

Print Date: December 22, 2022
File Name: N:\\010100819\\CDP\\Phase 4\\Master Plats\\PH4\\PLAT-01-05.dwg

CONVEYANCE AND DEDICATION:

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS THAT AZALTA LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 4, A RE-PLAT OF TRACT A OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704 AND AS MODIFIED IN AFFIDAVIT OF CORRECTION AS RECORDED IN FEE NO. 2022-045055, RECORDS OF PINAL COUNTY, ARIZONA, AND OF TRACT B AND TRACT C OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS MASTER PLAT AS AND FOR THE MASTER PLAT OF SAID SORRENTO PHASE 4, AND HEREBY DECLARES THAT SAID MASTER PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL PARCELS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT AZALTA LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE, PUBLIC UTILITY, WATER/SEWER, ROADWAY, TEMPORARY DRAINAGE, AND SEWER EASEMENTS AS SHOWN ON SAID MASTER PLAT.

IN WITNESS WHEREOF AZALTA LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DESIGNATED SIGNATORY BELOW

BY: JOHN HAMILTON DATE: _____
AGENT
TITLE

EXHIBIT B

MASTER PLAT FOR SORRENTO PHASE 4

BEING A RE-PLAT OF TRACT A OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704 AND AS MODIFIED IN AFFIDAVIT OF CORRECTION AS RECORDED IN FEE NO. 2022-045055, RECORDS OF PINAL COUNTY, ARIZONA, AND OF TRACT B AND TRACT C OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

TRACT A OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704 AND AS MODIFIED IN AFFIDAVIT OF CORRECTION AS RECORDED IN FEE NO. 2022-045055, RECORDS OF PINAL COUNTY, ARIZONA, AND TRACT B AND TRACT C OF THE MASTER FINAL PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN THAT PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE 1/2" REBAR WITH CAP LS#27753 MARKING THE NORTHWEST CORNER OF SAID SECTION 32 BEARS NORTH 00°23'40" EAST, A DISTANCE OF 5,287.86 FEET;

THENCE NORTH 00°23'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,643.93 FEET TO THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE CONTINUING NORTH 00°23'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,588.92 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°58'20" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 150.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°23'40" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 3,455.05 FEET;

THENCE SOUTH 89°36'20" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 130.00 FEET;

THENCE NORTH 00°23'40" EAST, A DISTANCE OF 51.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORtherly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 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 79°26'10", A DISTANCE OF 76.25 FEET;

THENCE NORTH 27°30'39" WEST, A DISTANCE OF 18.55 FEET;

THENCE NORTH 00°23'40" EAST, A DISTANCE OF 109.97 FEET;

THENCE SOUTH 89°36'38" EAST, A DISTANCE OF 385.00 FEET;

THENCE NORTH 89°40'19" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 77°56'16" EAST, A DISTANCE OF 71.21 FEET;

THENCE NORTH 59°18'33" EAST, A DISTANCE OF 53.02 FEET;

THENCE NORTH 58°30'15" EAST, A DISTANCE OF 406.04 FEET;

THENCE SOUTH 30°41'34" EAST, A DISTANCE OF 131.11 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 43°05'35" EAST;

THENCE Easterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°34'32", A DISTANCE OF 47.59 FEET;

THENCE NORTH 06°28'57" EAST, A DISTANCE OF 30.23 FEET;

THENCE NORTH 48°47'06" EAST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 43°12'54" EAST;

THENCE Easterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 507.28 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 43°12'54" EAST;

THENCE Easterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 553.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 852.57 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°25'19", A DISTANCE OF 452.68 FEET;

THENCE NORTH 77°12'25" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 77°12'25" EAST;

THENCE NORtheasterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°00'25", A DISTANCE OF 37.96 FEET;

THENCE NORTH 74°12'50" EAST, A DISTANCE OF 12.10 FEET TO THE BEGINNING OF A

LEGAL DESCRIPTION (CONTINUED)

TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE Easterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°43'31", A DISTANCE OF 48.03 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 5.51 FEET;

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 130.00 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 715.00 FEET;

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 142.20 FEET;

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 116.50 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 620.00 FEET;

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 6.42 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 165.44 FEET;

THENCE NORTH 00°28'42" EAST, A DISTANCE OF 172.51 FEET TO THE BEGINNING OF A TANGENT CURVE OF 171.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORtheasterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 268.61 FEET;

THENCE SOUTH 89°31'18" EAST, A DISTANCE OF 376.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 155.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORtheasterly, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 243.47 FEET;

THENCE NORTH 00°28'42" EAST, A DISTANCE OF 107.00 FEET;

THENCE SOUTH 89°31'18" EAST, A DISTANCE OF 118.00 FEET;

THENCE SOUTH 44°43'18" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°28'42" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°31'18" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 676.32 FEET;

THENCE SOUTH 47°22'59" WEST, A DISTANCE OF 32.47 FEET;

THENCE SOUTH 00°28'42" WEST, A DISTANCE OF 987.96 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°56'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,891.83 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32;

THENCE CONTINUING SOUTH 89°56'20" WEST, A DISTANCE OF 2,646.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,119,873 SQUARE FEET OR 163.450 ACRES, MORE OR LESS.

NOTES

- ALL STREETS ARE TO BE PUBLIC AND MAINTAINED BY THE CITY OF MARICOPA.
- 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 ARE ALLOWED.
- VISIBILITY RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT..
- TRACT B AND TRACT C 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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- THE FUQUA FLOOD CONTROL CHANNEL ALONG THE WEST SIDE OF THE PARCEL AND THE FARRELL ROAD FLOOD CONTROL CHANNEL ALONG THE SOUTH SIDE OF THE PARCEL SHALL BE SUBJECT TO A CITY MAINTENANCE EASEMENT IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE OWNER DATED AUGUST 6, 2019 WHICH SAID MAINTENANCE EASEMENT SHALL BE RECORDED OVER SORRENTO PHASE 2 TRACT B CONCURRENTLY WITH THE RECORDATION OF SORRENTO PHASE 2 MASTER PLAT.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR, CITY OF MARICOPA, ARIZONA DATE

CITY ENGINEER, CITY OF MARICOPA, ARIZONA DATE

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

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

ACREAGE DETAIL

GROSS AREA:	163.450 ACRES
TOTAL PARCELS:	5
REGISTERED LAND SURVEYOR:	RICHARD G. ALCOCKER
TOTAL PARCELS ACREAGE:	113.831 ACRES
TOTAL TRACT ACREAGE:	42.288 ACRES
R/W ACREAGE:	7.331 ACRES
NET ACREAGE (GROSS MINUS R/W):	156.119 ACRES

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 00°28'42" WEST.

COVER SHEET

MASTER PLAT

SORRENTO - PHASE 4

CITY OF MARICOPA, ARIZONA

REVISION

NO.

RECORDED LAND SURVEYOR

CERTIFICATE NO.

33851

RICHARD G. ALCOCKER

DATE SIGNED:

11-7-2022

PHOENIX, ARIZONA 85014

DATE

CVL CONSULTANTS, Inc.

4550 North 12th Street

Phoenix, Arizona 85014

602-264-6831

www.cvlci.com

DATE

SEE SHEET 2 FOR LINE AND CURVE TABLES AND PARCEL AREA TABLE

GROSS AREA = 163.450 ACRES

LEGEND

- ▲— SECTION CORNER - FOUND BRASS CAP (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)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLOOD ZONE BOUNDARY
- ① SHEET NUMBER
- ① SITE VISIBILITY EASEMENT (33' X 33')
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- MCFD MARICOPA FLOOD CONTROL DISTRICT
- R.O.W. RIGHT-OF-WAY
- EX. EXISTING
- DKT. DOCKET #
- PG. PAGE

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	198.34'	892.57'	012°43'55"	99.58	197.94	N06°25'37"W
C2	16.65'	55.00'	017°20'29"	8.39	16.58	N08°16'35"W
C3	76.25'	55.00'	079°26'10"	45.69	70.29	S22°46'16"W
C4	47.59'	55.00'	049°34'32"	25.40	46.12	S71°41'41"W
C5	39.27'	25.00'	090°00'00"	25.00	35.36	N01°47'06"E
C6	39.27'	25.00'	090°00'00"	25.00	35.36	N88°12'54"W
C7	39.27'	25.00'	090°00'00"	25.00	35.36	N01°47'06"E
C8	39.27'	25.00'	090°00'00"	25.00	35.36	N88°12'54"W
C9	452.68'	852.57'	030°25'19"	231.81	447.38	S28°00'14"E
C10	37.96'	25.00'	087°00'25"	23.73	34.42	S30°42'37"W
C11	48.03'	175.00'	015°43'31"	24.17	47.88	S82°04'35"W
C12	268.61'	171.00'	090°00'00"	171.00	241.83	S45°28'42"W
C13	243.47'	155.00'	090°00'00"	155.00	219.20	N45°28'42"E
C14	30.38'	55.00'	031°39'12"	15.59	30.00	S36°12'38"E
C15	29.86'	55.00'	031°06'37"	15.31	29.50	N50°44'44"W
C16	106.59'	55.00'	111°02'18"	80.08	90.67	N64°21'55"E
C17	15.35'	175.00'	005°01'38"	7.68	15.35	N74°34'39"E
C18	493.40'	316.00'	089°27'38"	313.04	444.78	N45°12'31"E
C19	359.95'	228.00'	090°27'19"	229.82	323.72	S44°50'00"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C21	39.27'	25.00'	090°00'00"	25.00	35.36	S44°56'20"W
C22	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C23	207.15'	932.57'	012°43'36"	104.00	206.72	N06°25'47"W
C24	189.46'	852.57'	012°43'55"	95.12	189.07	N06°25'37"W
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C26	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C27	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C28	44.54'	55.00'	046°24'05"	23.57	43.33	S05°47'53"W
C29	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°56'20"E	65.00'
L2	N89°56'20"E	65.00'
L3	N77°12'25"E	80.00'
L4	S74°12'50"W	12.10'
L5	N89°56'20"E	5.51'
L6	S44°31'18"E	28.28'
L7	S47°22'59"W	32.47'
L8	N89°56'20"E	20.00'
L9	N89°56'20"E	20.00'

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
PARCEL 13,14,15,16,17	4,958,411	113.831
TRACT A,B,C,D,E	1,842,011	42.288
R.O.W.	319,450	7.331
TOTAL GROSS AREA	7,119,872	163.450

PARCEL TABLE		
PARCEL	AREA (AC)	DESCRIPTION
13	25.552	PROPOSED PARCEL 13
14	19.931	PROPOSED PARCEL 14
15	26.136	PROPOSED PARCEL 15
16	20.905	PROPOSED PARCEL 16
17	21.307	PROPOSED PARCEL 17
TOTAL	113.831 NET	

TRACT TABLE		
TRACT	AREA (AC)	DESCRIPTION
A	0.901	LANDSCAPE
B	27.237	FLOOD CONTROL CHANNEL, OPEN SPACE
C	0.629	LANDSCAPE
D	13.278	FLOOD CONTROL CHANNEL, OPEN SPACE
E	0.243	WELL SITE
TOTAL	42.288 NET	





