

VICINITY MAP
(NOT-TO-SCALE)

FINAL PLAT FOR "SORRENTO PHASE 3 - PARCEL 19"

A RESUBDIVISION OF PARCEL 19 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



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)
- ◆--- STREET NAME CHANGE
- 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

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 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.

LEGAL DESCRIPTION

PARCEL 19 OF 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:

PARCEL 19 OF THE MASTER PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN THE SOUTHEAST QUARTER OF 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 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE CITY OF MARICOPA BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 00°28'42" EAST, A DISTANCE OF 2,639.77 FEET;

THENCE NORTH 00°28'42" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,003.04 FEET TO THE SOUTHEAST CORNER OF SAID MASTER PLAT FOR SORRENTO PHASE 3;

THENCE NORTH 89°31'18" WEST, ALONG THE SOUTH LINE OF SAID MASTER PLAT FOR SORRENTO PHASE 3, A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTMAN ROAD AS DEDICATED ON THE PLAT OF SAID MASTER PLAT FOR SORRENTO PHASE 3;

THENCE NORTH 00°28'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 380.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°31'18" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.28 FEET;

THENCE NORTH 89°31'18" WEST, A DISTANCE OF 118.00 FEET;

LEGAL DESCRIPTION CONT.

THENCE SOUTH 00°28'42" WEST, A DISTANCE OF 107.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 155.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 243.47 FEET;

THENCE NORTH 89°31'18" WEST, A DISTANCE OF 376.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 171.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 268.61 FEET;

THENCE SOUTH 00°28'42" WEST, A DISTANCE OF 172.51 FEET;
THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 165.44 FEET;
THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 6.42 FEET;
THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 620.00 FEET;
THENCE NORTH 00°03'40" WEST, A DISTANCE OF 121.77 FEET;

THENCE NORTH 57°39'55" EAST, A DISTANCE OF 32.52 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 57°39'55" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°36'54", A DISTANCE OF 47.63 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

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

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 239.43 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°43'01", A DISTANCE OF 95.72 FEET;

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 230.49 FEET;
THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 58.90 FEET;

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 00°03'40" WEST;

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

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 89°56'20" EAST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 00°03'40" WEST, A DISTANCE OF 275.00 FEET;
THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 00°03'40" WEST, A DISTANCE OF 49.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SORRENTO PHASE 7, AS RECORDED IN CABINET F, SLIDE 091, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHERLY LINE OF SORRENTO PHASE 7 THE FOLLOWING COURSES:

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 75.20 FEET;
THENCE SOUTH 81°46'55" EAST, A DISTANCE OF 65.68 FEET;

THENCE SOUTH 74°55'44" EAST, A DISTANCE OF 46.52 FEET TO A POINT ON THE SOUTHERLY LINE OF SORRENTO PHASE 1, AS RECORDED IN CABINET F, SLIDE 085, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG THE SOUTHERLY LINE OF SAID SORRENTO PHASE 1 THE FOLLOWING COURSES:

THENCE SOUTH 70°48'42" EAST, A DISTANCE OF 439.28 FEET;
THENCE SOUTH 62°26'00" EAST, A DISTANCE OF 51.14 FEET;
THENCE SOUTH 52°33'27" EAST, A DISTANCE OF 313.54 FEET;
THENCE SOUTH 69°20'36" EAST, A DISTANCE OF 102.86 FEET;

THENCE SOUTH 89°31'18" EAST, A DISTANCE OF 659.86 FEET TO THE WESTERLY RIGHT OF WAY OF SAID HARTMAN ROAD;

THENCE SOUTH 00°28'42" WEST, DEPARTING SAID SOUTHERLY LINE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,137,748 SQUARE FEET OR 26,119 ACRES, MORE OR LESS.

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT

AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 3 - PARCEL 19, A RESUBDIVISION OF PARCEL 19 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN THE SOUTHEAST QUARTER OF 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 19, 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.

INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREA, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M 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: _____

NAME: _____

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____ DATE _____

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 WASTE CONNECTIONS OF 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.

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.

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF SORRENTO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR SORRENTO PHASE 3 - PARCEL 19 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: _____

TITLE: _____ 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 _____

GROSS AREA = 26,119 ACRES

SEE SHEET 2 FOR CURVE, LINE, TRACT AND LOT AREA TABLE

NO.	REVISION	DATE

COVER SHEET
FINAL PLAT
SORRENTO PHASE 3 - PARCEL 19
CITY OF MARICOPA, ARIZONA

1 SHEET OF 5

CVL Contact: D. CHUBIN
CVL Project #: 01-01008
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LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,400
2	5,400
3	5,400
4	5,400
5	5,400
6	5,400
7	5,376
8	5,376
9	5,400
10	5,400
11	5,400
12	5,453
13	6,053
14	7,548
15	8,100
16	7,288
17	6,811
18	7,174
19	6,081
20	6,075
21	6,075
22	6,501
23	6,290
24	5,309
25	5,521
26	5,521
27	5,309
28	5,840
29	6,051
30	5,175
31	5,175
32	5,175
33	5,175
34	5,175
35	5,175
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,988
42	8,275
43	6,195
44	6,437
45	6,479
46	5,400
47	5,400
48	5,400
49	5,400
50	5,400
51	5,400
52	5,400
53	5,400
54	5,400
55	5,283
56	5,151
57	5,175
58	5,175
59	5,175
60	5,175

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
61	5,175
62	5,175
63	5,175
64	5,175
65	5,175
66	5,803
67	5,841
68	5,175
69	5,175
70	5,175
71	5,175
72	5,175
73	5,175
74	5,175
75	5,175
76	5,175
77	5,151
78	5,847
79	5,197
80	5,318
81	5,332
82	5,332
83	5,332
84	5,332
85	5,332
86	5,332
87	5,332
88	5,332
89	5,332
90	5,309
91	5,880
92	5,900
93	5,920
94	5,940
95	5,960
96	5,980
97	5,175
98	7,253
99	7,320
100	7,458
101	7,320
102	6,386
103	5,175
104	5,175
105	5,157
106	7,064
107	5,372
108	5,324
109	6,269
110	6,121
111	6,120
112	5,163
113	5,175
114	5,175
115	5,175
116	5,163
117	5,175
118	5,225
119	5,684

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	243.47'	155.00'	090°00'00"	155.00	219.20	N45°28'42"E
C2	268.61'	171.00'	090°00'00"	171.00	241.83	S45°28'42"W
C3	47.63'	55.00'	049°36'54"	25.42	46.15	S07°31'38"E
C4	16.65'	55.00'	017°20'29"	8.39	16.58	N08°36'35"E
C5	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W
C6	95.72'	55.00'	099°43'01"	65.22	84.09	S32°27'21"W
C7	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C8	251.80'	200.00'	072°08'12"	145.67	235.50	N53°59'34"W
C9	395.05'	250.00'	090°32'22"	252.36	355.21	S45°12'31"W
C10	74.58'	200.00'	021°21'53"	37.73	74.15	N79°22'43"W
C11	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C12	41.61'	55.00'	043°20'30"	21.85	40.62	N21°43'55"W
C13	256.00'	55.00'	266°41'01"	-58.28	80.00	S89°56'20"W
C14	41.61'	55.00'	043°20'30"	21.85	40.62	S21°36'35"W
C15	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C16	261.47'	225.00'	066°34'59"	147.75	247.00	N56°46'10"W
C17	32.76'	25.00'	075°04'47"	19.21	30.47	S61°01'04"E
C18	43.37'	275.00'	009°02'10"	21.73	43.32	S85°57'37"W
C19	39.27'	25.00'	090°00'00"	25.00	35.36	N45°28'42"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36	S44°31'18"E
C21	39.27'	25.00'	090°00'00"	25.00	35.36	S45°28'42"W
C22	60.44'	55.00'	062°57'52"	33.68	57.45	S31°00'14"E
C23	233.23'	55.00'	242°57'52"	-89.81	93.81	N58°59'46"E
C24	39.27'	25.00'	090°00'00"	25.00	35.36	N44°31'18"W
C25	39.27'	25.00'	090°00'00"	25.00	35.36	S45°28'42"W
C26	233.23'	55.00'	242°57'52"	-89.81	93.81	S58°02'22"E
C27	60.44'	55.00'	062°57'52"	33.68	57.45	N31°57'38"E
C28	39.27'	25.00'	090°00'00"	25.00	35.36	N44°31'18"W
C29	355.55'	225.00'	090°32'22"	227.13	319.69	S45°12'31"W
C30	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C31	16.65'	55.00'	017°20'29"	8.39	16.58	S81°16'06"W
C32	119.69'	55.00'	124°40'58"	104.94	97.43	N45°03'40"W
C33	119.69'	55.00'	124°40'58"	104.94	97.43	S44°56'20"W
C34	16.65'	55.00'	017°20'29"	8.39	16.58	S81°23'25"E
C35	61.05'	225.00'	015°32'50"	30.72	60.87	N82°17'15"W
C36	32.65'	25.00'	074°50'16"	19.13	30.38	N68°04'02"E
C37	151.04'	275.00'	031°28'08"	77.48	149.15	S46°22'58"W
C38	38.89'	25.00'	089°07'20"	24.62	35.08	N17°33'21"E
C39	192.59'	175.00'	063°03'21"	107.36	183.02	N58°31'59"W
C40	39.06'	25.00'	089°30'42"	24.79	35.20	N33°26'44"W
C41	54.58'	275.00'	011°22'17"	27.38	54.49	S05°37'29"W
C42	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C43	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C44	39.27'	25.00'	090°00'00"	25.00	35.36	S44°56'20"W
C45	36.22'	175.00'	011°51'35"	18.18	36.16	N84°07'52"W

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.180 ACRES	LANDSCAPE, RETENTION
TRACT 'B'	0.025 ACRES	LANDSCAPE
TRACT 'C'	0.025 ACRES	LANDSCAPE
TRACT 'D'	0.087 ACRES	LANDSCAPE, RETENTION
TRACT 'E'	0.031 ACRES	LANDSCAPE
TRACT 'F'	2.235 ACRES	LANDSCAPE, OPEN SPACE, RETENTION
TRACT 'G'	0.111 ACRES	LANDSCAPE, OPEN SPACE
TRACT 'H'	0.998 ACRES	LANDSCAPE, OPEN SPACE
TRACT 'I'	0.025 ACRES	LANDSCAPE
TRACT 'J'	1.189 ACRES	LANDSCAPE, RETENTION, OPEN SPACE
TRACT 'K'	0.027 ACRES	LANDSCAPE
TRACT 'L'	0.032 ACRES	LANDSCAPE
TRACT 'M'	0.032 ACRES	LANDSCAPE
TOTAL	4.995 ACRES	

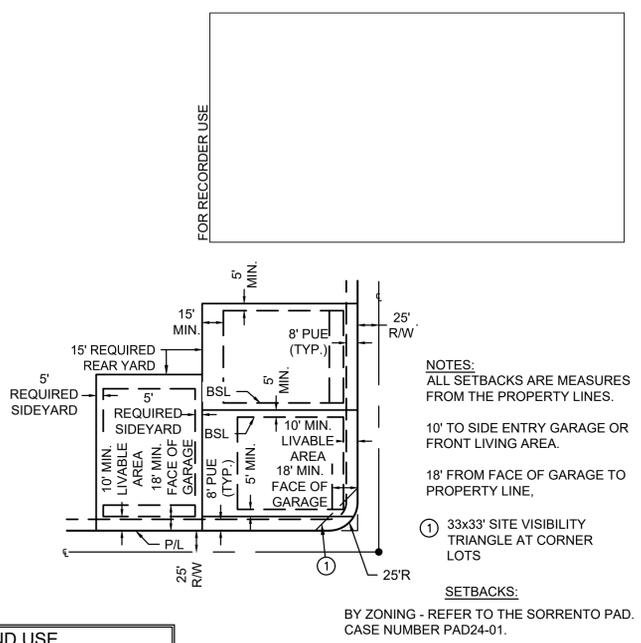
LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°03'40"W	6.42'
L2	N17°55'28"W	21.81'
L3	S89°31'18"E	30.00'
L4	N89°31'18"W	30.00'
L5	N68°41'47"W	20.68'
L6	S44°06'38"E	22.58'
L7	N43°59'19"E	22.58'
L8	S52°19'56"E	27.50'
L9	S38°35'19"W	34.12'

CITY OF MARICOPA NOTES

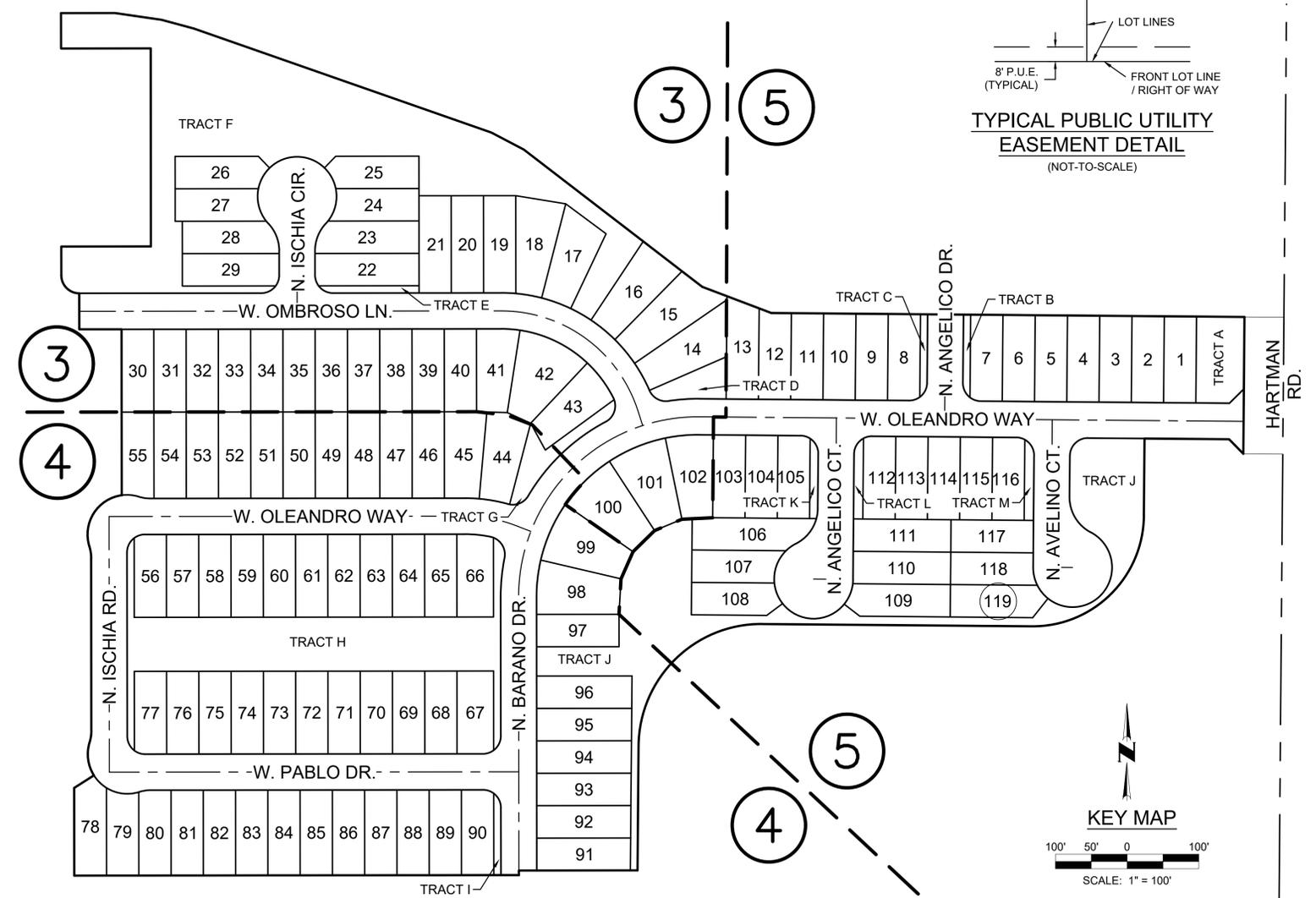
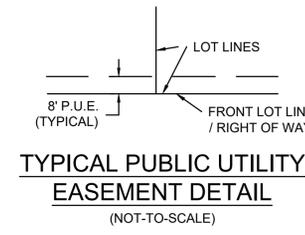
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE 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.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	671,498	15.415
RIGHT OF WAY	248,684	5.709
TRACTS	217,592	4.995
TOTAL GROSS AREA	1,137,748	26.119

TOTAL LAND USE	
LAND USE	VALUE
TOTAL NUMBER OF LOTS	119
TOTAL NUMBER OF TRACTS	13
GROSS RESIDENTIAL DENSITY	4.5 D.U./A.C.



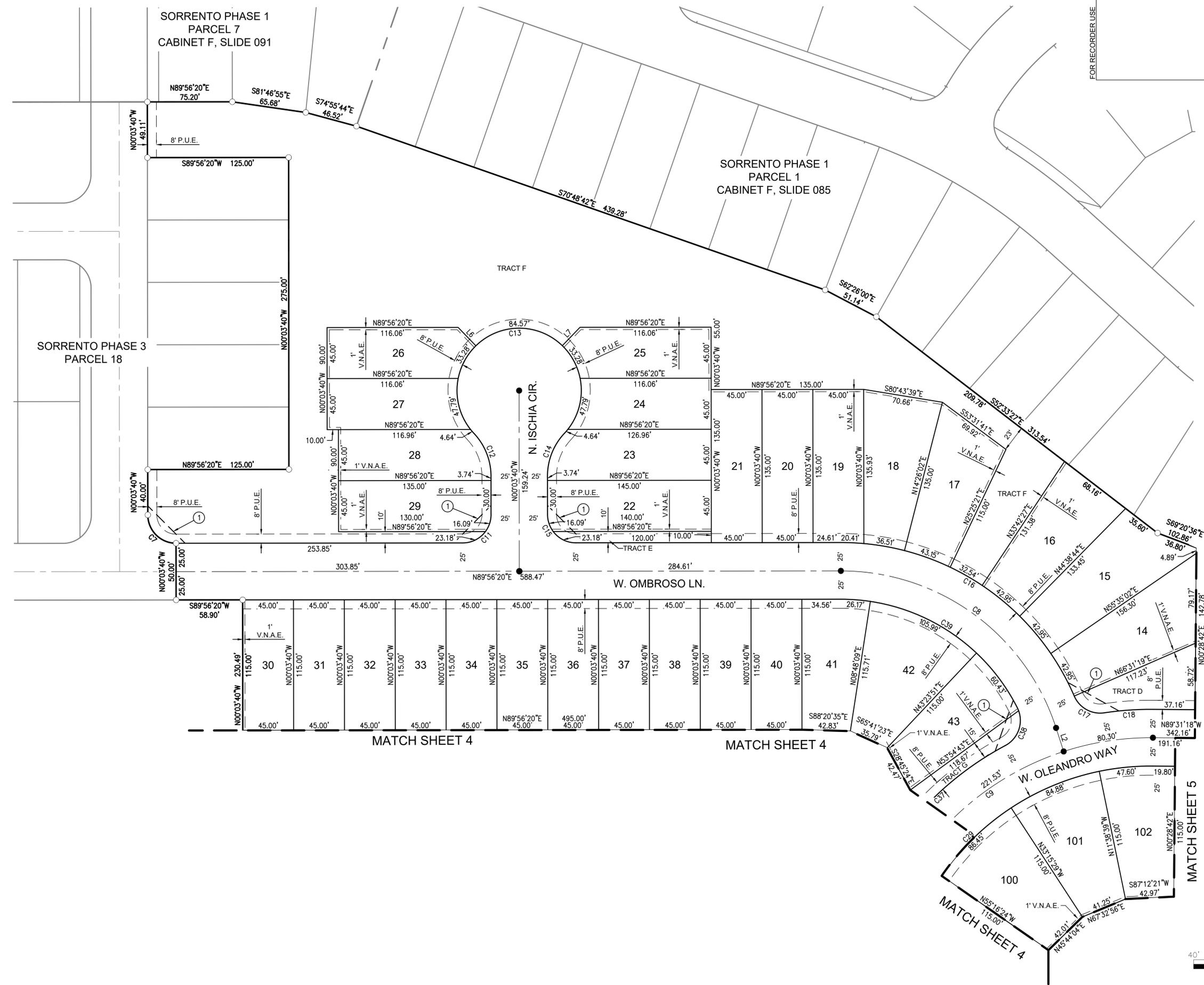
TYPICAL LOT LAYOUT AND BUILDING SETBACKS
N.T.S.



NO.	REVISION	DATE

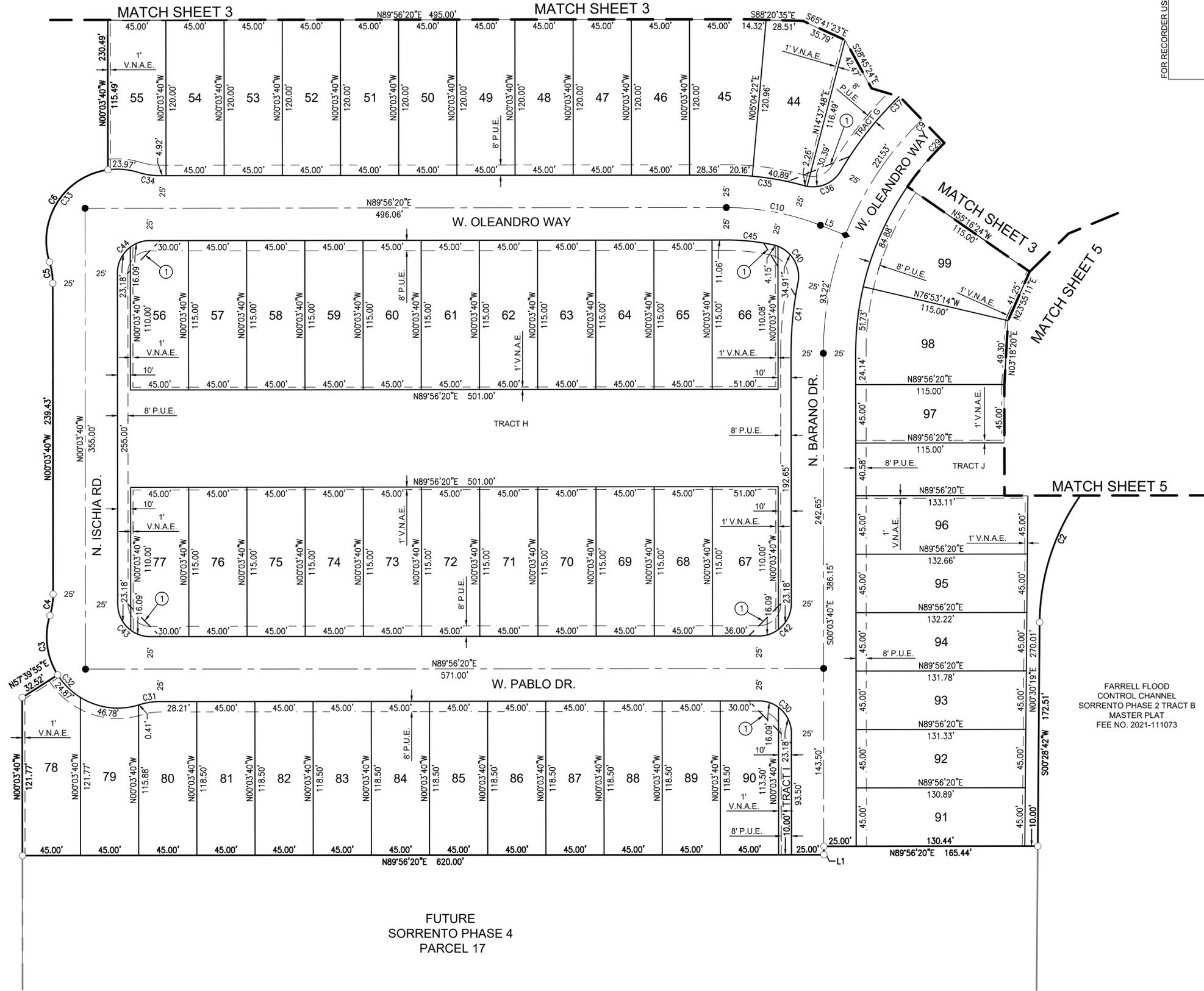
FINAL PLAT
SORRENTO PHASE 3 - PARCEL 19
 CITY OF MARICOPA, ARIZONA


 3 SHEET OF 5
 CVL Contact: D. CHUBIN
 CVL Project #: 01-01008
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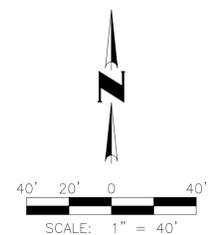
FOR RECORDER USE

SORRENTO
PHASE 3
PARCEL 18



FUTURE
SORRENTO PHASE 4
PARCEL 17

FARRELL FLOOD
CONTROL CHANNEL
SORRENTO PHASE 2 TRACT B
MASTER PLAT
FEE NO. 2021-111073



NO.	REVISION	DATE

FINAL PLAT

SORRENTO PHASE 3 - PARCEL 19

CITY OF MARICOPA, ARIZONA

4 SHEET OF 5

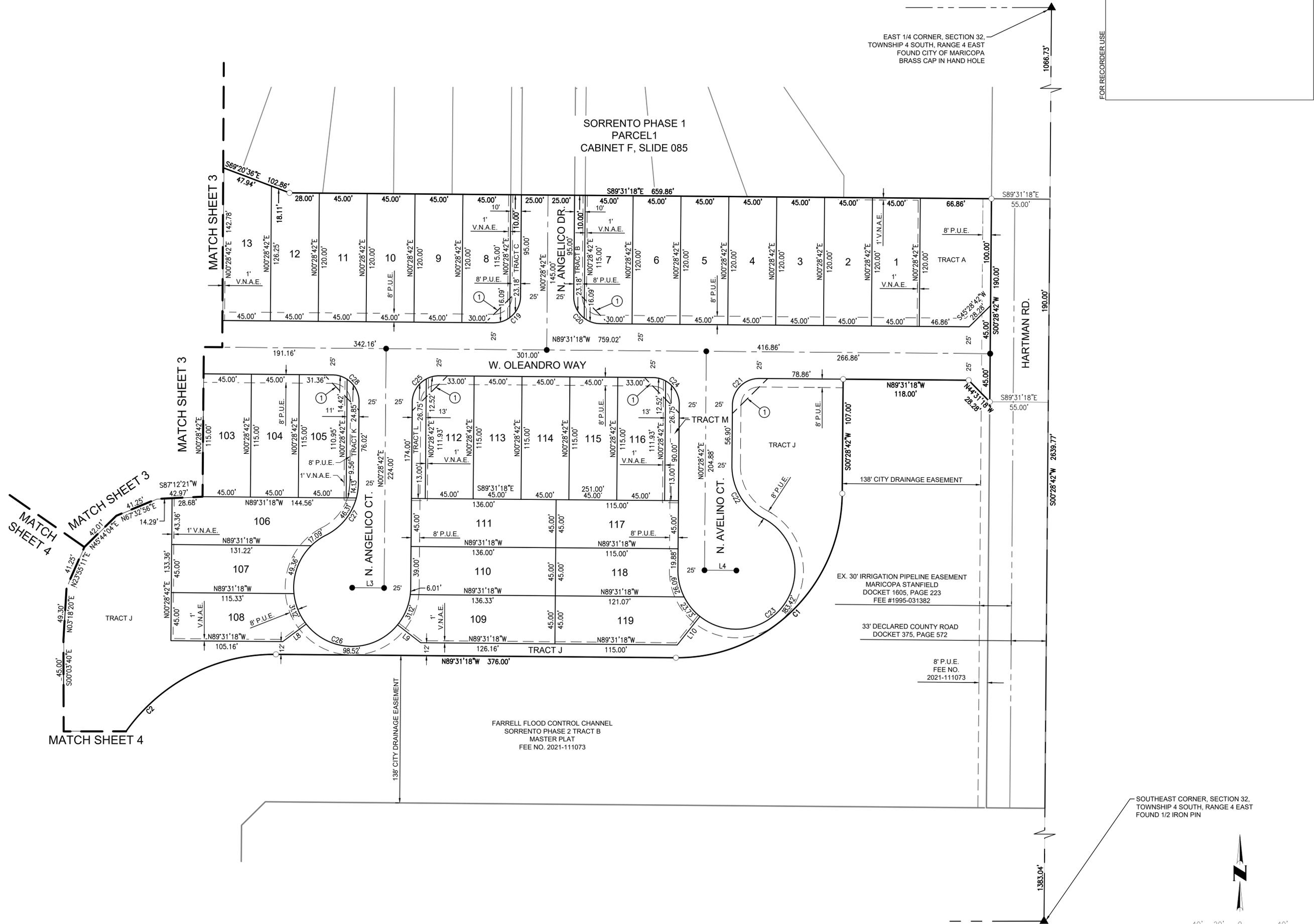
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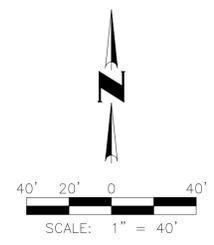
FOR RECORDER USE



EAST 1/4 CORNER, SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 4 EAST
FOUND CITY OF MARICOPA
BRASS CAP IN HAND HOLE

FOR RECORDER USE

SOUTHEAST CORNER, SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 4 EAST
FOUND 1/2 IRON PIN



NO.	REVISION	DATE

FINAL PLAT

SORRENTO PHASE 3 - PARCEL 19
CITY OF MARICOPA, ARIZONA

5 SHEET OF 5

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