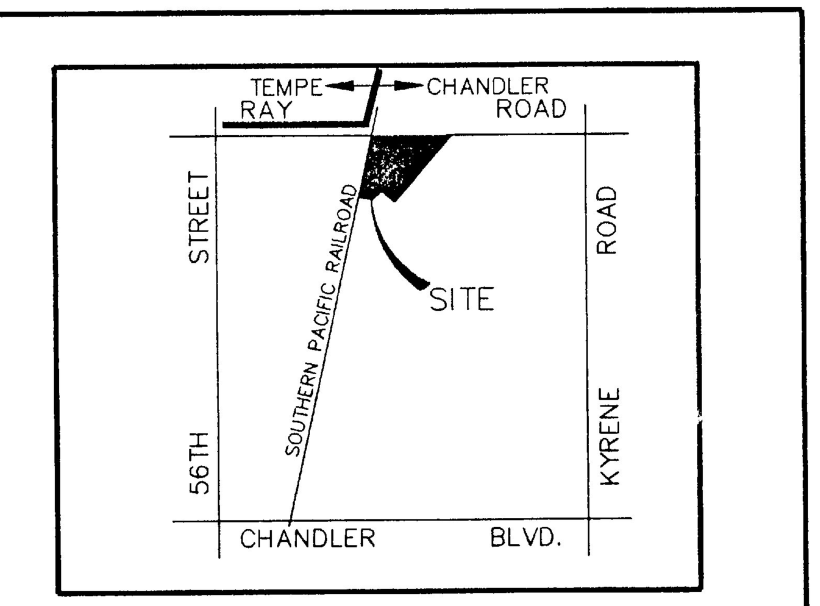
FINAL PLAT
FOR
WARNER RANCH 4 UNIT ONE
BEING A SUBDIVISION OF A PORTION OF THE N.W. 1/4 SECTION 28
AND THE N 1/2 N.E. 1/4 OF SECTION 28, T.1S., R.4E., G.&S.R.B.&M,
MARICOPA COUNTY, ARIZONA

UNOFFICIAL DOCUMENT

STATE OF ARIZONA } SS
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of Wood Patel Assoc
4-6-93 2:06
in Book 361
on page 7
Witness my hand and official seal the day and year aforesaid.
Helen Purcell County Recorder
By [signature] Deputy Recorder
93-228863
RECORDING NUMBER



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT DMB PROPERTY VENTURES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS SUBDIVIDED A PORTION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF NORTHEAST QUARTER SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF WARNER RANCH 4 UNIT ONE, SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID WARNER RANCH 4 UNIT ONE, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT. DMB PROPERTY VENTURES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER HEREBY PROVIDES TO THE PUBLIC FOR USE AS SUCH, THE STREETS, DRAINAGE EASEMENTS AND PUBLIC UTILITIES EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SUBJECT TO THE EASEMENTS REFERRED TO ABOVE, TRACTS 'N THROUGH S' ARE HEREBY DECLARED TO BE COMMON AREAS FOR THE BENEFIT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WARNER RANCH 4, AND ARE NOT TO BE CONSTRUED AS DEDICATION TO, OR FOR THE USE OF THE GENERAL PUBLIC AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. TRACTS 'N THROUGH S' ARE ALSO FOR RETENTION AND DRAINAGE PURPOSES. EASEMENTS ARE PROVIDED FOR THE USE AS SHOWN. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF, DMB PROPERTY VENTURES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP HAS HEREUNTO CAUSED ITS LIMITED PARTNERSHIP NAME TO BE SIGNED BY ITS GENERAL PARTNER, DMB GP, INC., AN ARIZONA CORPORATION, BY THE UNDERSIGNED OFFICER THEREUNTO AUTHORIZED THIS 31st DAY OF March, 1993.

BY: DMB PROPERTY VENTURES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP.

BY: DMB GP, INC., AN ARIZONA CORPORATION, ITS GENERAL PARTNER.

BY: [signature]
ITS

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS, THE 31st DAY OF March, 1993. BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES C HOSELTON, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF DMB GP, INC., AN ARIZONA CORPORATION, GENERAL PARTNER OF DMB VENTURES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Mary E. Pillar
MY COMMISSION EXPIRES

OFFICIAL SEAL
MARY E. PILLAR
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires Sept. 29, 1993

RATIFICATION

THE UNDERSIGNED, AS LIEN HOLDER THAT CERTAIN DEED OF TRUST DATED JULY 17, 1992, AND RECORDED JULY 17, 1992, OF RECORDING NUMBER 92-393320, HEREBY RATIFIES AND CONSENTS TO THIS PLAT AND EACH AND EVERY DEDICATION MADE HEREON.

BENNET DORRANCE TRUST [signature]

BY: BENNETT DORRANCE ITS: TRUSTEE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS DAY 31st DAY OF March, 1993, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED BENNETT DORRANCE, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUSTEE OF BENNETT DORRANCE AND THAT HE, AS SUCH TRUSTEE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF TRUST, BY HIMSELF AS SUCH OFFICER.

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

NOTARY PUBLIC: Mary E. Pillar

MY COMMISSION EXPIRES:

OFFICIAL SEAL
MARY E. PILLAR
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires Sept. 29, 1993

RATIFICATION

THE UNDERSIGNED, AS LIEN HOLDER THAT CERTAIN DEED OF TRUST DATED OCTOBER 30, 1992, AND RECORDED NOVEMBER 4, 1992, OF RECORDING NUMBER 92-629697, HEREBY RATIFIES AND CONSENTS TO THIS PLAT AND EACH AND EVERY DEDICATION MADE HEREON.

CITIBANK (ARIZONA), AN ARIZONA BANKING CORPORATION

BY [signature] ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

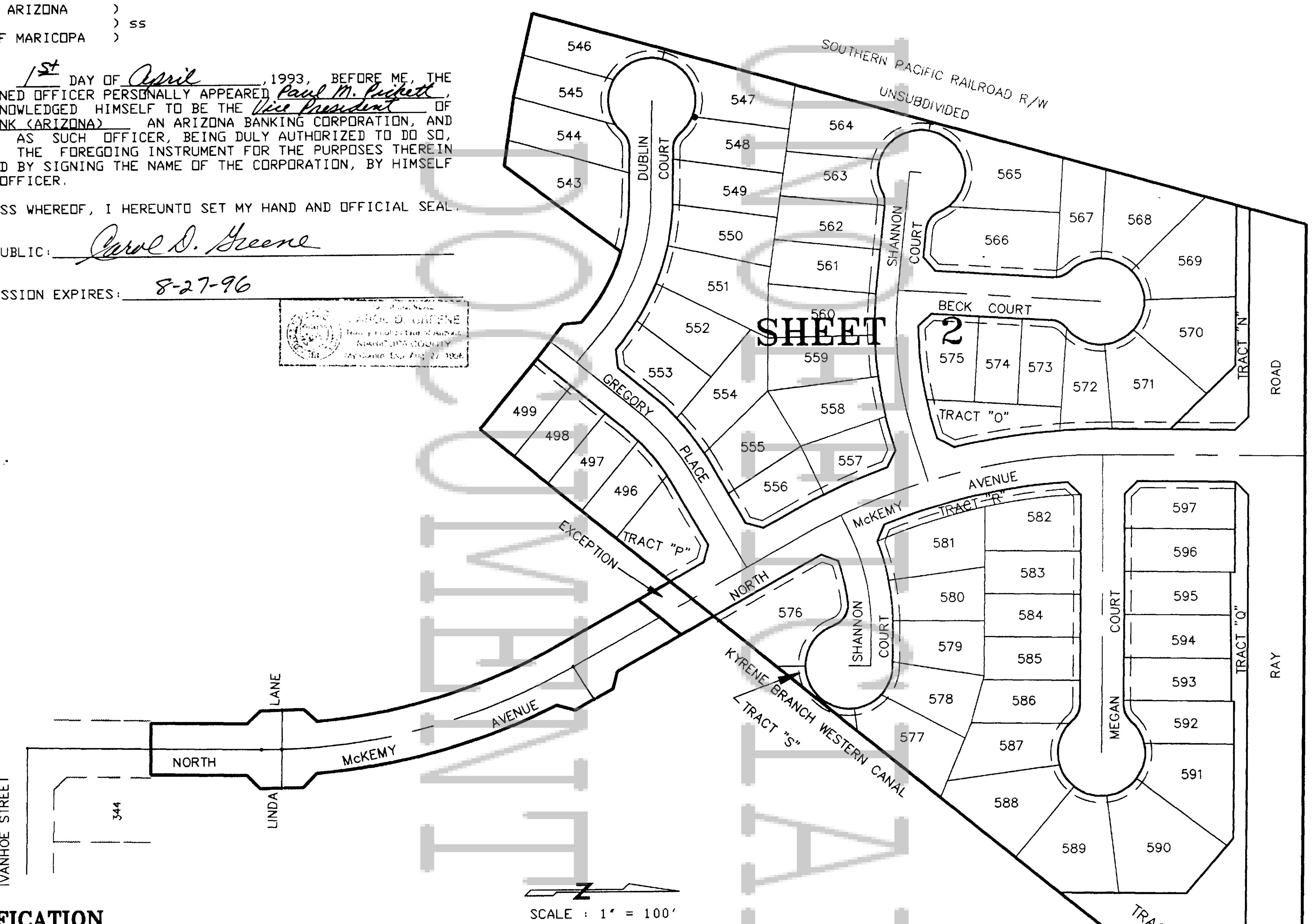
STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS 1st DAY OF April, 1993, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Paul M. Pickett, WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF CITIBANK (ARIZONA) AN ARIZONA BANKING CORPORATION, AND THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF AS SUCH OFFICER.

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

NOTARY PUBLIC: Carol D. Greene

MY COMMISSION EXPIRES: 8-27-96



INDEX MAP

RATIFICATION

BY THIS RATIFICATION, JON PAYNTER DULY ELECTED PRESIDENT OF THE WARNER RANCH 4 HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITY DEDICATED HEREIN.

[signature] 3-31-93
NAME DATE
PRESIDENT
TITLE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

ON THIS, THE 31 DAY OF MARCH, 1993 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JON PAYNTER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE WARNER RANCH 4 HOMEOWNER ASSOCIATION, AND THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE ASSOCIATION, BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Connie Foley
MY COMMISSION EXPIRES 6/04/94

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, USING A BEARING OF N. 89°11'28" W.(ASSUMED) AS SHOWN ON THE A.L.T.A. SURVEY BY CLOUSE ENGINEERING, INC., JOB NUMBER 910305, DATE 3-11-92.

LEGEND

PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
VE	VISIBILITY EASEMENT
DE	DRAINAGE EASEMENT
(M)	MEASURED DISTANCE
○	SURVEY MONUMENT SET BRASS CAP FLUSH
•	SURVEY MONUMENT FOUND BRASS CAP IN H.H. OR AS NOTED
◉	SUBDIVISION BOUNDARY SET BRASS CAP FLUSH
●	SUBDIVISION BOUNDARY FOUND BRASS CAP FLUSH OR AS NOTED
△	SUBDIVISION BOUNDARY FOUND 1/2" REBAR
— —	SUBDIVISION BOUNDARY
— —	EASEMENTS AS NOTED
├	1/2" REBAR SET AT ALL LOT AND TRACT CORNERS

GROSS AREA

718,236 SQ. FT.
16.4884 ACRES

TRACT	AREA
N	6,557 SQ. FT. OR 0.1505 ACRES
O	5,953 SQ. FT. OR 0.1367 ACRES
P	6,827 SQ. FT. OR 0.1564 ACRES
Q	27,517 SQ. FT. OR 0.6317 ACRES
R	4,301 SQ. FT. OR 0.0987 ACRES
S	1,062 SQ. FT. OR 0.0244 ACRES

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA ON THE 5th DAY OF November 1992

BY: Jay Tibshraeny ATTEST: Carolyn Dunn
Vice MAYOR CLERK

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY: [signature] 4/9/93
CITY ENGINEER DATE

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

Philip A. Testa 4/12/93
PLANNING DIRECTOR DATE

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES; AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. ALL ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48 AND THE CITY OF CHANDLER CODE SEC. 24D-3.1 (a),(b),(c) & (d).
4. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133 AND CITY OF CHANDLER CODE SEC. 24D-3.1 (a), (b),(c) & (d).
5. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
6. VISIBILITY EASEMENT: GROUND COVER, FLOWERS, AND GRANITE LESS THAN 24 INCHES (MATURE) IN HEIGHT ALLOWED IN THIS AREA.
7. WITH APPROVAL OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE *VACATION OR ABANDONMENT* OF THE EASEMENTS *DESCRIBED OR SHOWN HEREON.*

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THAT THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TED POOLE [signature] 4-2-93
REGISTERED LAND SURVEYOR DATE

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 8607
TED FRANK POOLE
ARIZONA, U.S.A.

JOB# 92876
DATE: MAR. 1993
SHT. 1 OF 2

WOOD/PATEL ASSOCIATES
Civil Engineers
Hydrologists
Land Surveyors
(602) 957-3149

FINAL PLAT

FOR

WARNER RANCH 4 UNIT ONE

BEING A SUBDIVISION OF A PORTION OF THE N.W. 1/4 SECTION 28 AND THE N 1/2 N.E. 1/4 OF SECTION 28, T.1S., R.4E., G.&S.R.B.&M, MARICOPA COUNTY, ARIZONA

361-07

STATE OF ARIZONA } SS
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of

Wood Patel Assoc.
4-16-93 2:06

in Book 361

on page 7

Witness my hand, and official seal the day and year aforesaid.

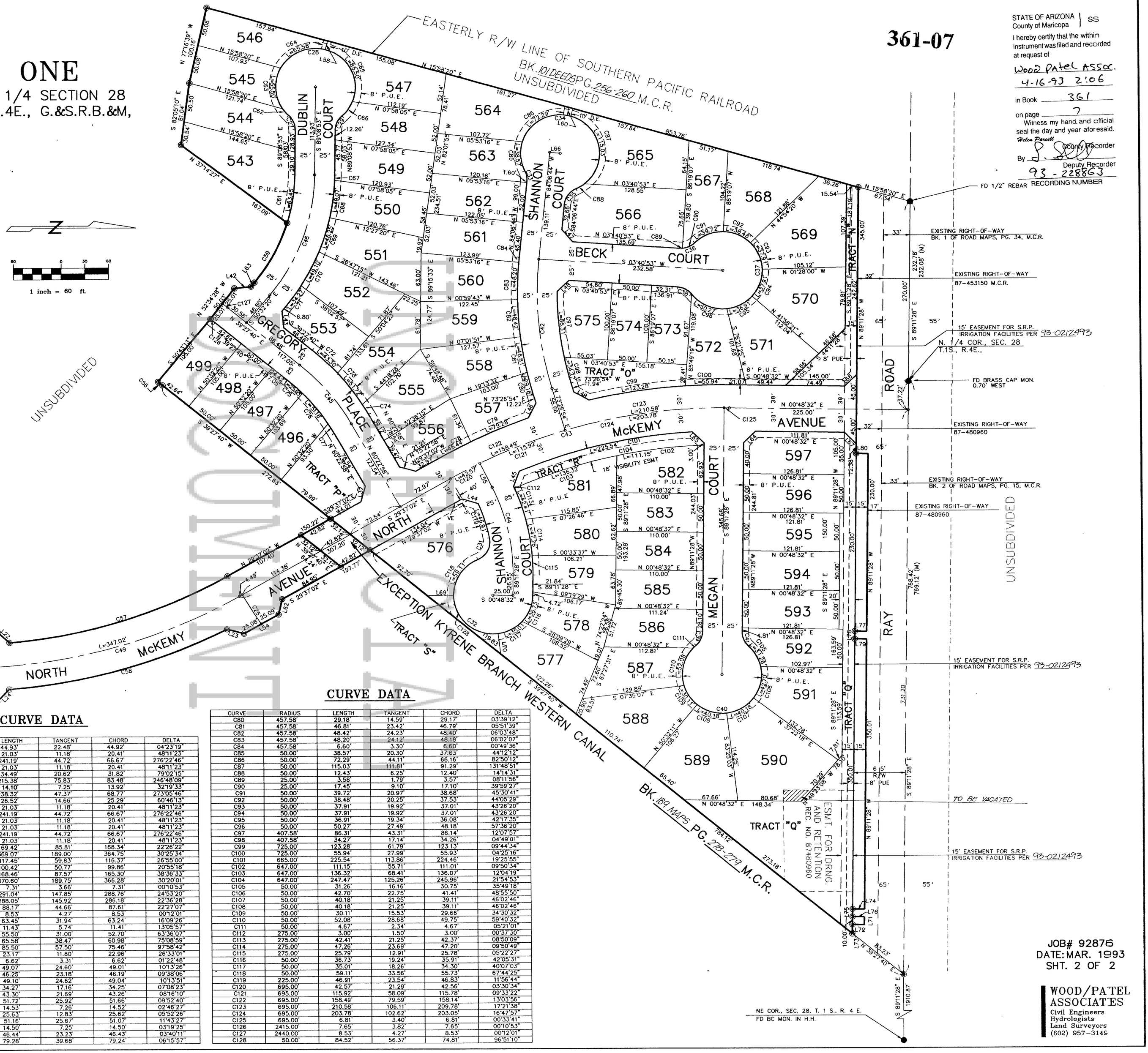
Helen Purcell County Recorder

By _____ Deputy Recorder

93-228863

LINE DATA

LINE	DIRECTION	DISTANCE
L18	N 45°42'59" E	21.21'
L19	N 44°17'01" W	21.21'
L22	N 43°17'25" E	20.37'
L23	N 14°38'36" E	22.34'
L24	N 46°27'56" W	22.07'
L37	S 74°37'02" E	21.21'
L42	N 05°33'41" W	21.22'
L43	N 84°27'40" E	21.21'
L44	S 16°33'59" W	21.01'
L45	S 69°16'51" E	20.85'
L46	N 63°19'40" W	21.30'
L47	S 49°47'05" W	20.82'
L48	N 42°26'56" W	20.81'
L49	N 29°13'08" E	22.12'
L50	S 01°20'58" E	50.03'
L51	N 01°05'58" W	50.03'
L52	N 89°17'01" W	45.66'
L53	S 89°17'01" E	44.45'
L54	N 29°20'50" W	50.18'
L55	N 63°53'32" E	34.75'
L58	N 75°29'14" W	11.60'
L60	N 79°23'53" W	10.61'
L62	S 76°13'48" E	20.51'
L63	N 50°32'20" W	6.80'
L64	S 44°11'28" E	21.21'
L65	N 44°05'49" E	20.61'
L66	S 05°53'16" W	13.38'
L67	S 45°48'32" W	21.21'
L68	S 44°11'28" E	21.21'
L69	S 00°07'44" E	33.16'
L70	N 83°01'06" E	26.91'
L71	S 89°11'28" E	10.00'
L72	S 01°09'39" W	15.00'
L73	S 89°11'28" E	11.82'
L74	S 01°09'39" W	15.00'
L75	S 89°11'28" E	10.00'
L76	S 01°09'39" W	15.00'
L77	S 01°09'39" W	15.00'
L78	S 89°11'28" E	10.00'
L79	S 01°09'39" W	15.00'
L80	S 01°09'39" W	15.00'



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C25	586.59'	44.93'	22.48'	44.92'	04°23'19"
C27	25.00'	21.03'	11.18'	20.41'	48°11'23"
C28	50.00'	241.19'	44.72'	66.67'	276°22'46"
C29	25.00'	21.03'	11.18'	20.41'	48°11'23"
C31	25.00'	34.49'	20.62'	31.82'	79°02'15"
C32	50.00'	215.38'	75.83'	83.48'	246°48'09"
C33	25.00'	14.10'	7.25'	13.92'	32°19'33"
C34	50.00'	238.32'	47.37'	68.77'	273°05'46"
C35	25.00'	26.52'	14.66'	25.29'	60°46'13"
C36	25.00'	21.03'	11.18'	20.41'	48°11'23"
C37	50.00'	241.19'	44.72'	66.67'	276°22'46"
C38	25.00'	21.03'	11.18'	20.41'	48°11'23"
C39	25.00'	21.03'	11.18'	20.41'	48°11'23"
C40	50.00'	241.19'	44.72'	66.67'	276°22'46"
C41	25.00'	21.03'	11.18'	20.41'	48°11'23"
C42	432.58'	169.42'	85.81'	168.34'	22°26'22"
C43	695.00'	369.07'	189.00'	364.75'	30°25'34"
C44	250.00'	117.45'	59.83'	116.37'	26°55'00"
C45	275.00'	100.42'	50.77'	99.86'	20°55'18"
C46	250.00'	168.46'	87.57'	165.30'	38°36'07"
C49	700.00'	370.60'	189.75'	366.28'	30°20'01"
C56	2310.00'	7.31'	3.66'	7.31'	00°10'53"
C57	670.00'	291.04'	147.85'	288.76'	24°53'20"
C58	730.00'	288.05'	145.92'	286.18'	22°36'28"
C59	225.00'	88.17'	44.66'	87.61'	22°27'07"
C60	2440.00'	8.53'	4.27'	8.53'	00°12'01"
C61	225.00'	63.45'	31.94'	63.24'	16°09'26"
C62	50.00'	11.43'	5.74'	11.41'	13°05'57"
C63	50.00'	55.50'	31.00'	52.70'	63°36'07"
C64	50.00'	65.58'	38.47'	60.98'	75°08'59"
C65	50.00'	85.50'	57.50'	75.46'	97°58'42"
C66	50.00'	23.17'	11.80'	22.96'	26°33'01"
C67	275.00'	6.62'	3.31'	6.62'	01°22'48"
C68	275.00'	49.07'	24.60'	49.01'	10°13'26"
C69	275.00'	46.25'	23.18'	46.19'	09°38'06"
C70	275.00'	49.10'	24.62'	49.04'	10°13'51"
C71	275.00'	34.27'	17.16'	34.25'	07°08'23"
C72	300.00'	43.30'	21.69'	43.26'	08°16'10"
C73	300.00'	51.72'	25.92'	51.66'	09°52'40"
C74	300.00'	14.53'	7.26'	14.52'	02°46'27"
C75	250.00'	25.63'	12.83'	25.62'	05°52'26"
C76	250.00'	51.16'	25.67'	51.07'	11°43'27"
C77	250.00'	14.50'	7.25'	14.50'	03°19'25"
C78	725.00'	46.44'	23.23'	46.43'	03°40'11"
C79	725.00'	79.28'	39.68'	79.24'	06°15'57"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C80	457.58'	29.18'	14.59'	29.17'	03°39'12"
C81	457.58'	46.81'	23.42'	46.79'	05°51'39"
C82	457.58'	48.42'	24.23'	48.40'	06°03'48"
C83	457.58'	48.20'	24.12'	48.18'	06°02'07"
C84	457.58'	6.60'	3.30'	6.60'	00°49'36"
C85	50.00'	38.57'	20.30'	37.63'	44°12'12"
C86	50.00'	72.29'	44.11'	66.16'	82°50'12"
C87	50.00'	115.03'	111.81'	91.29'	131°48'51"
C88	50.00'	12.43'	6.25'	12.40'	14°14'31"
C89	25.00'	3.58'	1.79'	3.57'	08°11'56"
C90	25.00'	17.45'	9.10'	17.10'	39°59'27"
C91	50.00'	39.72'	20.97'	38.68'	45°30'41"
C92	50.00'	38.48'	20.25'	37.53'	44°05'29"
C93	50.00'	37.91'	19.92'	37.01'	43°26'20"
C94	50.00'	37.91'	19.92'	37.01'	43°26'20"
C95	50.00'	36.91'	19.34'	36.08'	42°17'35"
C96	50.00'	50.27'	27.49'	48.18'	57°36'20"
C97	407.58'	86.31'	43.31'	86.14'	12°07'57"
C98	407.58'	34.27'	17.14'	34.26'	04°49'01"
C99	725.00'	123.28'	61.79'	123.13'	09°44'34"
C100	725.00'	55.94'	27.99'	55.93'	04°25'16"
C101	665.00'	225.54'	113.86'	224.46'	19°25'55"
C102	647.00'	111.15'	55.71'	111.01'	09°50'34"
C103	647.00'	136.32'	68.41'	136.07'	12°04'19"
C104	647.00'	247.47'	125.26'	245.96'	21°54'53"
C105	50.00'	31.26'	16.16'	30.75'	35°49'18"
C106	50.00'	42.70'	22.75'	41.41'	48°55'50"
C107	50.00'	40.18'	21.25'	39.11'	46°02'46"
C108	50.00'	40.18'	21.25'	39.11'	46°02'46"
C109	50.00'	30.11'	15.53'	29.66'	34°30'32"
C110	50.00'	52.08'	28.68'	49.75'	59°40'32"
C111	50.00'	4.67'	2.34'	4.67'	05°21'01"
C112	275.00'	3.00'	1.50'	3.00'	00°37'30"
C113	275.00'	42.41'	21.25'	42.37'	08°50'09"
C114	275.00'	47.26'	23.69'	47.20'	09°50'49"
C115	275.00'	25.79'	12.91'	25.78'	05°22'27"
C116	50.00'	36.73'	19.24'	35.91'	42°05'31"
C117	50.00'	35.01'	18.26'	34.30'	40°07'03"
C118	50.00'	59.11'	33.56'	55.73'	67°44'25"
C119	225.00'	46.91'	23.54'	46.83'	11°56'44"
C120	695.00'	42.57'	21.29'	42.56'	03°30'34"
C121	695.00'	115.92'	58.09'	115.78'	09°33'22"
C122	695.00'	158.49'	79.59'	158.14'	13°03'56"
C123	695.00'	210.58'	106.11'	209.78'	17°21'38"
C124	695.00'	203.78'	102.62'	203.05'	16°47'57"
C125	695.00'	6.81'	3.40'	6.81'	00°33'41"
C126	2415.00'	7.65'	3.82'	7.65'	00°10'53"
C127	2440.00'	8.53'	4.27'	8.53'	00°12'01"
C128	50.00'	84.52'	56.37'	74.81'	96°51'10"

JOB# 92876
DATE: MAR. 1993
SHT. 2 OF 2

WOOD/PATEL ASSOCIATES
Civil Engineers
Hydrologists
Land Surveyors
(602) 957-3149