

**ASSURED SANITARY SEWER** 

ASSURED WATER SUPPLY

FLOOD ZONE STATEMENT

REFERENCE DOCUMENTS

BASIS OF BEARING

**UTILITY SERVICES** 

WATER:

REFUSE:

ELECTRIC:

TELEPHONE:

CABLE TV:

TRACT

TRACT B

TRACT

TRACT D

TRACT E

TRACT F

POLICE:

GLOBAL WATER - PALO VERDE UTILITIES COMPANY, LLC, HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS

HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER

SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE

(R1) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 17, DOCUMENT NO. 2007-004937, PCR.

(R2) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21, DOCUMENT NO. 2007-004939, PCR.

(R3) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 22, DOCUMENT NO. 2007-004940, PCR.

(R4) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 23, DOCUMENT NO. 2007-004941, PCR.

(R5) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 18, DOCUMENT NO. 2007-004938, PCR.

(R6) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 16, DOCUMENT NO. 2007-004936, PCR.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE

GILA AND SALT RIVER MERIDIAN. SAID BEARING BEING SOUTH 89 DEGREES 48 MINUTES 25 SECONDS

GLOBAL WATER - PALO VERDE UTILITIES COMPANY, LLC.

GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC.

ALLIED WASTE/ WASTE MANAGEMENT

CENTURYLINK / COX COMMUNICATIONS

CITY OF MARICOPA FIRE/MEDICAL DEPARTMENT

TRACT USE TABLE

AREA (SF) | AREA (AC)

101,073 2.3203

19,844 | 0,4556

11,038

1,696

0.1751

0.2534

0.0169

0.0389

SOUTHWEST GAS CORPORATION

MARICOPA POLICE DEPARTMENT

USE

LANDSCAPE / OPEN SPACE / RETENTION /

DRAINAGE / \*\*PUE

LANDSCAPE / OPEN SPACE / RETENTION

DRAINAGE / AMENITY / PARKING / \*\*PUE

LANDSCAPE / OPEN SPACE / RETENTION /

LANDSCAPE / OPEN SPACE / \*\*PUE

LANDSCAPE / OPEN SPACE / \*\*PUE

LANDSCAPE / OPEN SPACE / \*\*PUE

DRAINAGE / \*\*PUE

ELECTRICAL DISTRICT NO. 3

ORBITAL COMMUNICATIONS SCHOOL DISTRICT MARICOPA UNIFIED SCHOOL DISTRICT #20

(R7) AMENDED FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 17, DOCUMENT NO. 2022-106552, PCR

NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

LETTER OF COMMITMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 6, 2014.

# **Amended Final Plat of**

# "Rancho Mirage Estates Phase 2 Parcel 21"

A RE-PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21, ACCORDING TO FEE NO. 2007-004939, RECORDS OF PINAL COUNTY, ARIZONA, AND A RE-PLAT OF A PORTION OF RANCHO MIRAGE ESTATES PHASE 2, ACCORDING TO FEE NO. 2006-160056, RECORDS OF PINAL COUNTY, ARIZONA, A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, 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 FASEMENTS 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 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 HOMEOWNER'S 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.
- 12. THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER.
- 13. PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE

#### ASSURANCE STATEMENT

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

#### HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, , DULY AUTHORIZED AGENT OF RANCHO MIRAGE ESTATES HOMEOWNERS ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREON.

NAME:

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

# HOMEOWNERS ASSOCIATION RATIFICATION **ACKNOWLEDGMENT**

STATE OF ARIZONA > COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY , 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSIONN EXPIRES:

1. OPEN SPACE MAY INCLUDE LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.

2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

3. THE EASEMENTS LISTED ABOVE (DELINEATED WITH \*\*) AFFECTS ONLY A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

## **CONVEYANCE & DEDICATION STATEMENT**

STATE OF ARIZONA COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS

THAT MERITAGE HOMES OF ARIZONA. INC.. AN ARIZONA CORPORATION. HAS SUBDIVIDED UNDER THE NAME OF "RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21", A PLANNED AREA DEVELOPMENT AND A RE-PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21. ACCORDING TO FEE NO. 2007-004939, RECORDS OF PINAL COUNTY, ARIZONA, AND A RE-PLAT OF A PORTION OF RANCHO MIRAGE ESTATES PHASE 2, ACCORDING TO FEE NO. 2006-160056, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN SECTION 29, 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, IS THE OWNER OF FEE TITLE IN: (A) THE THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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 AND F ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF RANCHO MIRAGE ESTATES 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.

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 MIRAGE ESTATES 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 DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

#### IN WITNESS WHEREOF:

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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 \_\_\_\_\_\_, 2023.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

### **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSIONN EXPIRES:

### OWNER/DEVELOPER

MERITAGE HOMES OF ARIZONA, INC. 8800 E. RAINTREE DRIVE, SUITE 300 SCOTTSDALE, AZ 85260 TEL: (480) 515-8164 CONTACT: TROY HILL troy.hill@meritagehomes.com

#### **ENGINEEF**

EPS GROUP, INC. 1130 N. ALMA SCHOOL RD. STE 120 MESA, AZ 85201 TEL: (480) 503-2250 CONTACT: TINO QUINTANA tino.quintana@epsgroupinc.com

#### SHEETY INDEX

1. COVER, NOTES, DEDICATION, TRACT TABLE, SITE DATA, BASIS OF BEARING AND CERTIFICATIONS

2. FINAL PLAT AND LEGEND

3. FINAL PLAT, LOT AREA TABLE, LINE TABLE, CURVE TABLE AND LEGAL DESCRIPTION

AREA SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (ACRES)				
LOTS 1-58 (58 LOTS)	376,260	8.6377				
TRACTS A - F (6 TRACTS)	142,014	3.2602				
RIGHT-OF-WAY	157,038	3.6051				
GROSS AREA	675,312	15.5030				

### **ZONING**

PLANNED AREA DEVELOPMENT (PAD) CR-3 SINGLE-FAMILY RESIDENTIAL

#### COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOGENES FARMS OF MARICOPA, ARIZONA, AS SET FORTH IN RECORDED AS DOCUMENT \_\_\_\_\_\_ OF RECORDS, PINAL COUNTY RECORDS

#### CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2022, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

45378

MICHAEL D.

g POLLOGK S

DATE

MICHAEL D. POLLOCK, RLS NO. 45378 EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, ARIZONA 85201 PHONE: (480) 503-2250

DEVELOPMENT SERVICES DIRECTOR

# **APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORMS BY:

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

CITY CLERK





Parcel

7

7

Phase Estates Mirage

'Rancho

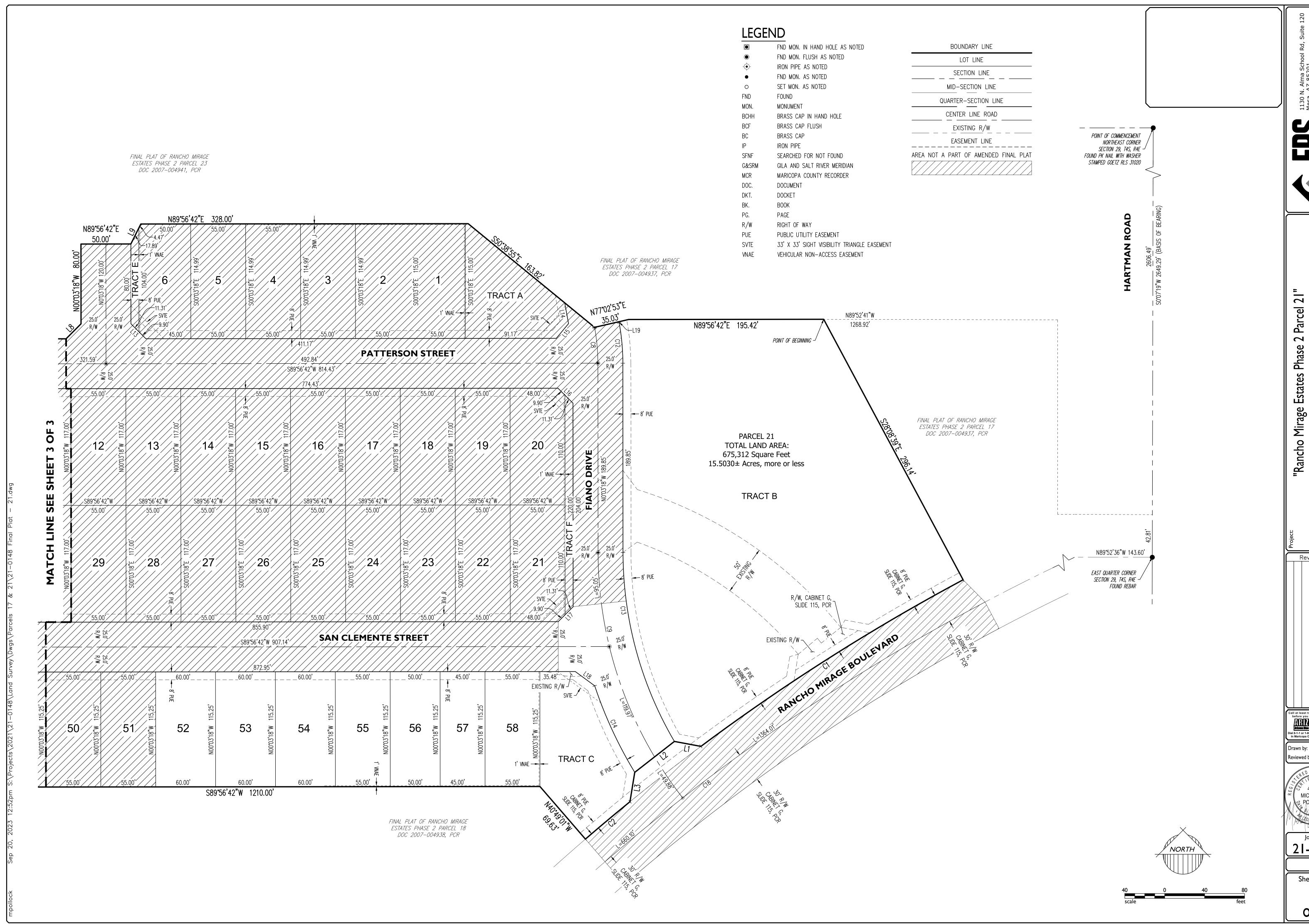
Revisions:

ARIZONA 811.

Arizona Bino State, Inc. Drawn by: AG Reviewed by: MDP

Job No. 21-0148

Sheet No.



Revisions:



Job No. 21-0148

Sheet No.

#### LEGAL DESCRIPTION

A PORTION OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT 2007-004939 PINAL COUNTY RECORDERS (PCR) LOCATED IN THE EAST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 29, BEING A FOUND PK NAIL WITH WASHER STAMPED "GOETZ RLS 31020", FROM WHICH THE EAST QUARTER-CORNER OF SAID SECTION 29, BEING A FOUND REBAR BEARS SOUTH OO DEGREES O7 MINUTES 19 SECONDS WEST, 2649.29 FEET (BASIS OF BEARING);

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, SOUTH 00 DEGREES 07 MINUTES 19 SECONDS WEST, 2,606.49 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 52 MINUTES 41 SECONDS WEST, 1,268.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 28 DEGREES 08 MINUTES 39 SECONDS EAST, 296.14 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS OF 2080.00 FEET THAT BEARS SOUTH 28 DEGREES 08 MINUTES 39 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 08 DEGREES 34 MINUTES 58 SECONDS, AN ARC DISTANCE OF 311.58 FEET;

THENCE NORTH 79 DEGREES 27 MINUTES 19 SECONDS WEST, 27.00 FEET;

THENCE SOUTH 52 DEGREES 03 MINUTES 35 SECONDS WEST, 50.39 FEET;

THENCE SOUTH 09 DEGREES 13 MINUTES 18 SECONDS WEST, 29.80 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS OF 2080.00 FEET THAT BEARS SOUTH 39 DEGREES 12 MINUTES 36 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE 01 DEGREES 36 MINUTES 24 SECONDS, AN ARC DISTANCE OF 58.33 FEET;

THENCE NORTH 40 DEGREES 49 MINUTES 01 SECONDS WEST, 69.63 FEET

THENCE SOUTH 89 DEGREES 56 MINUTES 42 SECONDS WEST, 1210.00 FEET;

THENCE NORTH OO DEGREES 03 MINUTES 18 SECONDS WEST, 100.25 FEET;

THENCE NORTH 45 DEGREES 03 MINUTES 18 SECONDS WEST, 21.21 FEET;

THENCE NORTH OO DEGREES 03 MINUTES 18 SECONDS WEST, 50.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 55.29 FEET TO A TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH RADIUS OF 125.00 FEET THAT BEARS NORTH 00 DEGREES 03 MINUTES 18 SECONDS

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE 44 DEGREES 13 MINUTES 17 SECONDS, AN ARC DISTANCE OF 96.48 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS EAST, 208.93 FEET;

THENCE NORTH 08 DEGREES 59 MINUTES 06 SECONDS WEST, 17.34 FEET;

THENCE NORTH 45 DEGREES 30 MINUTES 56 SECONDS EAST, 52.91 FEET;

THENCE NORTH 82 DEGREES 22 MINUTES 52 SECONDS EAST, 24.20 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 175.00 FEET THAT BEARS SOUTH 42 DEGREES 19 MINUTES 46 SECONDS EAST;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH CENTRAL ANGLE 42 DEGREES 16 MINUTES 28 SECONDS, AN ARC DISTANCE OF 129.12 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 281.59 FEET;

THENCE NORTH 44 DEGREES 56 MINUTES 42 SECONDS EAST, 21.21 FEET;

THENCE NORTH OO DEGREES 03 MINUTES 18 SECONDS WEST, 80.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 328.00 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 36 SECONDS EAST, 22.36 FEET;

THENCE SOUTH 50 DEGREES 38 MINUTES 55 SECONDS EAST, 163.82 FEET;

THENCE NORTH 77 DEGREES 02 MINUTES 53 SECONDS EAST, 35.03 FEET;

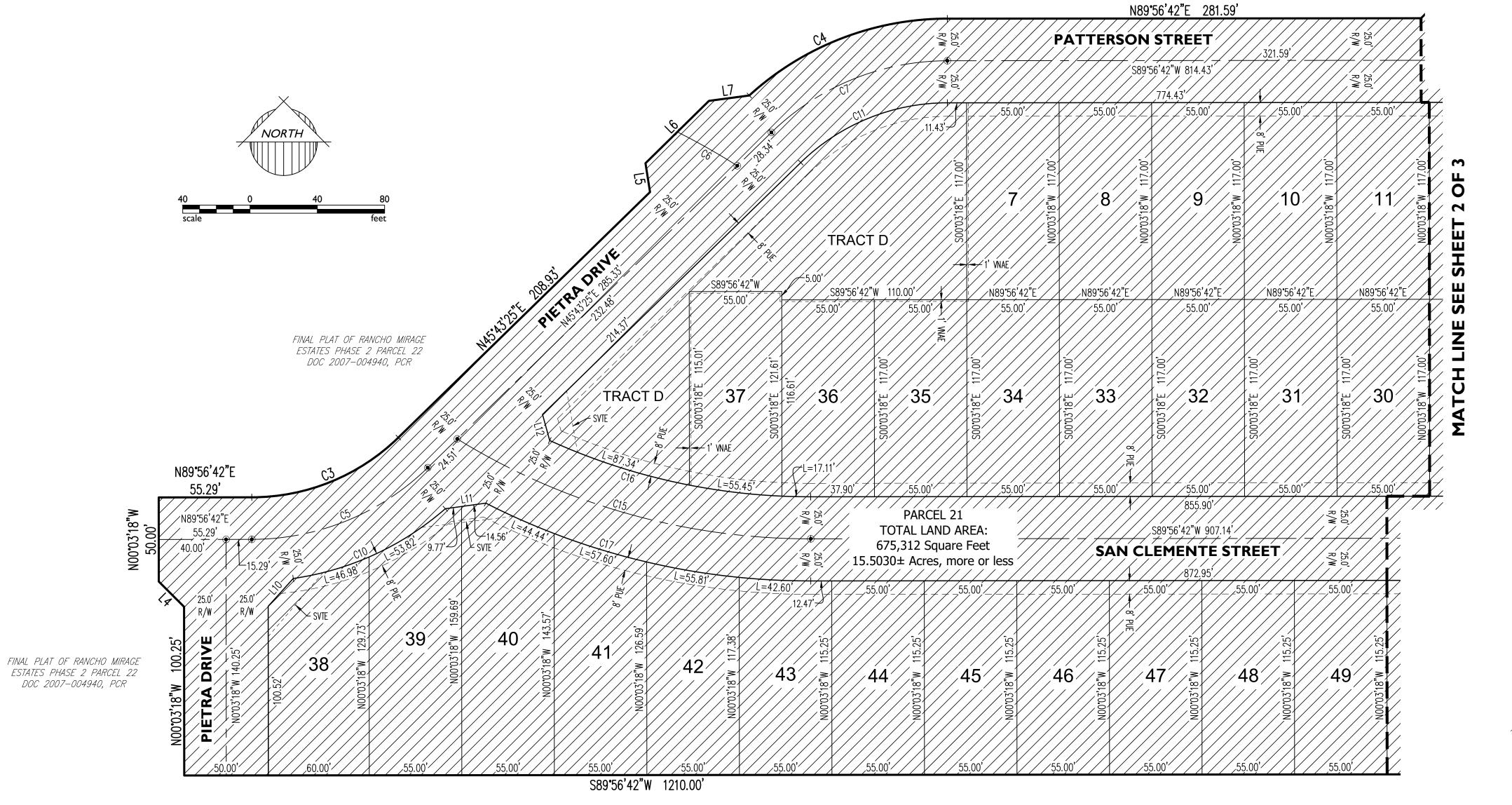
THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 195.42 FEET; TO THE POINT OF BEGINNING.

	LINE TABLE					
LINE	BEARING	LENGTH				
L1	N79°27'19"W	27.00'				
L2	S52°03'35"W	50.39'				
L3	S09"13'18"W	29.80'				
L4	N45°03'18"W	21.21'				
L5	N08°59'06"W	17.34'				
L6	N45°30'56"E	52.91'				
L7	N82°22'52"E	24.20'				
L8	N44°56'42"E	21.21'				
L9	N26°30'36"E	22.36'				
L10	S42°07'35"W	22.23'				
L11	N82°11'11"E	14.56'				
L12	S15°22'40"E	16.07'				
L13	N45°03'18"W	11.31'				
L14	S10°25'32"E	21.17'				
L15	S39°45'35"W	19.21'				
L16	N45°03'18"W	11.31'				
L17	N44°56'42"E	11.31'				
L18	N53°42'06"W	24.16'				
L19	S10°25'32"E	1.11'				

		CUR	VE TABLE				LO	ot area t	ABLE
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG		LOT #	AREA (SF)	AREA (
C1	311.58'	2080.00'	8°34'58"	311.29'	S57°33'52"W		1	6,325	0.145
C2	58.33'	2080.00'	1°36'24"	58.33'	S49°59'12"W		2	6,325	0.145
С3	96.48'	125.00'	44°13'17"	94.10'	N67°50'04"E		3	6,325	0.145
C4	129.12'	175.00'	42"16'28"	126.21'	N68°48'28"E		4	6,325	0.145
C5	115.77'	150.00'	44°13'17"	112.92'	N67°50'04"E		5	6,325	0.145
C6	40.92'	400.00'	5°51'39"	40.90'	N60°35'15"W		6	5,951	0.136
C7	115.77'	150.00'	44°13'17"	112.92'	S67°50'04"W		7	6,435	0.147
C8	36.19'	200.00'	10°22'07"	36.14	N05°14'28"W	-	8	6,435	0.147
С9	264.90'	400.00'	37°56'40"	260.09'	S19°01'38"E		9	6,435	0.147
C10	100.80'	175.00'	33°00'09"	99.41'	N65°21'02"E		10	6,435	0.147
C11	96.48'	125.00'	44°13'17"	94.10'	S67°50'04"W		11	6,435	0.147
C12	40.72	225.00'	10°22'07"	40.66	S05°14'28"E		12	6,435	0.147
C13	198.47'	375.00'	30"19'29"	196.17'	S15°13'02"E		13	6,435	0.147
C14	95.79'	425.00'	12 <b>°</b> 54'50"	95.59'	S24°49'00"E		14	6,435	0.147
C15	221.16'	400.00'	31°40'43"	218.35'	S74°12'56"E		15	6,435	0.147
C16	159.89'	375.00'	24°25'47"	158.68'	S77°50'25"E		16	6,435	0.147
C17	200.45	425.00'	27°01'25"	198.60'	S76°32'35"E		17	6,435	0.147
C18	2024.11'	2050.00'	56°34'20"	1942.89'	S61°50'14"W		18	6,435	0.147
							19	6,435	0.147
							20	6,410	0.147

TABLE		LOT AREA TABLE			LC	ot area t	REA TABLE	
-)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	
	0.1452	21	6,411	0.1472	41	7,392	0.1697	
	0.1452	22	6,435	0.1477	42	6,675	0.1532	
	0.1452	23	6,435	0.1477	43	6,369	0.1462	
	0.1452	24	6,435	0.1477	44	6,339	0.1455	
	0.1452	25	6,435	0.1477	45	6,339	0.1455	
	0.1366	26	6,435	0.1477	46	6,339	0.1455	
	0.1477	27	6,435	0.1477	47	6,339	0.1455	
	0.1477	28	6,435	0.1477	48	6,339	0.1455	
	0.1477	29	6,435	0.1477	49	6,339	0.1455	
	0.1477	30	6,435	0.1477	50	6,339	0.1455	
	0.1477	31	6,435	0.1477	51	6,339	0.1455	
	0.1477	32	6,435	0.1477	52	6,915	0.1587	
	0.1477	33	6,435	0.1477	53	6,915	0.1587	
	0.1477	34	6,435	0.1477	54	6,915	0.1587	
	0.1477	35	6,435	0.1477	55	6,339	0.1455	
	0.1477	36	6,433	0.1477	56	5,762	0.1323	
	0.1477	37	6,545	0.1503	57	5,186	0.1191	
	0.1477	38	7,135	0.1638	58	6,339	0.1455	
	0.1477	39	7,994	0.1835				
	0.1472	40	8,493	0.1950				

FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 22 DOC 2007-004940, PCR



FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 18 DOC 2007-004938, PCR

Revisions:

Reviewed by: MDP

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Sheet No.