.

Feasibility – Buyer shall have Thirty (30) calendar days from mutual execution of PSA to investigate the property. Upon written approval of feasibility, buyer shall deposit an additional five (5) percent into escrow (a total of 10% of the purchase price) which is non-refundable and immediately released to seller.

Closing – The close of escrow shall occur on the latter of five (5) business days following the approval of feasibility or five (5) business days following the issuance of the Court's Approval Order.

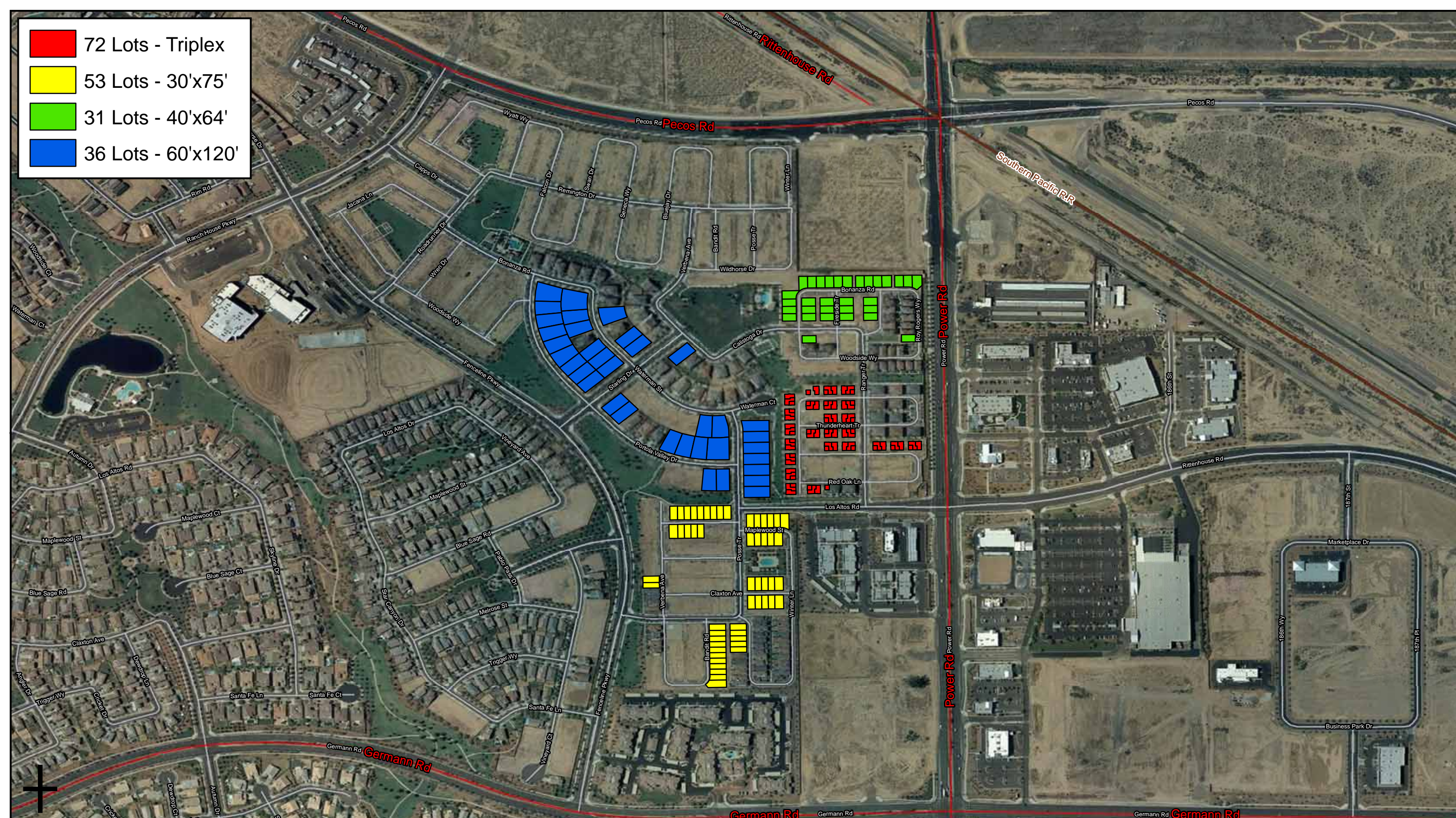
Offer Submission – All offers are due by 5:00 pm PST on September 13th, 2011.

Offers must be submitted via the on-line offer form at
<http://www.landinterestsinc.com/lii/property/power-ranch>

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.

- 72 Lots - Triplex
- 53 Lots - 30'x75'
- 31 Lots - 40'x64'
- 36 Lots - 60'x120'



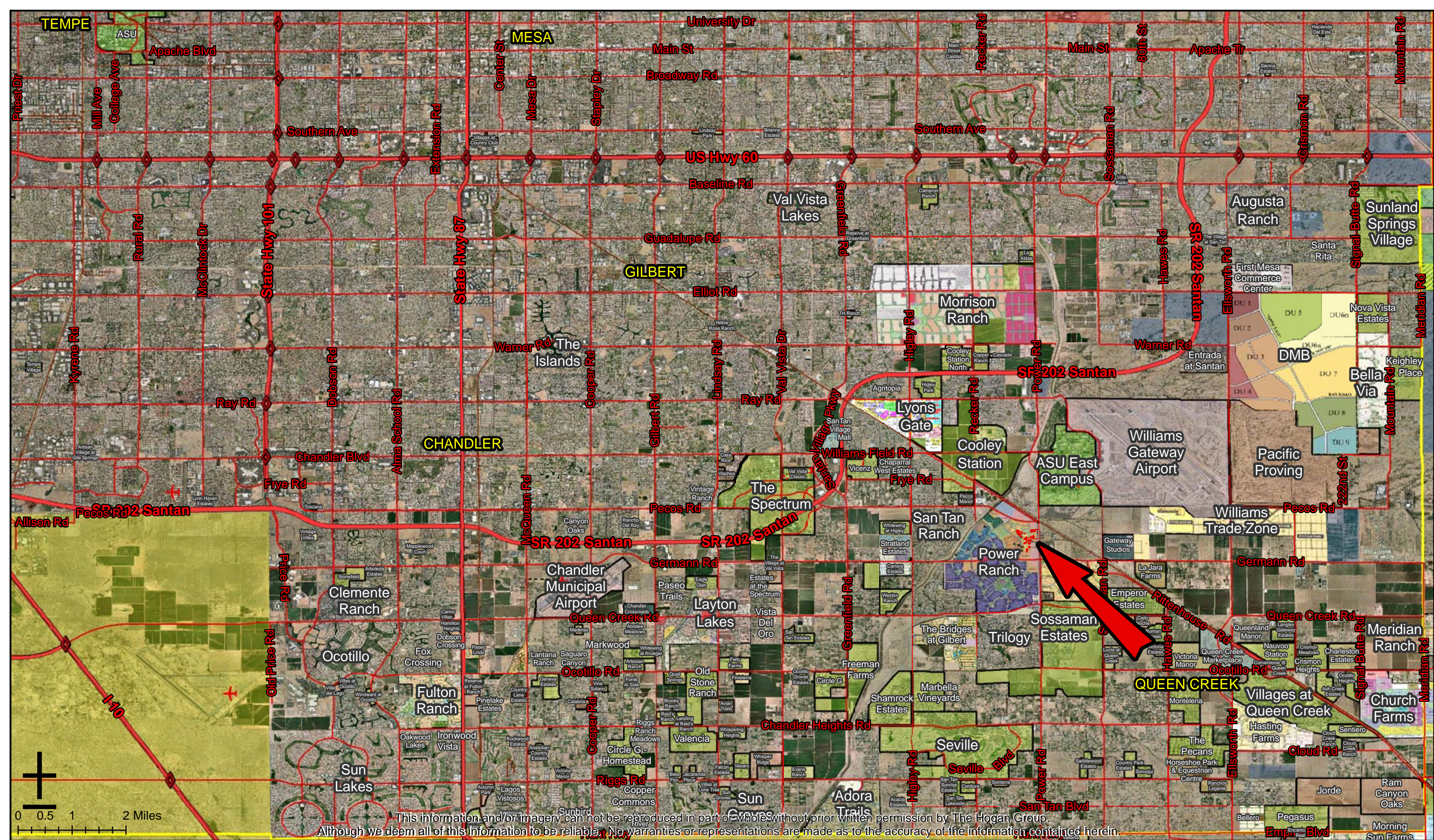
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Power Ranch

192 Lots - NWC of Germann Rd & Power Rd, Gilbert, AZ

The Hogan Group
 7114 E Stetson Dr, Ste 400
 (602) 553-4117 | Main
 (480) 634-4479 | Fax



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FINAL PLAT FOR "POWER RANCH NEIGHBORHOOD 9, PARCEL 1" "AMENDED"

AN AMENDMENT OF POWER RANCH NEIGHBORHOOD 9, PARCEL 1
AS RECORDED IN BOOK 795, PAGE 49 M.C.R. AND A PORTION OF
THE EAST HALF OF SECTION 1, T2S, R6E, G&SRM, MARICOPA
COUNTY, ARIZONA

DEVELOPER
SIENA DEVELOPMENT, LLC
880 W. ELLIOT ROAD
SUITE 110
GILBERT, AZ 85233
PH: (480) 801-8000
FAX: (480) 821-6300

OPTIONEE
TRENDS HOMES, INC.
880 W. ELLIOT ROAD
SUITE 110
GILBERT, AZ 85233
PH: (480) 782-7278
CONTACT: TERRY STAFFORD

OWNER
TARO PROPERTIES ARIZONA L.L.C.
8706 E VISTA BOVITA DRIVE
SUITE 108
MESA, AZ 85204
PH: (480) 348-2444

APPLICANT/ENGINEER
M2 GROUP, INC.
4854 E. BASILINE RD.
SUITE 104
MESA, AZ 85204
PH: (480) 538-7887
FAX: (480) 538-2810
CONTACT: TOM PAULSEN



SHEET INDEX

SHEET	DESCRIPTION
1	COVER
2-3	LOT & TRACT TABLES, LEGAL
3-10	LOTS & TRACTS
11-16	PUB. USE, C&E & USE
17	USE & C&E DETAILS

PROJECT DATA

TOTAL AREA = 80.70 ACRES
TOTAL LOTS = 262

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS ON LOTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE STRUCTURE TYPE FENCING AND LANDSCAPING, UNLESS OTHERWISE APPROVED BY THE TOWN OF GILBERT.
- ALL UTILITIES, INCLUDING CONVICTION LINES AND STREET LIGHT AND ELECTRIC LINES UP TO AND INCLUDING 12.5 KV RETAILED WITHIN THE DEVELOPMENT, SHALL BE PLACED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES, AND LANDSCAPED AREAS WITHIN THE PROJECT.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS OR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL DRAINAGE FACILITIES ON THIS PROJECT SHALL BE MAINTAINED BY THE MASTER ASSOCIATION AND ARE TO BE REPLACED BY THE MASTER ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 24-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SITING CHAMBER IS REQUIRED TO ACHIEVE THE BEST PROTECTION OF THE DRAINAGE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR 24 HOUR STORM WITHIN 28 HOURS. THE MASTER ASSOCIATION SHALL MAINTAIN ANY BASIN FAILING TO MEET THIS REQUIREMENT AND MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- AS MORE SPECIFICALLY SET FORTH IN NOTES 18-19 BELOW, EITHER THE MASTER ASSOCIATION OR THE POWER RANCH NEIGHBORHOOD 9 ASSOCIATION (THE "SUB-ASSOCIATION") WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS, TRACTS, LANDSCAPE AND LIGHTING WITHIN THIS PROJECT.
- ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 1048, AS AMENDED.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO WILLIAMS GATEWAY AIRPORT, IS SUBJECT TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THIS IS TO CERTIFY THAT THE AREA PLATTED HEREIN IS APPROVED AND LIES WITHIN THE DOMESTIC WATER TERRACE AREA OF THE TOWN OF GILBERT WHICH IS DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY IN ACCORDANCE WITH ARS 42-576.
- THE AMENDMENT EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED AS DOCUMENT NUMBER 05-15-12828 WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 3 MILES OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THE CONSTRUCTION, ALTERATION, REMOVAL, AND SUBSTITUTION, BEYOND OF ANY BUILDING OR STRUCTURE IN THE NEW PROJECT SHALL ACHIEVE AN EXTERIOR TO INTERIOR NOISE LEVEL REDUCTION (PLAT) OF 20 DECIBELS (dB) OR AN EXTERIOR TO INTERIOR AIR THAT RESULTS IN INTERIOR NOISE LEVEL OF 45 DB OR LESS FROM EXTERIOR NOISE SOURCES UNLESS A DIFFERENT STANDARD IS APPROVED BY TOWN STAFF/COUNCIL. THE DEVELOPER SHALL SUBMIT A SIGNED AND SEALED LETTER REQUESTING ARCHITECT OR ENGINEER CERTIFYING THAT CONSTRUCTION MATERIALS, METHODS AND DESIGN EMPLOYED ACHIEVE THE REQUIRED NOISE REDUCTION. A COPY OF THE CERTIFICATION SHALL BE SUBMITTED WITH THE APPLICATION FOR A BUILDING PERMIT.
- RIGHTS AND LIMITATIONS ON USE OF PARKING SPACES ARE TO BE SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT WHICH SHALL SUPPLEMENT THE MASTER COCS FOR POWER RANCH.
- LOTS 281 THROUGH 292 SHALL BE DEVELOPED AS A CONDOMINIUM PROJECT AND SHALL BE SUBJECT TO A SEPARATE CONDOMINIUM PLAT AND A SEPARATE CONDOMINIUM DECLARATION. LOTS 280 ON PAGES 6, 7, 8, 12, 13 AND 15 HEREOF ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE LOCATION, DIMENSIONS AND DIMENSIONS OF SUCH UNITS SHALL BE PRECISED ON THE SEPARATE CONDOMINIUM PLAT AND IN THE CONDOMINIUM DECLARATION. IN ADDITION, A SEPARATE SINGLE CONDOMINIUM ASSOCIATION TO BE KNOWN AS POWER RANCH NEIGHBORHOOD 9 CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") WILL BE FORMED TO ACT AS THE CONDOMINIUM ASSOCIATION FOR THE CONDOMINIUM. THE CONDOMINIUM ASSOCIATION WILL MAINTAIN ALL COMMON ELEMENTS WITHIN THE CONDOMINIUM.
- TRACTS 51 THROUGH 59 ARE PRIVATE STREETS TO BE MAINTAINED BY THE SUB-ASSOCIATION.
- TRACTS 68 THROUGH 123 WILL BE MAINTAINED BY THE SUB-ASSOCIATION.
- TRACTS M1 THROUGH M15 WILL BE MAINTAINED BY THE MASTER ASSOCIATION.
- ALL TRACTS DESIGNATED WITH THE LETTER "S" FOLLOWED BY A NUMBER DESIGNATE TRACTS TO BE OWNED AND MAINTAINED BY THE SUB-ASSOCIATION.
- THIS AMENDED PLAT SHOWS THE 8 PLOTS AND THE 1 VACANT EMBROIDERY LIMITED ON SHEET 3, LOTS 67-77 AND TRACTS M2, M3, M7, M10) AND SHEET 5 (LOTS 82-91 AND 96-102 AND TRACTS M1, M3, M5, M6) OF THE RECORDED PLAT.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:
THAT TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND TRENDS HOMES, INC., AN ARIZONA CORPORATION, AS OPTIONEE, HAS SUBROGED UNDER THE NAME OF "POWER RANCH NEIGHBORHOOD 9, PARCEL 1," A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN REPLATED HEREIN, AND HEREBY PUBLISHES THIS REPLAT AS AND FOR THE REPLAT OF "POWER RANCH NEIGHBORHOOD 9, PARCEL 1," AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND SIZES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER LETTER OR NAME, SUCH EACH, RESPECTIVELY, ON SAID REPLAT. THE EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREIN.

THAT SOUTH VERONA AVENUE, EAST CALISTOGA DRIVE, SOUTH STARLING DRIVE, EAST WATERMAN STREET, EAST WATERMAN COURT, EAST PORTOLA VALLEY DRIVE, SOUTH WAGON TRAIL, EAST LOS ALTES ROAD, SOUTH POSSE TRAIL, AND EAST MELROSE STREET AS SHOWN HEREIN ARE HEREBY DEDICATED BY TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND TRENDS HOMES, INC., AN ARIZONA CORPORATION, AS OPTIONEE TO THE TOWN OF GILBERT FOR PUBLIC USE AND SHALL BE MAINTAINED BY THE TOWN. THE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREIN ARE HEREBY DEDICATED BY TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND TRENDS HOMES, INC., AN ARIZONA CORPORATION, AS OPTIONEE TO THE TOWN OF GILBERT FOR PUBLIC USE.

TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND TRENDS HOMES, INC., AN ARIZONA CORPORATION, AS OPTIONEE OF PARCELS OWNED BY TARO PROPERTIES ARIZONA L.L.C., WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE OWNER AND OPTIONEE OF THE PROPERTY COVERED HEREBY AND THAT EVERY EASEMENT, HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADJACENT TO OR INCIDENT WITH THE DEDICATIONS, COVENANTS, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS REPLAT WAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

IN WITNESS WHEREOF:
TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE UNDERSIGNED OFFICER HEREBY DULY AUTHORIZED, THIS 21st DAY OF November, 2006.

TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY: *[Signature]* as Authorized Agent

IN WITNESS WHEREOF:
TRENDS HOMES, INC., AN ARIZONA CORPORATION, AS OPTIONEE HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER HEREBY DULY AUTHORIZED.

TRENDS HOMES, INC., AN ARIZONA CORPORATION
BY: *[Signature]* as President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }
BEFORE ME this 21st day of November, 2006, William Southworth, personally appeared before me, the undersigned Notary Public, who acknowledged himself to be the Authorized Agent of TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREIN, AND ACKNOWLEDGES THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
BY: *[Signature]* 11/21/2006
MY COMMISSION EXPIRES 02/28/2009

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }
BEFORE ME this 21st day of November, 2006, Reed Porter, personally appeared before me, the undersigned Notary Public, who acknowledged himself to be the President of TRENDS HOMES, INC., AN ARIZONA CORPORATION, THE OPTIONEE OF THE PROPERTY PLATTED HEREIN, AND ACKNOWLEDGES THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
BY: *[Signature]* 11/21/06
MY COMMISSION EXPIRES 08/01/10

APPROVALS

APPROVED: *[Signature]* MAYOR, OF THE TOWN OF GILBERT, ARIZONA ON the 10th DAY OF September, 2006.
BY: *[Signature]* ATTEST: *[Signature]*, Deputy Town Clerk
BY: *[Signature]* 12-12-06
DATE
BY: *[Signature]* 12-12-06
DATE
PLANNING DIRECTOR



BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, S40° LINE BEARS NORTH 30 DEGREES 17 MINUTES 30 SECONDS WEST.



CERTIFICATION

I, ROBERT S. INGER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF SEVENTEEN (17) SHEETS, COMPLETELY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2006, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BY SHOWING THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT S. INGER #31330
[Signature]
NOTARY PUBLIC

COUNTY RECORDER
BOOK 887 PAGE 19
OFFICIAL RECORD OF
MARICOPA COUNTY RECORDER
WELLS PURCELL
2006-1638431
11/21/06

FINAL PLAT
 POWER RANCH NEIGHBORHOOD 9, PARCEL 1, AMENDED
 COUNTY OF MARICOPA, ARIZONA
 M2 group
 CIVIL ENGINEERING
 1000 N. GILBERT ROAD, SUITE 104
 GILBERT, ARIZONA 85233
 PH: (480) 538-7887
 FAX: (480) 538-2810
 JOB NO. 030777H
 30777FP1.DWG
 SHEET NO. 1
 1 OF 17
 ENG-2006-01274

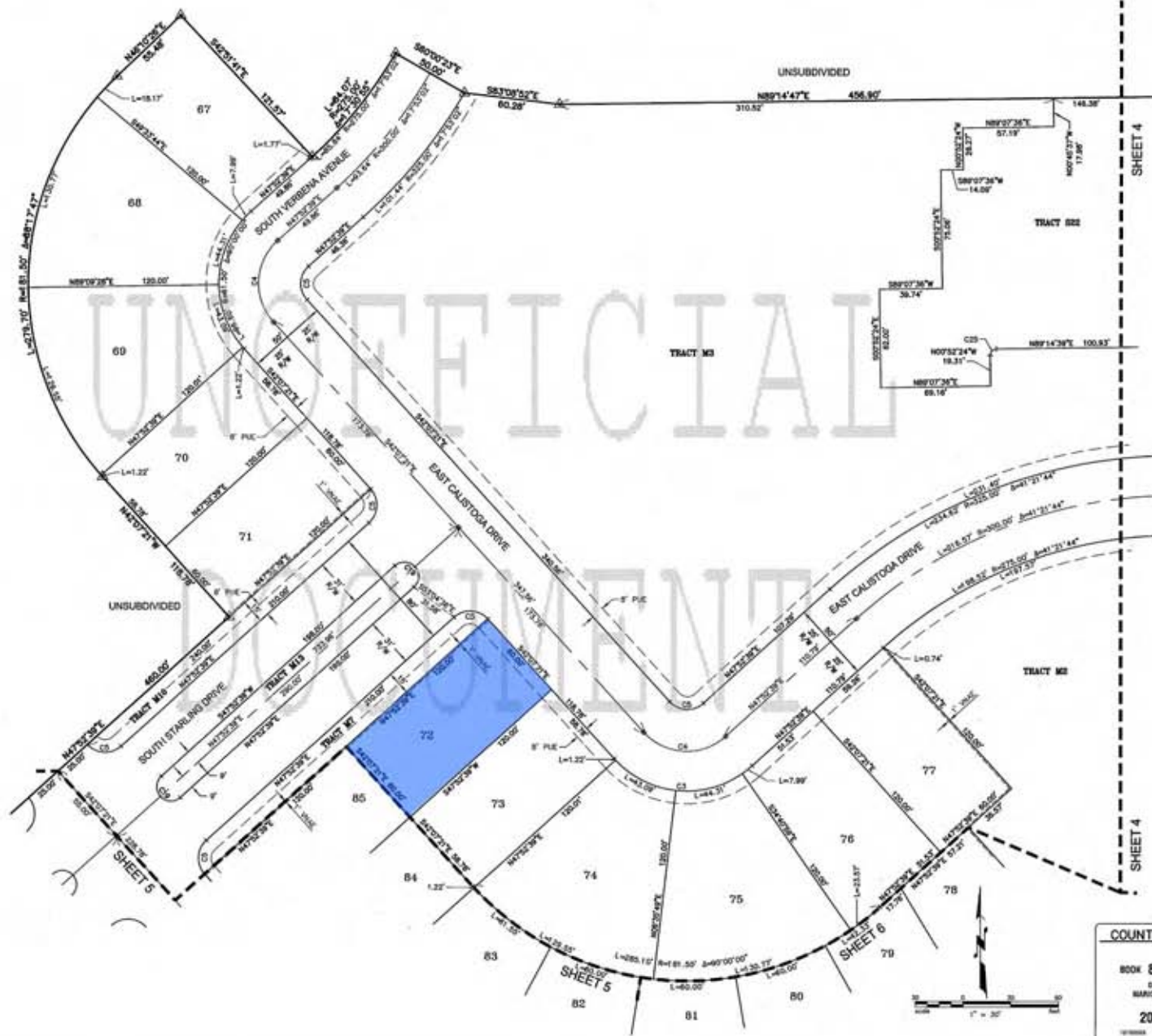
AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE		
DESCRIPTION	AREA	ACRES	DESCRIPTION	AREA	ACRES	DESCRIPTION	AREA	ACRES	DESCRIPTION	AREA	ACRES
LOT 1	2,798 SQ. FT.	0.0642 ACRES	LOT 76	8,077 SQ. FT.	0.1854 ACRES	LOT 151	2,250 SQ. FT.	0.0517 ACRES	LOT 228	2,250 SQ. FT.	0.0517 ACRES
LOT 2	2,560 SQ. FT.	0.0588 ACRES	LOT 77	7,200 SQ. FT.	0.1653 ACRES	LOT 152	2,998 SQ. FT.	0.0688 ACRES	LOT 227	2,625 SQ. FT.	0.0603 ACRES
LOT 3	2,560 SQ. FT.	0.0588 ACRES	LOT 78	9,922 SQ. FT.	0.2278 ACRES	LOT 153	2,598 SQ. FT.	0.0688 ACRES	LOT 228	2,625 SQ. FT.	0.0603 ACRES
LOT 4	2,560 SQ. FT.	0.0588 ACRES	LOT 79	7,468 SQ. FT.	0.1715 ACRES	LOT 154	2,250 SQ. FT.	0.0517 ACRES	LOT 229	2,250 SQ. FT.	0.0517 ACRES
LOT 5	2,560 SQ. FT.	0.0588 ACRES	LOT 80	9,580 SQ. FT.	0.2199 ACRES	LOT 155	2,250 SQ. FT.	0.0517 ACRES	LOT 230	2,250 SQ. FT.	0.0517 ACRES
LOT 6	2,880 SQ. FT.	0.0661 ACRES	LOT 81	9,580 SQ. FT.	0.2199 ACRES	LOT 156	2,250 SQ. FT.	0.0517 ACRES	LOT 231	2,250 SQ. FT.	0.0517 ACRES
LOT 7	2,560 SQ. FT.	0.0588 ACRES	LOT 82	9,580 SQ. FT.	0.2199 ACRES	LOT 157	2,250 SQ. FT.	0.0517 ACRES	LOT 232	2,250 SQ. FT.	0.0517 ACRES
LOT 8	2,560 SQ. FT.	0.0588 ACRES	LOT 83	9,676 SQ. FT.	0.2287 ACRES	LOT 158	2,250 SQ. FT.	0.0517 ACRES	LOT 233	2,250 SQ. FT.	0.0517 ACRES
LOT 9	2,560 SQ. FT.	0.0588 ACRES	LOT 84	7,200 SQ. FT.	0.1653 ACRES	LOT 159	2,250 SQ. FT.	0.0517 ACRES	LOT 234	2,250 SQ. FT.	0.0517 ACRES
LOT 10	2,880 SQ. FT.	0.0661 ACRES	LOT 85	7,200 SQ. FT.	0.1653 ACRES	LOT 160	2,250 SQ. FT.	0.0517 ACRES	LOT 235	2,250 SQ. FT.	0.0517 ACRES
LOT 11	2,560 SQ. FT.	0.0588 ACRES	LOT 86	7,200 SQ. FT.	0.1653 ACRES	LOT 161	2,625 SQ. FT.	0.0603 ACRES	LOT 236	3,000 SQ. FT.	0.0689 ACRES
LOT 12	2,560 SQ. FT.	0.0588 ACRES	LOT 87	7,200 SQ. FT.	0.1653 ACRES	LOT 162	2,998 SQ. FT.	0.0688 ACRES	LOT 237	3,508 SQ. FT.	0.0805 ACRES
LOT 13	3,183 SQ. FT.	0.0728 ACRES	LOT 88	7,991 SQ. FT.	0.1834 ACRES	LOT 163	2,250 SQ. FT.	0.0517 ACRES	LOT 238	2,275 SQ. FT.	0.0522 ACRES
LOT 14	3,100 SQ. FT.	0.0712 ACRES	LOT 89	7,975 SQ. FT.	0.1831 ACRES	LOT 164	2,250 SQ. FT.	0.0517 ACRES	LOT 239	2,250 SQ. FT.	0.0517 ACRES
LOT 15	2,560 SQ. FT.	0.0588 ACRES	LOT 90	7,975 SQ. FT.	0.1831 ACRES	LOT 165	2,250 SQ. FT.	0.0517 ACRES	LOT 240	2,250 SQ. FT.	0.0517 ACRES
LOT 16	2,560 SQ. FT.	0.0588 ACRES	LOT 91	7,975 SQ. FT.	0.1831 ACRES	LOT 166	2,625 SQ. FT.	0.0603 ACRES	LOT 241	2,250 SQ. FT.	0.0517 ACRES
LOT 17	2,560 SQ. FT.	0.0588 ACRES	LOT 92	7,975 SQ. FT.	0.1831 ACRES	LOT 167	2,625 SQ. FT.	0.0603 ACRES	LOT 242	2,250 SQ. FT.	0.0517 ACRES
LOT 18	2,560 SQ. FT.	0.0588 ACRES	LOT 93	8,513 SQ. FT.	0.1954 ACRES	LOT 168	2,250 SQ. FT.	0.0517 ACRES	LOT 243	2,250 SQ. FT.	0.0517 ACRES
LOT 19	2,560 SQ. FT.	0.0588 ACRES	LOT 94	12,094 SQ. FT.	0.2778 ACRES	LOT 169	2,250 SQ. FT.	0.0517 ACRES	LOT 244	2,250 SQ. FT.	0.0517 ACRES
LOT 20	3,019 SQ. FT.	0.0693 ACRES	LOT 95	8,116 SQ. FT.	0.1863 ACRES	LOT 170	2,250 SQ. FT.	0.0517 ACRES	LOT 245	2,250 SQ. FT.	0.0517 ACRES
LOT 21	2,880 SQ. FT.	0.0661 ACRES	LOT 96	8,116 SQ. FT.	0.1863 ACRES	LOT 171	2,250 SQ. FT.	0.0517 ACRES	LOT 246	2,250 SQ. FT.	0.0517 ACRES
LOT 22	2,560 SQ. FT.	0.0588 ACRES	LOT 97	8,116 SQ. FT.	0.1863 ACRES	LOT 172	2,250 SQ. FT.	0.0517 ACRES	LOT 247	2,625 SQ. FT.	0.0603 ACRES
LOT 23	2,560 SQ. FT.	0.0588 ACRES	LOT 98	8,116 SQ. FT.	0.1863 ACRES	LOT 173	2,250 SQ. FT.	0.0517 ACRES	LOT 248	2,618 SQ. FT.	0.0601 ACRES
LOT 24	2,560 SQ. FT.	0.0588 ACRES	LOT 99	8,116 SQ. FT.	0.1863 ACRES	LOT 174	2,250 SQ. FT.	0.0517 ACRES	LOT 249	2,250 SQ. FT.	0.0517 ACRES
LOT 25	2,880 SQ. FT.	0.0661 ACRES	LOT 100	6,636 SQ. FT.	0.1983 ACRES	LOT 175	2,998 SQ. FT.	0.0688 ACRES	LOT 250	2,250 SQ. FT.	0.0517 ACRES
LOT 26	2,880 SQ. FT.	0.0661 ACRES	LOT 101	7,200 SQ. FT.	0.1653 ACRES	LOT 176	2,998 SQ. FT.	0.0688 ACRES	LOT 251	2,250 SQ. FT.	0.0517 ACRES
LOT 27	2,560 SQ. FT.	0.0588 ACRES	LOT 102	7,200 SQ. FT.	0.1653 ACRES	LOT 177	2,250 SQ. FT.	0.0517 ACRES	LOT 252	2,250 SQ. FT.	0.0517 ACRES
LOT 28	2,560 SQ. FT.	0.0588 ACRES	LOT 103	7,635 SQ. FT.	0.1753 ACRES	LOT 178	2,250 SQ. FT.	0.0517 ACRES	LOT 253	2,250 SQ. FT.	0.0517 ACRES
LOT 29	2,560 SQ. FT.	0.0588 ACRES	LOT 104	7,635 SQ. FT.	0.1753 ACRES	LOT 179	2,250 SQ. FT.	0.0517 ACRES	LOT 254	2,250 SQ. FT.	0.0517 ACRES
LOT 30	2,880 SQ. FT.	0.0661 ACRES	LOT 105	7,635 SQ. FT.	0.1753 ACRES	LOT 180	2,250 SQ. FT.	0.0517 ACRES	LOT 255	2,250 SQ. FT.	0.0517 ACRES
LOT 31	2,880 SQ. FT.	0.0661 ACRES	LOT 106	7,635 SQ. FT.	0.1753 ACRES	LOT 181	2,250 SQ. FT.	0.0517 ACRES	LOT 256	2,250 SQ. FT.	0.0517 ACRES
LOT 32	2,560 SQ. FT.	0.0588 ACRES	LOT 107	7,200 SQ. FT.	0.1653 ACRES	LOT 182	2,250 SQ. FT.	0.0517 ACRES	LOT 257	2,275 SQ. FT.	0.0522 ACRES
LOT 33	2,560 SQ. FT.	0.0588 ACRES	LOT 108	7,357 SQ. FT.	0.1689 ACRES	LOT 183	2,250 SQ. FT.	0.0517 ACRES	LOT 258	3,494 SQ. FT.	0.0802 ACRES
LOT 34	2,560 SQ. FT.	0.0588 ACRES	LOT 109	7,200 SQ. FT.	0.1653 ACRES	LOT 184	2,625 SQ. FT.	0.0603 ACRES	LOT 259	2,998 SQ. FT.	0.0688 ACRES
LOT 35	2,880 SQ. FT.	0.0661 ACRES	LOT 110	7,200 SQ. FT.	0.1653 ACRES	LOT 185	2,625 SQ. FT.	0.0603 ACRES	LOT 260	2,250 SQ. FT.	0.0517 ACRES
LOT 36	2,880 SQ. FT.	0.0661 ACRES	LOT 111	7,200 SQ. FT.	0.1653 ACRES	LOT 186	2,250 SQ. FT.	0.0517 ACRES	LOT 261	2,250 SQ. FT.	0.0517 ACRES
LOT 37	2,560 SQ. FT.	0.0588 ACRES	LOT 112	7,200 SQ. FT.	0.1653 ACRES	LOT 187	2,250 SQ. FT.	0.0517 ACRES	LOT 262	2,250 SQ. FT.	0.0517 ACRES
LOT 38	2,560 SQ. FT.	0.0588 ACRES	LOT 113	7,200 SQ. FT.	0.1653 ACRES	LOT 188	2,250 SQ. FT.	0.0517 ACRES	LOT 263	2,250 SQ. FT.	0.0517 ACRES
LOT 39	2,560 SQ. FT.	0.0588 ACRES	LOT 114	7,200 SQ. FT.	0.1653 ACRES	LOT 189	2,998 SQ. FT.	0.0688 ACRES	LOT 264	2,250 SQ. FT.	0.0517 ACRES
LOT 40	2,560 SQ. FT.	0.0588 ACRES	LOT 115	2,625 SQ. FT.	0.0603 ACRES	LOT 190	2,825 SQ. FT.	0.0603 ACRES	LOT 265	2,250 SQ. FT.	0.0517 ACRES
LOT 41	2,560 SQ. FT.	0.0588 ACRES	LOT 116	2,250 SQ. FT.	0.0517 ACRES	LOT 191	2,250 SQ. FT.	0.0517 ACRES	LOT 266	2,250 SQ. FT.	0.0517 ACRES
LOT 42	2,880 SQ. FT.	0.0661 ACRES	LOT 117	2,250 SQ. FT.	0.0517 ACRES	LOT 192	2,250 SQ. FT.	0.0517 ACRES	LOT 267	2,250 SQ. FT.	0.0517 ACRES
LOT 43	2,883 SQ. FT.	0.0662 ACRES	LOT 118	2,250 SQ. FT.	0.0517 ACRES	LOT 193	2,250 SQ. FT.	0.0517 ACRES	LOT 268	2,325 SQ. FT.	0.0534 ACRES
LOT 44	2,572 SQ. FT.	0.0590 ACRES	LOT 119	2,250 SQ. FT.	0.0517 ACRES	LOT 194	2,250 SQ. FT.	0.0517 ACRES	LOT 269	2,998 SQ. FT.	0.0688 ACRES
LOT 45	2,560 SQ. FT.	0.0588 ACRES	LOT 120	2,250 SQ. FT.	0.0517 ACRES	LOT 195	2,250 SQ. FT.	0.0517 ACRES	LOT 270	2,250 SQ. FT.	0.0517 ACRES
LOT 46	2,560 SQ. FT.	0.0588 ACRES	LOT 121	2,250 SQ. FT.	0.0517 ACRES	LOT 196	2,250 SQ. FT.	0.0517 ACRES	LOT 271	2,250 SQ. FT.	0.0517 ACRES
LOT 47	2,880 SQ. FT.	0.0661 ACRES	LOT 122	2,250 SQ. FT.	0.0517 ACRES	LOT 197	2,625 SQ. FT.	0.0603 ACRES	LOT 272	2,250 SQ. FT.	0.0517 ACRES
LOT 48	2,880 SQ. FT.	0.0661 ACRES	LOT 123	2,625 SQ. FT.	0.0603 ACRES	LOT 198	2,250 SQ. FT.	0.0517 ACRES	LOT 273	2,250 SQ. FT.	0.0517 ACRES
LOT 49	2,560 SQ. FT.	0.0588 ACRES	LOT 124	3,168 SQ. FT.	0.0727 ACRES	LOT 199	2,250 SQ. FT.	0.0517 ACRES	LOT 274	2,250 SQ. FT.	0.0517 ACRES
LOT 50	2,560 SQ. FT.	0.0588 ACRES	LOT 125	2,250 SQ. FT.	0.0517 ACRES	LOT 200	2,250 SQ. FT.	0.0517 ACRES	LOT 275	2,250 SQ. FT.	0.0517 ACRES
LOT 51	2,560 SQ. FT.	0.0588 ACRES	LOT 126	2,250 SQ. FT.	0.0517 ACRES	LOT 201	2,250 SQ. FT.	0.0517 ACRES	LOT 276	2,250 SQ. FT.	0.0517 ACRES
LOT 52	2,560 SQ. FT.	0.0588 ACRES	LOT 127	2,250 SQ. FT.	0.0517 ACRES	LOT 202	2,250 SQ. FT.	0.0517 ACRES	LOT 277	2,250 SQ. FT.	0.0517 ACRES
LOT 53	2,560 SQ. FT.	0.0588 ACRES	LOT 128	2,250 SQ. FT.	0.0517 ACRES	LOT 203	2,625 SQ. FT.	0.0603 ACRES	LOT 278	2,250 SQ. FT.	0.0517 ACRES
LOT 54	3,224 SQ. FT.	0.0740 ACRES	LOT 129	2,625 SQ. FT.	0.0603 ACRES	LOT 204	2,250 SQ. FT.	0.0517 ACRES	LOT 279	2,250 SQ. FT.	0.0517 ACRES
LOT 55	2,993 SQ. FT.	0.0695 ACRES	LOT 130	2,998 SQ. FT.	0.0688 ACRES	LOT 205	2,250 SQ. FT.	0.0517 ACRES	LOT 280	2,998 SQ. FT.	0.0688 ACRES
LOT 56	2,560 SQ. FT.	0.0588 ACRES	LOT 131	2,250 SQ. FT.	0.0517 ACRES	LOT 206	2,250 SQ. FT.	0.0517 ACRES	LOT 281	14,877 SQ. FT.	0.3415 ACRES
LOT 57	2,560 SQ. FT.	0.0588 ACRES	LOT 132	2,250 SQ. FT.	0.0517 ACRES	LOT 207	2,250 SQ. FT.	0.0517 ACRES	LOT 282	20,908 SQ. FT.	0.4799 ACRES
LOT 58	2,560 SQ. FT.	0.0588 ACRES	LOT 133	2,250 SQ. FT.	0.0517 ACRES	LOT 208	2,625 SQ. FT.	0.0603 ACRES	LOT 283	18,983 SQ. FT.	0.4360 ACRES
LOT 59	2,560 SQ. FT.	0.0588 ACRES	LOT 134	2,250 SQ. FT.	0.0517 ACRES	LOT 209	2,560 SQ. FT.	0.0588 ACRES	LOT 284	15,846 SQ. FT.	0.3638 ACRES
LOT 60	2,560 SQ. FT.	0.0588 ACRES	LOT 135	2,250 SQ. FT.	0.0517 ACRES	LOT 210	2,560 SQ. FT.	0.0588 ACRES	LOT 285	31,208 SQ. FT.	0.7164 ACRES
LOT 61	2,560 SQ. FT.	0.0588 ACRES	LOT 136	2,250 SQ. FT.	0.0517 ACRES	LOT 211	2,560 SQ. FT.	0.0588 ACRES	LOT 286	25,041 SQ. FT.	0.5749 ACRES
LOT 62	2,560 SQ. FT.	0.0588 ACRES	LOT 137	2,250 SQ. FT.	0.0517 ACRES	LOT 212	2,560 SQ. FT.	0.0588 ACRES	LOT 287	31,208 SQ. FT.	0.7164 ACRES
LOT 63	2,560 SQ. FT.	0.0588 ACRES	LOT 138	2,625 SQ. FT.	0.0603 ACRES	LOT 213	2,250 SQ. FT.	0.0517 ACRES	LOT 288	39,385 SQ. FT.	0.9041 ACRES
LOT 64	2,560 SQ. FT.	0.0588 ACRES	LOT 139	2,998 SQ. FT.	0.0688 ACRES	LOT 214	2,250 SQ. FT.	0.0517 ACRES	LOT 289	31,208 SQ. FT.	0.7164 ACRES
LOT 65	2,676 SQ. FT.	0.0614 ACRES	LOT 140	2,250 SQ. FT.	0.0517 ACRES	LOT 215	2,250 SQ. FT.	0.0517 ACRES	LOT 290	25,041 SQ. FT.	0.5749 ACRES
LOT 66	3,346 SQ. FT.	0.0768 ACRES	LOT 141	2,250 SQ. FT.	0.0517 ACRES	LOT 216	2,250 SQ. FT.	0.0517 ACRES	LOT 291	16,218 SQ. FT.	0.3723 ACRES
LOT 67	8,037 SQ. FT.	0.1845 ACRES	LOT 142	2,250 SQ. FT.	0.0517 ACRES	LOT 217	2,299 SQ. FT.	0.0528 ACRES	LOT 292	18,474 SQ. FT.	0.4241 ACRES
LOT 68	10,504 SQ. FT.	0.2411 ACRES	LOT 143	2,625 SQ. FT.	0.0603 ACRES	LOT 218	3,386 SQ. FT.	0.0777 ACRES			
LOT 69	10,388 SQ. FT.	0.2378 ACRES	LOT 144	2,625 SQ. FT.	0.0603 ACRES	LOT 219	3,000 SQ. FT.	0.0689 ACRES			
LOT 70	7,200 SQ. FT.	0.1653 ACRES	LOT 145	2,250 SQ. FT.	0.0517 ACRES	LOT 220	2,250 SQ. FT.	0.0517 ACRES			
LOT 71	7,200 SQ. FT.	0.1653 ACRES	LOT 146	2,250 SQ. FT.	0.0517 ACRES	LOT 221	2,250 SQ. FT.	0.0517 ACRES			
LOT 72	7,200 SQ. FT.	0.1653 ACRES	LOT 147	2,250 SQ. FT.	0.0517 ACRES	LOT 222	2,250 SQ. FT.	0.0517 ACRES			
LOT 73	7,200 SQ. FT.	0.1653 ACRES	LOT 148	2,250 SQ. FT.	0.0517 ACRES	LOT 223	2,250 SQ. FT.	0.0517 ACRES			
LOT 74	10,358 SQ. FT.	0.2378 ACRES	LOT 149	2,250 SQ. FT.	0.0517 ACRES	LOT 224	2,250 SQ. FT.	0.0517 ACRES			
LOT 75	10,504 SQ. FT.	0.2411 ACRES	LOT 150	2,250 SQ. FT.	0.0517 ACRES	LOT 225	2,250 SQ. FT.	0.0517 ACRES			

TOTAL AREA 1,251,968 SQ. FT. OR 28.7412 ACRES MORE OR LESS

TRACT TABLE		
TRACT	AREA (acres)	DESCRIPTION OF USE
M1	3.43	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
M2	2.43	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
M3	2.68	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
M4	1.16	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
M5	0.08	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M6	0.08	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M7	0.08	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M8	0.35	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M9	0.08	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M10	0.08	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/OPEN SPACE
M11	0.03	LANDSCAPE
M12	0.09	LANDSCAPE
M13	0.09	LANDSCAPE
M14	0.92	LANDSCAPE/OPEN SPACE/RETENTION/DRAINAGE/PAE/PUE
M15	0.08	LANDSCAPE/ WELL SITE
S1	0.52	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S2	1.12	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S3	1.05	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S4	1.04	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S5	0.35	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S6	0.35	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S7	1.11	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S8	0.35	DRAINAGE/INGRESS & EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S9	1.03	

LINE	LENGTH	BEARING
L1	18.00	S02°46'37"E
L2	18.00	N89°14'23"E
L3	18.14	S52°00'23"E
L4	41.80	S2°05'43"E
L5	20.84	S4°54'30"W
L6	13.50	S33°00'00"W
L7	18.83	N00°55'32"W
L8	18.00	N89°14'23"E
L9	1.36	N89°30'27"E
L10	7.02	N89°14'23"E
L11	12.21	N62°08'41"W
L12	25.00	N89°14'23"E
L13	3.48	S00°45'37"E
L14	15.03	N88°28'50"E
L15	28.75	N00°00'00"E
L16	15.84	N00°00'00"W
L17	24.31	N00°45'33"W
L18	6.84	N09°20'40"W
L19	20.14	N00°40'31"W
L20	7.36	S88°27'44"E
L21	8.21	S00°45'37"E
L22	7.42	S00°00'00"E

CURVE	LENGTH	RADIUS	DELTA
C1	86.30	55.00	90°00'00"
C2	28.83	30.00	91°4'48"
C3	36.60	81.00	90°00'00"
C4	51.33	36.50	90°00'00"
C5	23.56	15.00	80°00'00"
C6	40.12	30.00	78°26'00"
C7	23.56	36.50	78°26'00"
C8	47.12	30.00	90°00'00"
C9	34.93	28.50	72°30'00"
C10	28.57	261.50	4°29'32"
C11	21.80	15.00	87°44'03"
C12	41.58	175.00	12°28'48"
C13	53.46	225.00	12°28'48"
C14	57.54	200.00	12°28'48"
C15	54.80	218.00	11°20'43"
C16	58.84	300.00	11°20'43"
C17	84.82	325.00	11°20'43"
C18	48.18	25.00	91°4'48"
C19	28.27	8.00	180°00'00"
C20	18.50	5.75	180°17'30"
C21	25.54	39.50	14°42'30"
C22	26.75	42.50	90°00'00"
C23	26.84	42.50	78°26'00"
C24	30.01	42.50	50°14'58"
C25	6.29	4.00	90°00'00"
C26	49.14	113.50	24°32'56"
C27	53.47	83.17	42°45'33"
C28	24.80	18.47	77°06'41"
C29	11.82	10.24	82°30'28"
C30	3.14	2.00	90°00'00"
C31	3.14	2.00	90°00'00"
C32	3.14	2.00	88°48'48"
C33	33.99	21.00	90°00'00"
C34	1.87	1.00	90°00'00"
C35	4.32	2.75	90°00'00"



COUNTY RECORDER
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1638431
11.02.06

REPLAT
POWER RANCH NBRHD 9, PARCEL 1, AMENDED
SUBJECT: ARIZONA

m2 group

M2 Group, Inc.
3000 N. Central Ex.
Suite 100
Phoenix, Arizona 85008
Tel: (602) 555-1000
Fax: (602) 555-0000

JOB NO.
030777H
3077P03.DWG
SHEET NO.
3
3 OF 17

ENC - 2006-01274

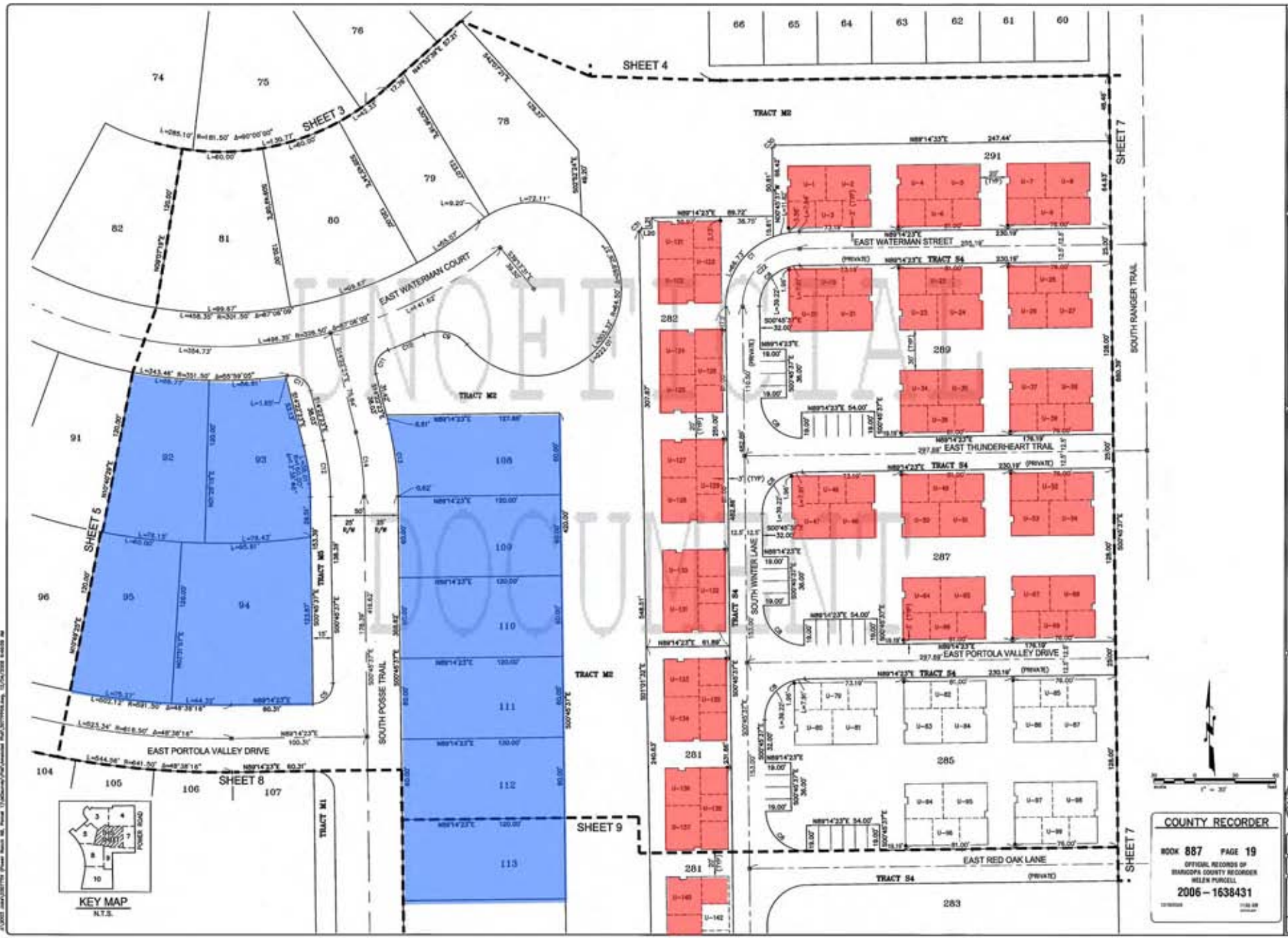
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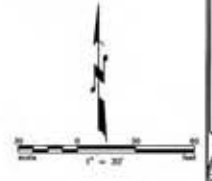
COUNTY RECORDER
BOOK 887 PAGE 19
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006 - 1638431

REPLAT
PROJECT: POWER RANCH NBRHD 9, PARCEL 1, AMENDED
COUNTY RECORDER
JOB NO. 030773H
307773A.DWG
SHEET NO. 4
4 OF 17

MZ Group, Inc.
1000 N. 10th Street, Suite 100
Phoenix, Arizona 85006
Tel: 480.533.1487
Fax: 480.533.1493



66	65	64	63	62	61	60
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COUNTY RECORDER

BOOK 887 PAGE 19

OFFICIAL RECORDS OF
SARASOTA COUNTY RECORDER
WELSH PURCELL

2006-1638431

REPLAT

POWER RANCH NERHD 9, PARCEL 1, AMENDED

VALLEY, FLORIDA

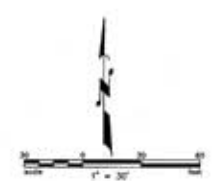
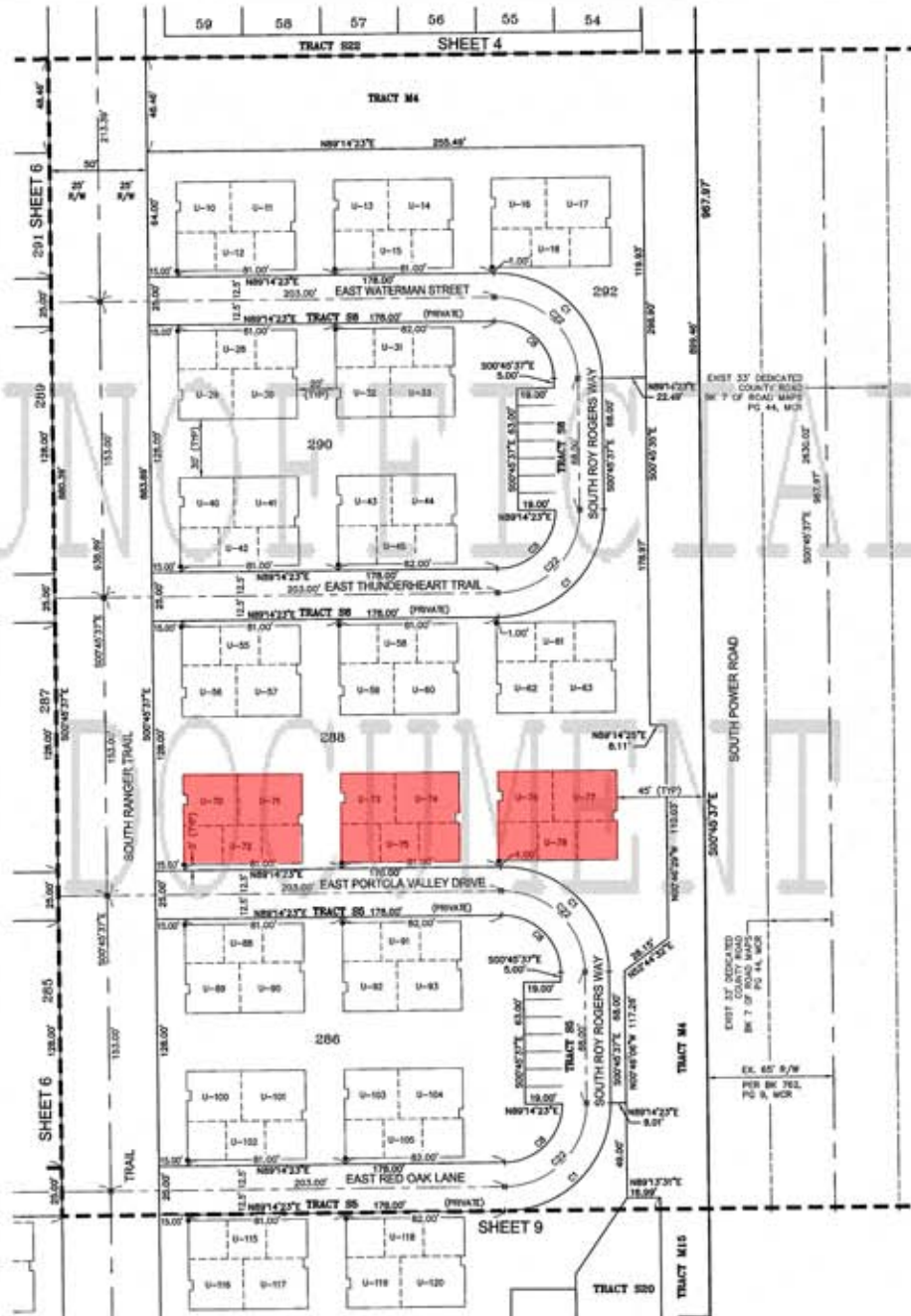
JOB NO. C30771H
 3077P06.DWG
 SHEET NO. 6
 8 OF 17

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3/1/2006 10:07:07 AM Power Ranch 99, Road 1743400000/Pwr/Ranch99/Plat/2006-1638431.dwg, 12/24/2005 14:13:38



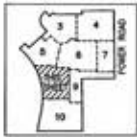
KEY MAP
N.T.S.



COUNTY RECORDER
 BOOK 887 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDS
 HELEN PURCELL
 2006-1638431
 11/2/2006 11:02:00

REPLAT
 PROJECT: POWER RANCH NBRHD 9, PARCEL 1, AMENDED
 COUNTY: MARICOPA, ARIZONA
 JOB NO. 030771H
 3/17/2007.DWG
 SHEET NO. 7
 7 OF 17
 M2 Group, Inc.
 4040 E. Baseline Rd.
 Mesa, Arizona 85205
 Tel: (480) 255-4207
 Fax: (480) 255-2170

1/1/2008 10:41:23 AM Power Ranch 9B Parcel 1 (1/1/2008) (PDF) (Amended) map\20070808_9B_12761208_847338.dwg



KEY MAP
N.T.S.

SHEET 5

SHEET 6

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SHEET 9

TRACT M

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TRACT 9B

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TRACT 9A

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TRACT 9C

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COUNTY RECORDER
BOOK 887 PAGE 19
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURNESS
2006-1638431
1100 AM
2006

M2 Group, Inc.
1000 N. 10th Street, Suite 100
Phoenix, Arizona 85006
Tel: (480) 330-0007
Fax: (480) 330-0070



REPLAT
POWER RANCH NBRHD 9, PARCEL 1, AMENDED
GLADYS, ARIZONA

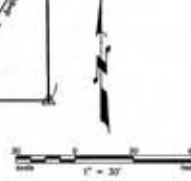


JOB NO.
03077718
30777POLDWG
SHEET NO.
8
8 OF 17

ENG-2006-01274



COUNTY RECORDER
 BOOK 887 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELPS PARCELL
 2006-1638431



REPLAT
 PROJECT: POWER RANCH NBRHD 9, PARCEL 1, AMENDED
 CLIENT: ANCOVA

m2 group

M2 Group, Inc.
 6000 E. Bellvue Pl.
 Mesa, Arizona 85209
 Tel: 480.530.7407
 Fax: 480.530.9100

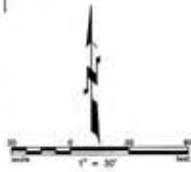
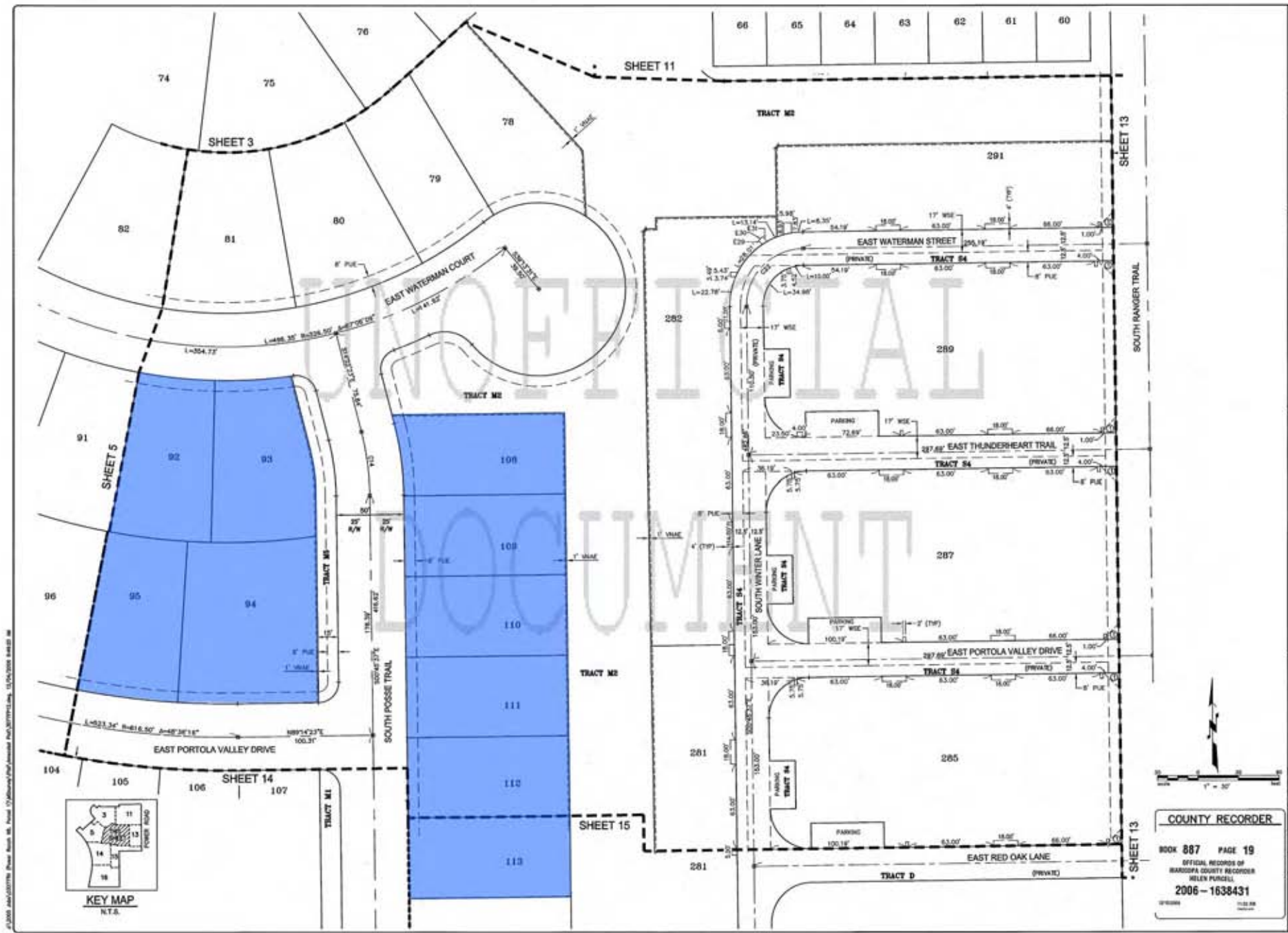
3008
 POWER
 RANCH
 REPLAT

JOB NO.
 030777H

30777P10.DWG

SHEET NO.
10

10 OF 17



COUNTY RECORDER

BOOK 887 PAGE 19
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PARCELL
2006-1638431

REPLAT TRIPLEX DETAILS

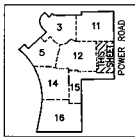
PROJECT: POWER RANCH NBRHD 9, PARCEL 1, AMENDED

SHEET NO.
12
12 OF 17

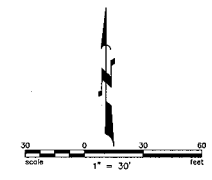
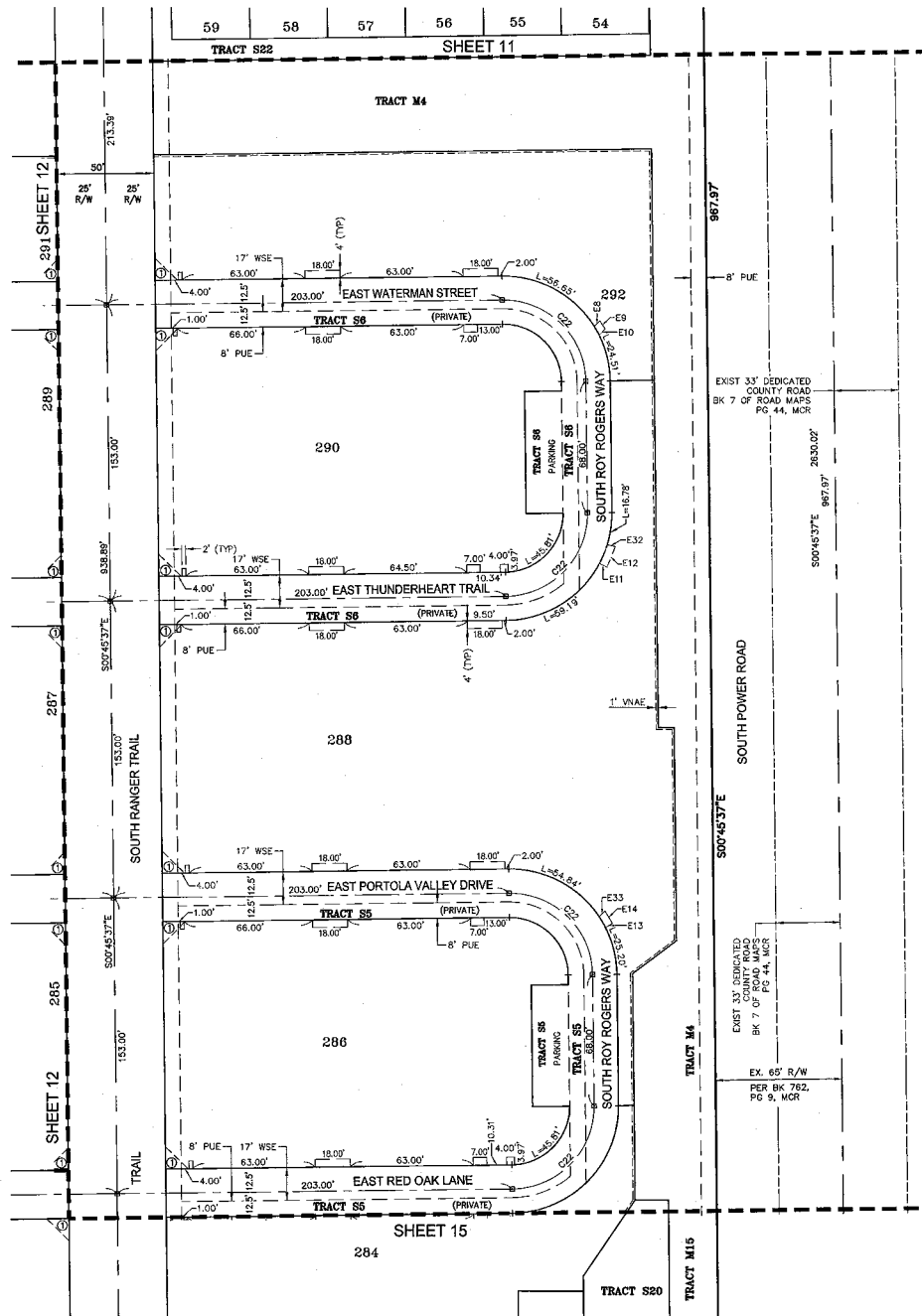
m2 group
M2 GROUP, INC.
1000 E. BROADWAY, SUITE 100
MESA, ARIZONA 85208
TEL: 480.338.7487
WWW.M2GROUP.COM

ENG - 2006-01274

A:\2005 jobs\307771 (Power Ranch 9).dwg [J:\Utility\Map\Vendor\PSA\307771.dwg, 12/04/2005 8:46:37 AM]



KEY MAP
N.T.S.



COUNTY RECORDER
 BOOK 887 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1638431
 12/15/06 11:02 AM

REPLAT TRIPLEX DETAILS
 PROJECT:
 POWER RANCH NBRHD 9, PARCEL 1, AMENDED
 GILBERT, ARIZONA



JOB NO.
030771H
 3077713.DWG
 SHEET NO.
13
 13 OF 17

M2 Group, Inc.
 4856 E Baseline Rd.
 Mesa, Arizona 85206
 Tel: (480) 839-7487
 Fax: (480) 339-2610



ENG-2006-01274

12/20/2006 10:00:00 AM Power Ranch 9B, Tract 17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000



KEY MAP
N.T.S.

SHEET 5

EAST PORTOLA VALLEY DRIVE
SHEET 12

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SHEET 15

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SHEET 15

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SHEET 15

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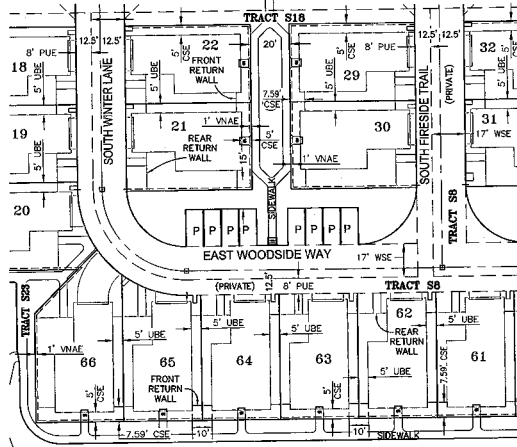
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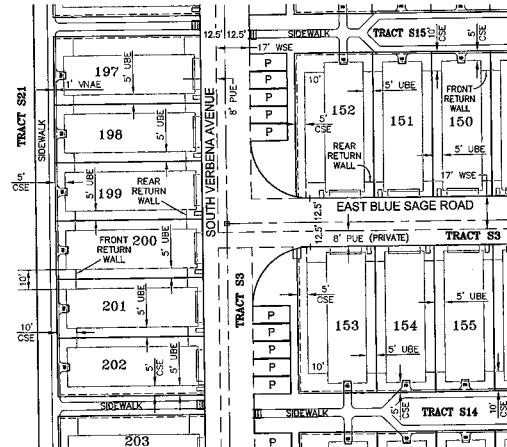
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TYPICAL
 * USE BENEFIT EASEMENT (UBE) DETAIL
 * COMMON OPEN SPACE EASEMENT (CSE) DETAIL



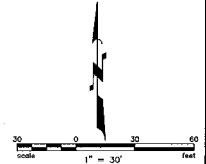
TYPICAL
 * USE BENEFIT EASEMENT (UBE) DETAIL
 * COMMON OPEN SPACE EASEMENT (CSE) DETAIL

COMMON OPEN SPACE EASEMENT

1. PEDESTRIAN INGRESS AND EGRESS FOR LOTS SHOWN ON SAID PLAT IS PROVIDED BY A COMMON OPEN SPACE EASEMENT (CSE), EXTENDING INTO THE FRONT OF EACH LOT, AS SHOWN ON THE TYPICAL COMMON OPEN SPACE EASEMENT DETAIL. THE CSE MAY BE USED FOR PEDESTRIAN INGRESS AND EGRESS, DRAINAGE CONVEYANCE, LANDSCAPE AND MAINTENANCE ACCESS.
2. PARKING IS PROHIBITED WITHIN THE CSE.
3. PUBLIC UTILITY EASEMENTS (PUE), MAY CROSS PORTIONS OF THE CSE, AS SHOWN ON THIS PLAT.
4. ADDITIONAL USES, TERMS, CONDITIONS AND RESTRICTIONS COVERING THE CSE ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.

USE AND BENEFIT EASEMENT

1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT RETURN WALL OF THE AFFECTED LOT TO THE REAR RETURN WALL OF THE AFFECTED LOT, ALL AS ILLUSTRATED ON THE TYPICAL USE BENEFIT EASEMENT DETAIL.
2. THE UBE MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND (2) BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALL AND THE EXTERIOR PORTION OF THE RESIDENCE AND RETURN.
3. PERMANENT HARDSCAPE STRUCTURES (SUCH AS POOLS, SPAS, FENCES, BARBEQUE STRUCTURES AND SIMILAR STRUCTURES EXCEPT SIDEYARD WALLS) AS DEFINED BY THE COVENANTS, CONDITIONS, RESTRICTIONS ARE PROHIBITED WITHIN THE UBE.
4. USES AND TERMS, CONDITIONS AND RESTRICTIONS COVERING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.
5. ALTHOUGH THE LENGTH OF THE UBE'S ARE SHOWN ON PAGES 11-16 OF THIS PLAT AS EXTENDING TO THE STREET, THE ACTUAL LENGTH SHALL BE DETERMINED BY THE LOCATION OF THE RETURN WALLS CONSTRUCTED ON THE LOTS AS THE LENGTH OF THE UBE SHALL EXTEND FROM THE OUTSIDE FACE OF THE FRONT RETURN WALL TO THE OUTSIDE FACE OF THE REAR RETURN WALL.
6. LOTS 1-5, 7-8, 11, 12, 15-18, 22-24, 27-29, 32-34, 37-41, 43-46, 49-53, 55-58, 115-122, 125-127, 140-151, 154-161, 163-174, 177-188, 191-196, 198-202, 204-217, 220-235, 238-257 AND 260-279 ARE BENEFITED BY UBE'S ON ADJACENT LOTS.
7. LOTS 2-6, 8-10, 12-15, 19-21, 24-27, 30, 31, 34-37, 40-42, 44-52, 54-58, 61-66, 115-122, 124-128, 130-137, 139-142, 145-160, 162-165, 168-183, 185-193, 197-201, 203-207, 210-223, 229-248, 249-269 AND 271-280 ARE BURNED BY UBE'S IN FAVOR OF ADJACENT LOTS.



COUNTY RECORDER
 BOOK 887 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1638431
 12/15/2006 11:02 AM

REPLAT
 PROJECT:
 POWER RANCH NBRHD 9, PARCEL 1, AMENDED
 CUMULATIVE, ARIZONA



JOB NO.
 03077TH
 3077P17.DWG
 SHEET NO.
 17
 17 OF 17

M2 Group, Inc.
 4884 E. Baseline Rd.
 Mesa, Arizona 85206
 Tel: (480) 530-7487
 Fax: (480) 530-2610



A:\2003 Job\03077TH [Power Ranch No. Parcel 1] Utility\Plat\Amended.mxd, 12/15/2006 8:51:29 AM

ENG - 2006-01274

DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA
 KNOW ALL MEN BY THESE PRESENTS, THAT TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND TREND HOMES, INC., AN ARIZONA CORPORATION, AS OFFICER, HAS SUBMITTED UNDER THE NAME OF "POWER RANCH NEIGHBORHOOD 9, PARCEL 2," A PORTION OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHED THIS PLAN AS AND FOR THE PLAT OF "POWER RANCH NEIGHBORHOOD 9, PARCEL 2," AND HEREBY DECLARED THAT SAID PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, TRACTS, LAYOUTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT. THE EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.
 THAT EAST CANYON DRIVE, EAST REMONION DRIVE, SOUTH VERDE AVENUE, SOUTH ROADBENDER DRIVE, EAST BONAHOA ROAD, EAST PORTOLA VALLEY DRIVE AND EAST WATERMAN STREET AS SHOWN HEREON ARE HEREBY DEDICATED BY TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND TREND HOMES, INC., AN ARIZONA CORPORATION, AS OFFICER TO THE TOWN OF GILBERT FOR PUBLIC USE. THE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON ARE HEREBY DEDICATED BY TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND TREND HOMES, INC., AN ARIZONA CORPORATION, AS OFFICER TO THE TOWN OF GILBERT FOR PUBLIC USE.

SAID PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND TREND HOMES, INC., AN ARIZONA CORPORATION AS OFFICER OF PARCELS COVERED BY SAID PROPERTIES ARIZONA L.L.C. WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE OWNER AND OFFICER OF THE PROPERTY COVERED HEREIN AND THAT EVERY LENDER, LASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANTS, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH SIMILAR WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND HIRSHLEGER CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER THEREUNTO, AUTHORIZED BY: *[Signature]*
 BY: *[Signature]*
 IN WITNESS WHEREOF, TREND HOMES, INC., AN ARIZONA CORPORATION, AS OFFICER HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER THEREUNTO, DULY AUTHORIZED BY: *[Signature]*
 BY: *[Signature]*
 V.P.

ACKNOWLEDGMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA
 BEFORE ME THIS 11th DAY OF November, 2005, *Lawrence S. Cox*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *Attending Member* OF TARO PROPERTIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE BEING DULY AUTHORIZED TO DO, EXECUTES THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY: *[Signature]*
 MY COMMISSION EXPIRES: August 22, 2007

ACKNOWLEDGMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA
 BEFORE ME THIS 11th DAY OF November, 2005, *Todd Wolsky*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *Visit Practitioner* OF TREND HOMES, INC., AN ARIZONA CORPORATION, THE OFFICER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE BEING DULY AUTHORIZED TO DO, EXECUTES THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY: *[Signature]*
 MY COMMISSION EXPIRES: October 31, 2008

APPROVALS

APPROVED BY THE COUNCIL OF THE TOWN OF GILBERT, ARIZONA ON THE 11th DAY OF November, 2005.
 BY: *[Signature]*
 BY: *[Signature]*
 BY: *[Signature]*

LEGEND

- MONUMENT LINE
- RIGHT-OF-WAY LINE
- - - SUBDIVISION BOUNDARY
- INTERIOR PROPERTY LINE
- CENTERLINE
- - - MATCH LINE
- PAE PEDESTRIAN ACCESS EASEMENT
- UNE USE AND BENEFIT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- VAE VEHICULAR NON-ACCESS EASEMENT
- WSE WATER & SEWER EASEMENT
- CSE COMMON OPEN SPACE EASEMENT
- SVT 20'x20' SIGHT VISIBILITY TRIANGLE
- WT WINDY TRACT
- ST SUB TRACT
- SVT 20'x20' SIGHT VISIBILITY TRIANGLE PER TOWN OF GILBERT STANDARD DETAIL NO. 83
- BCF BRASS CAP FLUSH
- CDM CONCRETE MONUMENT (BRASS CAP FLUSH)
- R/W RIGHT OF WAY
- M.C.R.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
- WCR MARICOPA COUNTY RECORDER
- SECTION QUARTER CORNER, AS NOTED
- CENTERLINE MONUMENT (BRASS CAP FLUSH, M.A.S. DET. 120, 119L, 82)
- CORNER OF SUBDIVISION
- SET 1/2" REBAR CAPPED
- "6x6 35x36" (UNLESS OTHERWISE NOTED)

PARKING DATA

LABEL	# OF UNITS	REQUIRED		TOTAL	PROVIDED		TOTAL
		GENERAL	VISITOR		CARSPACE	STREET	
LABEL 1200	256	412	21	433	472	87	509
SAVANNAH 800	116	232	12	244	232	45	217
REGENCY 28	28	56	—	56	—	—	56
TOTAL	399	700	33	733	704	142	846

PRODUCT DATA

TYPE OF BUILDING	NUMBER OF BUILDINGS/ UNITS	PERCENT OF TOTAL BUILDINGS/UNITS
SAVANNAH (1200 SERIES)	116	29%
REGENCY	28	7%
TOTAL	144	36%



CERTIFICATION
 I, ROBERT S. UNGER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWENTY-THREE (23) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2004, 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 RE-TRACED.
 ROBERT S. UNGER #20338

FINAL PLAT
 FOR

POWER RANCH NEIGHBORHOOD 9, PARCEL 2
 LOCATED IN THE PORTIONS OF THE EAST HALF AND NORTHWEST QUARTER OF SECTION 1, OF T2S, R6E, G&SRM, MARICOPA COUNTY, ARIZONA



DEVELOPER
 SIENA DEVELOPMENT, LLC
 890 W. ELLIOT ROAD
 SUITE 100
 GILBERT, AZ 85233
 PH: (480) 821-8500
 FAX: (480) 821-8500

APPLICANT/ENGINEER
 M2 GROUP, INC.
 4854 E. BASILINE RD.
 SUITE 100
 MESA, AZ 85206
 PH: (480) 538-7487
 FAX: (480) 538-2810
 CONTACT: MEL BOODY

OWNER
 TARO PROPERTIES ARIZONA L.L.C.
 8700 E. VISTA MONTE DRIVE
 SUITE 108
 SCOTTSDALE, AZ 85255
 PH: (480) 348-2444

PROJECT DATA
 TOTAL AREA = 52.85 ACRES
 TOTAL LOTS = 399

TREND HOMES, INC.
 890 W. ELLIOT ROAD
 SUITE 110
 GILBERT, AZ 85233
 PH: (480) 822-7278
 CONTACT: TODD WOLSKY

SHEET INDEX

SHEET	DESCRIPTION
1	COVER
2	LOT & TRACT TABLES, LEGAL
3-13	LOTS & TRACTS
14-22	PUE, WSE & USE DETAILS
23	CSE & USE DETAILS

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS ON LOTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVAL SECTION TYPE FENCING AND LANDSCAPING, UNLESS OTHERWISE APPROVED BY THE TOWN OF GILBERT.
- ALL UTILITIES, INCLUDING COMMUNICATION LINES AND STREET LIGHT AND ELECTRIC LINES UP TO AND INCLUDING 12.5 KV INSTALLED WITHIN THE DEVELOPMENT, SHALL BE PLACED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES, AND LANDSCAPED AREAS WITHIN THE PROJECT.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL LANDSCAPING WITHIN THE LOCAL COLLECTION AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE POWER RANCH COMMUNITY ASSOCIATION (THE "SUB-ASSOCIATION").
- ALL DRAINWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE MASTER ASSOCIATION AND ARE TO BE REPLACED BY THE MASTER ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRAINWELL SYSTEMS IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRAINWELL.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR 24 HOUR STORM WITHIN 36 HOURS. THE MASTER ASSOCIATION SHALL MAINTAIN ANY BASIN FAILED TO MEET THIS REQUIREMENT AND MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- AS MORE SPECIFICALLY SET FORTH IN NOTES 15-18 BELOW, UNLESS THE MASTER ASSOCIATION OF THE POWER RANCH NEIGHBORHOOD 9 ASSOCIATION (THE "SUB-ASSOCIATION") WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS, TRACTS, LANDSCAPING AND LIGHTING WITHIN THIS PROJECT.
- ALL BUILDING SETBACKS SHALL COMPLY WITH COUNTY ORDINANCE NO. 1194, AS AMENDED.
- THIS PROJECT, DUE TO ITS PROXIMITY TO WILLIAMS GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS.
- THIS IS TO CERTIFY THAT THE AREA PLATTED HEREIN IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE TOWN OF GILBERT WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 40-319.
- THE AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED AS DOCUMENT NUMBER 05-1012618 WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2 MILES OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THE CONSTRUCTION, ALTERATION, MOVING, AND SUBSTANTIAL REPAIR OF ANY BUILDING OR STRUCTURE IN THE NEW PROJECT SHALL ACHIEVE AN EXTERIOR TO INTERIOR NOISE LEVEL REDUCTION (DNR) OF 20 DECBELS (DNR) OR AN EXTERIOR TO EXTERIOR NOISE THAT RESULTS IN INTERIOR NOISE LEVELS OF 45 DBA OR LESS FROM EXTERIOR NOISE SOURCES UNLESS A DIFFERENT STANDARD IS APPROVED BY TOWN SURVEY/COUNCIL. THE DEVELOPER SHALL SUBMIT A SIGNED AND SCALED LETTER FROM A REGISTERED ARCHITECT OR ENGINEER CERTIFYING THAT CONSTRUCTION MATERIALS, METHODS AND DESIGN EMPLOYED ACHIEVE THE REQUIRED NOISE REDUCTION. A COPY OF THE CERTIFICATION SHALL BE SUBMITTED WITH THE APPLICATION FOR A BUILDING PERMIT.
- POINTS AND LIMITATIONS ON USE OF PARKING SPACES ARE TO BE SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT WHICH SHALL SUPPLEMENT THE MASTER ECF'S FOR POWER RANCH.
- TRACTS 51 THROUGH 57, 522 AND 523 ARE PRIVATE STREETS TO BE MAINTAINED BY THE SUB-ASSOCIATION.
- TRACTS 58 THROUGH 521 AND 524 THROUGH 531 WILL BE MAINTAINED BY THE SUB-ASSOCIATION.
- TRACTS 51 THROUGH 58 WILL BE MAINTAINED BY THE MASTER ASSOCIATION.
- ALL TRACTS DESIGNATED WITH THE LETTER "M" FOLLOWED BY A NUMBER DESIGNATE TRACTS TO BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION. TRACTS DESIGNATED WITH LETTER "S" FOLLOWED BY A NUMBER DESIGNATE TRACTS TO BE OWNED AND MAINTAINED BY THE SUB-ASSOCIATION.

COUNTY RECORDER

BOOK 795 PAGE 50
 OFFICIAL RECORD OF MARICOPA COUNTY RECORDER
 2005-1016925
 SHEET NO. 1

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS NORTH 00 DEGREES 45 MINUTES 37 SECONDS WEST ACCORDING TO THE MAP OF DESIGNATION FOR POWER ROAD, RECORDED IN BOOK 684, PAGE 47, W&A.

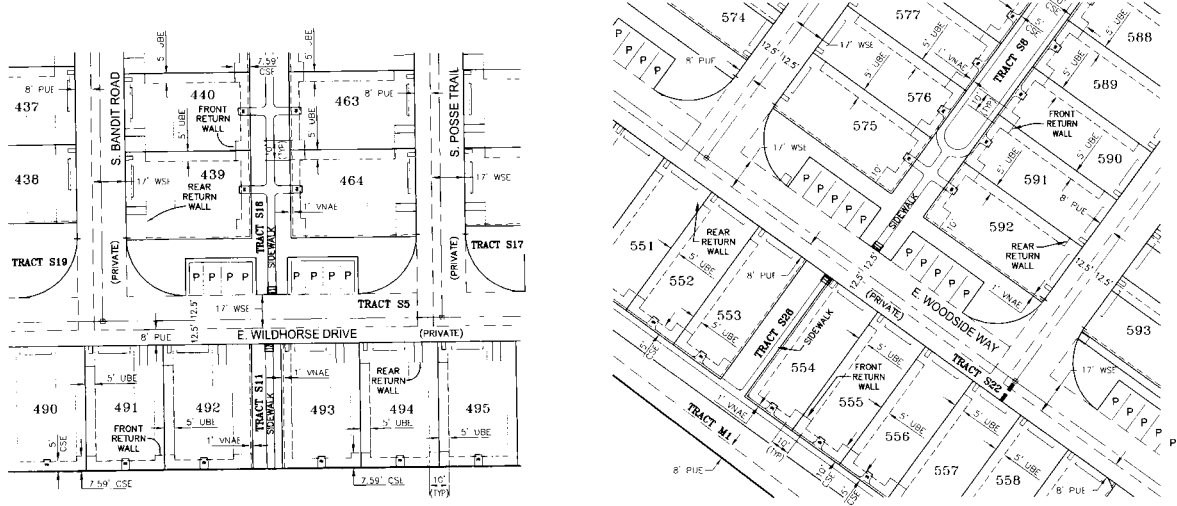


FINAL PLAT
 POWER RANCH NEIGHBORHOOD 9, PARCEL 2
 JOB NO. 030787H
 3018PPT.DWG
 SHEET NO. 1
 ENG - 2004-01768
 1 OF 23

TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION OF USE
M1	2.02	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
M2	0.27	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
M3	0.72	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
M4	1.18	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
M5	1.42	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
M6	0.88	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
M7	2.37	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
M8	0.08	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
M9	0.12	LANDSCAPE/MEDIAN
S1	1.07	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S2	0.45	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S3	0.45	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S4	0.46	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S5	0.86	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S6	0.48	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S7	0.43	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S8	0.31	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S9	0.15	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S10	0.02	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S11	0.02	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S12	0.07	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S13	0.21	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
S14	0.25	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S15	0.25	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S16	0.25	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S17	0.23	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S18	0.23	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S19	0.20	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S20	0.37	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S21	0.32	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S22	1.00	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S23	0.69	PRIVATE DRIVE/DRAINAGE/INGRESS AND EGRESS/EMERGENCY/COLLECTION/PUE/WSE/PARKING
S24	1.77	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE
S25	0.50	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
S26	0.22	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
S27	0.05	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
S28	0.36	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE
S29	1.37	LANDSCAPE/RETENTION/DRAINAGE/OPEN SPACE/PAE/PUE/AMENITIES
S30	0.42	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
S31	0.22	LANDSCAPE/DRAINAGE/PAE/PUE/OPEN SPACE/COLLECTION
TOTAL	22.74	

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



TYPICAL * USE BENEFIT EASEMENT (UBE) DETAIL * COMMON OPEN SPACE EASEMENT (CSE) DETAIL

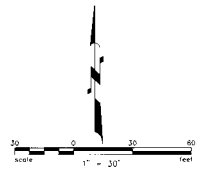
TYPICAL * USE BENEFIT EASEMENT (UBE) DETAIL * COMMON OPEN SPACE EASEMENT (CSE) DETAIL

COMMON OPEN SPACE EASEMENT

1. PEDESTRIAN INGRESS AND EGRESS FOR LOTS SHOWN ON SAID PLAT IS PROVIDED BY A COMMON OPEN SPACE EASEMENT (CSE), EXTENDING INTO THE FRONT OF EACH LOT, AS SHOWN ON THE TYPICAL COMMON OPEN SPACE EASEMENT DETAIL.
2. THE CSE MAY BE USED FOR PEDESTRIAN INGRESS AND EGRESS, DRAINAGE CONVEYANCE, LANDSCAPE AND MAINTENANCE ACCESS.
3. PARKING IS PROHIBITED WITHIN THE CSE.
4. PUBLIC UTILITY EASEMENTS (PUE), MAY CROSS PORTIONS OF THE CSE, AS SHOWN ON THIS PLAT.
5. ADDITIONAL USES, TERMS, CONDITIONS AND RESTRICTIONS GOVERNING THE CSE ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.

USE AND BENEFIT EASEMENT

1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING SIDE WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT RETURN WALL OF THE AFFECTED LOT TO THE REAR RETURN WALL OF THE AFFECTED LOT, ALL AS ILLUSTRATED ON THE TYPICAL USE BENEFIT EASEMENT DETAIL.
2. THE UBE MAY BE USED (1) BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND (2) BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALL AND THE EXTERIOR PORTION OF THE RESIDENCE AND RETURN.
3. PERMANENT HARDSCAPE STRUCTURES (EXCEPT SIDEYARD WALLS) AS DEFINED BY THE COVENANTS, CONDITIONS, RESTRICTIONS ARE PROHIBITED WITHIN THE UBE.
4. USES AND TERMS, CONDITIONS AND RESTRICTIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.
5. ALTHOUGH THE LENGTH OF THE UBE'S ARE SHOWN ON PAGES 11-16 OF THIS PLAT AS EXTENDING TO THE STREET, THE ACTUAL LENGTH SHALL BE DETERMINED BY THE LOCATION OF THE RETURN WALLS CONSTRUCTED ON THE LOTS AS THE LENGTH OF THE UBE SHALL EXTEND FROM THE OUTSIDE FACE OF THE FRONT RETURN WALL TO THE OUTSIDE FACE OF THE REAR RETURN WALL.
6. LOTS 294-300, 302-304, 306, 308-311, 314-315, 317-325, 328-332, 340-349, 352-361, 364-373, 376-385, 389-399, 402-412, 415-422, 428-437, 440-450, 453-463, 466-475, 478-487, 489-491, 493-495, 497, 500-510, 512-525, 528-530, 533-536, 538-542, 544-552, 554-558, 560-564, 566-673, 576-591, 594-608 AND 611-614 ARE BENEFITED BY UBE'S ON ADJACENT LOTS.
7. LOTS 293-296, 299-301, 303-305, 307, 309-314, 316-319, 322-331, 334-347, 349-356, 359-367, 370-375, 382-392, 395-406, 409-419, 422-431, 434-443, 446-457, 460-465, 472-481, 484-488, 490-492, 494-496, 498-509, 511-518, 521-530, 532-535, 537-541, 543-547, 550-553, 555-559, 561-565, 567-582, 585-601 AND 604-613 ARE BURDENED BY UBE'S IN FAVOR OF ADJACENT LOTS.



COUNTY RECORDER

BOOK 795 PAGE 50

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

2005-1816925

12/08/2005 08:28 AM

group inc.
Civil Engineering

FINAL PLAT

PROJECT: POWER RANCH NEIGHBORHOOD 9, PARCEL 2

JOB NO. 03078TH

3078FP23 DWG

SHEET NO. 23

23 OF 23

ENG - 2004-01768

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