

COPYRIGHT © 2017 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

**OWNER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**DEVELOPER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**ENGINEER**

ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831

**DEDICATION**

STATE OF ARIZONA )  
COUNTY OF PINAL ) SS

KNOW ALL PERSONS BY THESE PRESENTS:

SLV HOMESTEAD NORTH, LLC, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL 15 AT HOMESTEAD NORTH", LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREOF AND HEREBY DECLARES 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.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE WITHIN PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS A15, B15, C15, D15, E15, F15, G15, H15, I15, J15 AND K15 INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

SLV HOMESTEAD NORTH, LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER: SLV HOMESTEAD NORTH, LLC

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
COUNTY OF PINAL ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_

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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

**BASIS OF BEARING**

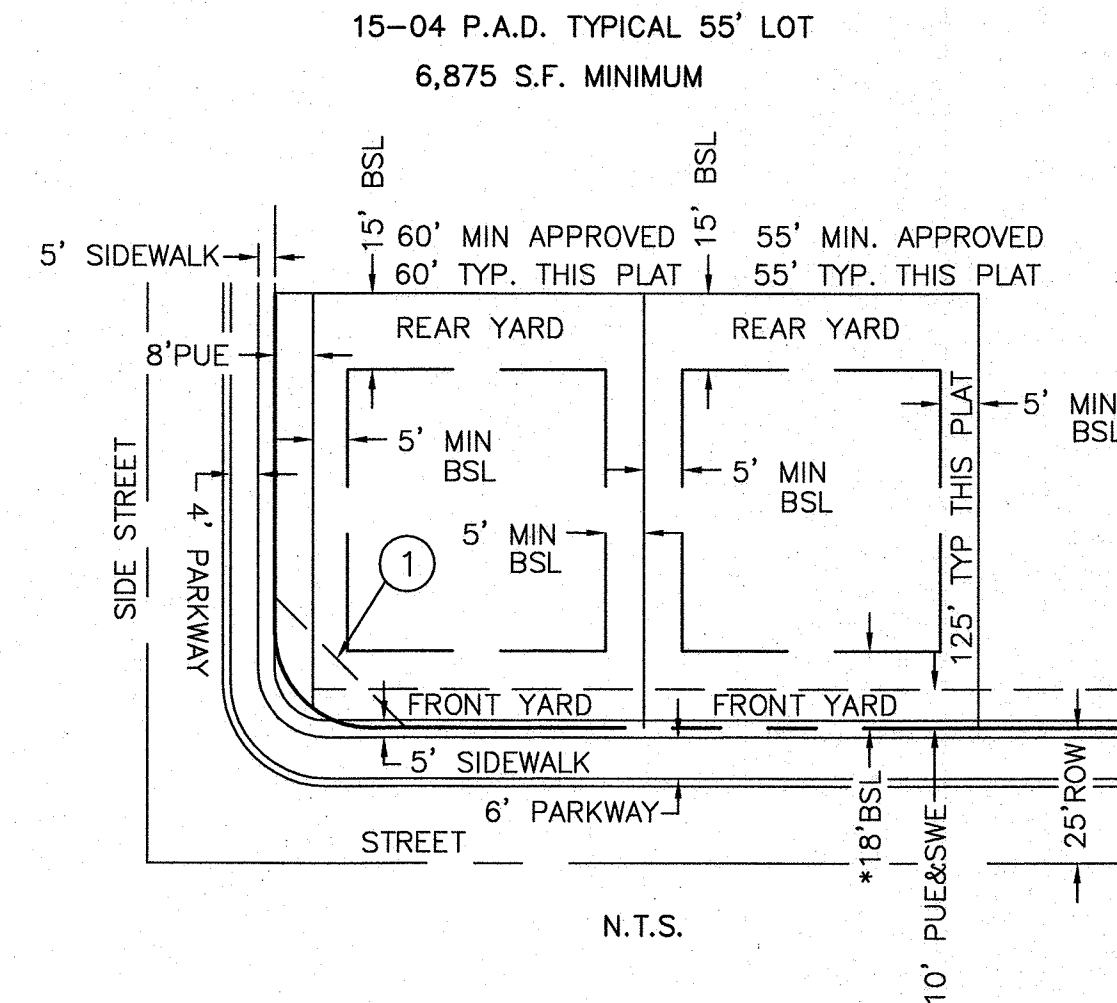
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS N89°58'51"W A DISTANCE OF 2632.12'

**SHEET INDEX**

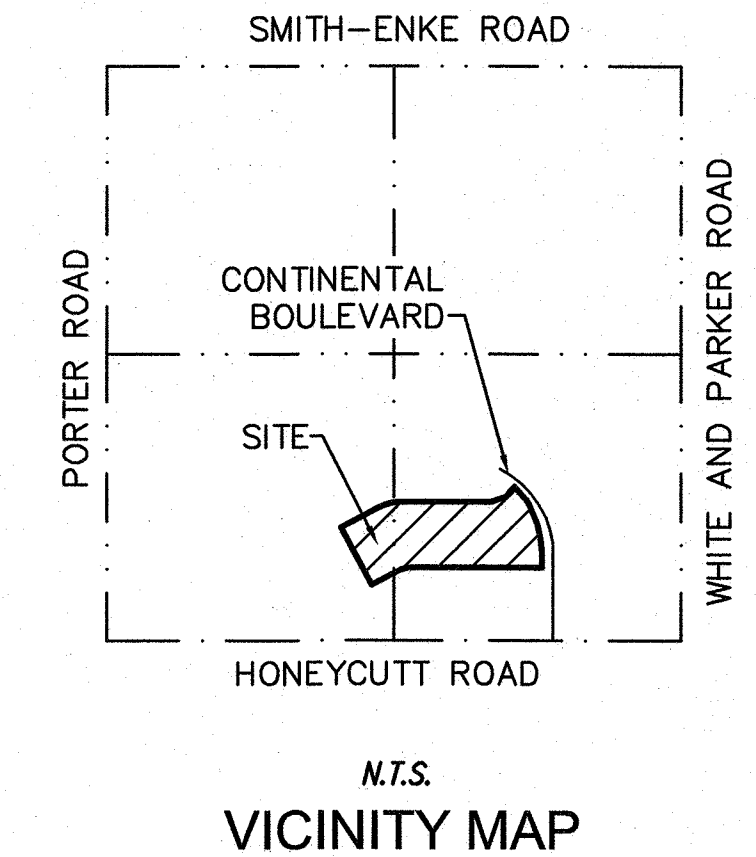
DESCRIPTION	SHEET NO
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION, TRACT TABLE AND UTILITY SERVICES	2
PLAT SHEET	3
PLAT SHEET	4
PLAT SHEET	5

**RE-PLAT OF PARCEL 15 AT HOMESTEAD NORTH  
ORIGINALLY RECORDED AS CABINET G, SLIDE 125  
"FINAL PLAT PARCEL 15 AT HOMESTEAD NORTH"**

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



STATE OF ARIZONA )  
COUNTY OF PINAL ) SS  
I hereby certify that the within instrument is filed in the official records of this County in  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy



**BASE ZONING**

A PLANNED AREA DEVELOPMENT WITHIN P.A.D. 15-04 ORIGINALLY ZONED UNDER THE HOMESTEAD AT RANCHO EL DORADO PZ-PD-017-03 PZ-017-03

PAD AMENDMENT, P.A.D. 15-04 HOMESTEAD NORTH PARCELS 15, 16, 18 & 19.

	APPROVED
MAX BUILDING HEIGHT	30 FEET
MIN LOT AREA	4,600 SF
MIN LOT WIDTH	40 FEET
MIN FRONT YARD	18' FROM BACK OF SIDEWALK*
MIN SIDE YARD	5/8' FEET**
MIN REAR YARD	OR 0'/10'
MIN DIST BETWEEN BLDGS	15 FEET
BUILDABLE AREA	10 FEET
PARKING	W/IN ALLOWABLE SETBACKS 1 PER UNIT

ZONING NOTES:  
\* REFER TO AMENDED PAD 015-04, EXHIBIT 'M' FOR FRONT SETBACK REQUIREMENTS FOR GARAGE, PATIO, & LIVABLE.  
\*\* SIDE YARD SETBACK 10' ON CORNER LOTS.

\*\*\* REAR SETBACK IS TO 'COVERED STRUCTURE'

**LAND USE TABLE**

GROSS ACREAGE	24.100 ACRES
AREA OF PUBLIC STREETS	4.306 ACRES
NET ACREAGE	19.794 ACRES
AREA OF TRACTS	3.314 ACRES
AREA OF LOTS	16.480 ACRES
TOTAL NUMBER OF LOTS	94 LOTS
OVERALL DENSITY	3.90 DU/GROSS AC
AVERAGE AREA PER LOT	7,637 SF

**ASSURED WATER STATEMENT**

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER-SANTA CRUZ WATER COMPANY, WHICH HAS BEEN DESIGNATED AS 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 \_\_\_\_\_ A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

**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 ARE 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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
- 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 DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

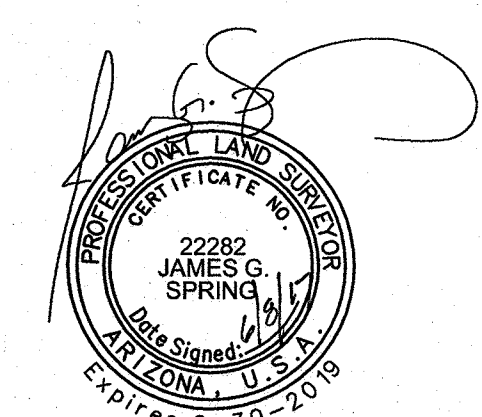
**LEGEND**

---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
▲	SUBDIVISION CORNER
●	LOT CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT
PUE	PUBLIC UTILITY AND SIDEWALK EASEMENT
PCR	PINAL COUNTY RECORDS
CAB	CABINET
SLD	SLIDE
D	DELTA
R/W	RIGHT-OF-WAY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
FND	FOUND
ESMT	EASEMENT
SWE	SIDEWALK EASEMENT
TRACT B* & C*	ADJACENT TRACT DEDICATED PER CAB G, SLD 121

**LAND SURVEYOR'S CERTIFICATION**

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

PROFESSIONAL LAND SURVEYOR  
JAMES G. SPRING PLS 22282  
ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831



**APPROVALS**

APPROVED: \_\_\_\_\_  
PLANNING DIRECTOR CITY OF MARICOPA, ARIZONA DATE \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
CITY ENGINEER CITY OF MARICOPA, ARIZONA DATE \_\_\_\_\_  
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ CITY CLERK DATE \_\_\_\_\_



COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 15**  
PINAL COUNTY, ARIZONA

JUNE 2017  
REVISIONS:



PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000218

N.T.S.

15000218 HOMESTEAD PARCEL 15 FF/DWG

SHEET NO. 1 OF 5



COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

# RE-PLAT OF PARCEL 15 AT HOMESTEAD NORTH ORIGINALLY RECORDED AS CABINET G, SLIDE 125 "FINAL PLAT PARCEL 15 AT HOMESTEAD NORTH"

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

## "KEYMAP"

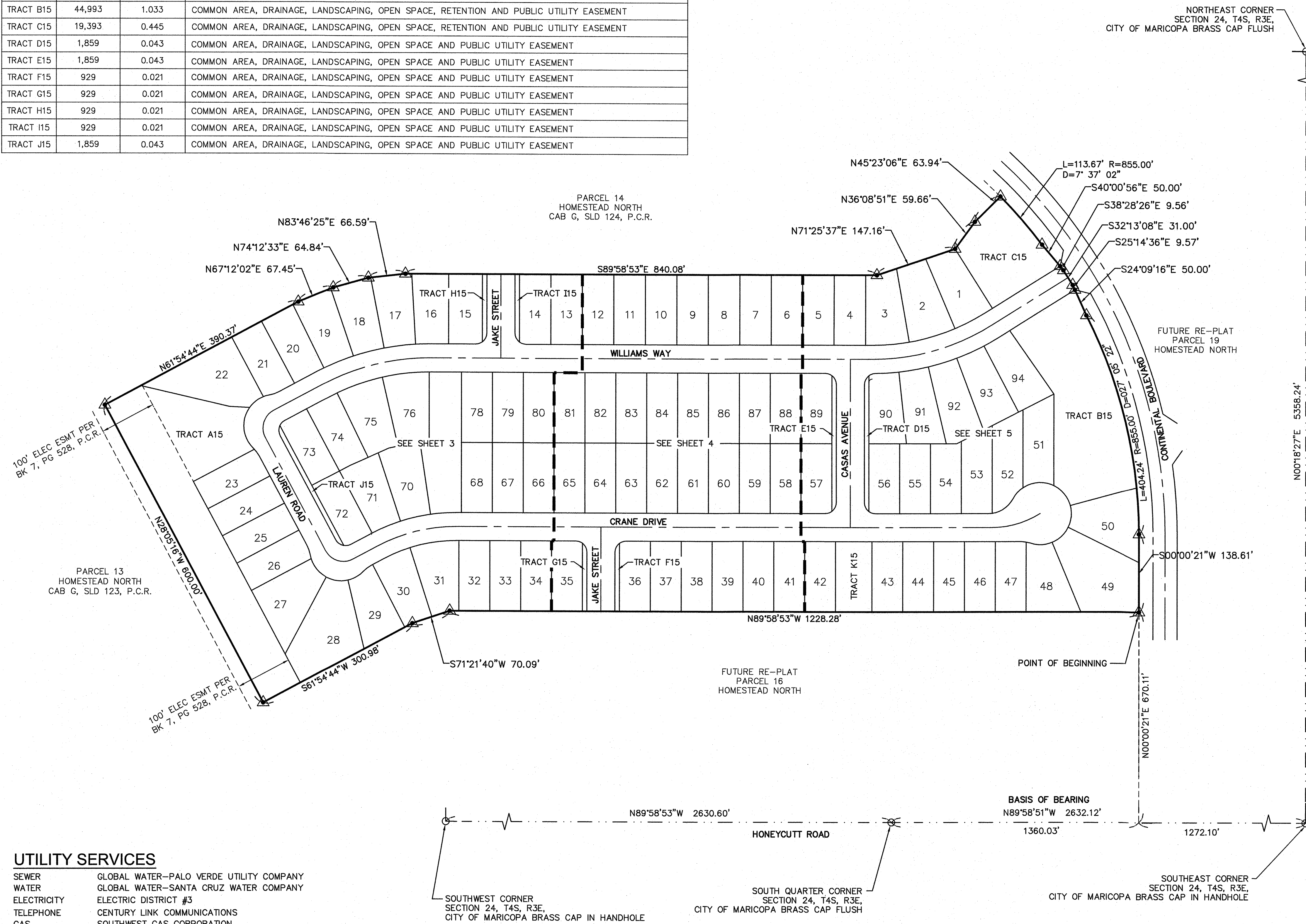
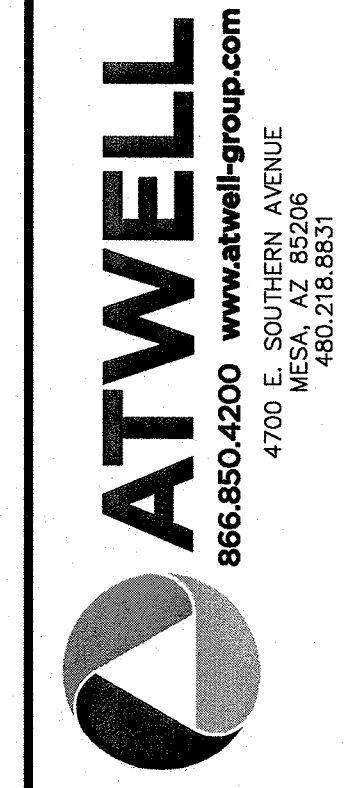
### PARK TRACT TABLE

PARK TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT K15	8,143	0.188	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

### TRACT TABLE

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A15	62,529	1.435	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, RETENTION AND PUBLIC UTILITY EASEMENT
TRACT B15	44,993	1.033	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, RETENTION AND PUBLIC UTILITY EASEMENT
TRACT C15	19,393	0.445	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, RETENTION AND PUBLIC UTILITY EASEMENT
TRACT D15	1,859	0.043	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT E15	1,859	0.043	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT F15	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT G15	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT H15	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT I15	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT J15	1,859	0.043	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

STATE OF ARIZONA } SS  
COUNTY OF PINAL }  
I hereby certify that the within instrument is filed in the official records of this County in  
Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_ Deputy



### LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND CITY OF MARICOPA BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N89°58'51"W A DISTANCE OF 2632.12' FEET;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 24, N89°58'51"W A DISTANCE OF 1272.10 FEET;

THENCE, LEAVING SAID SOUTH LINE OF SAID SECTION 24, N00°00'21"E A DISTANCE OF 670.11 FEET;

THENCE, N89°58'53"W A DISTANCE OF 1,228.28 FEET;

THENCE, S71°21'40"W A DISTANCE OF 70.09 FEET;

THENCE, S61°54'44"W A DISTANCE OF 300.98 FEET;

THENCE, N28°05'16"W A DISTANCE OF 600.00 FEET;

THENCE, N61°54'44"E A DISTANCE OF 390.37 FEET;

THENCE, N67°12'02"E A DISTANCE OF 67.45 FEET;

THENCE, N74°12'33"E A DISTANCE OF 64.84 FEET;

THENCE, N83°46'25"E A DISTANCE OF 66.59 FEET;

THENCE, S89°58'53"E A DISTANCE OF 840.08 FEET;

THENCE, N71°25'37"E A DISTANCE OF 147.16 FEET;

THENCE, N36°08'51"E A DISTANCE OF 59.66 FEET;

THENCE, N45°23'06"E A DISTANCE OF 63.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CON CAVED TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 113.67 FEET, WITH A RADIUS OF 855.00 FEET AND THE RADIAL BEARING OF S45°17'55"W AND A CENTRAL ANGLE OF 07°37'02";

THENCE, S40°00'56"E A DISTANCE OF 50.00 FEET;

THENCE, S38°28'26"E A DISTANCE OF 9.56 FEET;

THENCE, S32°13'08"E A DISTANCE OF 31.00 FEET;

THENCE, S25°14'36"E A DISTANCE OF 9.57 FEET;

THENCE, S24°09'16"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CON CAVED TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 404.24 FEET, WITH A RADIUS OF 855.00 FEET AND THE RADIAL BEARING OF S62°54'59"W AND A CENTRAL ANGLE OF 27°05'22";

THENCE, S00°00'21"W A DISTANCE OF 138.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,049,805 SQUARE FEET OR 24.100 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

### UTILITY SERVICES

SEWER	GLOBAL WATER-PALO VERDE UTILITY COMPANY
WATER	GLOBAL WATER-SANTA CRUZ WATER COMPANY
ELECTRICITY	ELECTRIC DISTRICT #3
TELEPHONE	CENTURY LINK COMMUNICATIONS
GAS	SOUTHWEST GAS CORPORATION
CABLE TV	CENTURY LINK
POLICE	CITY OF MARICOPA POLICE DEPARTMENT
FIRE	MARICOPA FIRE DISTRICT
SCHOOLS	MARICOPA SCHOOL DISTRICT
SOLID WASTE	PRIVATE HAULER

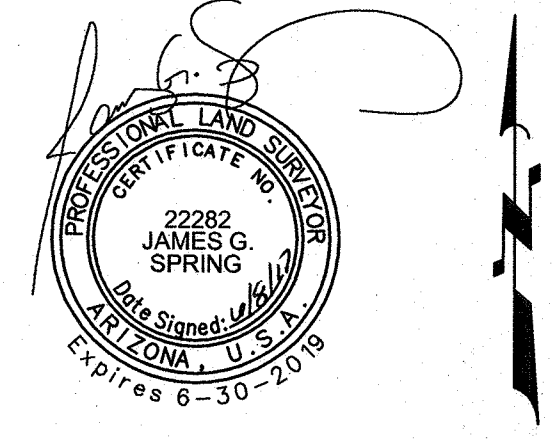
COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

FINAL RE-PLAT  
HOMESTEAD NORTH PARCEL 15  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000218  
SCALE 0 50 100  
1" = 100 FEET  
1500021 PARCEL 15 PP.DWG  
SHEET NO. 2 OF 5





COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

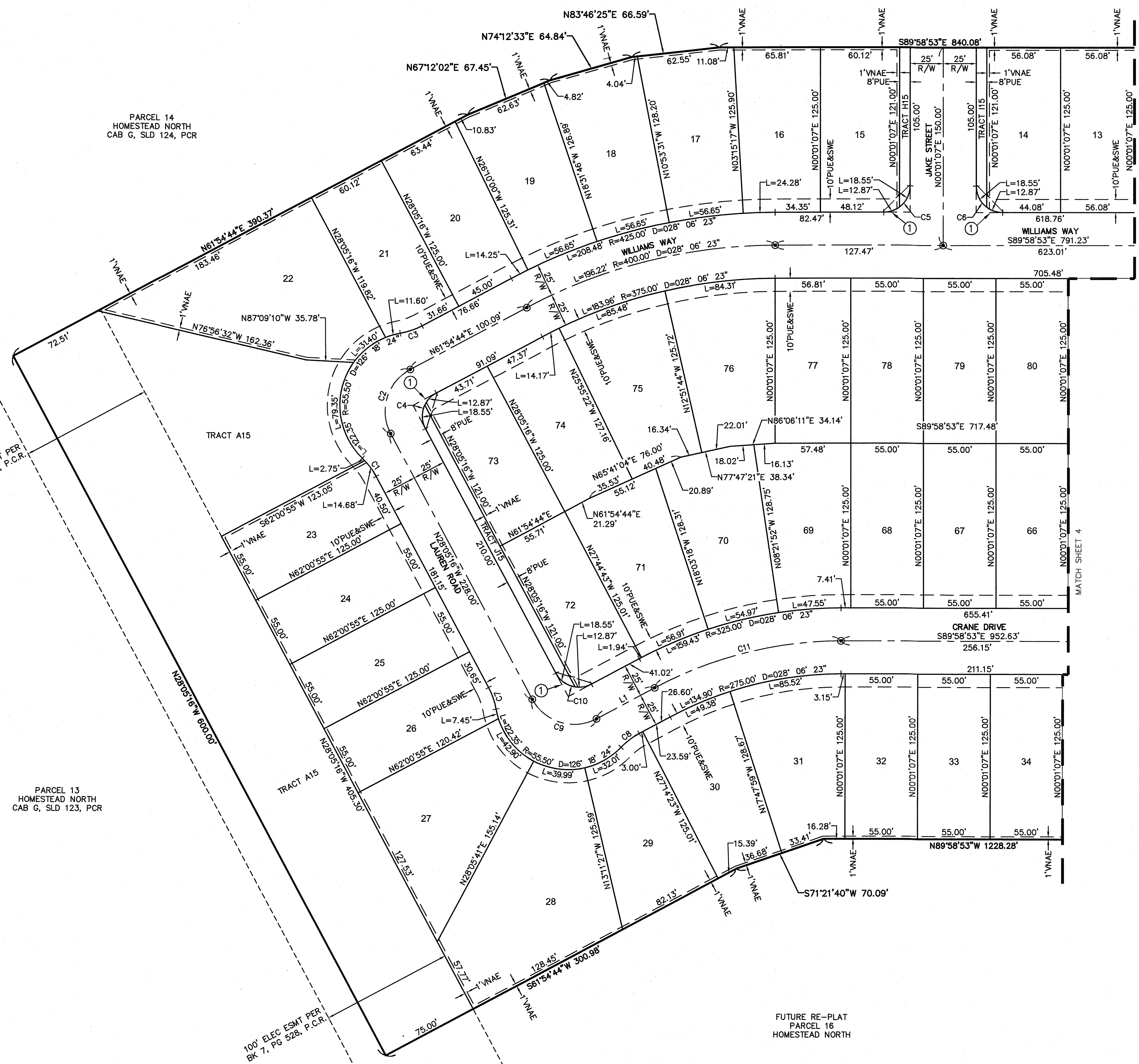
PARCEL 14  
HOMESTEAD NORTH  
CAB G, SLD 124, PCR

PARCEL 13  
HOMESTEAD NORTH  
CAB G, SLD 123, PCR

100' ELEC ESMT PER  
BK 7, PG 528, P.C.R.

100' ELEC ESMT PER  
BK 7, PG 528, P.C.R.

FUTURE RE-PLAT  
PARCEL 16  
HOMESTEAD NORTH

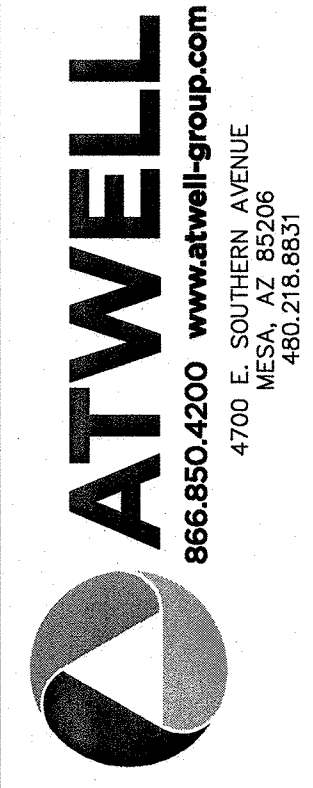


STATE OF ARIZONA } SS  
COUNTY OF PINAL }  
I hereby certify that the within instrument is  
filed in the official records of this  
County in  
Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal,  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
13	7010	0.161	32	6875	0.158
14	6995	0.161	33	6875	0.158
15	7499	0.172	34	6875	0.158
16	7785	0.179	66	6875	0.158
17	8251	0.189	67	6875	0.158
18	8293	0.190	68	6875	0.158
19	8175	0.188	69	8112	0.186
20	7670	0.176	70	8578	0.197
21	7452	0.171	71	8275	0.190
22	13784	0.316	72	6902	0.158
23	6866	0.158	73	6949	0.160
24	6875	0.158	74	7439	0.171
25	6875	0.158	75	8978	0.206
26	6833	0.157	76	8807	0.202
27	10570	0.243	77	7185	0.165
28	15184	0.349	78	6875	0.158
29	8141	0.187	79	6875	0.158
30	7925	0.182	80	6875	0.158
31	8725	0.200			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	17.43'	55.00'	018°09'12"
C2	56.55'	36.00'	090°00'00"
C3	17.43'	55.00'	018°09'12"
C4	31.42'	20.00'	090°00'00"
C5	31.42'	20.00'	090°00'00"
C6	31.42'	20.00'	090°00'00"
C7	17.43'	55.00'	018°09'12"
C8	17.43'	55.00'	018°09'12"
C9	56.55'	36.00'	090°00'00"
C10	31.42'	20.00'	090°00'00"
C11	147.17'	300.00'	028°06'23"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N61°54'44"E	50.02'

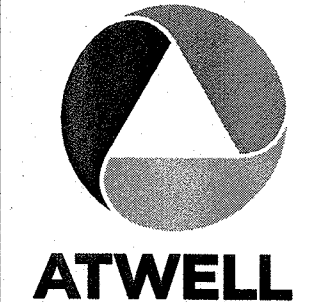


COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 15**  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

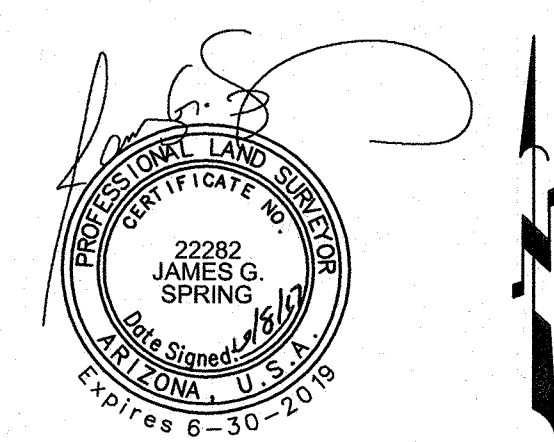


PM. J. SPRING  
DR. R. GILES  
JOB NO.  
15000218

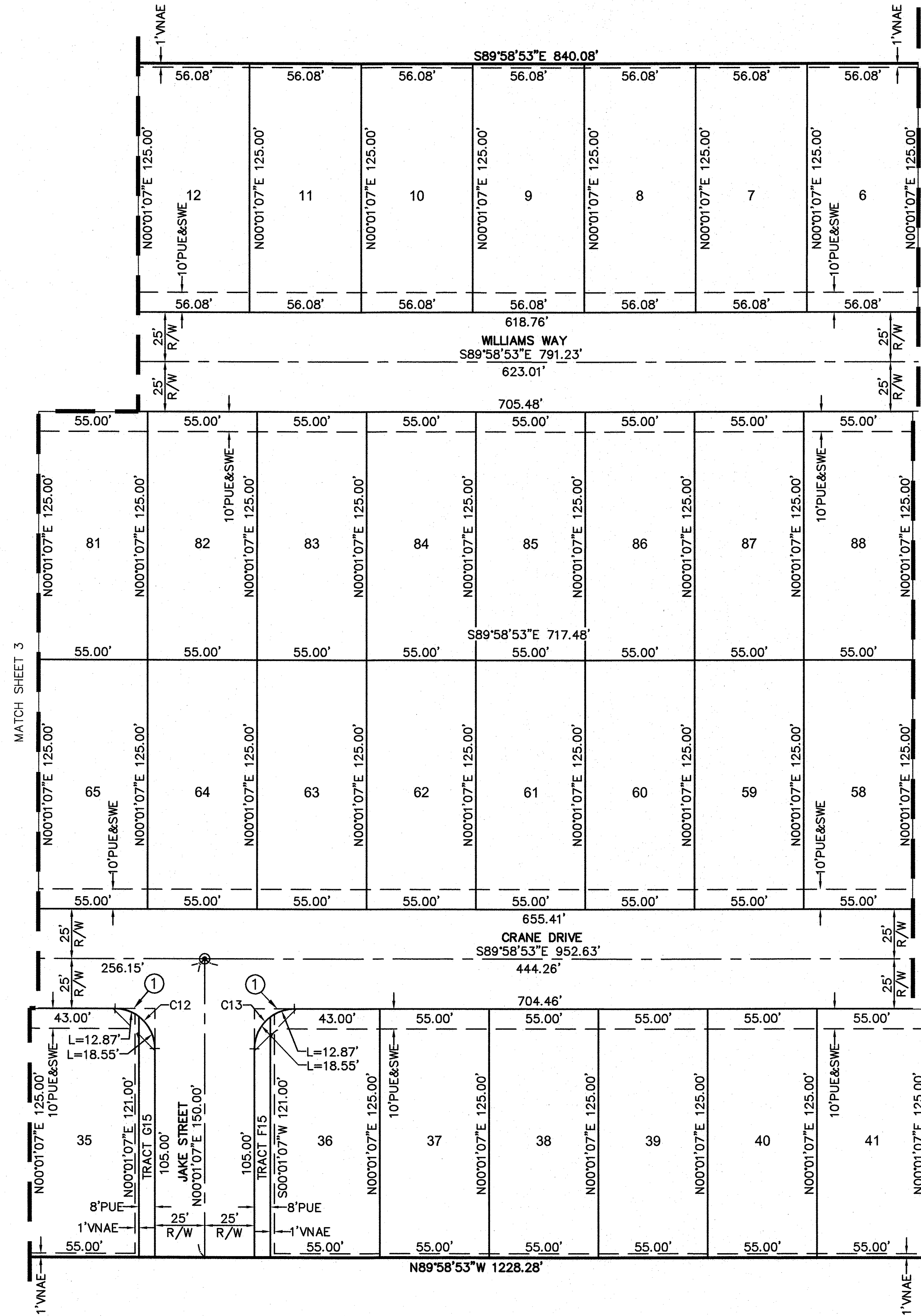
SCALE 0 20 40  
1" = 40 FEET

1500021 PARCEL 15 PLAT

SHEET  
NO.  
3 OF 5



PARCEL 14  
HOMESTEAD NORTH  
CAB 6, SLD 124, PCR



FUTURE RE-PLAT  
PARCEL 16  
HOMESTEAD NORTH

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument  
is filed in the official records of this  
County in \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
6	7010	0.161	59	6875	0.158
7	7010	0.161	60	6875	0.158
8	7010	0.161	61	6875	0.158
9	7010	0.161	62	6875	0.158
10	7010	0.161	63	6875	0.158
11	7010	0.161	64	6875	0.158
12	7010	0.161	65	6875	0.158
35	6860	0.157	81	6875	0.158
36	6860	0.157	82	6875	0.158
37	6875	0.158	83	6875	0.158
38	6875	0.158	84	6875	0.158
39	6875	0.158	85	6875	0.158
40	6875	0.158	86	6875	0.158
41	6875	0.158	87	6875	0.158
58	6875	0.158	88	6875	0.158

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	31.42'	20.00'	090°00'00"
C13	31.42'	20.00'	090°00'00"

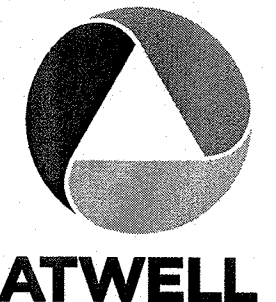


COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

FINAL RE-PLAT  
HOMESTEAD NORTH PARCEL 15  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

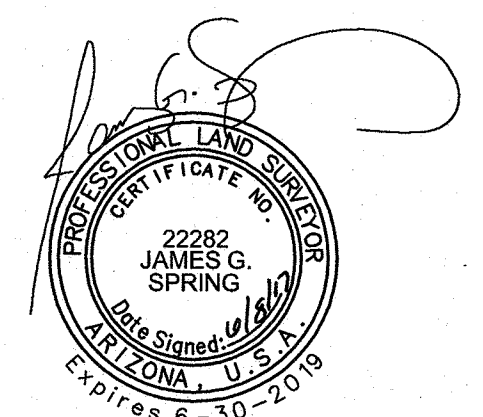


PM. J. SPRING  
DR. R. GILES  
JOB NO.  
15000218

SCALE 0 20 40  
1" = 40 FEET

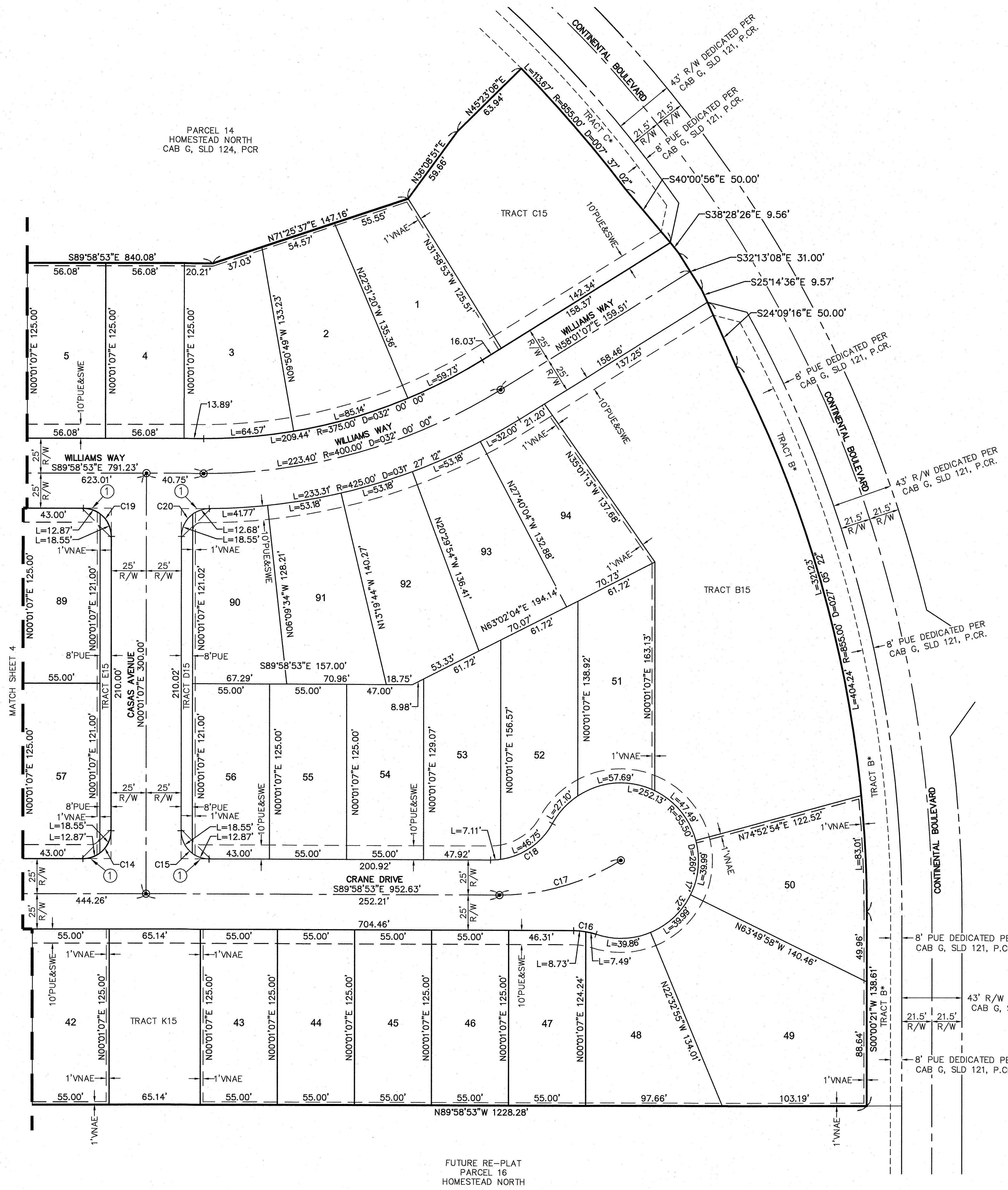
1500021 PARCEL 15 FP.DWG

SHEET NO.  
4 OF 5





COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.  
 I:\15000218\homestead parcel 15\dwg\survey final plat.dwg 6/15/2017 8:05 AM PlotDate: 6/15/2017 8:22 AM



STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed in the official records of this County in  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_ Deputy

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
1	8573	0.197	51	8033	0.184
2	9443	0.217	52	8394	0.193
3	8628	0.198	53	7868	0.181
4	7010	0.161	54	6891	0.158
5	7010	0.161	55	6875	0.158
42	6875	0.158	56	6860	0.157
43	6875	0.158	57	6860	0.157
44	6875	0.158	89	6860	0.157
45	6875	0.158	90	7589	0.174
46	6875	0.158	91	8213	0.189
47	6873	0.158	92	8729	0.200
48	8782	0.202	93	8244	0.189
49	15715	0.361	94	8331	0.191
50	10555	0.242			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	31.42'	20.00'	090°00'00"
C15	31.42'	20.00'	090°00'00"
C16	16.22'	50.00'	018°34'56"
C17	91.34'	162.50'	032°12'15"
C18	53.85'	50.00'	061°42'36"
C19	31.42'	20.00'	090°00'00"
C20	31.23'	20.00'	089°27'11"

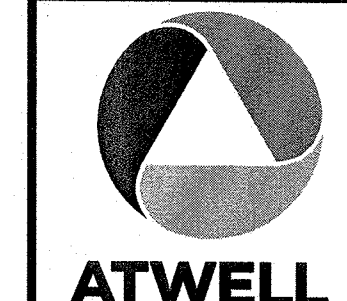
**FINAL RE-PLAT**

**HOMESTEAD NORTH PARCEL 15**  
 PINAL COUNTY, ARIZONA

COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

JUNE 2017

REVISIONS:

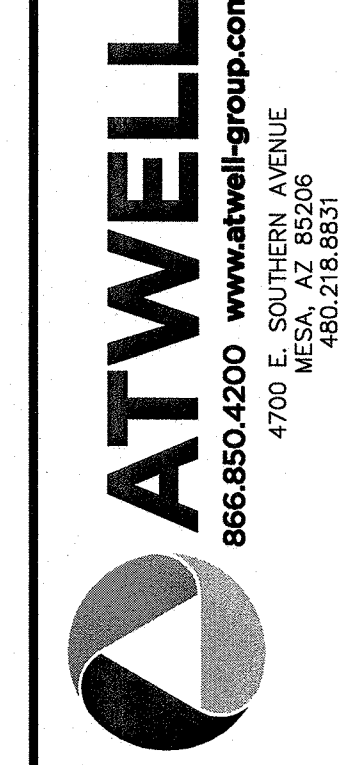
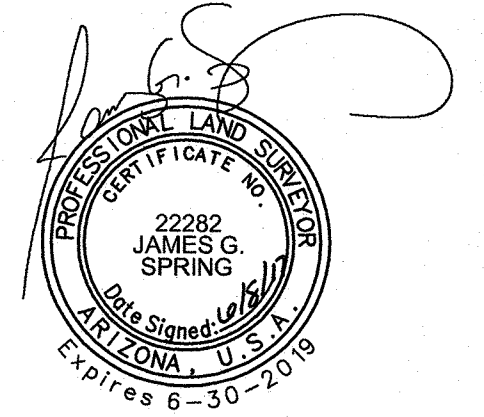


PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 15000218

SCALE 0 20 40  
 1" = 40 FEET

15000218 PARCEL 15 FD.DWG

SHEET NO. 5 OF 5





COPYRIGHT © 2017 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC. k:\15000219\_homestead parcel 16.dwg Survey final plat p16\15000219 parcel 16 fp.dwg Saved: 6/13/2017 3:51 PM

**OWNER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**DEVELOPER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**ENGINEER**

ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS:

SLV HOMESTEAD NORTH, LLC, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL 16 AT HOMESTEAD NORTH", LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREOF AND HEREBY DECLARES 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.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE WITHIN PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS A16, B16, C16, D16, E16, F16, G16, H16, I16 AND J16 INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

SLV HOMESTEAD NORTH, LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER: SLV HOMESTEAD NORTH, LLC

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

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

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

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

**BASIS OF BEARING**

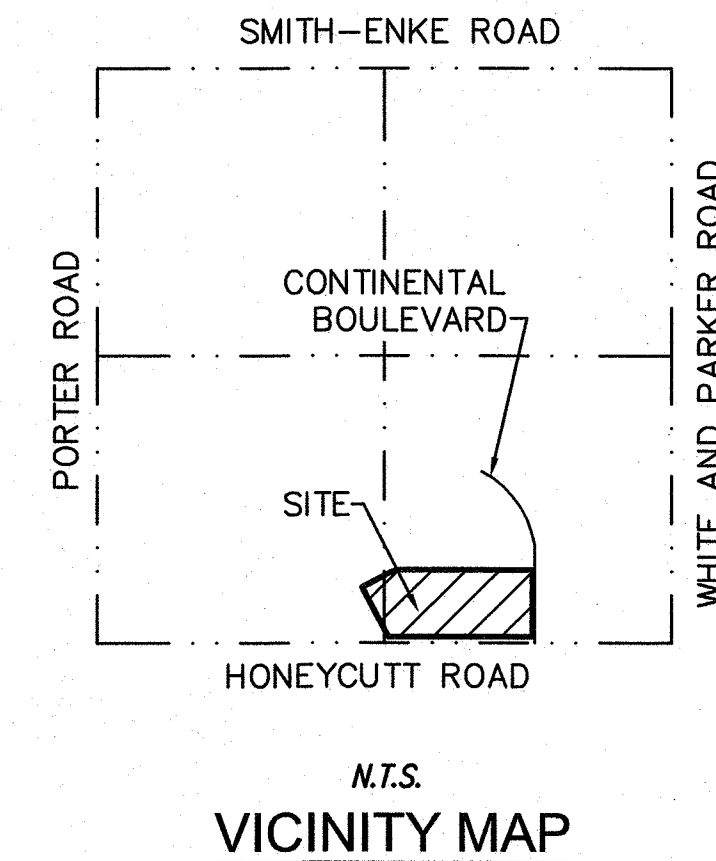
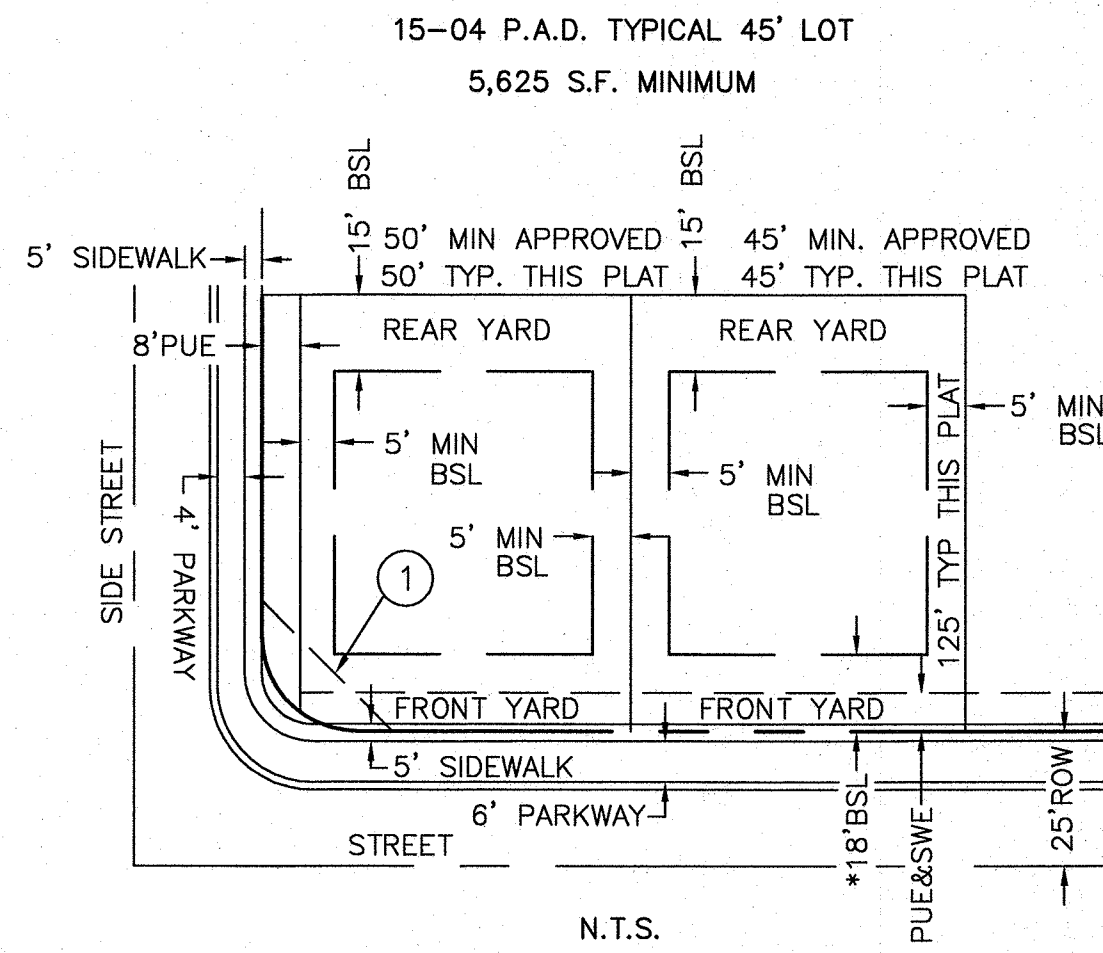
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS N89°58'51"W A DISTANCE OF 2632.12'

**SHEET INDEX**

DESCRIPTION	SHEET NO
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION, TRACT TABLE AND UTILITY SERVICES	2
PLAT SHEET	3
PLAT SHEET	4

**RE-PLAT OF PARCEL 16 AT HOMESTEAD NORTH  
ORIGINALLY RECORDED AS CABINET G, SLIDE 126  
"FINAL PLAT PARCEL 16 AT HOMESTEAD NORTH"**

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



**BASE ZONING**

A PLANNED AREA DEVELOPMENT WITHIN P.A.D. 15-04 ORIGINALLY ZONED UNDER THE HOMESTEAD AT RANCHO EL DORADO PZ-PD-017-03 PZ-017-03

PAD AMENDMENT, P.A.D. 15-04 HOMESTEAD NORTH PARCELS 15, 16, 18 & 19.

	AMENDED P.A.D. 15-04
	APPROVED
MAX BUILDING HEIGHT	30 FEET
MIN LOT AREA	4,600 SF
MIN LOT WIDTH	40 FEET
MIN FRONT YARD	18' FROM BACK OF SIDEWALK*
MIN SIDE YARD	5'/5' FEET**
	OR 0'/10'
MIN REAR YARD	15 FEET
MIN DIST BETWEEN BLDGS	10 FEET
BUILDABLE AREA	W/IN ALLOWABLE SETBACKS
PARKING	1 PER UNIT

- ZONING NOTES:
- \* REFER TO AMENDED PAD 015-04, EXHIBIT 'M' FOR FRONT SETBACK REQUIREMENTS FOR GARAGE, PATIO, & LIVABLE.
  - \*\* SIDE YARD SETBACK 10' ON CORNER LOTS.
  - \*\*\* REAR SETBACK IS TO 'COVERED STRUCTURE'

**LAND USE TABLE**

GROSS ACREAGE	20.206 ACRES
AREA OF PUBLIC STREETS	3.511 ACRES
NET ACREAGE	16.695 ACRES
AREA OF TRACTS	2.742 ACRES
AREA OF LOTS	13.953 ACRES
TOTAL NUMBER OF LOTS	97 LOTS
OVERALL DENSITY	4.80 DU/GROSS
AVERAGE AREA PER LOT	6,252 SF

**ASSURED WATER STATEMENT**

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER-SANTA CRUZ WATER COMPANY, WHICH HAS BEEN DESIGNATED AS 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 \_\_\_\_\_ A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

**NOTES**

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. 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 ARE ALLOWED.
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
5. 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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
6. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
7. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
8. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
9. 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.
10. ALL DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
11. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

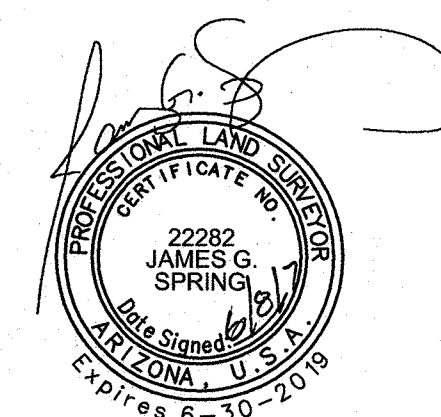
**LEGEND**

—————	SUBDIVISION BOUNDARY
—————	RIGHT OF WAY LINE
—————	EXISTING RIGHT OF WAY LINE
—————	CENTERLINE
-----	EXISTING EASEMENT LINE
-----	PROPOSED EASEMENT LINE
-----	SECTION LINE
▲	SUBDIVISION CORNER
●	LOT CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT
PUE	PUBLIC UTILITY AND SIDEWALK EASEMENT
PCR	PINAL COUNTY RECORDS
CAB	CABINET
SLD	SLIDE
D	DELTA
R/W	RIGHT-OF-WAY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
FND	FOUND
ESMT	EASEMENT
SWE	SIDEWALK EASEMENT
TRACT D*	ADJACENT TRACT DEDICATED PER CAB G, SLD 121

**LAND SURVEYOR'S CERTIFICATION**

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

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
JAMES G. SPRING PLS 22282  
ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831



**APPROVALS**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR  
CITY OF MARICOPA, ARIZONA

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

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

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

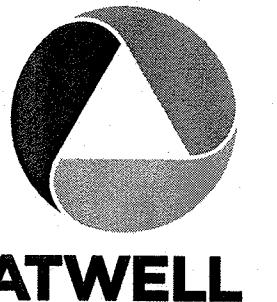


COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 16**  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:



PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000219

N.T.S.



COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

# RE-PLAT OF PARCEL 16 AT HOMESTEAD NORTH ORIGINALLY RECORDED AS CABINET G, SLIDE 126 "FINAL PLAT PARCEL 16 AT HOMESTEAD NORTH"

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

COUNTY SEAL

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in

Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy



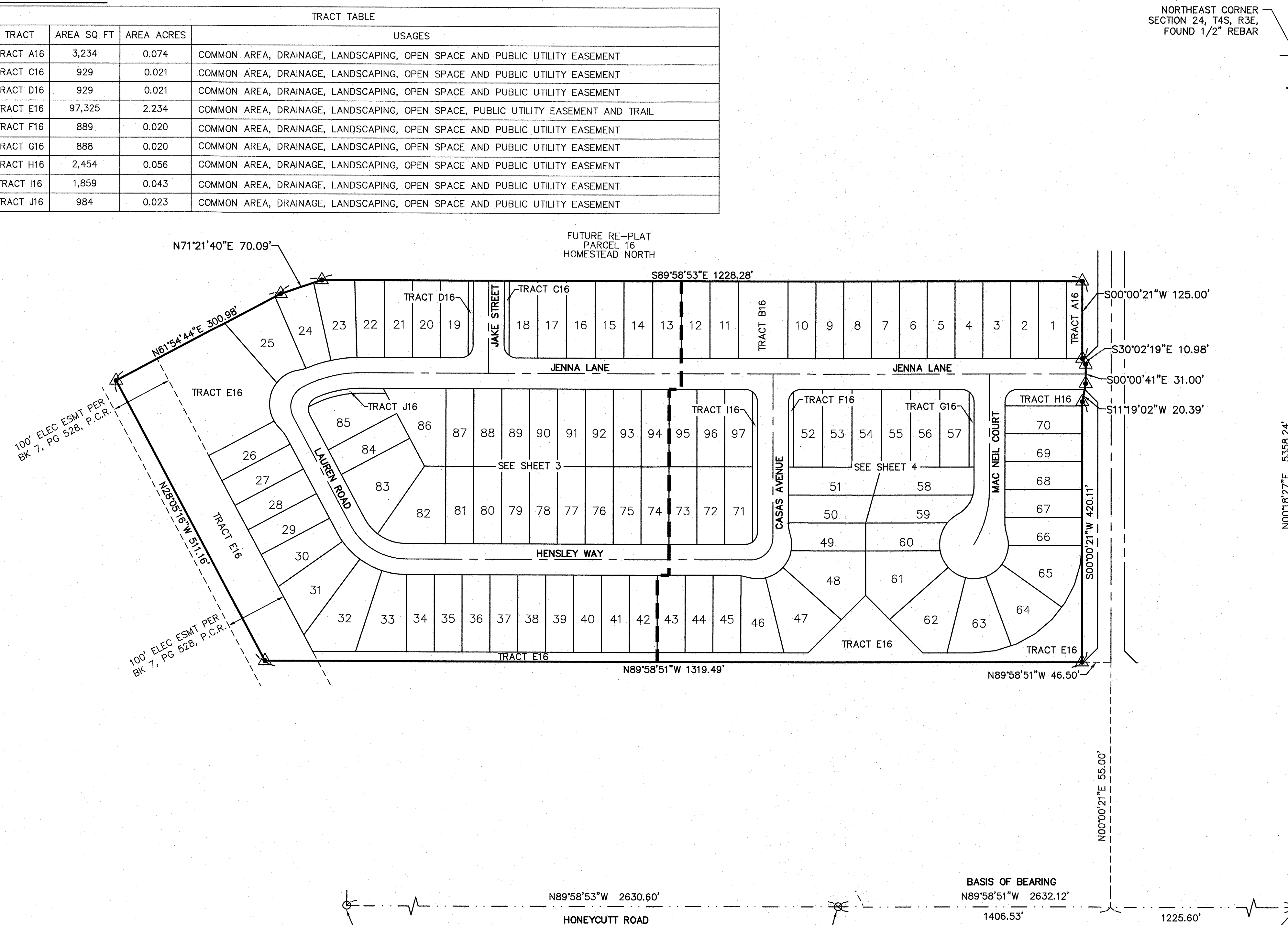
**PARK TRACT TABLE**

PARK TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT B16	9,968	0.229	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT AND AMENITY AREA

**TRACT TABLE**

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A16	3,234	0.074	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT C16	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT D16	929	0.021	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT E16	97,325	2.234	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, PUBLIC UTILITY EASEMENT AND TRAIL
TRACT F16	889	0.020	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT G16	888	0.020	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT H16	2,454	0.056	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT I16	1,859	0.043	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT J16	984	0.023	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

**"KEYMAP"**



NORTHEAST CORNER  
SECTION 24, T4S, R3E,  
FOUND 1/2" REBAR

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND XXX ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND XXX ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N89°58'51"W A DISTANCE OF 2632.12' FEET;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 24, N89°58'51"W A DISTANCE OF 1225.60 FEET;

THENCE, LEAVING SAID SOUTH LINE OF SAID SECTION 24, N00°00'21"E A DISTANCE OF 55.00 FEET;

THENCE, N89°58'51"W A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING;

THENCE, N89°58'51"W A DISTANCE OF 1,319.49 FEET;

THENCE, N28°05'16"W A DISTANCE OF 511.16 FEET;

THENCE, N61°54'44"E A DISTANCE OF 300.98 FEET;

THENCE, N71°21'40"E A DISTANCE OF 70.09 FEET;

THENCE, S89°58'53"E A DISTANCE OF 1,228.28 FEET;

THENCE, S00°00'21"W A DISTANCE OF 125.00 FEET;

THENCE, S30°02'19"E A DISTANCE OF 10.98 FEET;

THENCE, S00°00'41"E A DISTANCE OF 31.00 FEET;

THENCE, S09°00'16"W A DISTANCE OF 9.62 FEET;

THENCE, S11°19'02"W A DISTANCE OF 20.39 FEET;

THENCE, S00°00'21"W A DISTANCE OF 420.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 880,181 SQUARE FEET OR 20.206 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

- UTILITY SERVICES**
- SEWER GLOBAL WATER-PALO VERDE UTILITY COMPANY
  - WATER GLOBAL WATER-SANTA CRUZ WATER COMPANY
  - ELECTRICITY ELECTRIC DISTRICT #3
  - TELEPHONE CENTURY LINK COMMUNICATIONS
  - GAS SOUTHWEST GAS CORPORATION
  - CABLE TV CENTURY LINK
  - POLICE CITY OF MARICOPA POLICE DEPARTMENT
  - FIRE MARICOPA FIRE DISTRICT
  - SCHOOLS MARICOPA SCHOOL DISTRICT
  - SOLID WASTE PRIVATE HAULER



COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 16**  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

**ATWELL**

PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000219

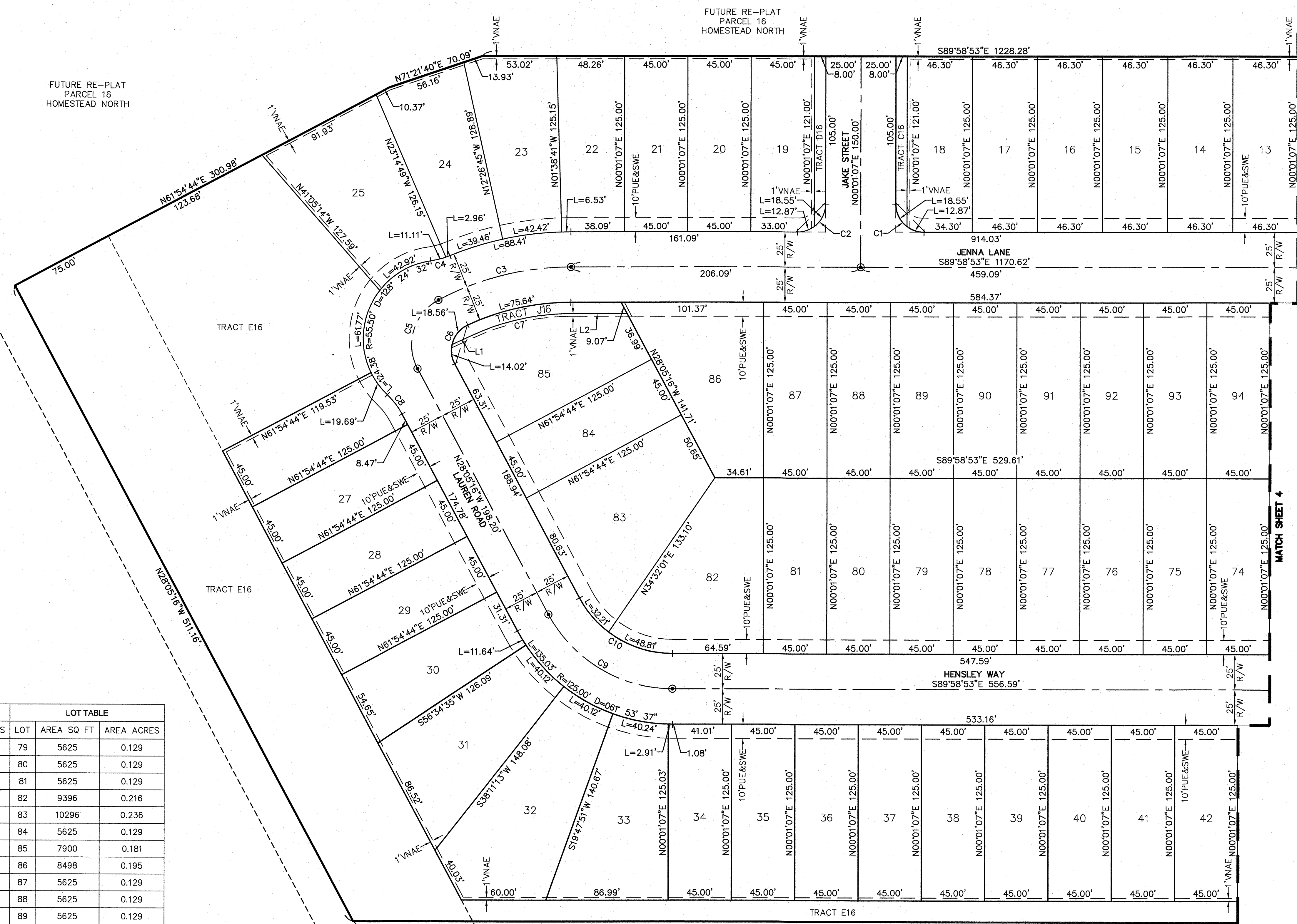
SCALE 0 50 100  
1" = 100 FEET

15000219 PARCEL 16 PLATING  
SHEET NO. 2 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°12'27"W	15.87'
L2	S89°58'53"E	40.09'

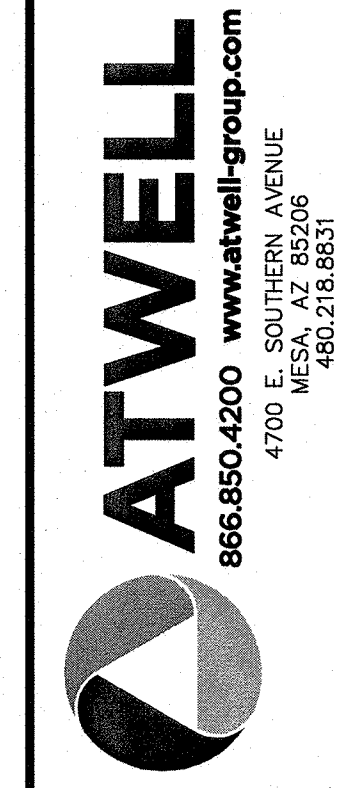
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	090°00'00"
C2	31.42'	20.00'	089°59'58"
C3	98.06'	200.00'	028°05'34"
C4	14.07'	55.00'	014°39'41"
C5	56.56'	36.00'	090°00'49"
C6	32.58'	20.00'	093°20'35"
C7	72.32'	167.00'	024°48'40"
C8	17.43'	55.00'	018°09'12"
C9	108.02'	100.00'	061°53'37"
C10	81.02'	75.00'	061°53'37"

LOT TABLE				LOT TABLE				LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
13	5787	0.133	30	6104	0.140	79	5625	0.129	13	5625	0.129
14	5787	0.133	31	8308	0.191	80	5625	0.129	14	5625	0.129
15	5787	0.133	33	8177	0.188	81	5625	0.129	15	5625	0.129
16	5787	0.133	34	5625	0.129	82	9396	0.216	16	5625	0.129
17	5787	0.133	35	5625	0.129	83	10296	0.236	17	5625	0.129
18	5772	0.133	36	5625	0.129	84	5625	0.129	18	5625	0.129
19	5610	0.129	37	5625	0.129	85	7900	0.181	19	5625	0.129
20	5625	0.129	38	5625	0.129	86	8498	0.195	20	5625	0.129
21	5625	0.129	39	5625	0.129	87	5625	0.129	21	5625	0.129
22	5805	0.133	40	5625	0.129	88	5625	0.129	22	5625	0.129
23	6957	0.160	41	5625	0.129	89	5625	0.129	23	5625	0.129
24	6923	0.159	42	5625	0.129	90	5625	0.129	24	5625	0.129
25	8848	0.203	74	5625	0.129	91	5625	0.129	25	5625	0.129
26	5519	0.127	75	5625	0.129	92	5625	0.129	26	5625	0.129
27	5625	0.129	76	5625	0.129	93	5625	0.129	27	5625	0.129
28	5625	0.129	77	5625	0.129	94	5625	0.129	28	5625	0.129
29	5625	0.129	78	5625	0.129				29	5625	0.129



STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed in the official records of this County in  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal, \_\_\_\_\_  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy

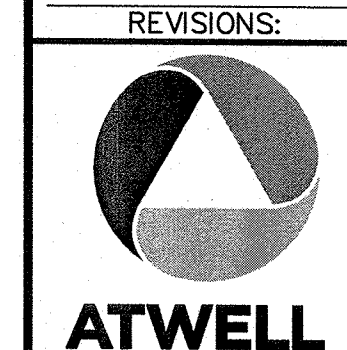
COUNTY SEAL



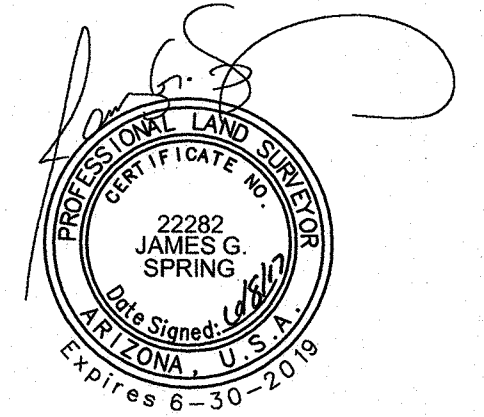
COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 16**  
 PINAL COUNTY, ARIZONA

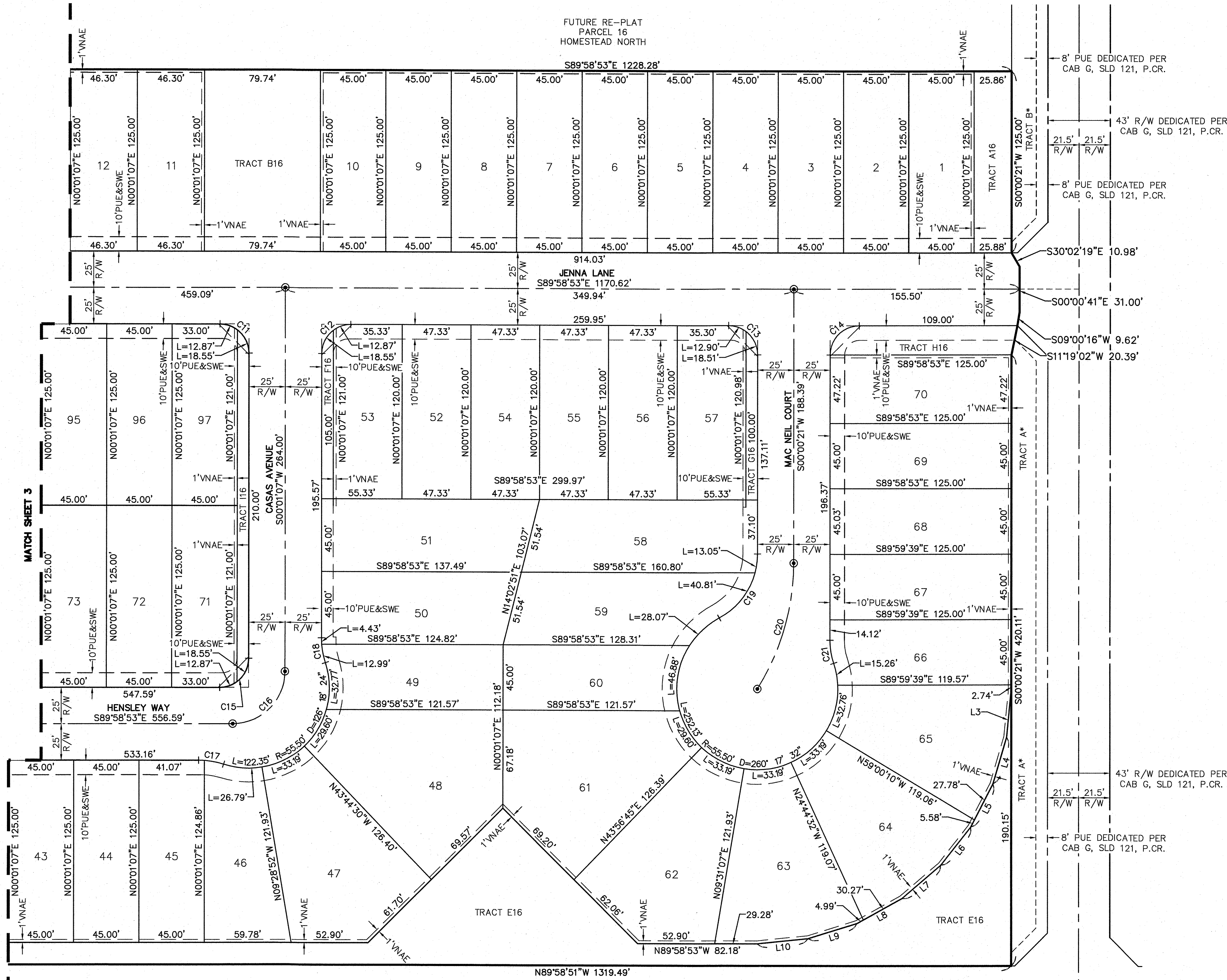
JUNE 2017



PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 15000219  
 SCALE 0 20 40  
 1" = 40 FEET  
 15000219 PARCEL 16 FPDWG  
 SHEET NO. 3 OF 4







STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument  
 is filed in the official records of this  
 County in \_\_\_\_\_  
 Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy

LOT TABLE			LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
1	5625	0.129	47	9318	0.214	63	8216	0.189
2	5625	0.129	48	10471	0.240	64	8176	0.188
3	5625	0.129	49	5458	0.125	65	7725	0.177
4	5625	0.129	50	6562	0.151	66	5546	0.127
5	5625	0.129	51	7187	0.165	67	5625	0.129
6	5625	0.129	52	5679	0.130	68	5627	0.129
7	5625	0.129	53	5664	0.130	69	5625	0.129
8	5625	0.129	54	5679	0.130	70	5903	0.136
9	5625	0.129	55	5679	0.130	71	5610	0.129
10	5625	0.129	56	5679	0.130	72	5625	0.129
11	5787	0.133	57	5664	0.130	73	5625	0.129
12	5787	0.133	58	7805	0.179	95	5625	0.129
43	5625	0.129	59	7390	0.170	96	5625	0.129
44	5625	0.129	60	5473	0.126	97	5610	0.129
45	5625	0.129	61	10448	0.240			
46	6024	0.138	62	9341	0.214			

CURVE #	LENGTH	RADIUS	DELTA
C11	31.42'	20.00'	090°00'00"
C12	31.42'	20.00'	090°00'00"
C13	31.41'	20.00'	089°59'13"
C14	31.42'	20.00'	090°00'50"
C15	31.42'	20.00'	090°00'00"
C16	56.55'	36.00'	090°00'00"
C17	17.43'	55.00'	018°09'12"
C18	17.43'	55.00'	018°09'12"
C19	53.85'	50.00'	061°42'36"
C20	91.34'	162.50'	032°12'15"
C21	16.22'	50.00'	018°34'56"

LINE #	DIRECTION	LENGTH
L3	S05°28'30"W	33.36'
L4	S16°24'47"W	33.36'
L5	S27°21'05"W	33.36'
L6	S38°17'22"W	33.36'
L7	S49°32'28"W	35.26'
L8	S61°06'22"W	35.26'
L9	S72°40'16"W	35.26'
L10	S84°14'10"W	35.26'

ATWELL  
 866.850.4200 www.atwell-group.com  
 4700 E. SOUTHERN AVENUE  
 MESA, AZ 85206  
 480.216.8531

COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

FINAL RE-PLAT  
 HOMESTEAD NORTH PARCEL 16  
 PINAL COUNTY, ARIZONA

JUNE 2017

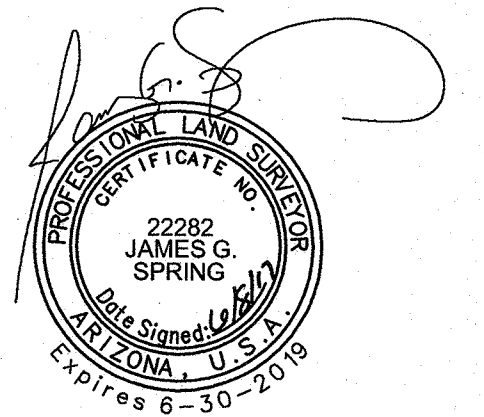
REVISIONS:

ATWELL

PM. J. SPRING  
 DR. R. GILES  
 JOB NO. 15000219

SCALE 0 20 40  
 1" = 40 FEET

15000219 PARCEL 16 P.DWG  
 SHEET NO. 4 OF 4





COPYRIGHT © 2017 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC. k:\5000220\homestead parcel 18\img\survey final plat p18\5000220 parcel 18 fp.dwg S:\data\6/13/2017 3:49 PM

**OWNER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**DEVELOPER**

SLV HOMESTEAD NORTH, LLC  
6720 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

**ENGINEER**

ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

SLV HOMESTEAD NORTH, LLC, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL 18 AT HOMESTEAD NORTH", LOCATED IN A PORTION OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES 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.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE WITHIN PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS A18, B18, C18, D18, E18 AND F18 INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

SLV HOMESTEAD NORTH, LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER: SLV HOMESTEAD NORTH, LLC

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

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

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

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

**BASIS OF BEARING**

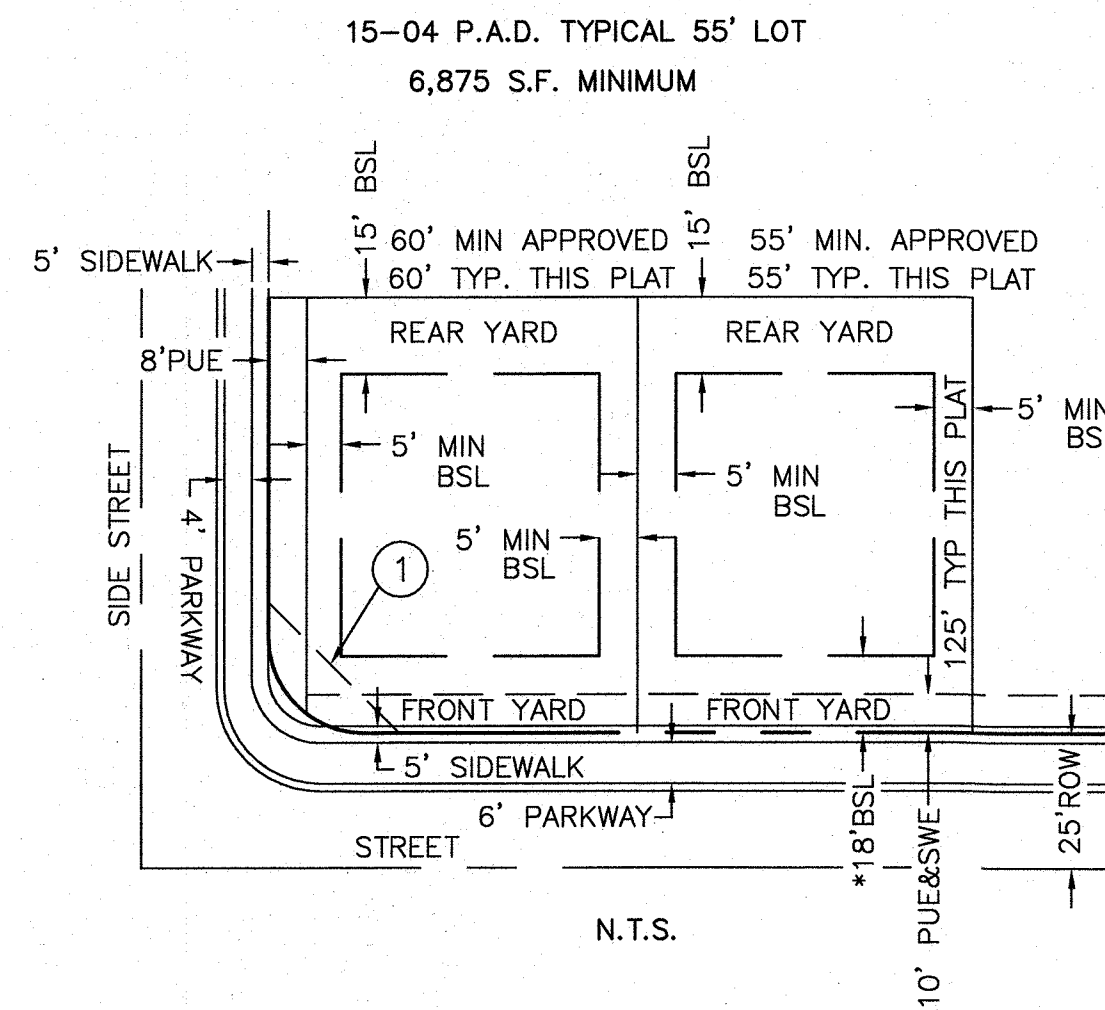
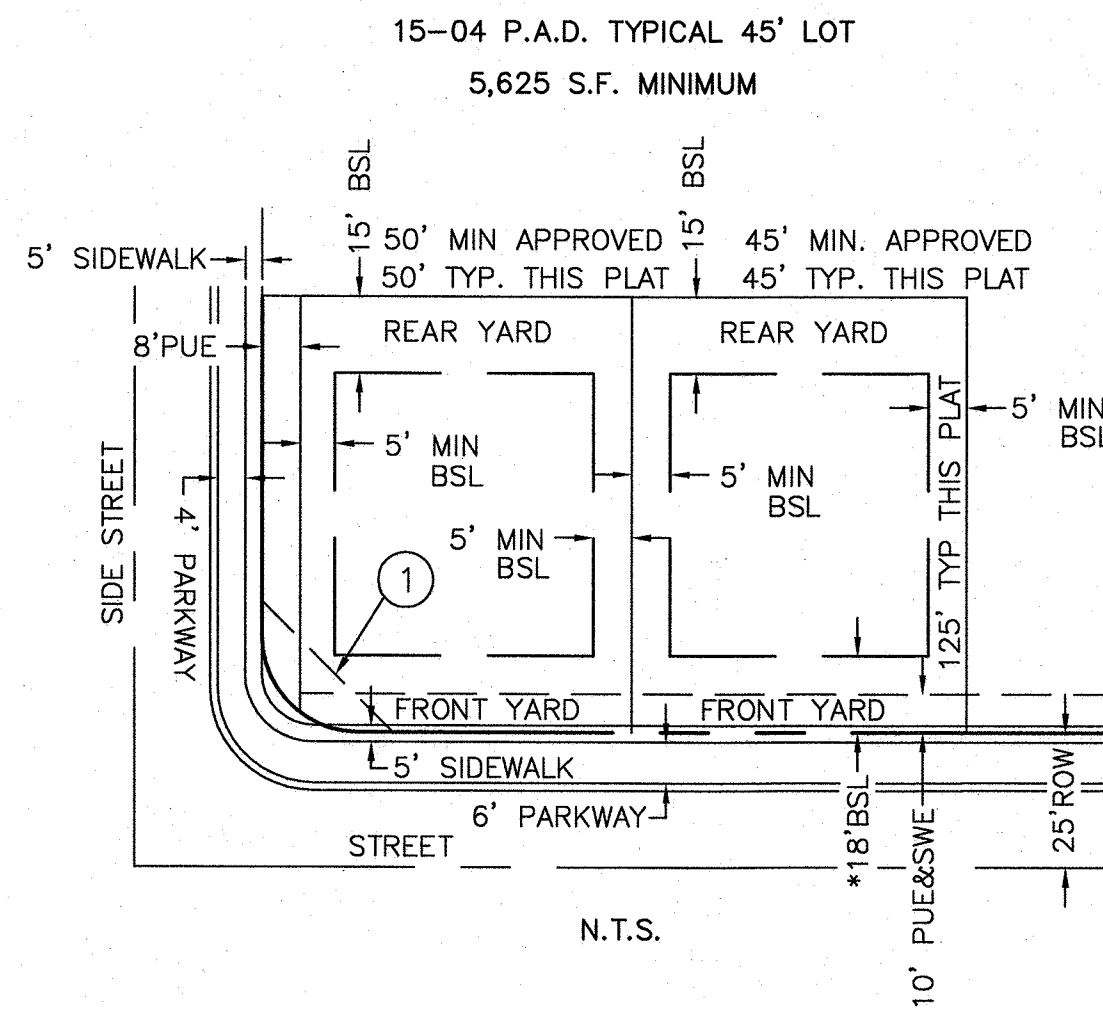
THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS N89°58'51"W A DISTANCE OF 2632.12'

**SHEET INDEX**

DESCRIPTION	SHEET NO
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION, TRACT TABLE AND UTILITY SERVICES	2
PLAT SHEET	3
PLAT SHEET	4
PLAT SHEET	5
PLAT SHEET	6

**RE-PLAT OF PARCEL 18 AT HOMESTEAD NORTH  
ORIGINALLY RECORDED AS CABINET G, SLIDE 127  
"FINAL PLAT PARCEL 18 AT HOMESTEAD NORTH"**

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

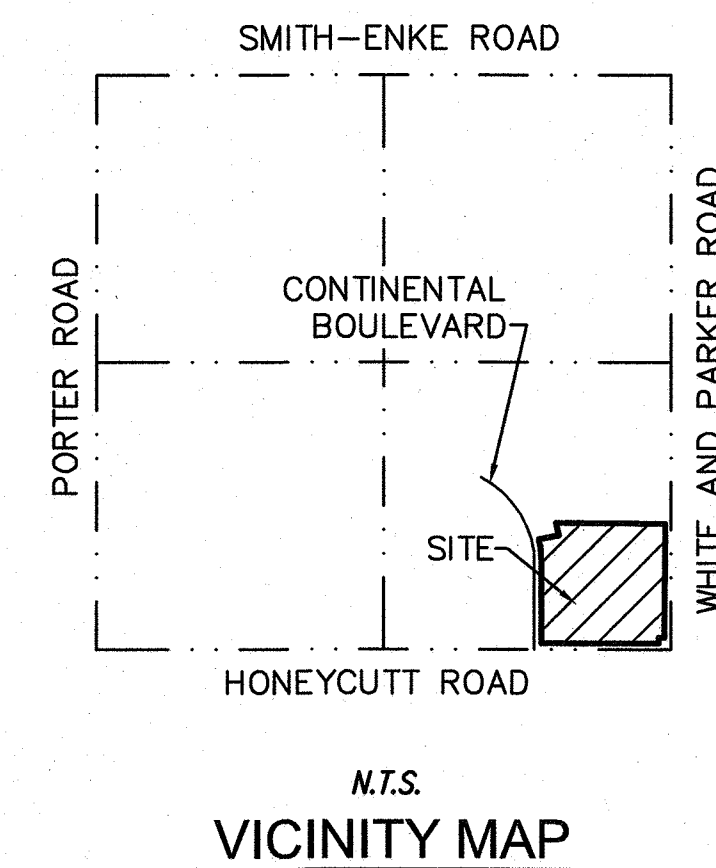


COUNTY SEAL

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in

Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy



**BASE ZONING**

A PLANNED AREA DEVELOPMENT WITHIN P.A.D. 15-04 ORIGINALLY ZONED UNDER THE HOMESTEAD AT RANCHO EL DORADO PZ-PD-017-03 PZ-017-03

PAD AMENDMENT, P.A.D. 15-04 HOMESTEAD NORTH PARCELS 15, 16, 18 & 19.

	AMENDED P.A.D. 15-04	APPROVED
MAX BUILDING HEIGHT		30 FEET
MIN LOT AREA		4,600 SF
MIN LOT WIDTH		40 FEET
MIN FRONT YARD	18' FROM BACK OF SIDEWALK*	5/5' FEET** - OR 0'/10'
MIN SIDE YARD		15 FEET
MIN REAR YARD		10 FEET
MIN DIST BETWEEN BLDGS	W/IN ALLOWABLE SETBACKS	
BUILDABLE AREA		1 PER UNIT
PARKING		

**ZONING NOTES:**

- \* REFER TO AMENDED PAD 015-04, EXHIBIT 'M' FOR FRONT SETBACK REQUIREMENTS FOR GARAGE, PATIO, & LIVABLE.
- \*\* SIDE YARD SETBACK 10' ON CORNER LOTS.
- \*\*\* REAR SETBACK IS TO 'COVERED STRUCTURE'

**LEGEND**

—————	SUBDIVISION BOUNDARY
—————	RIGHT OF WAY LINE
—————	EXISTING RIGHT OF WAY LINE
—————	CENTERLINE
—————	EXISTING EASEMENT LINE
—————	PROPOSED EASEMENT LINE
—————	SECTION LINE
▲	SUBDIVISION CORNER
●	LOT CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT
PUE	PUBLIC UTILITY AND SIDEWALK EASEMENT
PCR	PINAL COUNTY RECORDS
CAB	CABINET
SLD	SLIDE
D	DELTA
R/W	RIGHT-OF-WAY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
FND	FOUND
ESMT	EASEMENT
SWE	SIDEWALK EASEMENT
TRACT D & E*	ADJACENT TRACT DEDICATED PER CAB G, SLD 121

**LAND USE TABLE**

GROSS ACREAGE	28.059 ACRES
AREA OF PUBLIC STREETS	4.870 ACRES
NET ACREAGE	23.189 ACRES
AREA OF TRACTS	5.750 ACRES
AREA OF LOTS	17.439 ACRES
TOTAL NUMBER OF LOTS	118 LOTS
OVERALL DENSITY	4.20 DU/GROSS AC
AVERAGE AREA PER LOT	6,492 SF

**ASSURED WATER STATEMENT**

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER-SANTA CRUZ WATER COMPANY, WHICH HAS BEEN DESIGNATED AS 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 \_\_\_\_\_ A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

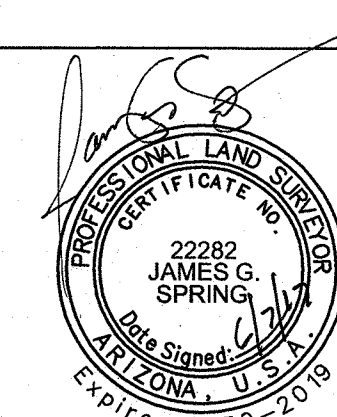
**NOTES**

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. 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 ARE ALLOWED.
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
5. 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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
6. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
7. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
8. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
9. 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.
10. ALL DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
11. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

**LAND SURVEYOR'S CERTIFICATION**

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

PROFESSIONAL LAND SURVEYOR  
JAMES G. SPRING PLS 22282  
ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (480) 218-8831



**APPROVALS**

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

PLANNING DIRECTOR  
CITY OF MARICOPA, ARIZONA

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

CITY ENGINEER  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA,  
ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

MAYOR

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

CITY CLERK

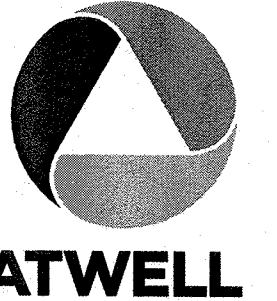


COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 18**  
PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:



PM. J. SPRING  
DR. R. GILES  
JOB NO.  
15000220

N.T.S.

15000220 PARCEL 18 FP/DWG

SHEET NO.  
1 OF 6

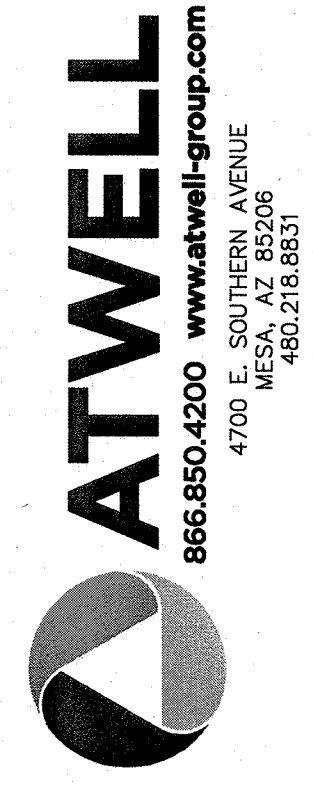


COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

# RE-PLAT OF PARCEL 18 AT HOMESTEAD NORTH ORIGINALLY RECORDED AS CABINET G, SLIDE 127 "FINAL PLAT PARCEL 18 AT HOMESTEAD NORTH"

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument  
is filed in the official records of this  
County in \_\_\_\_\_  
Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy



**PARK TRACT TABLE**

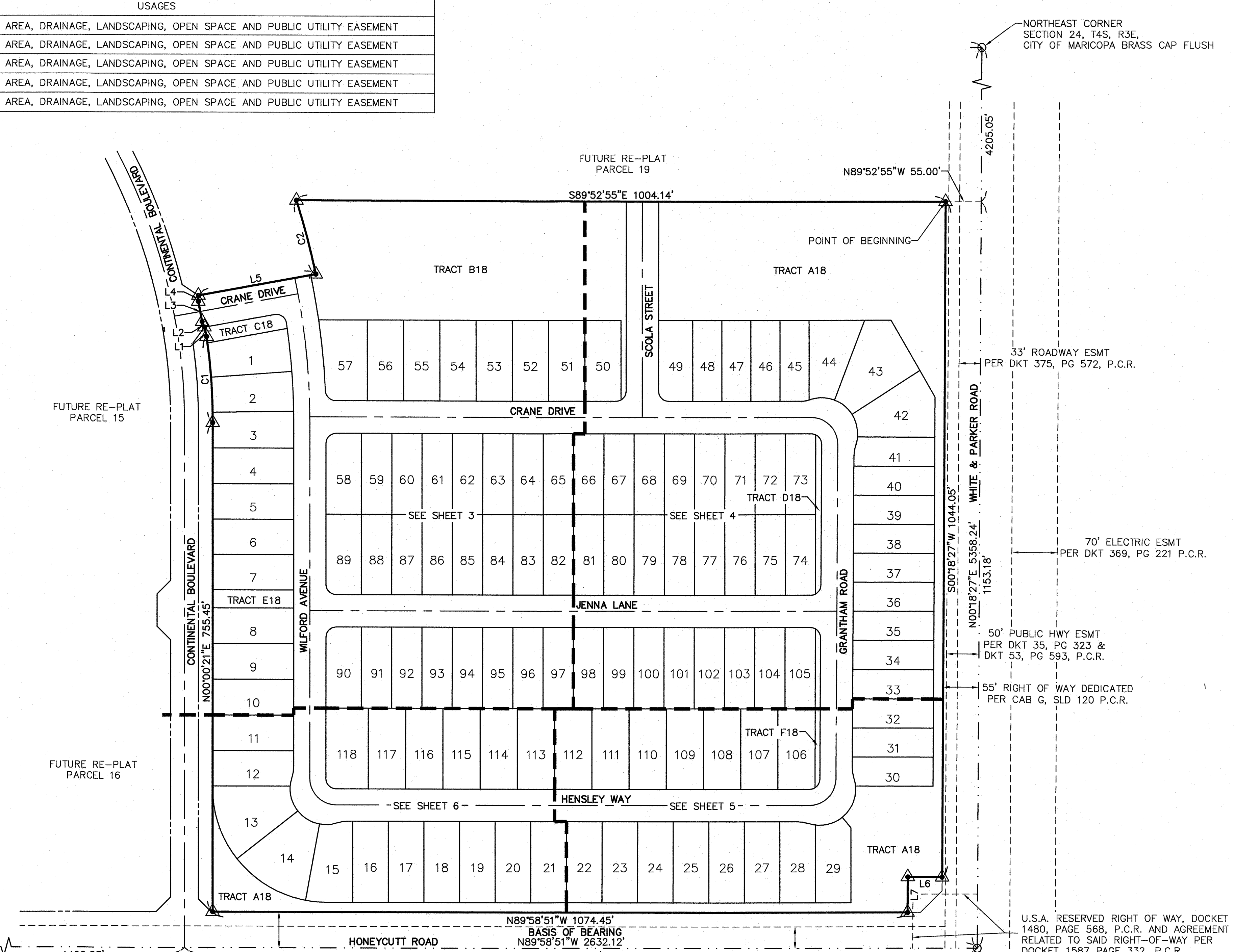
PARK TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A18	142442	3.270	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT B18	91180	2.093	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

**TRACT TABLE**

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT C18	3077	0.071	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT D18	2098	0.048	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT F18	1854	0.043	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT G18	1779	0.041	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT H18	1779	0.041	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N13°07'56"W	15.11'
L2	N22°00'13"W	9.18'
L3	N10°45'04"W	32.00'
L4	N01°13'00"E	9.20'
L5	N79°29'33"E	184.36'
L6	N89°41'33"W	53.00'
L7	S00°18'27"W	54.50'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	133.39'	945.00'	008°05'14"
C2	118.04'	1128.00'	005°59'45"



**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND CITY OF MARICOPA BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N00°18'27"W A DISTANCE OF 5358.24' FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 24, N00°18'27"E A DISTANCE OF 1153.18 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 24, N89°52'55"W A DISTANCE OF 55.00 FEET; TO THE POINT OF BEGINNING;

THENCE, S00°18'27"W A DISTANCE OF 1,044.05 FEET;

THENCE, N89°41'33"W A DISTANCE OF 53.00 FEET;

THENCE, S00°18'27"W A DISTANCE OF 54.50 FEET;

THENCE, N89°58'51"W A DISTANCE OF 1,074.45 FEET;

THENCE, N00°00'21"E A DISTANCE OF 755.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 133.39 FEET, WITH A RADIUS OF 945.00 FEET AND A CENTRAL ANGLE OF 08°05'14";

THENCE, N13°07'56"W A DISTANCE OF 15.11 FEET;

THENCE, N22°00'13"W A DISTANCE OF 9.18 FEET;

THENCE, N10°45'04"W A DISTANCE OF 32.00 FEET;

THENCE, N01°13'00"E A DISTANCE OF 9.20 FEET;

THENCE, N79°29'33"E A DISTANCE OF 184.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

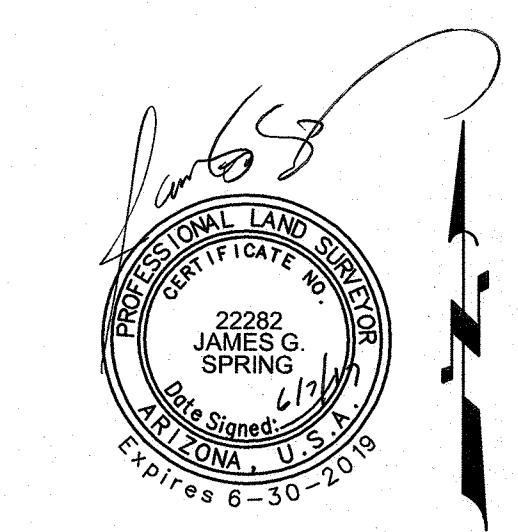
THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 118.04 FEET, WITH A RADIUS OF 1,128.00 FEET AND THE RADIAL BEARING OF S78°13'05"W AND A CENTRAL ANGLE OF 05°59'45";

THENCE, S89°52'55"E A DISTANCE OF 1,004.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,222,264 SQUARE FEET OR 28.059 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

**UTILITY SERVICES**

- SEWER GLOBAL WATER-PALO VERDE UTILITY COMPANY
- WATER GLOBAL WATER-SANTA CRUZ WATER COMPANY
- ELECTRICITY ELECTRIC DISTRICT #3
- TELEPHONE CENTURY LINK COMMUNICATIONS
- GAS SOUTHWEST GAS CORPORATION
- CABLE TV CENTURY LINK
- POLICE CITY OF MARICOPA POLICE DEPARTMENT
- FIRE MARICOPA FIRE DISTRICT
- SCHOOLS MARICOPA SCHOOL DISTRICT
- SOLID WASTE PRIVATE HAULER



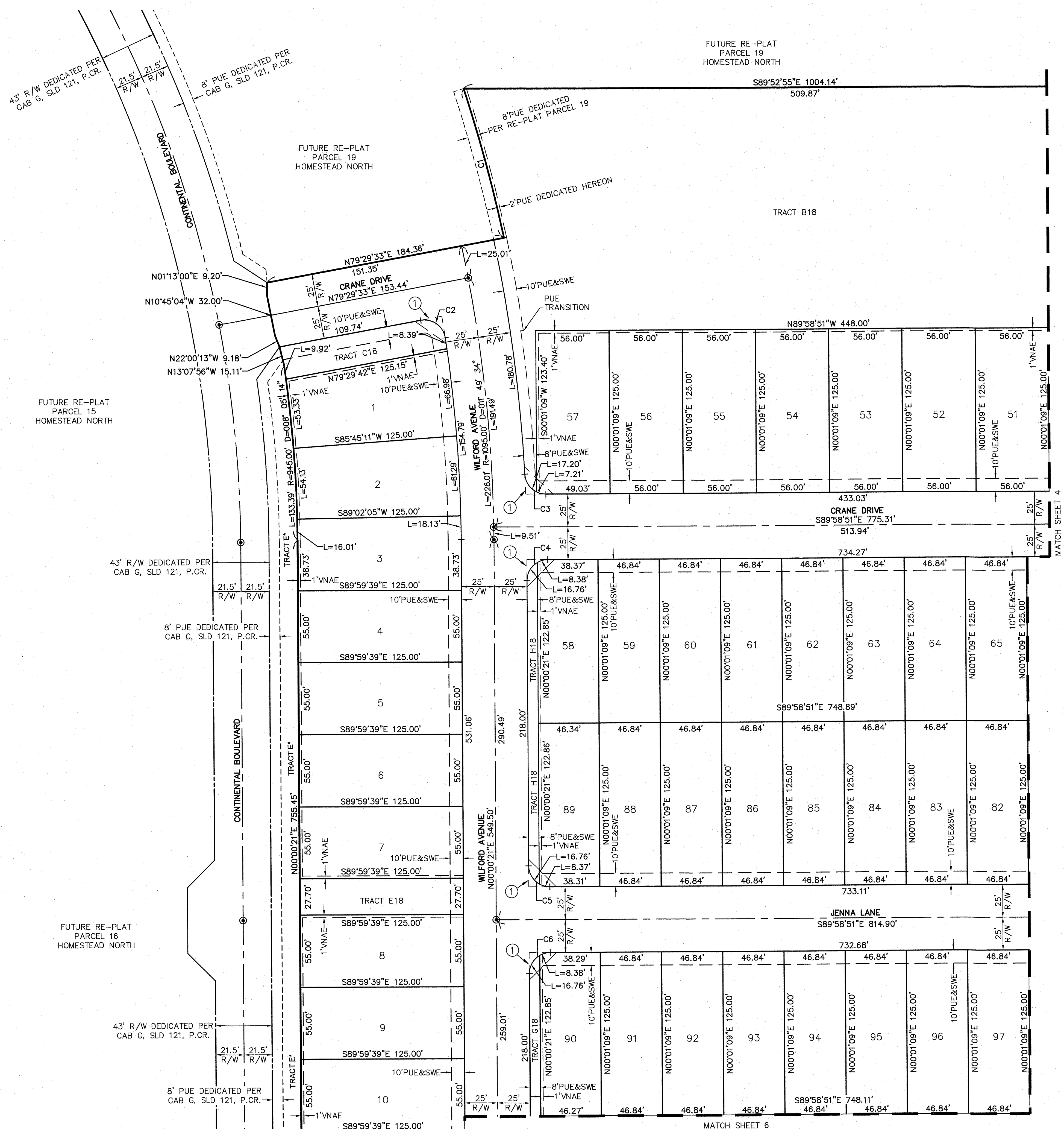
**FINAL RE-PLAT**  
 COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST  
**HOMESTEAD NORTH PARCEL 18**  
 PINAL COUNTY, ARIZONA  
 JUNE 2017

REVISIONS:

PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000220  
SCALE 0 50 100  
1" = 100 FEET  
15000220 PARCEL 18 PP/ING  
SHEET NO. 2 OF 6

COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

k:\15000220 homestead parcel 18.dwg Survey final Plat p18\15000220 parcel 18 fp.dwg Saved:6/7/2017 2:54 PM



FUTURE RE-PLAT  
PARCEL 19  
HOMESTEAD NORTH

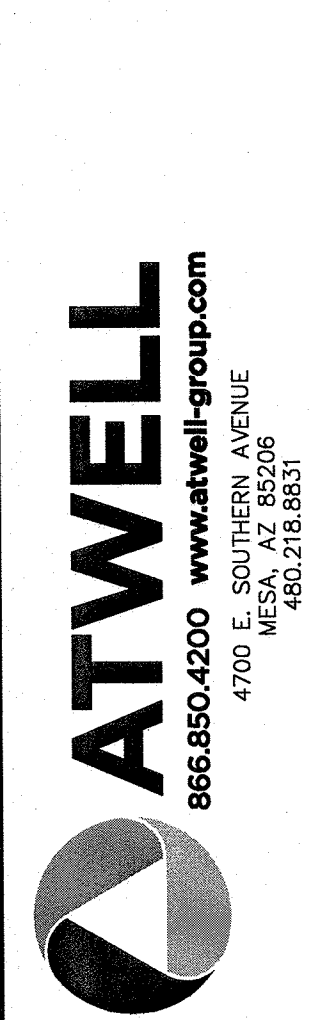
FUTURE RE-PLAT  
PARCEL 15  
HOMESTEAD NORTH

FUTURE RE-PLAT  
PARCEL 16  
HOMESTEAD NORTH

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument  
is filed in the official records of this  
County in \_\_\_\_\_  
Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
1	7519	0.173	62	5855	0.134
2	7213	0.166	63	5855	0.134
3	6975	0.160	64	5855	0.134
4	6875	0.158	65	5855	0.134
5	6875	0.158	82	5855	0.134
6	6875	0.158	83	5855	0.134
7	6875	0.158	84	5855	0.134
8	6875	0.158	85	5855	0.134
9	6875	0.158	86	5855	0.134
10	6875	0.158	87	5855	0.134
51	7000	0.161	88	5855	0.134
52	7000	0.161	89	5785	0.133
53	7000	0.161	90	5780	0.133
54	7000	0.161	91	5855	0.134
55	7000	0.161	92	5855	0.134
56	7000	0.161	93	5855	0.134
57	6996	0.161	94	5855	0.134
58	5788	0.133	95	5855	0.134
59	5855	0.134	96	5855	0.134
60	5855	0.134	97	5855	0.134
61	5855	0.134			

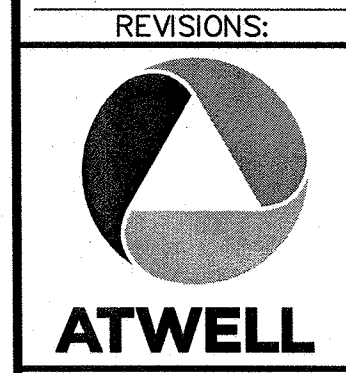
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	118.04'	1128.00'	005°59'45"
C2	25.75'	16.00'	092°13'29"
C3	24.42'	16.00'	087°26'18"
C4	25.13'	16.00'	090°00'00"
C5	25.13'	16.00'	089°59'11"
C6	25.14'	16.00'	090°00'49"



COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 18**  
PINAL COUNTY, ARIZONA

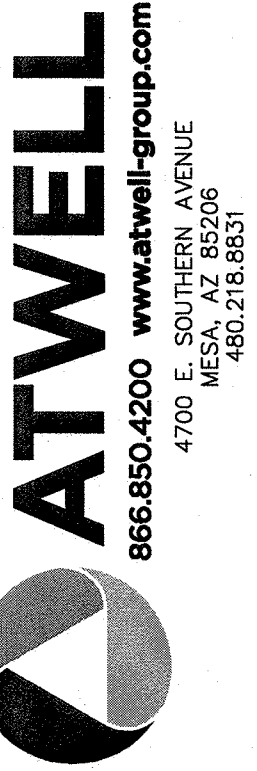
JUNE 2017



REVISIONS:  
PM. J. SPRING  
DR. R. GILES  
JOB NO.  
15000220  
SCALE 0 20 40  
1" = 40 FEET  
15000220 PARCEL 18 FP.DWG  
SHEET NO.  
3 OF 6



STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed in the official records of this County in \_\_\_\_\_  
 Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal, \_\_\_\_\_  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy

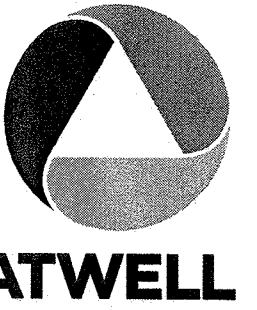


COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 18**  
 PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

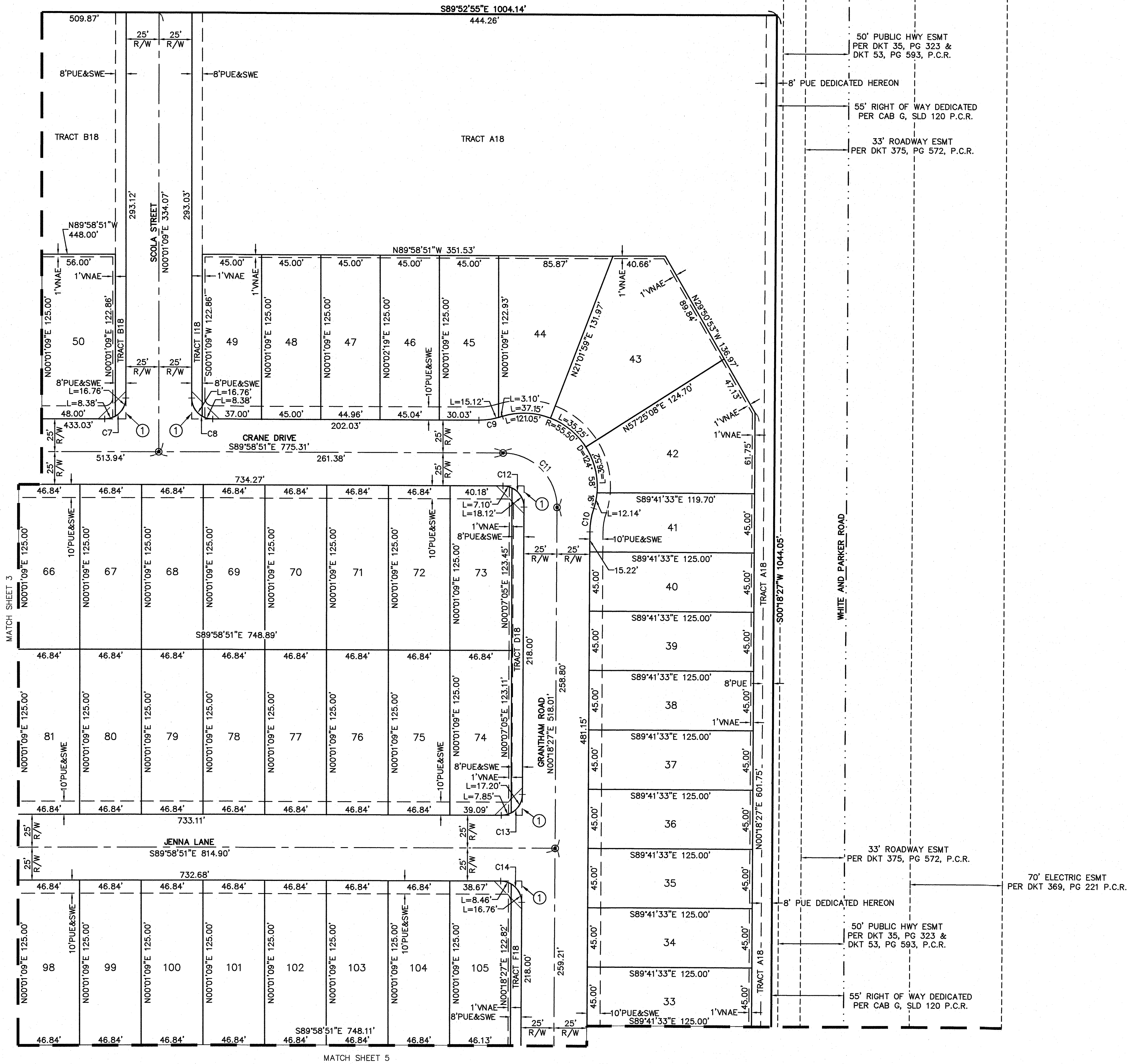


PM. J. SPRING  
 DR. R. GILES  
 JOB NO.  
 15000220

SCALE 0 20 40  
 1" = 40 FEET

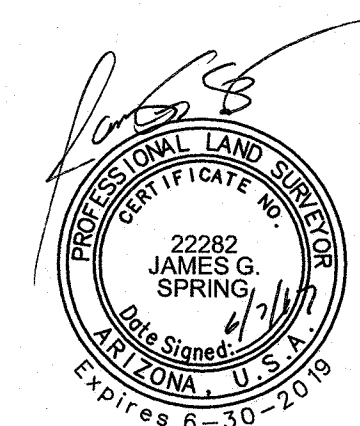
15000220 PARCEL 18 PP.DWG

SHEET NO.  
**4 OF 6**

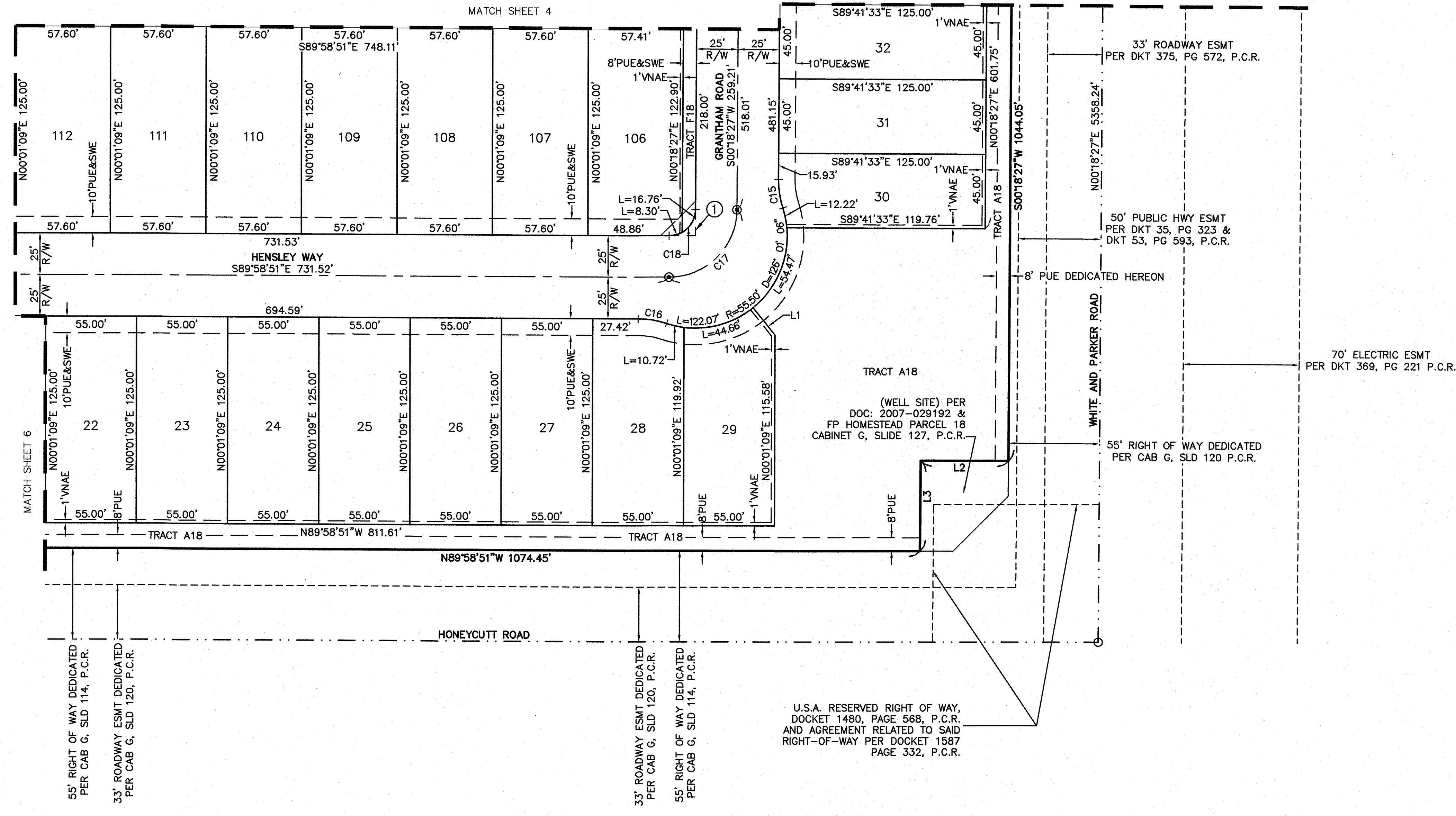


LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
33	5625	0.129	69	5855	0.134
34	5625	0.129	70	5855	0.134
35	5625	0.129	71	5855	0.134
36	5625	0.129	72	5855	0.134
37	5625	0.129	73	5865	0.135
38	5625	0.129	74	5837	0.134
39	5625	0.129	75	5855	0.134
40	5625	0.129	76	5855	0.134
41	5555	0.128	77	5855	0.134
42	8910	0.205	78	5855	0.134
43	10595	0.243	79	5855	0.134
44	7665	0.176	80	5855	0.134
45	5615	0.129	81	5855	0.134
46	5628	0.129	98	5855	0.134
47	5622	0.129	99	5855	0.134
48	5625	0.129	100	5855	0.134
49	5619	0.129	101	5855	0.134
50	6994	0.161	102	5855	0.134
66	5855	0.134	103	5855	0.134
67	5855	0.134	104	5855	0.134
68	5855	0.134	105	5799	0.133

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	25.13'	16.00'	090°00'01"
C8	25.13'	16.00'	090°00'00"
C9	18.21'	55.41'	018°49'55"
C10	18.21'	55.41'	018°49'55"
C11	64.61'	41.00'	090°17'18"
C12	25.21'	16.00'	090°17'18"
C13	25.05'	16.00'	089°42'42"
C14	25.21'	16.00'	090°17'18"



k:\150002220 homestead parcel 18\view\survey final plat p18\150002220 parcel 18 fp.dwg Savedate:6/7/2017 2:53 PM Plotdate:6/7/2017 2:54 PM



**LOT TABLE**

LOT	AREA SQ FT	AREA ACRES
22	6875	0.158
23	6875	0.158
24	6875	0.158
25	6875	0.158
26	6875	0.158
27	6875	0.158
28	6817	0.156
29	6766	0.155
30	5559	0.128
31	5625	0.129
32	5625	0.129
106	7131	0.164
107	7200	0.165
108	7200	0.165
109	7200	0.165
110	7200	0.165
111	7200	0.165
112	7200	0.165

**LINE TABLE**

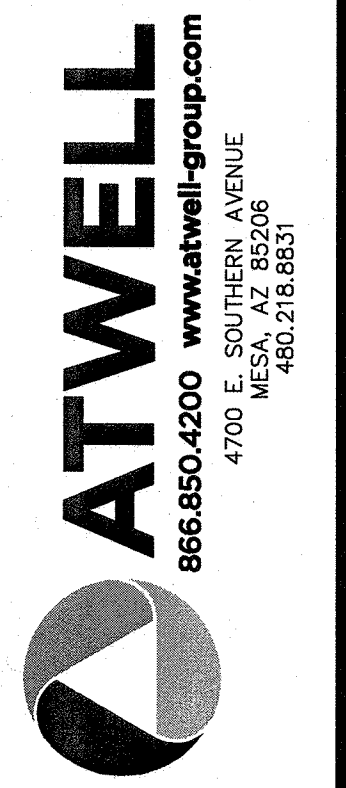
LINE #	DIRECTION	LENGTH
L1	S39°00'06"E	20.99'
L2	N89°41'33"W	53.00'
L3	S00°18'27"W	54.50'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C15	17.43'	55.00'	018°09'12"
C16	17.43'	55.00'	018°09'12"
C17	64.20'	41.00'	089°42'42"
C18	25.05'	16.00'	089°42'42"

U.S.A. RESERVED RIGHT OF WAY,  
DOCKET 1480, PAGE 568, P.C.R.  
AND AGREEMENT RELATED TO SAID  
RIGHT-OF-WAY PER DOCKET 1587  
PAGE 332, P.C.R.

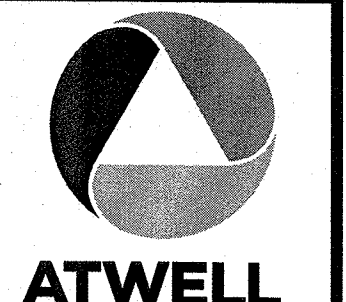
STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument  
is filed in the official records of this  
County in \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Virginia Ross                      Pinale County  
Recorder  
By: \_\_\_\_\_  
Deputy



COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 18**  
PINAL COUNTY, ARIZONA

JUNE 2017  
  
  
  
  
  
  
  
**REVISIONS:**



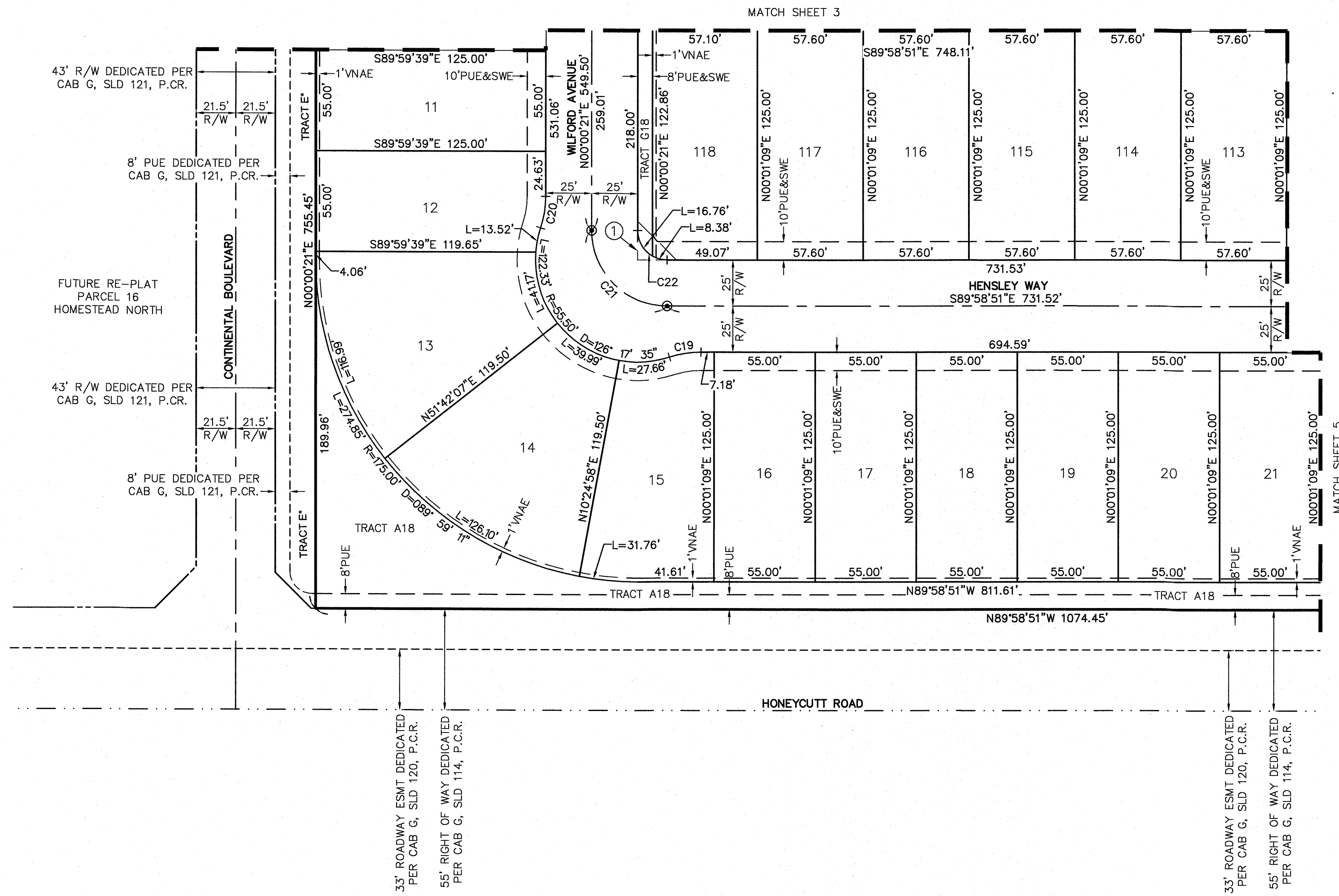
PM. J. SPRING  
DR. R. GILES  
JOB NO.  
15000220

SCALE 0 20 40  
1" = 40 FEET

15000220 PARCEL 18 FP.DWG  
SHEET NO.  
5 OF 6







LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
11	6875	0.158
12	6802	0.156
13	9692	0.223
14	9924	0.228
15	7605	0.175
16	6875	0.158
17	6875	0.158
18	6875	0.158
19	6875	0.158
20	6875	0.158
21	6875	0.158
113	7200	0.165
114	7200	0.165
115	7200	0.165
116	7200	0.165
117	7200	0.165
118	7130	0.164

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	17.43'	55.00'	018°09'12"
C20	17.43'	55.00'	018°09'12"
C21	64.41'	41.00'	090°00'20"
C22	25.13'	16.00'	090°00'20"

COUNTY SEAL

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in

Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy

**ATWELL**  
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.216.8631

COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

**FINAL RE-PLAT**  
**HOMESTEAD NORTH PARCEL 18**  
PINAL COUNTY, ARIZONA

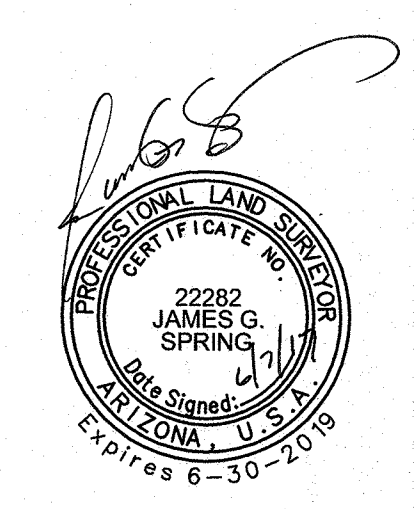
JUNE 2017

REVISIONS:

**ATWELL**  
PM. J. SPRING  
DR. R. GILES  
JOB NO. 15000220

SCALE 0 20 40  
1" = 40 FEET

15000220 PARCEL 18 PP.DWG  
SHEET NO. 6 OF 6



COPYRIGHT © 2017 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

**OWNER**

SLV HOMESTEAD NORTH, LLC  
 6720 N. SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85253

**DEVELOPER**

SLV HOMESTEAD NORTH, LLC  
 6720 N. SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85253

**ENGINEER**

ATWELL, LLC  
 4700 E. SOUTHERN AVE.  
 MESA, ARIZONA 85206  
 PHONE: (480) 218-8831

**DEDICATION**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

KNOW ALL PERSONS BY THESE PRESENTS:

SLV HOMESTEAD NORTH, LLC, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL 19 AT HOMESTEAD NORTH", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, AS SHOWN PLATED HEREON AND HEREBY DECLARES 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.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE WITHIN PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS A19, B19, C19, D19, E19, F19, G19, H19, I19 AND J19 INCLUSIVE ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

SLV HOMESTEAD NORTH, LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

OWNER: SLV HOMESTEAD NORTH, LLC

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

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

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

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

**BASIS OF BEARING**

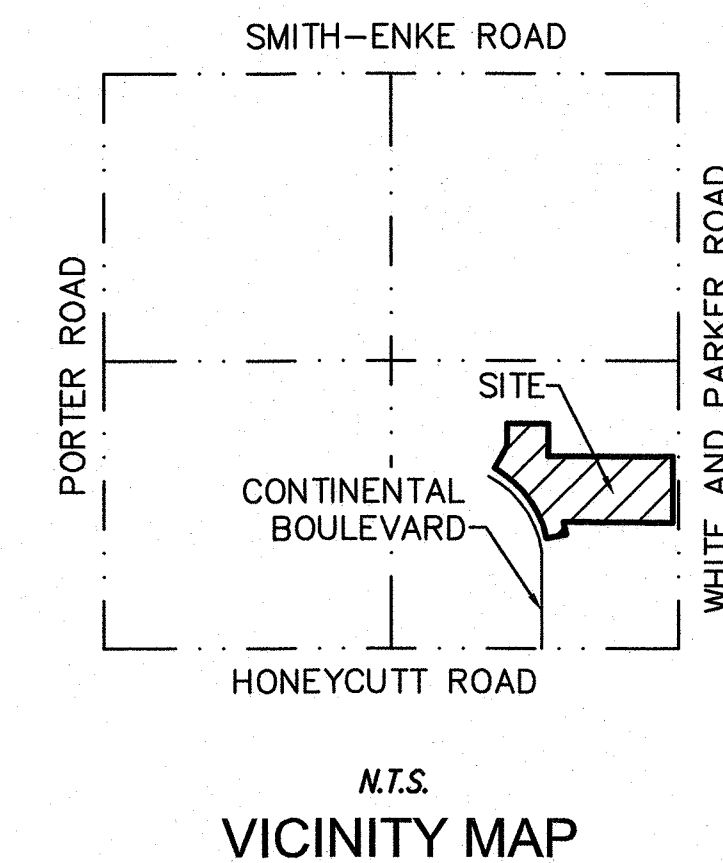
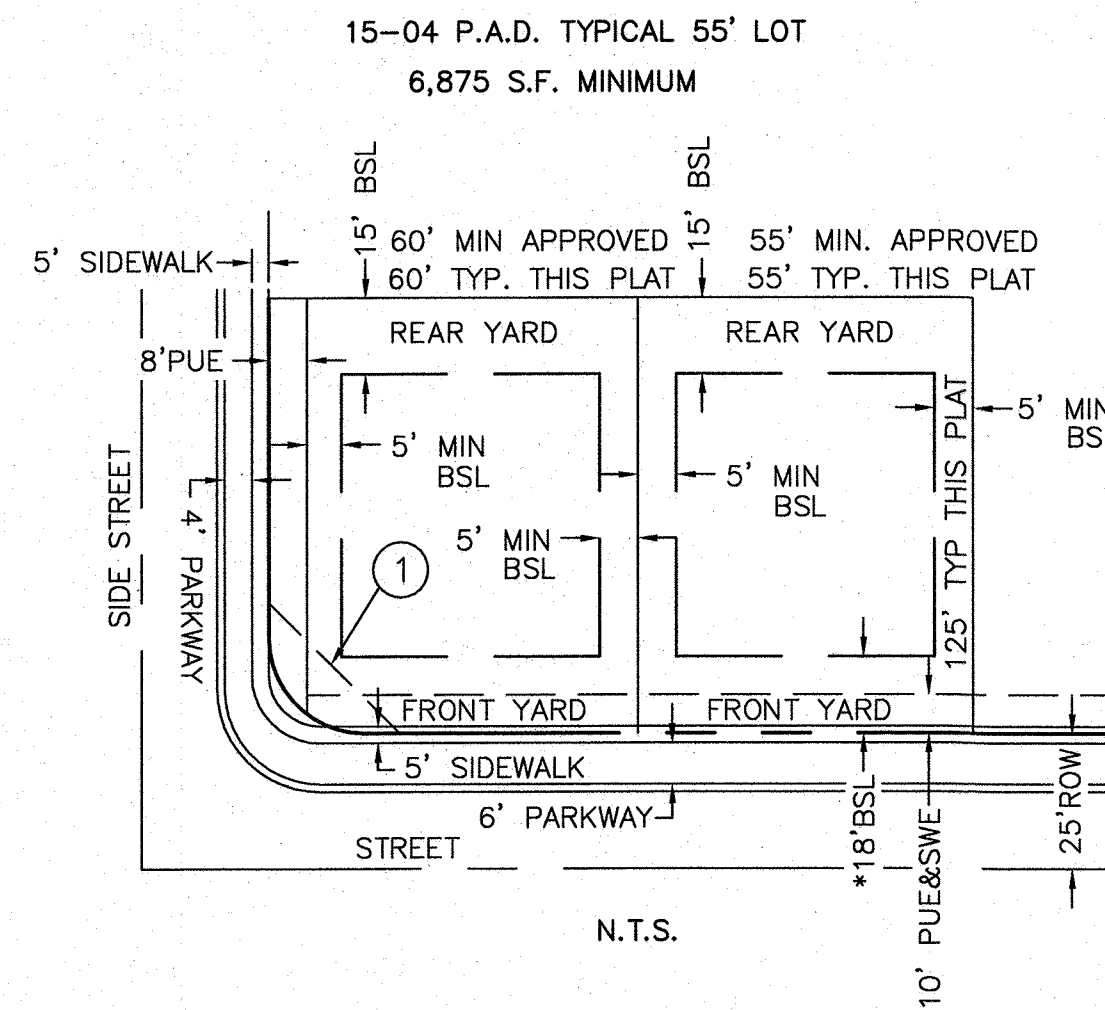
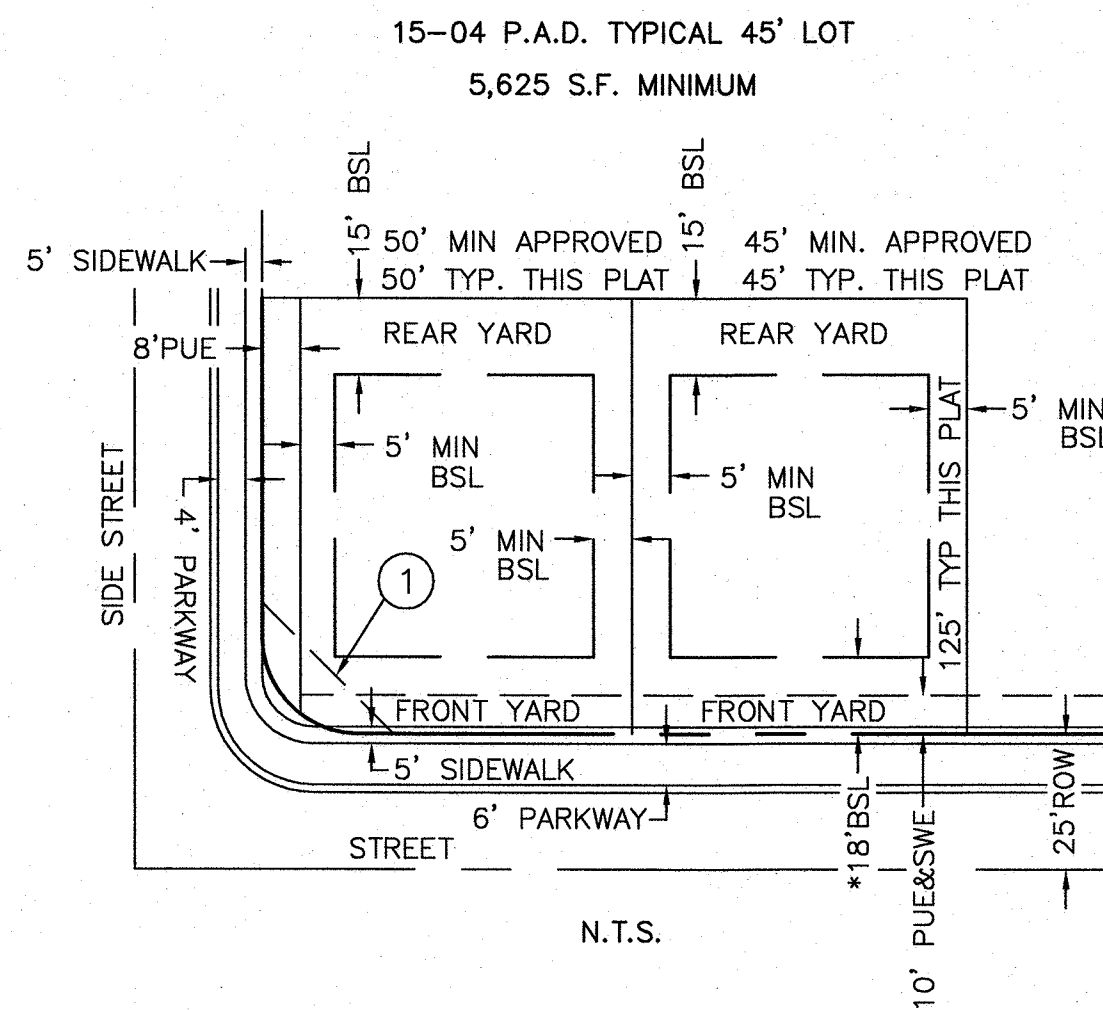
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS N89°58'51"W A DISTANCE OF 2632.12'

**SHEET INDEX**

DESCRIPTION	SHEET NO
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION, TRACT TABLE AND UTILITY SERVICES	2
PLAT SHEET	3
PLAT SHEET	4
PLAT SHEET	5

**RE-PLAT OF PARCEL 19 AT HOMESTEAD NORTH  
 ORIGINALLY RECORDED AS CABINET G, SLIDE 128  
 "FINAL PLAT PARCEL 19 AT HOMESTEAD NORTH  
 LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF  
 THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA  
 PINAL COUNTY, ARIZONA**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County in  
 Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy



**BASE ZONING**

A PLANNED AREA DEVELOPMENT WITHIN P.A.D. 15-04 ORIGINALLY ZONED UNDER THE HOMESTEAD AT RANCHO EL DORADO PZ-PD-017-03 PZ-017-03

PAD AMENDMENT, P.A.D. 15-04 HOMESTEAD NORTH PARCELS 15, 16, 18 & 19.

	AMENDED P.A.D. 15-04	APPROVED
MAX BUILDING HEIGHT	30 FEET	30 FEET
MIN LOT AREA	4,600 SF	4,600 SF
MIN LOT WIDTH	40 FEET	40 FEET
MIN FRONT YARD	18' FROM BACK OF SIDEWALK*	5'/5' FEET**
MIN SIDE YARD	OR 0'/10'	OR 0'/10'
MIN REAR YARD	15 FEET	15 FEET
MIN DIST BETWEEN BLDGS	10 FEET	10 FEET
BUILDABLE AREA	W/IN ALLOWABLE SETBACKS	W/IN ALLOWABLE SETBACKS
PARKING	1 PER UNIT	1 PER UNIT

- ZONING NOTES:  
 \* REFER TO AMENDED PAD 015-04, EXHIBIT 'M' FOR FRONT SETBACK REQUIREMENTS FOR GARAGE, PATIO, & LIVABLE.  
 \*\* SIDE YARD SETBACK 10' ON CORNER LOTS.  
 \*\*\* REAR SETBACK IS TO 'COVERED STRUCTURE'

**LEGEND**

—	SUBDIVISION BOUNDARY
—	RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
▲	SUBDIVISION CORNER
●	LOT CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
○	CENTERLINE MONUMENT
PUE	PUBLIC UTILITY AND SIDEWALK EASEMENT
PCR	PINAL COUNTY RECORDS
CAB	CABINET
SLD	SLIDE
D	DELTA
R/W	RIGHT-OF-WAY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
FND	FOUND
ESMT	EASEMENT
SWE	SIDEWALK EASEMENT
TRACT D*	ADJACENT TRACT DEDICATED PER CAB G, SLD 121

**LAND USE TABLE**

GROSS ACREAGE	22.644 ACRES
AREA OF PUBLIC STREETS	4.185 ACRES
NET ACREAGE	18.459 ACRES
AREA OF TRACTS	2.627 ACRES
AREA OF LOTS	15.832 ACRES
TOTAL NUMBER OF LOTS	95 LOTS
OVERALL DENSITY	4.20 DU/GROSS AC
AVERAGE AREA PER LOT	7,279 SF

**ASSURED WATER STATEMENT**

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER-SANTA CRUZ WATER COMPANY, WHICH HAS BEEN DESIGNATED AS 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 A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

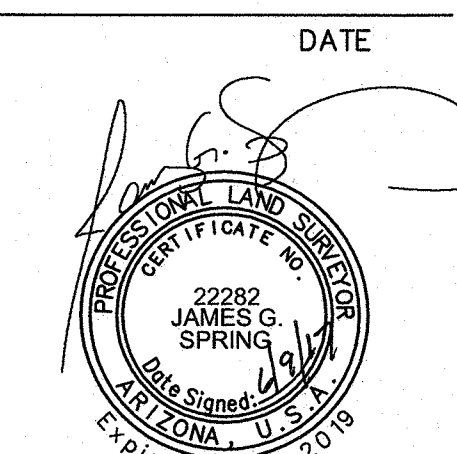
**NOTES**

- 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 ARE 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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
- 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 DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

**LAND SURVEYOR'S CERTIFICATION**

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

PROFESSIONAL LAND SURVEYOR  
 JAMES G. SPRING PLS 22282  
 ATWELL, LLC  
 4700 E. SOUTHERN AVE.  
 MESA, ARIZONA 85206  
 PHONE: (480) 218-8831



**APPROVALS**

APPROVED:

PLANNING DIRECTOR \_\_\_\_\_ 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 \_\_\_\_\_, 2017.

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

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

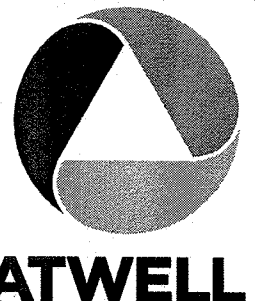


COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

**RE-PLAT OF  
 HOMESTEAD NORTH PARCEL 19**  
 PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:



PM. J. SPRING  
 DR. L. TAYLOR  
 JOB NO. 15000221

N.T.S.

15000221 PARCEL 19 PPJWG

SHEET NO. 1 OF 5



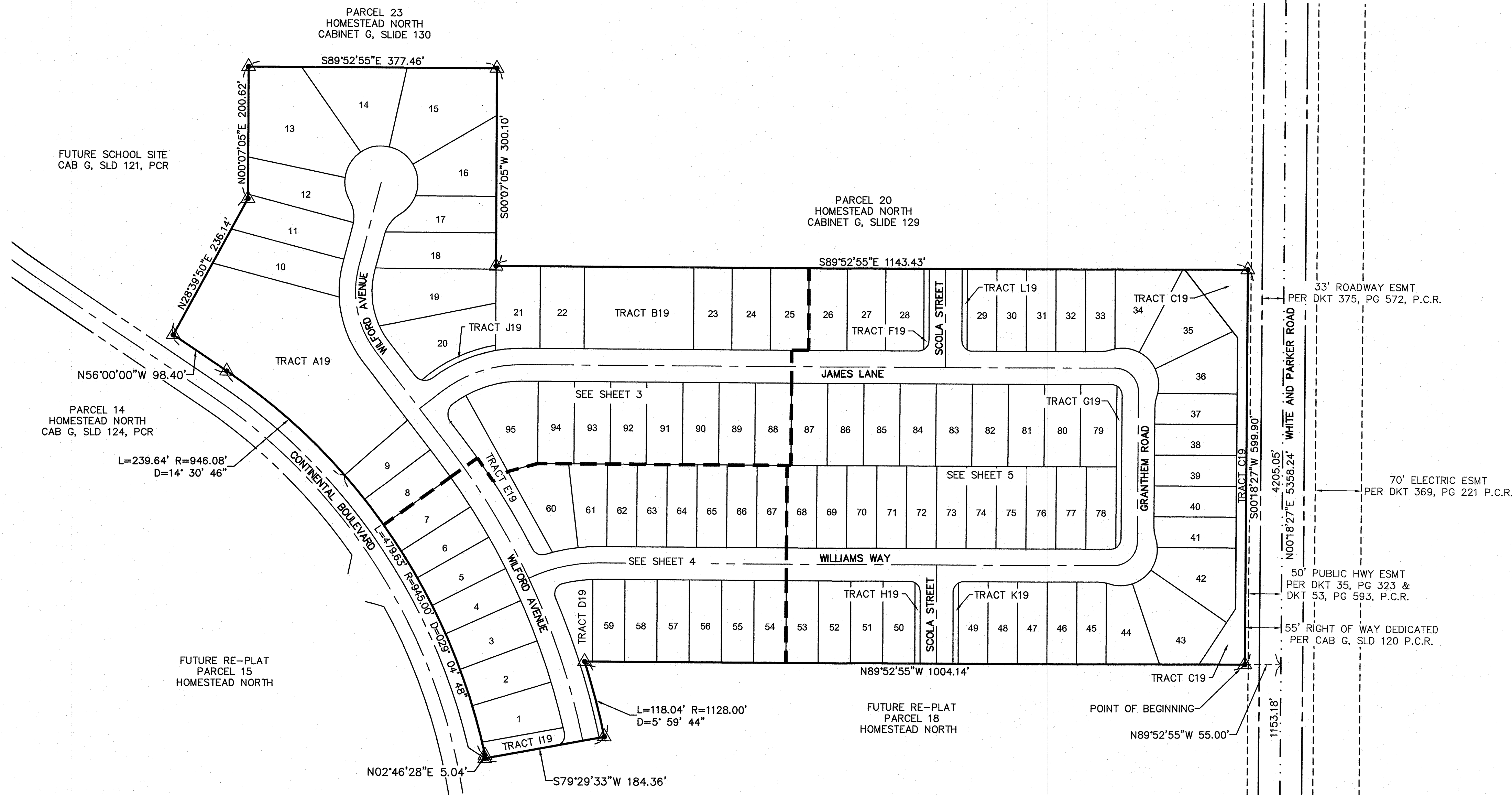
RE-PLAT OF PARCEL 19 AT HOMESTEAD NORTH  
 ORIGINALLY RECORDED AS CABINET G, SLIDE 128  
 "FINAL PLAT PARCEL 19 AT HOMESTEAD NORTH  
 LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF  
 THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA  
 PINAL COUNTY, ARIZONA

"KEYMAP"

TRACT TABLE

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A19	54,759	1.257	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE, SEWER EASEMENT AND PUBLIC UTILITY EASEMENT
TRACT B19	20,819	0.478	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT C19	15,519	0.356	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT D19	5,967	0.137	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT E19	7,665	0.176	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT F19	951	0.022	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT G19	1,901	0.044	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT H19	950	0.022	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT I19	3,071	0.070	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT J19	949	0.022	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT K19	949	0.022	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT L19	951	0.022	COMMON AREA, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC UTILITY EASEMENT

STATE OF ARIZONA  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument  
 is filed in the official records of this  
 County in \_\_\_\_\_  
 Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF MARICOPA BRASS CAP IN HANDHOLE ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND CITY OF MARICOPA BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N89°58'51"W A DISTANCE OF 2632.12' FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 24, N00°18'27"E A DISTANCE OF 1153.18 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 24, N89°52'55"W A DISTANCE OF 55.00 FEET; TO THE POINT OF BEGINNING;

THENCE, N89°52'55"W A DISTANCE OF 1,004.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 118.04 FEET, WITH A RADIUS OF 1,128.00 FEET AND THE RADIAL BEARING OF S72°13'20"W AND A CENTRAL ANGLE OF 05°59'45";

THENCE, S79°29'33"W A DISTANCE OF 184.36 FEET;

THENCE, N02°46'28"E A DISTANCE OF 5.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 479.63 FEET, WITH A RADIUS OF 945.00 FEET AND THE RADIAL BEARING OF S77°40'24"W AND A CENTRAL ANGLE OF 29°04'48" TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 239.64 FEET, WITH A RADIUS OF 946.08 FEET AND THE RADIAL BEARING OF S48°30'47"W AND A CENTRAL ANGLE OF 14°30'46";

THENCE, N56°00'00"W A DISTANCE OF 98.40 FEET;

THENCE, N28°39'50"E A DISTANCE OF 236.14 FEET;

THENCE, N00°07'05"E A DISTANCE OF 200.62 FEET;

THENCE, S89°52'55"E A DISTANCE OF 377.46 FEET;

THENCE, S00°07'05"W A DISTANCE OF 300.10 FEET;

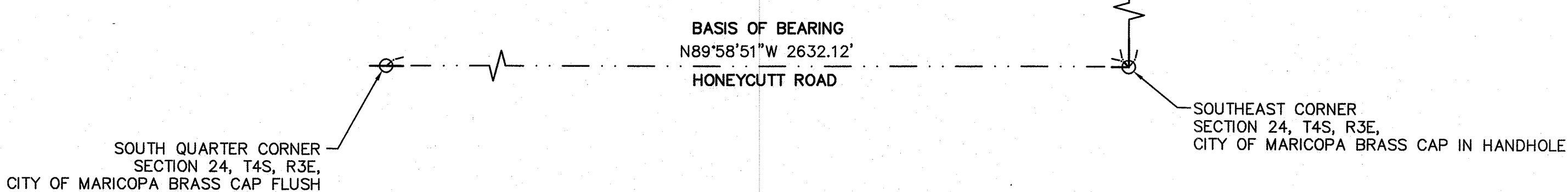
THENCE, S89°52'55"E A DISTANCE OF 1,143.43 FEET;

THENCE, S00°18'27"W A DISTANCE OF 599.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 986,360 SQUARE FEET OR 22.644 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

UTILITY SERVICES

- SEWER GLOBAL WATER-PALO VERDE UTILITY COMPANY
- WATER GLOBAL WATER-SANTA CRUZ WATER COMPANY
- ELECTRICITY ELECTRIC DISTRICT #3
- TELEPHONE CENTURY LINK COMMUNICATIONS
- GAS SOUTHWEST GAS CORPORATION
- CABLE TV CENTURY LINK
- POLICE CITY OF MARICOPA POLICE DEPARTMENT
- FIRE MARICOPA FIRE DISTRICT
- SCHOOLS MARICOPA SCHOOL DISTRICT
- SOLID WASTE PRIVATE HAULER

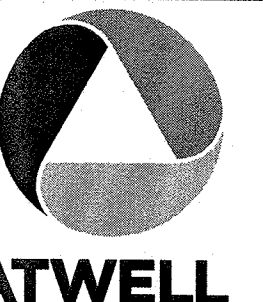


COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

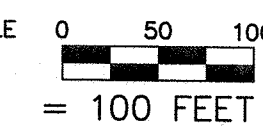
RE-PLAT OF  
 HOMESTEAD NORTH PARCEL 19  
 PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:



PM. J. SPRING  
 DR. L. TAYLOR  
 JOB NO. 15000221



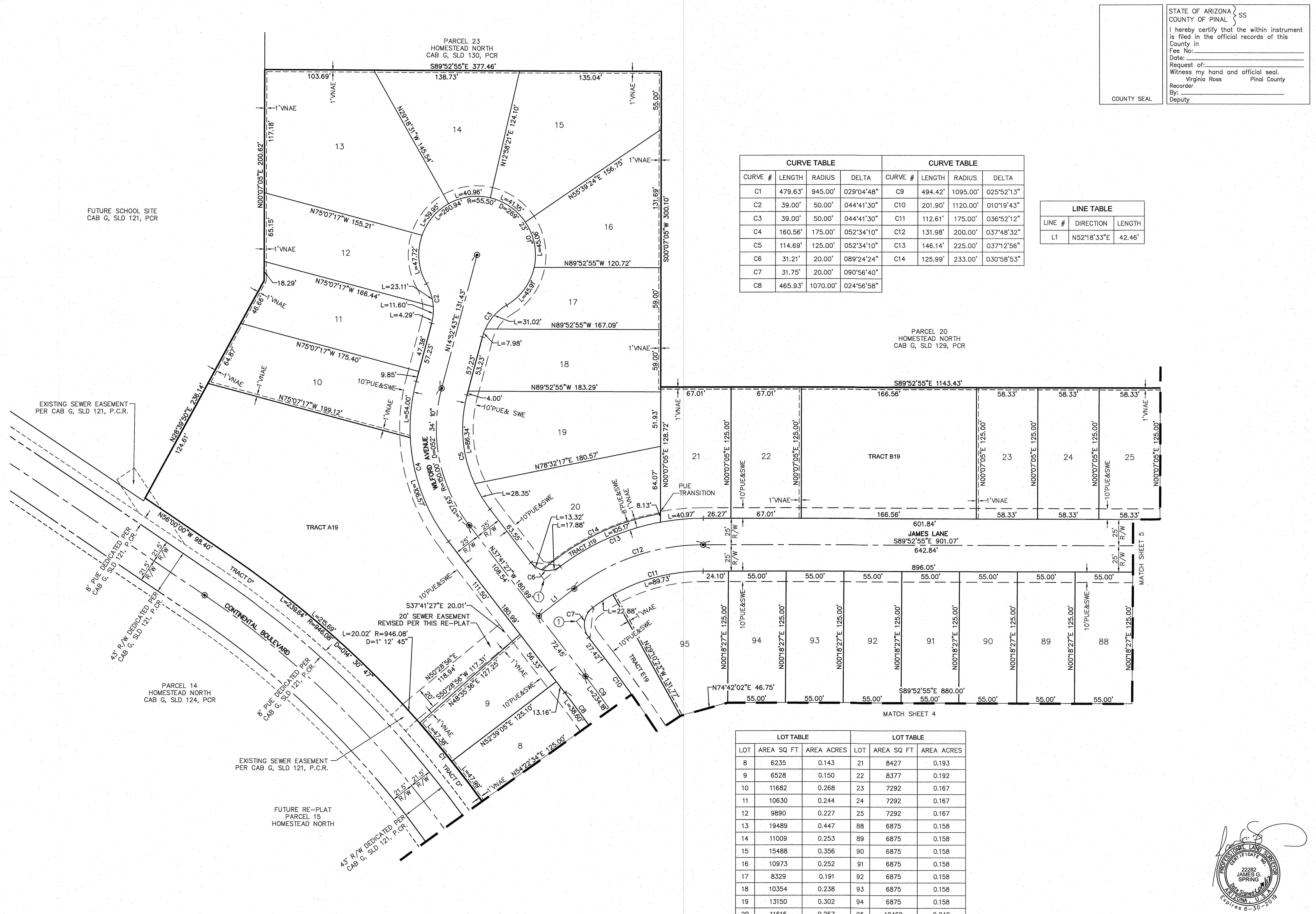
15000221 PARCEL 19 PLAT.DWG  
 SHEET NO. 2 OF 5

COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.



COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

k:\15000221\homestead parcel 19\dwg\survey final plot 19\15000221 parcel 19 fp.dwg, Swedstedt:6/9/2017 9:47 AM, Plotdate:6/9/2017 10:06 AM

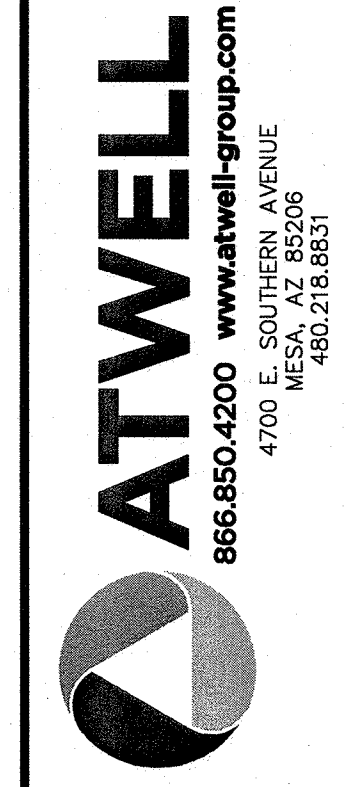


STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County in  
 Date: \_\_\_\_\_  
 Fee No: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	479.63'	945.00'	029°04'48"	C9	494.42'	1095.00'	025°52'13"
C2	39.00'	50.00'	044°41'30"	C10	201.90'	1120.00'	010°19'43"
C3	39.00'	50.00'	044°41'30"	C11	112.61'	175.00'	036°52'12"
C4	160.56'	175.00'	052°34'10"	C12	131.98'	200.00'	037°48'32"
C5	114.69'	125.00'	052°34'10"	C13	146.14'	225.00'	037°12'56"
C6	31.21'	20.00'	089°24'24"	C14	125.99'	233.00'	030°58'53"
C7	31.75'	20.00'	090°56'40"				
C8	465.93'	1070.00'	024°56'58"				

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N52°18'33"E	42.46'

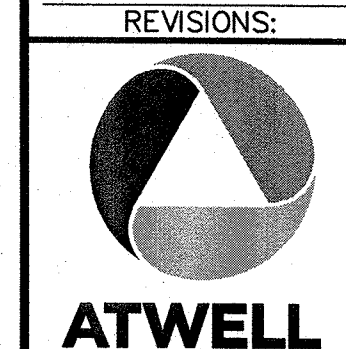
LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
8	6235	0.143	21	8427	0.193
9	6528	0.150	22	8377	0.192
10	11682	0.268	23	7292	0.167
11	10630	0.244	24	7292	0.167
12	9890	0.227	25	7292	0.167
13	19489	0.447	88	6875	0.158
14	11009	0.253	89	6875	0.158
15	15488	0.356	90	6875	0.158
16	10973	0.252	91	6875	0.158
17	8329	0.191	92	6875	0.158
18	10354	0.238	93	6875	0.158
19	13150	0.302	94	6875	0.158
20	11616	0.267	95	10469	0.240



COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

RE-PLAT OF  
**HOMESTEAD NORTH PARCEL 19**  
 PINAL COUNTY, ARIZONA

JUNE 2017



PM. J. SPRING  
 DR. L. TAYLOR  
 JOB NO. 15000221  
 SCALE 0 20 40  
 1" = 40 FEET  
 SHEET NO. 3 OF 5

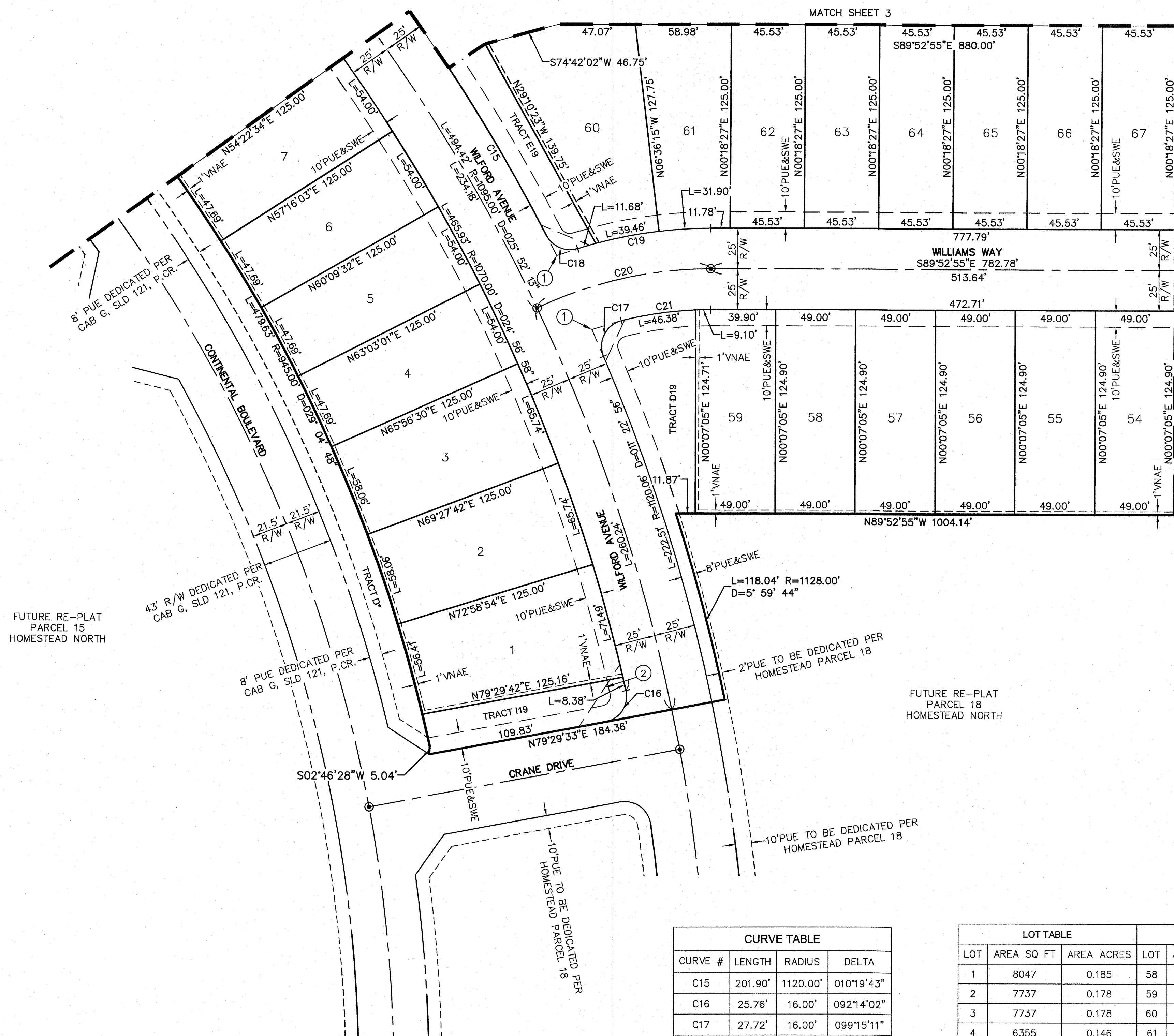


COPYRIGHT © 2017 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

k:\15000221\_homestead parcel 19.dwg Survey final plat p19\15000221 parcel 19 fp.dwg Saved: 6/9/2017 9:47 AM Plotted: 6/9/2017 10:06 AM

STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument  
 is filed in the official records of this  
 County in \_\_\_\_\_  
 Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinale County  
 Recorder  
 By: \_\_\_\_\_  
 Deputy

COUNTY SEAL

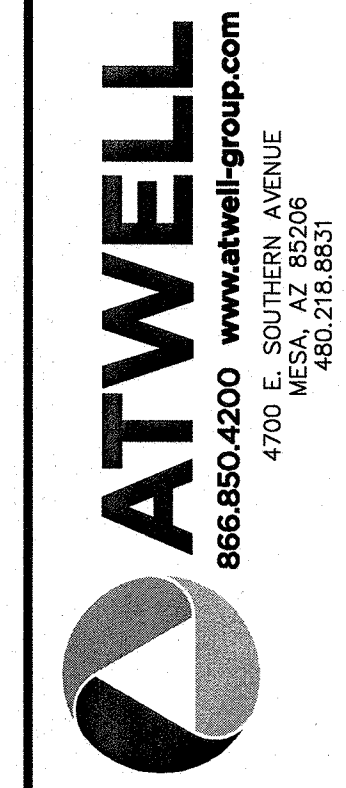


**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C15	201.90'	1120.00'	010°19'43"
C16	25.76'	16.00'	092°14'02"
C17	27.72'	16.00'	099°15'11"
C18	22.35'	16.00'	080°01'03"
C19	83.05'	271.93'	017°29'52"
C20	110.14'	246.93'	025°33'19"
C21	55.48'	221.93'	014°19'25"

**LOT TABLE**

LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
1	8047	0.185	58	6120	0.140
2	7737	0.178	59	6120	0.140
3	7737	0.178	60	8826	0.203
4	6355	0.146	61	6445	0.148
5	6355	0.146	62	5691	0.131
6	6355	0.146	63	5691	0.131
7	6355	0.146	64	5691	0.131
54	6120	0.140	65	5691	0.131
55	6120	0.140	66	5691	0.131
56	6120	0.140	67	5691	0.131
57	6120	0.140			



COUNTY: PINAL  
 SECTION: 24  
 TOWNSHIP: 4 SOUTH  
 RANGE: 3 EAST

RE-PLAT OF  
**HOMESTEAD NORTH PARCEL 19**  
 PINAL COUNTY, ARIZONA

JUNE 2017

REVISIONS:

**ATWELL**

PM. J. SPRING  
 DR. L. TAYLOR

JOB NO.  
 15000221

SCALE 0 20 40  
 1" = 40 FEET

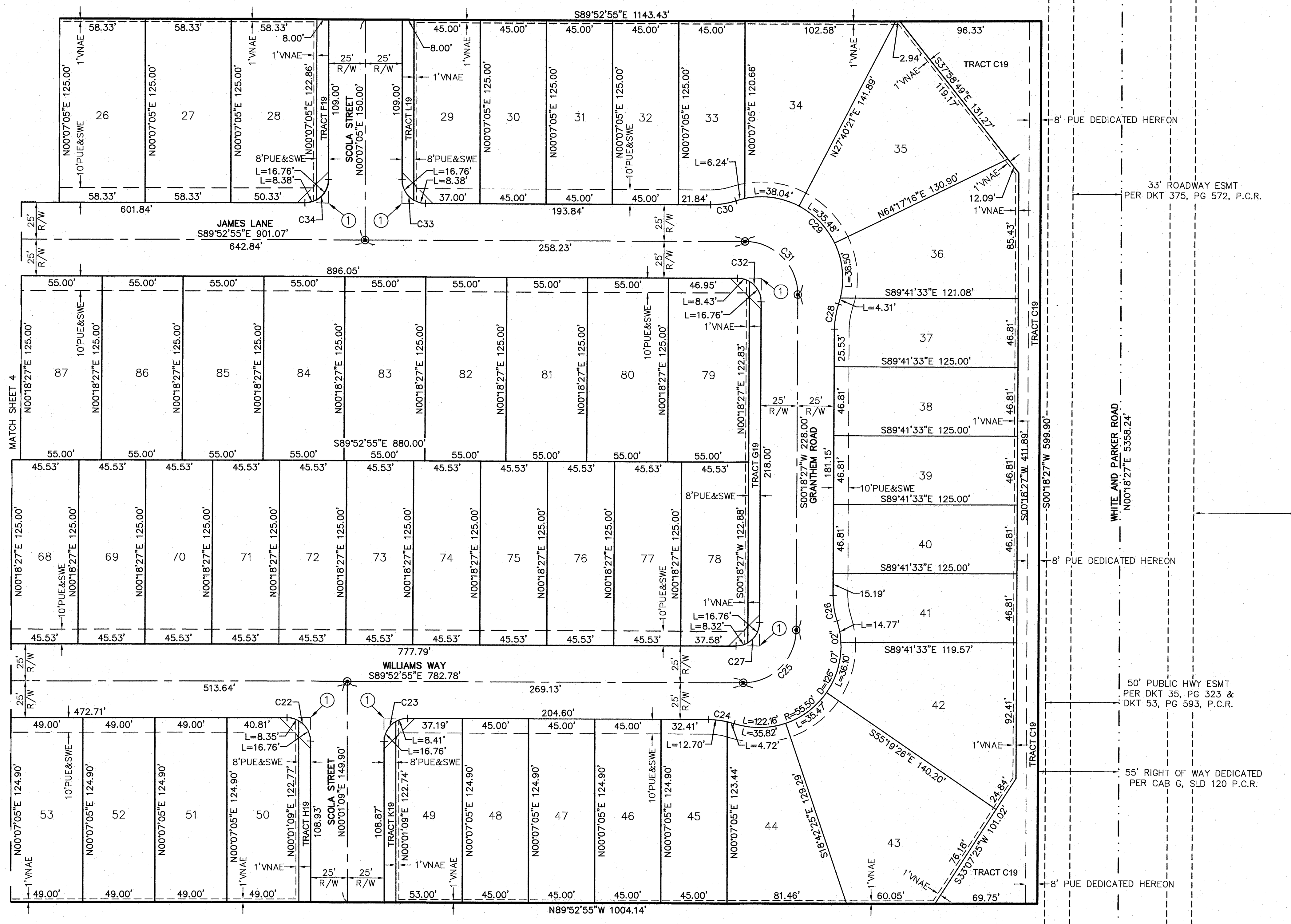
15000221 PARCEL 19 P19.DWG

SHEET  
 NO.  
**4 OF 5**

COPYRIGHT © 2017 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

K:\15000221\homestead parcel 19\dwg\parcels\parcel 19.dwg, Saved: 6/9/2017 9:47 AM, Plotted: 6/9/2017 10:06 AM

PARCEL 20  
HOMESTEAD NORTH  
CAB G, SLD 129, P.C.R.

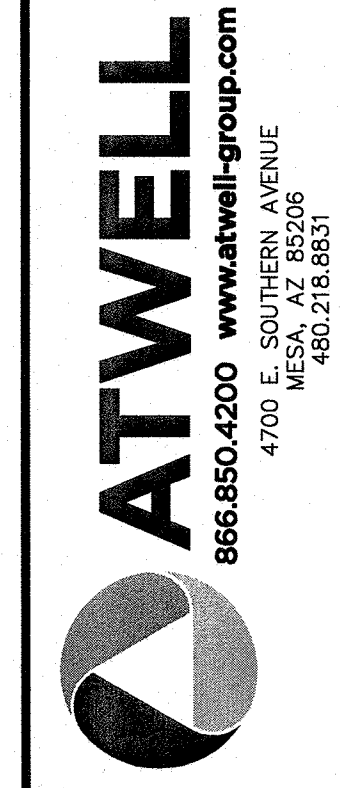


FUTURE RE-PLAT  
PARCEL 18  
HOMESTEAD NORTH

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument  
is filed in the official records of this  
County in \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County  
Recorder  
By: \_\_\_\_\_  
Deputy

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
26	7292	0.167	50	6101	0.140
27	7292	0.167	51	6120	0.140
28	7286	0.167	52	6120	0.140
29	5619	0.129	53	6120	0.140
30	5625	0.129	68	5691	0.131
31	5625	0.129	69	5691	0.131
32	5625	0.129	70	5691	0.131
33	5588	0.128	71	5691	0.131
34	8600	0.197	72	5691	0.131
35	10126	0.232	73	5691	0.131
36	8305	0.191	74	5691	0.131
37	5822	0.134	75	5691	0.131
38	5851	0.134	76	5691	0.131
39	5851	0.134	77	5691	0.131
40	5851	0.134	78	5685	0.131
41	5772	0.132	79	6869	0.158
42	9682	0.222	80	6875	0.158
43	11719	0.269	81	6875	0.158
44	7347	0.169	82	6875	0.158
45	5614	0.129	83	6875	0.158
46	5621	0.129	84	6875	0.158
47	5621	0.129	85	6875	0.158
48	5621	0.129	86	6875	0.158
49	5628	0.129	87	6875	0.158

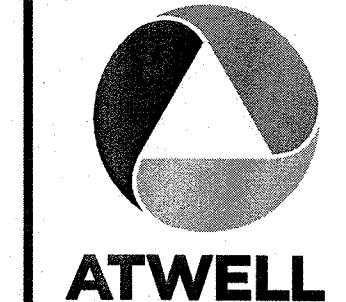
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	25.11'	16.00'	089°54'04"
C23	25.16'	16.00'	090°05'55"
C24	17.43'	55.00'	018°09'12"
C25	56.43'	36.00'	089°48'38"
C26	17.43'	55.00'	018°09'12"
C27	25.08'	16.00'	089°48'38"
C28	17.43'	55.00'	018°09'12"
C29	122.53'	55.50'	126°29'46"
C30	17.43'	55.00'	018°09'12"
C31	56.67'	36.00'	090°11'22"
C32	25.19'	16.00'	090°11'22"
C33	25.13'	16.00'	090°00'01"
C34	25.13'	16.00'	090°00'01"



COUNTY: PINAL  
SECTION: 24  
TOWNSHIP: 4 SOUTH  
RANGE: 3 EAST

RE-PLAT OF  
HOMESTEAD NORTH PARCEL 19  
PINAL COUNTY, ARIZONA

JUNE 2017



PM. J. SPRING  
DR. L. TAYLOR  
JOB NO. 15000221  
SCALE 0 20 40  
1" = 40 FEET  
SHEET NO. 5 OF 5

