

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

- NOTIFIED BY THE CITY.
- FENCES AND DRIVEWAYS.

- VISIBILITY EASEMENT.
- THE COMMON PROPERTY.

ASSURANCE STATEMENT

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM

HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO IN THE AMOUNT OF \$ 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:

ACKNOWLEDGEMENT

TITLE:

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

ON THIS DAY OF APPEARED

SHE CLAIMS TO BE,

AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL

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

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

3. 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.

4. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES,

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

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

DATE:

HOMEOWNERS ASSOCIATION RATIFICATION

2023, BEFORE ME PERSONALLY

, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR

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

DAY OF 2023, BEFORE ME, THE UNDERSIGNED ON THIS

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

MY COMMISSION EXPIRES:

DATE

UTILITIES WATER: ELECTRIC: GAS: FIRE: POLICE:

GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC. WASTEWATER: GLOBAL WATER - PALO VERDE UTILITIES, INC. ELECTRICAL DISTRICT NUMBER 3 SOUTHWEST GAS CORPORATION CITY OF MARICOPA FIRE DEPARTMENT 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@CVLCI.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 INUNDATED 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 DESCRIBI	ΞD
TO THE BEST OF MY KNOWLEDGE AND BELIEF.	

holen & flow	10-16-23	
REGISTERED LAND SURVEYOR	DATE	_
RICHARD G. ALCOCER		
4550 N. 12TH STREET		
PHOENIX, ARIZONA 85014 (602)-264-6831		
CVLSURVEY@CVLCI.COM		
<u>APPROVALS</u>		
APPROVED:		
DEVELOPMENT SERVICES DIRECTOR	DATE	
CITY OF MARICOPA, ARIZONA		
APPROVED:		

CITY ENGINEER CITY OF MARICOPA, ARIZONA DATE

DATE

SEE SHEET 1 FOR LEGEND,

AREA TABLE, AND SHEET 3

FOR LEGAL DESCRIPTION

SHEET 2 FOR CURVE AND LOT

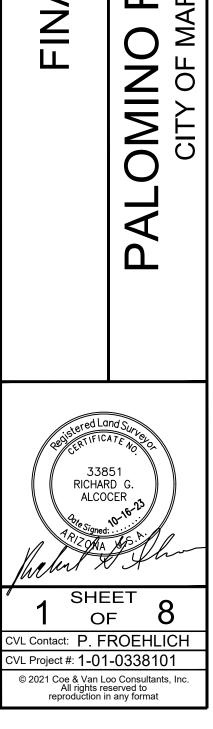
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,

____DAY OF ______, 2023. THIS

GROSS AREA = 63.053 ACRES

BY MAYOR DATE

ATTEST **CITY CLERK**



	NO. REVISION
ALOMINO RIDGE PHASE 1 CITY OF MARICOPA, ARIZONA	Coe & Van Loo Consultar

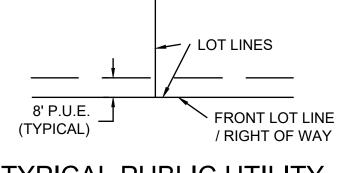
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.98'	28.00'	090°00'00"	28.00	39.60	S45*12'01"E
C2	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
С3	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C4	17.53'	41.00'	024°29'41"	8.90	17.39	N77°33'08"E
C5	1387.48'	34153.74'	002°19'39"	693.84	1387.39	N55°26'28"W
C6	246.94'	34253.74'	000°24'47"	123.47	246.94	N53°48'51"W
C7	43.75'	28.00'	089°31'15"	27.77	39.43	S45°26'21"E
C8	43.98'	28.00'	090°00'06"	28.00	39.60	N44°47'59"E
C9	43.98'	28.00'	090.00,00	28.00	39.60	N45•12'01"W
C10	16.01'	41.00'	022°22'41"	8.11	15.91	S76°29'38"W
C11	143.12'	59.00'	138°59'21"	157.76	110.52	S45°12'01"E
C12	17.53'	41.00'	024°29'41"	8.90	17.39	N12°02'49"E
C12	143.12'	59.00'	138°59'21"	157.76	110.52	S45°12'01"E
	17.53'		024°29'41"	8.90	17.39	S12°02'49"W
C14		41.00'				
C15 C16	43.98'	28.00'	090'00'00"	28.00 8.90	39.60	S45°12'01"E
C16 C17	17.53' 143.12'	41.00' 59.00'	024°29'41" 138°59'21"	8.90 157.76	17.39 110.52	N77°33'08"E N45°12'01"W
C18	17.53'	41.00'	024°29'41"	8.90	17.39	S12°02'49"W
C19	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C20	17.53'	41.00'	024°29'39"	8.90	17.39	N77°33'08"E
C21	143.12'	59.00'	138*59'21"	157.76	110.52	N45°12'01"W
C22	17.53'	41.00'	024°29'41"	8.90	17.39	S12°02'49"W
C23	43.98'	28.00'	089°59'15"	28.00	39.60	S45°12'01"E
C24	67.91'	59.00'	065*56'59"	38.28	64.22	N56°49'29"E
C25	261.71'	61.00'	245°49'15"	-94.25	102.42	N34°09'23"W
C26	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C27	17.53'	41.00'	024°29'41"	8.90	17.39	S12*26'52"E
C28	143.12'	59.00'	138°59'21"	157.76	110.52	N44°47'59"E
C29	13.88'	41.00'	019°23'37"	7.01	13.81	N75°24'09"W
C30	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C31	43.98'	28.00'	089°59'54"	28.00	39.60	S45°11'54"E
C32	43.98'	28.00'	090°00'00"	28.00	39.60	S44*47'59"W
C33	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C34	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C35	43.98'	28.00'	090°00'00"	28.00	39.60	S45*12'01"E
C36	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C37	43.98'	28.00'	090°00'00"	28.00	39.60	N45*12'01"W
C38	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C39	43.98'	28.00'	090°00'00"	28.00	39.60	S45*12'01"E
C40	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C41	43.98'	28.00'	089°59'29"	28.00	39.60	N45°12'01"W
C42	43.98'	28.00'	090°00'31"	28.00	39.60	N44°47'59"E
C43	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C44	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C45	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C46	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C47	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C48	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C49	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C50	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C51	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C52	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C53	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C54	43.98'	28.00'	090°00'06"	28.00	39.60	N44°47'59"E
C55	43.98'	28.00'	089•59'54"	28.00	39.60	S45*12'01"E

LOT AF	REA TABLE			
	AREA			
LOT #	(SQUARE FEET)			
1	5,400			
2	5,400			
3	5,400			
4	5,403			
5	4,977			
6	9,443			
7	9,806			
8	6,423			
9	5,612			
10	5,635			
11	5,652			
12	5,669			
13	5,699			
14	5,716			
15	5,733			
16	5,750			
17	5,767			
18	5,783			
19	5,800			
20	5,817			
21	5,834			
22	5,851			
23	5,868			
24 25	5,898 5,915			
25	5,932			
20	5,949			
27	5,966			
29	5,983			
30	5,138			
31	5,175			
32	5,175			
33	5,175			
34	5,175			
35	5,175			
36	5,400			
37	5,400			
38	5,400			
39	5,400			
40	5,400			
41	5,363			
42	5,166			
43	5,175			
44	5,175			
45	5,174			
46	5,175			
47	5,175			
48	5,175			
49	5,175			
50	5,175			
51	5,175			
52	5,175			
53	5,174			
54	5,175			
55	5,175			
56	5,175			
57	5,173			

LOT AREA TABLE			
	AREA		
LOT #	(SQUARE FEET)		
5.0	,		
58	5,173		
59	5,173		
60	4,600		
61	4,600		
62	4,600		
63	4,599		
64	4,599		
65	4,599		
66	4,599		
	4,599		
67			
68	4,599		
69	4,599		
70	4,599		
71	4,599		
72	4,599		
73	4,599		
74	4,599		
75	4,598		
76	4,598		
77	4,598		
78	4,561		
79	4,563		
80	4,600		
81	4,600		
82	4,600		
83	4,599		
84	4,599		
85	4,599		
86	4,599		
87	4,599		
88	4,599		
89	4,599		
90	4,599		
91	4,599		
92	4,599		
93	4,599		
	4,599		
94			
95	4,599		
96	4,599		
97	4,599		
98	4,563		
99	4,601		
100	4,601		
101	4,601		
102	4,601		
103	4,601		
	4,601		
104			
105	4,601		
106	4,601		
107	4,601		
108	4,601		
109	4,601		
110	4,601		
111	4,601		
112	4,601		
113	4,601		
114	4,601		

LOT AREA TABLE		
	AREA	
LOT #	(SQUARE FEET)	
115	4,601	
116	4,601	
117	4,563	
118	4,563	
	-	
119	4,600	
120	4,600	
121	4,600	
122	4,600	
123	4,600	
124	4,600	
125	4,600	
126	4,600	
127	4,600	
128	4,600	
129	4,600	
130	4,600	
131	4,600	
132	4,600	
133	4,600	
134	4,600	
135	4,600	
136	4,600	
137	4,600	
138	4,563	
139	4,563	
140	4,600	
141	4,600	
142	4,600	
143	4,600	
144	4,600	
145	4,600	
146	4,600	
147	4,600	
148	4,600	
149	4,600	
150	4,600	
151	4,600	
152	4,600	
153	4,600	
154	4,564	
155	4,764	
156	4,800	
157	4,800	
158	4,800	
159	4,800	
160	4,800	
161	4,800	
162	4,800	
163	4,800	
164	4,600	
165	4,600	
166	4,600	
167	4,600	
168	4,600	
169	4,600	
170	4,600	
ł	4,600	

	REA TABLE
LOT #	(SQUARE FEET)
172	4,564
173	4,585
174	4,600
175	4,923
176	4,960
177	4,960
178	4,919
179	4,646
180	4,490
181	4,738
182	4,563
183	4,600
184	4,600
185	4,600
186	4,892
187	4,653
188	4,596
189	4,601
190	4,581
191	5,911
192	4,888
192	9,536
194	4,807
195	4,805
196	4,800
197	4,800
198	4,763
199	5,200
200	5,199
201	5,199
202	5,199
203	5,199
204	5,061
205	4,914
206	4,608
207	4,582
208	4,800
209	4,800
210	4,777
211	4,786
212	4,800
213	4,800
214	4,800
215	4,800
216	4,800
217	4,800
218	4,800
219	4,800
220	4,800
221	4,800
222	4,800
223	4,800
224	4,800
225	4,800
226	4,786
TOTAL	1,116,924
	L



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

LAND USE TABLE			
LAND USE AREAS	SQUARE FEET	ACRES	
LOTS	1,116,924	25.641	
RIGHT OF WAY	551,278	12.656	
TRACTS	1,078,381	24.756	
TOTAL GROSS AREA	2,746,584	63.053	

TOTAL LAND USE		
TOTAL NUMBER OF LOTS	226	
TOTAL NUMBER OF TRACTS	24	
GROSS RESIDENTIAL DENSITY	3.584 D.U./A.C.	

TRACT TABLE						
TRACT	AREA	DESCRIPTION				
TRACT 'A'	2.272 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION, 50' DRAINAGE TRACT				
TRACT 'B'	0.862 ACRES	FUTURE RIGHT-OF-WAY				
TRACT 'C'	10.428 ACRES	FUTURE DEVELOPMENT, RETENTION, P.U.E.				
TRACT 'D'	0.048 ACRES	LANDSCAPE, P.U.,E., S.V.E.				
TRACT 'E'	0.467 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., RETENTION, AMENITY				
TRACT 'F'	0.048 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'G'	0.025 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'H'	0.058 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'I'	0.186 ACRES	EXISTING LIFT STATION				
TRACT 'J'	1.079 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION				
TRACT 'K'	0.896 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION				
TRACT 'L'	0.023 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'M'	3.451 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE				
TRACT 'N'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'O'	0.106 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., EXISTING WELL SITE				
TRACT 'P'	0.400 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., RETENTION				
TRACT 'Q'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'R'	0.025 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'S'	0.745 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION, UTILITIES				
TRACT 'T'	0.658 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., RETENTION, AMENITY				
TRACT 'U'	0.422 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., RETENTION, AMENITY, PARKING				
TRACT 'V'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.				
TRACT 'W'	1.965 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION, 30' DRAINAGE TRACT				
TRACT 'X'	0.455 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E.				
TOTAL	24.756 ACRES					

		CONSULTANTS	CELEBRATING 60 YEARS 4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com
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	REVISION		Coe & Van Loo Consultants
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DN, DN,	Jher 3	stered La stered La 28 CERTIFIC 338 RICHAF ALCO 90 Signed 74/2014 SHE	51 RD G. CER N WWW
SEE SHEET 1 FOR LEGEND SHEET 2 FOR CURVE AND AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION		ect #: 1-01	F O ROEHLICH -0338101 po Consultants, Inc. served to n any format

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.

