BOOK 391 PAGE 43

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

95-0100897

02/24/95 12:54

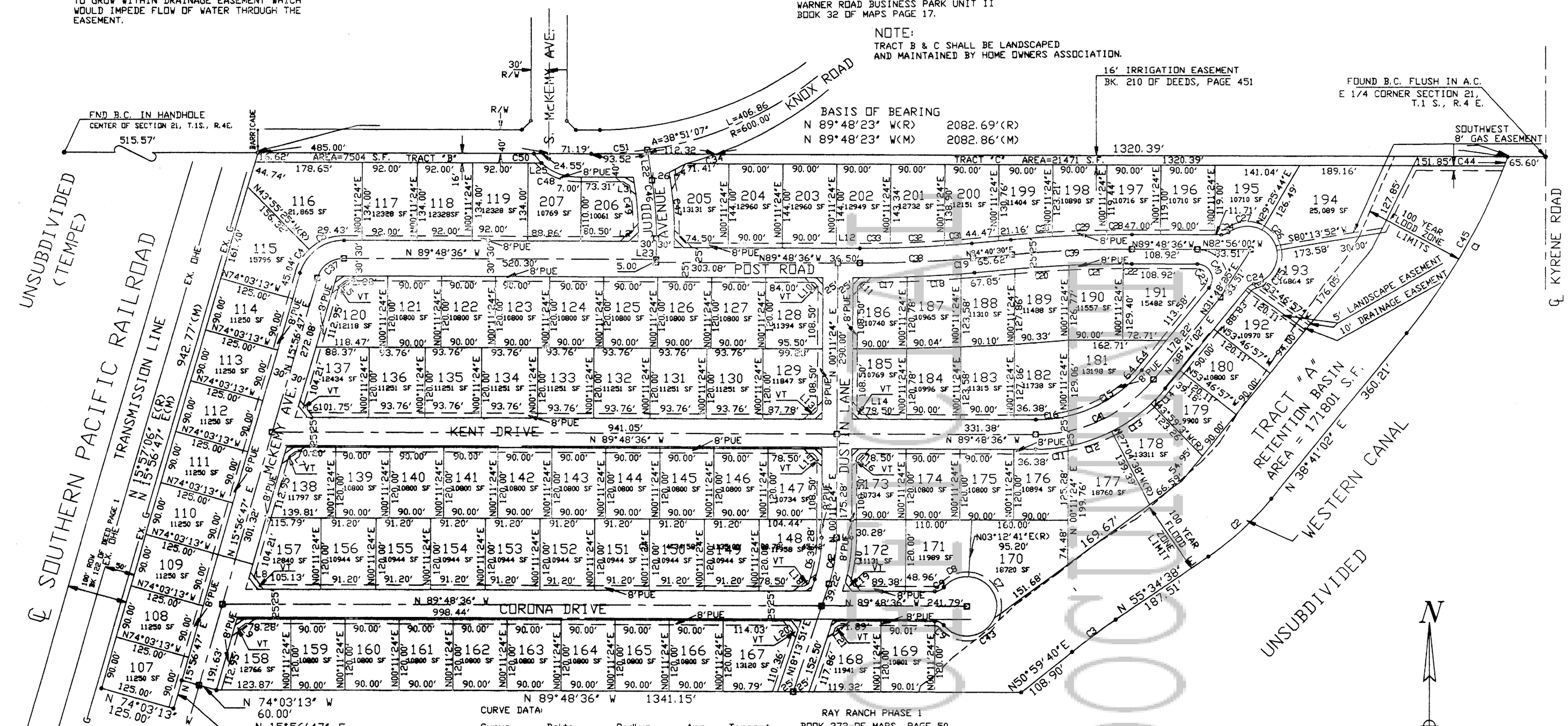
NOTE:

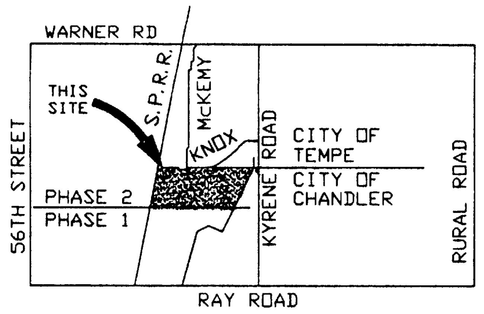
1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENT WHICH WOULD IMPEDE FLOW OF WATER THROUGH THE EASEMENT.

FINAL PLAT

RAY RANCH ESTATES PHASE 2

A PORTION OF THE SOUTH HALF OF SEC. 21, T. 1 S., R. 4 E., OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA





VICINITY MAP

391-43

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	19°02'25"	1040.00'	345.61'	174.41'
C2	16°53'36"	485.00'	143.00'	72.02'
C4	30°07'48"	75.50'	39.70'	20.32'
C5	44°06'49"	75.50'	58.13'	30.59'
C6	18°02'27"	225.00'	70.85'	35.72'
C7	110°26'01"	50.00'	96.37'	71.99'
C8	53°12'29"	50.00'	46.43'	25.04'
C9	50°11'12"	19.50'	17.08'	9.13'
C10	15°50'38"	275.00'	76.05'	38.27'
C11	11°14'39"	275.00'	53.97'	27.07'
C12	16°01'23"	275.00'	76.91'	38.71'
C13	16°54'25"	275.00'	81.15'	40.87'
C14	7°19'55"	275.00'	35.19'	17.62'
C15	37°43'07"	225.00'	148.12'	76.86'
C16	13°47'15"	225.00'	54.14'	27.20'
C17	2°13'51"	1986.98'	78.52'	39.27'
C18	2°36'02"	1986.98'	90.19'	45.10'
C19	0°39'01"	1986.98'	22.55'	11.28'
C20	2°[illegible]'16"	2051.17'	90.25'	45.13'
C21	2°30'55"	2051.17'	90.05'	45.03'
C22	0°25'00"	2051.17'	14.92'	7.46'
C23	128°29'38"	25.00'	56.07'	51.92'
C24	38°21'21"	19.50'	13.05'	6.78'
C25	86°48'31"	50.00'	75.75'	47.29'
C26	50°48'08"	50.00'	44.33'	23.74'
C27	67°35'41"	50.00'	58.99'	33.47'
C28	1°10'21"	2101.17'	43.00'	21.50'
C29	2°27'24"	2101.17'	90.09'	45.05'
C30	1°53'09"	2101.17'	69.16'	34.58'
C31	1°21'28"	1936.98'	45.90'	22.95'
C32	2°39'56"	1936.98'	90.11'	45.06'
C33	1°29'30"	1936.98'	50.43'	25.22'
C34	4°38[illegible]2'32"	635.00'	51.45'	25.74'
C36	1°47'48"	600.00'	18.81'	9.41'
C37	74°14'37"	45.50'	58.96'	34.44'
C38	5°30'54"	1961.98'	188.85'	94.50'
C39	5°30'54"	2076.17'	199.84'	100.00'
C40	128°29'38"	50.00'	112.13'	103.65'
C41	51°38'22"	250.00'	224.74'	120.60'
C42	18°[illegible]'27"	250.00'	78.72'	39.69'
C43	116°[illegible]'54"	50.00'	101.87'	81.17'
C44	00°56'15"	1040.00'	17.02'	8.51'
C45	18°39'54"	1040.00'	328.59'	165.68'
C46	08°54'16"	642.16'	99.80'	50.00'
C47	08°54'16"	672.16'	104.16'	52.34'
C48	4°[illegible]'43"	94.00'	34.62'	55.57'
C49	07°58'06"	612.16'	85.67'	34.62'
C50	130°59'48"	84.00'	20.52'	10.31'
C51	08°54'16"	600.00'	93.25'	46.72'

LINE DATA:

Line Number	Bearing	Distance
L1	S 44°48'36" E	21.92'
L2	S 45°02'20" W	21.86'
L3	S 57°20'06" E	18.15'
L4	N 61°37'06" W	32.02'
L5	N 53°04'07" E	18.71'
L6	N 36°55'54" W	24.72'
L7	N 53°04'06" W	18.71'
L8	N 36°55'54" E	24.72'
L9	N 53°04'06" E	18.71'
L10	S 44°48'36" E	16.26'
L11	N 45°11'24" E	16.26'
L12	N 89°48'36" W	39.58'
L13	S 45°11'24" W	16.26'
L14	N 44°48'36" W	16.26'
L15	S 44°48'36" E	16.26'
L16	N 45°48'36" E	16.26'
L17	S 16°19'51" W	19.51'
L18	N 54°12'37" E	12.73'
L19	N 36°53'17" W	18.36'
L20	N 35°47'22" E	18.61'
L21	N 54°12'38" E	13.51'
L22	N 08°42'52" W	52.97'
L23	N 00°11'24" E	35.50'
L24	N 89°48'36" W	22.50'
L25	N 89°48'36" W	23.08'
L26	N 08°42'52" W	9.26'

LEGEND

VT — VISIBILITY TRIANGLE

PUE — PUBLIC UTILITY EASEMENT

● — SET 1/2" REBAR #16097

S.F. — SQUARE FEET

□ — SET BRASS CAP

RAY RANCH PHASE 1
BOOK 372 OF MAPS, PAGE 50

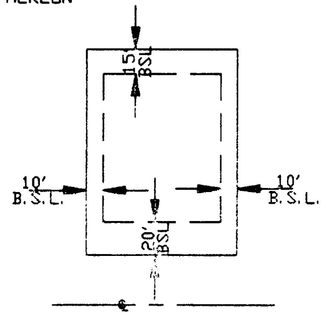
NOTE: 1/2" REBAR/# 16097 SET AT EACH LOT CORNER & PLAT BOUNDARY. MAG 120-B TO SET SET AT STREET INTERSECTION, CENTER OF CUL DE SAC, BEGINNING & END OF CURVES.

AREA

GROSS ACRES = 39.5466
NET ACRES = 39.4075

BASIS OF BEARING

THE BEARING OF N 89°48'23" W BETWEEN THE BRASS CAP MARKING E 1/4 COR. OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND THE BRASS CAP MARKING THE CENTER OF SAID SECTION IS THE BASIS OF ALL BEARINGS SHOWN HEREON



LOT TYPICAL
BUILDING SETBACK LINE

HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION RATIFICATION AND ACKNOWLEDGMENT IS REQUIRED FOR THEIR OWNERSHIP/MAINTENANCE RESPONSIBILITIES:

RATIFICATION

BY THIS RATIFICATION RANDALL B. JACKSON

DULY ELECTED PRESIDENT

OF RAY RANCH ESTATES

HOMEOWNERS ASSSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

Randall B. Jackson 2/14/95
NAME RANDALL B. JACKSON DATE

PRESIDENT
TITLE PRESIDENT

ACKNOWLEDGEMENT
STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

"OFFICIAL SEAL"
Robin Denise Norman
Notary Public-Arizona
Maricopa County
My Commission Expires 6/10/97

ON THIS THE 14TH DAY OF FEBRUARY 1995, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Randall B. Jackson WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF RAY RANCH ESTATES HOME OWNERS ASSOCIATION, THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE HOME OWNERS ASSOCATION BY HIMSELF AS PRESIDENT.

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

MY COMMISSION EXPIRES: 6-10-97 Robin Denise Norman
NOTARY PUBLIC

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT JACKSON PROPERTIES R.R.E., INC., OWNER, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF RAY RANCH ESTATES PHASE 2, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT, AND WARRANTS TITLE TO ALL FEE INTERESTS DEDICATED HEREIN AND TITLE TO EASEMENTS DEDICATED HEREIN AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER, SUBJECT TO TAXES AND ASSESSMENTS NOT YET DUE.
EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TRACT "A" WILL BE A PRIVATE RETENTION BASIN AND RECREATION AREA AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT/TRACT/ OR PARCEL OWNER. TRACTS B & C WILL BE LANDSCAPED & MAINTAINED BY THE HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF: JACKSON PROPERTIES R.R.E., INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED IT CORPORATE NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS PRESIDENT, THEREUNTO AUTHORIZED.
DONE AT PHOENIX, ARIZONA, THIS 14TH DAY OF FEB 1995.

BY Randall B. Jackson
JACKSON PROPERTIES R.R.E., INC.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
MARICOPA COUNTY)

ON THIS THE 14TH DAY OF FEB 1995, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Randall B. Jackson WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF JACKSON PROPERTIES R.R.E., INC., AN ARIZONA CORPORATION AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

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

MY COMMISSION EXPIRES: Jan. 12, 1997 Nancy A. Devor
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ARIZONA
County of Maricopa
NANCYA. DEVOR
My Commission Expires Jan 12, 1997

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 1993, THAT THE SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICENT TO ENABLE THE SURVEY TO BE RETRACED.

2-11-95
REGISTERED LAND SURVEYOR (#16097) DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

2/22/95
CITY ENGINEER DATE

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.

SEAL AND SIGNATURE OF REGISTERED LAND SURVEYOR

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 26 DAY OF August 1993.

BY: Lowell Huggins
MAYOR

ATTEST: Carolyn Allen 3/23/95
CITY CLERK

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

2/23/95
PLANNING DIRECTOR DATE

SCALE 1" =100'

ALLEN CONSULTING ENGINEERS, INC.
266 WEST 3RD PLACE
MESA, ARIZONA 85201
PHONE (602) 844-1666

JACKSON PROPERTIES R.R.E., INC.
RAY RANCH ESTATES PHASE 2
FINAL PLAT

JOB NUMBER	90374	SHEET 1 OF 1	
DRAWING #	90374-1		
DRAFTSMAN	CHECKED BY		DATE 03-10-94

391-43