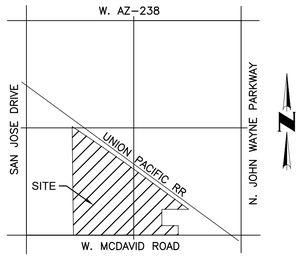
FINAL PLAT FOR
PALOMINO RIDGE PHASE 1

A SUBDIVISION LOCATED IN THE SOUTH HALF OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA



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)
A	SET 1/2" REBAR WITH CAP LS#33851
B	FOUND REBAR
C	FOUND 1/2" REBAR NO I.D. (ACCEPTED)
D	FOUND 1/2" REBAR WITH CAP (ILLEGIBLE) (ACCEPTED)
E	FOUND 1/2" REBAR WITH CAP LS#18214 (ACCEPTED)
	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (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)
	SECTION LINE
	MID-SECTION LINE
	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	EASEMENT
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
**	HEADLIGHT INTRUSION
R/W	RIGHT-OF-WAY

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: _____

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.

CITY OF MARICOPA NOTES

1. 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.

2. 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.

3. THE MAINTENANCE OF THE STREET LIGHTS BY ED-3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.

4. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

5. 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.

6. 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.

7. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.

8. 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.

ASSURANCE STATEMENT

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM HARTFORD FIRE INSURANCE COMPANY (BOND NO. 83BSBJI3133)IN THE AMOUNT OF $6,663,185.76 HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF PALOMINO RIDGE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION , HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR PALOMINO RIDGE PHASE 1 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:_____

TITLE:_____ DATE:_____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2025, 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/ATTACHED DOCUMENT.

_____ _____
NOTARY PUBLIC SEAL NOTARY PUBLIC SIGNATURE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2025, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:
_____, 20 _____

DEDICATION

MRP NORTH CAROLINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARICOPA 64 PARTNERS LLC, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF PALOMINO RIDGE PHASE 1 LOCATED IN SECTION 21, 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. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

MRP NORTH CAROLINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARICOPA 64 PARTNERS, LLC, ARE OWNERS 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.

MRP NORTH CAROLINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARICOPA 64 PARTNERS, LLC, HEREBY WARRANT 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.

TRACTS A, B, AND D THROUGH X ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF PALOMINO RIDGE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

TRACT C IS NOT DEDICATED TO THE PUBLIC, BUT IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

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

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY PALOMINO RIDGE HOMEOWNERS 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 DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

IN WITNESS WHEREOF, MRP NORTH CAROLINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MARICOPA 64 PARTNERS, LLC, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED.

DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2025.

MRP NORTH CAROLINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY:_____

NAME:_____

TITLE: _____

MARICOPA 64 PARTNERS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
BY: C&W INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:_____

NAME:_____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2025, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:
_____, 20 _____

OWNER

MARICOPA 64 PARTNERS, LLC.
7373 N. SCOTTSDALE ROAD #B210
SCOTTSDALE, AZ 85253

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
CONTACT: PARKER FROEHLICH, P.E
FAX: (602) 264-0928
EMAIL: PFROEHLICH@CVLCI.COM

OWNER

MRP NORTH CAROLINA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O KENNEDY LEWIS LAND AND
RESIDENTIAL ADVISORS
501 OFICE CENTER DRIVE, SUITE 350
FORT WASHINGTON, PA 19034

SHEET INDEX

1	COVER, NOTES
2	TABLES
3	KEY MAP
4-8	PLAT

UTILITIES

WATER:	GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC.
WASTEWATER:	GLOBAL WATER - PALO VERDE UTILITIES, INC.
ELECTRIC:	ELECTRICAL DISTRICT NUMBER 3
GAS:	SOUTHWEST GAS CORPORATION
FIRE:	CITY OF MARICOPA FIRE DEPARTMENT
POLICE:	CITY OF MARICOPA POLICE DEPARTMENT

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°48'14" EAST ALONG THE SOUTH LINE OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO FEE NUMBER 2004-019728, PINAL COUNTY RECORDS.

FLOOD ZONE STATEMENT

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAPS (FIRM), PANEL NUMBERS 04021C0735F AND 04021C0741F, MAPS REVISED JUNE 16, 2014 [6][7], INDICATE THAT THE SITE FALLS WITHIN ZONE "X" AND ZONE "AE".

ZONE "X" IS DEFINED BY FEMA AS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

ZONE "AE" IS DEFINED BY FEMA AS:

"AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD FOR WHICH BFES HAVE BEEN DETERMINED."

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.

_____ 5-19-2025
REGISTERED LAND SURVEYOR DATE
RICHARD G. ALCOCER
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

APPROVALS

APPROVED:

_____
DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

APPROVED:

_____
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

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

THIS _____DAY OF _____, 2025.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

GROSS AREA = 63.053 ACRES

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE AND LOT AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT
PALOMINO RIDGE PHASE 1
CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 05-19-25
ARIZONA, U.S.A.

CVL Contact: P. FROEHLICH
CVL Project #: 1-01-0338101

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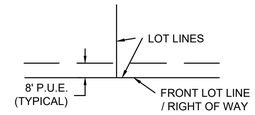
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C2	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C3	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C4	17.53'	41.00'	024°29'41"	8.90	17.39	N77°33'08"E
C5	1387.48'	34153.74'	002°19'39"	693.84	1387.39	N55°26'28"W
C6	246.94'	34253.74'	000°24'47"	123.47	246.94	N53°48'51"W
C7	43.75'	28.00'	089°31'15"	27.77	39.43	S45°26'21"E
C8	43.98'	28.00'	090°00'06"	28.00	39.60	N44°47'59"E
C9	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C10	16.01'	41.00'	022°22'41"	8.11	15.91	S76°29'38"W
C11	143.12'	59.00'	138°59'21"	157.76	110.52	S45°12'01"E
C12	17.53'	41.00'	024°29'41"	8.90	17.39	N12°02'49"E
C13	143.12'	59.00'	138°59'21"	157.76	110.52	S45°12'01"E
C14	17.53'	41.00'	024°29'41"	8.90	17.39	S12°02'49"W
C15	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C16	17.53'	41.00'	024°29'41"	8.90	17.39	N77°33'08"E
C17	143.12'	59.00'	138°59'21"	157.76	110.52	N45°12'01"W
C18	17.53'	41.00'	024°29'41"	8.90	17.39	S12°02'49"W
C19	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C20	17.53'	41.00'	024°29'39"	8.90	17.39	N77°33'08"E
C21	143.12'	59.00'	138°59'21"	157.76	110.52	N45°12'01"W
C22	17.53'	41.00'	024°29'41"	8.90	17.39	S12°02'49"W
C23	43.98'	28.00'	089°59'15"	28.00	39.60	S45°12'01"E
C24	67.91'	59.00'	065°56'59"	38.28	64.22	N56°49'29"E
C25	261.71'	61.00'	245°49'15"	−94.25	102.42	N34°09'23"W
C26	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C27	17.53'	41.00'	024°29'41"	8.90	17.39	S12°26'52"E
C28	143.12'	59.00'	138°59'21"	157.76	110.52	N44°47'59"E
C29	13.88'	41.00'	019°23'37"	7.01	13.81	N75°24'09"W
C30	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C31	43.98'	28.00'	089°59'54"	28.00	39.60	S45°11'54"E
C32	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C33	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C34	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C35	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C36	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C37	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C38	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C39	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C40	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C41	43.98'	28.00'	089°59'29"	28.00	39.60	N45°12'01"W
C42	43.98'	28.00'	090°00'31"	28.00	39.60	N44°47'59"E
C43	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C44	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C45	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C46	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C47	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C48	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C49	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C50	43.98'	28.00'	090°00'00"	28.00	39.60	N44°47'59"E
C51	43.98'	28.00'	090°00'00"	28.00	39.60	S45°12'01"E
C52	43.98'	28.00'	090°00'00"	28.00	39.60	S44°47'59"W
C53	43.98'	28.00'	090°00'00"	28.00	39.60	N45°12'01"W
C54	43.98'	28.00'	090°00'06"	28.00	39.60	N44°47'59"E
C55	43.98'	28.00'	089°59'54"	28.00	39.60	S45°12'01"E

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,400
2	5,400
3	5,400
4	5,403
5	5,162
6	9,258
7	9,806
8	6,423
9	5,612
10	5,635
11	5,652
12	5,669
13	5,699
14	5,716
15	5,733
16	5,750
17	5,767
18	5,783
19	5,800
20	5,817
21	5,834
22	5,851
23	5,868
24	5,898
25	5,915
26	5,932
27	5,949
28	5,966
29	5,983
30	5,138
31	5,175
32	5,175
33	5,175
34	5,175
35	5,175
36	5,400
37	5,400
38	5,400
39	5,400
40	5,400
41	5,363
42	5,166
43	5,175
44	5,175
45	5,174
46	5,175
47	5,175
48	5,175
49	5,175
50	5,175
51	5,175
52	5,175
53	5,174
54	5,175
55	5,175
56	5,175
57	5,173

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
58	5,173
59	5,173
60	4,600
61	4,600
62	4,600
63	4,599
64	4,599
65	4,599
66	4,599
67	4,599
68	4,599
69	4,599
70	4,599
71	4,599
72	4,599
73	4,599
74	4,599
75	4,598
76	4,598
77	4,598
78	4,561
79	4,563
80	4,600
81	4,600
82	4,600
83	4,599
84	4,599
85	4,599
86	4,599
87	4,599
88	4,599
89	4,599
90	4,599
91	4,599
92	4,599
93	4,599
94	4,599
95	4,599
96	4,599
97	4,599
98	4,563
99	4,601
100	4,601
101	4,601
102	4,601
103	4,601
104	4,601
105	4,601
106	4,601
107	4,601
108	4,601
109	4,601
110	4,601
111	4,601
112	4,601
113	4,601
114	4,601

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
115	4,601
116	4,601
117	4,563
118	4,563
119	4,600
120	4,600
121	4,600
122	4,600
123	4,600
124	4,600
125	4,600
126	4,600
127	4,600
128	4,600
129	4,600
130	4,600
131	4,600
132	4,600
133	4,600
134	4,600
135	4,600
136	4,600
137	4,600
138	4,563
139	4,563
140	4,600
141	4,600
142	4,600
143	4,600
144	4,600
145	4,600
146	4,600
147	4,600
148	4,600
149	4,600
150	4,600
151	4,600
152	4,600
153	4,600
154	4,564
155	4,764
156	4,800
157	4,800
158	4,800
159	4,800
160	4,800
161	4,800
162	4,800
163	4,800
164	4,600
165	4,600
166	4,600
167	4,600
168	4,600
169	4,600
170	4,600
171	4,600

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
172	4,564
173	4,585
174	4,600
175	4,923
176	4,960
177	4,960
178	4,919
179	4,646
180	4,490
181	4,738
182	4,563
183	4,600
184	4,600
185	4,600
186	4,892
187	4,653
188	4,596
189	4,601
190	4,581
191	5,911
192	4,888
193	9,536
194	4,807
195	4,805
196	4,800
197	4,800
198	4,763
199	5,200
200	5,199
201	5,199
202	5,199
203	5,199
204	5,061
205	4,914
206	4,608
207	4,582
208	4,800
209	4,800
210	4,777
211	4,786
212	4,800
213	4,800
214	4,800
215	4,800
216	4,800
217	4,800
218	4,800
219	4,800
220	4,800
221	4,800
222	4,800
223	4,800
224	4,800
225	4,800
226	4,786
TOTAL	1,116,924



TYPICAL PUBLIC UTILITY EASEMENT DETAIL

(NOT-TO-SCALE)

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	1,116,924	25.641
RIGHT OF WAY	551,278	12.656
TRACTS	1,078,381	24.756
TOTAL GROSS AREA	2,746,584	63.053

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	226
TOTAL NUMBER OF TRACTS	24
GROSS RESIDENTIAL DENSITY	3.584 D.U./A.C.

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	2.272 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION, 50' DRAINAGE TRACT
TRACT 'B'	0.862 ACRES	FUTURE RIGHT-OF-WAY
TRACT 'C'	10.428 ACRES	FUTURE DEVELOPMENT, RETENTION, P.U.E.
TRACT 'D'	0.048 ACRES	LANDSCAPE, P.U.,E., S.V.E.
TRACT 'E'	0.467 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE/RETENTION, AMENITY
TRACT 'F'	0.048 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'G'	0.025 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'H'	0.058 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'I'	0.186 ACRES	EXISTING LIFT STATION
TRACT 'J'	1.079 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., DRAINAGE/RETENTION
TRACT 'K'	0.896 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., DRAINAGE/RETENTION
TRACT 'L'	0.023 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'M'	3.451 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE
TRACT 'N'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'O'	0.106 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., EXISTING WELL SITE
TRACT 'P'	0.400 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE/RETENTION
TRACT 'Q'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'R'	0.025 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'S'	0.745 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., DRAINAGE/RETENTION, UTILITIES
TRACT 'T'	0.658 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE/RETENTION, AMENITY
TRACT 'U'	0.422 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE/RETENTION, AMENITY, PARKING
TRACT 'V'	0.047 ACRES	LANDSCAPE, P.U.E., S.V.E.
TRACT 'W'	1.965 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., S.V.E., RETENTION, 30' DRAINAGE TRACT
TRACT 'X'	0.455 ACRES	OPEN SPACE, LANDSCAPE, P.U.E., DRAINAGE, S.V.E.
TOTAL	24.756 ACRES	

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE AND LOT AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION

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FINAL PLAT

PALOMINO RIDGE PHASE 1

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 05-19-25
ARIZONA U.S.A.

CVL Contact: P. FROEHLICH

CVL Project #: 1-01-0338101

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LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE 1/2" REBAR WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS SOUTH 89°47'59" WEST, A DISTANCE OF 2,640.17 FEET;

THENCE SOUTH 89°47'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,320.09 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00°40'35" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,107.50 FEET TO A POINT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING ON A 34,153.74 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 33°23'42" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'39", A DISTANCE OF 1,387.48 FEET TO A POINT ON A 34,253.74 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 35°58'46" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'47", A DISTANCE OF 246.94 FEET;

THENCE SOUTH 53°48'47" EAST, A DISTANCE OF 1,134.63 FEET;

THENCE SOUTH 89°48'14" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 519.97 FEET;

THENCE SOUTH 00°11'46" EAST, A DISTANCE OF 316.00 FEET;

THENCE NORTH 89°48'14" EAST, A DISTANCE OF 316.00 FEET;

THENCE SOUTH 00°11'46" EAST, A DISTANCE OF 180.91 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°48'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 710.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,746,584 SQUARE FEET OR 63.053 ACRES, MORE OR LESS.

NOTES:
ALL SETBACKS ARE MEASURES FROM THE PROPERTY LINES.

10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA.

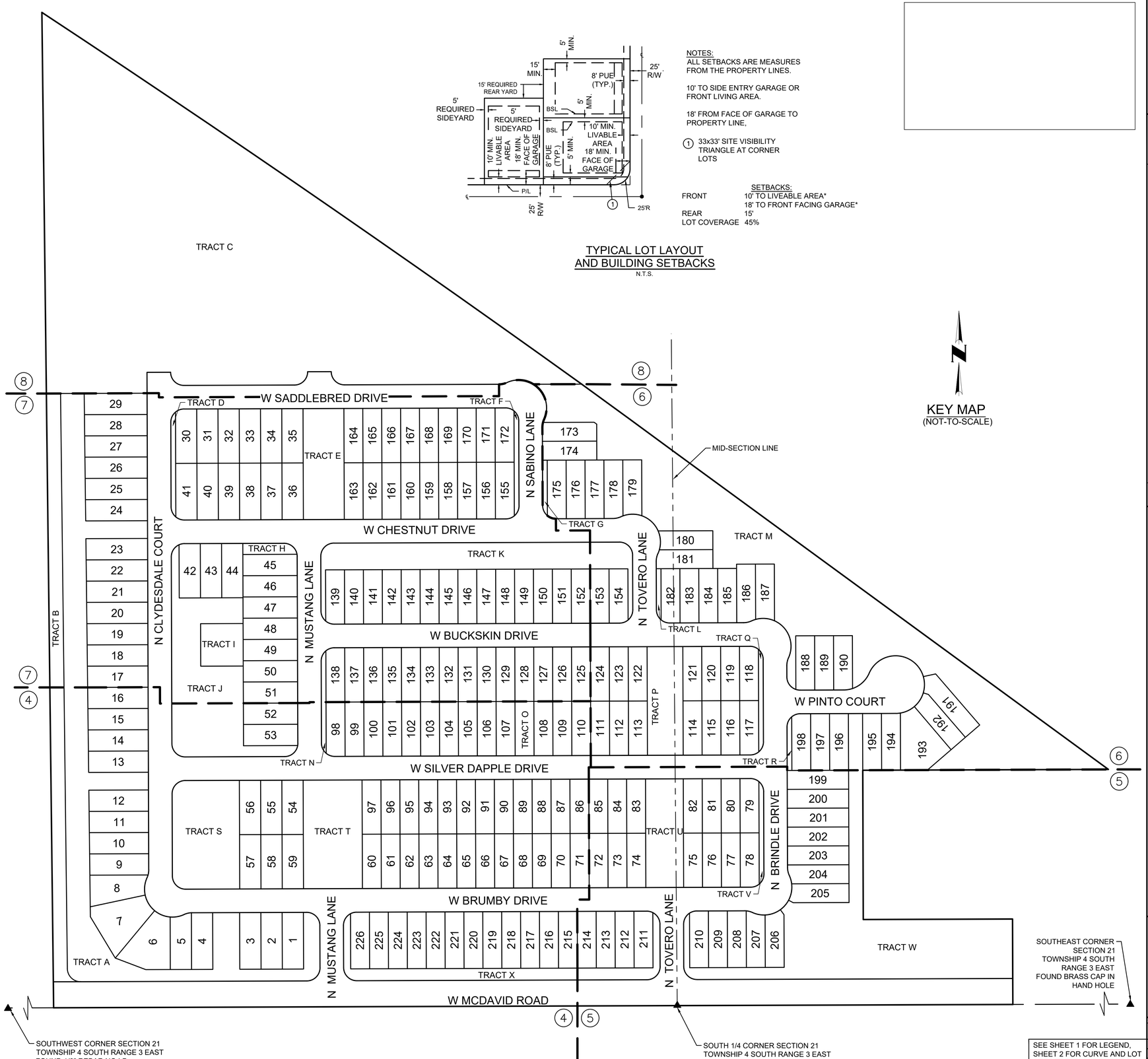
18' FROM FACE OF GARAGE TO PROPERTY LINE,

(1) 33x33' SITE VISIBILITY TRIANGLE AT CORNER LOTS

SETBACKS:

FRONT	10' TO LIVEABLE AREA*
	18' TO FRONT FACING GARAGE*
REAR	15'
LOT COVERAGE	45%

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



KEY MAP
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SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE AND LOT AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION

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FINAL PLAT

PALOMINO RIDGE PHASE 1

CITY OF MARICOPA, ARIZONA

Registered Land Surveyor CERTIFICATE NO. 33851 RICHARD G. ALCOCER Date Signed 05-19-25 ARIZONA U.S.A.

SHEET 3 OF 8

CVL Contact: P. FROEHLICH
CVL Project #: 1-01-0338101

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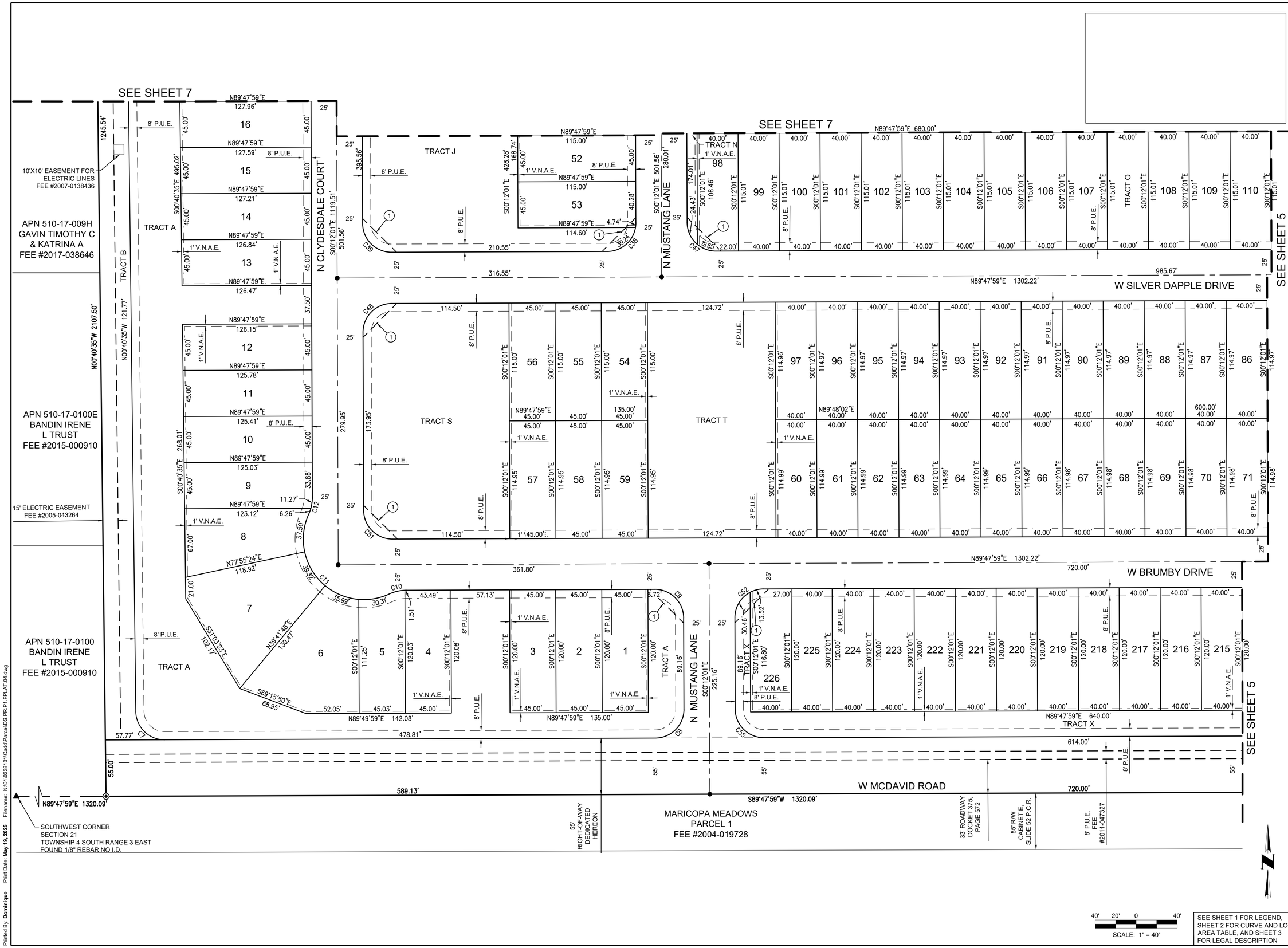

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Registered Land Surveyor CERTIFICATE NO. 33851 RICHARD G. ALCOCER Date Signed: 05-19-25 ARIZONA U.S.A.

SHEET 4 OF 8

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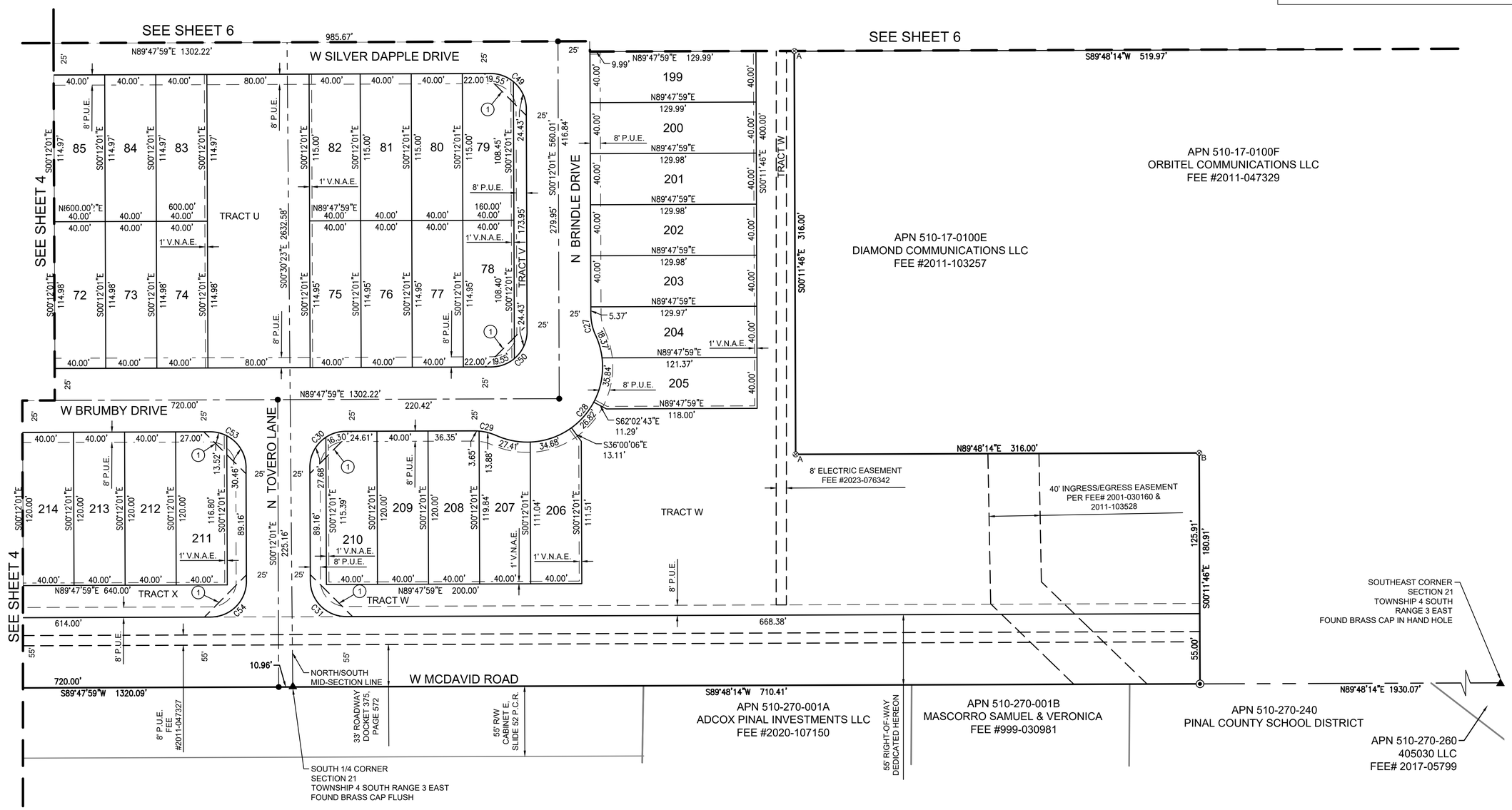

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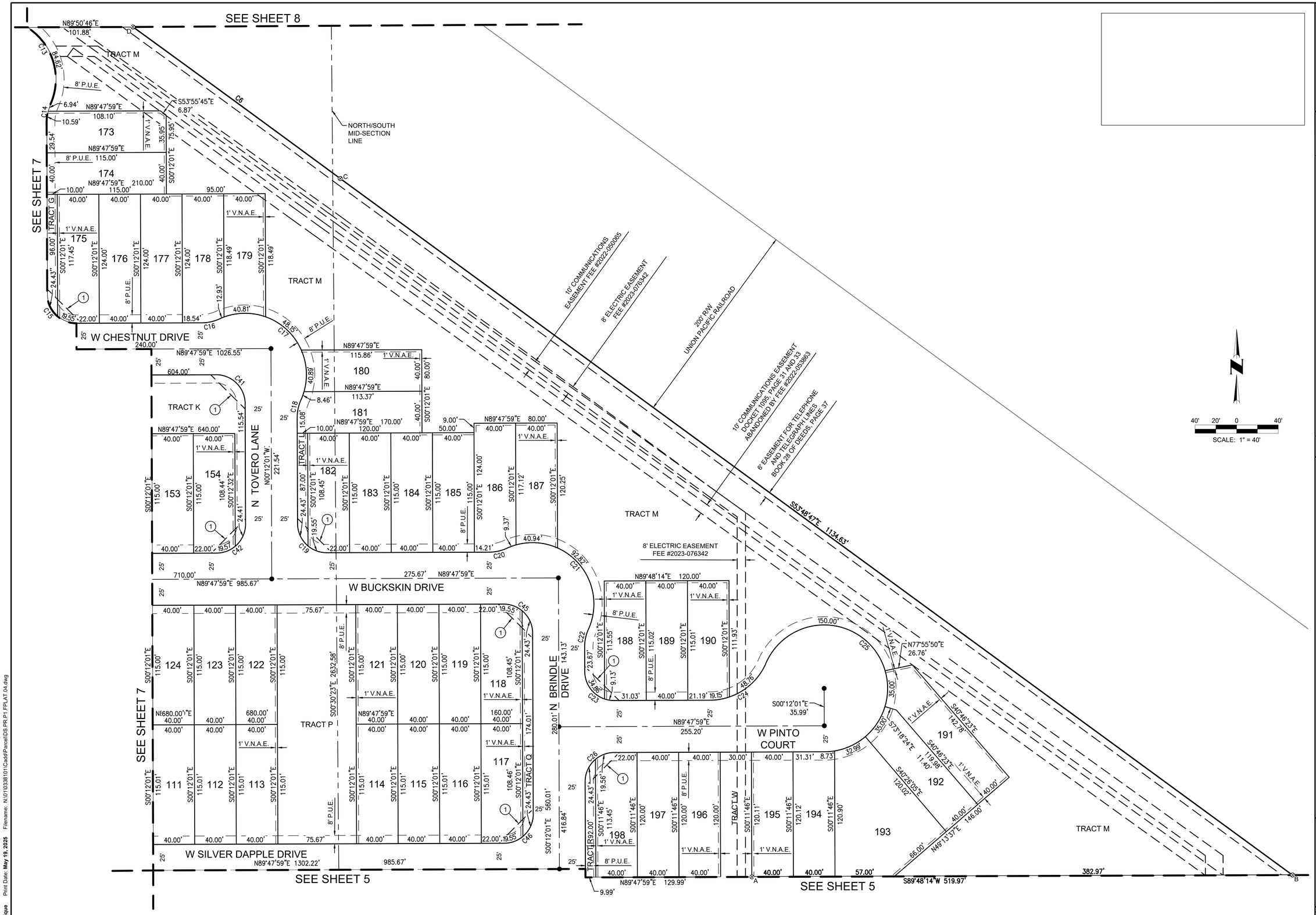

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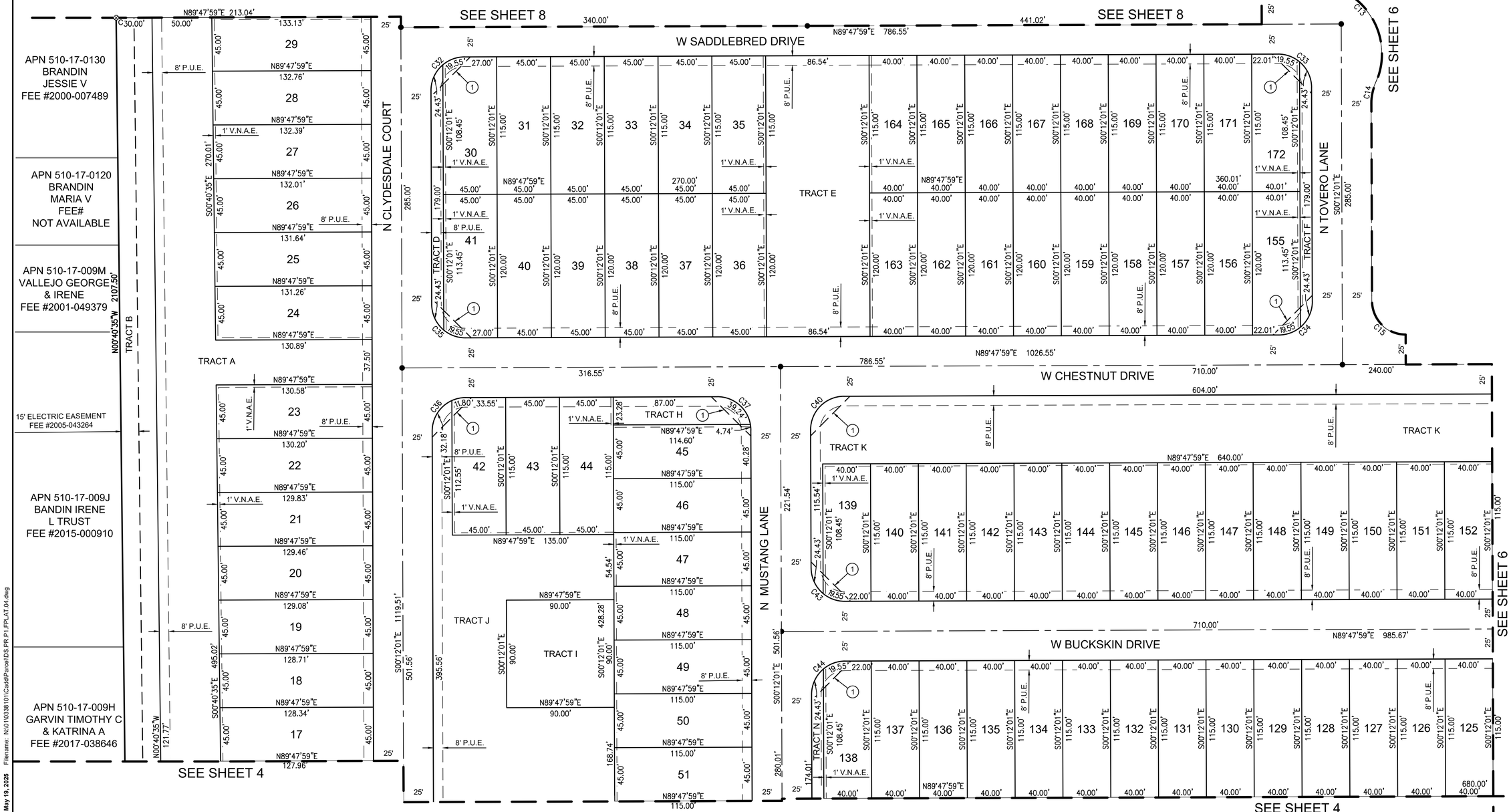

SCALE: 1" = 40'

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE AND LOT AREA TABLE, AND SHEET 3 FOR LEGAL DESCRIPTION

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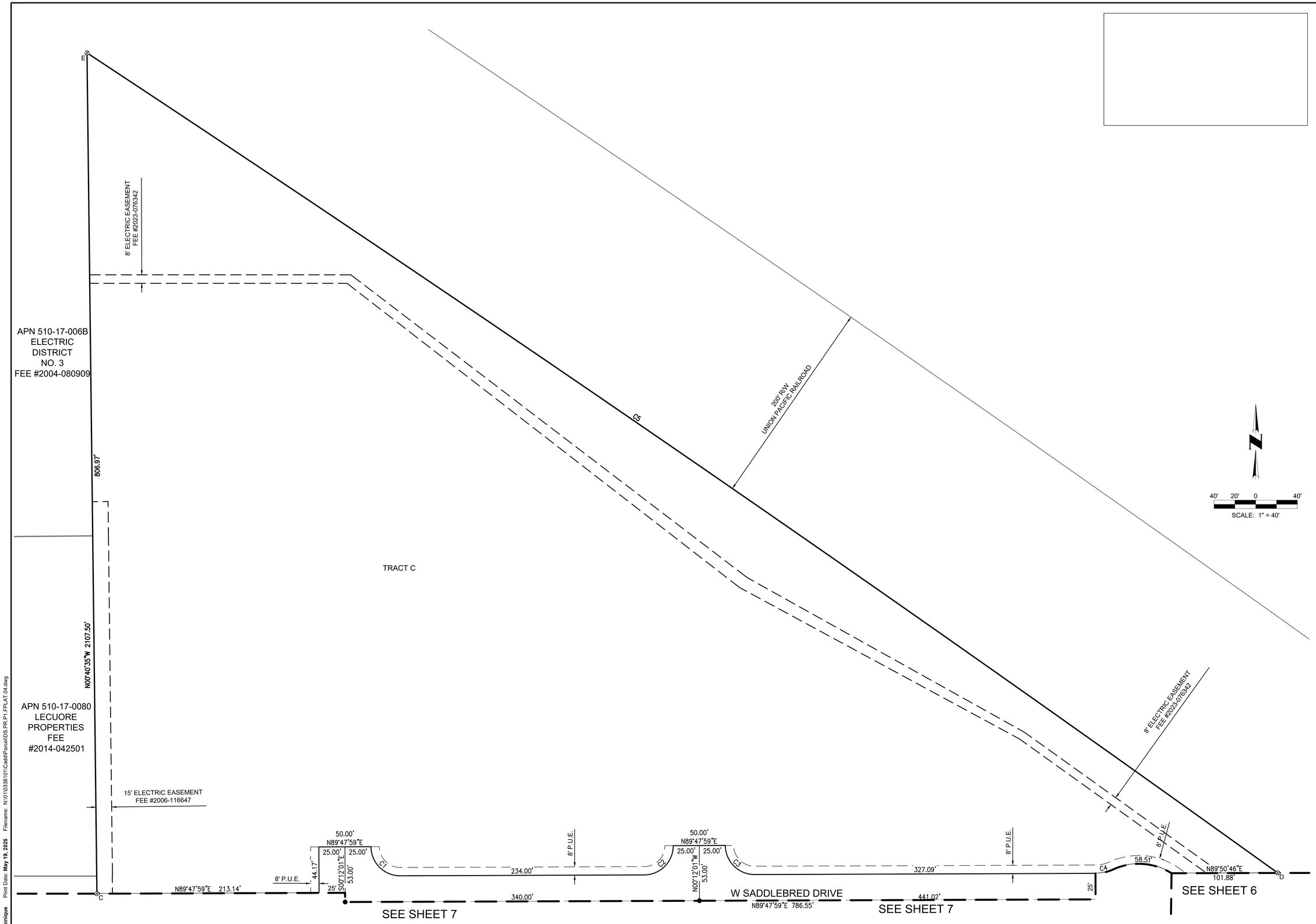

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