

LOT #	AREA (SQUARE FEET)
1	4,800
2	4,800
3	5,063
4	4,600
5	4,600
6	4,600
7	4,760
8	4,760
9	4,760
10	4,600
11	4,600
12	4,604
13	6,094
14	5,545
15	5,208
16	4,894
17	4,802
18	4,800
19	4,800
20	4,800
21	4,800
22	4,800
23	4,800
24	4,800
25	4,800
26	4,800
27	4,800
28	4,800
29	4,800
30	4,800
31	4,793
32	4,683
33	4,600
34	4,600
35	4,600
36	4,600
37	4,600
38	4,600
39	4,600
40	4,600
41	4,600
42	4,600
43	4,600
44	4,600
45	4,600
46	4,600
47	4,728
48	4,688
49	4,600
50	4,600
51	4,600
52	4,600
53	4,600
54	4,600
55	4,600
56	4,600
57	4,600
58	4,600
59	4,600

LOT #	AREA (SQUARE FEET)
60	4,600
61	4,600
62	4,600
63	4,600
64	4,600
65	4,593
66	4,600
67	4,600
68	4,600
69	4,600
70	4,600
71	4,600
72	4,600
73	4,600
74	4,600
75	4,600
76	4,600
77	4,600
78	4,600
79	4,600
80	4,600
81	4,600
82	4,600
83	4,600
84	4,600
85	4,584
86	4,595
87	4,600
88	4,600
89	4,600
90	4,600
91	4,600
92	4,600
93	4,600
94	4,600
95	4,600
96	4,600
97	4,600
98	4,600
99	4,600
100	4,600
101	4,600
102	4,600
103	4,600
104	4,600
105	4,600
106	4,581
107	4,593
108	4,600
109	4,600
110	4,600
111	4,600
112	4,600
113	4,600
114	4,600
115	4,600
116	4,600
117	4,600
118	4,600

LOT #	AREA (SQUARE FEET)
119	4,600
120	4,600
121	4,600
122	4,600
123	4,600
124	4,600
125	4,600
126	5,064
127	4,913
128	5,183
129	5,196
130	5,204
131	5,212
132	5,219
133	5,227
134	5,235
135	5,243
136	5,251
137	5,234
138	5,916
139	5,950
140	5,960
141	5,970
142	5,980
143	5,990
144	6,000
145	6,009
146	6,005
147	5,699
148	5,400
149	5,400
150	5,400
151	5,400
152	5,400
153	5,400
154	5,400
155	5,400
156	5,400
157	5,400
158	5,400
159	5,400
160	5,400
161	5,400
162	5,400
163	5,850
164	5,850
165	5,850
166	5,850
167	5,850
168	5,850
169	5,850
170	5,850
171	5,850
172	5,850
173	5,850
174	5,850
175	5,850
176	5,850
177	5,850

LOT #	AREA (SQUARE FEET)
178	5,850
179	5,850
180	6,097
181	10,676
182	9,864
183	6,820
184	5,797
TOTAL	924,292

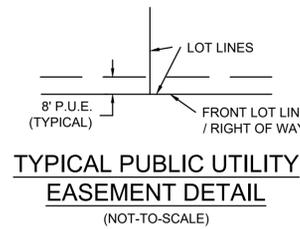
LINE TABLE		
NO.	BEARING	LENGTH
L1	S18°57'50"E	15.22'
L2	S10°58'49"E	10.00'
L3	N53°07'41"E	15.16'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	120.62'	200.00'	034°33'23"	62.21	118.80	S69°07'51"E
C2	378.51'	250.00'	086°44'55"	236.20	343.38	N46°57'55"E
C3	9.65'	200.00'	002°45'51"	4.83	9.65	S02°12'32"W
C4	9.65'	200.00'	002°45'51"	4.83	9.65	N02°12'32"E
C5	47.12'	30.00'	090°00'00"	30.00	42.43	N41°24'33"W
C6	135.70'	225.00'	034°33'23"	69.99	133.66	S69°07'51"E
C7	35.08'	25.00'	080°24'21"	21.13	32.27	S87°56'40"W
C8	204.46'	275.00'	042°35'53"	107.21	199.78	N69°02'26"E
C9	20.46'	50.00'	023°26'48"	10.38	20.32	S78°36'58"W
C10	144.31'	59.00'	140°08'41"	162.74	110.93	S43°02'05"E
C11	20.46'	50.00'	023°26'48"	10.38	20.32	N15°18'51"E
C12	39.27'	25.00'	090°00'00"	25.00	35.36	N41°24'33"W
C13	39.27'	25.00'	090°00'00"	25.00	35.36	N48°35'27"E
C14	20.46'	50.00'	023°26'48"	10.38	20.32	N08°07'57"W
C15	137.62'	59.00'	133°38'31"	137.80	108.47	S46°57'55"W
C16	20.46'	50.00'	023°26'48"	10.38	20.32	S77°56'14"E
C17	20.46'	50.00'	023°26'48"	10.38	20.32	N78°36'58"E
C18	144.31'	59.00'	140°08'41"	162.74	110.93	N43°02'05"W
C19	20.46'	50.00'	023°26'48"	10.38	20.32	S15°18'51"W
C20	39.27'	25.00'	090°00'00"	25.00	35.36	S41°24'33"E
C21	47.12'	30.00'	090°00'00"	30.00	42.43	N48°35'27"E
C22	47.12'	30.00'	090°00'00"	30.00	42.43	N41°24'33"W
C23	47.12'	30.00'	090°00'00"	30.00	42.43	N48°35'27"E
C24	105.55'	175.00'	034°33'23"	54.43	103.95	S69°07'51"E
C25	35.08'	25.00'	080°24'21"	21.13	32.27	S11°38'59"E
C26	119.81'	275.00'	024°57'45"	60.87	118.87	N16°04'20"E
C27	10.85'	225.00'	002°45'51"	5.43	10.85	N02°12'32"E
C28	40.48'	25.00'	092°45'51"	26.24	36.20	S47°12'32"W
C29	39.06'	25.00'	089°30'46"	24.79	35.20	N45°34'59"E
C30	10.85'	225.00'	002°45'51"	5.43	10.85	S02°12'32"W
C31	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C32	37.85'	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C33	40.69'	25.00'	093°15'05"	26.46	36.34	S43°02'05"E
C34	37.85'	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C35	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C36	37.85'	25.00'	086°44'55"	23.62	34.34	N46°57'55"E
C37	40.69'	25.00'	093°15'05"	26.46	36.34	S43°02'05"E
C38	37.85'	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C39	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C40	340.66'	225.00'	086°44'55"	212.58	309.04	N46°57'55"E
C41	40.69'	25.00'	093°15'05"	26.46	36.34	S43°02'05"E

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	1.015 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT 'B'	2.108 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT 'C'	2.110 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT 'D'	0.064 ACRES	LANDSCAPE TRACT
TRACT 'E'	0.067 ACRES	LANDSCAPE TRACT
TRACT 'F'	2.330 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT 'G'	0.028 ACRES	LANDSCAPE TRACT
TRACT 'H'	0.028 ACRES	LANDSCAPE TRACT
TRACT 'I'	0.760 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY/SEWER EASEMENT
TRACT 'J'	0.448 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TOTAL	8.9580	

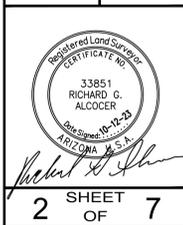
TOTAL LAND USE	
TOTAL NUMBER OF LOTS	184
TOTAL NUMBER OF TRACTS	9
GROSS RESIDENTIAL DENSITY	4.55 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	924,292	21.219
RIGHT OF WAY	375,870	8.629
TRACTS	461,065	10.585
TOTAL GROSS AREA	1,761,227	40.432



NO.	REVISION	DATE

FINAL PLAT
MARICOPA 40
CITY OF MARICOPA, ARIZONA



2 SHEET OF 7
CVL Contact: P. FROEHLICH
CVL Project #: 1-01-0370101
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SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP

LEGAL DESCRIPTION

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

BEGINNING AT THE COTTON PICKER SPINDLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE PK NAIL MARKING THE SOUTHEAST CORNER OF SAID SECTION 4 BEARS SOUTH 03°35'27" WEST, A DISTANCE OF 2,706.35 FEET:

THENCE SOUTH 03°35'27" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,353.17 FEET;

THENCE NORTH 89°41'56" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1,299.97 FEET;

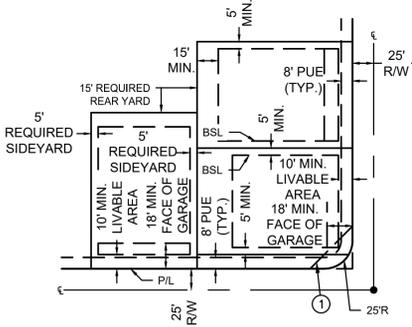
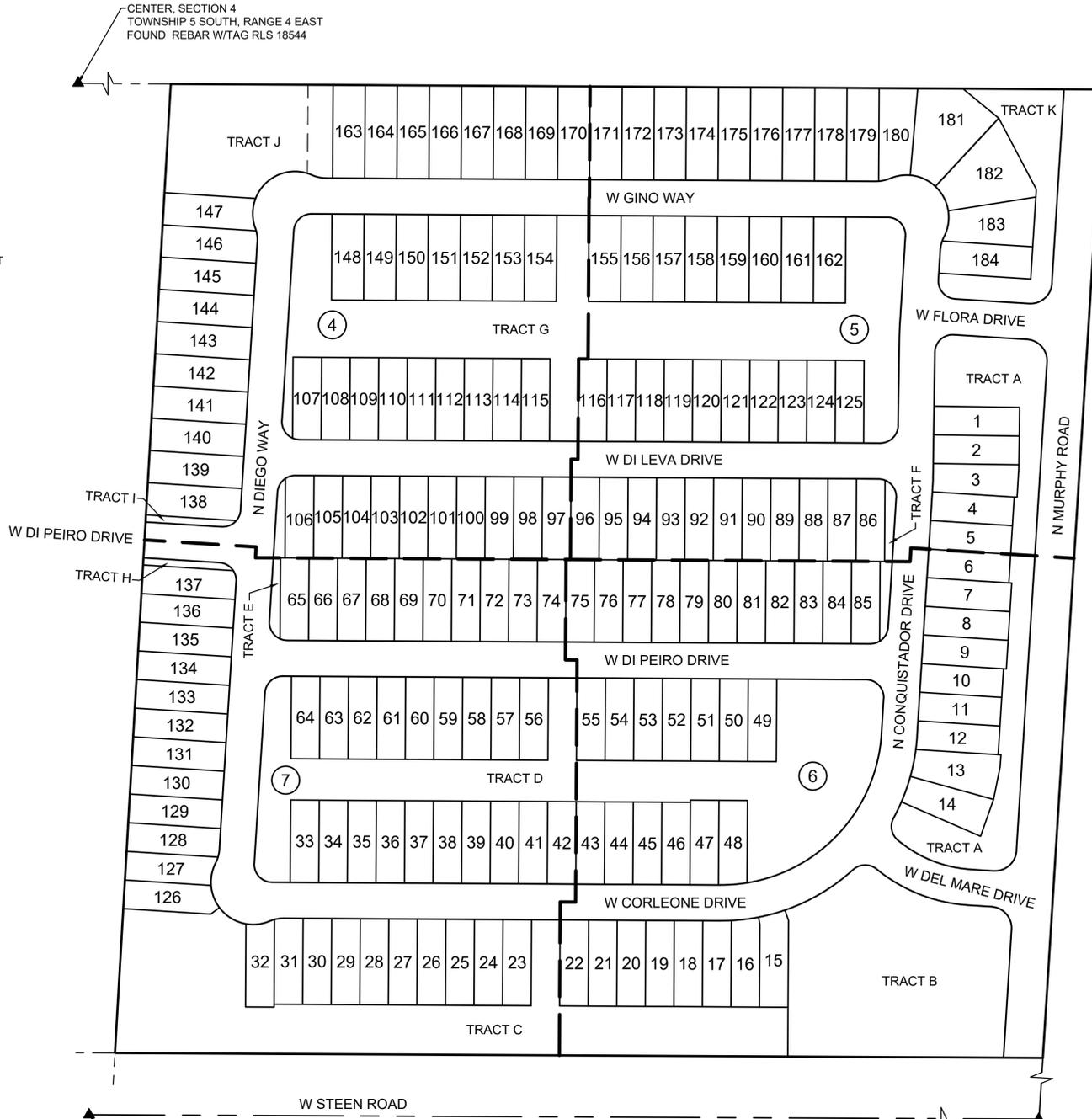
THENCE NORTH 03°18'41" EAST, A DISTANCE OF 1,353.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 89°39'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,306.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,761,227 SQUARE FEET OR 40.432 ACRES, MORE OR LESS.

CENTER, SECTION 4
 TOWNSHIP 5 SOUTH, RANGE 4 EAST
 FOUND REBAR W/TAG RLS 18544

EAST 1/4 CORNER, SECTION 4
 TOWNSHIP 5 SOUTH, RANGE 4 EAST
 FOUND COTTON PICKER SPINDLE, NO ID



NOTES:
 ALL SETBACKS ARE MEASURES FROM THE PROPERTY LINES.
 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA.
 18' FROM FACE OF GARAGE TO PROPERTY LINE.

① 33x33' SITE VISIBILITY EASEMENT AT CORNER LOTS

SETBACKS:
 FRONT 10' TO LIVABLE AREA*
 REAR 18' TO FRONT FACING GARAGE*
 LOT COVERAGE 45%

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
 N.T.S.

SOUTHEAST 1/4 CORNER, SECTION 4
 TOWNSHIP 5 SOUTH, RANGE 4 EAST
 FOUND REBAR, NO ID

SOUTHEAST CORNER, SECTION 4
 TOWNSHIP 5 SOUTH, RANGE 4 EAST
 FOUND 3" BRASS CAP FLUSH
 STAMPED "NW COR 10 T5S R4E 36562"

NO.	REVISION	DATE

FINAL PLAT
MARICOPA 40
 CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 Expired 08-12-25
 ARIZONA, U.S.A.
Richard G. Alcocer

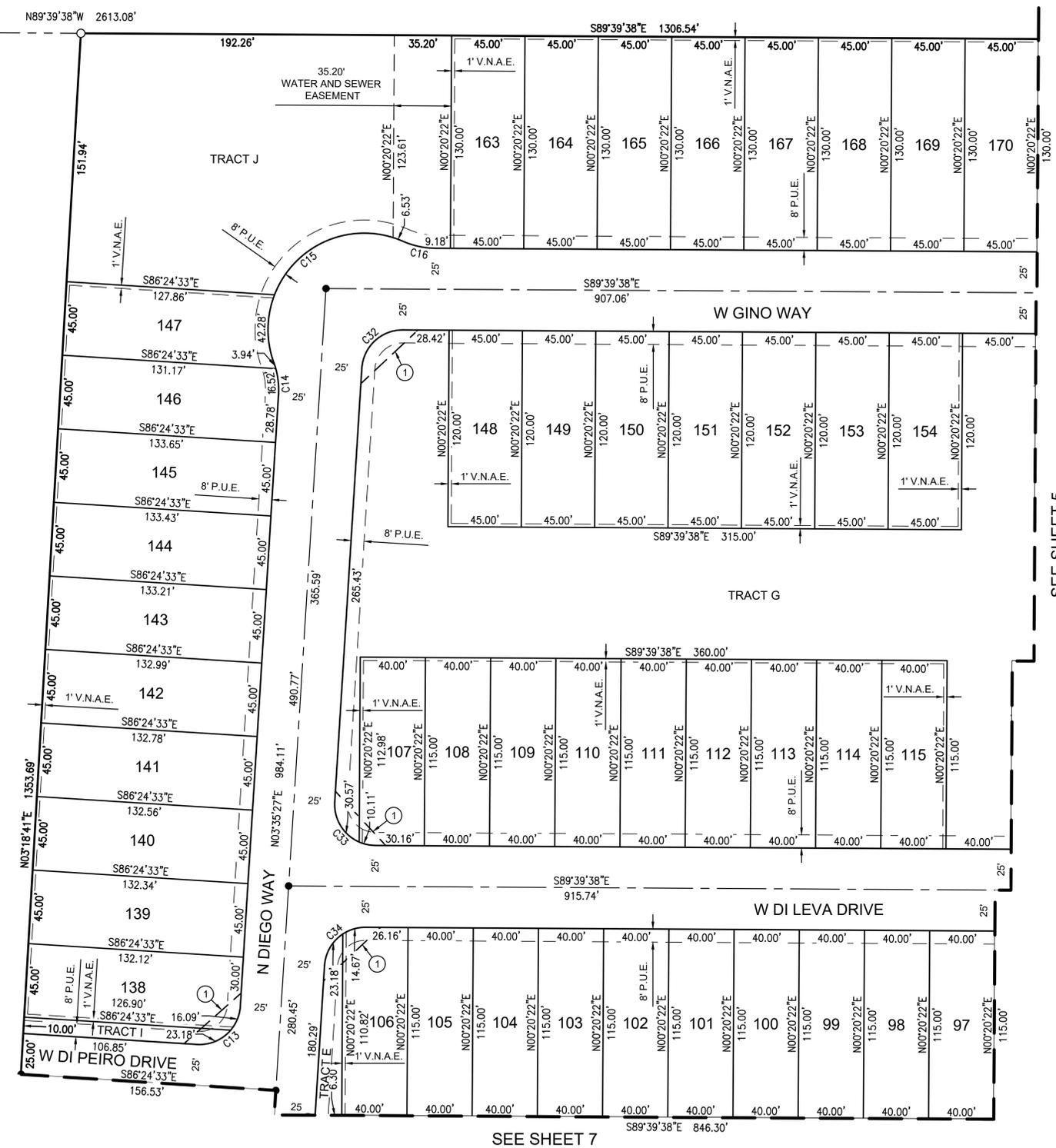
3 SHEET OF 7

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP
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 CVL Project #: 1-01-0370101
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CENTER, SECTION 4
TOWNSHIP 5 SOUTH, RANGE 4 EAST
FOUND REBAR W/TAG RLS 18544

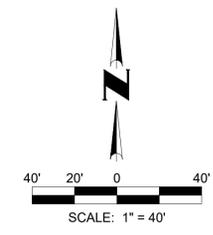
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HALL GARY L & SHIRLEY
ZONED: CI-2
FEE #2000-043478
P.C.R.

502-06-035C
MARICOPA 240 LLC
ZONED: CR-3 PAD
FEE #2001-005617
P.C.R.



SEE SHEET 5

SEE SHEET 7



SEE SHEET 1 FOR LEGEND, SHEET
2 FOR CURVE TABLE AND LOT
AREA TABLE AND SHEET 3 FOR
LEGAL DESCRIPTION AND KEY MAP

NO.	REVISION	DATE

FINAL PLAT

MARICOPA 40

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
Expires 12-15-25
ARIZONA U.S.A.

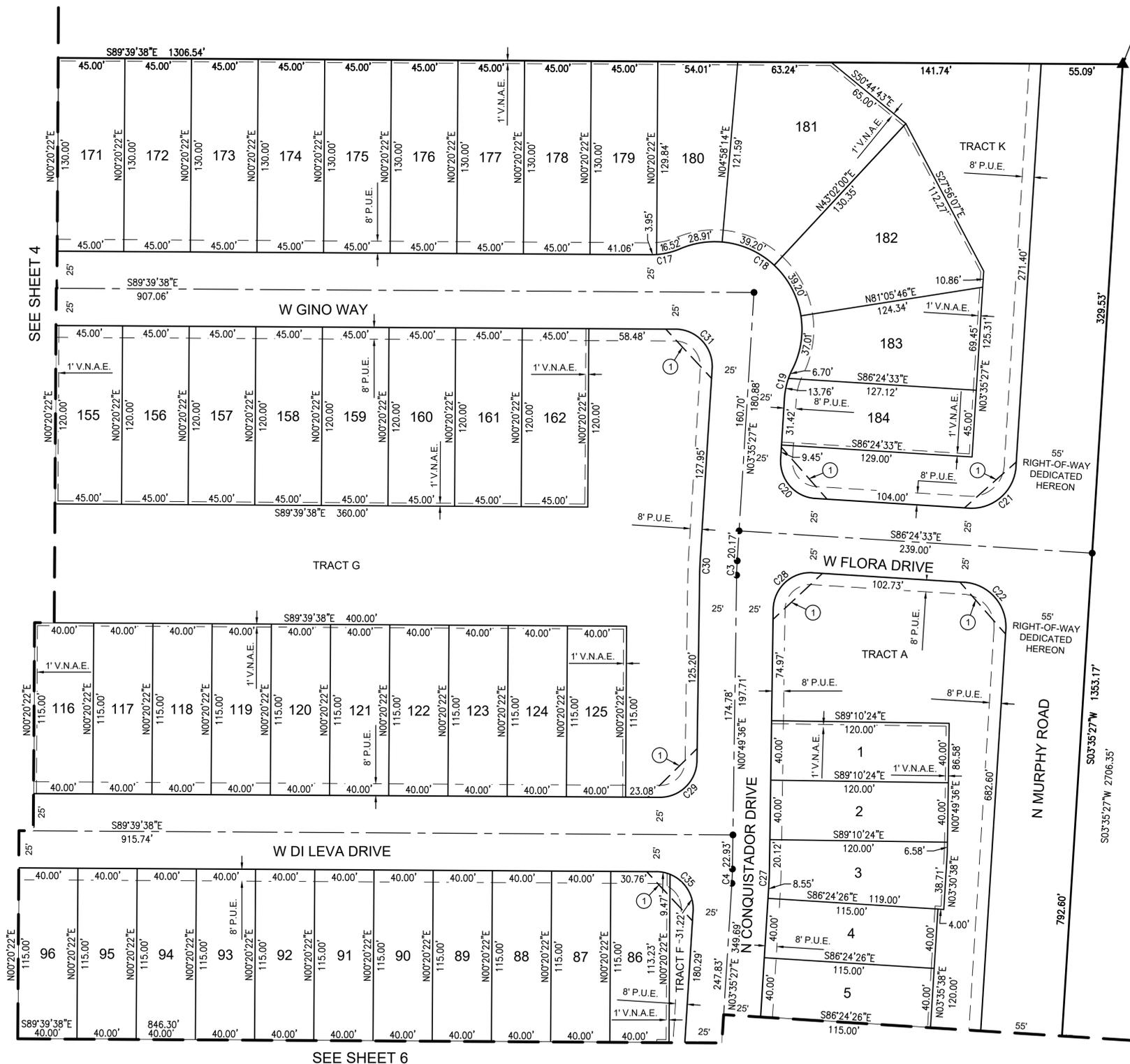
Richard G. Alcock

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502-06-035C
 MARICOPA 240 LLC
 ZONED: CR-3 PAD
 FEE #2001-005617
 P.C.R.

EAST 1/4 CORNER, SECTION 4
 TOWNSHIP 5 SOUTH, RANGE 4 EAST
 FOUND COTTON PICKER SPINDLE, NO ID



50207002T
 HBE FARMS LLC
 ZONED: GR
 FEE #2007-103898
 P.C.R.

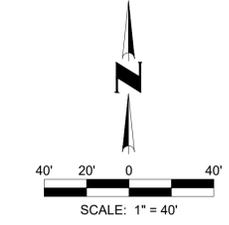
NO.	REVISION	DATE

FINAL PLAT
MARICOPA 40
 CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 Surveyor - P-12-23
 ARIZONA, U.S.A.

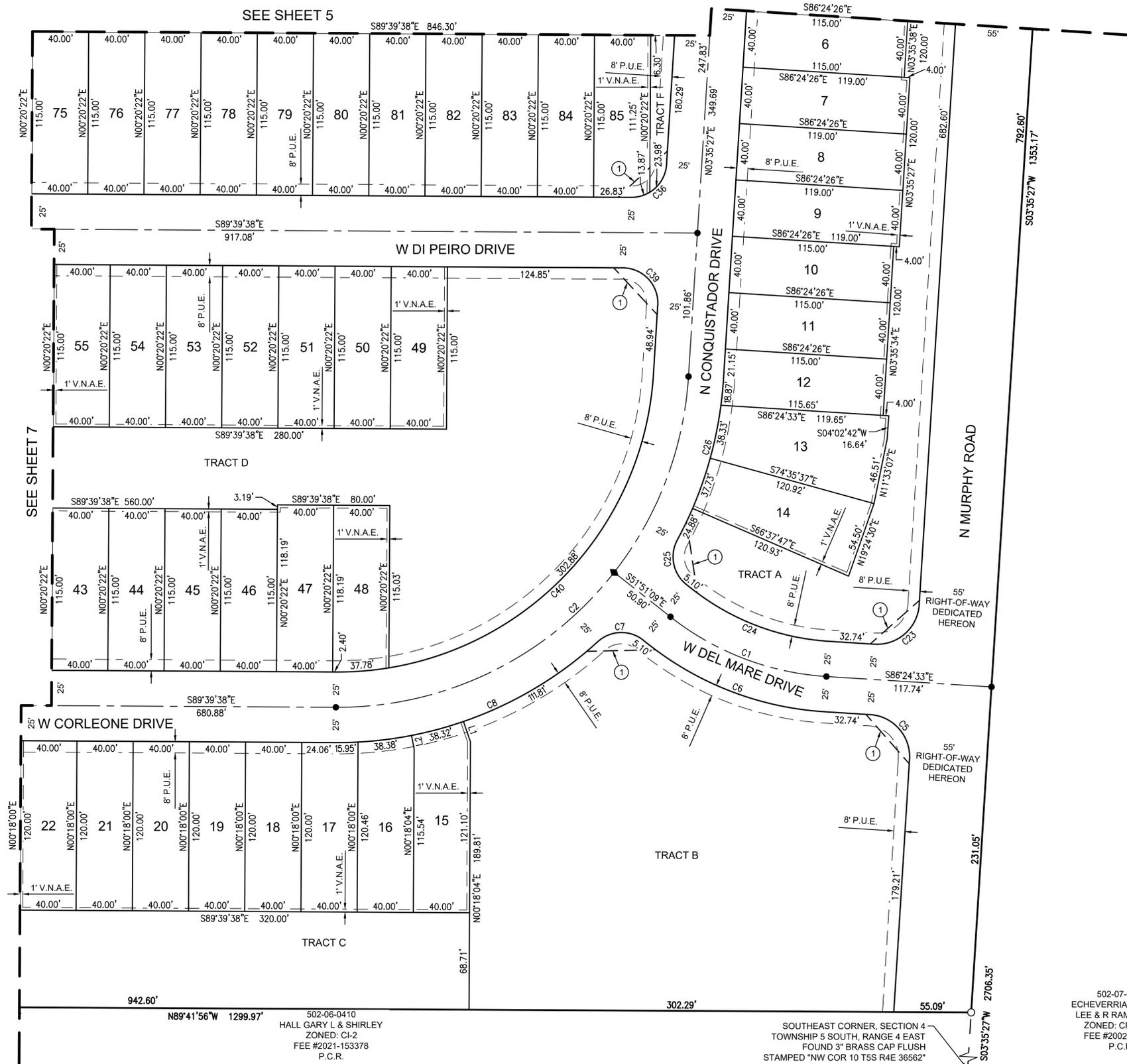
Richard G. Alcocker

5 SHEET OF 7



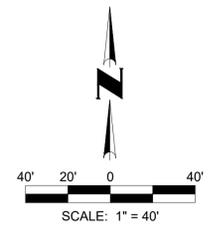
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502-07-002T
HBE FARMS LLC
ZONED: GR
FEE #2007-103898
P.C.R.

502-07-002F
ECHEVERRIA, RUDOLPH
LEE & R RAMSEY TRS
ZONED: CR-3 PAD
FEE #2002-053627
P.C.R.



NO.	REVISION	DATE

FINAL PLAT
MARICOPA 40
CITY OF MARICOPA, ARIZONA

6 SHEET OF 7

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CVL Project #: 1-01-0370101
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