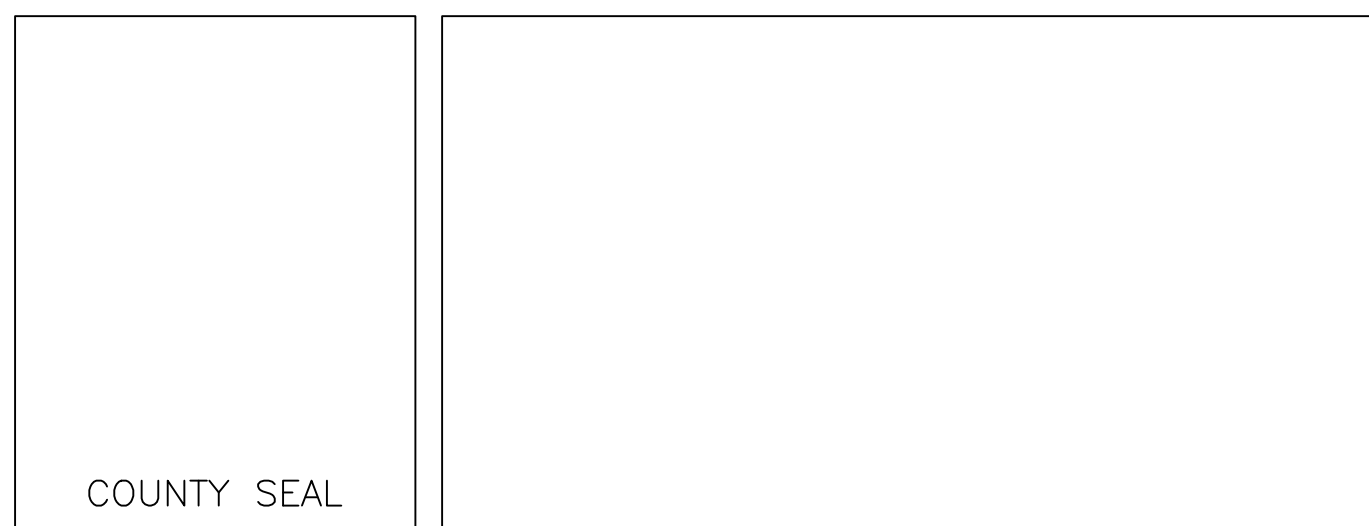


**VICINITY MAP**  
(NOT-TO-SCALE)

**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)
- A--- SET 1/2" REBAR WITH CAP LS#33851
- B--- SET PK-NAIL WITH WASHER LS#33851
- C--- 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
- 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
- RW RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE

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



**CITY OF MARICOPA NOTES**

- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED BY THE PLANNED AREA DEVELOPMENT APPROVAL.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- 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.
- A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION.
- 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 57 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 \_\_\_\_\_, 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 CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL      NOTARY PUBLIC SIGNATURE

**UTILITIES**

- WATER: GLOBAL WATER
- SEWER: GLOBAL WATER
- 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

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	864,509	19.846
RIGHT OF WAY	281,770	6.469
TRACTS	282,631	6.488
<b>TOTAL GROSS AREA</b>	<b>1,428,910</b>	<b>32.803</b>

**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 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, 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.

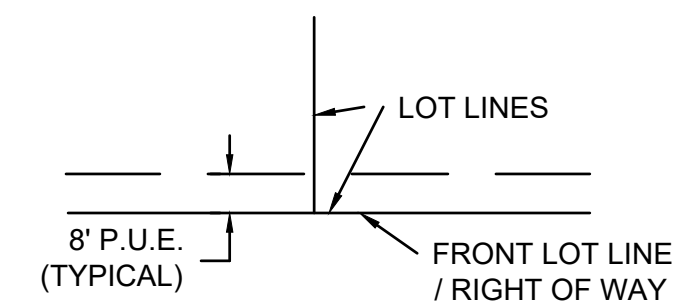
METRO RED-1, L.L.C.  
 AN ARIZONA LIMITED LIABILITY COMPANY

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

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: \_\_\_\_\_



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

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	130
TOTAL NUMBER OF TRACTS	10
GROSS RESIDENTIAL DENSITY	3.96 D.U./A.C.

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.
<b>TOTAL</b>	<b>6.488 ACRES</b>	

**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@CVL.CI.COM

**SHEET INDEX**

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

**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.

**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 )  
 )SS  
 COUNTY OF PINAL )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO KNOWLEDGE HIMSELF TO BE THE VICE PRESIDENT OF HARVARD VENTURES, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF METRO PHOENIX RESIDENTIAL FUND, LLLP, 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 HEREBY 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, \_\_\_\_\_ 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 \_\_\_\_\_, 2020

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 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.

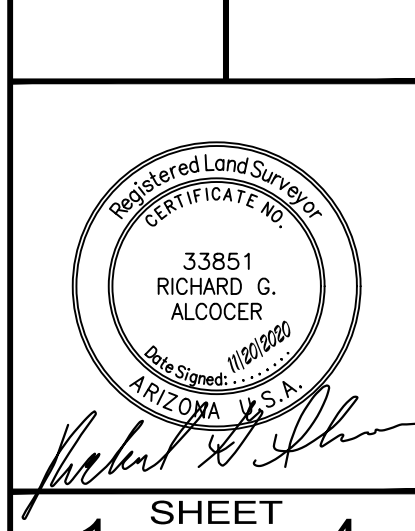
BY: RICHARD G. ALCOCER  
 REGISTRATION NUMBER 33851  
 4550 N. 12TH STREET  
 PHOENIX, ARIZONA 85014  
 (602)-264-6831  
 CVLSURVEY@CVL.CI.COM

DATE  
 REVISION  
 NO.

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

**PARCEL 57 FINAL PLAT**

**RANCHO EL DORADO PHASE III**  
 CITY OF MARICOPA, ARIZONA



1 SHEET OF 4  
 CVL Contact: P. FROEHLICH  
 CVL Project #: 1-01-0448-01  
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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

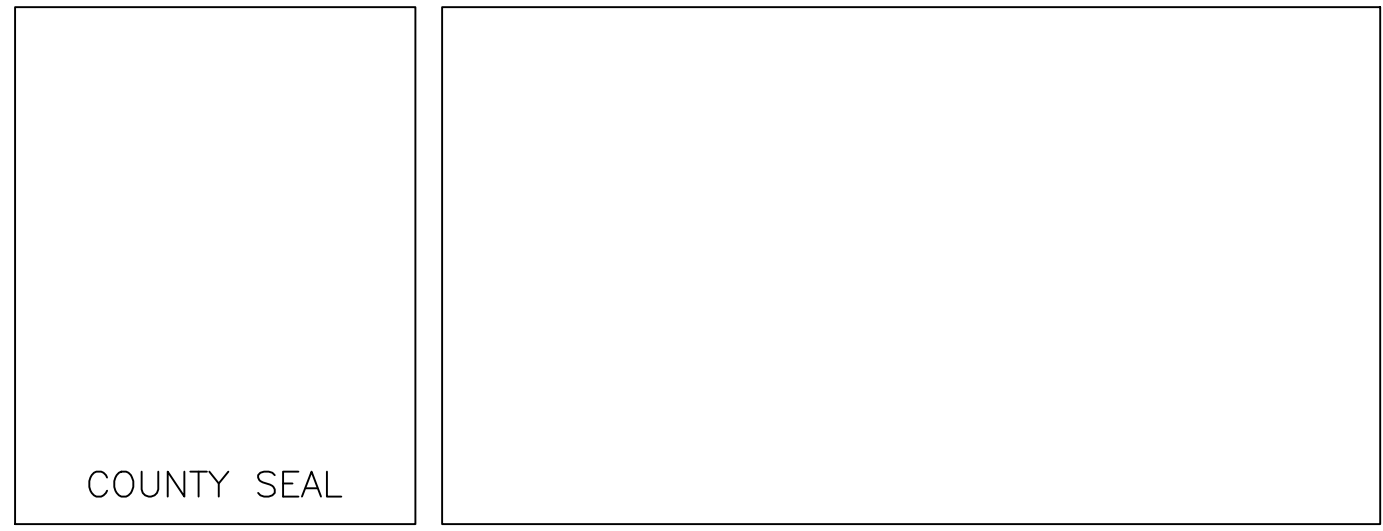
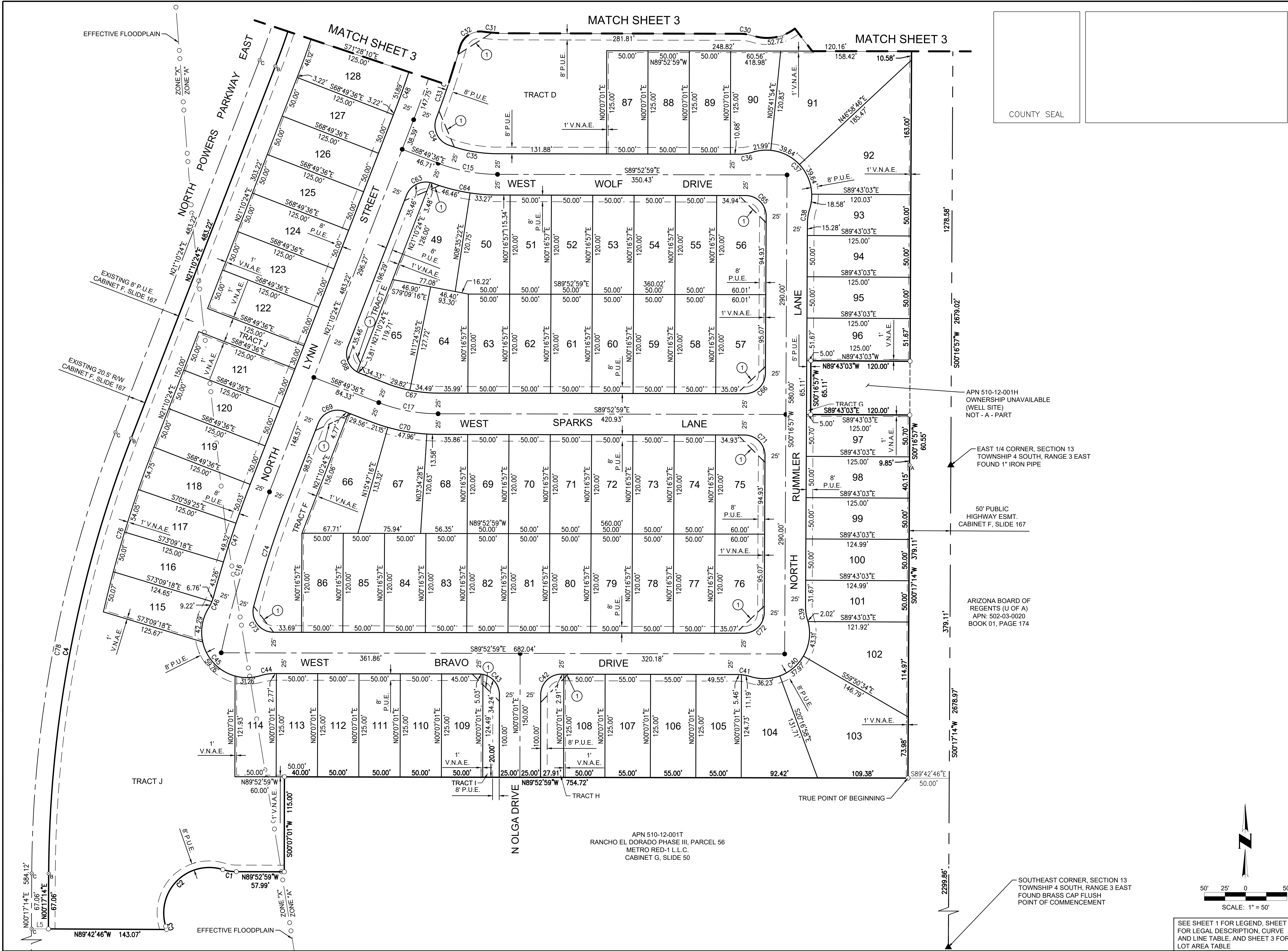












NO.	REVISION	DATE

PARCEL 57 FINAL PLAT

**RANCHO EL DORADO PHASE III**

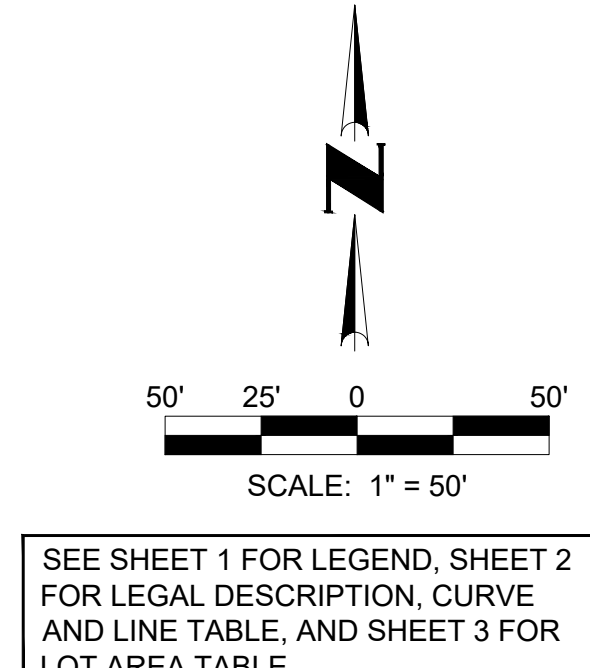
CITY OF MARICOPA, ARIZONA

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

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
ARIZONA L.S.A.

4 SHEET OF 4

CVL Contact: P. FROELICH  
CVL Project #: 1-01-0448-01  
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SEE SHEET 1 FOR LEGEND, SHEET 2 FOR LEGAL DESCRIPTION, CURVE AND LINE TABLE, AND SHEET 3 FOR LOT AREA TABLE