

**CONVEYANCE AND DEDICATION STATEMENT**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS: THAT LENNAR ARIZONA, INC., AN ARIZONA CORPORATION, HAS SUBDIVIDED DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERE TO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. LENNAR ARIZONA, INC., AN ARIZONA CORPORATION, HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

LENNAR ARIZONA, INC., AN ARIZONA CORPORATION, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERE TO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. LENNAR ARIZONA, INC., AN ARIZONA CORPORATION, HEREBY WARRANT 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 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF ANDERSON FARMS 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, 25' X 25' 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 ADJUTING 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:

LENNAR ARIZONA, INC., AN ARIZONA CORPORATION, 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 \_\_\_\_\_, 2021.

LENNAR ARIZONA, INC., AN ARIZONA CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS

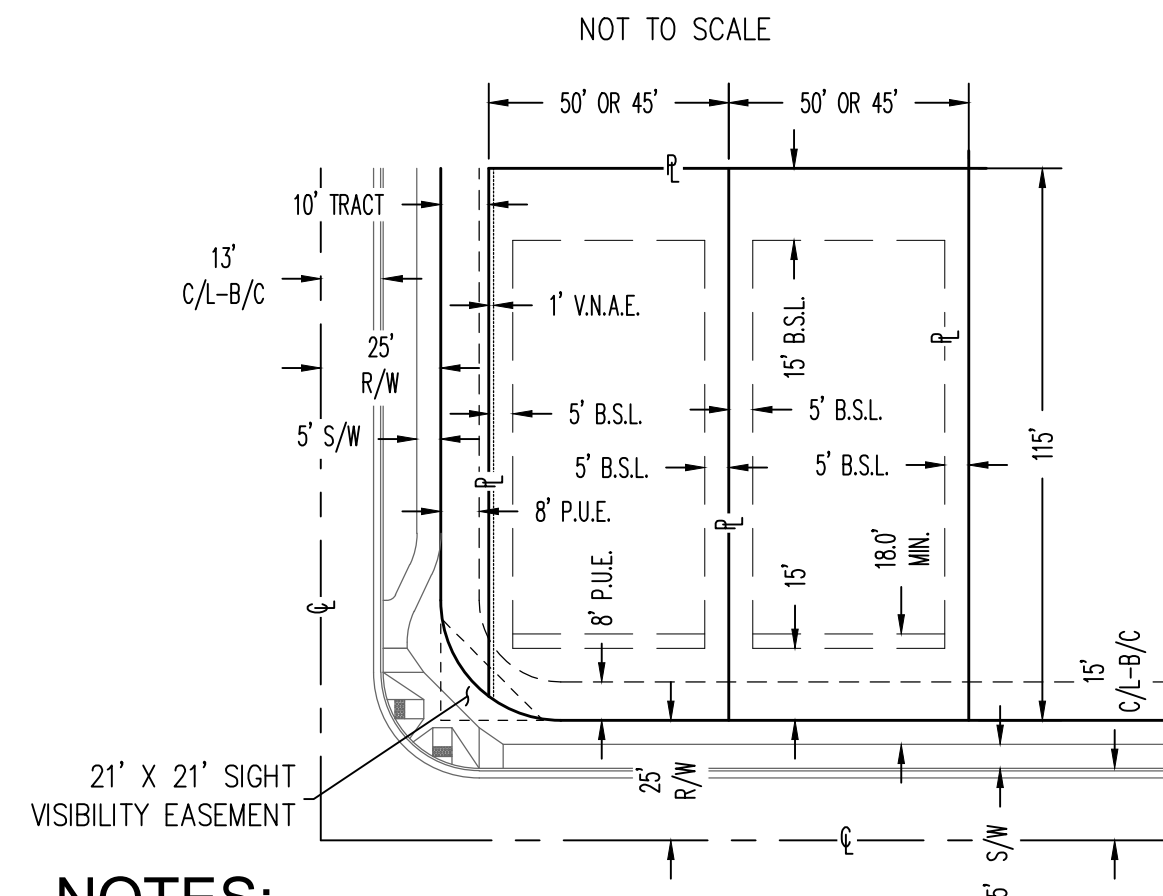
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: \_\_\_\_\_ NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**(DEVELOPMENT STANDARDS RS-5)  
 TYPICAL LOT**



**NOTES:**

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

**FINAL PLAT**

**"Anderson Farms Phase 1A"**  
 A PORTION OF THE WEST HALF OF SECTION 33,  
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
 PINAL COUNTY, ARIZONA

**LEGAL DESCRIPTION**

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARS NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,639.89 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 735.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 195.01 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 1046.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 685.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, 561.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 605.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 71.55 FEET TO THE POINT OF BEGINNING.

**RATIFICATION AND APPROVAL OF PLAT**

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "ANDERSON FARMS PHASE 1A" 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 \_\_\_\_\_, 2021.

ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF ANDERSON FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

BY: \_\_\_\_\_ NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**LAND USE TABLE**

TOTAL NUMBER OF LOTS	73
TOTAL NUMBER OF TRACTS (COMMON AREA A - F)	6
TOTAL LOTS AREA	9,4036 AC.
TOTAL TRACTS AREA	4,5276 AC.
RIGHT-OF-WAY	6,5971 AC.
GROSS AREA	20,5283 AC.

**ZONING INFORMATION**

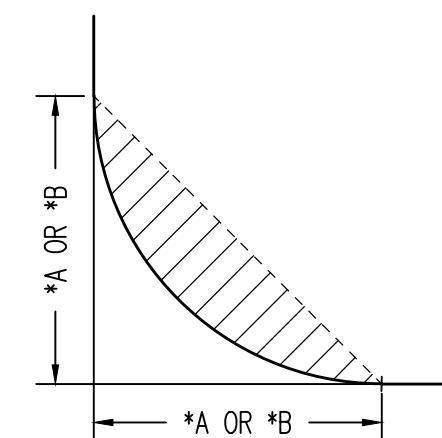
PLANNED AREA DEVELOPMENT, CITY OF MARICOPA  
 REZONING CASE # ZON18-02.

**GENERAL NOTES**

- 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 QUIT CLAIM DEED TO THE HOMEOWNERS 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 SUBDIVISION 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 "C-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 ANDERSON FARMS HOMEOWNERS ASSOCIATION ARE RECORDED IN FEE NO. \_\_\_\_\_, PINAL COUNTY RECORDS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ADJUTING PROPERTY OWNER.
- SIDEWALK EASEMENTS SHALL NOT PRECLUDE A UTILITY PROVIDER FROM ACCESS TO THE PUBLIC UTILITY EASEMENT.

**UTILITY SERVICES**

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	EDS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE	ORBITEL COMMUNICATIONS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	MARICOPA VOLUNTEER FIRE DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT



**SIGHT VISIBILITY TRIANGLE EASEMENT**

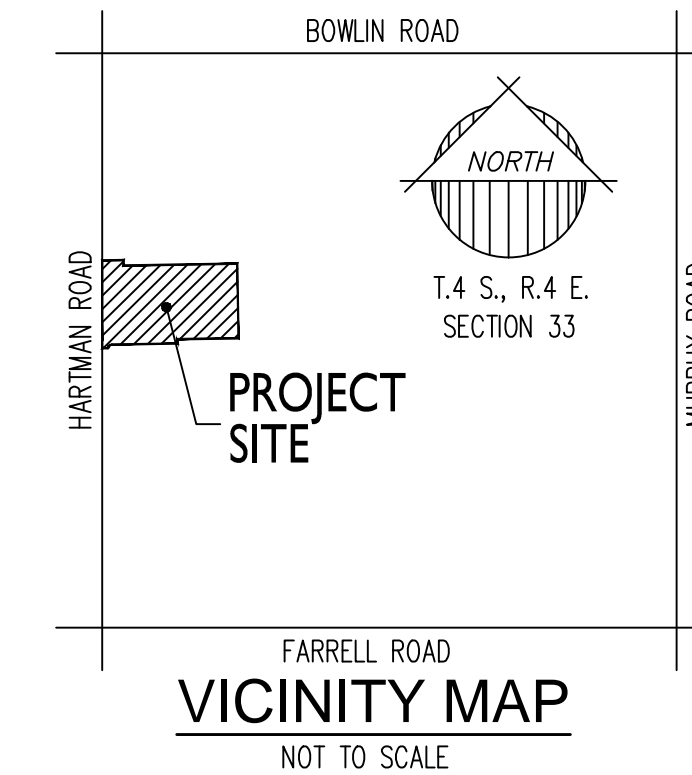
\*A = 25' X 25' FOR LOCAL INTERSECTION NOT TO SCALE

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

COUNTY SEAL

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of the County in:  
 Fee No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_ Witness  
 my hand and official seal,  
 Virginia Ross, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy



**DEVELOPER**

LENNAR ARIZONA, INC.  
 1665 W. ALAMEDA DRIVE, SUITE 130  
 TEMPE, AZ 85282  
 PHONE: (602) 921-6520  
 CONTACT: TODD SKORO  
 EMAIL: todd.skoro@lennar.com

**ENGINEER**

EPS GROUP, INC.  
 1130 N. ALMA SCHOOL RD, SUITE 120  
 MESA, ARIZONA 85201  
 PHONE: (480) 503-2250  
 CONTACT: ERIC WINTERS, P.E.  
 EMAIL: eric.winters@epsgroupinc.com

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID BEARING BEING NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST.

**FEMA FLOOD ZONE DELINEATION**

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0765F FOR PINAL COUNTY DATED JUNE 16, 2014.

**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 SUBMISSION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

**ASSURANCE STATEMENT**

ASSURANCE IN THE FORM OF A \_\_\_\_\_ ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

**CERTIFICATION**

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S MUNOZ III, RLS NO. 53160  
 EPS GROUP, INC.  
 1130 N. ALMA SCHOOL RD, SUITE 120  
 MESA, ARIZONA 85201  
 PHONE: (480) 503-2250

**SANITARY SEWER**

THE \_\_\_\_\_ HAS/HAS NOT AGREED TO SERVE THIS SUBDIVISION, AND HAS/HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: \_\_\_\_\_

TITLE \_\_\_\_\_

**APPROVALS**

APPROVED: \_\_\_\_\_  
 DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_  
 CITY OF MARICOPA, ARIZONA

APPROVED: \_\_\_\_\_

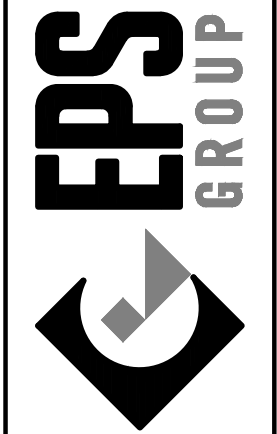
CITY ENGINEER DATE \_\_\_\_\_  
 CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK DATE \_\_\_\_\_

1130 N. Alma School Rd, Suite 120  
 Mesa, AZ 85201  
 T: 480.503.2250 | F: 480.835.1799  
 www.epsgroupinc.com



"Anderson Farms Phase 1A"  
 City of Maricopa, Arizona  
**FINAL PLAT**

Project: \_\_\_\_\_

Revisions:



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



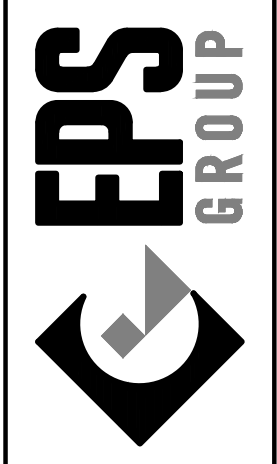
Job No.  
**21-0141**

**FP01**

Sheet No.  
**1**  
 of 3

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in  
 the official records of the County in:  
 Fee No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_ Witness  
 my hand and official seal,  
 Virginia Ross, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

1130 N. Alma School Rd, Suite 120  
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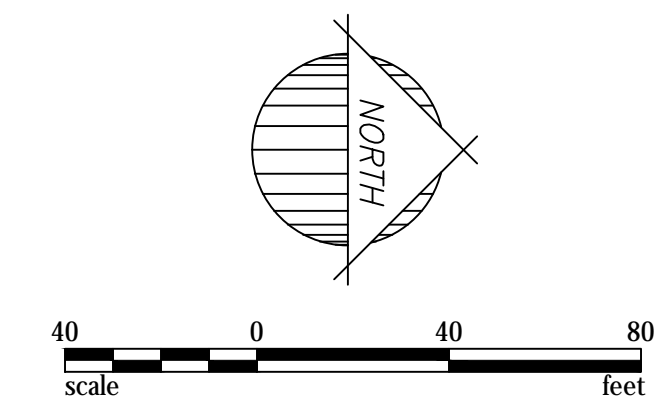
"Anderson Farms Phase 1A"  
 City of Maricopa, Arizona  
 FINAL PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	51.29'	33.00'	89°03'00"	46.28'	S45°04'20"W
C2	52.38'	33.00'	90°56'56"	47.05'	S44°55'42"E
C3	12.70'	40.00'	181°11'42"	12.65'	S80°29'59"W
C4	132.36'	60.00'	126°23'23"	107.11'	S45°24'10"E
C5	12.70'	40.00'	181°11'42"	12.65'	N08°41'41"E
C6	12.70'	40.00'	181°11'42"	12.65'	N09°30'01"W
C7	12.70'	40.00'	181°11'42"	12.65'	S81°18'19"E
C8	132.36'	60.00'	126°23'23"	107.11'	S44°35'50"W
C9	43.98'	28.00'	90°00'00"	39.60'	S44°35'50"W
C10	43.98'	28.00'	90°00'00"	39.60'	S45°24'10"E
C11	39.27'	25.00'	90°00'00"	35.36'	N44°35'50"E
C12	39.27'	25.00'	90°00'00"	35.36'	S45°24'10"E
C13	39.27'	25.00'	90°00'00"	35.36'	N45°24'10"W
C14	39.27'	25.00'	90°00'00"	35.36'	N44°35'50"E
C15	39.27'	25.00'	90°00'00"	35.36'	S44°35'50"W
C16	39.27'	25.00'	90°00'00"	35.36'	S45°24'10"E
C17	39.27'	25.00'	90°00'00"	35.36'	S44°35'50"W
C18	39.27'	25.00'	90°00'00"	35.36'	S45°24'10"E
C19	39.27'	25.00'	90°00'00"	35.36'	N45°24'10"W
C20	39.27'	25.00'	90°00'00"	35.36'	N44°35'50"E
C21	12.70'	40.00'	181°11'42"	12.65'	N81°18'19"W
C22	12.70'	40.00'	181°11'42"	12.65'	S09°30'01"E
C23	132.36'	60.00'	126°23'23"	107.11'	N44°35'50"E
C24	43.98'	28.00'	90°00'00"	39.60'	N44°35'50"E
C25	12.70'	40.00'	181°11'42"	12.65'	S08°41'41"W
C26	12.70'	40.00'	181°11'42"	12.65'	N80°29'59"E
C27	43.98'	28.00'	90°00'00"	39.60'	N45°24'10"W
C28	132.36'	60.00'	126°23'23"	107.11'	N45°24'10"W

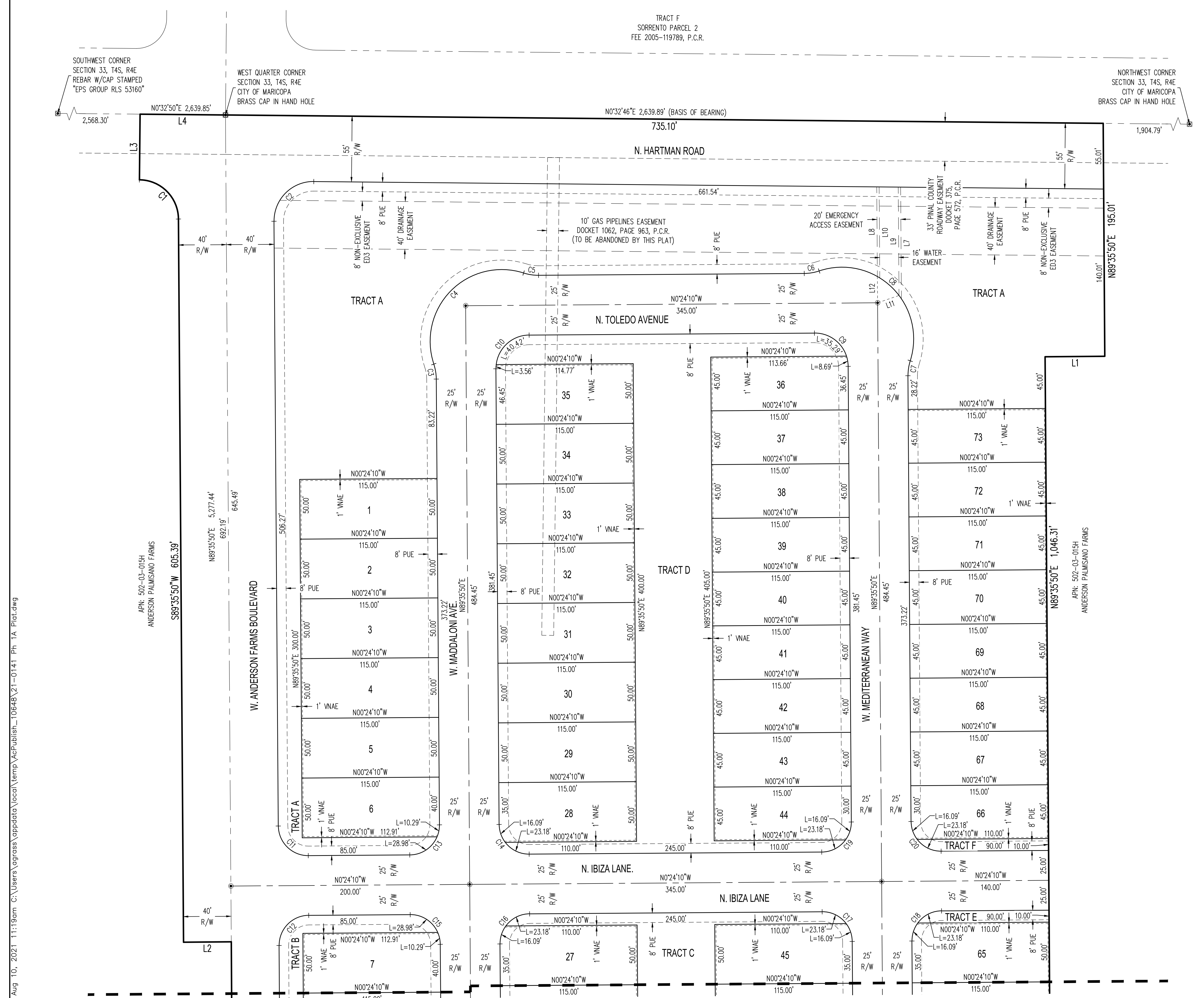
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°24'10"E	50.00'
L2	S00°24'10"E	40.00'
L3	N89°27'10"W	55.00'
L4	N00°32'50"E	71.55'
L5	N42°40'35"W	14.33'
L6	N38°53'12"E	11.06'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N89°35'50"E	93.52'
L8	N89°35'50"E	75.05'
L9	N89°35'50"E	90.72'
L10	N89°35'50"E	76.23'
L11	N18°50'16"W	18.97'
L12	S89°35'50"W	21.96'

- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
  - FOUND MONUMENT (AS NOTED)
  - SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) 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



MATCH LINE SHEET SHEET 3 OF 3



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 ogross

Project	Revisions:
"Anderson Farms Phase 1A"	

Call at least two full working days before any begin recording

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

53160 RAYMOND S. MUNOZ III  
 Notary Public, State of Arizona

Job No:  
**21-0141**

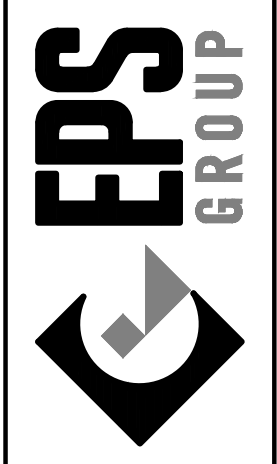
FP01

Sheet No.  
**2**  
 of 3

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STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of the County in:  
 Fee No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_ Witness  
 my hand and official seal,  
 Virginia Ross, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

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MATCH LINE SHEET SHEET 2 OF 3

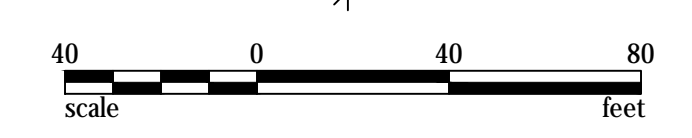
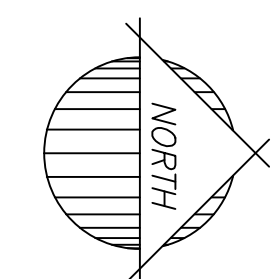


EAST QUARTER CORNER  
 SECTION 33, T4S, R4E  
 PK NAIL W/WASHER STAMPED  
 \*EPS GROUP RLS 53160\*

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,750	0.1320	26	5,750	0.1320	51	5,750	0.1320
2	5,750	0.1320	27	5,726	0.1315	52	5,750	0.1320
3	5,750	0.1320	28	5,726	0.1315	53	5,750	0.1320
4	5,750	0.1320	29	5,750	0.1320	54	5,713	0.1311
5	5,750	0.1320	30	5,750	0.1320	55	5,729	0.1315
6	5,743	0.1318	31	5,750	0.1320	56	5,691	0.1307
7	5,743	0.1318	32	5,750	0.1320	57	5,750	0.1320
8	5,750	0.1320	33	5,750	0.1320	58	5,750	0.1320
9	5,750	0.1320	34	5,750	0.1320	59	5,750	0.1320
10	5,750	0.1320	35	5,750	0.1320	60	5,750	0.1320
11	5,750	0.1320	36	5,171	0.1187	61	5,750	0.1320
12	5,750	0.1320	37	5,175	0.1188	62	5,750	0.1320
13	5,750	0.1320	38	5,175	0.1188	63	5,750	0.1320
14	5,750	0.1320	39	5,175	0.1188	64	5,750	0.1320
15	5,750	0.1320	40	5,175	0.1188	65	5,726	0.1315
16	5,667	0.1301	41	5,175	0.1188	66	5,151	0.1183
17	5,797	0.1331	42	5,175	0.1188	67	5,175	0.1188
18	5,713	0.1311	43	5,175	0.1188	68	5,175	0.1188
19	5,750	0.1320	44	5,151	0.1183	69	5,175	0.1188
20	5,750	0.1320	45	5,726	0.1315	70	5,175	0.1188
21	5,750	0.1320	46	5,750	0.1320	71	5,175	0.1188
22	5,750	0.1320	47	5,750	0.1320	72	5,175	0.1188
23	5,750	0.1320	48	5,750	0.1320	73	5,175	0.1188
24	5,750	0.1320	49	5,750	0.1320			
25	5,750	0.1320	50	5,750	0.1320			

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, RETENTION, TRAIL, PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, ED3 EASEMENT, WATER EASEMENT AND EMERGENCY ACCESS EASEMENT	99,038	2.2736
Tract B	LANDSCAPE, OPEN SPACE, TRAIL AND PUBLIC UTILITY EASEMENT	23,152	0.5315
Tract C	LANDSCAPE, OPEN SPACE, TRAIL AND PUBLIC UTILITY EASEMENT	37,918	0.8705
Tract D	LANDSCAPE, OPEN SPACE, RETENTION, TRAIL AND PUBLIC UTILITY EASEMENT	35,034	0.8043
Tract E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239
Tract F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239

- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
  - FOUND MONUMENT (AS NOTED)
  - SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) 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



Project: "Anderson Farms Phase 1A"  
 City of Maricopa, Arizona  
**FINAL PLAT**

Revisions:

No.	Description

Call at least two full working days before you begin recording.  
**ARIZONA**  
 Equal Housing Opportunity  
 In Maricopa County: (602)263-1100

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



Job No.  
**21-0141**  
**FPO1**  
 Sheet No.  
**3**  
 of 3