

LEGEND

- FOUND MONUMENT AS NOTED
- SET BASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED
- BLM BUREAU OF LAND MANAGEMENT
- P.C.R. PINAL COUNTY RECORDS
- APN ASSESSORS PARCEL NUMBER
- RLS REGISTERED LAND SURVEYOR
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- ① SIGHT VISIBILITY EASEMENT (33' X 33')
- PROPERTY LINE
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTER LINE
- - - - - EXISTING EASEMENT LINE
- - - - - TIE LINE

ASSURED SANITARY SEWER

GLOBAL WATER – PALO VERDE UTILITIES COMPANY, LLC, HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: _____

ASSURED WATER SUPPLY

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

FLOOD ZONE STATEMENT

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED "X" SHADED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0740F FOR PINAL COUNTY DATED JUNE 16, 2014.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	37,811	0.8680
Tract B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239
Tract C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239
Tract D	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND DRAINAGE CHANNEL	398,989	9.1595
Tract E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,907	0.1126
Tract F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	10,350	0.2376
Tract G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,907	0.1126
Tract H	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	38,832	0.8915
Tract I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	10,350	0.2376
Tract J	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract K	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,907	0.1126
Tract L	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	10,350	0.2376
Tract M	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,907	0.1126
Tract N	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	15,930	0.3657
Tract O	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	11,679	0.2681
Tract P	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND AMENITY	28,041	0.6437
Tract Q	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	5,175	0.1188
Tract R	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239
Tract S	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239

A Final Plat of

"Hogenes Farms - Parcel 5"

A PORTION OF THE WEST HALF OF SECTION 20
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

CITY OF MARICOPA NOTES

- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/RETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE PLANNED AREA DEVELOPMENT APPROVAL.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
- A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION.
- 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.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY OF ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF HOGENES FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR HOGENES FARMS - PARCEL 5 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREON.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS _____ DAY OF _____, 202_____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

UTILITY SERVICES

- SEWER: GLOBAL WATER – PALO VERDE UTILITIES COMPANY, LLC.
- WATER: GLOBAL WATER – SANTA CRUZ WATER COMPANY, LLC.
- REFUSE: ALLIED WASTE/ WASTE MANAGEMENT
- ELECTRIC: ELECTRICAL DISTRICT NO. 3
- TELEPHONE: CENTURYLINK/ COX COMMUNICATIONS
- GAS: SOUTHWEST GAS CORPORATION
- CABLE TV: CENTURYLINK/ COX COMMUNICATIONS
- SCHOOL DISTRIC: MARICOPA UNIFIED SCHOOL DISTRICT #20
- FIRE: RURAL/ METRO FIRE DEPARTMENT
- POLICE: PINAL COUTY SHERIFF

CONVEYANCE & DEDICATION STATEMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT DR HORTON, INC., AN ARIZONA CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "HOGENES FARMS - PARCEL 5", A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARE 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.

DR HORTON, INC., AN ARIZONA 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. DR HORTON, INC., AN ARIZONA CORPORATION, HEREBY WARRANT 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, I, J, K, L, M, N, O, P, Q, R AND S ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF HOGENES FARMS 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.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION 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 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 HOGENES FARMS 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, FACILITIES AND/OR ARTERIAL OR COLLECTOR STREETS.

OWNERS' AGREEMENT: 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 THAT SUCH LOTS ARE ACCURATELY STAKED AND MARKED DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

DR HORTON, INC., AN ARIZONA 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 _____, 202_____.

DR HORTON, INC., AN ARIZONA CORPORATION

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS _____ DAY OF _____, 202_____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

OWNER/DEVELOPER

DR HORTON, INC.
2525 W FRYE RD., SUITE 100
CHANDLER, AZ 85224
PHONE: (480) 791-1593
CONTACT: JOSE CASTILLO
JLCastillo@drhorton.com

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD. STE 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: CHANDRA McCARTY, PE
chandra.mccarty@epsgroupinc.com

SHEETY INDEX

- COVER, NOTES, DEDICATION, TRACT TABLE, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
- LOT AREA TABLE, LINE TABLE AND CURVE TABLE & LEGAL DESCRIPTION
- FINAL PLAT
- FINAL PLAT
- FINAL PLAT
- FINAL PLAT

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 587 - 742 (156 LOTS)	806,332	18.5108
TRACTS A - S (19 TRACTS)	593,373	13.6220
RIGHT-OF-WAY	374,753	8.6032
GROSS AREA	1,774,458	40.7360

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 3 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST, AS SHOWN ON ALTA, LAND SURVEY SERVICES PLC, DRAWN BY: THOMAS L. ROPE, RLS 21081, JOB NO.: 19031, DATED: 5-17-19

COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOGENES FARMS OF MARICOPA, ARIZONA, AS SET FORTH IN RECORDED AS DOCUMENT _____ OF RECORDS, PINAL COUNTY RECORDS

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

ROBERT A. JOHNSTON DATE
REGISTERED LAND SURVEYOR NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORMS BY:

DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 202_____.

BY: _____ MAYOR DATE

ATTEST: _____ CITY CLERK DATE

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.835.1709
www.epsgroupinc.com

EPS GROUP

"Hogenes Farms - Parcel 5"
MARICOPA, ARIZONA
A Final Plat of

Project: _____

Revisions: _____

Call at least two full working days before you begin recording

ARIZONA
STATE OF ARIZONA
1908-0000-0000-0000-0000-0000
in Maricopa County (002263-1100)

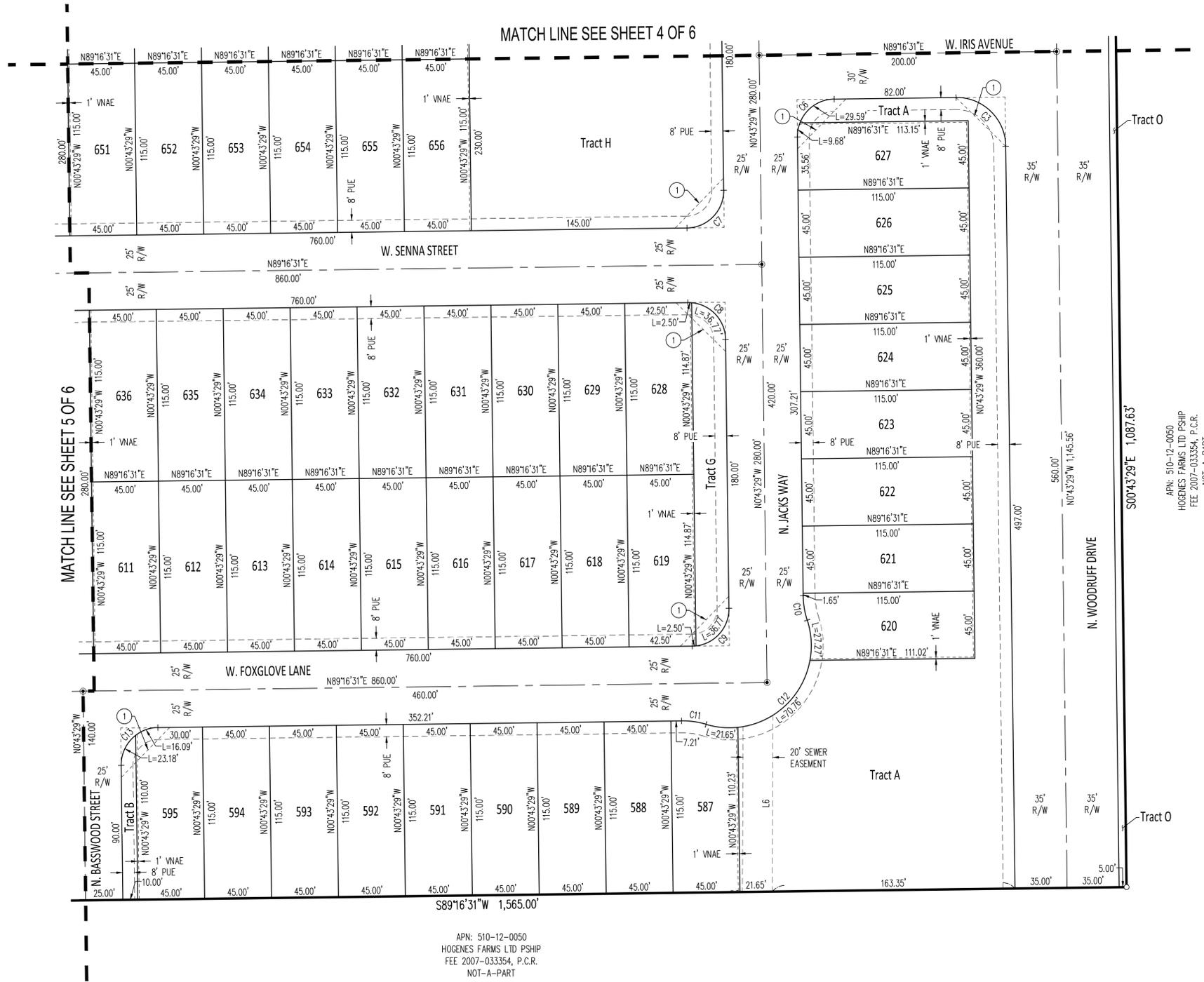
Drawn by: A.G.
Reviewed by: G.H.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
Date Signed: 10/21/21

Job No. 19-0292

FP01

Sheet No. 1 of 6



REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
State Signed 12/23/20

Job No.
19-0292
FP06
Sheet No.
6
of 6

Drawn by: A.G.
Reviewed by: G.H.

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

ARIZONA
STATE DEPARTMENT OF REVENUE
1001 North Central Avenue, Suite 1000
Phoenix, Arizona 85004-1000
(602) 255-1100

Revisions:

Project:

"Hogenes Farms - Parcel 5"
MARICOPA, ARIZONA
A Final Plat of



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T: 480.502.2350 | F: 480.835.1799
WWW.EPSGROUPINC.COM