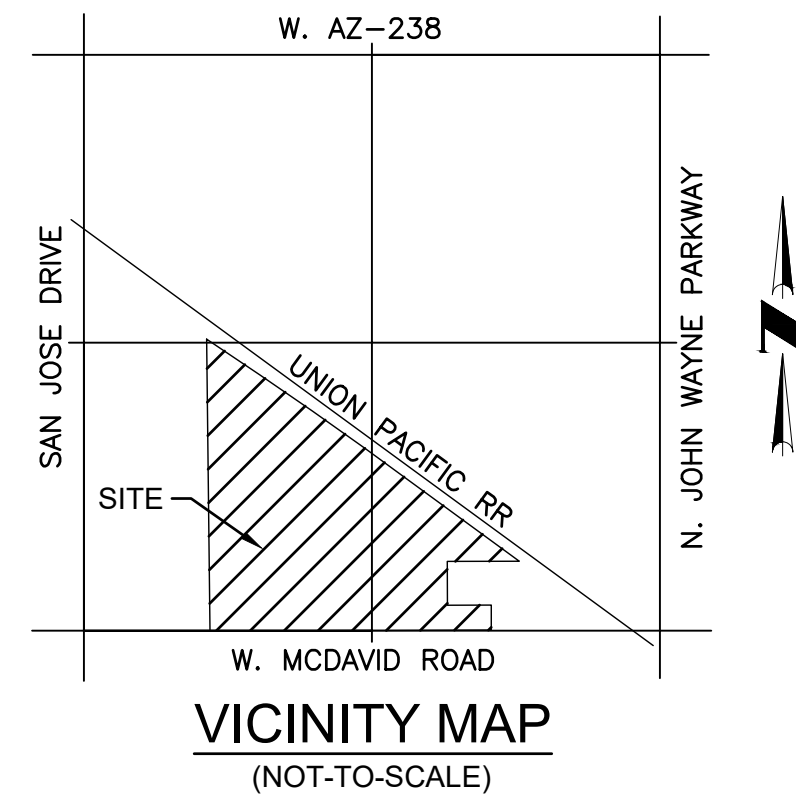


# FINAL PLAT FOR PALOMINO RIDGE PHASE 1

A SUBDIVISION LOCATED IN THE SOUTH HALF OF SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)

### 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)
- SET 1/2" REBAR WITH CAP LS#33851
- FOUND REBAR
- FOUND 1/2" REBAR NO I.D. (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP (ILLEGIBLE) (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP LS#18214 (ACCEPTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (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)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- SHEET NUMBER
- SITE VISIBILITY EASEMENT (33' X 33')
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- \*\* HEADLIGHT INTRUSION
- R/W RIGHT-OF-WAY

### SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE \_\_\_\_\_

### 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.

### CITY OF MARICOPA NOTES

- 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.
- THE MAINTENANCE OF THE STREET LIGHTS BY ED-3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.
- 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 (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 WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

### 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.

### HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, \_\_\_\_\_ DULY AUTHORIZED AGENT OF PALOMINO RIDGE PHASE 1 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR PALOMINO RIDGE PHASE 1 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

### HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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/ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL NOTARY PUBLIC SIGNATURE

### DEDICATION

MARICOPA 64 PARTNERS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF PALOMINO RIDGE PHASE 1 LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

MARICOPA 64 PARTNERS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY IS OWNER OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. MARICOPA 64 PARTNERS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANT TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

TRACTS A THROUGH X ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF PALOMINO RIDGE PHASE 1 HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY PALOMINO RIDGE PHASE 1 HOMEOWNERS ASSOCIATION.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

IN WITNESS WHEREOF, MARICOPA 64 PARTNERS, LLC., AN ARIZONA 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 OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARICOPA 64 PARTNERS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20 \_\_\_\_\_

### UTILITIES

WATER: GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC.  
WASTEWATER: GLOBAL WATER - PALO VERDE UTILITIES, INC.  
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3  
GAS: SOUTHWEST GAS CORPORATION  
FIRE: CITY OF MARICOPA FIRE DEPARTMENT  
POLICE: CITY OF MARICOPA POLICE DEPARTMENT

### OWNER

MARICOPA 64 PARTNERS, LLC.  
7373 N. SCOTTSDALE ROAD #B210  
SCOTTSDALE, AZ 85253

### ENGINEER

CVL CONSULTANTS  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
CONTACT: PARKER FROEHLICH, P.E.  
FAX: (602) 264-0928  
EMAIL: PFROEHLICH@CVL.CI.COM

### SHEET INDEX

- 1 COVER NOTES
- 2 TABLES
- 3 KEY MAP
- 4-8 PLAT

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°48'14" EAST ALONG THE SOUTH LINE OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO FEE NUMBER 2004-019728, PINAL COUNTY RECORDS.

### FLOOD ZONE STATEMENT

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAPS (FIRM), PANEL NUMBERS 04021C0735F AND 04021C0741F, MAPS REVISED JUNE 16, 2014 [6]7], INDICATE THAT THE SITE FALLS WITHIN ZONE "X" AND ZONE "AE".

ZONE "X" IS DEFINED BY FEMA AS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

ZONE "AE" IS DEFINED BY FEMA AS:

"AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD FOR WHICH BFES HAVE BEEN DETERMINED."

### CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
REGISTERED LAND SURVEYOR  
RICHARD G. ALCOCER  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVL.CI.COM  
10-16-23  
DATE

### APPROVALS

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

DEVELOPMENT SERVICES DIRECTOR 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 \_\_\_\_\_, 2023.

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

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

GROSS AREA = 63.053 ACRES

SEE SHEET 1 FOR LEGEND,  
SHEET 2 FOR CURVE AND LOT  
AREA TABLE, AND SHEET 3  
FOR LEGAL DESCRIPTION



DATE  
REVISION  
NO.

FINAL PLAT

PALOMINO RIDGE PHASE 1  
CITY OF MARICOPA, ARIZONA

1 SHEET OF 8

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CVL Project #: 1-01-0338101  
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**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE 1/2" REBAR WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS SOUTH 89°47'59" WEST, A DISTANCE OF 2,640.17 FEET;

THENCE SOUTH 89°47'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,320.09 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00°40'35" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,107.50 FEET TO A POINT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING ON A 34,153.74 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 33°23'42" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'39", A DISTANCE OF 1,387.48 FEET TO A POINT ON A 34,253.74 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 35°58'46" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'47", A DISTANCE OF 246.94 FEET;

THENCE SOUTH 53°48'47" EAST, A DISTANCE OF 1,134.63 FEET;

THENCE SOUTH 89°48'14" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 519.97 FEET;

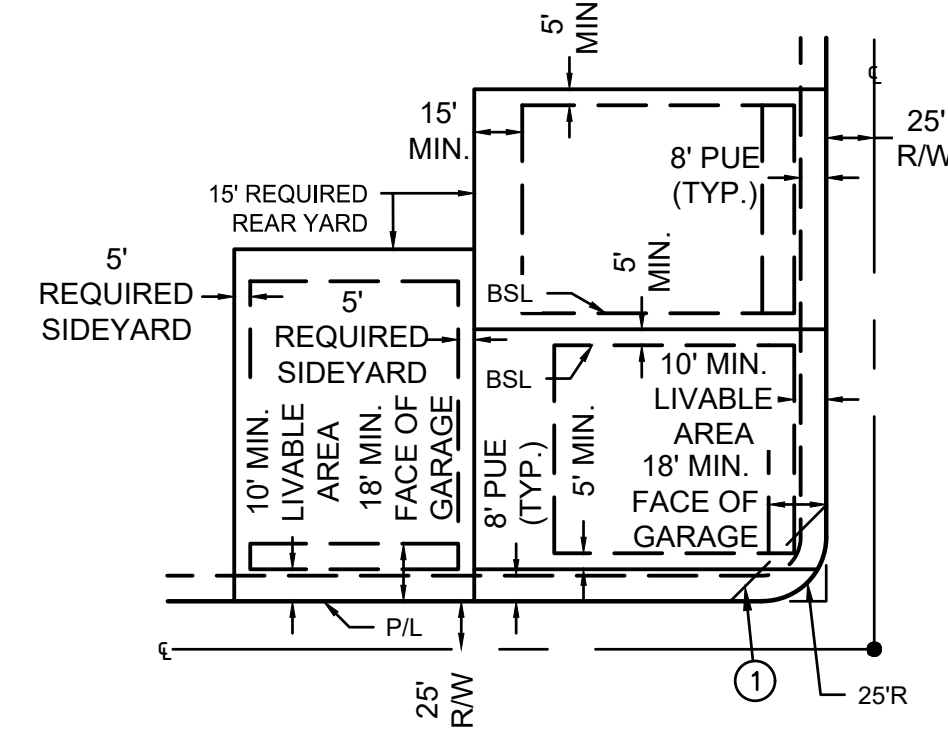
THENCE SOUTH 00°11'46" EAST, A DISTANCE OF 316.00 FEET;

THENCE NORTH 89°48'14" EAST, A DISTANCE OF 316.00 FEET;

THENCE SOUTH 00°11'46" EAST, A DISTANCE OF 180.91 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°48'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 710.41 FEET TO THE POINT OF BEGINNING.

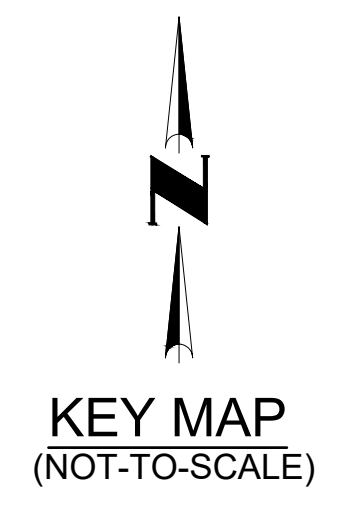
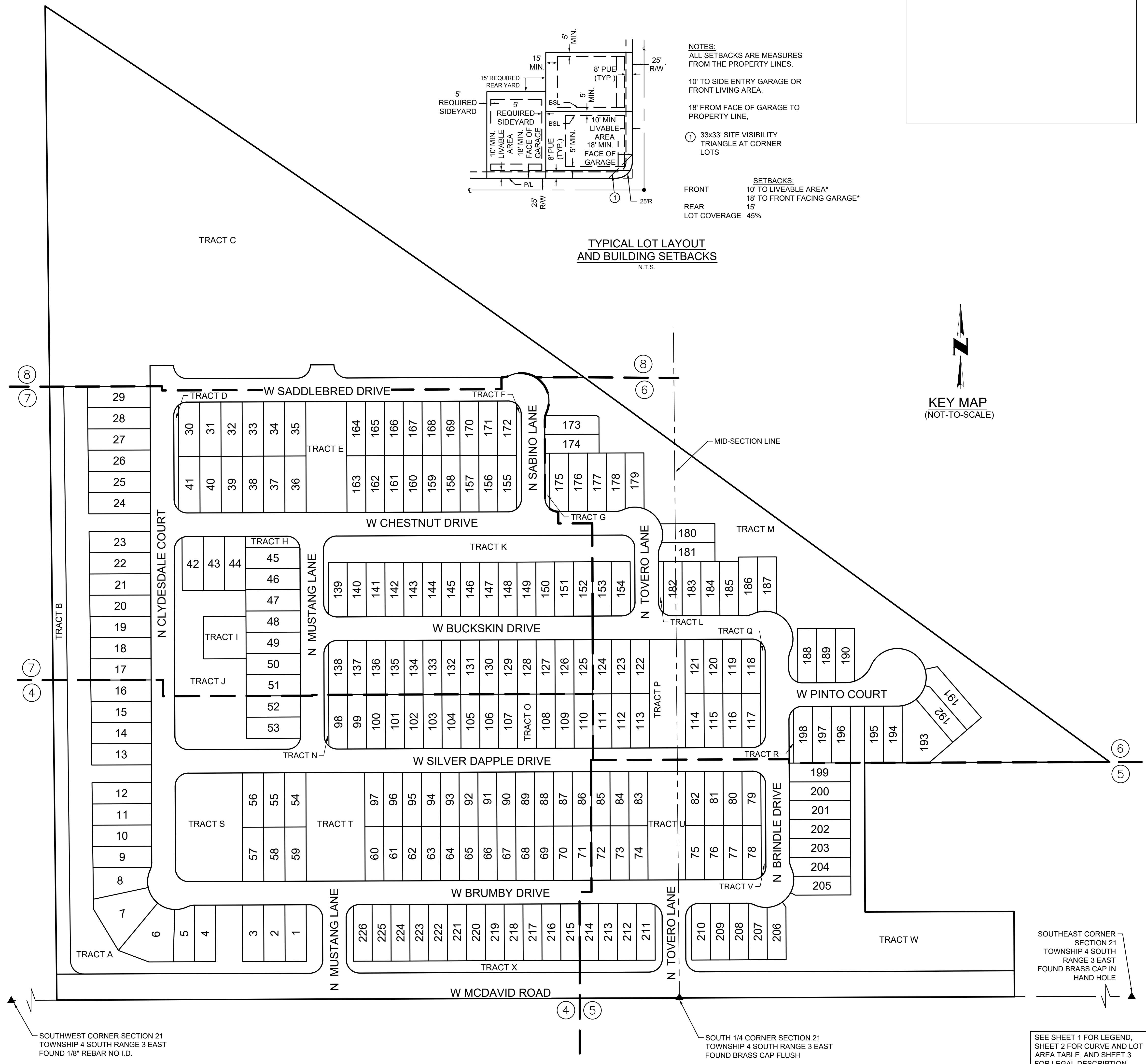
CONTAINING 2,746,584 SQUARE FEET OR 63.053 ACRES, MORE OR LESS.



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:  
FRONT 10' TO LIVABLE AREA\*  
REAR 15'  
LOT COVERAGE 45%

**TYPICAL LOT LAYOUT AND BUILDING SETBACKS**  
N.T.S.



NO.	REVISION	DATE

**FINAL PLAT**  
**PALOMINO RIDGE PHASE 1**  
CITY OF MARICOPA, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
Expires 12-18-25  
ARIZONA  
*Richard G. Alcoccker*

3 SHEET OF 8  
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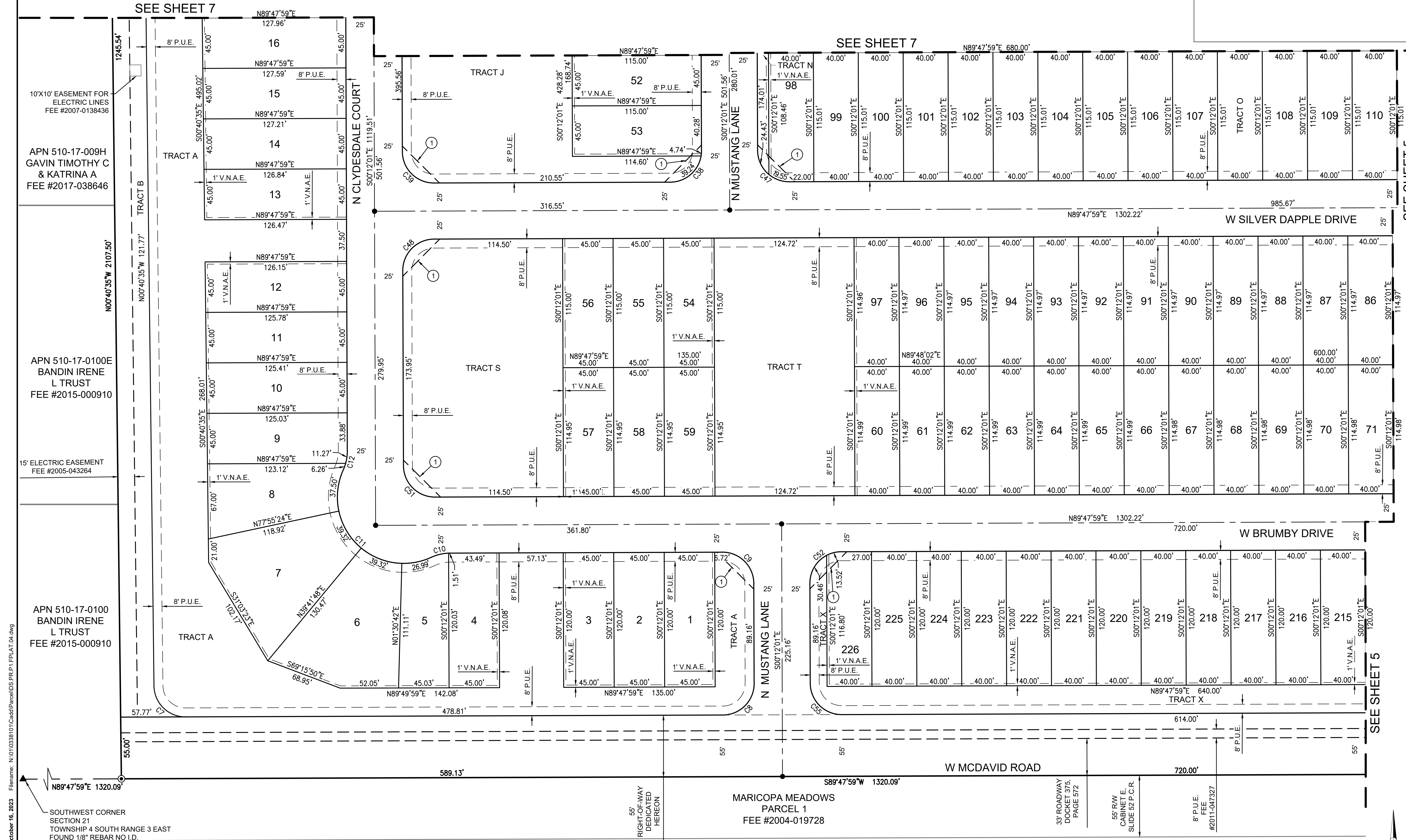
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SOUTHWEST CORNER SECTION 21 TOWNSHIP 4 SOUTH RANGE 3 EAST FOUND 1/8" REBAR NO I.D.

SOUTH 1/4 CORNER SECTION 21 TOWNSHIP 4 SOUTH RANGE 3 EAST FOUND BRASS CAP FLUSH

SOUTHEAST CORNER SECTION 21 TOWNSHIP 4 SOUTH RANGE 3 EAST FOUND BRASS CAP IN HAND HOLE

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE AND LOT AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION



SEE SHEET 7

10'X10' EASEMENT FOR ELECTRIC LINES  
 FEE #2007-0138436

APN 510-17-009H  
 GAVIN TIMOTHY C & KATRINA A  
 FEE #2017-038646

APN 510-17-0100E  
 BANDIN IRENE L TRUST  
 FEE #2015-000910

15' ELECTRIC EASEMENT  
 FEE #2005-043264

APN 510-17-0100  
 BANDIN IRENE L TRUST  
 FEE #2015-000910

SOUTHWEST CORNER SECTION 21  
 TOWNSHIP 4 SOUTH RANGE 3 EAST  
 FOUND 1/8" REBAR NO. I.D.

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SEE SHEET 7

SEE SHEET 5

SEE SHEET 5

NO.	REVISION	DATE

**FINAL PLAT**

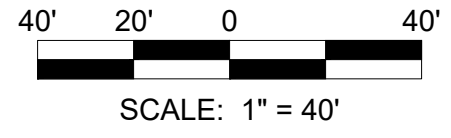
**PALOMINO RIDGE PHASE 1**  
 CITY OF MARICOPA, ARIZONA

**Coe & Van Loo Consultants, Inc.**

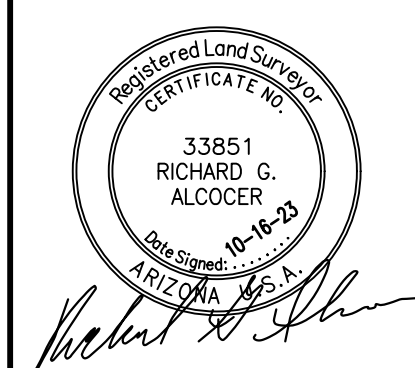
Registered Land Surveyor  
 CERTIFICATE NO. 33851  
 RICHARD C. ALCOCK  
 ARIZONA REG. # 18-25

4 SHEET OF 8

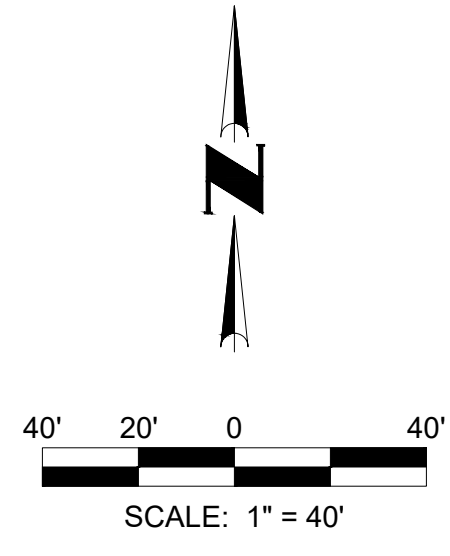
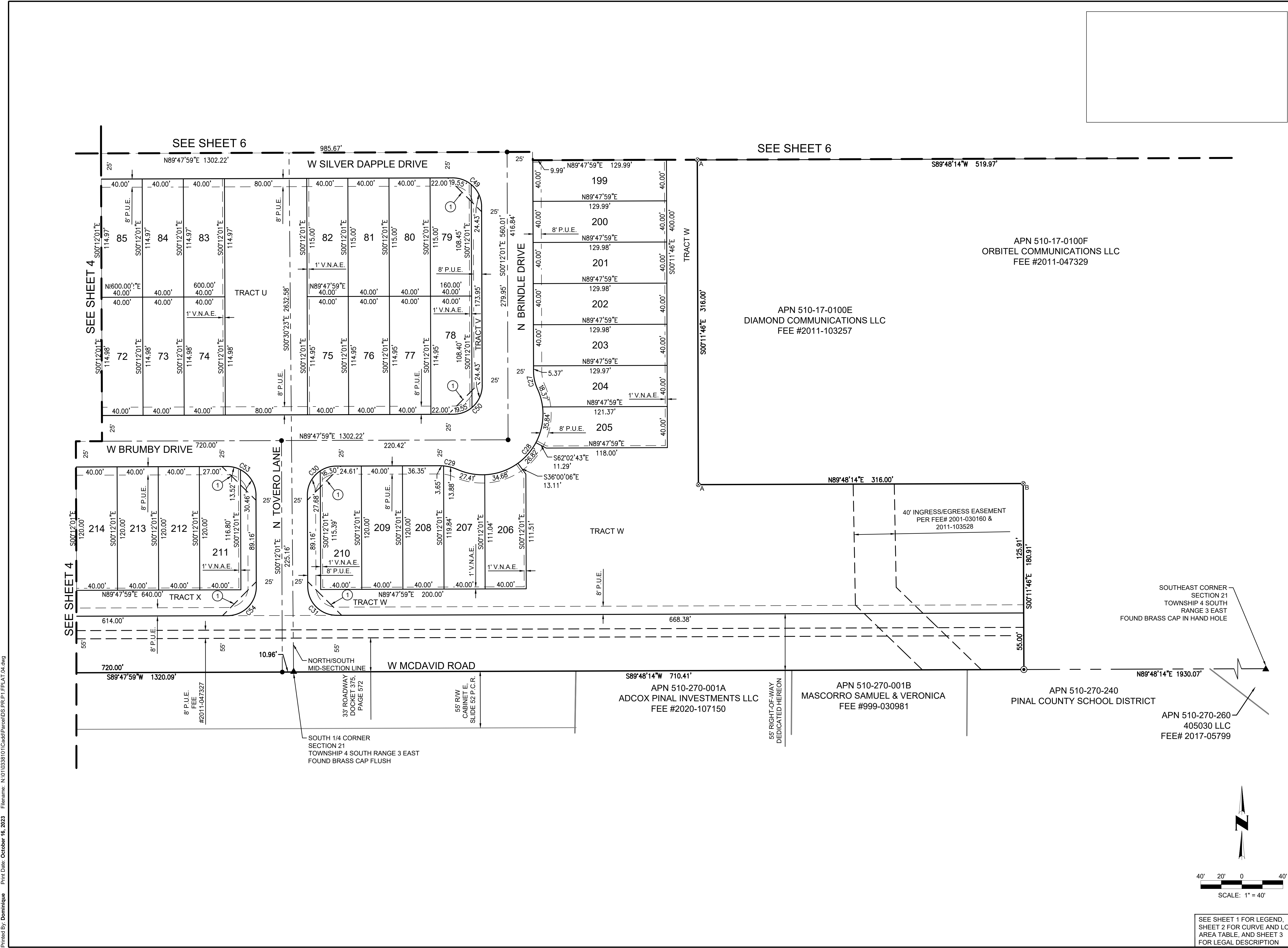
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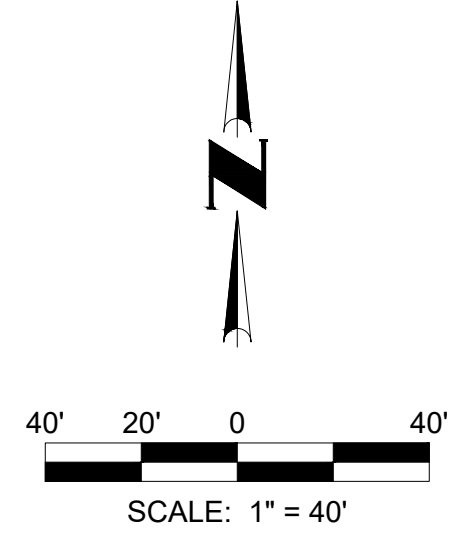
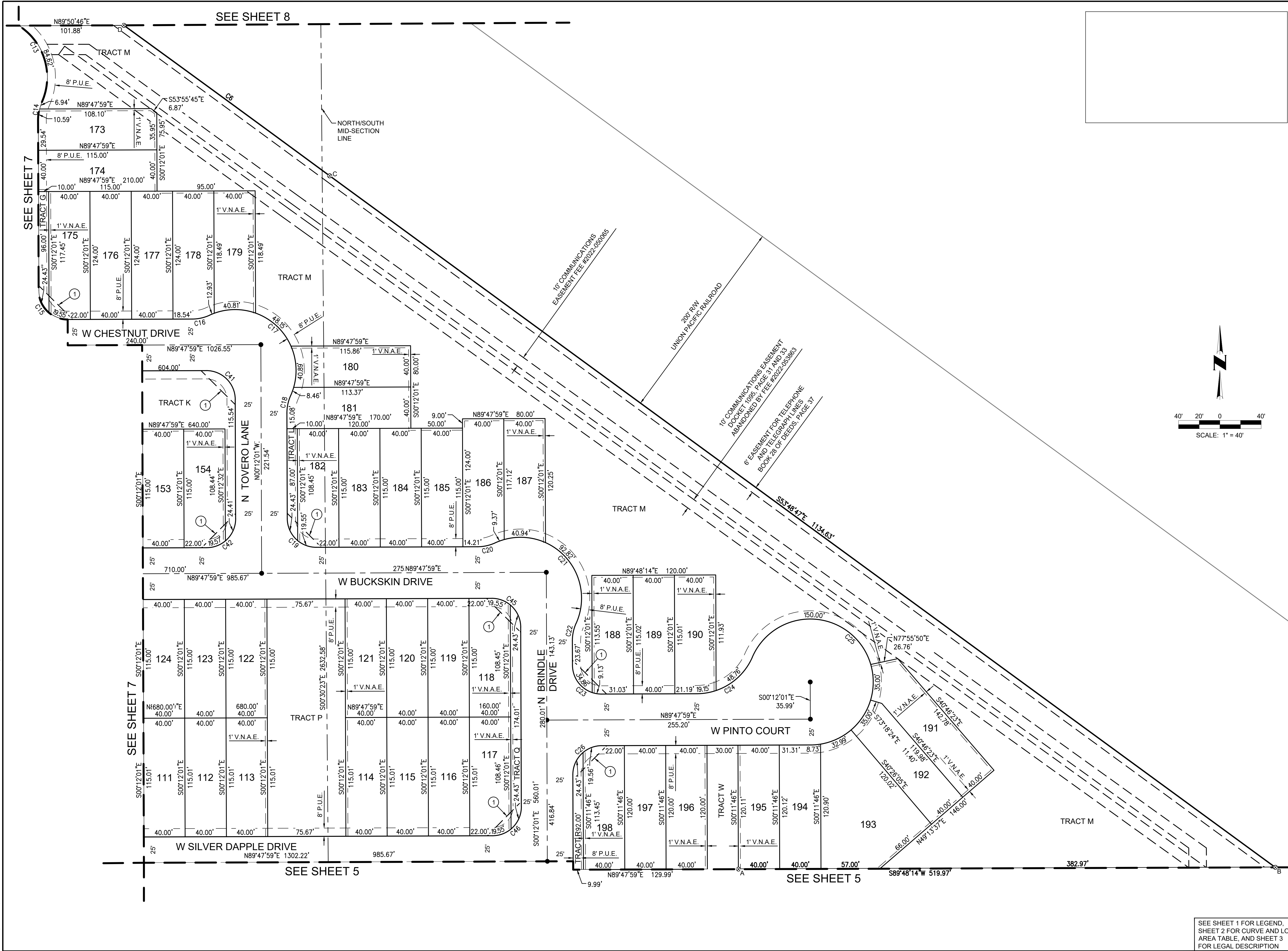
SEE SHEET 1 FOR LEGEND,  
 SHEET 2 FOR CURVE AND LOT  
 AREA TABLE, AND SHEET 3  
 FOR LEGAL DESCRIPTION



NO.	REVISION	DATE



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NO.	REVISION	DATE

**FINAL PLAT**

**PALOMINO RIDGE PHASE 1**

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor  
 CERTIFICATE NO. 33851  
 RICHARD G. ALCOCK  
 State of Arizona  
 Exp. 12-18-25

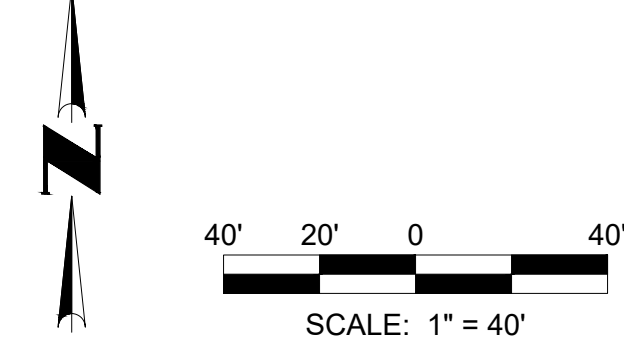
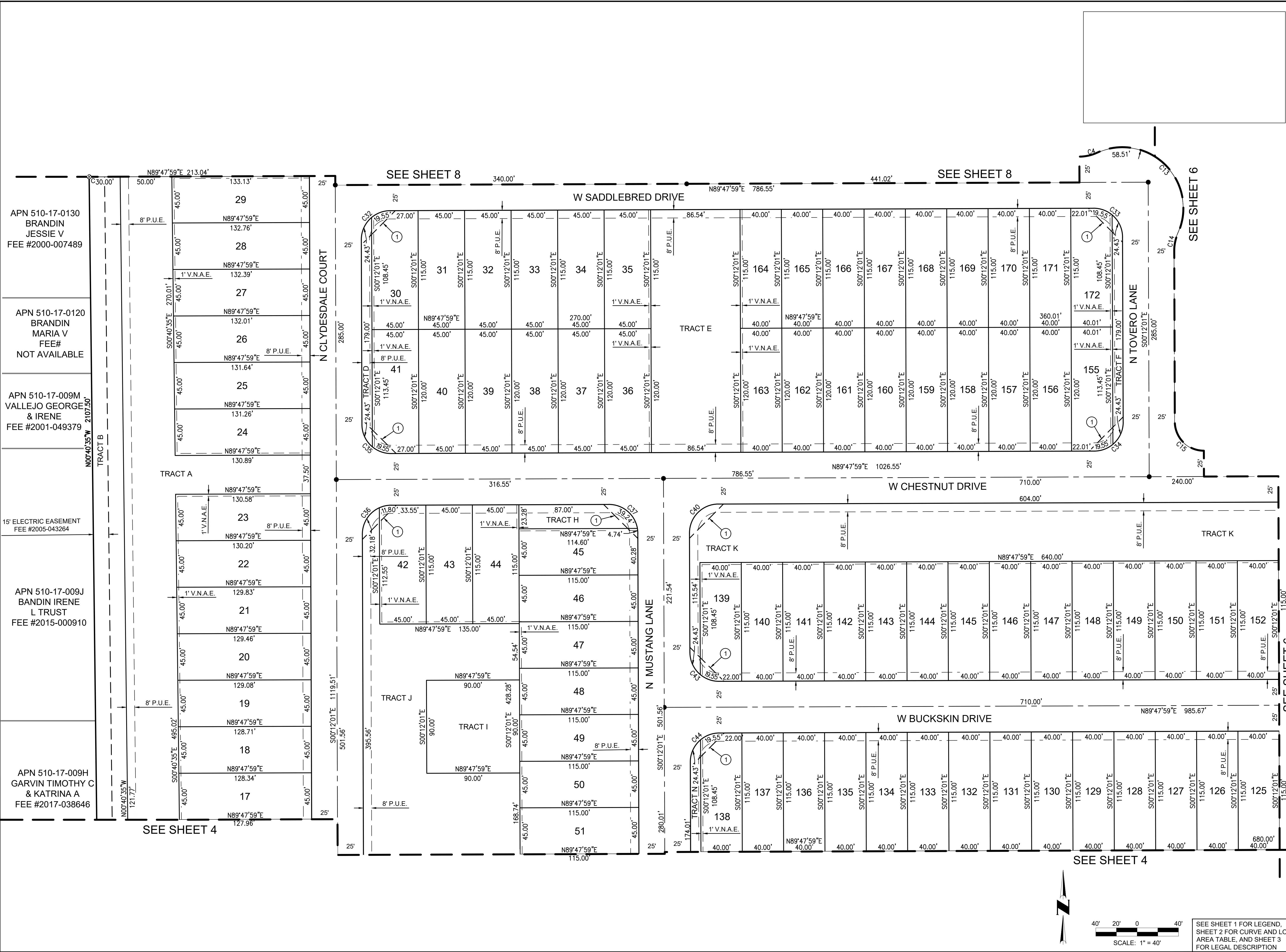
*Richard G. Alcock*

**6 SHEET OF 8**

SEE SHEET 1 FOR LEGEND,  
 SHEET 2 FOR CURVE AND LOT  
 AREA TABLE, AND SHEET 3  
 FOR LEGAL DESCRIPTION

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SEE SHEET 1 FOR LEGEND,  
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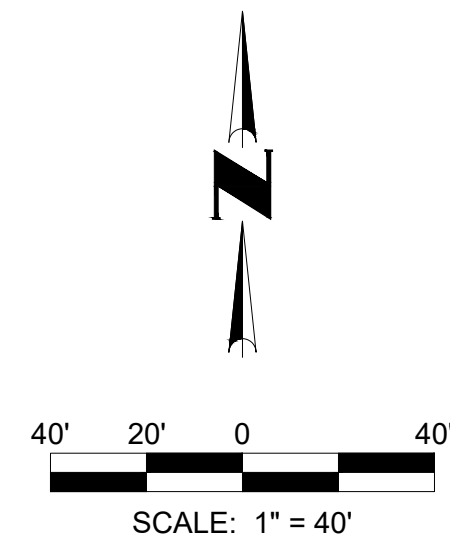
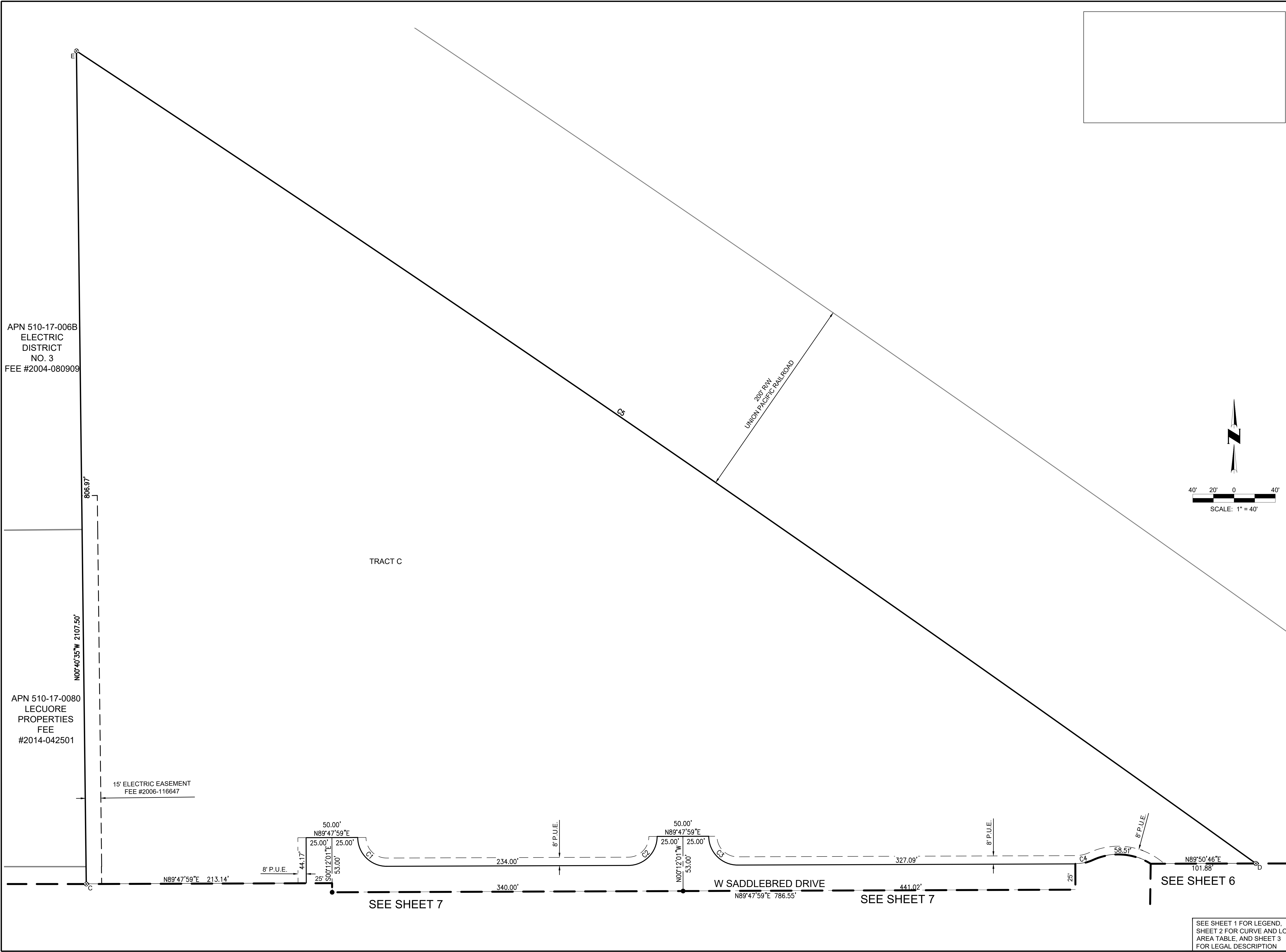
**FINAL PLAT**

**PALOMINO RIDGE PHASE 1**  
CITY OF MARICOPA, ARIZONA

**7 SHEET OF 8**

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
ARIZONA REG. # 18-25

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