

**CITY OF MARICOPA NOTES**

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- 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 HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

**REQUIRED MAINTENANCE**

- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHT-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.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

**HOMEOWNERS ASSOCIATION RATIFICATION**

BY THIS RATIFICATION, \_\_\_\_\_, DULY AUTHORIZED AGENT OF "EL RANCHO SANTA ROSA COMMUNITY ASSOCIATION", A DOMESTIC NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "EL RANCHO SANTA ROSA PHASE 2 - PARCEL 7B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
COUNTY OF PINAL ) SS  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SANITARY SEWER**

THE PALO VERDE UTILITIES COMPANY, INC. HAS AGREED TO SERVE THIS SUBDIVISION AS PER THE TERMS OF THE "INFRASTRUCTURE COORDINATION AND FINANCING AGREEMENT". RECORDED AS FEE NO. 2004-069878

**ASSURED WATER SUPPLY**

THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER 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 EVIDENCED BY LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

**ASSURANCE STATEMENT**

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

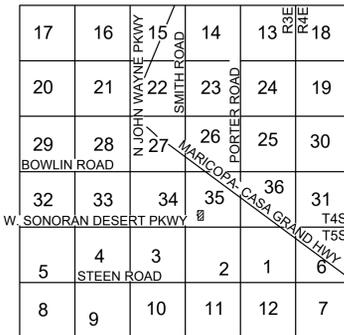
**CERTIFICATION**

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 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.

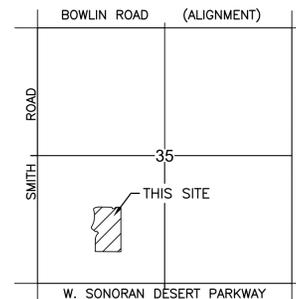
BY: *Richard G. Alcocer*  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLICI.COM

**RE-PLAT FOR  
EL RANCHO SANTA ROSA - PHASE 2  
PARCEL 7B**

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)



VICINITY MAP  
(NOT-TO-SCALE)

**LEGEND**

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- --- EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- P.C.R. PINAL COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ② SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- ④ SHEET NUMBER

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°22'40" EAST ALONG THE WEST LINE OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED CVL A.L.T.A. JOB NO. 020098-03  
DATED: 4-14-2003

**BASE ZONING & ZONING CASE**

EXISTING ZONING PAD 22-09  
ZONING/PAD CASE NUMBER PZ-PD-009-01

**SERVICE PROVIDERS**

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

**ENGINEER**

COE AND VAN LOO II L.L.C.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 285-4753  
CONTACT: JUSTIN MCCARTY P.E.  
EMAIL: JMCCARTY@CVLICI.COM

**OWNER/DEVELOPER**

PULTE HOME COMPANY, L.L.C.  
16767 PERIMETER DRIVE, STE 100  
SCOTTSDALE, AZ 85260  
PHONE: (480) 391-6251  
CONTACT: MIKE HIFLER  
EMAIL: MIKE.HIFLER@PULTEGROUP.COM

**BENCHMARK**

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST.

ELEVATION = 1187.63 (NAVD88 DATA, PINAL COUNTY CONTROL NETWORK DATUM)

**APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

**DECLARATION, TITLE WARRANTY AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTA ROSA PHASE 2 - PARCEL 7B, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 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.

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

21-FOOT BY 21-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET AND 33-FOOT BY 33-FOOT AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY EL RANCHO SANTA ROSA COMMUNITY MASTER ASSOCIATION.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS C AND E. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EL RANCHO SANTA ROSA HOMEOWNERS ASSOCIATION. 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. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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 UTILITIES EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
COUNTY OF PINAL ) SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF  
PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND BEING  
AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE  
PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

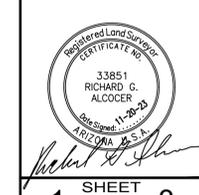
GROSS AREA = 11.298 ACRES

SEE SHEET 2 FOR CURVE  
TABLE, LOT TABLE, TRACT  
TABLE AND TYPICAL LOT  
DETAIL.



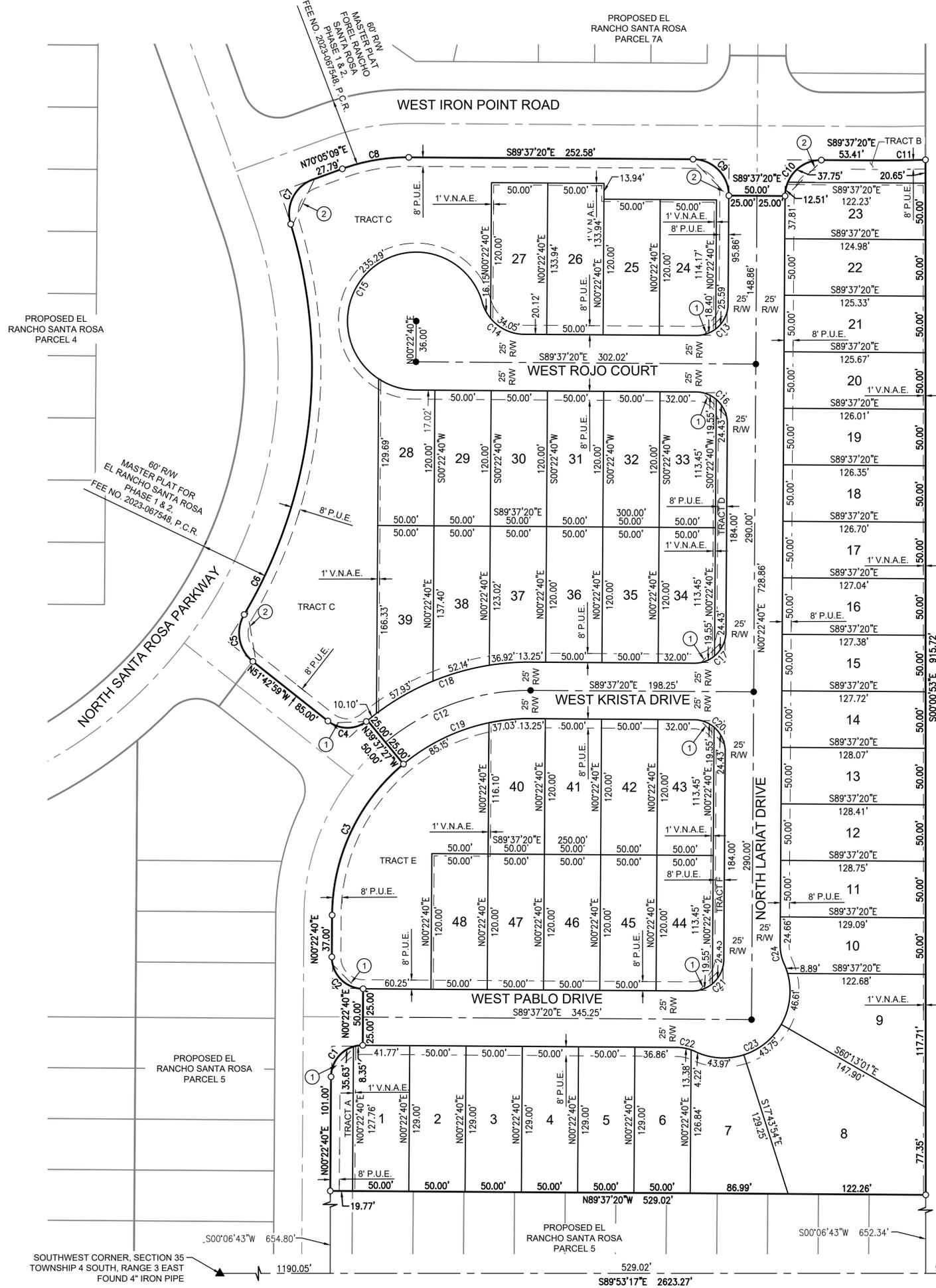
NO.	REVISION	DATE

**PARCEL 7B  
FINAL PLAT**  
  
**EL RANCHO SANTA ROSA - PHASE 2**  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



1 SHEET OF 3  
CVL Contact: J. MCCARTY  
CVL Project #: 1-14-0370301  
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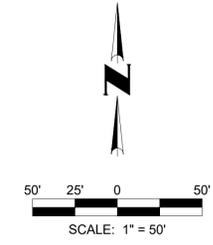


SANTA ROSA SPRINGS  
PARCEL 4  
FEE NO. 2012-009844  
P.C.R.

SOUTHWEST CORNER, SECTION 35  
TOWNSHIP 4 SOUTH, RANGE 3 EAST  
FOUND 4" IRON PIPE

SOUTHEAST CORNER, SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 3 EAST  
FOUND PINAL COUNTY BRASS CAP FLUSH

SOUTH 1/4 CORNER, SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 3 EAST  
CALCULATED POSITION  
NOTHING FOUND OR SET



PARCEL 7B FINAL PLAT		NO.	REVISION	DATE
EL RANCHO SANTA ROSA - PHASE 2				
CITY OF MARICOPA, PINAL COUNTY, ARIZONA				

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCK  
ARIZONA 1-28-23

3 SHEET OF 3

CVL Contact: J. MCCARTY  
CVL Project #: 1-14-0370301  
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