

FINAL PLAT OF THE TRAILS AT TORTOSA - PHASE 2B

A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.

DECLARATION, TITLE WARRANTY, AND DEDICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: THAT CSWR121 TORTOSA 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "THE TRAILS AT TORTOSA - PHASE 2B", LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" (R/W) FOR USE AS PUBLIC RIGHT-OF-WAY.

TRACTS "AAAA", "BBBB", "CCCC", "DDDD", "EEEE", "FFFF", "GGGG", "HHHH", "IIII", "JJJJ", "KKKK", "LLLL", "MMMM", "NNNN", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW", "XXXX", "YYYY", "ZZZZ" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE TRAILS COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S 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.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION ARE HEREWITHTH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH PARCEL OWNER.

EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON.

THE TRAILS COMMUNITY ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

IN WITNESS WHEREOF:

CSWR121 TORTOSA 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____, 2023.

CSWR121 TORTOSA 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

UTILITY SERVICE PROVIDERS

UTILITY	COMPANY
WATER	GLOBAL WATER
SEWER	GLOBAL WATER
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	CENTURY LINK
FIRE	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
SOLID WASTE	WASTE MANAGEMENT

OWNER / DEVELOPER

CSWR121 TORTOSA 2, LLC
C/O COMMUNITIES SOUTHWEST
7001 N. SCOTTSDALE ROAD #1015
SCOTTSDALE, AZ 85253
PHONE: (480) 315-2600
CONTACT: GREG LEHMANN
EMAIL: glehmann@commssw.com

LAND SURVEYOR

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281
PHONE: (480) 629-8830
CONTACT: DOUGLAS B. TONEY
EMAIL: dtoney@bowmanconsulting.com

ENGINEER

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: JOHN GRAY, P.E.
EMAIL: jgray@bowmanconsulting.com

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT _____, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED _____, AS INSTRUMENT NO. _____, OFFICIAL RECORD OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITHTH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN AND CONSENTS TO ALL OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TRAILS COMMUNITY ASSOCIATION.

LIENHOLDER APPROVAL STATEMENT

IN WITNESS WHEREOF, _____, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____ THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2023.

LIENHOLDER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND OR IRREVOCABLE LETTER OF CREDIT IN AN AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER 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 COMPANY AS EVIDENCED BY A WILL SERVE LETTER FROM GLOBAL WATER, DWR FILE NO. _____, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

PROVISION FOR SANITARY SEWER SERVICE

GLOBAL WATER HAS AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATE SEWAGE DISPOSAL METHOD.

BY: _____

BASIS OF BEARINGS:

NORTH 00 DEGREES 12 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF THE TRAILS PHASE 1A, FEE # 2021-016447, OFFICIAL RECORDS OF PINAL COUNTY.

FLOOD ZONE:

THIS PROJECT SITE IS WITHIN FLOOD ZONE "X", (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD MAP NO. 04021C0765F, REVISED JUNE 16, 2014.

NOTES

- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COST FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL TRACTS THAT WILL NOT BE CONVEYED 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 TRAILS COMMUNITY ASSOCIATION. THE TRAILS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF CONSTRUCTION.
- ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS OTHERWISE NOTED.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE VOLKSWAGON PROVING GROUNDS IS LOCATED IMMEDIATELY EAST OF THIS SUBDIVISION ON THE EAST SIDE OF MURPHY ROAD. THIS SUBDIVISION IS SUBJECT TO VEHICLE NOISE AND DUST FROM OPERATIONS AT THE VOLKSWAGON PROVING GROUNDS, WHICH MAY TAKE PLACE 24 HOURS A DAY, 7 DAYS A WEEK.
- COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE TRAILS AT TORTOSA - PHASE 2B" ARE RECORDED IN FEE# 2020-107982, PINAL COUNTY RECORDS.

COMMUNITY ASSOCIATION RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL

IN WITNESS WHEREOF: THAT THE TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "THE TRAILS AT TORTOSA - PHASE 2B" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF:

TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____, 2023.

TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

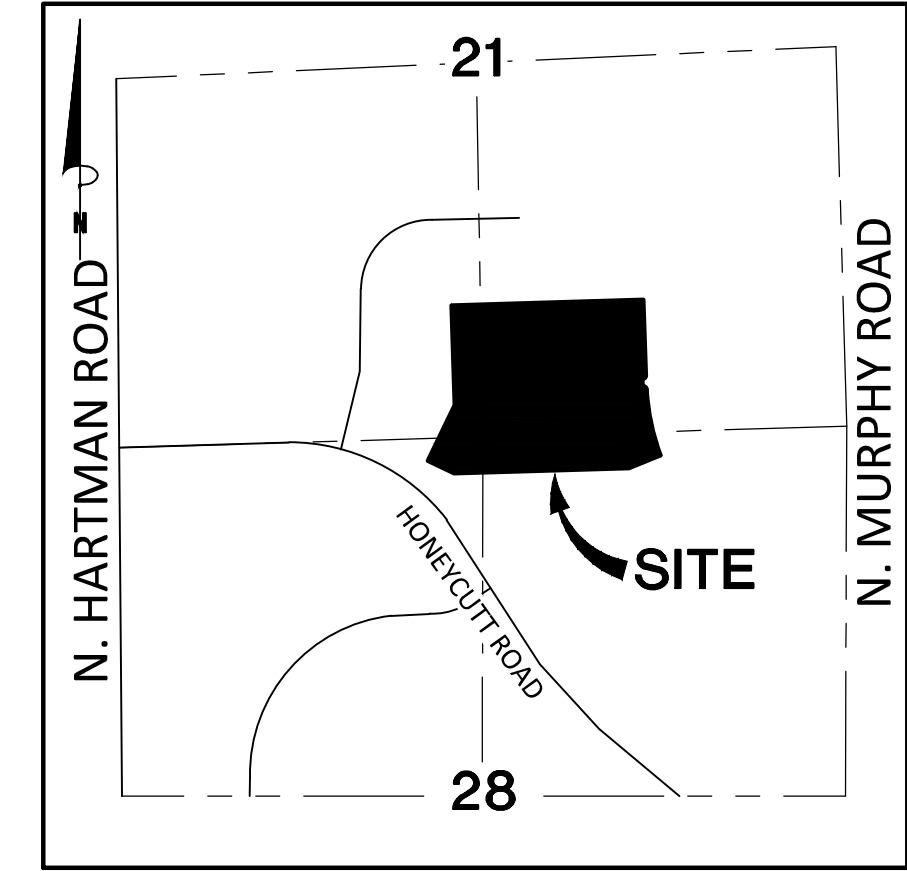
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SHEET INDEX

- | | |
|-----|---|
| 1 | COVER, NOTES, DEDICATION, SITE DATA, CERTIFICATIONS |
| 2 | KEY MAP |
| 3 | LOT AREA TABLE, TRACT AREA TABLE, LINE & CURVE TABLES |
| 4-7 | FINAL PLAT PLAN SHEETS |

SITE DATA

ZONING	CR-3
NUMBER OF LOTS	182
GROSS AREA	1,741,999 SQ.FT. OR 39.9908 ACRES, MORE OR LESS
NET AREA	1,418,461 SQ.FT. OR 32.5634 ACRES, MORE OR LESS

CITY COUNCIL APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 2023.

BY: _____ MAYOR DATE

BY: _____ CITY CLERK DATE

CITY DEPARTMENT APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 2023.

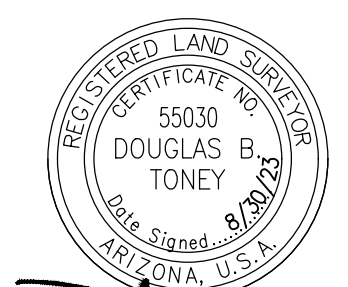
BY: _____ ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR DATE

BY: _____ CITY ENGINEER DATE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281



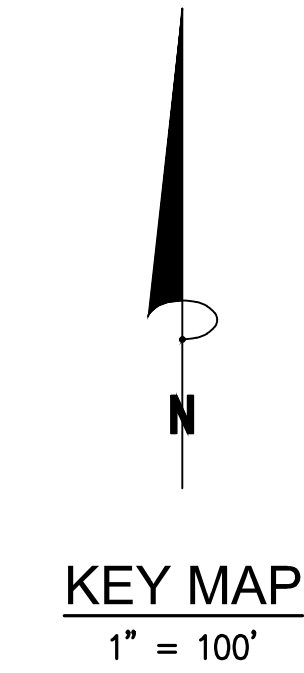
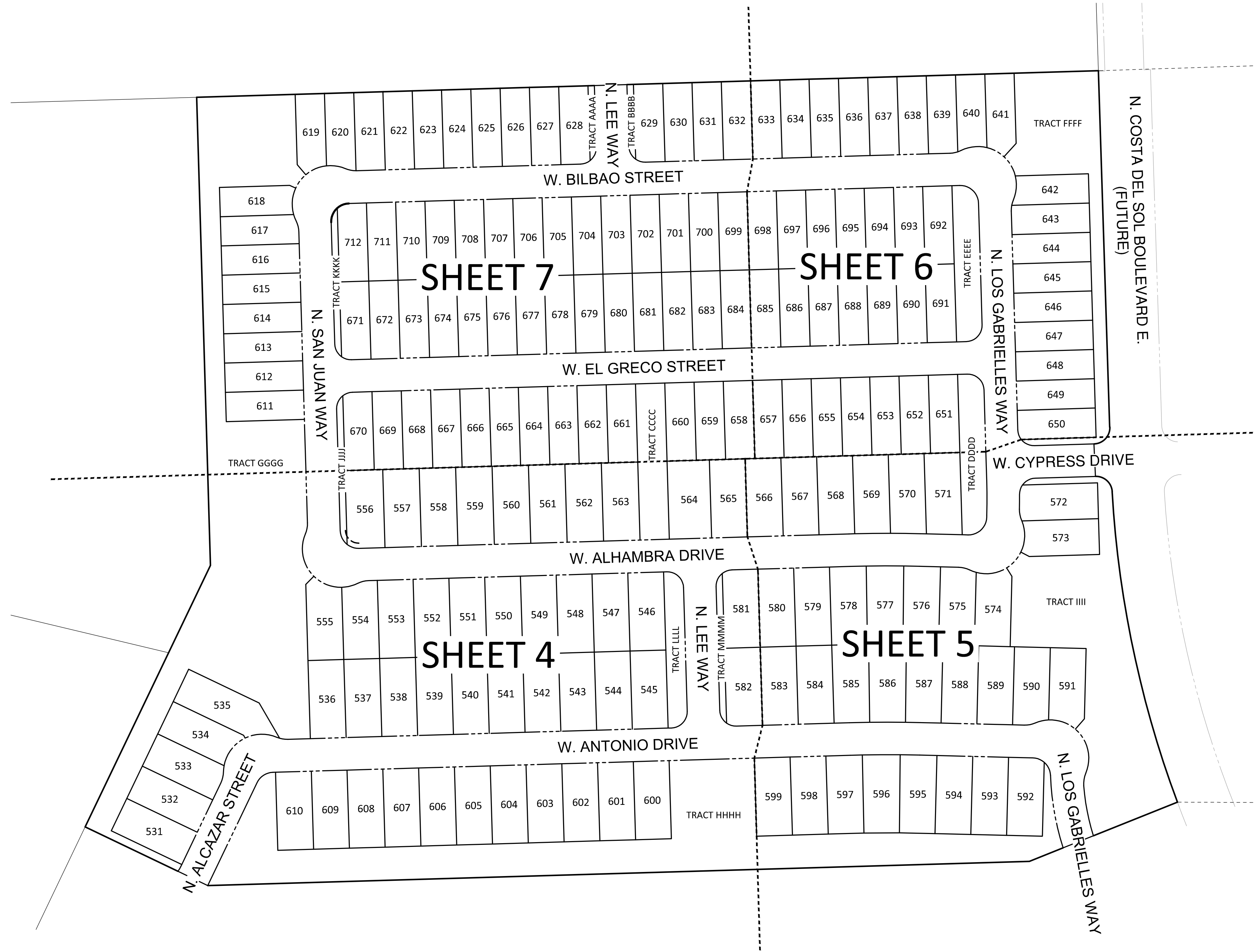
FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2B
CITY OF MARICOPA, ARIZONA

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

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DATE:	8/30/23
PROJ NO:	090724-03
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	N.T.S.

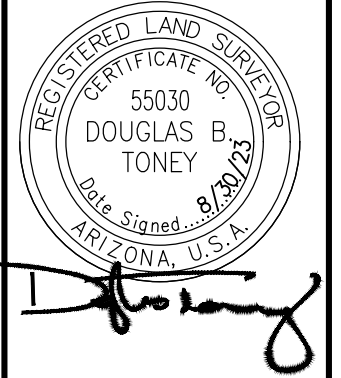
LEGEND	
	SUBDIVISION CORNER
	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
	SECTION CORNER AS NOTED
	PUBLIC UTILITIES EASEMENT
	SIGHT VISIBILITY TRIANGLE
	RIGHT-OF-WAY
	VEHICLE NON-ACCESS EASEMENT
	PINAL COUNTY RECORDS
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE AS NOTED
	LOT OR TRACT LINE
	SECTION LINE



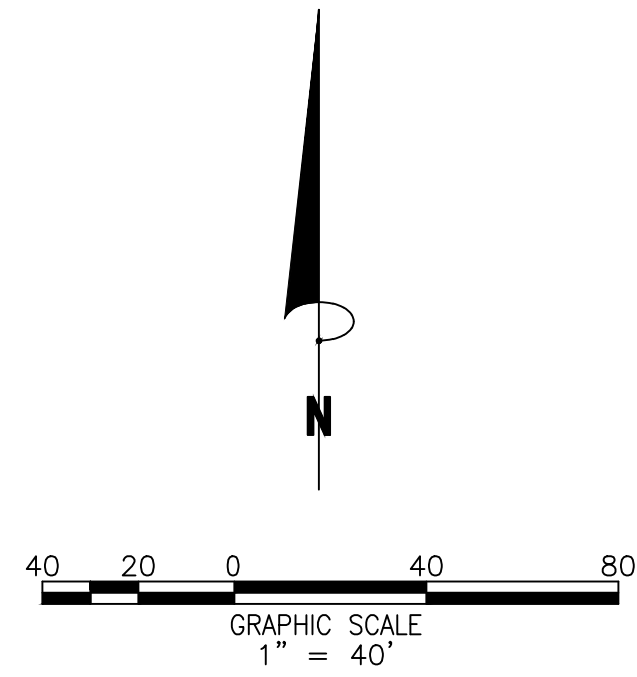
FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2B
CITY OF MARICOPA, ARIZONA

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SCALE:	1" = 100'
2 OF 7	

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1900 N Desert Drive, #210
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LEGEND

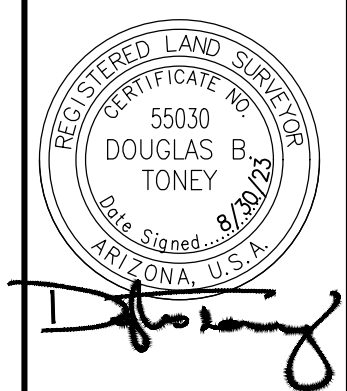
- ▲ SUBDIVISION CORNER
- BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
- ◻ SECTION CORNER AS NOTED
- PUE PUBLIC UTILITIES EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- R/W RIGHT-OF-WAY
- VNAE VEHICLE NON-ACCESS EASEMENT
- P.C.R. PINAL COUNTY RECORDS
- SUBDIVISION BOUNDARY
- - - RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE AS NOTED
- LOT OR TRACT LINE
- - - SECTION LINE



TORTOSA-NW
PARCEL 5
FEE #2004-049082, P.C.R.

TORTOSA-NW
PARCEL 4
FEE #2004-049082, P.C.R.

CSWR121 TORTOSA 2, LLC
APN 502-51-001D
FEE #2020-105279, P.C.R.



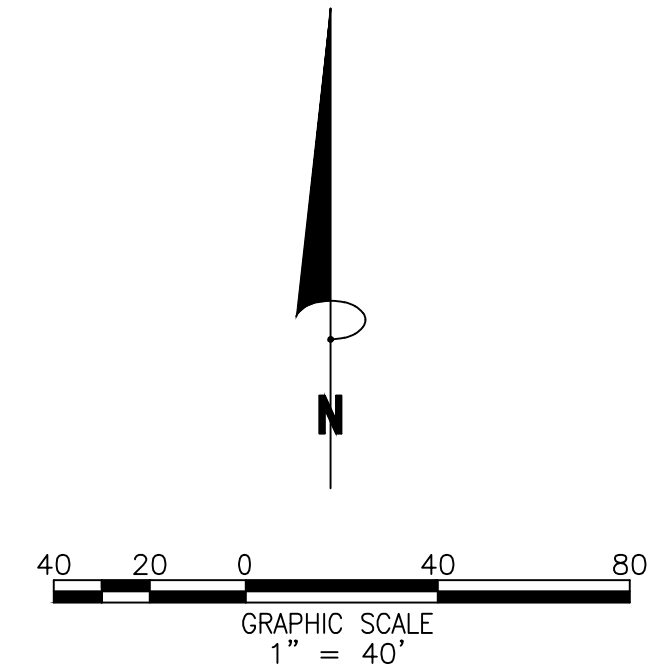
FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2B
CITY OF MARICOPA, ARIZONA

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TASK NUM:	001
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QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
4 of 7	

File: V:\090724 - The Trails Phase 1A, 1B and Offsites\090724-03-001 (308) - Tortosa Ph 2\Survey\DWG\090724 Ph2B Plat.dwg Printed: Aug 30, 2023



CSWR121 TORTOSA 2, LLC
 APN 502-51-001D
 FEE #2020-105279, P.C.R.



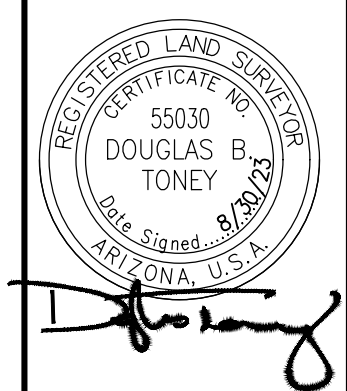
LEGEND

	SUBDIVISION CORNER
	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
	SECTION CORNER AS NOTED
	PUBLIC UTILITIES EASEMENT
	SIGHT VISIBILITY TRIANGLE
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NORTHEAST CORNER SECTION 28, T4S, R4E FOUND 1.5" PIPE

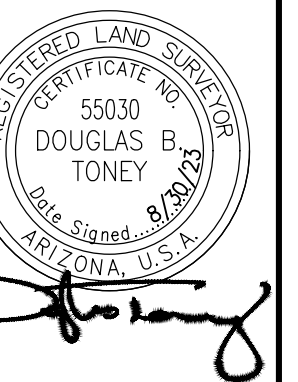
2458.53'
 N0012'29"E 2674.46'
 (BASIS OF BEARINGS)

EAST QUARTER CORNER SECTION 28, T4S, R4E FOUND REBAR



FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2B
CITY OF MARICOPA, ARIZONA

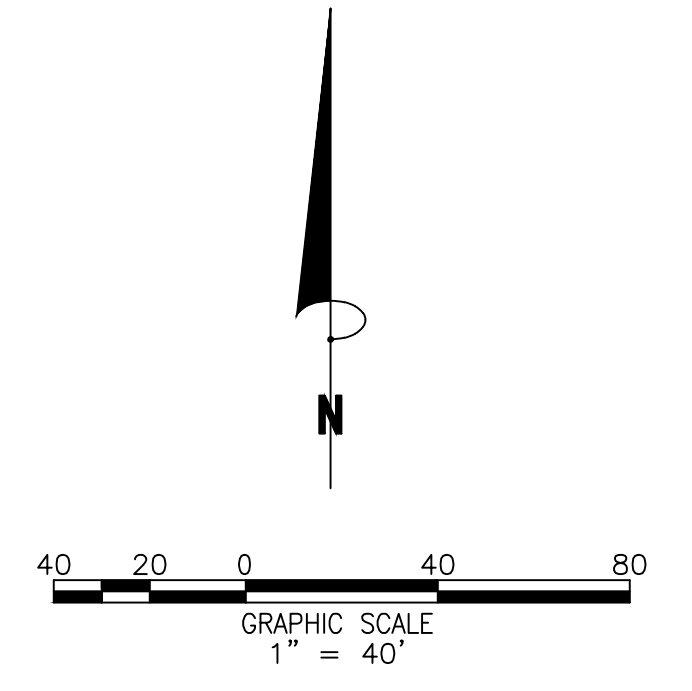
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FINAL PLAT
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CITY OF MARICOPA, ARIZONA

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SCALE
 1" = 40'
 6 OF 7



EAST QUARTER CORNER
 SECTION 21, T4S, R4E
 FOUND REBAR

TORTOSA-NW PARCEL 10
 FEE #2004-049089, P.C.R.



LEGEND

	SUBDIVISION CORNER
	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
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CSWR121 TORTOSA 2, LLC
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MATCH SHEET 7

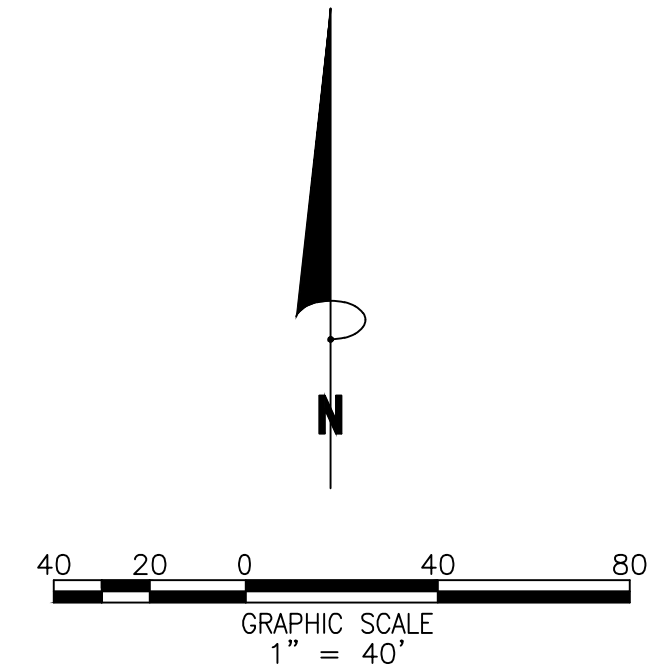
MATCH SHEET 5

MATCH SHEET 5

TORTOSA-NW PARCEL 10
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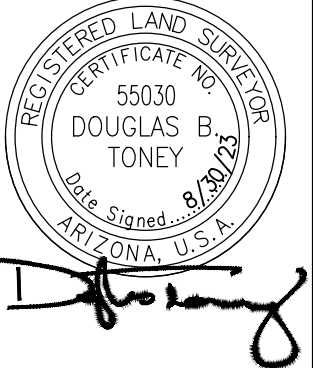
TORTOSA-NW
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File: V:\090724 - The Trails Phase 1A, 1B and Offsets\090724-05-001 (308) - Tortosa Ph. 2\Survey\DWG\090724 Ph2B Plat.dwg Plot Date: Aug 30, 2023



- LEGEND**
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