

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

1. 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.
2. 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.
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, FENCES AND DRIVEWAYS.
5. 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.
6. 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.
7. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
8. 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.

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

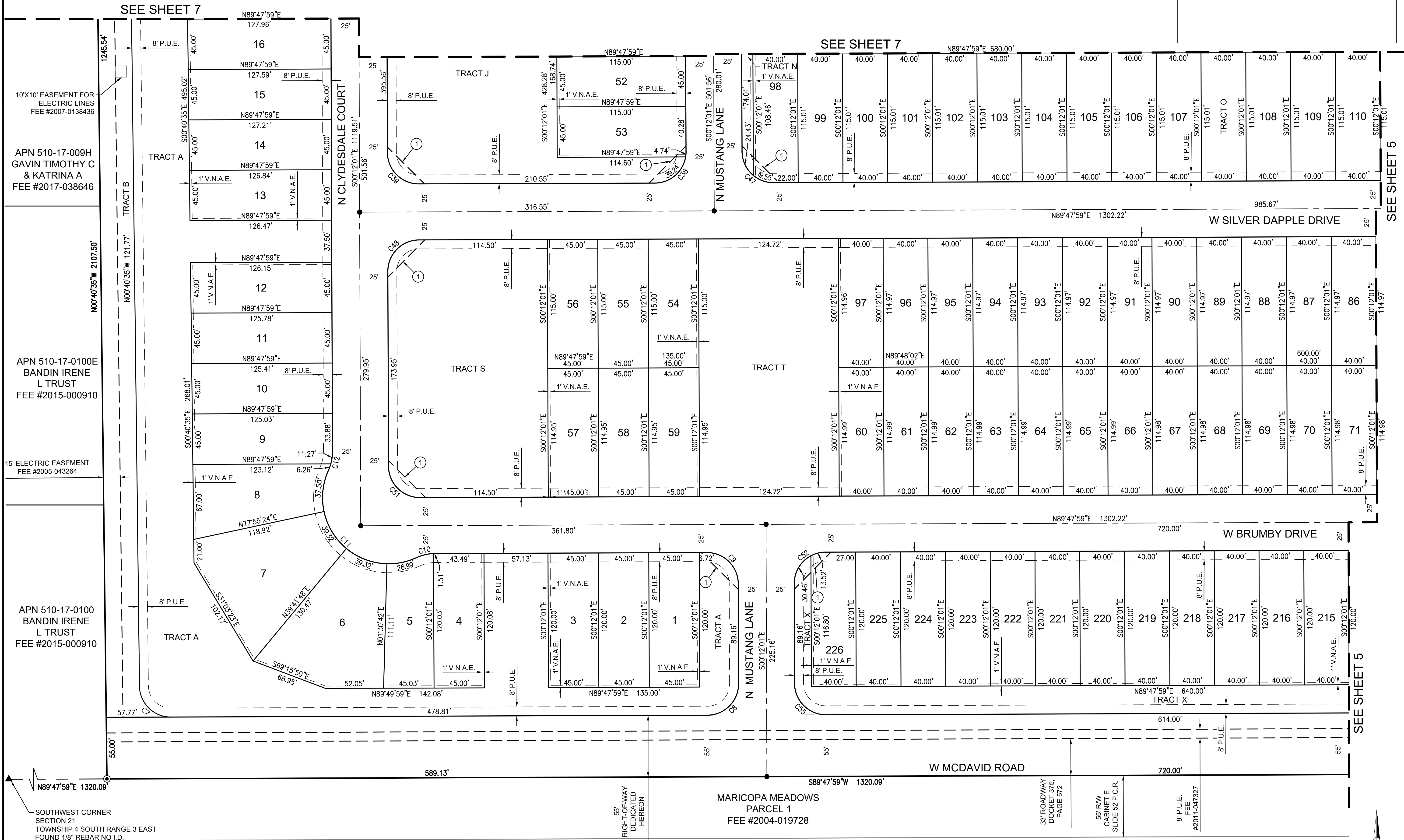
BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF PALOMINO RIDGE PHASE 1 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR PALOMINO RIDGE PHASE 1 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

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

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.

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

Printed By: Dominique Print Date: October 16, 2023 Filename: N:\01\0338101\Cadd\Parcel\DS.PR.P1.FLAT.01.dwg



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.

NO.	REVISION	DATE

FINAL PLAT

PALOMINO RIDGE PHASE 1

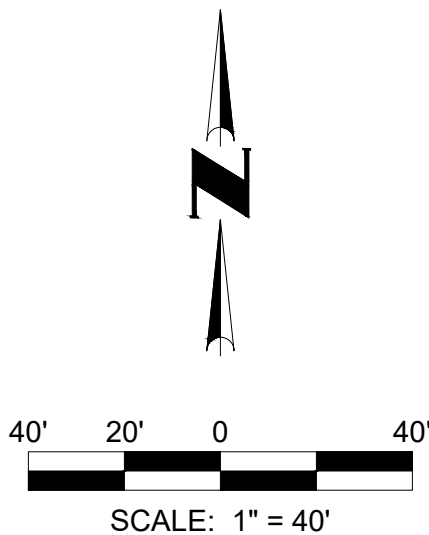
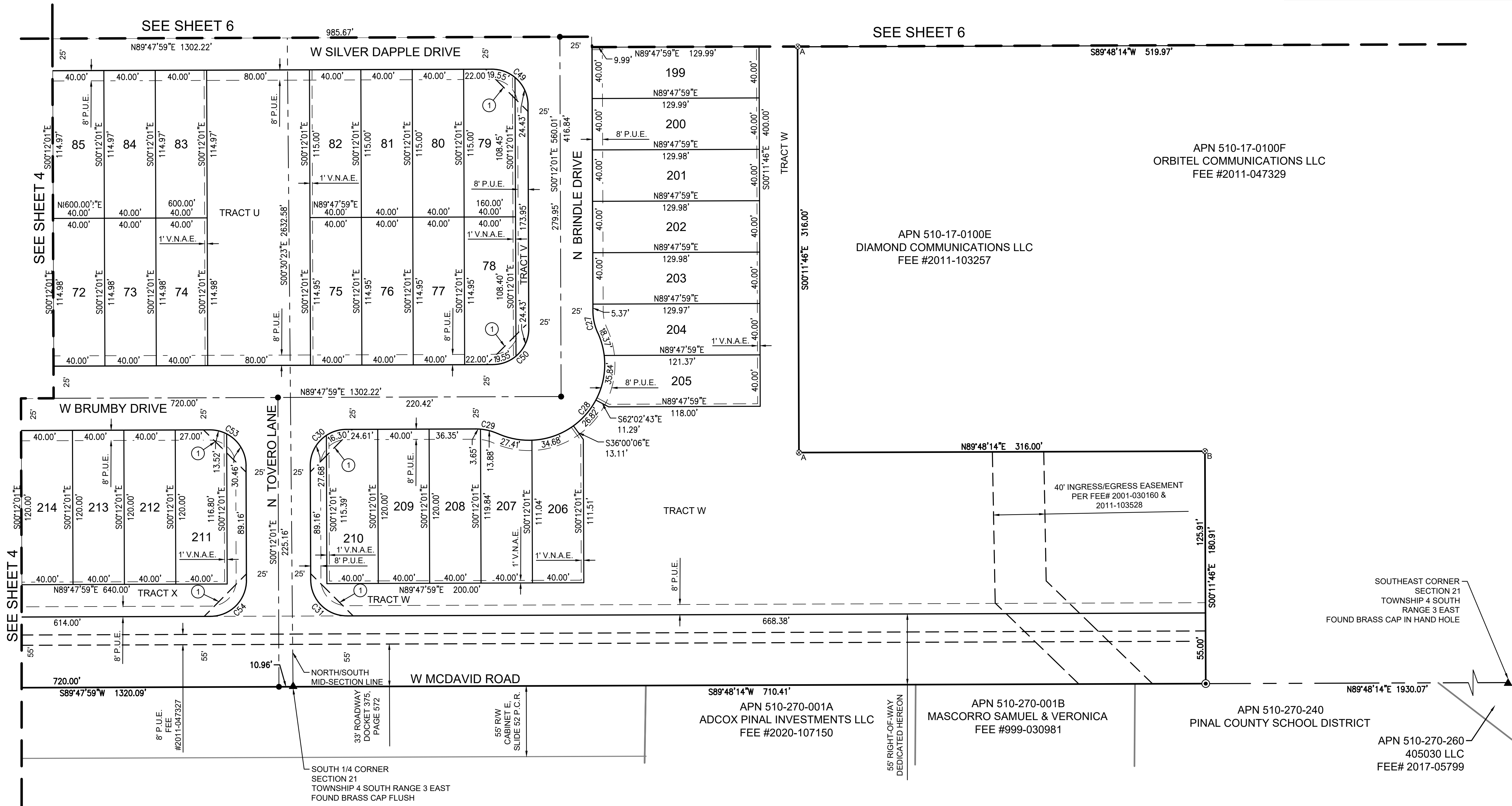
CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER
Exp. 12-18-25
ARIZONA

4 SHEET OF 8

CVL Contact: P. FRÖHLICH
CVL Project #: 1-01-0338101
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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

FINAL PLAT

PALOMINO RIDGE PHASE 1
CITY OF MARICOPA, ARIZONA

5 SHEET OF 8

SEE SHEET 1 FOR LEGEND,
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FOR LEGAL DESCRIPTION

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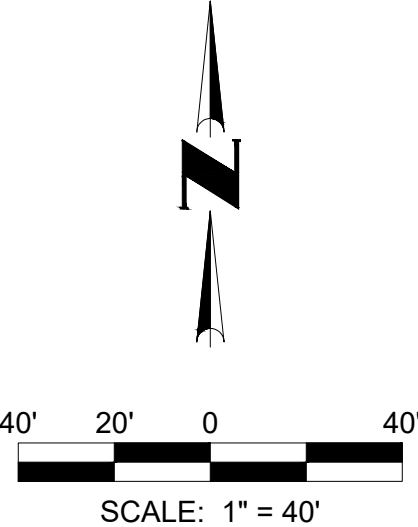
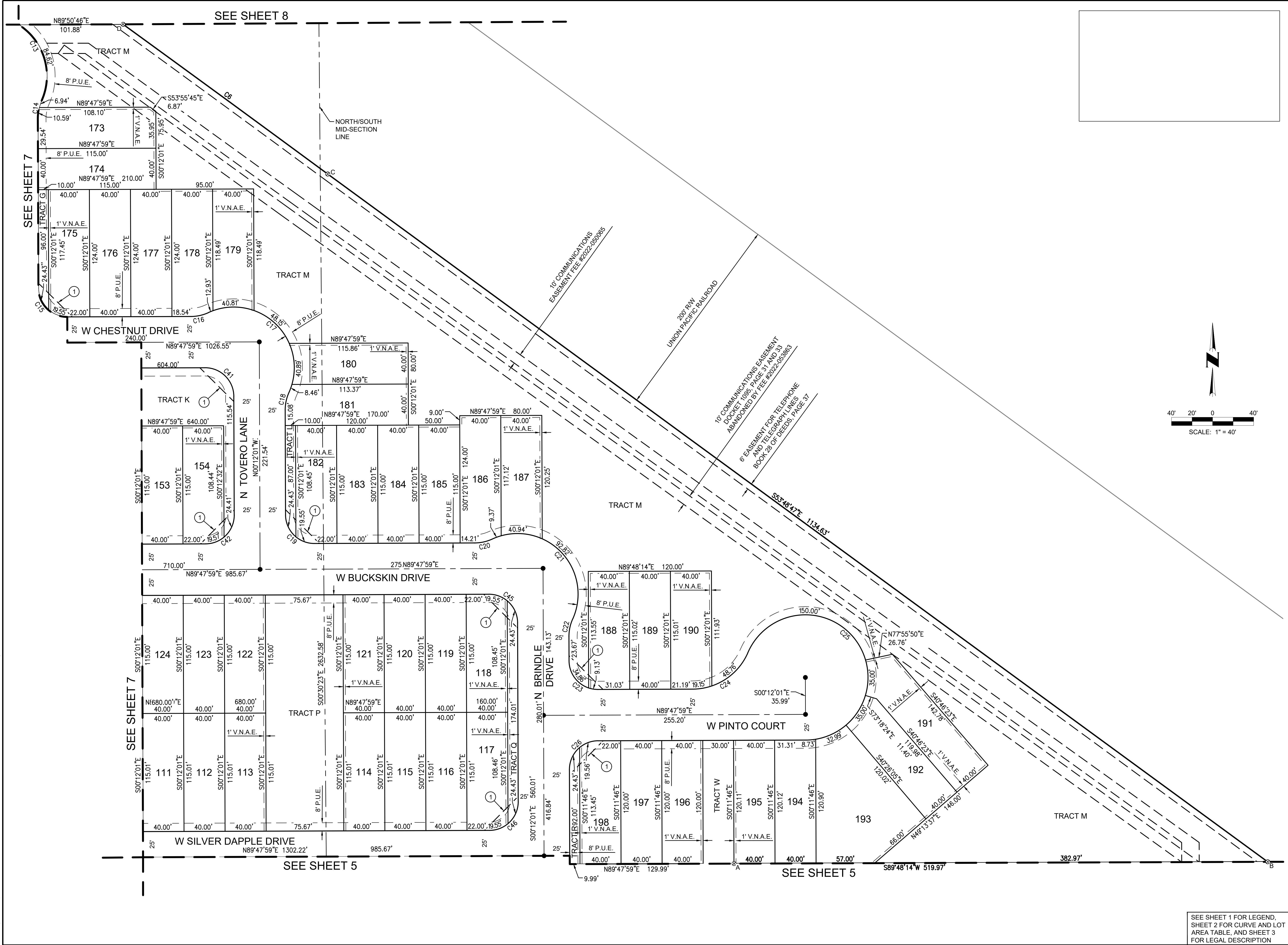
APN 510-17-0100F
ORBITELL COMMUNICATIONS LLC
FEE #2011-047329

APN 510-17-0100E
DIAMOND COMMUNICATIONS LLC
FEE #2011-103257

APN 510-270-001B
MASCORRO SAMUEL & VERONICA
FEE #999-030981

APN 510-270-240
PINAL COUNTY SCHOOL DISTRICT

APN 510-270-260
405030 LLC
FEE# 2017-05799



CVL
CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, AZ 85014
602-264-8931
www.cvl.com

NO.	REVISION	DATE

FINAL PLAT

PALOMINO RIDGE PHASE 1

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Exp. 12-18-25
ARIZONA

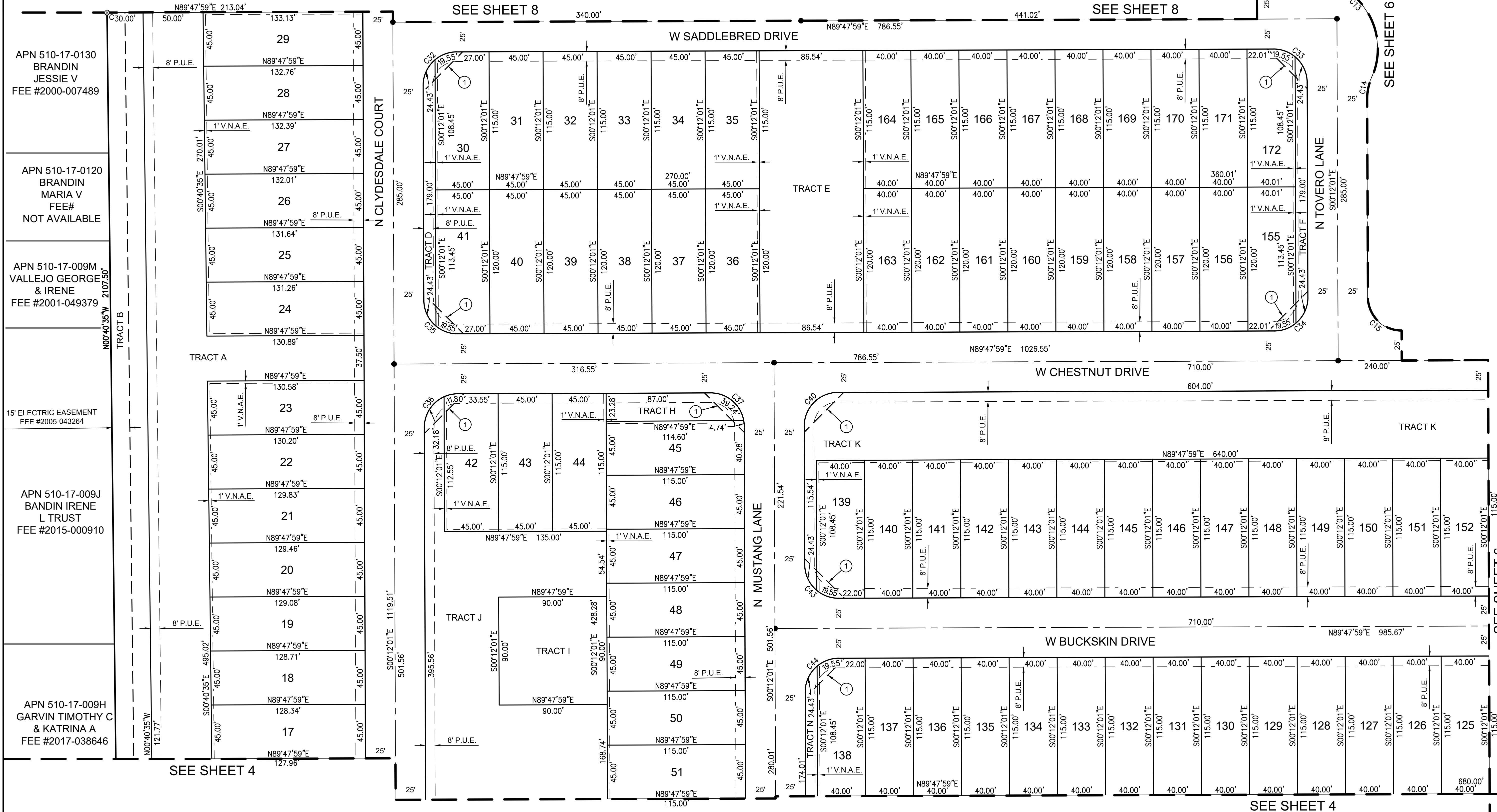
6 SHEET OF 8

SEE SHEET 1 FOR LEGEND,
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CITY OF MARICOPA, ARIZONA



SEE SHEET 1 FOR LEGEND,
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FOR LEGAL DESCRIPTION

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FINAL PLAT

PALOMINO RIDGE PHASE 1

CITY OF MARICOPA, ARIZONA



7	SHEET	8
	OF	
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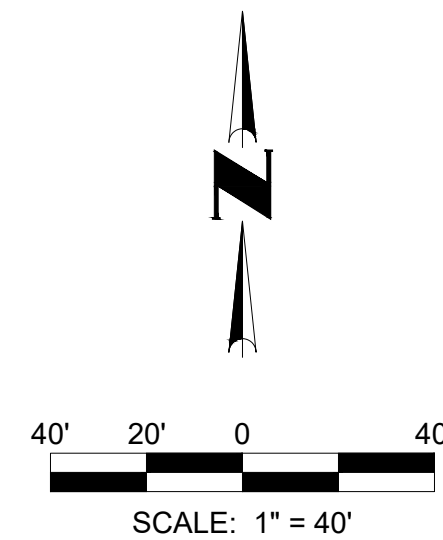
APN 510-17-0080
LECUORE
PROPERTIES
FEE
#2014-042501

N00°40'35"W 2107.50'

15' ELECTRIC EASEMENT
FEE #2006-116647

TRACT C

200' R/W
UNION PACIFIC RAILROAD



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CELEBRATING **60 YEARS**

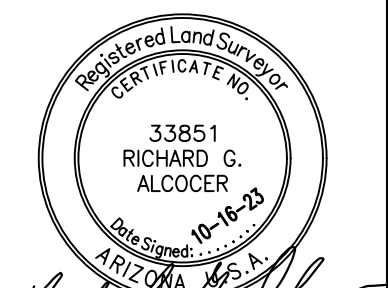
4550 North 12th Street
Phoenix, Arizona 85014
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FINAL PLAT

PALOMINO RIDGE PHASE 1
CITY OF MARICOPA, ARIZONA



8 SHEET 8
OF 8

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