

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

LGI HOMES-GLENNWILDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS RE-SUBDIVIDED UNDER THE NAME OF "LOTS 32 AND 33, ELM TREE AT GLENNWILDE - PARCEL 15", LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOT, TRACTS AND STREETS SHALL BE KNOWN BY THE LETTER OR NAME GIVEN EACH RESPECTIVELY.

LGI HOMES-GLENNWILDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. LGI HOMES-GLENNWILDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHOEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

TRACT D15, IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE GLENNWILDE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF CONVENANTS, CONDITIONS, AND RESTRICTIONS.

IN WITNESS WHEREOF:

LGI HOMES-GLENNWILDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS ___ DAY OF _____, ____.

OWNER: LGI HOMES-GLENNWILDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA) COUNTY OF _____) S.S.

ON THIS ___ DAY OF _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF LGI HOMES-GLENNWILDE, LLC, AND BEING DULY AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____ MY COMMISSION EXPIRES: _____

APPROVALS

THIS PLAT HAS BEEN REVIEWED AS TO FORM BY:

ZONING ADMINISTRATOR _____ DATE _____ CITY OF MARICOPA, ARIZONA

CITY ENGINEER _____ DATE _____ CITY OF MARICOPA, ARIZONA

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-806.01, THIS ___ DAY OF _____, APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THE PLAT INTO THE CITY MAINTENANCE SYSTEM.

CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

A RE-PLAT for LOTS 32 AND 33 ELM TREE AT GLENNWILDE PARCEL 15

CABINET E, SLIDE 193, PCR SITUATED IN A PORTION OF SECTION 25, T4S, R3E, OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

THIS RE-PLAT IS GIVEN TO RECONFIGURE LOTS 32 AND 33 INTO LOT 32A AND TRACT D15

ENGINEER

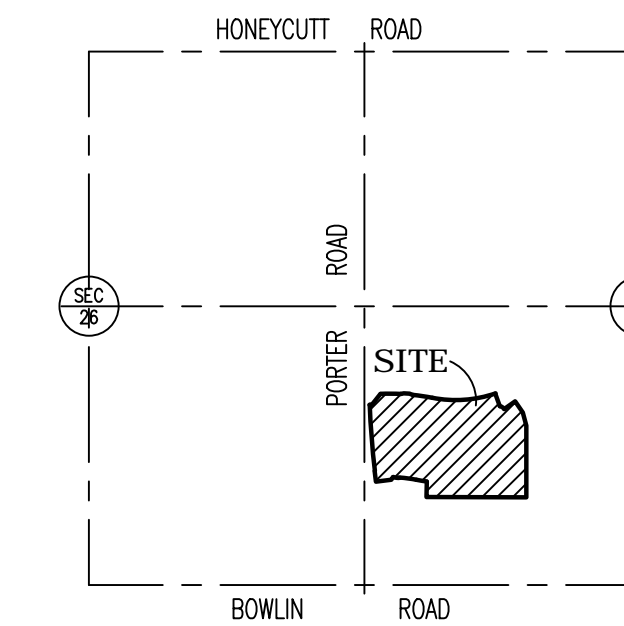
EPS GROUP, INC 2045 S. VINEYARD AVENUE SUITE 101 MESA, ARIZONA 85210 PHONE: (480) 503-2250 FAX: (480) 503-2258

OWNER/DEVELOPER

LGI HOMES-GLENNWILDE, LLC 99150 E. DEL CAMINO DRIVE SUITE 118 SCOTTSDALE, AZ 85258 480-294-1768

GENERAL NOTES

- 1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
2. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
3. TRACT D15 WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOME OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
5. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
7. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE GLENNWILDE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
8. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
9. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
10. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
11. ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
12. A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
13. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
14. NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE LINE.
15. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.



STATE OF ARIZONA COUNTY OF PINAL I hereby certify that the within instrument is filed in the official records of this County in Fee No: Date: Request of: Witness my hand and official seal, Laura Dean-Lytle Pinal County Recorder By: Deputy

2045 S. Vineyard Ave, Suite 101 Mesa, AZ 85210 T:480.503.2250 F:480.503.2258 www.epsgroupinc.com EPS GROUP

Project: LOTS 32 AND 33 ELM TREE AT GLENNWILDE - PARCEL 15 MARICOPA, ARIZONA RE-PLAT

Revisions table with columns for revision number, description, and date.

ARIZONA 811 logo and designer information: Designer: GM, Drawn by: GM

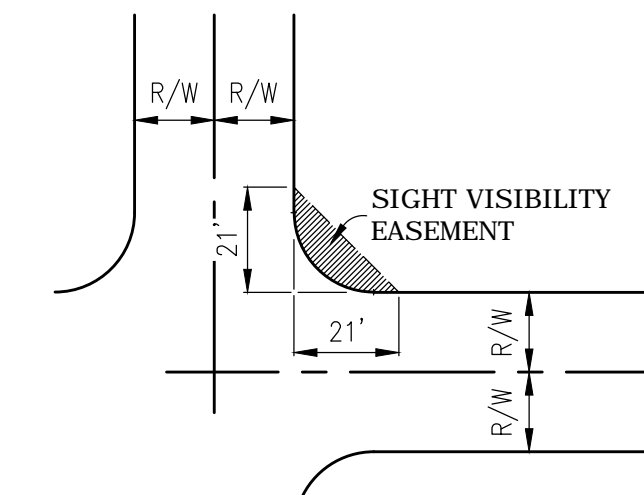
Job No. 15-008, FP01, Sheet No. 1 of 2

UTILITY SERVICES

- SEWER PALO VERDE UTILITY COMPANY L.L.C.
WATER SANTA CRUZ WATER COMPANY L.L.C.
ELECTRICITY ELECTRICAL DISTRICT #3
TELEPHONE QWEST TELEPHONE COMPANY
GAS SOUTHWEST GAS CORPORATION
CABLE TV ORBITEL
POLICE PINAL COUNTY SHERIFF'S OFFICE
FIRE MARICOPA VOLUNTEER FIRE DEPT.
SCHOOLS MARICOPA SCHOOL DISTRICT
SOLID WASTE PRIVATE HAULER

LEGEND

- BRASS CAP TO BE SET AT TIME OF CONSTRUCTION
FOUND MONUMENT, AS NOTED
CORNER OF SUBDIVISION
PUBLIC UTILITY EASEMENT
VEHICULAR NON-ACCESS EASEMENT
PINAL COUNTY RECORDS
FOUND
BRASS CAP
RIGHT-OF-WAY
INDICATES 21' X 21' SIGHT VISIBILITY EASEMENT, SEE DETAIL, THIS SHEET
SIDEWALK EASEMENT



SIGHT VISIBILITY TRIANGLE DETAIL

TRACT USE TABLE

Table with columns: TRACT NAME, AREA, GENERAL TRACT USES. Row 1: TRACT-D15, 871 sq.ft., LANDSCAPE

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, OF PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS ASSUMED: N87°54'44"E.

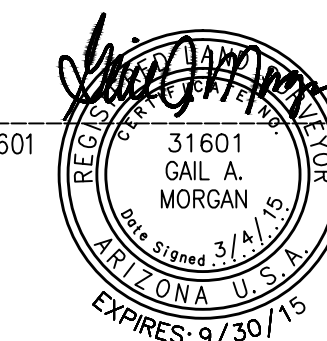
GROSS AREA

10,760 sq. ft. 0.2470 acres

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR NO.31601 EPS GROUP, INC 2045 S. VINEYARD AVENUE SUITE 101 MESA, ARIZONA 85210



DATE

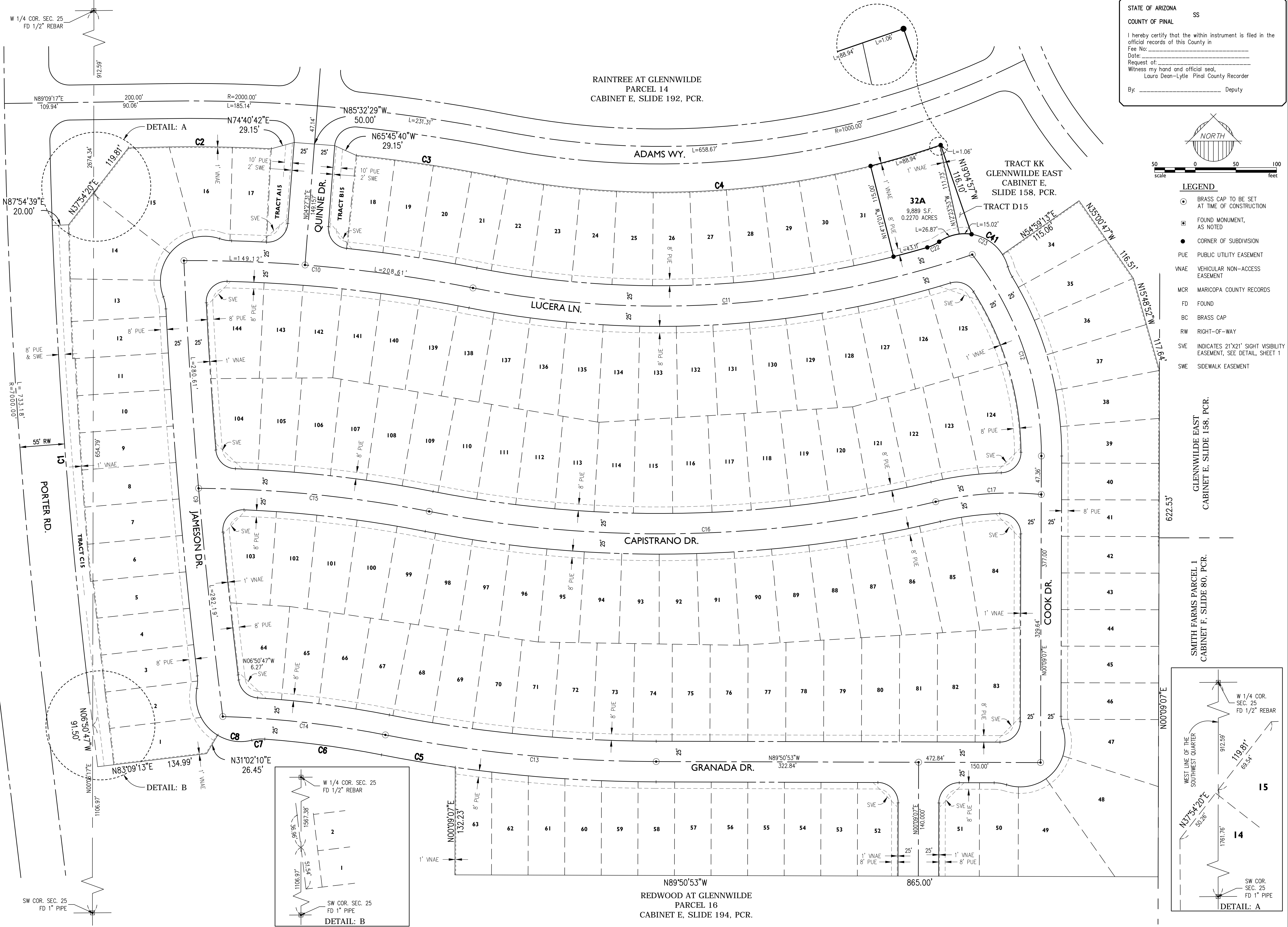
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows C1 through C11.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows C12 through C41.

15-008

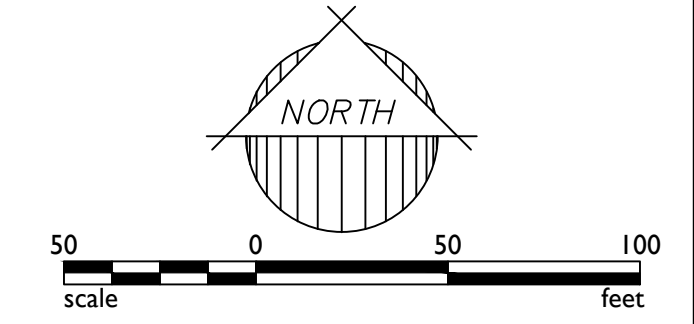
Mar. 04, 2015 2:09pm S:\Projects\2015\15-008\Legal_Survey\Drawings\Re-Plat\15008_FF.dwg

gmorgan



STATE OF ARIZONA
 COUNTY OF PINAL SS

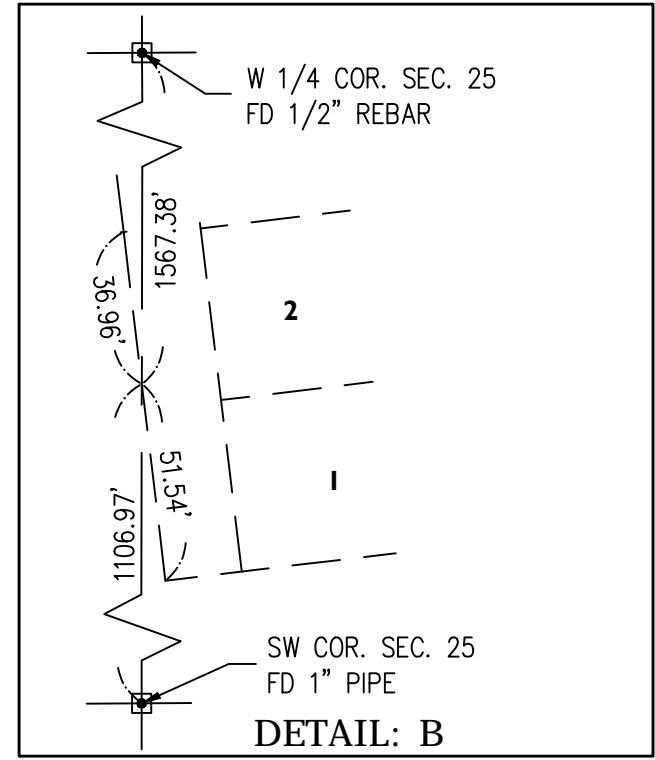
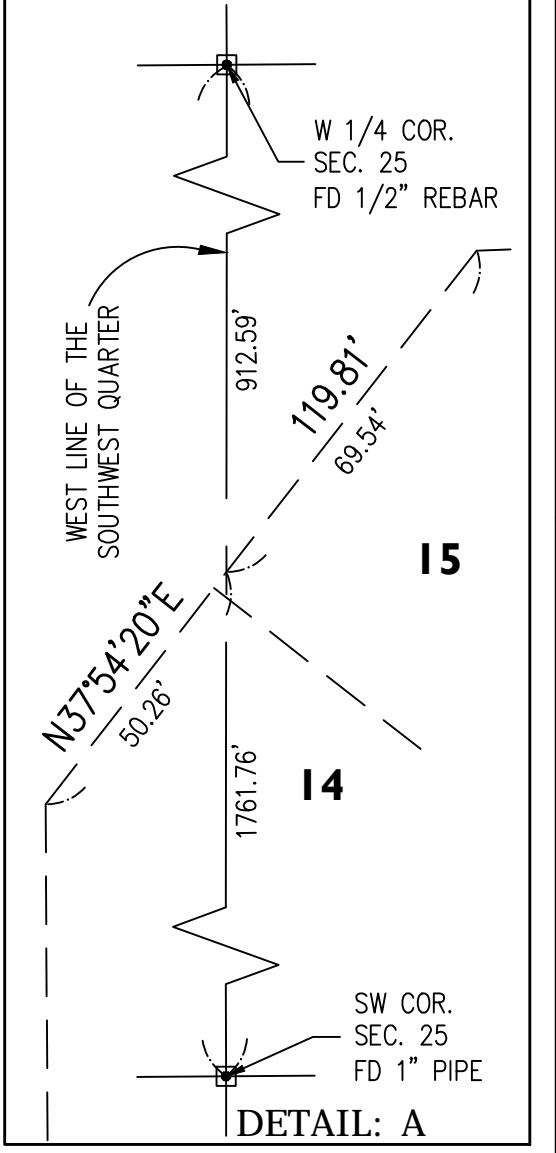
I hereby certify that the within instrument is filed in the official records of this County in
 Fee No: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Laura Dean-Lytle Pinal County Recorder
 By: _____ Deputy



- LEGEND**
- BRASS CAP TO BE SET AT TIME OF CONSTRUCTION
 - FOUND MONUMENT, AS NOTED
 - CORNER OF SUBDIVISION
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - MCR MARICOPA COUNTY RECORDS
 - FD FOUND
 - BC BRASS CAP
 - RW RIGHT-OF-WAY
 - SVE INDICATES 21'X21' SIGHT VISIBILITY EASEMENT, SEE DETAIL, SHEET 1
 - SWE SIDEWALK EASEMENT

GLENNWILDE EAST
 CABINET E, SLIDE 158, PCR.

SMITH FARMS PARCEL 1
 CABINET F, SLIDE 80, PCR.

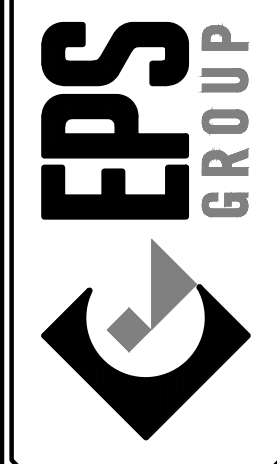


RAINTREE AT GLENNWILDE
 PARCEL 14
 CABINET E, SLIDE 192, PCR.

TRACT KK
 GLENNWILDE EAST
 CABINET E,
 SLIDE 158, PCR.

32A
 9,889 S.F.
 0.2270 ACRES

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 www.epsgroupinc.com



Project: **LOTS 32 AND 33
 ELM TREE AT GLENNWILDE - PARCEL 15**
 MARICOPA, ARIZONA
RE-PLAT

Revisions:

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Call it first! Then file recording days before you begin recording.

ARIZONA 611
 One-Call Service
 1-800-487-4848
 In Maricopa County: (602)265-1100

Designer: _____
 Drawn by: GM

31601
 GAIL A. MORGAN
 REG. SURVEYOR
 ARIZONA U.S.A.
 EXPIRES: 9/30/15

Job No.
15-008
FP01
 Sheet No.
2
 of 2