



Aug 15, 2024 9:30am C:\Users\agross\appdata\local\temp\AcPublish\_19584\21-0141 Phase 2 - Plat.dwg

TRACT USE TABLE with columns: TRACT, USE, AREA (SF), AREA (AC)

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG

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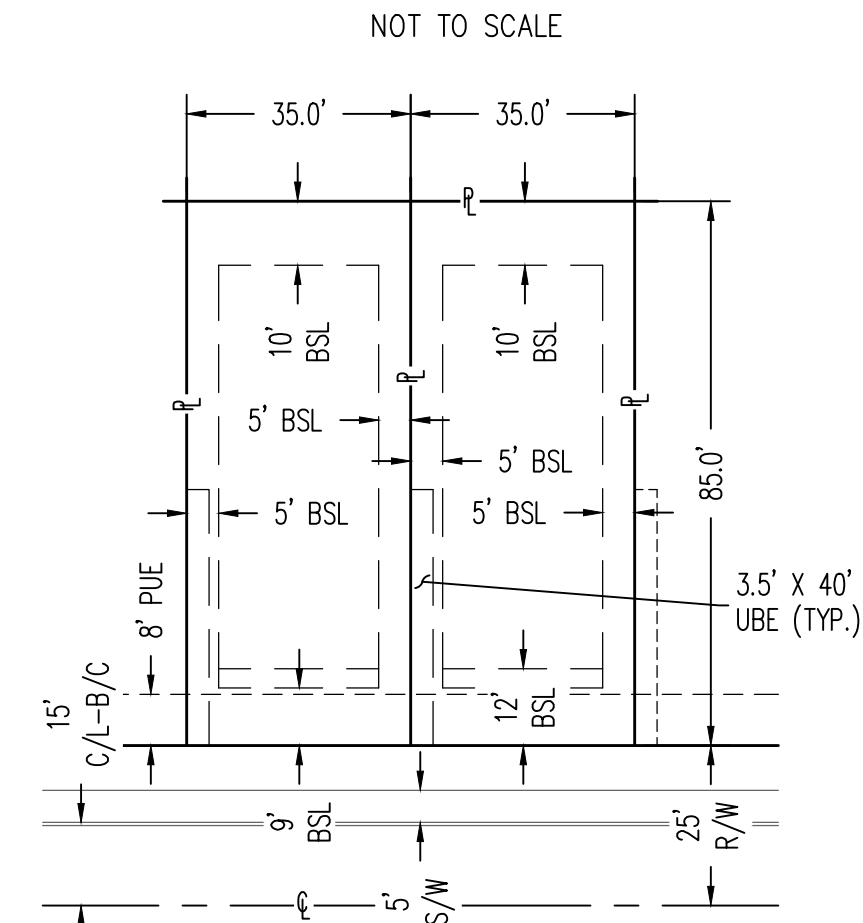
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG

LINE TABLE with columns: LINE, BEARING, LENGTH

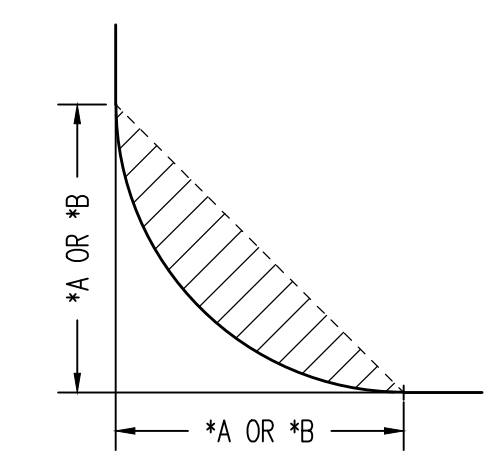
LINE TABLE with columns: LINE, BEARING, LENGTH

(DEVELOPMENT STANDARDS RS-5 PAD)

TYPICAL LOT

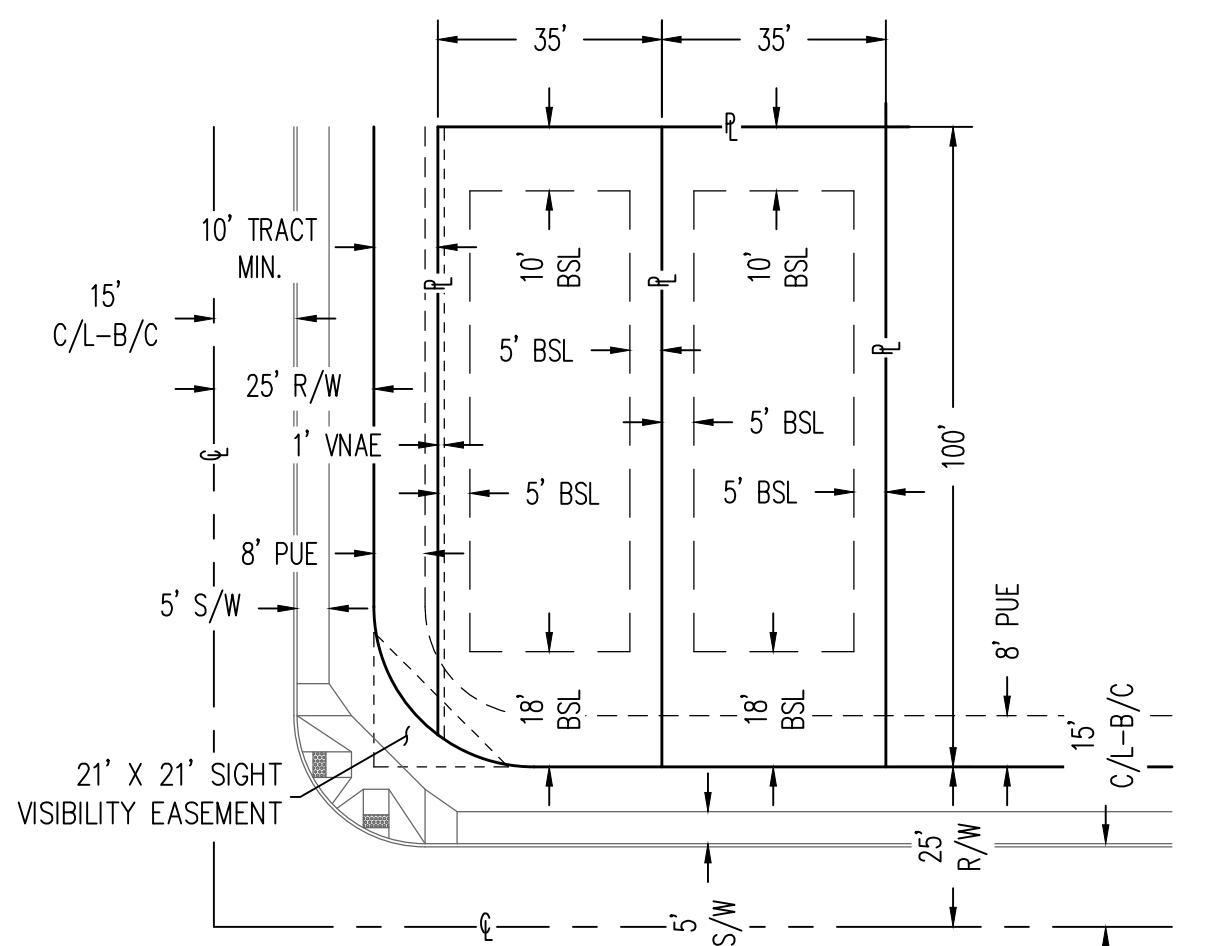


DREAM PRODUCT SERIES



SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE
\*A = 25' X 25' FOR LOCAL INTERSECTION
\*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



COTTAGE PRODUCT SERIES

RS-5 PAD DEVELOPMENT STANDARDS (PAD24-02)

Table with columns: DREAM SERIES (LOTS 93-152, 164-184, 269-350), COTTAGE SERIES (LOTS 1-92, 153-163, 185-268, 351-372), MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM BUILDING SETBACKS

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC)

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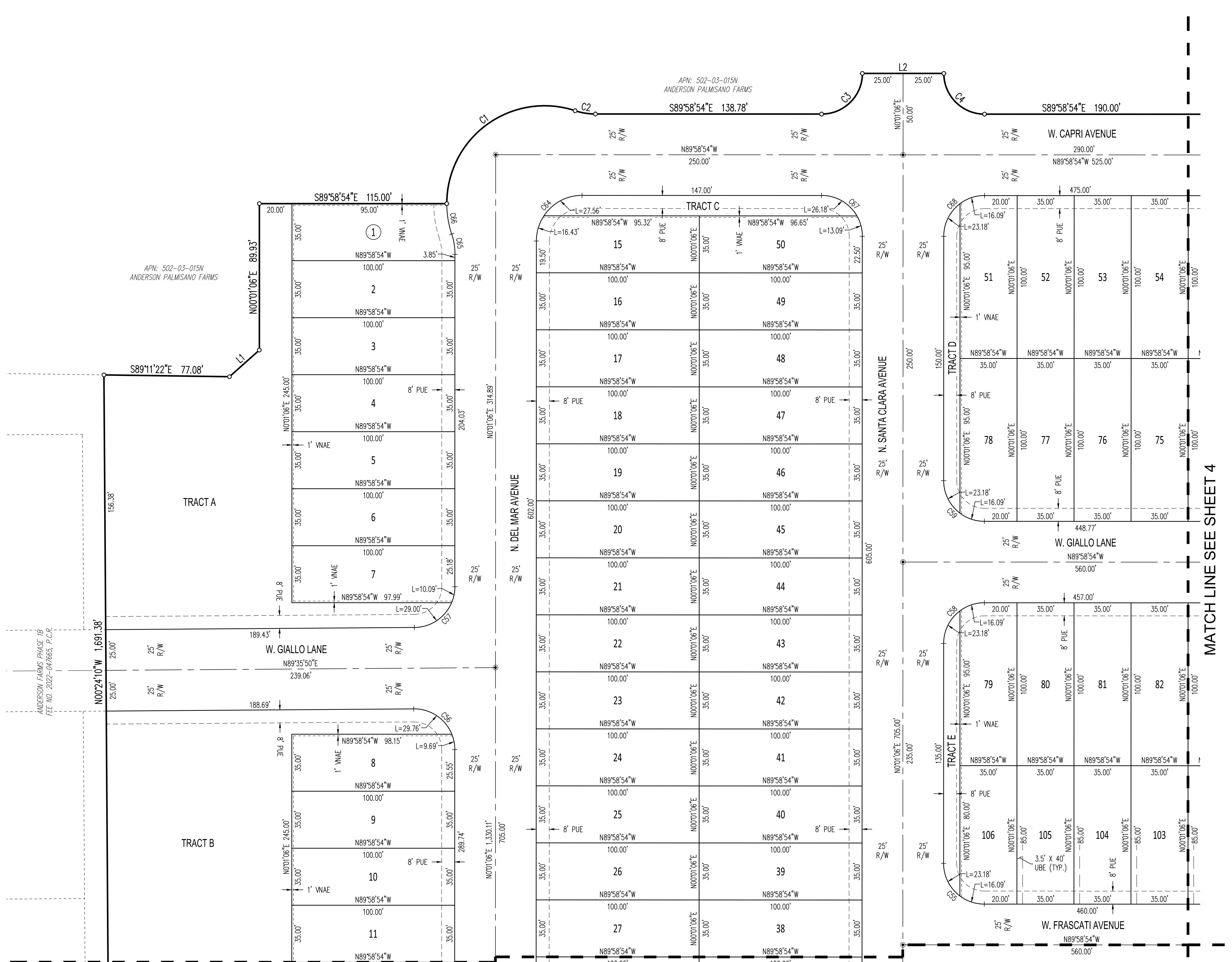
LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC)

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Project information including Anderson Farms Phase 2, City of Maricopa, Arizona, EPS GROUP logo, and project details.

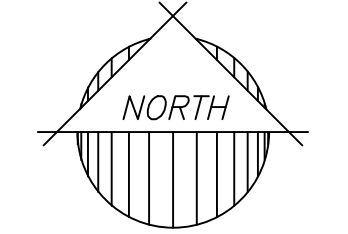
Aug 15, 2024 9:30am C:\Users\agross\appdata\local\temp\AcPublish\_19584\21-0141 Phase 2 - Plat.dwg



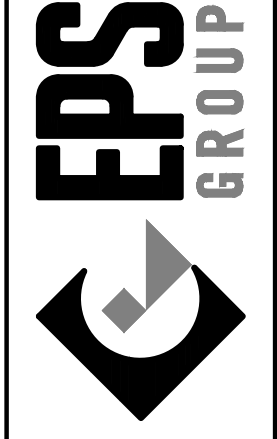
**LEGEND**

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



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 www.epsgroupinc.com



**"Anderson Farms Phase 2"**  
 City of Maricopa, Arizona  
**FINAL PLAT**

Revisions:

No.	Description

Call at least two full working days before any final recording.

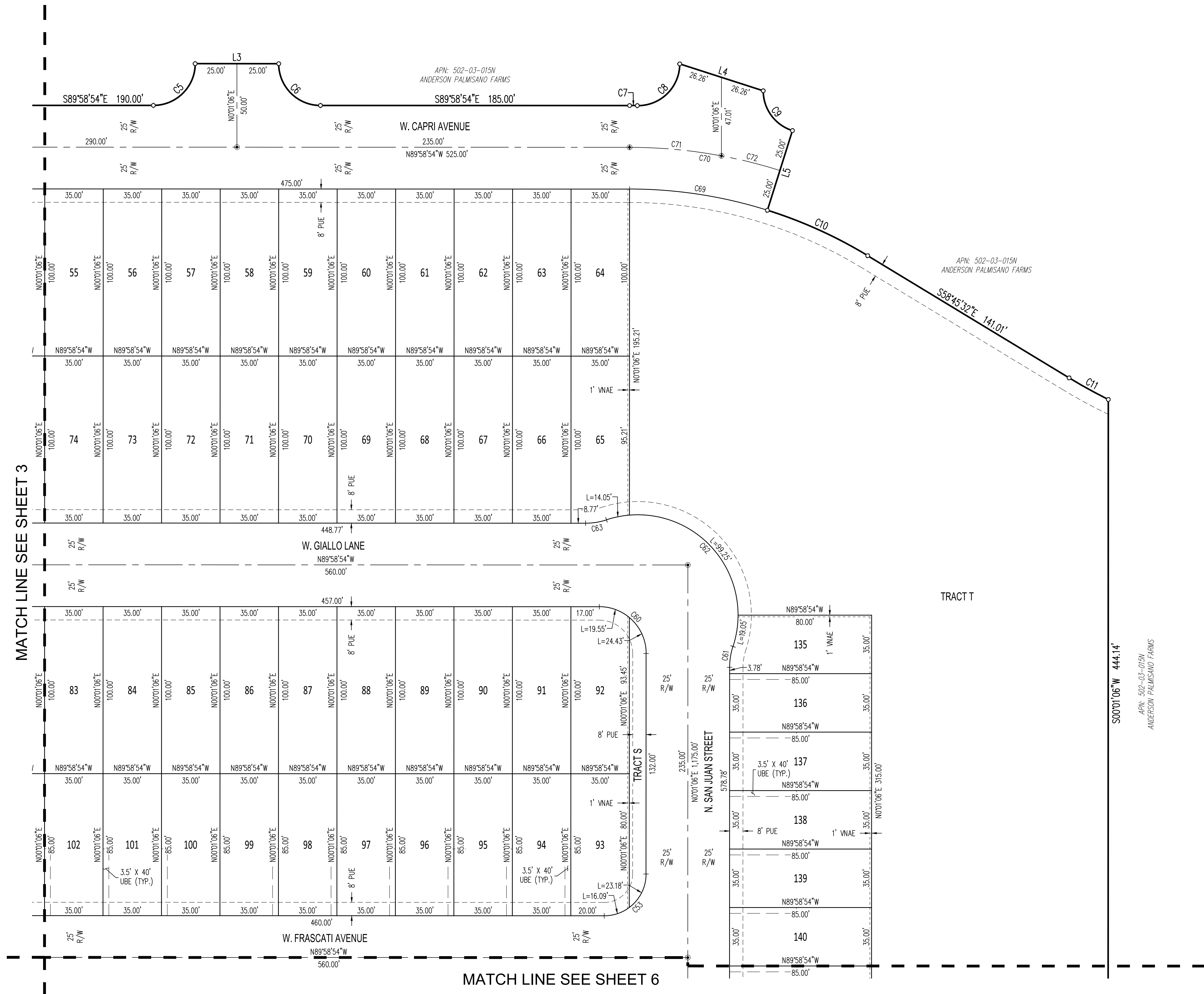
**ARIZONA**  
 CERTIFICATE OF RECORDING

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

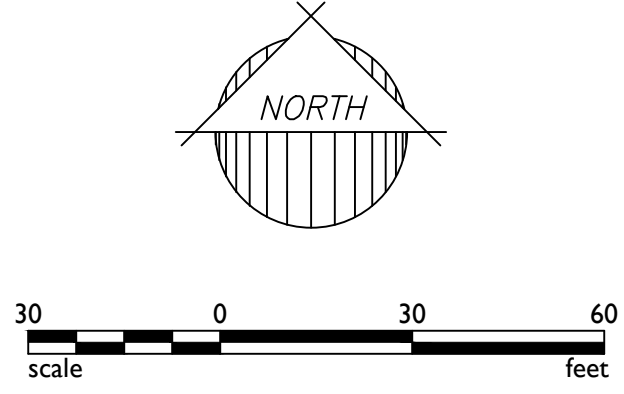
REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 37495  
 ROBERT A. JOHNSTON  
 11/12/2016

Job No.  
**21-0141**  
**FP01**  
 Sheet No.  
**3**  
 of 10

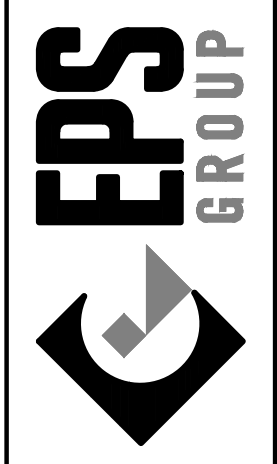
Aug 15, 2024 9:30am C:\Users\agross\agross\appdata\local\temp\AcPublish\_19584\21-0141 Phase 2 - Plat.dwg



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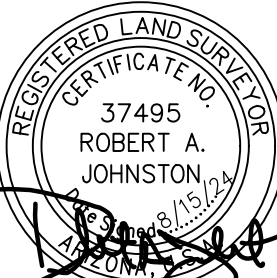
**"Anderson Farms Phase 2"**  
 City of Maricopa, Arizona  
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Project:

Revisions:

Call at least two full working days before you begin construction.

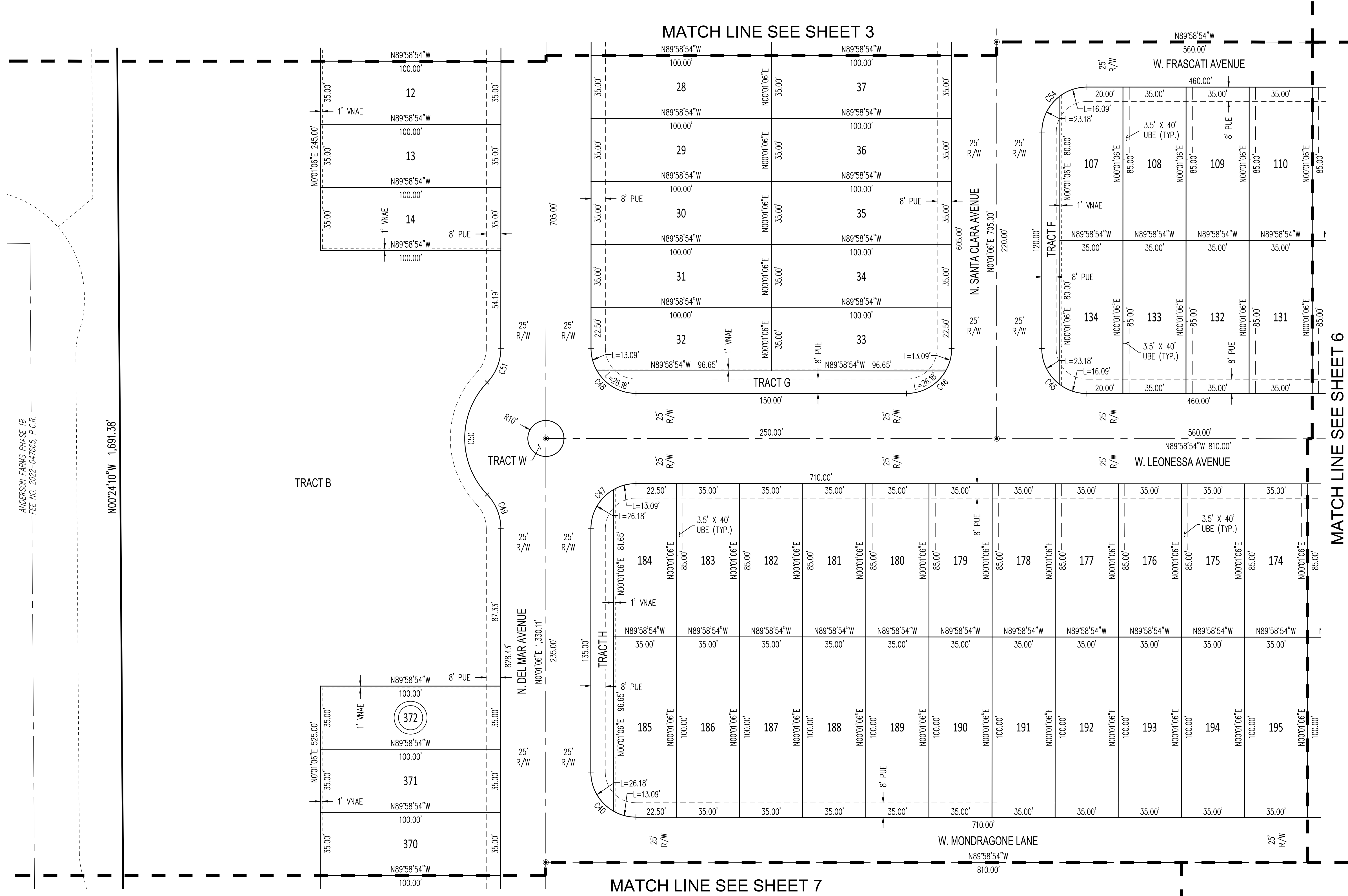
Drawn by: A.G.  
 Reviewed by: R.J.



Job No.  
**21-0141**  
 FP01  
 Sheet No.  
**4**  
 of 10

ANDERSON FARMS PHASE 1B  
FEE NO. 2022-047665, P.C.R.

N00°24'10"W 1,691.38'



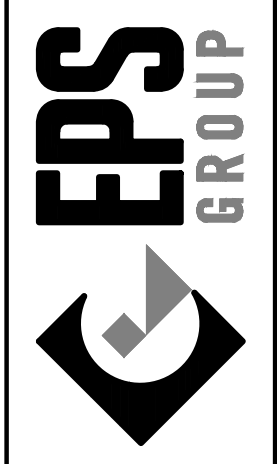
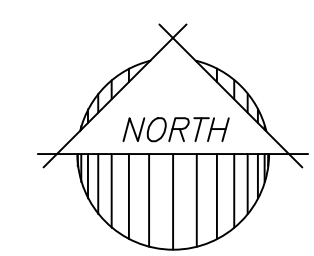
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6

LEGEND

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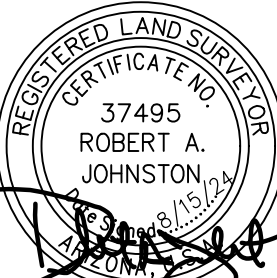
Project: "Anderson Farms Phase 2"  
City of Maricopa, Arizona  
FINAL PLAT

Revisions:

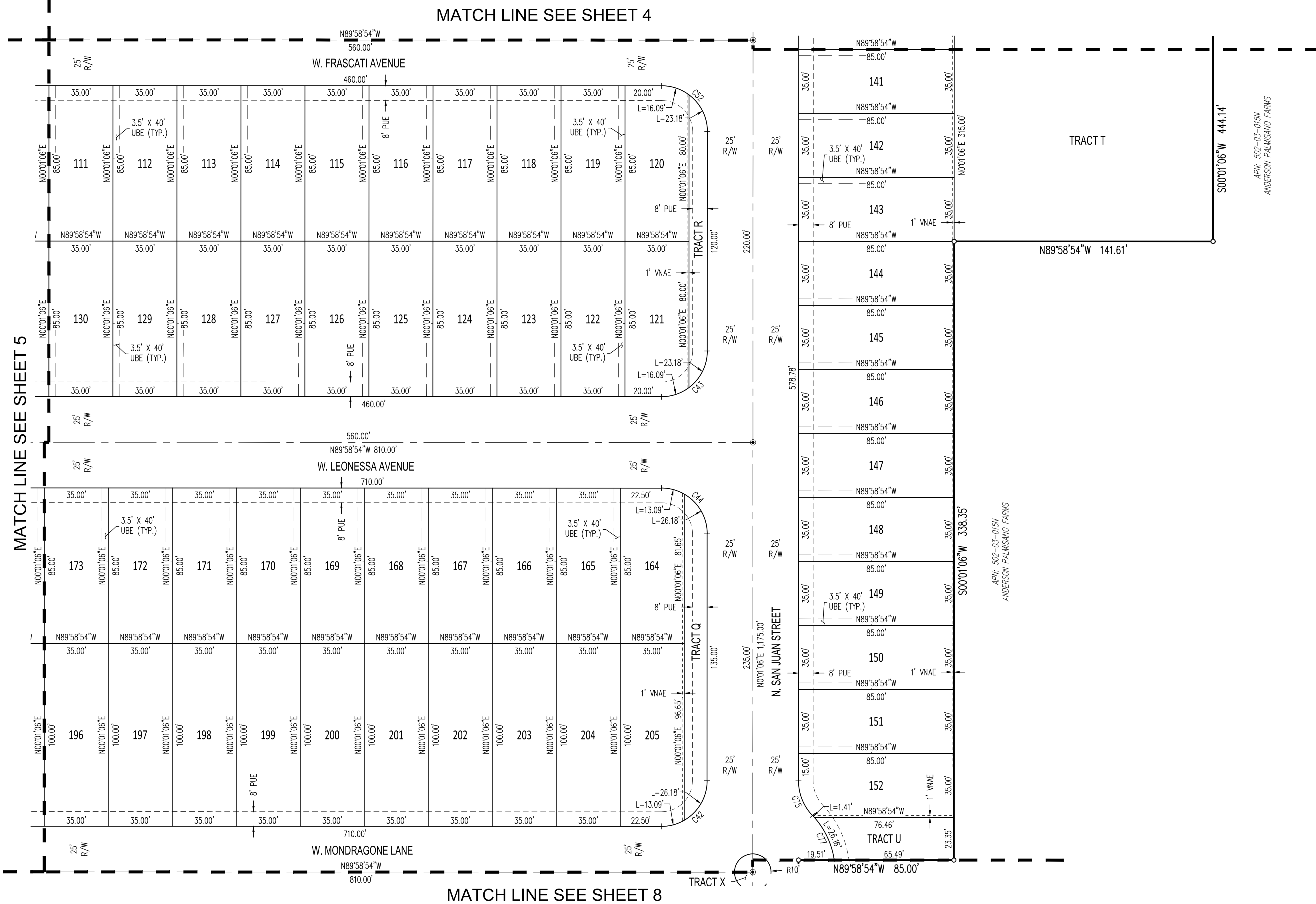
No.	Description

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Reviewed by: R.J.

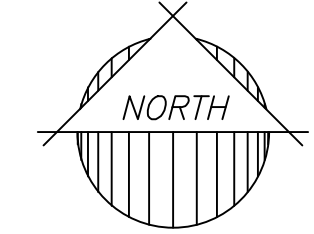


Job No. 21-0141  
FP01  
Sheet No. 5 of 10

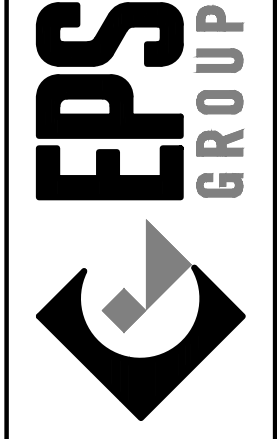


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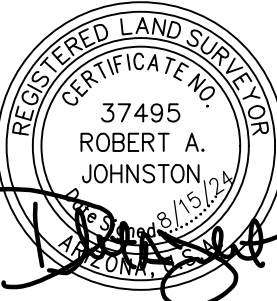
"Anderson Farms Phase 2"  
City of Maricopa, Arizona  
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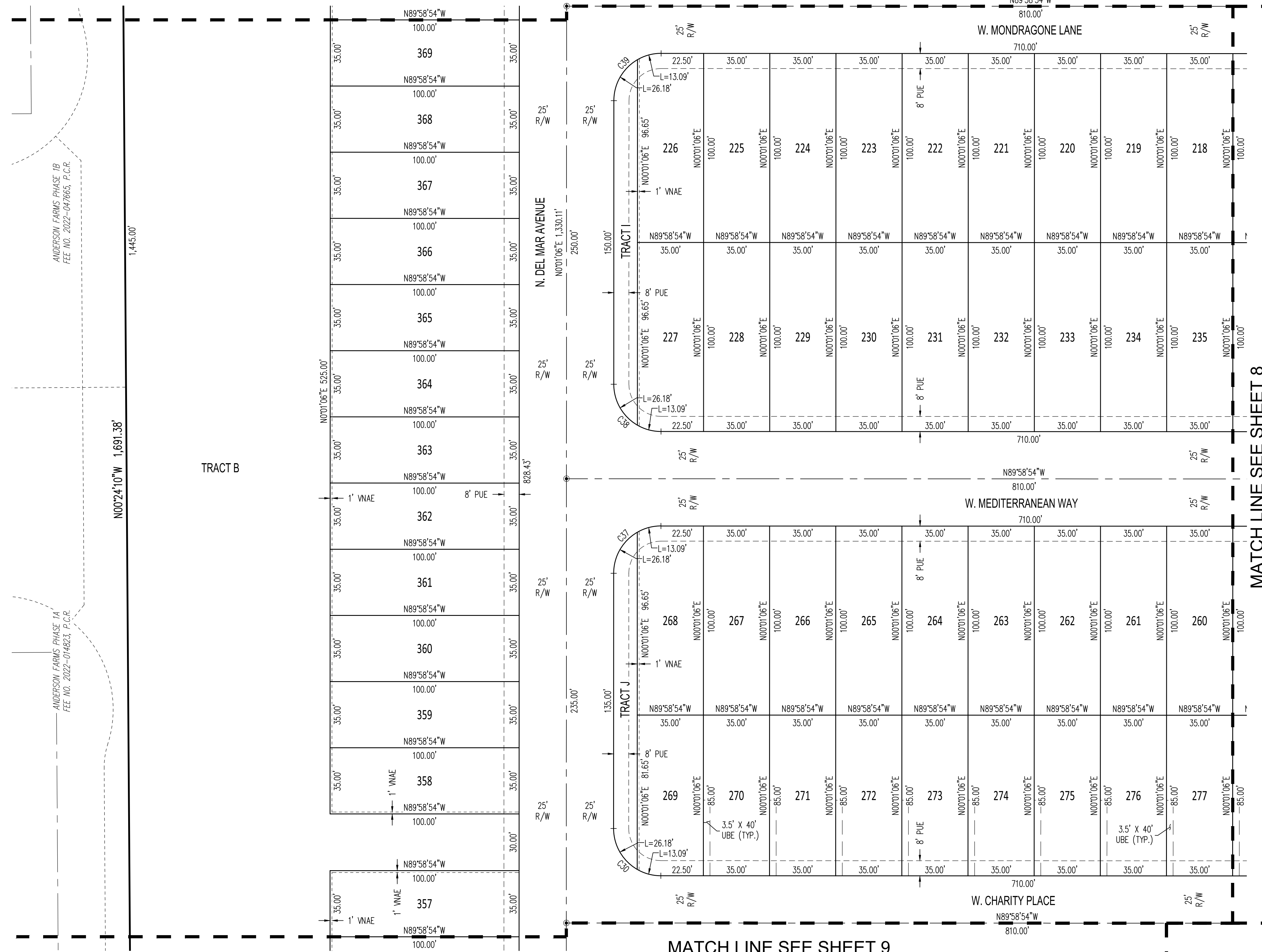
Revisions:



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



Job No.  
**21-0141**  
FP01  
Sheet No.  
**6**  
of 10



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 9

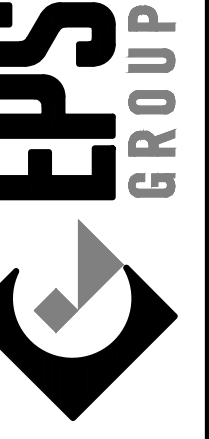
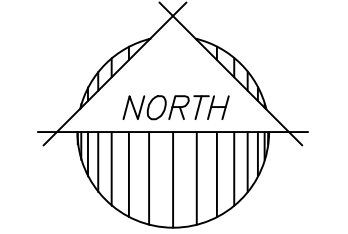
MATCH LINE SEE SHEET 8

ANDERSON FARMS PHASE 1B  
FEE NO. 2022-047663, P.C.R.

ANDERSON FARMS PHASE 1A  
FEE NO. 2022-04823, P.C.R.

LEGEND

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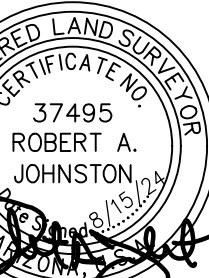


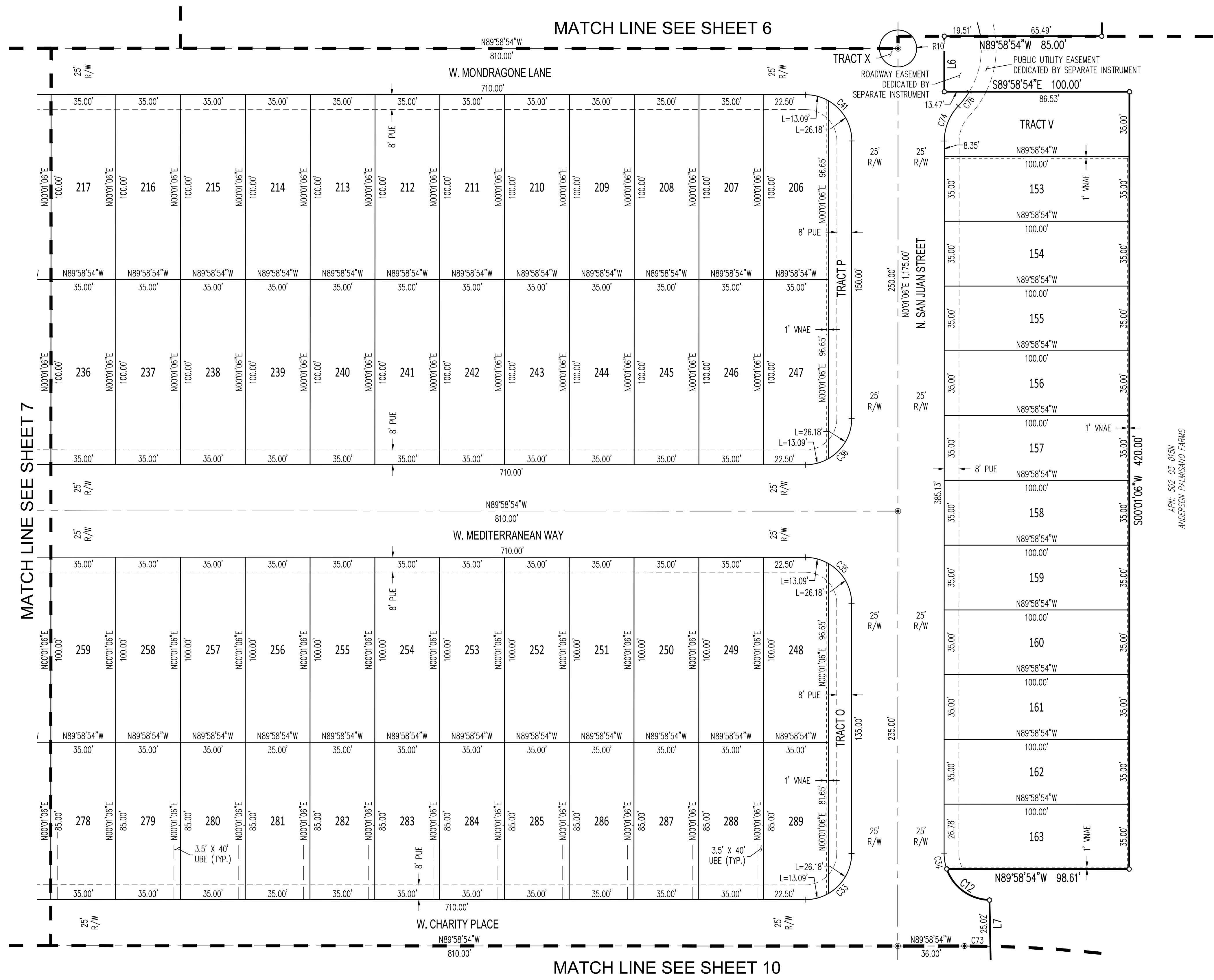
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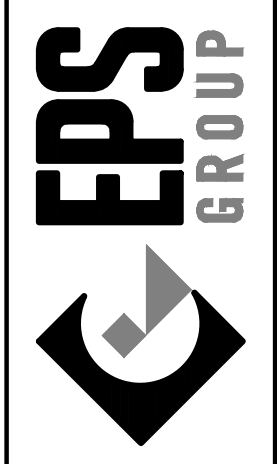
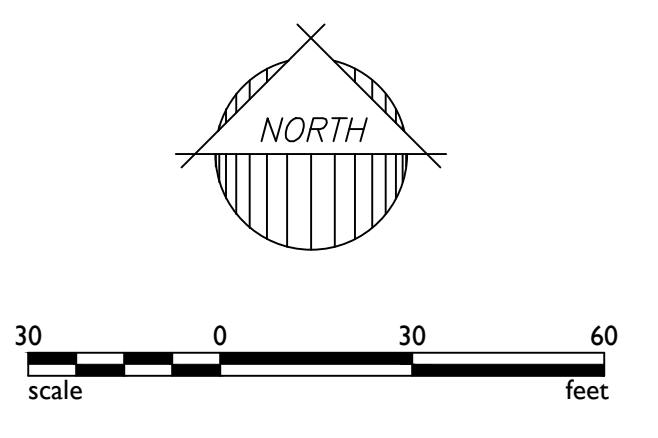
Drawn by: A.G.  
Reviewed by: R.J.





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APN: 502-03-015N  
ANDERSON PALMSANO FARMS



**"Anderson Farms Phase 2"**  
City of Maricopa, Arizona  
**FINAL PLAT**

Project:

Revisions:

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**ARIZONA**  
STATE DEPARTMENT OF RECORDS & REVENUE  
1801 N. 15th Avenue, Phoenix, Arizona 85007

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

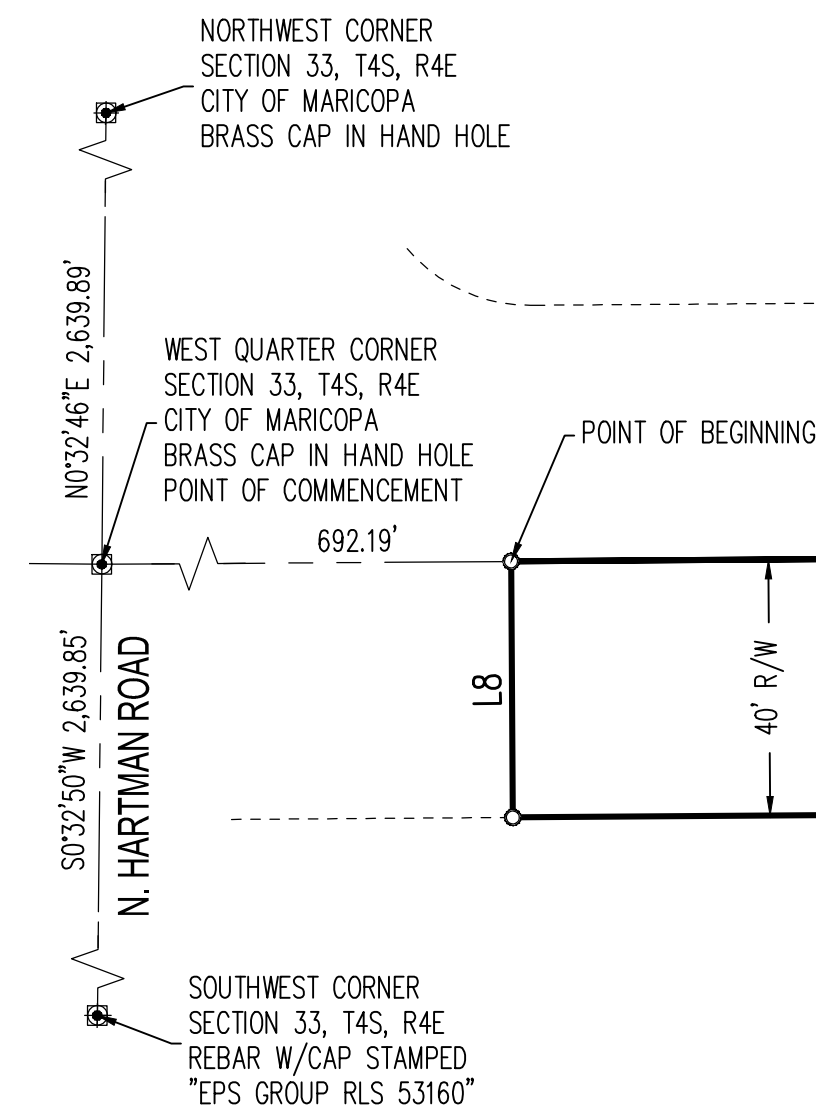
**REGISTERED LAND SURVEYOR**  
37495  
**ROBERT A. JOHNSTON**  
11-17-2024



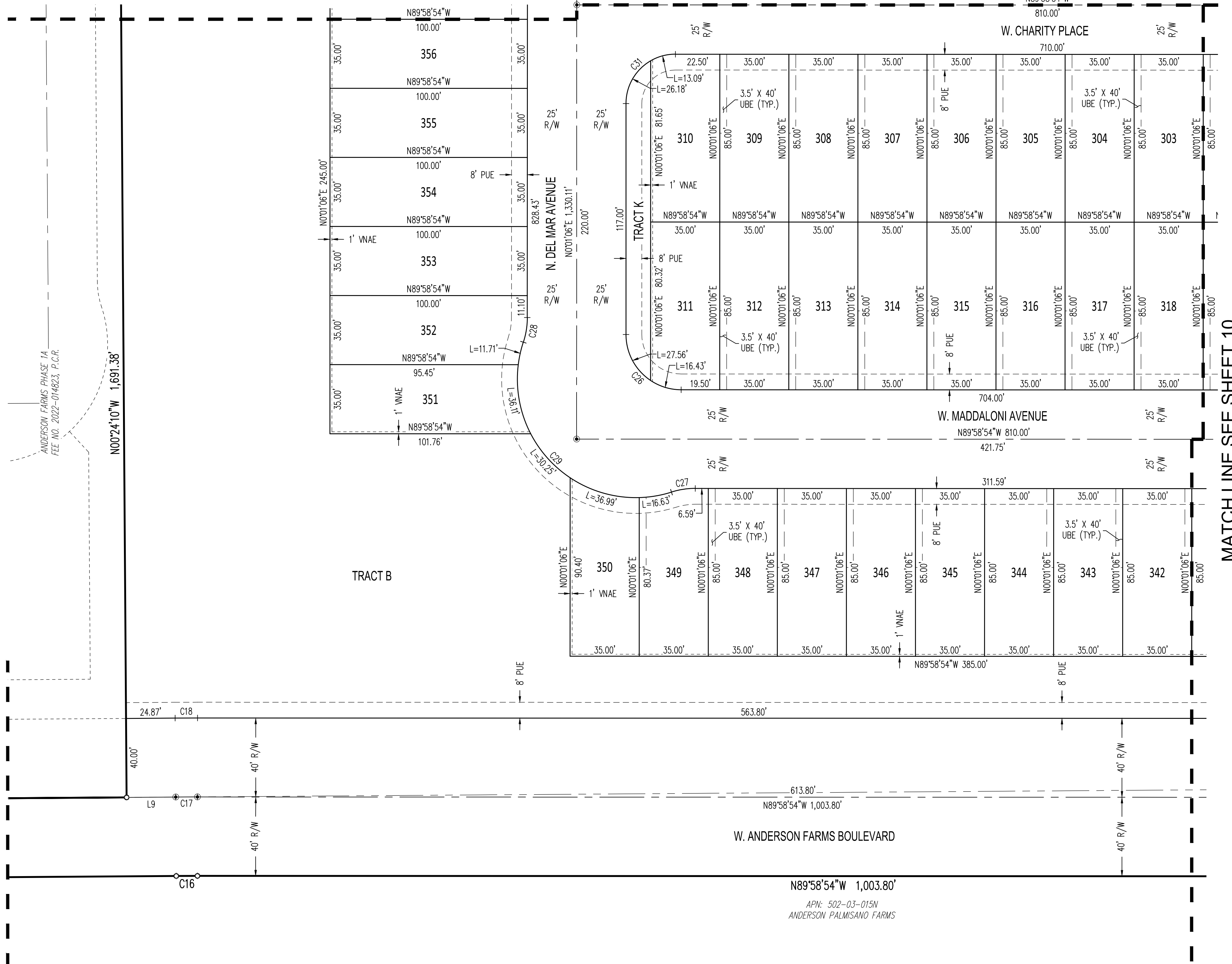
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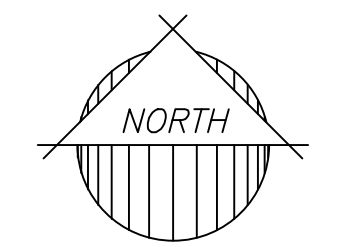
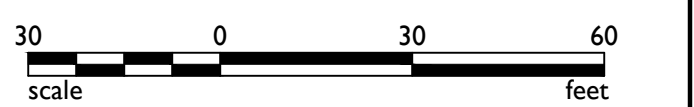


MATCH LINE SEE LOWER RIGHT

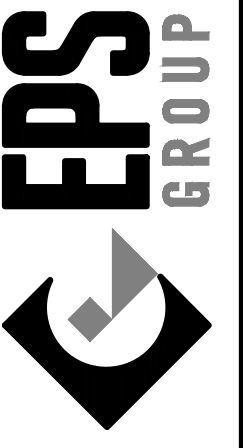


MATCH LINE SEE SHEET 10

MATCH LINE SEE UPPER LEFT



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Project: "Anderson Farms Phase 2"  
City of Maricopa, Arizona  
FINAL PLAT

Revisions:

No.	Description



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

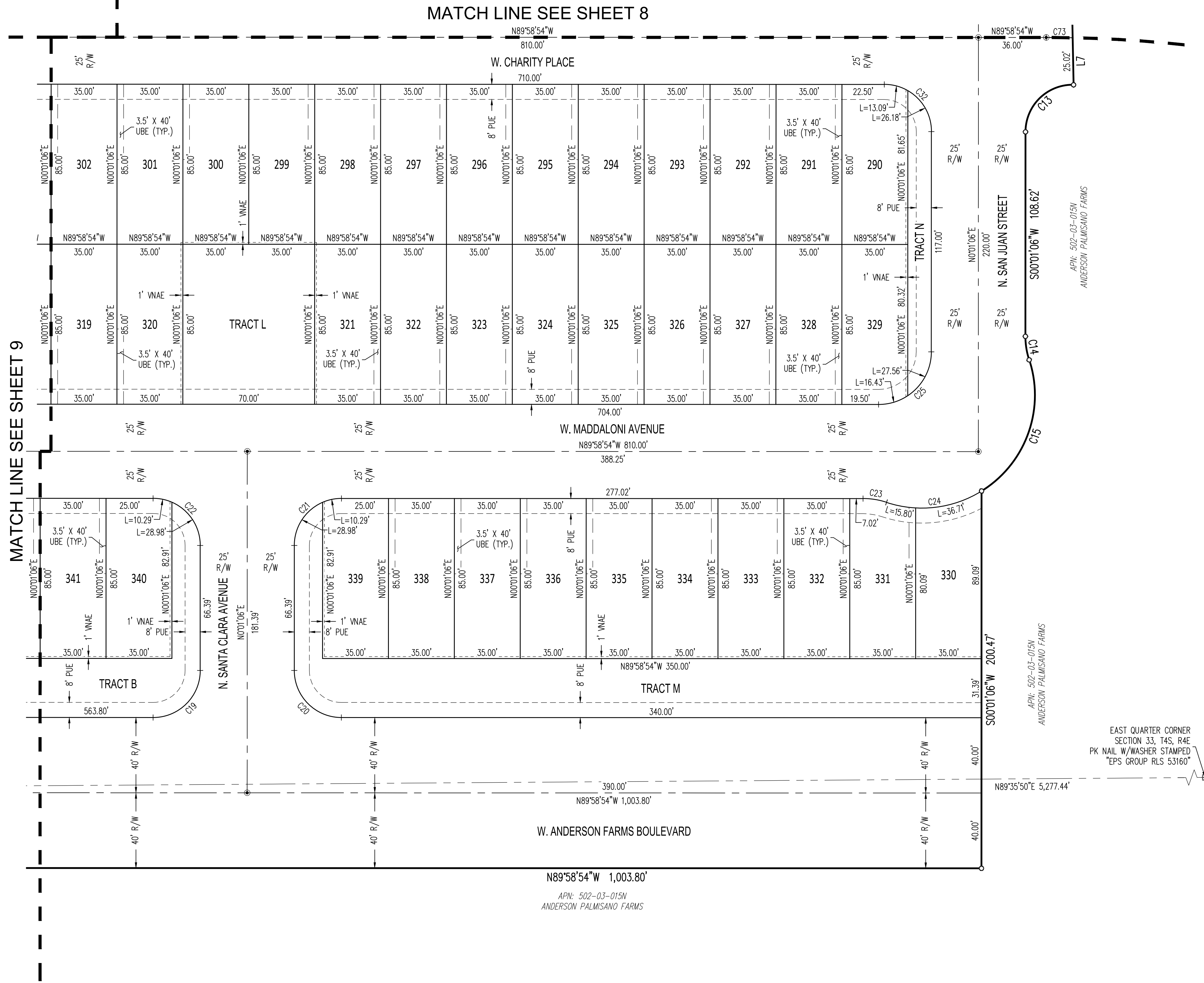


Job No. 21-0141

FPOI

Sheet No. 9 of 10

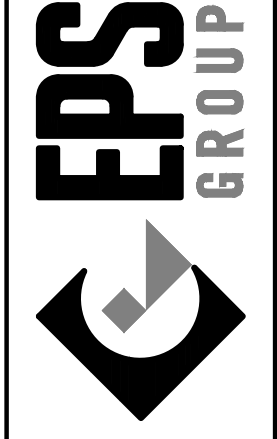
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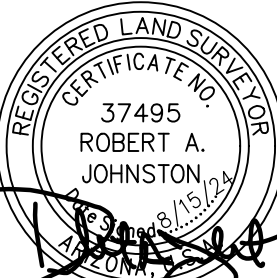
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 City of Maricopa, Arizona  
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**ARIZONA**  
 State of Arizona  
 In Maricopa County, (002283-1100)

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



Job No.  
**21-0141**  
**FPOI**  
 Sheet No.  
**10**  
 of 10