

**VICINITY MAP**  
(NOT-TO-SCALE)

**LEGEND**

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- ⊙--- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ⊙--- SET 1/2" REBAR WITH CAP LS#33851
- ⊙--- SET PK-NAIL WITH WASHER LS#33851
- ⊙--- CALCULATED POINT NOT SET OR FOUND
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- ===== BOUNDARY LINE
- ===== LOT LINE
- CENTERLINE
- EASEMENT
- FEMA FLOODPLAIN LINE
- ① SHEET NUMBER
- ① SIGHT VISIBILITY EASEMENT (33' X 33')
- Ⓑ RIGHT OF WAY PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- Ⓐ PUBLIC UTILITY EASEMENT PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- RW RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE

**SANITARY SEWER**

GLOBAL WATER COMPANY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE \_\_\_\_\_

**ASSURED WATER SUPPLY**

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 26-400804. FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

**COVENANTS, CONDITIONS, AND RESTRICTIONS**

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO EL DORADO PHASE III OF MARICOPA, ARIZONA, AS SET FORTH IN AND LAST RECORDED AS DOCUMENT 2020-003977 OF RECORDS, PINAL COUNTY RECORDS.

**UTILITIES**

- WATER: GLOBAL WATER
- SEWER: GLOBAL WATER
- IRRIGATION: GLOBAL WATER
- ELECTRIC: ELECTRICAL DISTRICT NO. 3 (ED3)
- GAS: SOUTHWEST GAS
- TELECOM: ORBITEL COMMUNICATIONS CENTURYLINK
- FIRE: CITY OF MARICOPA
- POLICE: CITY OF MARICOPA
- REFUSE: CITY OF MARICOPA

A FINAL PLAT OF  
**"RANCHO EL DORADO PHASE III, PARCEL 58"**

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**CITY OF MARICOPA NOTES**

1. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
2. STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED BY THE PLANNED AREA DEVELOPMENT APPROVAL.
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
9. A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
10. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.

**ASSURANCE STATEMENT**

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

**HOMEOWNERS ASSOCIATION RATIFICATION**

BY THIS RATIFICATION, \_\_\_\_\_ DULY AUTHORIZED AGENT OF RANCHO EL DORADO PHASE III HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR RANCHO EL DORADO PHASE III - PARCEL 58 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
 )SS  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY

APPEARED \_\_\_\_\_, WHOSE IDENTITY WAS PROVEN

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE,

AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

\_\_\_\_\_  
NOTARY PUBLIC SEAL          NOTARY PUBLIC SIGNATURE

**FLOODZONE STATEMENT**

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE "X" AND ZONE "A" (SHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 04021C0735F AND 04021C0755F WITH A DATE OF IDENTIFICATION OF JUNE 16, 2014, FOR COMMUNITY NUMBER 040077 AND COMMUNITY NUMBER 040052 IN PINAL COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREA OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.

ZONE "A" (SHADED) - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

**DEDICATION, WARRANTY OF TITLE AND DEDICATION**

KNOW ALL BY THESE PRESENTS: THAT METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF RANCHO EL DORADO PHASE III, PARCEL 58, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RANCHO EL DORADO PHASE III, PARCEL 58, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. MARICOPA LAKES HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION, MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY RANCHO EL DORADO PHASE III HOMEOWNERS ASSOCIATION.

AS DESIGNATED ON THIS PLAT, ONE-FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, FACILITIES AND/OR ARTERIAL OR COLLECTOR STREETS.

OWNERS' AGREEMENT: IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING THAT SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF, METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

METRO RED-1, L.L.C.  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: METRO PHOENIX RESIDENTIAL FUND, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS MANAGER,

BY: HOLDINGS INVESTMENTS, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS GENERAL PARTNER,

BY: HARVARD VENTURES INC., A NEVADA CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

| TOTAL LAND USE            |                |
|---------------------------|----------------|
| TOTAL NUMBER OF LOTS      | 184            |
| TOTAL NUMBER OF TRACTS    | 3              |
| GROSS RESIDENTIAL DENSITY | 5.45 D.U./A.C. |

**SHEET INDEX**

- 1 COVER, NOTES, TABLES
- 2 KEY MAP, TABLES
- 3-4 PLAT

| LAND USE TABLE   |             |        |
|------------------|-------------|--------|
| LAND USE AREAS   | SQUARE FEET | ACRES  |
| LOTS             | 1,076,386   | 24.710 |
| RIGHT OF WAY     | 318,302     | 7.307  |
| TRACT            | 75,506      | 1.733  |
| TOTAL GROSS AREA | 1,470,194   | 33.750 |

| TRACT TABLE |             |  |
|-------------|-------------|--|
| TRACT       | AREA        | DESCRIPTION  |
| TRACT 'A'   | 0.142 ACRES | LANDSCAPE, P.U.E.  |
| TRACT 'B'   | 0.255 ACRES | LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T. |
| TRACT 'C'   | 1.337 ACRES | LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E.         |
| TOTAL       | 1.734 ACRES |  |

COUNTY SEAL

**OWNER/DEVELOPER**

METRO RED-1, LLC  
1700 N PACESETTER WAY  
SUITE 100  
SCOTTSDALE, AZ 85255  
PHONE: (480) 348-1118  
CONTACT: TIM BRISLIN

**ENGINEER**

COE & VAN LOO CONSULTANTS INC.  
4550 NORTH 12TH STREET  
PHOENIX, AZ 85014  
PHONE: (602) 285-4891  
FAX: (602) 264-0928  
CONTACT: PARKER FROEHLICH  
EMAIL: PFROEHLICH@CVLCCI.COM

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°58'15" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO CABINET G, SLIDE 116, PINAL COUNTY RECORDS.

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
 )SS  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF TO BE THE VICE PRESIDENT OF HARVARD VENTURES, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF METRO PHOENIX RESIDENTIAL FUND, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, THE MANAGER OF METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR, \_\_\_\_\_ DATE  
CITY OF MARICOPA, ARIZONA

CITY ENGINEER, CITY OF MARICOPA, ARIZONA \_\_\_\_\_ DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

BY: \_\_\_\_\_ DATE  
MAYOR

ATTEST: \_\_\_\_\_ DATE  
CITY CLERK

**CERTIFICATION**

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2020; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: \_\_\_\_\_  
RICHARD G. ALCOCKER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCCI.COM

GROSS AREA = 33.751 ACRES

SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 4 FOR LOT AREA TABLE

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

**Coe & Van Loo Consultants, Inc.**

PARCEL 58 FINAL PLAT

**RANCHO EL DORADO PHASE III**

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
ARIZONA

1 SHEET OF 6

CVL Contact: P. FROEHLICH  
CVL Project #: 1-01-01448-01  
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| CURVE TABLE |         |          |            |         |        |               |
|-------------|---------|----------|------------|---------|--------|---------------|
| NO.         | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD  | CHORD-BEARING |
| C1          | 66.52'  | 260.00'  | 014°39'31" | 33.44   | 66.34  | S82°29'47"W   |
| C2          | 42.55'  | 375.00'  | 006°30'05" | 21.30   | 42.53  | S71°54'59"W   |
| C3          | 19.27'  | 55.00'   | 020°04'11" | 9.73    | 19.17  | S58°37'51"W   |
| C4          | 75.23'  | 55.00'   | 078°22'10" | 44.83   | 69.50  | N87°46'50"E   |
| C5          | 370.27' | 970.50'  | 021°51'36" | 187.41  | 368.03 | N38°44'47"W   |
| C6          | 97.60'  | 1000.00' | 005°35'31" | 48.84   | 97.56  | N52°28'21"W   |
| C7          | 208.41' | 970.50'  | 012°18'14" | 104.61  | 208.01 | N61°25'14"W   |
| C8          | 290.55' | 545.00'  | 030°32'45" | 148.82  | 287.12 | N15°33'20"E   |
| C9          | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | N45°16'57"E   |
| C10         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N08°23'17"W   |
| C11         | 82.08'  | 55.00'   | 085°30'19" | 50.85   | 74.67  | S25°41'38"W   |
| C12         | 627.08' | 1140.00' | 031°30'59" | 321.69  | 619.20 | N43°30'12"W   |
| C13         | 365.19' | 685.00'  | 030°32'45" | 187.05  | 360.88 | N15°33'20"E   |
| C14         | 192.48' | 400.00'  | 027°34'15" | 98.14   | 190.63 | S76°02'25"W   |
| C15         | 317.64' | 500.00'  | 036°23'56" | 164.39  | 312.33 | S71°37'35"W   |
| C16         | 65.56'  | 150.00'  | 025°02'38" | 33.31   | 65.04  | S77°39'08"E   |
| C17         | 38.05'  | 25.00'   | 087°12'14" | 23.81   | 34.48  | N81°07'46"E   |
| C18         | 40.42'  | 25.00'   | 092°37'45" | 26.17   | 36.16  | N08°47'13"W   |
| C19         | 17.48'  | 55.00'   | 018°12'24" | 8.81    | 17.40  | N65°26'34"W   |
| C20         | 117.80' | 55.00'   | 122°42'57" | 100.70  | 96.54  | S13°11'17"E   |
| C21         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N39°29'57"E   |
| C22         | 351.86' | 660.00'  | 030°32'45" | 180.22  | 347.71 | N15°33'20"E   |
| C23         | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | N44°43'03"W   |
| C24         | 119.25' | 55.00'   | 124°13'34" | 103.93  | 97.23  | S45°03'15"W   |
| C25         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | S81°30'13"E   |
| C26         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N81°09'18"E   |
| C27         | 120.13' | 55.00'   | 125°08'23" | 105.97  | 97.63  | N44°56'45"W   |
| C28         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | S08°57'12"W   |
| C29         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | S08°23'17"E   |
| C30         | 119.25' | 55.00'   | 124°13'34" | 103.93  | 97.23  | N45°03'15"E   |
| C31         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N81°30'13"W   |
| C32         | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | S44°49'33"W   |
| C33         | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | S45°10'27"E   |
| C34         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N81°09'18"E   |
| C35         | 120.13' | 55.00'   | 125°08'23" | 105.97  | 97.63  | N44°56'45"W   |
| C36         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | S08°57'12"W   |
| C37         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | S08°23'17"E   |
| C38         | 119.25' | 55.00'   | 124°13'34" | 103.93  | 97.23  | N45°03'15"E   |
| C39         | 16.65'  | 55.00'   | 017°20'29" | 8.39    | 16.58  | N81°30'13"W   |
| C40         | 138.49' | 375.00'  | 021°09'37" | 70.04   | 137.71 | S79°14'44"W   |
| C41         | 114.18' | 55.00'   | 118°57'04" | 93.28   | 94.76  | S71°55'43"E   |
| C42         | 17.48'  | 55.00'   | 018°12'24" | 8.81    | 17.40  | N21°33'23"W   |
| C43         | 373.32' | 1115.00' | 019°11'01" | 188.42  | 371.58 | N40°15'05"W   |
| C44         | 40.42'  | 25.00'   | 092°37'45" | 26.17   | 36.16  | S83°50'32"W   |
| C45         | 38.05'  | 25.00'   | 087°12'14" | 23.81   | 34.48  | S06°04'28"E   |
| C46         | 39.07'  | 25.00'   | 089°32'36" | 24.80   | 35.21  | S45°03'15"W   |
| C47         | 39.47'  | 25.00'   | 090°27'24" | 25.20   | 35.50  | N44°56'45"W   |
| C48         | 39.07'  | 25.00'   | 089°32'36" | 24.80   | 35.21  | N45°03'15"E   |
| C49         | 39.47'  | 25.00'   | 090°27'24" | 25.20   | 35.50  | S44°56'45"E   |
| C50         | 36.65'  | 25.00'   | 083°59'45" | 22.51   | 33.46  | S47°49'40"W   |
| C51         | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | N45°10'27"W   |
| C52         | 39.27'  | 25.00'   | 090°00'00" | 25.00   | 35.36  | N44°49'33"E   |
| C53         | 1.82'   | 125.00'  | 000°50'04" | 0.91    | 1.82   | S89°45'25"E   |
| C54         | 47.83'  | 25.00'   | 109°37'16" | 35.45   | 40.86  | S34°31'45"E   |
| C55         | 179.08' | 710.00'  | 014°27'06" | 90.02   | 178.61 | N13°03'21"E   |
| C56         | 32.44'  | 25.00'   | 074°20'21" | 18.96   | 30.21  | S65°35'33"W   |
| C57         | 39.51'  | 175.00'  | 012°56'11" | 19.84   | 39.43  | S83°42'22"E   |
| C58         | 39.47'  | 25.00'   | 090°27'24" | 25.20   | 35.50  | N44°56'45"W   |
| C59         | 39.07'  | 25.00'   | 089°32'36" | 24.80   | 35.21  | N45°03'15"E   |
| C60         | 290.78' | 525.00'  | 031°44'02" | 149.22  | 287.07 | S73°57'32"W   |
| C61         | 33.88'  | 25.00'   | 077°39'29" | 20.12   | 31.35  | S83°04'45"E   |

| CURVE TABLE |         |          |            |         |        |               |
|-------------|---------|----------|------------|---------|--------|---------------|
| NO.         | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD  | CHORD-BEARING |
| C62         | 256.19' | 1165.00' | 012°35'59" | 128.61  | 255.67 | N50°32'59"W   |
| C63         | 38.26'  | 25.00'   | 087°40'41" | 24.01   | 34.63  | S13°00'38"E   |
| C64         | 29.81'  | 710.00'  | 002°24'20" | 14.91   | 29.81  | N29°37'32"E   |
| C65         | 43.49'  | 25.00'   | 099°39'51" | 29.62   | 38.21  | S10°29'15"W   |
| C66         | 244.62' | 475.00'  | 029°30'22" | 125.08  | 241.92 | S75°04'22"W   |
| C67         | 39.47'  | 25.00'   | 090°27'24" | 25.20   | 35.50  | N44°56'45"W   |
| C68         | 39.07'  | 25.00'   | 089°32'36" | 24.80   | 35.21  | N45°03'15"E   |
| C69         | 172.35' | 425.00'  | 023°14'06" | 87.37   | 171.17 | S78°12'30"W   |
| C70         | 36.35'  | 25.00'   | 083°19'05" | 22.24   | 33.23  | S71°45'00"E   |
| C71         | 188.15' | 1165.00' | 009°15'13" | 94.28   | 187.95 | N34°43'04"W   |
| C72         | 210.39' | 1000.00' | 012°03'16" | 105.58  | 210.00 | N61°17'44"W   |

**LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1" IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 13, FROM WHICH THE G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 00°16'57" EAST, A DISTANCE OF 2,679.02 FEET;

THENCE NORTH 00°16'57" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,278.58 FEET;

THENCE NORTH 89°43'03" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°49'33" WEST, A DISTANCE OF 471.28 FEET TO THE BEGINNING OF A TANGENT CURVE OF 260.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'31", A DISTANCE OF 66.52 FEET;

THENCE NORTH 14°49'59" WEST, A DISTANCE OF 115.00 FEET TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 14°49'59" EAST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°30'05", A DISTANCE OF 42.55 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°04'11", A DISTANCE OF 19.27 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°22'10", A DISTANCE OF 75.23 FEET;

THENCE SOUTH 62°11'00" WEST, A DISTANCE OF 144.51 FEET; TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS PARKWAY AS DEPICTED IN THE "MAP OF DEDICATION OF RANCHO EL DORADO PHASE III," AS RECORDED IN CABINET F, SLIDE 167, RECORDS OF PINAL COUNTY, ARIZONA, SAID POINT BEING ON A 970.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 62°11'00" WEST;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°51'36", A DISTANCE OF 370.27 FEET;

THENCE NORTH 40°19'25" EAST, A DISTANCE OF 29.50 FEET TO A POINT ON A 1,000.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 40°19'25" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°35'31", A DISTANCE OF 97.60 FEET;

THENCE SOUTH 34°43'53" WEST, A DISTANCE OF 29.50 FEET TO A POINT ON A 970.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 34°43'53" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°18'14", A DISTANCE OF 208.41 FEET TO A POINT ON THE EASTERLY LINE OF RANCHO EL DORADO PHASE III PARCEL 46, AS RECORDED IN CABINET G, SLIDE 117, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES:

THENCE NORTH 30°49'42" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 545.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°32'45", A DISTANCE OF 290.55 FEET;

THENCE NORTH 00°16'57" EAST, A DISTANCE OF 130.65 FEET;

THENCE SOUTH 89°43'03" EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

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

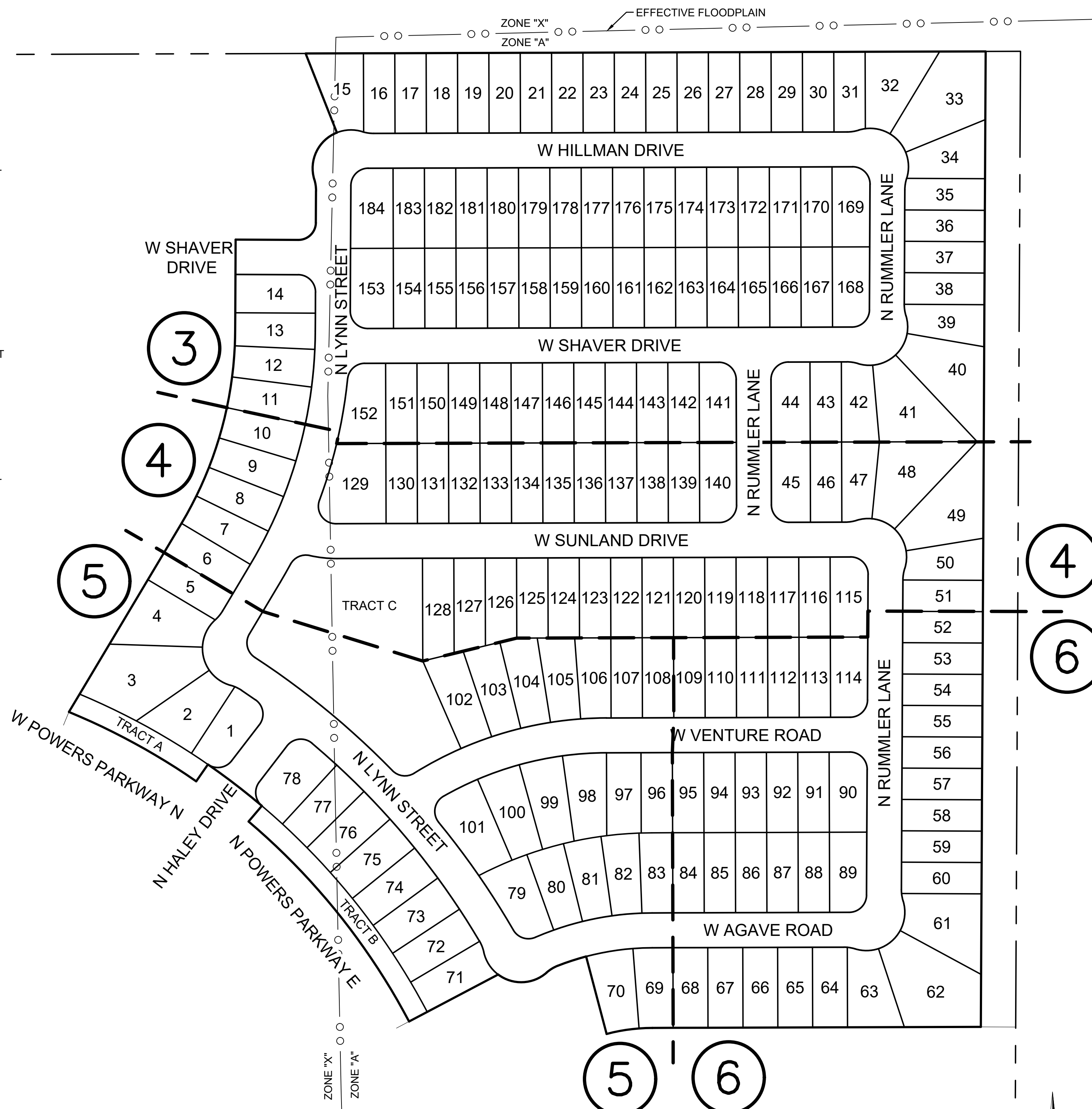
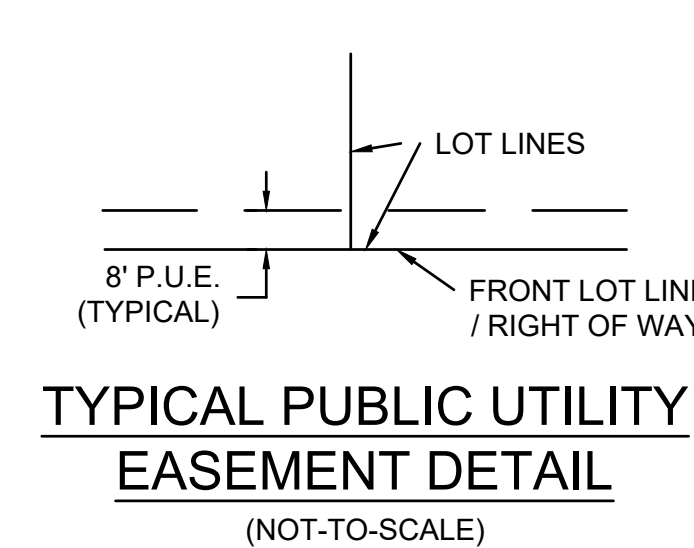
THENCE NORTH 00°16'57" EAST, A DISTANCE OF 45.35 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°30'19", A DISTANCE OF 82.08 FEET;

THENCE NORTH 21°33'13" WEST, A DISTANCE OF 122.19 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N40°19'25"E | 29.50' |
| L2         | S34°43'53"W | 29.50' |
| L3         | N62°15'18"E | 14.98' |
| L4         | N65°07'49"W | 6.64'  |
| L5         | S62°11'00"W | 20.50' |
| L6         | N22°25'39"E | 20.50' |

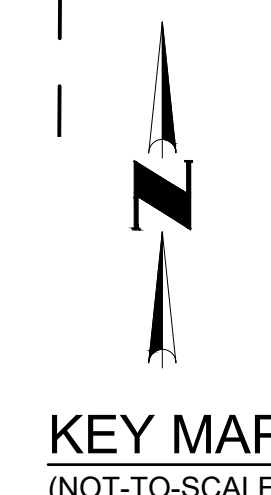


**LEGAL DESCRIPTION (CONTINUED)**

THENCE NORTH 89°49'33" EAST, DEPARTING SAID EASTERLY LINE ALONG SAID NORTH LINE, A DISTANCE OF 975.94 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°16'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,400.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,470,195 SQUARE FEET OR 33.751 ACRES, MORE OR LESS.



SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 4 FOR LOT AREA TABLE



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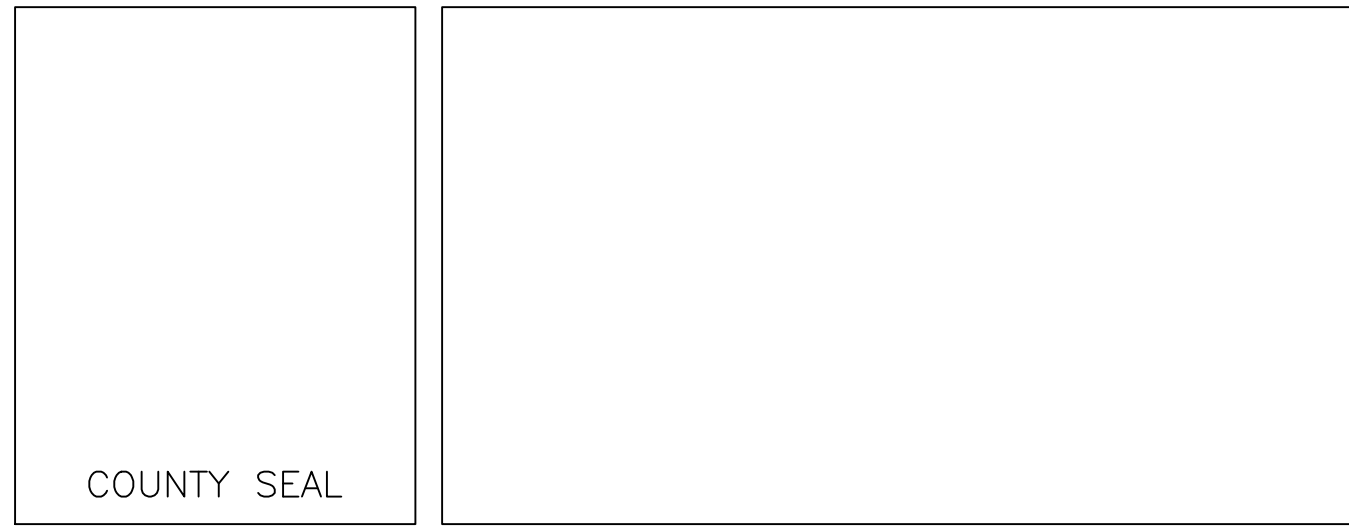
PARCEL 58 FINAL PLAT  
**RANCHO EL DORADO PHASE III**  
 CITY OF MARICOPA, ARIZONA

**Coe & Van Loo Consultants, Inc.**

Registered Land Surveyor  
 CERTIFICATE NO. 33851  
 RICHARD G. ALCOCKER  
 ARIZONA, U.S.A.  
*Richard G. Alcoccker*

2 SHEET OF 6

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 CVL Project #: 1-01-01448-01  
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**PARCEL 58 FINAL PLAT**

**RANCHO EL DORADO PHASE III**

CITY OF MARICOPA, ARIZONA

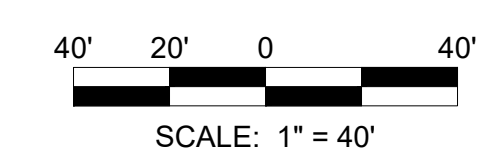
Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCK  
ARIZONA L.S.A.

*Richard G. Alcock*

3 SHEET OF 6

CVL Contact: P. FROEHLICH  
CVL Project #: 1-01-01448-01  
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SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 4 FOR LOT AREA TABLE

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| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 1     | 6,254              |
| 2     | 7,625              |
| 3     | 12,976             |
| 4     | 8,582              |
| 5     | 5,197              |
| 6     | 5,618              |
| 7     | 5,695              |
| 8     | 5,695              |
| 9     | 5,695              |
| 10    | 5,695              |
| 11    | 5,695              |
| 12    | 5,695              |
| 13    | 5,720              |
| 14    | 6,191              |
| 15    | 6,805              |
| 16    | 5,166              |
| 17    | 5,175              |
| 18    | 5,175              |
| 19    | 5,175              |
| 20    | 5,175              |
| 21    | 5,175              |
| 22    | 5,175              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 23    | 5,175              |
| 24    | 5,175              |
| 25    | 5,175              |
| 26    | 5,175              |
| 27    | 5,175              |
| 28    | 5,175              |
| 29    | 5,175              |
| 30    | 5,175              |
| 31    | 5,125              |
| 32    | 8,180              |
| 33    | 12,550             |
| 34    | 6,873              |
| 35    | 5,205              |
| 36    | 5,175              |
| 37    | 5,175              |
| 38    | 5,227              |
| 39    | 5,715              |
| 40    | 11,033             |
| 41    | 10,562             |
| 42    | 5,576              |
| 43    | 5,175              |
| 44    | 6,306              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 45    | 6,306              |
| 46    | 5,175              |
| 47    | 5,466              |
| 48    | 10,573             |
| 49    | 11,236             |
| 50    | 5,718              |
| 51    | 5,175              |
| 52    | 5,175              |
| 53    | 5,175              |
| 54    | 5,175              |
| 55    | 5,175              |
| 56    | 5,175              |
| 57    | 5,175              |
| 58    | 5,175              |
| 59    | 5,175              |
| 60    | 5,174              |
| 61    | 9,594              |
| 62    | 14,128             |
| 63    | 7,066              |
| 64    | 5,750              |
| 65    | 5,750              |
| 66    | 5,750              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 67    | 5,779              |
| 68    | 5,750              |
| 69    | 6,113              |
| 70    | 6,648              |
| 71    | 5,786              |
| 72    | 5,942              |
| 73    | 5,942              |
| 74    | 5,942              |
| 75    | 5,942              |
| 76    | 5,942              |
| 77    | 5,942              |
| 78    | 7,593              |
| 79    | 7,031              |
| 80    | 5,632              |
| 81    | 5,632              |
| 82    | 5,632              |
| 83    | 5,330              |
| 84    | 5,175              |
| 85    | 5,175              |
| 86    | 5,175              |
| 87    | 5,175              |
| 88    | 5,175              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 89    | 5,994              |
| 90    | 6,094              |
| 91    | 5,175              |
| 92    | 5,175              |
| 93    | 5,175              |
| 94    | 5,175              |
| 95    | 5,175              |
| 96    | 5,176              |
| 97    | 5,779              |
| 98    | 6,712              |
| 99    | 6,877              |
| 100   | 6,937              |
| 101   | 8,222              |
| 102   | 7,061              |
| 103   | 6,246              |
| 104   | 6,149              |
| 105   | 5,772              |
| 106   | 5,521              |
| 107   | 5,175              |
| 108   | 5,175              |
| 109   | 5,175              |
| 110   | 5,175              |

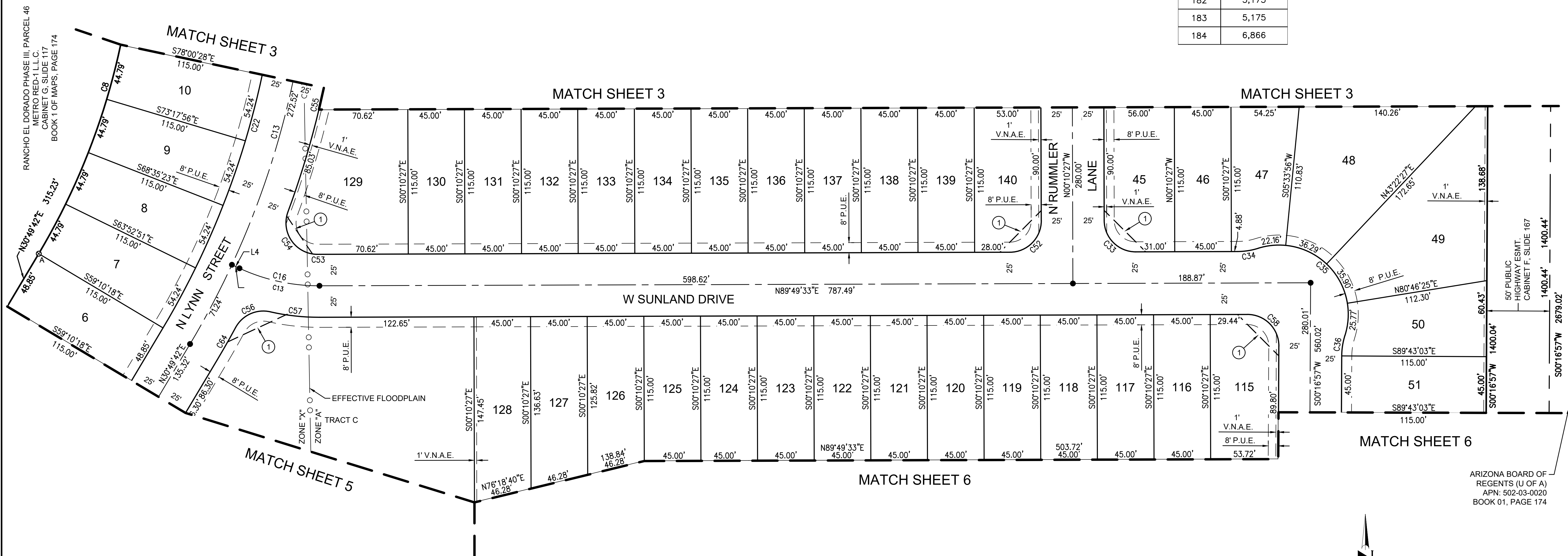
| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 101   | 8,222              |
| 102   | 7,061              |
| 103   | 6,246              |
| 104   | 6,149              |
| 105   | 5,772              |
| 106   | 5,521              |
| 107   | 5,175              |
| 108   | 5,175              |
| 109   | 5,175              |
| 110   | 5,175              |
| 111   | 5,175              |
| 112   | 5,175              |
| 113   | 5,175              |
| 114   | 5,994              |
| 115   | 6,094              |
| 116   | 5,175              |
| 117   | 5,175              |
| 118   | 5,175              |
| 119   | 5,175              |
| 120   | 5,175              |
| 121   | 5,175              |
| 122   | 5,175              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 123   | 5,175              |
| 124   | 5,175              |
| 125   | 5,175              |
| 126   | 5,418              |
| 127   | 5,905              |
| 128   | 6,392              |
| 129   | 9,814              |
| 130   | 5,175              |
| 131   | 5,175              |
| 132   | 5,175              |
| 133   | 5,175              |
| 134   | 5,175              |
| 135   | 5,175              |
| 136   | 5,175              |
| 137   | 5,175              |
| 138   | 5,175              |
| 139   | 5,175              |
| 140   | 5,961              |
| 141   | 5,961              |
| 142   | 5,175              |
| 143   | 5,175              |
| 144   | 5,175              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 145   | 5,175              |
| 146   | 5,175              |
| 147   | 5,175              |
| 148   | 5,175              |
| 149   | 5,175              |
| 150   | 5,175              |
| 151   | 5,175              |
| 152   | 6,794              |
| 153   | 6,966              |
| 154   | 5,175              |
| 155   | 5,175              |
| 156   | 5,175              |
| 157   | 5,175              |
| 158   | 5,175              |
| 159   | 5,175              |
| 160   | 5,175              |
| 161   | 5,175              |
| 162   | 5,175              |
| 163   | 5,175              |
| 164   | 5,175              |
| 165   | 5,175              |
| 166   | 5,175              |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 167   | 5,175              |
| 168   | 5,993              |
| 169   | 6,094              |
| 170   | 5,175              |
| 171   | 5,175              |
| 172   | 5,175              |
| 173   | 5,175              |
| 174   | 5,175              |
| 175   | 5,175              |
| 176   | 5,175              |
| 177   | 5,175              |
| 178   | 5,175              |
| 179   | 5,175              |
| 180   | 5,175              |
| 181   | 5,175              |
| 182   | 5,175              |
| 183   | 5,175              |
| 184   | 6,866              |

COUNTY SEAL



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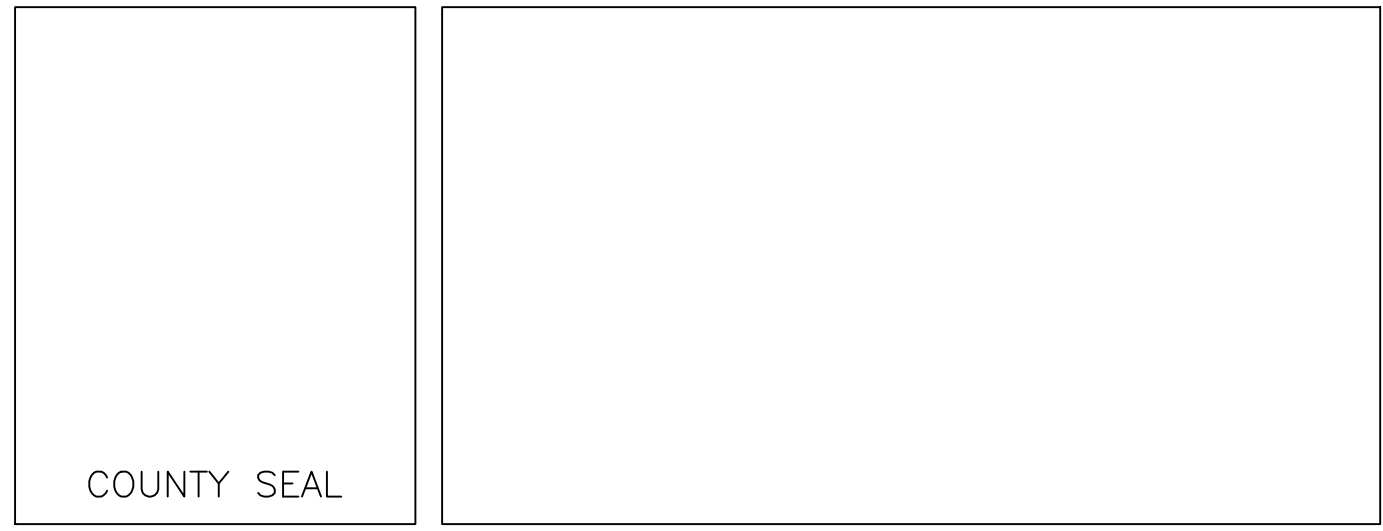
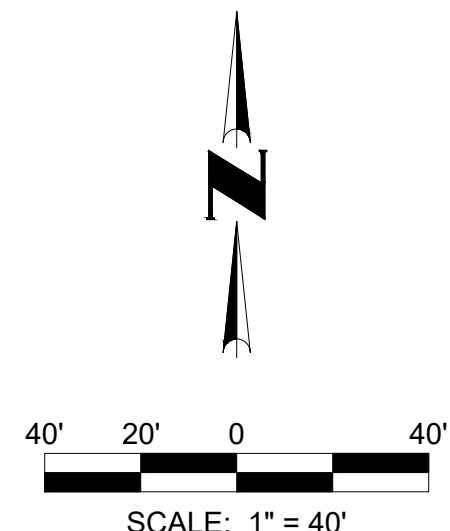
PARCEL 58 FINAL PLAT  
 RANCHO EL DORADO PHASE III  
 CITY OF MARICOPA, ARIZONA

Arizona Board of Regents (U of A)  
 APN: 502-03-0020  
 BOOK 01, PAGE 174

Registered Land Surveyor  
 CERTIFICATE NO. 33851  
 RICHARD C. ALCOCKER  
 ARIZONA, U.S.A.

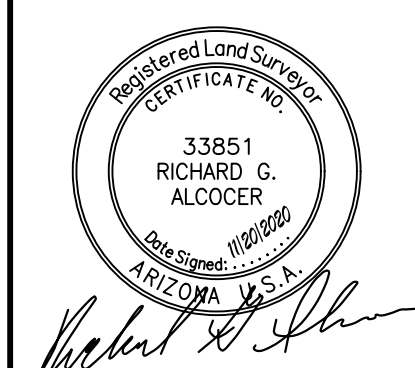


APN 510-12-001R  
 RANCHO EL DORADO PHASE III, PARCEL 58  
 METRO RED-1 L.L.C.  
 CABINET G, SLIDE 50



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PARCEL 58 FINAL PLAT

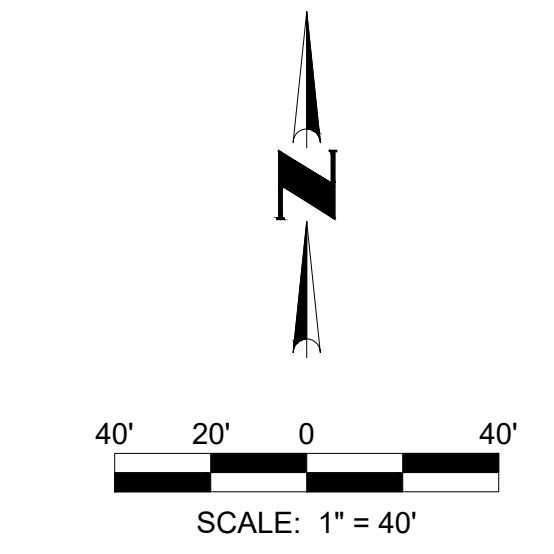
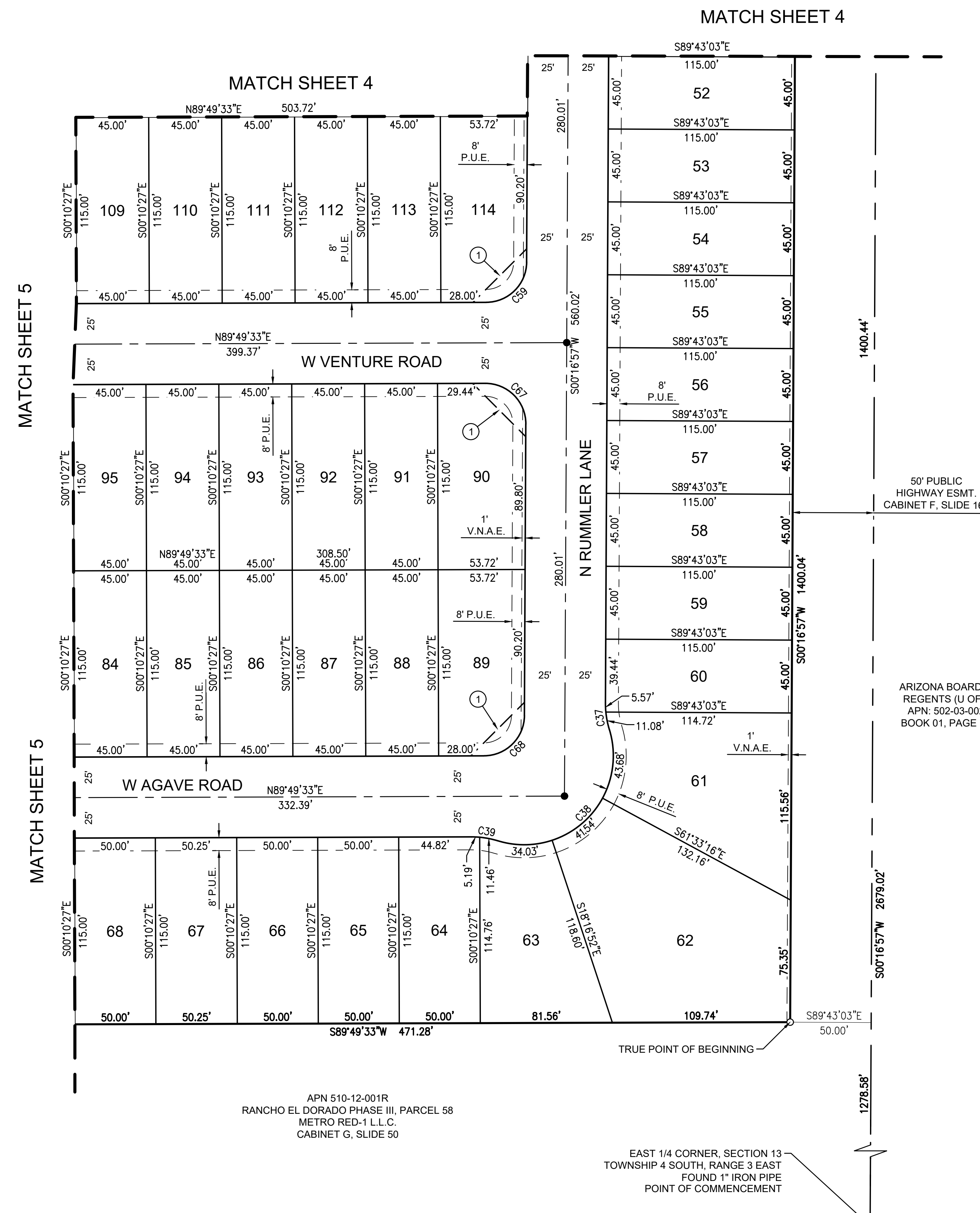
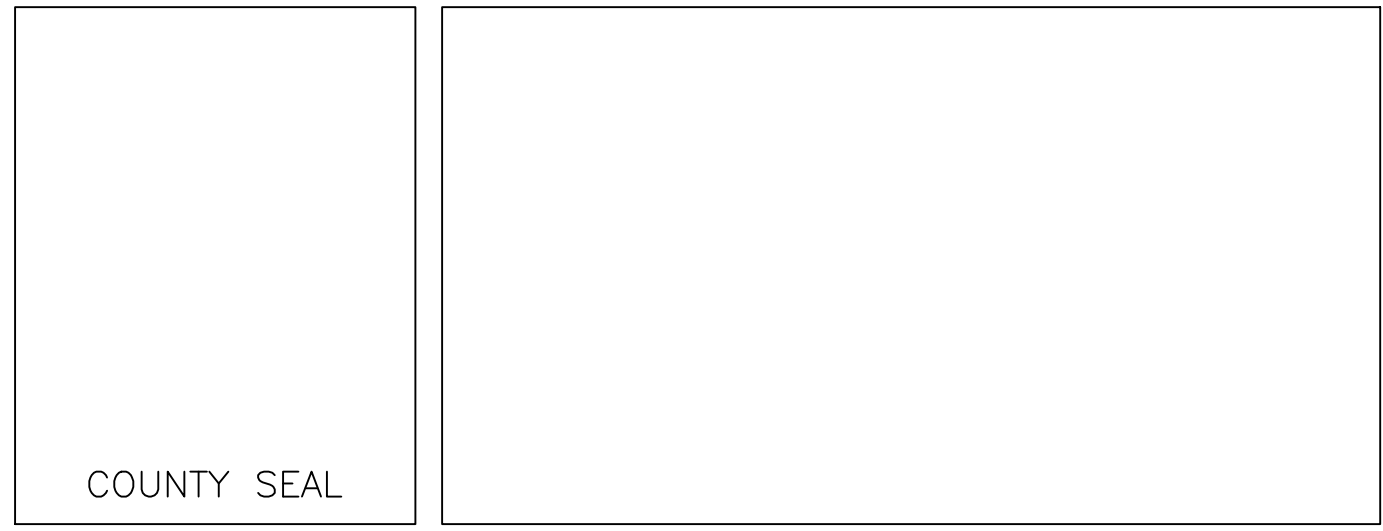


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 CITY OF MARICOPA, ARIZONA



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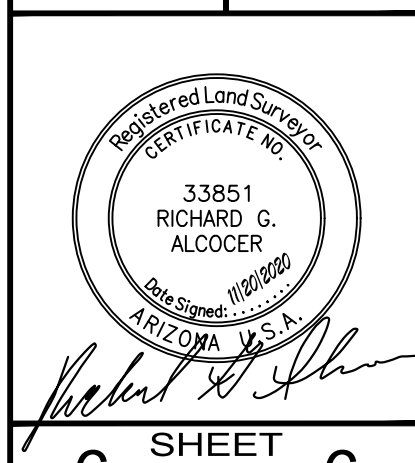


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**PARCEL 58 FINAL PLAT**

**RANCHO EL DORADO PHASE III**

CITY OF MARICOPA, ARIZONA



SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 4 FOR LOT AREA TABLE