# A FINAL PLAT OF "RANCHO EL DORADO PHASE III, PARCEL 57"

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

COUNTY SEAL

## **VICINITY MAP** (NOT-TO-SCALE)

SMITH-ENKE ROAD

### **LEGEND**

SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)

> FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (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

SET PK-NAIL WITH WASHER LS#33851

CALCULATED POINT NOT SET OR FOUND

CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" -MODIFIED (UNLESS OTHERWISE NOTED)

SECTION LINE

**BOUNDARY LINE** 

— ○ ○ FEMA FLOODPLAIN LINE

SHEET NUMBER

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** 

**CURVE NUMBER** 

**RIGHT-OF-WAY** 

P.U.E. PUBLIC UTILITY EASEMENT

LINE NUMBER

V.N.A.E. VEHICULAR NON ACCESS EASEMENT

BUILDING SETBACK LINE

# **SANITARY SEWER**

GLOBAL WATER COMPANY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

# **ASSURED WATER SUPPLY**

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 26-400804, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

# FLOODZONE STATEMENT

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE "X" AND ZONE "A" (SHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 04021C0755F WITH A DATE OF IDENTIFICATION OF JUNE 16, 2014, FOR COMMUNITY NUMBER 040077 AND COMMUNITY NUMBER 040052 IN PINAL COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" (SHADED) - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

### 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.

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 OWNDER 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

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 57 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:		
TIT! C.	DATE	

### HOMEOWNERS ASSOCIATION RATIFICATION **ACKNOWLEDGEMENT**

STATE OF ARIZONA ) COUNTY OF PINAL )

ON THIS DAY OF , 2020, BEFORE ME PERSONALLY APPEARED , WHOSE IDENTITY WAS PROVEN

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE

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

NOTARY PUBLIC SEAL NOTARY PUBLIC SIGNATURE

### UTILITIES

WATER: **GLOBAL WATER** SEWER: **GLOBAL WATER GLOBAL WATER** IRRIGATION: ELECTRIC: ELECTRICAL DISTRICT NO. 3 (ED3)

**SOUTHWEST GAS** TELECOM: ORBITEL COMMUNICATIONS CENTURYLINK

CITY OF MARICOPA CITY OF MARICOPA POLICE: REFUSE: CITY OF MARICOPA

LAND USE TABLE						
LAND USE AREAS SQUARE FEET ACRES						
OTS	864,509	19.846				
GHT OF WAY	281,770	6.469				
RACTS	282,631	6.488				
OTAL GROSS AREA	1,428,910	32.803				

### DEDICATION, WARRANTY OF TITLE AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF RANCHO EL DORADO PHASE III, PARCEL 57, 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 57, 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, L.L.C., 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. L.L.C., 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, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

METRO RED-1, L.L.C., 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

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

IN WITNESS WHEREOF, METRO RED-1, L.L.C., 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 , 2020.

METRO RED-1, L.L.C.

AN ARIZONA LIMITED LIABILITY COMPANY

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

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

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

/ LOT LINES 8' P.U.E. FRONT LOT LINE (TYPICAL)

# TYPICAL PUBLIC UTILITY TOTAL LAND USE

	TOTAL LAND USE			EASEMENT DETAIL				
	TOTAL NUMBER OF LOTS TOTAL NUMBER OF TRACTS			130		(NOT TO SCALE)		
				10		(NOT-TO-SCALE)		
	GROSS RESIDENTIAL DENSITY		3.96	D.U./A.C.				
	TRACT TABLE							
TI	TRACT AREA					DESCRIPTION		

		TRACT TABLE
TRACT	AREA	DESCRIPTION
TRACT 'A'	2.171 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TRACT 'B'	0.277 ACRES	LANDSCAPE, OPEN SPACE, P.U.E., S.V.T.
TRACT 'C'	0.138 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'D'	0.752 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TRACT 'E'	0.114 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'F'	0.238 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'G'	0.007 ACRES	LANDSCAPE, P.U.E.
TRACT 'H'	0.077 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'I'	0.054 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT 'J'	2.659 ACRES	LANDSCAPE, DRAINAGE, RETENTION, OPEN SPACE, P.U.E., S.V.T.
TOTAL	6.488 ACRES	

# OWNER/DEVELOPER

METRO RED-1, LLC 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@CVLCI.COM

## SHEET INDEX

COVER, NOTES KEY MAP, TABLES 3-4

### 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

#### COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO EL DORADO PHASE III OF MARICOPA, ARIZONA, AS SET FORTH IN AND LAST RECORDED AS DOCUMENT 2020-003977 OF RECORDS. PINAL COUNTY RECORDS.

### **ACKNOWLEDGEMENT**

STATE OF ARIZONA COUNTY OF PINAL

DAY OF , 2020, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF TO BE THE VICE PRESIDENT OF HARVARD VENTURES. INC., A NEVADA CORPORATION. THE GENERAL PARTNER OF METRO PHOENIX RESIDENTIAL FUND. LLLF AN ARIZONA LIMITED LIABILITY PARTNERSHIP, THE MANAGER OF METRO RED-1, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: MY COMMISSION EXPIRES:

### **APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARICOPA, ARIZONA

CITY ENGINEER, CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DAY OF , 2020

### **CERTIFICATION**

CITY CLERK

/ RIGHT OF WAY

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 MAY, 2020; 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.

RICHARD G. ALCOCER **REGISTRATION NUMBER 33851** 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM

GROSS AREA = 32.803 ACRES

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



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OF VL Contact: P. FROEHLICH L Project #: **1-01-0448-01** © 2020 Coe & Van Loo Consultants, Inc.

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NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	16.65'	55.00'	017°20'29"	8.39	16.58	S81°12'44"E
C2	119.52'	55.00'	124°30'46"	104.57	97.35	S45*12'07"W
С3	4.06'	55.00'	004°13'50"	2.03	4.06	N14°56'21"W
C4	539.32'	1479.50	020°53'10"	272.69	536.34	S10°43'49"W
C5	170.18'	970.50'	010°02'49"	85.31	169.96	N16°08'59"E
C6	97.60'	1000.00	005°35'31"	48.84	97.56	N08*19'49"E
C7	423.21	970.50	024°59'06"	215.02	419.86	N06°57'30"W
C8	75.23'	55.00'	078 <b>°</b> 22'10"	44.83	69.50	N87°46'50"E
C9	19.27'	55.00'	020°04'11"	9.73	19.17	S58°37'51"W
C10	42.55	375.00	006°30'05"	21.30	42.53	S71°54'59"W
C11	66.52	260.00	014*39'31"	33.44	66.34	S82*29'47"W
C12	689.27		034°20'29"	355.34	679.00	N04*00'09"E
		1150.00'				
C13	97.26'	200.00'	027*51'43"	49.61	96.30	S76°11'10"W
C14	47.89'	200.00'	013°43'09"	24.06	47.77	S83°01'25"E
C15	73.50'	200.00'	021°03'23"	37.17	73.09	S79°21'18"E
C16	203.66	1300.00'	008*58'34"	102.04	203.45	S16°41'07"W
C17	73.50'	200.00'	021°03'23"	37.17	73.09	S79°21'18"E
C18	38.05'	25.00'	087°11'58"	23.81	34.48	S38°04'12"E
C19	40.41'	25.00'	092°36'19"	26.16	36.15	N52*01'39"E
C20	322.10'	1125.00'	016°24'16"	162.16	321.00	N02°28'38"W
C21	16.17'	55.00'	016°50'44"	8.14	16.11	N19°06'08"W
C22	107.38'	55.00'	111°51'56"	81.33	91.12	S28°24'28"W
C23	13.05'	55.00'	013°35'29"	6.55	13.02	N77°32'42"E
C24	76.06'	225.00'	019*22'04"	38.39	75.70	S80°25'59"W
C25	16.65'	55.00'	017°20'29"	8.39	16.58	N81°26'46"E
C26	119.85	55.00'	124°50'55"	105.31	97.50	N44°48'01"W
C27	16.65	55.00'	017°20'29"	8.39	16.58	S08°57'12"W
C28	16.65	55.00'	017'20'29"	8.39	16.58	S08°23'17"E
					97.36	
C29	119.53'	55.00'	124°31'02"	104.58		N45°11'59"E
C30	16.65'	55.00'	017*20'29"	8.39	16.58	N81°12'44"W
C31	29.70'	225.00'	007°33'50"	14.87	29.68	S86°06'04"E
C32	35.58'	25.00'	081°32'55"	21.56	32.65	S56*54'24"W
C33	91.97	1175.00'	004°29'05"	46.01	91.95	N18°22'29"E
C34	39.57	25.00'	090°40'44"	25.30	35.56	S24°43'21"E
C35	60.54	175.00'	019°49'16"	30.58	60.24	S79*58'21"E
C36	16.65'	55.00'	017°20'29"	8.39	16.58	N81°26'46"E
C37	119.85'	55.00'	124°50'55"	105.31	97.50	N44°48'01"W
C38	16.65'	55.00'	017°20'29"	8.39	16.58	S08°57'12"W
C39	16.65'	55.00'	017°20'29"	8.39	16.58	S08°23'17"E
C40	119.53'	55.00'	124°31'02"	104.58	97.36	N45*11'59"E
C41	16.65'	55.00'	017°20'29"	8.39	16.58	N81°12'44"W
C42	39.27	25.00'	090°00'00"	25.00	35.36	S45°07'01"W
C43	39.27	25.00'	090°00'00"	25.00	35.36	N44*52'59"W
C44	16.65	55.00'	017°20'29"	8.39	16.58	S81°26'46"W
C45	133.31'	55.00'	138*52'42"	146.63	102.99	S37°47'07"E
C46	15.98'	55.00	016°38′50″	8.05	15.92	N23°19'49"E
C48			006°10'00"	71.37	142.54	
	142.61'	1325.00'				S18°05'24"W
C48	201.02'	1125.00'	010°14′16″	100.78	200.75	N16°03'16"E
C49	40.41'	25.00'	092°36′19"	26.16	36.15	N35°22'02"W
C50	38.05'	25.00'	087°12'31"	23.81	34.48	S54*43'34"W
C51	35.05'	25.00'	080°19'45"	21.10	32.25	S28*54'12"W
C52	64.29'	175.00'	021°02'56"	32.51	63.93	S79*35'33"W
C53	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W
C54	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E
C55	38.09'	25.00'	087°17'22"	23.84	34.51	S46°14'18"E
C56	177.75'	1175.00'	008°40'03"	89.05	177.58	N06*55'39"W
	38.37'	25.00'	087°56'04"	24.11	34.71	S46*08'59"W
C57		i		05.07	75 44	
C57 C58	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W
	39.34' 39.20'	25.00' 25.00'	090°09'56" 089°50'04"	25.07	35.30	N44°48°01°W N45°11'59"E

CURVE TABLE							
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING	
C63	38.94'	25.00'	089°14'46"	24.67	35.12	S65*47'47"W	
C64	79.73'	225.00'	020°18'08"	40.29	79.31	S79°43'55"E	
C65	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W	
C66	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E	
C67	34.49'	175.00'	011°17'34"	17.30	34.44	S84°14'12"E	
C68	39.27'	25.00'	090°00'00"	25.00	35.36	S23°49'36"E	
C69	39.27'	25.00'	090°00'00"	25.00	35.36	S66°10'24"W	
C70	82.69'	225.00'	021°03'23"	41.82	82.22	S79°21'18"E	
C71	39.34'	25.00'	090°09'56"	25.07	35.41	N44°48'01"W	
C72	39.20'	25.00'	089°50'04"	24.93	35.30	N45°11'59"E	
C73	45.78'	25.00'	104°55'51"	32.54	39.65	S37°25'04"E	
C74	136.31'	1275.00'	006°07'32"	68.22	136.25	S18°06'38"W	
C75	197.06'	1000.00'	011°17'27"	98.85	196.75	N01°46'05"W	

### LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHICH THE 1" IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°17'14" EAST, A DISTANCE OF 2,678.97 FEET;

THENCE NORTH 00°17'14" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,299.86 FEET;

THENCE NORTH 89°42'46" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°52'59" WEST, A DISTANCE OF 754.72 FEET; THENCE SOUTH 00°07'01" WEST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 89°52'59" WEST, A DISTANCE OF 57.99 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 124°30'46", A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'50", A

THENCE NORTH 89°42'46" WEST, A DISTANCE OF 143.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS PARKWAY AS DEPICTED IN THE "MAP OF DEDICATION OF RANCHO EL DORADO PHASE III," AS RECORDED IN CABINET F, SLIDE 167, RECORDS OF PINAL COUNTY, ARIZONA;

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

THENCE NORTH 00°17'14" EAST, A DISTANCE OF 67.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,479.50 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°53'10", A DISTANCE OF 539.32 FEET;

THENCE NORTH 21°10'24" EAST, A DISTANCE OF 483.22 FEET TO THE BEGINNING OF A TANGENT CURVE OF 970.50 FOOT RADIUS, CONCAVE WESTERLY;

DISTANCE OF 170.18 FEET; THENCE SOUTH 78°52'25" EAST, A DISTANCE OF 29.50 FEET TO A POINT ON A 1,000.00 FOOT

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°02'49", A

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°35'31", A DISTANCE OF 97.60 FEET;

RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 78°52'25" WEST;

THENCE NORTH 84°27'56" WEST, A DISTANCE OF 29.50 FEET; TO A POINT ON A 970.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 84°27'56" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°21'03", A DISTANCE OF 564.91 FEET;

THENCE NORTH 62°11'00" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 144.51 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 36°57'55" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°22'10", A DISTANCE OF 75.23 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°04'11", A DISTANCE OF 19.27 FEET; TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 375.00 FOOT RADIUS CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°30'05", A DISTANCE OF 42.55 FEET;

THENCE SOUTH 14°49'59" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON A 260.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 14°49'59" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'31", A DISTANCE OF 66.52 FEET;

THENCE NORTH 89°49'33" EAST, A DISTANCE OF 471.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

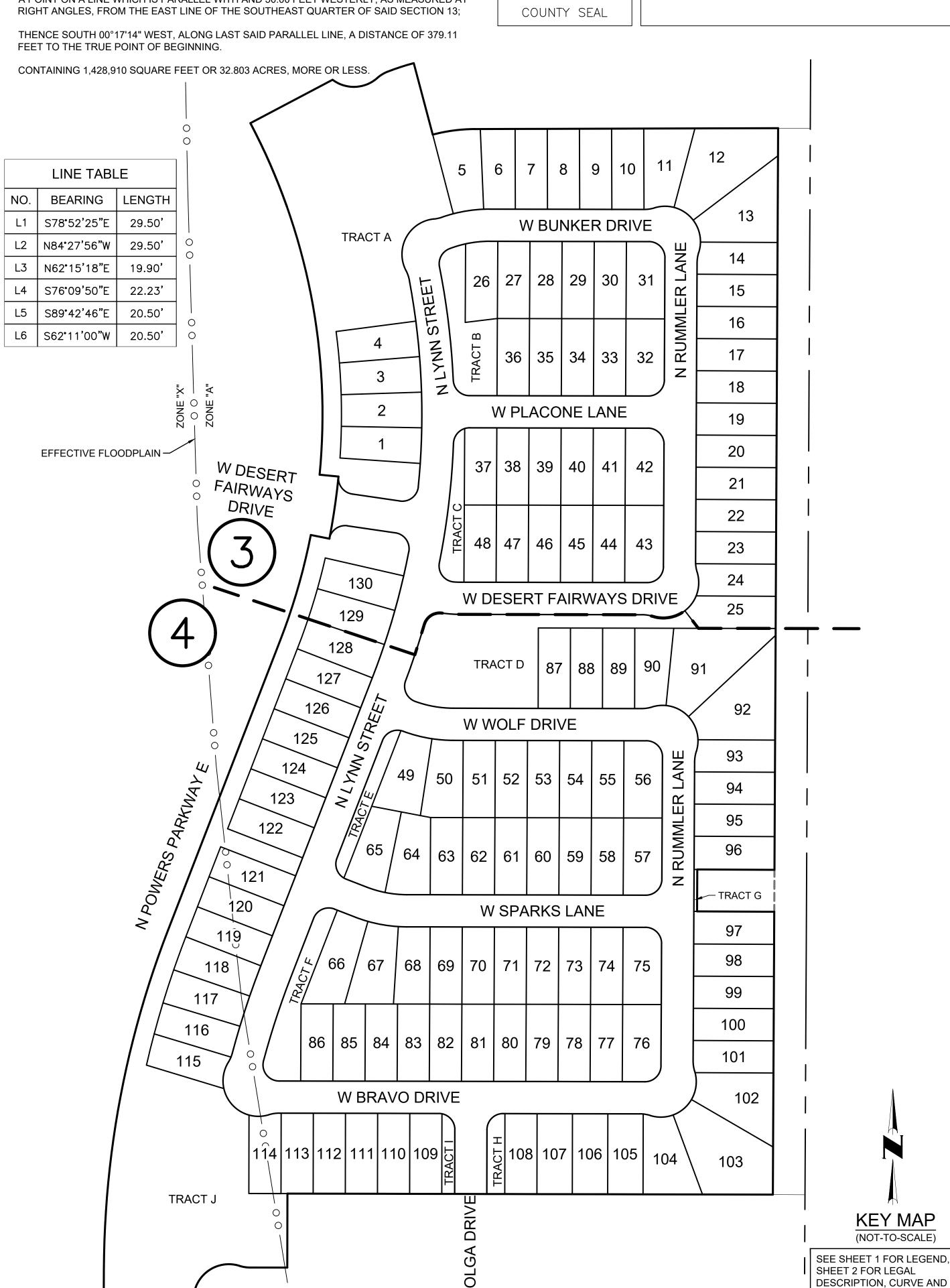
# LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 00°16'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,152.92 FEET;

THENCE NORTH 89°43'03" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°16'57" WEST, A DISTANCE OF 65.11 FEET:

THENCE SOUTH 89°43'03" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°16'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 60.55 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY, AS MEASURED AT



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LINE TABLE, AND SHEET 3

FOR LOT AREA TABLE

