KNOW ALL MEN BY THESE PRESENTS: ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "ELENA TRAILS PARCEL 3", A PLANNED AREA DEVELOPMENT, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A, B, C, D, E, F, G, H, I AND J ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF ELENA TRAILS HOMEOWNERS ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS. CONDITIONS. AND RESTRICTIONS.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

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 SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: ELENA TRAILS BLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF

ACKNOWLEDGMENT

STATE OF ARIZONA SS COUNTY OF PINAL

ON THIS ___ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, 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 WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: ______

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: THAT ELENA TRAILS HOMEOWNERS ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "ELENA TRAILS PARCEL 3" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

_____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE IN WITNESS WHEREOF, _____ UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ______ DAY OF _____, ____, ____.

ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

ACKNOWLEDGEMENT

STATE OF ARIZONA SS COUNTY OF PINAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, ___, BY OF ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

NOTARY PUBLIC DATE MY COMMISSION EXPIRES:

FINAL PLAT

"Elena Trails Parcel 3"

A PORTION ON THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THENCE NORTH 36 DEGREES 42 MINUTES 31 SECONDS WEST, 119.76 FEET;

THENCE NORTH 53 DEGREES 17 MINUTES 29 SECONDS EAST, 104.04 FEET;

THENCE NORTH 57 DEGREES 49 MINUTES 34 SECONDS EAST, 51.10 FEET;

THENCE NORTH 49 DEGREES 09 MINUTES 18 SECONDS EAST, 23.66 FEET;

THENCE NORTH 46 DEGREES 11 MINUTES 45 SECONDS EAST, 43.99 FEET;

THENCE NORTH 42 DEGREES 20 MINUTES 49 SECONDS FAST, 43.99 FEET:

THENCE NORTH 38 DEGREES 29 MINUTES 53 SECONDS EAST, 43.99 FEET;

THENCE NORTH 34 DEGREES 38 MINUTES 57 SECONDS EAST, 43.99 FEET;

THENCE NORTH 30 DEGREES 48 MINUTES 00 SECONDS EAST. 43.99 FEET:

THENCE NORTH 26 DEGREES 57 MINUTES 04 SECONDS EAST, 43.99 FEET;

THENCE NORTH 23 DEGREES 06 MINUTES 08 SECONDS EAST, 43.99 FEET;

THENCE NORTH 18 DEGREES 06 MINUTES 53 SECONDS EAST, 70.00 FEET;

THENCE NORTH 13 DEGREES 09 MINUTES 41 SECONDS EAST, 43.21 FEET;

THENCE NORTH 9 DEGREES 20 MINUTES 49 SECONDS EAST, 43.99 FEET;

THENCE NORTH 5 DEGREES 29 MINUTES 53 SECONDS EAST, 43.99 FEET;

THENCE NORTH 1 DEGREES 54 MINUTES 48 SECONDS EAST, 38.15 FEET;

THENCE NORTH 2 DEGREES 51 MINUTES 45 SECONDS EAST, 100.12 FEET;

THENCE NORTH, 165.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE

THENCE NORTHEASTERLY 51.85 FEET ALONG THE ARC OF SAID CURVE TO

THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 46

THENCE ON A NON-TANGENT LINE NORTH O DEGREES 01 MINUTES 46

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER. SOUTH

89 DEGREES 58 MINUTES 14 SECONDS EAST, 1218.07 FEET TO THE POINT

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER

SAID BEARING BEING SOUTH 04 DEGREES 03 MINUTES 12 SECONDS WEST

ELECTRIC DISTRICT NO. 3 (ED3)

ORBITEL COMMUNICATIONS

SOUTHWEST GAS

CITY OF MARICOPA

CITY OF MARICOPA

WASTE MANAGEMENT

CENTURY LINK

GLOBAL WATER - PALO VERDE COMPANY, LLC

CASA GRANDE ELEMENTARY SCHOOL DISTRICT

GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC

OF SECTION 3. TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND

THENCE NORTH, 45.45 FEET;

THENCE WEST, 120.00 FEET;

THENCE NORTH, 19.96 FEET:

SECONDS EAST, 55.00 FEET;

SECONDS;

OF BEGINNING.

SEWER

WATER

ELECTRICITY

TELEPHONE

CABLE

POLICE

SCH00LS

SOLID WASTE

FIRE

SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

BASIS OF BEARING

SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

UTILITY SERVICES

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE NORTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH A REBAR WITH TAG RLS 33319 AT THE CENTER QUARTER CORNER OF SAID SECTION 3, BEARS SOUTH 4 DEGREES 03 MINUTES 12 SECONDS WEST (BASIS BEARING) 2,726.98 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 4 DEGREES 03 MINUTES 12 SECONDS WEST, 1481.02 FEET;

THENCE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 216.23 FEET;

THENCE NORTH 3 DEGREES 33 MINUTES 59 SECONDS EAST, 26.56 FEET:

THENCE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY 16.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12

THENCE ON A NON-TANGENT LINE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 220.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE. CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 56 DEGREES 41 MINUTES 47 SECONDS EAST A DISTANCE OF 25.00

THENCE NORTHWESTERLY 16.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS:

THENCE ON A NON-TANGENT LINE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE. CONCAVE NORTHWEST. FROM WHICH THE RADIUS POINT BEARS NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST A DISTANCE OF 25.00

THENCE SOUTHWESTERLY 23.18 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53 DEGREES 07 MINUTES 48 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 3 DEGREES 33 MINUTES 59 SECONDS EAST, 110.00 FEET;

THENCE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 450.00 FFFT:

THENCE SOUTH 3 DEGREES 33 MINUTES 59 SECONDS WEST, 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE. CONCAVE NORTHEAST. FROM WHICH THE RADIUS POINT BEARS NORTH 3 DEGREES 33 MINUTES 59 SECONDS EAST A DISTANCE OF 125.00 FEET:

THENCE NORTHWESTERLY 82.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37 DEGREES 37 MINUTES 04 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET:

THENCE NORTHERLY 46.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 105 DEGREES 27 MINUTES 14

THENCE ON A NON-TANGENT LINE NORTH 33 DEGREES 33 MINUTES 55 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 33 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 25.00

THENCE SOUTHWESTERLY 17.30 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39 DEGREES 38 MINUTES 20

THENCE ON A NON-TANGENT LINE NORTH 30 DEGREES 35 MINUTES 01 SECONDS WEST, 114.44 FEET;

THENCE SOUTH 59 DEGREES 06 MINUTES 41 SECONDS WEST, 60.00 FEET;

THENCE NORTH 30 DEGREES 35 MINUTES 01 SECONDS WEST, 84.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET:

THENCE NORTHWESTERLY 13.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 55.00 FEET:

THENCE NORTHWESTERLY 53.43 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55 DEGREES 39 MINUTES 51

THENCE ON A NON-TANGENT LINE NORTH 83 DEGREES 35 MINUTES 28 SECONDS WEST, 22.28 FEET;

GENERAL NOTES

- 1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 3. 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.
- 4. 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.
- 5. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING
- 6. 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.
- HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- 8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 9. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- 11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE. AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY
- IMPROVEMENTS.
- 16. THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG
- 17. COVENANTS, CODES AND RESTRICTIONS FOR ELENA TRAILS, MARICOPA, ARIZONA ARE RECORDED IN 2024-010193, PINAL COUNTY RECORDS.
- 18. PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS 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, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
- 19. 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
- OF ALL LANDSCAPING, STREET LIGHTING WITHIN THE ARTERIAL, COLLECTOR AND LOCAL RIGHTS-OF-WAYS AND OPEN SPACES, PARKS AND/OR TRACTS.
- 21. THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET

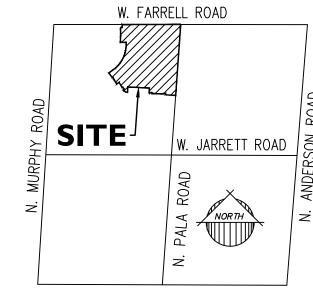
- NO TREES AREA ALLOWED.
- (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- 7. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE

- 10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE
- DEPARTMENT.
- 12. ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.

13. A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING

- 14. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- 15. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

- 20. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND ANY AND ALL COSTS
 - LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



W. STEEN ROAD SECTION 3 T.5 S., R.4 E

VICINITY MAP NOT TO SCALE

OWNER ELENA TRAILS BLF LLC 7689 E. PINNACLE PEAK ROAD, SUITE 200 SCOTTSDALE, AZ 85255

DEVELOPER

D.R. HORTON, INC. 2525 W. FRYE ROAD, SUITE 100 CHANDLER, AZ 85224 CONTACT: ANGELA CARMITCHEL EMAIL: acarmitchel@drmorton.com

ENGINEER

EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, ARIZONA 85201 PHONE: (480) 503-2250 FAX: (480) 503-2258 CONTACT: DANIEL AUXIER, P.E. EMAIL: dan.auxier@epsgroupinc.com

SURVEYOR

EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, ARIZONA 85201 PHONE: (480) 503-2250 FAX: (480) 503-2258 CONTACT: ROBERT JOHNSTON, RLS EMAIL: robert.johnston@epsgroupinc.com

AREA SUMMARY TABLE									
DESCRIPTION	AREA (SF)	AREA (ACRES)							
OTS 216 - 371 (156 LOTS)	893,473	20.5113							
RACTS A — J (10 TRACTS)	489,123	11.2287							
IGHT-OF-WAY	306,518	7.0367							
ROSS AREA	1,689,114	38.7767							

ZONING INFORMATION

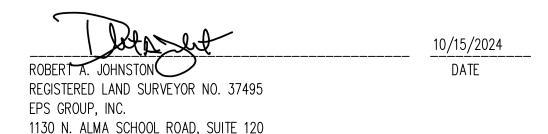
PLANNED AREA DEVELOPMENT, CITY OF MARICOPA CASE # PAD22-08.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 86-402008,0001, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF MARCH 2024. THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.



APPROVALS

MESA, AZ 85201

DEVELOPMENT SERVICES DIRECTOR DATE CITY OF MARICOPA, ARIZONA CITY ENGINEER DATE CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20___.

DATE CITY CLERK

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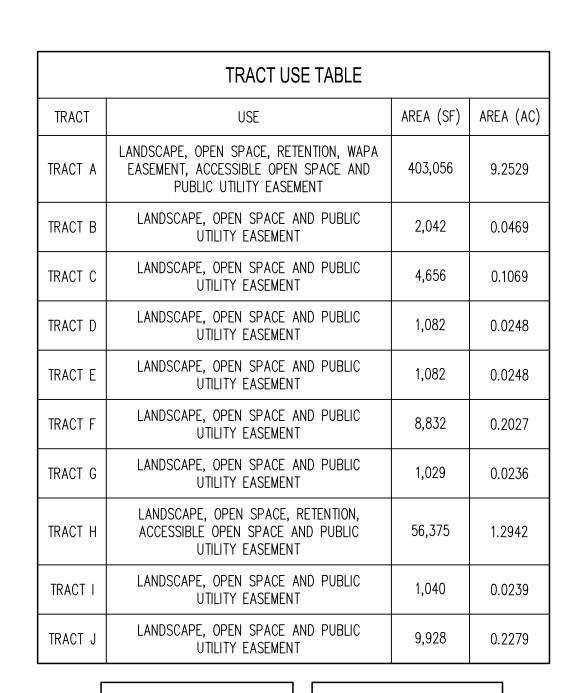
Revisions:

Drawn by: A.G. Reviewed by: R.M. STER TIFICATE NO

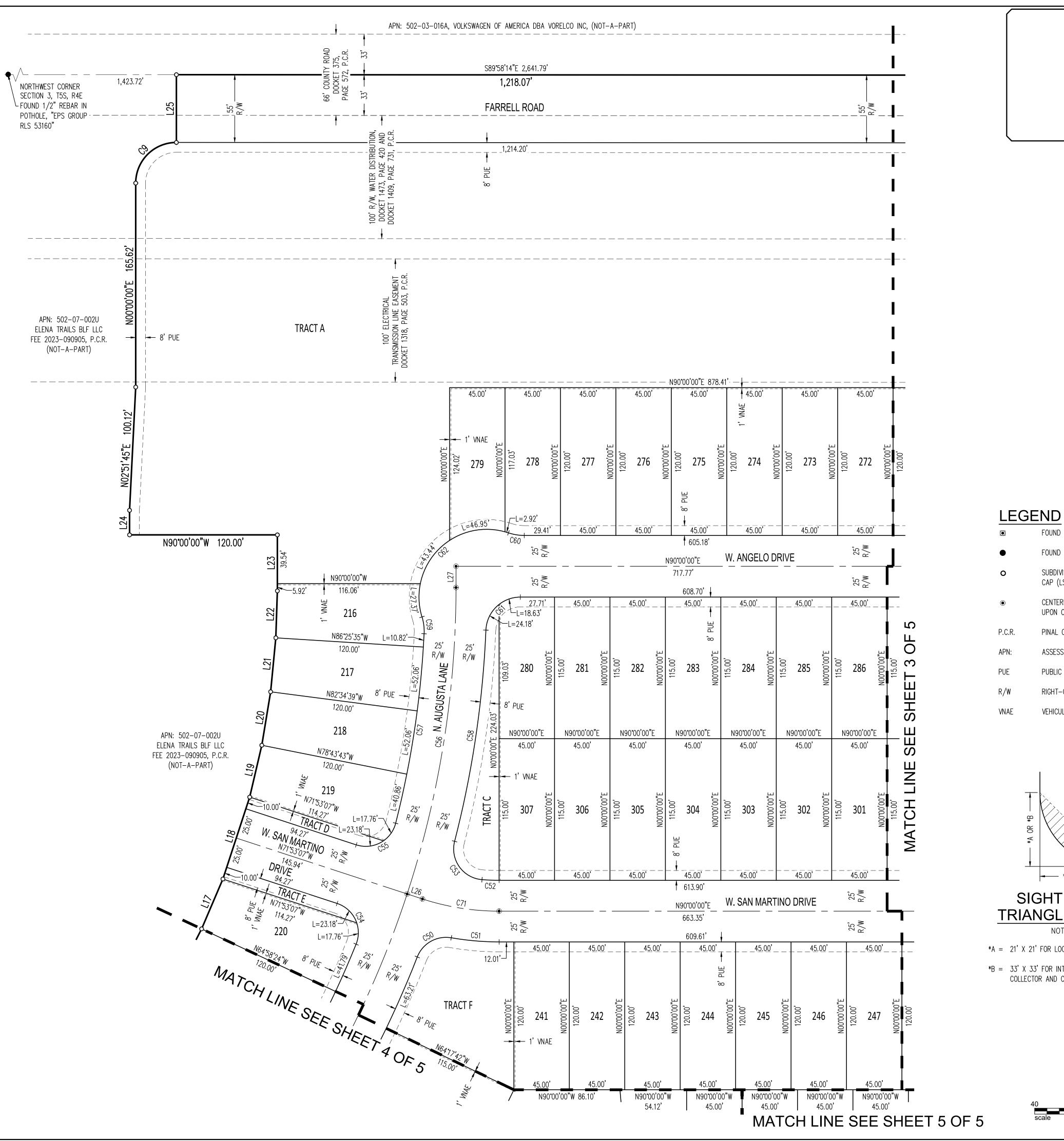
, 37495 ROBERT A. JOHNSTON 17 JONA CONTRACTOR OF THE PARTY OF Job No.

21-0389

Sheet No.



	LINE TABL	E	LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		
L1	N03°33'59"E	26.56	L15	N30°48'00"E	43.99'		
L2	N86°26'01"W	50.00'	L16	N26°57'04"E	43.99'		
L3	N86°26'01"W	50.00'	L17	N23°06'08"E	43.99'		
L4	N33°33'55"W	50.00'	L18	N18°06'53"E	70.00'		
L5	N30°35'01"W	114.44'	L19	N13°09'41"E	43.21'		
L6	S59°06'41"W	60.00'	L20	N09°20'49"E	43.99'		
L7	N30°35'01"W	84.63'	L21	N05°29'53"E	43.99'		
L8	N83°35'28"W	22.28'	L22	N01°54'48"E	38.15'		
L9	N57°49'34"E	51.10'	L23	N00°00'00"E	45.45'		
L10	N49°09'18"E	23.66'	L24	N00°00'00"E	19.96'		
L11	N46°11'45"E	43.99'	L25	N00°01'46"E	55.00'		
L12	N42°20'49"E	43.99'	L26	N71°53'07"W	13.08'		
L13	N38°29'53"E	43.99'	L27	N00°00'00"E	17.28'		
L14	N34°38'57"E	43.99'					







Revisions:

CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

VEHICULAR NON-ACCESS EASEMENT

FOUND SECTION CORNER (AS NOTED)

SUBDIVISION CORNER, SET 1/2" REBAR W/

CAP (LS 37495) UNLESS OTHERWISE NOTED

FOUND MONUMENT (AS NOTED)

PINAL COUNTY RECORDS

ASSESSORS PARCEL NUMBER PUBLIC UTILITIES EASEMENT

RIGHT-OF-WAY

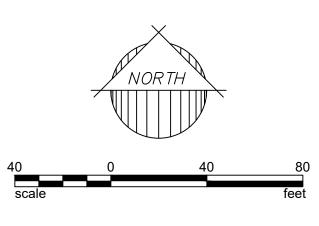
├- *A OR *B ---

SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

*A = 21' X 21' FOR LOCAL INTERSECTION

*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS

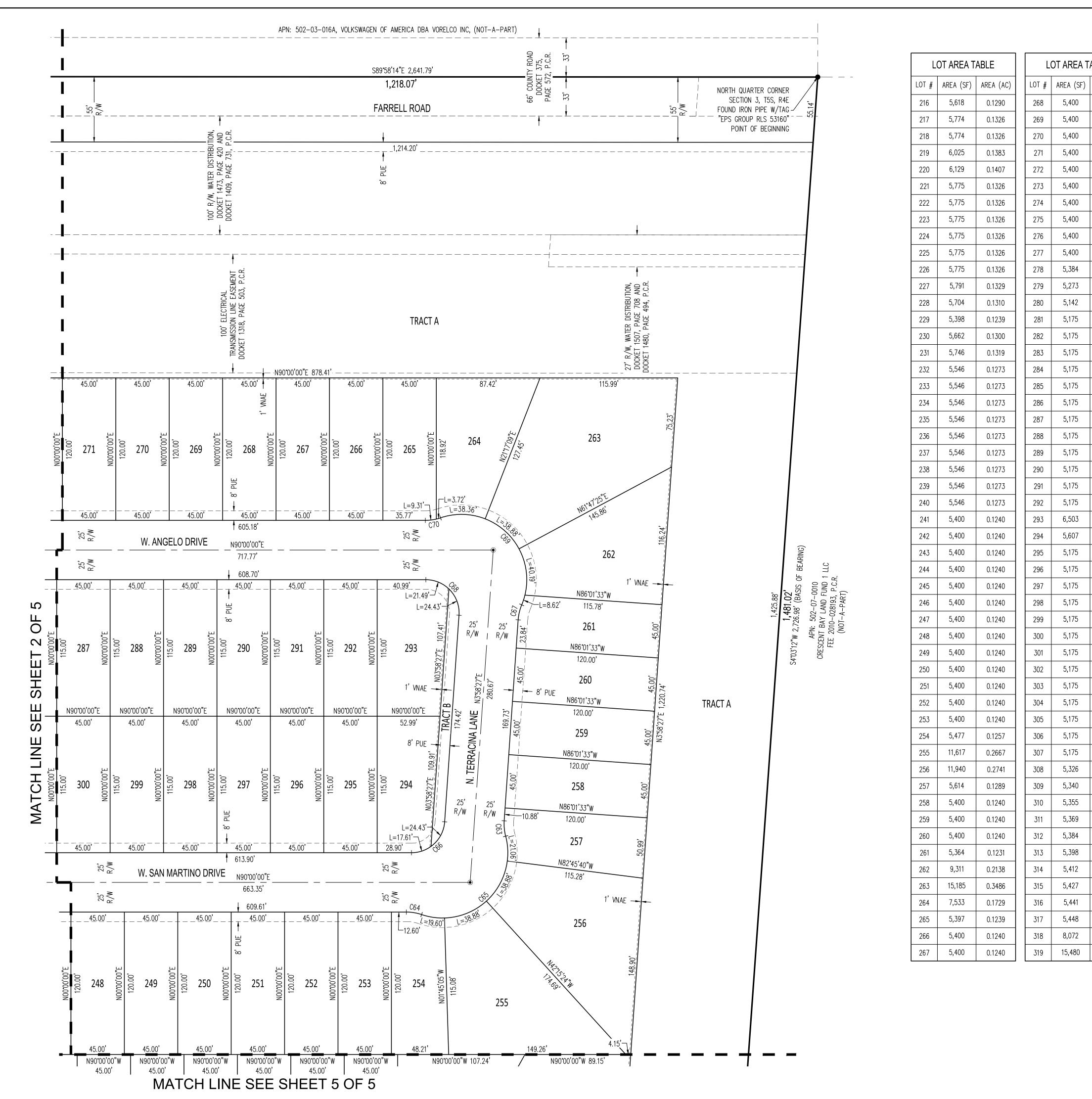


GERT A. JOHNSTON 17 igned.... Job No. 21-0389

Drawn by: A.G.

Reviewed by: R.M.

Sheet No. of 5



			,				, <u> </u>				
LOT AREA TABLE			L	OT AREA T	ABLE	LOT AREA TABLE					
LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT # AREA (SF) AREA		AREA (AC)	
 216	5,618	0.1290		268	5,400	0.1240		320	8,732	0.2005	
217	5,774	0.1326		269	5,400	0.1240		321	5,377	0.1234	
218	5,774	0.1326		270	5,400	0.1240		322	5,400	0.1240	
219	6,025	0.1383		271	5,400	0.1240		323	5,400	0.1240	
220	6,129	0.1407		272	5,400	0.1240		324	5,400	0.1240	
221	5,775	0.1326		273	5,400	0.1240		325	5,400	0.1240	
222	5,775	0.1326		274	5,400	0.1240		326	5,400	0.1240	
223	5,775	0.1326		275	5,400	0.1240		327	5,400	0.1240	
224	5,775	0.1326		276	5,400	0.1240		328	5,400	0.1240	
225	5,775	0.1326		277	5,400	0.1240		329	5,400	0.1240	
226	5,775	0.1326		278	5,384	0.1236		330	5,400	0.1240	
227	5,791	0.1329		279	·			331	5,768	0.1324	
228	5,704	0.1310		280	5,142	0.1180		332	10,661	0.2448	
229	5,398	0.1239		281	5,175	0.1188		333	6,429	0.1476	
230	5,662	0.1300		282	5,175	0.1188		334	5,655	0.1470	
231	5,746	0.1300		283	5,175	0.1188		335	5,655	0.1298	
232	5,746	0.1319		284	5,175	0.1188		336	5,655	0.1298	
232	5,546	0.1273		285	5,175	0.1188		337	5,655	0.1298	
233	5,546	0.1273		285	5,175	0.1188		338	5,655	0.1298	
235	5,546	0.1273		287	5,175	0.1188		339	5,655		
236	5,546	0.1273		288	5,175	0.1188		340	5,655	0.1298 0.1298	
	5,546								5,655	0.1298	
237		0.1273		289	5,175	0.1188		341			
238	5,546	0.1273		290	5,175	0.1188		342	5,824	0.1337	
239	5,546	0.1273		291	5,175	0.1188		343	5,395	0.1238	
240	5,546	0.1273		292	5,175	0.1188		344	5,395	0.1238	
241	5,400	0.1240		293	6,503	0.1493		345	5,395	0.1238	
242	5,400	0.1240		294	5,607	0.1287		346	5,395	0.1238	
243	5,400	0.1240		295	5,175	0.1188		347	5,175	0.1188	
244	5,400	0.1240		296	5,175	0.1188		348	5,175	0.1188	
245	5,400	0.1240		297	5,175	0.1188		349	5,555	0.1275	
246	5,400	0.1240		298	5,175	0.1188		350			
247	5,400	0.1240		299	5,175	0.1188		351	5,175	0.1188	
248	5,400	0.1240		300	5,175	0.1188		352	5,175	0.1188	
249	5,400	0.1240		301	5,175	0.1188		353	5,175	0.1188	
250	5,400	0.1240		302	5,175	0.1188		354	5,175	0.1188	
251	5,400	0.1240		303	5,175	0.1188		355	5,175	0.1188	
252	5,400	0.1240		304	5,175	0.1188		356	5,175	0.1188	
253	5,400	0.1240		305	5,175	0.1188		357	5,175	0.1188	
254	5,477	0.1257		306	5,175	0.1188		358	5,175	0.1188	
255	11,617	0.2667		307	5,175	0.1188		359	5,175	0.1188	
256	11,940	0.2741		308	5,326	0.1223		360	5,175	0.1188	
257	5,614	0.1289		309	5,340	0.1226		361	5,175	0.1188	
258	5,400	0.1240		310	5,355	0.1229		362	5,151	0.1183	
259	5,400	0.1240		311	5,369	0.1233		363	5,151	0.1183	
260	5,400	0.1240		312	5,384	0.1236		364	5,175	0.1188	
261	5,364	0.1231		313	5,398	0.1239		365	5,175	0.1188	
262	9,311	0.2138		314	5,412	0.1243		366	5,175	0.1188	
263	15,185	0.3486		315	5,427	0.1246		367	5,175	0.1188	
264	7,533	0.1729		316	5,441	0.1249		368	5,175	0.1188	
265	5,397	0.1239		317	5,448	0.1251		369	5,175	0.1188	
266	5,400	0.1240		318	8,072	0.1853		370	5,175	0.1188	
267	I 5.400	0 10 10		710	15/190	0.7554	. 1	771	5 175	A 1100	

0.3554

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LEGEND

FOUND SECTION CORNER (AS NOTED)

FOUND MONUMENT (AS NOTED)

SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 37495) UNLESS OTHERWISE NOTED

CENTERLINE MONUMENT TO BE SET

UPON COMPLETION OF CONSTRUCTION

PINAL COUNTY RECORDS

ASSESSORS PARCEL NUMBER

PUBLIC UTILITIES EASEMENT

RIGHT-OF-WAY

VEHICULAR NON-ACCESS EASEMENT

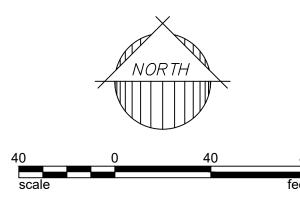
Revisions:

TRIVICATE AND SUPPLIES OF THE PROPERTY A.

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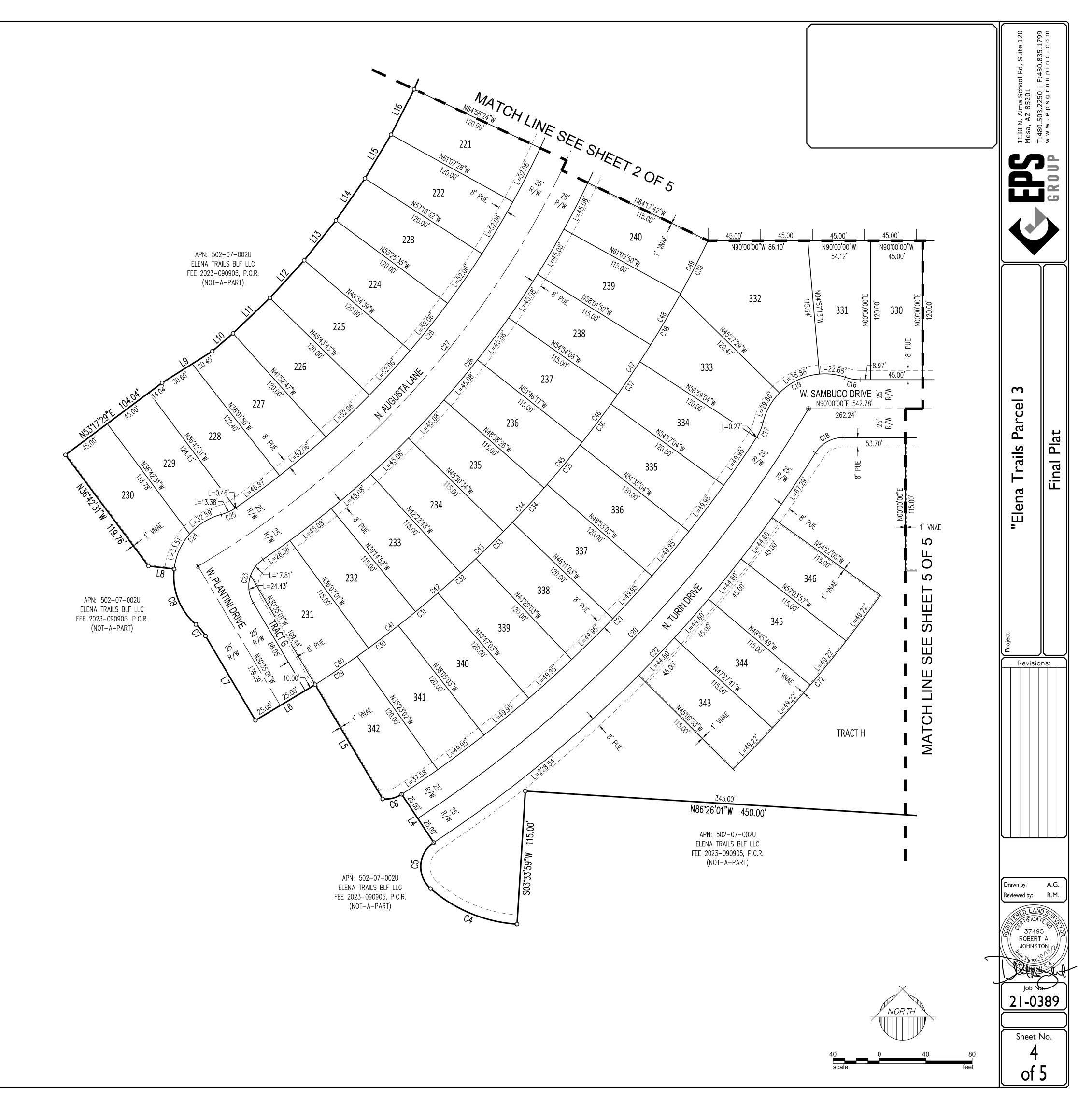
Sheet No. of 5



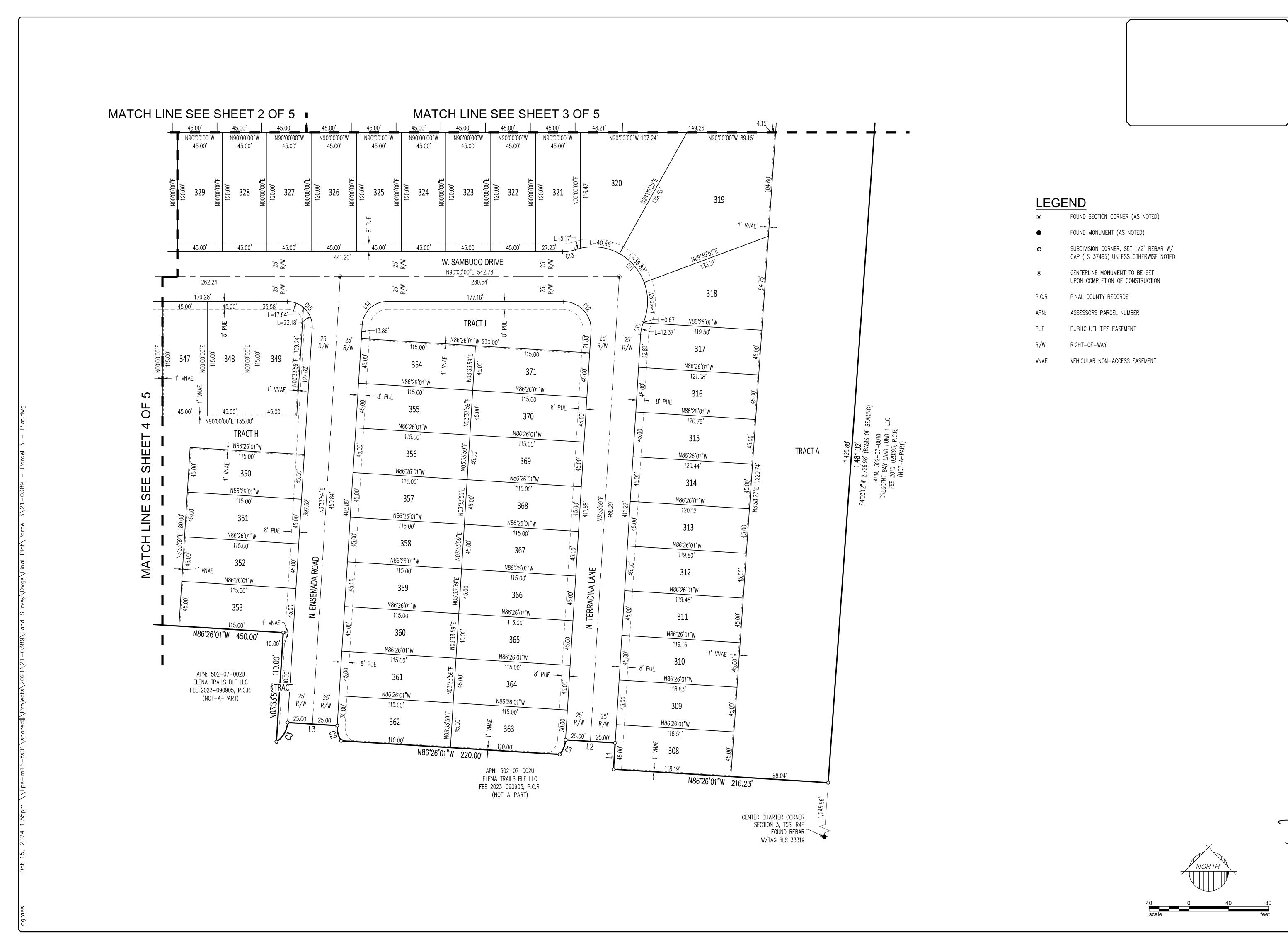
CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRO
C1	16.09	25.00'	36 ° 52 ' 12"	15.81'	S22°00'04"W	C37	44.30'	940.00'	2*42'00"	44.29'	N34°21'56"
C2	16.09'	25.00'	36 ° 52 ' 12"	15.81'	N14°52'07"W	C38	67.12	940.00'	4°05'29"	67.11	N30°58'12"I
C3	23.18'	25.00'	53°07'48"	22.36'	S30°07'53"W	C39	52.81	940.00'	3°13'09"	52.81'	N27°18'53"
C4	82.07	125.00'	37 ° 37'04"	80.60'	N67°37'30"W	C40	55.77	940.00'	3°23'58"	55.76	N55°34'58"I
C5	46.01	25.00'	105 ° 27'14"	39.79	N03°54'39"E	C41	51.37	940.00'	3°07'51"	51.36	N52°19'04"
C6	17.30'	25.00'	39 ° 38'20"	16.95'	S76°28'01"W	C42	51.37	940.00'	3°07'51"	51.36'	N49°11'13"I
C7	13.04	40.00'	18*40'18"	12.98'	N39*55'10"W	C43	51.37	940.00'	3°07'51"	51.36'	N46°03'21"I
C8	53.43'	55.00'	55°39'51"	51.36'	N21°25'24"W	C44	51.37'	940.00'	3°07'51"	51.36'	N42°55'30"I
C9	51.85	33.00'	90°01'46"	46.68'	N45°00'53"E	C45	51.37	940.00'	3°07'51"	51.36'	N39°47'39"I
C10	13.04'	40.00'	18*40'18"	12.98'	S12*54'08"W	C46	51.37'	940.00'	3°07'51"	51.36'	N36°39'48"I
C11	125.66'	55.00'	130*54'35"	100.06	N43°13'01"W	C47	51.37	940.00'	3°07'51"	51.36'	N33°31'56"I
C12	45.73	28.00'	93*33'59"	40.81	N43°13'01"W	C48	51.37	940.00'	3°07'51"	51.36'	N30°24'05"I
C13	13.04'	40.00'	18°40'18"	12.98'	N80°39'51"E	C49	51.37	940.00'	3°07'51"	51.36'	N27°16'14"
C14	37.71	25.00'	86°26'01"	34.24	S46°46'59"W	C50	34.30'	25.00'	78°36'51"	31.67	S60°37'19"V
C15	40.83	25.00'	93*33'59"	36.44	N43°13'01"W	C51	38.99'	225.00'	9*55'45"	38.94	S85°02'08"
C16	13.04	40.00'	18°40'18"	12.98'	S80°39'51"E	C52	13.89'	175.00'	4° 32 ' 46"	13.88'	S87°43'37"I
C17	13.62'	40.00'	19 ' 30'28"	13.55'	N23°14'50"E	C53	43.60'	25.00'	99*54'49"	38.28'	S35°29'50"I
C18	28.27	28.00'	57*50'29"	27.08	S61°04'45"W	C54	40.94	25.00'	93°49'21"	36.51	N24°58'27"V
C19	91.36'	55.00'	95 ° 10'43"	81.22	S61°04'57"W	C55	40.94	25.00'	93°49'21"	36.51	N61°12'12"
C20	492.69'	1085.00'	26°01'03"	488.47	N43°38'01"E	C56	252.93'	800.00'	18*06'53"	251.88	N09°03'26"I
C21	437.47	1060.00'	23*38'46"	434.37	N44°49'27"E	C57	155.80'	775.00'	11°31'06"	155.54'	N08°31'59"I
C22	474.24	1110.00'	24*28'46"	470.64	N44°23'53"E	C58	173.65	825.00'	12°03'36"	173.33	N08°25'47"I
C23	42.24	28.00'	86°26'16"	38.35'	S12°38'07"W	C59	13.84	40.00'	19°49'23"	13.77'	N07°08'16"V
C24	66.10'	55.00'	68°51'22"	62.19'	S40°50'13"W	C60	13.04'	40.00'	18 ° 40 ' 18"	12.98'	S80°39'51"I
C25	13.84'	40.00'	19*49'23"	13.77	N65°21'12"E	C61	42.81	28.00'	87°36'01"	38.76'	S46°11'59"\
C26	497.33'	825.00'	34°32'21"	489.83'	N38°35'04"E	C62	120.68	55.00'	125 ° 43 ' 15"	97.89'	S45°48'40"V
C27	576.68	800.00'	41°18'06"	564.28	N38°45'56"E	C63	13.04	40.00'	18 ° 40 ' 18"	12.98'	S05°21'42"I
C28	453.19'	775.00'	33 ° 30 ' 17"	446.76	N38°41'22"E	C64	13.04'	40.00'	18 ° 40 ' 18"	12.98'	N80°39'51"V
C29	43.75	940.00'	2*39'59"	43.74'	N55°56'57"E	C65	118.43'	55.00'	123°22'09"	96.84	N46°59'14"
C30	44.30'	940.00'	2*42'00"	44.29'	N53°15'57"E	C66	42.04	28.00'	86°01'33"	38.20'	N46*59'14"
C31	44.30'	940.00'	2*42'00"	44.29'	N50°33'57"E	C67	13.04	40.00'	18 ° 40 ' 18"	12.98'	S13°18'37"\
C32	44.30'	940.00'	2*42'00"	44.29'	N47°51'57"E	C68	45.92'	28.00'	93°58'27"	40.95'	N43°00'46"V
C33	44.30'	940.00'	2*42'00"	44.29'	N45°09'57"E	C69	126.06	55.00'	131°19'04"	100.22	N43°00'46"V
C34	44.30'	940.00'	2°42'00"	44.29'	N42°27'57"E	C70	13.04'	40.00'	18°40'18"	12.98'	N80°39'51"I
C35	44.30'	940.00'	2°42'00"	44.29'	N39°45'57"E	C71	63.23'	200.00'	18°06'53"	62.97	S80°56'34"I
C36	44.30'	940.00'	2*42'00"	44.29'	N37°03'56"E	C72	196.89'	1225.00'	912'32"	196.68'	N40°14'11"I

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- O SUBDIVISION CORNER, SET 1/2" REBAR W/CAP (LS 37495) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- P.C.R. PINAL COUNTY RECORDS
- APN: ASSESSORS PARCEL NUMBER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



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EPS GROUP

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Trails

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Revisions:

Drawn by: A.G.
Reviewed by: R.M.

Reviewed by: R.M.

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Sheet No.

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