AZALTA LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 2 A PART 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 MASTER PLAT AS AND FOR THE MASTER PLAT OF SAID SORRENTO PHASE 2. AND HEREBY DECLARES THAT SAID MASTER PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL PARCELS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH PARCEL, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT AZALTA LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE, PUBLIC UTILITY, WATER/SEWER, ROADWAY TEMPORARY DRAINAGE, AND SEWER EASEMENTS AS SHOWN ON SAID MASTER PLAT

IN WITNESS WHEREOF AZALTA LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DESIGNATED SIGNATORY BELOW

BY:	DATE:
NAME	
TITLE	

### DEDICATION ACIANOMI EDOCMENT.

DEDICATION AC	KNOWLEDGEMEN	<u>                                      </u>
STATE OF ARIZONA	} ss	
COUNTY OF PINAL	) 33	
ON THIS DAY OF _		, 2021, BEFORE ME,
ACKNOWLEDGED SELF TO B	Y APPEARED	S SUBSCRIBED TO THE
IN WITNESS THEREOF, I HAV	'E HEREUNTO SET MY HAND ANI	O OFFICIAL SEAL
NOTABY BUBLIC	DATE	

# **ASSURANCE STATEMENT:**

MY COMMISSION EXPIRES

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

RESOLUTION NO. FEE NO. OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

### **UTILITY COMPANIES:**

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

CITY OF MARICOPA

### **SANITARY SEWER:**

REFUSE

THE PALO VERDE UTILITIES COMPANY, LLC HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY:			
	TITLE	DATE	

### **ASSURED WATER STATEMENT:**

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.

# MASTER PLAT FOR SORRENTO PHASE 2

A SUBDIVISION OF A PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### LEGAL DESCRIPTION

THAT PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE 1/2" REBAR WITH CAP LS#27753 MARKING THE NORTHWEST CORNER OF SAID SECTION 32 BEARS NORTH 00°23'40" EAST, A DISTANCE OF 5,287.86 FEET;

THENCE NORTH 00°23'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,643.93 FEET TO THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 00°23'40" EAST. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,643.93 FEET TO THE 1/2" REBAR WITH CAP LS#27753 MARKING THE NORTHWEST CORNER OF SAID SECTION 32:

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 A POINT ON THE SOUTHWESTERLY LINE OF SORRENTO PHASE 1, AS RECORDED IN CABINET F, SLIDE 018, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHWESTERLY LINE OF 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 80.00 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; 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 683.25 FEET THENCE SOUTH 87°11'38" EAST, A DISTANCE OF 146.32 FEET THENCE SOUTH 73°50'26" EAST, A DISTANCE OF 203.08 FEET THENCE NORTH 89°56'20" EAST, A DISTANCE OF 330.40 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; 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 714.86 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°28'42" WEST, DEPARTING SAID SOUTHWESTERLY LINE ALONG SAID EAST LINE, A DISTANCE OF 570.00 FEET;

THENCE NORTH 89°31'18" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 732.81

THENCE SOUTH 45°28'42" WEST, A DISTANCE OF 31.38 FEET;

THENCE SOUTH 00°28'42" WEST, A DISTANCE OF 987.96 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°56'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,891.86 FEET TO THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 32;

THENCE SOUTH 89°56'20" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,646.90 FEET TO THE TRUE POINT OF

CONTAINING 15,927,207 SQUARE FEET OR 365.638 ACRES, MORE OR LESS.

### **NOTES**

- 1. ALL STREETS ARE TO BE PUBLIC AND MAINTAINED BY THE CITY OF MARICOPA
- 2. 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.
- 4. 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.
- 5. VISIBILITY RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- TRACT B AND THE FLOOD CONTROL CHANNELS 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 HOME OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 7. TRACT A AND C 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.
- 8. THE FUQUA FLOOD CONTROL CHANNEL ALONG THE WEST SIDE OF THE PARCEL AND THE FARRELL ROAD FLOOD CONTROL CHANNEL ALONG THE THE SOUTH SIDE OF THE PARCEL SHALL BE SUBJECT TO A CITY MAINTENANCE EASEMENT IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE OWNER DATED AUGUST 6, 2019 WHICH SAID MAINTENANCE EASEMENT SHALL BE RECORDED OVER TRACT B CONCURRENTLY WITH THE RECORDATION OF THIS
- 9. THE INTENT OF THIS PLAT IS FOR THE WATER, SEWER, AND ACCESS EASEMENTS TO BE EXTINGUISHED WITH DEDICATION OF RIGHT-OF-WAY IN PARCEL 10 AND PARCEL 11 EXCLUDING THE 20' EASEMENT IN THE NORTHWEST CORNER OF PARCEL 10 THROUGH THE OPEN SPACE.
- 10. THE 33' DECLARED COUNTY ROAD AND 55' HIGHWAY EASEMENT ALONG THE WESTERN PARCEL BOUNDARY ARE TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO THIS MASTER PLAT RECORDATION.
- 11. THE 30' IRRIGATION PIPELINE EASEMENT ON FARRELL ROAD IS TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO THIS MASTER PLAT RECORDATION.
- 12. THE UNDEFINED WIDTH ELECTRICAL EASEMENT PER DOCKET 626 PAGE 965 LOCATED IN THE FUQUA ALIGNMENT IS TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO THIS MASTER PLAT RECORDATION.

### REQUIRED MAINTENANCE

- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS 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, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
- 2. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.

### **CITY COUNCIL APPROVAL:**

APPROVAL BY THE COUNCIL (	OF THE CITY MARICOPA, ARIZONA THIS	DAY OF
	, 2021	
BY: MAYOR	DATE:	
BY:	DATE:	

**REVIEW** 4/23/21 TD



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(NOT-TO-SCALE)

### SHEET INDEX

PHOENIX, ARIZONA 85014

1.....TITLE SHEET 2.....LEGEND, LINE AND CURVE TABLES AND KEYMAF 3-7.....FINAL PLAT

### **SURVEYOR'S STATEMENT:**

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.

DATE RICHARD G. ALCOCER 4550 N. 12TH STREET

PARCELS ACREAGE DETAIL

GROSS AREA: 365.638 ACRES TOTAL LOTS: TOTAL LOTS ACREAGE: 115.470 ACRES TOTAL TRACT ACREAGE: 244.129 ACRES R/W ACREAGE: 6.039 ACRES NET ACREAGE (GROSS MINUS R/W): 359.599 ACRES

## 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.

CITY APPR		
APPROVAL BY THE	CITY MARICOPA, ARIZONA THIS	_ DAY OF
	, 2021	
BY:	DATE:	

ECONOMIC AND COMMUNITY DEVELOPMENT		
DIRECTOR	]	
BY:	DATE:	
CITY ENGINEER		

01 SHEET 07

SEE SHEET 2 FOR LINE AND GROSS AREA = 365.638 ACRES CURVE TABLES AND PARCEL AREA TABLE

VL Contact: DOUGLAS W. CHUBIN, P L Project #: 01-01008-22 © 2020 Coe & Van Loo Consultants, Inc. All rights reserved to reproduction in any format

# 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 - o o — FLOOD ZONE BOUNDARY SHEET NUMBER

SITE VISIBILITY EASEMENT (33' X 33')

MARICOPA FLOOD CONTROL DISTRICT

SIGHT VISIBILITY EASEMENT

PUBLIC UTILITY EASEMENT

**ACRES** 

LINE NUMBER

**CURVE NUMBER** 

RIGHT-OF-WAY

**EXISTING** 

DOCKET#

S.V.E.

L1

R.O.W.

DKT.

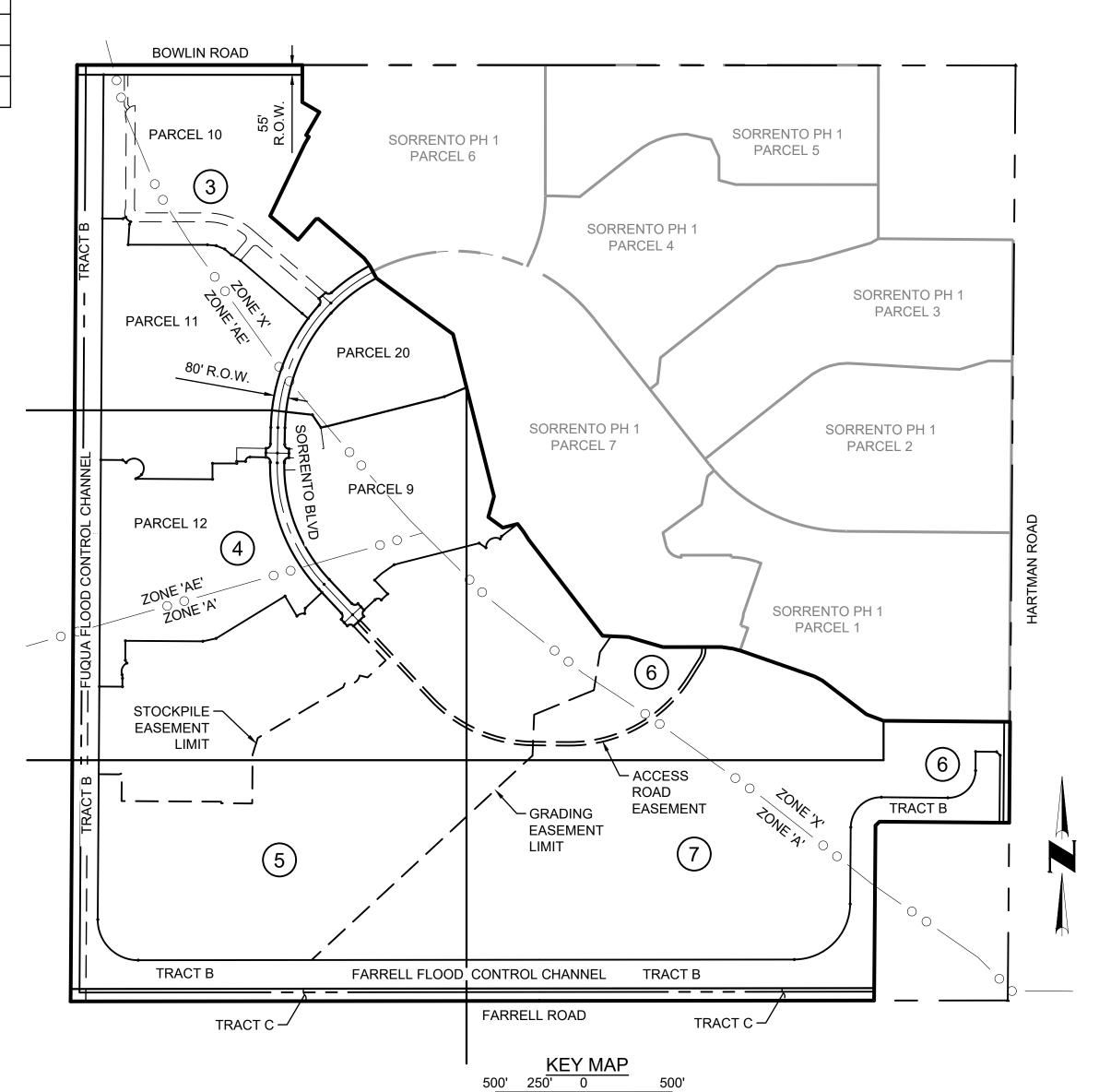
	CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	338.86'	1000.00'	019*24'55"	171.07	337.24	S52°23'46"W
C2	742.09	1021.19	041°38'09"	388.28	725.86	S21°52'13"W
С3	753.30'	975.00'	044°16'02"	396.57	734.70	S21°04'53"E
C4	265.01'	1040.00'	014°36'01"	133.23	264.30	S54°48'13"W
C5	36.28'	25.00'	083°09'15"	22.18	33.18	N89°04'50"E
C6	39.91'	25.00'	091°27'40"	25.65	35.80	N03°36'43"W
C7	760.60'	1061.19'	041°03'59"	397.47	744.43	S21°35'08"W
C8	39.27'	25.00'	090°00'00"	25.00	35.36	N46°03'08"E
С9	39.27'	25.00'	090°00'00"	25.00	35.36	N43*56'52"W
C10	784.20'	1015.00'	044°16'02"	412.84	764.84	S21°04'53"E
C11	39.27'	25.00'	090'00'00"	25.00	35.36	N01°47'06"E
C12	39.27'	25.00'	090°00'00"	25.00	35.36	N88*12'54"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	722.39'	935.00'	044°16'02"	380.30	704.56	S21°04'53"E
C16	39.27'	25.00'	090°00'00"	25.00	35.36	S46°03'08"W
C17	39.27'	25.00'	090°00'00"	25.00	35.36	S43°56'52"E
C18	713.02'	981.19'	042°03'22"	377.19	697.43	S21°52'13"W
C19	325.31	960.00'	019*24'55"	164.23	323.75	S52°23'46"W
C20	243.47	155.00'	090'00'00"	155.00	219.20	N45°28'42"E
C21	268.61'	171.00'	090'00'00"	171.00	241.83	S45°28'42"W
C22	493.40'	316.00'	089°27'38"	313.04	444.78	N45°12'31"E
C23	359.95'	228.00'	090°27'19"	229.82	323.72	S44°50'00"E
C24	16.65'	55.00'	017*20'29"	8.39	16.58	N08°16'35"W
C25	76.25'	55.00'	079°26'10"	45.69	70.29	S22°46'16"W
C26	47.59'	55.00'	049°34'32"	25.40	46.12	S71°41'41"W
C27	39.27'	25.00'	090°00'00"	25.00	35.36	N88°12'54"W
C28	113.73'	55.00'	118°28'25"	92.40	94.52	S58°21'27"W
C29	200.69'	55.00'	209°04'17"	212.12	106.48	N39°31'06"W
C30	16.24	50.00'	018°36'41"	8.19	16.17	S55°42'42"W
C31	39.72'	25.00'	091°01'28"	25.45	35.67	S45°32'24"W
C32	38.14'	55.00'	039°44'13"	19.88	37.38	S46°28'56"E
C33	39.27'	25.00'	090'00'00"	25.00	35.36	S85°39'27"W
C34	40.38'	25.00'	092°33'16"	26.14	36.13	N05°37'11"W
C35	232.82'	350.35	038°04'31"	120.89	228.56	N70*56'04"W
C36	16.65'	55.00'	017*20'29"	8.39	16.58	S81°21'26"W
C37	120.04	55.00'	125°02'58"	105.77	97.59	N44°47'20"W
C38	16.65'	55.00'	017*20'29"	8.39	16.58	N09°03'54"E
C39	16.65'	55.00'	017°20'29"	8.39	16.58	N08°16'35"W
C40	49.48'	55.00'	051°32'38"	26.55	47.83	N08°49'29"E
C41	33.09'	55.00'	034°28'26"	17.06	32.60	S73°09'27"W
C42	39.43'	25.00'	090°21'59"	25.16	35.47	N44°47'20"W
C43	283.90'	400.35'	040°37'47"	148.21	277.99	N69*39'26"W
C44	106.59'	55.00'	111°02'18"	80.08	90.67	N64°21'55"E
C45	30.38'	55.00'	031°39'12"	15.59	30.00	S36°12'38"E
C46	38.77'	25.00'	088*51'04"	24.50	35.00	S44°31'20"E
C47	18.23'	800.00'	001°18′21″	9.12	18.23	S00°44'58"E
C48	73.30'	475.00'	008*50'31"	36.72	73.23	S86°37'53"W
C49	638.48'	790.00'	046°18'24"	337.83	621.25	S66°22'06"E
C50	802.33'	790.00'	058°11'24"	439.62	768.29	N61°23'00"E
C51	50.81	90.00'	032°20'57"	26.10	50.14	N16°06'50"E
C52	62.11'	110.00'	032°20'57"	31.91	61.28	N16°06'50"E
C53	822.64'	810.00'	058*11'24"	450.75	787.74	N61°23'00"E
C54	654.65	810.00'	046°18'24"	346.39	636.97	S66°22'06"E

	= = . = .	_
	LINE TABL	.E
NO.	BEARING	LENGTH
L1	N49°20'33"W	64.00'
L2	S88°56'52"E	65.00'
L3	S88*56'52"E	65.00'
L4	N46°47'06"E	65.00'
L5	N46°47'06"E	65.00'
L6	N01°03'08"E	50.00'
L7	S43°12'54"E	50.00'
L8	S44°31'18"E	28.28'
L9	N34°04'47"W	27.90'
L10	N00°01'40"E	175.69'
L11	N00°01'40"E	169.56
L12	N34°04'47"W	18.00'
L13	S76°48'40"E	46.87
L14	N21°42'41"E	28.99'
L15	S00°10'23"W	8.91'
L16	S37°57'47"W	27.01'
L17	N69°36'58"E	14.52'
L18	N43°12'54"W	50.00'
L19	S88*56'52"E	84.72
L20	S00°05'48"E	22.03'
L21	S88°35'51"W	135.00'
L22	N88*56'52"W	123.70'
L23	S07°47'22"E	120.00'
L24	N45°15'31"E	20.35
L25	N32°17'18"E	125.26
L26	N00°03'39"W	14.43'
L27	N89°56'21"E	20.00'
L28	S00°03'39"E	14.43'
L29	S32°17'18"W	125.26'

LAND USE TABLE				
LAND USE AREAS	SQUARE FEET	ACRES		
PARCEL 9-12, 20	5,029,900	115.470		
TRACT A, B AND C	10,634,260	244.129		
R.O.W.	263,047	6.039		
TOTAL GROSS AREA	15,927,207	365.638		

PARCEL TABLE				
PARCEL	AREA (AC)	DESCRIPTION		
9	22.827	PROPOSED PARCEL 9		
10	28.120	PROPOSED PARCEL 10		
11	28.777	PROPOSED PARCEL 11		
12	23.486	PROPOSED PARCEL 12		
20	12.260	PROPOSED PARCEL 20 (SCHOOL SITE)		
TOTAL	115.470 NET			

TRACT TABLE			
TRACT	AREA (AC)	DESCRIPTION	
Α	196.023	FUTURE DEVELOPMENT, GRADING/ACCESS ROAD EASEMENT	
В	40.813	FLOOD CONTROL CHANNELS, OPEN SPACE	
С	7.293	FUTURE FARRELL ROAD RIGHT OF WAY	
TOTAL	244.129 NET		



SCALE: 1" = 500'



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# SORRENTO - PHAS

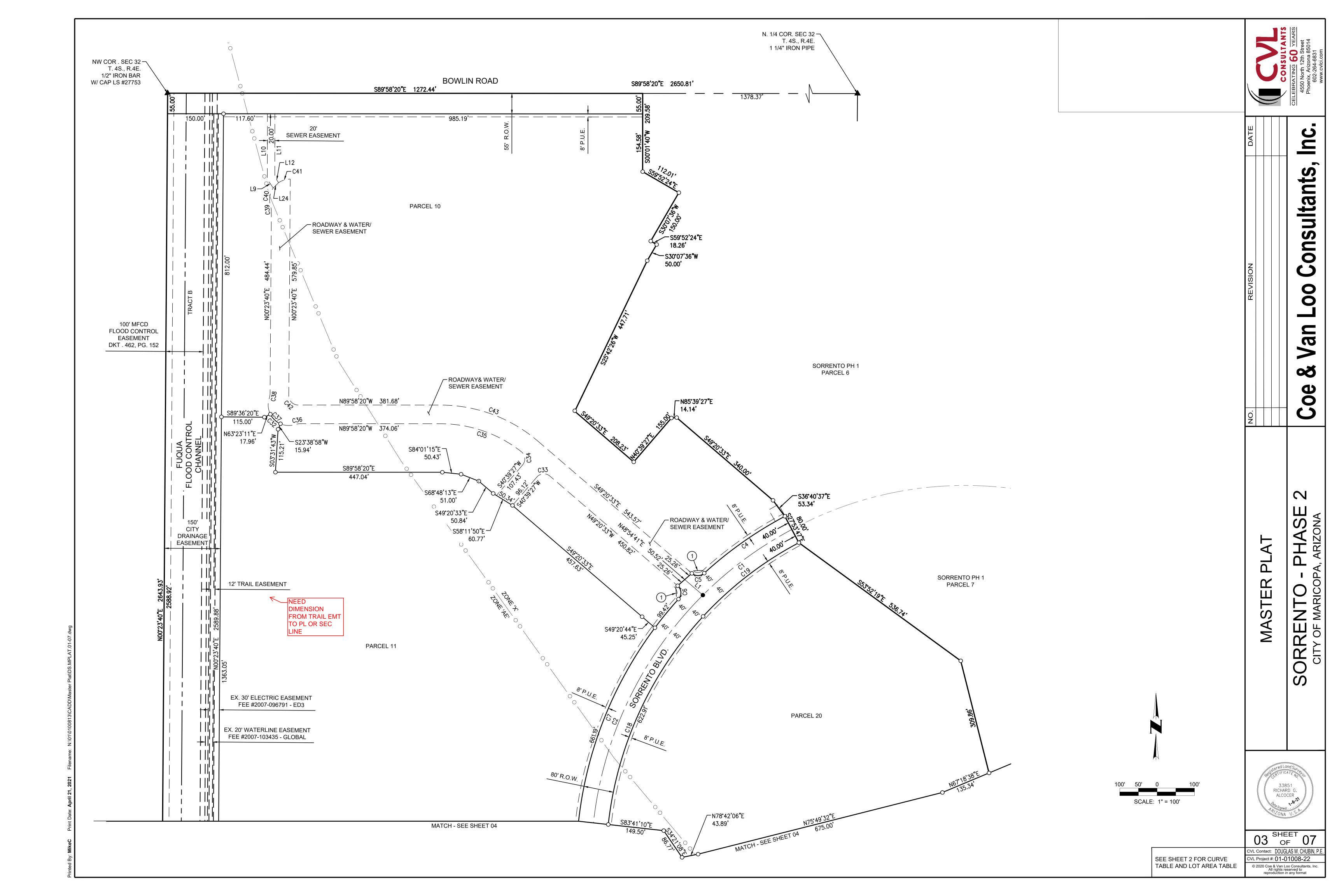
MASTER

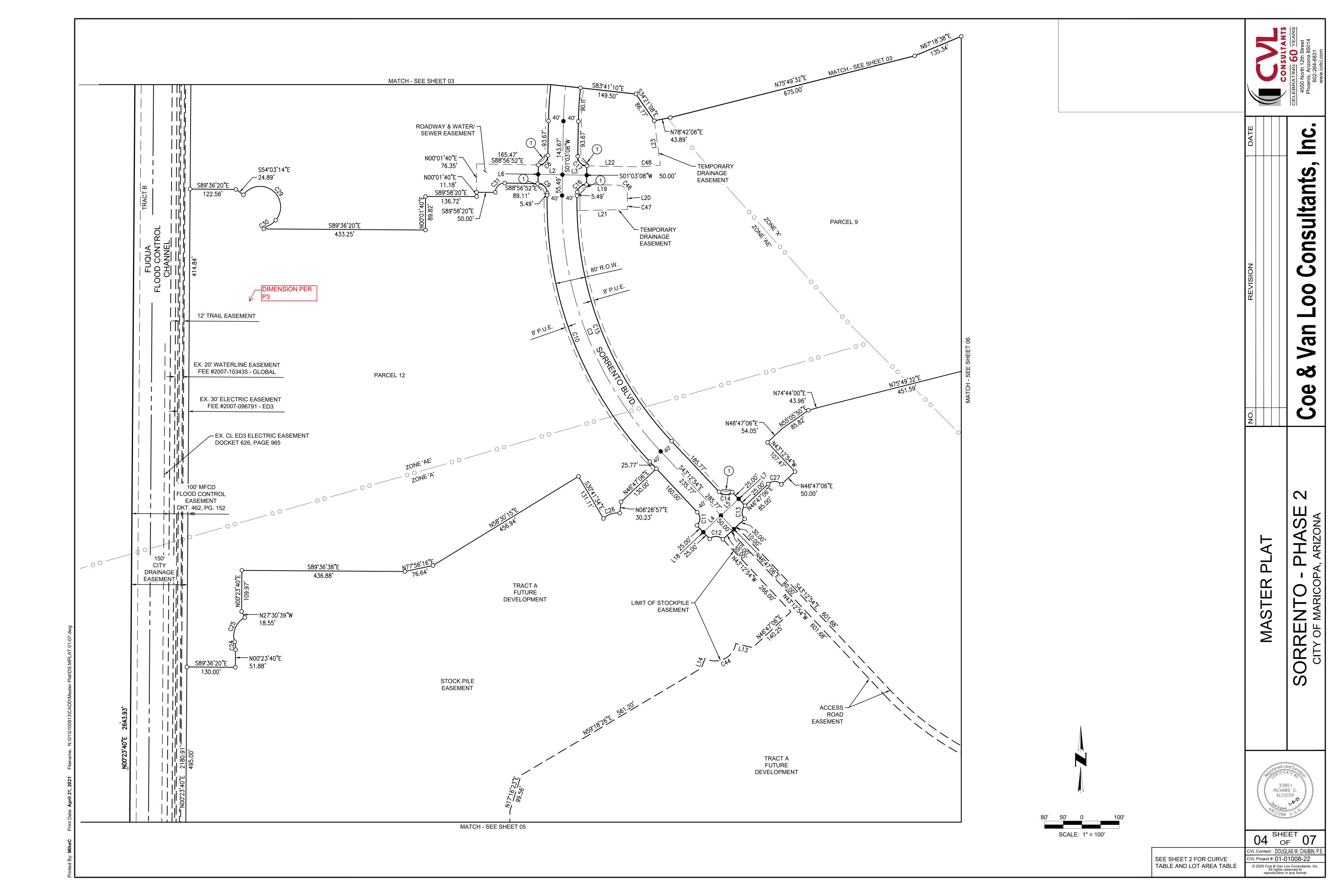
O2 SHEET O7

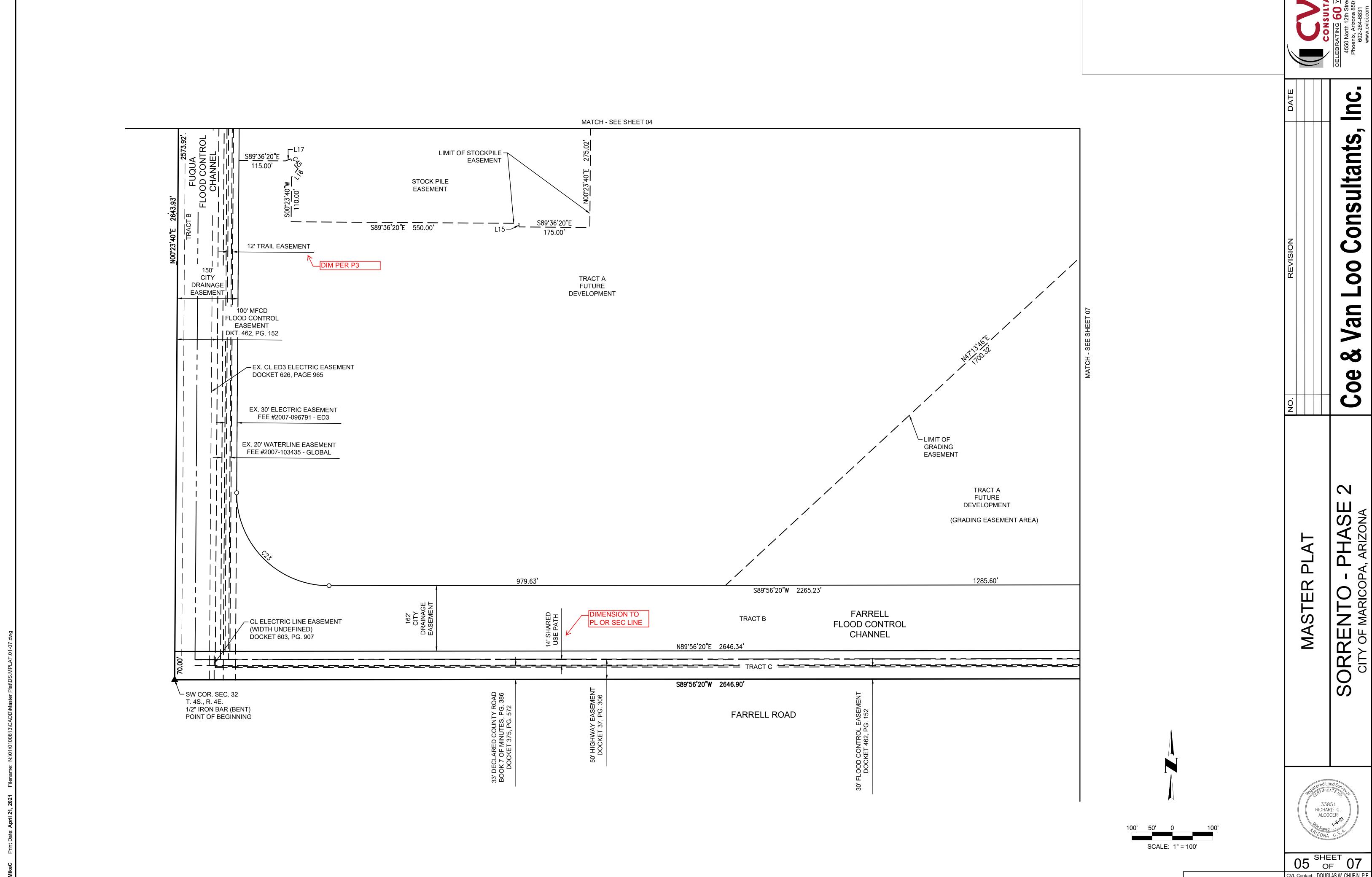
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CVL Project #: 01-01008-22

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CVL Contact: DOUGLAS W. CHUBIN, P. VL Project #: 01-01008-22 SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE © 2020 Coe & Van Loo Consultants, Inc. All rights reserved to reproduction in any format

