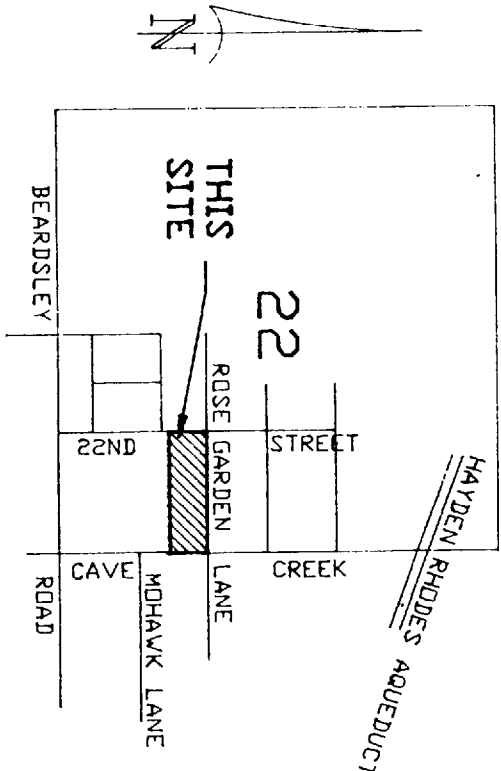


FINAL PLAT

PREMIERE AT CAVE CREEK UNIT ONE

AN AVERAGE LOT SUBDIVISION LOCATED IN
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

PARCEL 1

THE NORTH 1015 FEET OF THE NE 1/4 OF THE SE 1/4 OF SEC. 22, T.4N., R.3E. G. & S.R.B. & M. EXCEPT THE SOUTH 400 FEET THEREOF; AND EXCEPT THAT PART OF THE W 1/3 OF THE NORTH 1015.00 FEET OF THE NE 1/4 OF THE SE 1/4 OF SEC. 22, T.4N., R.3E. MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE N.W. CORNER OF THE SAID NE 1/4 OF THE SE 1/4 OF SEC. 22 THENCE EAST ALONG THE NORTH LINE 300.00 FEET THENCE S 1/4 SEC. 22, A DISTANCE OF 300.00 FEET OF THE SAID PARALLEL TO THE NORTH LINE 300.00 FEET THENCE NORTH ALONG THE WEST LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE WEST 240 FEET OF THE NORTH 40 FEET OF THE SOUTH 400 FEET OF THE NORTH 1015 FEET OF THE NE 1/4 OF THE SE 1/4 OF SEC. 22, T.4N., R.3E. G. & S.R.B. & M.

NOTES

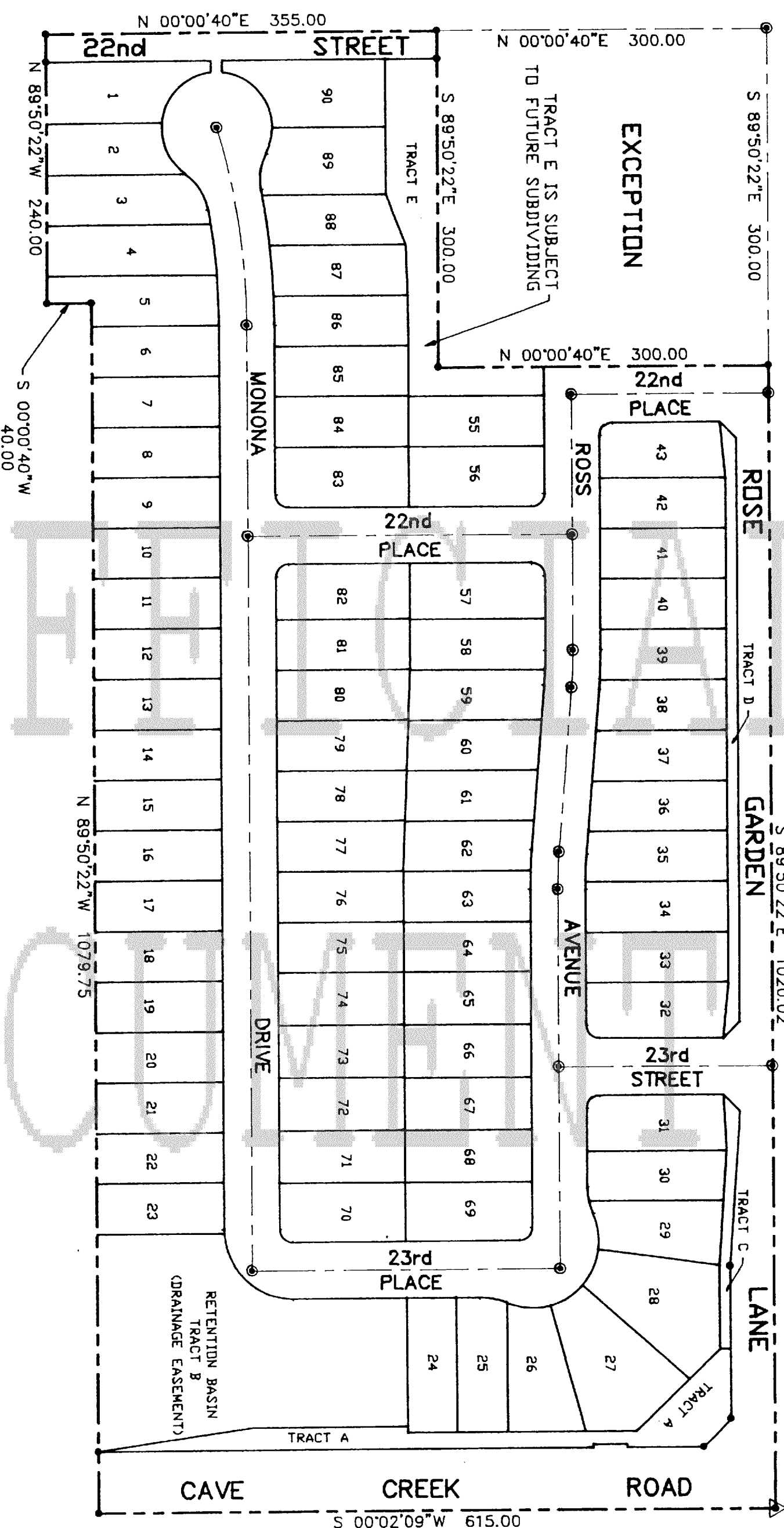
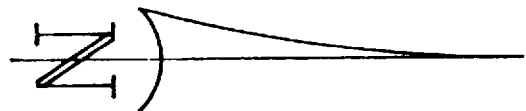
1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.
5. STORMWATER RETENTION BASINS WITHIN THE YARDS ADJACENT TO THE PUBLIC STREETS SHALL BE A MAXIMUM OF ONE FOOT IN DEPTH.
6. THE HOMEOWNERS ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
7. A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
8. ELECTRIC LINES TO BE INSTALLED PER ARIZONA CORP. COMMISSION GENERAL ORDER U-48.
9. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
10. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
11. LOTS 1, 2, 3, 88, 89, & 90 SHALL BE LIMITED TO ONE STORY.
12. TRACT E IS SUBJECT TO FUTURE SUBDIVIDING
13. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
14. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (E. SETBACKS, EASEMENTS) MAY BE LOCATED ON THE APPROVED SUBDIVISION SETBACK EXHIBIT.

TRACT USAGE

DESCRIPTION	AREA (AC.)	USAGE
TRACT A	0.2686	"MULTI-USE" TRAIL (DEDICATED TO THE CITY OF PHOENIX)
TRACT B	0.9463	LANDSCAPING AND RETENTION
TRACT C	0.0530	PERIMETER LANDSCAPING
TRACT D	0.1269	PERIMETER LANDSCAPING
TRACT E	0.3135	TEMPORARY TRACT (SUBJECT TO FUTURE SUBDIVIDING)

BENCHMARK

CITY OF PHOENIX R.R. SPIKE IN WEST FACE OF POWER POLE, 49' SOUTH, 53' WEST OF INTERSECTION OF CAVE CREEK AND ROSE GARDEN ELEVATION=1514.59



KEY MAP

N.T.S.

UTILITIES

WATER: CITY OF PHOENIX
SEWER: CITY OF PHOENIX
REFUSE: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE CO.
TELEPHONE: U.S. WEST COMMUNICATIONS

SITE DATA

EXISTING ZONING: R-3
PROPOSED ZONING: R-3
DEVELOPMENT OPTION: AVERAGE LOT 451,107
MIN. LOT SIZE: 4,635 SQ. FT.
MAX. LOT AREA: 452
TOTAL NO. OF LOTS: 1510 ACRES
APPROX. NET SITE AREA: 5.23 UNITS/AC
DENSITY:

LEGEND

- ▲ EXISTING SURVEY MONUMENT AS NOTED
- SET BRASS CAP PER MAG DET 120 TYPE B
- SET 1/2" REBAR CAPPED WITH R.L.S. #8607
- PUBLIC UTILITY EASEMENT
- SIDEWALK EASEMENT
- NON-VEHICULAR ACCESS EASEMENT
- RIGHT-OF-WAY

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

363-12

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF PREMIERE AT CAVE CREEK UNIT ONE AND HEREBY DEDICATED TO THE PUBLIC THE PORTION OF CAVE CREEK UNIT ONE AND RANGES 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID PREMIERE AT CAVE CREEK UNIT ONE, AND HEREBY DECLARES THAT THE SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HEREBY DEDICATES TO THE PUBLIC THE USE OF SUCH LOTS, STREETS, NON-VEHICULAR ACCESS EASEMENTS, SIDEWALK EASEMENTS, PUBLIC UTILITY EASEMENTS, AND NON-VEHICULAR ACCESS EASEMENTS, AND SEWER EASEMENTS, WITHIN SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACT A IS HEREBY DEDICATED TO THE PUBLIC AS A MULTI-USE TRAIL EASEMENT AND A LANDSCAPE EASEMENT. A LANDSCAPE EASEMENT IS HEREBY DECLARED OVER TRACTS B, C, AND D. TRACTS B, C, & D SHALL BE COMMON AREAS WHICH WILL BE OWNED AND MAINTAINED BY THE PREMIERE AT CAVE CREEK HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

TRACT E IS HEREBY DECLARED AS A TEMPORARY TRACT, TO BE OWNED AND MAINTAINED BY PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND IS SUBJECT TO FUTURE SUBDIVIDING.

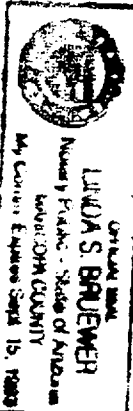
STATE OF ARIZONA) SS
County of Maricopa)
I, James J. Brown, Recorder
do hereby certify that the within
instrument was filed and recorded
at request of James J. Brown
6-22-93-1003
In Book 303
on page 12
Witness my hand and official
seal the day and year aforesaid.
James J. Brown
Recorder
03-3928976
RECORDING NUMBER

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 16th DAY OF May 1993, BEFORE ME, the undersigned officer personally appeared James J. Brown, who acknowledged himself to be an officer of PULTE HOME CORPORATION, a Michigan corporation, and that he being duly authorized so to do, executed the instrument for the purposes therein stated, and he acknowledged the execution of the same by himself as such officer.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL,
BY: James J. Brown DATE: 5.16.93
MY COMMISSION EXPIRES: 9.15.93



APPROVALS:

APPROVED BY: John L. Brown DATE: 5-7-93
FOR DEVELOPMENT SERVICE/DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THIS 7th DAY OF June, 1993.

ATTEST: Vicky Thiel
CITY CLERK

SURVEYOR

POOLE AND ASSOCIATES, INC.
3426 EAST UNIVERSITY DRIVE
MESA, ARIZONA 85213
(602) 852-2149

DEVELOPER

PULTE HOME CORPORATION
10335 S. 51ST WAY
SUITE 100
PHOENIX, ARIZONA 85044
PHONE: (602) 968-9100

ENGINEER

JMI AND ASSOCIATES
2135 EAST UNIVERSITY DR.
SUITE 100
PHOENIX, ARIZONA 85213
PHONE: (602) 844-9503



DIS 41735-1
S-92061-1
Q/S 41-32

DATE	BY	DATE	BY
5/4/93	1	5/4/93	2
SCALE:			
HORIZ: NONE			
VERT:			

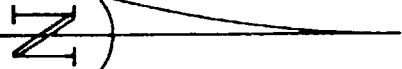
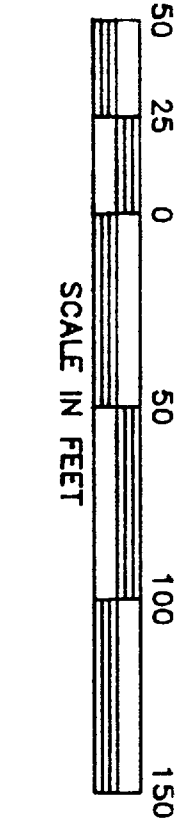
FINAL PLAT

PREMIERE AT CAVE CREEK UNIT ONE

A PROPOSED AVERAGE LOT SUBDIVISION LOCATED IN
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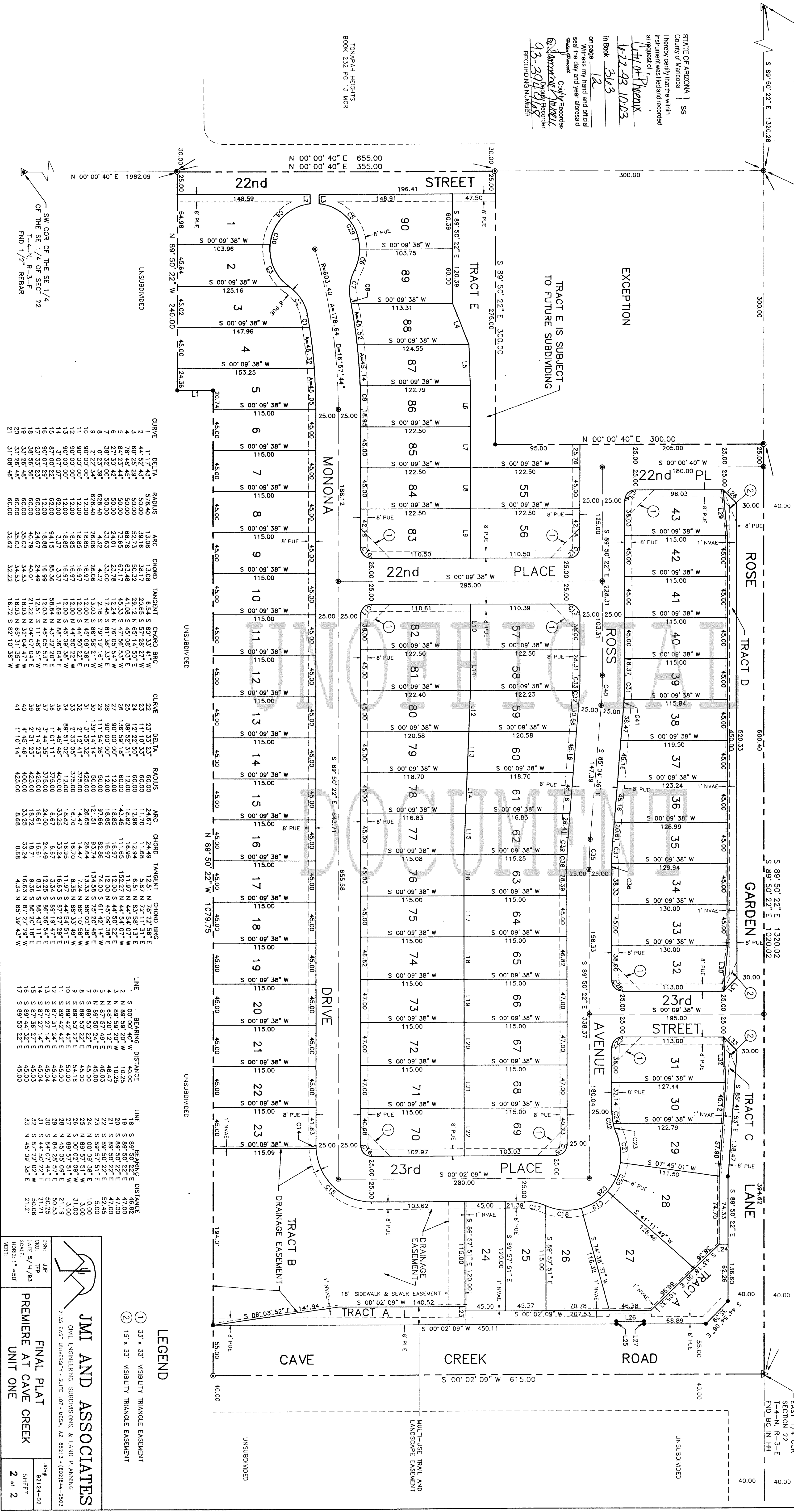
CENTER OF SECTION 22
T-4-N, R-3-E
FND 5/8" REBAR

MOUNTAIN SHADOW INDUSTRIAL PARK
BOOK 312, PAGE 42, MARICOPA
& P/D 88-183419, 1988 SUB.



STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
Chad R. Menix
11-22-93 10:03
In Book 313
On page 12
Witness my hand and official
seal the day and year aforesaid
Chad R. Menix County Recorder
93-398991-18 Recorder
RECORDING NUMBER

TOWNARY HEIGHTS
BOOK 232 PG 13 MCR



JMI AND ASSOCIATES
CIVIL ENGINEERING, SUBDIVISIONS, & LAND PLANNING
2135 EAST UNIVERSITY • SUITE 101 • MESA, AZ 85213 • (602)844-9503

DATE: 5/4/93
SCALE: HORIZ. 1" = 50'

FINAL PLAT
PREMIERE AT CAVE CREEK
UNIT ONE

SHEET
2 of 2

LEGEND

- ① 33' x 33' VISIBILITY TRIANGLE EASEMENT
- ② 15' x 33' VISIBILITY TRIANGLE EASEMENT