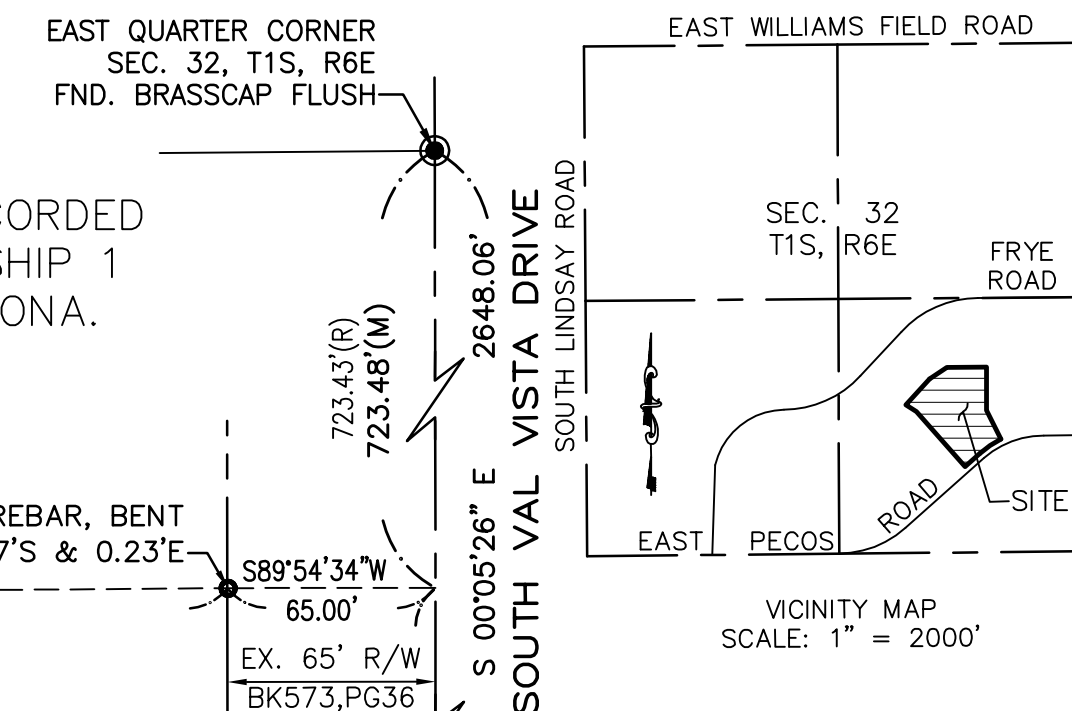


THE FINAL PLAT OF THE HIGHLANDS AT SPECTRUM

A REPLAT OF A PORTION OF PARCEL 23, "THE SPECTRUM AT VAL VISTA PHASE I", A SUBDIVISION RECORDED IN BOOK 573 OF MAPS, PAGE 36 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS: THAT THE HIGHLANDS AT SPECTRUM APARTMENT ASSOCIATES, LLC, (OWNER) DOES HEREBY PUBLISH THIS PLAT AS THE PLAT OF "THE HIGHLANDS AT SPECTRUM". OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS TO INSTALL AND MAINTAIN PUBLIC UTILITIES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
THE HIGHLANDS AT SPECTRUM APARTMENT ASSOCIATES, LLC, HAS HERETO CAUSED ITS NAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO ONLY AUTHORIZED THIS ____ DAY OF _____, 2006.

THE HIGHLANDS AT SPECTRUM APARTMENT ASSOCIATES, LLC.
BY: AMERICAN REAL ESTATE FUND, LLC, ITS MANAGER
BY: AMERICAN REAL ESTATE FUND MANAGER, INC., ITS MANAGER

BY: _____
ROGER W. KUULA, ITS PRESIDENT

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS ____ DAY OF _____, 2006, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED ROGER W. KUULA WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE HIGHLANDS AT SPECTRUM APARTMENT ASSOCIATES, LLC., AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS
APPROVED BY THE COUNCIL OF THE TOWN OF GILBERT, ARIZONA THIS ____ DAY OF _____, 2006.

BY: _____ MAYOR _____ DATE _____
APPROVED BY: _____ TOWN CLERK _____ DATE _____
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE TOWN OF GILBERT WHICH IS DESIGNATED AS HAVING AN ASSURED SUPPLY IN ACCORDANCE WITH ARS 45-576
APPROVED BY: _____ TOWN ENGINEER _____ DATE _____
APPROVED BY: _____ PLANNING DIRECTOR _____ DATE _____

CERTIFICATION
THIS IS TO CERTIFY THAT THE SURVEY AND PROPERTY ASSEMBLAGE OF THIS PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 2006 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



COLIN D. HARVEY _____ DATE _____

HARVEY LAND SURVEYING, INC.
461 E. DARTMOUTH
CASA GRANDE, ARIZONA 85222
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@COX.NET

THE FINAL PLAT OF
THE HIGHLANDS AT SPECTRUM

DRAWN BY: SRB CHECKED BY: _____
SCALE: 1" = 60'
DATE: 10-10-2006
JOB NUMBER SHEET
1 OF 1

LINE TABLE

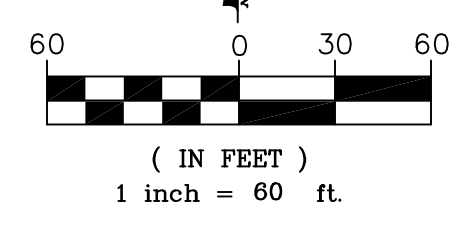
LINE	BEARING	DISTANCE
L1	S55°47'30"W	12.00'
L2	S64°05'07"W	12.16'
L3	S64°05'07"W	46.00'
L4	S64°05'07"W	12.00'
L5	N37°06'28"W	12.00'
L6	N51°57'04"W	12.00'
L7	N47°43'26"E	12.00'
L8	S26°24'42"E	12.00'
L9	S03°52'58"E	18.00'
L10	N86°07'02"E	9.50'
L11	S03°52'58"E	18.50'
L12	S86°07'02"W	12.00'
L13	S47°43'26"W	12.00'
L14	S47°43'26"W	12.00'
L15	N51°57'04"W	23.07'
L16	N41°02'06"W	12.00'
L17	N50°44'12"E	16.00'
L18	N50°44'12"E	48.25'
L19	N36°39'19"W	12.00'
L20	N36°39'19"W	48.07'
L21	N36°39'19"W	12.00'
L22	N36°39'19"W	5.00'
L23	N89°35'51"E	12.00'
L24	N89°35'51"E	12.00'
L25	S03°47'37"W	8.50'
L26	S03°47'37"W	12.00'
L27	S03°47'37"W	31.75'
L28	N89°32'47"E	181.99'
L29	N00°27'13"W	1.39'
L30	N89°32'47"E	80.00'
L31	S00°27'13"E	1.39'
L32	N89°32'47"E	26.16'
L33	N00°27'13"W	1.39'
L34	N89°32'47"E	84.98'
L35	S00°31'24"E	1.39'
L36	N89°32'47"E	27.20'

LEGEND

- SECTION LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- OTHERS PROPERTY
- LANDSCAPE EASEMENT
- SEWER &/OR WATER EASEMENT
- EXISTING EASEMENT
- BRASSCAP IN HANDHOLE U.O.N.
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR, RLS 42017
- EX. EXISTING
- BK BOOK
- FND. FOUND
- M.C.R. MARICOPA COUNTY RECORDER
- PG PAGE

A PORTION OF PARCEL 23
THE SPECTRUM AT VAL VISTA PHASE I
BOOK 573, PAGE 36 M.C.R.

- NOTES**
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE TOWN OF GILBERT.
 - ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
 - ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORP. COMMISSION.
 - ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORP. COMMISSION.
 - THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT. THE OWNERS ASSOCIATION OF HIGHLANDS AT SPECTRUM WILL BE RESPONSIBLE FOR SAID MAINTENANCE.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
 - ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR STORM WITHIN 36 HOURS. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
 - ALL DRYWELL SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILLING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
 - THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF GILBERT WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 - NOISE SENSITIVE USES, AS DEFINED BY THE SAN TAN FREEWAY OVERLAY DISTRICT STANDARDS, WHICH ARE WITHIN 150 FEET OF THE FREEWAY ALIGNMENT, SHALL BE LIMITED TO ONE STORY IN HEIGHT.
 - THIS PROPERTY, DUE TO ITS PROXIMITY TO THE SAN TAN FREEWAY, IS LIKELY TO EXPERIENCE NOISE FROM THE FREEWAY, WHICH COULD BE OF CONCERN TO SOME INDIVIDUALS.



DETAIL

