# FINAL PLAT

FOR

# PROVINCE PARCEL 3

A REPLAT OF PARCEL 3 AND A PORTION OF PARCELS 1 & 2, OF "PROVINCE PHASE 1", RECORDED IN CABINET D, SLIDE 186, RECORDS OF PINAL COUNTY, ARIZONA, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

# DEDICATION STATE OF ARIZONA KNOW ALL MEN BY THESE PRESENTS: THAT MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AND PROVINCE HOMEOWNERS ASSOCIATION. AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PROVINCE PARCEL 3", THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "PROVINCE PARCEL 3" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT. TRACT. AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF PROVINCE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE TRACT AREA TABLE FOR THE PURPOSES SHOWN WITHIN SAID TRACT AREA TABLE IN WITNESS WHEREOF THAT MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED. MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION THAT PROVINCE HOMEOWNERS ASSOCIATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY PROVINCE HOMEOWNERS ASSOCIATION **ACKNOWLEDGMENT** STATE OF ARIZONA \_\_\_\_\_, 20\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ACKNOWLEDGED SELF TO BE THE AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC MY COMMISSION EXPIRES **ACKNOWLEDGMENT** STATE OF ARIZONA COUNTY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME THE DAY OF \_\_\_\_\_ ON THIS, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ ACKNOWLEDGED SELF TO BE THE \_\_\_\_\_\_ AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### **GROSS AREAS**

PARCEL	EXIST. SQ. FT. ±	EXIST. AC. ±	NEW SQ. FT. ±	NEW AC. ±
1	109,333	2.510	108,230	2.485
2	1,533,969	35.215	1,532,511	35.182
3	265,358	6.092	267,919	6.151

NOTE: EXISTING AREAS FOR PARCELS 1 & 2 ARE AS RECORDED IN CABINET D, SLIDE 186, RECORDS OF PINAL COUNTY, ARIZONA. NEW PARCEL AREA'S FOR SAID PARCELS 1 & 2 ARE RECORDED AREAS LESS THE SUBJECT AREA INCLUDED HEREIN.

#### TRACT TABLE:

TRACT	SQ. FT. ±	AC. ±	PROPOSED USE		
"A"	67,043	1.539	WATER & SEWER, LOT ACCESS, GLOBAL WATER-PALO VERDE & GLOBAL WATER-SANTA CRUZ CO., DRAINAGE, REFUSE COLLECTION AND EMERGENCY & SERVICE VEHICLES		
"B"	7,943	0.182	WATER & SEWER, GLOBAL WATER-PALO VERDE & GLOBAL WATER-SANTA CRUZ CO., DRAINAGE, OPEN SPACE, LANDSCAPE, PUE		
"C"	3,197	0.073	OPEN SPACE, LANDSCAPE, PUE		
"D"	10,112	0.232	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE		
"E"	426	0.010	OPEN SPACE, LANDSCAPE, PUE		
"F"	12,948	0.297	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE		
"G"	5,165	0.119	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE		
"H"	2,051	0.047	OPEN SPACE, LANDSCAPE, PUE		

### UTILITY COMPANIES

WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY		
SEWER	GLOBAL WATER — PALO VERDE SEWER COMPANY		
ELECTRICITY	ELECTRICAL DISTRICT NO. 3		
GAS	SOUTHWEST GAS COMPANY		
TELEPHONE			
CABLE TELEVISION			
FIRE	CITY OF MARICOPA		
POLICE	CITY OF MARICOPA		
SOLID WASTE			

- 1. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY
- 2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 4. 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.
- 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 PROVINCE HOMEOWNERS ASSOCIATION THE PROVINCE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 6. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROVINCE HOMEOWNERS ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
- 7. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, SAID PARCEL CONTAINS 1,458 SQUARE FEET OR 0.033 ACRES, MORE OR LESS. PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND OR PLANNED ARE DEVELOPMENT.

# **ASSURANCE STATEMENT**

IN THE AMOUNT OF \$\_ DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

#### CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER—PALO VERDE UTILITIES AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. GLOBAL WATER-PALO VERDE UTILITIES HAS ISSUED A LETTER OF COMMITMENT TO PROVIDE WATER SERVICE TO THIS SUBDIVISION

#### LEGAL DESCRIPTION

PARCEL 3, OF PROVINCE PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, RECORDED IN CABINET D, SLIDE 186.

SAID PARCEL CONTAINS 265,358 SQUARE FEET OR 6.092 ACRES, MORE OR LESS.

TOGETHER WITH;

THAT PORTION OF PARCEL 1 OF PROVINCE PHASE 1. ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, RECORDED IN CABINET D, SLIDE 186, AND BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE S82°35'43"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 23.22 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WESTERLY 84.51 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE,

BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 37°14'55"; THENCE CONTINUING ALONG SAID SOUTHERLY LINE N60°09'22"W. A DISTANCE OF 108.79 FEET: THENCE CONTINUING ALONG SAID SOUTHERLY LINE N21°36'51"W, A DISTANCE OF 8.21 FEET TO

THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS N31°56'52"E. A DISTANCE OF 175.00 FEET; THENCE SOUTHEASTERLY 6.43 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE

NORTHERLY. THROUGH A CENTRAL ANGLE OF 2°06'14"; THENCE S60°09'22"E, BEING PARALLEL WITH AND 5.00 FEET NORTH OF SAID SOUTHERLY LINE, A DISTANCE OF 108.79 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY 81.26 FEET ALONG THE ARC OF SAID CURVE, BEING PARALLEL WITH AND 5.00 FEET NORTH OF SAID SOUTHERLY LINE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 37°14'55"; THENCE N82'35'43"E, BEING PARALLEL WITH AND 5.00 NORTH OF SAID SOUTHERLY LINE. A

DISTANCE OF 28.21 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1 THENCE S37°33'01"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 7.07 FEET TO THE POINT

SAID PARCEL CONTAINS 1,103 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

TOGETHER WITH;

THAT PORTION OF PARCEL 2 OF PROVINCE PHASE 1, ACCORDING TO THE PLAT OF RECORD THE OFFICE OF THE PINAL COUNTY RECORDER, RECORDED IN CABINET D, SLIDE 186, AND BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, BEING CONSISTENT WITH THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PROVINCE PHASE 1, FROM WHICH THE MOST EASTERLY CORNER OF SAID PARCEL 3 BEARS N7°24'17"E, A DISTANCE OF 20.00 FEET; THENCE S56°57'58"E, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 7.71

THENCE LEAVING SAID EASTERLY LINE S82°35'43"W, BEING PARALLEL WITH AND 5.00 FEET SOUTH OF THE NORTHERLY LNE OF SAID PARCEL 2, A DISTANCE OF 32.74 FEET TO THE BEGINNING OF A TANGENT CURVE: THENCE WESTERLY 113.77 FEET ALONG THE ARC OF SAID CURVE, BEING PARALLEL WITH AND

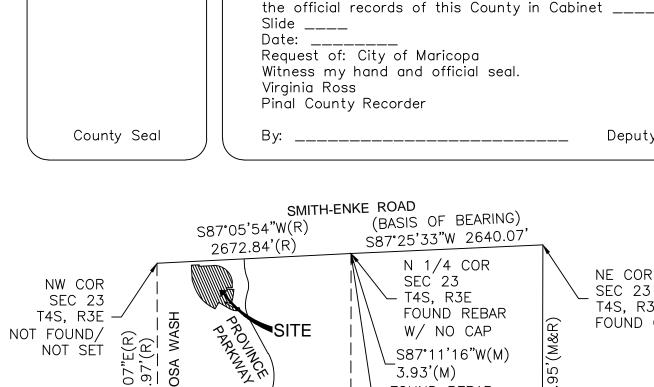
5.00 FEET SOUTH OF SAID NORTHERLY LINE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 37°14'55"; THENCE N60°09'22"W, BEING PARALLEL WITH AND 5.00 FEET SOUTH OF SAID NORTHERLY LINE, A DISTANCE OF 108.79 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHWESTERLY 17.29 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF THENCE N55°45'14"W, A DISTANCE OF 56.49 FEET TO A POINT ON SAID NORTHERLY LINE;

THENCE S60°09'22"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 182.39 FEET TO THE BEGINNING OF A TANGENT CURVE: THENCE EASTERLY 110.52 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL

ANGLE OF 37°14'55": THENCE CONTINUING ALONG SAID NORTHERLY LINE, N82°35'43"E, A DISTANCE OF 26.87 FEET TO THE POINT OF BEGINNING.

TOTAL COMBINED PARCELS CONTAIN 267,919 SQUARE FEET OR 6.151 ACRES, MORE OR LESS.



STATE OF ARIZONA

COUNTY OF PINAL

SS

I hereby certify that the within instrument is filed in

SEC 23 T4S, R3E FOUND COM BCF FOUND REBAR W/ CAP-ILLEGIBLE W 1/4 COR SEC 23 **-** T4S, R3E ⊋ H NOT FOUND/ T4S, R3E NOT FOUND/ S86°57'54"W(M) 0.81'(M) SEC 23 T4S, R3E FOUND COM BCF FOUND COM BCF SEC 23 (BENCHMARK) SEC 23 T4S, R3E T4S, R3E -FOUND BCHH N87°54'41"E(M) NOT FOUND/ N87°53'42"E(C) 2635.20'(M) 2635.62'(C) N87°54'19"E(R) N87°54'05"E(R) 2634.99'(R) HONEYCUTT ROAD SECTION 23, T4S, R3E **VICINITY MAP** 

## OWNER/DEVELOPER

PROVINCE HOMEOWNERS ASSOCIATION & MERITAGE HOMES OF ARIZONA, INC. 3275 WEST INA ROAD, SUITE 220 TUCSON, ARIZONA 85741 PHONE: 520-225-6800 CONTACT: K.C. O'HAVER

VESECKY ENGINEERING & SURVEYING

8502 EAST VIA DE VENTURA. SUITE 101

BRIAN EARL SEARAN, RLS #54120

ZONING PLANNED AREA DEVELOPMENTS WITHIN CR-3 P.A.D. SINGLE FAMILY ZONE (CASE #PZ-056-98 & PAD07-04)

CONTENTS COVER SHEET

SHEET INDEX

DETAIL

#### **ENGINEER**

OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, ARIZONA 85020 PHONE: 602-748-1000 CONTACT: PIM VAN DER GIESSEN. PE

#### BASIS OF BEARING

SCOTTSDALE, ARIZONA 85258

(480)393-3640 PHONE

(480)393-3839 FAX

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. SAID LINE BEARS S87°25'33"W PER FINAL PLAT FOR "PROVINCE PHASE 1", RECORDED IN CABINET D, SLIDE 186, PINAL COUNTY RECORDS.

### **CERTIFICATIONS AND APPROVAL**

APPROVED:

ZONING ADMINISTRATOR

IN D 4	CITY OF MARICOPA,	ARIZONA			
	CITY ENGINEER CITY OF MARICOPA,	ARIZONA		DATE	
	APPROVED BY THE	COUNCIL OF T	THE CITY C	F MARICOPA,	ARIZO
	THIS	DAY OF		, 2015	
)	BY:	MAYOR		DATE	
•	ATTEST:	IVIATOR		DAIL	
E,	/\\\\	CITY CLERK		DATE	

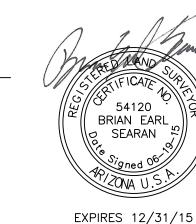
## **CERTIFICATION**

THIS IS TO 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.

06/19/2015 BRIAN E. SEARAN REGISTERED LAND SURVEYOR # 54120

8502 E. VIA DE VENTURA, SUÏTE 101

SCOTTSDALE, ARIZONA 85258

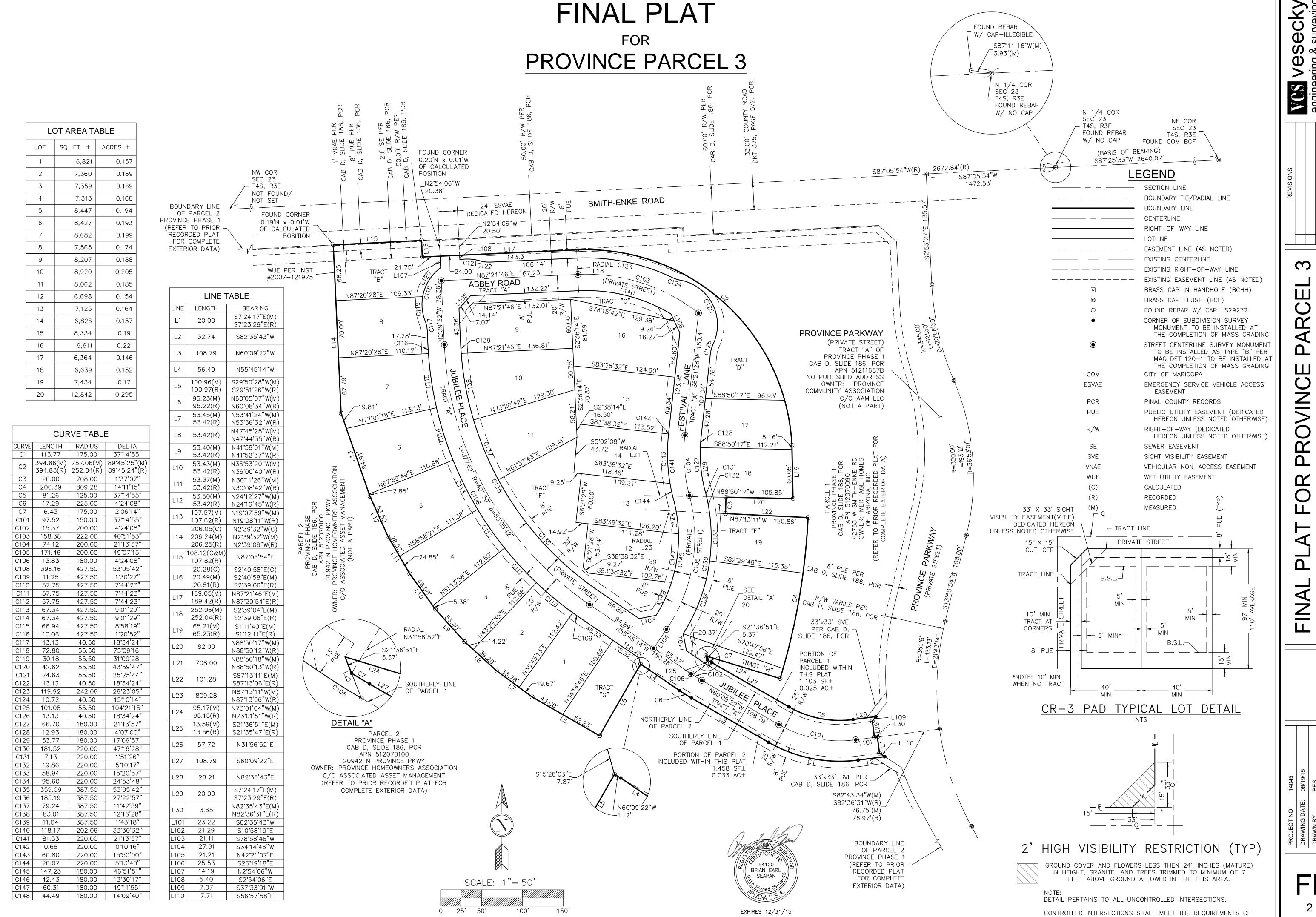


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THE CITY OF MARICOPA.