

CITY OF MARICOPA NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY.
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
4. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
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.

REQUIRED MAINTENANCE

1. 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.
2. 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.
3. 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 } SS
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

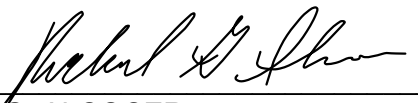
THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS EVIDENCED BY LETTER, A COPY OF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

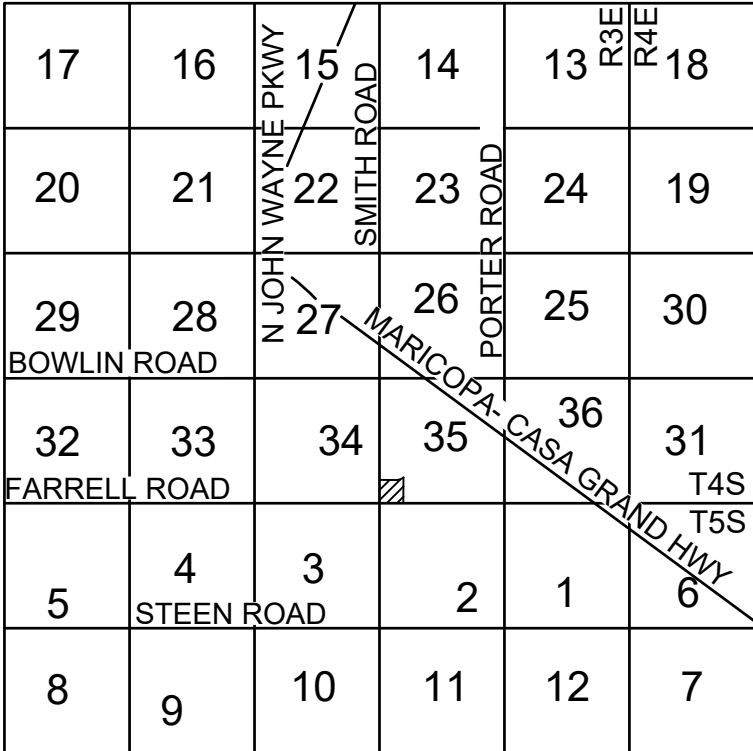
CERTIFICATION

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.

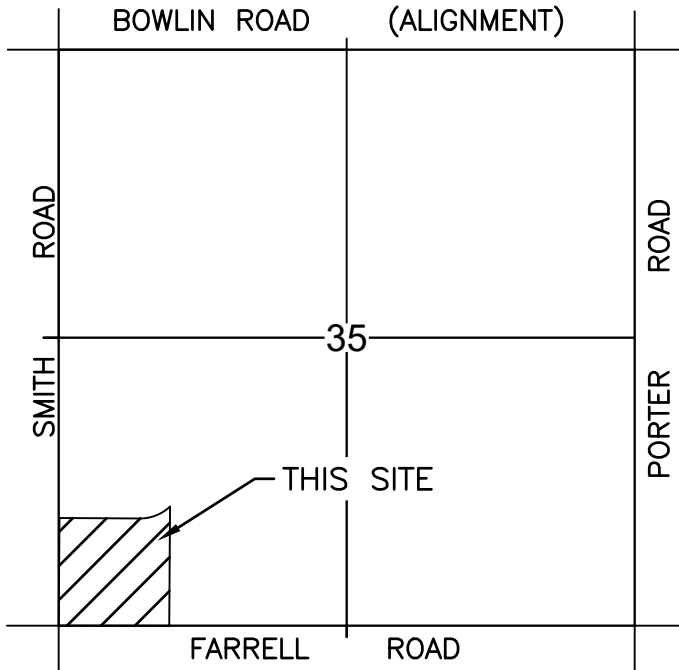
BY: 
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

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)



VICINITY MAP
(NOT-TO-SCALE)

ENGINEER

COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 285-4753
CONTACT: JUSTIN MCCARTY P.E.
EMAIL: JMCCARTY@CVLCI.COM

OWNER/DEVELOPER

PULTE HOME COMPANY, L.L.C.
16767 PERIMETER DRIVE, STE 100
SCOTTSDALE, AZ 85260
PHONE: (480) 391-6251
CONTACT: MIKE HIFLER
EMAIL: MIKE.HIFLER@PULTEGROUP.COM

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 _____

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
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ② SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL).
- ④ SHEET NUMBER

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

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 FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. 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 } SS

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 _____


GROSS AREA = 20.349 ACRES

SEE SHEET 2 FOR CURVE
TABLE, LOT TABLE, TRACT
TABLE AND TYPICAL LOT
DETAIL.



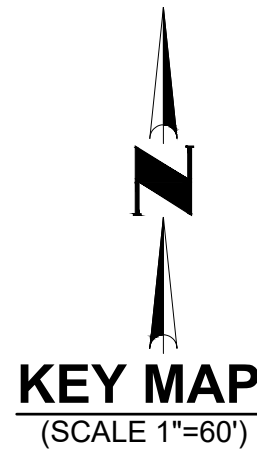
DATE	REVISION	NO.

PARCEL 3
FINAL PLAT
EL RANCHO SANTA ROSA - PHASE 1
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



1 SHEET OF 3

CVL Contact: J. MCCARTY
CVL Project #: 1-14-0370301
© 2020 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format



3



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'

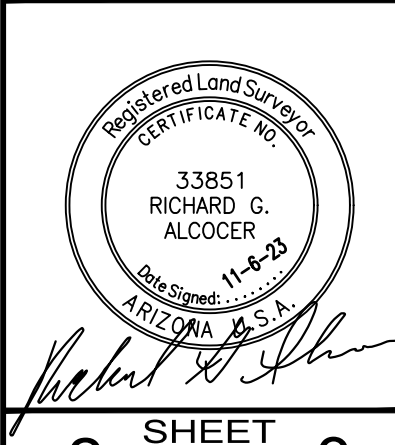
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C2	50.27'	32.00'	090°00'00"	32.00	45.25	S44°37'20"E
C3	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C4	301.08'	430.00'	040°07'03"	157.01	294.97	N70°19'09"E
C5	50.41'	32.00'	090°15'57"	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
2	5,355
3	5,355
4	5,355
5	5,291
6	5,217
7	5,271
8	5,465
9	5,175
10	5,175
11	5,175
12	5,175
13	5,175
14	5,175
15	5,175
16	5,175
17	5,175
18	5,430
19	5,328
20	5,395
21	5,175
22	5,175
23	5,175
24	5,175
25	5,175
26	5,175
27	5,175
28	5,175
29	5,175
30	5,175
31	5,175
32	5,368
33	5,713
34	5,690
35	5,263
36	5,560
37	5,566
38	5,580
39	5,580
40	5,580
41	5,580
42	5,580
43	5,580
44	5,337
45	5,465
46	5,535
47	5,355
48	5,355

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
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	5,175
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

REVISION		DATE

PARCEL 3 FINAL PLAT	NO.	



EL RANCHO SANTA ROSA - PHASE 1
CITY OF MARICOPA, PINAL COUNTY, ARIZONA
Coe and Van Loo II L.L.C.

