

FINAL PLAT FOR

"SORRENTO PHASE 3 - PARCEL 8"

A RESUBDIVISION OF PARCEL 8 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DECLARATION, WARRANTY OF TITLE AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT

AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 3 - PARCEL 8, A RESUBDIVISION OF PARCEL 8 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN SECTION 32 TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SORRENTO PHASE 3 - PARCEL 8, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT

AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IS THE OWNER OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT.

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, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, 33 FOOT BY 33 FOOT AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY SORRENTO HOMEOWNERS ASSOCIATION.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

TRACTS A, B, C, D, E, F, G, H, AND I ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF SORRENTO HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS. IN WITNESS WHEREOF,

HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2024.

BY: _____ DATE _____

NAME: _____ DATE _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)S.S.
 COUNTY OF PINAL)

ON THIS ____ DAY OF _____, 2024, 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____ DATE _____

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF _____)

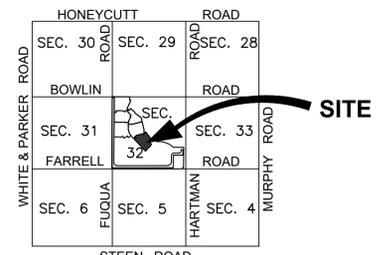
ON THIS ____ DAY OF _____, 2024, BEFORE ME PERSONALLY

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.

NOTARY PUBLIC SIGNATURE _____ DATE _____



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- 1 SHEET NUMBER
- 1 SITE VISIBILITY EASEMENT (33' X 33')
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- MCFD MARICOPA FLOOD CONTROL DISTRICT
- R.O.W. RIGHT-OF-WAY
- EX. EXISTING
- DKT. DOCKET #
- PG. PAGE

LEGAL DESCRIPTION

PARCEL 8 OF THE MASTER PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION OF THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE CITY OF MARICOPA BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89°58'20" EAST, A DISTANCE OF 2,650.81 FEET;

THENCE SOUTH 89°58'20" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,272.44 FEET TO THE NORTHWEST CORNER OF THE MASTER PLAT FOR SORRENTO PHASE 1, AS RECORDED IN CABINET F, SLIDE 018, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG THE WEST LINE OF SAID MASTER PLAT FOR SORRENTO PHASE 1, THE FOLLOWING COURSES:
 THENCE SOUTH 00°01'40" WEST, A DISTANCE OF 209.58 FEET;
 THENCE SOUTH 59°52'24" EAST, A DISTANCE OF 112.01 FEET;
 THENCE SOUTH 30°07'36" WEST, A DISTANCE OF 150.00 FEET;
 THENCE SOUTH 59°52'24" EAST, A DISTANCE OF 18.26 FEET;
 THENCE SOUTH 30°07'36" WEST, A DISTANCE OF 50.00 FEET;
 THENCE SOUTH 25°42'26" WEST, A DISTANCE OF 447.71 FEET;
 THENCE SOUTH 49°20'33" EAST, A DISTANCE OF 208.23 FEET;
 THENCE NORTH 40°39'27" EAST, A DISTANCE OF 155.00 FEET;
 THENCE NORTH 85°39'27" EAST, A DISTANCE OF 14.14 FEET;
 THENCE SOUTH 49°20'33" EAST, A DISTANCE OF 340.00 FEET;
 THENCE SOUTH 36°40'37" EAST, A DISTANCE OF 53.34 FEET;
 THENCE SOUTH 27°53'47" EAST, A DISTANCE OF 90.00 FEET;
 THENCE SOUTH 53°52'19" EAST, A DISTANCE OF 536.74 FEET;
 THENCE SOUTH 14°10'28" EAST, A DISTANCE OF 945.00 FEET;
 THENCE SOUTH 15°38'18" WEST, A DISTANCE OF 120.73 FEET;
 THENCE SOUTH 53°56'37" EAST, A DISTANCE OF 101.53 FEET;

THENCE NORTH 75°49'32" EAST, A DISTANCE OF 86.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 37°35'23" EAST, A DISTANCE OF 55.00 FEET;
 THENCE SOUTH 32°24'51" EAST, A DISTANCE OF 55.43 FEET;
 THENCE SOUTH 37°35'23" EAST, A DISTANCE OF 663.25 FEET;

THENCE SOUTH 52°54'45" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 131.47 FEET;
 THENCE NORTH 64°05'00" WEST, A DISTANCE OF 42.59 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 64°05'00" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°50'06", A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET;

THENCE SOUTH 52°24'37" WEST, A DISTANCE OF 9.81 FEET;
 THENCE SOUTH 37°35'23" EAST, A DISTANCE OF 120.00 FEET;
 THENCE SOUTH 42°41'17" EAST, A DISTANCE OF 55.22 FEET;
 THENCE SOUTH 37°35'23" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 52°24'37" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON A 405.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 43°28'56" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'32", A DISTANCE OF 46.60 FEET;

THENCE SOUTH 44°38'14" WEST, A DISTANCE OF 178.64 FEET;
 THENCE NORTH 45°21'46" WEST, A DISTANCE OF 16.14 FEET;

THENCE SOUTH 46°47'06" WEST, A DISTANCE OF 133.57 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 76°41'00" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°27'57", A DISTANCE OF 101.24 FEET;

THENCE SOUTH 01°45'27" EAST, A DISTANCE OF 23.96 FEET;

THENCE SOUTH 46°47'06" WEST, A DISTANCE OF 146.18 FEET TO A POINT ON A 932.57 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 49°40'12" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°53'06", A DISTANCE OF 46.96 FEET;

THENCE NORTH 43°12'54" WEST, A DISTANCE OF 553.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE NORTH 43°12'54" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 43°12'54" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE NORTH 43°12'54" WEST, A DISTANCE OF 507.28 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE NORTH 46°47'06" EAST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE NORTH 46°47'06" EAST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 43°12'54" WEST, A DISTANCE OF 107.47 FEET;
 THENCE NORTH 46°47'06" EAST, A DISTANCE OF 54.05 FEET;
 THENCE NORTH 55°05'50" EAST, A DISTANCE OF 85.82 FEET;
 THENCE NORTH 74°44'00" EAST, A DISTANCE OF 43.96 FEET;
 THENCE NORTH 75°49'32" EAST, A DISTANCE OF 451.59 FEET;

THENCE SOUTH 56°05'21" EAST, A DISTANCE OF 46.19 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 89°07'14" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 118°28'25", A DISTANCE OF 113.73 FEET;

THENCE NORTH 27°35'40" EAST, A DISTANCE OF 16.17 FEET;

THENCE NORTH 52°18'39" EAST, A DISTANCE OF 115.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,034,556 SQUARE FEET OR 23.750 ACRES, MORE OR LESS.

SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: _____ SEE SEPARATE LETTER

TITLE: _____ DATE _____

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.

COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SORRENTO OF MARICOPA, ARIZONA, AS SET FORTH IN AND LAST RECORDED AS DOCUMENT 2007-129841 OF RECORDS, PINAL COUNTY RECORDS.

ASSURANCE STATEMENT

THIS PLAT IS SUBJECT TO TERMS OF THE "DEVELOPMENT AGREEMENT AND LAND DEVELOPMENT PERMIT PROHIBITION" BETWEEN THE CITY OF MARICOPA AN ARIZONA MUNICIPAL CORPORATION, AND AZALTA, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

AS RECORDED DOCUMENT, FEE NO. 2021-091135
 OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER

ENGINEER

COE & VAN LOO CONSULTANTS INC.
 4550 NORTH 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: DOUGLAS W. CHUBIN P.E.
 EMAIL: DCHUBIN@CVLCCI.COM

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN HAVING A BEARING OF SOUTH 00°28'42" WEST.

UTILITIES

WATER	SANTA CRUZ WATER COMPANY (GLOBAL)
SEWER	PALO VERDE UTILITY LLC (GLOBAL)
IRRIGATION	MARICOPA STANFIELD IRRIGATION DISTRICT
ELECTRIC	ELECTRICAL DISTRICT NO. 3 (ED3)
GAS	SOUTHWEST GAS
TELECOM	ORBITEL COMMUNICATIONS
	CENTURYLINK
FIRE	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
REFUSE	CITY OF MARICOPA

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR, DATE _____
 CITY OF MARICOPA, ARIZONA

CITY ENGINEER, CITY OF MARICOPA, ARIZONA DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,

THIS ____ DAY OF _____, 2024

BY: _____ MAYOR DATE _____

ATTEST: _____ 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.

Richard G. Alcocer 06-03-2024
 REGISTERED LAND SURVEYOR DATE
 RICHARD G. ALCOCER
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED

AGENT OF SORRENTO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR SORRENTO PHASE 3 - PARCEL 8 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: _____

NAME: _____

TITLE: _____ DATE: _____

GROSS AREA = 23.750 ACRES

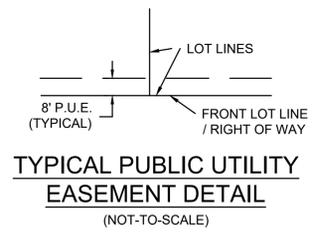
SEE SHEET 2 FOR CURVE AND LINE TABLE AND SHEET 4 FOR LOT AREA TABLE

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	126.71'	250.00'	029°02'26"	64.75	125.36	S61°18'19"W
C2	102.17'	250.00'	023°24'55"	51.81	101.46	N64°07'04"E
C3	102.17'	250.00'	023°24'55"	51.81	101.46	N64°07'04"E
C4	101.37'	200.00'	029°02'26"	51.80	100.29	S61°18'19"W
C5	101.37'	200.00'	029°02'26"	51.80	100.29	S61°18'19"W
C6	81.74'	200.00'	023°24'55"	41.45	81.17	N64°07'04"E
C7	113.08'	430.00'	015°04'02"	56.87	112.75	S45°07'25"E
C8	42.08'	55.00'	043°50'06"	22.13	41.06	N47°50'03"E
C9	16.65'	55.00'	017°20'29"	8.39	16.58	S61°04'51"W
C10	46.60'	405.00'	006°35'32"	23.32	46.57	S49°48'50"E
C11	101.24'	55.00'	105°27'57"	72.28	87.54	N39°24'59"E
C12	46.96'	932.57'	002°53'06"	23.48	46.95	N41°46'21"W
C13	39.27'	25.00'	090°00'00"	25.00	35.36	S01°47'06"W
C14	39.27'	25.00'	090°00'00"	25.00	35.36	S88°12'54"E
C15	39.27'	25.00'	090°00'00"	25.00	35.36	S01°47'06"W
C16	39.27'	25.00'	090°00'00"	25.00	35.36	N88°12'54"W
C17	113.73'	55.00'	118°28'25"	92.40	94.52	S58°21'27"W
C18	23.18'	25.00'	053°07'48"	12.50	22.36	S69°46'48"E
C19	52.89'	275.00'	011°01'13"	26.53	52.81	S56°15'43"W
C20	50.85'	225.00'	012°56'58"	25.53	50.74	N69°21'03"E
C21	88.61'	50.00'	101°32'26"	61.24	77.46	N12°06'21"E
C22	190.86'	55.00'	198°49'39"	331.73	108.52	N60°44'57"E
C23	10.72'	50.00'	012°17'12"	5.38	10.70	S25°58'49"E
C24	10.25'	55.00'	010°40'32"	5.14	10.23	S42°55'39"E
C25	119.69'	55.00'	124°40'58"	104.94	97.43	S07°24'37"W
C26	39.27'	25.00'	090°00'00"	25.00	35.36	S07°24'37"W
C27	109.70'	405.00'	015°31'12"	55.19	109.37	N45°21'00"W
C28	116.45'	455.00'	014°39'52"	58.55	116.14	S44°55'20"E
C29	35.79'	25.00'	082°01'10"	21.74	32.81	N78°35'58"W
C30	60.61'	225.00'	015°26'05"	30.49	60.43	N68°06'29"E
C31	86.60'	175.00'	028°21'12"	44.21	85.72	S61°38'56"W
C32	39.57'	25.00'	090°41'14"	25.30	35.57	S02°07'43"W
C33	56.39'	50.00'	064°37'23"	31.62	53.45	S75°31'35"E
C34	234.82'	55.00'	244°37'23"	86.96	92.97	N14°28'25"E
C35	39.27'	25.00'	090°00'00"	25.00	35.36	N88°12'54"W
C36	39.27'	25.00'	090°00'00"	25.00	35.36	N01°47'06"E
C37	16.65'	55.00'	017°20'29"	8.39	16.58	N51°53'08"W
C38	126.08'	55.00'	131°20'37"	121.65	100.23	S05°06'55"W
C39	13.05'	55.00'	013°35'29"	6.55	13.02	N65°50'19"E
C40	65.91'	225.00'	016°46'57"	33.19	65.67	S67°26'03"W
C41	82.94'	225.00'	021°07'18"	41.95	82.48	N62°58'16"E
C42	23.18'	25.00'	053°07'48"	12.50	22.36	N11°01'29"W
C43	16.09'	25.00'	036°52'12"	8.33	15.81	S70°50'43"W
C44	53.15'	275.00'	011°04'28"	26.66	53.07	N67°24'01"E
C45	105.54'	225.00'	026°52'28"	53.76	104.57	S62°23'18"W
C46	16.65'	55.00'	017°20'29"	8.39	16.58	S38°06'52"W
C47	48.05'	55.00'	050°03'29"	25.68	46.54	N76°44'55"E
C48	16.65'	55.00'	017°20'29"	8.39	16.58	N34°32'39"W
C49	23.18'	25.00'	053°07'48"	12.50	22.36	N64°09'17"W
C50	112.39'	275.00'	023°24'55"	56.99	111.61	N64°07'04"E
C51	45.70'	175.00'	014°57'44"	22.98	45.57	S68°20'40"W
C52	45.41'	25.00'	104°04'42"	32.04	39.42	S08°49'27"W
C53	39.09'	25.00'	089°35'16"	24.82	35.23	S88°00'32"E
C54	106.22'	225.00'	027°02'51"	54.12	105.23	S62°18'07"W
C55	69.64'	175.00'	022°48'01"	35.29	69.18	N63°48'37"E
C56	39.27'	25.00'	090°00'00"	25.00	35.36	N07°24'37"E

CITY OF MARICOPA NOTES

- 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.
- 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 OVER 24 INCHES IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- 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 DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS 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.

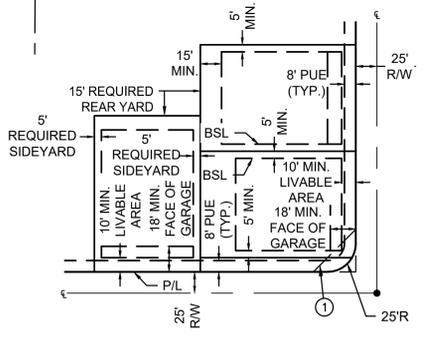
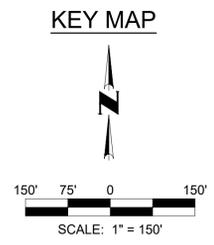
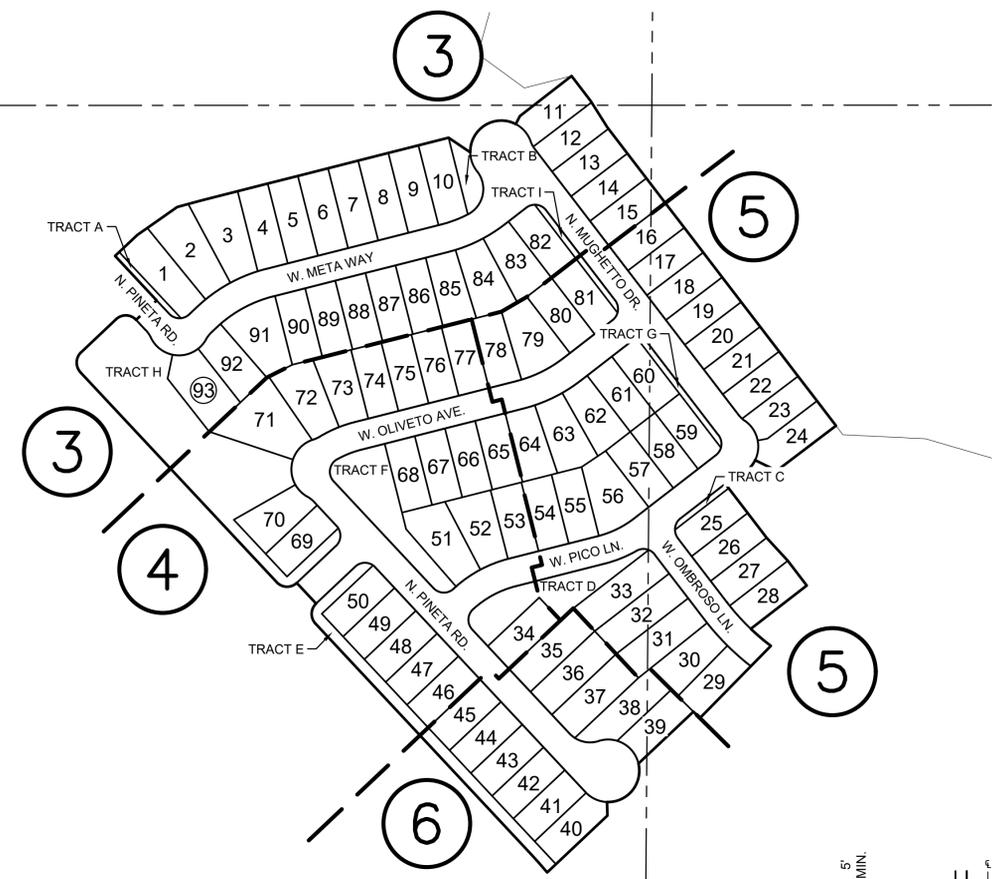
LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°12'54"E	82.34'
L2	S52°24'37"W	25.00'
L3	N46°47'06"E	13.51'
L4	N46°47'06"E	30.00'
L5	N46°47'06"E	48.20'
L6	N78°59'39"E	17.68'



TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.035 ACRES	LANDSCAPE
TRACT 'B'	0.087 ACRES	LANDSCAPE
TRACT 'C'	0.026 ACRES	LANDSCAPE
TRACT 'D'	0.353 ACRES	LANDSCAPE
TRACT 'E'	0.339 ACRES	LANDSCAPE
TRACT 'F'	0.391 ACRES	LANDSCAPE, OPEN SPACE, RETENTION
TRACT 'G'	0.052 ACRES	LANDSCAPE
TRACT 'H'	1.289 ACRES	LANDSCAPE, OPEN SPACE, RETENTION
TRACT 'I'	0.052 ACRES	LANDSCAPE
TOTAL	2.624 ACRES	

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	709,092	16.279
RIGHT OF WAY	211,116	4.847
TRACTS	114,347	2.625
TOTAL GROSS AREA	1,034,556	23.750

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	93
TOTAL NUMBER OF TRACTS	9
GROSS RESIDENTIAL DENSITY	3.92 D.U./A.C.



- NOTES:**
 ALL SETBACKS ARE MEASURES FROM THE PROPERTY LINES.
 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA.
 18' FROM FACE OF GARAGE TO PROPERTY LINE.
 ① 33x33' SITE VISIBILITY TRIANGLE AT CORNER LOTS
- SETBACKS:**
 BY ZONING - REFER TO THE SORRENTO PAD.
 CASE NUMBER PAD24-01.

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
 N.T.S.

GROSS AREA = 23.750 ACRES

SEE SHEET 2 FOR CURVE AND LINE TABLE AND SHEET 4 FOR LOT AREA TABLE

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SORRENTO PHASE 1
PARCEL 7
CABINET F, SLIDE 091

FOR RECORDER USE

POINT A
TRUE POINT OF BEGINNING
SEE SHEET 6 FOR TIE IN

CVL
CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

FINAL PLAT

SORRENTO PHASE 3 - PARCEL 8

CITY OF MARICOPA, ARIZONA

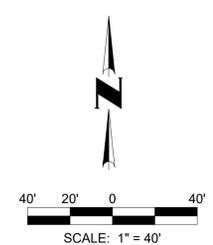
Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD C. ALCOCK
2018-2024

3 SHEET OF 6

CVL Contact: D. CHUBIN
CVL Project #: 01-01008

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SORRENTO PHASE 3 - PARCEL 8
CITY OF MARICOPA, ARIZONA



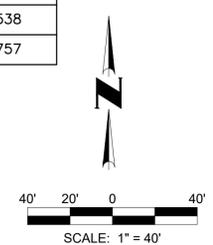
FUTURE
SORRENTO PHASE 4
PARCEL 15

SORRENTO PHASE 3
MASTER PLAT
FEE NO. 2021-123704

50' ROADWAY &
SEWER EASEMENT
PER SORRENTO
PHASE 3 MASTER
PLAT FEE NO.
2021-123704

LOT #	AREA (SQUARE FEET)
1	9,819
2	11,055
3	10,630
4	7,977
5	7,975
6	7,975
7	7,975
8	7,975
9	7,975
10	7,882
11	7,304
12	6,996
13	6,875
14	6,875
15	6,875
16	6,875
17	6,875
18	6,875
19	6,875
20	6,875
21	6,875
22	6,872
23	6,665
24	7,796
25	6,851
26	6,875
27	7,010
28	7,043
29	6,933
30	7,756
31	8,880
32	8,998
33	9,281
34	6,875
35	8,625
36	8,625
37	8,993
38	8,727
39	7,015
40	7,208
41	6,875
42	6,875
43	6,875
44	6,875
45	6,875
46	6,875
47	6,875
48	6,875

LOT #	AREA (SQUARE FEET)
49	6,875
50	6,874
51	10,226
52	8,664
53	7,011
54	6,875
55	6,876
56	9,690
57	6,875
58	6,875
59	6,851
60	6,851
61	6,875
62	7,871
63	8,467
64	7,386
65	6,875
66	6,875
67	6,875
68	6,875
69	6,874
70	8,245
71	12,885
72	9,057
73	7,740
74	6,875
75	6,875
76	6,875
77	6,875
78	7,140
79	9,501
80	6,875
81	6,851
82	6,851
83	8,080
84	8,393
85	7,210
86	6,875
87	6,875
88	6,875
89	6,875
90	6,875
91	10,131
92	7,538
93	9,757



DATE	
REVISION	
NO.	

FINAL PLAT

SORRENTO PHASE 3 - PARCEL 8
CITY OF MARICOPA, ARIZONA

4 SHEET OF 6

CVL Contact: D. CHUBIN
CVL Project #: 01-01008

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SORRENTO PHASE 3 - PARCEL 8
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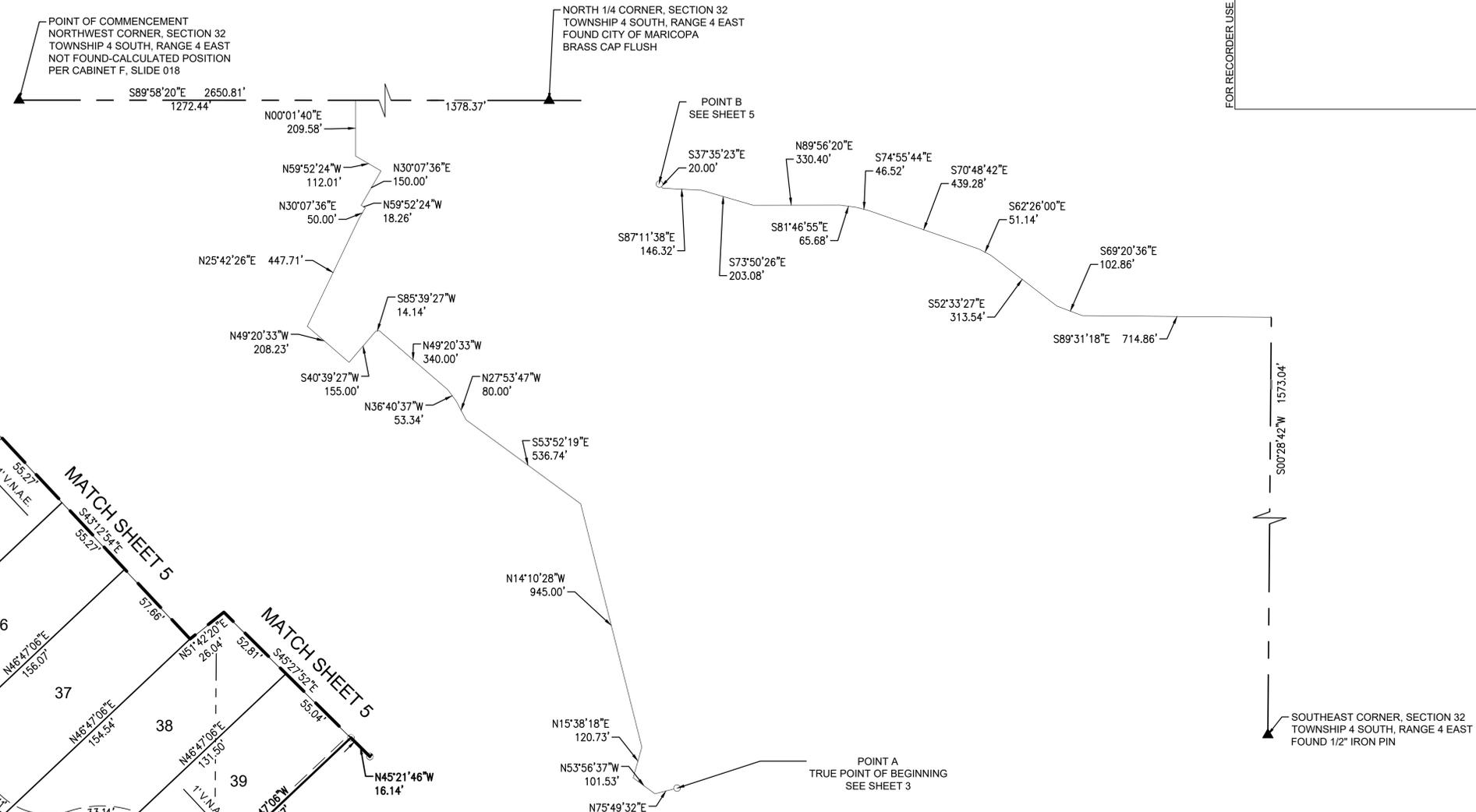
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SORRENTO PHASE 3 - PARCEL 8
CITY OF MARICOPA, ARIZONA

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**NORTHWEST 1/4 CORNER
TIE IN**
1" = 250'

**SOUTHEAST 1/4 CORNER
TIE IN**
1" = 250'

