

**GENERAL NOTES**

1. WATER WILL BE SUPPLIED BY A DOMESTIC WATER IMPROVEMENT DISTRICT(DWID). A DWID WILL BE ESTABLISHED AS THE LEGAL ENTITY TO OWN AND OPERATE THE WATER SYSTEM.
2. AN OFF-SITE WASTEWATER TREATMENT SYSTEM LOCATED WITHIN THE PROPOSED DEVELOPMENT OF "THE ARROYOS PRESERVE" WILL BE CONSTRUCTED TO MANAGE AND TREAT EFFLUENT GENERATED BY THE DEVELOPMENT.
3. GARBAGE WILL BE DISPOSED OF BY A GARBAGE COLLECTION CONTRACTOR.
4. ELECTRICAL & TELEPHONE SERVICES ARE ALL AVAILABLE TO THE SITE.
5. ACCESS ROAD WILL BE ENGINEERED AND BUILT TO COUNTY STANDARDS PER SOILS REPORT
6. DRAINAGE REPORT TO BE SUBMITTED WITH CONSTRUCTION PLANS AND FINAL PLAT.

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SW1/4 OF SE1/4 OF NE1/4) OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LA PAZ COUNTY, ARIZONA.

INCLUDING AN EASEMENT FOR ROADWAY AS CREATED BY INSTRUMENT RECORDED IN DOCKET 837, PAGE 983, RECORDS OF YUMA (NOW LA PAZ) COUNTY, ARIZONA, OVER THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 OF SE1/4), AND OVER THE WEST 15 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF SE1/4 OF NE1/4) OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LA PAZ COUNTY, ARIZONA.

**SITE DATA**

GROSS ACREAGE: 10.0 AC.  
 NET ACREAGE: 8.01 AC.  
 NUMBER OF LOTS: 37  
 PARCEL NUMBER: #302-32-011B  
 EXISTING ZONING: RA-40  
 9-HOLE GOLF COURSE: 5.362 AC.

**BASIS OF BEARING**

BEING THE EAST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T 3 N., R 19 W. OF THE G&SRM, LA PAZ COUNTY, ARIZONA.  
 BEARING NORTH 00°13'18" EAST

**BENCHMARK**

FOUND BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SECTION 16, T4N, R19W AT THE INTERSECTION OF KOFA ROAD AND TYSON DRIVE.

ELEVATION = 837.80 (FEMA DATUM RM7)

**UTILITY SERVICES**

UTILITIES	COMPANY	PHONE #
POWER	AFS	(928) 348-3100
WATER	DWID	TO BE DETERMINED
SEWER	TO BE DETERMINED	TO BE DETERMINED

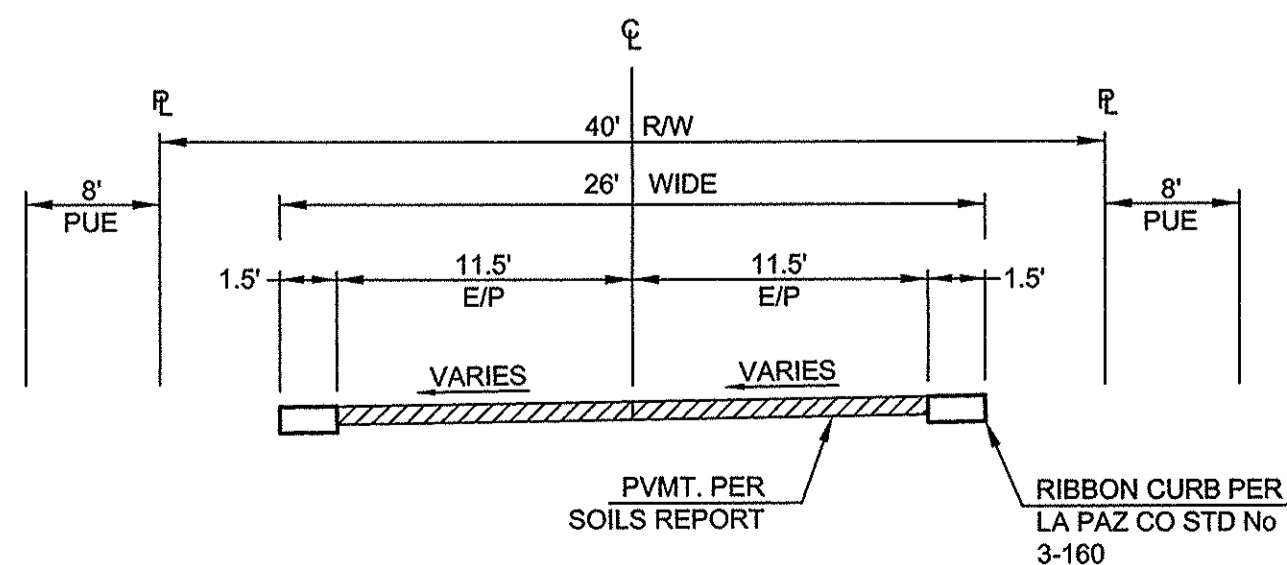
**TRACT TABLE**

TRACT	ACREAGE (AC.)	DESCRIPTION
A	0.017	LANDSCAPE
B	0.227	EXISTING ACCESS EASEMENT
C	5.362	9-HOLE GOLF COURSE & AMENITIES

**FLOOD ZONE DATA**

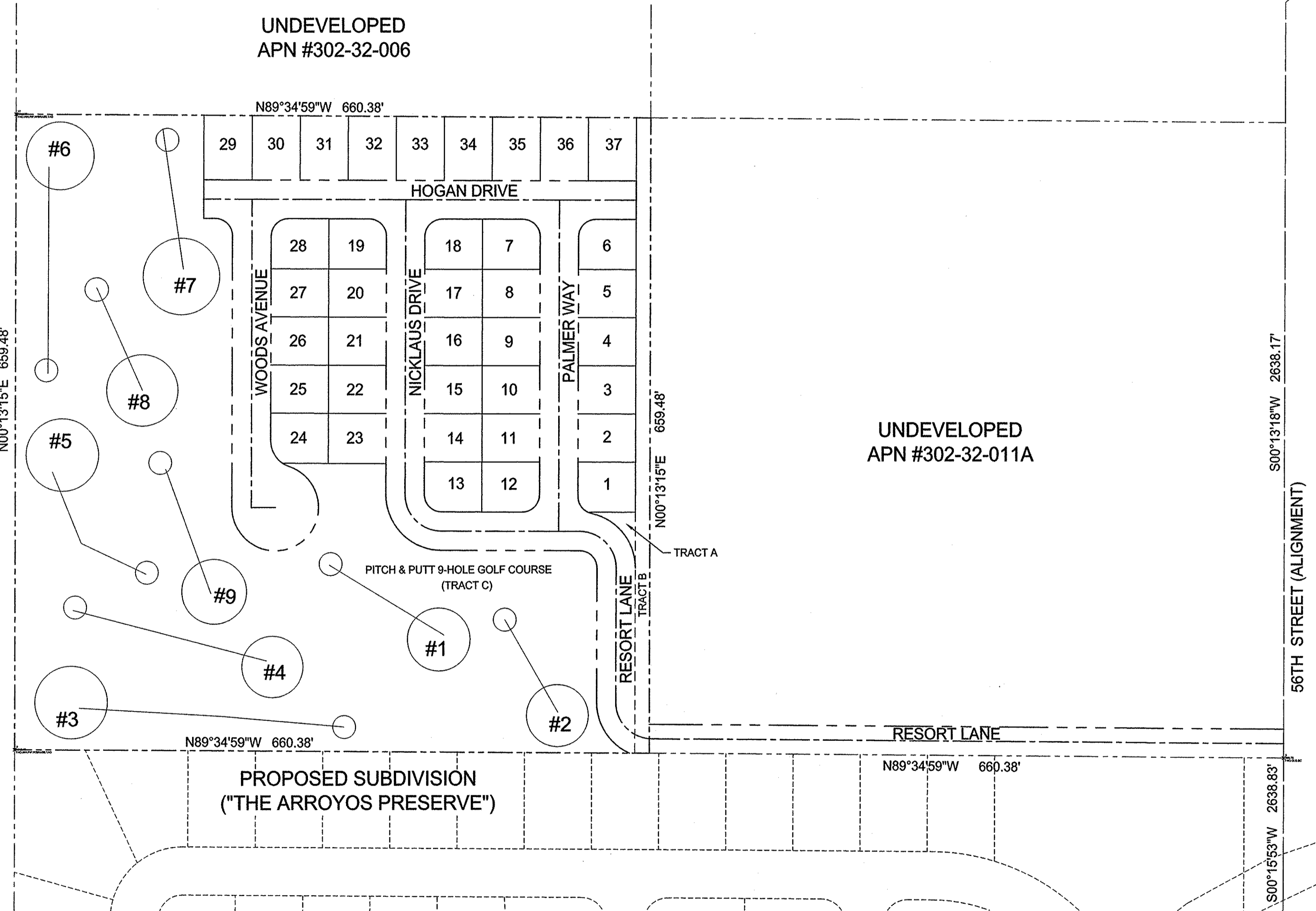
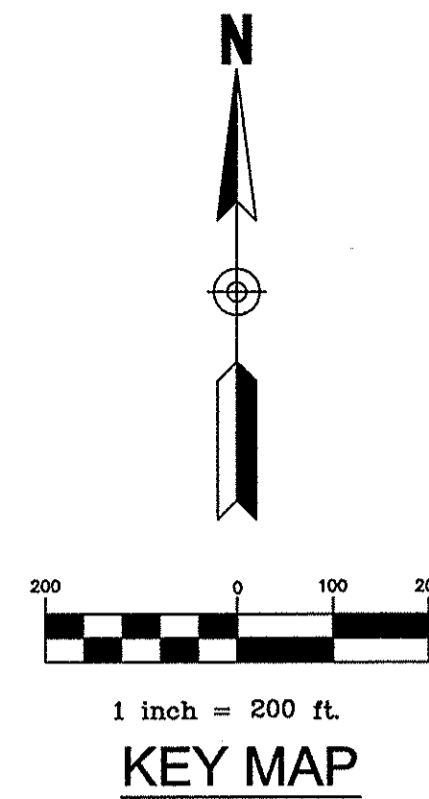
THE PROJECT IS LOCATED IN A ZONE D ON FEMA FIRM MAP NUMBER 040122 0775 A, DATED NOVEMBER 19, 2003.

ZONE D IS DEFINED AS "AREAS OF UNDETERMINED, BUT POSSIBLE FLOOD HAZARDS".



**LOCAL STREET TYPICAL SECTION**

SCALE: N.T.S.



# TENTATIVE MAP FOR "THE ARROYOS PRESERVE" PHASE II

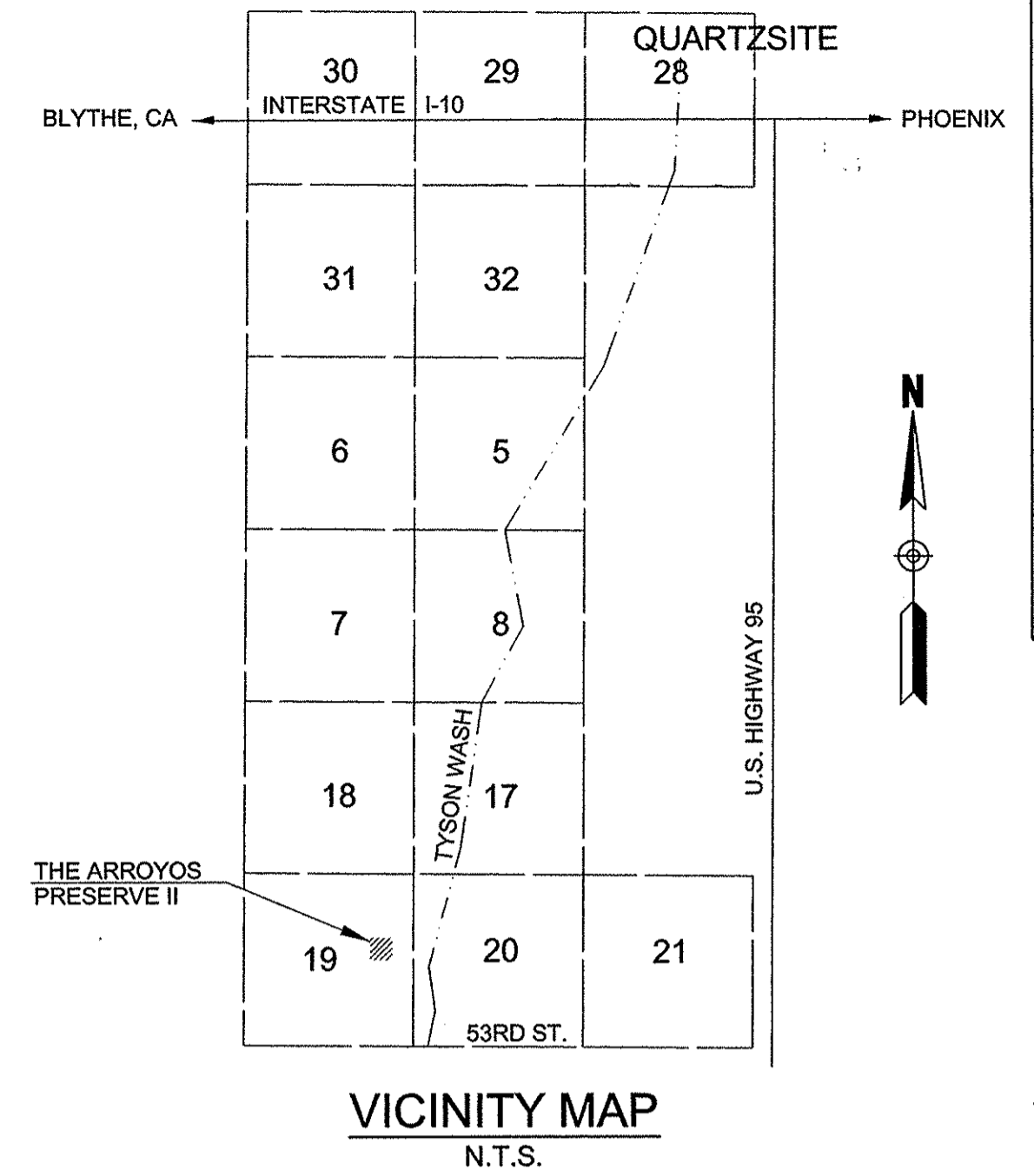
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LA PAZ COUNTY, ARIZONA

**DEVELOPER/OWNER**

LANDWAY DEVELOPMENT, L.L.C.  
 P.O. BOX #3704  
 GLENDALE, AZ 85311  
 TEL: (760) #753-8999  
 FAX: (760) #753-7897  
 CONTACT: JIM KUNISCH

**ENGINEER/SURVEYOR**

ROSENDAHL & ASSOCIATES, INC.  
 252 N. STAPLEY DRIVE  
 MESA, AZ 85203  
 TEL: (480) 969-9621  
 FAX: (480) 461-9593  
 CONTACT: WAYNE ROSENDAHL  
 EMAIL: WAYNE@ROSENDAHLAZ.COM



**LEGEND**

- SECTION LINE
- 1009- CONTOUR LINE
- CENTER LINE
- BOUNDARY LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- WASH EMBANKMENT
- EXISTING FENCE
- DRAINAGE ARROW

REV. NO.	DESCRIPTION	DATE

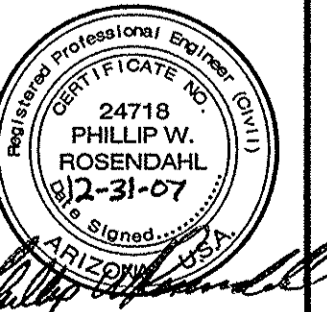
**ROSENDAHL & ASSOCIATES, INC.**  
 ENGINEERING • LAND SURVEYING  
 URBAN DESIGN • CONSTRUCTION SURVEYING  
 252 N. STAPLEY DR.  
 MESA, AZ 85203  
 (480) 969-9621 TEL  
 (480) 461-9593 FAX

**TENTATIVE MAP**  
**THE ARROYOS PRESERVE PHASE II**  
 LA PAZ COUNTY, ARIZONA

**Landway Development, LLC**  
 P.O. BOX #3704  
 GLENDALE, AZ 85311  
 520-615-9300

CALL 2 WORKING DAYS BEFORE YOU DIG  
 1-800-STAKE-IT  
 www.call-before-you-dig.com

DRAWN: NS



PROJECT NO. 071210

DATE 12-28-07

SHEET

**1**

OF 2

**APPROVAL FOR COMPLIANCE WITH COUNTY CODE**

APPROVED FOR LAPAZ COUNTY

COUNTY ENGINEER

DATE

FND 2.5" GLO BRASS CAP (1915)  
NORTHEAST CORNER OF SECT. 19,  
T3N, R19W, G&SRB&M

REV. NO.	DESCRIPTION	DATE

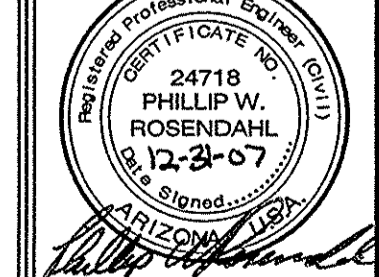
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**TENTATIVE MAP**  
**THE ARROYOS PRESERVE PHASE II**  
 LA PAZ COUNTY, ARIZONA

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 520-615-6300

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 www.stake-it.com

DRAWN: NS



PROJECT NO. 071210

DATE 12-28-07

SHEET

2 OF 2

UNDEVELOPED  
APN #302-32-010  
LAND USE: SINGLE RESIDENCE

UNDEVELOPED  
APN #302-32-011A  
LAND USE: VACANT LAND

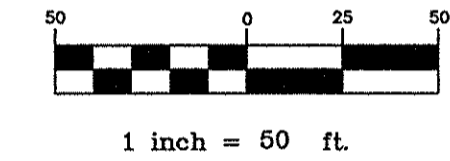
UNDEVELOPED  
APN #302-32-006  
LAND USE: VACANT LAND

PROPOSED SUBDIVISION  
("THE ARROYOS PRESERVE")

**CURVE TABLE**

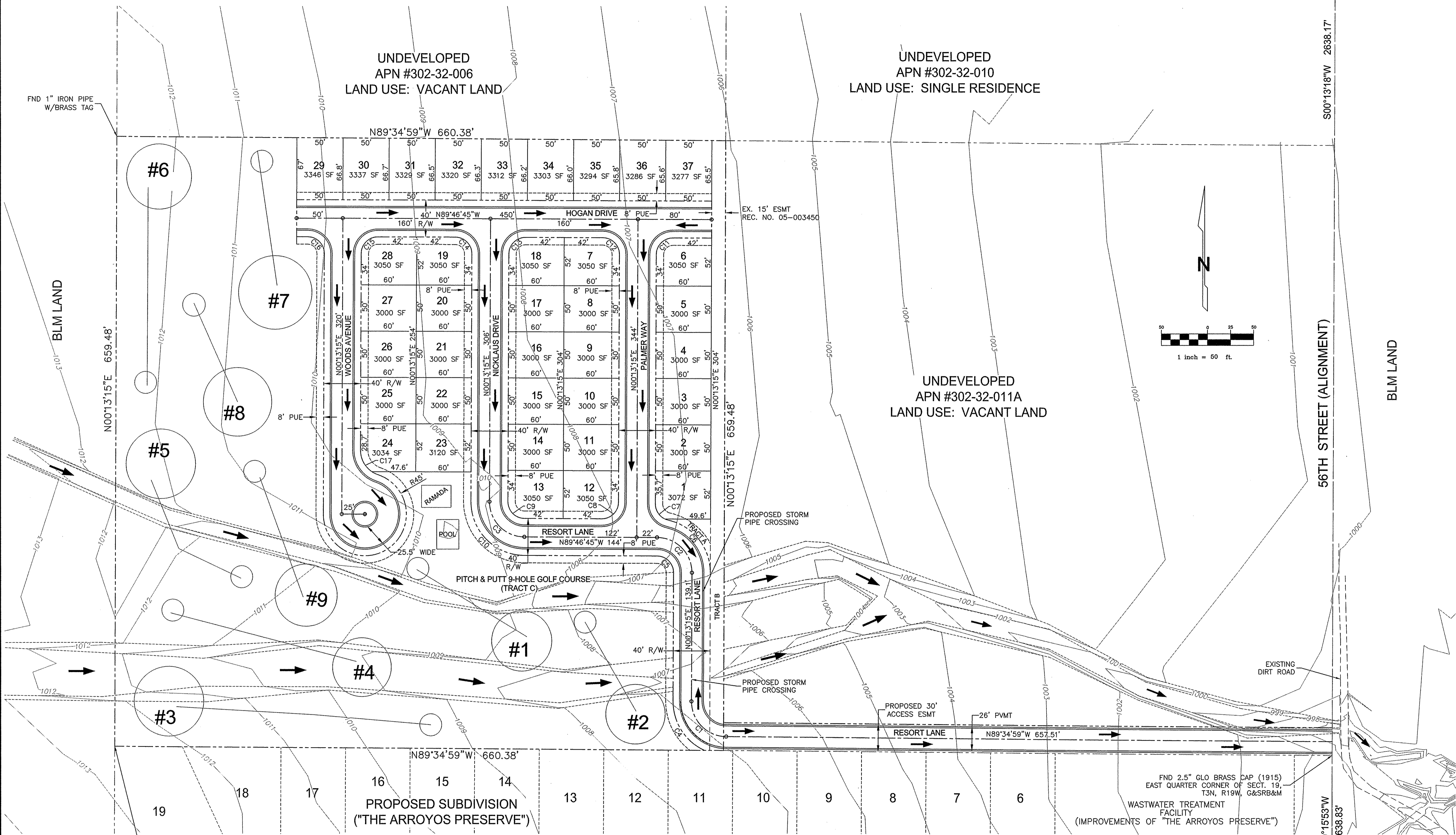
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	89°48'14"	38'	59.56'	37.87'	53.65'
C2	90°00'00"	38'	59.69'	38'	53.74'
C3	90°00'00"	38'	59.69'	38'	53.74'
C4	65°50'20"	58'	66.65'	37.55'	63.04'
C5	90°00'00"	18'	28.27'	18'	25.46'
C6	77°57'08"	58'	78.91'	46.93'	72.96'
C7	77°57'08"	18'	24.49'	14.56'	22.64'
C8	90°00'00"	18'	28.27'	18'	25.46'
C9	90°00'00"	18'	28.27'	18'	25.46'
C10	90°00'00"	58'	91.11'	58'	82.02'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C11	90°00'00"	18'	28.27'	18'	25.46'
C12	90°00'00"	18'	28.27'	18'	25.46'
C13	90°00'00"	18'	28.27'	18'	25.46'
C14	90°00'00"	18'	28.27'	18'	25.46'
C15	90°00'00"	18'	28.27'	18'	25.46'
C16	90°00'00"	18'	28.27'	18'	25.46'
C17	71°38'06"	28'	35.01'	20.21'	32.77'



FND 2.5" GLO BRASS CAP (1915)  
SOUTHEAST CORNER OF SECT. 19,  
T3N, R19W, G&SRB&M

WASTEWATER TREATMENT FACILITY  
(IMPROVEMENTS OF "THE ARROYOS PRESERVE")



FND 1" IRON PIPE W/BRASS TAG

FND 1" IRON PIPE W/ BRASS TAG LS 4686

BLM LAND

BLM LAND

56TH STREET (ALIGNMENT)

EX. 15' ESMT  
REC. NO. 05-003450

PROPOSED STORM PIPE CROSSING

PROPOSED STORM PIPE CROSSING

PROPOSED 30' ACCESS ESMT

26' PVMT

EXISTING DIRT ROAD

N89°34'59"W 660.38'

N89°34'59"W 660.38'

N89°34'59"W 657.51'

S00°13'18"W 2638.17'

S00°15'53"W 2638.83'

N00°13'15"E 659.48'

N00°13'15"E 659.48'

N00°13'15"E 320'

N00°13'15"E 254'

N00°13'15"E 306'

N00°13'15"E 139.1'

N00°13'15"E 304'

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