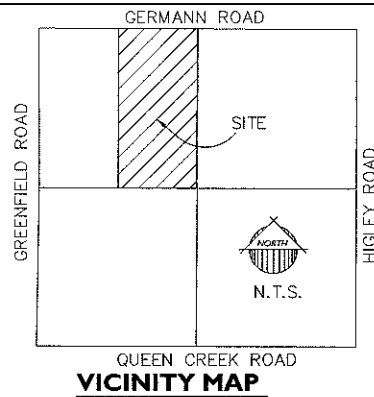


05-110



A FINAL PLAT for WHITEWING AT GERMANN ESTATES

A portion of the Northwest Quarter of Section 10,
T2S, R6E, of the Gila and Salt River Meridian
Maricopa County, Arizona

LEGAL DESCRIPTION

A portion of the Northwest Quarter of Section 10, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap at the Northwest Corner of said Section 10, thence S89°44'53"E (an assumed bearing), along the North line of the Northwest Quarter of said Section 10, for a distance of 2643.10 feet to a Brass Cap at the North Quarter Corner of said Section 10 and the POINT OF BEGINNING;

Thence S00°15'34"W, along the East line of the Northwest Quarter of said Section 10, for a distance of 1351.69 feet to a point on the South line of the North 30 feet of the Southeast Quarter of the Northwest Quarter of said Section 10; thence N89°44'53"W, along said South line, for a distance of 10.00 feet to a point on the West line of the East 10 feet of the Northwest Quarter of said Section 10; thence S00°15'34"W, along said West line, for a distance of 1291.69 feet to a point on the South line of the Northwest Quarter of said Section 10; thence N89°44'53"W, along said South line, for a distance of 1304.84 feet to the Southwest corner of the East Half of the Northwest Quarter of said Section 10; thence N00°06'50"E, along the West line of the East Half of the Northwest Quarter of said Section 10, for a distance of 2643.39 feet to a point on the North line of the Northwest Quarter of said Section 10; thence S89°44'53"E, along said North line, for a distance of 1321.55 feet to the POINT OF BEGINNING.

AREA TABLE

SEE SHEET 5 FOR INDIVIDUAL LOT & TRACT AREAS

ACREAGE

Gross: 79.70 Acres
Net: 77.57 Acres-excludes all Rights-of-Way (Germann Rd.)

OWNER/DEVELOPER

Whitewing V, LLC
c/o Bamford Southwest, Inc.

325 S. Higley Road, Ste. 110
P.O. Box 1561
Higley, Arizona 85236

Ph: (480) 941-1584

BASIS OF BEARING

The Basis of Bearing is the North line of the Northwest Quarter of Section 10, T2S, R6E assumed Bearing N89°44'53"W

TRACT USE TABLE

Tract #	Use	Acres
A-J, L-LL	Landscape, Pedestrian Access & Drainage Easement	9.74
MM-NN	Landscape, Pedestrian & Access Easement	0.04
PS	Public Utilities, Ingress/Egress, Emergency Access, Public Service Access, Pedestrian Access & Drainage Easement	11.13
Total		20.91

DEDICATION

Know all men by these presents: That Whitewing V, LLC, as owner, has subdivided under the name of WHITEWING AT GERMANN ESTATES, a parcel of land lying within Section 10, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and does hereby publish this plat as and for the plat of said WHITEWING AT GERMANN ESTATES, and hereby declares that said plat sets forth the location and gives the dimensions of each lot, tract, street and parcel, and that each lot, tract, street and parcel shall be known by the name and / or number given to each respectively. Tracts A through NN and PS shall be owned, landscaped and maintained by the Whitewing at Germann Estates Homeowners Association. A Drainage Easement is hereby granted over the entire area of Tracts A through LL. A Public Utility, Ingress/Egress, Emergency Access, Public Service Access, Pedestrian Access and Drainage Easement is hereby granted over the entire area of Tract PS. The Drainage Easement situated on Lots 13, 45, 62, 93 & 94 is private and hereby granted to the Whitewing at Germann Estates Homeowners Association.

Public utility easements are dedicated for the benefit of public utilities and are located where shown, in, over, and under the areas designated as such hereon, for the installation, maintenance, repair and removal of necessary utilities. Public utilities locating utility facilities in this public utility easement shall comply with the codes and regulations of the Town of Gilbert, Arizona. Such public utilities shall be and remain responsible for the construction, operation and maintenance and repair of their utility facilities.

Owner warrants and represents to the Town of Gilbert to be the sole owner of the property covered hereby and that every lender, easement holder, or other person, or entity, having any interest in the land adverse to or inconsistent with the dedications, conveyances, or other real property interest 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 owner will record not later than date on which this plat is recorded.

IN WITNESS WHEREOF: Whitewing V, LLC, as owner, has hereunto caused their name to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 6th day of June 2006.

Whitewing V, LLC, an Arizona limited liability company
By: Bamford Southwest, Inc., its member

By: Gregory L. Bamford
Gregory L. Bamford

ACKNOWLEDGMENT

STATE OF ARIZONA)
) s.s.
COUNTY OF MARICOPA)

On this 6th day of June 2006, before me, the undersigned notary public, personally appeared Gregory L. Bamford, who acknowledged himself to be President of Bamford Southwest, Inc., Member of Whitewing V, LLC, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

By: Margery A. Rode 6-6-06
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:



APPROVALS

Approved by the Mayor and TOWN COUNCIL of the Town of Gilbert, Arizona this 23rd Day of May 2006.

By: [Signature]
MAYOR

ATTEST: Patricia O. Hebertson
TOWN CLERK - Deputy

Approved by: Ainda M. Fausness 6-7-06
Planning Director Date

Approved by: Richard Attard 6-7-06
Town Engineer Date

GENERAL NOTES

- Construction within public easements, except by public agencies and utility companies, shall be limited to utilities and removable section type fencing unless approved otherwise by the Town of Gilbert.
- All utilities shall be constructed underground.
- All electric and communication lines to be constructed 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. The Whitewing at Germann Estates Homeowners Association shall be responsible for 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 retention basins must drain any storm event up to and including the 50-year, 24 hour storm within 36 hours. Owner(s) of any basin failing to meet this requirement must take corrective action to bring the basin into compliance.
- All drywells shown on this project shall be maintained by the Homeowners Association and are to be replaced by the Association when they cease to drain the surface water in a 36 hour period. Regular maintenance of the drywell silt chamber is required to achieve the best operation of the drywell.
- A #4 Rebar 18" in length will be set at each property corner.
- The area platted hereon is approved and lies within the domestic water services of the Town of Gilbert which is designated as having an assured water supply in accordance with ARS 45-576.
- All building setbacks shall comply with Council Ordinance No. 1680, as amended.
- Lots 1, 2, 3, 4, 5, 6, 13, 20, 45 and 62 have the option to build a one or two story house. The remaining lots within this subdivision are limited to a single story house.
- No Parking is permitted on the streets. A "No on Street Parking" sign will be posted at the entrance.
- This is a gated subdivision.
- Homes with square footage exceeding the rated fire flow for the area must provide additional Fire Hydrants or install Residential Fire Sprinklers.
- The Homeowners Association is responsible to make repairs to landscaping (including trees, groundcover, grass, etc.) where it is damaged during repairs to Roosevelt Water Conservation District pipe and appurtenances.
- Lots 1 through 24, 28, 29, 33 through 36, 41 through 48, 54, 59 through 65, 70, 75 through 80, 90 through 97, 102, 103, 111, 112 & 120 will provide on lot retention of storm water. Finish floor elevation recommendations have been established on the grading plans on file at the Town Clerk's office. Unless written authorization has been granted by the Town of Gilbert, the owners of said lots shall not fill, alter or deviate from the proposed grades shown in the grading plans or reduce the volume of storm water storage on their respective lot.

CERTIFICATION

I, Gail A. Morgan hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this plat correctly represents a survey made under my direction during the month of December 2005; that the survey is true and correct as shown; that all monuments actually exist or will be set as shown; that said monuments are sufficient to enable the survey to be retraced.

GAIL A. MORGAN
REGISTERED LAND SURVEYOR NO. 31601

COUNTY RECORDER

BOOK 843 PAGE 13

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURCELL

2006-0778045

06/08/2006 02:54 PM

Geps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 21, Mesa, Arizona 85210
Phone (480) 501-1150 Fax (480) 501-1158

Whitewing at Germann Estates
Final Plat
Gilb. #1, AZ

Project: _____

Revisions: _____

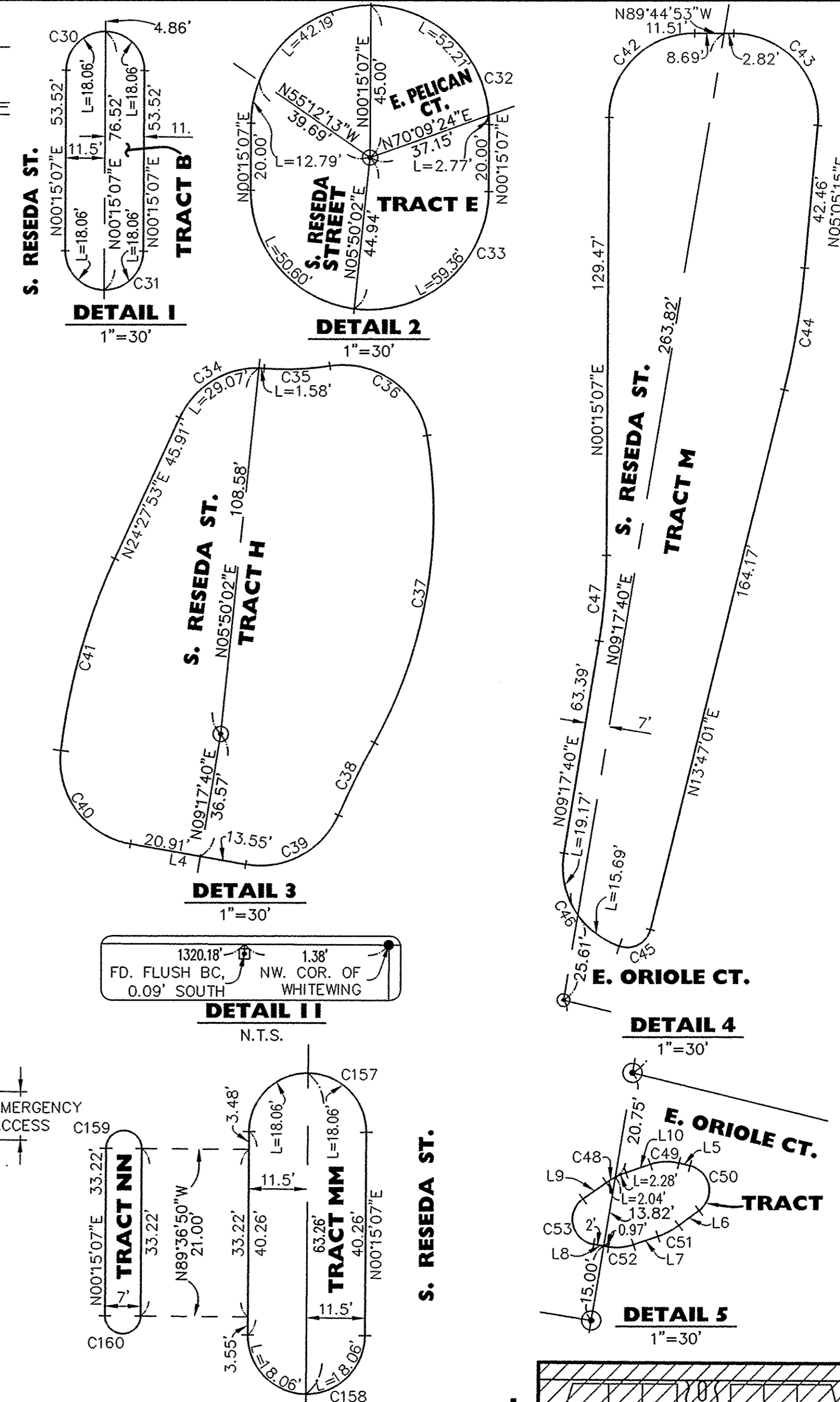
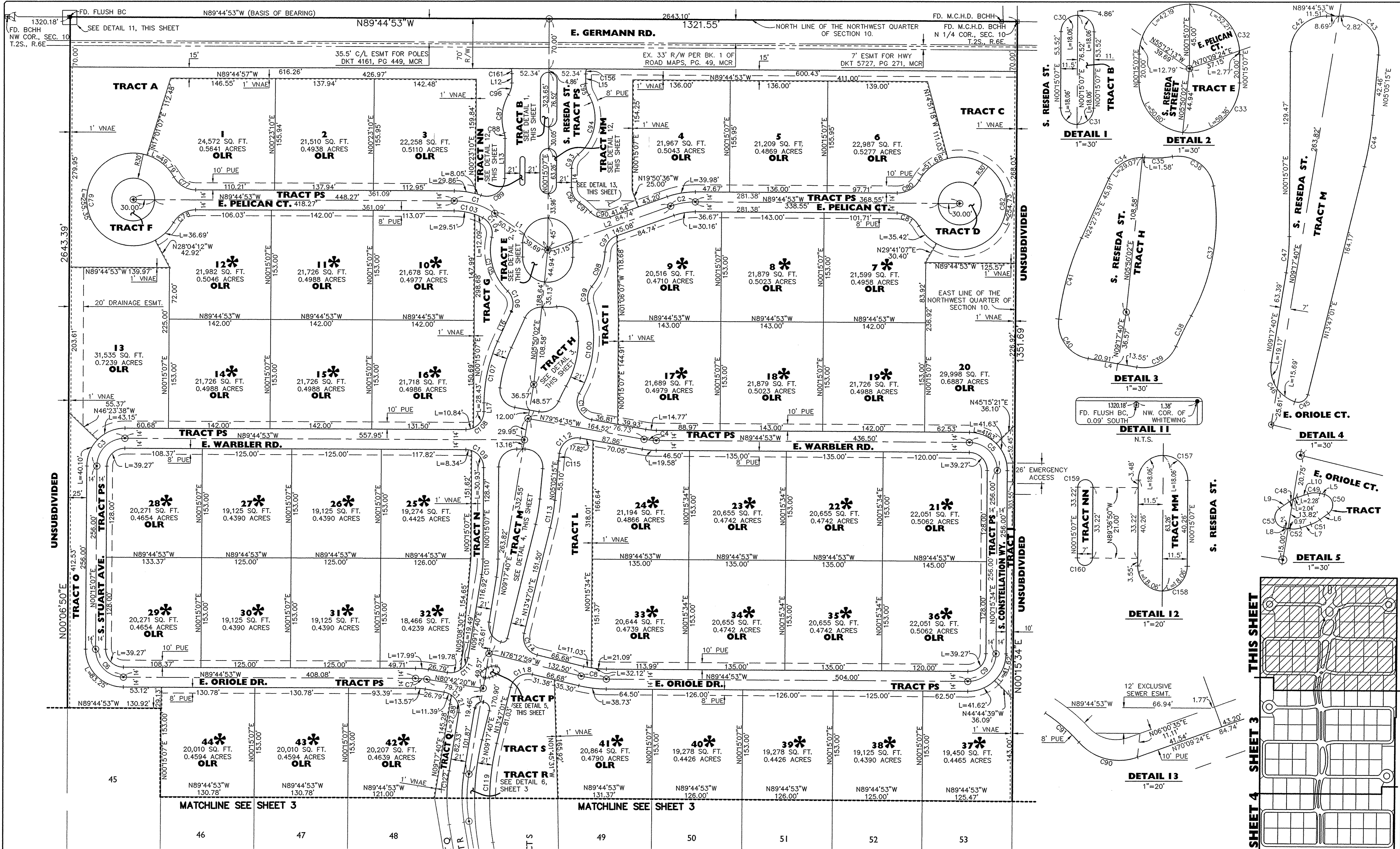
CALL FOR MEASUREMENT AND FOR DEED
263-1100
1-800-STATE-IT
(or call MARICOPA COUNTY)

Designer: **GM**
Drawn by: **JK**

31601
GAIL A. MORGAN
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.

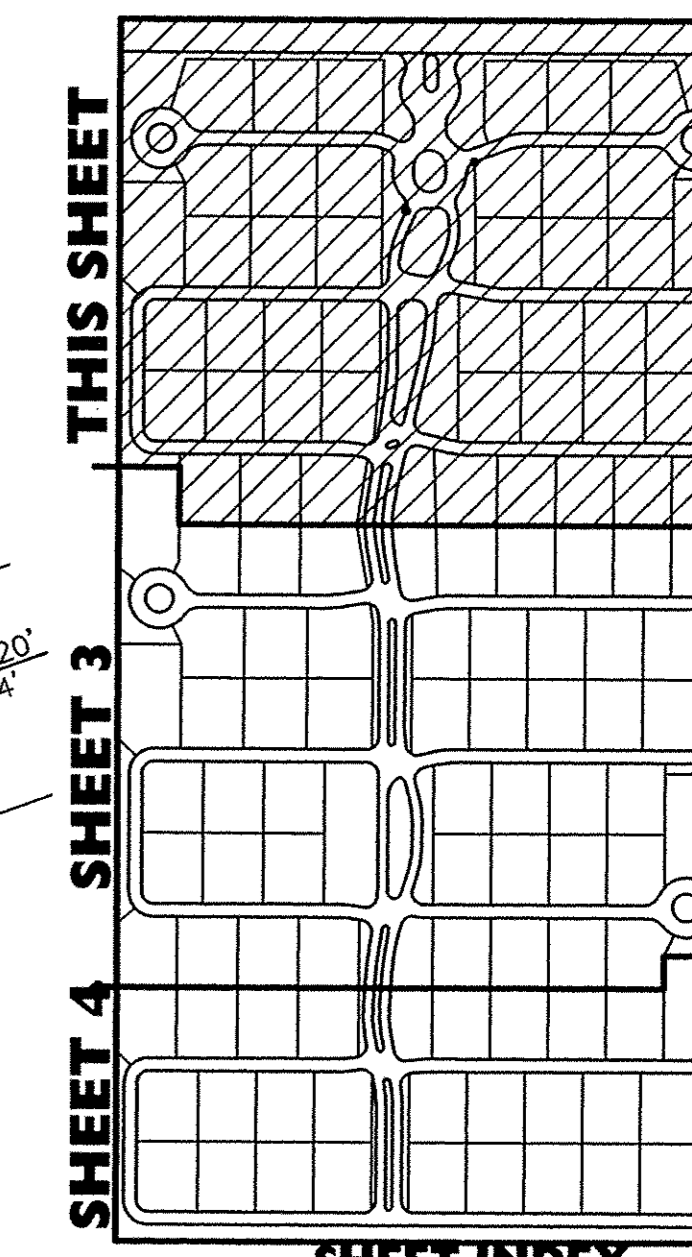
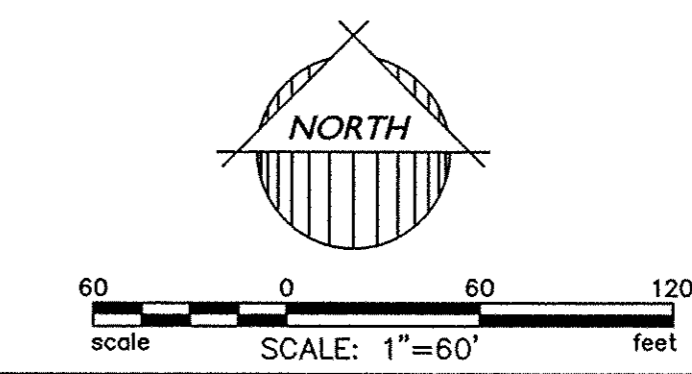
Job No. **05-110**
FPOI
Sheet No. **1 of 5**

ENC-2006-00164



- 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
 - OLR ON LOT RETENTION REQUIRED, SEE NOTE 16, SHEET 1
 - BCHH BRASS CAP IN HAND HOLE
 - R/W RIGHT-OF-WAY
 - M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
 - ESMT EASEMENT
 - * INDICATES LOT LIMITED TO SINGLE STORY HOUSE
 - INDICATES SUBDIVISION LINE

SEE SHEET 5 FOR CURVE DATA & TANGENT DATA



SHEET INDEX
N.T.S.

COUNTY RECORDER

BOOK 843 PAGE 13
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-0778045

06/08/2006 02:54 PM

eps group, inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2150 Fax (480) 503-2158

Whitewing at Germann Estates
Gilbert, AZ

Final Plat

Project: _____

Revisions: _____

CALL TWO WORKING DAYS BEFORE 10:00 AM
263-1100
1-800-STAR-IT
(OUTSIDE MARICOPA COUNTY)

Designer: **GM**
Drawn by: **JK**

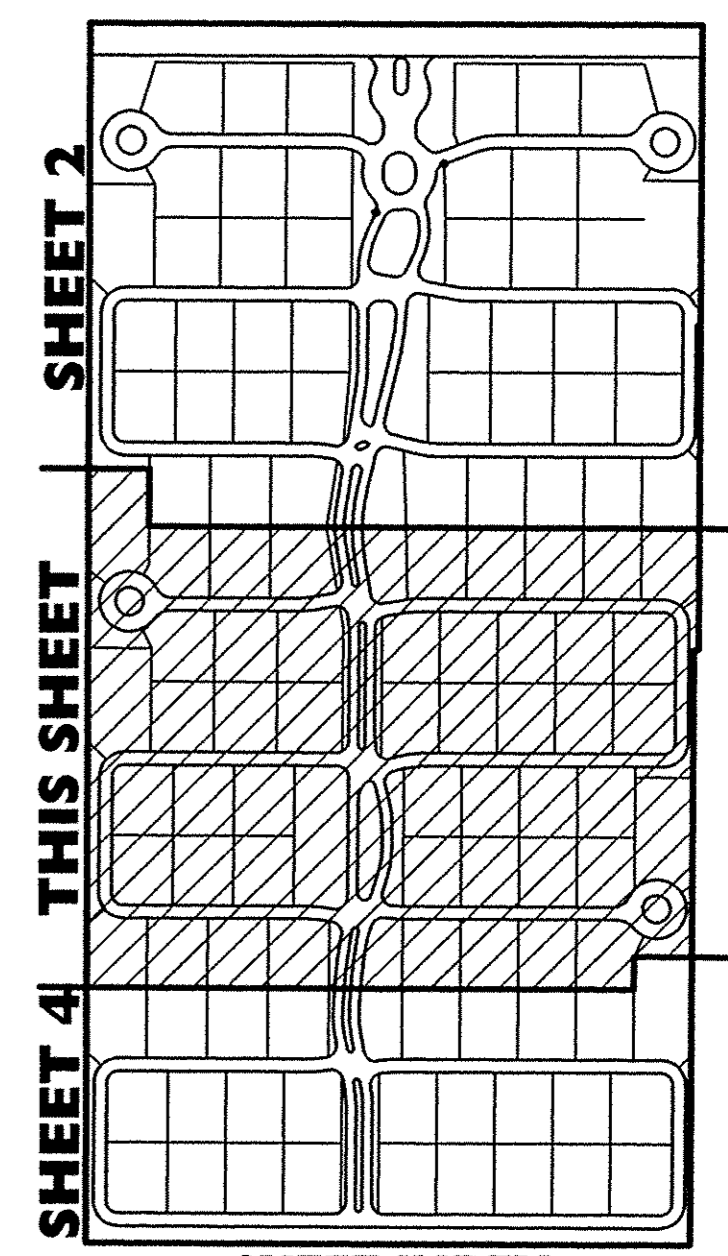
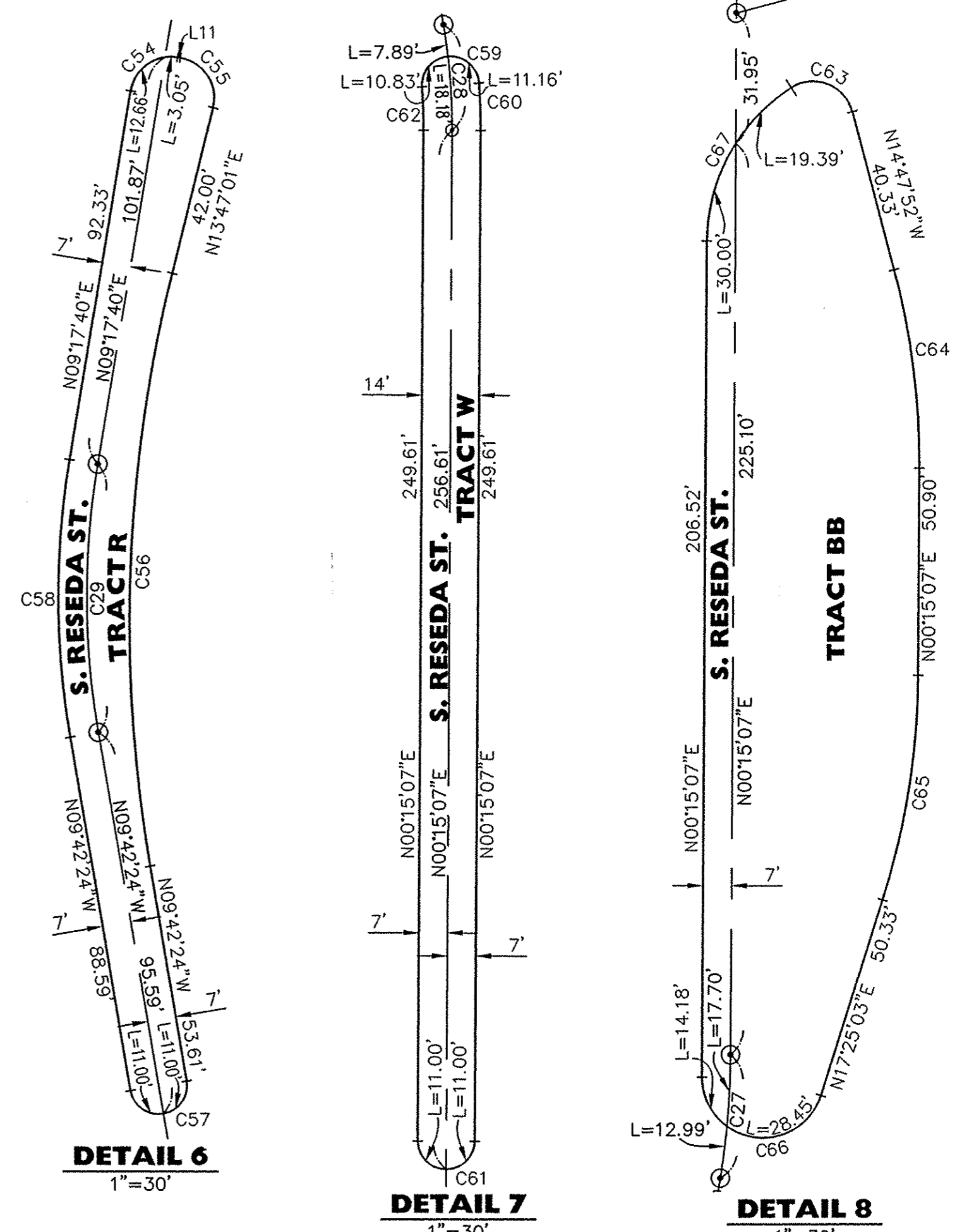
REGISTERED LAND SURVEYOR
31601
GAIL A. MORGAN
STATE OF ARIZONA

Job No. **05-110**
FP02
Sheet No. **2 of 5**

ENG-2006-00164



- LEGEND**
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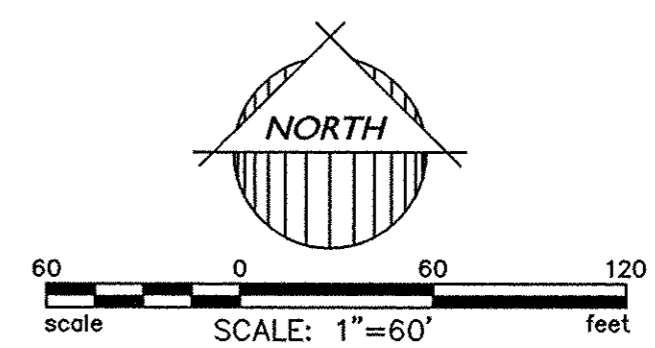
COUNTY RECORDER

BOOK 843 PAGE 13

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

2006-0778045

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SEE SHEET 5 FOR CURVE DATA & TANGENT DATA

eps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 969-2110 Fax (480) 969-2118

Whitewing at Germann Estates
Gilbert, AZ

Final Plat

Project: _____

Revisions: _____

CALL THE WORKING DATE OF THIS PLAT TO THE COUNTY RECORDER
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: **GM**
Drawn by: **JK**

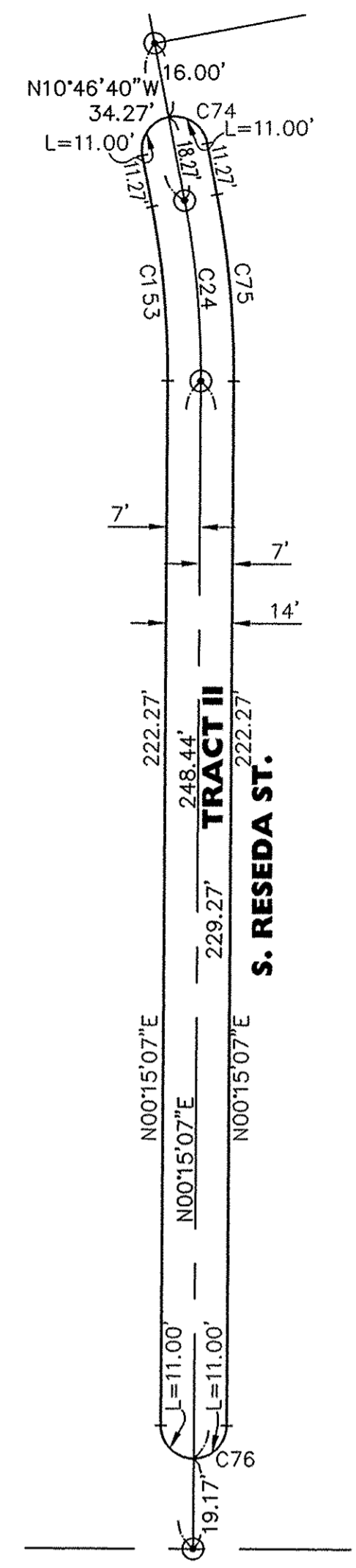
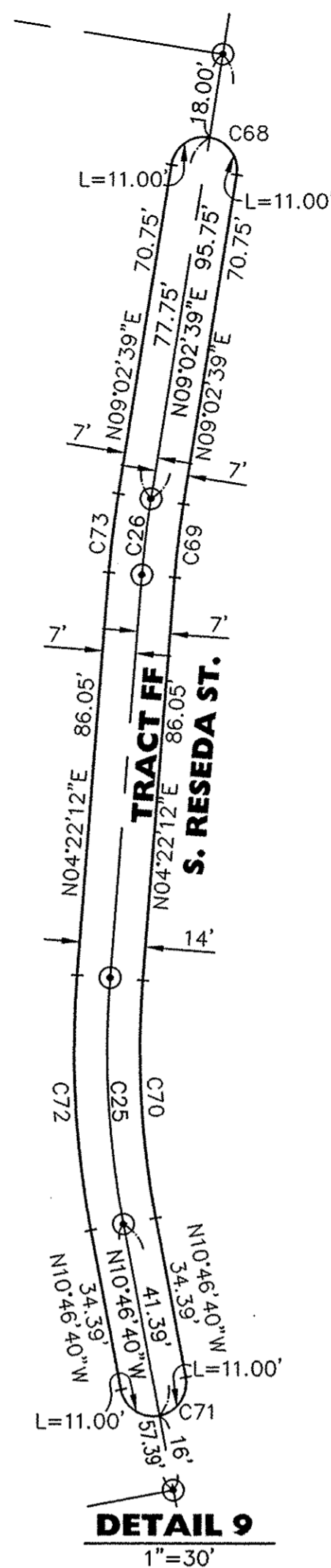
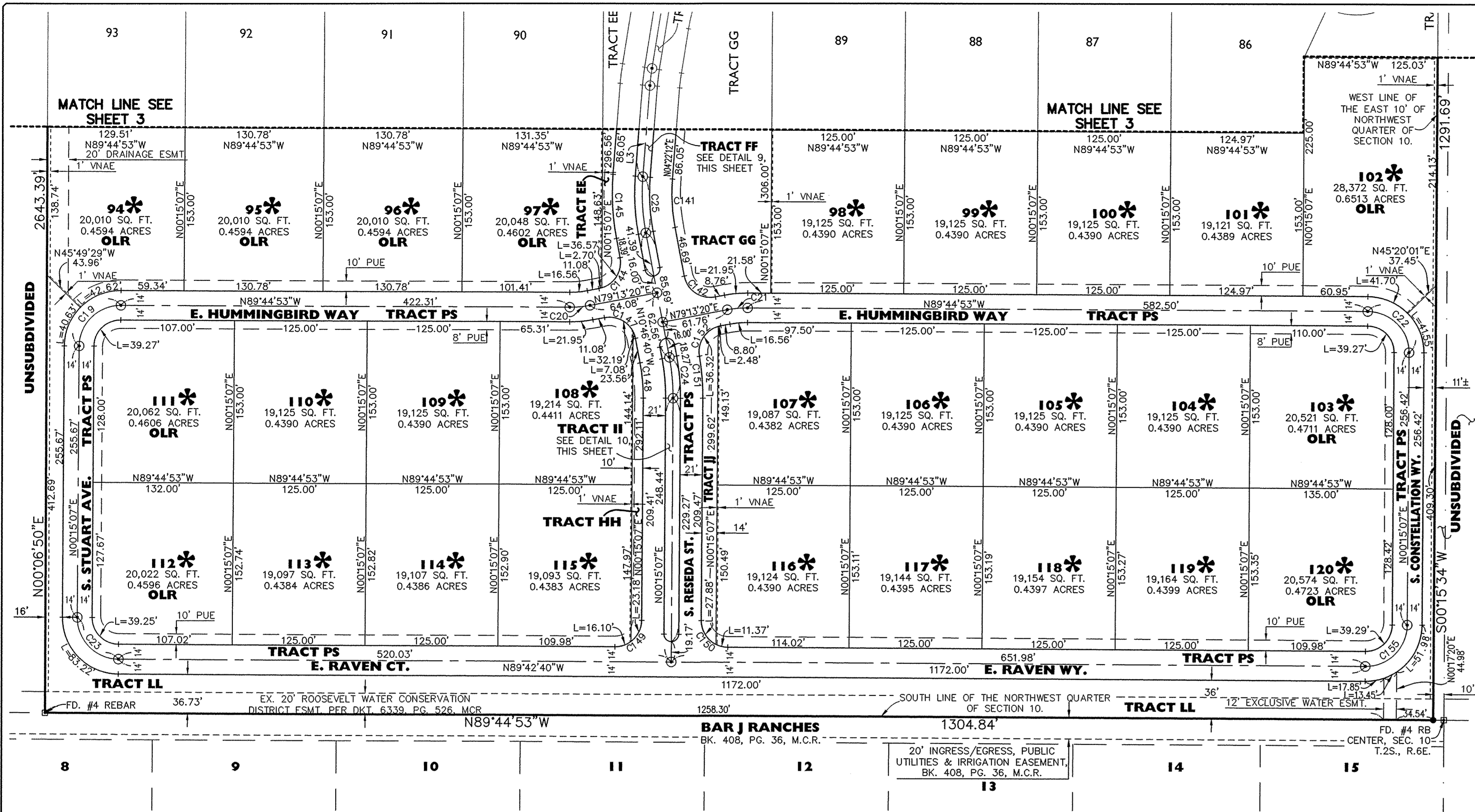
REGISTERED LAND SURVEYOR
31601
GAIL A. MORGAN
No. 12345
ARIZONA U.S.A.

Job No. **05-110**

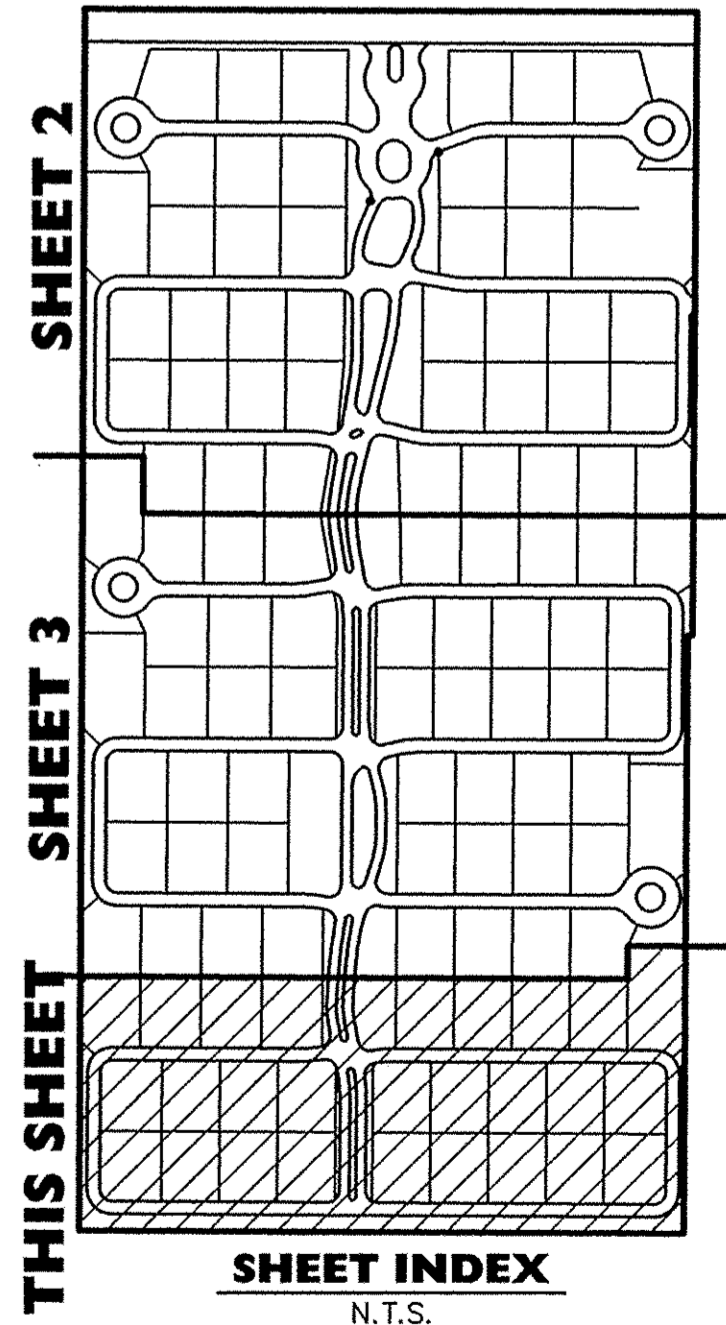
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Sheet No. **3 of 5**

ENG-2006-00164



- LEGEND**
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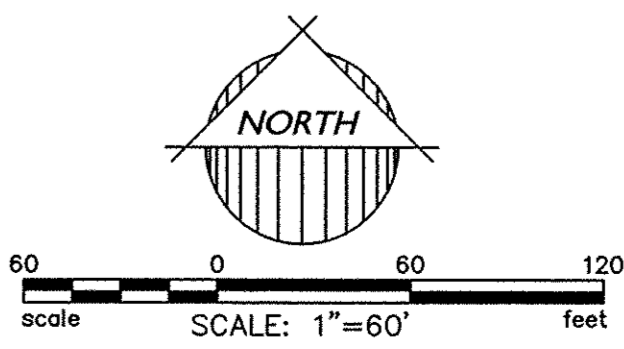
COUNTY RECORDER

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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

2006-0778045

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SEE SHEET 5 FOR CURVE DATA & TANGENT DATA

Project: _____

Revisions: _____

CALL TWO WORKING DAYS BEFORE SETTING
 283-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: **GM**

Drawn by: **JK**

REGISTERED LAND SURVEYOR
 31601
 GAIL A. MORGAN
 ARIZONA U.S.A.

Job No. **05-110**

FP04

Sheet No. **4 of 5**

ENG-2006-00164

AREA TABLE

Table with columns for lot number, area in sq. ft., and area in acres. Includes sub-totals for LOT TOTAL, TRACT TOTAL, and BDRY-1.

CURVE TABLE

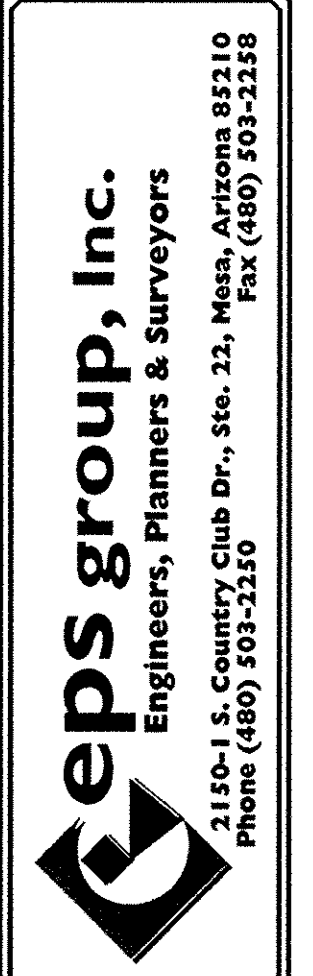
Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD, CHD BRG. Lists curve data for curves C1 through C78.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD, CHD BRG. Lists curve data for curves C79 through C161.

LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Lists line data for lines L1 through L22.

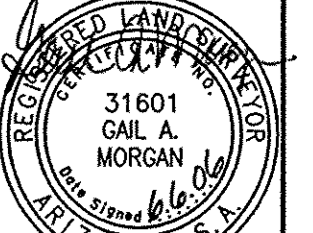


Whitewing at Germann Estates
Gilbert, AZ
Final Plat

Project:
Revisions:

CALL THE WORKING DAYS BEFORE THE DAY
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: GM
Drawn by: JK



COUNTY RECORDER
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MARICOPA COUNTY RECORDER
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Job No.
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5
of 5
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