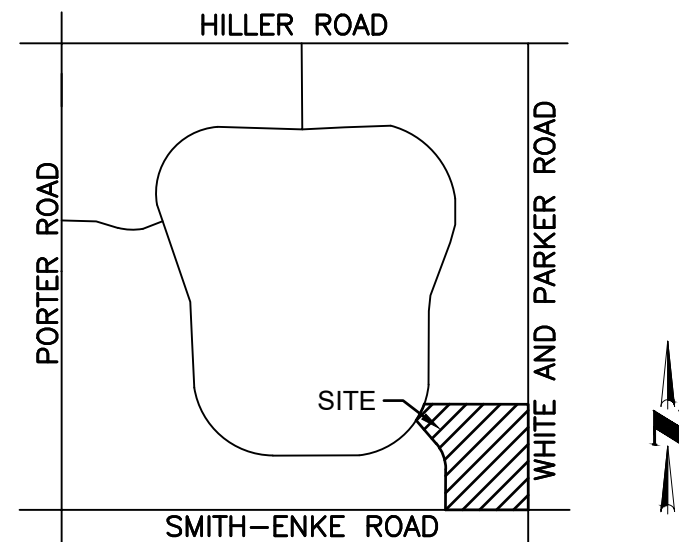


A FINAL PLAT OF "RANCHO EL DORADO PHASE III, PARCEL 55"

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER 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)
- A--- SET REBAR WITH CAP LS#33851
- B--- FOUND 1/2" REBAR WITH CAP (ILLEGIBLE) (ACCEPTED)
- SECTION LINE
- ===== BOUNDARY LINE
- ===== LOT LINE
- CENTERLINE
- EASEMENT
- FEMA FLOODPLAIN LINE
- ① SHEET NUMBER
- ① SIGHT VISIBILITY EASEMENT (33' X 33')
- ⓑ RIGHT OF WAY PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- Ⓐ PUBLIC UTILITY EASEMENT PER CABINET G, SLIDE 116 PINAL COUNTY, TO BE ABANDONED HERON
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- ESMT EASEMENT

CITY OF MARICOPA NOTES

1. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
2. STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED BY THE PLANNED AREA DEVELOPMENT APPROVAL.
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
9. A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
10. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, WHICHEVER IS THE LAND OWNER ADJACENT TO THE RIGHT OF WAY.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER 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.

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 RANCHO EL DORADO PHASE III HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR RANCHO EL DORADO PHASE III - PARCEL 56 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____
 TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF PINAL)
 ON THIS _____ DAY OF _____, 2021, 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

UTILITIES

- WATER: GLOBAL WATER - SANTA CRUZ WATER COMPANY
- SEWER: GLOBAL WATER - PALO VERDE UTILITY
- IRRIGATION: GLOBAL WATER
- ELECTRIC: ELECTRICAL DISTRICT NO. 3 (ED3)
- GAS: SOUTHWEST GAS
- TELECOM: ORBITEL COMMUNICATIONS CENTURYLINK
- FIRE: CITY OF MARICOPA
- POLICE: CITY OF MARICOPA
- REFUSE: CITY OF MARICOPA

DEDICATION, WARRANTY OF TITLE AND DEDICATION

KNOW ALL BY THESE PRESENTS: METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF RANCHO EL DORADO PHASE III, PARCEL 55, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RANCHO EL DORADO PHASE III, PARCEL 55, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY.

METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, IS THE 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 LAKES HEREBY WARRANTS 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.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION, 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 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 RANCHO EL DORADO PHASE III 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, FACILITIES AND/OR ARTERIAL OR COLLECTOR STREETS.

OWNERS' AGREEMENT: IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING THAT SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF, METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

METRO RED-1, LLC.,
 AN ARIZONA LIMITED LIABILITY COMPANY,

BY: METRO PHOENIX RESIDENTIAL FUND, LLLP, ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS MANAGER,

BY: HOLDINGS INVESTMENTS, LLLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, ITS GENERAL PARTNER,

BY: HARVARD VENTURES INC., A NEVADA CORPORATION, ITS GENERAL PARTNER

BY: _____
 NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

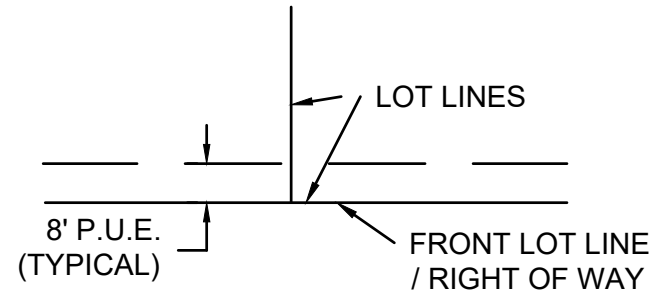
STATE OF ARIZONA)
)SS
 COUNTY OF PINAL)

ON THIS _____ DAY OF _____, 2021, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF TO BE VICE PRESIDENT OF HARVARD VENTURES, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF METRO PHOENIX RESIDENTIAL FUND, LLLP, AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FRO THE PURPOSES HEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

SHEET INDEX

- 1 COVER, NOTES
- 2 KEY MAP, TABLES
- 3-5 PLAT



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

OWNER/DEVELOPER

METRO RED-1, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
 1700 N. PACESETTER WAY
 SUITE 100
 SCOTTSDALE, AZ 85255
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

ENGINEER

COE & VAN LOO CONSULTANTS INC.
 4550 NORTH 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4891
 FAX: (602) 264-0928
 CONTACT: PARKER FROEHLICH
 EMAIL: PFROEHLICH@CVL.CI.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°58'15" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO CABINET G, SLIDE 116, PINAL COUNTY RECORDS.

FLOODZONE STATEMENT

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONES "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 04021C-0735 F & 04021C-0755 F DATED JUNE 16, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), REVISED TO REFLECT LOMR EFFECTIVE 5/21/2021

ZONE "X" AS DEFINED BY FEMA IS:
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT.
 LOMR CASE NUMBER 20-09-0399P

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

 ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR, DATE
 CITY OF MARICOPA, ARIZONA

 CITY ENGINEER, CITY OF MARICOPA, ARIZONA DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,
 THIS _____ DAY OF _____, 2021

BY: _____ DATE
 MAYOR

ATTEST: _____ DATE
 CITY CLERK

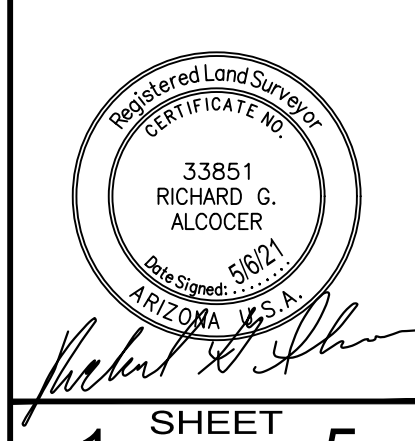
CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2021; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
 RICHARD G. ALCOCER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVL.CI.COM

DATE	REVISION	NO.

PARCEL 55 FINAL PLAT
LAKES AT RANCHO EL DORADO
 CITY OF MARICOPA, ARIZONA
Coe & Van Loo Consultants, Inc.



1 SHEET OF 5
 CVL Contact: P. FROEHLICH
 CVL Project #: 1-01-0144801
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GROSS AREA = 27.211 ACRES SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	316.75'	445.00'	040°47'01"	165.42	310.11	N20°16'30"W
C2	68.13'	941.50'	004°08'47"	34.08	68.12	N38°24'03"E
C3	97.53'	971.00'	005°45'18"	48.81	97.49	N33°27'01"E
C4	238.76'	941.50'	014°31'49"	120.03	238.12	N23°18'27"E
C5	26.45'	55.00'	027°33'28"	13.49	26.20	S46°34'02"E
C6	83.16'	300.00'	015°52'59"	41.85	82.90	N48°36'30"W
C7	142.36'	200.00'	040°47'01"	74.35	139.38	S69°43'30"W
C8	91.15'	200.00'	026°06'42"	46.38	90.36	S77°03'40"W
C9	416.41'	585.00'	040°47'01"	217.46	407.67	N20°16'30"W
C10	38.01'	25.00'	087°07'21"	23.77	34.46	S12°59'19"E
C11	90.09'	325.00'	015°52'59"	45.34	89.81	N48°36'30"W
C12	39.27'	25.00'	090°00'00"	25.00	35.36	S85°40'00"E
C13	160.16'	225.00'	040°47'01"	83.64	156.80	S69°43'30"W
C14	15.49'	50.00'	017°45'10"	7.81	15.43	N81°14'26"E
C15	120.64'	55.00'	125°40'33"	107.19	97.87	N44°47'52"W
C16	15.49'	50.00'	017°45'10"	7.81	15.43	S09°09'49"W
C17	15.49'	50.00'	017°45'10"	7.81	15.43	S08°35'21"E
C18	120.31'	55.00'	125°19'51"	106.40	97.72	N45°12'00"E
C19	15.49'	50.00'	017°44'54"	7.81	15.43	N81°00'32"W
C20	39.27'	25.00'	090°00'00"	25.00	35.36	S45°07'01"W
C21	39.27'	25.00'	090°00'00"	25.00	35.36	S44°52'59"E
C22	39.27'	25.00'	090°00'00"	25.00	35.36	N45°07'01"E
C23	39.27'	25.00'	090°00'00"	25.00	35.36	N44°52'59"W
C24	15.49'	50.00'	017°44'54"	7.81	15.43	S81°14'34"W
C25	120.60'	55.00'	125°38'01"	107.10	97.85	S44°48'53"E
C26	15.61'	50.00'	017°53'07"	7.87	15.54	N09°03'34"E
C27	398.61'	560.00'	040°47'01"	208.17	390.25	N20°16'30"W
C28	76.23'	275.00'	015°52'59"	38.36	75.99	N48°36'30"W
C29	38.01'	25.00'	087°07'21"	23.77	34.46	S79°53'20"W
C30	39.27'	25.00'	090°00'00"	25.00	35.36	S04°20'00"W
C31	124.57'	175.00'	040°47'01"	65.05	121.95	S69°43'30"W
C32	39.34'	25.00'	090°10'13"	25.07	35.41	N44°47'52"W
C33	39.20'	25.00'	089°49'47"	24.93	35.30	N45°12'08"E
C34	102.54'	225.00'	026°06'42"	52.18	101.65	S77°03'40"W
C35	37.30'	25.00'	085°29'02"	23.10	33.93	S73°15'10"E
C36	37.30'	25.00'	085°29'02"	23.10	33.93	S21°15'48"W
C37	79.75'	175.00'	026°06'42"	40.58	79.06	S77°03'40"W
C38	39.34'	25.00'	090°10'13"	25.07	35.41	N44°47'52"W
C39	39.20'	25.00'	089°49'47"	24.93	35.30	N45°12'08"E
C40	35.81'	25.00'	082°04'04"	21.76	32.83	S48°50'57"E
C41	39.27'	25.00'	090°00'00"	25.00	35.36	S45°07'01"W
C42	39.34'	25.00'	090°10'13"	25.07	35.41	N44°47'52"W
C43	39.20'	25.00'	089°49'47"	24.93	35.30	N45°12'08"E
C44	39.27'	25.00'	090°00'00"	25.00	35.36	S44°52'59"E
C45	145.46'	610.00'	013°39'47"	73.08	145.12	N14°38'49"W
C46	108.13'	610.00'	010°09'21"	54.20	107.98	N35°35'19"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°40'20"W	29.50'
L2	S59°25'38"E	29.50'
L3	N76°23'33"W	148.41'
L4	S57°12'41"W	13.00'
L5	N29°39'14"E	32.46'
L6	N56°32'59"W	28.53'
L7	N69°54'28"W	3.60'
L8	N38°15'17"W	34.31'

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, MONUMENTED BY A 1/2 INCH IRON BAR, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 13, MONUMENTED BY 1/2 INCH IRON BAR, BEARS AS A BASIS OF BEARINGS SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 2637.30 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1659.39 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 392.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST, A DISTANCE OF 445.00 FEET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40 DEGREES 47 MINUTES 01 SECONDS, AN ARC DISTANCE OF 316.75 FEET TO A POINT OF TANGENCY;

THENCE NORTH 40 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 341.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 31 MINUTES 34 SECONDS WEST, A DISTANCE OF 941.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 08 MINUTES 46 SECONDS, AN ARC DISTANCE OF 68.13 FEET TO A POINT OF NONTANGENCY;

THENCE SOUTH 53 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 29.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 53 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 971.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 45 MINUTES 18 SECONDS, AN ARC DISTANCE OF 97.53 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 59 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 29.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 59 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 941.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 31 MINUTES 49 SECONDS, AN ARC DISTANCE OF 238.77 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 76 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 148.41 FEET;

THENCE NORTH 57 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 13.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 57 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 27 SECONDS, AN ARC DISTANCE OF 26.45 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 29 DEGREES 39 MINUTES 14 SECONDS WEST, A DISTANCE OF 32.46 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 88.91 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 916.10 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET WESTERLY OF THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

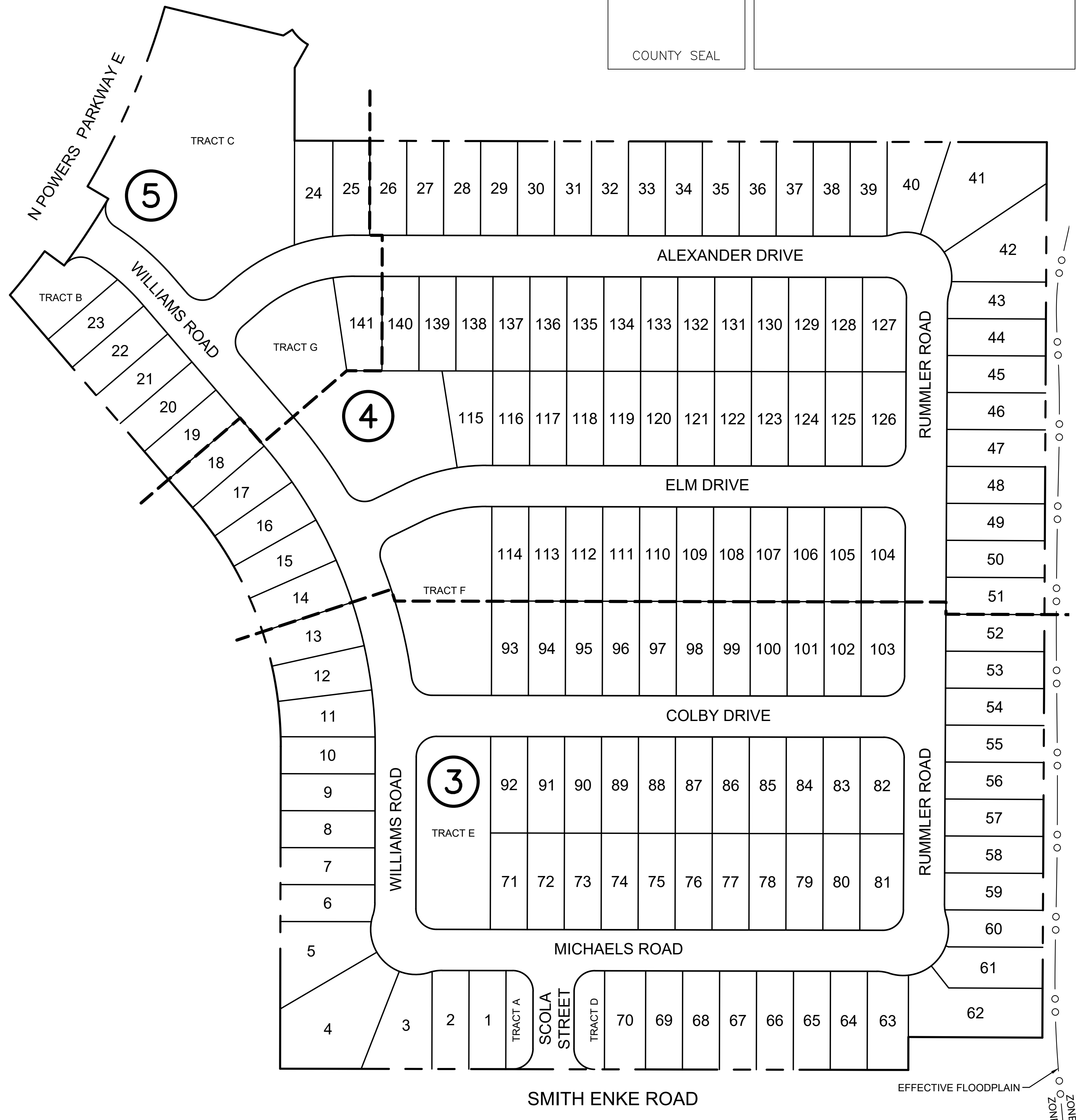
THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1090.34 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 46 SECONDS WEST, A DISTANCE OF 163.18 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 40.15 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 765.00 FEET TO THE TRUE POINT OF BEGINNING.

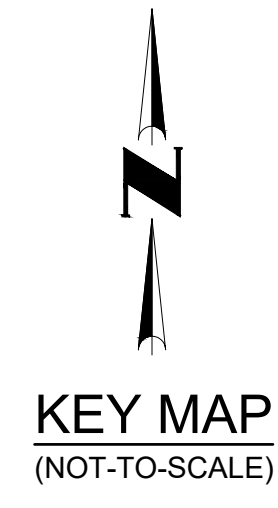
CONTAINING 27.211 ACRES, MORE OR LESS



LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	783,332	17.983
RIGHT OF WAY	241,002	5.533
TRACTS	160,975	3.695
TOTAL GROSS AREA	1,185,309	27.211

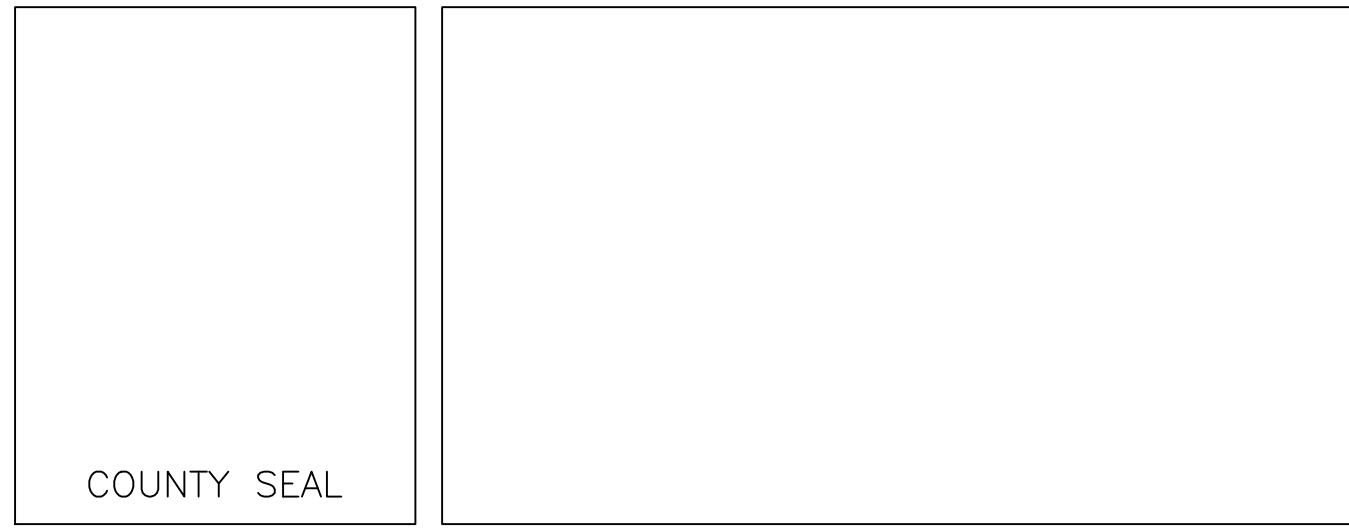
TOTAL LAND USE	
TOTAL NUMBER OF LOTS	141
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	5.180 D.U./A.C.

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.085 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'B'	0.169 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'C'	1.451 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TRACT 'D'	0.096 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'E'	0.483 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TRACT 'F'	0.574 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TRACT 'G'	0.839 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TOTAL	3.697 ACRES	



SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

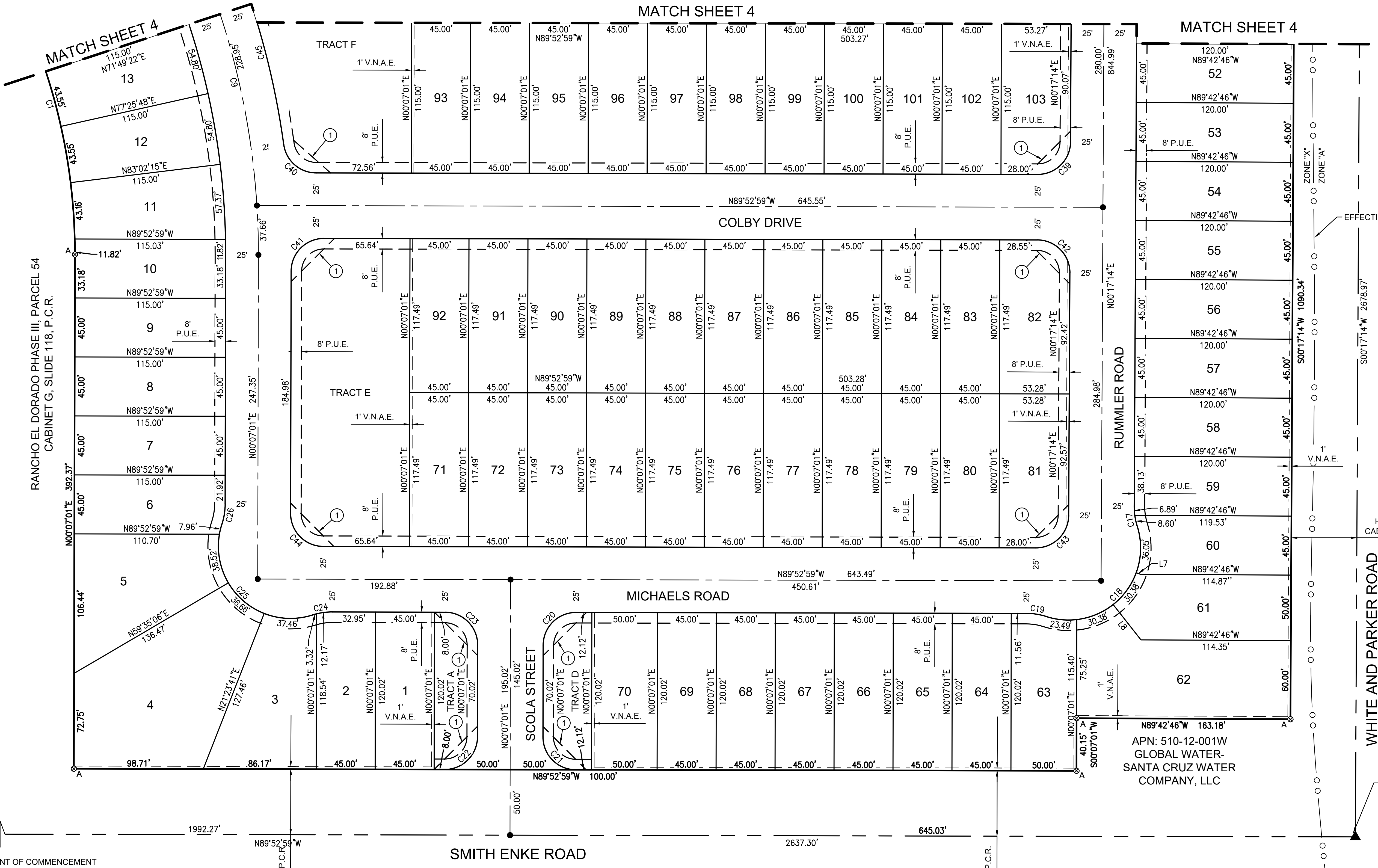
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 CVL Project #: 1-01-0144801
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NO.	REVISION	DATE

PARCEL 55 FINAL PLAT
LAKES AT RANCHO EL DORADO
 CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCK
 ARIZONA, U.S.A.
 3 SHEET OF 5
 CVL Contact: P. FROELICH
 CVL Project #: 1-01-0144801
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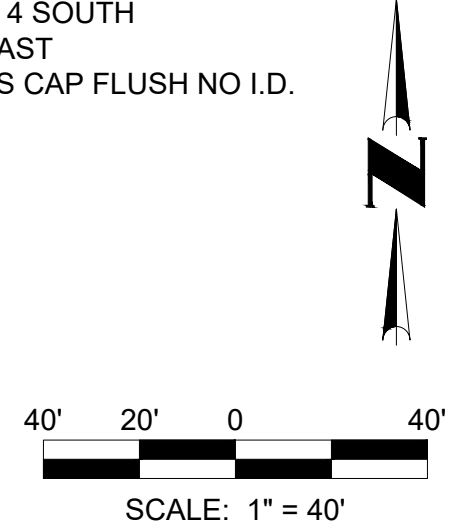


EFFECTIVE FLOODPLAIN

ARIZONA BOARD OF REGENTS (U OF A)
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50' PUBLIC HIGHWAY ESMT. CABINET F, SLIDE 167

SOUTHEAST CORNER SECTION 13 TOWNSHIP 4 SOUTH RANGE 3 EAST FND. BRASS CAP FLUSH NO I.D.



POINT OF COMMENCEMENT SOUTH 1/4 CORNER SECTION 13 TOWNSHIP 4 SOUTH RANGE 3 EAST FND. C.O.M. BRASS CAP FLUSH

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SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

COUNTY SEAL

RANCHO EL DORADO PHASE III, PARCEL 56
 FEE #2021-035757

EAST 1/4 CORNER
 SECTION 13
 TOWNSHIP 4 SOUTH
 RANGE 3 EAST
 FND. 1 1/4" IRON PIPE (BENT)



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 APN 502-03-0020
 BOOK 01, PAGE 174

NO.	REVISION	DATE

PARCEL 55 FINAL PLAT

LAKES AT RANCHO EL DORADO
 CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD C. ALCOCKER
 ARIZONA
 3/22/2021

4 SHEET OF 5

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 & 4 FOR LOT AREA TABLE

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