





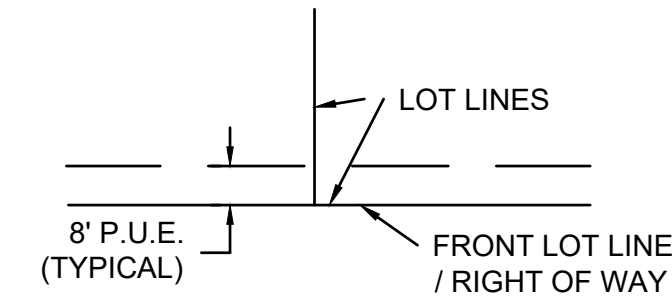
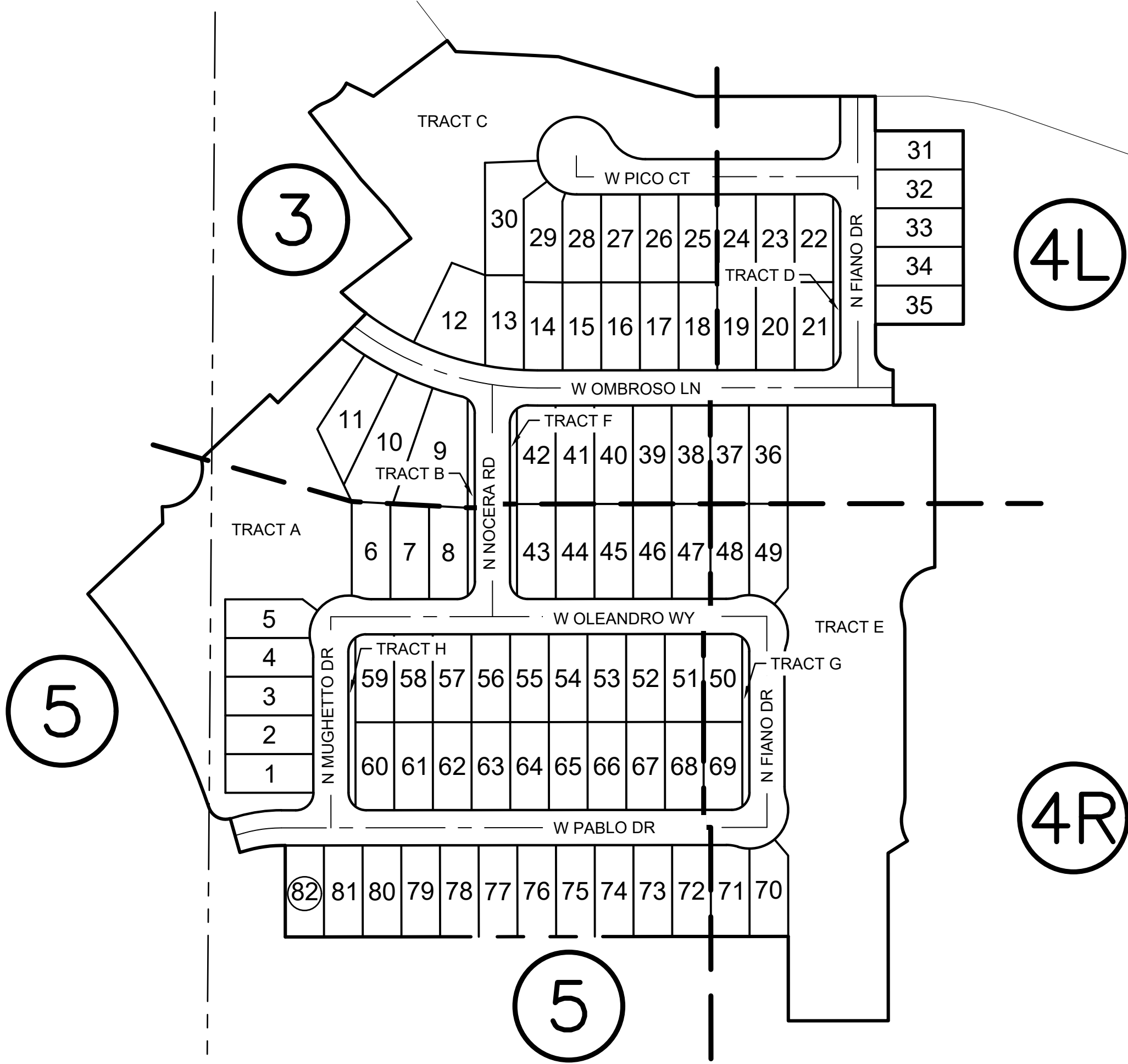
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C2	95.72'	55.00'	099°43'01"	65.22	84.09	S32°27'21"W
C3	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W
C4	16.65'	55.00'	017°20'29"	8.39	16.58	N08°36'35"E
C5	47.63'	55.00'	049°36'54"	25.42	46.15	S07°31'38"E
C6	48.03'	175.00'	015°43'31"	24.17	47.88	S82°04'35"W
C7	37.96'	25.00'	087°00'25"	23.73	34.42	S62°16'58"E
C8	350.77'	932.57'	021°33'02"	177.48	348.70	N29°33'17"W
C9	101.24'	55.00'	105°27'57"	72.28	87.54	N39°24'59"E
C10	46.60'	405.00'	006°35'32"	23.32	46.57	S49°48'50"E
C11	16.65'	55.00'	017°20'29"	8.39	16.58	S61°04'51"W
C12	42.08'	55.00'	043°50'06"	22.13	41.06	N47°50'03"E
C13	54.89'	200.00'	015°43'31"	27.62	54.72	S82°04'35"W
C14	280.71'	430.00'	037°24'14"	145.56	275.75	S71°21'33"E
C15	61.75'	225.00'	015°43'31"	31.07	61.56	S82°04'35"W
C16	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C17	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W
C18	119.69'	55.00'	124°40'58"	104.94	97.43	S44°56'20"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	S81°23'25"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C21	33.26'	25.00'	076°13'10"	19.61	30.86	N38°10'15"W
C22	190.80'	455.00'	024°01'34"	96.82	189.40	S64°16'03"E
C23	261.19'	405.00'	036°57'03"	135.32	256.69	S71°35'08"E
C24	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C26	233.23'	55.00'	242°57'52"	-89.81	93.81	S31°25'16"W
C27	60.44'	55.00'	062°57'52"	33.68	57.45	S58°34'44"E
C28	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C29	13.59'	455.00'	001°42'42"	6.80	13.59	S89°12'19"E
C30	40.02'	25.00'	091°42'42"	25.76	35.88	S45°47'41"W
C31	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C32	16.65'	55.00'	017°20'29"	8.39	16.58	N81°16'06"E
C33	119.69'	55.00'	124°40'58"	104.94	97.43	N45°03'40"W
C34	16.65'	55.00'	017°20'29"	8.39	16.58	S08°36'35"W
C35	16.65'	55.00'	017°20'29"	8.39	16.58	S08°43'54"E
C36	119.69'	55.00'	124°40'58"	104.94	97.43	N44°56'20"E
C37	16.65'	55.00'	017°20'29"	8.39	16.58	N81°23'25"W
C38	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C39	39.27'	25.00'	090°00'00"	25.00	35.36	S44°56'20"W
C40	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C41	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E

TRACT AREA TABLE		
TRACT	AREA (SQUARE FEET)	AREA (ACRES)
TRACT A	103,480	2.376
TRACT B	2,668	0.061
TRACT C	111,808	2.567
TRACT D	2,280	0.052
TRACT E	151,527	3.479
TRACT F	2,532	0.058
TRACT G	2,280	0.052
TRACT H	2,280	0.052

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°56'20"W	5.51'
L2	S74°12'50"W	12.10'
L3	N52°24'37"E	9.81'
L4	N74°12'50"E	12.10'
L5	N00°03'40"W	30.00'
L6	N52°29'33"W	27.01'
L7	S18°22'26"W	13.01'
L8	S52°54'49"W	42.10'
L9	N40°10'31"E	30.15'
L10	S40°17'51"E	30.15'

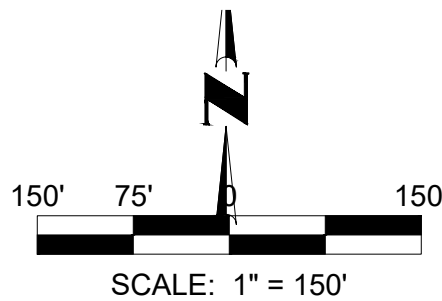
CITY OF MARICOPA NOTES

- 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 ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING OVER 24 INCHES 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 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.
- 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 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.
- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS 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.



TYPICAL PUBLIC UTILITY  
EASEMENT DETAIL  
(NOT-TO-SCALE)

KEY MAP



LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	598,043	13.729
RIGHT OF WAY	198,653	4.560
TRACTS	378,852	8.697
TOTAL GROSS AREA	1,175,548	26.987

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	82
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	3.04 D.U./A.C.

- NOTES:  
ALL SETBACKS ARE MEASURES FROM THE PROPERTY LINES.
- 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA.
- 18' FROM FACE OF GARAGE TO PROPERTY LINE.
- ① 33x33' SITE VISIBILITY TRIANGLE AT CORNER LOTS

SETBACKS:  
BY ZONING - REFER TO THE SORRENTO PAD.  
CASE NUMBER PAD24-01.

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,875
2	6,875
3	6,875
4	6,818
5	6,734
6	7,496
7	7,387
8	7,197
9	12,793
10	11,854
11	9,348
12	9,920
13	7,275
14	6,885
15	6,875
16	6,875
17	6,875
18	6,875
19	6,875
20	6,875
21	6,851
22	6,851
23	6,875
24	6,875
25	6,875
26	6,875
27	6,875
28	6,872
29	7,309
30	10,007
31	6,875
32	6,875
33	6,875
34	6,875
35	6,875
36	7,700
37	7,700
38	7,700
39	7,700
40	7,700
41	7,700

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
42	7,680
43	7,401
44	7,425
45	7,425
46	7,425
47	7,425
48	7,343
49	7,325
50	6,851
51	6,875
52	6,875
53	6,875
54	6,875
55	6,875
56	6,875
57	6,875
58	6,875
59	6,851
60	6,851
61	6,875
62	6,875
63	6,875
64	6,875
65	6,875
66	6,875
67	6,875
68	6,875
69	6,851
70	7,050
71	7,068
72	7,150
73	7,150
74	7,150
75	7,150
76	7,150
77	7,150
78	7,150
79	7,150
80	7,150
81	7,150
82	7,150

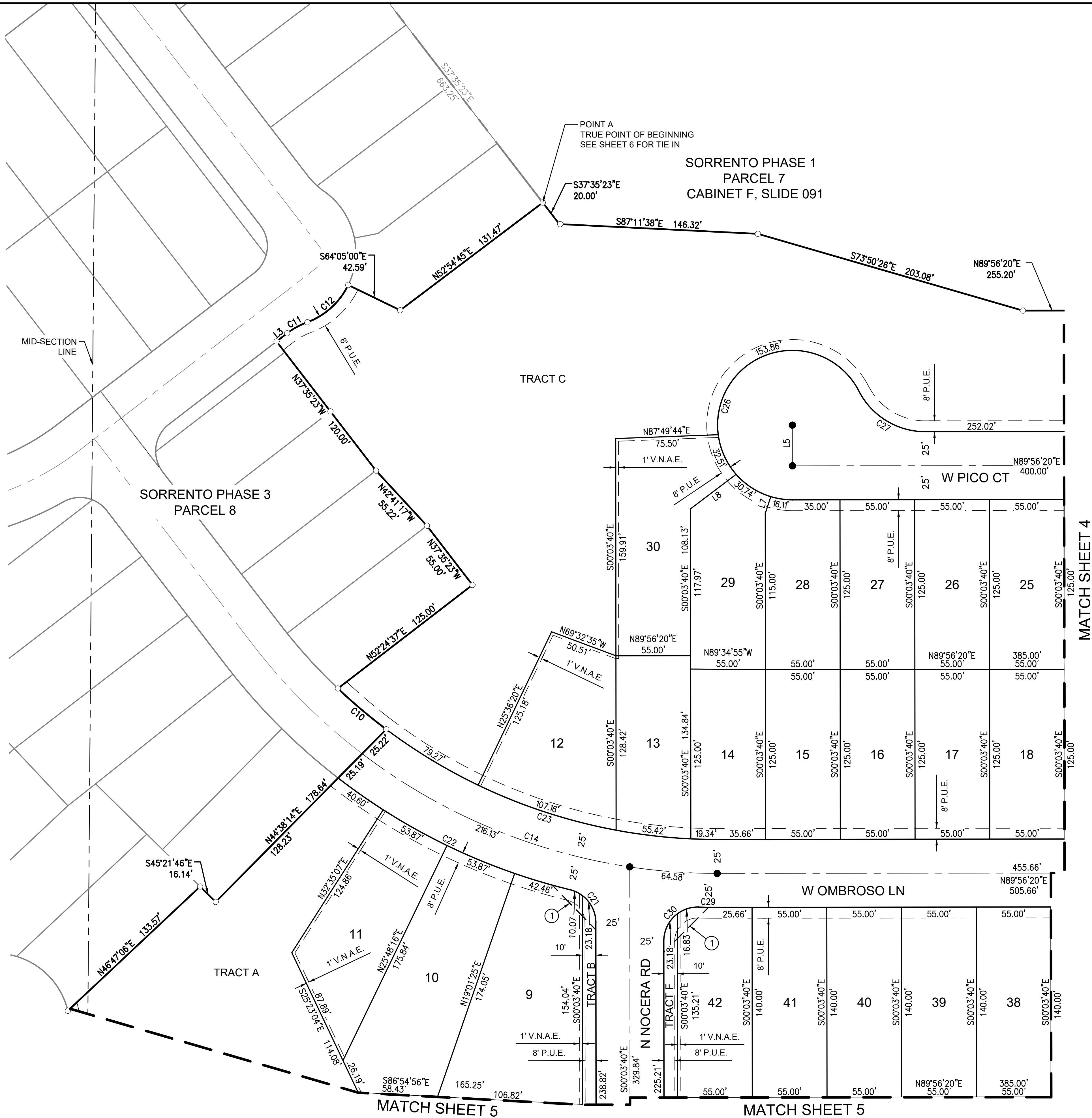
GROSS AREA = 26.987 ACRES

REVISION		DATE
NO.		

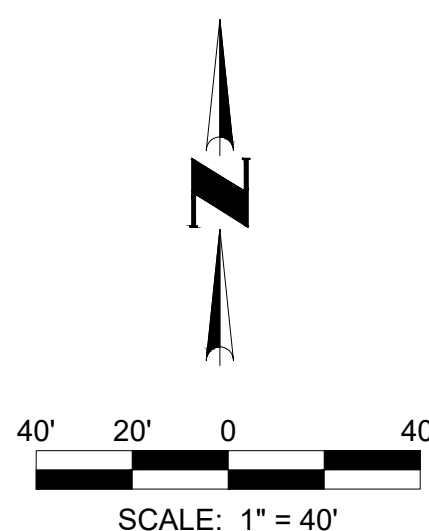
FINAL PLAT

SORRENTO PHASE 3 - PARCEL 18  
CITY OF MARICOPA, ARIZONA





FOR RECORDER USE



33851  
RICHARD G.  
ALCOCER  
REGISTERED LAND SURVEYOR  
ARIZONA  
06/03/2024

3 SHEET OF 6

CVL Contact: D. CHUBIN  
CVL Project #: 01-01008

© 2022 Coe & Van Loo Consultants, Inc.  
All rights reserved to reproduction in any format

NO.	REVISION	DATE

**CVL CONSULTANTS**

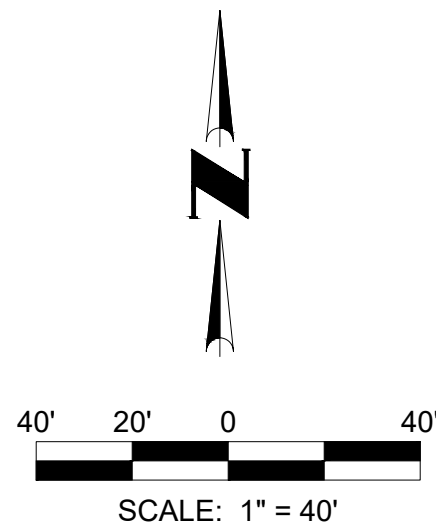
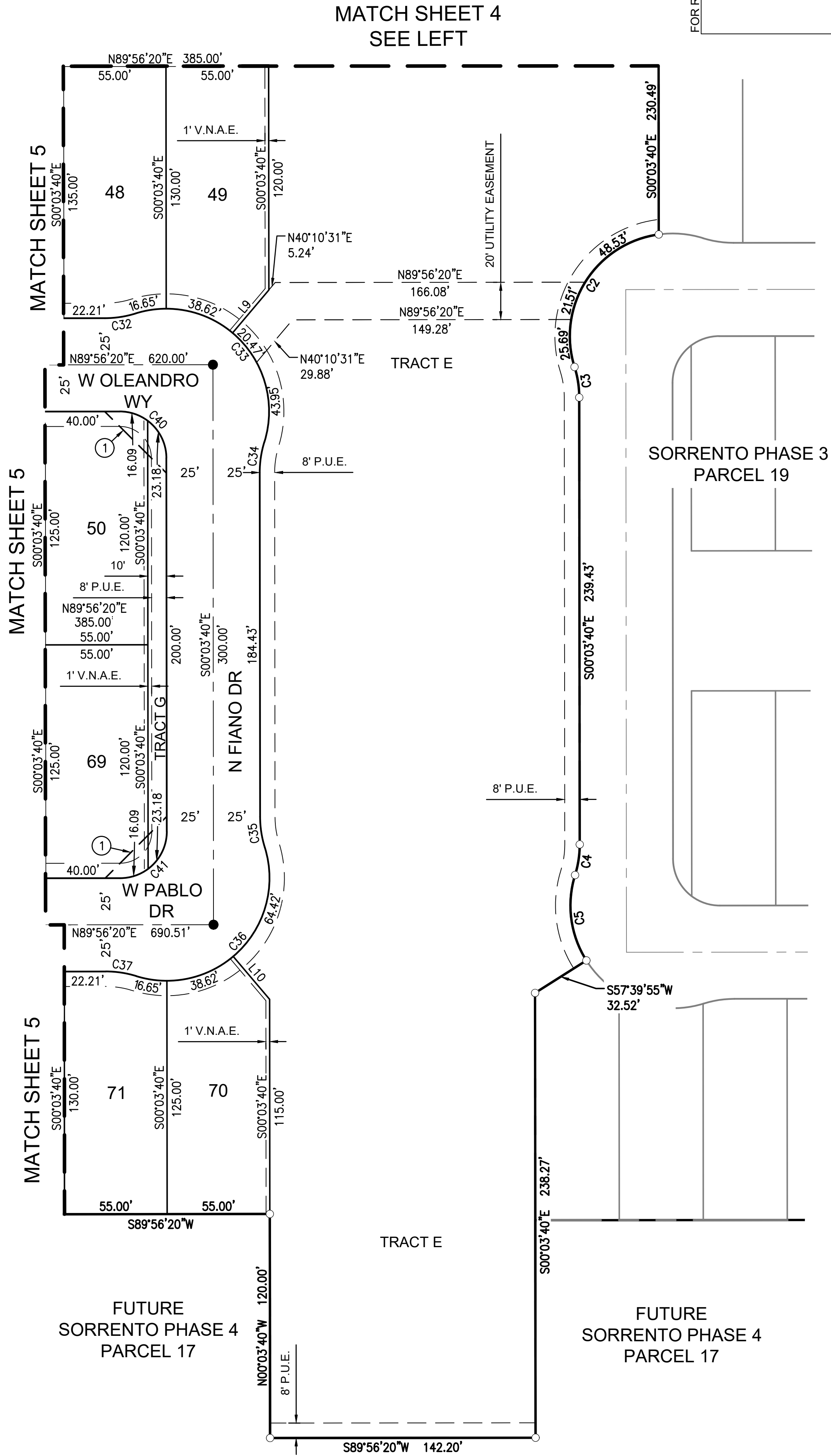
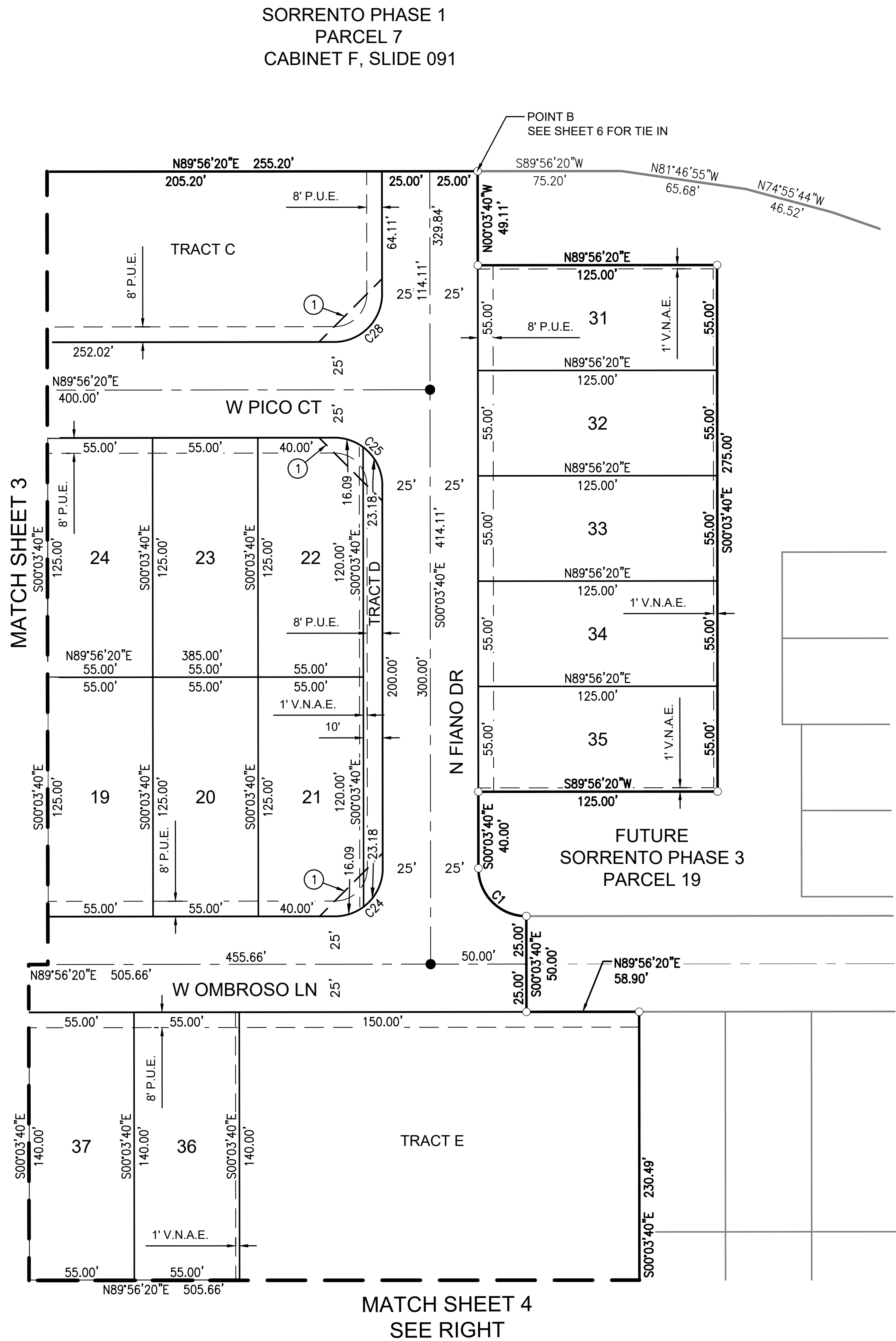
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-6831  
www.cvlci.com

FINAL PLAT

SORRENTO PHASE 3 - PARCEL 18

CITY OF MARICOPA, ARIZONA

COE & VAN LOO CONSULTANTS, INC.



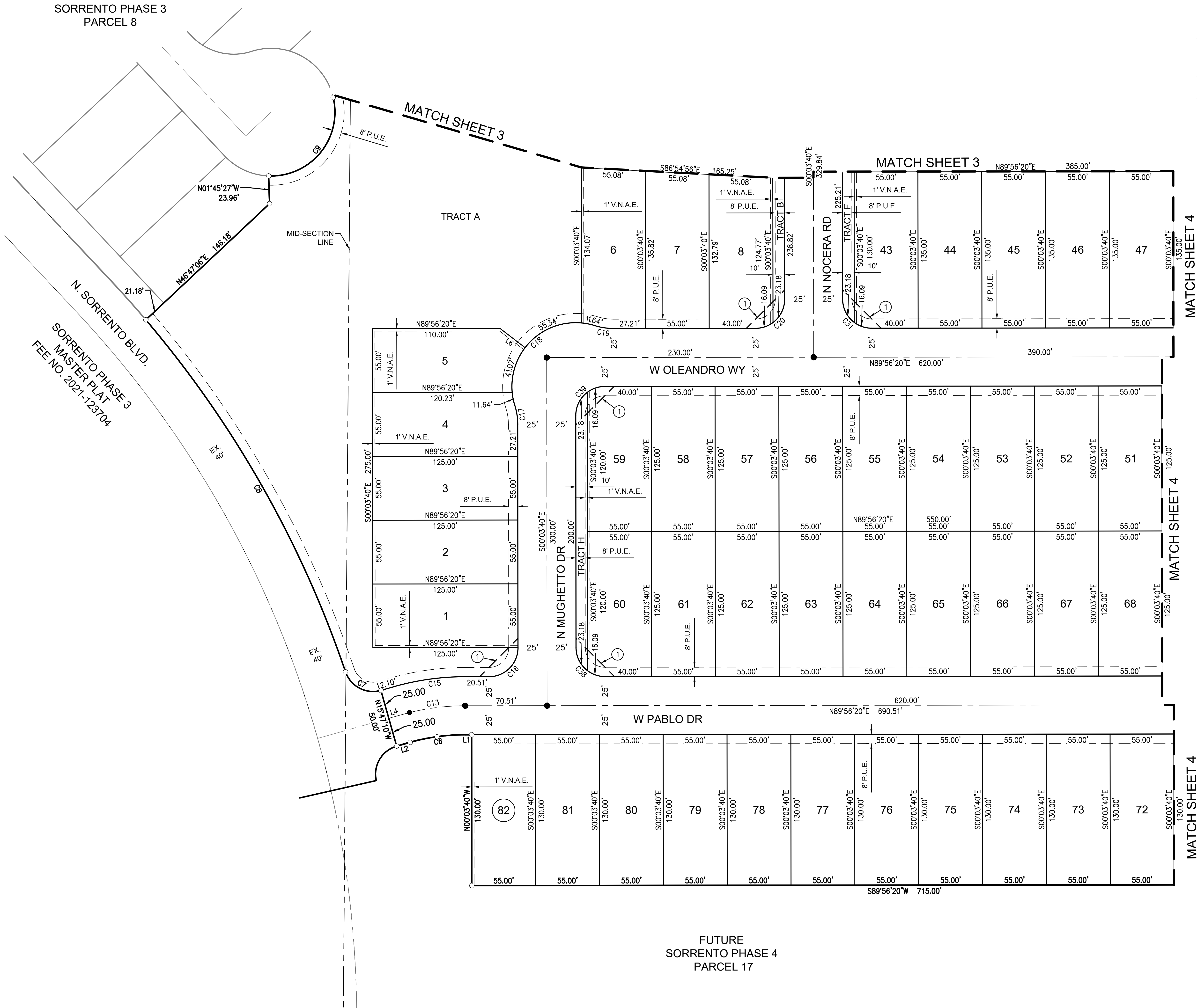
NO.	REVISION	DATE

**FINAL PLAT**

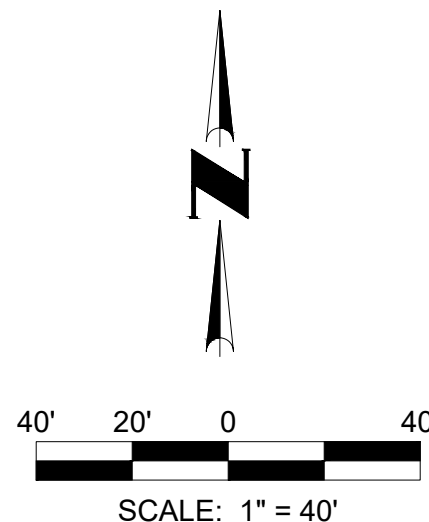
**SORRENTO PHASE 3 - PARCEL 18**

CITY OF MARICOPA, ARIZONA





FOR RECORDER USE



<b>FINAL PLAT</b>  <b>SORRENTO PHASE 3 - PARCEL 18</b> CITY OF MARICOPA, ARIZONA	NO. REVISION DATE	
	DATE	
	DATE	

5 SHEET OF 6

CVL Contact: D. CHUBIN

CVL Project #: 01-01008

© 2022 Coe & Van Loo Consultants, Inc. All rights reserved to reproduction in any format

PROJECT NO. 01-01008

**COE & VAN LOO CONSULTANTS, INC.**

