



agross Jul 08, 2025 7:20pm S:\Projects\2021\0141\Land Survey\Drawings\Final\Plat\Phase 2\21-0141 Phase 2 - Plat.dwg

TRACT USE TABLE with columns: TRACT, USE, AREA (SF), AREA (AC)

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG

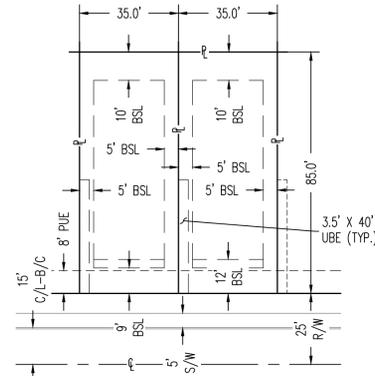
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG

LINE TABLE with columns: LINE, BEARING, LENGTH

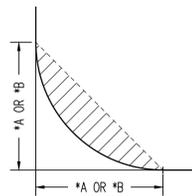
(DEVELOPMENT STANDARDS RS-5 PAD)

TYPICAL LOT

NOT TO SCALE



DREAM PRODUCT SERIES

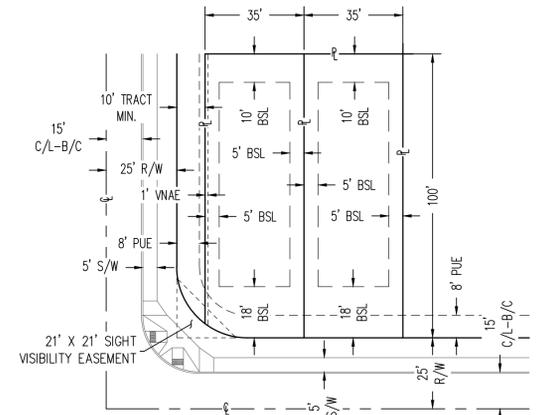


SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

\*A = 25' X 25' FOR LOCAL INTERSECTION

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



COTTAGE PRODUCT SERIES

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC)

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1130 N. Alma School Rd, Suite 120 Mesa, AZ 85201 T:480.503.2350 F:480.835.1799 www.epsgroupinc.com



Anderson Farms Phase 2 City of Maricopa, Arizona A Re-Plat of

Revisions table with columns: No., Description, Date

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



Job No. 21-0141

FPOI

Sheet No. 2 of 11













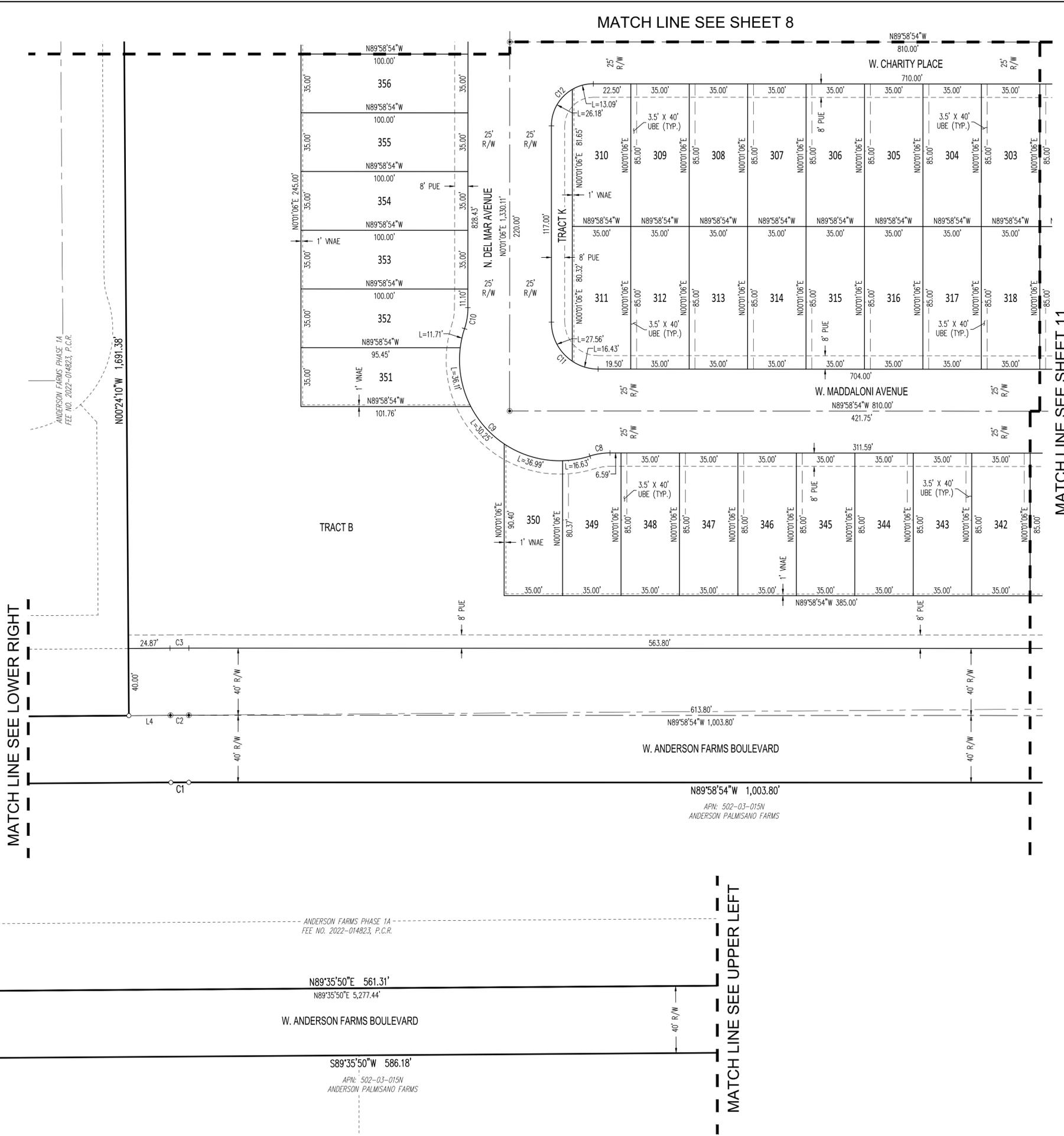


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### LEGEND

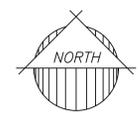
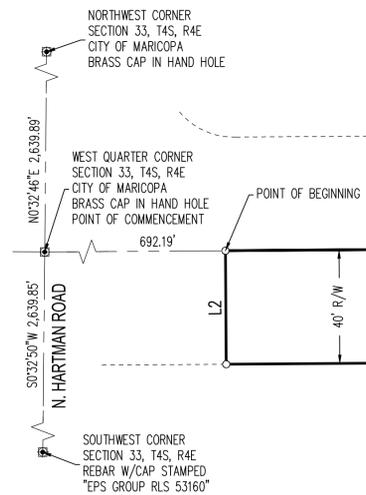
- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- P.C.R. PINAL COUNTY RECORDS
- APN: ASSESSORS PARCEL NUMBER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- UBE USE BENEFIT EASEMENT

MATCH LINE SEE LOWER RIGHT



MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 8



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**"Anderson Farms Phase 2"**  
City of Maricopa, Arizona  
**A Re-Plat of**

Project:

Revisions:

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

Job No.

21-0141

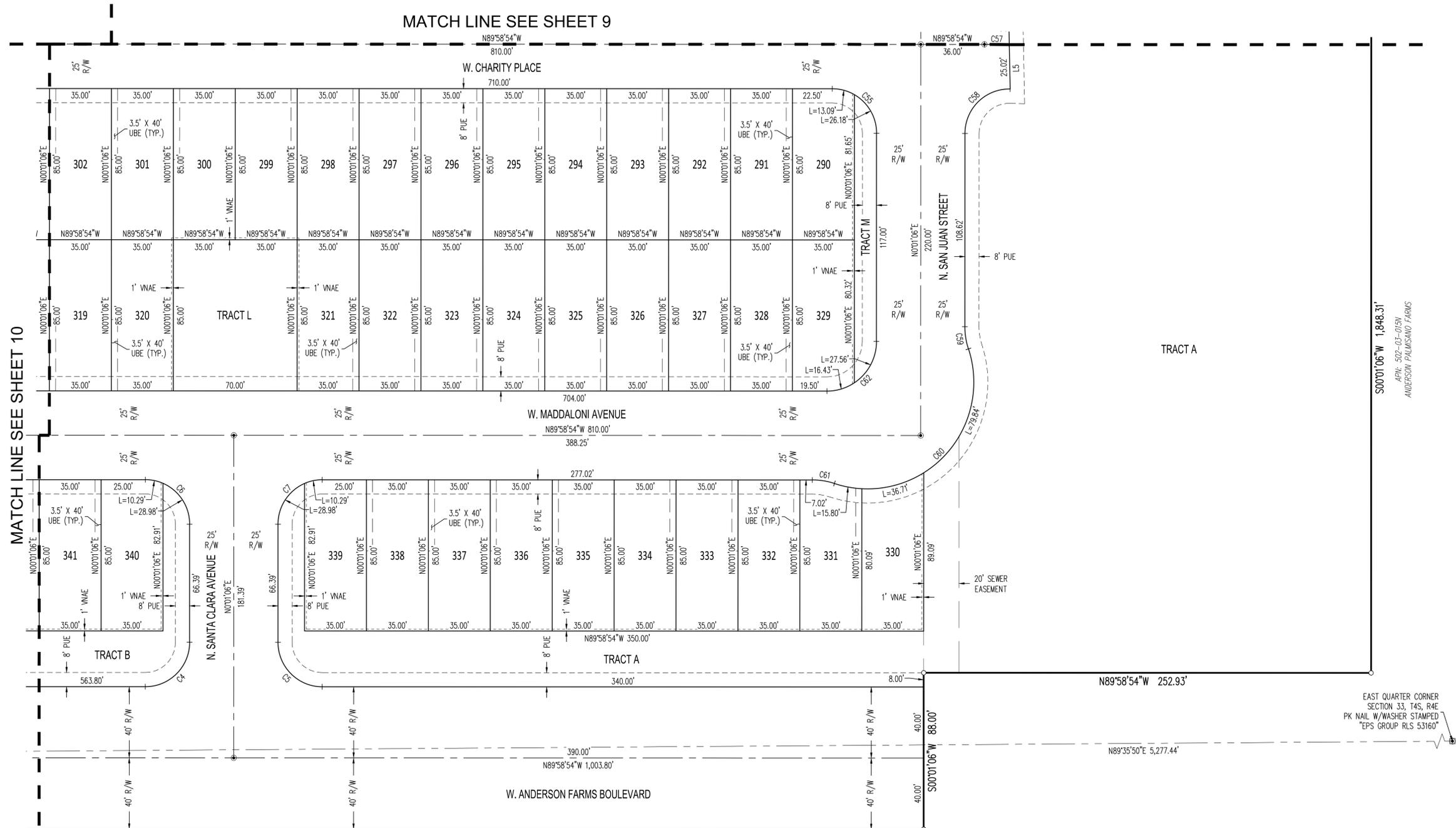
FPOI

Sheet No.

10

of 11

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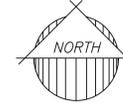
MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 9

LEGEND

- Found Section Corner (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: Assessor's Parcel Number
PUE Public Utilities Easement
R/W Right-of-Way
VNAE Vehicular Non-Access Easement
UBE Use Benefit Easement

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



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"Anderson Farms Phase 2" City of Maricopa, Arizona A Re-Plat of

Table with 2 columns: Revisions, and empty rows for recording changes.

Arizona State Seal: I am a Licensed Professional Engineer in the State of Arizona. License No. 10000. Exp. 01/01/2026

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



Job No. 21-0141 FPOI Sheet No. 11 of 11