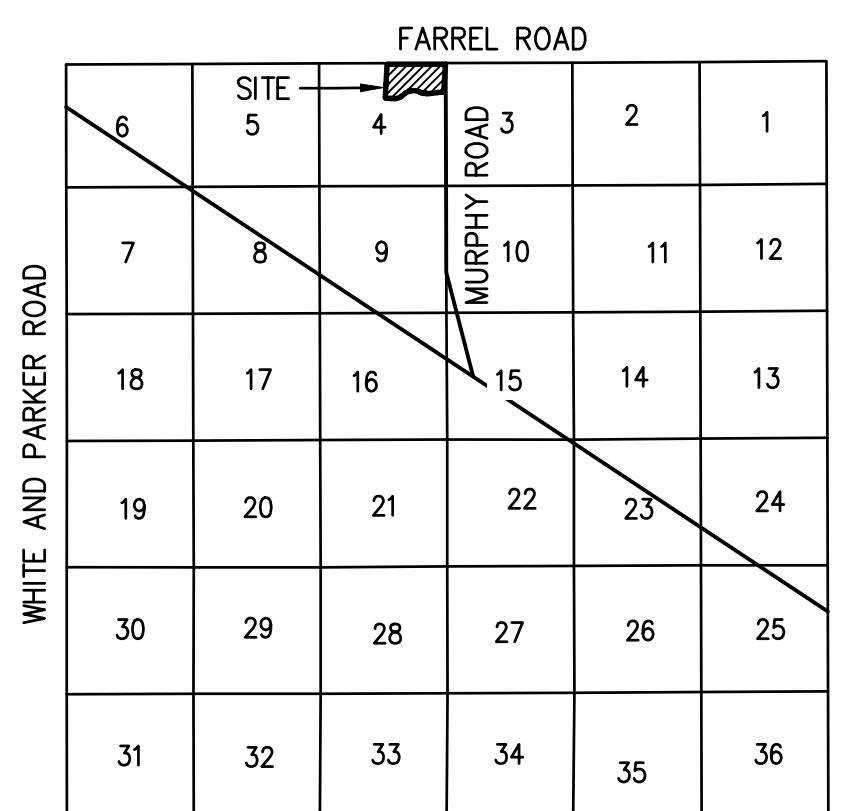
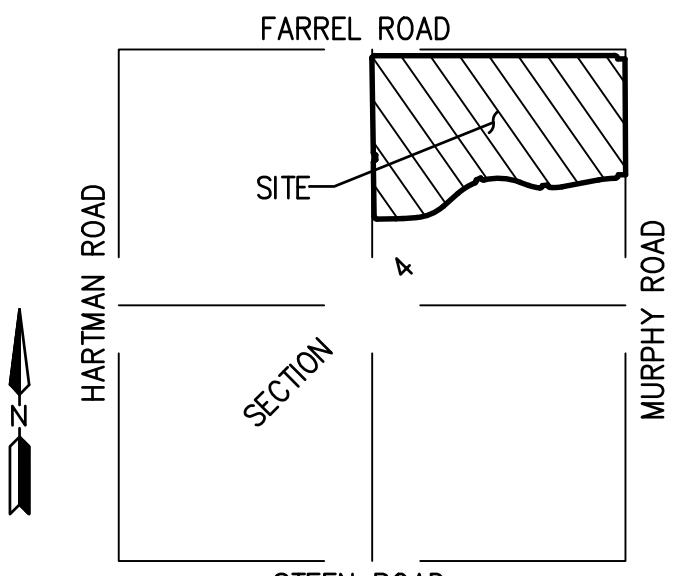


FINAL PLAT FOR DESERT SUNRISE HIGH SCHOOL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, A REPLAT OF THE FINAL PLAT FOR CORTONA - PARCEL 5 FILED AS FEE NUMBER 2018-065925, A REPLAT OF TRACTS H1A AND G1A OF THE FINAL PLAT FOR CORTONA - PHASE 1A FILED AS FEE NUMBER 2018-065924, ALL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
NTS
T5S-R4E



LOCATION MAP
NOT TO SCALE

LAND USE TABLE	
GROSS ACREAGE	78.1608 ACRES
AREA OF ROW	1.4990 ACRES
NET ACREAGE	76.6618 ACRES
AREA OF TRACTS	0.0000 ACRES
TOTAL NUMBER OF LOTS	1 LOTS
OVERALL DENSITY	N/A
AVERAGE AREA PER LOT	N/A

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL EXISTING EASEMENTS AND RIGHT OF WAYS AS SHOWN AND DEDICATED ON THE FINAL PLAT FOR CORTONA - PARCEL 5 FILED AS FEE NUMBER 2018-065925 WITHIN THIS PLAT BOUNDARY ARE HEREBY ABANDONED BY THE RECORDATION OF THIS PLAT.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- ◎ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- R/W
- P.C.R.
- RLS
- APN

ASSURED WATER STATEMENT

MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT, AS OWNER, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.S.R. 45-576, AND SUBMIT SAID CERTIFICATE WITH THIS PLAT.

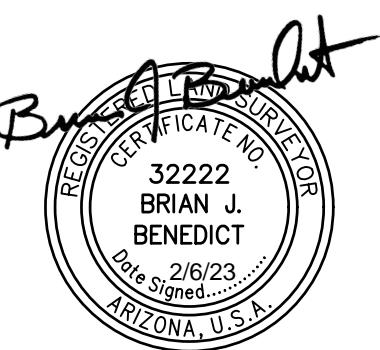
BASIS OF BEARINGS

BASIS OF BEARING IS N89°39'38"W ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2022 AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



APPROVED:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

CITY ENGINEER
CITY OF MARICOPA, ARIZONA DATE

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, ARIZONA DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DATE

BY: DATE

ATTEST: DATE

CITY CLERK DATE

