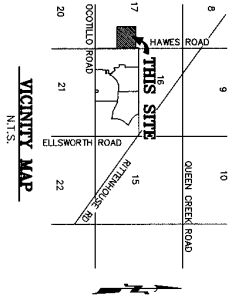


A FINAL PLAT OF VICTORIA PHASE 2 PARCEL 1

A PORTION OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 17,
T. 2 S., R. 7 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



Assured Water Supply

This subdivision is located within the Queen Creek Water Company service area. A certificate of assured water supply has been granted by the Arizona Department of Water Resources, Application No. 271-01026-0000.

Approval

Approved by the Town Council of the Town of Queen Creek, Arizona this _____ day of _____, 2006.

[Signature]
Mayor

[Signature]
Arlene [Name]
City Engineer

[Signature]
S-11-21-06
Date

Assurance Statement

Applicants in the form of a Letter of Credit have deposited Mill's Payoff in the amount of \$100,000.00 with the Arizona Department of Water Resources to guarantee construction of the required subdivision improvements.

Developer / Owner

Specres, Inc.
10001 N. Price
Paradise Valley, AZ 85033

Basis of Bearing

The basis of bearing is the East line of the Southeast Quarter of Section 17, Township 2 South, Range 7 East of the Gila and Salt River Meridian, using a bearing of North 00°52'57.27" West.

Final Plat Certification

I, Paul M. Spence, hereby certify that I am a Registered Land Surveyor in the State of Arizona, that this final plat consisting of two (2) sheets correctly represents a survey performed by AMEC Infrastructure, Inc. during the month of September 2006; that the monuments shown actually exist as shown or will be set; that their positions are correct and accurate as shown; and that said monuments are sufficient to enable the survey to be retraced.



BOOK 849 PAGE 30
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
2006-0882182
08/20/06 10:38 AM

Legal Description

A portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of Section 17, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

SECTION 17, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

TRACT	USAGE	AREA
A	LANDSCAPE, PRUNING, TREES, MULCH, EMT, SEWER EMT, & ELECTRICIAN TRAIL	155.845 ac
B	LANDSCAPE, PRUNING, TREES, MULCH, EMT, & SEWER EMT	55.003 ac
C-F	LANDSCAPE	2,071 ac
G	TO BE REDUCED TO THE TOWN OF QUEEN CREEK	2,930 ac
TOTAL		3,652.85 ac

Tract Use Table

Dedication

STATE OF ARIZONA
COUNTY OF MARICOPA

I, William S. Lund, do hereby dedicate to the public, for the use and benefit of the people of the State of Arizona, the following described property:

Acknowledgment

I, William S. Lund, do hereby acknowledge that I am the undersigned owner of the above described property, and that I have executed the foregoing instrument for the purposes herein contained.

In Witness Whereof, I have hereunto set my hand and official seal this _____ day of _____, 2006.

My Commission expires 6-15-07

Ratification

By this ratification, Paul M. Spence, duly elected president of the Victoria Phase 2 Homeowners Association, acknowledges the responsibility dedicated herein.

Acknowledgment

STATE OF ARIZONA
COUNTY OF MARICOPA

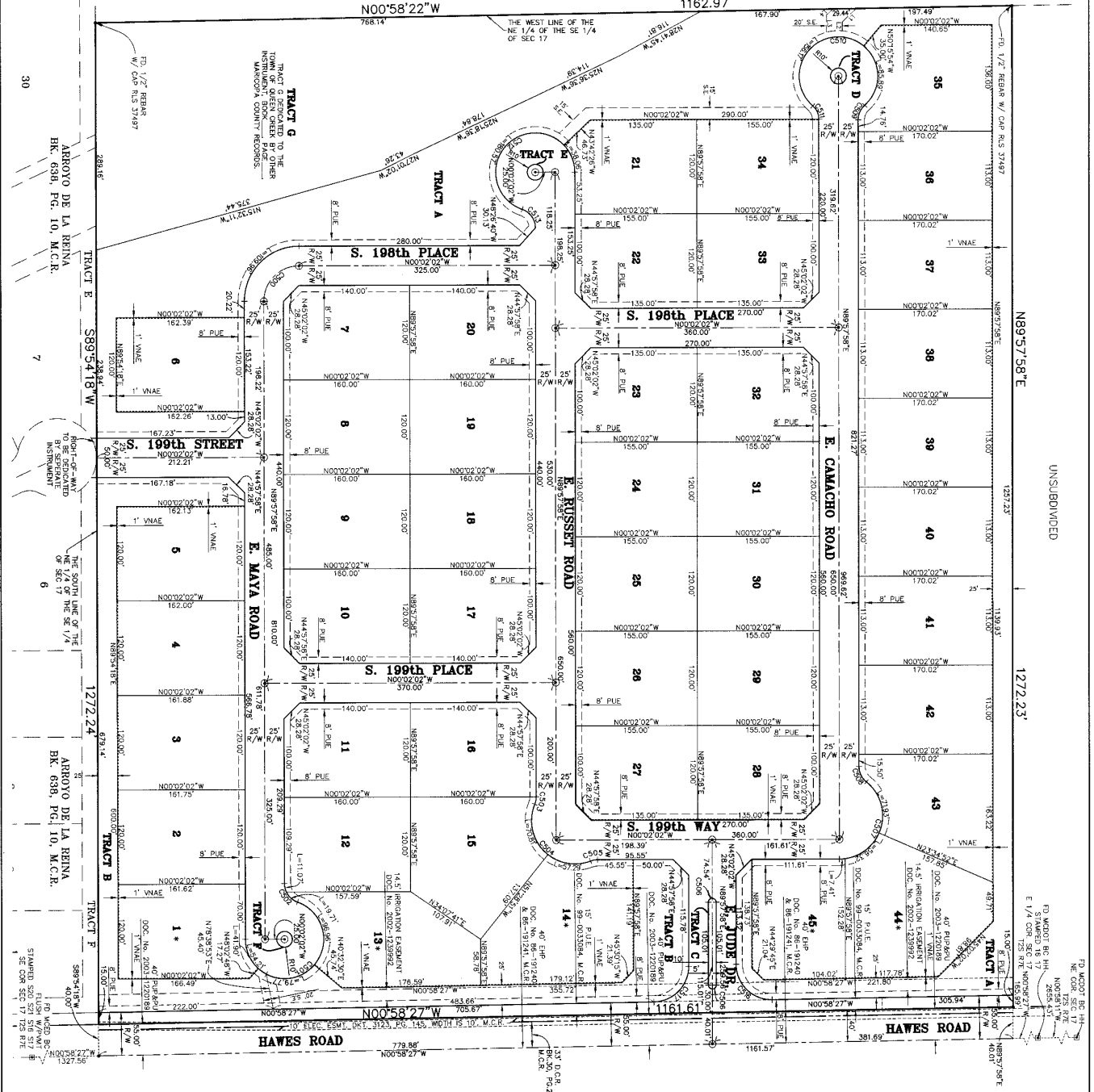
On this 15th day of June, 2006, before me the undersigned notary public, appeared Paul M. Spence, who is duly qualified and admitted to practice as a notary public in and for the State of Arizona, and acknowledged that he, as such officer, being duly authorized so to do, executed the foregoing ratification in the capacity therein stated and for the purposes contained therein.

In witness whereof, I have hereunto set my hand and official seal, by commission expires September 14, 2008
Notary Public
Stephanie M. Metzger



FINAL PLAT PROJECT: VICTORIA PHASE 2, PARCEL 1 QUEEN CREEK, AZ	AMEC Infrastructure, Inc. 4435 EAST HOLMES AVENUE MESA, ARIZONA 85206 PHONE (480) 830-3903 FAX (480) 830-3903	REVISIONS: _____ _____ _____	
PRODUCT NO. 01 2001 125 SHEET NO. 1 of 2			

PARCEL 4
SUN VALLEY FARMS III
BK. 198, PG. 30, M.C.R.



UNSUBDIVIDED

1272.23'

1257.23'

1190.93'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

1130.00'

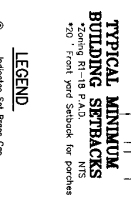
1130.00'

1130.00'

1130.00'

LINE	BEARING	DISTANCE	AREA
1	N00°02'02"W	170.00'	170.00
2	N00°02'02"W	170.00'	170.00
3	N00°02'02"W	170.00'	170.00
4	N00°02'02"W	170.00'	170.00
5	N00°02'02"W	170.00'	170.00
6	N00°02'02"W	170.00'	170.00
7	N00°02'02"W	170.00'	170.00
8	N00°02'02"W	170.00'	170.00
9	N00°02'02"W	170.00'	170.00
10	N00°02'02"W	170.00'	170.00
11	N00°02'02"W	170.00'	170.00
12	N00°02'02"W	170.00'	170.00
13	N00°02'02"W	170.00'	170.00
14	N00°02'02"W	170.00'	170.00
15	N00°02'02"W	170.00'	170.00
16	N00°02'02"W	170.00'	170.00
17	N00°02'02"W	170.00'	170.00
18	N00°02'02"W	170.00'	170.00
19	N00°02'02"W	170.00'	170.00
20	N00°02'02"W	170.00'	170.00
21	N00°02'02"W	170.00'	170.00
22	N00°02'02"W	170.00'	170.00
23	N00°02'02"W	170.00'	170.00
24	N00°02'02"W	170.00'	170.00
25	N00°02'02"W	170.00'	170.00
26	N00°02'02"W	170.00'	170.00
27	N00°02'02"W	170.00'	170.00
28	N00°02'02"W	170.00'	170.00
29	N00°02'02"W	170.00'	170.00
30	N00°02'02"W	170.00'	170.00
31	N00°02'02"W	170.00'	170.00
32	N00°02'02"W	170.00'	170.00
33	N00°02'02"W	170.00'	170.00
34	N00°02'02"W	170.00'	170.00
35	N00°02'02"W	170.00'	170.00
36	N00°02'02"W	170.00'	170.00
37	N00°02'02"W	170.00'	170.00
38	N00°02'02"W	170.00'	170.00
39	N00°02'02"W	170.00'	170.00
40	N00°02'02"W	170.00'	170.00
41	N00°02'02"W	170.00'	170.00
42	N00°02'02"W	170.00'	170.00
43	N00°02'02"W	170.00'	170.00
44	N00°02'02"W	170.00'	170.00
45	N00°02'02"W	170.00'	170.00
46	N00°02'02"W	170.00'	170.00
47	N00°02'02"W	170.00'	170.00
48	N00°02'02"W	170.00'	170.00
49	N00°02'02"W	170.00'	170.00
50	N00°02'02"W	170.00'	170.00
51	N00°02'02"W	170.00'	170.00
52	N00°02'02"W	170.00'	170.00
53	N00°02'02"W	170.00'	170.00
54	N00°02'02"W	170.00'	170.00
55	N00°02'02"W	170.00'	170.00
56	N00°02'02"W	170.00'	170.00
57	N00°02'02"W	170.00'	170.00
58	N00°02'02"W	170.00'	170.00
59	N00°02'02"W	170.00'	170.00
60	N00°02'02"W	170.00'	170.00
61	N00°02'02"W	170.00'	170.00
62	N00°02'02"W	170.00'	170.00
63	N00°02'02"W	170.00'	170.00
64	N00°02'02"W	170.00'	170.00
65	N00°02'02"W	170.00'	170.00
66	N00°02'02"W	170.00'	170.00
67	N00°02'02"W	170.00'	170.00
68	N00°02'02"W	170.00'	170.00
69	N00°02'02"W	170.00'	170.00
70	N00°02'02"W	170.00'	170.00
71	N00°02'02"W	170.00'	170.00
72	N00°02'02"W	170.00'	170.00
73	N00°02'02"W	170.00'	170.00
74	N00°02'02"W	170.00'	170.00
75	N00°02'02"W	170.00'	170.00
76	N00°02'02"W	170.00'	170.00
77	N00°02'02"W	170.00'	170.00
78	N00°02'02"W	170.00'	170.00
79	N00°02'02"W	170.00'	170.00
80	N00°02'02"W	170.00'	170.00
81	N00°02'02"W	170.00'	170.00
82	N00°02'02"W	170.00'	170.00
83	N00°02'02"W	170.00'	170.00
84	N00°02'02"W	170.00'	170.00
85	N00°02'02"W	170.00'	170.00
86	N00°02'02"W	170.00'	170.00
87	N00°02'02"W	170.00'	170.00
88	N00°02'02"W	170.00'	170.00
89	N00°02'02"W	170.00'	170.00
90	N00°02'02"W	170.00'	170.00
91	N00°02'02"W	170.00'	170.00
92	N00°02'02"W	170.00'	170.00
93	N00°02'02"W	170.00'	170.00
94	N00°02'02"W	170.00'	170.00
95	N00°02'02"W	170.00'	170.00
96	N00°02'02"W	170.00'	170.00
97	N00°02'02"W	170.00'	170.00
98	N00°02'02"W	170.00'	170.00
99	N00°02'02"W	170.00'	170.00
100	N00°02'02"W	170.00'	170.00

UNSUBDIVIDED

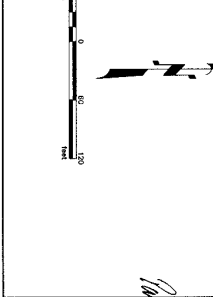


TYPICAL MINIMUM BUILDING SETBACKS
*20' Front Yard Setback for parcels with a front yard

LEGEND

- ⊕ Indicates Set Backs
- ⊙ Indicates Foundation
- ⊖ Indicates Foundation
- ⊙ Indicates Corner of Subdivision
- ⊙ Indicates Boundary of this Subdivision
- ⊙ Indicates B' Place
- ⊙ Indicates Utility Station
- ⊙ Indicates Access Easement
- ⊙ Indicates Building Setback Line
- ⊙ Indicates Survey
- ⊙ Indicates Sewer Easement
- ⊙ Indicates Easement for Highway Purposes
- ⊙ Indicates Designated County Road
- ⊙ Indicates Public Use Purposes
- ⊙ Indicates Other Uses, Utilities
- ⊙ Indicates Unimproved Lot (No Survey)

BOOK 849 PAGE 30
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDS
2006-0882152



	DESIGNER: DAVID R. SMITH	AMEC Infrastructure, Inc. 4435 EAST HOLMES AVENUE MESA, ARIZONA 85206 PHONE (480) 830-3900 FAX (480) 830-3903
	CHECKER: DAVID R. SMITH	
PROJECT: VICTORIA PHASE 2, PARCEL 1	FINAL PLAT QUEEN CREEK, AZ	
SHEET NO. 2 of 2	PRODUCT NO. 01 2001 125	