

**CITY OF MARICOPA NOTES**

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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.

**REQUIRED MAINTENANCE**

- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHT-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

**HOMEOWNERS ASSOCIATION RATIFICATION**

BY THIS RATIFICATION, \_\_\_\_\_, DULY AUTHORIZED AGENT OF "EL RANCHO SANTA ROSA COMMUNITY ASSOCIATION", A DOMESTIC NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "EL RANCHO SANTA ROSA PHASE 1 - PARCEL 3" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

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

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

**HOMEOWNERS ASSOCIATION RATIFICATION  
ACKNOWLEDGEMENT**

STATE OF ARIZONA \_\_\_\_\_ )  
COUNTY OF PINAL \_\_\_\_\_ )  
 )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY  
APPEARED \_\_\_\_\_, WHOSE IDENTITY WAS PROVEN TO  
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE  
CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SANITARY SEWER**

THE PALO VERDE UTILITIES COMPANY, INC. HAS AGREED TO SERVE THIS SUBDIVISION AS PER THE TERMS OF THE "INFRASTRUCTURE COORDINATION AND FINANCING AGREEMENT". RECORDED AS FEE NO. 2004-069878

**ASSURED WATER SUPPLY**

THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS EVIDENCED BY LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

**ASSURANCE STATEMENT**

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

**CERTIFICATION**

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Richard G. Alcocer*  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 264-6831  
CVLSURVEY@CVLCI.COM

**RE-PLAT FOR  
EL RANCHO SANTA ROSA - PHASE 1  
PARCEL 3**

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA

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

**LEGEND**

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- P.C.R. PINAL COUNTY RECORDER
- SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- SHEET NUMBER

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

**BENCHMARK**

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST.

ELEVATION = 1187.63 (NAVD88 DATA, PINAL COUNTY CONTROL NETWORK DATUM)

**APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR DATE

CITY ENGINEER DATE

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

BY: MAYOR DATE  
ATTEST: CITY CLERK DATE

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°22'40" EAST ALONG THE WEST LINE OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED CVL A.L.T.A. JOB NO. 020098-03  
DATED: 4-14-2003

**BASE ZONING & ZONING CASE**

EXISTING ZONING PAD 22-09  
ZONING/PAD CASE NUMBER PZ-PD-009-01

**SERVICE PROVIDERS**

WATER	GLOBAL WATER RESOURCES
WASTEWATER	GLOBAL WATER RESOURCES
ELECTRICITY	ELECTRICAL DISTRICT NUMBER 3
GAS	SOUTHWEST GAS CORPORATION
FIRE	CITY OF MARICOPA FIRE DEPARTMENT
POLICE	CITY OF MARICOPA POLICE DEPARTMENT

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES**

**DECLARATION, TITLE WARRANTY AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTA ROSA PHASE 1 - PARCEL 3, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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.

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF FEEL TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

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

21-FOOT BY 21-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET AND 33-FOOT BY 33-FOOT AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET. SIGHT-VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY EL RANCHO SANTA ROSA COMMUNITY MASTER ASSOCIATION.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, D, F AND G. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EL RANCHO SANTA ROSA HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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

A WATER EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREA DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND WATER. MAINTENANCE OF THE AREA SUBJECT TO SUCH WATER LINE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**ACKNOWLEDGEMENT**

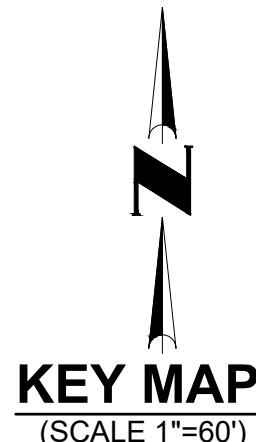
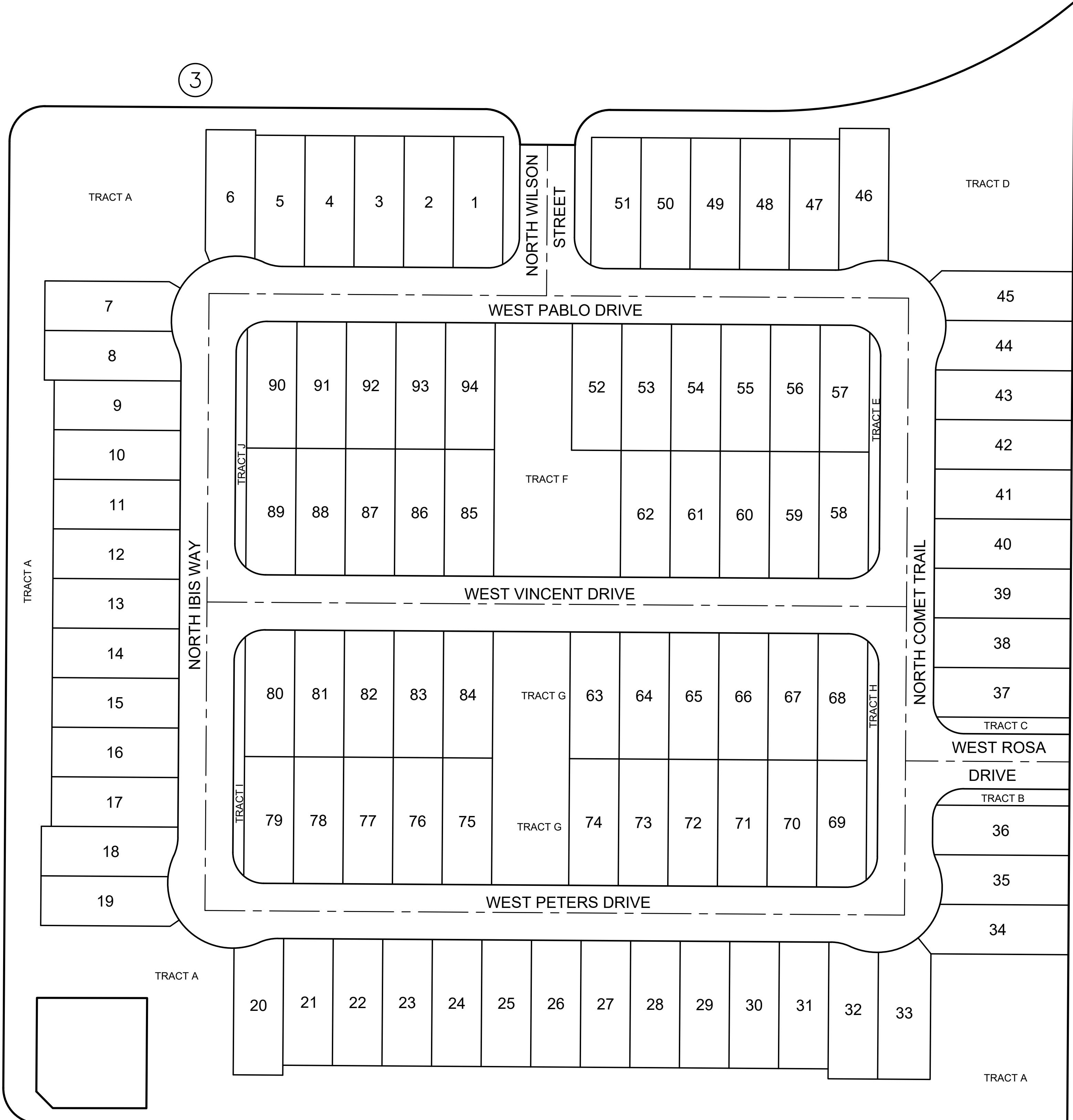
STATE OF ARIZONA \_\_\_\_\_ )  
COUNTY OF PINAL \_\_\_\_\_ )  
 )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO  
ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF  
PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND BEING  
AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE  
PURPOSES THEREIN CONTAINED.

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

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

**REPLATTED LAND SURVEYOR CERTIFICATE NO.**  
33851  
RICHARD G.  
ALCOCER  
Dated: 4-14-23  
State: ARIZONA  
SHEET 1 OF 3

**CVL Contact: J. MCCARTY**  
**CVL Project #: 1-14-0370301**  
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TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	3.145	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT B	0.039	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT C	0.039	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT D	0.943	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT E	0.047	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT F	0.488	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT G	0.370	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT H	0.047	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT I	0.047	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT J	0.047	OPEN SPACE, LANDSCAPE, P.U.E.
TOTAL	5.212	

LAND USE TABLE		
GROSS ACREAGE	20.349 A.C.	
AREA OF STREETS	3.790 A.C.	
NET ACREAGE	16.559 A.C.	
TOTAL NUMBER OF LOTS	94 LOTS	
TOTAL NUMBER OF TRACTS	10 TRACTS	
AREA OF TRACTS (A-J)	5.212 A.C.	
GROSS RESIDENTIAL DENSITY	4.619 D.U./A.C.	
AVERAGE AREA PER LOT	5258 S.F.	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S21°26'40"E	11.18'
L2	S59°30'26"E	11.67'
L3	N55°24'51"E	10.00'
L4	N39°00'12"W	18.63'
L5	N48°06'15"E	15.33'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C2	50.27'	32.00'	090°00'00"	32.00	45.25	S44°37'20"E
C3	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C4	301.08'	430.00'	040°07'03"	157.01	294.97	N70°19'09"E
C5	50.41'	32.00'	090°15'57"	32.15	45.36	S44°45'18"E
C6	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C7	17.53'	41.00'	024°29'41"	8.90	17.39	S11°52'10"E
C8	143.12'	59.00'	138°59'21"	157.76	110.52	N45°22'40"E
C9	17.53'	41.00'	024°29'41"	8.90	17.39	N77°22'29"W
C10	17.53'	41.00'	024°29'41"	8.90	17.39	S78°07'50"W
C11	143.12'	59.00'	138°59'21"	157.76	110.52	S44°37'20"E
C12	17.53'	41.00'	024°29'41"	8.90	17.39	N12°37'31"E
C13	17.53'	41.00'	024°29'41"	8.90	17.39	N11°52'10"W
C14	143.12'	59.00'	138°59'21"	157.76	110.52	S45°22'40"W
C15	17.53'	41.00'	024°29'41"	8.90	17.39	S77°22'29"E
C16	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C17	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C18	17.53'	41.00'	024°29'41"	8.90	17.39	N78°07'50"E
C19	143.12'	59.00'	138°59'21"	157.76	110.52	N44°37'20"W
C20	17.53'	41.00'	024°29'41"	8.90	17.39	S12°37'31"W
C21	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C22	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C23	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C24	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C25	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W
C26	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C27	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C28	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C29	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,341
49	5,355
50	5,355
51	5,341
52	5,175
53	5,175
54	5,175
55	5,175
56	5,175
57	5,138
58	5,138
59	5,175
60	5,175
61	5,175
62	5,175
63	5,175
64	5,175
65	5,175
66	5,175
67	5,175
68	5,138
69	5,138
70	5,175
71	5,175
72	5,175
73	5,175
74	5,175
75	5,175
76	5,175
77	5,175
78	5,175
79	5,138
80	5,138
81	5,175
82	5,175
83	5,713
84	5,175
85	5,175
86	5,175
87	5,175
88	5,175
89	5,138
90	5,138
91	5,175
92	5,175
93	5,175
94	5,175
TOTAL	494,271

NO.	REVISION	DATE

Sheet 2 of 3  
 EL RANCHO SANTA ROSA - PHASE 1  
 Coe and Van Loo II L.L.C.  
 CITY OF MARICOPA, PINAL COUNTY, ARIZONA  
 CVL Contact: J. MCCARTY  
 CVL Project #: 1-14-0370301  
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