



Requesting Department:  
Development Services

**TO: Planning and Zoning Commission**

**FROM: Brett Burningham, Planning Administrator; Steven Ester, Planner I**

**RE: Discussion and Possible Approval of P17-0177 “Hastings Farms Parcels F & G Residential Design Review”.** Lennar is requesting approval of eight (8) new standard plans with three (3) elevations each and one (1) new standard plan with four (4) elevations to be constructed on 249 lots in Parcels F and G of the Hastings Farms subdivision, located at the northwest corner of Cloud and Crismon Roads.

**DATE: March 14, 2018**

**STAFF RECOMMENDATION**

Staff recommends approval of P17-0177, “Hastings Farms Parcels F & G Residential Design Review”, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to approve P17-0177, “Hastings Farms Parcels F & G Residential Design Review”, subject to the Conditions of Approval included in this report.

**RELEVANT COUNCIL GOAL(S)**



Secure Future

**SUMMARY**

The proposal consists of a request for approval of eight (8) floor plans with three (3) elevations each and one (1) floor plan with four (4) elevations to be built on 249 lots in Parcels F and G of the Hastings Farms subdivision, located at the northwest corner of Cloud and Crismon Roads. Lennar is requesting to build five (5) 45 and 50-foot wide products on lots ranging from 60-feet x 130-feet to 70-feet x 130-feet and four (4) 55 and 65-foot wide products on lots sizes ranging from 70-feet x 140-feet to 90-feet x 140-feet. Floor plans range in size from 3,407 square feet to 4,684 square feet. Two hundred twenty-four (224) lots are zoned R1-7 and twenty-five (25) lots are zoned R1-9.

## HISTORY

- August 17, 2005      Town Council approved RZ04-04 and S06-04, “Hastings Farms PAD”
- October 17, 2012    Town Council approved RZ12-054, SD12-055, and DR12-069, “The Preserve at Hastings Farms”

## DISCUSSION

<b>Subdivision Information</b>	
Project Name	Hastings Farms Parcels F & G Residential Design Review
Site Location	NWC of Cloud and Crismon Roads
Current Zoning	R1-7 (Urban Development Type A)/PAD – 224 lots R1-9 (Urban Development Type A)/PAD – 25 lots
General Plan Designation	Medium Density Residential MDR (0-3 du/acre)
Total Lots/Units	249
Minimum Lot Width	60 feet – R1-7 90 feet – R1-9
Minimum Lot Depth	130 feet – R1-7 140 feet – R1-9
Minimum Lot Area	7,800 square feet – R1-7 12,600 square feet – R1-9

The proposal consists of a request for approval of eight (8) floor plans with three (3) elevations each and one (1) floor plan with four (4) elevations to be built on 249 lots in Parcels F and G of the Hastings Farms subdivision located at the northwest corner of Cloud and Crismon Roads. Lennar is requesting to build five (5) 45 and 50-foot wide products on lots ranging from 60-feet x 130-feet to 70-feet x 130-feet and four (4) 55 and 65-foot wide products on lots sizes ranging from 70-feet x 140-feet to 90-feet x 140-feet. Two hundred twenty-four (224) lots are zoned R1-7 and twenty-five (25) lots are zoned R1-9. Lennar is proposing seventeen (17) different color schemes.

Eight (8) plans are single-story and one (1) plan is two-story. Four (4) of the proposed plans are identified as “Next Generation Plans”, offering a separate living area and kitchen areas within a home. The proposed home designs complement existing homes within Queen Creek and the surrounding neighborhoods in both character and quality. The nine (9) standard plans offer consistent architecture and comply with the Town’s Zoning Ordinance and Design Guidelines for single-family residences. The five (5) available elevations include boral roof tile, standard garage doors, wood fascias, and standard coach lights with options of decorative shutters, decorative corbel detail, and decorative stone veneer.

The nine (9) new standard plan homes range in size from 3,407 square feet to 4,684 square feet. The table below summarizes the size of each proposed standard plan.

Plan	Square Footage	Stories
Plan 4580	3,407 square feet	1
Plan 4581	3,334 square feet	1
Plan 45-7	2,247 square feet	2
Plan 5080	3,476 square feet	1
Plan 5081	3,476 square feet	1
Plan 5580	3,767 square feet	1
Plan 5582	3,996 square feet	1
Plan 6582	4,638 square feet	1
Plan 6584	4,684 square feet	1

**ANALYSIS**

**Standard Plans Design Review for New Standard Plans:**

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans presented by Lennar contain a variety of quality materials and are consistent with approved plans in the Hastings Farms subdivision and as well with the approved plans in the surrounding area.

**Lot Fit Analysis:**

Staff has reviewed the lot fit analysis for the nine (9) new standard plans and determined the following:

- Plans 4580 and 4581 fit on 69 lots. Plan 45-7 fits on 56 lots due to single-story restrictions.
- Plans 5080 and 5081 fit on 60 lots with no restrictions.
- Plans 5580 and 5582 fit on 85 lots. 2 lots do not fit due to width restrictions.
- Plans 6582 and 6584 fit on 35 lots with no restrictions.

Staff will approve building permits subject to the lot fit analysis provided.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.

**ATTACHMENTS**

1. Aerial Photo Location Map
2. Hastings Farms Parcels F & G Design Review Submittal

**Project Name: Hastings Farms Parcels F & G Residential Design Review**

**Case Number: P17-0177**

**Hearing Date: March 14, 2018 (Planning Commission)**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## HASTINGS FARMS – Parcels F & G

### I. Introduction:

This document serves as Lennar’s Design Review Narrative for our new community at Hastings Farms – Parcels F & G. Lennar is requesting approval to build the included plans on 249 lots (60’ & 65’ x 130’, 70’ & 90’ x 140’) at Hastings Farms located northeast of Ellsworth Rd & Cloud Rd. Please see remaining submittal for all documents necessary for product approval.

### II. Lineup

Lennar is proposing to build the following plans at our Hastings Farms community: 4580, 4581, 45-7, 5080, 5081, 5580, 5582, 6582 and 6584. The information table below shows the proposed plan lineup and includes the Lennar plan number, approximate dimensions, square footages, stories, elevations, bedroom counts, bathroom counts, and garage bays.

Plan#	Elev.	Stories	Livable	Under Roof	Footprint	W & D	Beds	Baths	Gar	Lot Width
4580	B, C, D	1	2325	3407	3407	45' x 80'	4	2.5	3 Tdm	60' & 65'
**4581**	B, C, D	1	2396	3334	3334	45' x 80'	3	3	3 Tdm	60' & 65'
45-7	B, C, D	2	2790	3734	2247	45' x 62'	4	3	3 Tdm	60' & 65'
**5080**	B, C, D	1	2594	3476	3476	50' x 80'	4	3	3	65' & 70'
5081	B, C, D	1	2568	3476	3476	50' x 80'	5	3	3	65' & 70'
5580	A, B, C, D	1	2856	3767	3767	55' x 80'	4	3	3	70'
**5582**	B, D, F	1	2958	3996	3996	55' x 83'	4	3	3	70'
6582	B, C, D	1	3617	4638	4638	65'x82'	4	3	3	90'
**6584**	B, C, D	1	3580	4684	4684	65'x83'	4	4	3	90'

\*\*Next Gen Plan\*\*

### III. Architecture

All Lennar plans are designed with common themes and elements to ensure community cohesion while still promoting diversity throughout the community. This ensures that the community maintains a unique feel and avoids repetitious street scenes and garage dominance while still maintaining a community feel and aesthetic. Color schemes have been generated specifically to enhance plan appearance and create an appealing street scene. Please see included color matrix. Lennar’s proposed housing product is compatible with the immediate area and the Town of Queen Creek design requirements. Lennar also intends to build four of our Next Gen plans within the community, which have been designed to meet the ever evolving needs of homebuyers and to accommodate multi-generational living within a single-family residence.

### IV. MODELS

A model home complex for Hastings will be located on lots 238-242. The model home complex will consist of a single lot designated for customer parking, three model plans (4580, 5080 & 5580), and a lot designated for construction parking. A separate application will be submitted for the approval of the

## HASTINGS FARMS – Parcels F & G

Model Home Complex. Lennar intends to occupy these lots throughout the selling process of the community and will utilize a sales office located in the garage of the model on lot 239.

### **V. CONCLUSION**

The proposed product within this submittal is consistent with the Town of Queen Creek's Diversity Guidelines. We at Lennar are proud of the quality and value of homes we build and are happy to continue our presence in the Town of Queen Creek.

We request your approval.

Sincerely,

Joe Freeman

  
**LENNAR**

Product Development Manager  
Lennar Associates Mgmt LLC.  
1725 W. Greentree Dr. #114  
Tempe, AZ, 85284  
joe.freeman@lennar.com  
Phone: 480-777-4611



December 5<sup>th</sup> 2017

Town of Queen Creek  
Attn: Christine Sheehy  
Development Services Department  
22358 S Ellsworth Rd  
Queen Creek, AZ 85142

**Re: Lennar at Hastings Farms Pre-Application Response Narrative**

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Below are the corrective actions taken by Lennar based upon comments made by the Town of Queen Creek regarding our Pre-Application submittal for Hastings Farms.

**Comment:**

1. The following application will be required with the next submittal:
  - a. Residential design Review (Approved by the Planning Commission)

**Response:**

1. Application and required materials provided.

**Comment:**

2. Staff is concerned that there are too few floor plans for the 65-foot lots and the 70-foot wide lots. There are only two floor plans for a total of 68 Lots (65-foot wide lots) and 78 Lots (70-foot wide lots). Please add another floor plan for the 65-foot lots and another plan for the 70-foot wide lots.

**Response:**

2. Lennar intends to offer 50' & 55' wide plans for the 70' wide lots (for a total of 4 plans) and 45' and 55' wide plans for the 65' wide lots (for a total of 5 plans). Please reference the attached lot fit indicating the plan availability for these lots.

**Comment:**

3. Enlarge the rear patios on 4581, 5081 and 5582. For lots smaller than 18,000 Square feet, a covered outdoor rear patio of not less than five (5) percent of the home square footage is required. Please note that the home square footage includes the livable area of the home plus the garage.

**Response:**

3. Patios for plans 4581, 5081 and 5582 have been increased to accommodate the 5% requirement.

**Comment:**

4. Add additional windows to the Right Elevations of Plans 45-7, 4581, 5080 and 5081 to break up the large wall planes.

**Response:**

4. Windows revised on plans 45-7, 4581, 5080 and 5081 to break up large planes of stucco.

**Comment:**

5. The Zoning Ordinance requires materials to continue around a corner from a front to a side elevation and to terminate at an architectural element such as an offset, column, intersecting wall or fence. Please





include a note on each elevation where stone is applied to indicate that the stone will terminate at such a feature. This includes continuing stone to the interior of the front porch. Please contact Staff if additional information is needed. (include porches etc)

**Response:**

5. Materials have been added to extend and terminate into architectural elements whenever possible. Per conversations with staff, stone wrapping along the utility side will terminate into a popout just in front of the utilities to create a cleaner more finished look, rather than attempting to push through the utilities to the fence return.

**Comment:**

6. Please note, if plan options will be offered that would change an elevation, an elevation is required that illustrates the option(s)

**Response:**

6. There are no options that change the elevation or footprint of the home.

**Comment:**

7. There are two plot plans for plan 5582-B that have different footprint and lot coverage calculations. Please clarify or, correct.

**Response:**

7. The plot plan for the 5582 has been corrected to revise this error.

**Comment:**

8. In the Narrative/Introduction section, please remove the reference to 85' wide lots and replace with 90' to match the plat and plot plan.

**Response:**

8. Verbiage referencing 85' wide lots has been revised to reflect 90'.

**Comment:**

9. In the Narrative/Lineup section, please add a column that indicates the models that will be built on the 60'. 65' 70' and 90' lots. Please contact staff for additional information.

**Response:**

9. The Narrative has been updated to add a column in the lineup portion to indicate which plans will be offered on which lots. Please also reference included lot fit for plan offering.

**Comment:**

10. In the Narrative/Models section, please add that the model Home Complex will be processed through a separate permit.

**Response:**

10. A model home complex plan will be applied for separately.

**Comment:**

11. In the Narrative/Models section, please clarify that if only two model homes are to be built they will be the 55-foot wide product to be consistent with the larger homes designated for the 70-foot wide lots.



**Response:**

11. The narrative has been updated to reflect the following. Lennar intends to build three different models in the model complex, which will consist of the plans 4580, 5080 & 5580. These will be located on lots 238-242.

**Comment:**

12. Provide an 11'x17" copy of the Final Plat, if Available.

**Response:**

12. A Final Plat has been provided.

**Comment:**

13. Provide a Lot Fit Analysis Table.

**Response:**

13. A Lot Fit Analysis Table has been provided.

**Comment:**

14. Add the following notes to the Lot Fit Analysis Table:

- a. No more than two consecutive lots are permitted to have two-story homes.
- b. The same elevations shall not be utilized across from or adjacent to each other.
- c. A minimum 15-foot separation is required between buildings.

**Response:**

14. The following notes have been added to the Lot Fit Analysis Table:

- a. No more than two consecutive lots are permitted to have two-story homes.
- b. The same plan and elevations shall not be utilized across from or adjacent to each other.

The note referencing a minimum 15-foot separation has not been added to the lot fit since it is not applicable to the R1-7 Standards 60's, R1-7 – Standards 70's, and R1-9 Standards which allows for 10' building separation per the approved zoning on the Preliminary Plat.

**Comment:**

15. On the Streetscape Elevation, please add Plan #5081

**Response:**

15. The 5081 has been added to the Streetscape Elevation.

**Comment:**

16. Please provide Typical Front Yard Landscape plans with options. Please note that front yard landscaping must be installed prior to obtaining a Certificate of Occupancy.

**Response:**

16. Landscape Typicals have been provided. There are no options for additional front yard landscaping.

**Comment:**

17. In the next submittal, please provide a window detail, indicating compliance with DS.4.C3-f, "Windows shall be recessed a minimum of 2" from the face of the adjacent wall plane; or, windows shall have style-appropriate trim detail at the sill, head and jambs. Windows with no recess or no trim are not allowed.





**Response:**

17. All windows will have trim detail or recess in accordance with the elevation style.

Should you need any additional information or have questions regarding these corrections please contact me at 480-777-4611 or my email address at [joe.freeman@lennar.com](mailto:joe.freeman@lennar.com). We greatly appreciate your time and consideration.

Sincerely,

Joe Freeman  
Manager of Product Development  
Lennar Homes  
[Joe.freeman@lennar.com](mailto:Joe.freeman@lennar.com)  
480-777-4611





January 22<sup>nd</sup> 2018

Town of Queen Creek  
Attn: Christine Sheehy  
Development Services Department  
22358 S Ellsworth Rd  
Queen Creek, AZ 85142

## Re: Lennar at Hastings Farms Design Review Application Response Narrative

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Below are the corrective actions taken by Lennar based upon comments made by the Town of Queen Creek regarding our Design Review Application submittal for Hastings Farms.

**Comment:**

1. It appears the rear patios were not enlarged as per the previous comment for Plan 4581, 5081 and 5582. For lots smaller than 18,000 square feet, a covered outdoor rear patio of not less than five (5) percent of the home square footage is required. Please note that the home square footage includes the livable area of the home plus the garage. Please demonstrate compliance with the next submittal.

**Response:**

1. Plans 4581, 5081 and 5582 have all been updated to include the additional square footage to a minimum five (5) percent of the home square footage.

**Comment:**

2. Please revise the Typical Plot Plans to show the enlarged patios for Plan 4581, 5081 and 5582.

**Response:**

2. Typical plot plans have been updated to show revised patio square footages.

**Comment:**

3. All the elevations with wainscoting still show materials stopping short of the electric panel with the exception of the 5582-B and F. Please revise to meet the ordinance requirement. The ordinance requires materials that continue around a corner from a front to side elevation to terminate at an architectural element such as an offset, column, intersecting wall or fence. Please revise or note accordingly on all applicable elevations. If additional information is needed, please contact staff.

**Response:**

3. Elevations with siding materials have been extended back to the fence returns whenever possible.

**Comment:**

4. Add the following notes to the Lot Fit Analysis Table:
  - a. No more than two consecutive lots are permitted to have two-story homes. Corrected Notw #5 to reflect this.
  - b. A minimum 15-foot separation is required between buildings. (This is a zoning requirement)

**Response:**

4. The following items were added to the lot fit:
  - a. No more than two consecutive lots are permitted to have two-story homes.

- 1 -

1725 W. Greentree Dr., Suite 114 • Tempe, AZ 85284 • p. 480-345-0077 • f. 480-777-4696

Lennar Arizona, Inc. dba Lennar Homes ROC# 232731 • Lennar Arizona Construction, Inc. ROC# 228129 • Lennar Communities Development, Inc. ROC# 137295  
US Home of Arizona Construction Company ROC# D65983 • Greystone Construction, Inc. ROC# 256680

LENNAR.COM





- b. A minimum 15-foot separation is required between buildings.

**Comment:**

- 5. On the Streetscape Elevation, please add Plan #5081. The response comment said it was added but there is nothing labeled with #5081.

**Response:**

- 5. Plan #5081 has been added to the streetscape.

**Comment:**

- 6. Please add a note to each elevation that states: "windows shall be recessed a minimum of 2" from the face of the adjacent wall plane; or, windows shall have style appropriate trim detail at the sill, head and jambs"

**Response:**

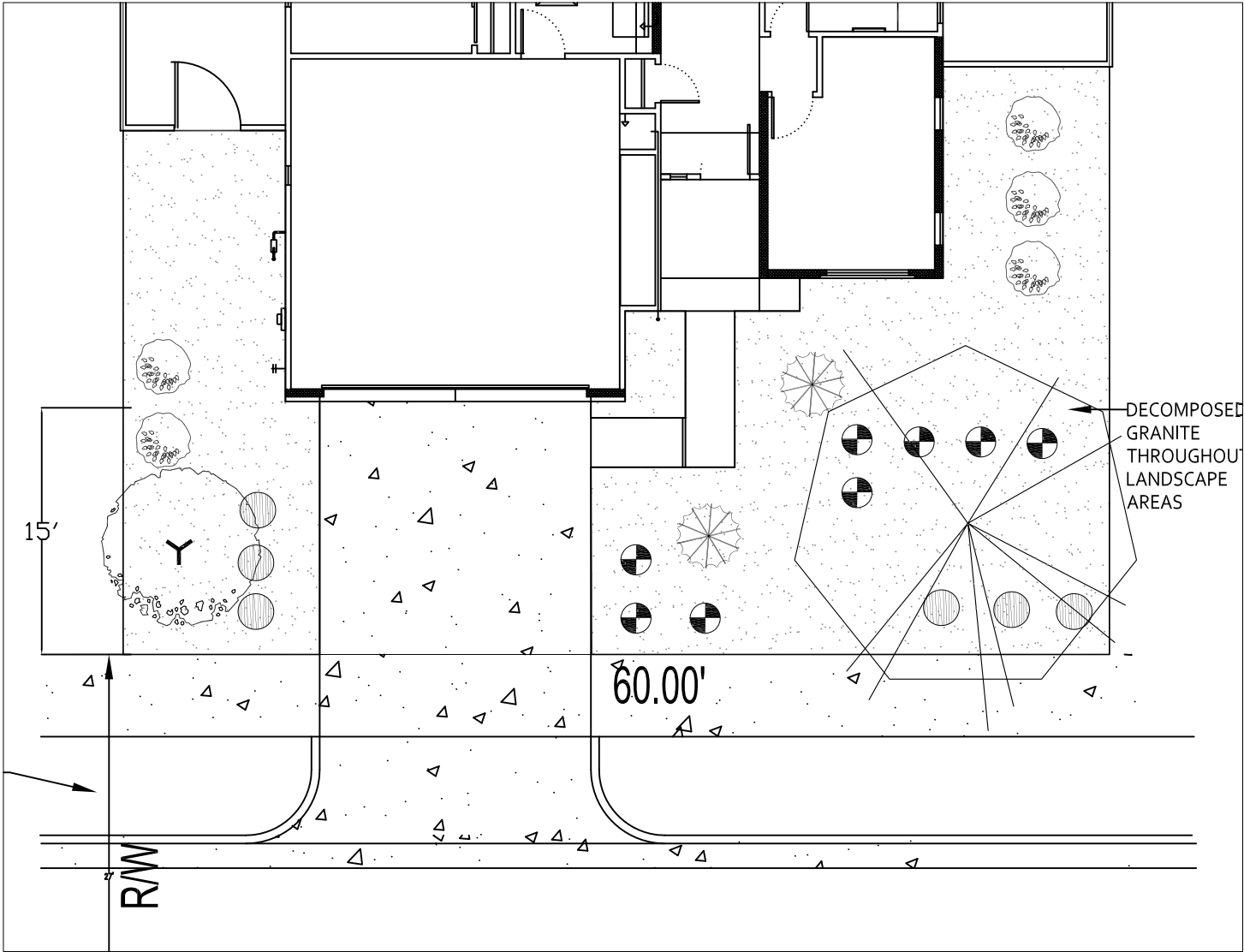
- 6. The following note has been added to each elevation: "windows shall be recessed a minimum of 2" from the face of the adjacent wall plane; or, windows shall have style appropriate trim detail at the sill, head and jambs"

Should you need any additional information or have questions regarding these corrections please contact me at 480-777-4611 or my email address at [joe.freeman@lennar.com](mailto:joe.freeman@lennar.com). We greatly appreciate your time and consideration.

Sincerely,

Joe Freeman  
Manager of Product Development  
Lennar Homes  
[Joe.freeman@lennar.com](mailto:Joe.freeman@lennar.com)  
480-777-4611





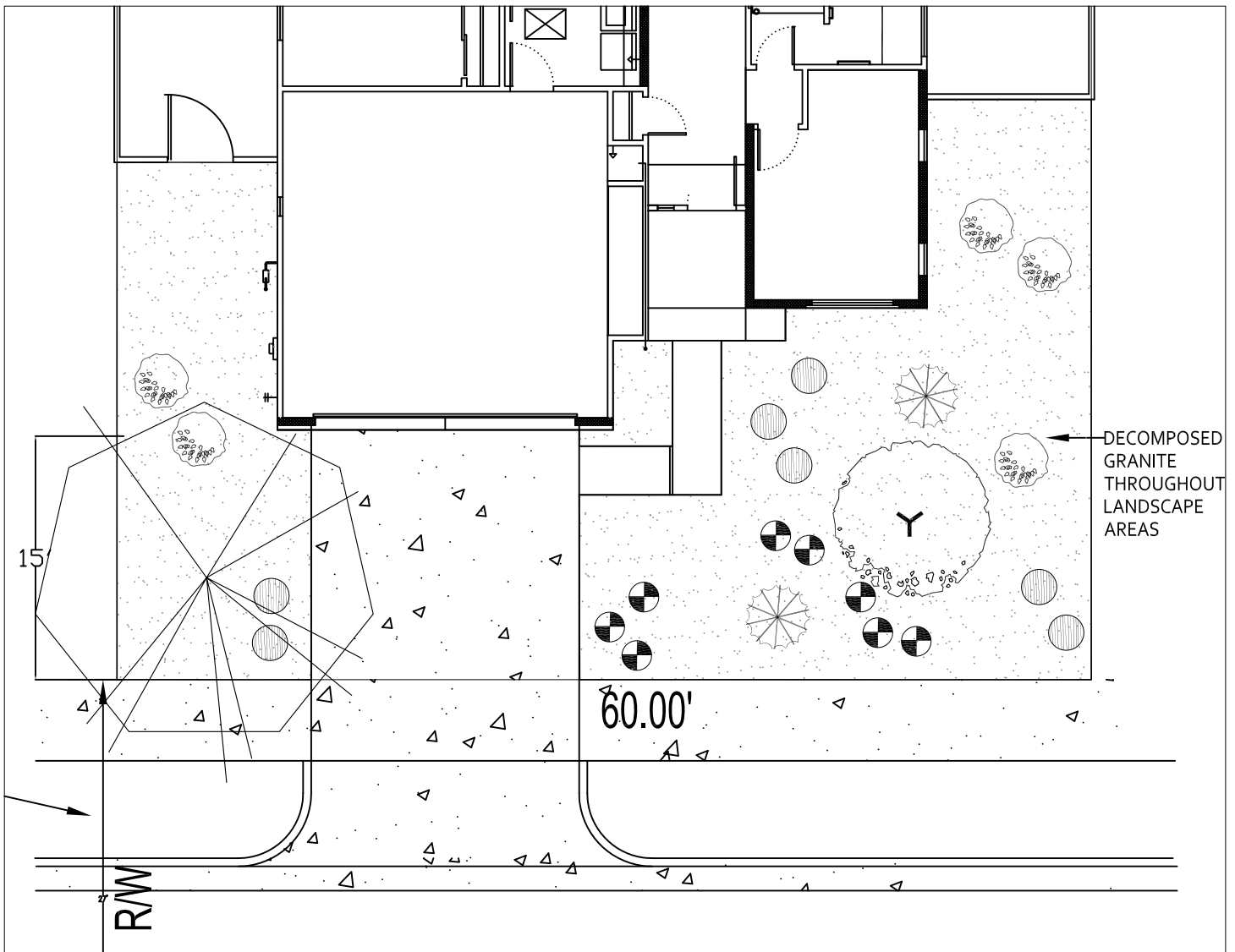
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Legend

- |  |   |  |         |  |    |   |        |
|--|---|--|---------|--|----|---|--------|
|  | 1 | Desert Shade Tree<br>Chitalpa<br>Pistache                          | 36" Box |  | 16 | Ground Cover<br>Blue Sage<br>Little John Bottle Brush<br>Trailing Emu | 1 gal. |
|  | 1 | Desert Tree<br>Mulga<br>Bottle Brush Tree                          | 24" Box |  |    |   |        |
|  | 5 | Desert Shrub<br>Dwarf Oleander<br>Blue Emu<br>Little Leaf Cordia   | 5 gal   |  |    |   |        |
|  | 2 | Desert Accent Shrub<br>Red Yucca<br>Orange Jubilee<br>Desert Spoon | 5 gal   |  |    |   |        |
- DECOMPOSED GRANITE: 1/2" Screened, 2' Depth, Express Brown

FRONTYARD TYPICAL



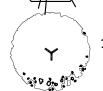


Scale 1"=10'-0"

### Legend



1 Desert Shade Tree 36" Box  
Hybrid Palo Verde  
Sissoo



1 Desert Tree 24" Box  
Desert Willow  
Sweet Acacia



5 Desert Shrub 5 gal  
Thunder Cloud Sage  
Valentine Bush  
Desert Ruelia



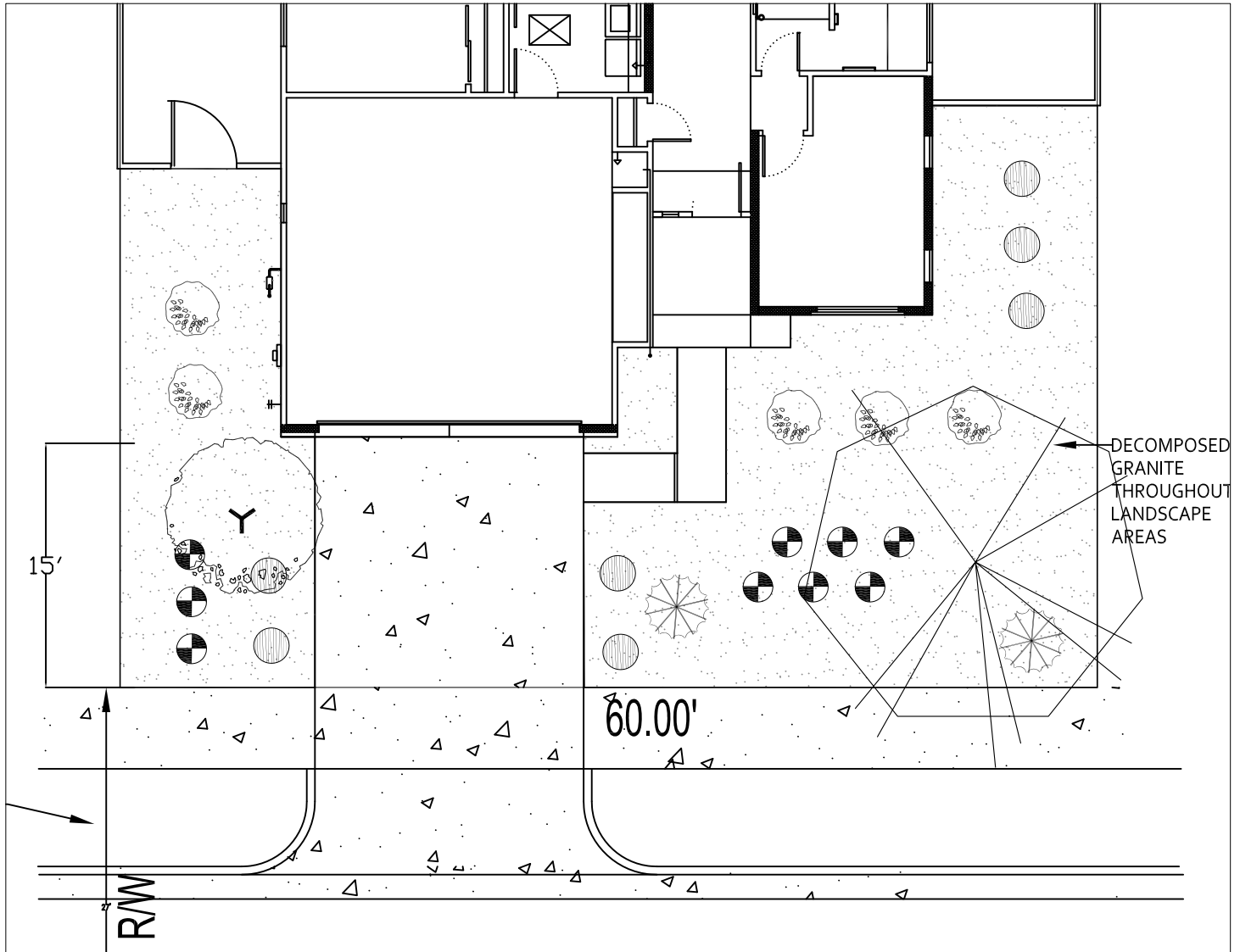
2 Desert Accent Shrub 5 gal  
Hopseed Bush  
Arizona Yellow Bells  
Torchglow Bougainvillea



16 Ground Cover 1 gal.  
Trailing Lantana  
Little John Bottle Brush  
Trailing Emu

DECOMPOSED GRANITE: 1/2" Screened, 2" Depth, Express Brown

## FRONTYARD TYPICAL



Scale 1"=10'-0"

### Legend



1 Desert Shade Tree 36" Box  
*Thornless Mesquite*  
*Weeping Myall*



1 Desert Tree 24" Box  
*Texas Ebony*  
*Cascalote*



5 Desert Shrub 5 gal  
*Bells of Fire*  
*Mexican Bird of Paradise*  
*Baja Fairy Duster*



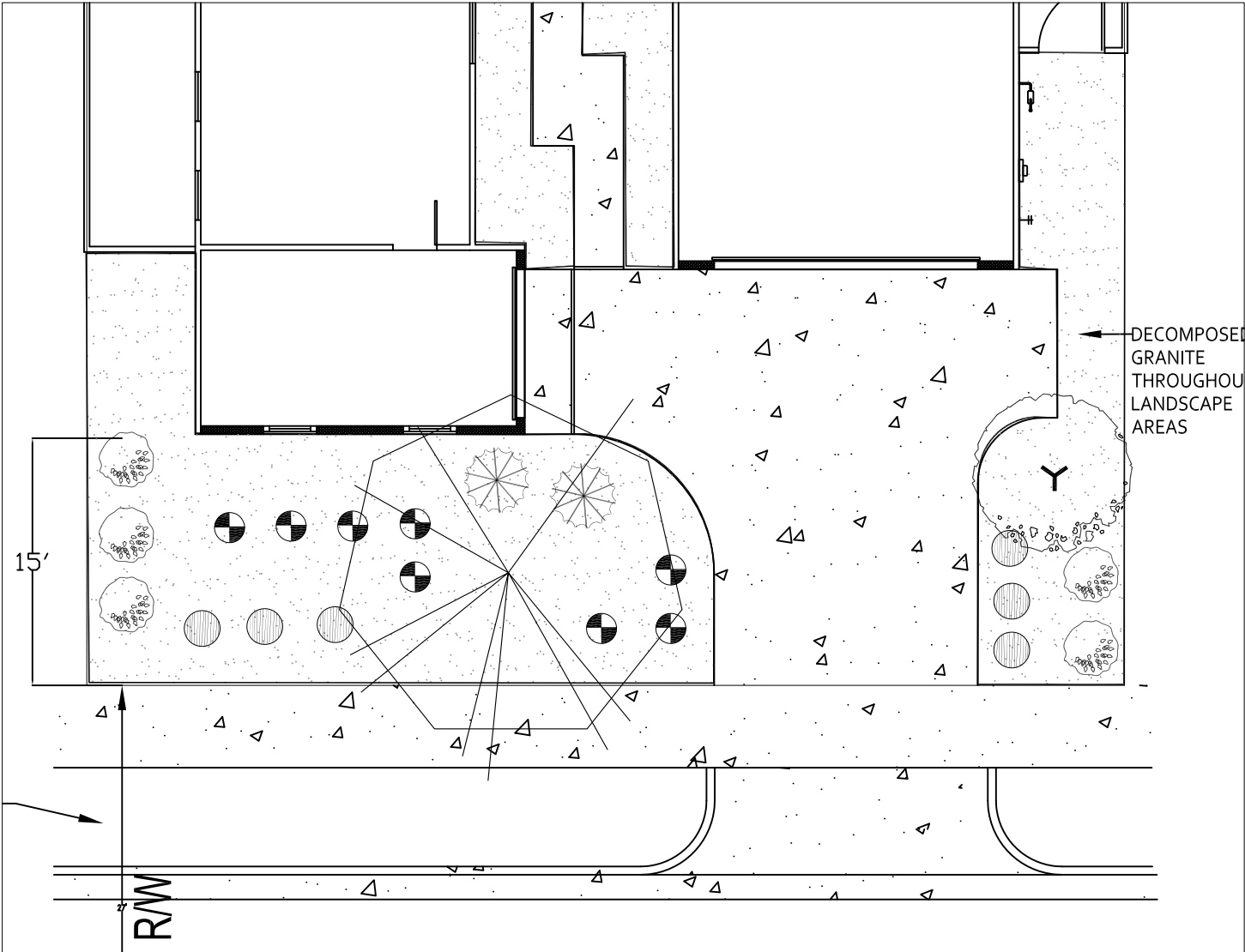
2 Desert Accent Shrub 5 gal  
*Desert Spoon*  
*Red Yucca*  
*Dwarf Bougainvillea*

16 Ground Cover 1 gal.  
*Bush Morning Glory*  
*Desert Verbena*  
*Angelita Daisy*

DECOMPOSED GRANITE: 1/2" Screened, 2" Depth, Express Brown

# FRONTYARD TYPICAL





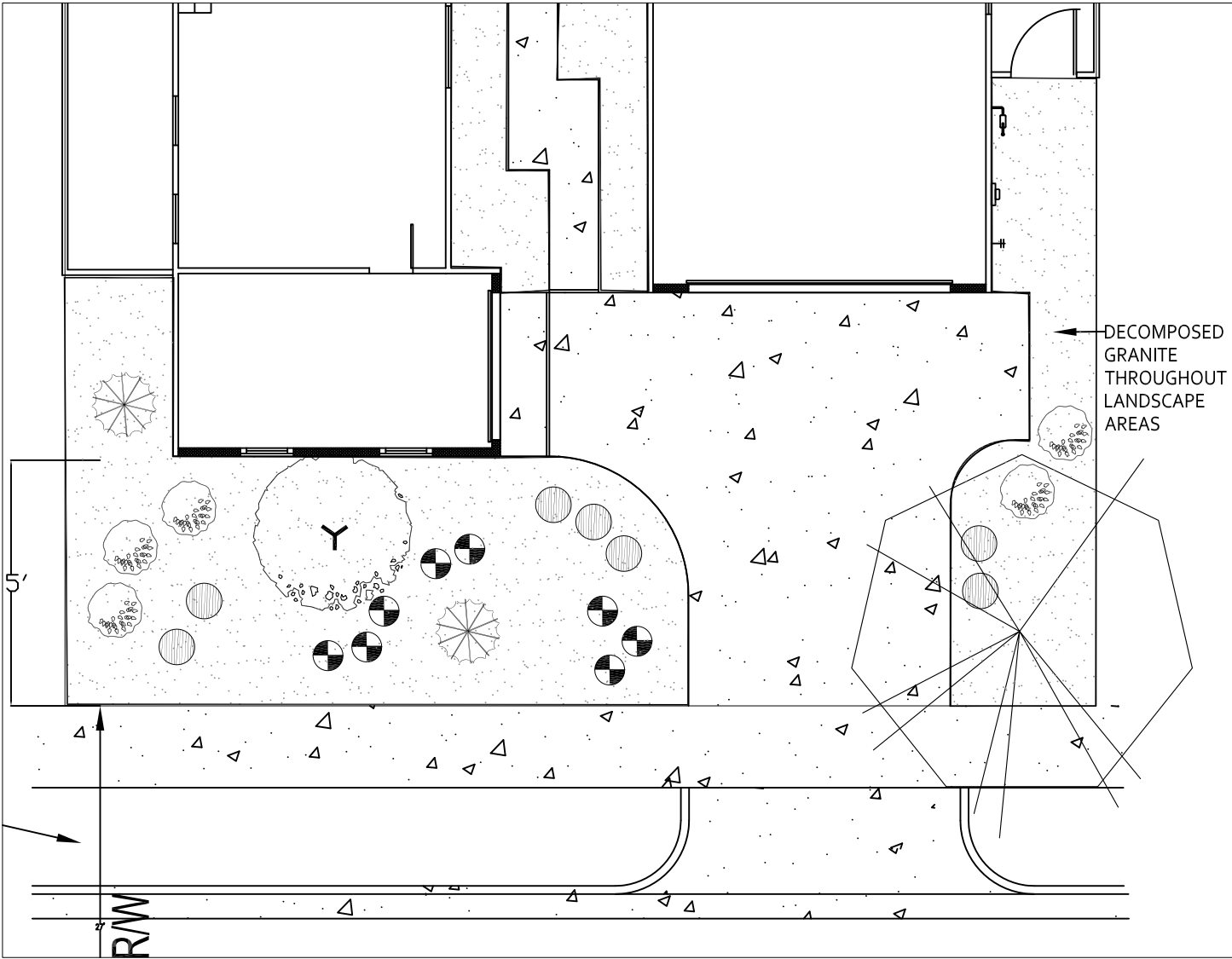
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Legend

- |  |   |  |         |  |    |   |        |
|--|---|--|---------|--|----|---|--------|
|  | 1 | Desert Shade Tree<br>Chitalpa<br>Pistache                          | 36" Box |  | 16 | Ground Cover<br>Blue Sage<br>Little John Bottle Brush<br>Trailing Emu | 1 gal. |
|  | 1 | Desert Tree<br>Mulga<br>Bottle Brush Tree                          | 24" Box |  |    |   |        |
|  | 5 | Desert Shrub<br>Dwarf Oleander<br>Blue Emu<br>Little Leaf Cordia   | 5 gal   | DECOMPOSED GRANITE: 1/2" Screened, 2' Depth, Express Brown |    |   |        |
|  | 2 | Desert Accent Shrub<br>Red Yucca<br>Orange Jubilee<br>Desert Spoon | 5 gal   |  |    |   |        |

FRONT YARD PACKAGE



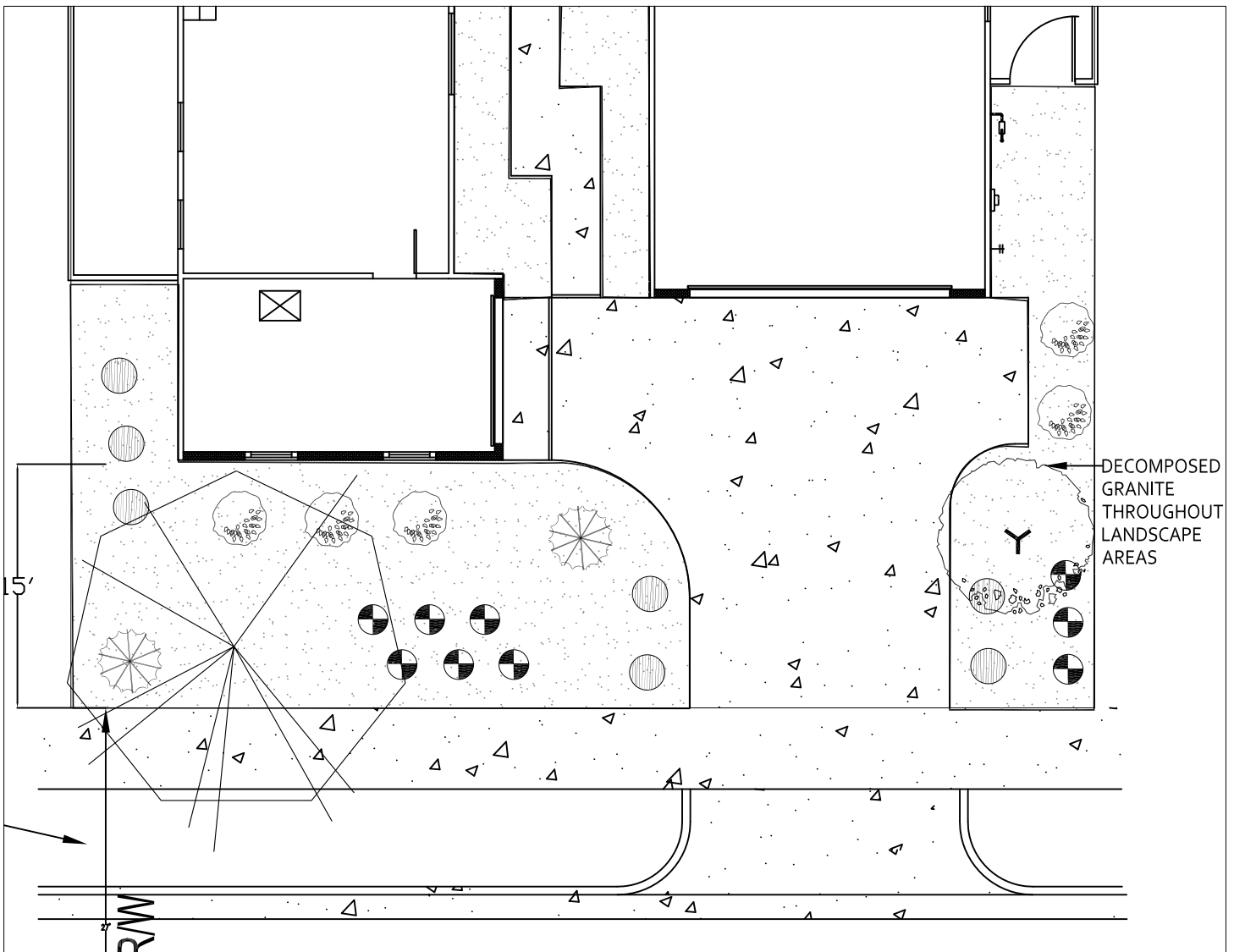


Scale 1"=10'-0"

Legend			
	1	Desert Shade Tree Hybrid Palo Verde Sissoo	36" Box
	1	Desert Tree Desert Willow Sweet Acacia	24" Box
	5	Desert Shrub Thunder Cloud Sage Valentine Bush Desert Ruelia	5 gal
	2	Desert Accent Shrub Hopseed Bush Arizona Yellow Bells Torchglow Bougainvillea	5 gal
	16	Ground Cover Trailing Lantana Little John Bottle Brush Trailing Emu	1 gal.
DECOMPOSED GRANITE: 1/2" Screened, 2" Depth, Express Brown			

# FRONTYARD PACKAGE



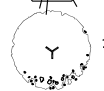


Scale 1"=10'-0"

### Legend



1 Desert Shade Tree  
*Thornless Mesquite*  
*Weeping Myall*  
36" Box



1 Desert Tree  
*Texas Ebony*  
*Cascalote*  
24" Box



5 Desert Shrub  
*Bells of Fire*  
*Mexican Bird of Paradise*  
*Baja Fairy Duster*  
5 gal



2 Desert Accent Shrub  
*Desert Spoon*  
*Red Yucca*  
*Dwarf Bougainvillea*  
5 gal



16 Ground Cover  
1 gal.



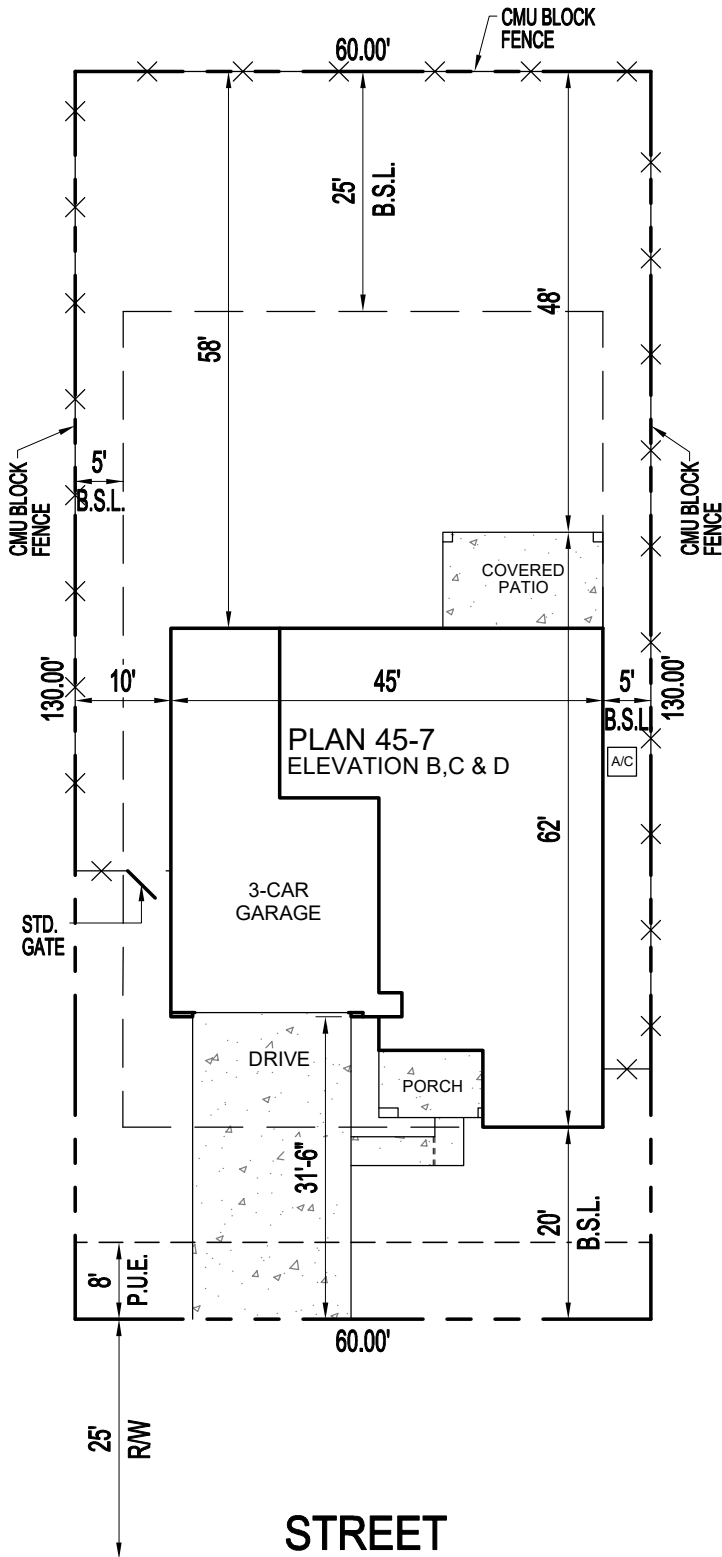
*Bush Morning Glory*  
*Desert Verbena*  
*Angelita Daisy*

DECOMPOSED GRANITE: 1/2" Screened, 2" Depth, Express Brown

# FRONTYARD PACKAGE

# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



## BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

## LIVABLE AREA

1st FLOOR LIVABLE.....	= 1,315 Sq. Ft.
2nd FLOOR LIVABLE.....	= 1,487 Sq. Ft.
TOTAL LIVABLE.....	= 2,802 Sq. Ft.

## FOOTPRINT AREA

1st FLOOR LIVABLE.....	= 1,315 Sq. Ft.
GARAGE.....	= 701 Sq. Ft.
COVERED ENTRY.....	= 76 Sq. Ft.
COVERED PATIO(S).....	= 183 Sq. Ft.
TOTAL FOOTPRINT.....	= 2,275 Sq. Ft.

## COVERAGE

TOTAL FOOTPRINT.....	= 2,275 Sq. Ft.
LOT AREA.....	= 7,800 Sq. Ft.
LOT COVERAGE.....	= 29.2 %

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE:

LOT#: TYPICAL LOT

ADDRESS:

**HARDLINE**  
CAD Services, Inc. ////

Plot Plans  
Lot Fit Analysis  
Model Complex

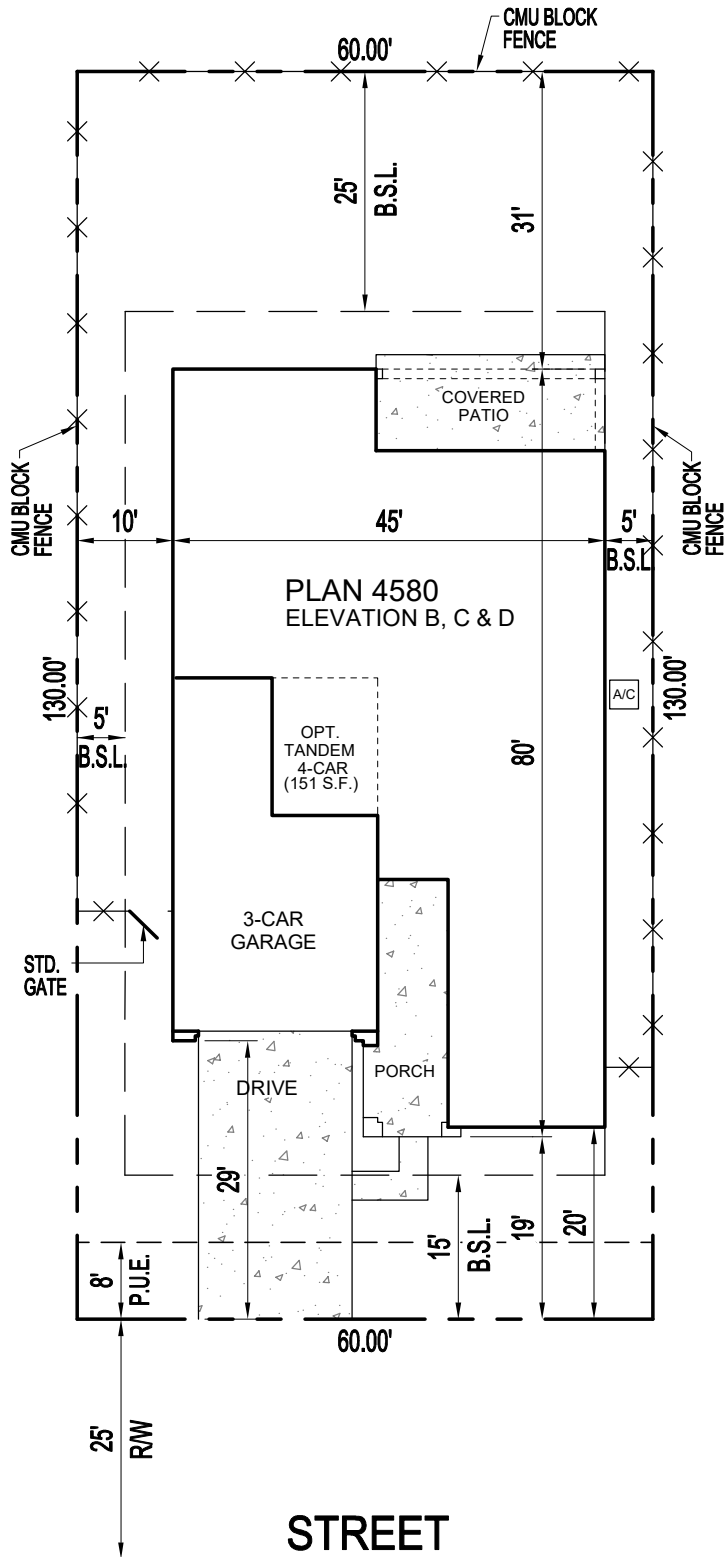
CITY/STATE: QUEEN CREEK, ARIZONA

9632 E. Navarro Avenue, Mesa, Arizona 85209  
Ph. 480.599.6349 | email: hardlinecad@gmail.com

**HS**

# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,325	Sq. Ft.
2nd FLOOR LIVABLE....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,325	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,325	Sq. Ft.
GARAGE.....	=	646	Sq. Ft.
COVERED ENTRY.....	=	213	Sq. Ft.
COVERED PATIO(S)....	=	203	Sq. Ft.
TOTAL FOOTPRINT.....	=	3,387	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	3,387	Sq. Ft.
LOT AREA.....	=	7,800	Sq. Ft.
LOT COVERAGE.....	=	43.4	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE:

LOT#: TYPICAL LOT

ADDRESS:

CITY/STATE: QUEEN CREEK, ARIZONA

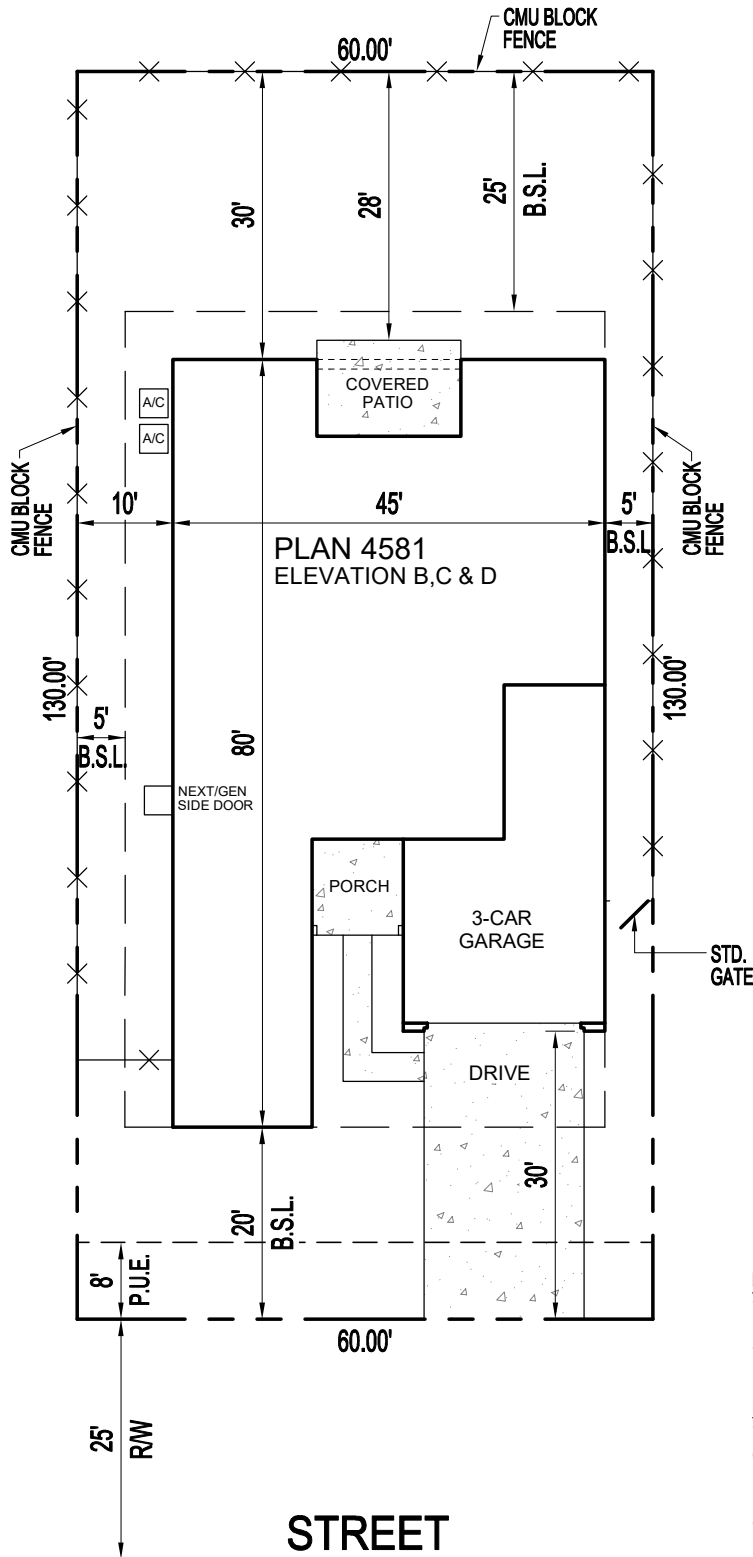
**HARDLINE** CAD Services, Inc. *Plot Plans  
Lot Fit Analysis  
Model Complex*

9632 E. Navarro Avenue, Mesa, Arizona 85209  
Ph. 480.599.6349 | email: hardlinecad@gmail.com



# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,396	Sq. Ft.
2nd FLOOR LIVABLE.....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,396	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,396	Sq. Ft.
GARAGE.....	=	589	Sq. Ft.
COVERED ENTRY.....	=	95	Sq. Ft.
COVERED PATIO(S).....	=	150	Sq. Ft.
TOTAL FOOTPRINT.....	=	3,230	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	3,230	Sq. Ft.
LOT AREA.....	=	7,800	Sq. Ft.
LOT COVERAGE.....	=	41.4	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE: 12/12/17

LOT#: TYPICAL LOT

ADDRESS:

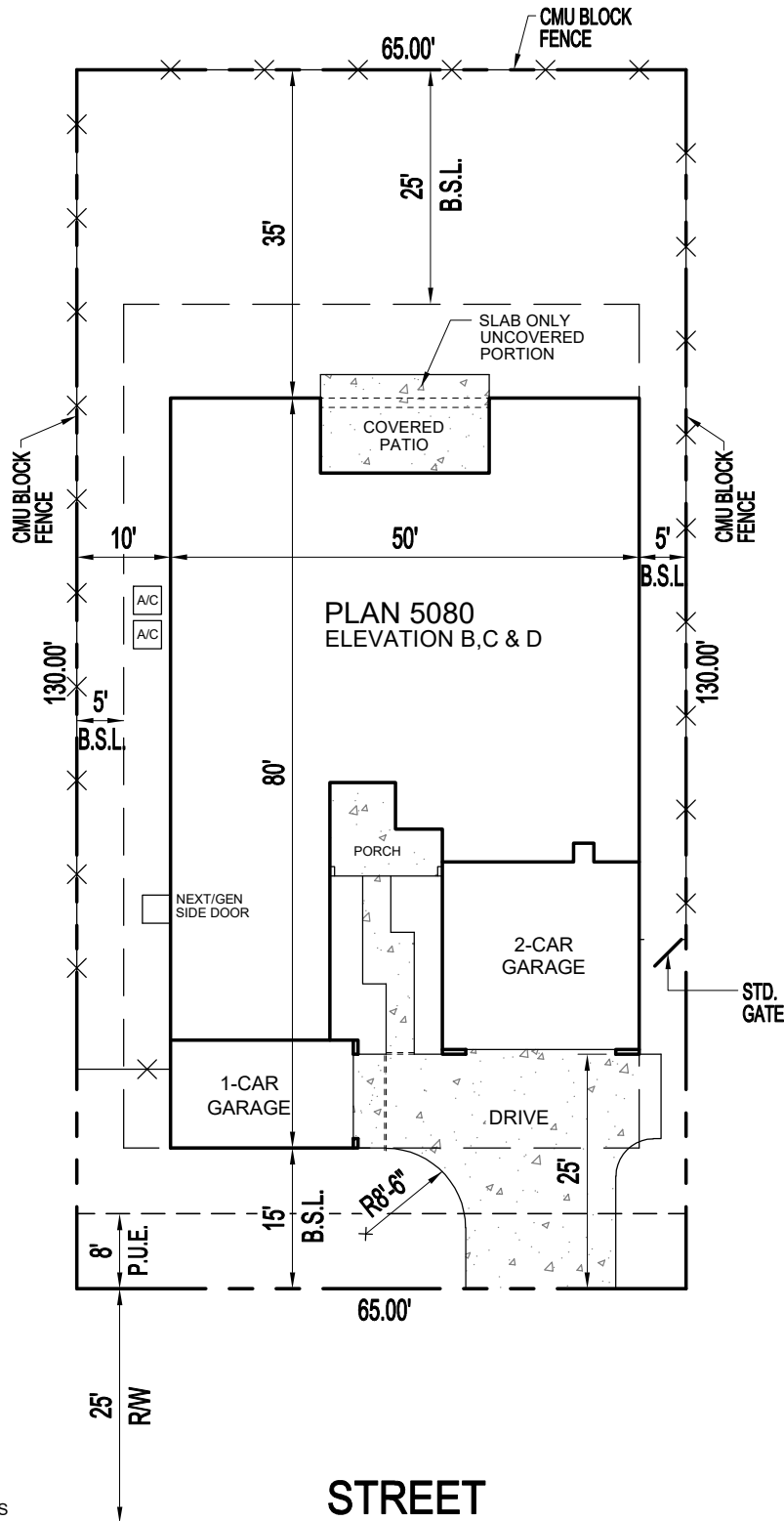
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# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,594	Sq. Ft.
2nd FLOOR LIVABLE.....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,594	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,594	Sq. Ft.
GARAGE.....	=	640	Sq. Ft.
COVERED ENTRY.....	=	84	Sq. Ft.
COVERED PATIO(S).....	=	183	Sq. Ft.
TOTAL FOOTPRINT.....	=	3,501	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	3,501	Sq. Ft.
LOT AREA.....	=	8,450	Sq. Ft.
LOT COVERAGE.....	=	41.4	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE:

LOT#: TYPICAL LOT

ADDRESS:

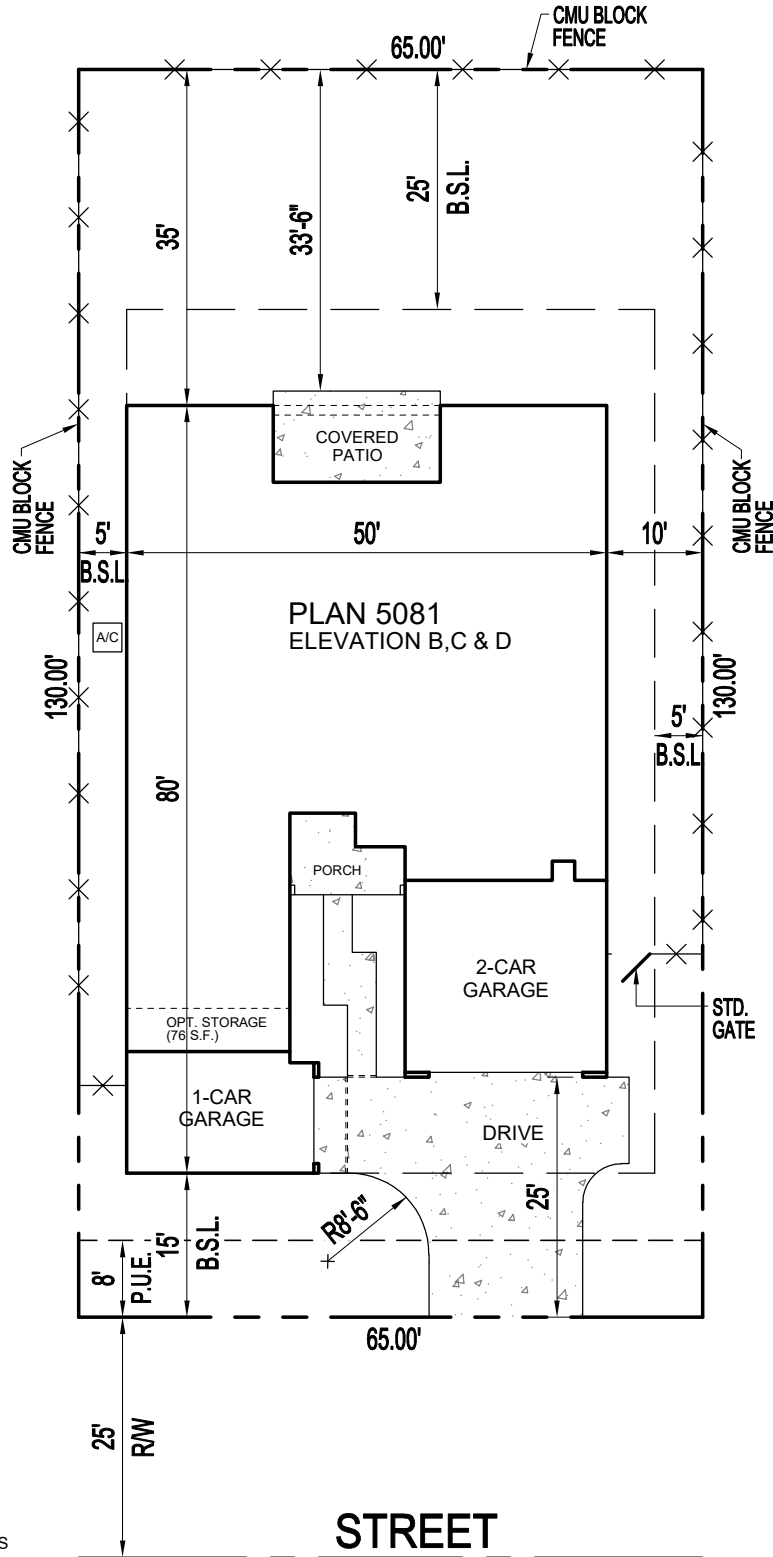
CITY/STATE: QUEEN CREEK, ARIZONA

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# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,568	Sq. Ft.
2nd FLOOR LIVABLE....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,568	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,568	Sq. Ft.
GARAGE.....	=	685	Sq. Ft.
COVERED ENTRY.....	=	84	Sq. Ft.
COVERED PATIO(S)....	=	165	Sq. Ft.
TOTAL FOOTPRINT.....	=	3,502	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	3,502	Sq. Ft.
LOT AREA.....	=	8,450	Sq. Ft.
LOT COVERAGE.....	=	41.4	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE: 12/12/17

LOT#: TYPICAL LOT

ADDRESS:

CITY/STATE: QUEEN CREEK, ARIZONA

**HARDLINE**  
CAD Services, Inc. // // //

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Ph. 480.599.6349 | email: hardlinecad@gmail.com

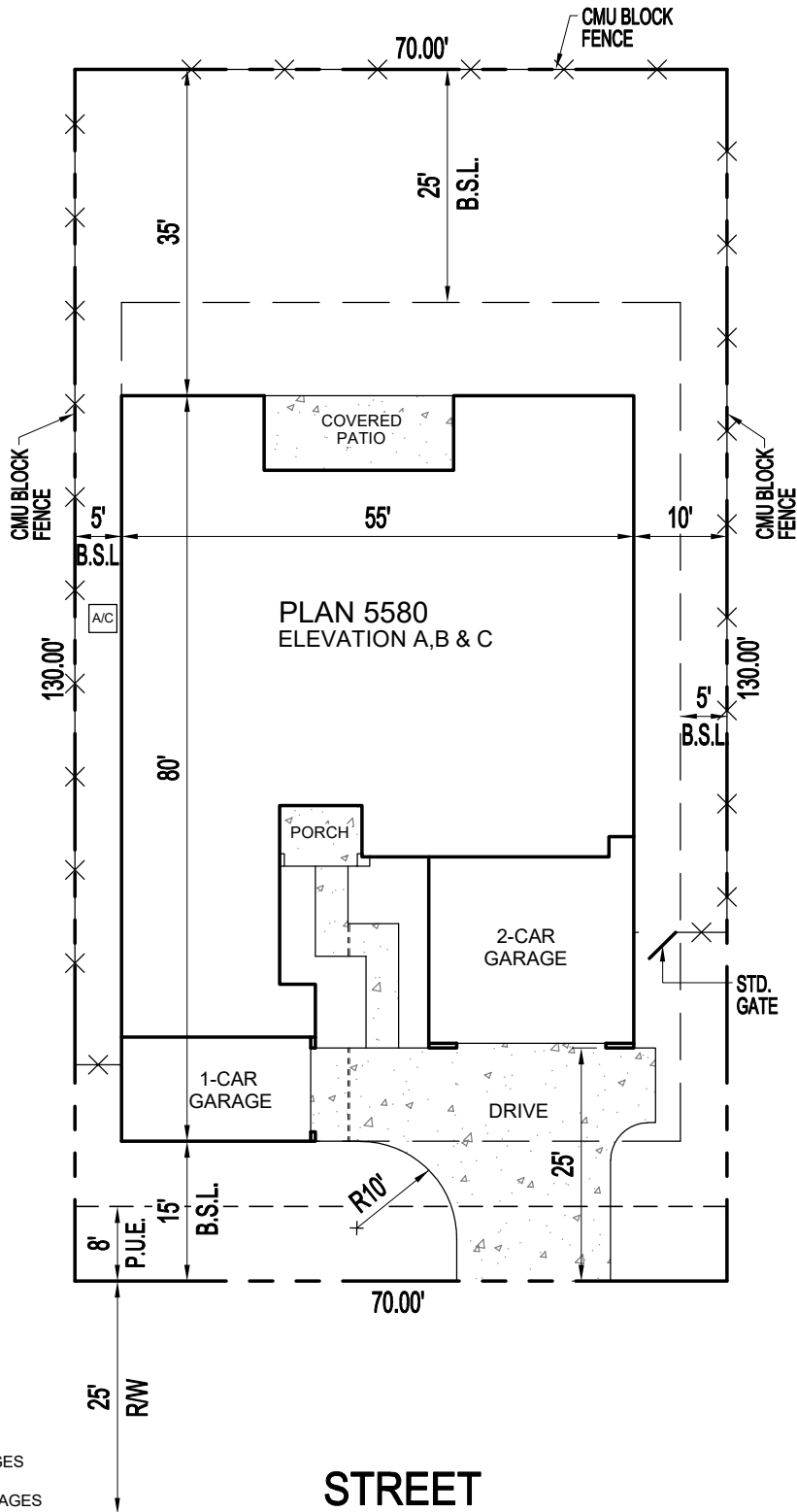
Plot Plans  
Lot Fit Analysis  
Model Complex

**HS**



# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



## BUILDING SETBACKS

- FRONT.....= 15' / 20'  
 • 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES  
 • 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA  
 REAR.....= 25'  
 • 20' MINIMUM FOR COVERED PATIOS  
 SIDES.....= 5' MIN.  
 • 15' TOTAL COMBINED

## LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,856	Sq. Ft.
2nd FLOOR LIVABLE.....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,856	Sq. Ft.

## FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,856	Sq. Ft.
GARAGE.....	=	690	Sq. Ft.
COVERED ENTRY.....	=	58	Sq. Ft.
COVERED PATIO(S).....	=	193	Sq. Ft.
TOTAL FOOTPRINT.....	=	3,797	Sq. Ft.

## COVERAGE

TOTAL FOOTPRINT.....	=	3,797	Sq. Ft.
LOT AREA.....	=	9,100	Sq. Ft.
LOT COVERAGE.....	=	41.7	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE:

LOT#: TYPICAL LOT

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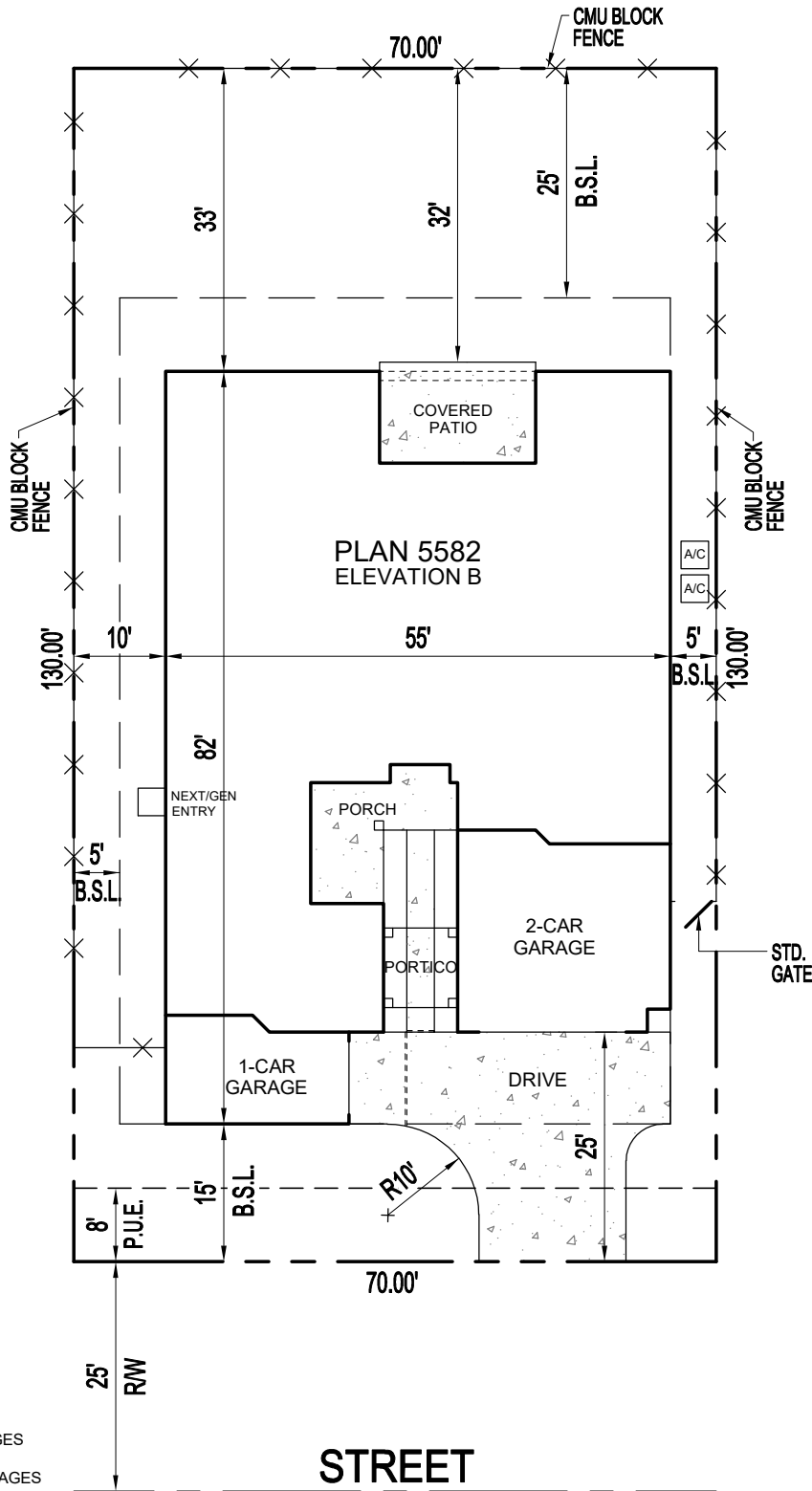
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CITY/STATE: QUEEN CREEK, ARIZONA



# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,958	Sq. Ft.
2nd FLOOR LIVABLE.....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,958	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,958	Sq. Ft.
GARAGE.....	=	722	Sq. Ft.
COVERED ENTRY.....	=	146	Sq. Ft.
PORTICO.....	=	70	Sq. Ft.
COVERED PATIO(S).....	=	187	Sq. Ft.
TOTAL FOOTPRINT.....	=	4,083	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	4,083	Sq. Ft.
LOT AREA.....	=	9,100	Sq. Ft.
LOT COVERAGE.....	=	44.9	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE: 12/12/17

LOT#: TYPICAL LOT

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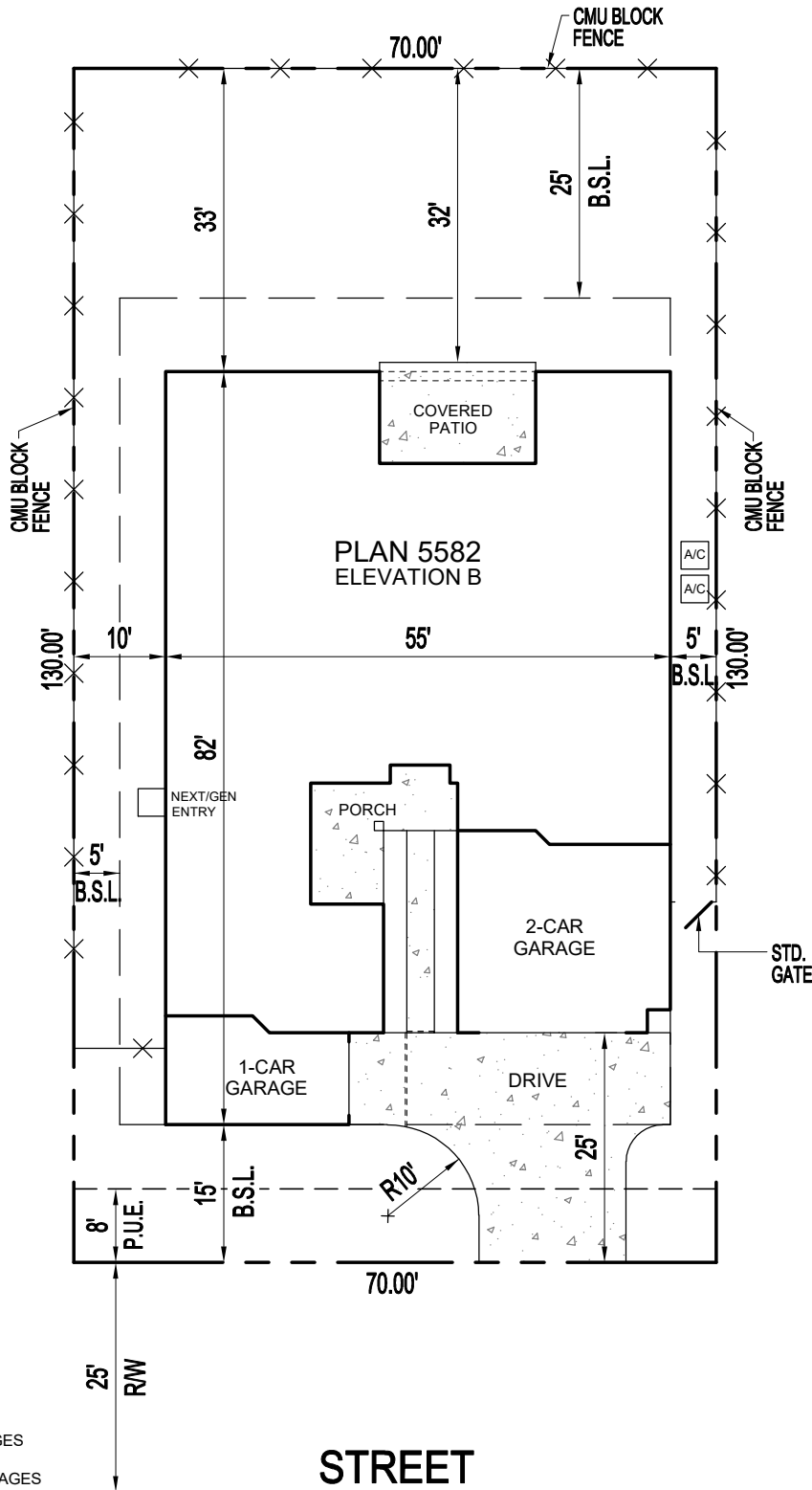
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# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	2,958	Sq. Ft.
2nd FLOOR LIVABLE....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	2,958	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	2,958	Sq. Ft.
GARAGE.....	=	722	Sq. Ft.
COVERED ENTRY.....	=	146	Sq. Ft.
COVERED PATIO(S)....	=	187	Sq. Ft.
TOTAL FOOTPRINT.....	=	4,013	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	4,013	Sq. Ft.
LOT AREA.....	=	9,100	Sq. Ft.
LOT COVERAGE.....	=	44.1%	

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE: 12/12/17

LOT#: TYPICAL LOT

ADDRESS:

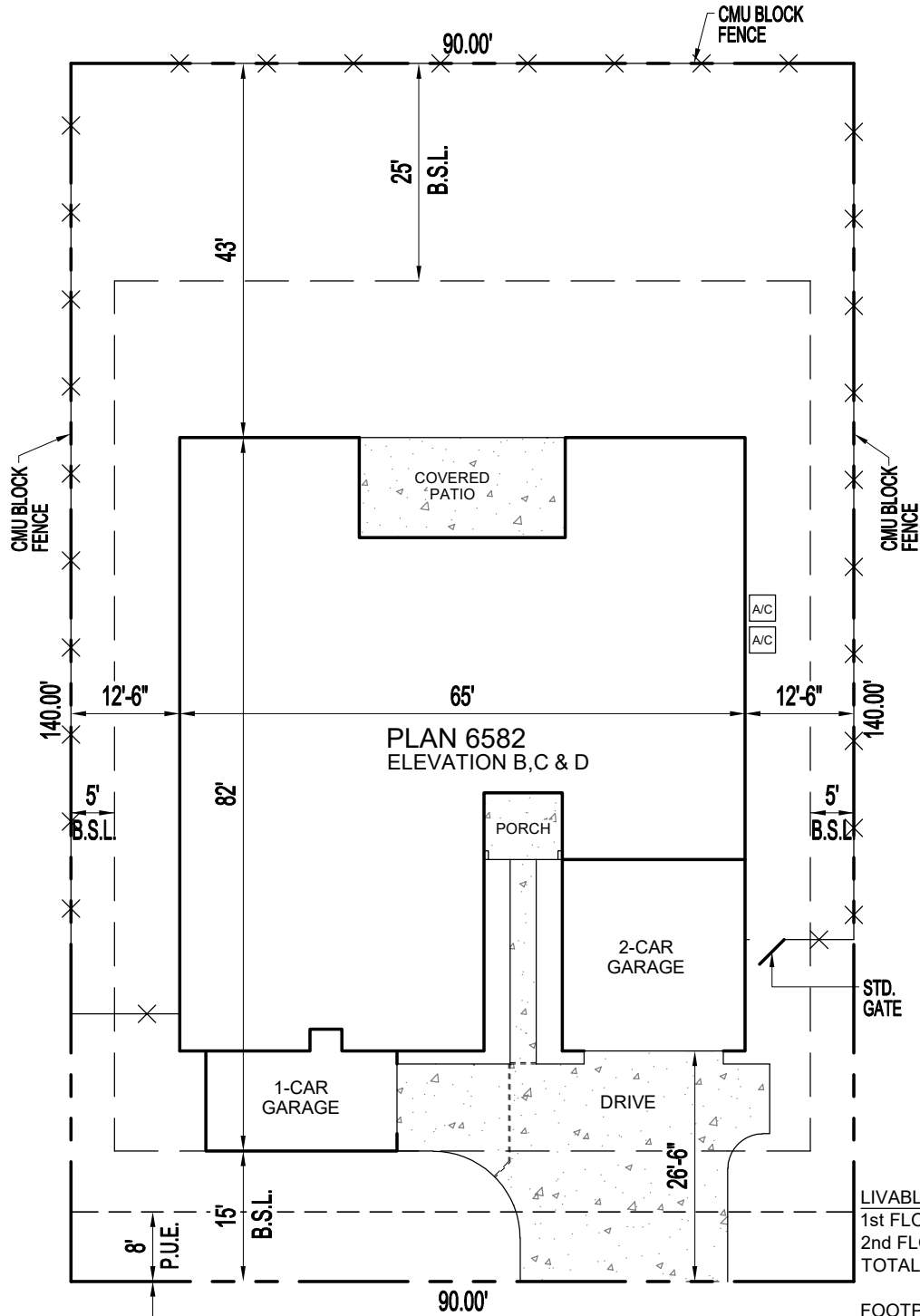
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# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

LIVABLE AREA	
1st FLOOR LIVABLE.....	3,617 Sq. Ft.
2nd FLOOR LIVABLE....	0 Sq. Ft.
TOTAL LIVABLE.....	3,617 Sq. Ft.

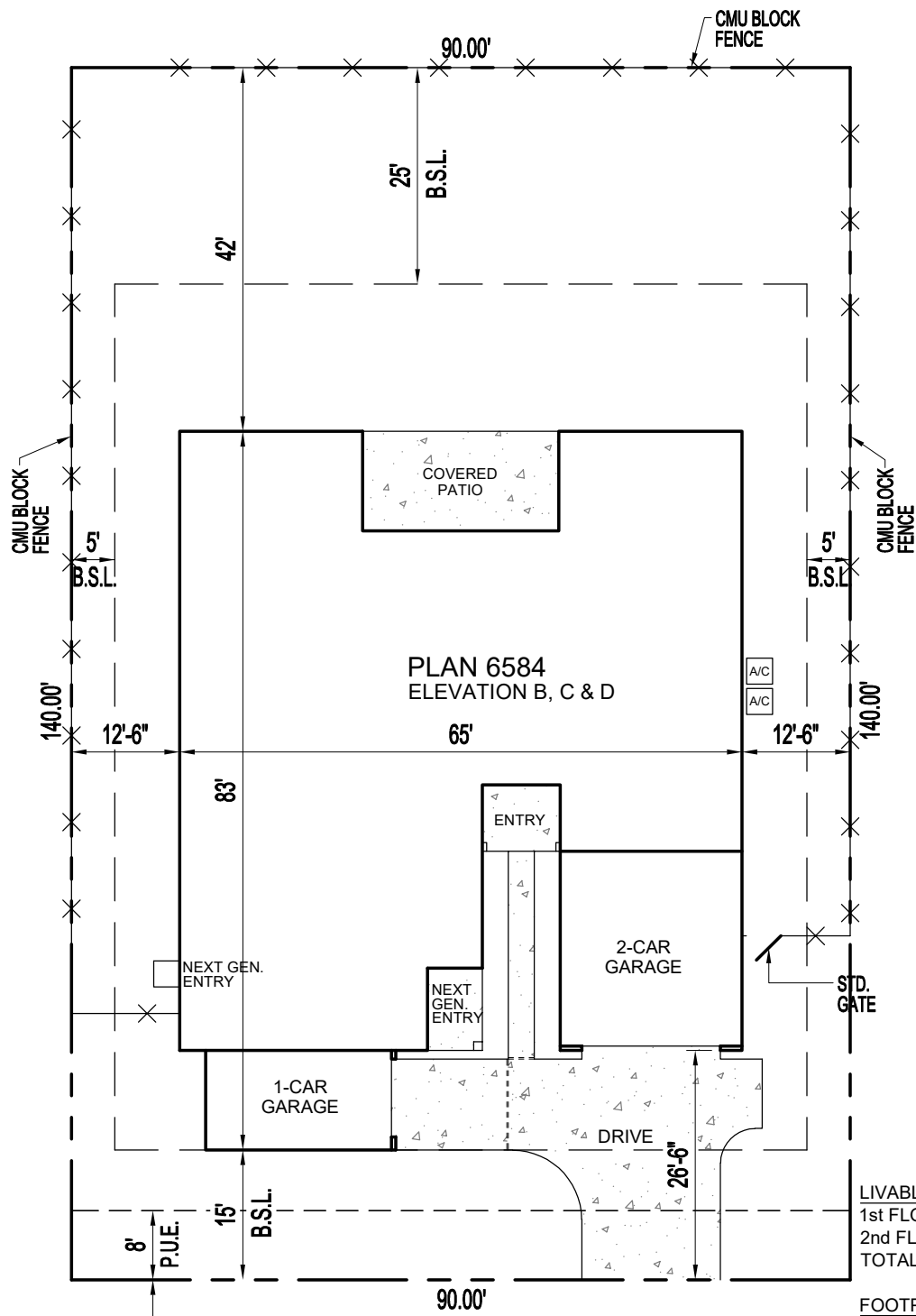
FOOTPRINT AREA	
1st FLOOR LIVABLE.....	3,617 Sq. Ft.
GARAGE.....	715 Sq. Ft.
COVERED ENTRY.....	69 Sq. Ft.
COVERED PATIO(S)....	237 Sq. Ft.
TOTAL FOOTPRINT.....	4,638 Sq. Ft.

COVERAGE	
TOTAL FOOTPRINT.....	4,638 Sq. Ft.
LOT AREA.....	12,600 Sq. Ft.
LOT COVERAGE.....	36.8 %

BUILDER: LENNAR	DATE DRAWN: 8/22/17
SUBDIVISION: HASTINGS FARMS	REVISION DATE:
LOT#: TYPICAL LOT	<b>HARDLINE</b> Plot Plans <b>CAD Services, Inc. // // //</b> Lot Fit Analysis Model Complex 9632 E. Navarro Avenue, Mesa, Arizona 85209 Ph. 480.599.6349   email: hardlinecad@gmail.com
ADDRESS:	
CITY/STATE: QUEEN CREEK, ARIZONA	

# TYPICAL PLOT PLAN

SCALE: 1" = 20'-0"



### BUILDING SETBACKS

- FRONT.....= 15' / 20'
- 15' MIN. FOR SIDE ENTRY GARAGES & COVERED PORCHES
- 20' MIN. FOR FRONT ENTRY GARAGES AND LIVABLE AREA
- REAR.....= 25'
- 20' MINIMUM FOR COVERED PATIOS
- SIDES.....= 5' MIN.
- 15' TOTAL COMBINED

### LIVABLE AREA

1st FLOOR LIVABLE.....	=	3,580	Sq. Ft.
2nd FLOOR LIVABLE.....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	3,580	Sq. Ft.

### FOOTPRINT AREA

1st FLOOR LIVABLE.....	=	3,580	Sq. Ft.
GARAGE.....	=	736	Sq. Ft.
COVERED ENTRY.....	=	59	Sq. Ft.
COVERED PATIO(S).....	=	309	Sq. Ft.
TOTAL FOOTPRINT.....	=	4,684	Sq. Ft.

### COVERAGE

TOTAL FOOTPRINT.....	=	4,684	Sq. Ft.
LOT AREA.....	=	12,600	Sq. Ft.
LOT COVERAGE.....	=	37.2	%

BUILDER: LENNAR

DATE DRAWN: 8/22/17

SUBDIVISION: HASTINGS FARMS

REVISION DATE:

LOT#: TYPICAL LOT

ADDRESS:

CITY/STATE: QUEEN CREEK, ARIZONA

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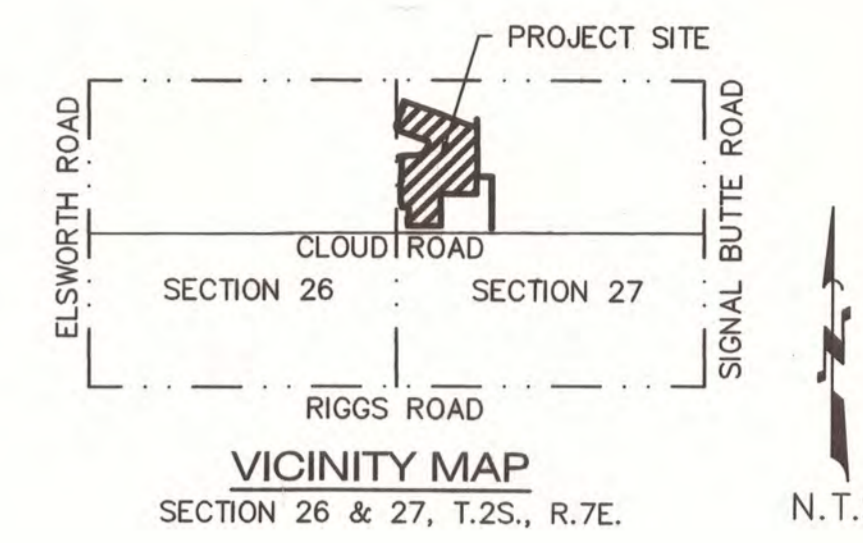


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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 2017-0648215 08/31/17 07:48 BOOK 1340 PAGE 29 PAPER RECORDING

0788101-7-1-1 Hoyp

FINAL PLAT FOR HASTINGS FARMS - PARCEL G A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA



OWNER: LENNAR ARIZONA INC., AN ARIZONA CORPORATION 1725 W. GREENTREE DRIVE SUITE 114, TEMPE, AZ 85284 ENGINEER/SURVEYOR: ATWELL, LLC 4700 EAST SOUTHERN AVENUE MESA, ARIZONA 85206 CONTACT: JAMES G. SPRING, PLS 480-218-8831

DEDICATION

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT LENNAR ARIZONA, INC., AN ARIZONA CORPORATION "THE OWNER", HEREBY PUBLISHES THIS FINAL PLAT OF "HASTINGS FARMS - PARCEL G", LOCATED WITHIN PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY, AND THAT OWNER HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK FOR USE AS SUCH THE RIGHTS-OF-WAY FOR THE ROADS.

TRACTS G1 THROUGH G16, PLATTED HEREON ARE DECLARED TO BE TO THE EXTENT NOTED ON THE TRACT TABLE ON THIS FINAL PLAT. EASEMENTS FOR DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION ALL PROPERTY ON THIS FINAL PLAT IS OR WILL BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE HASTINGS FARMS COMMUNITY ASSOCIATION "THE HOA".

ALL PROPERTY ON THIS FINAL PLAT IS OR WILL BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR "HASTINGS FARMS RECORDED AT DOCUMENT NUMBER 20061073688 IN THE MARICOPA COUNTY RECORDERS OFFICE (AS AMENDED AND SUPPLEMENTED, INCLUDING ANY APPLICABLE TRACT DECLARATIONS, THE CC&R'S)

ALL TRACTS ON THIS FINAL PLAT ARE PLATTED AS COMMON PROPERTY. TO BE OWNED AND MAINTAINED BY THE "HOA" AS MORE FULLY SET FORTH IN THE CC&R'S

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB AND ADJACENT MEDIANS SHALL BE THE RESPONSIBILITY OF THE "HOA" OR THE ABUTTING PROPERTY OWNER. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

"OWNER" HEREBY GRANTS TO THE PUBLIC, A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PUBLIC UTILITIES AND IS LOCATED WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS "PUE" AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND UTILIZING PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO RELOCATE OR REMOVE, IN WHOLE OR PART, ANY ENCROACHMENT OR IMPROVEMENT IN THE PUE WITHOUT COMPENSATION TO OWNER OR "HOA"; FURTHER, ANY INCREASE IN AN IMPROVEMENT FOR A TOWN PROJECT SHALL BE REIMBURSED BY "HOA" TO TOWN, AND "HOA" SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR IMPROVEMENT. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE "PUE" SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN, SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

NOTHING CONTAINED HEREIN SHALL BE DEEMED TO DEDICATE ANY PORTION OF THE TRACTS FOR PUBLIC USE OTHER THAN FOR EASEMENTS SPECIFICALLY GRANTED TO THE PUBLIC HEREIN.

THE VEHICULAR NON ACCESS EASEMENTS "VNAE" ARE HEREBY DEDICATED TO THE "HOA", ITS SUCCESSORS AND ASSIGNS AND IS INTENDED TO PREVENT VEHICULAR TRAFFIC BETWEEN TRACTS AND LOTS WITH THE EXCEPTION OF PUBLIC UTILITY USES. SAID "VNAE" AS DEDICATED HEREON WILL CROSS PUBLIC UTILITY EASEMENTS "PUE" ALSO GRANTED HEREON, IN MULTIPLE LOCATIONS. THESE "VNAE" ARE NOT INTENDED TO PREVENT AUTHORIZED AGENTS OF THE PUBLIC UTILITY COMPANIES FROM CROSSING SAID "VNAE" DURING THE COURSE OF INSTALLATION, USE, MAINTENANCE AND REPAIR OF THE UTILITIES LOCATED IN SAID "PUE".

"OWNER" WARRANTS AND REPRESENTS TO THE TOWN 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 DEDICATION, 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 OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED. IN WITNESS WHEREOF:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JEFF GUNDERSON ITS VICE PRESIDENT, ON THIS 21st DAY OF JULY, 2017.

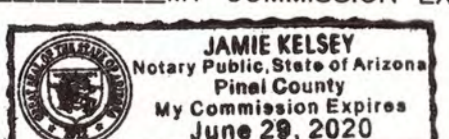
LENNAR ARIZONA INC., AN ARIZONA CORPORATION BY [Signature] IT'S VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

ON THIS 21st DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jeff Gunderson OF LENNAR ARIZONA INC., AN ARIZONA CORPORATION WHO ACKNOWLEDGES THAT HE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL. BY: [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES: June 29, 2020



SHEET SUMMARY

Table with 2 columns: SHEET NO., DESCRIPTION. Rows: 1 TITLE SHEET, 2 KEY MAP, 3-7 PLAN SHEETS

AREA SUMMARY

Table with 3 columns: LOTS, TRACTS, RIGHT OF WAY, TOTAL PLATTED AREA. Values: 1,369,371 SQ FT, 154,109 SQ FT, 400,467 SQ FT, 1,923,947 SQ FT

HASTINGS FARMS COMMUNITY ASSOCIATION RATIFICATION

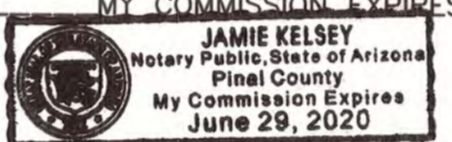
BY THIS RATIFICATION, MICHAEL LANATA DULY ELECTED PRESIDENT OF HASTINGS FARMS COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITY DEDICATED HEREON BY: [Signature]

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA ) COUNTY OF MARICOPA ) SS

ON THIS 21st DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael Lanata OF HASTINGS FARMS COMMUNITY ASSOCIATION, WHO ACKNOWLEDGES THAT HE, AS president, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL. BY: [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES: June 29, 2020



APPROVALS

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA THIS 16th DAY OF August, 2017.

BY: [Signature] MAYOR ATTEST: [Signature] TOWN CLERK

DEPARTMENT APPROVALS

THIS PLAT WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING MANAGER.

APPROVED BY: [Signature] TOWN ENGINEER DATE: 7-25-17

APPROVED BY: [Signature] TOWN PLANNING MANAGER DATE: 7-25-2017

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF C of D Hold Agreement IN THE AMOUNT OF \$2,910,554.90 HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 31-402036.0003

DEED RESTRICTION

COVENANTS, CODES AND RESTRICTIONS FOR HASTINGS FARMS COMMUNITY ASSOCIATION HASTINGS FARMS PARCEL G, QUEEN CREEK, ARIZONA ARE RECORDED IN DOCUMENT 2006-1073688, MARICOPA COUNTY, ARIZONA.

TRACT TABLE with columns: TRACT, AREA, AC±, USAGE. Rows: TRACT G1 to TRACT G16 and TOTAL.

GENERAL NOTES

- 1. NO STRUCTURES OF ANY KIND JULY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES OR EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT.
2. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR A COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF POWER LINES WHICH ARE 69KV LINES OR MORE.
4. 69 KV ELECTRICAL LINES MUST BE RELOCATED OUTSIDE OF THE RIGHT-OF-WAY OR TO THE EDGE OF THE RIGHT-OF-WAY.
5. ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
6. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
7. ALL WATER METERS, FIRE HYDRANTS AND RELATED FACILITIES WITHIN WATER METER EASEMENTS AND FIRE HYDRANT EASEMENTS WILL BE MAINTAINED BY THE TOWN.
8. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 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.
9. TRACTS G1 THROUGH G16, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
10. THIS PLAT IS SUBJECT TO C.C. & R.'S AS RECORDED IN DOCUMENT NO. 06-1073688, M.C.R. AND ABANDONMENT THEREOF TO BE RECORDED CONCURRENTLY WITH THIS PLAT.
11. THIS SITE IS WITHIN PHOENIX MESA AIRPORT OVER FLIGHT AREA 3. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX MESA AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT TRAFFIC CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
12. THIS SITE HAS AN AVIGATION EASEMENT AS RECORDED IN DOCUMENT 2013, PAGE 042370 MCR.
13. THE TOWN OF QUEEN CREEK'S DESERT MOUNTAIN PARK AND THE FUTURE WEST PARK AND RITE OF PASSAGE SITES ARE IN CLOSE PROXIMITY AND MAY CREATE NOISE, INCREASED TRAFFIC AND BRIGHT LIGHTS FROM PARK ACTIVITIES.
14. THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE LANDSCAPED AREAS WITHIN THIS PROJECT. LANDSCAPED MAINTENANCE WITHIN ALL TRACTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
15. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS NORTH 89°44'10" EAST A DISTANCE OF 2642.16 FEET.

SURVEYOR'S CERTIFICATION

I, JAMES G. SPRING, PLS 22282, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF SEVEN (7) SHEETS REPRESENTS A MAP PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2017; THAT THE MAP IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE MONUMENTS AND ALL EXTERIOR BOUNDARY CORNERS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282 ATWELL, LLC 4700 EAST SOUTHERN AVENUE MESA, ARIZONA 85206



NOTE: A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

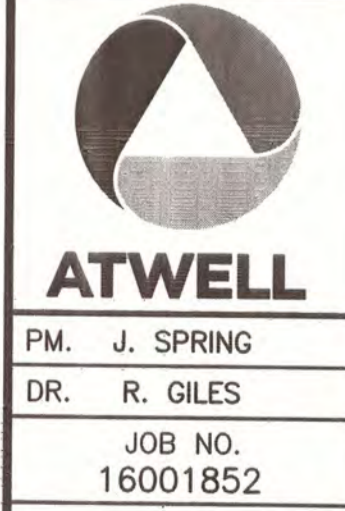


COUNTY: MARICOPA SECTION: 27 TOWNSHIP: 2 SOUTH RANGE: 7 EAST

FINAL PLAT HASTINGS FARMS - PARCEL G TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

REVISIONS:



N.T.S.

16001852 PARCEL G P.F.#20

SHEET NO. 1 OF 7

**LEGAL DESCRIPTION PARCEL G**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26 WITHIN TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH A FOUND BRASS CAP IN HANDHOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00° 22' 23" EAST, 2,634.56 FEET;

THENCE, SOUTH 00° 22' 23" EAST, A DISTANCE OF 453.70 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE, LEAVING SAID WEST LINE, NORTH 90° 00' 00" EAST, A DISTANCE OF 138.05 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 70° 45' 21" EAST, A DISTANCE OF 123.88 FEET;

THENCE, SOUTH 70° 32' 12" EAST, A DISTANCE OF 212.35 FEET;

THENCE, SOUTH 71° 20' 35" EAST, A DISTANCE OF 191.44 FEET;

THENCE, SOUTH 69° 49' 20" EAST, A DISTANCE OF 210.86 FEET;

THENCE, SOUTH 68° 19' 38" EAST, A DISTANCE OF 181.99 FEET;

THENCE, SOUTH 70° 33' 19" EAST, A DISTANCE OF 185.80 FEET;

THENCE, SOUTH 71° 41' 32" EAST, A DISTANCE OF 192.22 FEET;

THENCE, NORTH 00° 17' 08" WEST A DISTANCE OF 141.04 FEET;

THENCE, SOUTH 76° 33' 01" EAST A DISTANCE OF 10.30 FEET;

THENCE, SOUTH 00° 17' 08" EAST A DISTANCE OF 961.24 FEET;

THENCE, NORTH 89° 37' 15" EAST A DISTANCE OF 250.03 FEET;

THENCE, SOUTH 00° 16' 34" EAST A DISTANCE OF 881.20 FEET;

THENCE, SOUTH 89° 37' 15" WEST A DISTANCE OF 10.00 FEET;

THENCE, NORTH 00° 16' 34" WEST A DISTANCE OF 871.20 FEET;

THENCE, SOUTH 89° 37' 15" WEST A DISTANCE OF 250.03 FEET;

THENCE, SOUTH 00° 17' 08" EAST, A DISTANCE OF 290.32 FEET;

THENCE, SOUTH 89° 37' 15" WEST, A DISTANCE OF 600.02 FEET;

THENCE, SOUTH 00° 16' 34" EAST, A DISTANCE OF 533.88 FEET;

THENCE, SOUTH 89° 37' 15" WEST, A DISTANCE OF 550.63 FEET;

THENCE, NORTH 00° 18' 54" WEST, A DISTANCE OF 140.38 FEET;

THENCE, NORTH 51° 54' 50" EAST, A DISTANCE OF 44.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST, THE RADIUS OF WHICH BEARS NORTH 51° 54' 50" EAST, A DISTANCE OF 70.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 46.15 FEET THROUGH A CENTRAL ANGLE OF 37° 46' 15";

THENCE, NORTH 00° 18' 54" WEST, A DISTANCE OF 81.45 FEET;

THENCE, NORTH 45° 18' 54" WEST, A DISTANCE OF 28.28 FEET;

THENCE, SOUTH 89° 41' 06" WEST, A DISTANCE OF 99.22 FEET;

THENCE, NORTH 00° 18' 54" WEST, A DISTANCE OF 70.00 FEET;

THENCE, SOUTH 89° 41' 06" WEST, A DISTANCE OF 14.43 FEET;

THENCE, NORTH 38° 08' 04" WEST, A DISTANCE OF 10.34 FEET;

THENCE, NORTH 00° 18' 54" WEST, A DISTANCE OF 341.83 FEET;

THENCE, NORTH 37° 32' 09" EAST, A DISTANCE OF 36.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST, THE RADIUS OF WHICH BEARS NORTH 37° 32' 09" EAST, A DISTANCE OF 50.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 80.90 FEET THROUGH A CENTRAL ANGLE OF 92° 42' 00";

THENCE, NORTH 00° 22' 45" WEST, A DISTANCE OF 295.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH, THE RADIUS OF WHICH BEARS SOUTH 11° 11' 23" EAST, A DISTANCE OF 375.00 FEET;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.96 FEET THROUGH A CENTRAL ANGLE OF 05° 48' 00";

THENCE, NORTH 16° 59' 23" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH, THE RADIUS OF WHICH BEARS SOUTH 16° 59' 23" EAST, A DISTANCE OF 425.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 123.21 FEET THROUGH A CENTRAL ANGLE OF 16° 36' 38";

THENCE, NORTH 89° 37' 15" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWEST WITH A RADIUS OF 225.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 274.93 FEET THROUGH A CENTRAL ANGLE OF 70° 00' 35";

THENCE, NORTH 19° 36' 41" EAST, A DISTANCE OF 69.95 FEET;

THENCE, NORTH 25° 23' 19" WEST, A DISTANCE OF 28.28 FEET;

THENCE, NORTH 70° 23' 19" WEST, A DISTANCE OF 520.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 70.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 109.96 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00";

THENCE, NORTH 19° 36' 41" EAST, A DISTANCE OF 220.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEAST WITH A RADIUS OF 70.00 FEET;

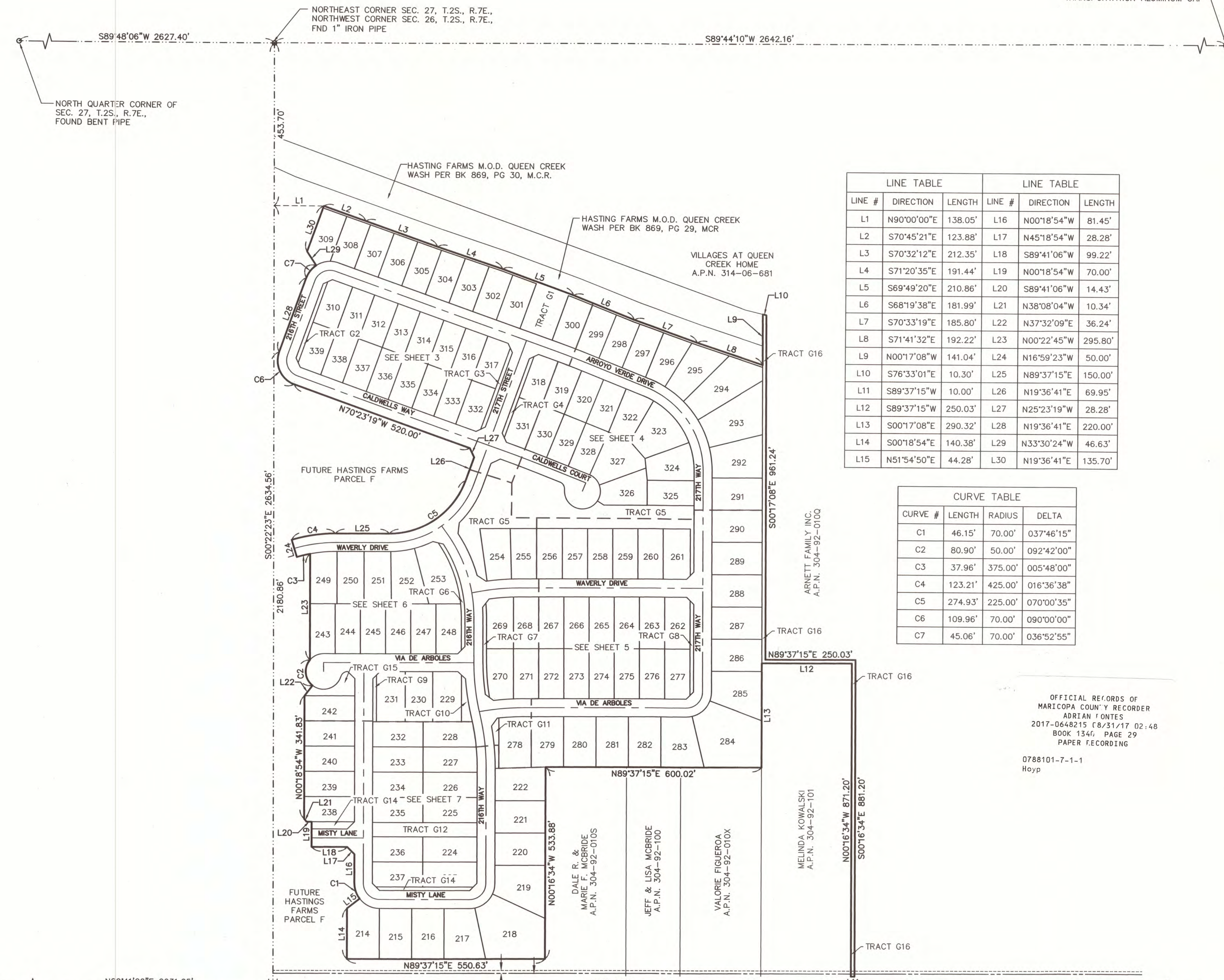
THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 45.06 FEET THROUGH A CENTRAL ANGLE OF 36° 52' 55";

THENCE, NORTH 33° 30' 24" WEST, A DISTANCE OF 46.63 FEET;

THENCE, NORTH 19° 36' 41" EAST, A DISTANCE OF 135.70 FEET TO THE POINT OF BEGINNING

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NORTH QUARTER CORNER SEC. 26, T.2S., R.7E.,  
FND MARICOPA COUNTY DEPT  
TRANSPORTATION ALUMINUM CAP



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N90°00'00"E	138.05'	L16	N00°18'54"W	81.45'
L2	S70°45'21"E	123.88'	L17	N45°18'54"W	28.28'
L3	S70°32'12"E	212.35'	L18	S89°41'06"W	99.22'
L4	S71°20'35"E	191.44'	L19	N00°18'54"W	70.00'
L5	S69°49'20"E	210.86'	L20	S89°41'06"W	14.43'
L6	S68°19'38"E	181.99'	L21	N38°08'04"W	10.34'
L7	S70°33'19"E	185.80'	L22	N37°32'09"E	36.24'
L8	S71°41'32"E	192.22'	L23	N00°22'45"W	295.80'
L9	N00°17'08"W	141.04'	L24	N16°59'23"W	50.00'
L10	S76°33'01"E	10.30'	L25	N89°37'15"E	150.00'
L11	S89°37'15"W	10.00'	L26	N19°36'41"E	69.95'
L12	S89°37'15"W	250.03'	L27	N25°23'19"W	28.28'
L13	S00°17'08"E	290.32'	L28	N19°36'41"E	220.00'
L14	S00°18'54"E	140.38'	L29	N33°30'24"W	46.63'
L15	N51°54'50"E	44.28'	L30	N19°36'41"E	135.70'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	46.15'	70.00'	037°46'15"
C2	80.90'	50.00'	092°42'00"
C3	37.96'	375.00'	005°48'00"
C4	123.21'	425.00'	016°36'38"
C5	274.93'	225.00'	070°00'35"
C6	109.96'	70.00'	090°00'00"
C7	45.06'	70.00'	036°52'55"

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0788101-7-1-1  
Hoyp



COUNTY: MARICOPA  
SECTION: 27  
TOWNSHIP: 2 SOUTH  
RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL G**  
TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

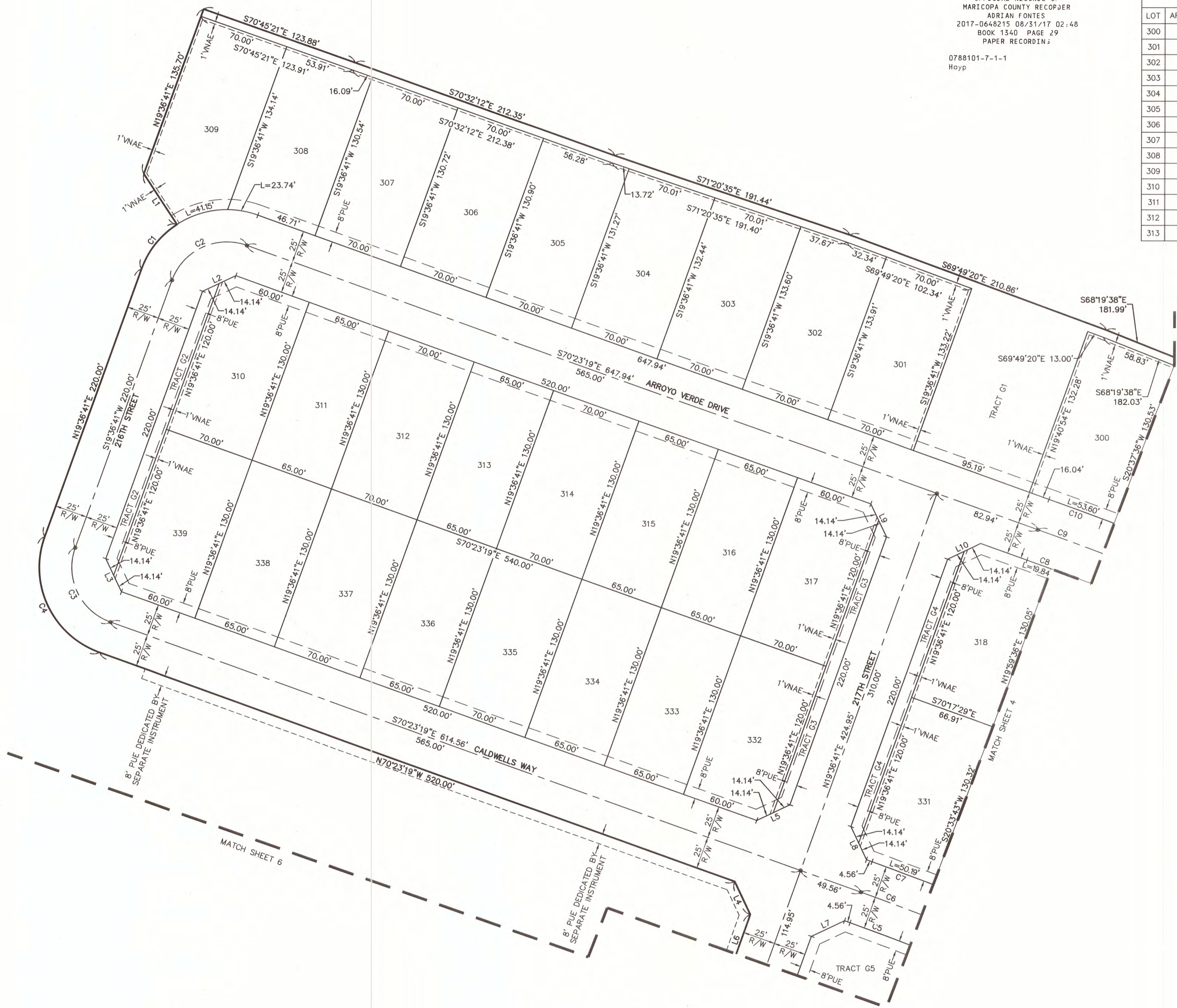


PM. J. SPRING  
DR. R. GILES  
JOB NO. 16001852

SCALE 0 50 100  
1" = 100 FEET  
16001852 PARCEL G PLAT  
SHEET NO. 2 OF 7



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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
300	9295	0.213	314	9100	0.209
301	9350	0.215	315	8450	0.194
302	9379	0.215	316	8450	0.194
303	9311	0.214	317	9050	0.208
304	9230	0.212	318	8708	0.200
305	9170	0.211	331	8512	0.195
306	9156	0.210	332	9050	0.208
307	9144	0.210	333	8450	0.194
308	9156	0.210	334	8450	0.194
309	10058	0.231	335	9100	0.209
310	9050	0.208	336	8450	0.194
311	8450	0.194	337	9100	0.209
312	9100	0.209	338	8450	0.194
313	8450	0.194	339	9050	0.208

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N33°30'24"W	46.63'
L2	N64°36'41"E	28.28'
L3	S25°23'19"E	28.28'
L4	N25°23'19"W	28.28'
L5	N64°36'41"E	28.28'
L6	N19°36'41"E	69.95'
L7	N64°36'41"E	28.28'
L8	N25°23'19"W	28.28'
L9	N25°23'19"W	28.28'
L10	N64°36'41"E	28.28'

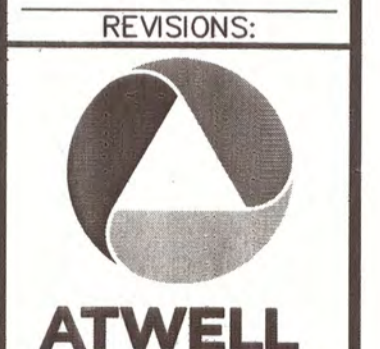
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	45.06'	70.00'	036°52'55"
C2	70.69'	45.00'	090°00'00"
C3	70.69'	45.00'	090°00'00"
C4	109.96'	70.00'	090°00'00"
C5	107.04'	2975.00'	002°03'41"
C6	107.94'	3000.00'	002°03'41"
C7	108.84'	3025.00'	002°03'41"
C8	107.04'	2975.00'	002°03'41"
C9	107.94'	3000.00'	002°03'41"
C10	108.84'	3025.00'	002°03'41"



COUNTY: MARICOPA  
 SECTION: 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL G**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017



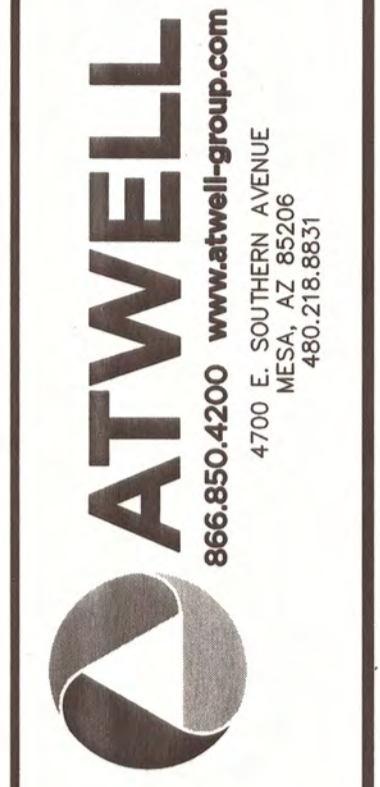
PM. J. SPRING  
 DR. R. GILES  
 JOB NO.  
 16001852  
 SCALE 0 20 40  
 1" = 40 FEET  
 16001852 PARCEL G P.P.DWG  
 SHEET NO.  
**3 OF 7**





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COUNTY: MARICOPA  
 SECTION: 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

FINAL PLAT  
 HASTINGS FARMS - PARCEL G  
 TOWN OF QUEEN CREEK, ARIZONA

APRIL 2017

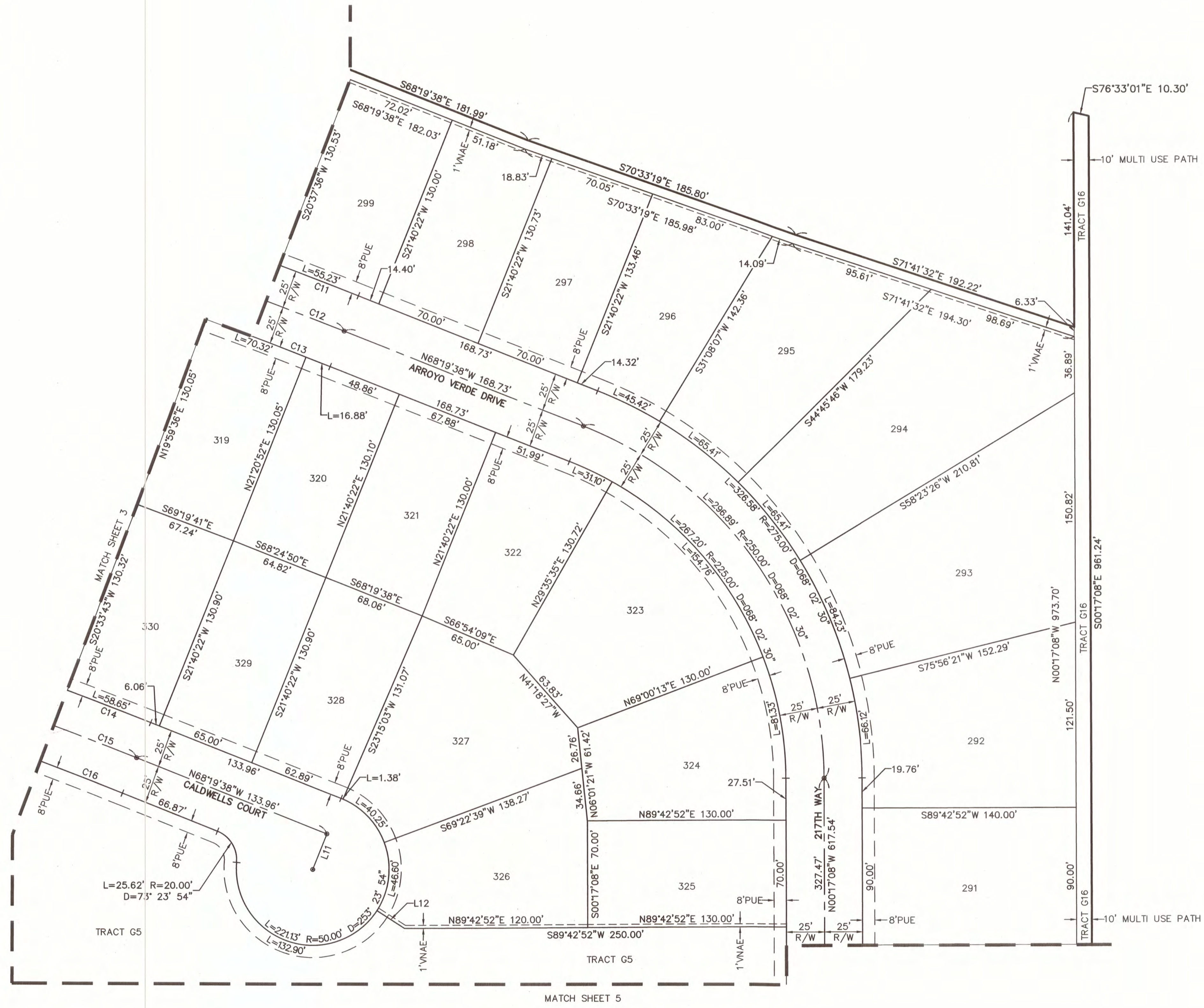


REVISIONS:  
 PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852  
 SCALE 0 20 40  
 1" = 40 FEET  
 16001852 PARCEL G PPJWG  
 SHEET NO. 4 OF 7

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
291	12600	0.289	320	8501	0.195
292	14787	0.339	322	9682	0.222
293	19713	0.453	323	14568	0.334
294	18728	0.430	324	11215	0.257
295	13327	0.306	325	9100	0.209
296	9703	0.223	326	10636	0.244
297	9247	0.212	327	13430	0.308
298	9107	0.209	328	8656	0.199
299	9217	0.212	329	8512	0.195
319	8954	0.206	330	8610	0.198

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N21°40'22"E	25.00'
L12	N57°13'30"W	21.59'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	108.84'	3025.00'	002°03'41"
C12	107.94'	3000.00'	002°03'41"
C13	107.04'	2975.00'	002°03'41"
C14	108.84'	3025.00'	002°03'41"
C15	107.94'	3000.00'	002°03'41"
C16	107.04'	2975.00'	002°03'41"

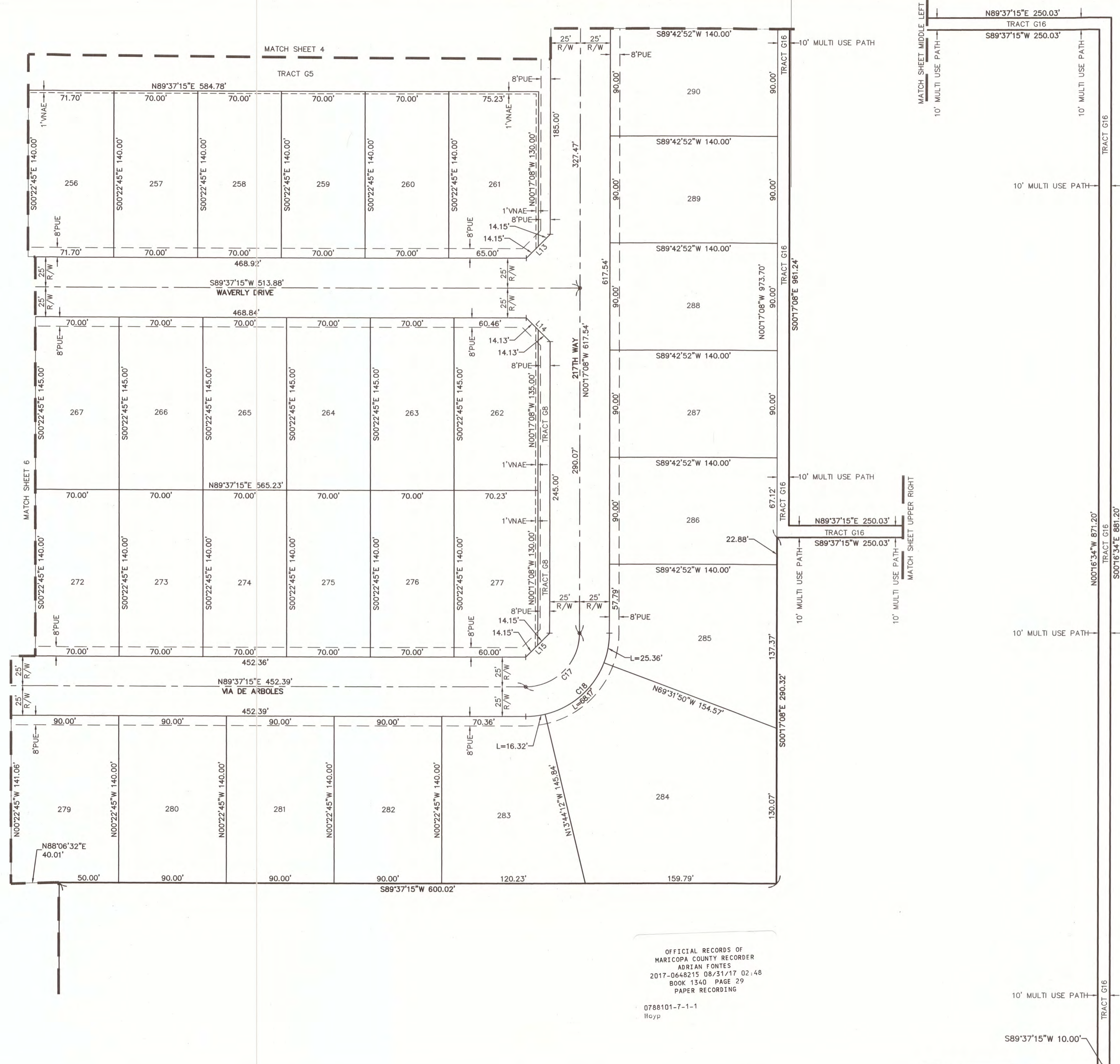


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LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
256	10038	0.230
257	9800	0.225
258	9800	0.225
259	9800	0.225
260	9800	0.225
261	10466	0.240
262	10150	0.233
263	10150	0.233
264	10150	0.233
265	10150	0.233
266	10150	0.233
267	10150	0.233
272	9800	0.225
273	9800	0.225
274	9800	0.225
275	9800	0.225
276	9800	0.225
277	9766	0.224
279	12621	0.290
280	12600	0.289
281	12600	0.289
282	12600	0.289
283	14515	0.333
284	28050	0.644
285	15559	0.357
286	12600	0.289
287	12600	0.289
288	12600	0.289
289	12600	0.289
290	12600	0.289

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S44°40'04"W	28.31'
L14	N45°19'56"W	28.26'
L15	N44°40'04"E	28.31'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C17	70.61'	45.00'	089°54'23"
C18	109.84'	70.00'	089°54'23"



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COUNTY: MARICOPA  
 SECTION: 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL G**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

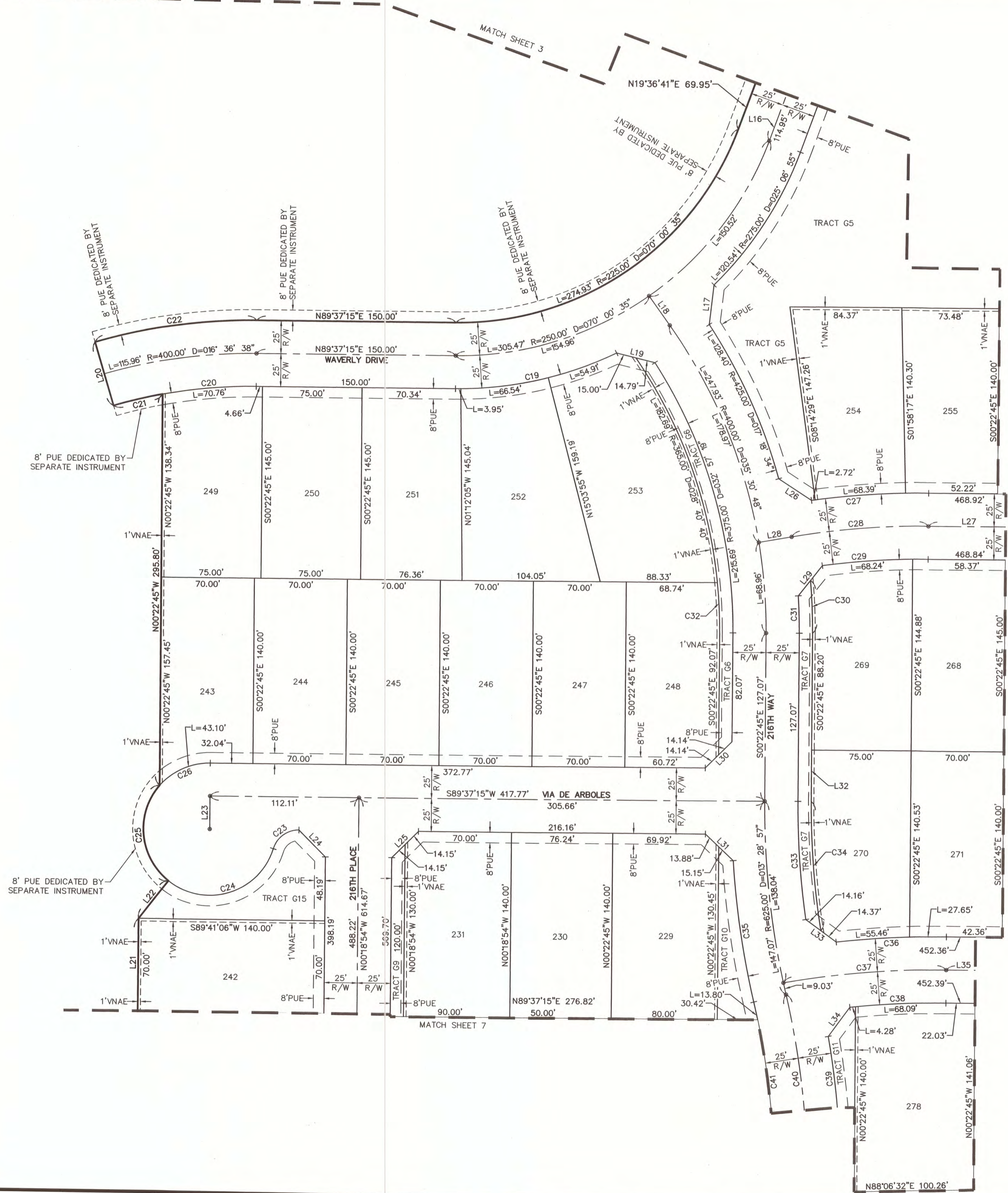
REVISIONS:

**ATWELL**  
 PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852

SCALE 0 20 40  
 1" = 40 FEET

16001852 PARCEL G FP.DWG

SHEET NO. 5 OF 7



OFFICIAL RECORDS OF  
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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
229	11152	0.256	251	10922	0.251
230	10685	0.245	252	12701	0.292
231	11150	0.256	253	14436	0.331
242	9800	0.225	254	10899	0.250
243	10003	0.230	255	10016	0.230
244	9800	0.225	268	10150	0.233
245	9800	0.225	269	10685	0.245
246	9800	0.225	270	10340	0.237
247	9800	0.225	271	9805	0.225
248	9826	0.226	278	12724	0.292
249	10720	0.246			
250	10875	0.250			

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L16	N19°36'41"E	424.95'	L26	N57°11'33"W	29.63'
L17	N05°54'49"E	30.24'	L27	S89°37'15"W	513.88'
L18	S35°53'33"E	27.12'	L28	S79°44'35"W	25.00'
L19	N76°43'34"W	29.79'	L29	S37°33'54"W	29.21'
L20	N16°59'23"W	50.00'	L30	N44°37'15"E	28.28'
L21	N00°18'54"W	341.83'	L31	N46°55'19"W	29.04'
L22	N37°32'09"E	36.24'	L32	S00°22'45"E	38.87'
L23	N00°22'45"W	25.00'	L33	S54°20'13"E	28.52'
L24	N45°20'50"W	28.27'	L34	N35°40'39"E	27.35'
L25	S44°39'10"W	28.30'	L35	N89°37'15"E	452.39'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C19	125.40'	275.00'	026°07'35"	C31	28.25'	425.00'	003°48'32"
C20	70.76'	375.00'	010°48'38"	C32	38.00'	365.00'	005°57'52"
C21	37.96'	375.00'	005°48'00"	C33	89.43'	600.00'	008°32'24"
C22	123.21'	425.00'	016°36'38"	C34	97.88'	590.00'	009°30'19"
C23	25.62'	20.00'	073°23'54"	C35	107.95'	650.00'	009°30'55"
C24	97.14'	50.00'	111°18'48"	C36	83.11'	725.00'	006°34'04"
C25	80.90'	50.00'	092°42'00"	C37	123.09'	700.00'	010°04'31"
C26	43.10'	50.00'	049°23'06"	C38	72.37'	675.00'	006°08'35"
C27	88.49'	625.00'	008°06'43"	C39	115.65'	650.00'	010°11'39"
C28	103.44'	600.00'	009°52'40"	C40	147.77'	625.00'	013°32'47"
C29	79.87'	575.00'	007°57'30"	C41	141.86'	600.00'	013°32'47"
C30	39.96'	435.00'	005°15'50"				



COUNTY: MARICOPA  
 SECTION: 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

FINAL PLAT  
 HASTINGS FARMS - PARCEL G  
 TOWN OF QUEEN CREEK, ARIZONA

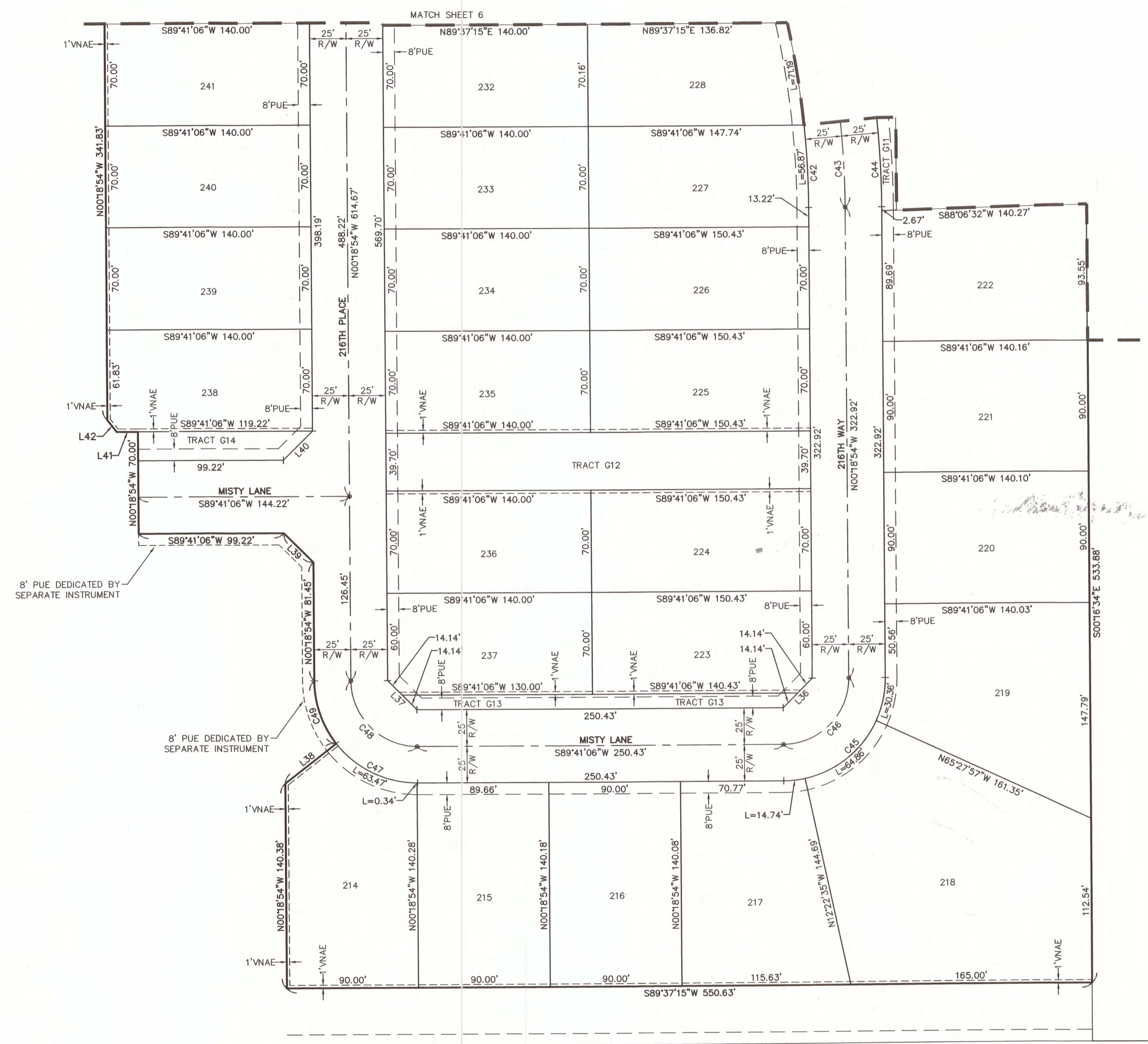
JULY 2017

REVISIONS:

ATWELL  
 P.M. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852  
 SCALE 0 20 40  
 1" = 40 FEET  
 16001852 PARCEL G P.L.S.  
 SHEET NO. 6 OF 7

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OFFICIAL RECORDS of  
 MARICOPA COUNTY RECORDER  
 ADRIAN FONTE  
 2017-0648215 08/31/17 02:48  
 BOOK 1340 PAGE 29  
 PAPER RECORDING  
 0788101-7-1-1  
 Hoyp



LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
214	13558	0.311	227	10479	0.241
215	12621	0.290	228	10043	0.231
216	12612	0.290	232	9811	0.225
217	14105	0.324	233	9800	0.225
218	26872	0.617	234	9800	0.225
219	16225	0.372	235	9800	0.225
220	12606	0.289	236	9800	0.225
221	12611	0.290	237	9750	0.224
222	12844	0.295	238	9774	0.224
223	10480	0.241	239	9800	0.225
224	10530	0.242	240	9800	0.225
225	10530	0.242	241	9800	0.225
226	10530	0.242			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L36	N44°41'06"E	28.28'
L37	S45°18'54"E	28.28'
L38	N51°54'50"E	44.28'
L39	N45°18'54"W	28.28'
L40	N44°41'06"E	28.28'
L41	S89°41'06"W	14.43'
L42	N38°08'04"W	10.34'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C42	141.86'	600.00'	013°32'47"
C43	147.77'	625.00'	013°32'47"
C44	115.65'	650.00'	010°11'39"
C45	109.96'	70.00'	090°00'00"
C46	70.69'	45.00'	090°00'00"
C47	63.81'	70.00'	052°13'45"
C48	70.69'	45.00'	090°00'00"
C49	46.15'	70.00'	037°46'15"

COUNTY: MARICOPA  
 SECTION: 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL G**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

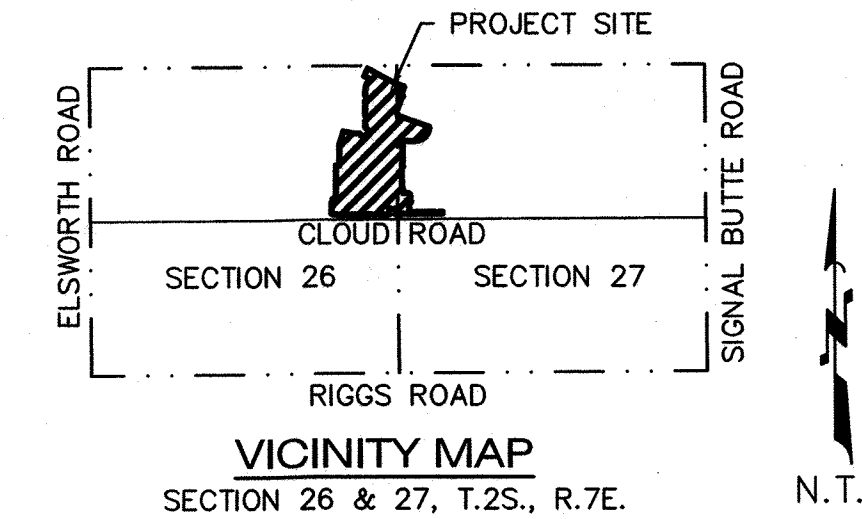
REVISIONS:



ATWELL  
 PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852  
 SCALE 1" = 40 FEET  
 SHEET NO. 7 OF 7

# FINAL PLAT FOR HASTINGS FARMS - PARCEL F

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA



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MARICOPA COUNTY RECORDER  
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BOOK 1340 PAGE 28  
PAPER RECORDING

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Hoyp

**DEDICATION**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

KNOW ALL PERSONS BY THESE PRESENTS:

THAT LENNAR ARIZONA, INC., AN ARIZONA CORPORATION "THE OWNER", HEREBY PUBLISHES THIS FINAL PLAT OF "HASTINGS FARMS - PARCEL F", LOCATED WITHIN PORTIONS OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY, AND THAT AS OWNER HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK FOR USE AS SUCH THE RIGHTS-OF-WAY FOR THE ROADS.

TRACTS F1 THROUGH F15, PLATTED HEREON ARE DECLARED TO BE TO THE EXTENT NOTED ON THE TRACT TABLE ON THIS FINAL PLAT. EASEMENTS FOR DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION ALL PROPERTY ON THIS FINAL PLAT IS OR WILL BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE HASTINGS FARMS COMMUNITY ASSOCIATION "THE HOA". ALL PROPERTY ON THIS FINAL PLAT IS OR WILL BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR "HASTINGS FARMS RECORDED AT DOCUMENT NUMBER 20061073688 IN THE MARICOPA COUNTY RECORDERS OFFICE (AS AMENDED AND SUPPLEMENTED, INCLUDING ANY APPLICABLE TRACT DECLARATIONS, THE CC&R'S)

ALL TRACTS ON THIS FINAL PLAT ARE PLATTED AS COMMON PROPERTY. TO BE OWNED AND MAINTAINED BY THE "HOA" AS MORE FULLY SET FORTH IN THE CC&R'S

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB AND ADJACENT MEDIANS SHALL BE THE RESPONSIBILITY OF THE "HOA" OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

"OWNER" HEREBY GRANTS TO THE PUBLIC, A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PUBLIC UTILITIES AND IS LOCATED WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS "PUE" AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND UTILIZING PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO RELOCATE OR REMOVE, IN WHOLE OR PART, ANY ENCROACHMENT OR IMPROVEMENT IN THE PUE WITHOUT COMPENSATION TO OWNER OR "HOA"; FURTHER, ANY INCREASE IN AN IMPROVEMENT FOR A TOWN PROJECT SHALL BE REIMBURSED BY "HOA" TO TOWN, AND "HOA" SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR IMPROVEMENT. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE "PUE" SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN, SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

NOTHING CONTAINED HEREIN SHALL BE DEEMED TO DEDICATE ANY PORTION OF THE TRACTS FOR PUBLIC USE OTHER THAN FOR EASEMENTS SPECIFICALLY GRANTED TO THE PUBLIC HEREIN.

THE VEHICULAR NON ACCESS EASEMENTS "VNAE" ARE HEREBY DEDICATED TO THE "HOA", ITS SUCCESSORS AND ASSIGNS AND IS INTENDED TO PREVENT VEHICULAR TRAFFIC BETWEEN TRACTS AND LOTS WITH THE EXCEPTION OF PUBLIC UTILITY USES. SAID "VNAE" AS DEDICATED HEREON WILL CROSS PUBLIC UTILITY EASEMENTS "PUE" ALSO GRANTED HEREON, IN MULTIPLE LOCATIONS. THESE "VNAE" ARE NOT INTENDED TO PREVENT AUTHORIZED AGENTS OF THE PUBLIC UTILITY COMPANIES FROM CROSSING SAID "VNAE" DURING THE COURSE OF INSTALLATION, USE, MAINTENANCE AND REPAIR OF THE UTILITIES LOCATED IN SAID "PUE".

"OWNER" WARRANTS AND REPRESENTS TO THE TOWN 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 DEDICATION, 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 OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

LENNAR ARIZONA INC., AN ARIZONA CORPORATION AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JEFF GUNDERSON ITS VICE PRESIDENT, ON THIS 21<sup>st</sup> DAY OF JULY, 2017.

LENNAR ARIZONA INC., AN ARIZONA CORPORATION  
BY [Signature] IT'S VICE PRESIDENT

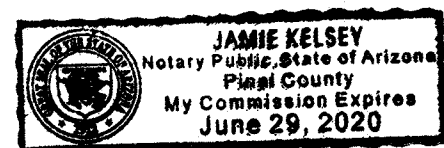
**NOTARY ACKNOWLEDGMENT**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

ON THIS 21<sup>st</sup> DAY OF JULY, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF GUNDERSON OF LENNAR ARIZONA INC., AN ARIZONA CORPORATION WHO ACKNOWLEDGES THAT HE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: [Signature] MY COMMISSION EXPIRES JUNE 29, 2020  
NOTARY PUBLIC



**SHEET SUMMARY**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	KEY MAP
3-8	PLAN SHEETS

**AREA SUMMARY**

LOTS	1,097,954 SQ FT	25.206 AC±
TRACTS	713,012 SQ FT	16.368 AC±
RIGHT OF WAY	418,581 SQ FT	9.609 AC±
TOTAL PLATTED AREA	2,229,547 SQ FT	51.183 AC±

**OWNER**

LENNAR ARIZONA INC, AN ARIZONA CORPORATION  
1725 W. GREENTREE DRIVE  
SUITE 114, TEMPE, AZ 85284

**ENGINEER/SURVEYOR**

ATWELL, LLC  
4700 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206  
CONTACT: JAMES G. SPRING, PLS  
480-218-8831

**HASTINGS FARMS COMMUNITY ASSOCIATION RATIFICATION**

BY THIS RATIFICATION, MICHAEL LANATA DULY ELECTED PRESIDENT OF HASTINGS FARMS COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITY DEDICATED HEREON BY: [Signature]

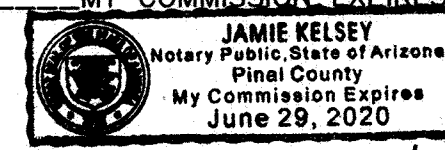
**NOTARY ACKNOWLEDGMENT**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

ON THIS 21<sup>st</sup> DAY OF JULY, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael Lanata OF HASTINGS FARMS COMMUNITY ASSOCIATION, WHO ACKNOWLEDGES THAT HE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: [Signature] MY COMMISSION EXPIRES JUNE 29, 2020  
NOTARY PUBLIC



**APPROVALS**

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA THIS 16<sup>th</sup> DAY OF August, 2017.

BY: [Signature] MAYOR      ATTEST: [Signature] TOWN CLERK

**DEPARTMENT APPROVALS**

THIS PLAT WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING MANAGER.

APPROVED BY: [Signature] DATE: 7-26-17  
TOWN ENGINEER

APPROVED BY: [Signature] DATE: 7-25-2017  
TOWN PLANNING MANAGER

**ASSURANCE STATEMENT**

ASSURANCE IN THE FORM OF Cof O Hold Agreement IN THE AMOUNT OF \$2,625,688.25 HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

**ASSURED WATER SUPPLY**

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 31-402036.0003

**DEED RESTRICTION**

COVENANTS, CODES AND RESTRICTIONS FOR HASTINGS FARMS COMMUNITY ASSOCIATION HASTINGS FARMS PARCEL F, QUEEN CREEK, ARIZONA ARE RECORDED IN DOCUMENT 2006-1073688, MARICOPA COUNTY, ARIZONA.

TRACT TABLE	USAGE	
TRACT F1	59,814 SQ FT	1.373 AC± OPEN SPACE, DRAINAGE
TRACT F2	9,288 SQ FT	0.213 AC± OPEN SPACE
TRACT F3	2,500 SQ FT	0.057 AC± OPEN SPACE, DRAINAGE
TRACT F4	2,300 SQ FT	0.053 AC± OPEN SPACE
TRACT F5	2,300 SQ FT	0.053 AC± OPEN SPACE
TRACT F6	98,013 SQ FT	2.250 AC± OPEN SPACE, RETENTION AND COMMUNITY AMENITIES
TRACT F7	2,300 SQ FT	0.053 AC± OPEN SPACE
TRACT F8	2,300 SQ FT	0.053 AC± OPEN SPACE
TRACT F9	79,648 SQ FT	1.828 AC± OPEN SPACE, RETENTION AND COMMUNITY AMENITIES
TRACT F10	2,556 SQ FT	0.059 AC± OPEN SPACE
TRACT F11	339,995 SQ FT	7.805 AC± OPEN SPACE, RETENTION AND COMMUNITY AMENITIES
TRACT F12	77,048 SQ FT	1.769 AC± OPEN SPACE, DRAINAGE
TRACT F13	29,482 SQ FT	0.677 AC± OPEN SPACE, COMMUNITY AMENITIES
TRACT F14	2,734 SQ FT	0.063 AC± OPEN SPACE
TRACT F15	2,734 SQ FT	0.063 AC± OPEN SPACE
TOTAL	713,012 SQ FT	16.368 AC±

**GENERAL NOTES**

- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES OR EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR A COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF POWER LINES WHICH ARE 69KV LINES OR MORE.
- 69 KV ELECTRICAL LINES MUST BE RELOCATED OUTSIDE OF THE RIGHT-OF-WAY OR TO THE EDGE OF THE RIGHT-OF-WAY.
- ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- ALL WATER METERS, FIRE HYDRANTS AND RELATED FACILITIES WITHIN WATER METER EASEMENTS AND FIRE HYDRANT EASEMENTS WILL BE MAINTAINED BY THE TOWN.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 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.
- TRACTS F1 THROUGH F15, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- THIS PLAT IS SUBJECT TO C.C. & R.'S AS RECORDED IN DOCUMENT NO. 06-1073688, M.C.R. AND ABANDONMENT THEREOF TO BE RECORDED CONCURRENTLY WITH THIS PLAT.
- THIS SITE IS WITHIN PHOENIX MESA AIRPORT OVER FLIGHT AREA 3. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX MESA AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT TRAFFIC CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- THIS SITE HAS AN AVIGATION EASEMENT AS RECORDED IN DOCUMENT 2013, PAGE 2923310 MCR.
- THE TOWN OF QUEEN CREEK'S DESERT MOUNTAIN PARK AND THE FUTURE WEST PARK AND RITE OF PASSAGE SITES ARE IN CLOSE PROXIMITY AND MAY CREATE NOISE, INCREASED TRAFFIC AND BRIGHT LIGHTS FROM PARK ACTIVITIES.
- THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE LANDSCAPED AREAS WITHIN THIS PROJECT. LANDSCAPED MAINTENANCE WITHIN ALL TRACTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS.

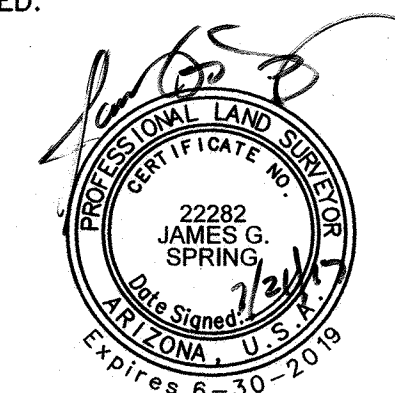
**BASIS OF BEARING**

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS NORTH 89°44'10" EAST A DISTANCE OF 2642.16 FEET.

**SURVEYOR'S CERTIFICATION**

I, JAMES G. SPRING, PLS 22282, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF EIGHT (7) SHEETS REPRESENTS A MAP PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2017; THAT THE MAP IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE MONUMENTS AND ALL EXTERIOR BOUNDARY CORNERS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282  
ATWELL, LLC  
4700 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206



NOTE:  
A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

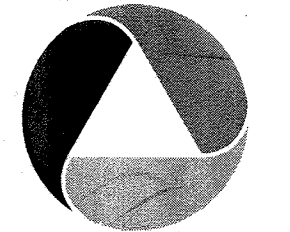


COUNTY: MARICOPA  
SECTION: 26 & 27  
TOWNSHIP: 2 SOUTH  
RANGE: 7 EAST

FINAL PLAT  
HASTINGS FARMS - PARCEL F  
TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

REVISIONS:



PM. J. SPRING  
DR. R. GILES  
JOB NO. 16001852

N.T.S.

16001852 PARCEL F P.P.000

SHEET NO. 1 OF 7

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**LEGAL DESCRIPTION PARCEL F**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, SAID CORNER BEING A FOUND 1" IRON PIPE AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 27 BEING A FOUND BRASS CAP IN A HANDHOLE BEARS SOUTH 00° 22' 23" EAST, A DISTANCE OF 2,634.56 FEET.

THENCE, S00°22'23"E ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 401.60 FEET TO THE POINT OF BEGINNING;

THENCE, S66°05'34"E A DISTANCE OF 44.05 FEET;

THENCE, S70°45'21"E A DISTANCE OF 103.93 FEET;

THENCE, S19°36'41"W A DISTANCE OF 135.70 FEET;

THENCE, S33°30'24"E A DISTANCE OF 46.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEAST, THE RADIUS OF WHICH BEARS S33°30'24"E A DISTANCE OF 70.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 45.06 FEET THROUGH A CENTRAL ANGLE OF 36°52'55";

THENCE, S19°36'41"W A DISTANCE OF 220.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 70.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 109.96 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE, S70°23'19"E A DISTANCE OF 520.00 FEET;

THENCE, S25°23'19"E A DISTANCE OF 28.28 FEET;

THENCE, S19°36'41"W A DISTANCE OF 69.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWEST WITH A RADIUS OF 225.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 274.93 FEET THROUGH A CENTRAL ANGLE OF 70°00'35";

THENCE, S89°37'15"W A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 425.00 FEET;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 123.21 FEET THROUGH A CENTRAL ANGLE OF 16°36'38";

THENCE, S16°59'23"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH, THE RADIUS OF WHICH BEARS S16°59'23"E A DISTANCE OF 375.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.96 FEET THROUGH A CENTRAL ANGLE OF 05°48'00";

THENCE, S00°22'45"E A DISTANCE OF 295.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST, THE RADIUS OF WHICH BEARS S49°45'51"E A DISTANCE OF 50.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 80.90 FEET THROUGH A CENTRAL ANGLE OF 92°42'00";

THENCE, S37°32'09"W A DISTANCE OF 36.24 FEET;

THENCE, S00°18'54"E A DISTANCE OF 341.83 FEET;

THENCE, S38°08'04"E A DISTANCE OF 10.34 FEET;

THENCE, N89°41'06"E A DISTANCE OF 14.43 FEET;

THENCE, S00°18'54"E A DISTANCE OF 70.00 FEET;

THENCE, N89°41'06"E A DISTANCE OF 99.22 FEET;

THENCE, S45°18'54"E A DISTANCE OF 28.28 FEET;

THENCE, S00°18'54"E A DISTANCE OF 81.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 70.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 46.15 FEET THROUGH A CENTRAL ANGLE OF 37°46'15";

THENCE, S51°54'50"W A DISTANCE OF 44.28 FEET;

THENCE, S00°18'54"E A DISTANCE OF 140.38 FEET;

THENCE, N89°37'15"E A DISTANCE OF 550.63 FEET;

THENCE, S00°09'37"E A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CLOUD ROAD AS DEDICATED IN BOOK 869, PAGE 28, MARICOPA COUNTY RECORDS;

THENCE, S89°37'15"W A DISTANCE OF 755.69 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, S89°41'06"W A DISTANCE OF 29.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWEST, THE RADIUS OF WHICH BEARS N00°18'54"W A DISTANCE OF 25.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE, N00°18'54"W A DISTANCE OF 67.70 FEET;

THENCE, S89°41'06"W A DISTANCE OF 129.04 FEET;

THENCE, S00°22'23"E A DISTANCE OF 92.70 FEET TO THE NORTH RIGHT OF WAY LINE OF CLOUD ROAD AS DEDICATED IN BOOK 869, PAGE 28, MARICOPA COUNTY RECORDS;

THENCE, S89°41'06"W A DISTANCE OF 938.99 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST BOUNDARY OF THE FINAL PLAT "HASTINGS FARMS PARCEL E" AS RECORDED IN BOOK 939, PAGE 44, MARICOPA COUNTY RECORDS AND BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 25.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE, N00°18'54"W A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEAST WITH A RADIUS OF 20.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 27.39 FEET THROUGH A CENTRAL ANGLE OF 78°27'47";

**LEGAL DESCRIPTION CONTINUED PARCEL F**

THENCE, N00°18'54"W A DISTANCE OF 50.40 FEET;

THENCE, N89°41'06"E A DISTANCE OF 62.33 FEET;

THENCE, N00°18'54"W A DISTANCE OF 559.96 FEET;

THENCE, N89°41'06"E A DISTANCE OF 61.45 FEET;

THENCE, N00°18'54"W A DISTANCE OF 345.69 FEET;

THENCE, N16°30'52"E A DISTANCE OF 239.28 FEET TO THE SOUTH BOUNDARY OF THE FINAL PLAT "PRESERVE AT HASTINGS FARMS, PARCEL D, PHASE 2" AS RECORDED IN BOOK 1195, PAGE 18, MARICOPA COUNTY RECORDS;

THENCE, S73°28'01"E A DISTANCE OF 47.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTH, THE RADIUS OF WHICH BEARS N16°30'53"E A DISTANCE OF 530.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 127.93 FEET THROUGH A CENTRAL ANGLE OF 13°49'47";

THENCE, S87°18'54"E A DISTANCE OF 92.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWEST WITH A RADIUS OF 25.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 23.83 FEET THROUGH A CENTRAL ANGLE OF 54°37'24" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 70.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 31.60 FEET THROUGH A CENTRAL ANGLE OF 25°52'00" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 25.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 25.41 FEET THROUGH A CENTRAL ANGLE OF 58°14'35";

THENCE, N89°41'06"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEAST, THE RADIUS OF WHICH BEARS N89°41'06"E A DISTANCE OF 25.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.41 FEET THROUGH A CENTRAL ANGLE OF 58°14'35" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 70.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 24.27 FEET THROUGH A CENTRAL ANGLE OF 19°52'00" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 25.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 23.83 FEET THROUGH A CENTRAL ANGLE OF 54°37'24";

THENCE, N02°41'06"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEAST, THE RADIUS OF WHICH BEARS N02°41'06"E A DISTANCE OF 25.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 23.83 FEET THROUGH A CENTRAL ANGLE OF 54°37'24" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 70.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 31.60 FEET THROUGH A CENTRAL ANGLE OF 25°52'00" TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS OF 25.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID REVERSE CURVE AN ARC LENGTH OF 25.41 FEET THROUGH A CENTRAL ANGLE OF 58°14'35";

THENCE, N00°18'54"W A DISTANCE OF 99.19 FEET;

THENCE, N46°11'06"E A DISTANCE OF 27.53 FEET;

THENCE, N00°18'54"W A DISTANCE OF 50.07 FEET;

THENCE, N43°48'54"W A DISTANCE OF 29.01 FEET;

THENCE, N00°18'54"W A DISTANCE OF 245.34 FEET;

THENCE, N44°41'06"E A DISTANCE OF 28.28 FEET;

THENCE, N00°18'54"W A DISTANCE OF 50.00 FEET;

THENCE, N45°18'54"W A DISTANCE OF 28.28 FEET;

THENCE, N00°18'54"W A DISTANCE OF 44.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST WITH A RADIUS OF 375.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 165.44 FEET THROUGH A CENTRAL ANGLE OF 25°16'39";

THENCE, N24°57'44"E A DISTANCE OF 17.70 FEET;

THENCE, N70°48'57"E A DISTANCE OF 27.86 FEET;

THENCE, N27°09'24"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWEST, THE RADIUS OF WHICH BEARS S27°09'24"W A DISTANCE OF 1,225.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 95.62 FEET THROUGH A CENTRAL ANGLE OF 04°28'21";

THENCE, N67°18'57"W A DISTANCE OF 19.35 FEET;

THENCE, N22°41'03"E A DISTANCE OF 151.26 FEET TO THE NORTHEAST CORNER OF SAID FINAL PLAT "PRESERVE AT HASTINGS FARMS, PARCEL D, PHASE 2";

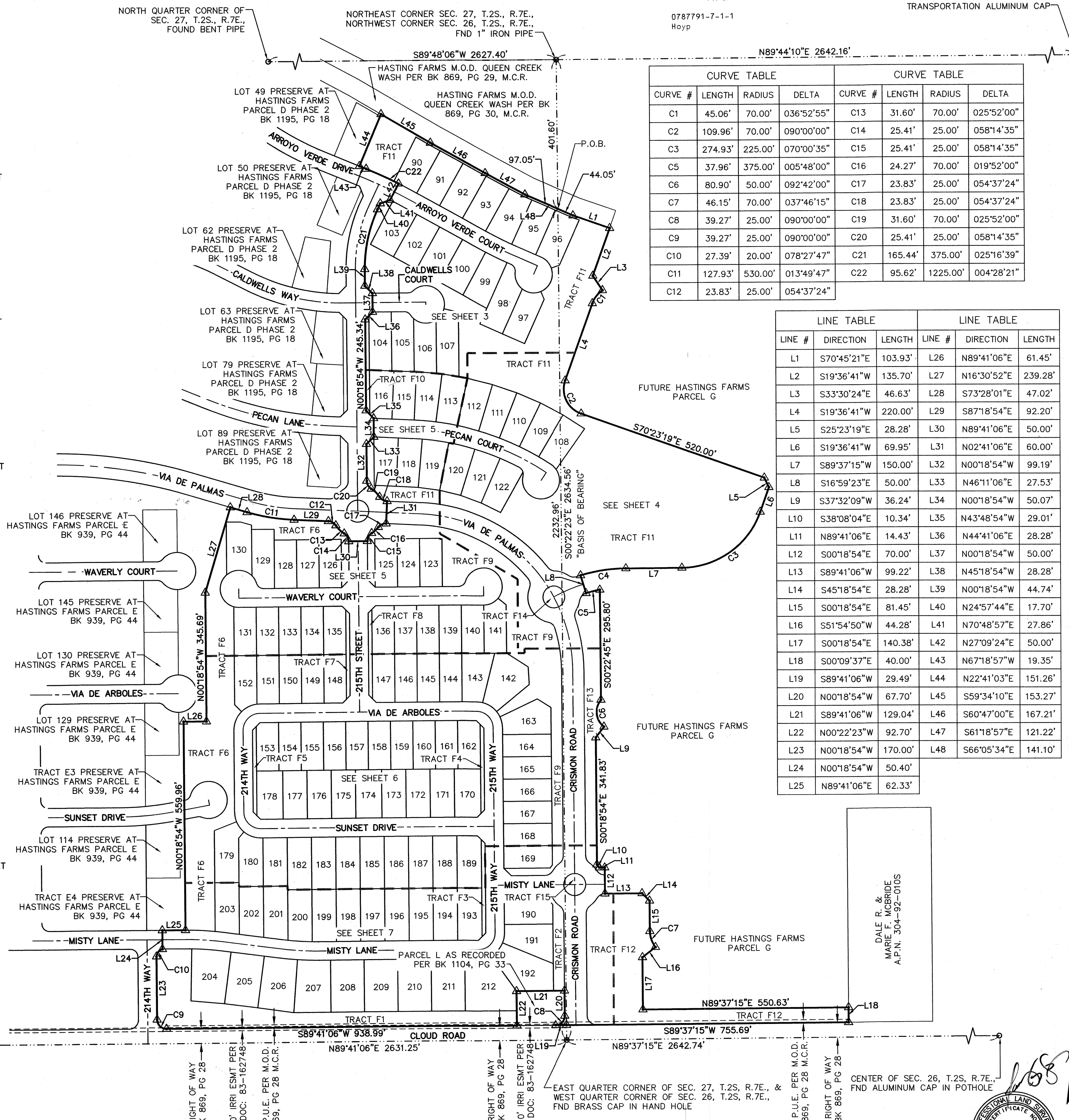
THENCE, S59°34'10"E A DISTANCE OF 153.27 FEET;

THENCE, S60°47'00"E A DISTANCE OF 167.21 FEET;

THENCE, S61°18'57"E A DISTANCE OF 121.22 FEET;

THENCE, S66°05'34"E A DISTANCE OF 97.05 FEET TO THE POINT OF BEGINNING.

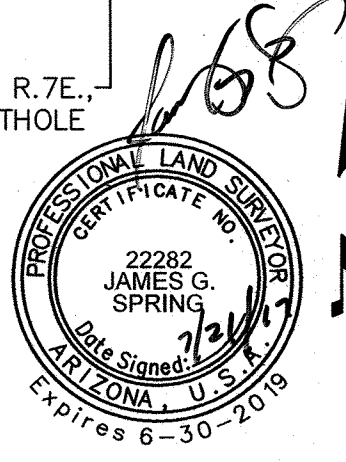
CENTER OF SEC. 27, T.2S., R.7E., FOUND TOWN OF QUEEN OF CREEK BRASS CAP FLUSH



OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER  
ABRIAN FONTES  
2017-0647887 08/31/17 02:21  
BOOK 1340 PAGE 28  
PAPER RECORDING  
0787791-7-1-1  
Hoyp  
NORTH QUARTER CORNER SEC. 26, T.2S., R.7E., FND MARICOPA COUNTY DEPT TRANSPORTATION ALUMINUM CAP

Table with 8 columns: CURVE #, LENGTH, RADIUS, DELTA, CURVE #, LENGTH, RADIUS, DELTA. Lists curve data for C1 through C22.

Table with 6 columns: LINE #, DIRECTION, LENGTH, LINE #, DIRECTION, LENGTH. Lists line data for L1 through L25.



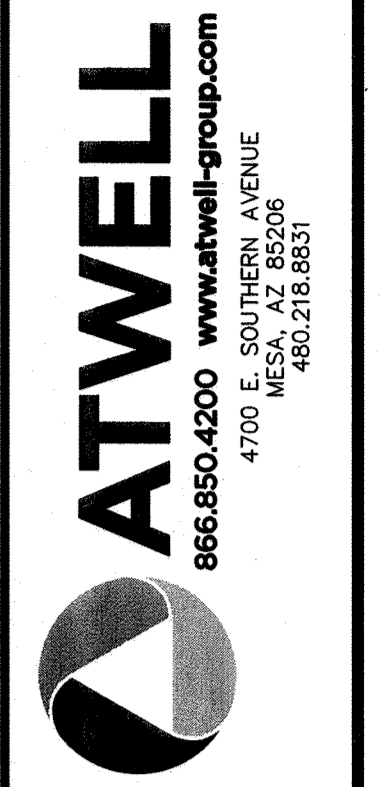
COUNTY: MARICOPA  
SECTION: 26 & 27  
TOWNSHIP: 2 SOUTH  
RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL F**  
TOWN OF QUEEN CREEK, ARIZONA

JULY 2017  
REVISIONS:  
ATWELL  
P.M. J. SPRING  
DR. R. GILES  
JOB NO. 16001852  
SCALE 0 75 150  
1" = 150 FEET  
16001852 PARCEL F.F.P.I.W.C.  
SHEET NO. 2 OF 7

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 ADRIAN FONTES  
 2017-0647887 06/21/17 02:21  
 BOOK 1340 PAGE 28  
 PAPER RECORDING  
 0787791-7-1-1  
 Hoyp



- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET
  - LOT CORNER TO BE SET
  - FOUND MONUMENT AS NOTED
  - ⊙ CENTERLINE MONUMENT (BRASS CAP)
  - PUE PUBLIC UTILITY EASEMENT
  - FND FOUND
  - BCF BRASS CAP FLUSH
  - M.C.R. MARICOPA COUNTY RECORDS
  - D DELTA
  - R/W RIGHT-OF-WAY
  - CI CURVE TABLE NUMBER
  - L1 LINE TABLE NUMBER
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - M.O.D. MAP OF DEDICATION
  - G.L.O. GENERAL LAND OFFICE
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - CENTERLINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - - - SECTION LINE

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
90	9477	0.218	99	8993	0.206
91	9152	0.210	100	9250	0.212
92	9139	0.210	101	9100	0.209
93	9153	0.210	102	9100	0.209
94	9601	0.220	103	9333	0.214
95	9101	0.209	104	9385	0.215
96	9509	0.218	105	9438	0.217
97	8762	0.201	106	8152	0.187
98	10437	0.240	107	10070	0.231

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S59°34'10"E	41.49'	L9	S24°57'44"W	17.70'
L2	S70°45'21"E	20.27'	L10	N00°18'54"W	6.35'
L3	S71°04'35"W	23.55'	L11	N00°18'54"W	44.74'
L4	N22°30'06"W	22.82'	L12	N45°18'54"W	28.28'
L5	N23°54'26"E	25.00'	L13	N00°18'54"W	50.00'
L6	N67°18'57"W	19.35'	L14	N44°41'06"E	28.28'
L7	N27°09'24"E	50.00'	L15	S33°30'24"E	46.63'
L8	N70°48'57"E	27.86'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	25.62'	20.00'	073°23'54"
C2	92.23'	1025.00'	005°09'20"
C3	89.98'	1000.00'	005°09'20"
C4	87.73'	975.00'	005°09'20"
C5	40.75'	1225.00'	001°54'21"
C6	39.92'	1200.00'	001°54'21"
C7	39.09'	1175.00'	001°54'21"
C8	95.62'	1225.00'	004°28'21"
C9	19.72'	20.00'	056°28'58"
C10	14.95'	20.00'	042°49'01"
C11	45.06'	70.00'	036°52'55"



COUNTY: MARICOPA  
 SECTION: 26 & 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST  
**FINAL PLAT**  
**HASTINGS FARMS - PARCEL F**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017  
 REVISIONS:

**ATWELL**  
 PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852  
 SCALE 0 20 40  
 1" = 40 FEET  
 SHEET NO. 3 OF 7



LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
108	8307	0.191
109	8289	0.190
110	8289	0.190
111	8289	0.190
112	8289	0.190
120	8455	0.194
121	8455	0.194
122	8426	0.193

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N33°43'54"E	25.00'
L17	S25°23'19"E	28.28'
L18	S16°59'23"E	50.00'
L19	N61°54'25"E	8.93'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	109.96'	70.00'	090°00'00"
C13	26.64'	20.00'	076°18'42"
C14	21.75'	25.00'	049°51'15"
C15	39.53'	70.00'	032°21'14"
C16	23.13'	25.00'	053°00'30"
C17	10.76'	425.00'	001°27'01"
C18	77.52'	400.00'	011°06'12"
C19	37.96'	375.00'	005°48'00"
C20	28.17'	25.00'	064°34'15"
C21	28.29'	70.00'	023°09'35"
C22	21.75'	25.00'	049°51'15"
C23	142.46'	455.00'	017°56'23"
C24	114.22'	395.00'	016°34'06"
C25	26.36'	25.00'	060°25'21"
C26	120.25'	70.00'	098°25'33"
C27	26.36'	25.00'	060°25'21"



OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 ADRIAN FONTES  
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 BOOK 1340 PAGE 21  
 PAPER RECORDING  
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 Hoyp

**LEGEND**

- ▲ SUBDIVISION CORNER TO BE SET
- LOT CORNER TO BE SET
- FOUND MONUMENT AS NOTED
- ⊙ CENTERLINE MONUMENT (BRASS CAP)
- PUE PUBLIC UTILITY EASEMENT
- FND FOUND
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDS
- D DELTA
- R/W RIGHT-OF-WAY
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- VNAE VEHICULAR NON-ACCESS EASEMENT
- M.O.D. MAP OF DEDICATION
- G.L.O. GENERAL LAND OFFICE

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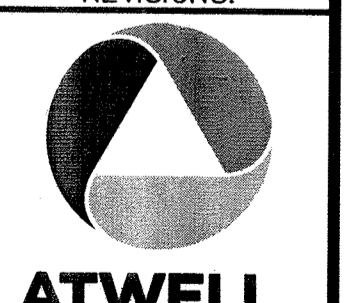
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE



COUNTY: MARICOPA  
 SECTION: 26 & 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL F**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017



PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852  
 SCALE 0 20 40  
 1" = 40 FEET  
 16001852 PARCEL F PP.DWG  
 SHEET NO. 4 OF 7





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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
2017-0647887 08/31/17 02:21  
BOOK 1340 PAGE 28  
PAPER RECORDING

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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
113	8289	0.190	129	9167	0.210
114	8289	0.190	130	8998	0.207
115	7836	0.180	131	7810	0.179
116	8057	0.185	132	7800	0.179
117	8107	0.186	133	7800	0.179
118	8031	0.184	134	7800	0.179
119	8455	0.194	135	7750	0.178
123	7794	0.179	136	7750	0.178
124	7800	0.179	137	7800	0.179
125	7800	0.179	138	7800	0.179
126	7800	0.179	139	7800	0.179
127	7800	0.179	140	7800	0.179
128	7800	0.179	141	8205	0.188

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L20	N87°18'54"W	65.76'	L29	N89°41'06"E	38.10'
L21	N87°58'18"W	60.30'	L30	N74°14'21"W	31.11'
L22	N43°48'54"W	29.01'	L31	N50°30'34"W	28.10'
L23	N00°18'54"W	50.07'	L32	N44°41'06"E	28.28'
L24	N46°11'06"E	27.53'	L33	N45°18'54"W	28.28'
L25	N02°41'06"E	60.00'	L34	N44°41'06"E	28.28'
L26	N89°41'06"E	50.00'	L35	N45°18'54"W	28.28'
L27	S87°18'54"E	92.20'	L36	S00°18'54"E	25.00'
L28	S73°28'01"E	47.02'	L37	S00°18'54"E	25.00'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C28	392.85'	725.00'	031°02'48"	C37	23.83'	25.00'	054°37'24"
C29	379.31'	700.00'	031°02'48"	C38	24.27'	70.00'	019°52'00"
C30	297.63'	675.00'	025°15'50"	C39	25.41'	25.00'	058°14'35"
C31	392.17'	455.00'	049°23'02"	C40	25.41'	25.00'	058°14'35"
C32	645.34'	425.00'	087°00'00"	C41	31.60'	70.00'	025°52'00"
C33	331.00'	395.00'	048°00'44"	C42	23.83'	25.00'	054°37'24"
C34	25.41'	25.00'	058°14'35"	C43	7.67'	365.00'	001°12'16"
C35	31.60'	70.00'	025°52'00"	C44	25.62'	20.00'	073°23'54"
C36	23.83'	25.00'	054°37'24"	C45	25.62'	20.00'	073°23'54"

- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET
  - LOT CORNER TO BE SET
  - FOUND MONUMENT AS NOTED
  - ⊙ CENTERLINE MONUMENT (BRASS CAP)
  - PUE PUBLIC UTILITY EASEMENT
  - FND FOUND
  - BCF BRASS CAP FLUSH
  - M.C.R. MARICOPA COUNTY RECORDS
  - D DELTA
  - R/W RIGHT-OF-WAY
  - C1 CURVE TABLE NUMBER
  - L1 LINE TABLE NUMBER
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - M.O.D. MAP OF DEDICATION
  - G.L.O. GENERAL LAND OFFICE
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - EXISTING RIGHT OF WAY LINE
  - CENTERLINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
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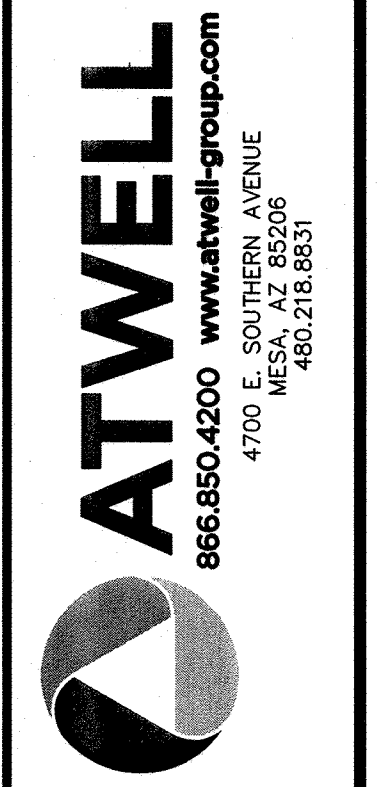
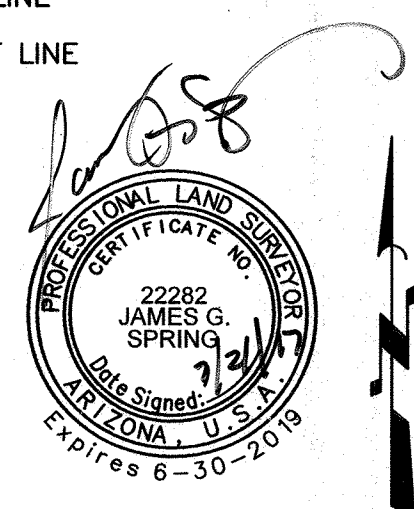
COUNTY: MARICOPA  
SECTION: 26 & 27  
TOWNSHIP: 2 SOUTH  
RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL F**  
TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

REVISIONS:

PM. J. SPRING  
DR. R. GILES  
JOB NO. 16001852  
SCALE 0 20 40  
1" = 40 FEET  
SHEET NO. 5 OF 7



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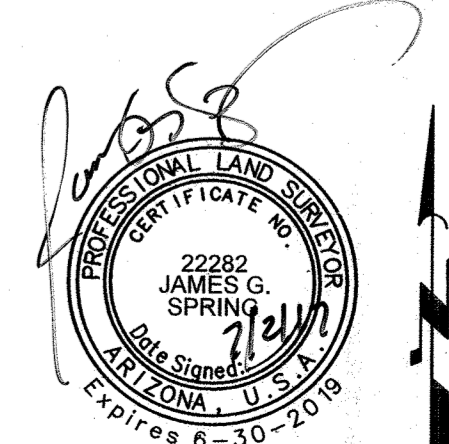
LOT TABLE				LOT TABLE				LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
142	12420	0.285	158	7800	0.179	175	8450	0.194			
143	9296	0.213	159	7800	0.179	176	8450	0.194			
144	7800	0.179	160	7800	0.179	177	8450	0.194			
145	7800	0.179	161	7800	0.179	178	9050	0.208			
146	7800	0.179	162	7750	0.178	179	10128	0.233			
147	7750	0.178	163	9881	0.227	180	8814	0.202			
148	7750	0.178	164	7800	0.179	181	8450	0.194			
149	7800	0.179	165	7800	0.179	182	9102	0.209			
150	7800	0.179	166	7800	0.179	183	9102	0.209			
151	7801	0.179	167	7800	0.179	184	9102	0.209			
152	8294	0.190	168	7800	0.179	185	9102	0.209			
153	7750	0.178	170	9050	0.208	186	9102	0.209			
154	7800	0.179	171	8450	0.194	187	9102	0.209			
155	7800	0.179	172	8450	0.194	188	9102	0.209			
156	7800	0.179	173	8450	0.194	189	9052	0.208			
157	7800	0.179	174	9100	0.209						

LINE TABLE					LINE TABLE				
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH				
L38	N56°57'31"W	68.61'	L47	S79°33'26"W	35.93'				
L39	N03°06'44"W	47.20'	L48	N79°33'26"E	68.77'				
L40	N57°49'53"W	42.96'	L49	S10°26'34"E	14.23'				
L41	N45°18'54"W	28.28'	L50	N68°13'42"E	64.31'				
L42	S44°41'06"W	28.28'	L51	N40°17'10"E	22.20'				
L43	S44°35'36"E	26.23'	L52	S45°18'54"E	28.28'				
L44	N44°41'06"W	28.28'	L53	N45°18'54"W	28.28'				
L45	N45°18'54"W	28.28'	L54	N44°41'06"E	28.28'				
L46	N79°33'26"E	1.43'	L55	S37°32'09"W	36.24'				

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C46	109.96'	70.00'	090°00'00"	
C47	70.69'	45.00'	090°00'00"	
C48	109.96'	70.00'	090°00'00"	
C49	70.69'	45.00'	090°00'00"	
C50	22.31'	20.00'	063°55'29"	
C51	11.24'	20.00'	032°12'11"	
C52	70.69'	45.00'	090°00'00"	
C53	109.96'	70.00'	090°00'00"	
C54	80.90'	50.00'	092°42'00"	

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 ADRIAN FONTES  
 2017-0647887 08/31/17 02:21  
 BOOK 1340 PAGE 28  
 PAPER RECORDING  
 0787791-7-1-1  
 Hoyp

- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET
  - LOT CORNER TO BE SET
  - FOUND MONUMENT AS NOTED
  - ⊙ CENTERLINE MONUMENT (BRASS CAP)
  - PUE PUBLIC UTILITY EASEMENT
  - FND FOUND
  - BCF BRASS CAP FLUSH
  - M.C.R. MARICOPA COUNTY RECORDS
  - D DELTA
  - R/W RIGHT-OF-WAY
  - C1 CURVE TABLE NUMBER
  - L1 LINE TABLE NUMBER
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - M.O.D. MAP OF DEDICATION
  - G.L.O. GENERAL LAND OFFICE
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - EXISTING RIGHT OF WAY LINE
  - CENTERLINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - SECTION LINE



**ATWELL**  
 866.850.4200 www.atwell-group.com  
 4700 E. SOUTHERN AVENUE  
 MESA, AZ 85206  
 480.216.8531

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**FINAL PLAT**

**HASTINGS FARMS - PARCEL F**

TOWN OF QUEEN CREEK, ARIZONA

---

COUNTY: MARICOPA  
 SECTION: 26 & 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

---

JULY 2017

---

REVISIONS:

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**ATWELL**  
 P.M. J. SPRING  
 DR. R. GILES  
 JOB NO.  
 16001852

---

SCALE 0 20 40  
 1" = 40 FEET

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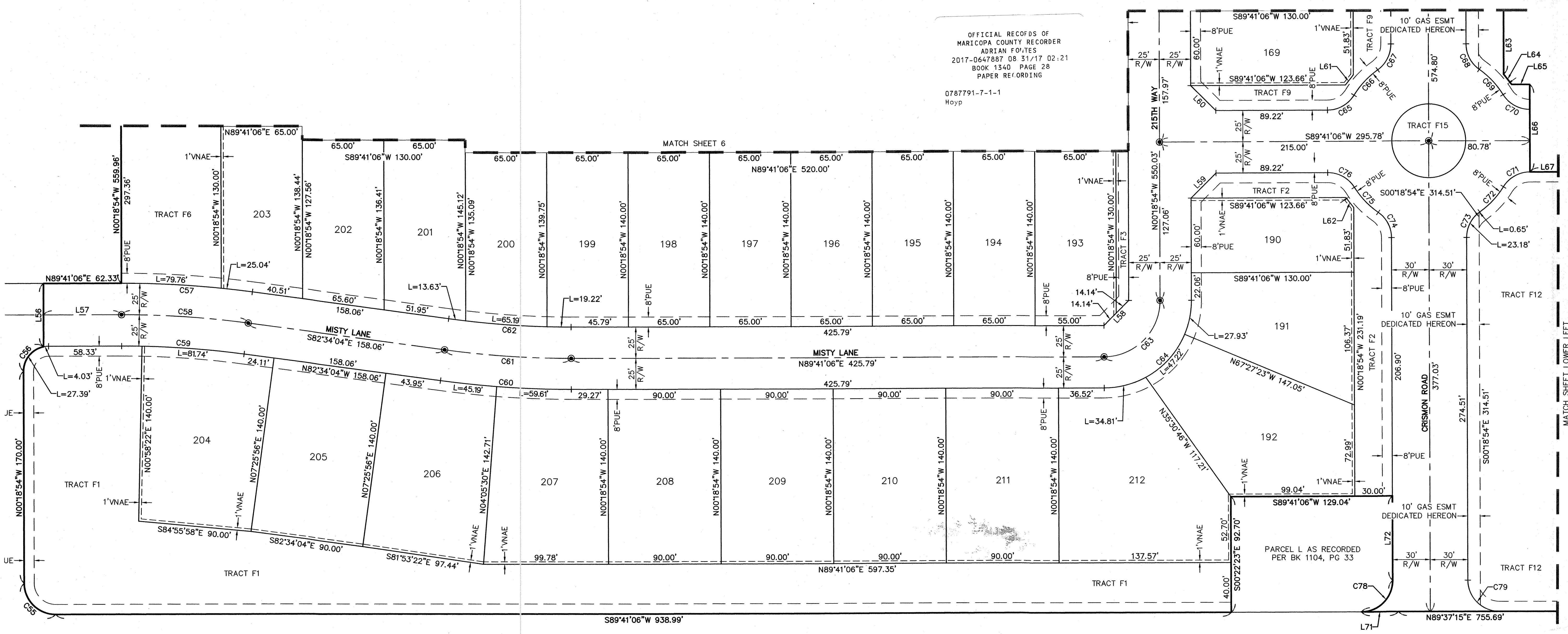
16001852 PARCEL F PPZING

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SHEET NO.  
**6 OF 7**

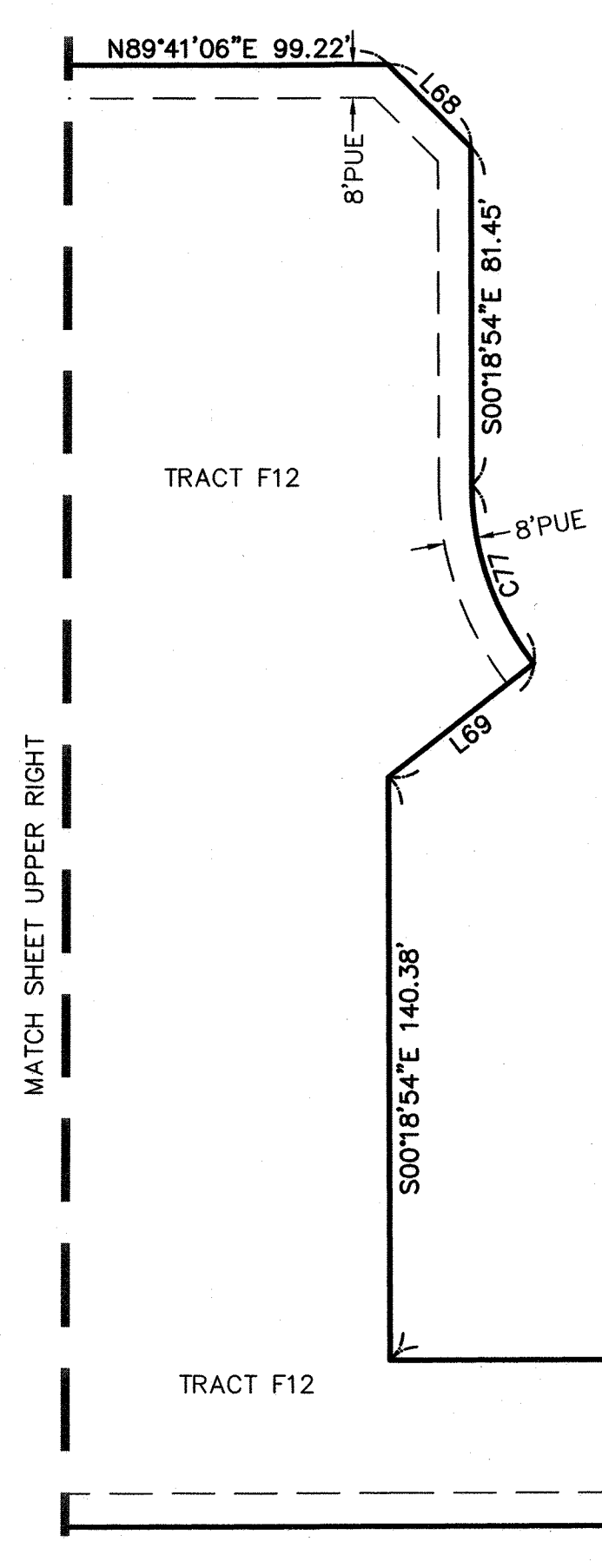
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OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 ADRIAN FORTES  
 2017-0647887 08 31/17 02:21  
 BOOK 1340 PAGE 28  
 PAPER REFORMING  
 0787791-7-1-1  
 Hoyp



LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
169	7774	0.178	201	9153	0.210
190	7774	0.178	202	8579	0.197
191	10322	0.237	203	8714	0.200
192	13915	0.319	204	13799	0.317
193	9050	0.208	205	12600	0.289
194	9100	0.209	206	13135	0.302
195	9100	0.209	207	13260	0.304
196	9100	0.209	208	12600	0.289
197	9100	0.209	209	12600	0.289
198	9100	0.209	210	12600	0.289
199	9098	0.209	211	12600	0.289
200	8964	0.206	212	16677	0.383

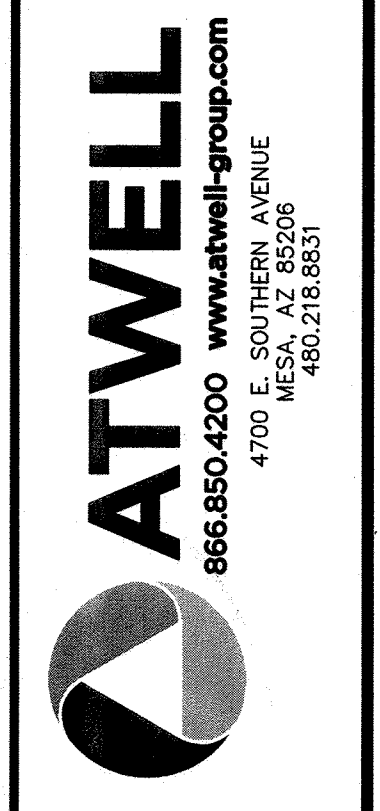
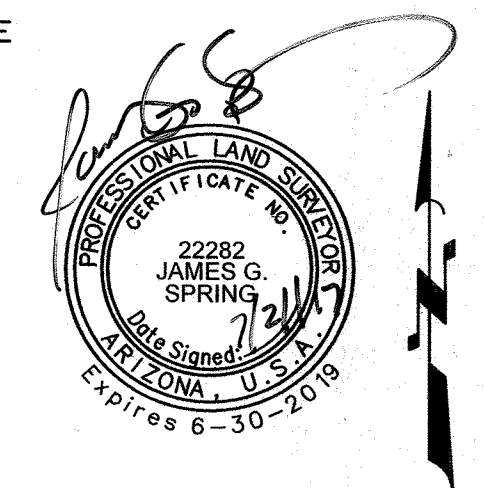
LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L56	N00°18'54"W	50.40'	L65	N89°41'06"E	14.43'
L57	N89°41'06"E	62.33'	L66	S00°18'54"E	70.00'
L58	N44°41'06"E	28.28'	L67	S89°41'06"W	99.22'
L59	S44°41'06"W	28.28'	L68	S45°18'54"E	28.28'
L60	N45°18'54"W	28.28'	L69	S51°54'50"W	44.28'
L61	S37°30'15"W	10.34'	L70	S00°09'37"E	40.00'
L62	N38°08'04"W	10.34'	L71	S89°41'06"W	29.49'
L63	S00°18'54"E	341.83'	L72	N00°18'54"W	67.70'
L64	S38°08'04"E	10.34'			



CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C55	39.27'	25.00'	090°00'00"	C68	23.83'	25.00'	054°37'24"
C56	27.39'	20.00'	078°27'47"	C69	27.94'	70.00'	022°52'00"
C57	104.79'	775.00'	007°44'51"	C70	25.41'	25.00'	058°14'35"
C58	101.41'	750.00'	007°44'51"	C71	25.41'	25.00'	058°14'35"
C59	98.03'	725.00'	007°44'51"	C72	27.94'	70.00'	022°52'00"
C60	104.79'	775.00'	007°44'51"	C73	23.83'	25.00'	054°37'24"
C61	101.41'	750.00'	007°44'51"	C74	23.83'	25.00'	054°37'24"
C62	98.03'	725.00'	007°44'51"	C75	27.94'	70.00'	022°52'00"
C63	70.69'	45.00'	090°00'00"	C76	25.41'	25.00'	058°14'35"
C64	109.96'	70.00'	090°00'00"	C77	46.15'	70.00'	037°46'15"
C65	25.41'	25.00'	058°14'35"	C78	39.27'	25.00'	090°00'00"
C66	27.94'	70.00'	022°52'00"	C79	39.30'	25.00'	090°03'50"
C67	23.83'	25.00'	054°37'24"				

**LEGEND**

- ▲ SUBDIVISION CORNER TO BE SET
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- FOUND MONUMENT AS NOTED
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COUNTY: MARICOPA  
 SECTION: 26 & 27  
 TOWNSHIP: 2 SOUTH  
 RANGE: 7 EAST

**FINAL PLAT**  
**HASTINGS FARMS - PARCEL F**  
 TOWN OF QUEEN CREEK, ARIZONA

JULY 2017

REVISIONS:

PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 16001852

SCALE 0 20 40  
 1" = 40 FEET

16001852 PARCEL F.FP.DWG  
 SHEET NO. 7 OF 7

# HASTINGS FARMS PLAN MATRIX

	Marketing Name	Elevation	Stories	Livable	Under Roof	Footprint	Dimensions	Beds	Baths	Garage	Notes
<b>Hastings 60's</b>											
4580	Bering	B, C, D	1	2325	3407	3407	45' x 80'	4	2.5	3 Tandem	
4581	Millennium	B, C, D	1	2396	3230	3230	45' x 80'	3	3	3 Tandem	NextGen (573 sq.ft. suite)
45-7	Columbia	B, C, D	2	2790	3734	2247	45' x 62'	4	3	3 Tandem	

<b>Hastings 65's</b>											
5080	Oracle	B, C, D	1	2594	3476	3476	50' x 80'	4	3	3	NextGen (706 sq.ft. suite)
5081	Hudson	B, C, D	1	2568	3502	3502	50' x 80'	5	3	3	

<b>Hastings 70's</b>											
5580	Aurora	A, B, C, D	1	2856	3767	3767	55' x 80'	4	3	3	
5582	Evolution	B, D, F	1	2958	4013	4013	55' x 83'	4	3	3	Nextgen (645 sq.ft. suite)

<b>Hastings 80's &amp; 90's</b>											
6582	Kemper	B, C, D	1	3617	4638	4638	65'x82'	4	3	3	
6584	Biltmore	B, C, D	1	3580	4684	4684	65'x83'	4	4	3	Nextgen (839 sq.ft. suite)

# HASTINGS FARMS

# LENNAR HOMES

## Elevation B

Colonial



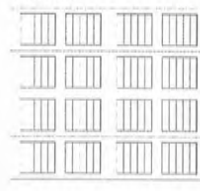
## Elevation C

Ranch



## Elevation D

Sonoma



Model 5120 is available in the sizes of 8', 9', 10', 16', 18' wide by 7' and 8' high.

All door styles are finished in factory-applied white.

You can use these doors as is or paint the panels to match or coordinate with your home's trim color.

## Windows

### Colonial and Contemporary Windows



### Elev. B

### Ranch Windows



### Elev. C

### Sonoma Windows



### Elev. D

Front cover: Contemporary garage door, with Stockton I windows.\*  
 Inside: Ranch garage door, with Cascade II windows.\*  
 Back cover: Sonoma garage door.\*  
 \* Optional hardware shown.



**LENNAR @ Ocotillo Heights  
Ocotillo Rd & Signal Butte Rd.**

**DRIVEWAY FINISHES ARE REQUIRED TO VARY PER ELEVATION.**

**ELEVATIONS "B" ..... STANDARD SMOOTH NON-SLIP FINISH**

**ELEVATIONS "C" ..... SALT FINISH**

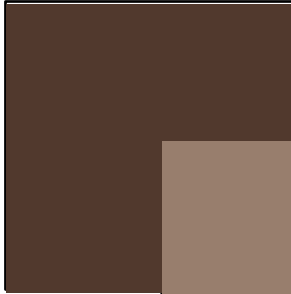
**ELEVATIONS "D" ..... SQUARE PATTERNED FINISH**

**REFER TO LENNAR HOMES' SPECIFICATIONS & ARCHITECTURAL PLANS FOR  
ADDITIONAL INFORMATION.**

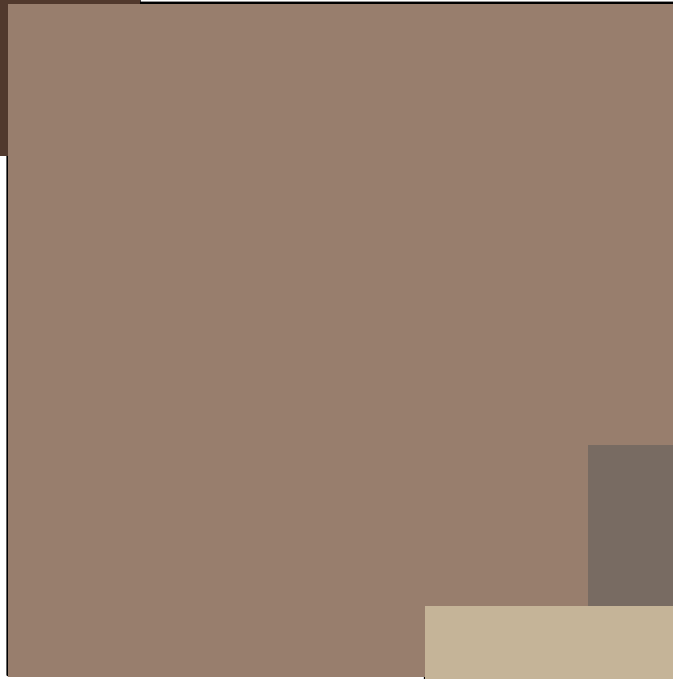
# Hastings Farms

## COLOR SCHEME 2

**FRONT DOOR –**  
*SW6069 French  
Roast*



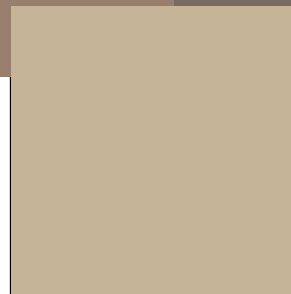
**BODY/GARAGE DOOR –**  
*SW6067 Mocha*



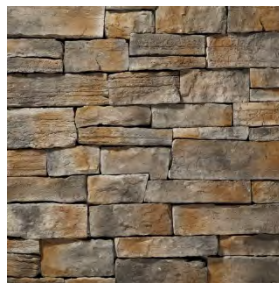
**SHUTTERS –**  
*SW6075 Garret  
Gray*



**POP-OUTS/FASCIA**  
*SW6107 Nomadic  
Desert*



**Roof Tile**  
*Desert Driftwood*

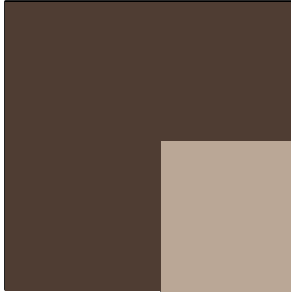


**Stone**  
*Canyon Grey*

# Hastings Farms

## COLOR SCHEME 4

**FRONT DOOR –**  
SW6076 TURKISH  
COFFEE



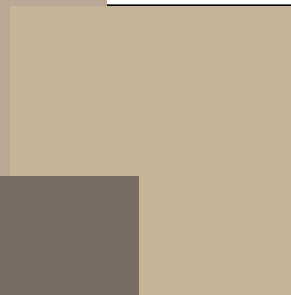
**BODY/GARAGE DOOR –**  
SW6066 SAND TRAP



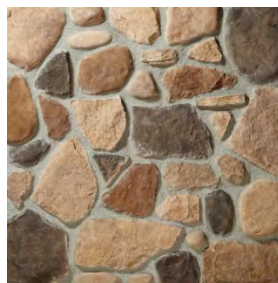
**SHUTTERS –**  
SW6075 GARRET  
GRAY



**POP OUTS/FASCIA –**  
SW6107 NOMADIC  
DESERT



**Roof Tile**  
Apple Bark



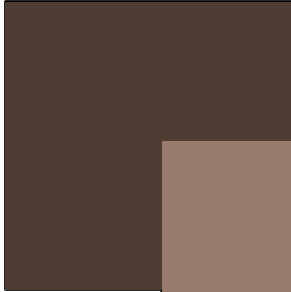
**Stone Per Elevation**  
French Country – Mesa Verde



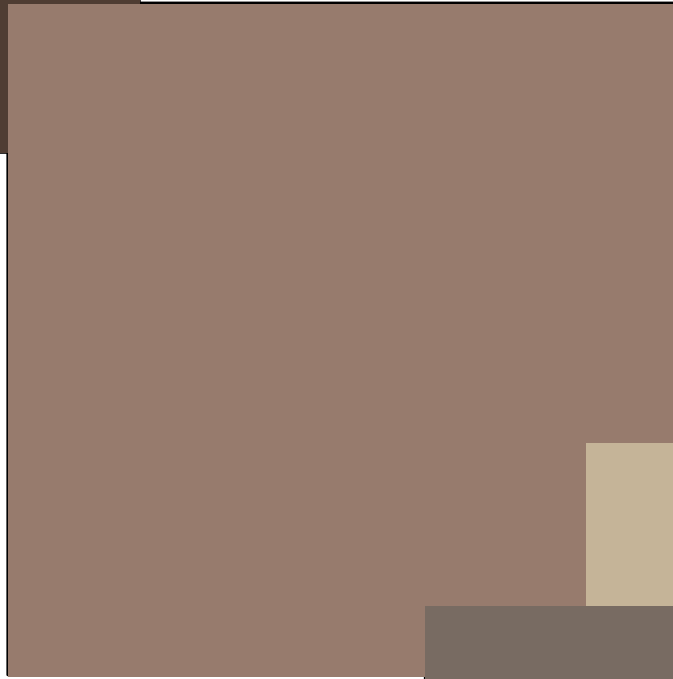
# Hastings Farms

## COLOR SCHEME 6

**FRONT DOOR –**  
*SW6076 Turkish  
Coffee*



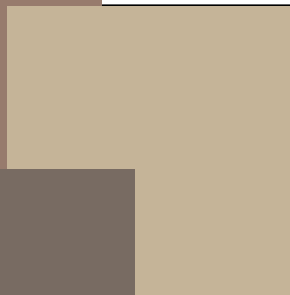
**BODY/GARAGE DOOR –**  
*SW6060 Moroccan Brown*



**FASCIA/SHUTTERS**  
*SW6075 Garret Gray*



**POP OUTS –**  
*SW6107 Nomadic  
Desert*



**Roof Tile**  
*Apple Bark*



**Stone**  
*Mesa Verde*

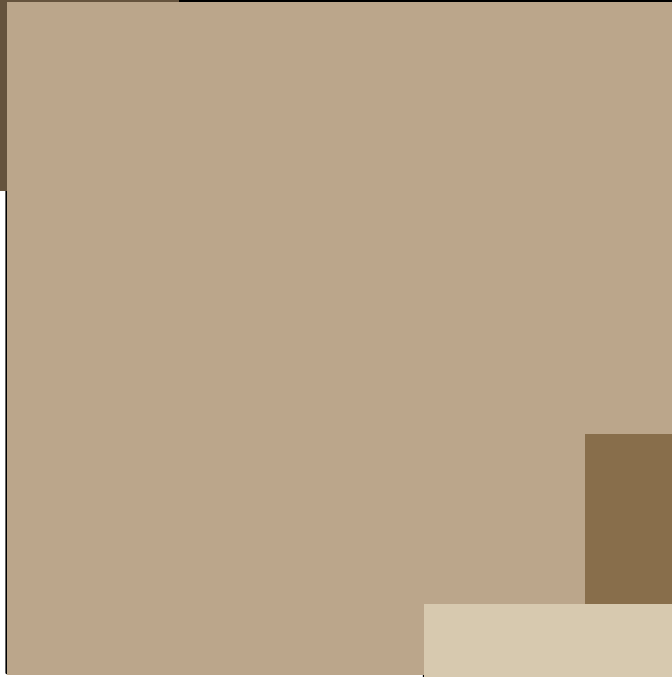
# Hastings Farms

## COLOR SCHEME 7

**FRONT DOOR –**  
*SW6104 Kaffee*



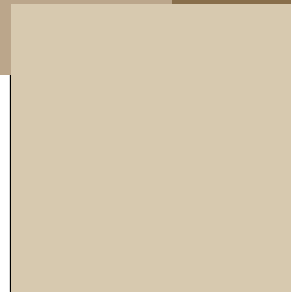
**BODY/GARAGE DOOR –**  
*SW6101 Sands of Time*



**SHUTTERS**  
*SW6110 Steady  
Brown*



**FASCIA/POP-OUTS**  
*SW106 Kilim Beige*



**Roof Tile**  
*Salerno Clay*

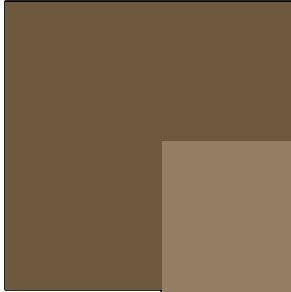


**Stone**  
*Autumn Blend*

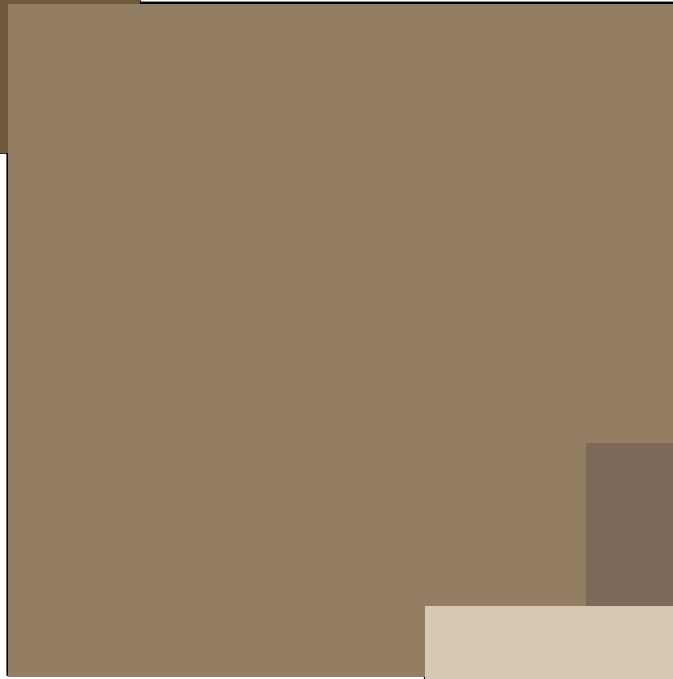
# Hastings Farms

## COLOR SCHEME 8

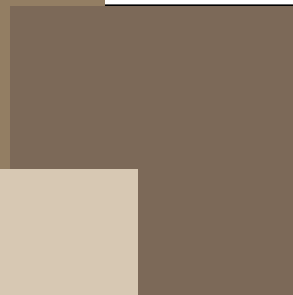
**FRONT DOOR –**  
SW6111 Coconut  
Husk



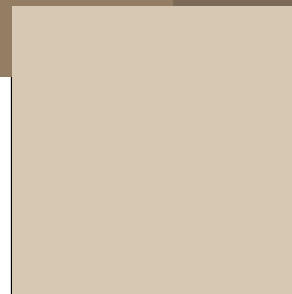
**BODY/GARAGE DOOR –**  
SW6102 Porta Bello



**SHUTTERS**  
SW6082 Cobble  
Brown



**FASCIA/POP-OUTS**  
SW6099 Sand Dollar



**Roof Tile**  
Sand Brown

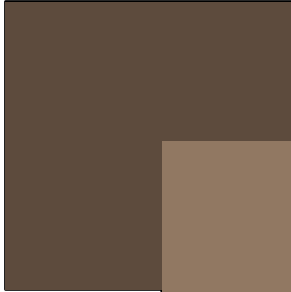


**Stone**  
Cobble Buff

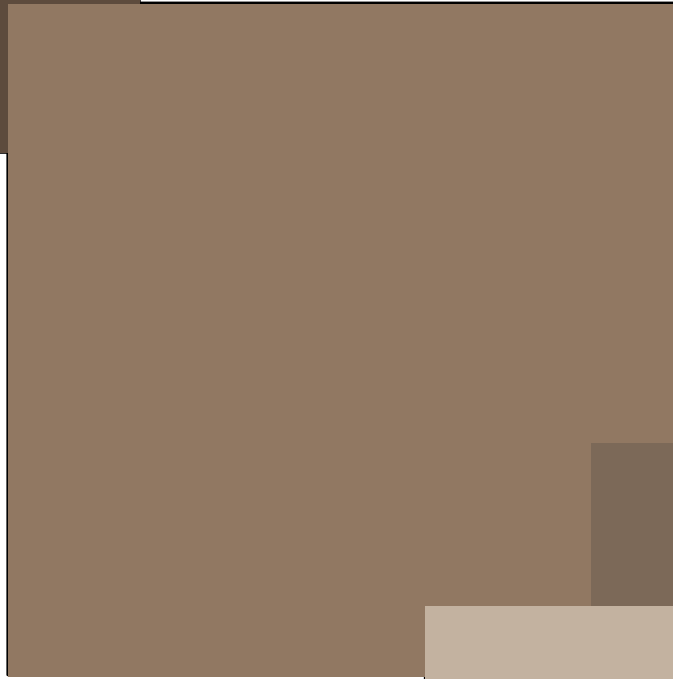
# Hastings Farms

## COLOR SCHEME 9

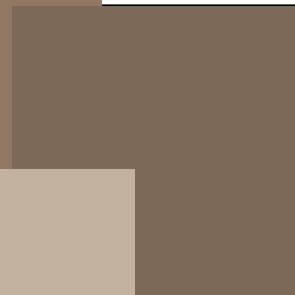
**FRONT DOOR –**  
*SW6083 Sable*



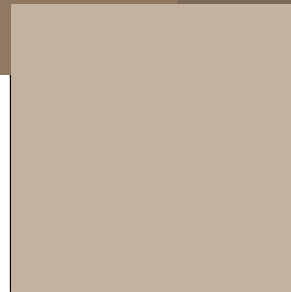
**BODY/GARAGE DOOR –**  
*SW6088 Nuthatch*



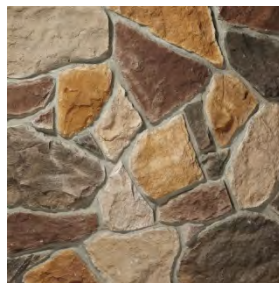
**SHUTTERS**  
*SW6082 Cobble  
Brown*



**FASCIA/POP-OUTS**  
*SW6086 Sand Dune*



**Roof Tile**  
*Desert Skyline Taupe*

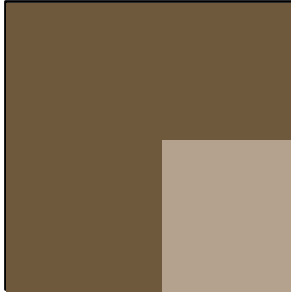


**Stone**  
*Southwest*

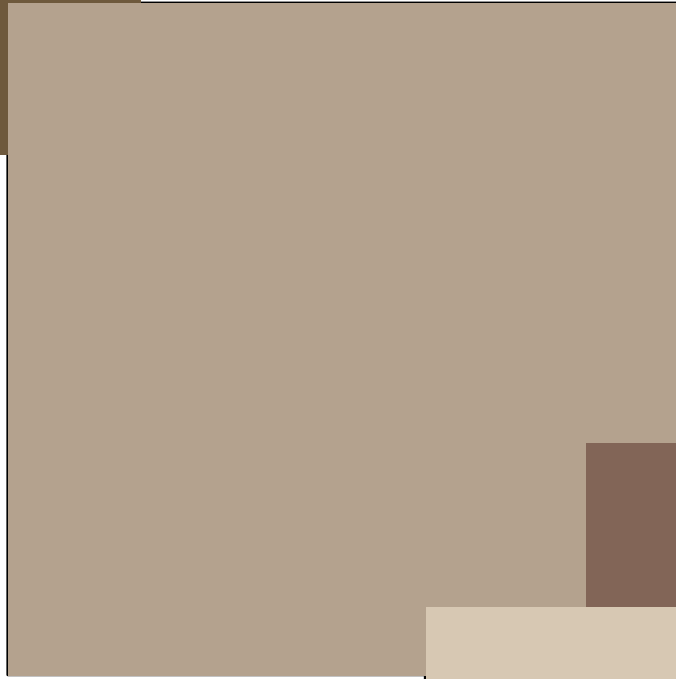
# Hastings Farms

## COLOR SCHEME 10

**FRONT DOOR –**  
SW6111 Coconut  
Husk



**BODY/GARAGE DOOR –**  
SW6087 Trusty Tan



**SHUTTERS**  
SW6047 Hot  
Cocoa



**FASCIA/POP-OUTS**  
SW6099 Sand Dollar



**Roof Tile**  
Monterey Sand Brown

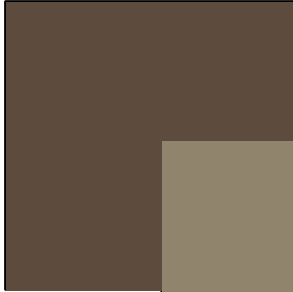


**Stone**  
Cobble Buff

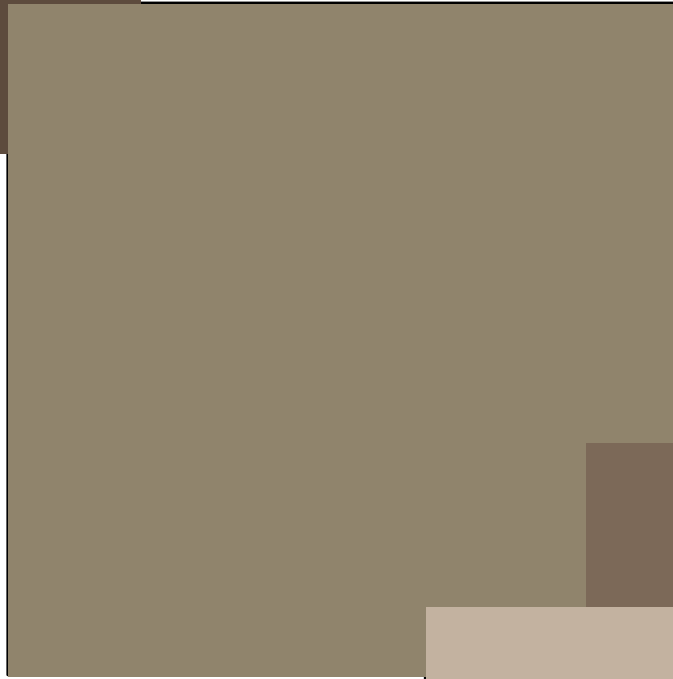
# Hastings Farms

## COLOR SCHEME 12

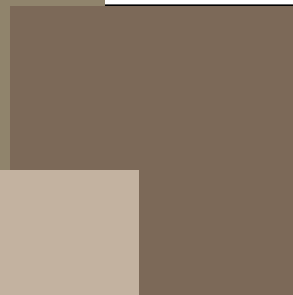
**FRONT DOOR –**  
*SW6083 Sable*



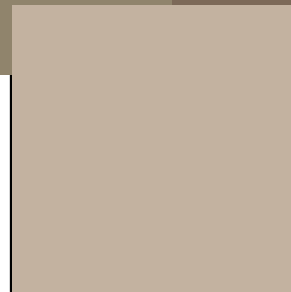
**BODY/GARAGE DOOR –**  
*SW6151 Quiver Tan*



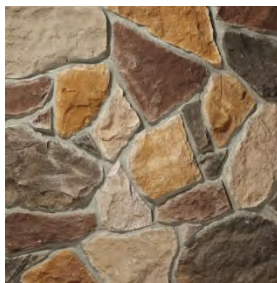
**SHUTTERS**  
*SW6082 Cobble  
Brown*



**FASCIA/POP-OUTS**  
*SW6086 Sand Dune*



**Roof Tile**  
*Cascara Brown*

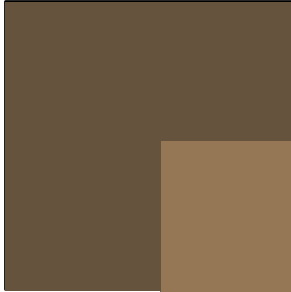


**Stone**  
*Southwest*

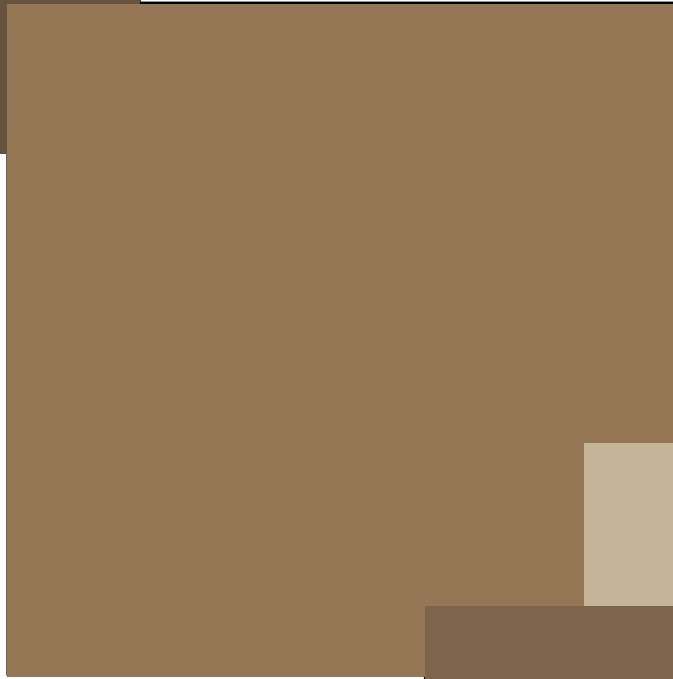
# Hastings Farms

## COLOR SCHEME 13

**FRONT DOOR –**  
*SW6104 Kaffee*



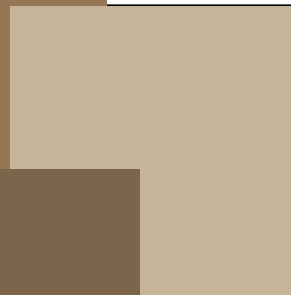
**BODY/GARAGE DOOR –**  
*SW6095 Toasty*



**SHUTTERS –**  
*SW6103 Tea Chest*



**POP OUTS/FASCIA –**  
*SW6107 NOMADIC DESERT*



**Roof Tile**  
*Natural Brown*

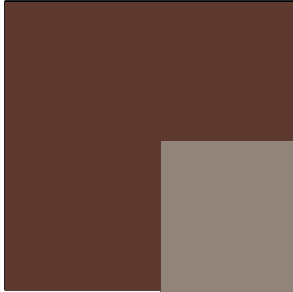


**Stone Per Elevation**  
*Autumn Blend*

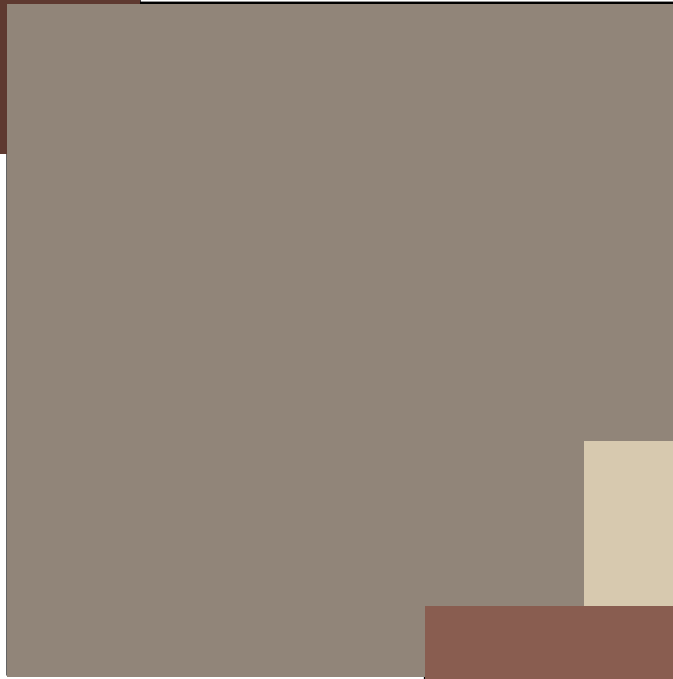
# Hastings Farms

## COLOR SCHEME 16

**FRONT DOOR –**  
*SW6055 Fiery  
Brown*



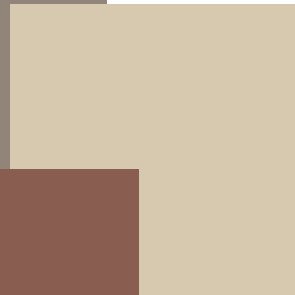
**BODY/GARAGE DOOR –**  
*SW6074 Spalding Gray*



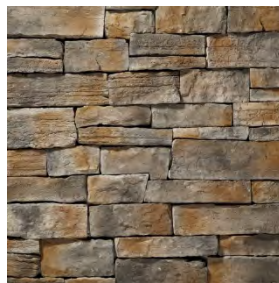
**SHUTTERS –**  
*SW6054 Canyon  
Clay*



**POP OUTS/FASCIA –**  
*SW6106 Kilim Beige*



**Roof Tile**  
*Spanish Red*



**Stone Per Elevation**  
*Canyon Grey*



# Hastings Farms

## COLOR SCHEME 17

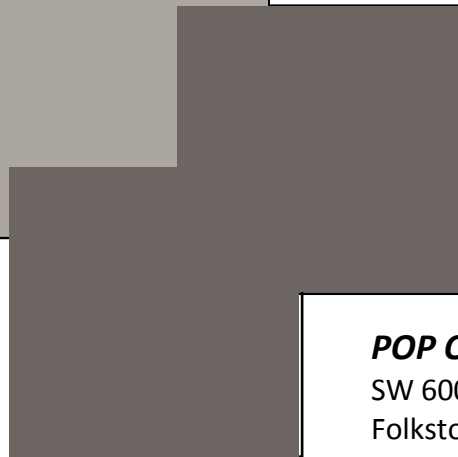
**FRONT DOOR –**  
SW6041 Otter



**BODY/GARAGE DOOR**  
– SW 7017 Dorian Gray



**FASCIA/  
SHUTTERS** SW6005  
Folkstone

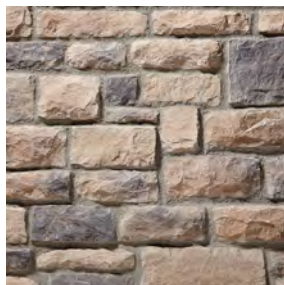


**POP OUTS –**  
SW 6005  
Folkstone



**Roof Tile**

Appalachian Blend



**Stone**

Cobble Ledge  
Nantucket

## Hastings Farms

#	Body	Pop-outs	Fascia	Shutters	Front Door	Garage Door	Roof Tile	Stone	Gutters Gutter/ Downspout	Notes
2	SW 6067 Mocha	SW 6107 Nomadic Desert	SW 6107 Nomadic Desert	SW 6075 Garret Gray	SW 6069 French Roast	SW 6067 Mocha	Desert Driftwood 1MSCS3601 "S" Tile	Weather Edge Canyon Grey	Ivory / Buckskin Brown	
4	SW 6066 Sand Trap	SW 6107 Nomadic Desert	SW 6107 Nomadic Desert	SW 6075 Garret Gray	SW 6076 Turkish Coffee	SW 6066 Sand Trap	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Ivory	
6	SW 6046 Swing Brown	SW 6107 Nomadic Desert	SW 6075 Garret Gray	SW 6075 Garret Gray	SW 6076 Turkish Coffee	SW 6046 Swing Brown	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Beaver Brown/ Beaver Brown	
7	SW 6101 Sands of Time	SW 6106 Kilim Beige	SW 6106 Kilim Beige	SW 6110 Steady Brown	SW 6104 Kaffee	SW 6101 Sands of Time	Salerno Clay 1MSCS6330 "S" Tile	Field Stone Autumn Blend	Classic Cream / Ivory	
8	SW 6102 Porta Bello	SW 6099 Sand Dollar	SW 6099 Sand Dollar	SW 6082 Cobble Brown	SW 6111 Coconut Husk	SW 6102 Porta Bello	Montery Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Buckskin Brown	
9	SW 6088 Nuthatch	SW 6086 Sand Dune	SW 6086 Sand Dune	SW 6082 Cobble Brown	SW 6083 Sable	SW 6088 Nuthatch	Desert Skyline Taupe 1MSCS6250 "S" Tile	Field Stone Taupe	Ivory / Woodbeige	
10	SW 6087 Trusty Tan	SW 6099 Sand Dollar	SW 6099 Sand Dollar	SW 6047 Hot Cocoa	SW 6111 Coconut Husk	SW 6087 Trusty Tan	Montery Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Pebblestone Clay	
12	SW 6151 Quiver Tan	SW 6086 Sand Dune	SW 6086 Sand Dune	SW 6082 Cobble Brown	SW 6083 Sable	SW 6151 Quiver Tan	Cascara Brown 1MSCS3238 "S" Tile	Field Stone Taupe	Ivory / Pebblestone Clay	
13	SW 6095 Toasty	SW 6107 Nomadic Desert	SW 6107 Nomadic Desert	SW 6103 Tea Chest	SW 6104 Kaffee	SW 6095 Toasty	Natural Brown 1FJCS3075 Flat	Field Stone Autumn Blend	Ivory / Buckskin Brown	
16	SW 6074 Spalding Gray	SW 6106 Kilim Beige	SW 6106 Kilim Beige	SW 6054 Canyon Clay	SW 6055 Fiery Brown	SW 6074 Spalding Gray	Spanish Red 1MSSS7299 "S" Tile	Weather Edge Canyon Grey	Ivory / Pebblestone Clay	
17	SW 7017 Dorian Gray	SW 6005 Folkstone	SW 6005 Folkstone	SW 6005 Folk Stone	SW 6041 Otter	SW 7017 Dorian Gray	Appalachian Blend 1FJCS0330 Flat	Cobble Ledge Nantucket	Bronze / Colonial Gray	

Updates:

## Lot Fit Analysis for Lennar at Hastings Farms

### Building Setbacks

**Front..** = 20'

\*20' for front facing garages and livable areas

\*15' for side entry garages and porches

**Rear...** = 25'

\*20' for covered patios

**Sides..** = 5' Min.

\*15' total combined side setbacks

**Zoning:** R1-7-PAD & R1-9 PAD

### Maximum Lot Coverage:

40% standard

45% for 1-Story homes with porches over 120 s.f. with 8' depth

### Notes:

1. No 2-Story homes on corner home sites
2. No same model with the same elev. Side by side or across the street from each other
3. No 2 homes side by side or across the street from each other with the same paint scheme
4. A maximum of 3 homes in a row with the same floor plan,
5. No more than 2 consecutive lots are permitted to have 2-story homes.

### Legend

- L**..... = Plan fits left driveway only  
**R**..... = Plan fits right driveway only  
**NO**..... = Plan Does Not Fit  
**(1)**..... = Plan does not fit due to depth  
**(2)**..... = Plan does not fit due to width  
**(3)**..... = Lot Restricted to one-story only,  
**(X)**..... = Indicates cross lot dig

### Plan Dimensions

- Plan 4580**..... = 45'-0" X 80'-0" (1-Story)  
**Plan 4581**..... = 45'-0" X 80'-0" (1-Story)  
**Plan 45-7**..... = 45'-0" X 62'-0" (2-Story)  
**Plan 5080**..... = 50'-0" X 80'-0" (1-Story)  
**Plan 5081**..... = 50'-0" X 80'-0" (1-Story)  
**Plan 5580**..... = 55'-0" X 80'-0" (1-Story)  
**Plan 5582**..... = 55'-0" X 83'-0" (1-Story)  
**Plan 6582**..... = 65'-0" X 82'-0" (1-Story)  
**Plan 6584**..... = 65'-0" X 83'-0" (1-Story)

### Lot Information

Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Plan 4580		Plan 4581		Plan 45-7		Plan 5080		Plan 5081		Plan 5580		Plan 5582		Plan 6582		Plan 6584	
												Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.
90	70'	9,477	End	15'/20'	---	Right	---	---	---	---	---											R	40.1%	R	43.1%				
91	70'	9,152	---	15'/20'	---	Left	---	---	---	---	---											L	41.5%	L	44.6%				
92	70'	9,139	---	15'/20'	---	Right	---	---	---	---	---											R	41.5%	R	44.7%				
93	70'	9,153	---	15'/20'	---	Left	---	---	---	---	---											L	41.5%	L	44.6%				
94	70'	9,601	---	15'/20'	---	Right	---	---	---	---	---											R	39.5%	R	42.5%				
95	70'	9,088	---	15'/20'	---	Left	---	---	---	---	---						L	38.2%	L	38.5%		NO(2)	41.8%	NO(2)	44.9%				
96	70'	9,504	End	15'/20'	---	Left	Right	---	---	---	---											L	40.0%	L	43.0%				
97	65'	8,756	End	15'/20'	---	Right	---	---	---	---	---											R	39.7%	R	40.0%				
98	65'	10,307	---	15'/20'	---	Left	---	---	---	---	---											L	33.7%	L	34.0%				
99	65'	9,749	---	15'/20'	---	Right	---	---	---	---	---											R	35.7%	R	35.9%				
100	65'	9,144	---	15'/20'	---	Right	---	---	---	---	---											R	38.0%	R	38.3%				
101	65'	9,038	---	15'/20'	---	Left	---	---	---	---	---											L	38.5%	L	38.7%				
102	65'	9,038	---	15'/20'	---	Right	---	---	---	---	---											R	38.5%	R	38.7%				
103	65'	8,891	Corner	15'/20'	---	Left	---	---	---	---	---											L	39.1%	L	39.4%				
104	60'	9,385	Corner	15'/20'	---	Left	---	---	---	---	---	L	36.1%	L	34.4%	NO(3)	23.9%												
105	60'	9,438	---	15'/20'	---	Right	---	---	---	---	---	R	35.9%	R	34.2%	R	23.8%												
106	60'	8,152	---	15'/20'	---	Left	---	---	---	---	---	L	41.5%	L	39.6%	L	27.6%												
107	60'	10,070	End	15'/20'	---	Right	---	Left	---	---	---	R	33.6%	R	32.1%	R	22.3%												
108	60'	8,307	End	15'/20'	---	Left	Right	---	---	---	---	L	40.8%	L	38.9%	L	27.0%												
109	60'	8,289	---	15'/20'	---	Left	---	---	---	---	---	L	40.9%	L	39.0%	L	27.1%												
110	60'	8,289	---	15'/20'	---	Right	---	---	---	---	---	R	40.9%	R	39.0%	R	27.1%												
111	60'	8,289	---	15'/20'	---	Left	---	---	---	---	---	L	40.9%	L	39.0%	L	27.1%												
112	60'	8,289	---	15'/20'	---	Right	---	Left	---	---	---	R	40.9%	R	39.0%	R	27.1%												

Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584									
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.
113	60'	8,289	---	15'/20'	---	Left	---	Right	---	---	---	L	40.9%	L	39.0%	L	27.1%												
114	60'	8,289	---	15'/20'	---	Right	---	---	---	---	---	R	40.9%	R	39.0%	R	27.1%												
115	60'	7,836	---	15'/20'	---	Left	---	---	---	---	---	L	43.2%	L	41.2%	L	28.7%												
116	60'	8,057	Corner	15'/20'	---	Right	---	---	---	---	---	R	42.0%	R	40.1%	NO(3)	27.9%												
117	60'	8,107	Corner	15'/20'	---	Left	---	---	---	---	---	L	41.8%	L	39.8%	NO(3)	27.7%												
118	60'	8,031	---	15'/20'	---	Right	---	---	---	---	---	R	42.2%	R	40.2%	R	28.0%												
119	60'	8,455	---	15'/20'	---	Left	---	---	---	---	---	L	40.1%	L	38.2%	L	26.6%												
120	60'	8,455	---	15'/20'	---	Right	---	---	---	---	---	L	40.1%	L	38.2%	L	26.6%												
121	60'	8,455	---	15'/20'	---	Left	---	---	---	---	---	L	40.1%	L	38.2%	L	26.6%												
122	60'	8,426	End	15'/20'	---	Right	---	---	---	---	---	R	40.2%	R	38.3%	R	26.7%												
123	60'	7,794	End	15'/20'	---	Right	---	---	---	---	---	R	43.5%	R	41.4%	R	28.8%												
124	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
125	60'	7,800	Corner	15'/20'	Left	Right	---	---	---	---	---	R	43.4%	R	41.4%	NO(3)	28.8%												
126	60'	7,800	Corner	15'/20'	Right	Left	---	---	---	---	---	L	43.4%	L	41.4%	NO(3)	28.8%												
127	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
128	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
129	60'	9,167	---	15'/20'	---	Right	---	---	---	---	---	R	36.9%	R	35.2%	R	24.5%												
130	60'	8,998	End	15'/20'	---	Right	---	---	---	---	---	R	37.6%	R	35.9%	R	25.0%												
131	60'	7,810	End	15'/20'	---	Left	Right	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
132	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
133	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
134	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
135	60'	7,750	Corner	15'/20'	Left	Right	---	---	---	---	---	R	43.7%	R	41.7%	NO(3)	29.0%												
136	60'	7,750	Corner	15'/20'	Right	Left	Right	---	---	---	---	L	43.7%	L	41.7%	NO(3)	29.0%												
137	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
138	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
139	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
140	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
141	60'	8,205	End	15'/20'	---	Right	Left	---	---	---	---	R	41.3%	R	39.4%	R	27.4%												
142	60'	12,420	End	15'/20'	---	Left	---	---	---	---	---	L	27.3%	L	26.0%	L	18.1%												
143	60'	9,296	---	15'/20'	---	Right	---	---	---	---	---	R	36.4%	R	34.7%	R	24.2%												
144	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
145	60'	7,800	---	15'/20'	---	Right	Left	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
146	60'	7,800	---	15'/20'	---	Left	Right	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
147	60'	7,750	Corner	15'/20'	Left	Right	---	---	---	---	---	R	43.7%	R	41.7%	NO(3)	29.0%												
148	60'	7,750	Corner	15'/20'	---	Left	---	Right	---	---	---	L	43.7%	L	41.7%	NO(3)	29.0%												
149	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
150	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
151	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
152	60'	8,294	End	15'/20'	---	Right	Left	---	---	---	---	R	40.8%	R	38.9%	R	27.1%												
153	60'	7,750	Corner	15'/20'	Right	Left	---	Right	---	---	---	L	43.7%	L	41.7%	NO(3)	29.0%												
154	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
155	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												

Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584									
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.
156	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
157	60'	7,800	---	15'/20'	Right	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
158	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
159	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
160	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
161	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
162	60'	7,750	Corner	15'/20'	Left	Right	---	Left	---	---	---	R	43.7%	R	41.7%	NO(3)	29.0%												
163	60'	9,881	End	15'/20'	Left	Right	---	---	---	---	---	R	34.3%	R	32.7%	R	22.7%												
164	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
165	60'	7,800	---	15'/20'	---	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
166	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
167	60'	7,800	---	15'/20'	Right	Left	---	---	---	---	---	L	43.4%	L	41.4%	L	28.8%												
168	60'	7,800	---	15'/20'	---	Right	---	---	---	---	---	R	43.4%	R	41.4%	R	28.8%												
169	60'	7,774	Corner	15'/20'	Right	Left	---	---	---	---	---	L	43.6%	L	41.5%	NO(3)	28.9%												
170	65'	8,617	Corner	15'/20'	Right	Left	Right	Right	---	---	---							L	40.3%	L	40.6%								
171	65'	8,667	---	15'/20'	---	Left	---	---	---	---	---							L	40.1%	L	40.4%								
172	65'	8,667	---	15'/20'	---	Right	---	---	---	---	---							R	40.1%	R	40.4%								
173	65'	8,667	---	15'/20'	---	Left	---	---	---	---	---							L	40.1%	L	40.4%								
174	65'	8,667	---	15'/20'	---	Right	---	---	---	---	---							R	40.1%	R	40.4%								
175	65'	8,667	---	15'/20'	---	Left	---	---	---	---	---							L	40.1%	L	40.4%								
176	65'	8,667	---	15'/20'	---	Right	---	---	---	---	---							R	40.1%	R	40.4%								
177	65'	8,667	---	15'/20'	---	Left	---	---	---	---	---							L	40.1%	L	40.4%								
178	65'	8,617	Corner	15'/20'	Left	Right	---	Left	---	---	---							R	40.3%	R	40.6%								
179	65'	9,028	End	15'/20'	Right	Left	---	---	---	---	---							L	38.5%	L	38.8%								
180	65'	8,509	---	15'/20'	---	Right	---	---	---	---	---							R	40.9%	R	41.2%								
181	65'	9,165	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
182	65'	9,165	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
183	65'	9,165	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.2%								
184	65'	9,165	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
185	65'	9,165	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.2%								
186	65'	9,165	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
187	65'	9,165	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.2%								
188	65'	9,115	Corner	15'/20'	---	Left	---	---	---	---	---							R	38.1%	R	38.4%								
189	60'	7,774	Corner	15'/20'	Left	Right	---	---	---	---	---	R	43.6%	R	41.5%	NO(3)	28.9%												
190	60'	10,322	---	15'/20'	Left	Right	---	---	---	---	---	R	32.8%	R	31.3%	R	21.8%												
191	60'	13,915	---	15'/20'	---	Left	---	---	---	---	---	L	24.3%	L	23.2%	L	16.1%												
192	65'	9,113	Corner	15'/20'	---	Left	---	---	---	---	---							L	38.1%	L	38.4%								
193	65'	9,163	---	15'/20'	---	Left	Right	Right	---	---	---							L	37.9%	L	38.2%								
194	65'	9,163	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.2%								
195	65'	9,163	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
196	65'	9,163	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.2%								
197	65'	9,163	---	15'/20'	---	Left	---	---	---	---	---							L	37.9%	L	38.2%								
198	65'	9,160	---	15'/20'	---	Right	Left	---	---	---	---							R	37.9%	R	38.2%								

Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584										
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.	
199	65'	9,010	---	15'/20'	---	Left	Right	---	---	---	---							L	38.6%	L	38.9%									
200	65'	9,183	---	15'/20'	---	Right	---	---	---	---	---							R	37.9%	R	38.1%									
201	65'	8,600	---	15'/20'	---	Left	---	---	---	---	---							L	40.4%	L	40.7%									
202	65'	8,768	End	15'/20'	---	Right	---	---	---	---	---							R	39.6%	R	39.9%									
203	80'	12,592	End	15'/20'	---	Right	---	---	---	---	---															R	36.8%	R	37.2%	
204	80'	11,910	---	15'/20'	---	Right	---	---	---	---	---															R	38.9%	R	39.3%	
205	80'	12,842	---	15'/20'	---	Right	---	---	---	---	---															R	36.1%	R	36.5%	
206	80'	11,313	---	15'/20'	---	Right	---	---	---	---	---															R	41.0%	R	41.4%	
207	80'	11,200	---	15'/20'	---	Right	---	Left	---	---	---															R	41.4%	R	41.8%	
208	80'	11,200	---	15'/20'	---	Right	---	Right	---	---	---															R	41.4%	R	41.8%	
209	80'	11,200	---	15'/20'	---	Right	---	---	---	---	---															R	41.4%	R	41.8%	
210	80'	11,200	---	15'/20'	---	Right	---	---	---	---	---															R	41.4%	R	41.8%	
211	80'	11,200	---	15'/20'	---	Right	---	---	---	---	---															R	41.4%	R	41.8%	
212	80'	15,278	---	15'/20'	---	Right	---	---	---	---	---															R	30.4%	R	30.7%	
214	90'	13,558	End	15'/20'	Right	Left	---	---	---	---	---															L	34.2%	L	34.5%	
215	90'	12,620	---	15'/20'	---	Right	---	---	---	---	---															R	36.8%	R	37.1%	
216	90'	12,611	---	15'/20'	---	Left	---	---	---	---	---															L	36.8%	L	37.1%	
217	90'	14,105	---	15'/20'	---	Right	---	---	---	---	---															R	32.9%	R	33.2%	
218	90'	26,872	---	15'/20'	Right	Left	---	---	---	---	---															L	17.3%	L	17.4%	
219	90'	16,225	---	15'/20'	---	Right	---	---	---	---	---															R	28.6%	R	28.9%	
220	90'	12,606	---	15'/20'	---	Left	---	---	---	---	---															L	36.8%	L	37.2%	
221	90'	12,611	---	15'/20'	---	Right	Left	---	---	---	---															R	36.8%	R	37.1%	
222	90'	12,844	Key	15'/20'	---	Left	Right	---	---	---	---															L	36.1%	L	36.5%	
223	90'	12,724	Corner	15'/20'	Left	Right	---	Left	---	---	---															R	36.5%	R	36.8%	
224	70'	10,480	Corner	15'/20'	---	Left	---	---	---	---	---																			
225	70'	10,530	End	15'/20'	---	Right	---	---	---	---	---															R	36.2%	R	39.0%	
226	70'	10,530	End	15'/20'	---	Left	---	---	---	---	---															R	36.1%	R	38.8%	
227	70'	10,530	---	15'/20'	---	Right	---	---	---	---	---															L	36.1%	L	38.8%	
228	70'	10,479	---	15'/20'	---	Left	---	---	---	---	---															R	36.1%	R	38.8%	
229	70'	10,043	Key	15'/20'	Left	Right	---	Left	---	---	---															L	36.2%	L	39.0%	
230	70'	11,152	Corner	15'/20'	---	Left	---	---	---	---	---															R	37.8%	R	40.7%	
231	70'	10,685	---	15'/20'	Right	Left	---	Right	---	---	---															L	34.0%	L	36.6%	
232	70'	11,150	Corner	15'/20'	---	Right	---	---	---	---	---															L	35.5%	L	38.2%	
233	70'	9,811	Key	15'/20'	---	Left	Right	---	---	---	---															R	34.1%	R	36.6%	
234	70'	9,800	---	15'/20'	---	Left	Right	---	---	---	---															L	38.7%	L	41.6%	
235	70'	9,800	---	15'/20'	---	Right	Left	---	---	---	---															R	38.7%	R	41.7%	
236	70'	9,800	---	15'/20'	---	Left	---	---	---	---	---															L	38.7%	L	41.7%	
237	70'	9,800	End	15'/20'	---	Left	---	---	---	---	---															L	38.7%	L	41.7%	
238	70'	9,800	End	15'/20'	Right	Left	Right	---	---	---	---															L	38.7%	L	41.7%	
239	70'	9,750	Corner	15'/20'	Left	Right	---	Left	---	---	---															R	38.9%	R	41.9%	
240	70'	9,774	Corner	15'/20'	---	Left	---	---	---	---	---															L	38.8%	L	41.8%	
241	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---															R	38.7%	R	41.7%	
242	70'	9,800	---	15'/20'	---	Left	---	---	---	---	---															L	38.7%	L	41.7%	
242	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---															R	38.7%	R	41.7%	

Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584										
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.	
243	70'	9,800	End	15'/20'	---	Right	Left	---	---	---	---												R	38.7%	R	41.7%				
244	70'	10,003	End	15'/20'	Right	Left	---	---	---	---	---												L	38.0%	L	40.8%				
245	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---												R	38.7%	R	41.7%				
246	70'	9,800	---	15'/20'	---	Left	---	---	---	---	---												L	38.7%	L	41.7%				
247	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---												R	38.7%	R	41.7%				
248	70'	9,800	---	15'/20'	Right	Left	Right	---	---	---	---												L	38.7%	L	41.7%				
249	70'	9,826	Corner	15'/20'	---	Left	---	---	---	---	---												L	38.6%	L	41.6%				
250	70'	10,720	End	15'/20'	---	Right	---	---	---	---	---												R	35.4%	R	38.1%				
251	70'	10,875	---	15'/20'	---	Left	---	---	---	---	---												L	34.9%	L	37.5%				
252	70'	10,921	---	15'/20'	---	Right	---	---	---	---	---												R	34.8%	R	37.4%				
253	70'	12,701	---	15'/20'	Left	Right	---	Left	---	---	---												R	29.9%	R	32.1%				
254	70'	14,436	Corner	15'/20'	---	Right	---	---	---	---	---												R	26.3%	R	28.3%				
255	70'	10,899	Corner	15'/20'	---	Left	---	---	---	---	---												L	34.8%	L	37.5%				
256	70'	10,016	---	15'/20'	---	Right	---	---	---	---	---												R	37.9%	R	40.8%				
257	70'	10,038	---	15'/20'	---	Left	Right	---	---	---	---												L	37.8%	L	40.7%				
258	70'	9,800	---	15'/20'	---	Right	Left	---	---	---	---												R	38.7%	R	41.7%				
259	70'	9,800	---	15'/20'	---	Left	---	---	---	---	---												L	38.7%	L	41.7%				
260	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---												R	38.7%	R	41.7%				
261	70'	9,800	---	15'/20'	Right	Left	---	---	---	---	---												L	38.7%	L	41.7%				
262	70'	10,466	Corner	15'/20'	Left	Right	---	Left	---	---	---												R	36.3%	R	39.0%				
263	70'	10,150	Corner	15'/20'	---	Left	---	---	---	---	---												R	37.4%	R	40.2%				
264	70'	10,150	---	15'/20'	---	Right	---	---	---	---	---												R	37.4%	R	40.2%				
265	70'	10,150	---	15'/20'	---	Left	---	---	---	---	---												L	37.4%	L	40.2%				
266	70'	10,150	---	15'/20'	---	Right	---	---	---	---	---												R	37.4%	R	40.2%				
267	70'	10,150	---	15'/20'	---	Left	---	---	---	---	---												L	37.4%	L	40.2%				
268	70'	10,150	---	15'/20'	---	Right	---	---	---	---	---												R	37.4%	R	40.2%				
269	70'	10,150	---	15'/20'	Right	Left	---	---	---	---	---												L	37.4%	L	40.2%				
270	70'	10,685	Corner	15'/20'	Left	Right	---	---	---	---	---												R	35.5%	R	38.2%				
271	70'	10,340	Corner	15'/20'	---	Left	---	---	---	---	---												R	36.7%	R	39.5%				
272	70'	9,805	---	15'/20'	---	Right	---	---	---	---	---												R	38.7%	R	41.6%				
273	70'	9,800	---	15'/20'	---	Left	Right	---	---	---	---												L	38.7%	L	41.7%				
274	70'	9,800	---	15'/20'	---	Right	Left	---	---	---	---												R	38.7%	R	41.7%				
275	70'	9,800	---	15'/20'	---	Left	---	---	---	---	---												L	38.7%	L	41.7%				
276	70'	9,800	---	15'/20'	---	Right	---	---	---	---	---												R	38.7%	R	41.7%				
277	70'	9,800	---	15'/20'	Right	Left	---	Right	---	---	---												L	38.7%	L	41.7%				
278	70'	9,766	Corner	15'/20'	Right	Left	---	Right	---	---	---												L	38.9%	L	41.8%				
279	90'	12,621	---	15'/20'	---	Right	---	---	---	---	---																R	36.7%	R	37.1%
280	90'	12,600	---	15'/20'	---	Left	---	---	---	---	---																L	36.8%	L	37.2%
281	90'	12,600	---	15'/20'	---	Right	---	---	---	---	---																R	36.8%	R	37.2%
282	90'	12,600	---	15'/20'	---	Left	---	---	---	---	---																L	36.8%	L	37.2%
283	90'	14,515	---	15'/20'	---	Right	---	---	---	---	---																R	32.0%	R	32.3%
284	90'	28,050	---	15'/20'	Right	Left	---	---	---	---	---																L	16.5%	L	16.7%
285	90'	15,559	---	15'/20'	---	Right	---	---	---	---	---																R	29.8%	R	30.1%

Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584										
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.	
286	90'	12,600	---	15'/20'	---	Left	Left	---	---	---	---															L	36.8%	L	37.2%	
287	90'	12,600	---	15'/20'	---	Right	Right	---	---	---	---															R	36.8%	R	37.2%	
288	90'	12,600	---	15'/20'	Right	Left	---	---	---	---	---															L	36.8%	L	37.2%	
289	90'	12,600	---	15'/20'	---	Right	---	---	---	---	---															R	36.8%	R	37.2%	
290	90'	12,600	---	15'/20'	---	Right	---	---	---	---	---															R	36.8%	R	37.2%	
291	90'	12,600	---	15'/20'	---	Right	---	---	---	---	---															R	36.8%	R	37.2%	
292	90'	14,787	---	15'/20'	---	Left	---	---	---	---	---															L	31.4%	L	31.7%	
293	90'	19,713	---	15'/20'	---	Right	---	---	---	---	---															R	23.5%	R	23.8%	
294	70'	18,728	---	15'/20'	---	Left	---	---	---	---	---												L	20.3%	L	21.8%				
295	70'	13,327	---	15'/20'	---	Right	Left	---	---	---	---												R	28.5%	R	30.6%				
296	70'	9,703	---	15'/20'	---	Left	Right	---	---	---	---	L	35.8%	L	36.1%	NO(2)	39.1%	NO(2)	42.1%											
297	70'	9,427	---	15'/20'	---	Right	---	---	---	---	---												R	40.3%	R	43.3%				
298	70'	9,107	---	15'/20'	---	Left	---	---	---	---	---												L	41.7%	L	44.8%				
299	70'	9,217	---	15'/20'	---	Right	---	---	---	---	---												R	41.2%	R	44.3%				
300	70'	9,295	End	15'/20'	---	Right	---	---	---	---	---												R	40.8%	R	43.9%				
301	70'	9,350	End	15'/20'	---	Left	Right	---	---	---	---												L	40.6%	L	43.7%				
302	70'	9,380	---	15'/20'	---	Right	---	---	---	---	---												R	40.5%	R	43.5%				
303	70'	9,311	---	15'/20'	---	Left	---	---	---	---	---												L	40.8%	L	43.9%				
304	70'	9,230	---	15'/20'	---	Right	---	---	---	---	---												R	41.1%	R	44.2%				
305	70'	9,170	---	15'/20'	---	Left	---	---	---	---	---												L	41.4%	L	44.5%				
306	70'	9,056	---	15'/20'	---	Right	---	---	---	---	---												R	41.9%	R	45.1%				
307	70'	9,144	---	15'/20'	---	Left	---	---	---	---	---												L	41.5%	L	44.7%				
308	70'	9,156	---	15'/20'	---	Right	---	---	---	---	---												R	41.5%	R	44.6%				
309	70'	10,058	End	15'/20'	Left	Right	---	---	---	---	---												R	37.8%	R	40.6%				
310	70'	9,050	Corner	15'/20'	Right	Left	---	---	---	---	---												L	42.0%	L	45.1%				
311	65'	8,450	---	15'/20'	---	Right	---	---	---	---	---	R	41.1%	R	41.4%															
312	70'	9,100	---	15'/20'	---	Left	---	---	---	---	---												L	41.7%	L	44.9%				
313	65'	8,450	---	15'/20'	---	Right	---	---	---	---	---	R	41.1%	R	41.4%															
314	70'	9,100	---	15'/20'	---	Left	---	---	---	---	---												L	41.7%	L	44.9%				
315	65'	8,450	---	15'/20'	---	Right	---	---	---	---	---	R	41.1%	R	41.4%															
316	65'	8,450	---	15'/20'	---	Left	---	---	---	---	---	L	41.1%	L	41.4%															
317	70'	9,050	Corner	15'/20'	Left	Right	---	Left	---	---	---												R	42.0%	R	45.1%				
318	65'	8,708	Corner	15'/20'	---	Left	---	---	---	---	---												L	39.9%	L	40.2%				
319	65'	8,954	---	15'/20'	---	Right	---	---	---	---	---												R	38.8%	R	39.1%				
320	65'	8,501	---	15'/20'	---	Left	---	---	---	---	---												L	40.9%	L	41.2%				
321	65'	8,828	---	15'/20'	---	Right	---	---	---	---	---												R	39.4%	R	39.7%				
322	65'	9,682	---	15'/20'	---	Left	---	---	---	---	---												L	35.9%	L	36.2%				
323	65'	14,568	---	15'/20'	---	Right	---	Right	---	---	---												R	23.9%	R	24.0%				
324	65'	11,215	---	15'/20'	---	Left	Left	---	---	---	---												L	31.0%	L	31.2%				
325	70'	9,100	End	15'/20'	---	Right	Right	---	---	---	---												R	41.7%	R	44.9%				
326	65'	10,636	End	15'/20'	---	Left	Right	Right	---	---	---												L	32.7%	L	32.9%				
327	65'	13,430	---	15'/20'	---	Left	---	---	---	---	---												L	25.9%	L	26.1%				
328	65'	8,656	---	15'/20'	---	Left	---	---	---	---	---												L	40.2%	L	40.5%				



Lot Information												Plan 4580	Plan 4581	Plan 45-7	Plan 5080	Plan 5081	Plan 5580	Plan 5582	Plan 6582	Plan 6584									
Lot #	Lot Width	Lot Area	Lot Type	Front Setback	Sidewalk Ramp	Drive Ramp	Fire Hydrant	Street Light	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	1-Story Max. Footprint 3,387 S.F.	Fit	1-Story Max. Footprint 3,230 S.F.	Fit	2-Story Max. Footprint 2,247 S.F.	Fit	1-Story Max. Footprint 3,476 S.F.	Fit	1-Story Max. Footprint 3,502 S.F.	Fit	1-Story Max. Footprint 3,797 S.F.	Fit	1-Story Max. Footprint 4,083 S.F.	Fit	1-Story Max. Footprint 4,638 S.F.	Fit	1-Story Max. Footprint 4,684 S.F.
329	65'	8,512	---	15'/20'	---	Right	---	---	---	---	---							R	40.8%	R	41.1%								
330	65'	8,610	---	15'/20'	---	Left	---	---	---	---	---							L	40.4%	L	40.7%								
331	65'	8,512	Corner	15'/20'	Left	Right	---	---	---	---	---							R	40.8%	R	41.1%								
332	70'	9,050	Corner	15'/20'	Right	Left	Left	---	---	---	---												L	42.0%	L	45.1%			
333	65'	8,450	---	15'/20'	---	Right	Right	---	---	---	---							R	41.1%	R	41.4%								
334	65'	8,450	---	15'/20'	---	Left	---	---	---	---	---							L	41.1%	L	41.4%								
335	70'	9,100	---	15'/20'	---	Right	---	---	---	---	---											R	41.7%	R	44.9%				
336	65'	8,450	---	15'/20'	---	Left	---	---	---	---	---							L	41.1%	L	41.4%								
337	70'	9,100	---	15'/20'	---	Right	---	---	---	---	---											R	41.7%	R	44.9%				
338	65'	8,450	---	15'/20'	---	Left	---	---	---	---	---							L	41.1%	L	41.4%								
339	70'	9,050	Corner	15'/20'	Left	Right	Left	Left	---	---	---											R	42.0%	R	45.1%				