

agross Oct 15, 2024 2:08pm S:\Projects\2021\21-0389\Land Survey\Draws\Final Plat\Parcel 4\21-0389 - Parcel 4 - Plat.dwg

CONVEYANCE AND DEDICATION STATEMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS: ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "ELENA TRAILS PARCEL 4", A PLANNED AREA DEVELOPMENT, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

ELENA TRAILS BLF, LLC, A DELAWARE 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. ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A, B, C, D, E, F, G, H AND I ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

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

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL }

ON THIS ____ DAY OF _____, 20____, 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 WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA } SS
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS: THAT ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "ELENA TRAILS PARCEL 4" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, ____.

ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, ____ BY _____ OF ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL PLAT

"Elena Trails Parcel 4"

A PORTION ON THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE NORTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH A REBAR WITH TAG RLS 33319 AT THE CENTER QUARTER CORNER OF SAID SECTION 3, BEARS SOUTH 4 DEGREES 03 MINUTES 12 SECONDS WEST (BASIS BEARING) 2,726.98 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 4 DEGREES 03 MINUTES 12 SECONDS WEST, 1481.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 4 DEGREES 03 MINUTES 12 SECONDS WEST, 454.16 FEET;

THENCE DEPARTING FROM SAID EAST LINE, NORTH 86 DEGREES 08 MINUTES 00 SECONDS WEST, 1527.39 FEET;

THENCE NORTH 3 DEGREES 33 MINUTES 59 SECONDS EAST, 268.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 770.00 FEET;

THENCE NORTHERLY 110.61 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 50 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 86 DEGREES 18 MINUTES 04 SECONDS EAST, 60.01 FEET;

THENCE SOUTH 71 DEGREES 39 MINUTES 59 SECONDS EAST, 41.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 71 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 345.00 FEET;

THENCE NORTHEASTERLY 272.22 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45 DEGREES 12 MINUTES 30 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 940.00 FEET;

THENCE NORTHEASTERLY 42.69 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2 DEGREES 36 MINUTES 07 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 59 DEGREES 06 MINUTES 41 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 30 DEGREES 35 MINUTES 01 SECONDS EAST, 114.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 6 DEGREES 17 MINUTES 11 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 17.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39 DEGREES 38 MINUTES 20 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 33 DEGREES 33 MINUTES 55 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 33 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 25.00 FEET;

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 04 DEGREES 03 MINUTES 12 SECONDS WEST

UTILITY SERVICES

SEWER	GLOBAL WATER – PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER – SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ELECTRIC DISTRICT NO. 3 (ED3)
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE	ORBITEL COMMUNICATIONS
POLICE	CITY OF MARICOPA
FIRE	CITY OF MARICOPA
SCHOOLS	CASA GRANDE ELEMENTARY SCHOOL DISTRICT
SOLID WASTE	WASTE MANAGEMENT

THENCE SOUTHERLY 46.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 105 DEGREES 27 MINUTES 14 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHEASTERLY 82.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 37 MINUTES 04 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 3 DEGREES 33 MINUTES 59 SECONDS EAST, 115.00 FEET;

THENCE SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, 450.00 FEET;

THENCE SOUTH 3 DEGREES 33 MINUTES 59 SECONDS WEST, 110.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 33 DEGREES 18 MINUTES 13 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 23.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 53 DEGREES 07 MINUTES 48 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY 16.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, 220.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 49 DEGREES 33 MINUTES 50 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 16.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, 50.00 FEET;

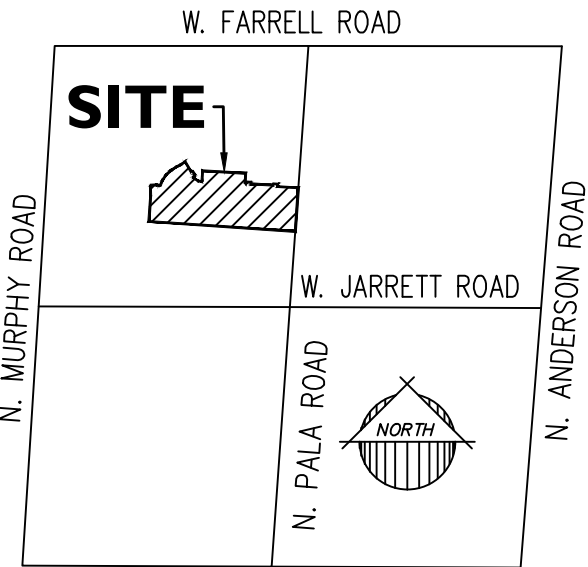
THENCE SOUTH 3 DEGREES 33 MINUTES 59 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, 216.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 780,077 SQUARE FEET OR 17.9081 ACRES, MORE OR LESS.

GENERAL NOTES

- THIS SUBDIVSION IS WITHIN THE SERVICE AREA OF GLOBAL WATER 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 SUBDIVSION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 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 AREA 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.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 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.
- THIS SUBDIVSION 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 MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR ELENA TRAILS, MARICOPA, ARIZONA ARE RECORDED IN 2024-010193, PINAL COUNTY RECORDS.
- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE 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.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND ANY AND ALL COSTS OF ALL LANDSCAPING, STREET LIGHTING WITHIN THE ARTERIAL, COLLECTOR AND LOCAL RIGHTS-OF-WAYS AND OPEN SPACES, PARKS AND/OR TRACTS.
- THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



SECTION 3
T.5 S., R.4 E.
VICINITY MAP
NOT TO SCALE

OWNER

ELENA TRAILS BLF LLC
7689 E. PINNACLE PEAK ROAD, SUITE 200
SCOTTSDALE, AZ 85255

DEVELOPER

D.R. HORTON, INC.
2525 W. FRYE ROAD, SUITE 100
CHANDLER, AZ 85224
CONTACT: ANGELA CARMITCHEL
EMAIL: acarmitchel@drmorton.com

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

SURVEYOR

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ROBERT JOHNSTON, RLS
EMAIL: robert.johnston@epsgroupinc.com

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 372 – 456 (85 LOTS)	497,321	11.4169
TRACTS A – I (9 TRACTS)	99,240	2.2782
RIGHT-OF-WAY	183,516	4.2130
GROSS AREA	780,077	17.9081

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA CASE # PAD22-08.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 86-402008.0001, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF MARCH 2024, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

ROBERT A. JOHNSTON
REGISTERED LAND SURVEYOR NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
10/15/2024
DATE

APPROVALS

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, ARIZONA
DATE

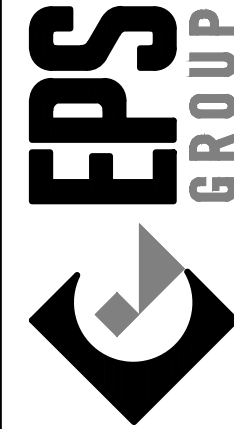
CITY ENGINEER
CITY OF MARICOPA, ARIZONA
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY
OF _____, 20____.

MAYOR
DATE

ATTEST: CITY CLERK
DATE

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.1799
www.epsgroupinc.com

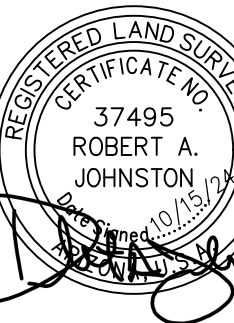


"Elena Trails Parcel 4"
Final Plat

Project:

Revisions:

Drawn by: A.G.
Reviewed by: R.M.



Job No.
21-0389

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of 3

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TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	50,047	1.1489
TRACT B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
TRACT C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
TRACT D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,133	0.0260
TRACT E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,084	0.0249
TRACT F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,083	0.0249
TRACT G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	14,813	0.3401
TRACT H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,143	0.0951
TRACT I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	22,778	0.5229

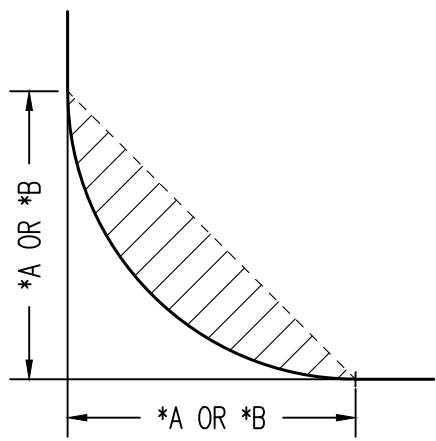
LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°18'04"E	60.01'
L2	S71°39'59"E	41.16'
L3	N59°06'41"E	60.00'
L4	S30°35'01"E	114.44'
L5	S33°33'55"E	50.00'
L6	N03°33'59"E	115.00'
L7	S03°33'59"W	110.00'
L8	S86°26'01"E	50.00'
L9	S86°26'01"E	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S03°33'59"W	26.56'
L11	N04°12'52"W	5.78'
L12	N03°33'59"E	5.52'
L13	N67°10'16"E	11.98'
L14	N26°32'26"E	31.65'
L15	N30°35'01"W	17.38'
L16	N50°15'20"E	58.45'
L17	N38°00'19"E	37.19'
L18	N24°29'56"E	20.93'

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 37495) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

P.C.R. PINAL COUNTY RECORDS
APN: ASSESSORS PARCEL NUMBER
PUE PUBLIC UTILITIES EASEMENT
R/W RIGHT-OF-WAY
VNAE VEHICULAR NON-ACCESS EASEMENT



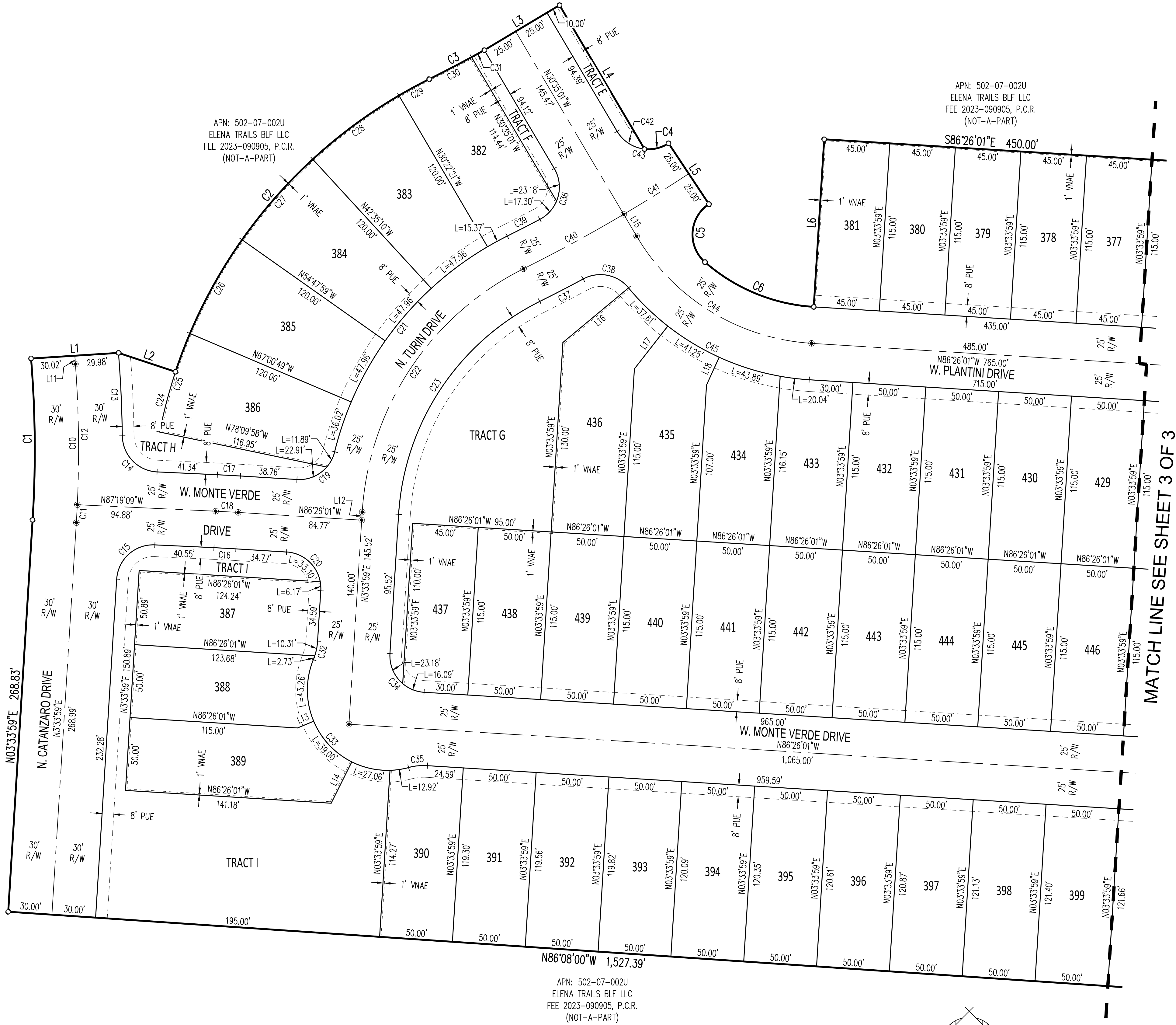
SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

*A = 21' X 21' FOR LOCAL INTERSECTION

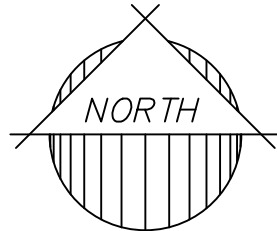
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS

APN: 502-07-002U
ELENA TRAILS BLF LLC
FEE 2023-090905, P.C.R.
(NOT-A-PART)



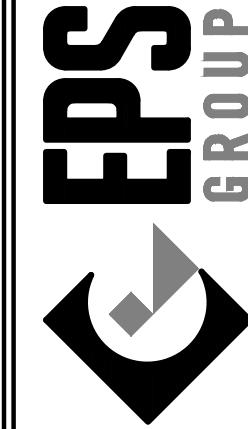
APN: 502-07-002U
ELENA TRAILS BLF LLC
FEE 2023-090905, P.C.R.
(NOT-A-PART)

APN: 502-07-002U
ELENA TRAILS BLF LLC
FEE 2023-090905, P.C.R.
(NOT-A-PART)



40 0 40 80
scale feet

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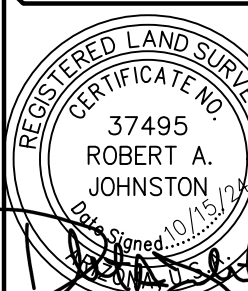
"Elena Trails Parcel 4

Final Plat

Project:

Revisions:

Drawn by: A.G.
Reviewed by: R.M.



Job No.
21-0389

Sheet No.
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of 3

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
372	5,151	0.1183
373	5,175	0.1188
374	5,175	0.1188
375	5,175	0.1188
376	5,175	0.1188
377	5,175	0.1188
378	5,175	0.1188
379	5,175	0.1188
380	5,175	0.1188
381	5,175	0.1188
382	6,748	0.1549
383	7,290	0.1674
384	7,290	0.1674
385	7,290	0.1674
386	7,073	0.1624
387	6,355	0.1459
388	6,073	0.1394
389	7,222	0.1658
390	5,903	0.1355
391	5,972	0.1371
392	5,985	0.1374
393	5,998	0.1377
394	6,011	0.1380
395	6,024	0.1383
396	6,037	0.1386
397	6,050	0.1389
398	6,063	0.1392
399	6,076	0.1395
400	6,090	0.1398

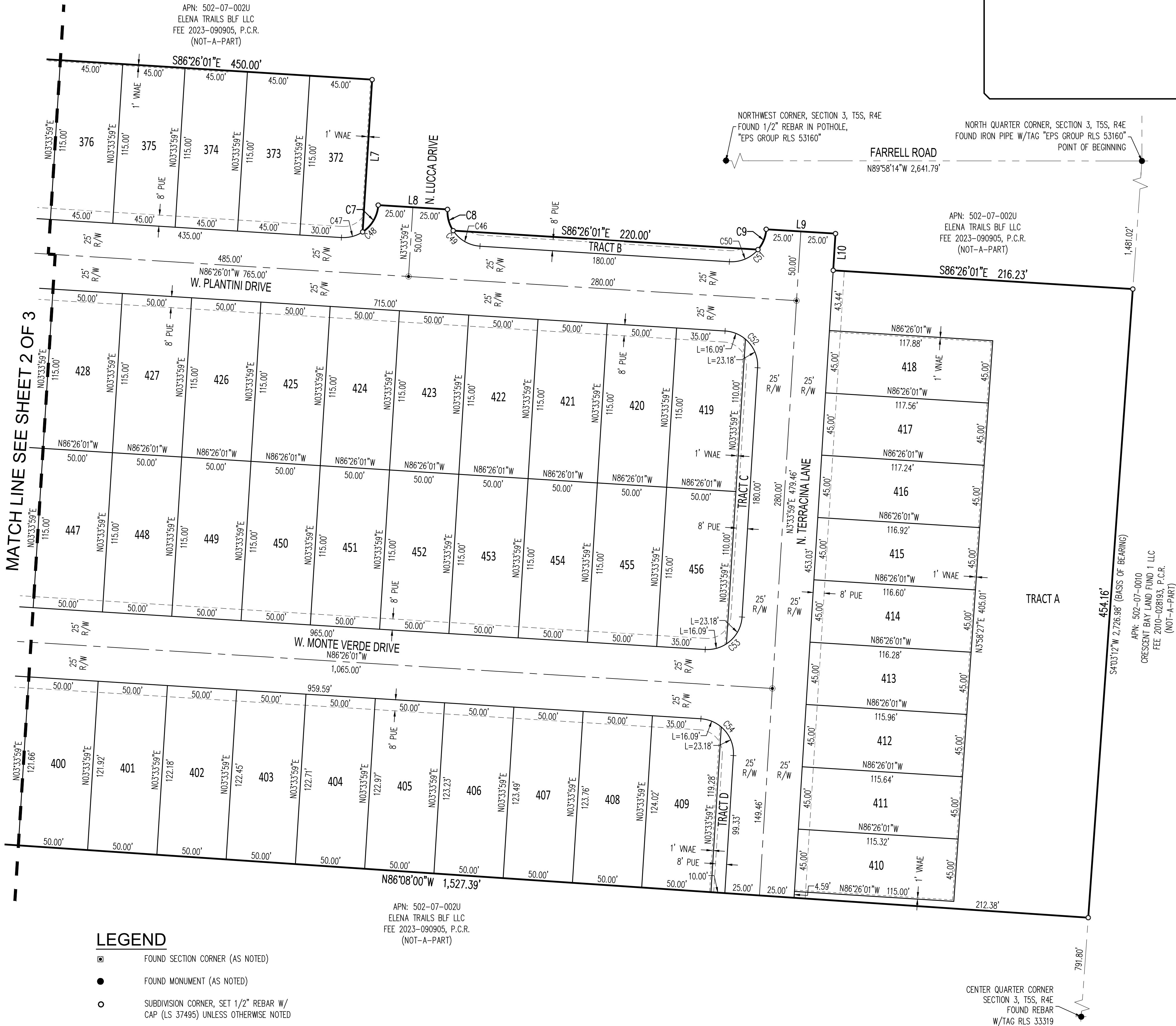
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
401	6,103	0.1401
402	6,116	0.1404
403	6,129	0.1407
404	6,142	0.1410
405	6,155	0.1413
406	6,168	0.1416
407	6,181	0.1419
408	6,194	0.1422
409	6,184	0.1420
410	5,182	0.1190
411	5,197	0.1193
412	5,211	0.1196
413	5,225	0.1200
414	5,240	0.1203
415	5,254	0.1206
416	5,269	0.1210
417	5,283	0.1213
418	5,298	0.1216
419	5,726	0.1315
420	5,750	0.1320
421	5,750	0.1320
422	5,750	0.1320
423	5,750	0.1320
424	5,750	0.1320
425	5,750	0.1320
426	5,750	0.1320
427	5,750	0.1320
428	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
430	5,750	0.1320
431	5,750	0.1320
432	5,750	0.1320
433	5,758	0.1322
434	5,993	0.1376
435	6,795	0.1560
436	8,115	0.1863
437	5,151	0.1183
438	5,750	0.1320
439	5,750	0.1320
440	5,750	0.1320
441	5,750	0.1320
442	5,750	0.1320
443	5,750	0.1320
444	5,750	0.1320
445	5,750	0.1320
446	5,750	0.1320
447	5,750	0.1320
448	5,750	0.1320
449	5,750	0.1320
450	5,750	0.1320
451	5,750	0.1320
452	5,750	0.1320
453	5,750	0.1320
454	5,750	0.1320
455	5,750	0.1320
456	5,726	0.1315

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	110.61'	770.00'	87°3'50"	110.52'	N00°32'57"W
C2	272.22'	345.00'	45°12'30"	265.21'	N40°56'17"E
C3	42.69'	940.00'	2°36'07"	42.68'	N62°14'29"E
C4	17.30'	25.00'	39°38'20"	16.95'	N76°28'01"E
C5	46.01'	25.00'	105°27'14"	39.79'	S03°54'39"W
C6	82.07'	125.00'	37°37'04"	80.60'	S67°37'30"E
C7	23.18'	25.00'	53°07'48"	22.36'	N30°07'53"E
C8	16.09'	25.00'	36°52'12"	15.81'	S14°52'07"E
C9	16.09'	25.00'	36°52'12"	15.81'	N22°00'04"E
C10	108.64'	800.00'	7°46'51"	108.56'	N00°19'27"W
C11	12.28'	800.00'	0°52'47"	12.28'	N03°07'35"E
C12	96.36'	800.00'	6°54'04"	96.30'	N00°45'50"W
C13	56.90'	830.00'	3°55'41"	56.89'	N02°37'50"W
C14	37.81'	25.00'	86°39'10"	34.31'	S43°59'34"E
C15	38.88'	25.00'	89°06'53"	35.08'	S48°07'25"W
C16	15.06'	975.00'	0°53'07"	15.06'	N86°52'35"W
C17	15.84'	1025.00'	0°53'07"	15.84'	N86°52'35"W
C18	15.45'	1000.00'	0°53'07"	15.45'	N86°52'35"W
C19	34.80'	25.00'	79°45'05"	32.06'	N53°41'26"E
C20	39.27'	25.00'	90°00'00"	35.36'	N41°26'01"W
C21	195.28'	225.00'	49°43'39"	189.21'	S38°40'43"W
C22	209.36'	200.00'	59°58'33"	199.93'	S33°33'15"W
C23	183.19'	175.00'	59°58'33"	174.94'	S33°33'15"W
C24	42.70'	345.00'	7°05'30"	42.67'	S14°47'16"W
C25	70.72'	345.00'	11°44'40"	70.59'	S17°06'51"W
C26	73.54'	345.00'	12°12'49"	73.40'	S29°05'36"W
C27	73.54'	345.00'	12°12'49"	73.40'	S41°18'25"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C28	73.54'	345.00'	12°12'49"	73.40'	S53°31'15"W
C29	23.57'	345.00'	3°54'53"	23.57'	S61°35'06"W
C30	32.68'	940.00'	1°59'31"	32.68'	N62°32'46"E
C31	10.01'	940.00'	0°36'35"	10.01'	N61°14'43"E
C32	13.04'	40.00'	18°40'18"	12.98'	N12°54'08"E
C33	122.24'	55.00'	127°20'36"	98.59'	S41°26'01"E
C34	39.27'	25.00'	90°00'00"	35.36'	S41°26'01"E
C35	13.04'	40.00'	18°40'18"	12.98'	S84°13'49"W
C36	40.48'	25.00'	92°46'08"	36.20'	N15°48'03"E
C37	33.48'	1110.00'	1°43'41"	33.48'	N62°40'41"E
C38	34.25'	25.00'	78°30'12"	31.64'	N78°56'03"W
C39	25.10'	1060.00'	1°21'25"	25.10'	N62°51'50"E
C40	78.13'	1085.00'	4°07'33"	78.11'	N61°28'45"E
C41	52.53'	1085.00'	2°46'26"	52.52'	N58°01'46"E
C42	23.18'	25.00'	53°07'48"	22.36'	S57°08'55"E
C43	40.48'	25.00'	92°46'08"	36.20'	S76°58'05"E
C44	146.22'	150.00'	55°51'00"	140.49'	S58°30'31"E
C45	142.79'	175.00'	46°45'04"	138.86'	S63°03'29"E
C46	23.18'	25.00'	53°07'48"	22.36'	S59°52'07"E
C47	16.09'	25.00'	36°52'12"	15.81'	N75°07'53"E
C48	39.27'	25.00'	90°00'00"	35.36'	N48°33'59"E
C49	39.27'	25.00'	90°00'00"	35.36'	S41°26'01"E
C50	23.18'	25.00'	53°07'48"	22.36'	N67°00'04"E
C51	39.27'	25.00'	90°00'00"	35.36'	N48°33'59"E
C52	39.27'	25.00'	90°00'00"	35.36'	N41°26'01"W
C53	39.27'	25.00'	90°00'00"	35.36'	N48°33'59"E
C54	39.27'	25.00'	90°00'00"	35.36'	N41°26'01"W

MATCH LINE SEE SHEET 2 OF 3



LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 37495) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- P.C.R. PINAL COUNTY RECORDS
- APN: ASSESSORS PARCEL NUMBER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com

EPS

GROUP

Project

"Elena Trails Parcel 4"

Final Plat

Revisions:

Drawn by: A.G.
Reviewed by: R.M.

REGISTERED LAND SURVEYOR

CERTIFICATE NO. 37495

ROBERT A. JOHNSTON

Exp. 01/27/2026

Job No.
21-0389

Sheet No.
3
of 3