

CITY OF MARICOPA NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

REQUIRED MAINTENANCE

- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHT-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
- 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.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF "EL RANCHO SANTA ROSA COMMUNITY ASSOCIATION", A DOMESTIC NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "EL RANCHO SANTA ROSA PHASE 2 - PARCEL 5" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION
ACKNOWLEDGEMENTSTATE OF ARIZONA)
COUNTY OF PINAL) SS

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 DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SANITARY SEWER

THE PALO VERDE UTILITIES COMPANY, INC. HAS AGREED TO SERVE THIS SUBDIVISION AS
PER THE TERMS OF THE "INFRASTRUCTURE COORDINATION AND FINANCING
AGREEMENT". RECORDED AS FEE NO. 2004-069878

ASSURED WATER SUPPLY

THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER
COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS
PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS
EVIDENCED BY LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

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.

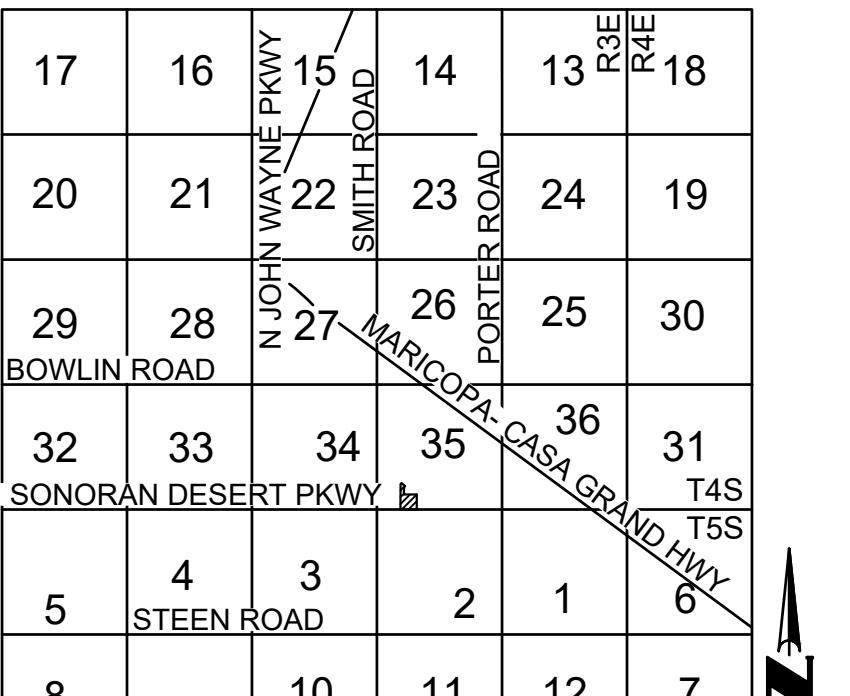
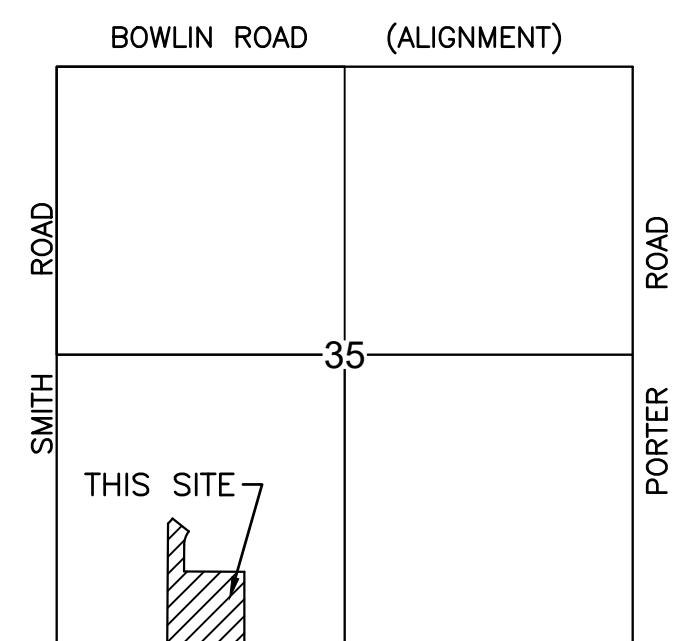
CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS,
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION
DURING THE MONTH OF MAY, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS
SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN,
THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

By: *Richard G. Alcocer*
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CVLSURVEY@CVLCI.COM

RE-PLAT FOR
EL RANCHO SANTA ROSA - PHASE 2
PARCEL 5

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP
(NOT-TO-SCALE)VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- ▲— SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- |— EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- P.C.R. PINAL COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ② SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- ④ SHEET NUMBER

BENCHMARK

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST.

ELEVATION = 1187.63 (NAVD88 DATA, PINAL COUNTY CONTROL NETWORK DATUM)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR DATE

CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,

THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR DATE

ATTEST: _____ CITY CLERK DATE

IN WITNESS WHEREOF:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, HAS
HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT
BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS ____ DAY OF _____, 20____.

BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PINAL) SS

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____ WHO

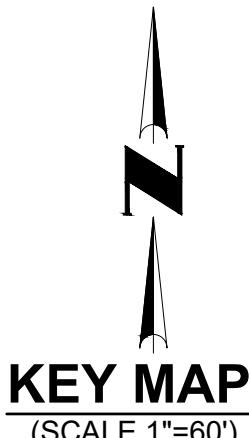
ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF
PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND BEING
AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE
PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

		SHEET 1 OF 3	GROSS AREA = 11.924 ACRES	SEE SHEET 2 FOR CURVE TABLE, LOT TABLE, TRACT TABLE AND TYPICAL LOT DETAIL.
				CVL Contact: J. MCCARTY
				© 2020 Coe and Van Loo II, L.L.C. All rights reserved to reproduction in any format.



TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	0.391	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT B	0.039	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT C	0.039	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT D	1.190	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT E	0.138	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT F	0.047	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT G	0.228	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT H	0.052	OPEN SPACE, LANDSCAPE, P.U.E.
TOTAL	2.124	

LAND USE TABLE		
GROSS ACREAGE	11.924 A.C.	
AREA OF STREETS	2.817 A.C.	
NET ACREAGE	9.107 A.C.	
TOTAL NUMBER OF LOTS	56 LOTS	
TOTAL NUMBER OF TRACTS	8 TRACTS	
AREA OF TRACTS (A-H)	2.124 A.C.	
GROSS RESIDENTIAL DENSITY	4.696 D.U./A.C.	
AVERAGE AREA PER LOT	5430 S.F.	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°22'40"W	37.00'
L2	N49°37'23"E	33.51'
L3	N58°45'10"W	25.31'
L4	N41°43'08"E	25.75'
L5	S89°37'20"E	53.00'

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	5,659	0.130
2	5,580	0.128
3	6,076	0.139
4	5,580	0.128
5	5,580	0.128
6	5,580	0.128
7	5,580	0.128
8	5,580	0.128
9	5,580	0.128
10	5,580	0.128
11	5,580	0.128
12	5,566	0.128
13	5,552	0.127
14	5,247	0.120
15	5,651	0.130
16	5,665	0.130
17	5,490	0.126
18	5,175	0.119
19	5,175	0.119
20	5,175	0.119
21	5,175	0.119
22	5,175	0.119
23	5,175	0.119
24	5,175	0.119
25	5,498	0.126
26	5,224	0.120
27	6,059	0.139
28	5,138	0.118
29	5,175	0.119
30	5,175	0.119
TOTAL	304,104	6.983

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
31	5,175	0.119
32	5,175	0.119
33	5,175	0.119
34	5,175	0.119
35	5,175	0.119
36	5,175	0.119
37	5,175	0.119
38	5,175	0.119
39	5,175	0.119
40	5,175	0.119
41	5,175	0.119
42	5,175	0.119
43	5,175	0.119
44	5,175	0.119
45	5,138	0.118
46	6,332	0.145
47	5,246	0.120
48	5,565	0.128
49	5,580	0.128
50	5,580	0.128
51	5,580	0.128
52	5,580	0.128
53	5,580	0.128
54	5,580	0.128
55	5,580	0.128
56	6,693	0.154
TOTAL	304,104	6.983

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.07'	28.00'	077°54'28"	22.64	35.21	N89°19'47"E
C2	152.71'	175.00'	049°59'53"	81.60	147.91	S25°22'36"W
C3	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C4	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C5	40.48'	430.00'	005°23'38"	20.25	40.47	N47°33'48"E
C6	46.59'	32.00'	083°25'01"	28.52	42.58	N86°34'30"E
C7	38.07'	28.00'	077°54'28"	22.64	35.21	N12°45'45"W
C8	101.37'	225.00'	025°48'49"	51.56	100.51	N13°17'04"E
C9	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C10	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W
C11	17.53'	41.00'	024°29'41"	8.90	17.39	N12°37'31"E
C12	143.12'	59.00'	138°59'21"	157.76	110.52	N44°37'20"W
C13	17.53'	41.00'	024°29'41"	8.90	17.39	S78°07'50"W
C14	17.53'	41.00'	024°29'41"	8.90	17.39	N77°22'29"W
C15	143.12'	59.00'	138°59'21"	157.76	110.52	S45°22'40"W
C16	17.53'	41.00'	024°29'41"	8.90	17.39	S11°52'10"E
C17	17.53'	41.00'	024°29'41"	8.90	17.39	N12°37'31"E
C18	143.12'	59.00'	138°59'21"	157.76	110.52	S44°37'20"E
C19	17.53'	41.00'	024°29'41"	8.90	17.39	N78°07'50"E
C20	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C21	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C22	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C23	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C24	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W
C25	174.53'	200.00'	049°59'53"	93.26	169.04	S25°22'36"W

PARCEL 5		FINAL PLAT	
NO.	REVISION	DATE	
EL RANCHO SANTA ROSA - PHASE 2			
CITY OF MARICOPA, PINAL COUNTY, ARIZONA			
SHEET 2 OF 3			
CVL Contact: J. MCCARTY CVL Project #: 1-14-0370301 © 2003 Coe & Van Loo II L.L.C. All rights reserved to reproduction in any format.			

