

LEGAL DESCRIPTION

PARCEL NO. 1:
ALL OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 TO THE NORTHEAST CORNER OF SAID SECTION 9;
THENCE RUNNING SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 9, TO THE SOUTHEAST CORNER THEREOF;
THENCE RUNNING IN A NORTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE NORTH QUARTER SECTION CORNER OF SAID SECTION 9, AND THE POINT OF BEGINNING; AND EXCEPTING THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;
THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1397.83 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND AS RECORDED IN SPECIAL WARRANTY DEED, FEE NO, 2000-046959, PINAL COUNTY RECORDS;
THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL AND PROLONGATION THEREOF A DISTANCE OF 3243.06 FEET TO A POINT BEING ON A LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9, TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE NORTH 25 DEGREES 29 MINUTES 23 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1526.39 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2587.10 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;
THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;
THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;
THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE MARICOPA-CASA GRANDE HIGHWAY NORTHEASTERLY RIGHT OF WAY LINE.

PARCEL NO. 2:
THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;
THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;
THENCE WEST A DISTANCE OF 953.00 FEET FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;
THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING.

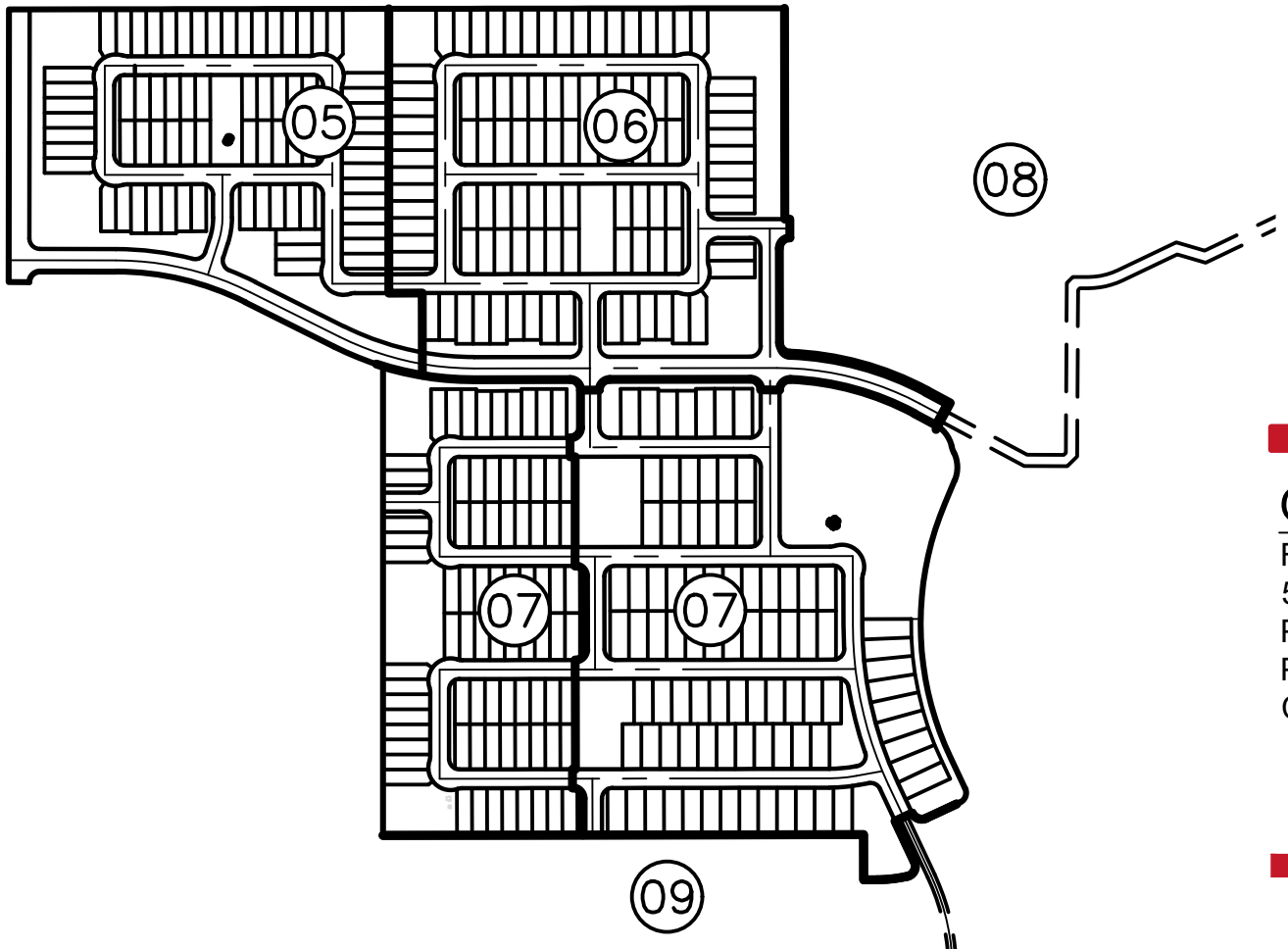
CONTAINING 330.495 ACRES, MORE OR LESS

NOTES:

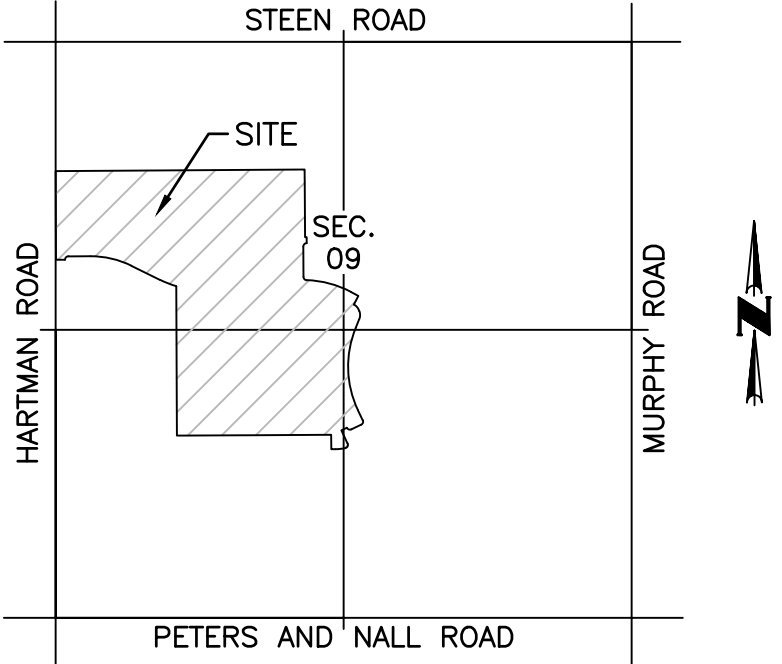
- THE MAINTENANCE OF STREET LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER.
- INDIVIDUAL PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR, AND LOCAL 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 CITY.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
- ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
- PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD-21-07).
- MAINTENANCE OF THE DRAINAGE CHANNEL WILL BE THE RESPONSIBILITY OF THE HOA PURSUANT TO THE INTERGOVERNMENTAL AND MAINTENANCE AGREEMENTS EXECUTED FOR THE PROPERTY.
- THE COMMUNITY WILL ADHERE TO THE CITY'S POOL DRAINAGE POLICY. PLACING LANDSCAPE DEBRIS ON THE CHANNEL EASEMENT AND OTHER MATERIALS, USE OF NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT, AND DISTURBANCE OF THE SLOPES AND CHANNEL WITHOUT PERMISSION OF THE CITY AND THE HOA IS NOT PERMITTED.
- MAIN PARK AMENITY SHALL BE CONSTRUCTED IN PHASE 1. COLLECTOR ROADWAYS SHALL BE CONSTRUCTED AS INDICATED PER THE PHASE DESIGNATION LINE.

UTILITIES AND SERVICES:

WATER: GLOBAL WATER RESOURCES
WASTEWATER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
GAS: SOUTHWEST GAS CORPORATION
FIRE: CITY OF MARICOPA FIRE DEPARTMENT
POLICE: CITY OF MARICOPA POLICE DEPARTMENT



SHEET INDEX MAP
N.T.S.



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED BOUDNARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- PROPOSED PARCEL LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / LOT COVERAGE TABLE / TYPICAL LOT DETAIL
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SHEET 03 - STREET CROSS SECTION DETAILS
SHEET 04 - SITE BOUNDARY PLAN
SHEET 05-09 - PRELIMINARY PLAT



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SHEET
01 OF 09

DATE: 03/17/2025

SANCTUARY PHASE 1 - SITE DATA			
GROSS AREA	3,616,143 SF	83.02 AC	
TOTAL O.S. %	21.160 AC	25.49%	
TOTAL USEABLE O.S. %*	17,582	83.09%	
TOTAL LOTS	339 LOTS		
APPROX. SMALLEST LOT AREA	4,785 SF		
APPROX. LARGEST LOT AREA	6,851 SF		
GROSS RESIDENTIAL DENSITY	4.08 DU/AC		
EXISTING ZONING	PAD21-07		
LAND USE	SINGLE-FAMILY RESIDENTIAL		
UNIT TYPE	SINGLE-FAMILY DETACHED		

*USEABLE O.S. % OF TOTAL OPEN SPACE

SANCTUARY PHASE 1 - OPEN SPACE DATA								
PHASE	PARCEL	PROPOSED LOT SIZE	PROPOSED YIELD	GROSS AREA (AC)	GROSS OPEN SPACE (AC)	GROSS O.S. %	USEABLE O.S.	USEABLE O.S. %*
1	1	40' x 120'	73	18.14	4.80	26.45%	4.447	92.72%
	2	45' x 120'	99	24.14	4.67	19.33%	3.374	72.30%
	8	50' x 120'	87	26.27	8.73	33.23%	7.265	83.23%
	9	40' x 120'	80	14.47	2.97	20.51%	2.496	84.10%
TOTAL			339	83.02	21.16	25.49%	17.582	83.09%

* MINIMUM 60% OF TOTAL RESIDENTIAL OPEN SPACE IS DESIGNATED AS USEABLE OPEN SPACE.

APPROVED DEVELOPMENT STANDARDS	
ZONING	PAD21-07 (RS-5)
MIN. LOT AREA	4,500 SF
MIN. LOT WIDTH	40'
MIN. FRONT BUILDING/GARAGE (*) (**)	15'/18'
MIN. SIDE YARDS	5'
MIN. REAR YARD	15'
STREET SIDE YARD	5'
BUILDING HEIGHT	30'
MAX. LOT COVERAGE - 1 STORY	55%
MAX. LOT COVERAGE - 2 STORY	50%

* STREET-FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18' FROM THE BACK OF WALK.

** FRONT SETBACKS TO BE MEASURED FROM BACK OF WALK.

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PARCEL 1 LOT AREA	
LOT #	AREA (SQUARE FEET)
1	4,994
2	5,000
3	5,200
4	5,200
5	5,200
6	4,921
7	4,895
8	5,217
9	5,383
10	5,400
11	5,400
12	5,400
13	5,383
14	5,217
15	5,236
16	4,925
17	5,001
18	5,001
19	5,001
20	5,001
21	5,001
22	5,001
23	5,001
24	5,001
25	5,001
26	5,001
27	5,001
28	5,000
29	4,841
30	5,392
31	4,865
32	5,000
33	5,000
34	5,000
35	5,000
36	5,000
37	5,000
38	5,000
39	5,000
40	5,000
41	5,000
42	5,000
43	4,987
44	4,788
45	4,801
46	4,801
47	4,801
48	4,801
49	4,798
50	4,798
51	4,798
52	4,798
53	4,798
54	4,785
55	4,789
56	4,802
57	4,802
58	4,802
59	4,802
60	4,802

PARCEL 1 LOT AREA	
LOT #	AREA (SQUARE FEET)
61	4,799
62	4,799
63	4,799
64	4,799
65	4,786
66	4,798
67	4,800
68	4,800
69	4,800
70	4,798
71	5,000
72	5,000
73	4,897

PARCEL 2 LOT AREA	
LOT #	AREA (SQUARE FEET)
74	6,061
75	6,075
76	5,625
77	5,625
78	6,075
79	6,075
80	6,075
81	5,625
82	5,625
83	5,611
84	5,625
85	5,625
86	5,625
87	5,625
88	5,625
89	5,625
90	5,625
91	5,625
92	5,625
93	5,611
94	5,429
95	5,388
96	5,400
97	5,400
98	5,400
99	5,400
100	5,400
101	5,400
102	5,400
103	5,400
104	5,400
105	5,392
106	5,392
107	5,400
108	5,400
109	5,400
110	5,400
111	5,400
112	5,400
113	5,400
114	5,400
115	5,400
116	5,387
117	5,388
118	5,400
119	5,400
120	5,400
121	5,400
122	5,400
123	5,400
124	5,400
125	5,400
126	5,400
127	5,400
128	5,386
129	5,386
130	5,400
131	5,400
132	5,400
133	5,400

PARCEL 2 LOT AREA	
LOT #	AREA (SQUARE FEET)
134	5,400
135	5,400
136	5,400
137	5,400
138	5,400
139	5,400
140	5,387
141	5,761
142	5,490
143	5,626
144	5,626
145	5,626
146	5,626
147	5,626
148	5,626
149	5,626
150	5,626
151	5,626
152	5,626
153	5,626
154	5,626
155	5,496
156	5,659
157	5,572
158	5,625
159	5,625
160	5,625
161	5,625
162	5,625
163	5,625
164	5,611
165	5,611
166	5,480
167	6,034
168	5,966
169	5,625
170	5,625
171	6,075
172	6,061

PARCEL 8 LOT AREA	
LOT #	AREA (SQUARE FEET)
173	6,500
174	6,500
175	6,250
176	6,250
177	6,500
178	6,500
179	6,499
180	5,986
181	6,000
182	6,000
183	6,000
184	6,000
185	6,000
186	6,000
187	6,000
188	6,000
189	6,000
190	6,000
191	5,986
192	5,997
193	6,000
194	6,000
195	6,000
196	6,000
197	6,000
198	6,000
199	6,000
200	6,000
201	6,000
202	6,000
203	5,986
204	6,486
205	6,500
206	6,500
207	6,500
208	6,500
209	6,500
210	6,500
211	6,500
212	6,500
213	6,500
214	6,500
215	6,499
216	6,730
217	6,851
218	6,851
219	6,851
220	6,851
221	6,851
222	6,851
223	6,820
224	6,500
225	5,997
226	6,000
227	6,000
228	6,000
229	6,000
230	6,000
231	6,000
232	6,000

PARCEL 8 LOT AREA	
LOT #	AREA (SQUARE FEET)
233	6,000
234	6,000
235	6,000
236	6,000
237	6,000
238	6,000
239	6,000
240	6,000
241	6,000
242	6,000
243	6,000
244	6,000
245	6,000
246	6,000
247	6,335
248	6,250
249	6,250
250	6,250
251	6,250
252	6,250
253	6,250
254	6,250
255	6,250
256	6,250
257	6,250
258	6,250
259	6,236

PARCEL 9 LOT AREA	
LOT #	AREA (SQUARE FEET)
260	4,986
261	5,000
262	5,000
263	5,000
264	5,000
265	5,000
266	5,000
267	4,988
268	4,996
269	4,904
270	5,008
271	5,008
272	5,008
273	5,008
274	4,907
275	4,961
276	4,789
277	4,800
278	4,800
279	4,800
280	4,800
281	4,800
282	4,800
283	4,800
284	4,800
285	4,800
286	4,800
287	4,800
288	4,800
289	4,800
290	4,800
291	4,788
292	4,851
293	4,999
294	5,000
295	5,000
296	5,000
297	5,000
298	5,000
299	5,000
300	4,986
301	4,986
302	5,000
303	5,000
304	5,000
305	5,000
306	5,000
307	5,000
308	4,998
309	4,849
310	4,966
311	4,905
312	4,994
313	4,786
314	4,800
315	4,800
316	4,800
317	4,800
318	4,800
319	4,800

PARCEL 9 LOT AREA	
LOT #	AREA (SQUARE FEET)
320	4,800
321	4,800
322	4,800
323	4,800
324	4,800
325	4,800
326	4,800
327	4,800
328	4,787
329	5,005
330	4,881
331	5,297
332	5,065
333	5,200
334	5,000
335	5,000
336	5,000
337	5,200
338	5,200
339	5,200

PARCEL 1 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-1	2.199	TRAIL/OPEN SPACE/LANDSCAPE TRACT/RETENTION	2.152
TRACT B-1	0.077	LANDSCAPE TRACT	
TRACT C-1	0.464	TRAIL/POCKET PARK/OPEN SPACE/LANDSCAPE TRACT	0.464
TRACT D-1	0.077	LANDSCAPE TRACT	
TRACT E-1	0.054	LANDSCAPE TRACT	
TRACT F-1	1.401	TRAIL/OPEN SPACE/LANDSCAPE TRACT/RETENTION	
TRACT G-1	0.040	LANDSCAPE TRACT	
TRACT H-1	0.484	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT	0.484

PARCEL 2 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-2	0.408	LANDSCAPE TRACT	0.365
TRACT B-2	0.039	LANDSCAPE TRACT	
TRACT C-2	0.077	LANDSCAPE TRACT	
TRACT D-2	0.523	TRAIL/POCKET PARK/OPEN SPACE/LANDSCAPE TRACT	0.523
TRACT E-2	0.086	LANDSCAPE TRACT	
TRACT F-2	0.076	LANDSCAPE TRACT	
TRACT G-2	0.283	TRAIL/OPEN SPACE/LANDSCAPE TRACT	0.283
TRACT H-2	0.077	LANDSCAPE TRACT	
TRACT I-2	0.442	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.442
TRACT J-2	1.600	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.872
TRACT K-2	1.056	OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.889

PARCEL 8 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-8	0.477	OPEN SPACE/LANDSCAPE TRACT	0.252
TRACT B-8	5.255	FARM PARK/OPEN SPACE/LANDSCAPE TRACT/RETENTION	5.255
TRACT C-8	0.076	LANDSCAPE TRACT	
TRACT D-8	0.983	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.983
TRACT E-8	0.079	LANDSCAPE TRACT	
TRACT F-8	0.109	LANDSCAPE TRACT	
TRACT G-8	0.300	OPEN SPACE/LANDSCAPE TRACT	
TRACT H-8	0.775	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.775
TRACT I-8	0.039	LANDSCAPE TRACT	
TRACT J-8	0.636	OPEN SPACE/LANDSCAPE TRACT/RETENTION	

PARCEL 9 TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	USEABLE O.S.
TRACT A-9	0.997	TRAIL/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.892
TRACT B-9	0.054	LANDSCAPE TRACT	
TRACT C-9	0.040	LANDSCAPE TRACT	
TRACT D-9	0.076	LANDSCAPE TRACT	
TRACT E-9	1.008	TRAIL/TURF AMENITY/OPEN SPACE/LANDSCAPE TRACT/RETENTION	1.008
TRACT F-9	0.079	LANDSCAPE TRACT	
TRACT G-9	0.079	LANDSCAPE TRACT	
TRACT H-9	0.596	TRAIL/POCKET PARK/OPEN SPACE/LANDSCAPE TRACT/RETENTION	0.596
TRACT I-9	0.039	LANDSCAPE TRACT	

CENTERLINE TABLE			CENTERLINE TABLE			CENTERLINE TABLE			CENTERLINE TABLE		
NO.	LENGTH	BEARING	NO.	LENGTH	BEARING	NO.	LENGTH	BEARING	NO.	LENGTH	BEARING
L1	724.22'	N00°03'50"E	L9	580.00'	N00°00'34"E	L17	804.61'	N89°54'47"E	L25	1036.13'	N89°54'47"E
L2	284.41'	S89°56'13"E	L10	972.37'	S89°54'47"W	L18	60.74'	N61°49'36"W	L26	150.00'	S00°05'13"E
L3	264.12'	S63°26'26"E	L11	580.02'	N00°00'34"E	L19	878.10'	N89°54'47"E	L27	290.00'	N00°00'34"E
L4	95.38'	N17°50'28"E	L12	671.88'	S89°54'47"W	L20	1097.58'	N89°54'47"E	L28	300.00'	N00°05'13"W
L5	113.45'	N00°05'13"W	L13	671.39'	S89°54'47"W	L21	184.61'	N00°05'13"W	L29	290.00'	N00°00'34"E
L6	604.65'	N89°54'47"E	L14	580.00'	N00°05'13"W	L22	1104.75'	N89°54'47"E	L30	150.19'	S89°59'26"E
L7	290.04'	S00°01'23"W	L15	243.00'	N89°54'47"E	L23	69.95'	S79°38'33"W	L31	435.31'	N00°05'13"W
L8	604.58'	N89°54'47"E	L16	870.31'	N00°05'13"W	L24	94.38'	N25°08'34"W			

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	369.96'	800.00'	026°29'48"	188.35'	366.67'	N76°41'19"W
C2	372.06'	800.00'	026°38'48"	189.46'	368.71'	S76°45'49"E
C3	62.58'	200.00'	017°55'41"	31.55'	62.33'	N08°52'37"E
C4	394.59'	800.00'	028°15'37"	201.39'	390.60'	N75°57'25"W

PRELIMINARY PLAT FOR SANCTUARY PHASE 1

A PORTION OF LAND LOCATED IN SECTION 09, TOWNSHIP 05S,
RANGE 04E OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER

RANKIN REAL ESTATE LLC
5141 N. 40TH STREET #400
PHOENIX, AZ 85018
PHONE: (601) 448-6029
CONTACT: KERNIT RANKIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (60

PRELIMINARY PLAT
FOR
SANCTUARY PHASE 1

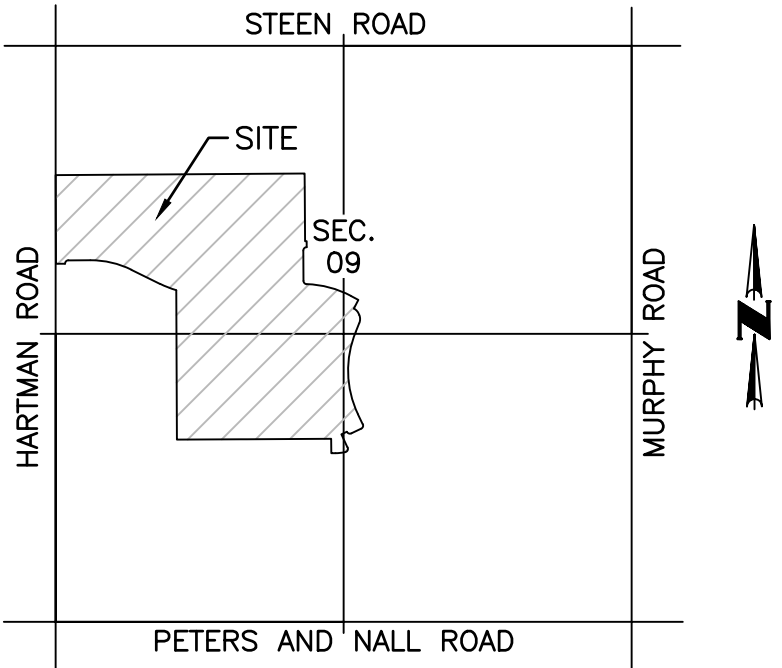
A PORTION OF LAND LOCATED IN SECTION 09, TOWNSHIP 05S,
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PINAL COUNTY, ARIZONA

OWNER / DEVELOPER

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

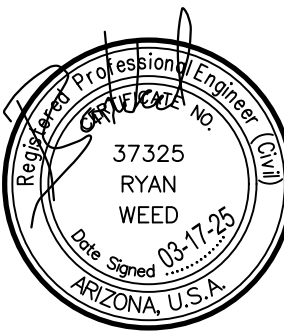
- PROPOSED BOUDNARY
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- PROPOSED CENTER LINE
- PROPOSED PARCEL LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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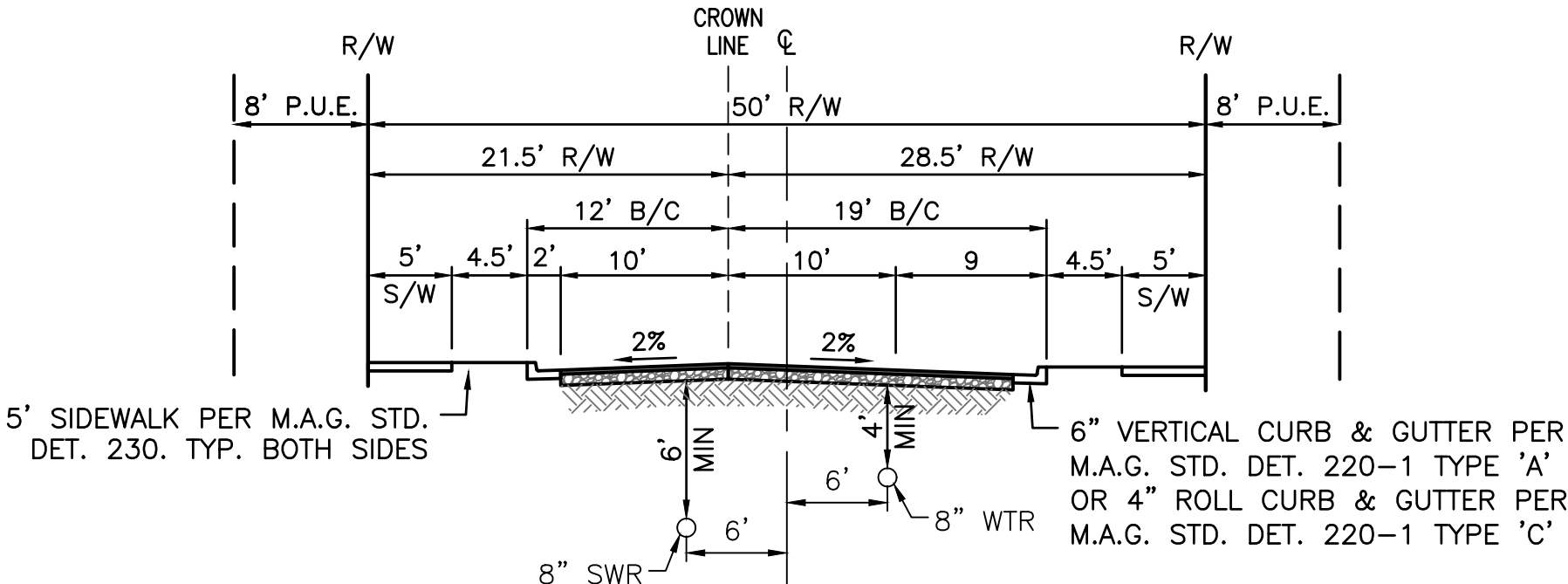


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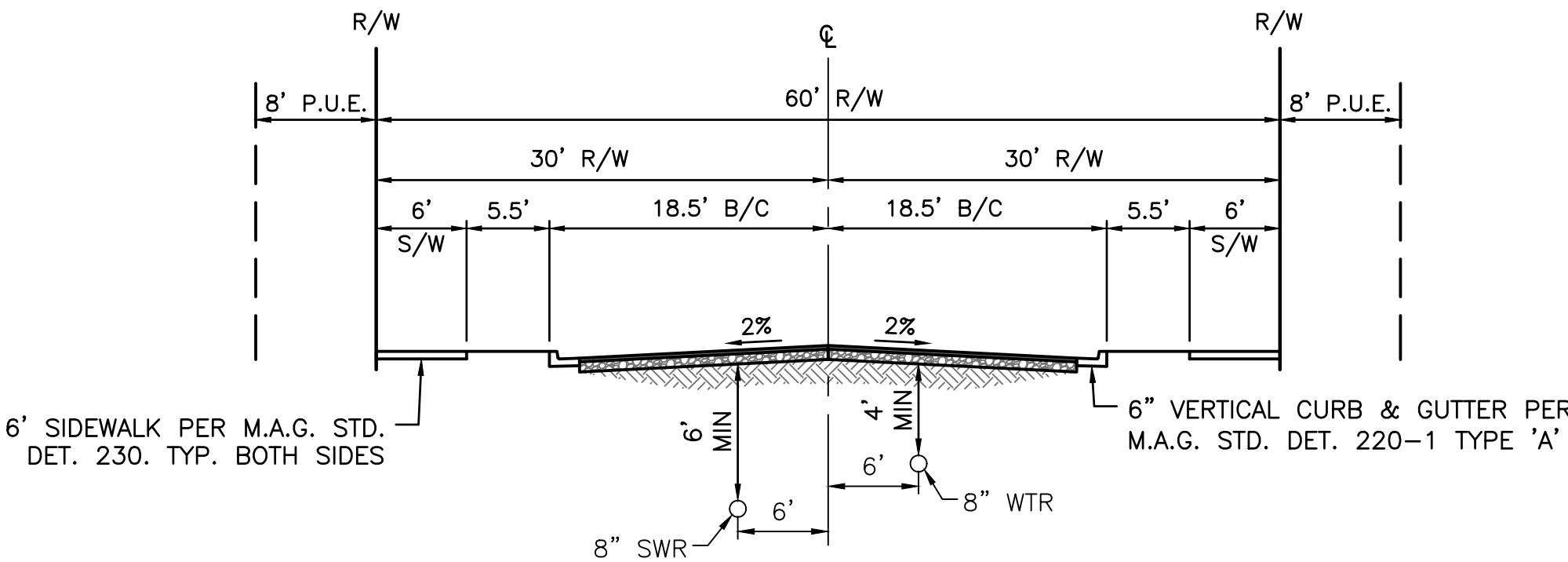


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03 OF 09

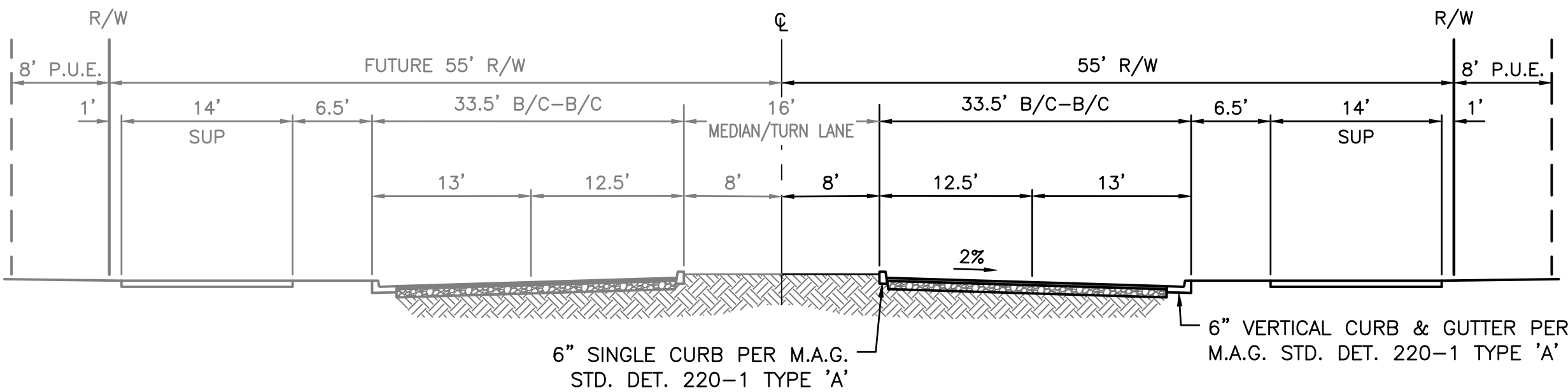
DATE: 03/17/2025



LOCAL ROAD SECTION
LOOKING NORTH AND WEST - N.T.S.
PER DETAIL MAR-207-2



COLLECTOR STREET SECTION
W. LULU JANE ROAD
LOOKING WEST - N.T.S.
PER DETAIL MAR-205-1



MINOR ARTERIAL STREET SECTION-
HALF STREET IMPROVEMENTS

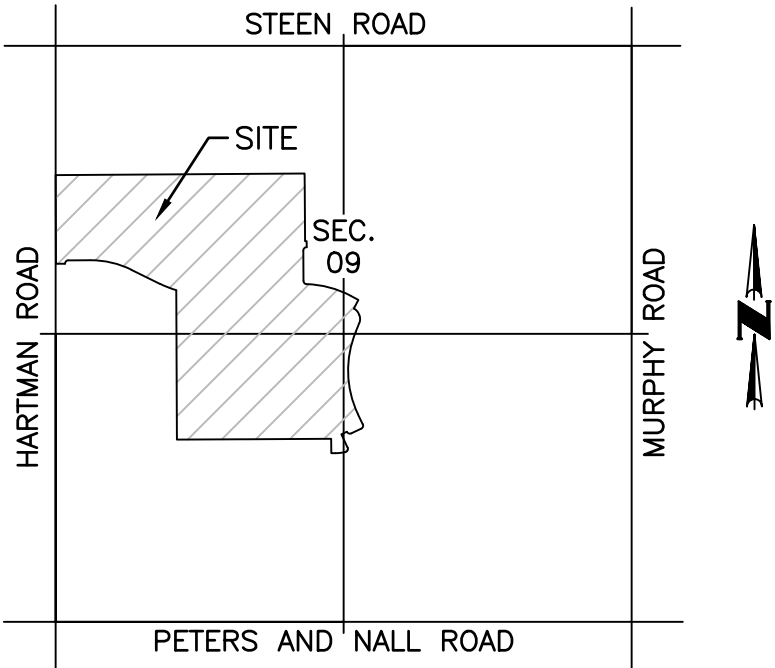
N. HARTMAN ROAD
LOOKING NORTH - N.T.S.
PER DETAIL MAR-203

PRELIMINARY PLAT
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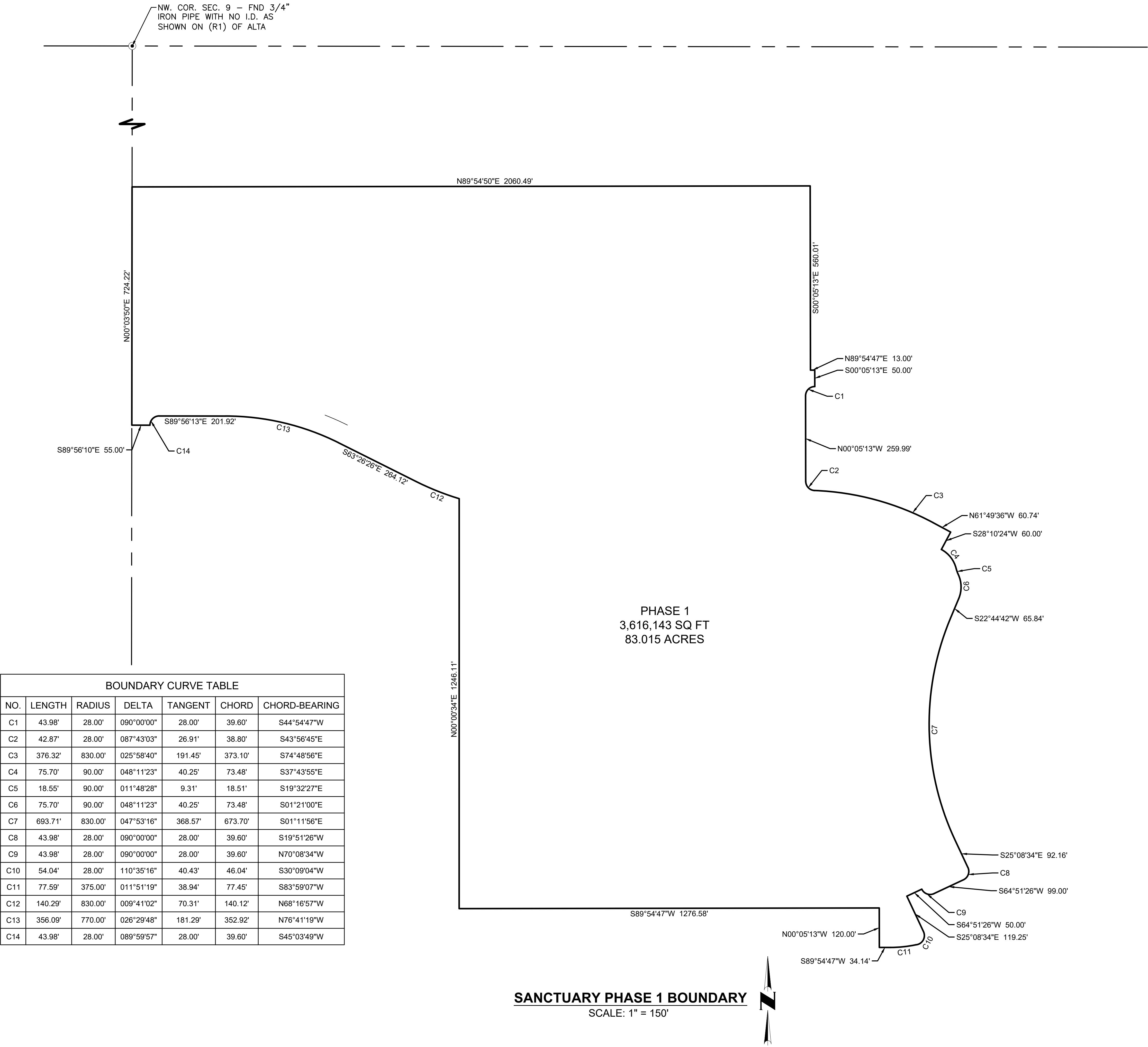


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DATE: 03/17/2025



BOUNDARY CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.98'	28.00'	090°00'00"	28.00'	39.60'	S44°54'47"W
C2	42.87'	28.00'	087°43'03"	26.91'	38.80'	S43°56'45"E
C3	376.32'	830.00'	025°58'40"	191.45'	373.10'	S74°48'56"E
C4	75.70'	90.00'	048°11'23"	40.25'	73.48'	S37°43'55"E
C5	18.55'	90.00'	011°48'28"	9.31'	18.51'	S19°32'27"E
C6	75.70'	90.00'	048°11'23"	40.25'	73.48'	S01°21'00"E
C7	693.71'	830.00'	047°53'16"	368.57'	673.70'	S01°11'56"E
C8	43.98'	28.00'	090°00'00"	28.00'	39.60'	S19°51'26"W
C9	43.98'	28.00'	090°00'00"	28.00'	39.60'	N70°08'34"W
C10	54.04'	28.00'	110°35'16"	40.43'	46.04'	S30°09'04"W
C11	77.59'	375.00'	011°51'19"	38.94'	77.45'	S83°59'07"W
C12	140.29'	830.00'	009°41'02"	70.31'	140.12'	N68°16'57"W
C13	356.09'	770.00'	026°29'48"	181.29'	352.92'	N76°41'19"W
C14	43.98'	28.00'	089°59'57"	28.00'	39.60'	S45°03'49"W

SANCTUARY PHASE 1 BOUNDARY
SCALE: 1" = 150'

PRELIMINARY PLAT
FOR
SANCTUARY PHASE 1

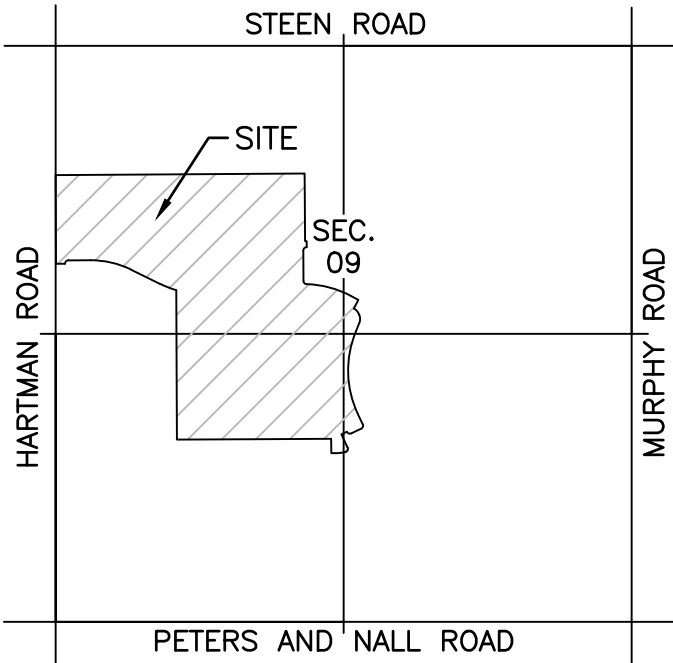
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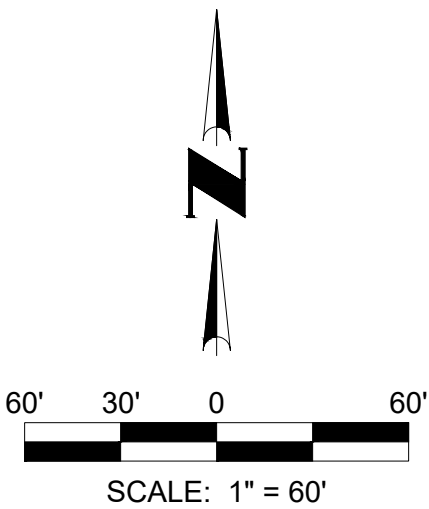
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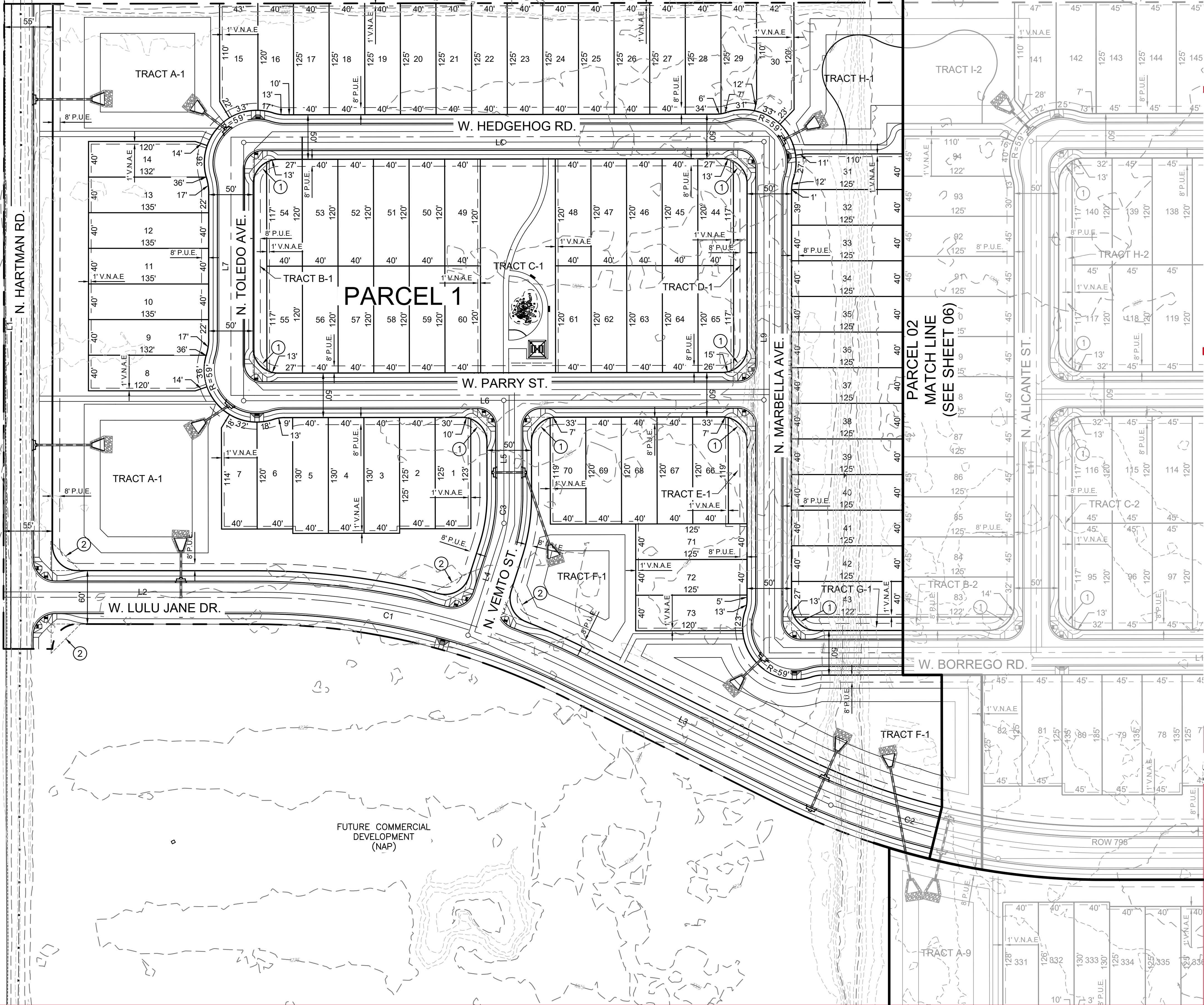
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SHEET
05 OF 09

DATE: 03/17/2025

APN: 502-08-002D
HARTMAN 92 LLC
FEE NO. 2007-123100



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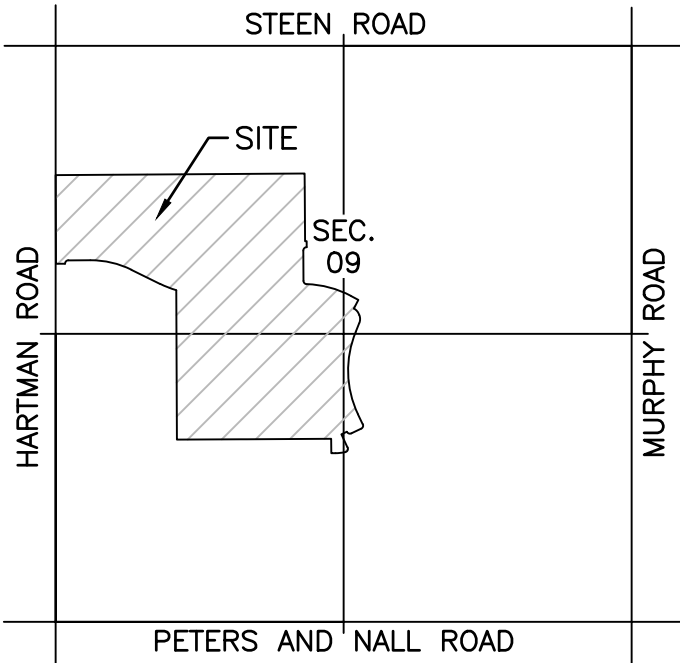
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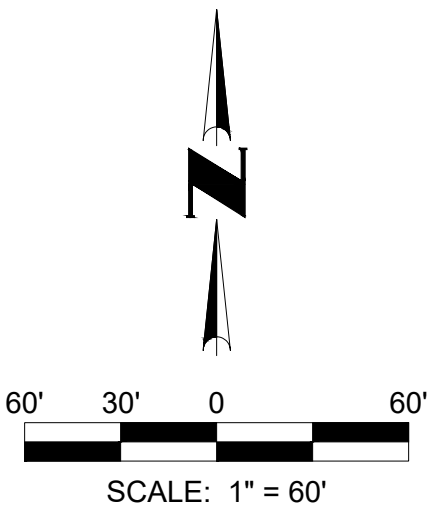
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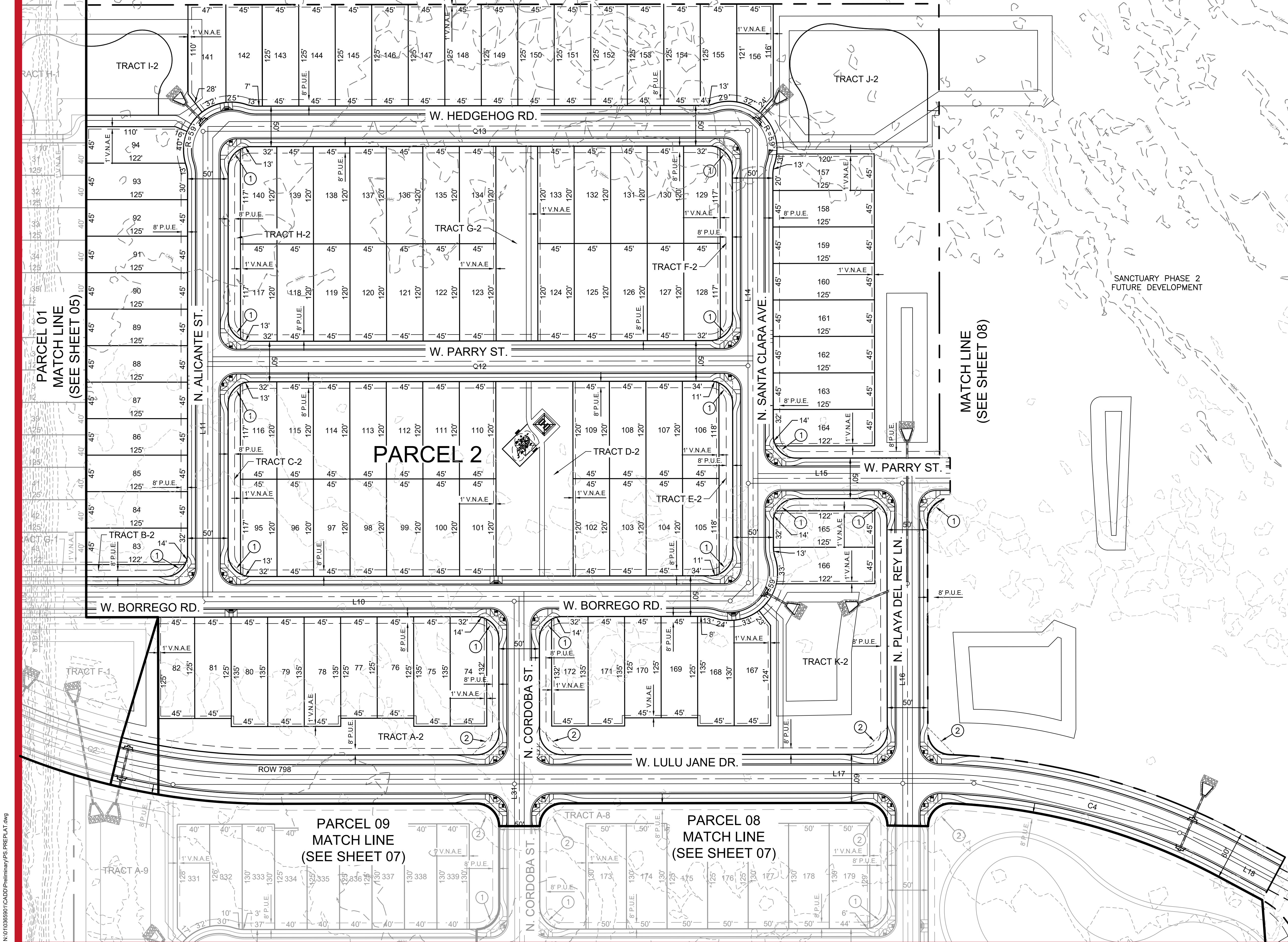
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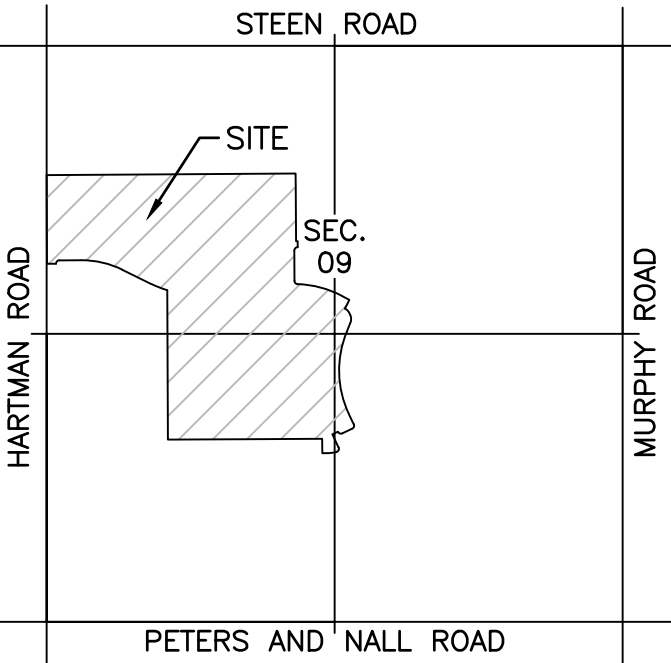
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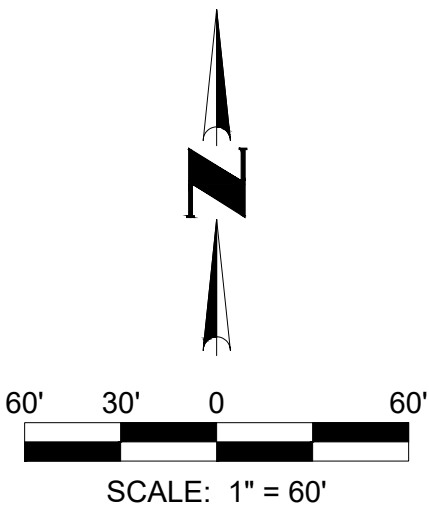
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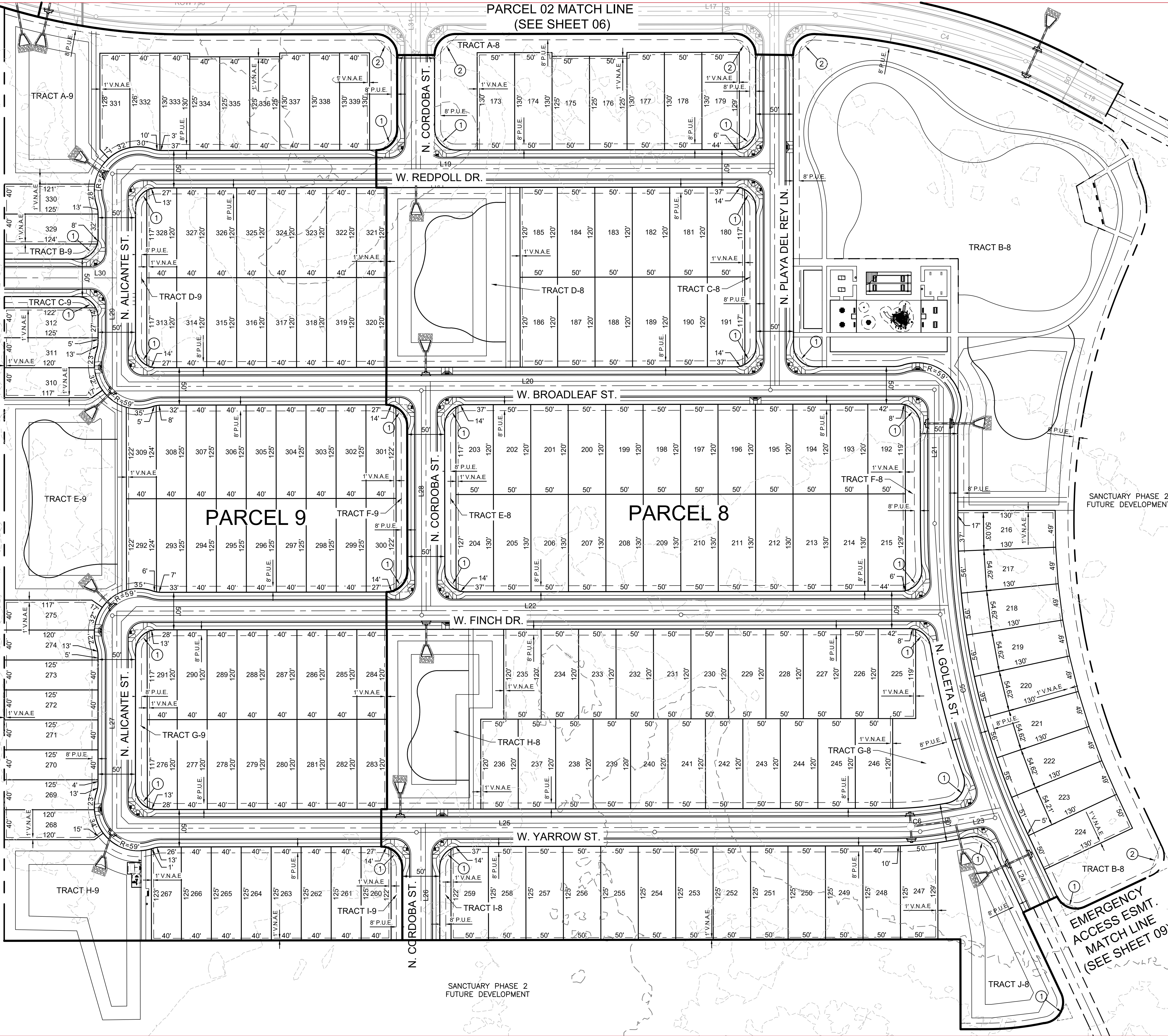
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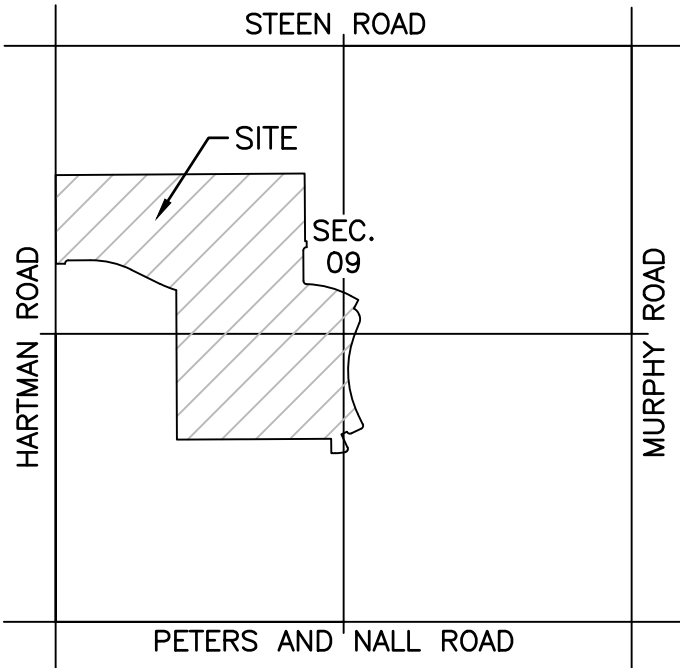
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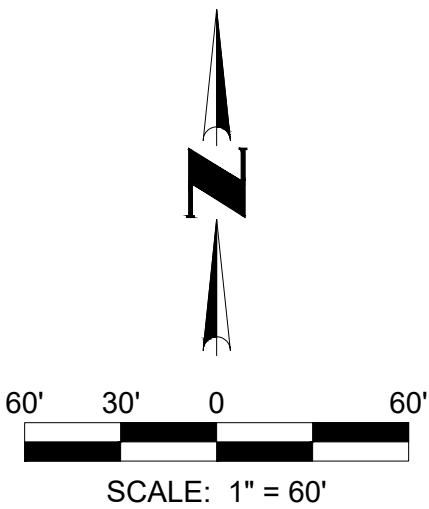
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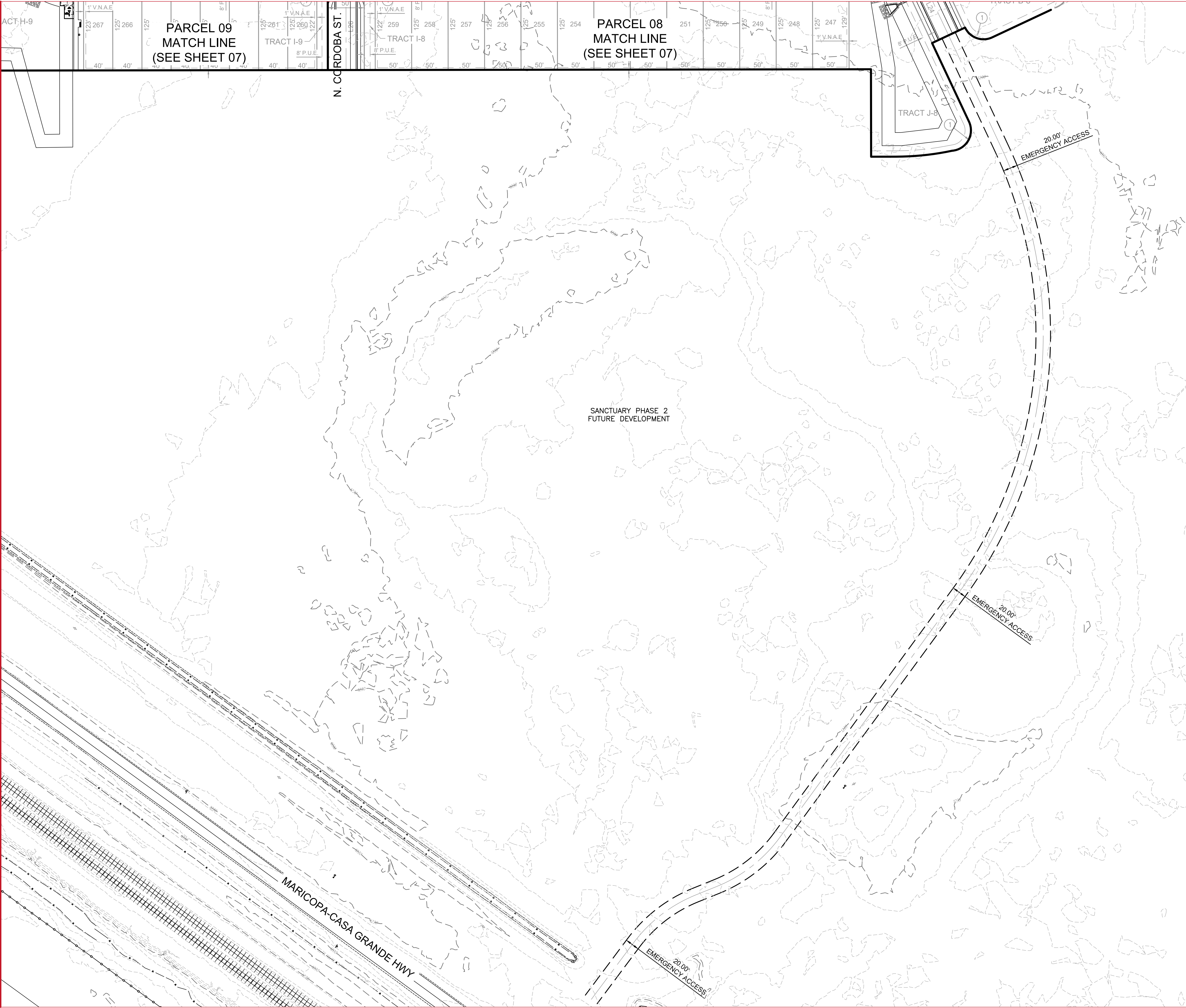
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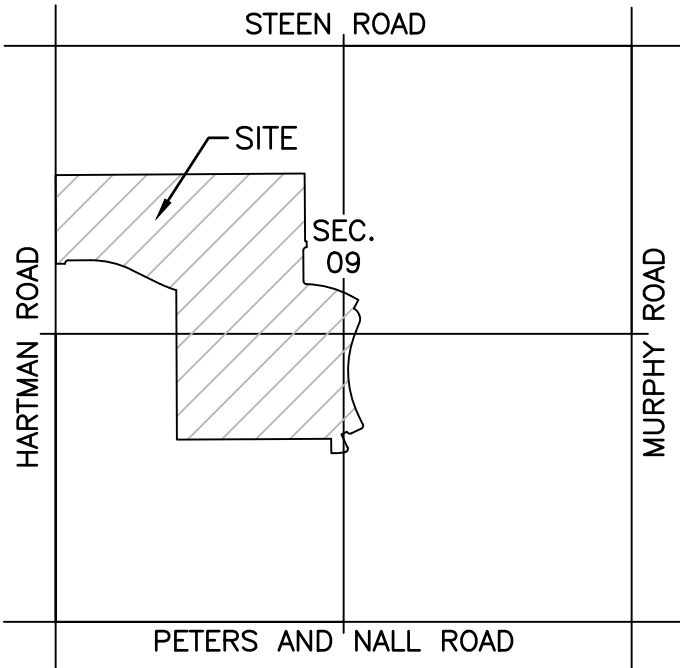


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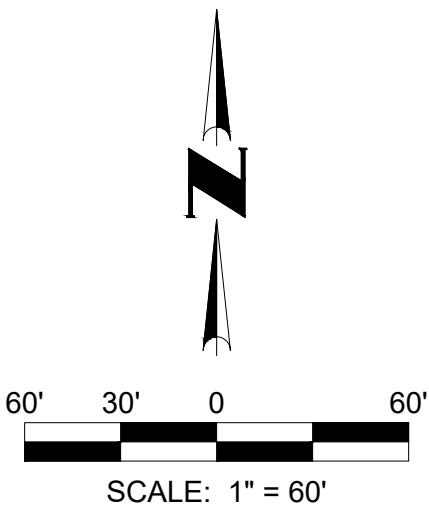
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