

**VICINITY MAP**  
NTS  
T4S-R3E

**SITE DATA**

PARCEL 10 BOUNDARY AREA		
	AREA (SQ.FT)	AREA (ACRES)
PARCEL 9	1,525,952	35.031

**SHEET INDEX**

FP01 - COVER SHEET  
FP02 - LOT AREA TABLE, DETAILS, INDEX MAP  
FP03-FP09 - PLAT SHEETS

**LOCATION MAP**  
NOT TO SCALE



**FINAL PLAT  
OF  
PROVINCE PARCEL 9 AMENDED**

A REPLAT OF THE FINAL PLAT OF PROVINCE PARCEL 9 AS RECORDED IN CABINET H, SLIDE 056, RECORDS OF PINAL COUNTY AND A PORTION OF PROVINCE PHASE 3 AS RECORDED IN CABINET H, SLIDE 054, RECORDS OF PINAL COUNTY BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**OWNER/DEVELOPER**

MERITAGE HOMES OF ARIZONA, INC.,  
AN ARIZONA CORPORATION  
5326 N. LA CHOLLA BLVD.  
TUCSON, ARIZONA 85741  
PHONE: 520.225.6808  
CONTACT: JEFF GROBSTIEN

**SURVEYOR**

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: BRIAN J. BENEDICT, RLS

**COMMUNITY ASSOCIATION RATIFICATION**

BY THIS RATIFICATION, \_\_\_\_\_,  
AS \_\_\_\_\_ OF \_\_\_\_\_, HEREBY  
AFFIRMS AND APPROVES THIS PLAT FOR PROVINCE PARCEL 9  
AMENDED AND EACH AND EVERY DEDICATION CONTAINED THEREIN.  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA \_\_\_\_\_ )  
COUNTY OF PINAL \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,  
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED  
\_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE  
AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_ AND BEING AUTHORIZED TO  
DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES  
THEREIN CONTAINED.  
NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION  
EXPIRES: \_\_\_\_\_

**UTILITY COMPANIES**

UTILITY	COMPANY
SCHOOL	MARICOPA UNIFIED SCHOOL DISTRICT
WATER	GLOBAL UTILITIES
SEWER	GLOBAL UTILITIES
ELECTRICITY	ELECTRIC DISTRICT NO. 3
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	ORBITEL COMMUNICATIONS
CABLE TELEVISION	ORBITEL COMMUNICATIONS
FIRE	MARICOPA FIRE DEPARTMENT
POLICE	MARICOPA POLICE DEPARTMENT

NOTE:  
ALL INDIVIDUAL PARCEL PROPERTY CORNERS SHALL BE SET WITH 1/2"  
REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE  
SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

**ASSURED WATER STATEMENT**

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER,  
HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS  
SUBDIVISION PURSUANT TO A.R.S. 45-576, AND SUBMIT SAID CERTIFICATE  
WITH THIS PLAT.

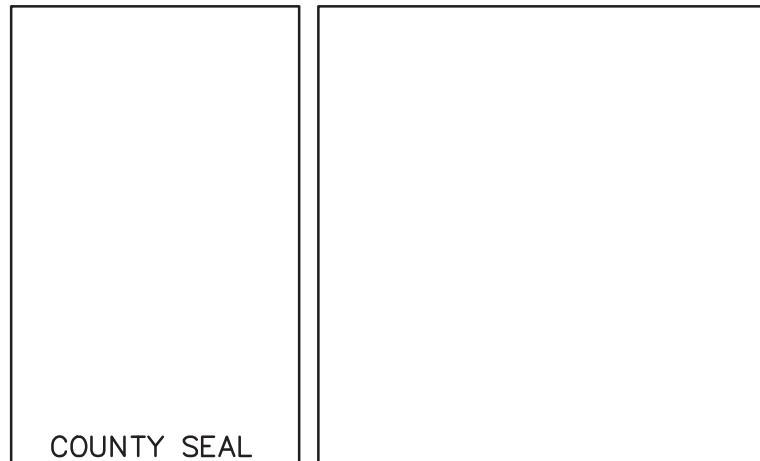
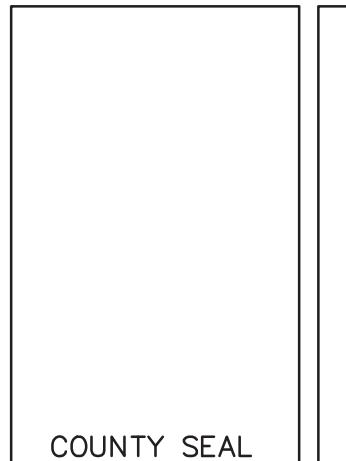
**BASIS OF BEARINGS**

S87°25'26"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF  
SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL  
PLAT FOR "PROVINCE PHASE 3", RECORDED IN CABINET H, SLIDE 054 OF  
PINAL COUNTY RECORDS.

**LAND SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES  
DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING  
THE MONTH OF MAY 2018, AND THIS PLAT REPRESENTS THE SURVEY MADE.  
I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON  
ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE  
ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED.

BRIAN J. BENEDICT  
RLS# 32222  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
bbenefit@hilgartwilson.com



**DECLARATION, TITLE WARRANTY AND DEDICATION**

STATE OF ARIZONA \_\_\_\_\_ )  
COUNTY OF PINAL \_\_\_\_\_ )  
 )  
 )

KNOW ALL MEN BY THESE PRESENTS:  
MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE  
NAME OF "PROVINCE PARCEL 9 AMENDED" A REPLAT OF PROVINCE PARCEL 9 AS RECORDED IN CABINET H,  
SLIDE 056 RECORDS OF PINAL COUNTY, ARIZONA BEING WITHIN A PORTION OF THE  
NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION IS THE OWNER OF FEE TITLE IN THE  
PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC AND THE CITY OF  
MARICOPA BY THIS PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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, AND ANY OTHER MATTERS OF RECORD.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, HEREBY DEDICATES, GRANTS AND CONVEYS  
RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND  
ACROSS ALL PRIVATE STREETS DEPICTED ON THIS PLAT. AN EASEMENT FOR WATER AND SEWER IS HEREBY  
DEDICATED TO THE PUBLIC AND THE CITY OF MARICOPA OVER TRACT "A" (PRIVATE STREETS). EASEMENTS ARE  
DEDICATED AS SHOWN ON THIS PLAT.

NON-EXCLUSIVE DRAINAGE TRACTS ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF MARICOPA  
UPON OVER, ACROSS AND THROUGH TRACTS "A" THROUGH "K". NO USE SHALL BE PERMITTED WITHIN THE  
DRAINAGE TRACT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE  
DRAINAGE TRACTS SHALL BE THE RESPONSIBILITY OF THE PROVINCE PARCEL 9 COMMUNITY ASSOCIATION.

SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE TRACTS, THE GOVERNING ENTITY HAVING  
JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE TRACTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER  
UPON AND MAINTAIN THE DRAINAGE TRACTS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE  
MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE TRACTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF MARICOPA 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 AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC  
UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SEWER LINE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF MARICOPA UPON, OVER,  
UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION,  
MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND SEWER. MAINTENANCE OF THE AREA SUBJECT TO  
SUCH SEWER LINE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

TRACTS "A" THROUGH "K" ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE  
PROVINCE PARCEL 9 COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS. THE PROVINCE PARCEL 9 COMMUNITY ASSOCIATION WILL BE  
RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

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 OF MARKERS USED.

IN WITNESS WHEREOF:

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETOFORE CAUSED ITS  
NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED,  
DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

BY: \_\_\_\_\_  
ITS: AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT**

STATE OF ARIZONA \_\_\_\_\_ )  
COUNTY OF PINAL \_\_\_\_\_ )  
 )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED  
REPRESENTATIVE OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED  
TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVED:**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

CITY ENGINEER  
CITY OF MARICOPA, ARIZONA

**APPROVED:**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF MARICOPA, ARIZONA

**APPROVAL:**

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
BY: \_\_\_\_\_

MAYOR  
DWG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK  
DWG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

NORTH QUARTER  
CORNER OF SECTION  
23, TOWNSHIP 4 SOUTH,  
RANGE 3 EAST FOUND REBAR  
LS #27742

S87°25'26"W 2640.35'

NORTHEAST CORNER OF SECTION  
23, TOWNSHIP 4 SOUTH, RANGE  
3 EAST, FOUND CITY OF  
MARICOPA BRASS CAP FLUSH

COUNTY SEAL

### LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3' MARICOPA COUNTY BRASS CAP FLUSH ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 23 FROM WHICH A 1/2" REBAR WITH TAG STAMPED RLS 57280" ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 87°25'26" WEST, 2640.35 FEET;

THENCE SOUTH 00°10'19" WEST, 250.35 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 87°25'11" WEST, 55.06 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°10'19" WEST, 1140.91 FEET;

THENCE SOUTH 45°14'26" WEST, 28.25 FEET;

THENCE SOUTH 00°10'18" WEST, 72.00 FEET;

THENCE SOUTH 44°45'34" EAST, 28.32 FEET;

THENCE SOUTH 00°10'19" WEST, 681.97 FEET;

THENCE NORTH 89°49'44" WEST, 651.65 FEET;

THENCE SOUTH 83°41'49" WEST, 137.31 FEET;

THENCE NORTH 06°18'11" WEST, 95.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1039.99 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°34'46", AN ARC LENGTH OF 536.91 FEET TO A NON-TANGENT LINE;

THENCE NORTH 07°44'25" EAST, 28.69 FEET;

THENCE NORTH 38°05'10" WEST, 40.00 FEET;

THENCE NORTH 83°54'46" WEST, 28.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1039.99 FEET, THE CENTER OF WHICH BEARS SOUTH 49°42'36" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°03'47", AN ARC LENGTH OF 182.66 FEET TO A NON-TANGENT LINE;

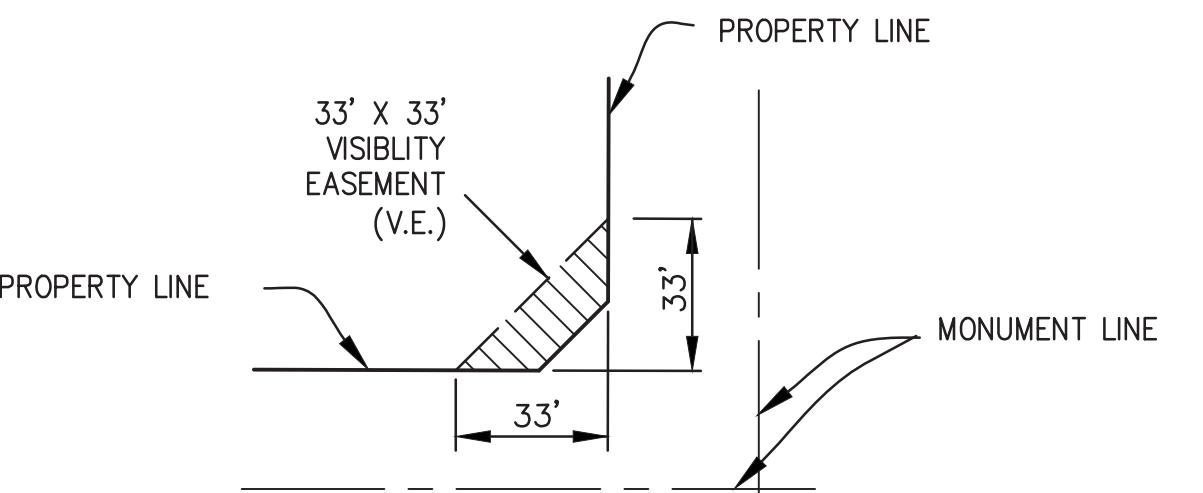
THENCE NORTH 39°38'50" EAST, 200.49 FEET;

THENCE NORTH 41°20'35" EAST, 768.74 FEET;

THENCE NORTH 20°55'36" EAST, 260.94 FEET;

THENCE NORTH 00°10'16" EAST, 171.57 FEET;

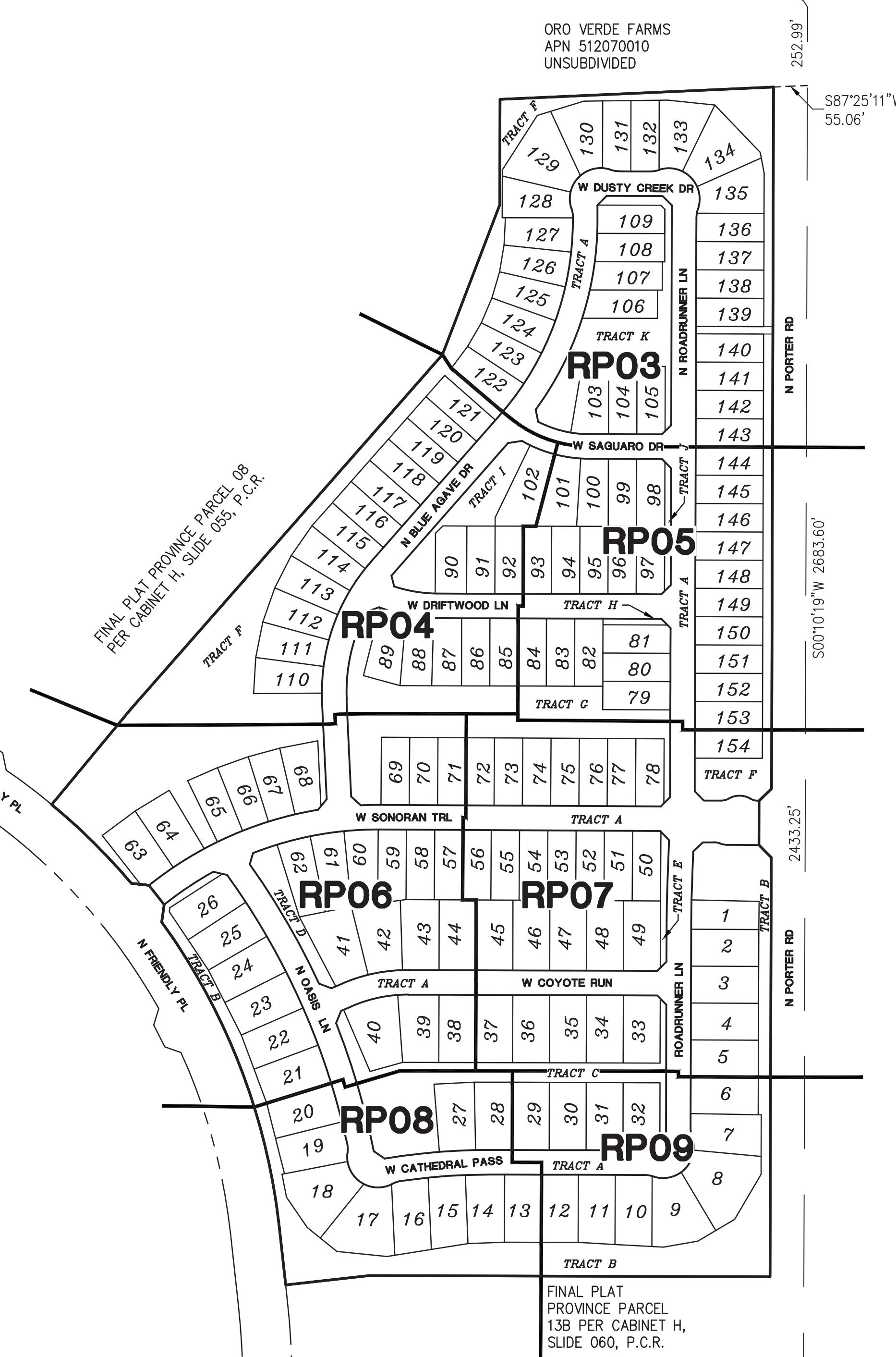
THENCE NORTH 87°25'26" EAST, 445.51 FEET TO THE POINT OF BEGINNING.



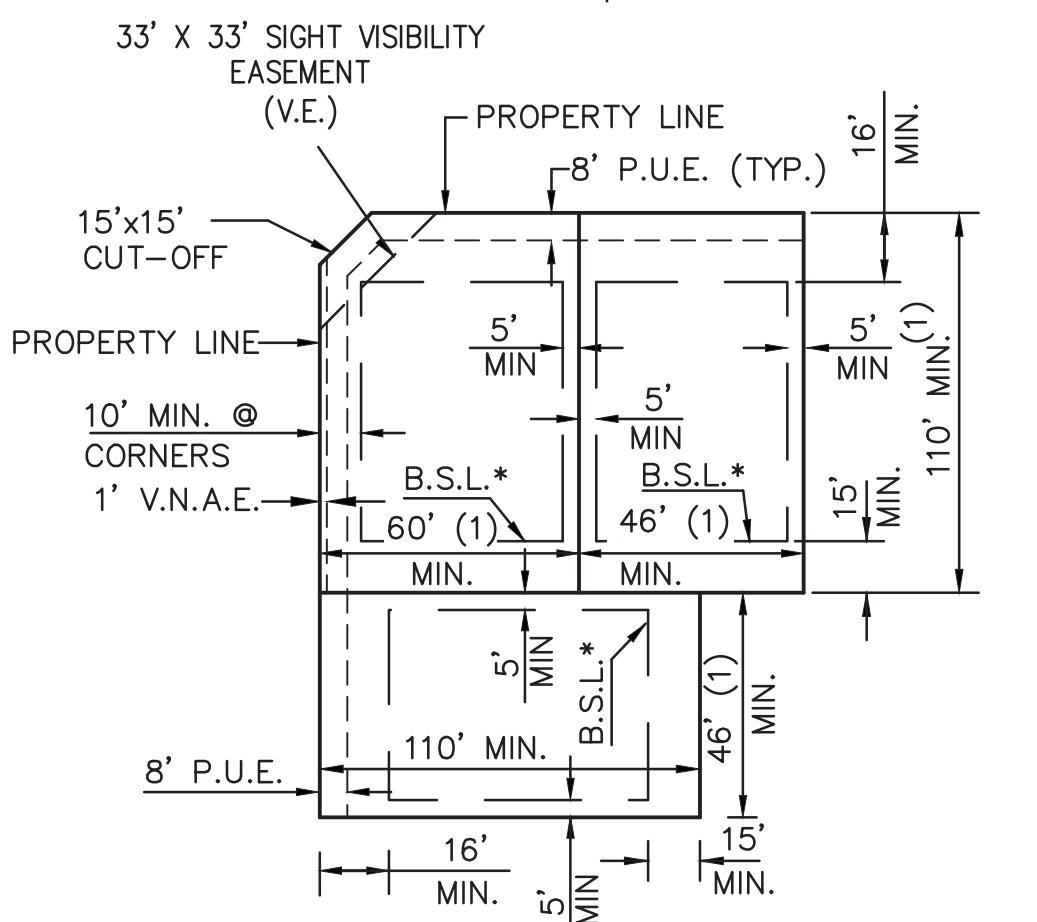
### 2' TO 7' HIGH VISIBILITY RESTRICTION (TYP)

GROUND COVER AND FLOWERS LESS THAN 24 INCHES (MATURE) IN HEIGHT. NO TREES ALLOWED WITHIN SIGHT VISIBILITY EASEMENTS.

NOTE:  
DETAIL PERTAINS TO ALL INTERSECTIONS.



KEY MAP:  
N.T.S.



### TYPICAL LOT DETAIL

N.T.S.

(1) NOTE: TYPICAL LOT SIZES, ACTUAL LOT SIZES PER APPROVED PAD.

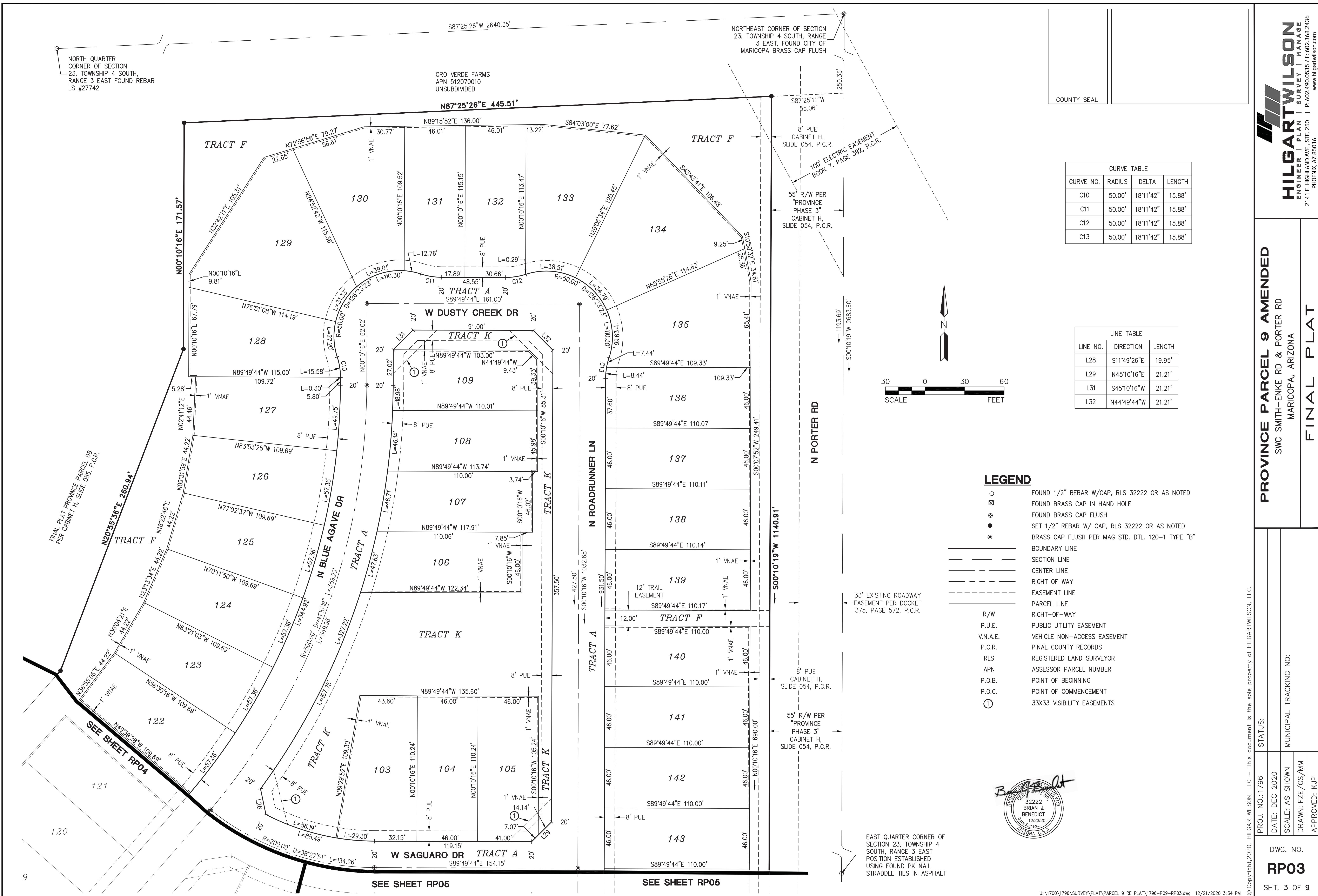


LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5148	0.118
LOT : 2	6600	0.152
LOT : 3	6600	0.152
LOT : 4	6600	0.152
LOT : 5	6600	0.152
LOT : 6	6662	0.153
LOT : 7	7185	0.165
LOT : 8	10653	0.245
LOT : 9	8801	0.202
LOT : 10	6872	0.158
LOT : 11	6694	0.154
LOT : 12	6600	0.152
LOT : 13	6600	0.152
LOT : 14	6850	0.157
LOT : 15	6904	0.158
LOT : 16	7070	0.162
LOT : 17	9822	0.225
LOT : 18	9495	0.218
LOT : 19	6825	0.157
LOT : 20	6895	0.158
LOT : 21	6895	0.158
LOT : 22	6895	0.158
LOT : 23	6895	0.158
LOT : 24	6895	0.158
LOT : 25	6914	0.159
LOT : 26	6652	0.153
LOT : 52	5231	0.120
LOT : 78	5058	0.116

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 27	6857	0.157
LOT : 28	6714	0.154
LOT : 29	6606	0.152
LOT : 30	6604	0.152
LOT : 31	6603	0.152
LOT : 32	6588	0.151
LOT : 33	6588	0.151
LOT : 34	6601	0.152
LOT : 35	6602	0.152
LOT : 36	6602	0.152
LOT : 37	6603	0.152
LOT : 38	6603	0.152
LOT : 39	6934	0.159
LOT : 40	8124	0.186
LOT : 41	8412	0.193
LOT : 42	7694	0.177
LOT : 43	7042	0.162
LOT : 44	6870	0.158
LOT : 45	6861	0.158
LOT : 46	6852	0.157
LOT : 47	6844	0.157
LOT : 48	6835	0.157
LOT : 49	6814	0.156
LOT : 50	5230	0.120
LOT : 51	5231	0.120
LOT : 52	5231	0.120

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 69	5060	0.116
LOT : 70	5060	0.116
LOT : 71	5060	0.116
LOT : 72	5060	0.116
LOT : 73	5060	0.116
LOT : 74	5060	0.116
LOT : 75	5060	0.116
LOT : 76	5060	0.116
LOT : 77	5060	0.116
LOT : 78	5060	0.116

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 79	5060	0.116
LOT : 105	5059	0.116
LOT : 106	5328	0.122
LOT : 107	5228	0.120
LOT : 108	5128	0.118
LOT : 109	5025	0.115
LOT : 110	5658	0.130
LOT : 111	5662	0.130
LOT : 112	5662	0.130
LOT : 113	5662	0.130
LOT : 114	5662	0.130
LOT : 115	5278	0.121
LOT : 116	5081	0.117
LOT : 117	5077	0.117
LOT : 118	5073	0.116
LOT : 119	5070	0.116
LOT : 120	5066	0.116
LOT : 121	5062	0.116
LOT : 122	5592	0.128
LOT : 123	5592	0.128
LOT : 124	5592	0.128
LOT : 125	5592	0.128
LOT : 126	5592	0.128
LOT : 127	5522	0.127
LOT : 128	6144	0.141
LOT : 129	9440	0.217
LOT : 130	6975	0.160



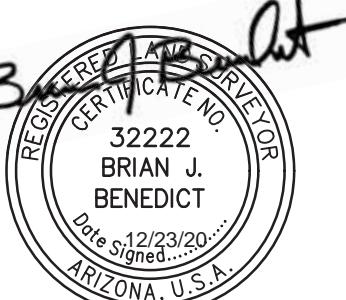
**PROVINCE PARCEL 9 AMENDED**

SWC SMITH-EVIKE RD & PORTER RD

MARICOPA, ARIZONA

**FINAL PLAT**

30 0 30 60  
SCALE FEET



At  
32222  
BENEDICT  
Date 12/23/20  
ARIZONA, U.S.A.

PROJ. NO.: 1796 STATUS:  
DATE: DEC 2020  
SCALE: AS SHOWN  
DRAWN: EZE/GS/MM  
APPROVED: KJP

DWG. NO.  
**RPO4**

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SHT. 4 OF 9

LINE TABLE			
LINE NO.	DIRECTION	LENGTH	
L23	N71°04'09"E	22.61'	
L24	S14°42'14"E	18.13'	
L27	N81°30'31"E	22.93'	

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C14	200.00'	38°27'51"	134.26'
C15	480.00'	1°00'03"	8.38'

**LEGEND**

- FOUND 1/2" REBAR W/CAP, RLS 32222 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT LINE
- PARCEL LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- PINAL COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- 33x33 VISIBILITY EASEMENTS

