

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	51.29'	33.00'	89°03'00"	46.28'	N45°04'20"E
C2	76.77'	449.00'	9°47'47"	76.68'	S81°29'01"E
C3	16.09'	25.00'	36°52'12"	15.81'	S71°32'48"E
C4	10.29'	25.00'	23°34'41"	10.22'	S78°13'45"W
C5	10.29'	25.00'	23°34'41"	10.22'	S78°11'33"E
C6	51.53'	33.00'	89°28'16"	46.45'	S45°16'58"W
C7	39.45'	25.00'	90°25'16"	35.49'	N45°11'32"W
C8	43.78'	28.00'	89°34'44"	39.45'	S44°48'28"W
C9	39.27'	25.00'	90°00'00"	35.36'	N45°01'06"E
C10	39.27'	25.00'	90°00'00"	35.36'	S44°58'54"E
C11	132.35'	60.00'	126°23'23"	107.11'	S44°59'29"W
C12	12.72'	40.00'	18°13'19"	12.67'	N09°05'33"W
C13	12.68'	40.00'	18°10'04"	12.63'	S80°53'52"E
C14	39.27'	25.00'	90°00'00"	35.36'	S44°58'54"E
C15	43.98'	28.00'	90°00'00"	39.60'	S45°01'06"W
C16	28.21'	449.00'	3°36'00"	28.21'	N88°10'54"W
C17	39.27'	25.00'	90°00'00"	35.36'	N44°58'54"W
C18	45.00'	25.00'	103°08'05"	39.17'	S51°35'09"W
C19	1.82'	399.00'	0°15'41"	1.82'	N76°42'58"W
C20	99.13'	424.00'	13°23'46"	98.91'	N83°17'01"W
C21	35.03'	424.00'	4°44'00"	35.02'	N87°36'54"W
C22	64.11'	424.00'	8°39'46"	64.05'	N80°55'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C23	39.27'	25.00'	90°00'00"	35.36'	N45°01'06"E
C24	39.27'	25.00'	90°00'00"	35.36'	N44°58'54"W
C25	39.27'	25.00'	90°00'00"	35.36'	S45°01'06"W
C26	23.18'	25.00'	53°07'48"	22.36'	S26°32'48"E
C27	39.27'	25.00'	90°00'00"	35.36'	N45°01'06"E
C28	39.27'	25.00'	90°00'00"	35.36'	S44°58'54"E
C29	39.27'	25.00'	90°00'00"	35.36'	N45°01'06"E
C30	12.70'	40.00'	18°11'42"	12.65'	S80°53'03"E
C31	12.70'	40.00'	18°11'42"	12.65'	N09°04'45"W
C32	132.36'	60.00'	126°23'23"	107.11'	S45°01'06"W
C33	43.98'	28.00'	90°00'00"	39.60'	S45°01'06"W
C34	12.70'	40.00'	18°11'42"	12.65'	N09°06'57"E
C35	12.70'	40.00'	18°11'42"	12.65'	S80°55'16"W
C36	132.36'	60.00'	126°23'23"	107.11'	S44°58'54"E
C37	43.98'	28.00'	90°00'00"	39.60'	S44°58'54"E
C38	28.98'	25.00'	66°25'19"	27.39'	S33°13'45"W
C39	39.27'	25.00'	90°00'00"	35.36'	N44°58'54"W
C40	28.98'	25.00'	66°25'19"	27.39'	S33°11'33"E
C41	39.27'	25.00'	90°00'00"	35.36'	S45°01'06"W
C42	39.27'	25.00'	90°00'00"	35.36'	N45°01'06"E
C43	39.27'	25.00'	90°00'00"	35.36'	S44°58'54"E
C44	52.14'	33.00'	90°31'44"	46.88'	S44°43'02"E

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,543	0.1273
2	5,271	0.1210
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	5,400	0.1240
7	5,393	0.1238
8	5,393	0.1238
9	5,400	0.1240
10	5,400	0.1240
11	6,000	0.1377
12	6,000	0.1377
13	6,003	0.1378
14	5,515	0.1266
15	5,538	0.1271
16	5,538	0.1271
17	5,538	0.1271
18	5,538	0.1271
19	5,538	0.1271
20	5,538	0.1271
21	5,538	0.1271

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
22	5,538	0.1271
23	5,538	0.1271
24	5,538	0.1271
25	5,538	0.1271
26	5,501	0.1263
27	5,515	0.1266
28	5,538	0.1271
29	5,538	0.1271
30	5,538	0.1271
31	5,538	0.1271
32	5,538	0.1271
33	5,538	0.1271
34	5,538	0.1271
35	5,538	0.1271
36	5,538	0.1271
37	5,538	0.1271
38	5,538	0.1271
39	5,515	0.1266
40	5,400	0.1240
41	5,400	0.1240
42	5,400	0.1240

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
43	5,400	0.1240
44	5,400	0.1240
45	5,400	0.1240
46	5,400	0.1240
47	5,400	0.1240
48	5,515	0.1266
49	5,538	0.1271
50	5,538	0.1271
51	5,538	0.1271
52	5,538	0.1271
53	5,538	0.1271
54	5,538	0.1271
55	5,538	0.1271
56	5,538	0.1271
57	5,538	0.1271
58	5,538	0.1271
59	5,538	0.1271
60	5,515	0.1266
61	5,400	0.1240
62	5,400	0.1240
63	5,400	0.1240

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
64	5,400	0.1240
65	5,400	0.1240
66	5,400	0.1240
67	5,400	0.1240
68	5,400	0.1240
69	6,071	0.1394
70	5,909	0.1356
71	6,000	0.1377
72	5,976	0.1372
73	5,976	0.1372
74	6,000	0.1377
75	6,000	0.1377
76	6,000	0.1377
77	6,000	0.1377
78	6,000	0.1377
79	6,000	0.1377
80	6,000	0.1377
81	6,000	0.1377
82	6,000	0.1377
83	6,000	0.1377
84	5,976	0.1372

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
85	6,000	0.1377
86	6,000	0.1377
87	6,000	0.1377
88	6,000	0.1377
89	6,000	0.1377
90	6,000	0.1377
91	6,000	0.1377
92	6,000	0.1377
93	6,000	0.1377
94	6,000	0.1377
95	6,000	0.1377
96	6,000	0.1377
97	6,000	0.1377
98	6,000	0.1377
99	6,000	0.1377
100	6,000	0.1377
101	5,963	0.1369
102	5,963	0.1369
103	6,000	0.1377
104	6,000	0.1377
105	6,000	0.1377

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
106	6,000	0.1377
107	5,976	0.1372
108	6,000	0.1377
109	6,000	0.1377
110	5,960	0.1368
111	5,960	0.1368
112	5,400	0.1240
113	5,400	0.1240
114	5,400	0.1240
115	5,400	0.1240
116	5,400	0.1240
117	5,400	0.1240
118	5,400	0.1240
119	5,400	0.1240
120	5,387	0.1237
121	5,388	0.1237
122	5,400	0.1240
123	5,400	0.1240
124	5,400	0.1240
125	5,400	0.1240
126	5,376	0.1234

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, ED3 EASEMENT, AND RETENTION	261,057	5.9930
TRACT B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	29,909	0.6866
TRACT C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,159	0.0496
TRACT D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,180	0.0500
TRACT E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	6,701	0.1538
TRACT F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,090	0.0250
TRACT G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,180	0.0500
TRACT H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,180	0.0500
TRACT I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,090	0.0250
TRACT J	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,138	0.0491
TRACT K	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	3,345	0.0768
TRACT L	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,090	0.0250
TRACT M	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,420	0.0326

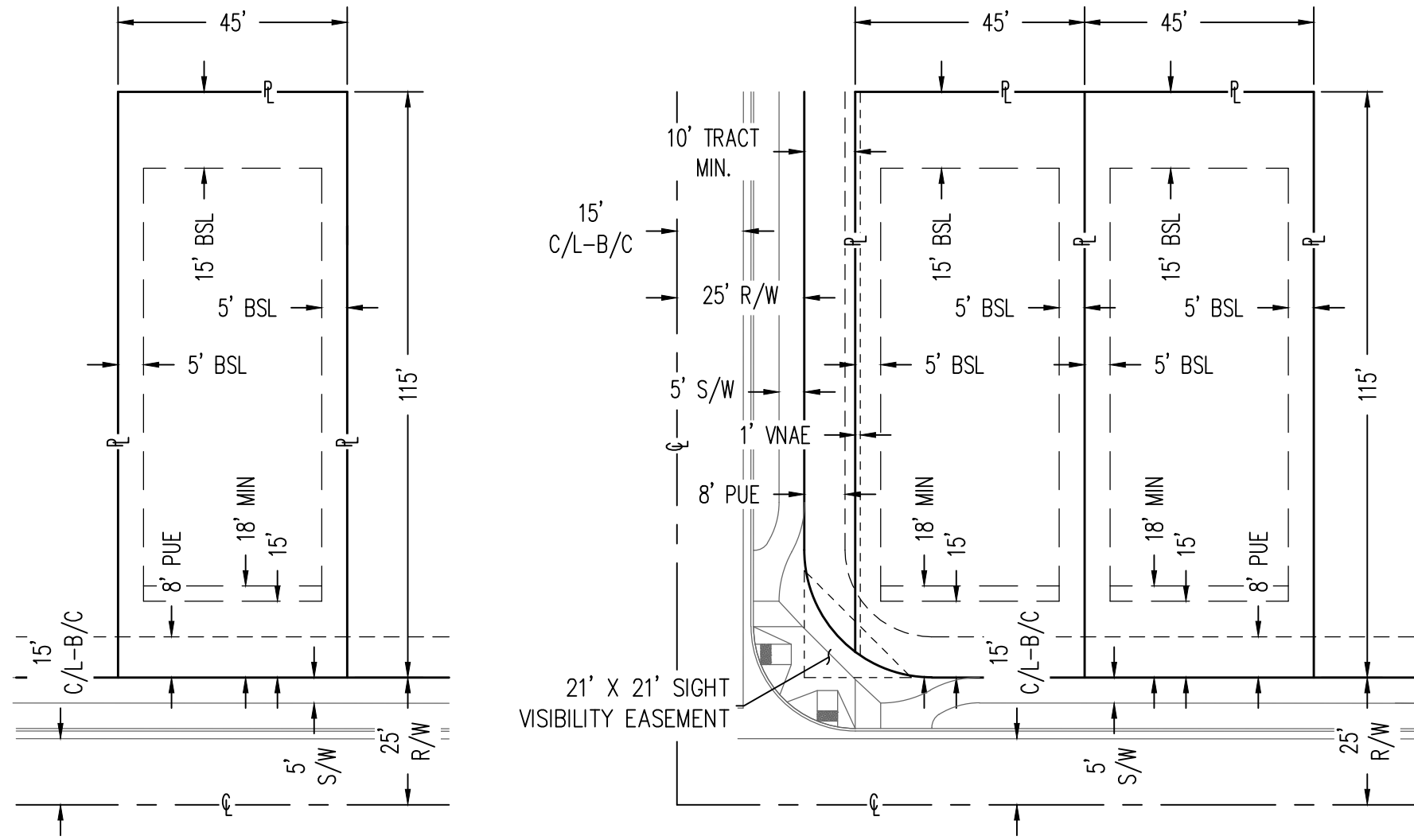
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'10"E	55.00'
L2	S13°24'53"W	50.00'
L3	S00°01'06"W	50.00'
L4	N89°58'54"W	48.37'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S89°58'54"E	39.01'
L6	S00°01'06"W	50.00'
L7	S00°01'06"W	50.00'
L8	S00°01'06"W	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°27'10"W	55.00'
L10	N44°51'14"W	17.65'
L11	N43°10'07"W	15.43'

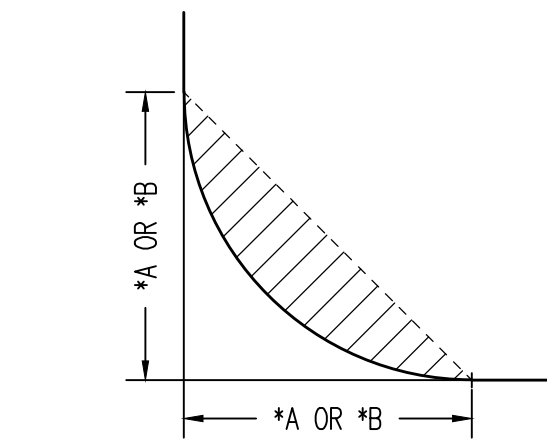
(DEVELOPMENT STANDARDS RS-5 PAD)
TYPICAL LOT

NOT TO SCALE



NOTE:

FOR RS-4 OR RS-5 DEVELOPMENT STANDARDS,
PLEASE REFER TO MARICOPA CITY CODE.



SIGHT VISIBILITY
TRIANGLE EASEMENT

NOT TO SCALE

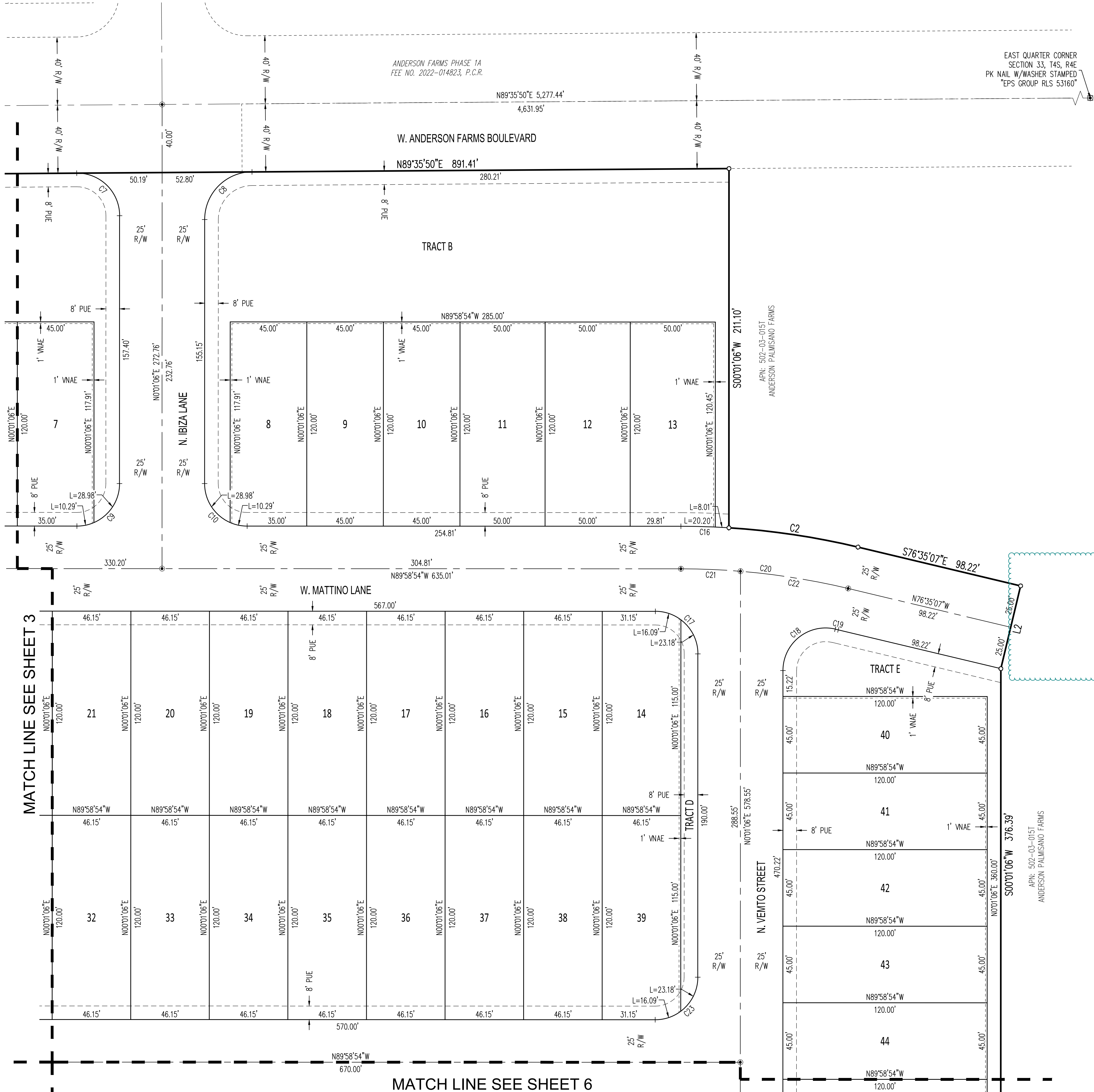
*A = 25' X 25' FOR LOCAL INTERSECTION

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



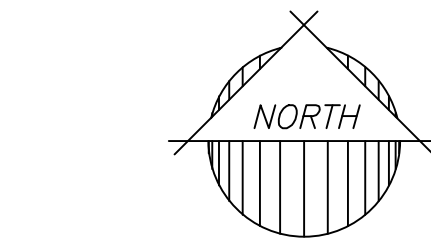
P.C.R.	PINAL COUNTY RECORDS
APN:	ASSESSORS PARCEL NUMBER
PUE	PUBLIC UTILITIES EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT



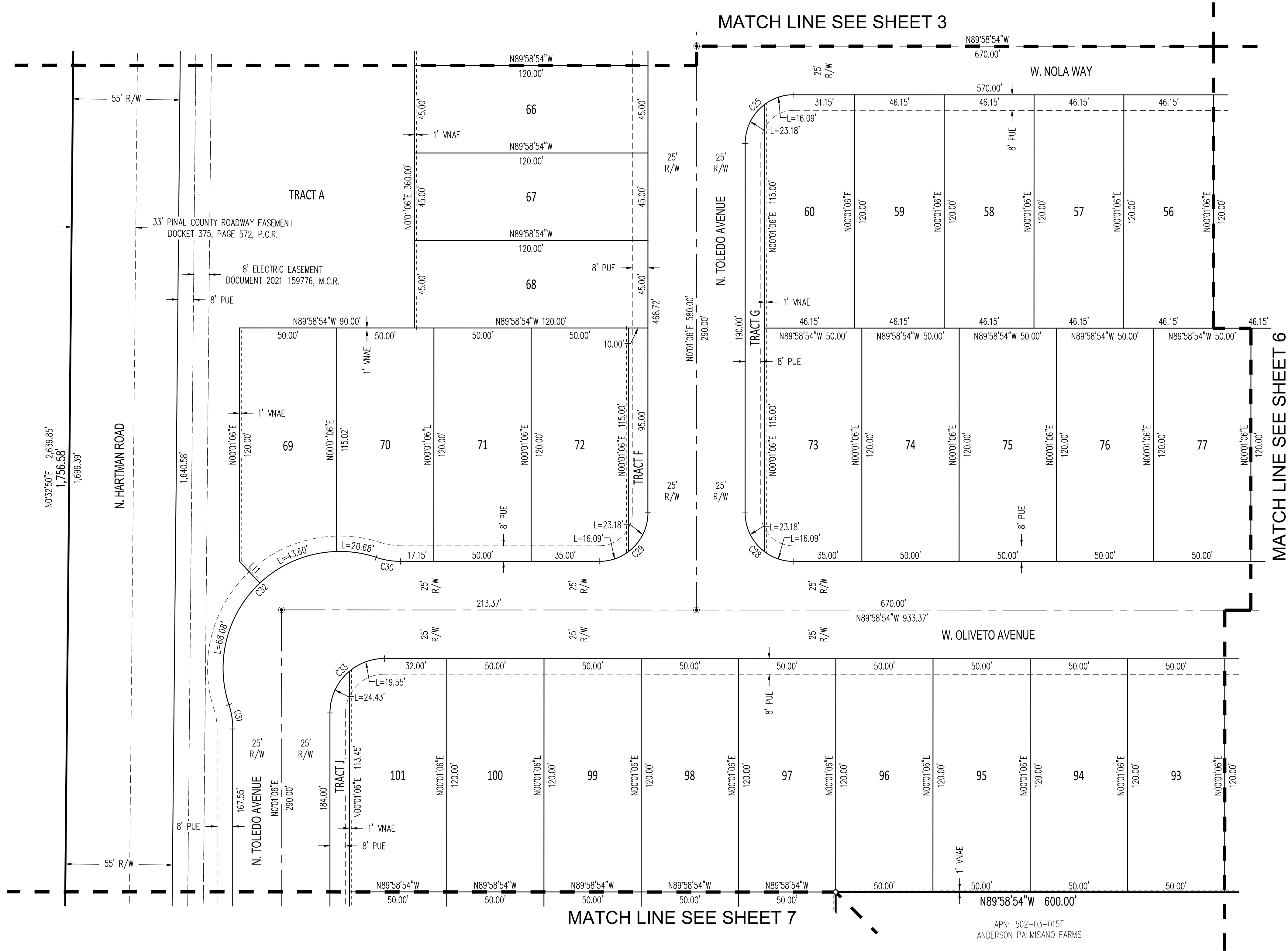


LEGEND

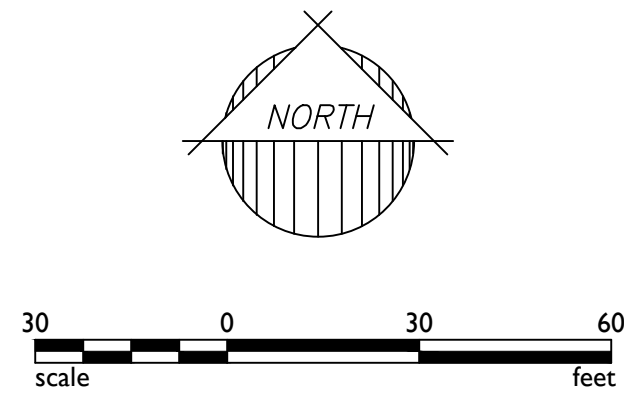
- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (RLS 37495) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- P.C.R. PINAL COUNTY RECORDS
- APN: ASSESSORS PARCEL NUMBER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR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



TRACT E
SORRENTO PARCEL 1
FEE 2005-19788, P.C.R.



- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
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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
T:480.503.2250 | F:480.835.1799
WWW.EPSGROUPINC.COM

"Anderson Farms Phase 3A"
City of Maricopa, Arizona

FINAL PLAT

Project:

Revisions:

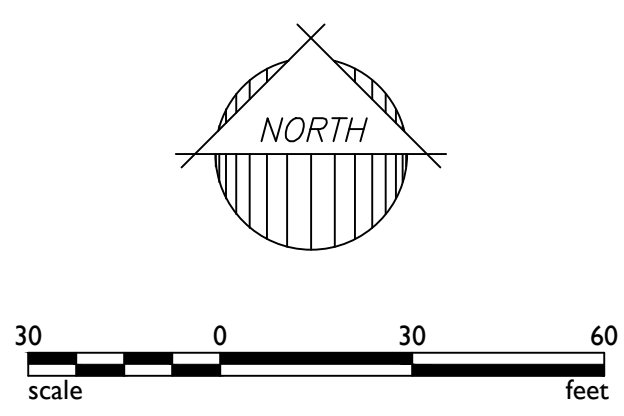
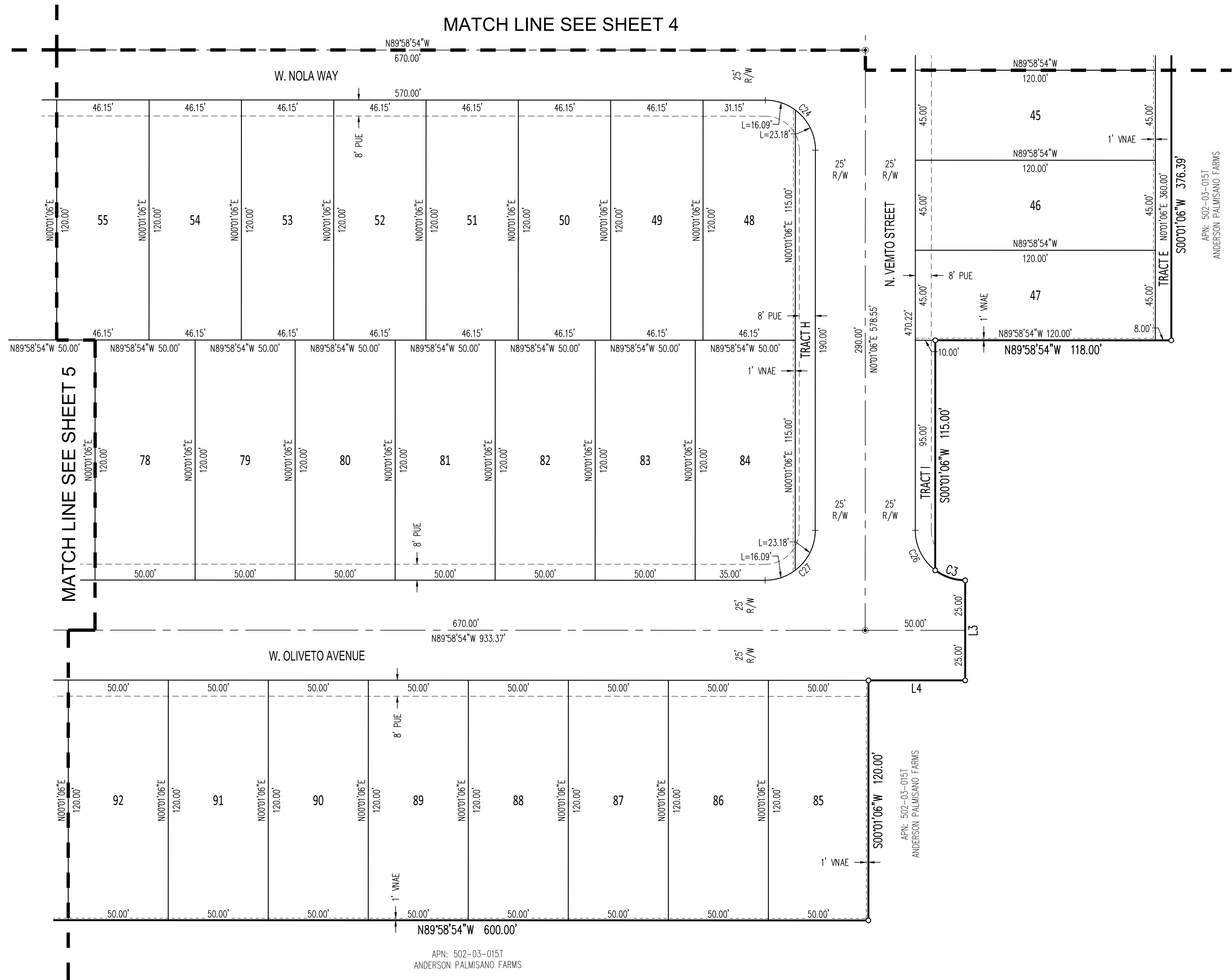
Call at least two full working days before you begin excavation.

One Call 811 or 1-800-486-8111 (TOLL FREE) in Maricopa County: (602)263-1100

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

Job No.
21-0141.06

Sheet No.
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of 8



- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
 - SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (RLS 37495) UNLESS OTHERWISE NOTED
 - CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
 - P.C.R. PINAL COUNTY RECORDS
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Project:
"Anderson Farms Phase 3A"
City of Maricopa, Arizona

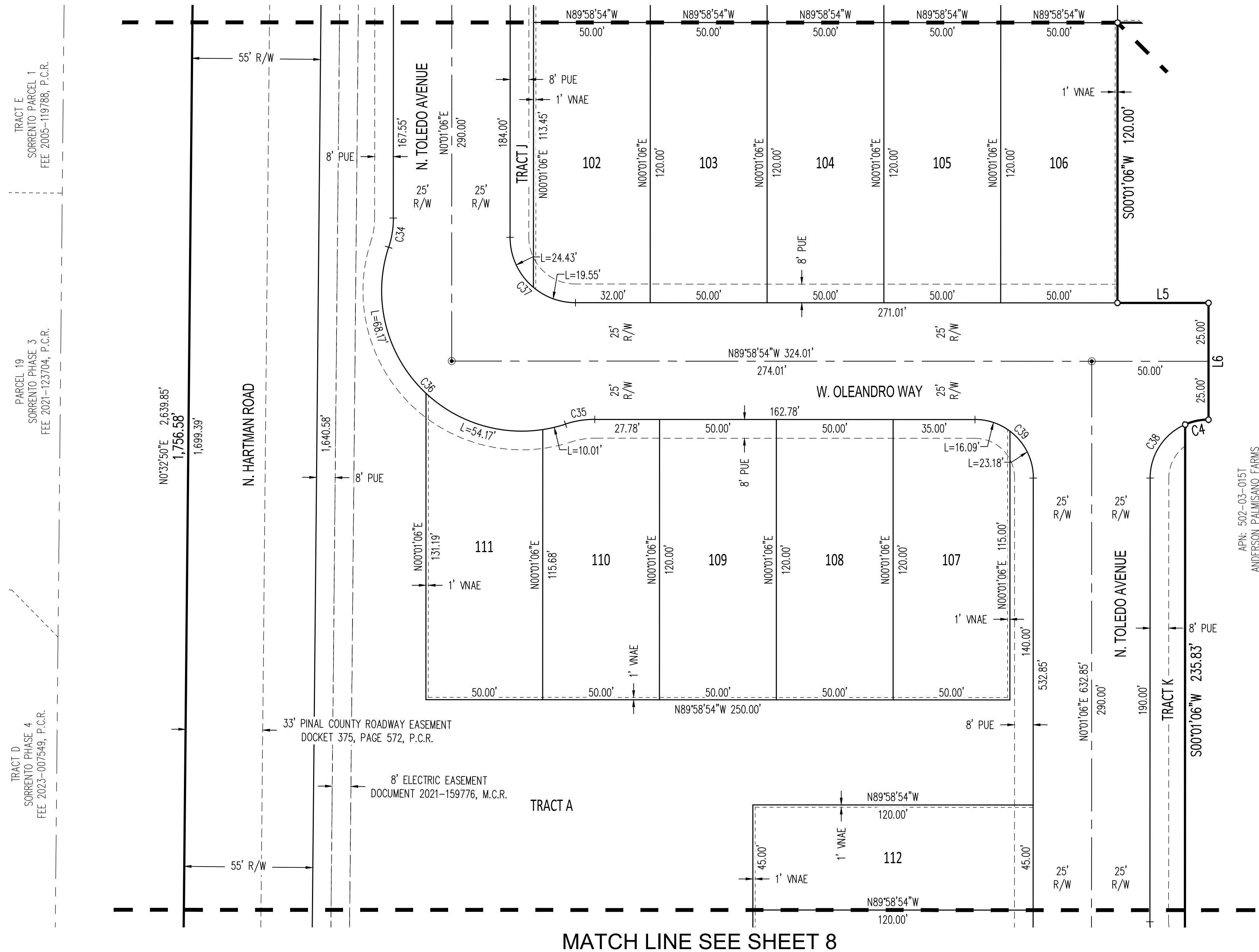
Revisions:

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

Job No.
21-0141.06

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LEGEND

- | | |
|--------|---|
| ● | FOUND SECTION CORNER (AS NOTED) |
| ○ | SUBDIVISION CORNER, SET 1/2" REBAR W/
CAP (RLS 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 |

P.C.R.

APN:

PUE

R/W

VNAE

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"Anderson Farms Phase 3A"

City of Maricopa, Arizona

FINAL PLAT

Project:

Revisions:

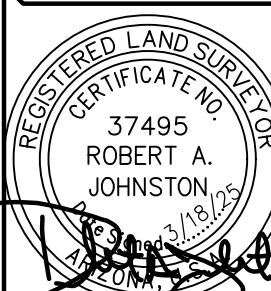
Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Stove Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6348).
In Maricopa County: (602) 263-1100

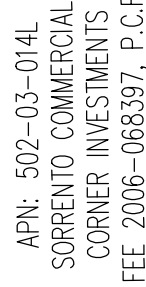
Drawn by: A.G

Reviewed by: R.J.



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21-0141.06

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N. HARTMAN ROAD

33' PINAL COUNTY ROADWAY EASEMENT
DOCKET 375, PAGE 572, P.C.R.

8' ELECTRIC EASEMENT
DOCUMENT 2021-159776, M.C.R.

8' PUE

TRACT A

MATCH LINE SEE SHEET 7

APN: 502-03-015T
ANDERSON PALMISANO FARM

N TOLEDO AVENUE

APN: 502-03-015T
ANDERSON PALMISANO FARMS

☒	FOUND SECTION CORNER (AS NOTED)
○	SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (RLS 37495) UNLESS OTHERWISE NOTED
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VNAE	VEHICULAR NON-ACCESS EASEMENT

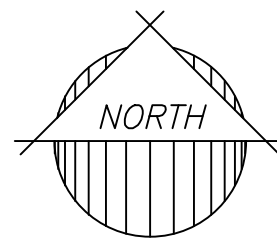
P.C.R.

APN

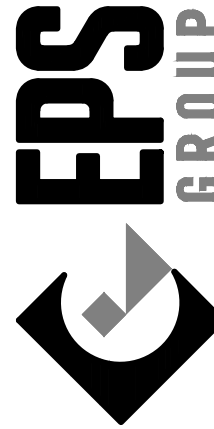
PVE

R/W

VNA)



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"Anderson Farms Phase 3A"

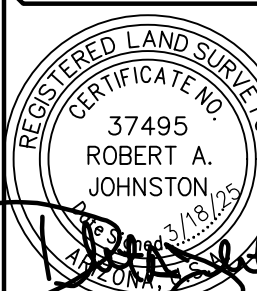
City of Maricopa, Arizona

Project:

Revisions:



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



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