

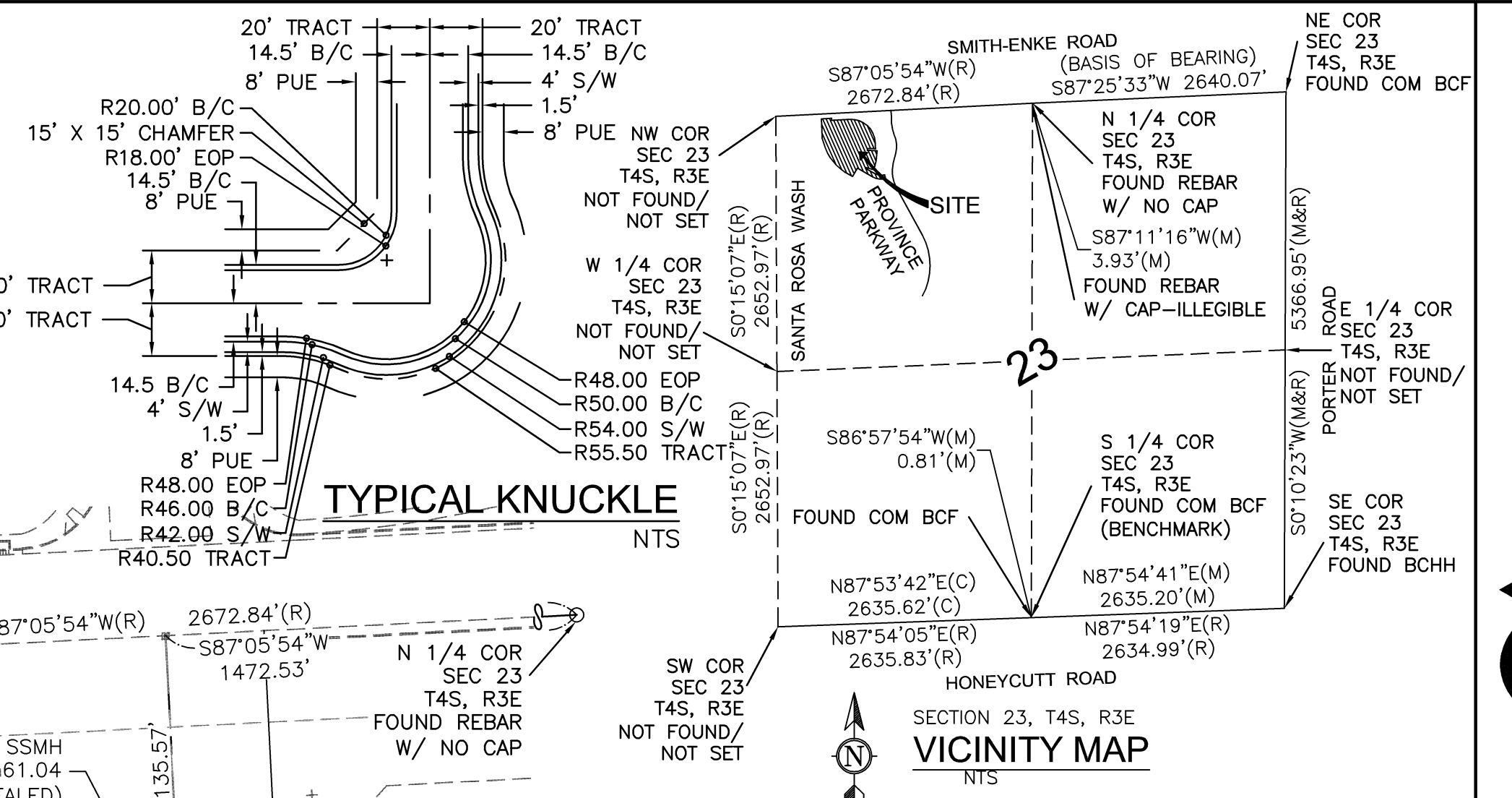
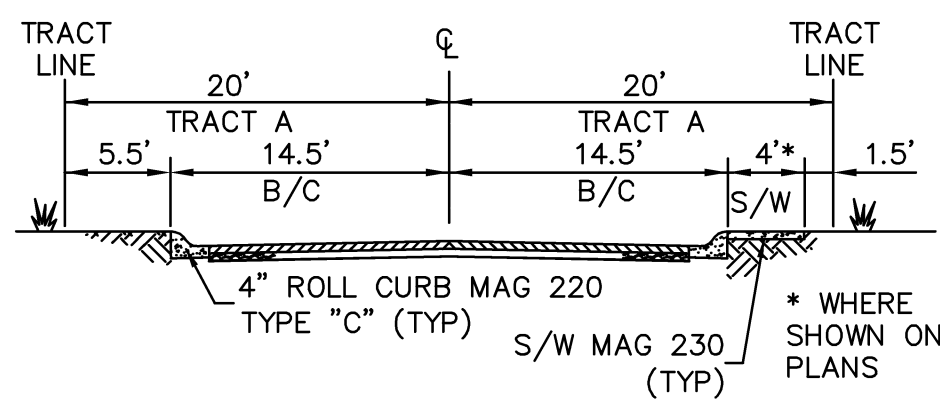
NOTES

1. OPEN SPACE AREAS TO BE MAINTAINED BY PROVINCE HOA.
2. ALL STREETS TO BE PRIVATE STREETS.
3. ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
4. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE SANTA CRUZ WATER COMPANY AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576.
5. A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
6. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
7. LOTS & TRACTS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS FOR PROVINCE WILL BE RECORDED PRIOR TO FINAL PLAT APPROVAL. NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE LINE.
8. THIS SUBDIVISION IS AN ACTIVE ADULT COMMUNITY. SETBACK & LOT CONFIGURATIONS SHALL BE PER THE RANCHO EL DORADO SOUTH PAD. ZONING CASE NO.PZ-056-98, PZ-PD-056-98.

PRELIMINARY PLAT PROVINCE PARCEL 3

A REPLAT OF A PORTION OF FINAL PLAT FOR "PROVINCE PHASE 1" CABINET D, SLIDE 186, BEING A PORTION OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

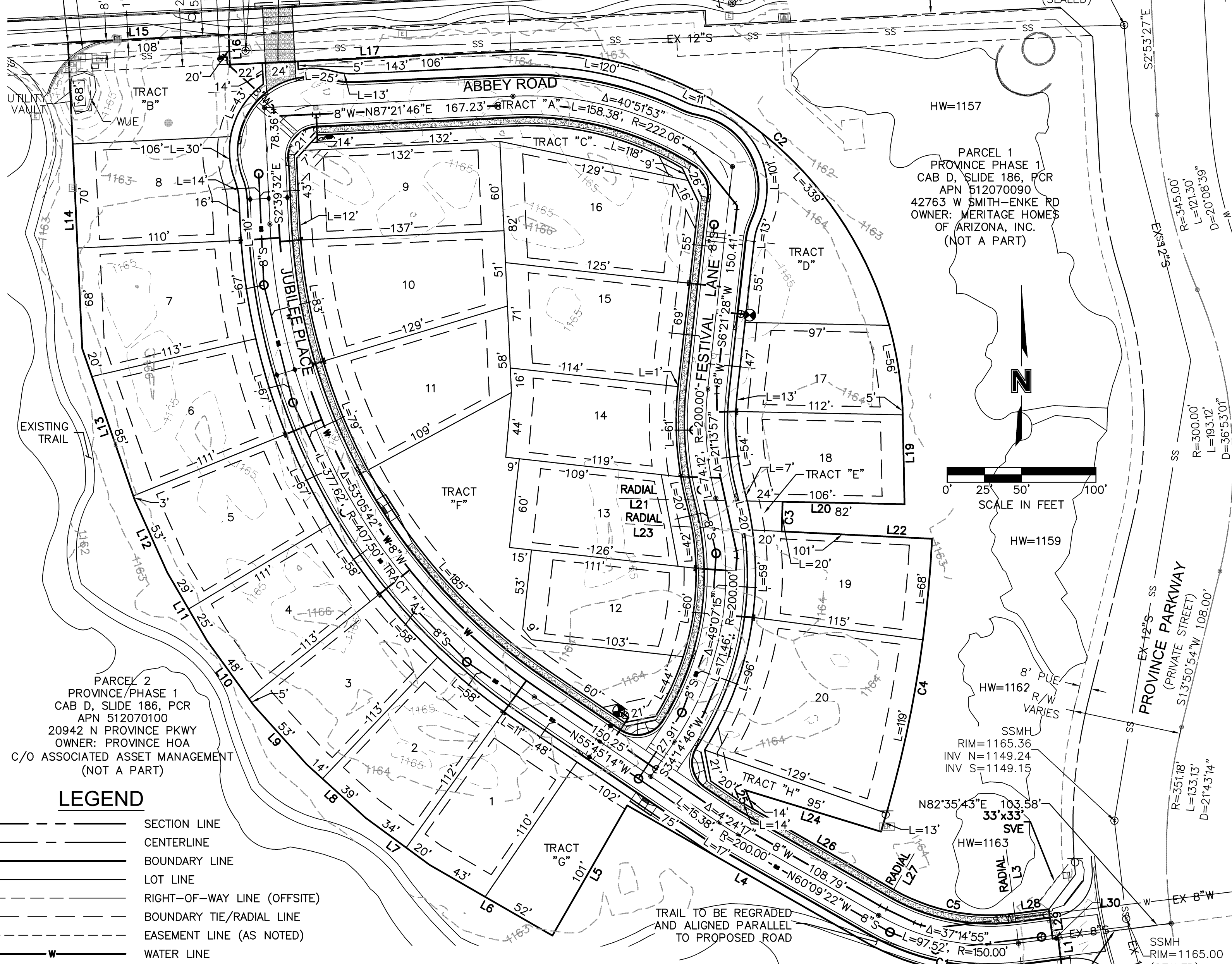
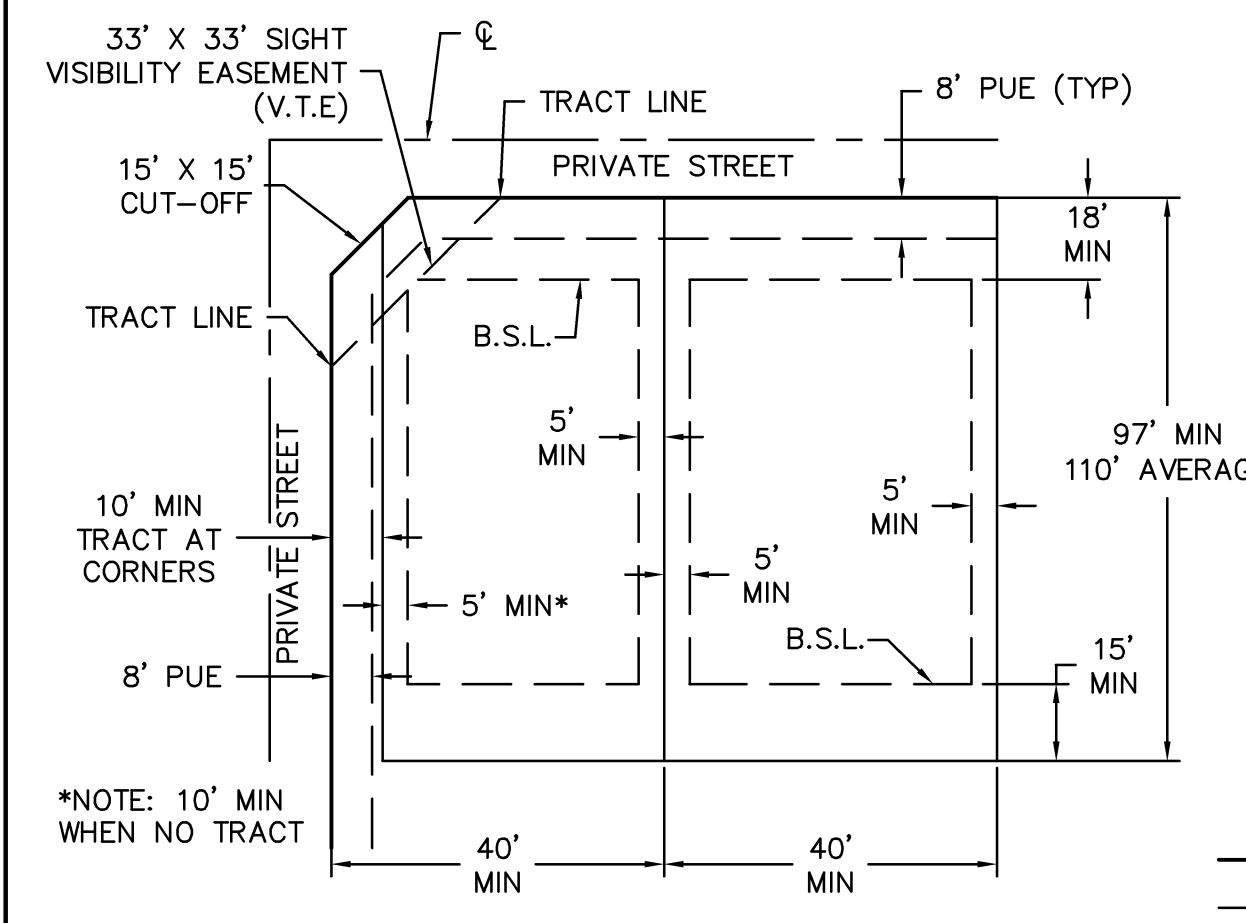
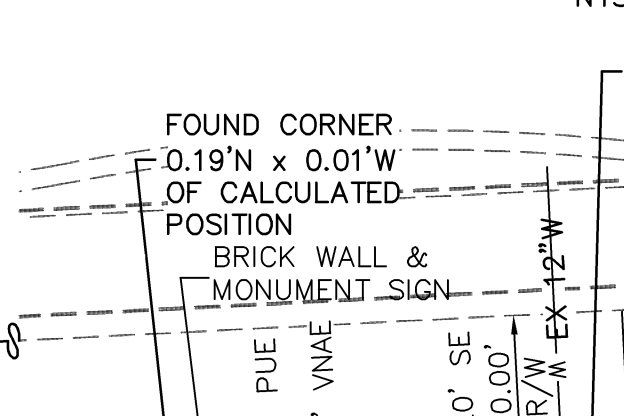
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|-----------|-----------|--------------|------------|
| C1 | 110.52 | 170.00 | 37°14'55" | 57.29' |
| C2 | 394.86(M) | 252.06(M) | 89°45'25"(M) | 250.99'(M) |
| | 394.83(R) | 252.04(R) | 89°45'24"(R) | 250.99'(R) |
| C3 | 20.00 | 708.00 | 1°37'07" | 10.00' |
| C4 | 200.39 | 809.28 | 14°11'15" | 100.71' |
| C5 | 84.51 | 130.00 | 37°14'55" | 43.81' |



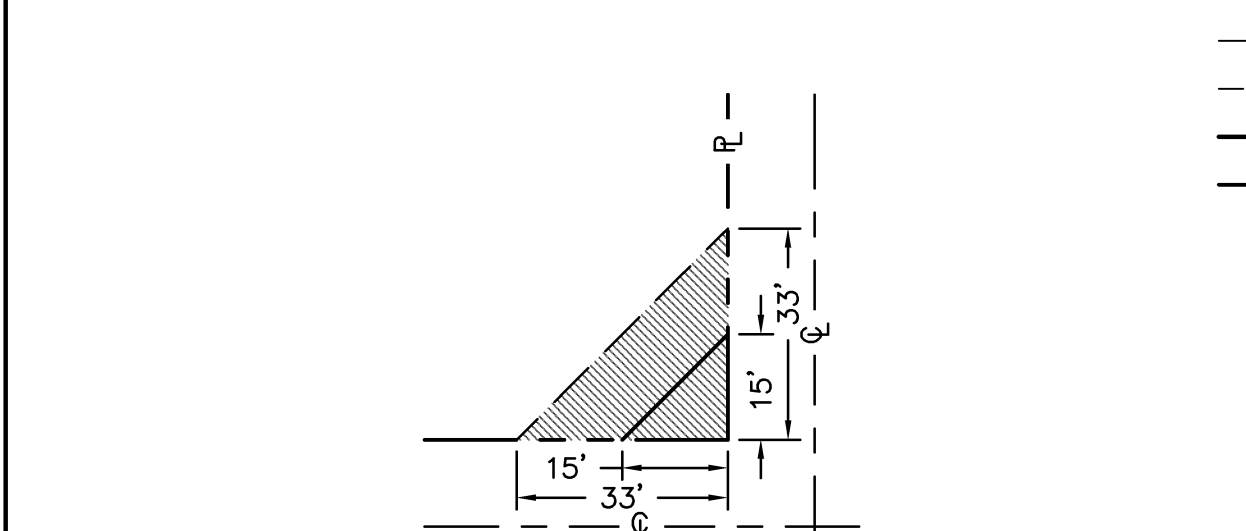
| LINE | LENGTH | BEARING |
|------|-------------|----------------|
| L1 | 20.00 | N7°24'17"W(M) |
| L2 | 26.87 | N82°35'43"E(M) |
| L3 | 170.00 | N7°24'17"W(M) |
| L4 | 183.51 | S60°09'22"E(M) |
| L5 | 100.96(M) | N29°50'28"E(M) |
| L6 | 95.23(M) | S60°05'07"E(M) |
| L7 | 53.45(M) | N53°41'24"W(M) |
| L8 | 53.42(R) | N47°45'25"W(M) |
| L9 | 53.40(M) | N41°58'01"W(M) |
| L10 | 53.42(R) | N41°52'37"W(R) |
| L11 | 53.43(M) | N35°53'20"W(M) |
| L12 | 53.42(R) | N36°00'40"W(R) |
| L13 | 53.37(M) | N30°11'26"W(M) |
| L14 | 53.42(R) | N30°08'42"W(R) |
| L15 | 107.57(M) | S19°07'59"E(M) |
| | 107.62(R) | S19°08'11"E(R) |
| | 206.05(C) | N2°39'32"W(C) |
| | 206.24(M) | N2°39'32"W(M) |
| | 206.25(R) | N2°39'06"W(R) |
| L15 | 108.12(C&M) | N87°05'54"E |
| | 107.82(R) | N87°05'54"E |

| LINE | LENGTH | BEARING |
|------|-----------|----------------|
| L16 | 20.49(M) | S2°40'58"E(M) |
| L17 | 20.28(C) | S2°40'58"E(C) |
| L18 | 20.51(R) | S2°39'06"E(R) |
| L19 | 189.05(M) | N87°21'46"E(M) |
| L20 | 189.42(R) | N87°20'54"E(R) |
| L21 | 252.06(M) | S2°39'04"E(M) |
| L22 | 252.04(R) | S2°39'06"E(R) |
| L23 | 65.21(M) | S11°14'04"E(M) |
| L24 | 65.23(R) | S11°12'11"E(R) |
| L25 | 82.00 | S88°50'17"E(M) |
| L26 | 82.00 | S88°50'12"E(R) |
| L27 | 708.00 | N88°50'18"W(M) |
| L28 | 708.00 | N87°13'11"E(M) |
| L29 | 708.00 | N87°13'06"E(R) |
| L30 | 95.17(M) | S73°01'04"E(M) |
| L31 | 95.15(R) | S73°01'51"E(R) |
| L32 | 13.59(M) | S21°36'51"E(M) |
| L33 | 13.56(R) | S21°35'47"E(R) |
| L34 | 108.79 | S60°09'22"E(M) |
| L35 | 108.79 | S60°08'34"E(R) |
| L36 | 130.00 | N29°50'38"E(M) |
| L37 | 130.00 | N29°51'26"E(R) |
| L38 | 23.22 | N82°35'43"E(M) |
| L39 | 23.22 | N82°36'31"E(R) |
| L40 | 20.00 | N7°24'17"W(M) |
| L41 | 20.00 | N7°23'29"W(R) |
| L42 | 3.65 | N82°35'43"E(M) |
| L43 | 3.65 | N82°36'31"E(R) |

LOCAL STREET SECTION



CR-3 PAD TYPICAL LOT DETAIL



LEGEND

- SECTION LINE
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE (OFFSITE)
- BOUNDARY TIE/RADIAL LINE
- EASEMENT LINE (AS NOTED)
- WATER LINE
- SEWER LINE
- UNKNOWN UTILITY MANHOLE
- BRASS CAP IN HANDHOLE (BCHH)
- BRASS CAP FLUSH (BCF)
- FOUND REBAR W/ CAP LS29272
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- WATER METER
- COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE (SSMH)
- UNKOWN UTILITY MANHOLE
- STORM DRAIN CATCH BASIN/DRYWELL
- BOLLARD
- SIGN
- CONIFEROUS TREE
- PALM TREE
- CITY OF MARICOPA
- PINAL COUNTY RECORDS
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- SEWER EASEMENT
- SIGHT VISIBILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- RECORDED
- MEASURED
- CALCULATED
- HIGH WATER SURFACE ELEVATION

UTILITY COMPANIES

| UTILITY | COMPANY |
|------------------|-------------------------------|
| SCHOOL | MARICOPA SCHOOL DISTRICT |
| WATER | SANTA CRUZ WATER COMPANY |
| SEWER | SANTA CRUZ WATER COMPANY |
| ELECTRICITY | ELECTRIC DISTRICT NO. 3 |
| GAS | SOUTHWEST GAS COMPANY |
| TELEPHONE | CENTURYLINK |
| CABLE TELEVISION | ORBITEL COMMUNICATIONS |
| FIRE | MARICOPA CITY FIRE DEPARTMENT |
| POLICE | CITY POLICE |
| SOLID WASTE | PRIVATE HAULER |

DEVELOPER:

MERITAGE HOMES
3275 WEST INA ROAD, SUITE 220
TUCSON, ARIZONA 85741
PHONE: 520-225-6800
CONTACT: K.C. O'HAVER

ENGINEER:

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: 602-748-1000
CONTACT: PIM VAN DER GIESSEN

SHEET INDEX

| SHEET | CONTENTS |
|-------|------------------|
| 01 | PRELIMINARY PLAT |

ZONING

(PZ-056-98, PZ-PD-056-98)
PLANNED AREA DEVELOPMENTS
WITHIN CR-3 P.A.D. SINGLE FAMILY ZONE

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS A 3 INCH CITY OF MARICOPA BRASS CAP FLUSH AT THE INTERSECTION OF HONEYCUTT ROAD AND PROVINCE PARKWAY.
ELEVATION = 1174.71'(NAVD88) (ELEVATIONS SHOWN ARE BASED ON GPS DERIVED DATA).

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. SAID LINE BEARS S87°25'33"W PER FINAL PLAT FOR "PROVINCE PHASE 1", RECORDED IN CABINET D, SLIDE 186, PINAL COUNTY RECORDS.

LEGAL DESCRIPTION

PARCEL 3, OF PROVINCE PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, RECORDED IN CABINET D, SLIDE 186

APPROVED CR-3 P.A.D.

(PZ-056-98 & PZ-PD-056-98)

| | |
|---------------------------------|----------|
| MAX BUILDING HEIGHT | 30 FEET |
| MIN LOT AREA | 4,400 SF |
| MIN LOT WIDTH | 40 FEET |
| MIN FRONT YARD SETBACK | 18 FEET |
| MIN SIDE YARD SETBACK | 5 FEET |
| MIN REAR YARD SETBACK | 10 FEET |
| MIN SIDE YARD SETBACK | 15 FEET |
| MIN SIDE YARD (W/MIN 10' TRACT) | 5 FEET |

SITE DATA:

| | |
|---------------------------------------|--|
| GROSS ACRES: | 6.092 ACRES OR 265,358 S.F. |
| TOTAL LOTS: | 20 |
| 60' WIDE | - 13 LOTS - 2.184 ACRES (LOTS 1-4 & 9-14&17-19) |
| 70' WIDE | - 6 LOTS - 1.172 ACRES (LOTS 5-8 & 15-16) |
| 100' WIDE | - 1 LOTS - 0.295 ACRES (LOTS 20) |
| OPEN SPACE: | - 0.965 ACRES |
| DENSITY: | 3.45 D.U. PER ACRE |
| ZONING: | PLANNED AREA DEVELOPMENTS WITHIN CR-3 PAD SINGLE FAMILY ZONE |
| PERCENTAGE OF OPEN SPACE | 15.83% |
| MAX NUMBER OF LOTS ALLOWED PER ZONING | 35 |
| AVERAGE AREA PER LOT | 7,573.22 SF |
| LOT COVERAGE | 58.6% PER PAD 07-04 |

TRACT TABLE:

| TRACT | AREA | PROPOSED USE |
|-------|-------------------|---|
| "A" | 64,297.59 SQ. FT. | WATER & SEWER, LOT ACCESS, GLOBAL WATER-PALO VERDE & GLOBAL DRAINAGE, REFUSE COLLECTION AND EMERGENCY & SERVICE VEHICLES |
| "B" | 7,943.42 SQ. FT. | WATER & SEWER, GLOBAL WATER-PALO VERDE & GLOBAL WATER-SANTA CRUZ CO. WATER/SEWER, OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, PUE |
| "C" | 3,197.25 SQ. FT. | OPEN SPACE, LANDSCAPE, PUE |
| "D" | 10,112.02 SQ. FT. | OPEN SPACE, DRAINAGE EASEMENT, LANDSCAPE, PUE |
| "E" | 425.55 SQ. FT. | OPEN SPACE, LANDSCAPE, PUE |
| "F" | 12,947.77 SQ. FT. | OPEN SPACE, DRAINAGE EASEMENT, LANDSCAPE, PUE |
| "G" | 5,348.82 SQ. FT. | OPEN SPACE, DRAINAGE EASEMENT, LANDSCAPE, PUE |
| "H" | 2,051.03 SQ. FT. | OPEN SPACE, LANDSCAPE, PUE |

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| COMMUNITY NUMBER | MAP NUMBER (PANEL DATE) | SUFFIX | DATE OF FIRM (INDEX DATE) | FIRM ZONE | BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH) |
|------------------|-------------------------|--------|---------------------------|-----------|--|
| 40052 | 04021C0735 6/16/2014 | F | 6/16/2014 | X | N/A |

