

# REPLAT OF SANTA ROSA SPRINGS - PARCEL 4

PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNSET TARTESSO LLC, AS OWNER OF FEE TITLE TO: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR STREET OR ROADWAY; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. OWNER HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

SUNSET TARTESSO LLC, HAS SUBDIVIDED UNDER THE NAME OF "SANTA ROSA SPRINGS-PARCEL 4", A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREOF AND HEREBY PUBLISHES THIS PLAT FOR "SANTA ROSA SPRINGS-PARCEL 4", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE PARCELS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBERS, LETTERS OR NAMES GIVEN EACH RESPECTIVELY. STREETS AND ROADWAYS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF MARICOPA, ARIZONA FOR ROADWAY PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSMISSION LINES AND PUBLIC UTILITIES. EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE PURPOSES SHOWN HEREOF.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MARICOPA, ARIZONA UPON, OVER, UNDER, ACROSS AND THROUGH TRACTS A, C, D, H, AND J INCLUSIVE. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF SANTA ROSA SPRINGS - PARCEL 4 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED. AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.

TRACTS A-S ARE COMMON AREAS WHICH SHALL BE DEEDED TO AND MAINTAINED BY THE SANTA ROSA SPRINGS - PARCEL 4 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

SANTA ROSA SPRINGS - PARCEL 4 HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.

MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MARICOPA, ARIZONA UPON, OVER, UNDER AND ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREOF FOR THE INSTALLATIONS, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

SUNSET TARTESSO LLC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED \_\_\_\_\_, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

OWNER: SUNSET TARTESSO LLC

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME THE UNDERSIGNED \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

## ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. \_\_\_\_\_, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

## SANITARY SEWER

THE \_\_\_\_\_ HAS/HAS NOT AGREED TO SERVE THIS SUBDIVISION, AND HAS/HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: \_\_\_\_\_  
(TITLE)

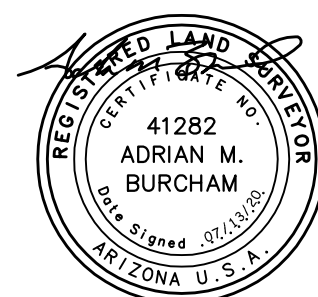
## COVENANTS, CONDITIONS & RESTRICTIONS

COVENANTS, CODES AND RESTRICTIONS FOR (SANTA ROSA SPRINGS - PARCEL 4) MARICOPA, ARIZONA ARE RECORDED IN DOCUMENT \_\_\_\_\_, PINAL COUNTY RECORDS.

## SURVEYOR'S STATEMENT

I, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREOF HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2020; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREOF. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
ADRIAN M. BURCHAM, R.L.S.  
REGISTRATION NO. 41282  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ. 85210



## LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, MONUMENTED BY A 1" REBAR, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION, MONUMENTED BY A 1/2" REBAR, BEARS SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 2623.27 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1720.51 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 2645.90 FEET TO THE WESTERLY LINE OF PARCEL 2, SANTA ROSA SPRINGS MAP OF DEDICATION, CABINET E, SLIDE 85, PINAL COUNTY RECORDS:

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 41 DEGREES 13 MINUTES 15 SECONDS EAST, A DISTANCE OF 391.24 FEET;

THENCE SOUTH 41 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 510.64 FEET;

THENCE SOUTH 31 DEGREES 43 MINUTES 29 SECONDS EAST, A DISTANCE OF 115.11 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 2, BEING ALSO THE NORTHWESTERLY CORNER OF PARCEL 3; SANTA ROSA SPRINGS MAP OF DEDICATION, CABINET F, SLIDE 23, PINAL COUNTY RECORDS:

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 3 THE FOLLOWING FOUR (4) COURSES:

THENCE CONTINUING SOUTH 31 DEGREES 43 MINUTES 29 SECONDS EAST, A DISTANCE OF 374.68 FEET;

THENCE SOUTH 28 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 815.73 FEET;

THENCE SOUTH 32 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 352.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 57 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 1370.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 42 MINUTES 23 SECONDS, AN ARC LENGTH OF 853.78 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, MONUMENTED BY A P.K. NAIL, BEARS SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 1454.06 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1568.24 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 1377.38 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 35;

THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 789.46 FEET TO THE POINT OF BEGINNING.

## NOTES

- OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE SANTA ROSA SPRINGS - PARCEL 4 HOMEOWNERS ASSOCIATION.
- ALL STREETS ARE PUBLIC STREETS AND ARE TO BE DEDICATED TO THE CITY OF MARICOPA, ARIZONA.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. SANTA CRUZ WATER HAS ISSUED A LETTER OF COMMITMENT TO PROVIDE WATER TO THIS SUBDIVISION.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
- TRACTS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE'S, LIENS, RESERVATIONS AND EASEMENTS FOR SANTA ROSA SPRINGS, UNRECORDED AS OF THIS DATE.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR CITY OF MARICOPA APPROVAL.
- SITE VISIBILITY EASEMENT: STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' OR 21'X21' AS INDICATED, ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF TWO FEET.
- ALL DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- ALL NEW OR RELOCATED UTILITIES SHALL BE UNDERGROUND.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- AN 8.00 FOOT P.U.E. SHALL BE PLACED BEHIND THE RIGHT-OF-WAYS AND ON ALL LOT FRONTAGES THROUGHOUT THE SUBDIVISION.
- PUBLIC DISCLOSURE OF POTENTIAL NOISE IMPACTS-CONSTRUCTIVE KNOWLEDGE OF THE POTENTIAL RAILROAD/INDUSTRIAL PLANT IMPACTS SHOULD BE MADE TO FUTURE PURCHASERS, MORTGAGEES, RENTERS, OCCUPIERS AND USERS OF THE PROPERTY.
- LOTS ARE REQUIRED TO BE AT A MINIMUM 1 FOOT ABOVE THE 50 YEAR 2 HOUR STORM EVENT IF PRESENT IN RETENTION BASINS.

## REQUIRED MAINTENANCE

- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS 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 AND COLLECTOR 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.

## SHEET INDEX

- COVER SHEET
- LINE, CURVE, LOT & TRACT TABLES
- KEY MAP
- FINAL PLAT

## OWNER

SUNSET TARTESSO LLC  
340 FALLADIO PKWY STE 521  
FOLSOM, CA, 95630  
TELEPHONE:  
CONTACT:

## SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: ADRIAN BURCHAM, PLS

## ENGINEER

MANHARD CONSULTING LTS  
241 RIDGE STREET SUITE 400  
RENO, NV. 89501  
PHONE: (775) 746-3500  
FAX: (775) 746-3520  
CONTACT:

## ACREAGE DETAIL

GROSS ACREAGE: 2,033,462 SQ. FT. OR 46.6819 AC. ±  
TOTAL LOTS: 141  
TOTAL LOT ACREAGE: 839,207 SQ. FT. OR 19.2655 AC. ±  
TOTAL TRACT ACREAGE: 782,776 SQ. FT. OR 17.9701 AC. ±  
R/W ACREAGE: 411,479 SQ. FT. OR 9.4463 AC. ±  
NET (GROSS MINUS R/W): 1,621,983 SQ. FT. OR 37.2356 AC. ±

## LOT SIZE REQUIREMENTS

SANTA ROSA SPRINGS-PARCEL 4	
MIN. LOT AREA	MIN. LOT WIDTH
4,488	45.0'

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.  
MEASURED BEARING=N89°53'17"W

## CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
MAYOR DATE

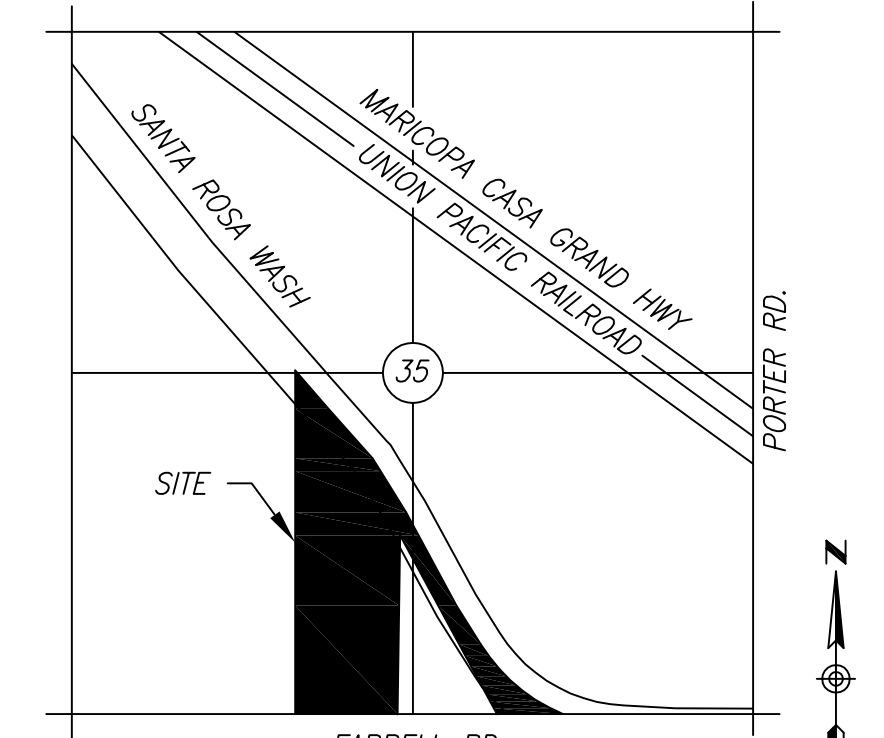
ATTEST: \_\_\_\_\_  
CITY CLERK DATE

## CITY DEPARTMENT APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR.

BY: \_\_\_\_\_  
CITY ENGINEER DATE

BY: \_\_\_\_\_  
DEVELOPMENT SERVICE DIRECTOR DATE

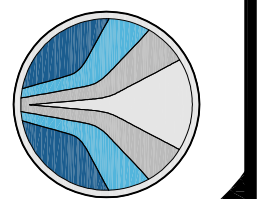


## VICINITY MAP

74S, R3E, SEC 35

1201 S. Alma School Rd.  
Suite #12000  
Mesa, AZ 85210  
Ph: 480.892.3313

**HUBBARD**  
ENGINEERING  
www.hubbardengineering.com



SANTA ROSA SRPINGS - PARCEL 4  
REPLAT  
City of Maricopa, Pinal County, Arizona

Date  
07/13/20  
Project Eng.

Project No.  
19140  
Project Manager  
ADRIAN BURCHAM

Sh: 1 of 7

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	10°32'43"	200.00'	36.81'
C2	23°28'48"	400.00'	163.92'
C3	12°56'05"	500.00'	112.88'
C4	10°25'07"	400.00'	72.74'
C5	83°58'11"	25.00'	36.64'
C6	17°15'19"	425.00'	127.99'
C7	88°32'17"	25.00'	38.63'
C8	8°40'30"	375.00'	56.78'
C9	26°49'54"	36.50'	17.09'
C10	144°18'07"	60.00'	151.11'
C11	26°49'54"	36.50'	17.09'
C12	26°28'00"	36.50'	16.86'
C13	142°17'40"	60.00'	149.01'
C14	26°28'00"	36.50'	16.86'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	30.00'	47.12'
C17	90°00'00"	30.00'	47.12'
C18	90°00'00"	25.00'	39.27'
C19	26°36'47"	36.50'	16.95'
C20	143°05'58"	60.00'	149.85'
C21	26°36'47"	36.50'	16.95'
C22	10°32'43"	225.00'	41.41'
C23	23°28'48"	375.00'	153.68'
C24	12°56'05"	525.00'	118.52'
C25	254°03'40"	60.00'	266.05'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C26	74°03'40"	36.50'	47.18'
C27	10°18'22"	475.00'	85.44'
C28	96°12'04"	25.00'	41.98'
C29	88°33'16"	25.00'	38.64'
C30	8°58'23"	425.00'	66.56'
C31	90°38'19"	25.00'	39.55'
C32	89°21'41"	25.00'	38.99'
C33	89°52'24"	25.00'	39.21'
C34	10°32'43"	175.00'	32.21'
C35	90°07'36"	25.00'	39.33'
C36	90°38'19"	25.00'	39.55'
C37	89°21'41"	25.00'	38.99'
C38	89°52'24"	25.00'	39.21'
C39	90°07'36"	25.00'	39.33'
C40	90°38'19"	25.00'	39.55'
C41	89°21'41"	25.00'	38.99'
C42	89°52'24"	25.00'	39.21'
C43	90°07'36"	25.00'	39.33'
C44	90°38'19"	25.00'	39.55'
C45	89°21'41"	25.00'	38.99'
C46	89°52'24"	25.00'	39.21'
C47	7°09'56"	835.00'	104.43'
C48	91°22'01"	25.00'	39.87'
C49	90°46'22"	25.00'	39.61'
C50	7°46'37"	915.00'	124.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S79°28'10"E	38.65'

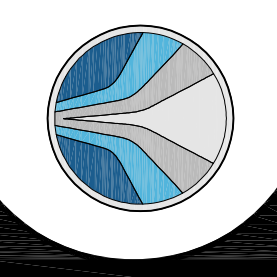
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	5743.00	0.1318
2	5750.00	0.1320
3	5722.00	0.1314
4	7196.00	0.1652
5	7647.00	0.1756
6	8170.00	0.1876
7	5478.00	0.1258
8	5750.00	0.1320
9	5750.00	0.1320
10	5750.00	0.1320
11	5750.00	0.1320
12	5750.00	0.1320
13	5750.00	0.1320
14	5750.00	0.1320
15	5750.00	0.1320
16	5750.00	0.1320
17	5750.00	0.1320
18	5750.00	0.1320
19	5750.00	0.1320
20	5750.00	0.1320
21	5750.00	0.1320
22	5750.00	0.1320
23	5750.00	0.1320
24	5750.00	0.1320
25	5750.00	0.1320
26	5750.00	0.1320
27	5621.00	0.1290
28	5750.00	0.1320
29	5750.00	0.1320
30	5750.00	0.1320
31	5749.00	0.1320
32	5639.00	0.1295
33	7799.00	0.1790
34	7797.00	0.1790
35	7472.00	0.1715
36	7010.00	0.1609
37	6544.00	0.1502
38	6080.00	0.1396
39	5772.00	0.1325
40	5750.00	0.1320
41	5750.00	0.1320
42	5750.00	0.1320
43	5750.00	0.1320
44	5750.00	0.1320
45	5750.00	0.1320
46	5750.00	0.1320
47	5750.00	0.1320
48	5750.00	0.1320
49	5750.00	0.1320
50	5750.00	0.1320
51	5750.00	0.1320
52	5750.00	0.1320
53	5750.00	0.1320
54	5750.00	0.1320
55	5750.00	0.1320
56	5750.00	0.1320
57	5574.00	0.1280
58	8758.00	0.2011
59	9697.00	0.2226
60	6415.00	0.1473
61	5736.00	0.1317
62	5750.00	0.1320
63	5743.00	0.1318
64	5735.00	0.1317
65	5750.00	0.1320
66	5750.00	0.1320
67	5750.00	0.1320
68	5750.00	0.1320
69	5750.00	0.1320
70	5750.00	0.1320
71	5732.00	0.1316

LOT TABLE		
LOT #	SQUARE FEET	ACRES
72	5739.00	0.1317
73	5750.00	0.1320
74	5750.00	0.1320
75	5750.00	0.1320
76	5750.00	0.1320
77	5750.00	0.1320
78	5750.00	0.1320
79	5737.00	0.1317
80	5737.00	0.1317
81	5750.00	0.1320
82	5750.00	0.1320
83	5750.00	0.1320
84	5750.00	0.1320
85	5750.00	0.1320
86	5750.00	0.1320
87	5742.00	0.1318
88	5746.00	0.1319
89	5750.00	0.1320
90	5750.00	0.1320
91	5750.00	0.1320
92	5750.00	0.1320
93	5750.00	0.1320
94	5750.00	0.1320
95	5739.00	0.1317
96	5739.00	0.1317
97	5750.00	0.1320
98	5750.00	0.1320
99	5750.00	0.1320
100	5750.00	0.1320
101	5750.00	0.1320
102	5750.00	0.1320
103	5747.00	0.1319
104	5749.00	0.1320
105	5750.00	0.1320
106	5750.00	0.1320
107	5750.00	0.1320
108	5750.00	0.1320
109	5750.00	0.1320
110	5750.00	0.1320
111	5740.00	0.1318
112	5750.00	0.1320
113	5750.00	0.1320
114	5750.00	0.1320
115	5750.00	0.1320
116	5750.00	0.1320
117	5750.00	0.1320
118	5750.00	0.1320
119	5721.00	0.1313
120	5731.00	0.1316
121	5750.00	0.1320
122	5750.00	0.1320
123	5750.00	0.1320
124	5750.00	0.1320
125	5750.00	0.1320
126	5775.00	0.1326
127	5913.00	0.1357
128	7598.00	0.1744
129	5664.00	0.1300
130	5750.00	0.1320
131	8934.00	0.2051
132	6160.00	0.1414
133	7323.00	0.1681
134	5974.00	0.1371
135	5750.00	0.1320
136	5750.00	0.1320
137	5750.00	0.1320
138	5750.00	0.1320
139	5750.00	0.1320
140	5821.00	0.1336
141	6099.00	0.1400
TOTAL	839207.00	19.2655

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	11808.00	0.2711	LANDSCAPE / RECREATION / RETENTION
B	449923.00	10.3288	LANDSCAPE / UTILITY EASEMENT
C	3499.00	0.0803	LANDSCAPE / UTILITY EASEMENT / RETENTION
D	11698.00	0.2685	LANDSCAPE / UTILITY EASEMENT / RETENTION
F	2611.00	0.0599	LANDSCAPE / UTILITY EASEMENT
G	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
H	2611.00	0.0599	LANDSCAPE / UTILITY EASEMENT / RETENTION
I	2749.00	0.0631	LANDSCAPE / UTILITY EASEMENT
J	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT / RETENTION / RECREATION
K	3313.00	0.0761	LANDSCAPE / UTILITY EASEMENT
L	2888.00	0.0663	LANDSCAPE / UTILITY EASEMENT
M	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
N	4022.00	0.0923	LANDSCAPE / UTILITY EASEMENT
O	4275.00	0.0981	LANDSCAPE / UTILITY EASEMENT
P	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
Q	2080.00	0.0478	LANDSCAPE / UTILITY EASEMENT / RETENTION
R	230413.00	5.2896	LANDSCAPE / UTILITY EASEMENT
S	2638.00	0.0606	LANDSCAPE
T	11448.00	0.2628	POTENTIAL FUTRUE R/W DEDICATION
TOTAL	782776.00	17.9701	

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REPLAT  
City of Maricopa, Pinal County, Arizona



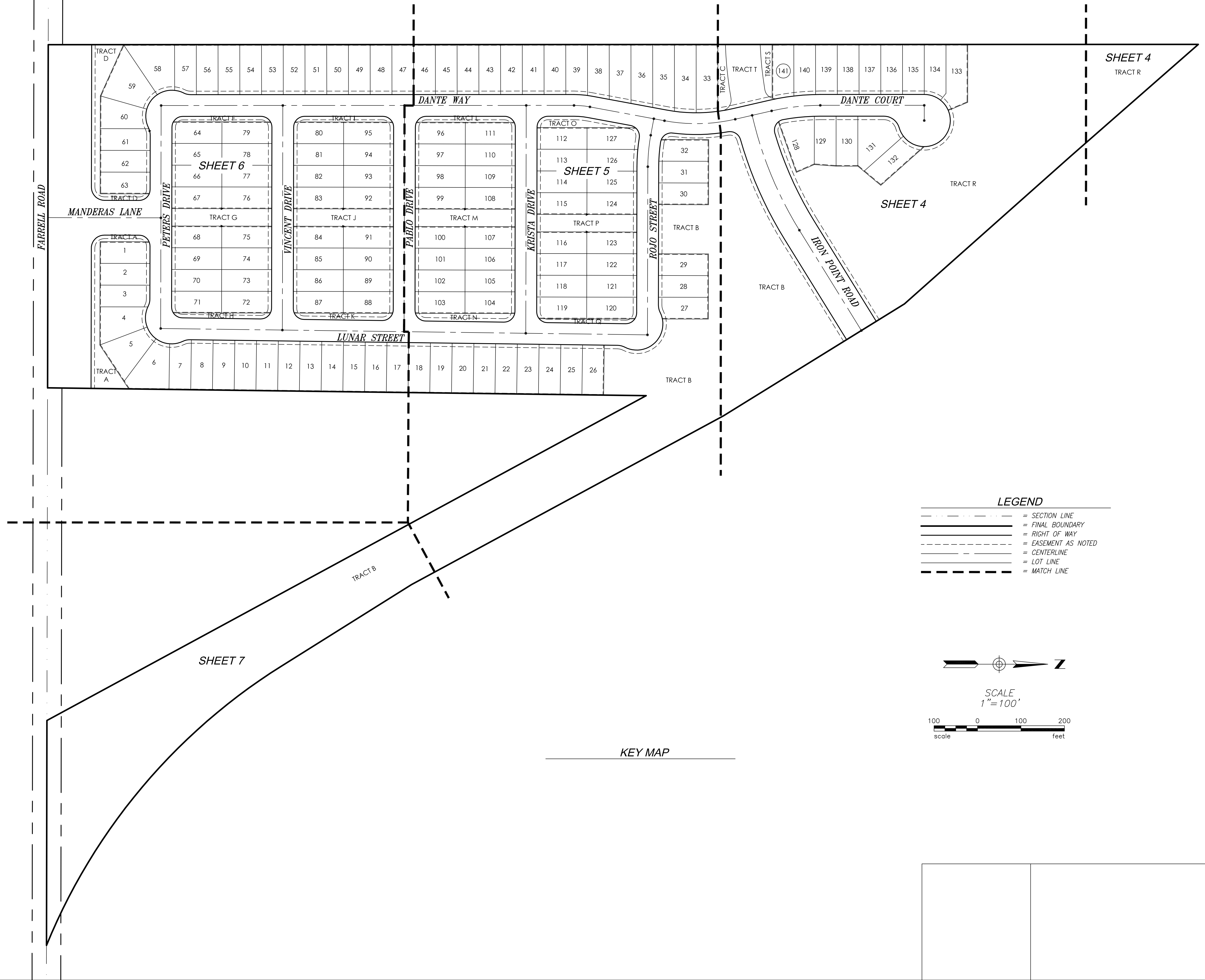
Project No.  
19140

Date  
07/13/20

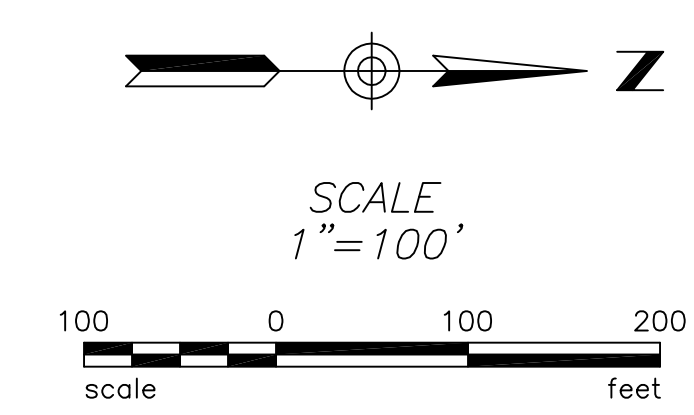
Project Manager  
ADRIAN BURCHAR

Project Eng.  
Project Eng.

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- LEGEND**
- SECTION LINE
  - FINAL BOUNDARY
  - RIGHT OF WAY
  - - - EASEMENT AS NOTED
  - CENTERLINE
  - LOT LINE
  - - - MATCH LINE



KEY MAP

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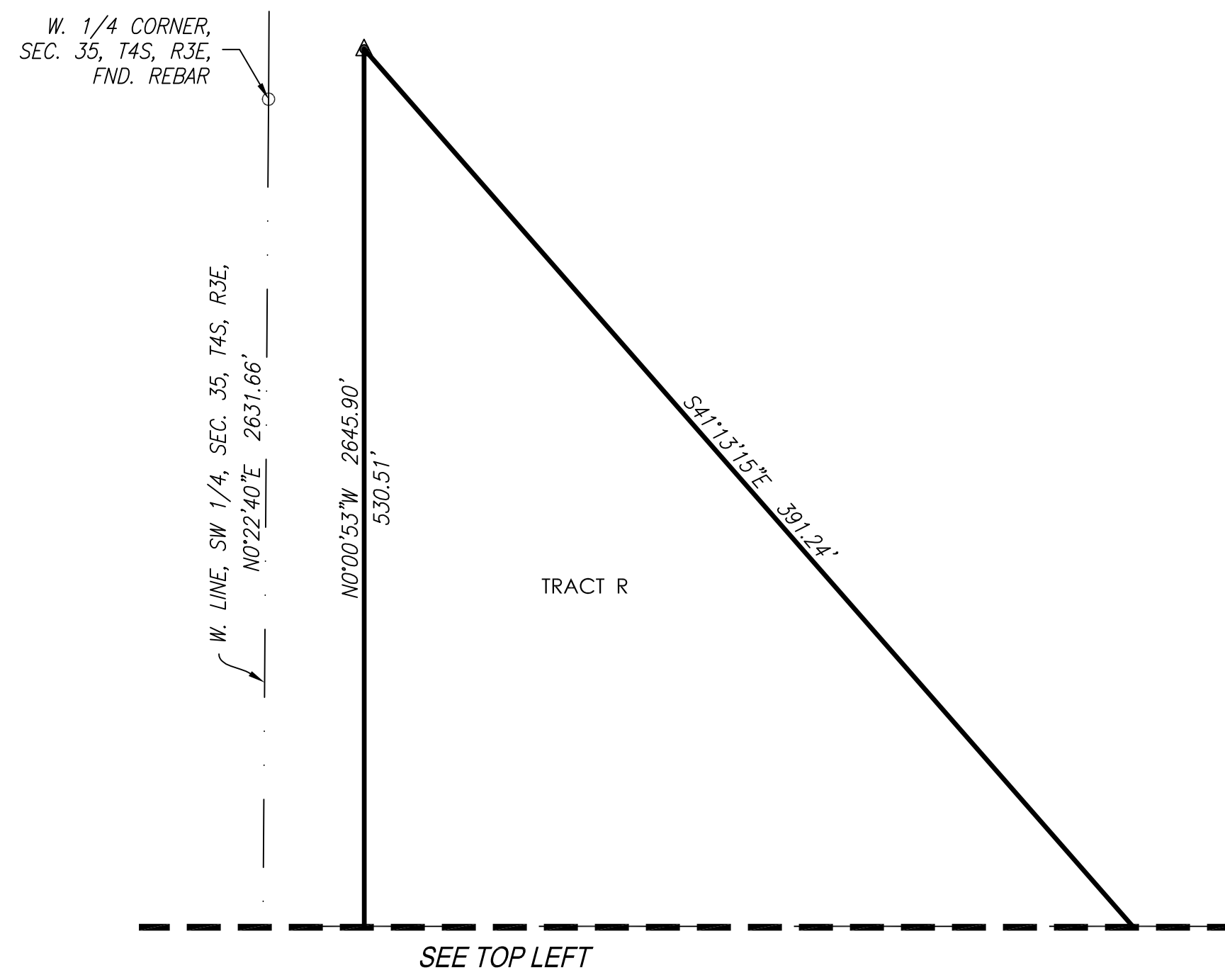
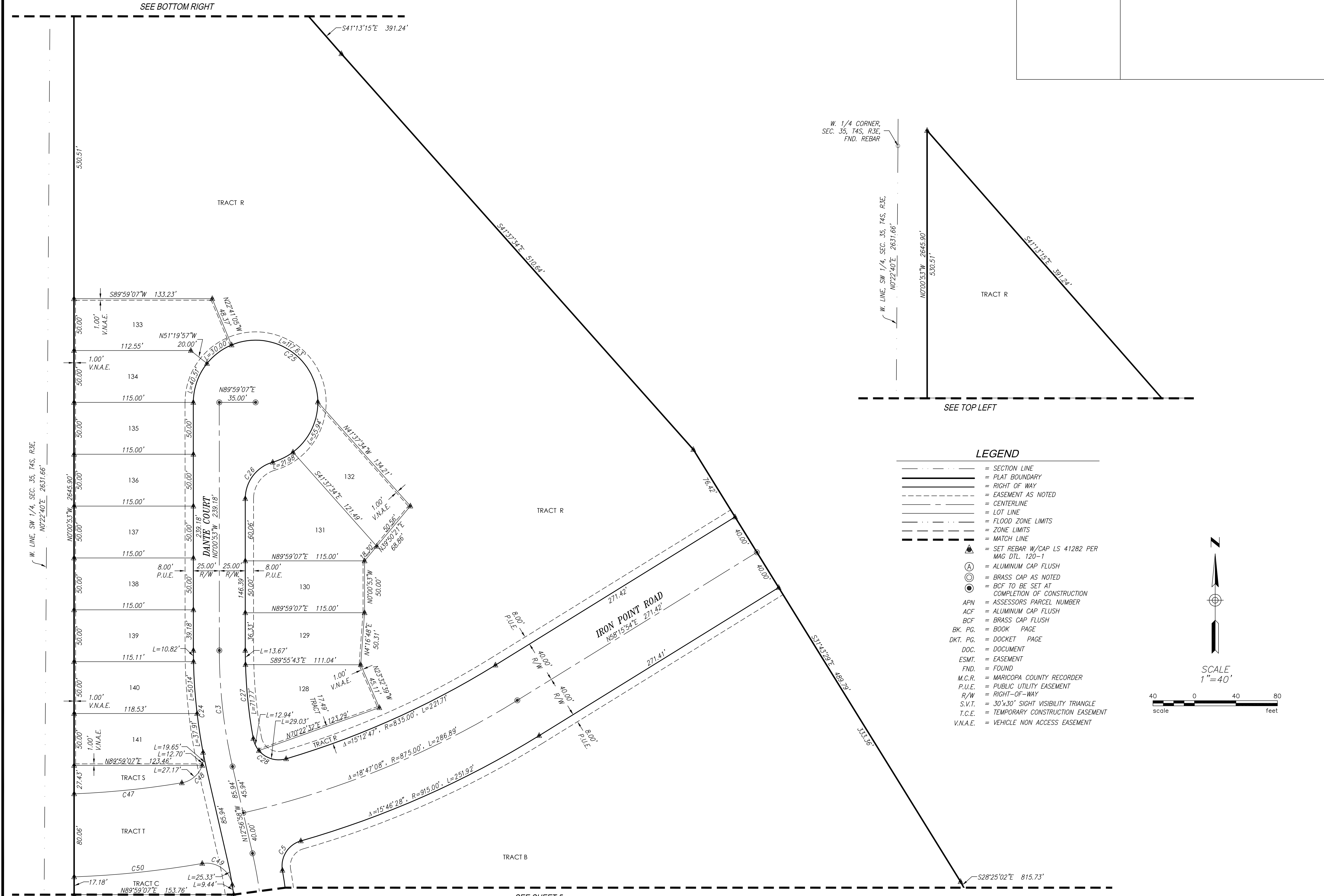
SANTA ROSA SRPINGS - PARCEL 4  
REPLAT  
City of Maricopa, Pinal County, Arizona

REGISTERED LAND SURVEYOR  
41282  
ADRIAN M. BURCHAM  
PINAL COUNTY, ARIZONA

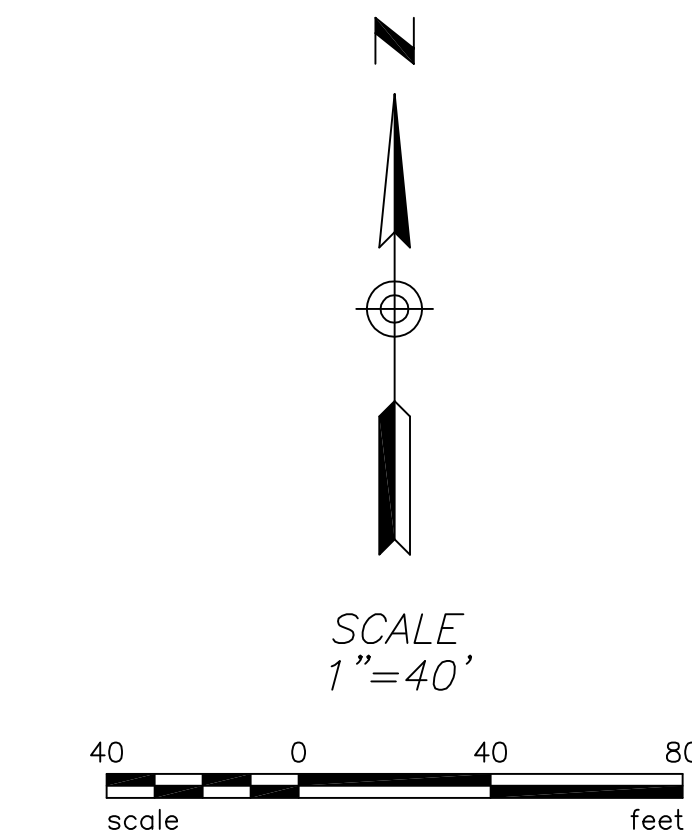
Project No. 19140	Date 07/13/20	Project Eng. ADRIAN BURCHAM
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Sht: 3 of 7

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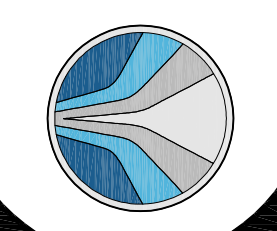


- LEGEND**
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  - = CENTERLINE
  - = LOT LINE
  - = FLOOD ZONE LIMITS
  - = ZONE LIMITS
  - = MATCH LINE
  - ⊙ = SET REBAR W/CAP LS 41282 PER MAG DTL 120-1
  - ⊙ = ALUMINUM CAP FLUSH
  - ⊙ = BRASS CAP AS NOTED
  - ⊙ = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
  - APN = ASSESSORS PARCEL NUMBER
  - ACF = ALUMINUM CAP FLUSH
  - BCF = BRASS CAP FLUSH
  - BK. PG. = BOOK PAGE
  - DKT. PG. = DOCKET PAGE
  - DOC. = DOCUMENT
  - ESMT. = EASEMENT
  - FND. = FOUND
  - M.C.R. = MARICOPA COUNTY RECORDER
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT-OF-WAY
  - S.V.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
  - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
  - V.N.A.E. = VEHICLE NON ACCESS EASEMENT



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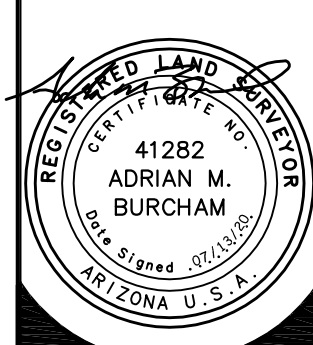
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City of Maricopa, Pinal County, Arizona

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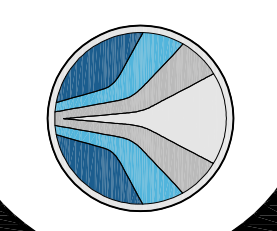


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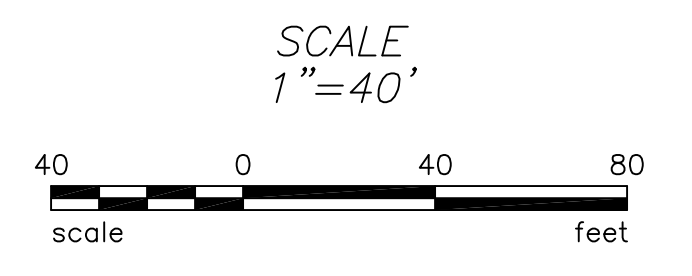
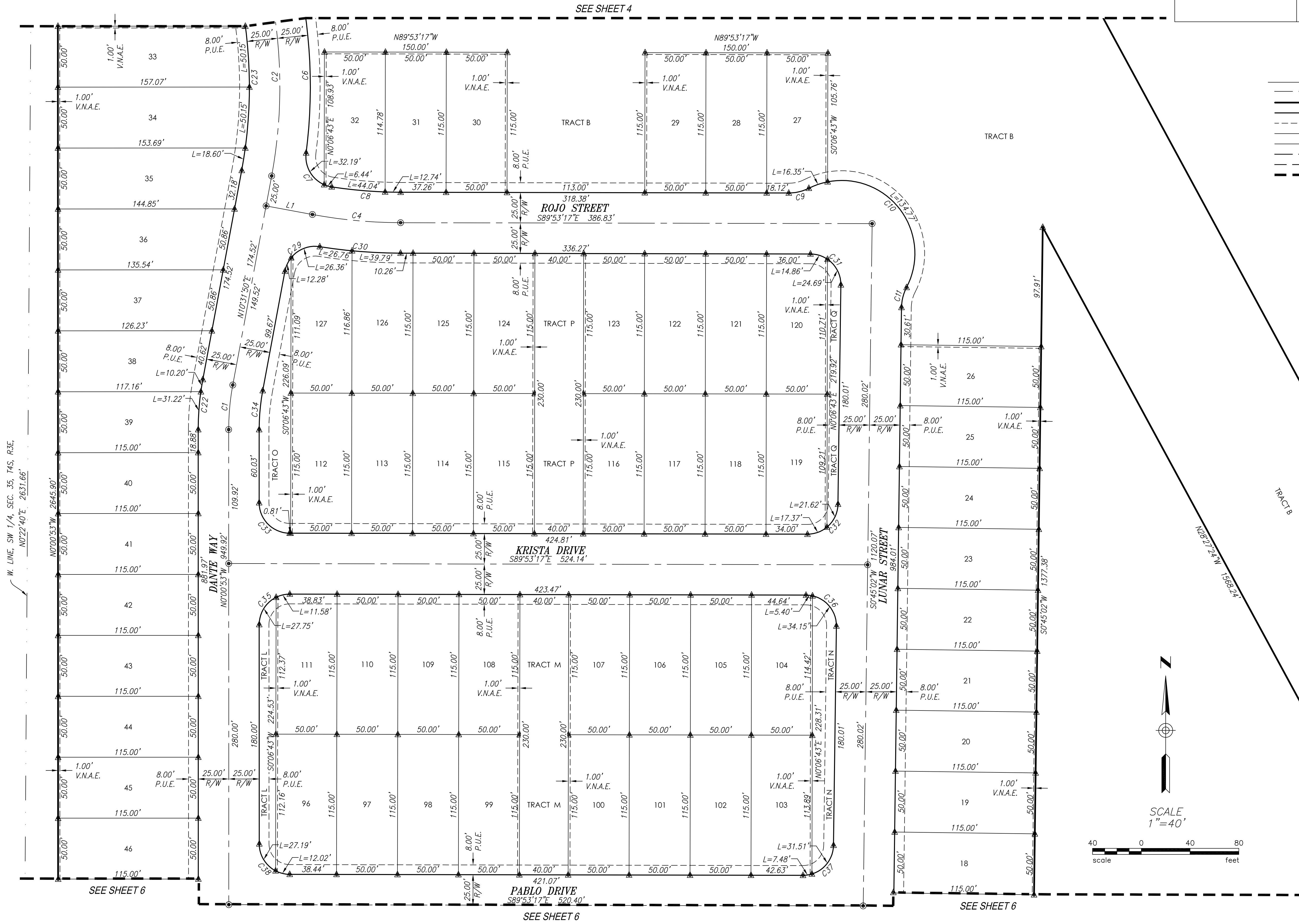
Project No. 19140	Date 07/13/20	Project Eng. ADRIAN BURCHAM
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Sht. 4 of 7



- ### LEGEND
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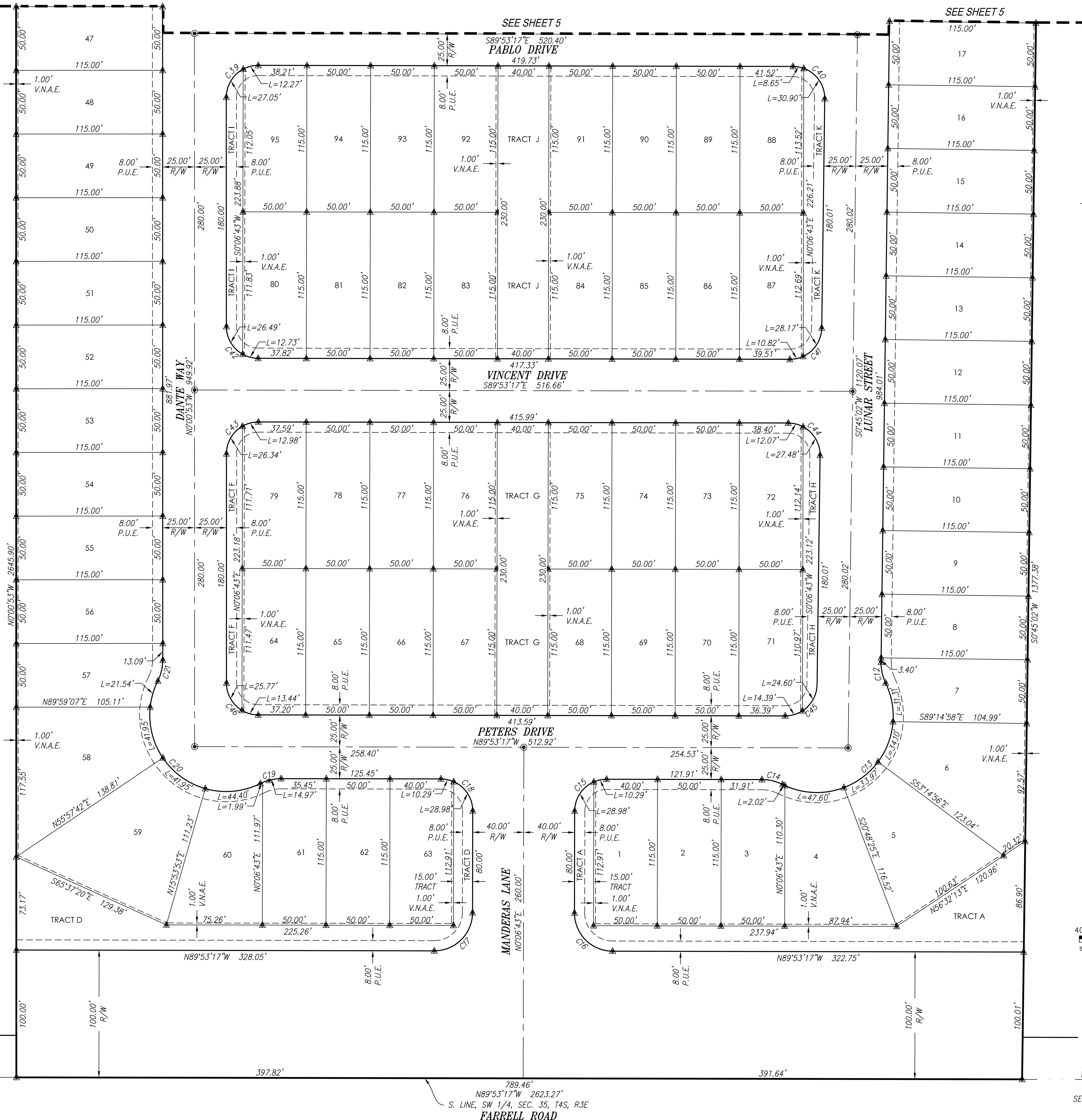
SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

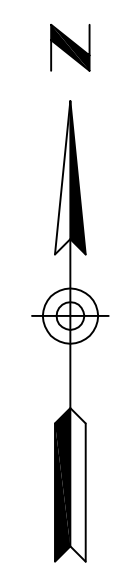
W. LINE, SW 1/4, SEC. 35, T4S, R3E,  
N0222°40'E 2631.66'

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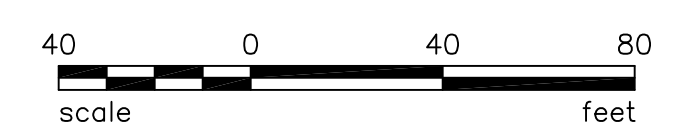


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- = VEHICLE NON ACCESS EASEMENT



SCALE  
1"=40'



SEE SHEET 7

SW CORNER,  
SEC. 35, T4S, R3E,  
FND. NOTHING

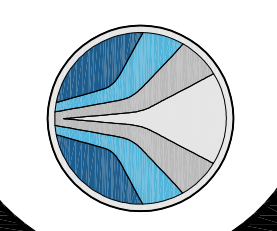
789.46'  
N89°53'17"W 2623.27'  
S. LINE, SW 1/4, SEC. 35, T4S, R3E  
FARRELL ROAD

113.30'  
S. 1/4 CORNER,  
SEC. 35, T4S, R3E,  
FND. PK NAIL

652.00'  
N89°53'17"W 2623.27'  
S. LINE, SE 1/4,  
SEC. 35, T4S, R3E

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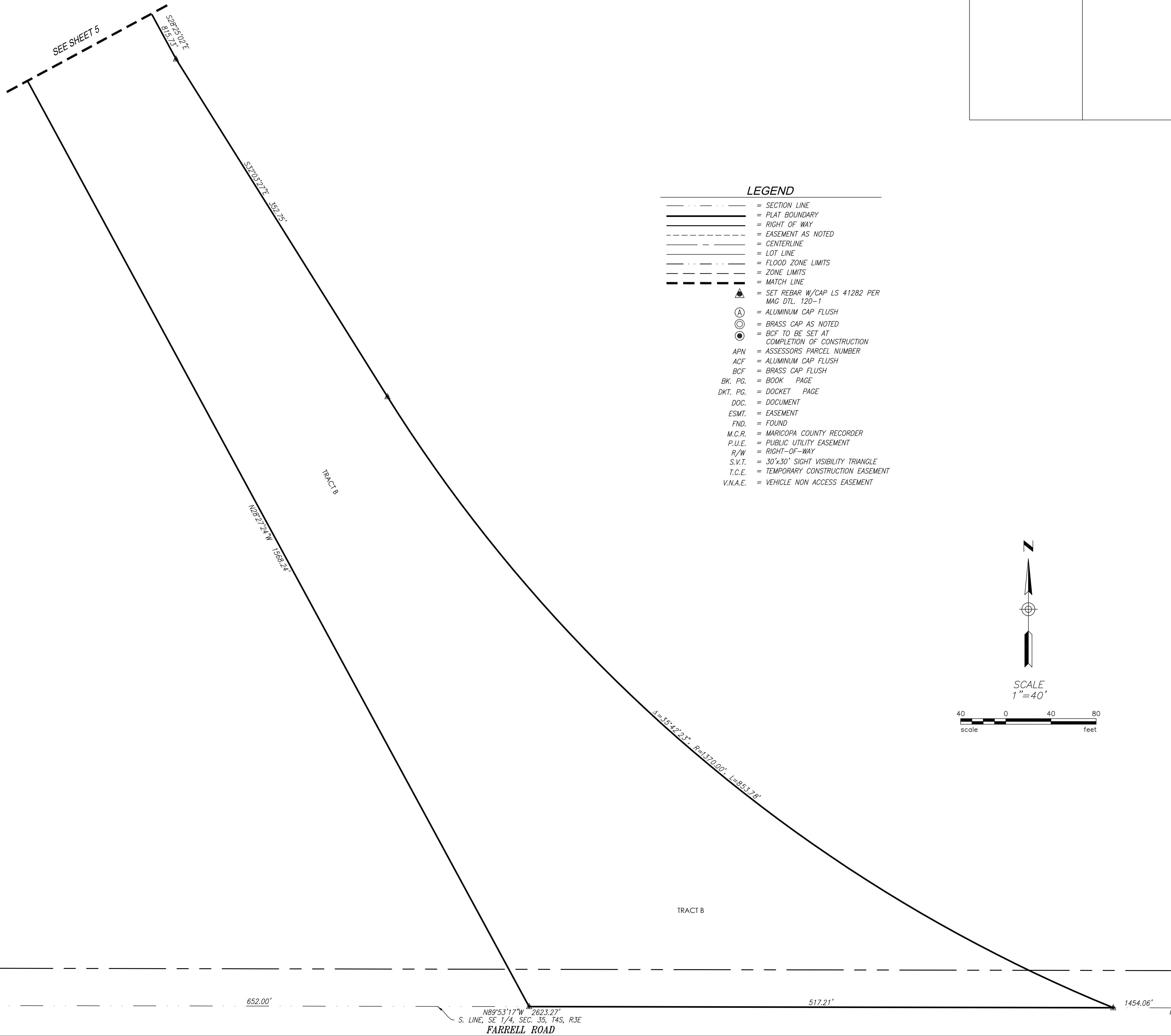


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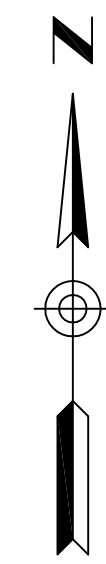
Project No. 19140	Project Manager ADRIAN BURCHAM
Date 07/13/20	Project Eng. ADRIAN BURCHAM

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SCALE  
1"=40'



SEE SHEET 6

SEE SHEET 5

TRACT B

TRACT B

N89°53'17"W 2623.27'  
S. LINE, SE 1/4, SEC. 35, T4S, R3E  
FARRELL ROAD

SE CORNER,  
SEC. 35, T4S, R3E  
FND. PK NAIL

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