

FINAL PLAT

"Anderson Farms Phase IB"
 A PORTION OF THE NORHTWEST QUARTER OF SECTION 33,
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
 PINAL COUNTY, ARIZONA

CONVEYANCE AND DEDICATION STATEMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "A FINAL PLAT FOR ANDERSON FARMS PHASE 1B", A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARE THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H" & "I" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

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 SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF:

LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF MARICOPA BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH A CITY OF MARICOPA BRASS CAP IN A HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS SOUTH 0 DEGREES 32 MINUTES 46 SECONDS WEST (BASIS OF BEARING), 2,639.89 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, SOUTH 0 DEGREES 32 MINUTES 46 SECONDS WEST, 922.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 11 MINUTES 22 SECONDS EAST, 1,225.32 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 1,006.38 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 1,046.31 FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 10 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 195.01 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, 982.46 FEET TO THE POINT OF BEGINNING.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "ANDERSON FARMS PHASE 1B" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ OF ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

BY: _____
 NOTARY PUBLIC DATE
 MY COMMISSION EXPIRES: _____

LAND USE TABLE

TOTAL NUMBER OF LOTS	115
TOTAL NUMBER OF TRACTS	
(COMMON AREA A - I)	9
TOTAL LOTS AREA	15,1789 AC.
TOTAL TRACTS AREA	7,0517 AC.
RIGHT-OF-WAY	6,4152 AC.
GROSS AREA	28,6458 AC.

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA
 REZONING CASE # 2018-02.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES AREA ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY QUIT CLAIM DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- THE 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 WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR ANDERSON FARMS HOMEOWNERS ASSOCIATION ARE RECORDED IN FEE NO. _____, PINAL COUNTY RECORDS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ADJUTING PROPERTY OWNER.
- SIDEWALK EASEMENTS SHALL NOT PRECLUDE A UTILITY PROVIDER FROM ACCESS TO THE PUBLIC UTILITY EASEMENT.
- THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.

UTILITY SERVICES

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ED3
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE	ORBITEL COMMUNICATIONS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

DEVELOPER

LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 1665 W. ALAMEDA DRIVE, SUITE 130
 TEMPE, AZ 85282
 PHONE: (602) 921-6520
 CONTACT: TODD SKORO
 EMAIL: todd.skoro@lennar.com

ENGINEER

EPS GROUP, INC.
 1130 N. ALMA SCHOOL RD, SUITE 120
 MESA, ARIZONA 85201
 PHONE: (480) 503-2250
 CONTACT: ERIC WINTERS, P.E.
 EMAIL: eric.winters@epsgruoinc.com

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID BEARING BEING NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 86-402008.0001, FOR THE SUBMISSION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S MUNOZ III, RLS NO. 53160
 EPS GROUP, INC.
 1130 N. ALMA SCHOOL RD, SUITE 120
 MESA, ARIZONA 85201
 PHONE: (480) 503-2250

APPROVALS

APPROVED:

 DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT DATE
 CITY OF MARICOPA, ARIZONA

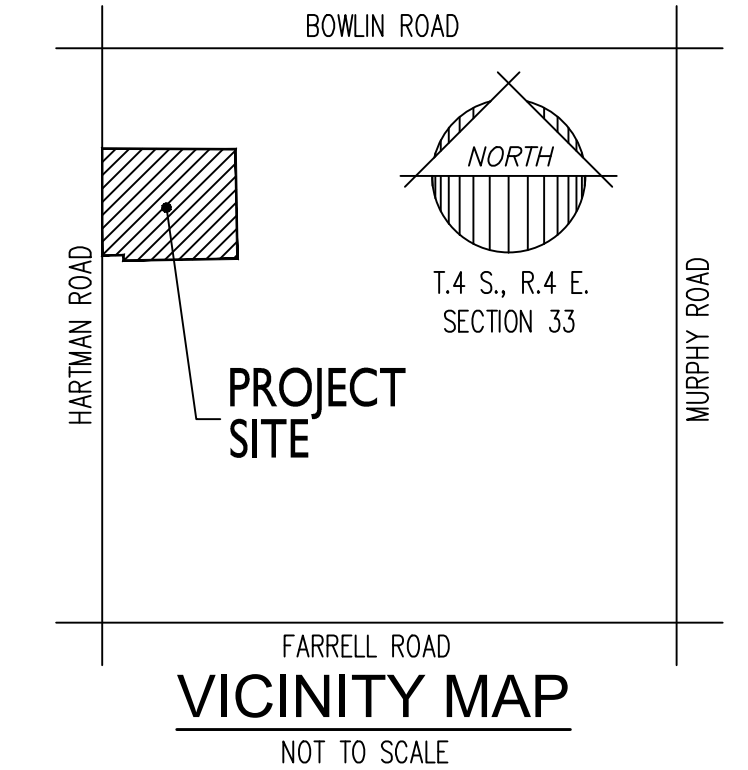
APPROVED:

 CITY ENGINEER DATE
 CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20____.

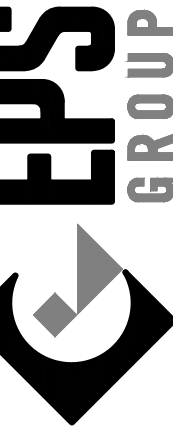
BY: _____
 MAYOR DATE

ATTEST: _____
 CITY CLERK DATE



rmunoz Feb 03, 2022 10:32am \\Eps-m16-f60\shreda\Projects\2021-0141\Land Survey\Drawings\Final Plat\Phase 1B\Plat21-0141 Ph 1B Plat.dwg

1130 N. Alma School Rd, Suite 120
 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.835.1709
 www.epsgruoinc.com



"Anderson Farms Phase IB"

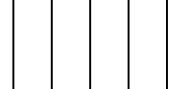
City of Maricopa, Arizona

FINAL PLAT

Project

Revisions:

Call at least two full working days before you begin construction.



Drawn by: A.G.
 Reviewed by: R.M.

53160
 RAYMOND S.
 MUNOZ III
 Signed 2/3/2022
 ARIZONA, U.S.A.

Job No.
21-0141

FP01

Sheet No.
1
 of 4

Feb 03, 2022 10:20am S:\Projects\2021\21-0141\Land Survey\Dwgs\Final Plat\Phase 1B Plat\21-0141 Ph 1B Plat.dwg

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,829	0.1338
2	5,861	0.1346
3	5,747	0.1319
4	5,680	0.1304
5	5,242	0.1203
6	5,399	0.1240
7	5,400	0.1240
8	5,400	0.1240
9	5,400	0.1240
10	5,400	0.1240
11	5,376	0.1234
12	5,976	0.1372
13	6,000	0.1377
14	6,000	0.1377
15	6,000	0.1377
16	6,000	0.1377
17	6,000	0.1377
18	6,000	0.1377
19	6,000	0.1377
20	6,000	0.1377
21	5,887	0.1351
22	6,141	0.1410
23	5,713	0.1311
24	5,750	0.1320
25	5,750	0.1320
26	5,750	0.1320
27	5,750	0.1320
28	5,750	0.1320
29	5,750	0.1320
30	5,750	0.1320
31	5,750	0.1320
32	5,750	0.1320
33	5,175	0.1188
34	5,175	0.1188
35	5,175	0.1188
36	5,175	0.1188
37	5,175	0.1188
38	5,175	0.1188
39	5,138	0.1179

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
40	5,726	0.1315
41	5,750	0.1320
42	5,750	0.1320
43	5,750	0.1320
44	5,750	0.1320
45	5,750	0.1320
46	5,750	0.1320
47	5,750	0.1320
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,713	0.1311
56	6,034	0.1385
57	5,601	0.1286
58	5,750	0.1320
59	5,750	0.1320
60	5,750	0.1320
61	5,726	0.1315
62	5,750	0.1320
63	5,750	0.1320
64	5,750	0.1320
65	5,750	0.1320
66	5,750	0.1320
67	5,750	0.1320
68	5,750	0.1320
69	5,750	0.1320
70	5,726	0.1315
71	5,713	0.1311
72	5,750	0.1320
73	5,750	0.1320
74	5,750	0.1320
75	5,750	0.1320
76	5,750	0.1320
77	5,750	0.1320
78	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
79	5,750	0.1320
80	5,750	0.1320
81	5,726	0.1315
82	5,750	0.1320
83	5,750	0.1320
84	5,750	0.1320
85	5,750	0.1320
86	5,750	0.1320
87	6,000	0.1377
88	6,000	0.1377
89	6,000	0.1377
90	6,000	0.1377
91	6,000	0.1377
92	6,000	0.1377
93	6,000	0.1377
94	6,000	0.1377
95	6,000	0.1377
96	6,000	0.1377
97	6,000	0.1377
98	6,000	0.1377
99	6,000	0.1377
100	6,000	0.1377
101	6,000	0.1377
102	6,000	0.1377
103	6,000	0.1377
104	5,999	0.1377
105	5,837	0.1340
106	6,430	0.1476
107	5,426	0.1246
108	5,496	0.1262
109	5,529	0.1269
110	5,563	0.1277
111	5,596	0.1285
112	5,630	0.1292
113	5,663	0.1300
114	5,697	0.1308
115	5,724	0.1314

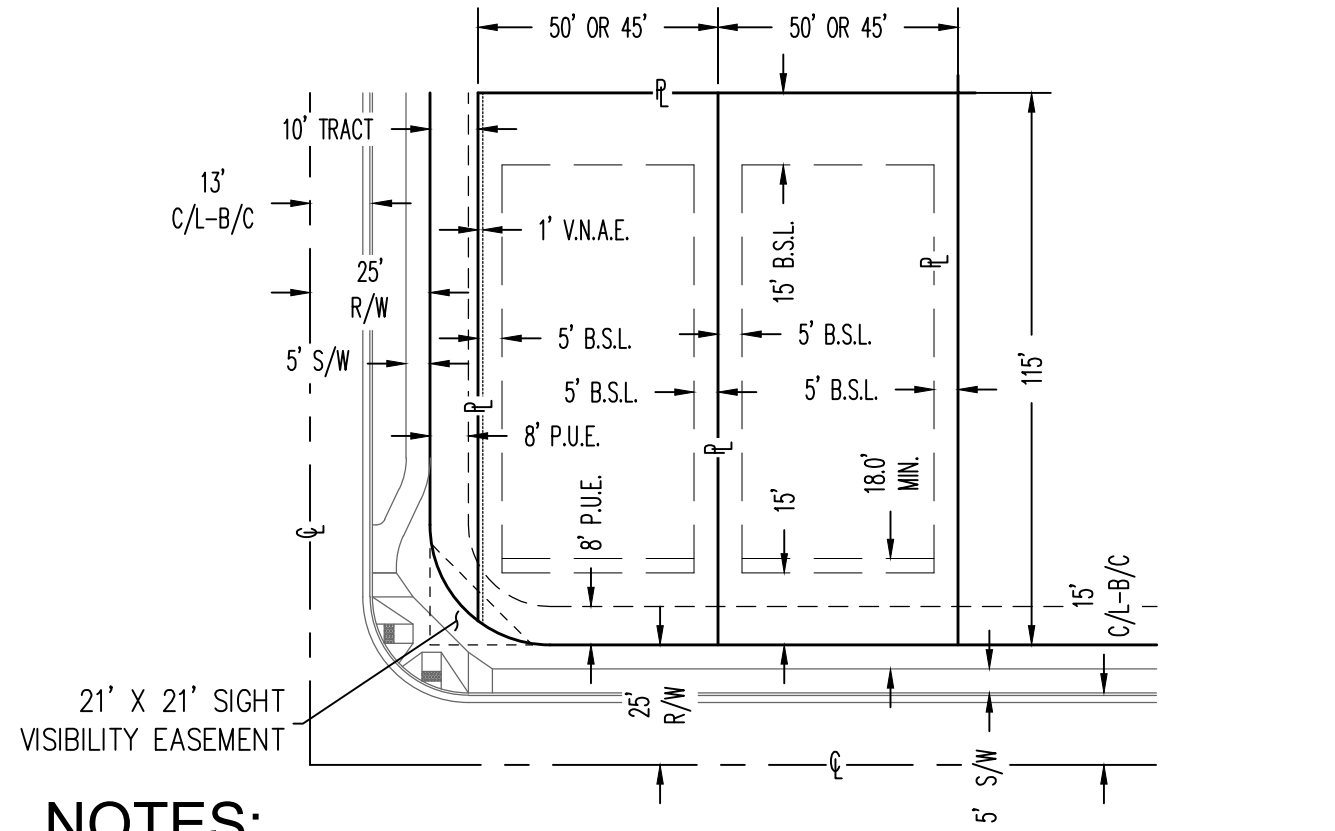
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	51.29'	33.00'	89°03'04"	46.28'	S45°04'18"W
C2	52.38'	33.00'	90°56'56"	47.05'	S44°55'42"E
C3	39.27'	25.00'	90°00'00"	35.36'	N45°24'10"W
C4	39.27'	25.00'	90°00'00"	35.36'	N44°35'50"E
C5	12.70'	40.00'	18°11'42"	12.65'	N08°41'41"E
C6	132.36'	60.00'	126°23'23"	107.11'	S45°24'10"E
C7	12.70'	40.00'	18°11'42"	12.65'	S80°29'59"W
C8	43.98'	28.00'	90°00'00"	39.60'	S45°24'10"E
C9	39.27'	25.00'	90°00'00"	35.36'	S44°35'50"W
C10	39.27'	25.00'	90°00'00"	35.36'	S45°24'10"E
C11	12.70'	40.00'	18°11'42"	12.65'	N09°30'01"W
C12	132.36'	60.00'	126°23'23"	107.11'	S44°35'50"W
C13	43.98'	28.00'	90°00'00"	39.60'	S44°35'50"W
C14	12.70'	40.00'	18°11'42"	12.65'	S81°18'19"E
C15	39.27'	25.00'	90°00'00"	35.36'	N44°35'50"E
C16	39.27'	25.00'	90°00'00"	35.36'	N45°24'10"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, RETENTION, PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT AND ED3 EASEMENT	30,999	0.7116
Tract B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,090	0.0250
Tract C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,090	0.0250
Tract D	LANDSCAPE, OPEN SPACE, RETENTION, PUBLIC UTILITY EASEMENT, TRAIL AND AMENITY	118,272	2.7151
Tract E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	16,760	0.3848
Tract F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract G	LANDSCAPE, OPEN SPACE, RETENTION AND PUBLIC UTILITY EASEMENT	19,282	0.4426
Tract H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,059	0.0473
Tract I	LANDSCAPE, OPEN SPACE, RETENTION, PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT AND ED3 EASEMENT	115,541	2.6524

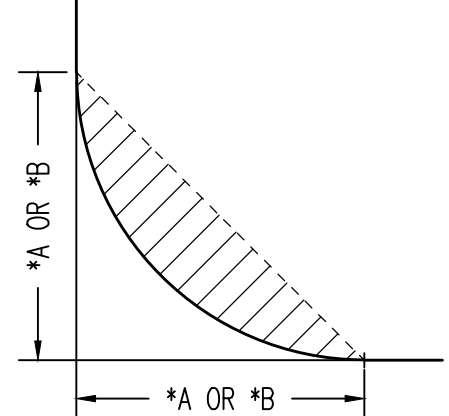
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'10"W	50.00'
L2	N49°43'44"E	24.30'
L3	N55°25'51"W	32.49'
L4	N50°18'28"E	25.15'
L5	N46°06'25"W	18.58'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C17	39.27'	25.00'	90°00'00"	35.36'	S44°35'50"W
C18	39.27'	25.00'	90°00'00"	35.36'	S45°24'10"E
C19	12.70'	40.00'	18°11'42"	12.65'	N80°29'59"E
C20	12.70'	40.00'	18°11'42"	12.65'	S08°41'41"W
C21	132.36'	60.00'	126°23'23"	107.11'	N45°24'10"W
C22	43.98'	28.00'	90°00'00"	39.60'	N45°24'10"W
C23	12.70'	40.00'	18°11'42"	12.65'	N81°18'19"W
C24	12.70'	40.00'	18°11'42"	12.65'	S09°30'01"E
C25	43.98'	28.00'	90°00'00"	39.60'	N44°35'50"E
C26	132.36'	60.00'	126°23'23"	107.11'	N44°35'50"E
C27	39.27'	25.00'	90°00'00"	35.36'	S44°35'50"W
C28	39.27'	25.00'	90°00'00"	35.36'	N45°24'10"W
C29	29.20'	30.00'	55°46'16"	28.06'	N62°31'02"W
C30	254.42'	50.00'	291°32'32"	56.25'	N00°24'10"W
C31	29.20'	30.00'	55°46'16"	28.06'	N61°42'42"E

(DEVELOPMENT STANDARDS RS-5)
TYPICAL LOT
NOT TO SCALE



NOTES:
FOR RS-4 OR RS-5 DEVELOPMENT STANDARDS, PLEASE REFER TO MARICOPA CITY CODE.



SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE

*A = 25' X 25' FOR LOCAL INTERSECTION
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS

Project

Revisions:

No.	By	Date	Description

Call at least two full working days before you begin construction.

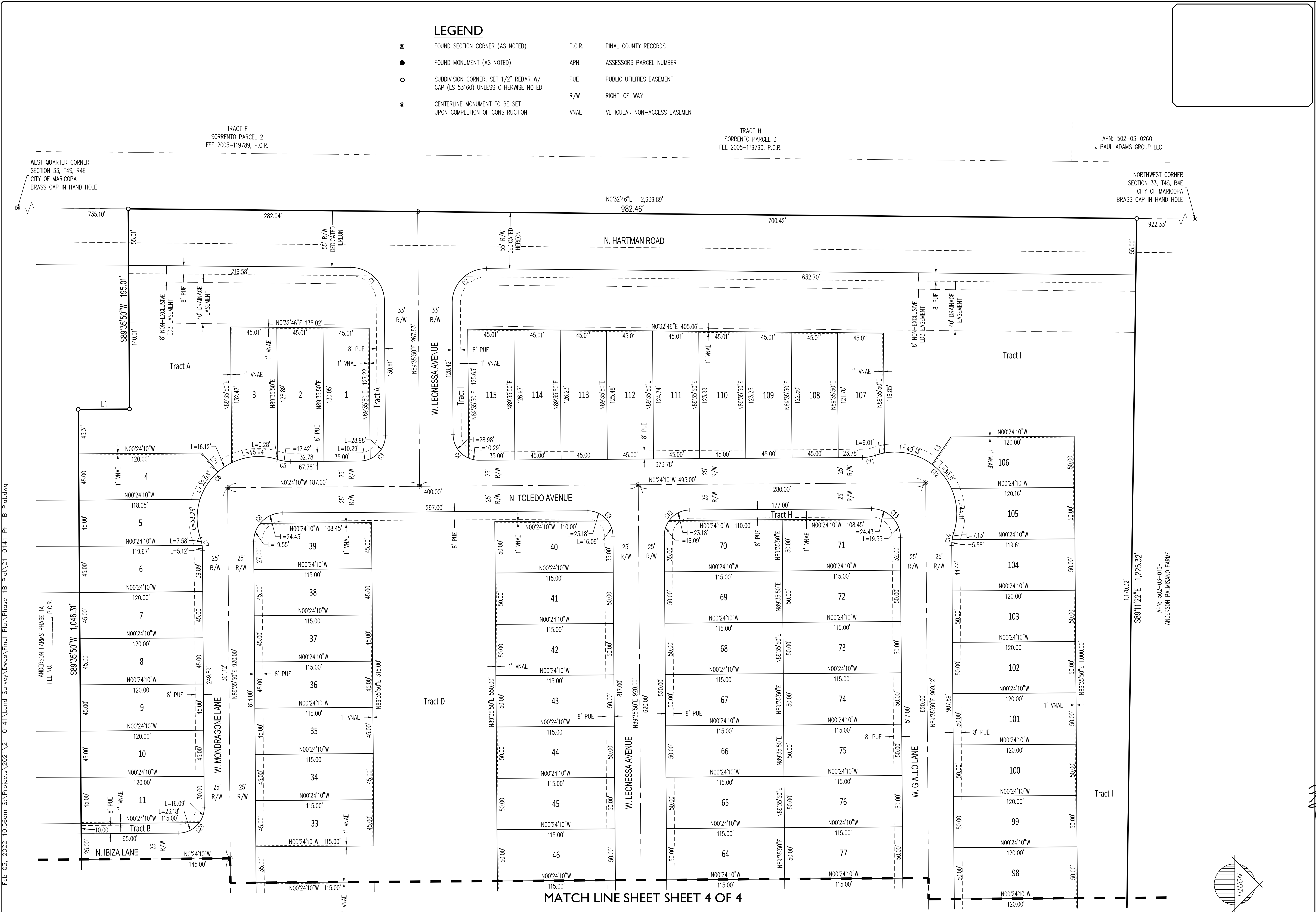
ARIZONA CITY
Official City Seal for the City of Maricopa, Arizona
In Maricopa County (002263-110)

Drawn by: A.G.
Reviewed by: R.M.

Raymond S. Munoz III
53160 RAYMOND S. MUNOZ III
Signed 2/3/2022
ARIZONA, U.S.A.

LEGEND

- FOUND SECTION CORNER (AS NOTED) P.C.R. PINAL COUNTY RECORDS
- FOUND MONUMENT (AS NOTED) APN: ASSESSORS PARCEL NUMBER
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED PUE PUBLIC UTILITIES EASEMENT
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



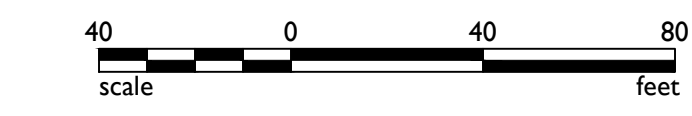
Feb 03, 2022 10:56am S:\Projects\2021\21-0141\Land Survey\Draws\Final Plat\Phase 1B Plat\21-0141 Ph 1B Plat.dwg

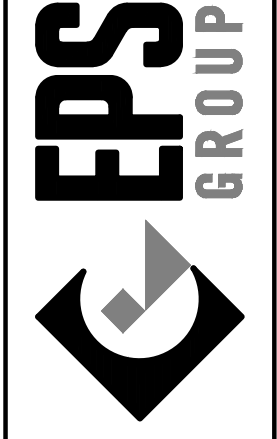
ANDERSON FARMS PHASE 1A
FEE NO. _____ P.C.R.
S89°35'50"W 1,046.31'

TRACT F
SORRENTO PARCEL 2
FEE 2005-119789, P.C.R.

TRACT H
SORRENTO PARCEL 3
FEE 2005-119790, P.C.R.

APN: 502-03-0260
J PAUL ADAMS GROUP LLC





1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.835.2350 | F:480.835.1799
WWW.EPSGROUPINC.COM

"Anderson Farms Phase IB"

City of Maricopa, Arizona


FINAL PLAT

Project: _____

Revisions:

No.	Description

Call at least two full working days before you begin construction.

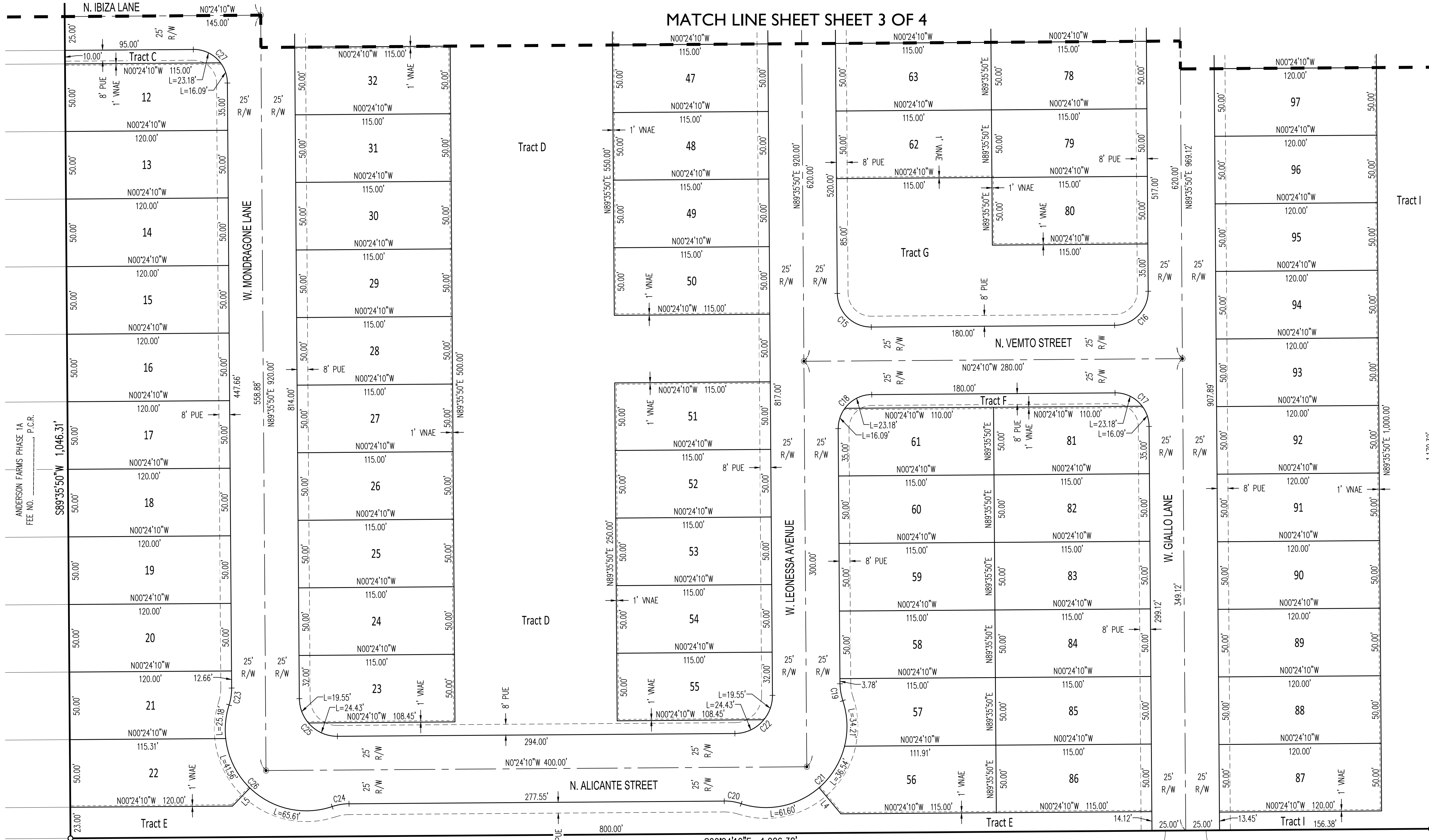


 Drawn by: *[Signature]* A.G.
 Reviewed by: *[Signature]* R.M.
53160 RAYMOND S. MUNOZ III
D. Signed 2/3/22
ARIZONA, U.S.A.

Job No.
21-0141

FP01

Sheet No.
3
of 4



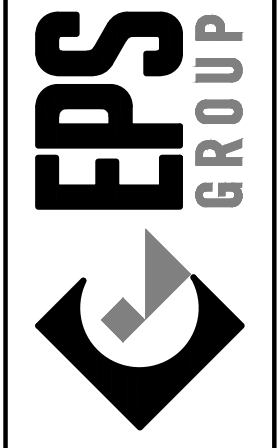
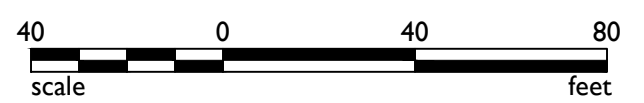
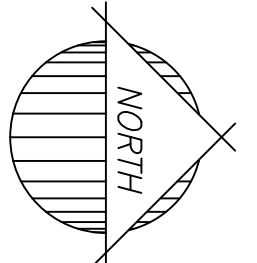
MATCH LINE SHEET 3 OF 4

LEGEND

- | | | | |
|---|--|--------|-------------------------------|
| ● | FOUND SECTION CORNER (AS NOTED) | P.C.R. | PINAL COUNTY RECORDS |
| ● | FOUND MONUMENT (AS NOTED) | APN: | ASSESSORS PARCEL NUMBER |
| ○ | SUBDIVISION CORNER, SET 1/2" REBAR W/
CAP (LS 53160) UNLESS OTHERWISE NOTED | PUE | PUBLIC UTILITIES EASEMENT |
| ○ | CENTERLINE MONUMENT TO BE SET
UPON COMPLETION OF CONSTRUCTION | R/W | RIGHT-OF-WAY |
| ○ | | VNAE | VEHICULAR NON-ACCESS EASEMENT |

S00°24'10"E 1,006.38'
APN: 502-03-015H
ANDERSON PALMISANO FARMS

S89°11'22"E 1,225.32'
1,170.37'
APN: 502-03-015H
ANDERSON PALMISANO FARMS



Project:

Revisions:



Drawn by: A.G.
Reviewed by: R.M.



Job No.
21-0141

FPOI

Sheet No.
4
of 4