

VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- A--- SET 1/2" REBAR WITH CAP LS#33851
- B--- SET PK-NAIL WITH WASHER LS#33851
- C--- CALCULATED POINT NOT SET OR FOUND
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- ===== BOUNDARY LINE
- ===== LOT LINE
- CENTERLINE
- EASEMENT
- FEMA FLOODPLAIN LINE
- ① SHEET NUMBER
- ① SIGHT VISIBILITY EASEMENT (33' X 33')
- B RIGHT OF WAY PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- A PUBLIC UTILITY EASEMENT PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- ESMT EASEMENT

SHEET INDEX

- 1 COVER, NOTES
- 2 KEY MAP, TABLES
- 3-4 PLAT

SANITARY SEWER

GLOBAL WATER COMPANY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: _____

TITLE: _____ DATE _____

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 26-400804, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO EL DORADO PHASE III OF MARICOPA, ARIZONA, AS SET FORTH IN AND LAST RECORDED AS DOCUMENT 2020-003977 OF RECORDS, PINAL COUNTY RECORDS.

A FINAL PLAT OF "RANCHO EL DORADO PHASE III, PARCEL 56"

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

CITY OF MARICOPA NOTES

- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- 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 OF THE AREAS 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 THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED BY THE PLANNED AREA DEVELOPMENT APPROVAL.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
- A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, WHICHEVER IS THE LAND OWNER ADJACENT TO THE RIGHT OF WAY.
- 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.

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.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____ DULY AUTHORIZED AGENT OF RANCHO EL DORADO PHASE III HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR RANCHO EL DORADO PHASE III - PARCEL 56 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 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,

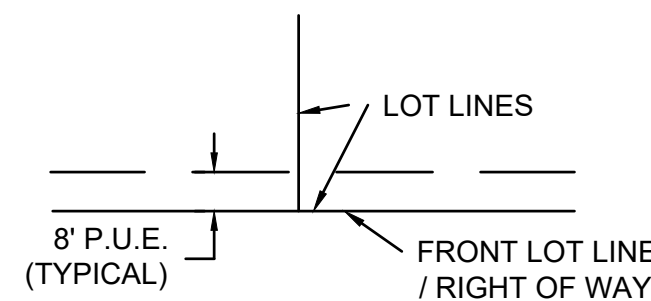
AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

 NOTARY PUBLIC SEAL

 NOTARY PUBLIC SIGNATURE

UTILITIES

- WATER: GLOBAL WATER
- SEWER: GLOBAL WATER
- IRRIGATION: GLOBAL WATER
- ELECTRIC: ELECTRICAL DISTRICT NO. 3 (ED3)
- GAS: SOUTHWEST GAS
- TELECOM: ORBITEL COMMUNICATIONS
- CENTURYLINK
- CITY OF MARICOPA
- CITY OF MARICOPA
- CITY OF MARICOPA
- FIRE: CITY OF MARICOPA
- POLICE: CITY OF MARICOPA
- REFUSE: CITY OF MARICOPA



TYPICAL PUBLIC UTILITY EASEMENT DETAIL
(NOT-TO-SCALE)

DEDICATION, WARRANTY OF TITLE AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF RANCHO EL DORADO PHASE III, PARCEL 56, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RANCHO EL DORADO PHASE III, PARCEL 56; AND HEREBY DECLARES THAT SAID PLAT SETS FORTH LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

METRO RED-1, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. MARICOPA LAKES HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

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

33-FOOT BY 33-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. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY RANCHO EL DORADO PHASE III HOMEOWNERS 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 DRAINAGE EASEMENTS, TRACTS, FACILITIES AND/OR ARTERIAL OR COLLECTOR STREETS.

OWNERS' AGREEMENT: 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 THAT SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF, METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

METRO RED-1, L.L.C.
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: METRO PHOENIX RESIDENTIAL FUND, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS MANAGER,

BY: HOLDINGS INVESTMENTS, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS GENERAL PARTNER,

BY: HARVARD VENTURES INC., A NEVADA CORPORATION, ITS GENERAL PARTNER

BY: _____

NAME: _____

TITLE: _____

FLOODZONE STATEMENT

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X" AND ZONE "A" (SHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 04021C0735F AND 04021C0755F WITH A DATE OF IDENTIFICATION OF JUNE 16, 2014, FOR COMMUNITY NUMBER 040077 AND COMMUNITY NUMBER 040052 IN PINAL COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" (SHADED) - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

COUNTY SEAL

OWNER/DEVELOPER

METRO RED-1, LLC
 1700 N PACESETTER WAY
 SUITE 100
 SCOTTSDALE, AZ 85255
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

ENGINEER

COE & VAN LOO CONSULTANTS INC.
 4550 NORTH 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4891
 FAX: (602) 264-0928
 CONTACT: PARKER FROEHLICH
 EMAIL: PFROEHLICH@CVLCCI.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°58'15" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO CABINET G, SLIDE 116, PINAL COUNTY RECORDS.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF PINAL)

ON THIS _____ DAY OF _____, 20____, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF TO BE THE VICE PRESIDENT OF HARVARD VENTURES, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF METRO PHOENIX RESIDENTIAL FUND, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, THE MANAGER OF METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

 ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR, DATE
 CITY OF MARICOPA, ARIZONA

 CITY ENGINEER, CITY OF MARICOPA, ARIZONA DATE

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

BY: _____ DATE _____
 MAYOR

ATTEST: _____ DATE _____
 CITY CLERK

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2020; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; 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@CVLCCI.COM

DATE _____

REVISION _____

NO. _____

Coe & Van Loo Consultants, Inc.

PARCEL 56 FINAL PLAT

RANCHO EL DORADO PHASE III

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCER
 (Seal)

1 SHEET OF 4

CVL Contact: P. FROEHLICH
 CVL Project #: 1-01-0144801
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GROSS AREA = 25.347 ACRES

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHICH THE 1" IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°17'14" EAST, A DISTANCE OF 2,678.97 FEET;

THENCE NORTH 00°17'14" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1179.86 FEET;

THENCE NORTH 89°42'46" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°52'59" WEST, A DISTANCE OF 916.10 FEET;
 THENCE NORTH 00°07'01" EAST, A DISTANCE OF 88.91 FEET;

THENCE NORTH 29°39'14" EAST, A DISTANCE OF 32.46 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 29°39'24" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°33'24", A DISTANCE OF 26.45 FEET;

THENCE SOUTH 57°12'41" WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 76°23'33" WEST, A DISTANCE OF 148.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS PARKWAY AS DEPICTED IN THE "MAP OF DEDICATION OF RANCHO EL DORADO PHASE III," AS RECORDED IN CABINET F, SLIDE 167, RECORDS OF PINAL COUNTY, ARIZONA, SAID POINT BEING ON A 941.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 73°57'29" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°55'02", A DISTANCE OF 97.23 FEET;

THENCE SOUTH 79°52'29" EAST, A DISTANCE OF 29.50 FEET TO A POINT ON A 971.29 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 79°52'32" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°45'09", A DISTANCE OF 97.52 FEET;

THENCE NORTH 85°36'24" WEST, A DISTANCE OF 29.50 FEET TO A POINT ON A 941.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 85°37'49" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'58", A DISTANCE OF 67.09 FEET;

THENCE NORTH 00°17'14" EAST, A DISTANCE OF 517.06 FEET;

THENCE SOUTH 89°42'46" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.07 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 77°10'34" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'50", A DISTANCE OF 4.06 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 124°30'46", A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET;

THENCE SOUTH 89°52'59" EAST, A DISTANCE OF 57.99 FEET;
 THENCE NORTH 00°07'01" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 89°52'59" EAST, A DISTANCE OF 754.72 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°17'14" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,120.00 FEET TO THE TRUE POINT OF BEGINNING.

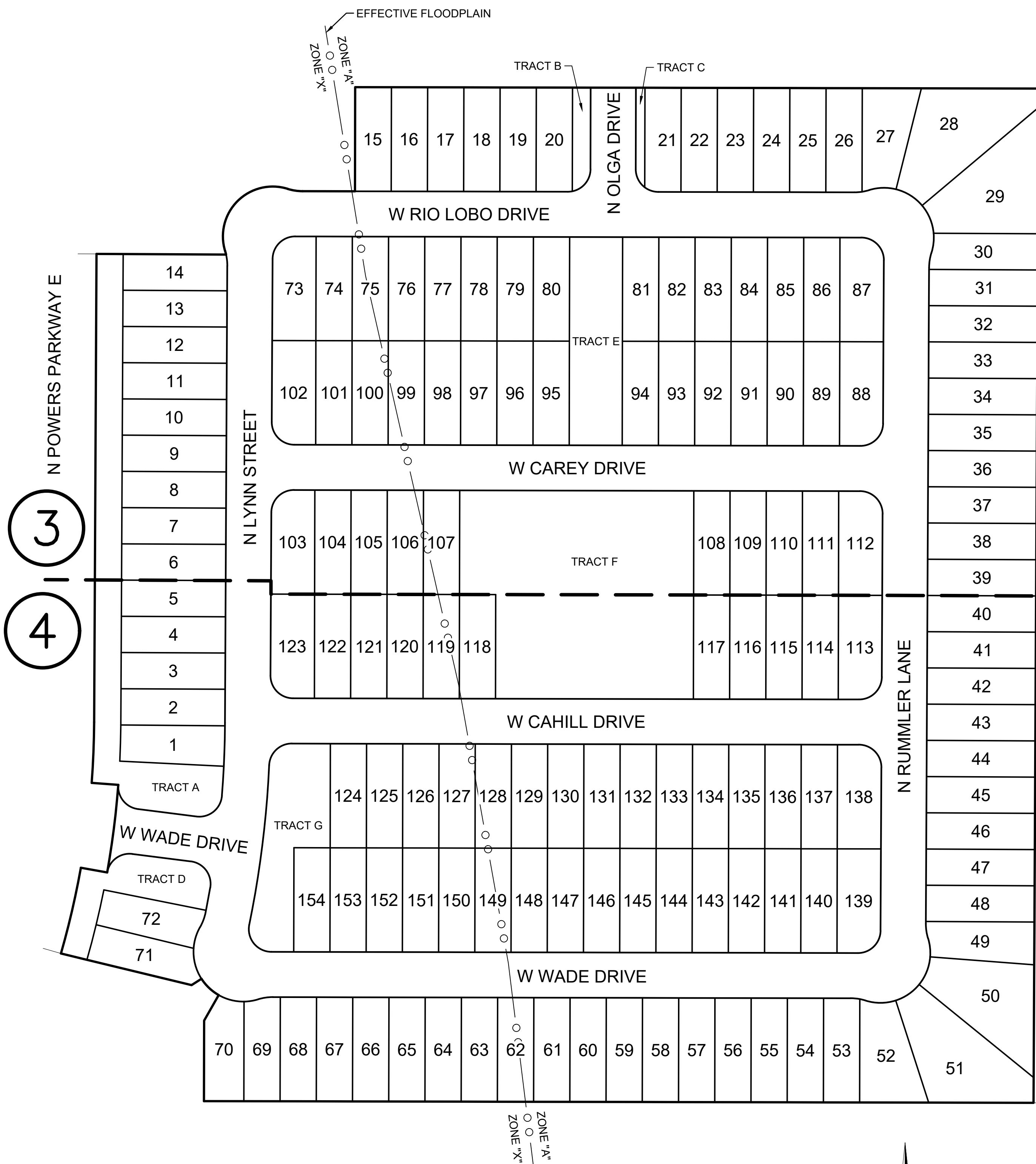
CONTAINING 1,104,130 SQUARE FEET OR 25.347 ACRES, MORE OR LESS.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	26.45'	55.00'	027°33'24"	13.49	26.20	S46°33'54"E
C2	97.23'	941.50'	005°55'02"	48.66	97.19	N13°05'00"E
C3	97.52'	971.29'	005°45'09"	48.80	97.48	N07°14'53"E
C4	67.09'	941.50'	004°04'58"	33.56	67.07	N02°19'43"E
C5	4.06'	55.00'	004°13'50"	2.03	4.06	N14°56'21"W
C6	119.52'	55.00'	124°30'46"	104.57	97.35	S45°12'07"W
C7	16.65'	55.00'	017°20'29"	8.39	16.58	S81°12'44"E
C8	280.80'	1111.00'	014°28'52"	141.15	280.05	N07°31'40"E
C9	38.01'	25.00'	087°06'36"	23.77	34.45	S39°11'50"E
C10	40.45'	25.00'	092°42'04"	26.21	36.18	N50°53'50"E
C11	80.74'	1086.00'	004°15'34"	40.39	80.72	N02°25'01"E
C12	16.65'	55.00'	017°20'29"	8.39	16.58	N08°23'01"W
C13	39.27'	25.00'	090°00'00"	25.00	35.36	N45°07'01"E
C14	39.27'	25.00'	090°00'00"	25.00	35.36	S44°52'59"E
C15	16.65'	55.00'	017°20'29"	8.39	16.58	N81°26'46"E
C16	119.85'	55.00'	124°50'55"	105.31	97.50	N44°48'01"W
C17	16.65'	55.00'	017°20'29"	8.39	16.58	S08°57'12"W
C18	16.65'	55.00'	017°20'29"	8.39	16.58	S08°23'17"E
C19	119.53'	55.00'	124°31'02"	104.58	97.36	N45°11'59"E
C20	16.65'	55.00'	017°20'29"	8.39	16.58	N81°12'44"W
C21	16.65'	55.00'	017°20'29"	8.39	16.58	S81°26'46"W
C22	131.38'	55.00'	136°51'36"	139.13	102.30	S38°47'40"E
C23	17.50'	55.00'	018°13'50"	8.82	17.43	N20°31'13"E
C24	27.60'	1086.00'	001°27'23"	13.80	27.60	N10°40'37"E
C25	40.45'	25.00'	092°42'04"	26.21	36.18	N36°24'06"W
C26	38.01'	25.00'	087°06'27"	23.77	34.45	S53°41'38"W
C27	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W
C28	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E
C29	39.34'	25.00'	090°10'13"	25.07	35.41	S44°47'53"E
C30	39.20'	25.00'	089°49'47"	24.93	35.30	S45°12'07"W
C31	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W
C32	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E
C33	39.34'	25.00'	090°10'13"	25.07	35.41	S44°47'53"E
C34	39.20'	25.00'	089°49'47"	24.93	35.30	S45°12'07"W
C35	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W
C36	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E
C37	44.28'	25.00'	101°28'37"	30.59	38.71	S39°08'40"E
C38	177.63'	1136.00'	008°57'32"	88.99	177.45	N07°06'52"E
C39	38.17'	25.00'	087°28'55"	23.92	34.57	S46°22'34"W
C40	42.95'	971.00'	002°32'04"	21.48	42.95	N01°33'16"E
C41	79.41'	971.00'	004°41'08"	39.72	79.38	N13°37'33"E
C42	1443.97'	921.00'	089°49'47"	918.27	1300.55	N45°12'07"E

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	748,686	17.187
RIGHT OF WAY	239,754	5.504
TRACTS	115,690	2.656
TOTAL GROSS AREA	1,104,130	25.347

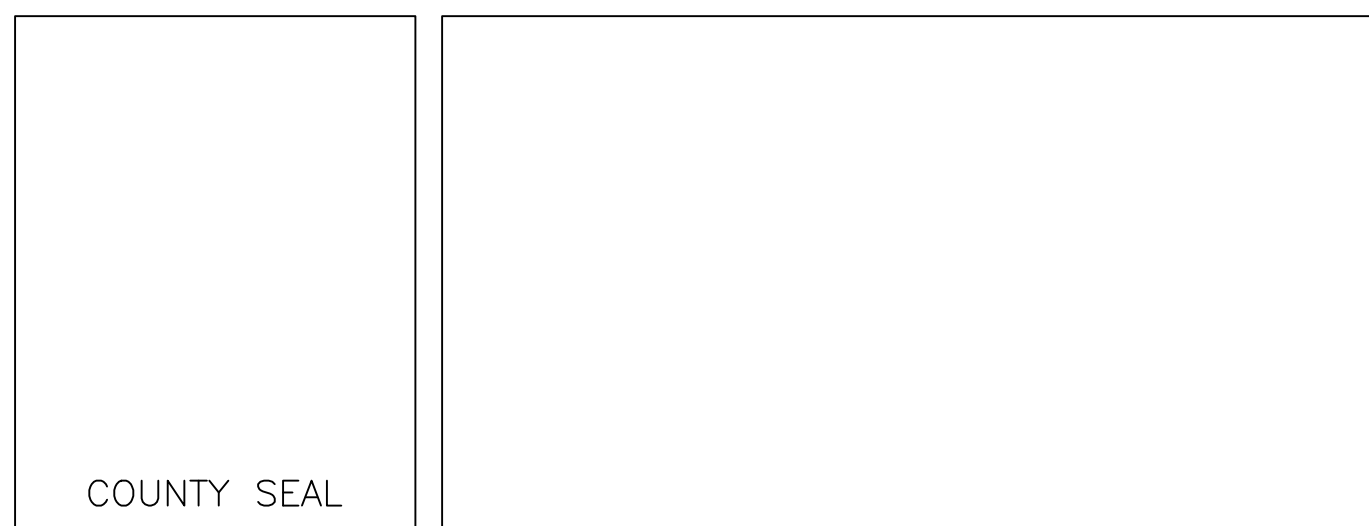
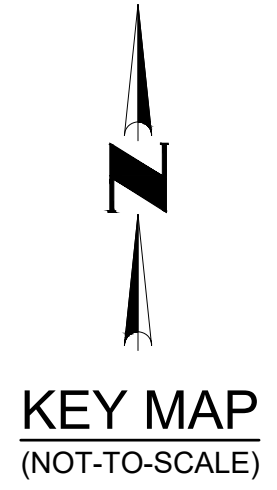
LINE TABLE		
NO.	BEARING	LENGTH
L1	N29°39'14"E	32.46'
L2	N57°12'41"E	13.00'
L3	S79°52'29"E	29.50'
L4	N85°37'47"W	29.50'
L5	S89°42'46"E	20.50'
L6	N73°57'29"W	20.50'

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	154
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	6.075 D.U./A.C.



3
4
N POWERS PARKWAY E

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.534 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'B'	0.050 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'C'	0.024 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'D'	0.185 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'E'	0.309 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E.
TRACT 'F'	1.260 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E.
TRACT 'G'	0.294 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., S.V.T.
TOTAL	2.656 ACRES	



NO.	REVISION	DATE

PARCEL 56 FINAL PLAT
 RANCHO EL DORADO PHASE III
 CITY OF MARICOPA, ARIZONA

2 SHEET OF 4

CVL Contact: P. FROEHLICH
 CVL Project #: 1-01-0144801
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LOT #	AREA (SQUARE FEET)
1	4,873
2	4,620
3	4,600
4	4,600
5	4,600
6	4,600
7	4,600
8	4,600
9	4,600
10	4,600
11	4,600
12	4,600
13	4,600
14	4,594
15	4,600
16	4,600
17	4,600
18	4,600
19	4,600
20	4,599
21	4,576
22	4,600

LOT #	AREA (SQUARE FEET)
23	4,600
24	4,600
25	4,600
26	4,598
27	5,723
28	11,515
29	10,626
30	4,691
31	4,798
32	4,798
33	4,798
34	4,798
35	4,797
36	4,797
37	4,797
38	4,797
39	4,797
40	4,797
41	4,797
42	4,797
43	4,796
44	4,796

LOT #	AREA (SQUARE FEET)
45	4,796
46	4,796
47	4,796
48	4,796
49	5,054
50	9,662
51	11,045
52	6,475
53	4,597
54	4,600
55	4,600
56	4,600
57	4,600
58	4,600
59	4,600
60	4,600
61	4,600
62	4,600
63	4,600
64	4,600
65	4,600
66	4,600

LOT #	AREA (SQUARE FEET)
67	4,600
68	4,600
69	4,523
70	4,796
71	4,736
72	4,676
73	5,398
74	4,600
75	4,600
76	4,600
77	4,600
78	4,600
79	4,600

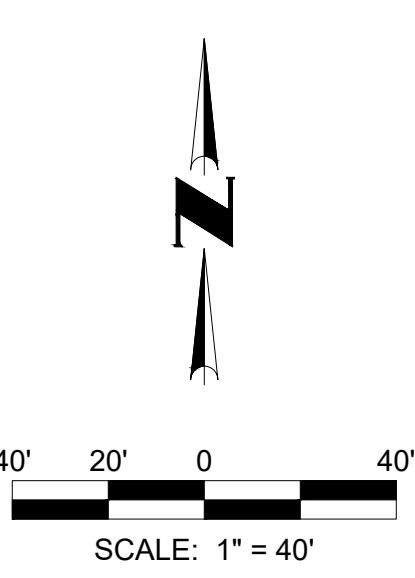
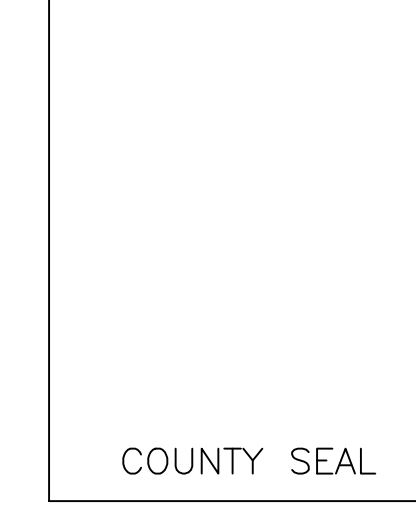
LOT #	AREA (SQUARE FEET)
80	4,600
81	4,600
82	4,600
83	4,600
84	4,600
85	4,600
86	4,600
87	5,434
88	5,397
89	4,600
90	4,600
91	4,600
92	4,600

LOT #	AREA (SQUARE FEET)
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	5,436

LOT #	AREA (SQUARE FEET)
103	5,398
104	4,600
105	4,600
106	4,600
107	4,600
108	4,600
109	4,600
110	4,600
111	4,600
112	5,434
113	5,398
114	4,600
115	4,600

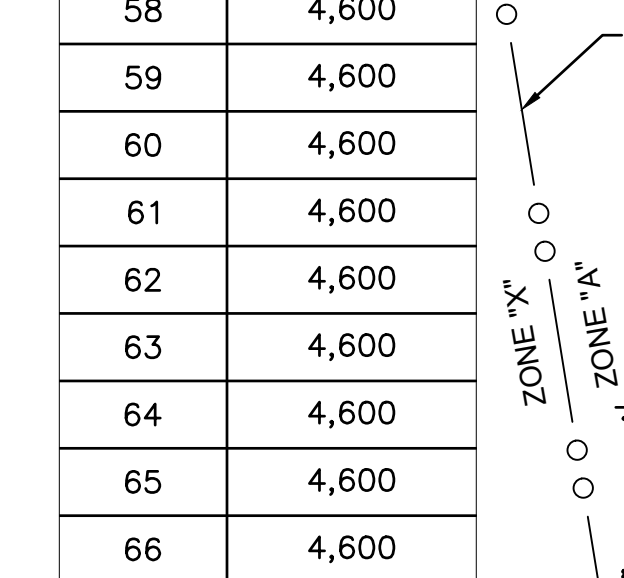
LOT #	AREA (SQUARE FEET)
103	5,398
104	4,600
105	4,600
106	4,600
107	4,600
108	4,600
109	4,600
110	4,600
111	4,600
112	5,434
113	5,398
114	4,600
115	4,600

LOT #	AREA (SQUARE FEET)
103	5,398
104	4,600
105	4,600
106	4,600
107	4,600
108	4,600
109	4,600
110	4,600
111	4,600
112	5,434
113	5,398
114	4,600
115	4,600

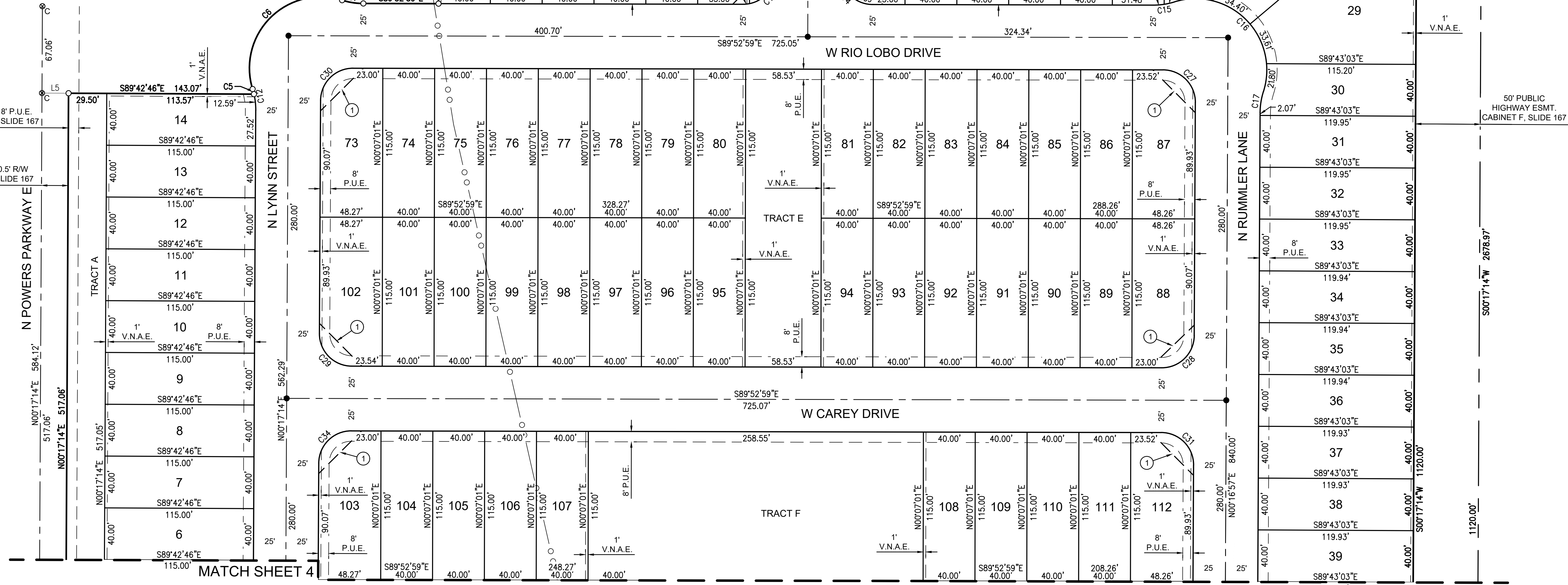


EAST 1/4 CORNER, SECTION 13 TOWNSHIP 4 SOUTH, RANGE 3 EAST FOUND 1" IRON PIPE

APN 510-12-001S RANCHO EL DORADO PHASE III, PARCEL 57 METRO RED-1 L.L.C. CABINET G, SLIDE 50



APN 510-12-001S RANCHO EL DORADO PHASE III, PARCEL 57 METRO RED-1 L.L.C. CABINET G, SLIDE 50



MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 4

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

NO.	REVISION	DATE

PARCEL 56 FINAL PLAT
RANCHO EL DORADO PHASE III
 CITY OF MARICOPA, ARIZONA

3 SHEET OF 4

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Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 ARIZONA, U.S.A.

