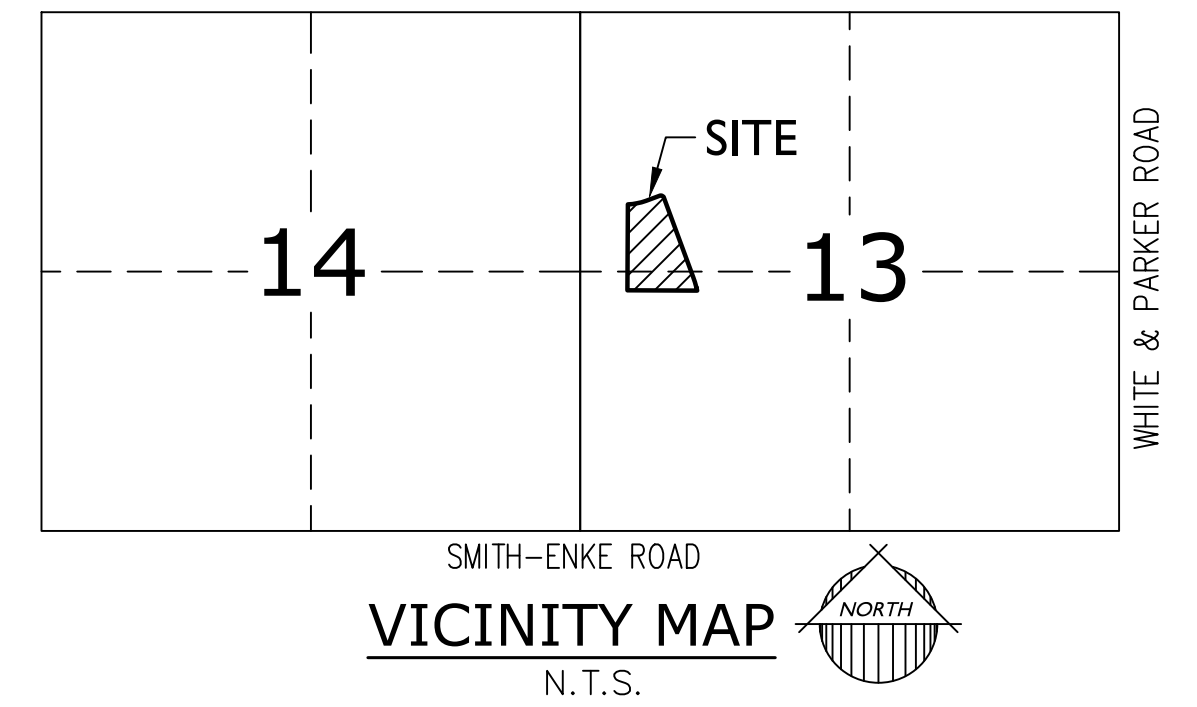


RE-PLAT
TRACT Q1
"RANCHO EL DORADO PHASE III-PARCEL 33"
 AS RECORDED IN CABINET F, SLIDE 187 PINAL COUNTY RECORDS,
 LYING WITHIN THE WEST HALF OF SECTION 13,
 TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN,
 CITY OF MARICOPA, PINAL COUNTY, ARIZONA



DEDICATION:

STATE OF ARIZONA }
 COUNTY OF PINAL } S.S.

KNOW ALL MEN BY THESE PRESENTS:

CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY PUBLISHES THIS RE-PLAT MAP LOCATED IN A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF, THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON. THIS MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID MAP.

IN WITNESS WHEREOF:

CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS RE-PLAT MAP BY THE SIGNATURE OF THE UNDERSIGNED, DULY

AUTHORIZED THIS ____ DAY OF _____ 2021

CITY OF MARICOPA, A MUNICIPAL CORPORATION

BY: _____

ITS AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } S.S.

ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO

ACKNOWLEDGED SELF TO BE _____ OF THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS RE-PLAT MAP FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION (PARENT PARCELS)

TRACT Q1, AS SHOWN ON THE "RANCHO EL DORADO PHASE III, PARCEL 33" FINAL PLAT RECORDED IN CABINET F, SLIDE 187, PINAL COUNTY RECORDS, BEING WITHIN A PORTION OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION (NEW PARCEL)

TRACT Q1, AS SHOWN ON THE "RANCHO EL DORADO PHASE III, PARCEL 33" FINAL PLAT RECORDED IN CABINET F, SLIDE 187, PINAL COUNTY RECORDS, BEING WITHIN A PORTION OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS:

TRACT Q1 OF A FINAL PLAT "RANCHO EL DORADO PHASE III-PARCEL 33", RECORDED IN CABINET F, SLIDE 187 OF PINAL COUNTY RECORDS, AND LYING WITHIN THE WEST HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH "CITY OF MARICOPA" AT THE INTERSECTION PLACONE LANE & POWERS PARKWAY, SHOWN ON THE AFORE MENTIONED FINAL PLAT;

THENCE SOUTH 69 DEGREES 46 MINUTES 30 SECONDS WEST, 182.14 FEET ALONG THE CENTERLINE OF PLACONE LANE;

THENCE LEAVING SAID CENTERLINE, SOUTH 20 DEGREES 13 MINUTES 30 SECONDS EAST, 20.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLACONE LANE AND THE POINT OF BEGINNING;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 96.64 FEET;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF POWERS PARKWAY;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, 730.82 FEET ALONG A LINE THAT IS PARALLEL AND 20.50 FEET WEST OF THE CENTERLINE OF POWERS PARKWAY, TO A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 979.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 41 SECONDS, AND AN ARC LENGTH OF 97.64 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS WEST, 619.88 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS EAST, 762.79 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 520.50 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 55 MINUTES 09 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 06 SECONDS, AND AN ARC LENGTH OF 166.11 FEET TO A TANGENT LINE TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 385,416 SQUARE FEET, OR 8.8479 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

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).

NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT TIME OF SURVEY.
2. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
3. SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT SHOWN IN PUBLIC RECORD.
4. 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.
5. 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 WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
7. MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE LAKES AT RANCHO EL DORADO HOMEOWNERS ASSOCIATION.
8. ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA
9. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS REQUIRE PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
10. ON ALL LOTS THE OWNER AND/OR THE DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
11. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
12. 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.
13. "RANCHO EL DORADO PHASE III HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION WILL BE FORMED AND THE CC&R'S WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT FOR THIS SUBDIVISION."
14. A ½ INCH CAPPED REBAR SHALL BE SET AT ALL LOT, TRACT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.

OWNER OF RECORD:

CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION
 39700 WEST CIVIC CENTER PLAZA
 MARICOPA, ARIZONA 85138
 (520) 568-9098

REFERENCE DOCUMENTS

(R1) RANCHO EL DORADO PHASE III-PARCEL 33, CABINET F, SLIDE 187 PCR

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, THE BEARING OF WHICH IS: **NORTH 00 DEGREES 06 MINUTES 11 SECONDS WEST**

DEPARTMENT APPROVALS

APPROVED: _____
 DEVELOPMENT SERVICES DIRECTOR DATE
 CITY OF MARICOPA, ARIZONA

APPROVED: _____
 CITY ENGINEER DATE
 CITY OF MARICOPA, ARIZONA

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

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

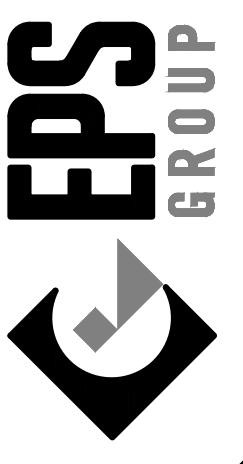
CERTIFICATION

I, MICHAEL D. POLLOCK CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF

REGISTERED LAND SURVEYOR _____ DATE _____

MICHAEL D. POLLOCK RLS
 EPS GROUP INC.
 1130 N. ALMA SCHOOL ROAD, SUITE 120
 MESA AZ, 85201
 WWW.EPSGROUPINC.COM

1130 N. Alma School Rd, Suite 120
 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com



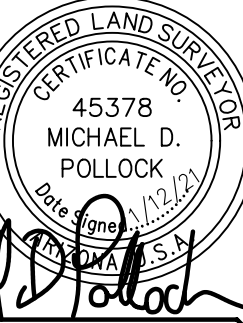
TRACT Q1
 CITY OF MARICOPA, PINAL COUNTY, ARIZONA
 RE-PLAT

Project: _____

Revisions:



Designer: SLM
 Drawn by: MDP



Job No.
20-1536

MLD

Sheet No.
1
 of 2

