# FINAL PLAT FOR MARICOPA 40

THE NORTHEAST QUARTER OF SOUTHEAST QUARTER CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTARY PUBLIC SIGNATURE

LEGENE	<u>)</u>	CITY OF MARICOPA NOTES
<b>_</b>	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)	1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)	<ol> <li>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.</li> </ol>
	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)	3. 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.
<b></b>	CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)	<ol> <li>VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.</li> <li>ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS</li> </ol>
	SECTION LINE	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
	MID-SECTION LINE	THE COMMON PROPERTY.
	BOUNDARY LINE  LOT LINE	6. PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.
	CENTERLINE	7. INDIVIDUAL PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION SHALL
	EASEMENT	PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
$\bigcirc$ 1	SHEET NUMBER	BEVEEST MEIVI, IV ACCORDANCE VIIII THE AUTHOVES EAUSSOAU ET EAUX.
	SITE VISIBILITY EASEMENT (33' X 33')	ASSURANCE STATEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT	ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM
P.U.E.	PUBLIC UTILITY EASEMENT	
		IN THE AMOUNT OF \$ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT	
AC.	ACRES	HOMEOWNERS ASSOCIATION RATIFICATION
L1	LINE NUMBER	BY THIS RATIFICATION DIJLY ALITHORIZED AGENT OF
C1	CURVE NUMBER	BY THIS RATIFICATION,, DULY AUTHORIZED AGENT OF EMMERSON HOLDINGS, L.L.C. HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR EMMERSON
R/W	RIGHT-OF-WAY	HOLDINGS, L.L.C. AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.
P.C.R.	PINAL COUNTY RECORDER	NAME:
		TITLE:DATE:
		HOMEOWNERS ASSOCIATION RATIFICATION
		<u>ACKNOWLEDGEMENT</u>
		STATE OF ARIZONA ) ) S.S.
SANITAR\	<u> / SEWER</u>	COUNTY OF PINAL )
	PALO VERDE UTILITY HAS AGREED TO SERVE THIS SUBDIVISION, AND TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE	ON THIS DAY OF 2022, 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,
T.T. E		AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.
IIILE:	DATE	

ASSURED WATER SUPPLY

THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER

EVIDENCED BY LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY

#### PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS FLOOD ZONE STATEMENT

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAPS (FIRM), PANEL NUMBERS 04021C0765F, MAPS REVISED JUNE 16, 2014, INDICATE THAT THE SITE FALLS WITHIN ZONE "X" AND ZONE "A".

ZONE "X" IS DEFINED BY FEMA AS:

NOTARY PUBLIC SEAL

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

ZONE "A" IS DEFINED BY FEMA AS:

"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. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

#### **DEDICATION**

EMMERSON HOLDINGS, L.L.C., AS OWNERS HAS SUBDIVIDED UNDER THE NAME OF MARICOPA 40, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

EMMERSON HOLDINGS, L.L.C. ARE OWNERS 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. EMMERSON HOLDINGS, L.L.C. HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SUBDIVISION & INFRASTRUCTURE DESIGN MANUAL STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

TRACTS A THROUGH J ARE NOT DEDICATED TO THE PUBLIC. BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF MARICOPA 40 HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS. AND RESTRICTIONS.

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, GAS, ELECTRIC, AND TELECOMMUNICATIONS. 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 TRIANGLE 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 MARICOPA 40 HOMEOWNERS ASSOCIATION.

WATER AND/OR SEWER 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 WATER AND/OR SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER

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, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

IN WITNESS WHEREOF, EMMERSON HOLDINGS, L.L.C., AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED.

BY:			-
NAME:			
TITLE:			-

DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

#### **ACKNOWLEDGEMENT**

STATE OF ARIZONA ) S.S. COUNTY OF PINAL

DAY OF ON THIS 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

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

NOTARY PUBLIC	DATE
MY COMMISSION EXPIRES:	

#### UTILITIES

GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC. WASTEWATER: GLOBAL WATER - PALO VERDE UTILITIES, INC. **ELECTRIC: ELECTRICAL DISTRICT NUMBER 3** GAS: SOUTHWEST GAS CORPORATION FIRE: CITY OF MARICOPA FIRE DEPARTMENT

CITY OF MARICOPA POLICE DEPARTMENT

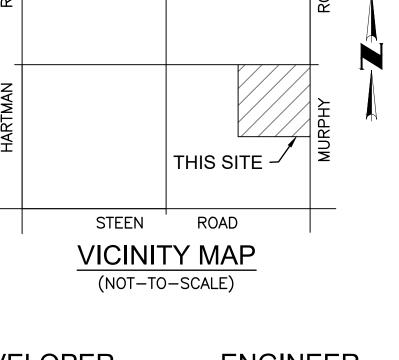
### SHEET INDEX

COVER, NOTES TABLES

3 KEY MAP

4-7 PLAT

POLICE:



ROAD

FARRELL

# OWNER/DEVELOPER

EMMERSON HOLDINGS, L.L.C. 14555 N. SCOTTSDALE ROAD #300 SCOTTSDALE, AZ 85254 PHONE: (480) 368-5205 CONTACT: CHASE EMMERSON EMAIL: CHASE@FINALPLAT.COM

# **ENGINEER**

DATE

COE & VAN LOO CONSULTANTS, INC. 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: (602) 264-6831 FAX: (602) 264-0928 CONTACT: PARKER FROEHLICH EMAIL: PFROEHLICH@CVLCI.COM

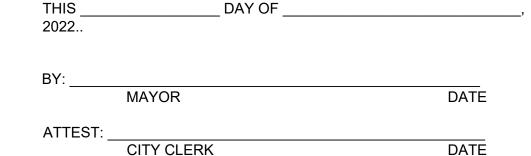
#### BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

BEARING: NORTH 03°35'27" EAST

<u>APPROVALS</u>	
APPROVED:	
DEVELOPMENT SERVICE DIRECTOR	
CITY OF MARICOPA	

APPROVED:	
CITY ENGINEER CITY OF MARICOPA, ARIZONA	DATE
APPROVED BY THE COUNCIL OF THE CITY	OF MARICOPA, ARIZON



## **CERTIFICATION**

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



0 0 B රෙ 4

Itan

Q **4** #

OF CVL Contact: P. FROEHLICH

SEE SHEET 1 FOR LEGEND, SHEET GROSS AREA = 40.432 ACRES

2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MA

L Project #: 1-01-0370101 © 2022 Coe & Van Loo Consultants, Inc. All rights reserved to reproduction in any format

LOT AF	REA TABLE	LC	OT A	REA TABLE
LOT#	AREA (SQUARE FEET)	LO	)T #	AREA (SQUARE FEET)
1	4,800	6	60	4,600
2	4,800	6	61	4,600
3	5,063	$\epsilon$	52	4,600
4	4,600	6	63	4,600
5	4,600	6	64	4,600
6	4,600	6	65	4,593
7	4,760	6	66	4,600
8	4,760	6	67	4,600
9	4,760	6	88	4,600
10	4,600	6	69	4,600
11	4,600	7	70	4,600
12	4,604	-	71	4,600
13	6,094	7	72	4,600
14	5,545	7	73	4,600
15	5,208	7	74	4,600
16	4,894	7	75	4,600
17	4,802	7	76	4,600
18	4,800	7	77	4,600
19	4,800	7	78	4,600
20	4,800	7	79	4,600
21	4,800	8	30	4,600
22	4,800	8	31	4,600
23	4,800	8	32	4,600
24	4,800	8	33	4,600
25	4,800	8	34	4,600
26	4,800	8	35	4,584
27	4,800	8	36	4,595
28	4,800	-	37	4,600
29	4,800	-	38	4,600
30	4,800	-	39	4,600
31	4,793		90	4,600
32	4,683	-	91	4,600
33	4,600	-	92	4,600
34	4,600	-	93	4,600
35 36	4,600 4,600		94  95	4,600 4,600
37	4,600	-	95  96	4,600
38	4,600		97 97	4,600
39	4,600	-	98	4,600
40	4,600	-	99	4,600
41	4,600	-	00	4,600
42	4,600	-	01	4,600
43	4,600	-	02	4,600
44	4,600	-	03	4,600
45	4,600	10	04	4,600
46	4,600	10	05	4,600
47	4,728	10	06	4,581
48	4,688	1	07	4,593
49	4,600	1	08	4,600
50	4,600	1	09	4,600
51	4,600	1	10	4,600
52	4,600	1	11	4,600
53	4,600	1	12	4,600
54	4,600	1	13	4,600
55	4,600	1	14	4,600
56	4,600	1	15	4,600
57	4,600	1	16	4,600
58	4,600	1	17	4,600
59	4,600	1	18	4,600

59 4,600

LOT AF	REA TABLE	LO	T AF	REA T	ΑB
LOT#	AREA (SQUARE FEET)	LOT#		(SQ	REA UA
119	4,600	17	8	5,	85
120	4,600	17	9	5,	85
121	4,600	18	0	6,	09
122	4,600	18	1	10	,67
123	4,600	182		9,	86
124	4,600	183		6,	82
125	4,600	18	4	5,	79 <sup>°</sup>
126	5,064	TOT	AL	924	4,2
127	4,913				
128	5,183				
129	5,196	NO.	LEI	NGTH	R

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173

174

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4,600

5,204

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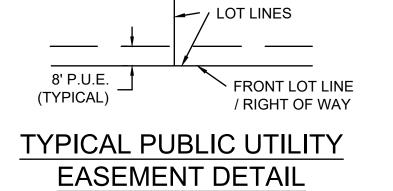
LINE TABLE			
NO.	BEARING	LENG	
L1	S18°57'50"E	15.2	
L2	S10°58'49"E	10.0	
L3	N53°07'41"E	15.1	

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	120.62'	200.00'	034*33'23"	62.21	118.80	S69°07'51"E
C2	378.51	250.00'	086°44'55"	236.20	343.38	N46°57'55"E
С3	9.65'	200.00'	002°45'51"	4.83	9.65	S02°12'32"W
C4	9.65'	200.00'	002°45'51"	4.83	9.65	N02°12'32"E
C5	47.12'	30.00'	090'00'00"	30.00	42.43	N41°24'33"W
C6	135.70'	225.00'	034°33'23"	69.99	133.66	S69°07'51"E
C7	35.08'	25.00'	080°24'21"	21.13	32.27	S87°56'40"W
C8	204.46	275.00'	042*35'53"	107.21	199.78	N69°02'26"E
С9	20.46	50.00'	023°26'48"	10.38	20.32	S78°36'58"W
C10	144.31	59.00'	140°08'41"	162.74	110.93	S43°02'05"E
C11	20.46	50.00'	023°26'48"	10.38	20.32	N15°18'51"E
C12	39.27	25.00'	090°00'00"	25.00	35.36	N41°24'33"W
C13	39.27	25.00'	090°00'00"	25.00	35.36	N48°35'27"E
C14	20.46	50.00'	023°26'48"	10.38	20.32	N08°07'57"W
C15	137.62'	59.00'	133°38'31"	137.80	108.47	S46°57'55"W
C16	20.46	50.00'	023*26'48"	10.38	20.32	S77°56'14"E
C17	20.46	50.00'	023°26'48"	10.38	20.32	N78°36'58"E
C18	144.31'	59.00'	140°08'41"	162.74	110.93	N43°02'05"W
C19	20.46	50.00'	023°26'48"	10.38	20.32	S15°18'51"W
C20	39.27	25.00'	090'00'00"	25.00	35.36	S41°24'33"E
C21	47.12'	30.00'	090°00'00"	30.00	42.43	N48°35'27"E
C22	47.12'	30.00'	090'00'00"	30.00	42.43	N41°24'33"W
C23	47.12'	30.00'	090°00'00"	30.00	42.43	N48°35'27"E
C24	105.55	175.00'	034°33'23"	54.43	103.95	S69°07'51"E
C25	35.08'	25.00'	080°24'21"	21.13	32.27	S11°38'59"E
C26	119.81	275.00'	024°57'45"	60.87	118.87	N16°04'20"E
C27	10.85'	225.00'	002°45'51"	5.43	10.85	N02°12'32"E
C28	40.48	25.00'	092°45'51"	26.24	36.20	S47°12'32"W
C29	39.06'	25.00'	089*30'46"	24.79	35.20	N45°34'59"E
C30	10.85'	225.00'	002°45′51"	5.43	10.85	S02°12'32"W
C31	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C32	37.85'	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C33	40.69'	25.00'	093°15'05"	26.46	36.34	S43°02'05"E
C34	37.85	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C35	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C36	37.85'	25.00'	086°44'55"	23.62	34.34	N46*57'55"E
C37	40.69'	25.00'	093*15'05"	26.46	36.34	S43*02'05"E
C38	37.85'	25.00'	086°44'55"	23.62	34.34	S46°57'55"W
C39	40.69'	25.00'	093°15'05"	26.46	36.34	N43°02'05"W
C40	340.66	225.00'	086°44'55"	212.58	309.04	N46°57'55"E
C41	40.69'	25.00'	093°15'05"	26.46	36.34	S43°02'05"E

TRACT TABLE						
TRACT	AREA	DESCRIPTION				
TRACT 'A'	1.015 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION				
TRACT 'B'	2.108 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY				
TRACT 'C'	2.110 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY				
TRACT 'D'	0.064 ACRES	LANDSCAPE TRACT				
TRACT 'E'	0.067 ACRES	LANDSCAPE TRACT				
TRACT 'F'	2.330 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY				
TRACT 'G'	0.028 ACRES	LANDSCAPE TRACT				
TRACT 'H'	0.028 ACRES	LANDSCAPE TRACT				
TRACT 'I'	0.760 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY/ SEWER EASEMENT				
TRACT 'J'	0.448 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION				
TOTAL	8.9580					

TOTAL LAND USE				
TOTAL NUMBER OF LOTS	184			
TOTAL NUMBER OF TRACTS	9			
GROSS RESIDENTIAL DENSITY	4.55 D.U./A.C.			

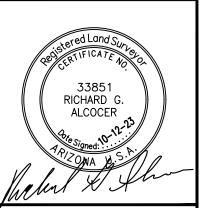
LAND USE TABLE						
LAND USE AREAS SQUARE FEET ACRES						
924,292	21.219					
375,870	8.629					
461,065	10.585					
1,761,227	40.432					
	924,292 375,870 461,065					



(NOT-TO-SCALE)



FINAL PLAT	MARICOPA 40	CITY OF MARICOPA, ARIZONA
		CIT



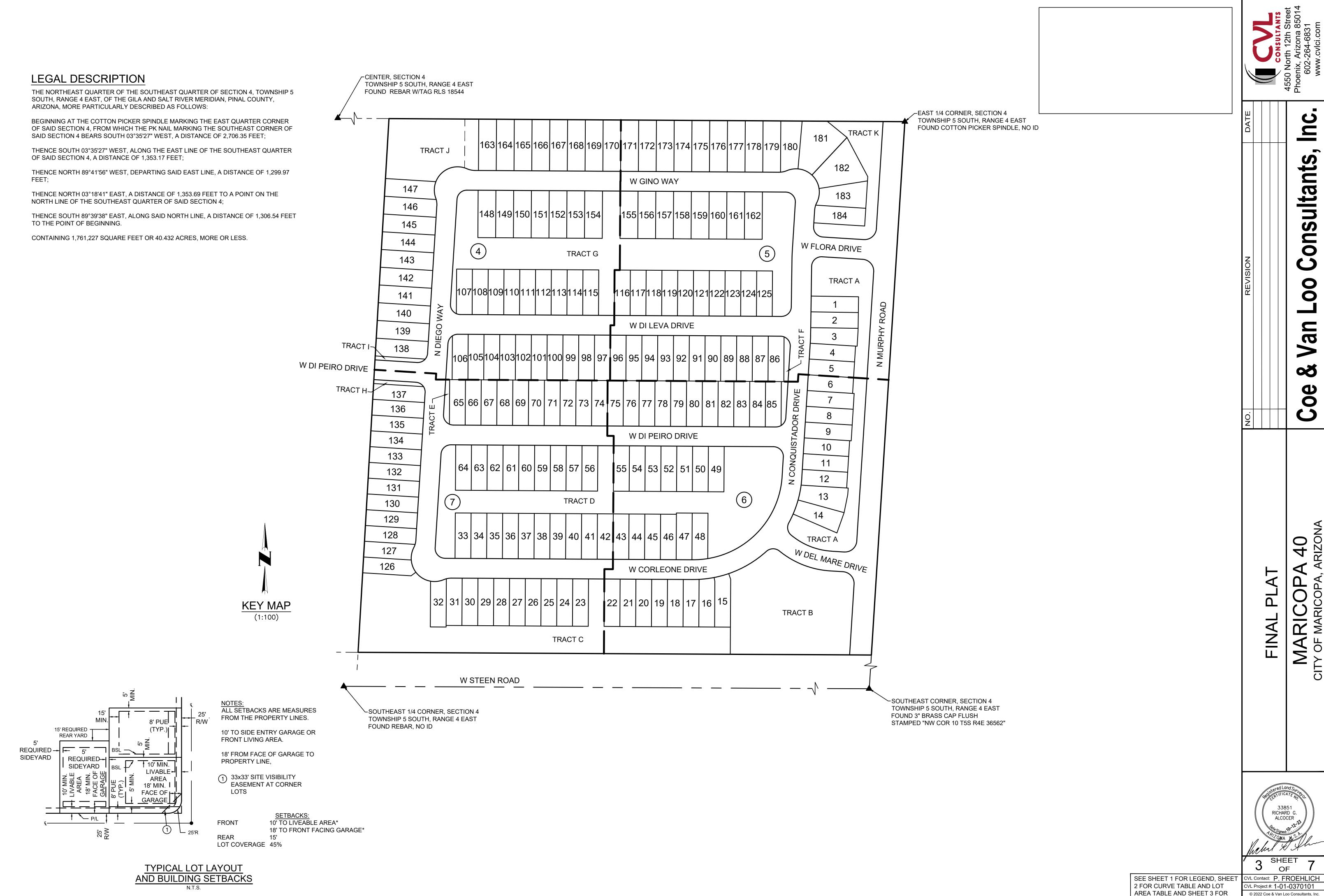
SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP

2 SHEET 7
OF 7

CVL Contact: P. FROEHLICH

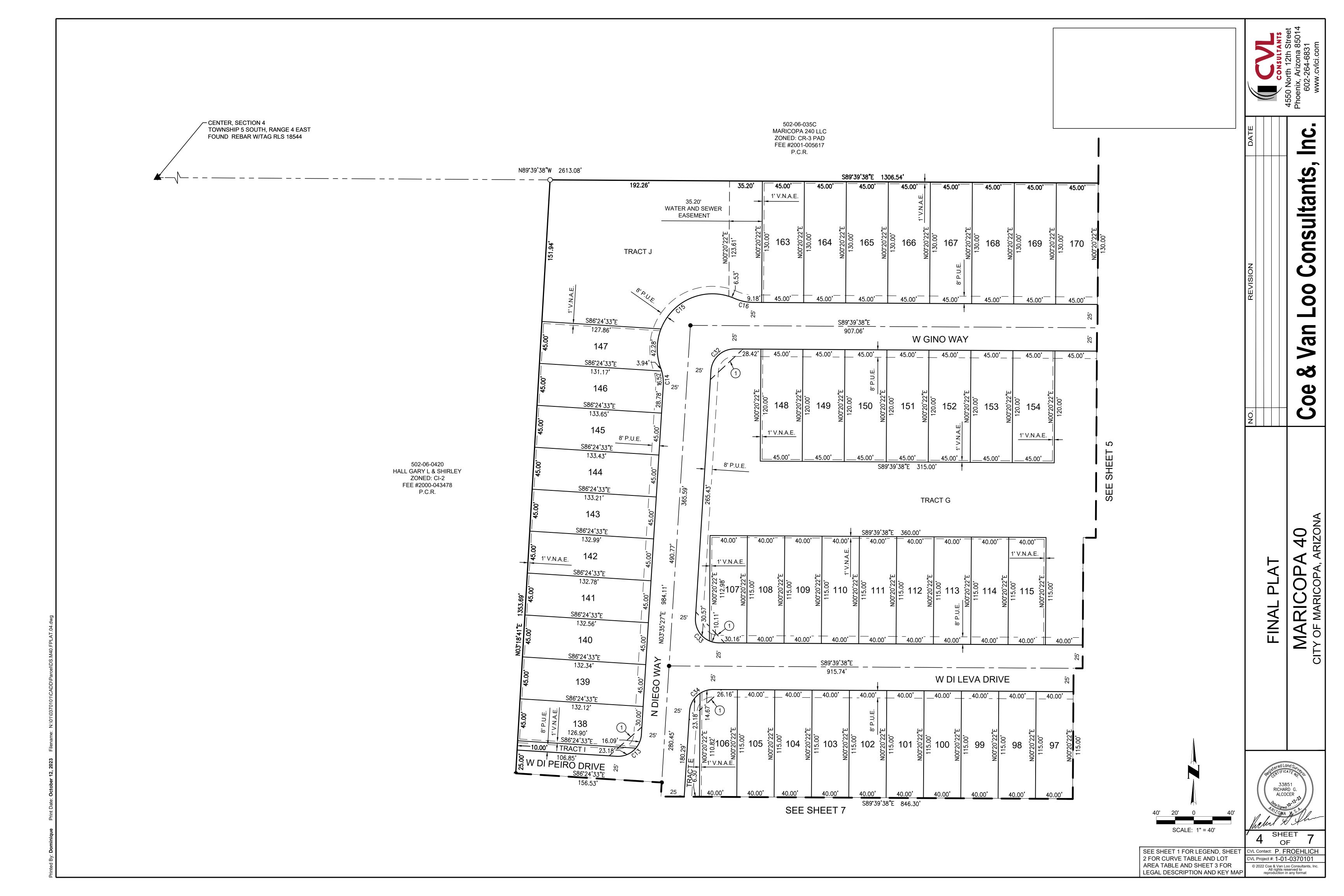
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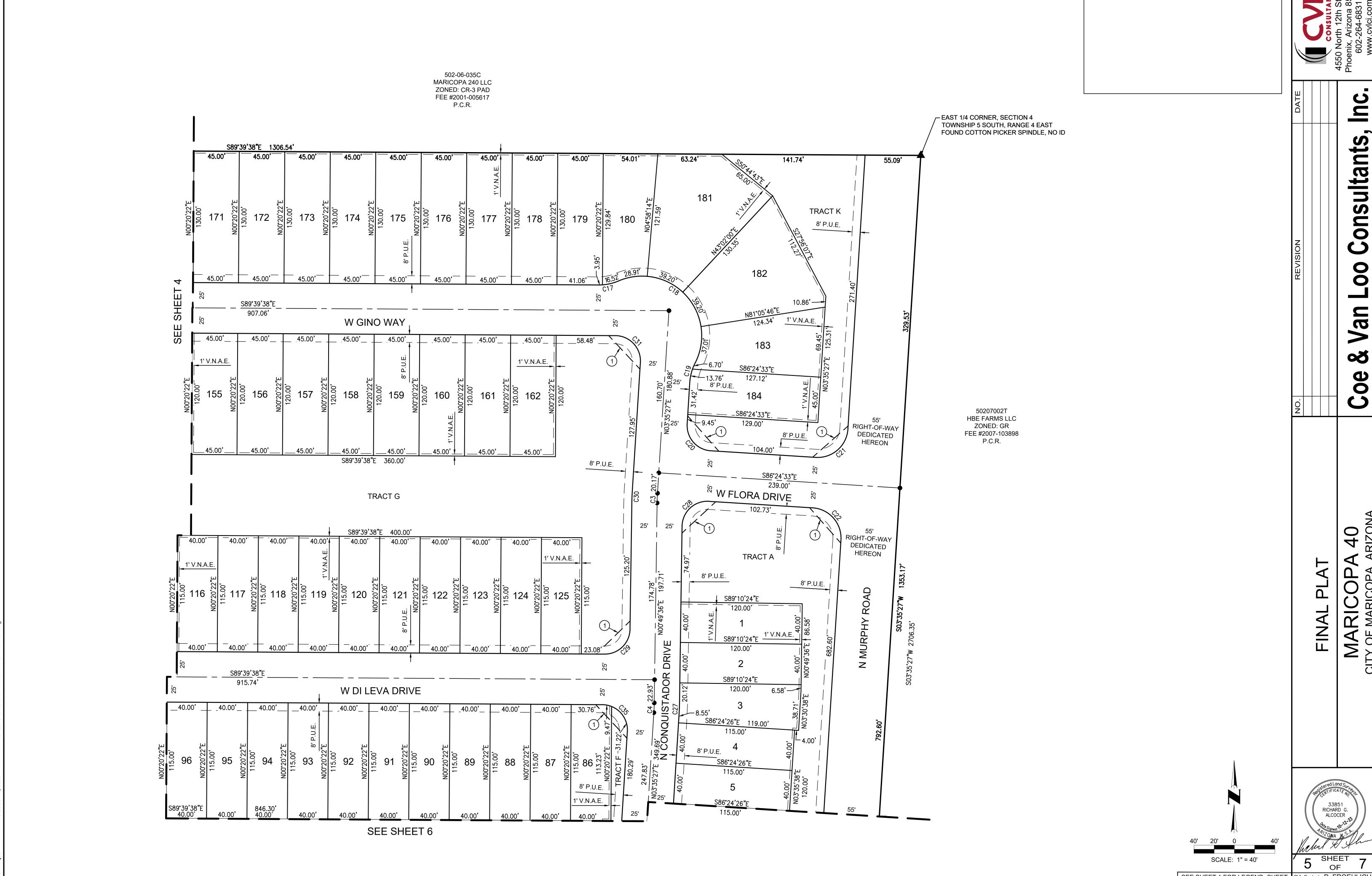
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LEGAL DESCRIPTION AND KEY MAR

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

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