STATE OF ARIZONA

COUNTY OF PINAL

SS

KNOW ALL MEN BY THESE PRESENTS: D.R. HORTON, INC., A DELAWARE CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "ELENA TRAILS PHASE 2", A PLANNED AREA DEVELOPMENT, SITUATED IN A PORTION ON THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

D.R. HORTON, INC., A DELAWARE CORPORATION IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. D.R. HORTON, INC., A DELAWARE CORPORATION HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

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 ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

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

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_, 20\_\_\_.

BY: \_\_\_\_\_\_

#### **ACKNOWLEDGMENT**

STATE OF ARIZONA

COUNTY OF PINAL

SS

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, 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.

#### RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA

COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: THAT ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "ELENA TRAILS PHASE 2" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_.

ELENA TRAILS HOMEOWNERS ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

#### **ACKNOWLEDGEMENT**

STATE OF ARIZONA

COUNTY OF PINAL

SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_, BY \_\_\_\_\_, OF ELENA TRAILS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

### FINAL PLAT

#### "Elena Trails Phase 2"

A PORTION ON THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA.

THENCE NORTH 71 DEGREES 39 MINUTES 59 SECONDS WEST, 41.16 FEET;

THENCE SOUTH 86 DEGREES 18 MINUTES 04 SECONDS WEST, 60.01 FEET

FROM WHICH THE RADIUS POINT BEARS SOUTH 85 DEGREES 20 MINUTES

THENCE NORTHWESTERLY 31.33 FEET ALONG THE ARC OF SAID CURVE TO

THE LEFT THROUGH A CENTRAL ANGLE OF 51 DEGREES 17 MINUTES 16

SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A

THENCE NORTHWESTERLY 0.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 20 MINUTES 45

SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A

THENCE NORTHWESTERLY 31.61 FEET ALONG THE ARC OF SAID CURVE TO

THENCE SOUTH 72 DEGREES 38 MINUTES 25 SECONDS WEST, 150.57 FEET;

THENCE NORTH 18 DEGREES 19 MINUTES 30 SECONDS WEST, 60.01 FEET;

THENCE NORTH 72 DEGREES 38 MINUTES 25 SECONDS EAST, 151.58 FEET

TO THE BEGINNING OF A CURVE. CONCAVE NORTHWEST, HAVING A RADIUS

THENCE NORTHEASTERLY 31.61 FEET ALONG THE ARC OF SAID CURVE TO

THE LEFT THROUGH A CENTRAL ANGLE OF 51 DEGREES 45 MINUTES 12

SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A

THENCE NORTHEASTERLY 25.07 FEET ALONG THE ARC OF SAID CURVE TO

THE RIGHT THROUGH A CENTRAL ANGLE OF 20 DEGREES 31 MINUTES 18

SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A

THENCE NORTHEASTERLY 35.69 FEET ALONG THE ARC OF SAID CURVE TO

THE LEFT THROUGH A CENTRAL ANGLE OF 58 DEGREES 25 MINUTES 22

SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A

THENCE NORTHWESTERLY 0.37 FEET ALONG THE ARC OF SAID CURVE TO

THENCE SOUTH 72 DEGREES 57 MINUTES 30 SECONDS WEST, 120.05 FEET;

THENCE NORTH 18 DEGREES 14 MINUTES 21 SECONDS WEST, 29.57 FEET;

THENCE NORTH 21 DEGREES 45 MINUTES 22 SECONDS WEST, 48.64 FEET;

THENCE NORTH 25 DEGREES 35 MINUTES 40 SECONDS WEST, 39.10 FEET;

THENCE NORTH 29 DEGREES 00 MINUTES 57 SECONDS WEST, 39.10 FEET;

THENCE NORTH 32 DEGREES 26 MINUTES 13 SECONDS WEST, 39.10 FEET:

THENCE NORTH 35 DEGREES 51 MINUTES 29 SECONDS WEST, 39.10 FEET;

THENCE NORTH 39 DEGREES 16 MINUTES 45 SECONDS WEST, 39.10 FEET;

THENCE NORTH 42 DEGREES 42 MINUTES 01 SECONDS WEST, 39.10 FEET;

THENCE NORTH 46 DEGREES 07 MINUTES 17 SECONDS WEST, 39.10 FEET;

THENCE NORTH 49 DEGREES 32 MINUTES 34 SECONDS WEST, 39.10 FEET;

THENCE NORTH 52 DEGREES 57 MINUTES 50 SECONDS WEST, 39.10 FEET;

THENCE NORTH 56 DEGREES 23 MINUTES 06 SECONDS WEST, 39.10 FEET;

THENCE NORTH 59 DEGREES 48 MINUTES 22 SECONDS WEST, 39.10 FEET;

THENCE NORTH 63 DEGREES 13 MINUTES 38 SECONDS WEST, 39.10 FEET;

THENCE NORTH 66 DEGREES 38 MINUTES 54 SECONDS WEST, 39.10 FEET;

THENCE NORTH 70 DEGREES 04 MINUTES 10 SECONDS WEST, 39.10 FEET;

THENCE NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST, 39.10 FEET;

THENCE NORTH 83 DEGREES 27 MINUTES 10 SECONDS WEST, 36.95 FEET;

THENCE NORTH 86 DEGREES 26 MINUTES 01 SECONDS WEST, 340.58 FEET

TO THE POINT OF BEGINNING.

THE LEFT THROUGH A CENTRAL ANGLE OF O DEGREES 01 MINUTES 39

THE LEFT THROUGH A CENTRAL ANGLE OF 51 DEGREES 45 MINUTES 12

TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST,

08 SECONDS WEST A DISTANCE OF 35.00 FEET;

30 SECONDS;

RADIUS OF 70.00 FEET;

RADIUS OF 35.00 FEET;

SECONDS:

OF 35.00 FEET;

RADIUS OF 70.00 FEET;

RADIUS OF 35.00 FEET;

RADIUS OF 775.00 FEET;

#### **LEGAL DESCRIPTION**

A PORTION OF NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE AT THE WEST QUARTER CORNER OF SAID SECTION 3, FROM WHICH A 3" BRASS CAP FLUSH AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEARS SOUTH 3 DEGREES 35 MINUTES 27 SECONDS WEST (BASIS OF BEARING), 2,706.35 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 3 DEGREES 31 MINUTES 34 SECONDS EAST, 1,877.86 FEET TO THE POINT OF RECINING.

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 3 DEGREES 31 MINUTES 34 SECONDS EAST, 840.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER:

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 1423.72 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 46 SECONDS WEST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 46 SECONDS;

THENCE SOUTH, 165.62 FEET;

THENCE SOUTH 2 DEGREES 51 MINUTES 45 SECONDS WEST, 100.12 FEET;

THENCE SOUTH, 19.96 FEET;

THENCE EAST, 120.00 FEET;

THENCE SOUTH, 45.45 FEET;

THENCE SOUTH 1 DEGREES 54 MINUTES 48 SECONDS WEST, 38.15 FEET;

THENCE SOUTH 5 DEGREES 29 MINUTES 53 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 9 DEGREES 20 MINUTES 49 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 13 DEGREES 09 MINUTES 41 SECONDS WEST, 43.21 FEET;
THENCE SOUTH 18 DEGREES 06 MINUTES 53 SECONDS WEST, 70.00 FEET;

THENCE SOUTH 23 DEGREES 06 MINUTES 08 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 26 DEGREES 57 MINUTES 04 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 30 DEGREES 48 MINUTES 00 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 34 DEGREES 38 MINUTES 57 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 38 DEGREES 29 MINUTES 53 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 42 DEGREES 20 MINUTES 49 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 46 DEGREES 11 MINUTES 45 SECONDS WEST, 43.99 FEET;

THENCE SOUTH 49 DEGREES 09 MINUTES 18 SECONDS WEST, 23.66 FEET;

THENCE SOUTH 57 DEGREES 49 MINUTES 34 SECONDS WEST, 51.10 FEET;

THENCE SOUTH 53 DEGREES 17 MINUTES 29 SECONDS WEST, 104.04 FEET;

THENCE SOUTH 83 DEGREES 35 MINUTES 28 SECONDS EAST, 22.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST,

THENCE SOUTH 36 DEGREES 42 MINUTES 31 SECONDS EAST, 119.76 FEET;

FROM WHICH THE RADIUS POINT BEARS SOUTH 83 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 55.00 FEET;

THENCE SOUTHEASTERLY 53.43 FEET ALONG THE ARC OF SAID CURVE TO

THE LEFT THROUGH A CENTRAL ANGLE OF 55 DEGREES 39 MINUTES 51

SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 40.00 FEET;

THENCE SOUTHEASTERLY 13.04 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18

SECONDS;

THENCE SOUTH 30 DEGREES 35 MINUTES 01 SECONDS EAST, 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST,

FROM WHICH THE RADIUS POINT BEARS NORTH 29 DEGREES 03 MINUTES

35 SECONDS WEST A DISTANCE OF 940.00 FEET;

THENCE SOUTHWESTERLY 42.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2 DEGREES 36 MINUTES 07 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 345.00 FEET;

THENCE SOUTHWESTERLY 272.22 FEET ALONG THE ARC OF SAID CURVE

TO THE LEFT THROUGH A CENTRAL ANGLE OF 45 DEGREES 12 MINUTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

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

3. 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 AREA ALLOWED.

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

6. 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.

7. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

9. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.

10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.

11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.

12. ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.

IMPROVEMENTS.

13. A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING

14. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS

15. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

16. THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.

17. COVENANTS, CODES AND RESTRICTIONS FOR ELENA TRAILS, MARICOPA, ARIZONA ARE RECORDED IN \_\_\_\_\_\_, PINAL COUNTY RECORDS.

18. 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.

19. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER 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.

20. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND ANY AND ALL COSTS OF ALL LANDSCAPING, STREET LIGHTING WITHIN THE ARTERIAL, COLLECTOR AND LOCAL RIGHTS-OF-WAYS AND OPEN SPACES, PARKS AND/OR TRACTS.

21. THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.

#### **UTILITY SERVICES**

THENCE NORTH 73 DEGREES 29 MINUTES 27 SECONDS WEST, 39.10 FEET;

SEWER

GLOBAL WATER — PALO VERDE COMPANY, LLC

WATER

GLOBAL WATER — SANTA CRUZ WATER COMPANY, LLC

ELECTRICITY

ELECTRICITY

ELECTRICITY

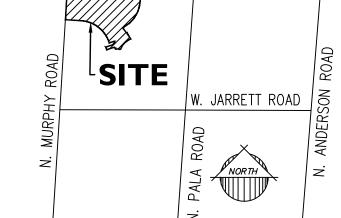
ELECTRICITY

GAS SOUTHWEST GAS
TELEPHONE CENTURY LINK
CABLE ORBITEL COMMUNICATIONS
POLICE CITY OF MARICOPA

FIRE CITY OF MARICOPA

SCHOOLS MARICOPA UNIFIED SCHOOL DISTRICT NO. 20

SOLID WASTE WASTE MANAGEMENT



W. FARRELL ROAD

W. STEEN ROAD

SECTION 3
T.5 S., R.4 E.

VICINITY MAP

NOT TO SCALE

#### OWNER / DEVELOPER

D.R. HORTON, INC. 2525 W. FRYE ROAD, SUITE 100 CHANDLER, AZ 85224 CONTACT: ANGELA CARMITCHEL EMAIL: acarmitchel@drmorton.com ENGINEER
EPS GROUP, INC.

1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, ARIZONA 85201 PHONE: (480) 503-2250 FAX: (480) 503-2258 CONTACT: DANIEL AUXIER, P.E. EMAIL: dan.auxier@epsgroupinc.com

#### **BASIS OF BEARING**

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 03 DEGREES 35 MINUTES 27 SECONDS WEST

AREA SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (ACRES)				
LOTS 88 - 215 (128 LOTS)	671,994	15.4269				
TRACTS A - I (9 TRACTS)	480,110	11.0218				
RIGHT-OF-WAY	374,573	8.5990				
GROSS AREA	1,526,677	35.0477				

#### **ZONING INFORMATION**

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA CASE # PAD22-08.

#### ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. \_\_\_\_\_\_\_, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

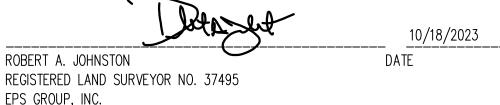
#### **ASSURED SEWER**

"ELENA TRAILS PHASE 2" SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES — PALO VERDE UTILITIES COMPANY, INC DOMESTIC SEWER IMPROVEMENT DISTRICT. ON—SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY:
TITLE:

#### CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF SEPTEMBER 2022, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.



DATE

DATE

#### **APPROVALS**

DEVELOPMENT SERVICES DIRECTOR

CITY OF MARICOPA, ARIZONA

CITY CLERK

MESA, AZ 85201

1130 N. ALMA SCHOOL ROAD, SUITE 120

TY ENGINEER TY OF MARICOPA, ARIZONA	DATE	
PPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, =, 20	THIS DAY	
MAYOR	DATE	

Revisions:

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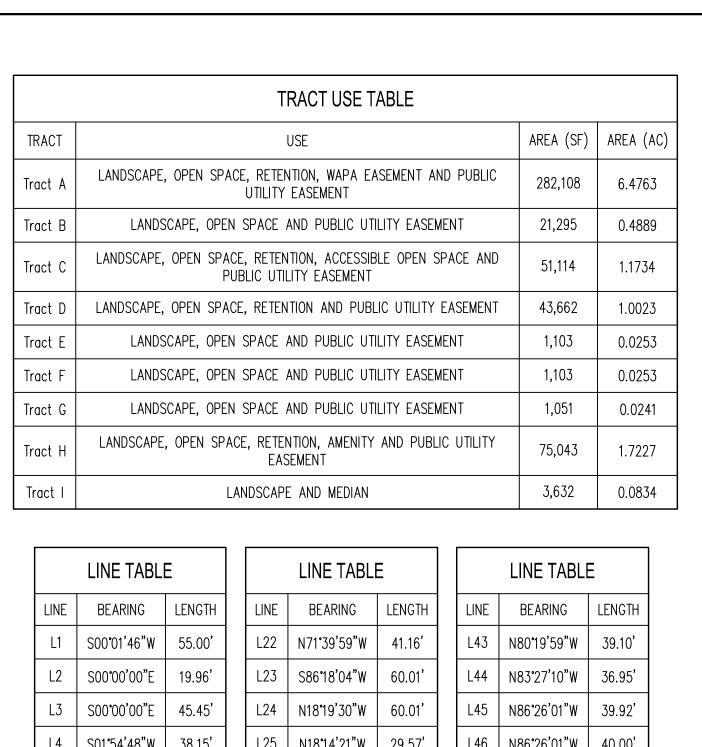
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Drawn by: A.G.
Reviewed by: R.M.

37495
ROBERT A.
JOHNSTON

Job No. 2 I -0389

Sheet No.



LINE TABLE				LINE TABLE			LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	
L1	S00°01'46"W	55.00'		L22	N71°39'59"W	41.16'	L43	N8019'59"W	39.10'	
L2	S00°00'00"E	19.96'		L23	S86°18'04"W	60.01	L44	N83°27'10"W	36.95'	
L3	S00°00'00"E	45.45'		L24	N18°19'30"W	60.01	L45	N86°26'01"W	39.92'	
L4	S01°54'48"W	38.15'		L25	N18°14'21"W	29.57'	L46	N86°26'01"W	40.00'	
L5	S05°29'53"W	43.99'		L26	N21°45'22"W	48.64	L47	N89°51'49"W	24.02'	
L6	S09°20'49"W	43.99'		L27	N25°35'40"W	39.10'	L48	N28°07'17"W	37.71'	
L7	S13°09'41"W	43.21'		L28	N29°00'57"W	39.10'	L49	S51°31'32"E	25.55'	
L8	S18°06'53"W	70.00'		L29	N32°26'13"W	39.10'	L50	S51°31'32"E	43.52'	
L9	S23°06'08"W	43.99'		L30	N35°51'29"W	39.10'	L51	N53°17'29"E	54.63'	
L10	S26°57'04"W	43.99'		L31	N39°16'45"W	39.10'	L52	N53°17'29"E	27.34	
L11	S30°48'00"W	43.99'		L32	N42°42'01"W	39.10'	L53	N90°00'00"E	40.00'	
L12	S34°38'57"W	43.99'		L33	N46°07'17"W	39.10'	L54	N90°00'00"E	40.00'	
L13	S38°29'53"W	43.99'		L34	N49°32'34"W	39.10'	L55	N90°00'00"E	40.00'	
L14	S42°20'49"W	43.99'		L35	N52°57'50"W	39.10'	L56	N90°00'00"E	40.00'	
L15	S46°11'45"W	43.99'		L36	N56°23'06"W	39.10'	L57	N90°00'00"E	40.00'	
L16	S49°09'18"W	23.66'		L37	N59°48'22"W	39.10'	L58	N42°53'09"W	18.98'	
L17	S57°49'34"W	51.10'		L38	N63°13'38"W	39.10'	L59	N03°33'59"E	25.00'	
L18	S53°17'29"W	104.04		L39	N66°38'54"W	39.10'	L60	N86°26'01"W	22.94	
L19	S36°42'31"E	119.76		L40	N70°04'10"W	39.10'	L61	N36°42'31"W	10.00'	
L20	S83°35'28"E	22.28'		L41	N73°29'27"W	39.10'	L62	S18°06'53"W	10.00'	
L21	S30°35'01"E	84.63'		L42	N76°54'43"W	39.10'	L63	S18°06'53"W	10.00'	

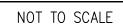
## S89°58'14"E 2,641.79' 1,423.72 1,360.68 NORTHWEST CORNER SECTION 3, T5S, R4E FARRELL ROAD FOUND 1/2" REBAR IN POTHOLE, "EPS GROUP RLS 53160" 1,214.93 Tract A FACILITIES EASEMENT 33' COUNTY ROAD 40.00' W. ANGELO DRIVE 409.62' $-\frac{19.58}{19.58}$ \_\_\_\_150.04'\_\_\_\_\_\_ \_4<u>0</u>.00'\_ \_\_\_\_40.00' \_\_\_ \_\_ \_\_40.00'\_\_ <u>40.00'</u> \_ <u>\_40.00</u>' \_\_ \_ N86°26'01"W N86°34'10"E 80.14' N90°00'00"E 160.00' Tract C MATCH LINE SEE SHEET 5 OF 5

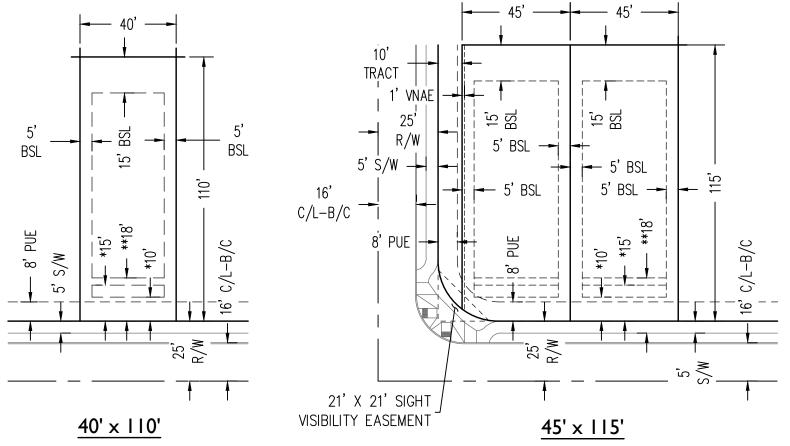
APN: 502-03-016A

VOLKSWAGEN OF AMERICA DBA VORELCO INC

(NOT-A-PART)

# (DEVELOPMENT STANDARDS RS-5) TYPICAL LOT





#### NOTES:

- \* FOR RS-5 DISTRICTS, LIVEABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
- \*\* FOR RS-5 DISTRICTS, STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

#### **LEGEND**

- FOUND MONUMENT (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET

  UDON, COMPLETION, OF CONSTRUCTION
- UPON COMPLETION OF CONSTRUCTION
- P.C.R. PINAL COUNTY RECORDS
- APN: ASSESSORS PARCEL NUMBER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT

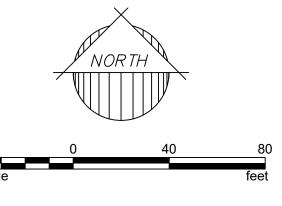
# \*A OR \*B

# SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

\*A = 21' X 21' FOR LOCAL INTERSECTION

\*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



1130 N. Alma School Rd, Suit Mesa, AZ 85201 T:480.503.2250 | F:480.835 w w w . e p s g r o u p i n c .

GROUP WWW



ena Trails Phase 2"

Revisions:

Drawn by: A.G.
Reviewed by: R.J.

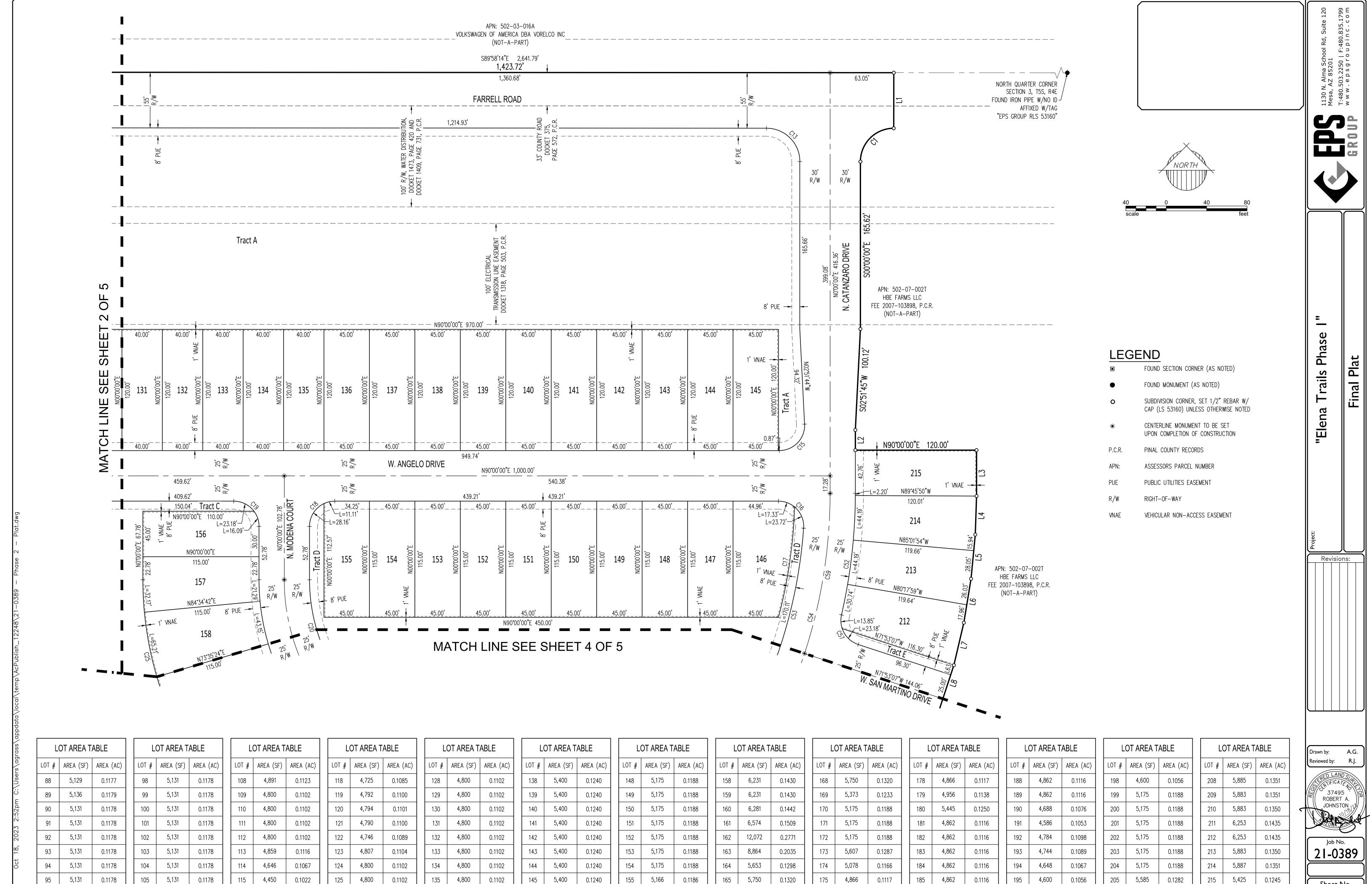
Reviewed by: R.J.

37495
ROBERT A.
JOHNSTON

Job No. 21-0389

Sheet No.

2 of 5



0.1240

6,345

5,175

0.1457

156

5,151

5,694

0.1183

166

5,750

5,750

0.1320

4,875

0.1119

186

4,862

0.1116

196

4,600

0.1056

206

5,887

5,884

0.1351

5,400

5,400

136

5,131

5,131

106

4,819

0.1106

4,800

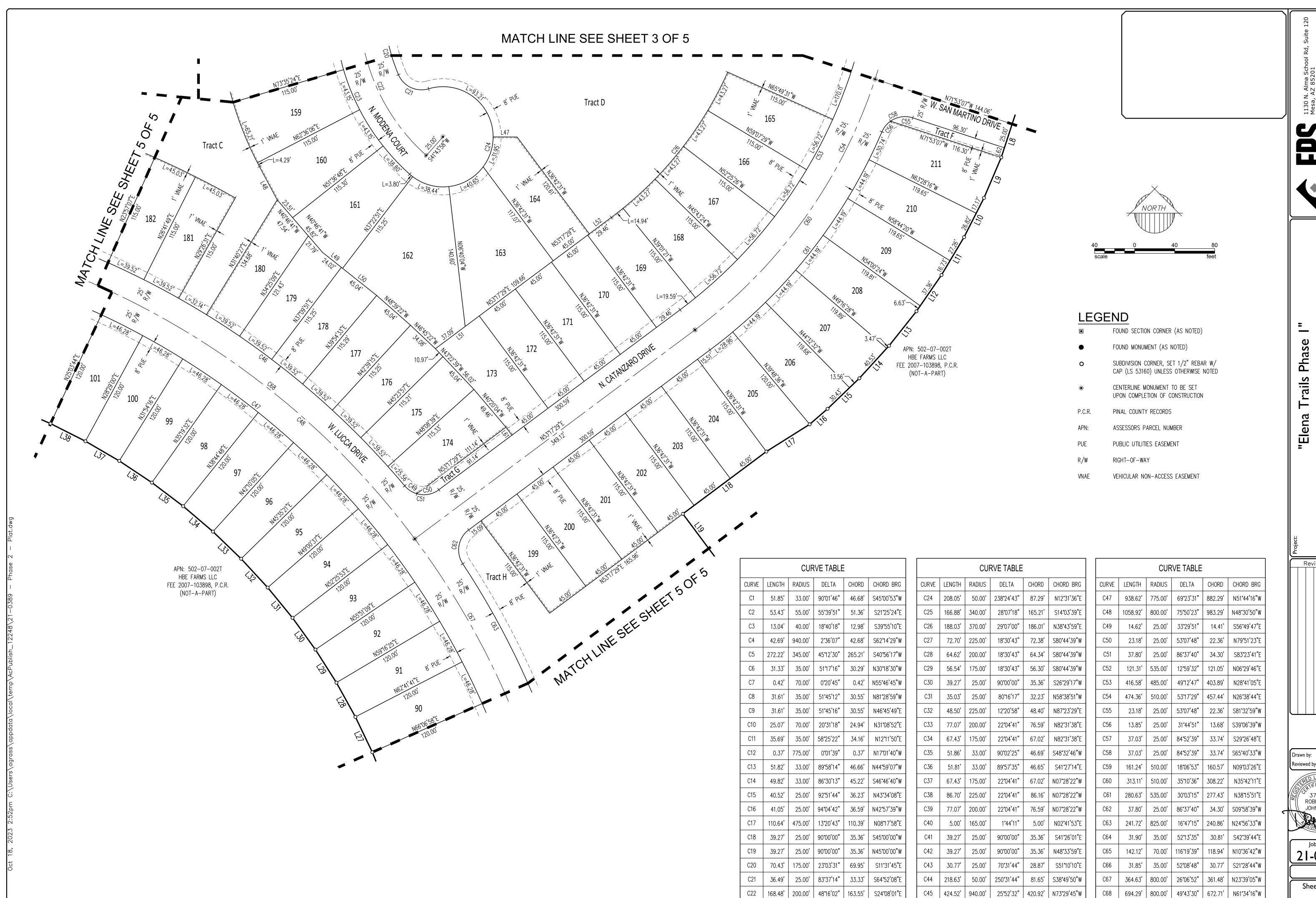
0.1102

Revisions:

37495 ROBERT A. JOHNSTON 197

Job No. 21-0389

Sheet No.



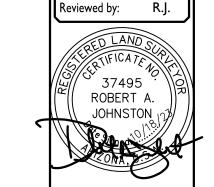
C23 | 189.55' | 225.00' | 48°16'02" | 183.99' | S24°08'01"E

C46 | 667.43' | 825.00' | 46°21'10" | 649.38' | N63°15'26"W



Revisions:

Drawn by: A.G.



Job No. 21-0389

Sheet No.

