

CONVEYANCE & DEDICATION STATEMENT

State of Arizona
County of Pinal

Know all men by these presents: That _____, has subdivided under the name of "A Final Plat for Cortona - Phase 1A", a planned area development located in a portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, as shown plotted 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. The Global Water Sewer Easement, located in Tract B1A, is hereby dedicated to Global Water.

_____ are 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. _____ 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 B1A, C1A, D1A, E1A, F1A, G1A and H1A are not dedicated to the public, but are platted as common property for the use and enjoyment of (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.

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: _____, as owners have hereunto caused their names to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this _____ day of _____, 201____.

By: _____
Its: _____

ACKNOWLEDGMENT

State of Arizona
County of _____

On this ____ Day of _____, 201____, 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 Commission expires: _____

Cortona - Phase 1A

Final Plat

A portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona

GENERAL NOTES

- 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.
- 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 area allowed.
- Visibility Easement Restrictions: Any object, wall, structure, mound or landscaping (mature) over 24" 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 (or special warranty) deed to the Home Owners' Association. The Homeowners' Association shall be responsible for the maintenance of the common property.
- 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.
- All new or relocated utilities shall be placed underground.
- All work within public Rights-of-Way require permits from and inspections by the City of Maricopa.
- All trench work within Public Utility Easements adjacent to public Rights-of-Way require permits from and inspections by the City of Maricopa.
- 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.
- All minimum building setbacks are measured from the stem walls of the building.
- A 1/2" capped rebar will be set at all lot and tract corners upon completion of paving improvements.
- 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
- Tract, Lot and Parcel monumentation to be set at completion of Street Paving.
- This plat is in proximity to "C1-2" (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.
- Covenants, Codes and Restrictions for Cortona, Maricopa, Arizona are recorded in _____, Pinal County Records.
- 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.
- Financial Assurances, bonding, or other guarantees for area dedicated as Right-of-Way by this plat is limited to the extents of the actual new improvements shown in the construction documents of the corresponding roadway(s).

BASIS OF BEARING

The North line of the Northwest Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, the bearing of which is assumed: N89°55'51"W

ZONING INFORMATION

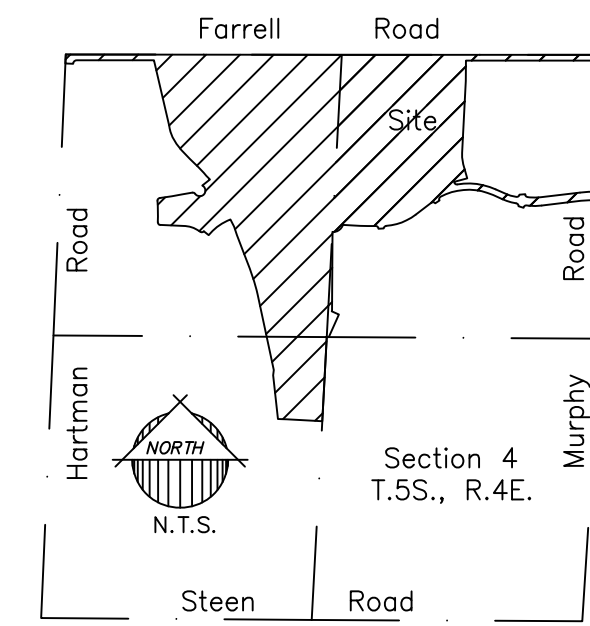
Planned Area Development, City of Maricopa case # PAD05-06 and ZON05-06.

ASSURANCE STATEMENT

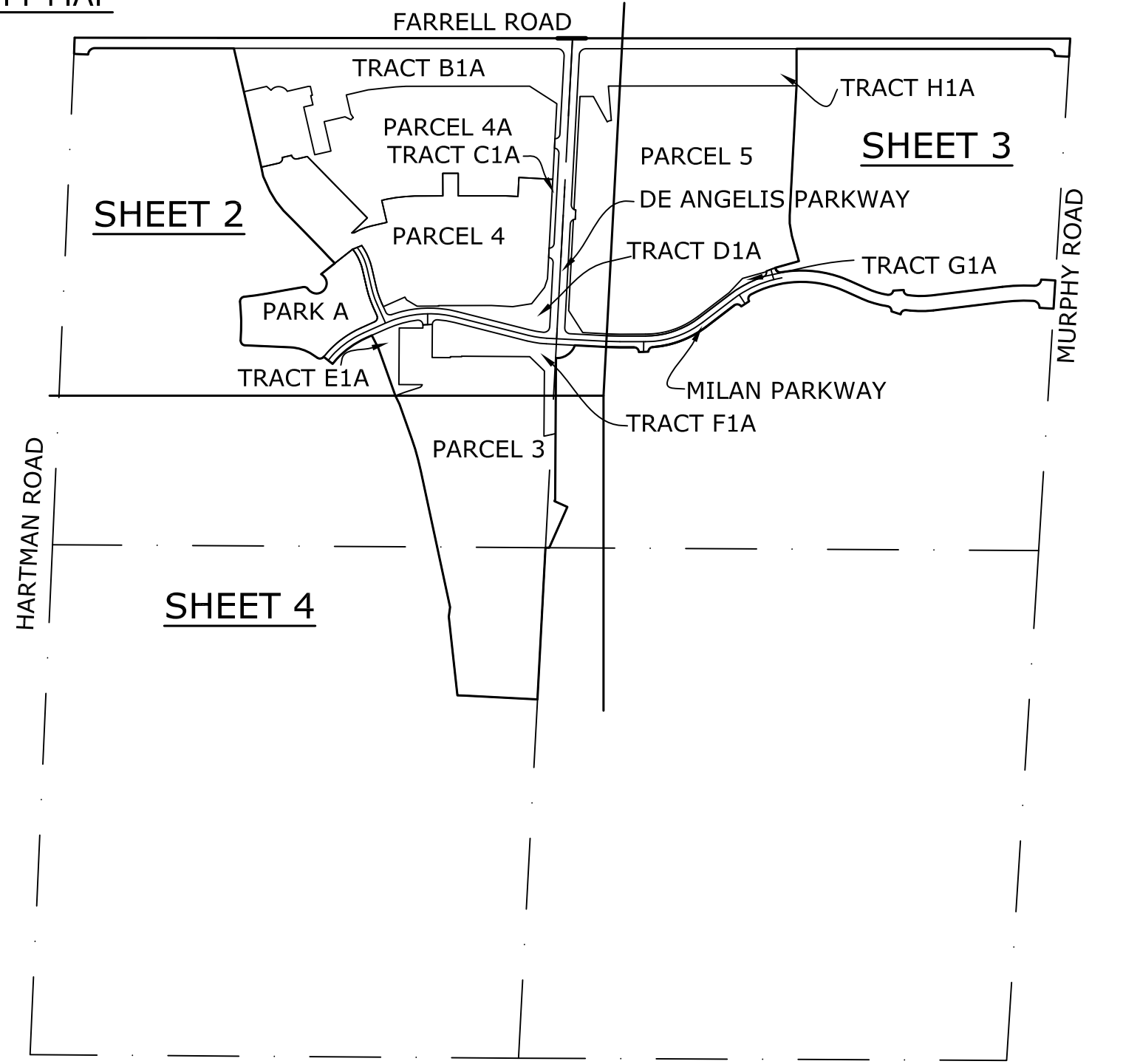
Assurance in the form of a _____, issued from _____ in the amount of \$_____ has been deposited with the City of Engineer to guarantee construction of the required subdivision improvements.

ASSURED WATER SUPPLY

This subdivision is within the service area of the _____ and has been designated as having an assured water supply pursuant to A.R.S. 45-576. _____ has issued a letter of commitment to provide water service to this subdivision.



VICINITY MAP



SHEET INDEX

OWNER/DEVELOPER

MARICOPA 240, LLC & DESERT SUNRISE, LLC
c/o PMC LAND ENTITLEMENT & DEVELOPMENT
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
CONTACT: PHILIP MILLER, PRESIDENT
PHONE: (480) 584-6997

ENGINEER

EPS GROUP, INC
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210
Phone: (480) 503-2250
Fax: (480) 503-2258
Web: www.epsgroupinc.com

GROSS AREA

5,616,355 sq. ft.
128.9338 acres

UTILITY SERVICES

Sewer: Santa Cruz/Global Water Company
Water: Palo Verde/Global Water Company
Electricity: Electrical District No. 3
Telephone: TBD/Various
Gas: Southwest Gas Corporation
Cable TV: TBD/Various
Police: City of Maricopa
Fire: City of Maricopa
Refuse: Private Providers

CERTIFICATION

This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the months of 2014, that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and have been permanently set.

Registered Land Surveyor No. 48225 _____ Date
EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210

APPROVALS

Approved: _____ Date _____
Development Service Director
City of Maricopa, Arizona
Approved: _____ Date _____
City Engineer
City of Maricopa, Arizona
Approved by the Council of the City of Maricopa, Arizona, this _____ Day of _____, 201____.
By: _____ Date _____
Mayor
Attest: _____ Date _____
City Clerk

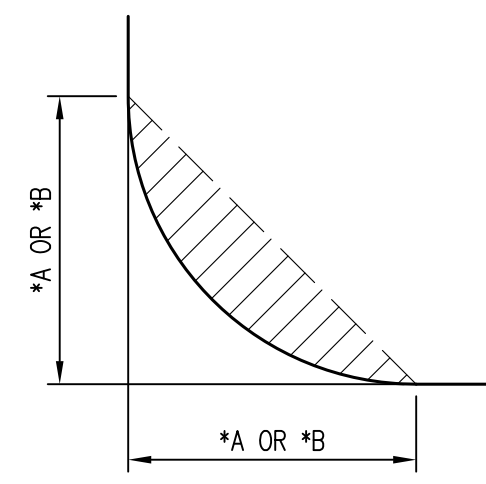
TRACT USE TABLE

TRACT	USAGE	AREA
B1A	Drainage, Landscape, Open Space, Pedestrian Access, Public Utilities Easement, Global Water Sewer Easement and Retention	420,259 sq.ft. 9.6478 acres
H1A	Drainage, Landscape, Open Space, Pedestrian Access, Public Utilities Easement and Retention	252,848 sq.ft. 5.8046 acres
C1A	Landscape, Open Space, Public Utilities Easement and Sidewalk	12,982 sq.ft. 0.2980 acres
D1A	Drainage, Landscape, Open Space, Public Utilities Easement and Retention	69,213 sq.ft. 1.5889 acres
E1A & F1A	Drainage, Landscape, Open Space, Pedestrian Access and Public Utilities Easement	155,231 sq.ft. 3.5636 acres
G1A	Landscape, Open Space, and Public Utilities Easement	28,226 sq.ft. 0.6480 acres
PARK A	Park	228,832 sq.ft. 5.2533 acres
Total		938,758 sq.ft. 21.5509 acres

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

AREA TABLE

Prcl 3	1,140,475 s.f.	26.1817 acres
Prcl 4	719,481 s.f.	16.5170 acres
Prcl 4A	786,257 s.f.	18.0500 acres
Prcl 5	1,362,254 s.f.	31.2730 acres
Tract B1A	420,259 s.f.	9.6478 acres
Tract C1A	12,982 s.f.	0.2980 acres
Tract D1A	69,213 s.f.	1.5889 acres
Tract E1A	37,318 s.f.	0.8567 acres
Tract F1A	117,913 s.f.	2.7069 acres
Tract G1A	28,226 s.f.	0.6480 acres
Tract H1A	252,848 s.f.	5.8046 acres
Parcel Total	4,008,467 s.f.	92.0217 acres
Park A	228,832 s.f.	5.2533 acres
R/W	717,529 s.f.	16.4722 acres
Tract Total	938,758 s.f.	21.5509 acres
Total	5,893,587 s.f.	135.2981 acres
Barry	5,893,587 s.f.	135.2981 acres



SIGHT VISIBILITY TRIANGLE EASEMENT

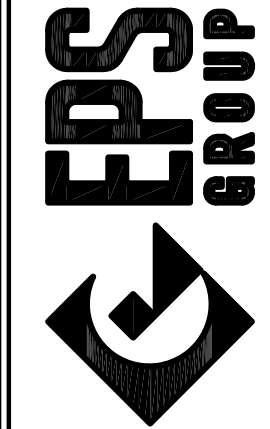
*A = 25' x 25' for local intersection
*B = 33' x 33' for intersections with collector to collector and collector to arterial roads
NTS

LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- R/W Right-of-Way
- WNAE Vehicular Non-Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement
- SW Sidewalk Easement

12-041

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Cortona
Phase 1A
Final Plat

Project

Revisions:

No.	Description

CALL THE MORNING DAYS BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: JK
Drawn by: JK



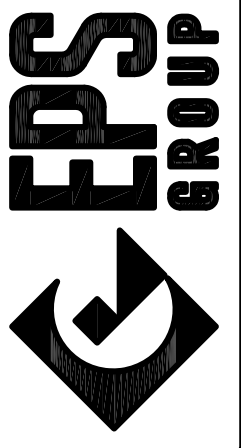
Job No.
12-041

Sheet No.
1
of 4

STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the official records of this County in Fee No.: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Pinal County Recorder
 By: _____ Deputy

County Seal

2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T:480.503.2250 F:480.503.2258
 www.epsgroupinc.com



Cortona
 Phase 1A
 Final Plat

Project

Revisions:

No.	Description	Date

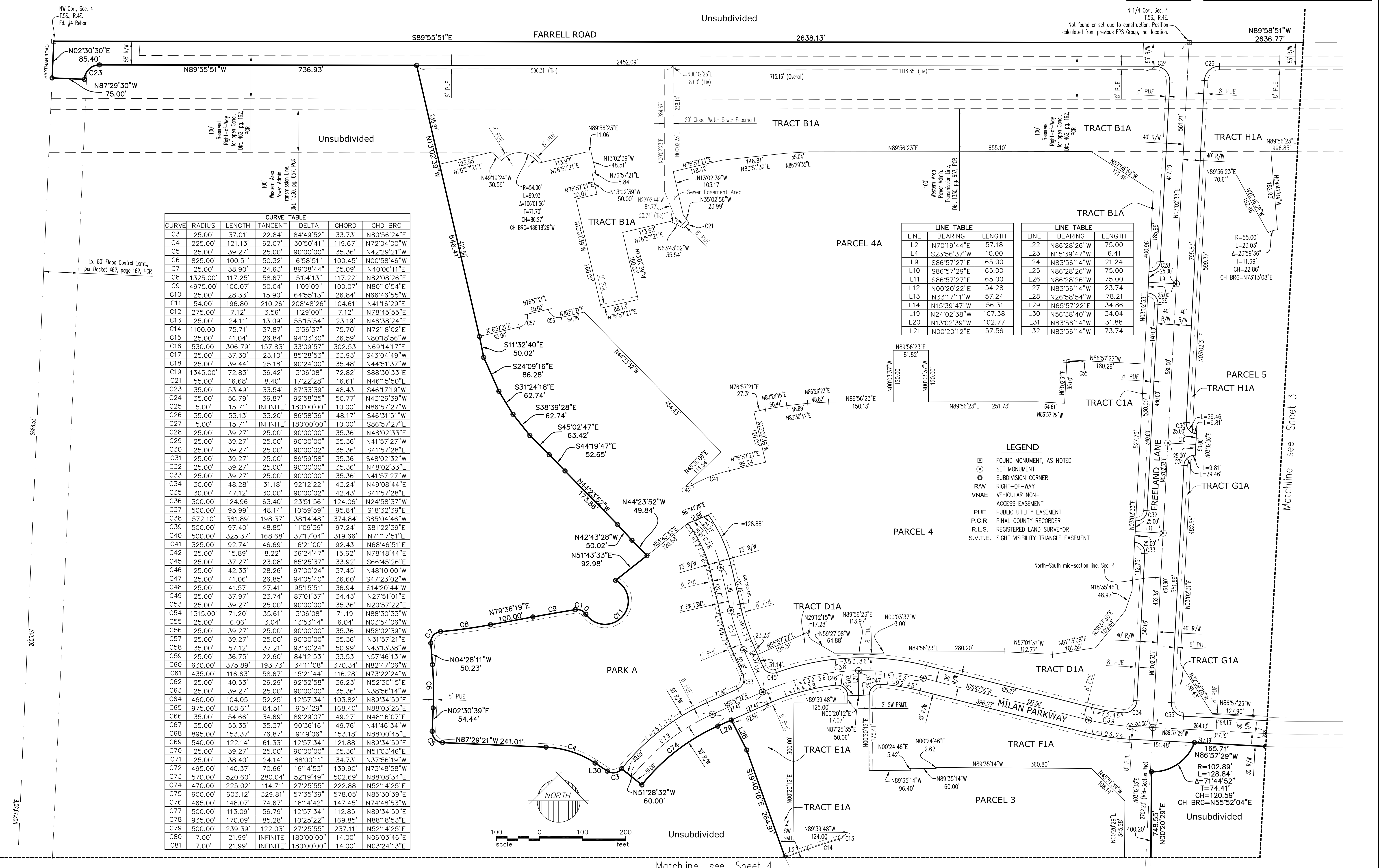
CALL THE SURVEYOR
 BEFORE YOU STAKE-IT!
 (OUTSIDE MARICOPA COUNTY)

Designer: JJK
 Drawn by: JJK



Job No.
 12-041

Sheet No.
 2 of 4

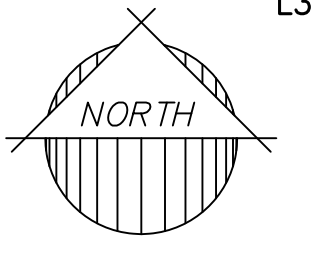
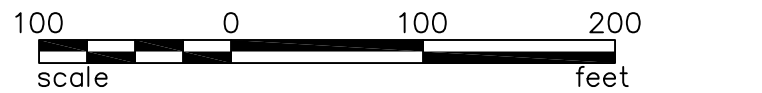


CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C3	25.00'	37.01'	22.84'	84°49'52"	33.73'	N80°56'24"E
C4	225.00'	121.13'	62.07'	30°50'41"	119.67'	N72°04'00"W
C5	25.00'	39.27'	25.00'	90°00'00"	35.36'	N42°29'21"W
C6	825.00'	100.51'	50.32'	6°58'51"	100.45'	N00°58'46"W
C7	25.00'	38.90'	24.63'	89°08'44"	35.09'	N40°06'11"E
C8	1325.00'	117.25'	58.67'	5°04'13"	117.22'	N82°08'26"E
C9	4975.00'	100.07'	50.04'	1°09'09"	100.07'	N80°10'54"E
C10	25.00'	28.33'	15.90'	64°55'13"	26.84'	N66°46'55"W
C11	54.00'	196.80'	210.26'	208°48'26"	104.61'	N41°16'29"E
C12	275.00'	7.12'	3.56'	1°29'00"	7.12'	N78°45'55"E
C13	25.00'	24.11'	13.09'	55°15'54"	23.19'	N46°38'24"E
C14	1100.00'	75.71'	37.87'	3°56'37"	75.70'	N72°18'02"E
C15	25.00'	41.04'	26.84'	94°03'30"	36.59'	N80°18'56"W
C16	530.00'	306.79'	157.83'	33°09'57"	302.53'	N69°14'17"E
C17	25.00'	37.30'	23.10'	85°28'53"	33.93'	S43°04'49"W
C18	25.00'	39.44'	25.18'	90°24'00"	35.48'	N44°51'37"W
C19	1345.00'	72.83'	36.42'	3°06'08"	72.82'	S88°30'33"E
C21	55.00'	16.68'	8.40'	17°22'28"	16.61'	N46°15'50"E
C23	35.00'	53.49'	33.54'	87°33'39"	48.43'	S46°17'19"W
C24	35.00'	56.79'	36.87'	92°58'25"	50.77'	N43°26'39"W
C25	5.00'	15.71'	INFINITE	180°00'00"	10.00'	N86°57'27"W
C26	35.00'	53.13'	33.20'	86°58'36"	48.17'	S46°31'51"W
C27	5.00'	15.71'	INFINITE	180°00'00"	10.00'	S86°57'27"E
C28	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'33"E
C29	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'27"W
C30	25.00'	39.27'	25.00'	90°00'02"	35.36'	S41°57'28"E
C31	25.00'	39.27'	25.00'	89°59'58"	35.36'	S48°02'32"W
C32	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'33"E
C33	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'27"W
C34	30.00'	48.28'	31.18'	92°12'22"	43.24'	N49°08'44"E
C35	30.00'	47.12'	30.00'	90°00'02"	42.43'	S41°57'28"E
C36	300.00'	124.96'	63.40'	23°51'56"	124.06'	N24°58'37"W
C37	500.00'	95.99'	48.14'	10°59'59"	95.84'	S18°32'39"E
C38	572.10'	381.89'	198.37'	38°14'48"	374.84'	S85°04'46"W
C39	500.00'	97.40'	48.85'	11°09'39"	97.24'	S81°22'39"E
C40	500.00'	325.37'	168.68'	37°17'04"	319.66'	N71°17'51"E
C41	325.00'	92.74'	46.69'	16°21'00"	92.43'	N68°46'51"E
C42	25.00'	15.89'	8.22'	36°24'47"	15.62'	N78°48'44"E
C45	25.00'	37.27'	23.08'	85°25'37"	33.92'	S66°45'26"E
C46	25.00'	42.33'	28.26'	97°00'24"	37.45'	N48°10'00"W
C47	25.00'	41.06'	26.85'	94°05'40"	36.60'	S47°23'02"W
C48	25.00'	41.57'	27.41'	95°15'51"	36.94'	S14°20'44"W
C49	25.00'	37.97'	23.74'	87°01'37"	34.43'	N27°51'01"E
C53	25.00'	39.27'	25.00'	90°00'00"	35.36'	N20°57'22"E
C54	1315.00'	71.20'	35.61'	3°06'08"	71.19'	N88°30'33"W
C55	25.00'	6.06'	3.04'	13°53'14"	6.04'	N03°54'06"W
C56	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C57	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C58	35.00'	57.12'	37.21'	93°30'24"	50.99'	N43°13'38"W
C59	25.00'	36.75'	22.60'	84°12'53"	33.53'	N57°46'13"W
C60	630.00'	375.89'	193.73'	34°11'08"	370.34'	N82°47'06"W
C61	435.00'	116.63'	58.67'	15°21'44"	116.28'	N73°22'24"W
C62	25.00'	40.53'	26.29'	92°52'58"	36.23'	N52°30'15"E
C63	25.00'	39.27'	25.00'	90°00'00"	35.36'	N38°56'14"W
C64	460.00'	104.05'	52.25'	12°57'34"	103.82'	N89°34'59"E
C65	975.00'	168.61'	84.51'	9°54'29"	168.40'	N88°03'26"E
C66	35.00'	54.66'	34.69'	89°29'07"	49.27'	N48°16'07"E
C67	35.00'	55.35'	35.37'	90°36'16"	49.76'	N41°46'34"W
C68	895.00'	153.37'	76.87'	9°49'06"	153.18'	N88°00'45"E
C69	540.00'	122.14'	61.33'	12°57'34"	121.88'	N89°34'59"E
C70	25.00'	39.27'	25.00'	90°00'00"	35.36'	N51°03'46"E
C71	25.00'	38.40'	24.14'	88°00'11"	34.73'	N37°56'19"W
C72	495.00'	140.37'	70.66'	16°14'53"	139.90'	N73°48'58"W
C73	570.00'	520.60'	280.04'	52°19'49"	502.69'	N88°08'34"E
C74	470.00'	225.02'	114.71'	27°25'55"	222.88'	N52°14'25"E
C75	600.00'	603.12'	329.81'	57°35'39"	578.05'	N85°30'39"E
C76	465.00'	148.07'	74.67'	18°14'42"	147.45'	N74°48'53"W
C77	500.00'	113.09'	56.79'	12°57'34"	112.85'	N89°34'59"E
C78	935.00'	170.09'	85.28'	10°25'22"	169.85'	N88°18'53"E
C79	500.00'	239.39'	122.03'	27°25'55"	237.11'	N52°14'25"E
C80	7.00'	21.99'	INFINITE	180°00'00"	14.00'	N06°03'46"E
C81	7.00'	21.99'	INFINITE	180°00'00"	14.00'	N03°24'13"E

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	N70°19'44"E	57.18	L22	N86°28'26"W	75.00
L4	S23°56'37"W	10.00	L23	N15°39'47"W	6.41
L9	S86°57'27"E	65.00	L24	N83°56'14"W	21.24
L10	S86°57'29"E	65.00	L25	N86°28'26"W	75.00
L11	S86°57'27"E	65.00	L26	N86°28'26"W	75.00
L12	N00°20'22"E	54.28	L27	N83°56'14"W	23.74
L13	N33°17'11"W	57.24	L28	N26°58'54"W	78.21
L14	N15°39'47"W	56.31	L29	N65°57'22"E	34.86
L19	N24°02'38"W	107.38	L30	N56°38'40"W	34.04
L20	N13°02'39"W	102.77	L31	N83°56'14"W	31.88
L21	N00°20'12"E	57.56	L32	N83°56'14"W	73.74

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT
- SUBDIVISION CORNER
- RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P.C.R. PINAL COUNTY RECORDER
- R.L.S. REGISTERED LAND SURVEYOR
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT



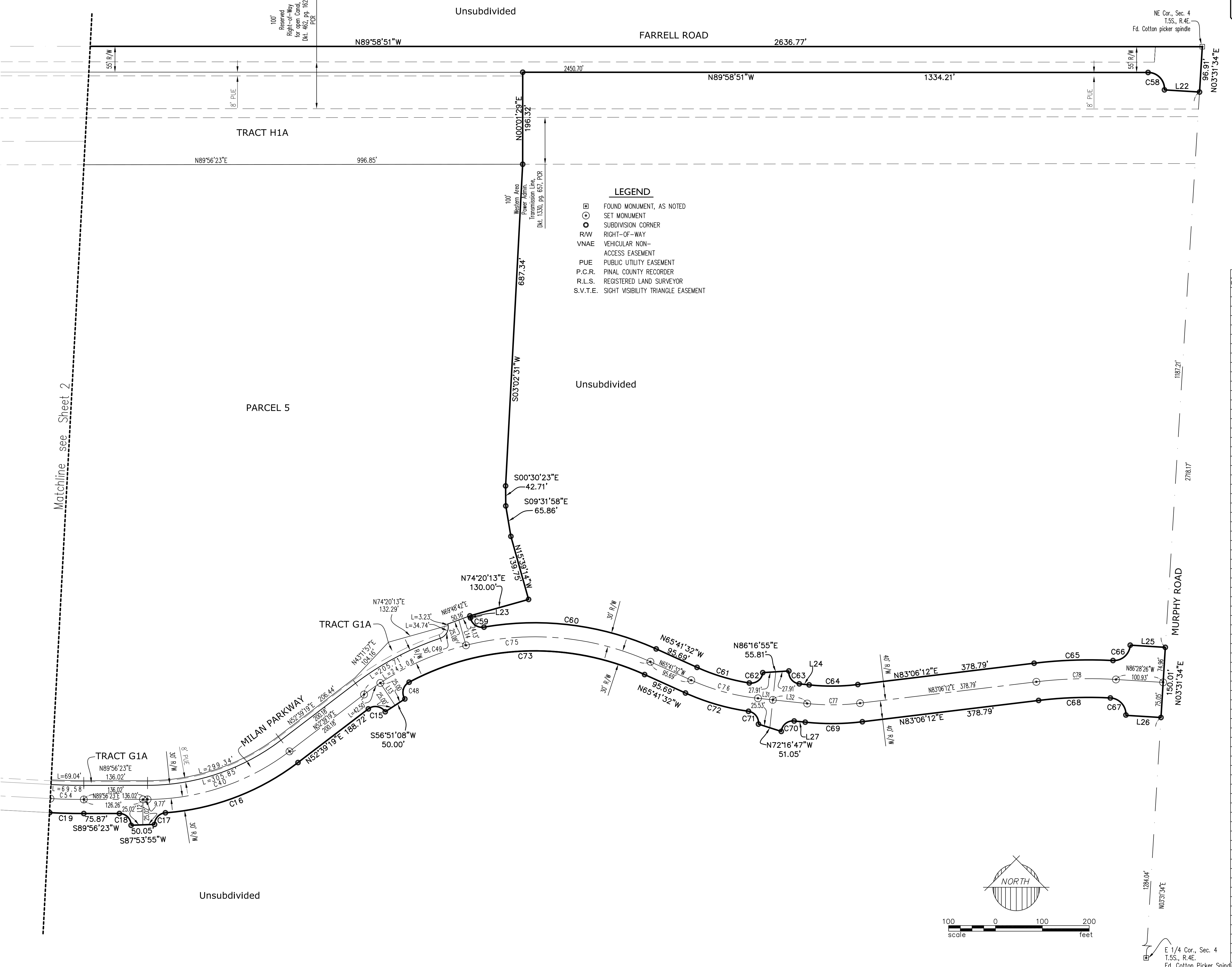
Matchline see Sheet 2

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is
filed in the official records of this County in
Fee No:
Date:
Request of:
Witness my hand and official seal,
Virginia Ross Pinal County Recorder
By: Deputy

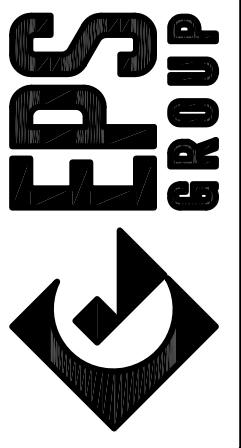
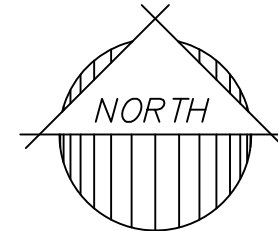
County Seal

Table with 3 columns: LINE, BEARING, LENGTH. Lists line segments from L2 to L32 with their respective bearings and lengths.

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD, CHD BRG. Lists curve data for curves C3 to C81, including radius, length, tangent, delta, chord, and chord bearing.



LEGEND
FOUND MONUMENT, AS NOTED
SET MONUMENT
SUBDIVISION CORNER
R/W RIGHT-OF-WAY
VNAE VEHICULAR NON-ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
P.C.R. PINAL COUNTY RECORDER
R.L.S. REGISTERED LAND SURVEYOR
S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT



Revisions:

Designer: JK
Drawn by: JK



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Fee No. _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia Ross Pinal County Recorder

By: _____ Deputy

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Cortona
Phase 1A
Final Plat

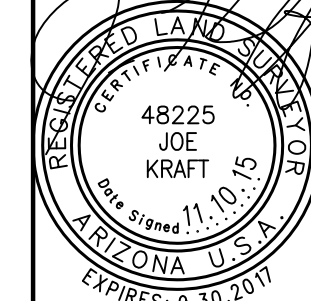
Project:

Revisions:

No.	Description

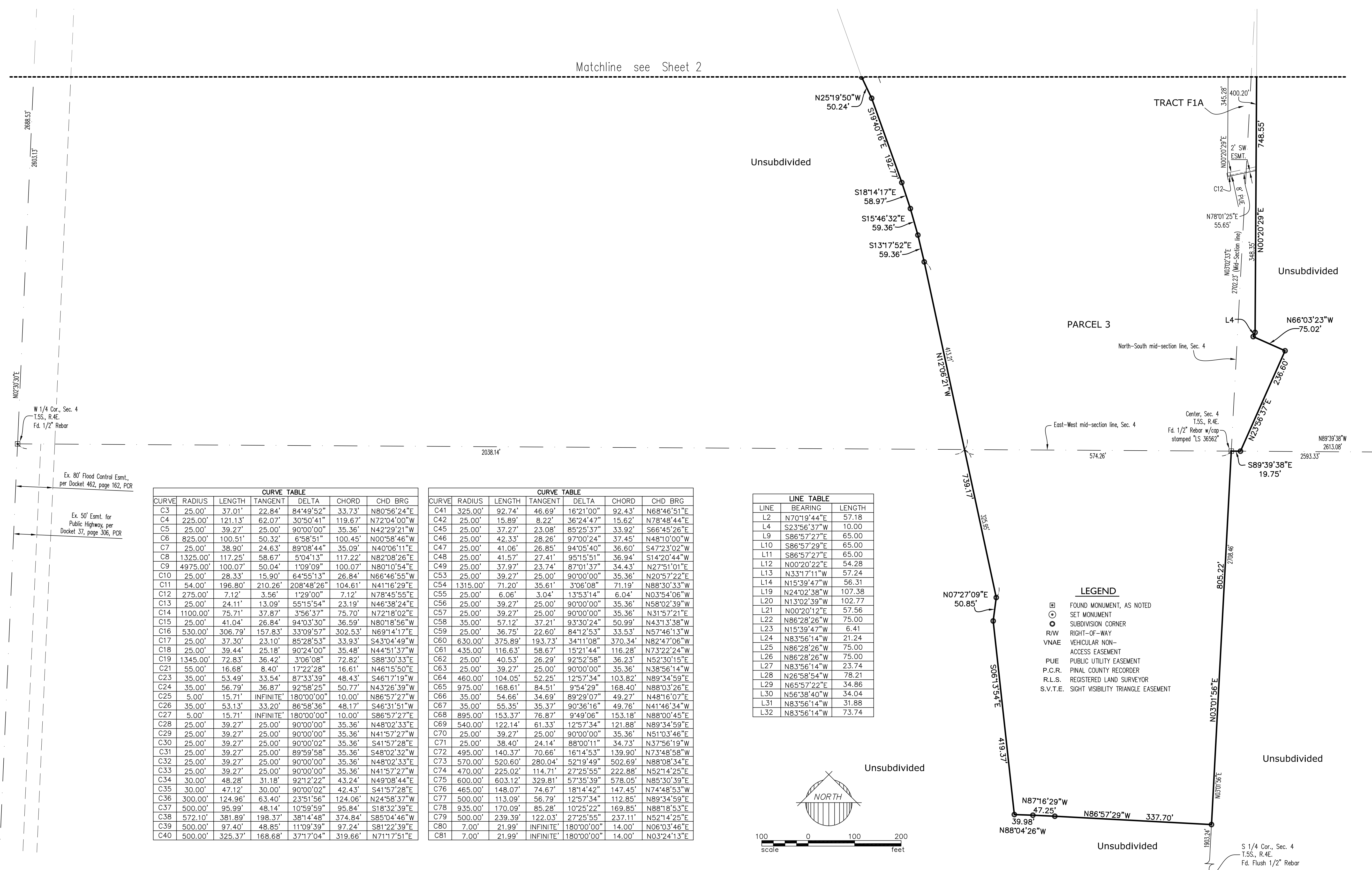
CALL THE RECORDING CLERK BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: JJK
Drawn by: JJK



Job No.
12-041

Sheet No.
4
of 4



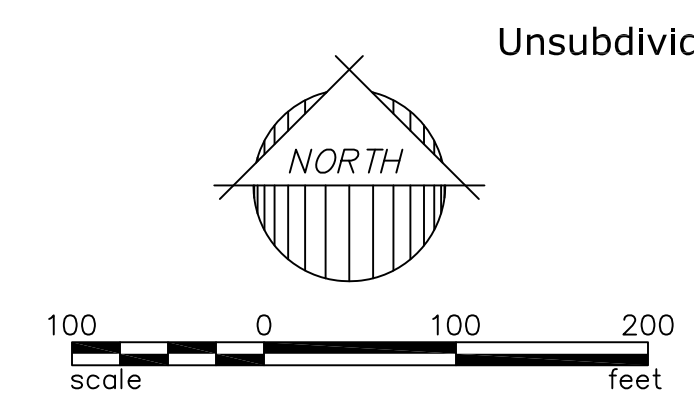
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C3	25.00'	37.01'	22.84'	84°49'52"	33.73'	N80°56'24"E
C4	225.00'	121.13'	62.07'	30°50'41"	119.67'	N72°04'00"W
C5	25.00'	39.27'	25.00'	90°00'00"	35.36'	N42°29'21"W
C6	825.00'	100.51'	50.32'	6°58'51"	100.45'	N00°58'46"W
C7	25.00'	38.90'	24.63'	89°08'44"	35.09'	N40°06'11"E
C8	1325.00'	117.25'	58.67'	5°04'13"	117.22'	N82°08'26"E
C9	4975.00'	100.07'	50.04'	1°09'09"	100.07'	N80°10'54"E
C10	25.00'	28.33'	15.90'	64°55'13"	26.84'	N66°46'55"W
C11	54.00'	196.80'	210.26'	208°48'26"	104.61'	N41°16'29"E
C12	275.00'	7.12'	3.56'	1°29'00"	7.12'	N78°45'55"E
C13	25.00'	24.11'	13.09'	55°15'54"	23.19'	N46°38'24"E
C14	1100.00'	75.71'	37.87'	3°56'37"	75.70'	N72°18'02"E
C15	25.00'	41.04'	26.84'	94°03'30"	36.59'	N80°18'56"W
C16	530.00'	306.79'	157.83'	33°09'57"	302.53'	N69°14'17"E
C17	25.00'	37.30'	23.10'	85°28'53"	33.93'	S43°04'49"W
C18	25.00'	39.44'	25.18'	90°24'00"	35.48'	N44°51'37"W
C19	1345.00'	72.83'	36.42'	3°06'08"	72.82'	S88°30'33"E
C21	55.00'	16.68'	8.40'	17°22'28"	16.61'	N46°15'50"E
C23	35.00'	53.49'	33.54'	87°33'39"	48.43'	S46°17'19"W
C24	35.00'	56.79'	36.87'	92°58'25"	50.77'	N43°26'39"W
C25	5.00'	15.71'	INFINITE'	180°00'00"	10.00'	N86°57'27"W
C26	35.00'	53.13'	33.20'	86°58'36"	48.17'	S46°31'51"W
C27	5.00'	15.71'	INFINITE'	180°00'00"	10.00'	S86°57'27"E
C28	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'33"E
C29	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'27"W
C30	25.00'	39.27'	25.00'	90°00'02"	35.36'	S41°57'28"E
C31	25.00'	39.27'	25.00'	89°59'58"	35.36'	S48°02'32"W
C32	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'33"E
C33	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'27"W
C34	30.00'	48.28'	31.18'	92°12'22"	43.24'	N49°08'44"E
C35	30.00'	47.12'	30.00'	90°00'02"	42.43'	S41°57'28"E
C36	300.00'	124.96'	63.40'	23°51'56"	124.06'	N24°58'37"W
C37	500.00'	95.99'	48.14'	10°59'59"	95.84'	S18°32'39"E
C38	572.10'	381.89'	198.37'	38°14'48"	374.84'	S85°04'46"W
C39	500.00'	97.40'	48.85'	11°09'39"	97.24'	S81°22'39"E
C40	500.00'	325.37'	168.68'	37°17'04"	319.66'	N71°17'51"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C41	325.00'	92.74'	46.69'	16°21'00"	92.43'	N68°46'51"E
C42	25.00'	15.89'	8.22'	36°24'47"	15.62'	N78°48'44"E
C45	25.00'	37.27'	23.08'	85°25'37"	33.92'	S66°45'26"E
C46	25.00'	42.33'	28.26'	97°00'24"	37.45'	N48°10'00"W
C47	25.00'	41.06'	26.85'	94°05'40"	36.60'	S47°23'02"W
C48	25.00'	41.57'	27.41'	95°15'51"	36.94'	S14°20'44"W
C49	25.00'	37.97'	23.74'	87°01'37"	34.43'	N27°51'01"E
C53	25.00'	39.27'	25.00'	90°00'00"	35.36'	N20°57'22"E
C54	1315.00'	71.20'	35.61'	3°06'08"	71.19'	N88°30'33"W
C55	25.00'	6.06'	3.04'	13°53'14"	6.04'	N03°54'06"W
C56	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C57	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C58	35.00'	57.12'	37.21'	93°30'24"	50.99'	N43°13'38"W
C59	25.00'	36.75'	22.60'	84°12'53"	33.53'	N57°46'13"W
C60	630.00'	375.89'	193.73'	34°11'08"	370.34'	N82°47'06"W
C61	435.00'	116.63'	58.67'	15°21'44"	116.28'	N73°22'24"W
C62	25.00'	40.53'	26.29'	92°52'58"	36.23'	N52°30'15"E
C63	25.00'	39.27'	25.00'	90°00'00"	35.36'	N38°56'14"W
C64	460.00'	104.05'	52.25'	12°57'34"	103.82'	N89°34°59"E
C65	975.00'	168.61'	84.51'	9°54'29"	168.40'	N88°03'26"E
C66	35.00'	54.66'	34.69'	89°29'07"	49.27'	N48°16'07"E
C67	35.00'	55.35'	35.37'	90°36'16"	49.76'	N41°46'34"W
C68	895.00'	153.37'	76.87'	9°49'06"	153.18'	N88°00'45"E
C69	540.00'	122.14'	61.33'	12°57'34"	121.88'	N89°34'59"E
C70	25.00'	39.27'	25.00'	90°00'00"	35.36'	N51°03'46"E
C71	25.00'	38.40'	24.14'	88°00'11"	34.73'	N37°56'19"W
C72	495.00'	140.37'	70.66'	16°14'53"	139.90'	N73°48'58"W
C73	570.00'	520.60'	280.04'	52°19'49"	502.69'	N88°08'34"E
C74	470.00'	225.02'	114.71'	27°25'55"	222.88'	N52°14'25"E
C75	600.00'	603.12'	329.81'	57°35'39"	578.05'	N85°30'39"E
C76	465.00'	148.07'	74.67'	18°14'42"	147.45'	N74°48'53"W
C77	500.00'	113.09'	56.79'	12°57'34"	112.85'	N89°34'59"E
C78	935.00'	170.09'	85.28'	10°25'22"	169.85'	N88°18'53"E
C79	500.00'	239.39'	122.03'	27°25'55"	237.11'	N52°14'25"E
C80	7.00'	21.99'	INFINITE'	180°00'00"	14.00'	N06°03'46"E
C81	7.00'	21.99'	INFINITE'	180°00'00"	14.00'	N03°24'13"E

LINE	BEARING	LENGTH
L2	N70°19'44"E	57.18
L4	S23°56'37"W	10.00
L9	S86°57'27"E	65.00
L10	S86°57'29"E	65.00
L11	S86°57'27"E	65.00
L12	N00°20'22"E	54.28
L13	N33°17'11"W	57.24
L14	N15°39'47"W	56.31
L19	N24°02'38"W	107.38
L20	N13°02'39"W	102.77
L21	N00°20'12"E	57.56
L22	N86°28'26"W	75.00
L23	N15°39'47"W	6.41
L24	N83°56'14"W	21.24
L25	N86°28'26"W	75.00
L26	N86°28'26"W	75.00
L27	N83°56'14"W	23.74
L28	N26°58'54"W	78.21
L29	N65°57'22"E	34.86
L30	N56°38'40"W	34.04
L31	N83°56'14"W	31.88
L32	N83°56'14"W	73.74

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT
- SUBDIVISION CORNER
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P.C.R. PINAL COUNTY RECORDER
- R.L.S. REGISTERED LAND SURVEYOR
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT



12-041

CONVEYANCE AND DEDICATION STATEMENT

State of Arizona
County of Pinal

Know all men by these presents:

has subdivided under the name of "A Final Plat for Cortona - Parcel 3", a planned area development located in a portion of Section 4, 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.

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. 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 A3, B3, C3, D3, E3, F3, G3, H3, I3, J3, K3, L3, M3, N3 & O3 are not dedicated to the public, but are platted as common property for the use and enjoyment of (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: 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 201.

By:
By:
Its:

ACKNOWLEDGMENT

State of Arizona
County of

On this Day of 201, 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.

By:
Notary Public Date
My Commission expires:

TRACT USE TABLE

Table with 3 columns: TRACT, USAGE, AREA. Rows include A3, B3, C3, D3, E3, H3, I3, K3, L3, M3, N3 & O3; F3; G3; J3; and TOTAL.

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

A Final Plat for Cortona - Parcel 3

A Re-Plat of Parcel 3 of 'Final Plat of Cortona - Phase1A' recorded in Fee Number 201-_____, Official Records of Pinal County, Arizona, situated in a portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona

GENERAL NOTES

- 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.
13. A 1/2" capped rebar will be set at all lot and tract corners upon completion of paving improvements.
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 "C1-2" (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 Cortona, Maricopa, Arizona are recorded in Pinal County Records.
18. 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.

BASIS OF BEARING

The North line of the Northwest Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, the bearing of which is assumed: N89°55'51"W

ZONING INFORMATION

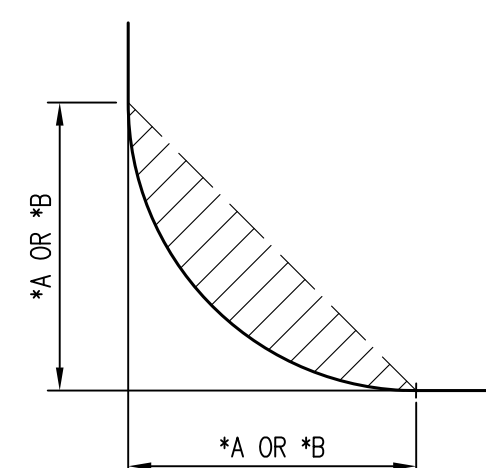
Planned Area Development, City of Maricopa case # PAD05-06 and ZON05-06.

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.

ASSURED WATER SUPPLY

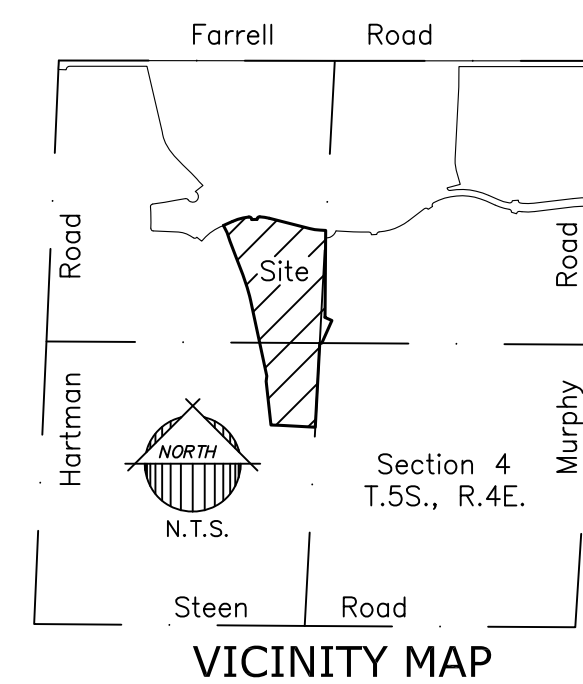
This subdivision is within the service area of the and has been designated as having an assured water supply pursuant to A.R.S. 45-576. has issued a letter of commitment to provide water service to this subdivision.



SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 25' x 25' for local intersection
* B = 33' x 33' for intersections with collector to collector and collector to arterial roads

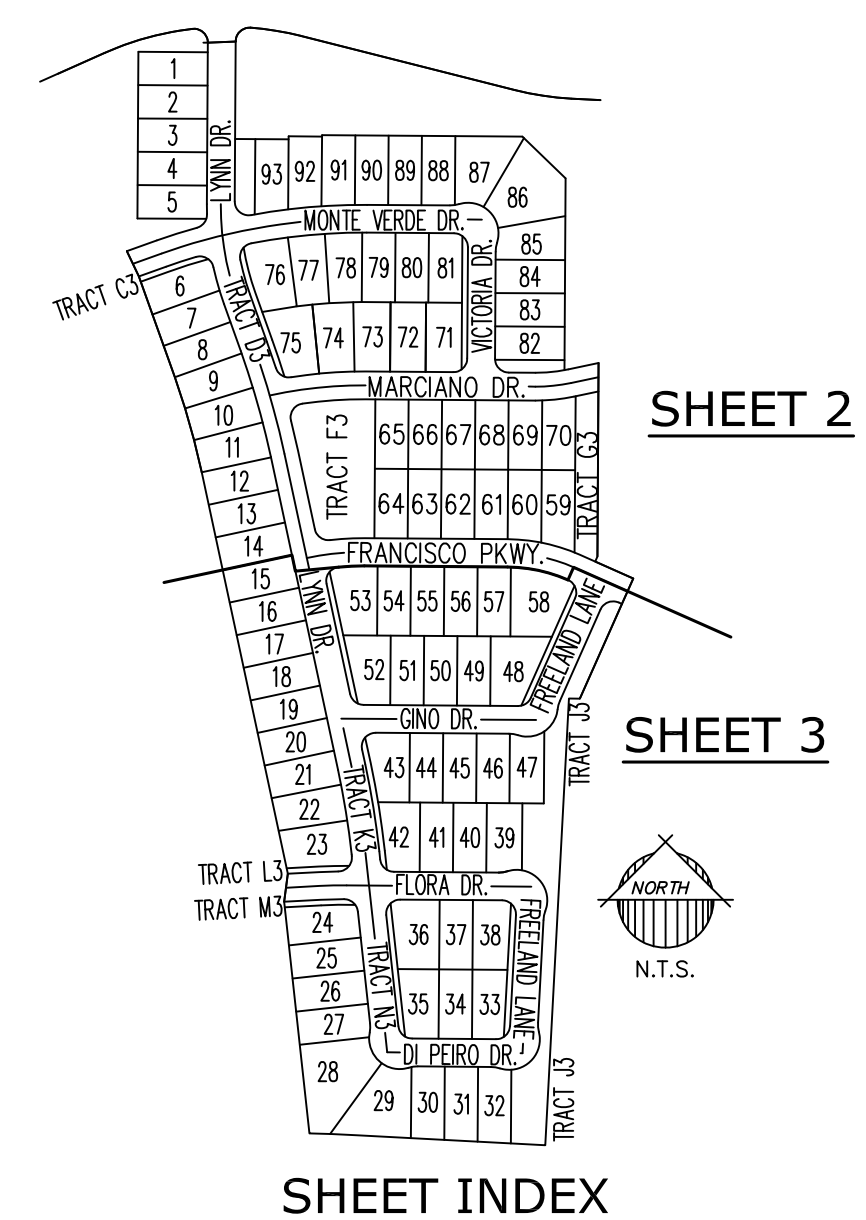
- Legend: Found monument, as noted; Set monument; Subdivision Corner; R/W Right-of-Way; WAE Vehicular Non-Access Easement; PUE Public Utility Easement; PCR Pinal County Recorder; R.L.S. Registered Land Surveyor; Dkt. Docket; pg. Page; SVE Sight Visibility Easement; SW Sidewalk Easement.



VICINITY MAP

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed in the official records of this County in Fee No:
Date:
Request of:
Witness my hand and official seal,
Virginia Ross Pinal County Recorder
By: Deputy

County Seal



OWNER/DEVELOPER

MARICOPA 240, LLC & DESERT SUNRISE, LLC
c/o PMC LAND ENTITLEMENT & DEVELOPMENT
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
CONTACT: PHILIP MILLER, PRESIDENT
PHONE: (480) 584-6997

ENGINEER

EPS GROUP, INC
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210
Phone: (480) 503-2250
Fax: (480) 503-2258
Web: www.epsgroupinc.com

GROSS AREA

1,290,478 sq. ft.
29.6253 acres

UTILITY SERVICES

- Sewer: Santa Cruz/Global Water Company
Water: Palo Verde/Global Water Company
Electricity: Electrical District No. 3
Telephone: TBD/Various
Gas: Southwest Gas Corporation
Cable TV: TBD/Various
Police: City of Maricopa
Fire: City of Maricopa
Refuse: Private Providers

CERTIFICATION

This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the months of 2014, that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and have been permanently set.

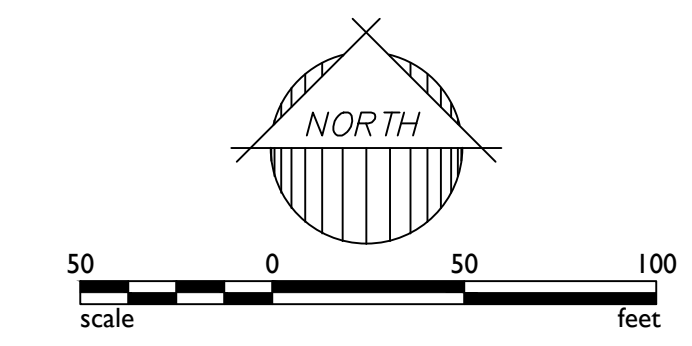
Registered Land Surveyor No. 48225 Date
EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210

APPROVALS

Approved:
Development Services Director
City of Maricopa, Arizona Date
Approved:
City Engineer
City of Maricopa, Arizona Date
Approved by the Council of the City of Maricopa, Arizona, this Day of 201.
By: Mayor Date
Attest: City Clerk Date

Vertical sidebar containing EPS GROUP logo, project name 'Cortona Parcel 3 Final Plat', sheet number '12-041 of 3', and a professional seal for Joe Kraft, Registered Land Surveyor No. 48225, State of Arizona, Commission Expires 9/30/2017.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C6	572.10'	230.36'	23°04'14"	116.76'	N77°29'29"E	228.81'
C7	572.10'	151.53'	15°10'34"	76.21'	S83°23'07"E	151.09'
C8	500.00'	97.40'	11°09'39"	48.85'	S81°22'39"E	97.24'
C9	1075.00'	114.39'	6°05'49"	57.25'	S73°22'39"W	114.34'
C10	1075.00'	262.43'	13°59'13"	131.87'	S83°25'10"W	261.78'
C11	500.00'	56.42'	6°27'54"	28.24'	S02°53'45"E	56.39'
C12	500.00'	118.18'	13°32'34"	59.37'	S12°53'59"E	117.91'
C13	1525.00'	93.09'	3°29'51"	46.56'	S17°55'20"E	93.08'
C14	1525.00'	108.26'	4°04'03"	54.15'	S14°08'23"E	108.24'
C15	775.00'	173.97'	12°51'41"	87.35'	S83°58'55"W	173.60'
C16	300.00'	64.87'	12°23'21"	32.56'	S84°13'06"W	64.74'
C17	475.00'	104.58'	12°36'52"	52.50'	S84°06'20"W	104.37'
C18	300.00'	123.21'	23°31'51"	62.48'	N77°49'18"W	122.34'
C21	25.00'	33.11'	7°53'03"	19.49'	N36°19'50"E	30.74'
C22	25.00'	41.20'	9°42'56"	27.00'	N59°23'21"W	36.69'
C40	25.00'	36.92'	8°43'19"	22.76'	S5°42'51"E	33.66'
C41	25.00'	41.83'	9°52'12"	27.70'	S33°46'13"W	37.12'
C42	25.00'	39.24'	8°55'43"	24.97'	S44°37'22"E	35.33'
C43	55.00'	16.65'	17°20'29"	8.39'	S09°00'44"W	16.58'
C44	55.00'	119.62'	12°43'41"	104.79'	N44°37'22"W	97.40'
C45	55.00'	16.65'	17°20'29"	8.39'	N81°44'31"E	16.58'
C46	25.00'	44.00'	10°50'32"	30.24'	S50°05'04"E	38.54'
C47	25.00'	39.63'	9°04'10"	25.36'	S33°35'17"W	35.61'
C48	25.00'	39.24'	8°55'43"	24.97'	N44°37'22"W	35.33'
C49	25.00'	39.30'	9°04'17"	25.03'	N45°22'38"E	35.38'
C50	25.00'	35.52'	8°12'04"	21.50'	S58°31'58"E	32.61'



STATE OF ARIZONA
 COUNTY OF PINAL SS

I hereby certify that the within instrument is filed in the official records of this County in Fee No: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal, Virginia Ross Final County Recorder
 By: _____ Deputy

Area Table		
Lot-1	7,500 s.f.	0.1722 acres
Lot-2	7,500 s.f.	0.1722 acres
Lot-3	7,500 s.f.	0.1722 acres
Lot-4	7,500 s.f.	0.1722 acres
Lot-5	7,501 s.f.	0.1722 acres
Lot-6	8,093 s.f.	0.1858 acres
Lot-7	7,655 s.f.	0.1757 acres
Lot-8	7,650 s.f.	0.1756 acres
Lot-9	7,908 s.f.	0.1815 acres
Lot-10	7,934 s.f.	0.1821 acres
Lot-11	7,926 s.f.	0.1820 acres
Lot-12	7,650 s.f.	0.1756 acres
Lot-13	7,650 s.f.	0.1756 acres
Lot-14	7,650 s.f.	0.1756 acres
Lot-15	7,650 s.f.	0.1756 acres
Lot-16	7,650 s.f.	0.1756 acres
Lot-17	7,650 s.f.	0.1756 acres
Lot-18	7,650 s.f.	0.1756 acres
Lot-19	7,650 s.f.	0.1756 acres
Lot-20	7,650 s.f.	0.1756 acres
Lot-21	7,798 s.f.	0.1790 acres
Lot-22	7,936 s.f.	0.1822 acres
Lot-23	9,099 s.f.	0.2089 acres
Lot-24	8,428 s.f.	0.1935 acres
Lot-25	7,800 s.f.	0.1791 acres
Lot-26	7,800 s.f.	0.1791 acres
Lot-27	7,757 s.f.	0.1781 acres
Lot-28	16,734 s.f.	0.3841 acres
Lot-29	12,790 s.f.	0.2936 acres
Lot-30	7,833 s.f.	0.1798 acres
Lot-31	8,003 s.f.	0.1837 acres
Lot-32	8,066 s.f.	0.1852 acres
Lot-33	7,497 s.f.	0.1721 acres
Lot-34	7,500 s.f.	0.1722 acres
Lot-35	8,394 s.f.	0.1927 acres
Lot-36	10,187 s.f.	0.2339 acres
Lot-37	7,500 s.f.	0.1722 acres
Lot-38	8,204 s.f.	0.1883 acres
Lot-39	7,876 s.f.	0.1808 acres
Lot-40	7,500 s.f.	0.1722 acres
Lot-41	7,500 s.f.	0.1722 acres
Lot-42	8,292 s.f.	0.1904 acres
Lot-43	8,552 s.f.	0.1963 acres
Lot-44	7,500 s.f.	0.1722 acres
Lot-45	7,500 s.f.	0.1722 acres
Lot-46	7,500 s.f.	0.1722 acres
Lot-47	7,609 s.f.	0.1747 acres
Lot-48	10,361 s.f.	0.2379 acres
Lot-49	7,503 s.f.	0.1722 acres
Lot-50	7,503 s.f.	0.1722 acres
Lot-51	7,503 s.f.	0.1722 acres
Lot-52	8,954 s.f.	0.2056 acres
Lot-53	9,222 s.f.	0.2117 acres
Lot-54	7,503 s.f.	0.1722 acres
Lot-55	7,503 s.f.	0.1722 acres
Lot-56	7,503 s.f.	0.1722 acres
Lot-57	7,503 s.f.	0.1722 acres
Lot-58	11,382 s.f.	0.2613 acres
Lot-59	8,302 s.f.	0.1906 acres
Lot-60	7,672 s.f.	0.1761 acres
Lot-61	7,500 s.f.	0.1722 acres
Lot-62	7,500 s.f.	0.1722 acres
Lot-63	7,500 s.f.	0.1722 acres
Lot-64	7,500 s.f.	0.1722 acres
Lot-65	7,500 s.f.	0.1722 acres
Lot-66	7,500 s.f.	0.1722 acres
Lot-67	7,500 s.f.	0.1722 acres
Lot-68	7,500 s.f.	0.1722 acres
Lot-69	7,559 s.f.	0.1735 acres
Lot-70	7,697 s.f.	0.1767 acres
Lot-71	8,064 s.f.	0.1851 acres
Lot-72	8,000 s.f.	0.1837 acres
Lot-73	8,195 s.f.	0.1881 acres
Lot-74	8,597 s.f.	0.1974 acres
Lot-75	9,486 s.f.	0.2178 acres
Lot-76	9,317 s.f.	0.2139 acres
Lot-77	7,839 s.f.	0.1800 acres
Lot-78	7,887 s.f.	0.1811 acres
Lot-79	7,500 s.f.	0.1722 acres
Lot-80	7,500 s.f.	0.1722 acres
Lot-81	7,536 s.f.	0.1730 acres
Lot-82	7,512 s.f.	0.1725 acres
Lot-83	7,500 s.f.	0.1722 acres
Lot-84	7,500 s.f.	0.1722 acres
Lot-85	8,338 s.f.	0.1914 acres
Lot-86	14,723 s.f.	0.3380 acres
Lot-87	10,955 s.f.	0.2515 acres
Lot-88	7,510 s.f.	0.1724 acres
Lot-89	7,500 s.f.	0.1722 acres
Lot-90	7,502 s.f.	0.1722 acres
Lot-91	7,582 s.f.	0.1740 acres
Lot-92	7,693 s.f.	0.1766 acres
Lot-93	7,836 s.f.	0.1799 acres
Tract-A3	37,318 s.f.	0.8567 acres
Tract-B3	120,180 s.f.	2.7589 acres
Tract-C3	1,224 s.f.	0.0281 acres
Tract-D3	2,324 s.f.	0.0534 acres
Tract-E3	2,280 s.f.	0.0523 acres
Tract-F3	32,284 s.f.	0.7411 acres
Tract-G3	12,059 s.f.	0.2768 acres
Tract-H3	2,306 s.f.	0.0529 acres
Tract-I3	2,238 s.f.	0.0514 acres
Tract-J3	38,892 s.f.	0.8928 acres
Tract-K3	2,290 s.f.	0.0526 acres
Tract-L3	1,056 s.f.	0.0242 acres
Tract-M3	1,216 s.f.	0.0279 acres
Tract-N3	2,293 s.f.	0.0526 acres
Tract-O3	2,282 s.f.	0.0524 acres
Lot Total	758,414 s.f.	17.4108 acres
Tract Total	260,241 s.f.	5.9743 acres
RW	271,823 s.f.	6.2402 acres
Total	1,290,478 s.f.	29.6253 acres
Bdry	1,290,478 s.f.	29.6253 acres

2045 S. Vineyard Ave., Suite 101
 Mesa, AZ 85210
 T:480.503.2250 | F:480.503.2256
 www.epsgroupinc.com

EPS GROUP

Cortona Parcel 3
 Final Plat

Project: _____

Revisions: _____

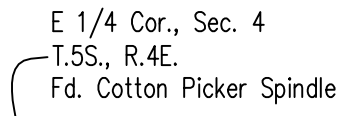
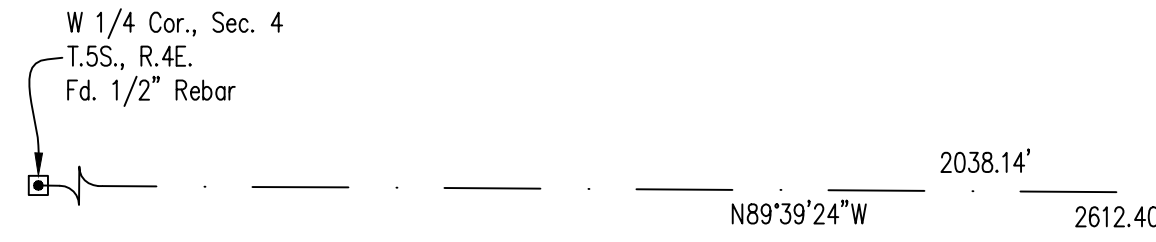
CALL THE WORKING DAYS BEFORE YOU DIG
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: JK
 Drawn by: JK

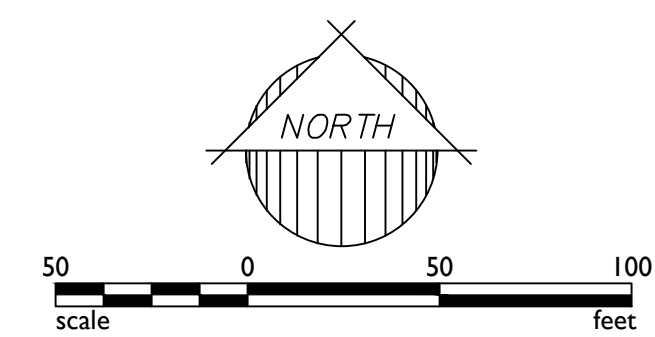
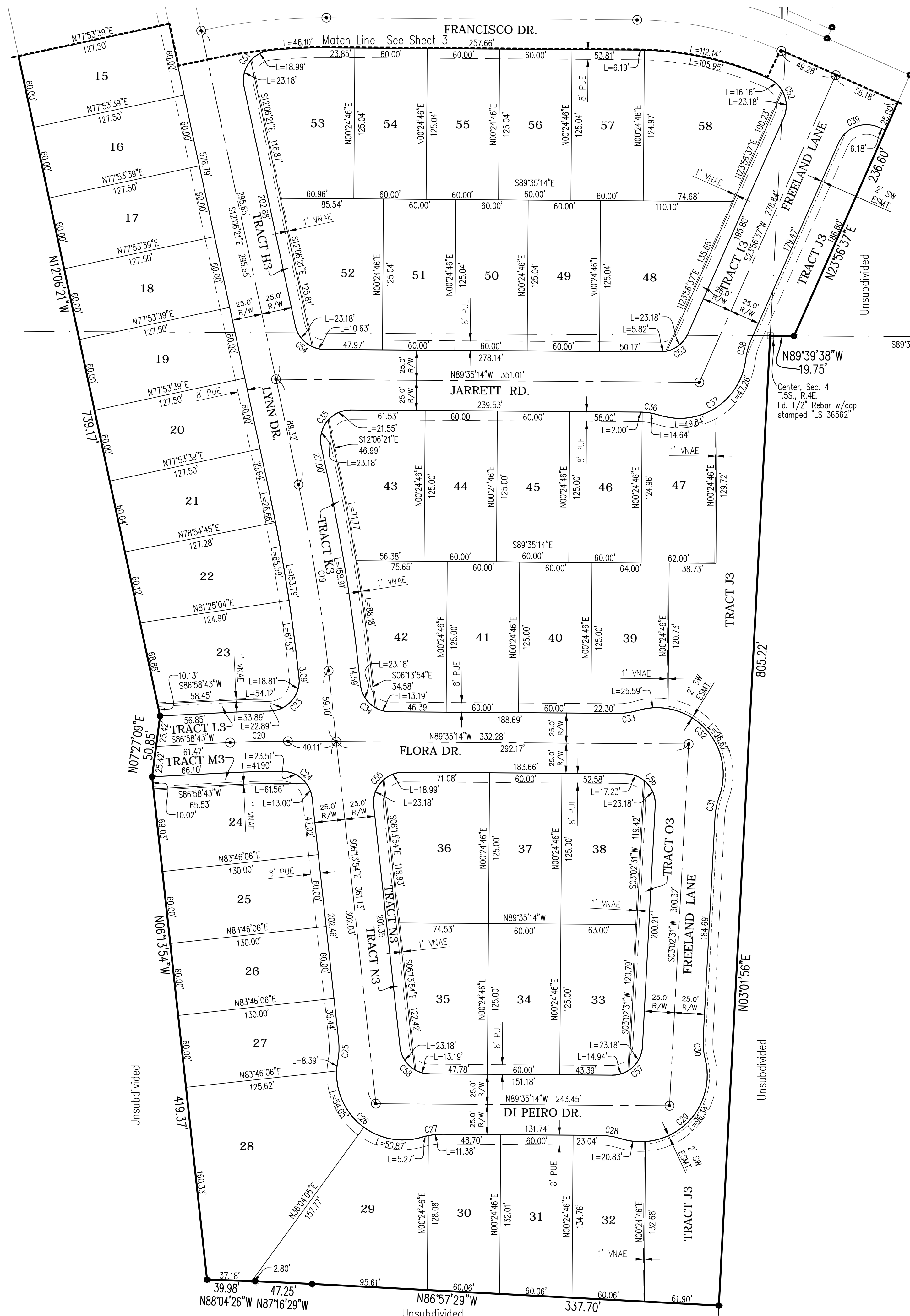
APPROVED FOR RECORDING
 48225
 JOE KRAFT
 11.10.20
 STATE OF ARIZONA
 COUNTY OF PINAL
 DEPUTY COUNTY CLERK
 EXPIRES: 9.30.2021

Job No.
12-041

Sheet No.
2 of 3

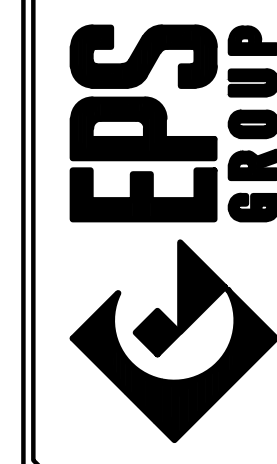


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C19	1525.00'	156.35'	5°52'27"	78.24'	S09°10'08"E	156.28'
C20	800.00'	47.95'	3°26'03"	23.98'	S88°41'45"W	47.94'
C23	25.00'	41.70'	95°33'49"	27.55'	N41°33'00"E	37.03'
C24	25.00'	36.52'	83°41'30"	22.39'	N48°04'39"W	33.36'
C25	55.00'	16.65'	17°20'29"	8.39'	N02°26'20"E	16.58'
C26	55.00'	113.31'	118°02'18"	91.60'	S47°54'34"E	94.31'
C27	55.00'	16.65'	17°20'29"	8.39'	S81°44'31"W	16.58'
C28	55.00'	16.65'	17°20'29"	8.39'	N80°54'59"W	16.58'
C29	55.00'	117.16'	122°03'13"	99.33'	N46°43'39"E	96.23'
C30	55.00'	16.65'	17°20'29"	8.39'	S05°37'43"E	16.58'
C31	55.00'	16.65'	17°20'29"	8.39'	S11°42'46"W	16.58'
C32	55.00'	122.21'	127°18'43"	111.07'	N43°16'21"W	98.58'
C33	55.00'	16.65'	17°20'29"	8.39'	N81°44'31"E	16.58'
C34	25.00'	36.37'	83°21'20"	22.26'	S47°54'34"E	33.25'
C35	25.00'	44.73'	102°31'08"	31.16'	S39°09'12"W	39.00'
C36	55.00'	16.65'	17°20'29"	8.39'	N80°54'59"W	16.58'
C37	55.00'	97.10'	101°09'07"	66.90'	N57°10'42"E	84.97'
C38	55.00'	16.65'	17°20'29"	8.39'	S15°16'23"W	16.58'
C39	25.00'	39.27'	90°00'00"	25.00'	S68°56'37"W	35.36'
C51	25.00'	42.17'	96°38'55"	28.06'	S36°13'06"W	37.35'
C52	25.00'	39.34'	90°09'58"	25.07'	N21°08'21"W	35.41'
C53	25.00'	29.00'	66°28'09"	16.38'	N57°10'42"E	27.40'
C54	25.00'	33.81'	77°28'52"	20.06'	S50°50'48"E	31.29'
C55	25.00'	42.17'	96°38'40"	28.08'	S42°05'26"W	37.34'
C56	25.00'	40.42'	92°37'45"	26.17'	N43°16'21"W	36.16'
C57	25.00'	38.12'	87°22'15"	23.88'	N46°43'39"E	34.53'
C58	25.00'	36.37'	83°21'20"	22.26'	S47°54'34"E	33.25'



STATE OF ARIZONA
 COUNTY OF PINAL
 SS
 I hereby certify that the within instrument is filed in the official records of this County in Fee No. _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Final County Recorder
 By: _____ Deputy

2045 S. Vineyard Ave., Suite 101
 Mesa, AZ 85210
 T:480.503.2250 F:480.503.2256
 www.epsgroupinc.com



Project: Cortona Parcel 3
 Final Plat

Revisions:

CALL FOR WORKING DATES BEFORE YOU DIG
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: JK
 Drawn by: JK



Job No. 12-041

Sheet No. 3 of 3

CONVEYANCE AND DEDICATION STATEMENT

State of Arizona
County of Pinal

Know all men by these presents:

has subdivided under the name of "A Final Plat for Cortona - Parcel 4", a planned area development located in a portion of Section 4, 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.

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.

Tracts A4, B4, C4, D4, F4, G4, H4, I4, J4, K4 & L4 are not dedicated to the public, but are platted as common property for the use and enjoyment of (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: 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 201.

By: _____

By: _____
Its: _____

ACKNOWLEDGMENT

State of Arizona
County of _____

On this Day of 201, 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.

By: _____
Notary Public Date

My Commission expires: _____

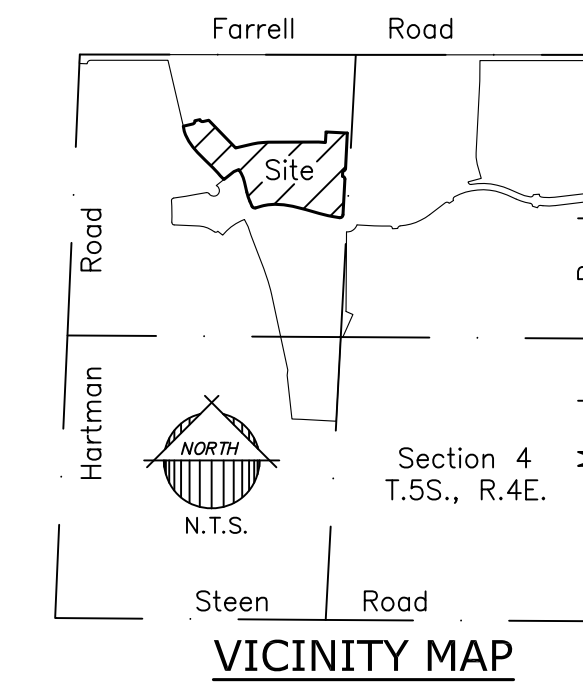
TRACT USE TABLE

Table with 3 columns: TRACT, USAGE, AREA. Rows include A4, B4, C4, D4, F4, G4, H4, I4, K4 & L4; J4; and TOTAL.

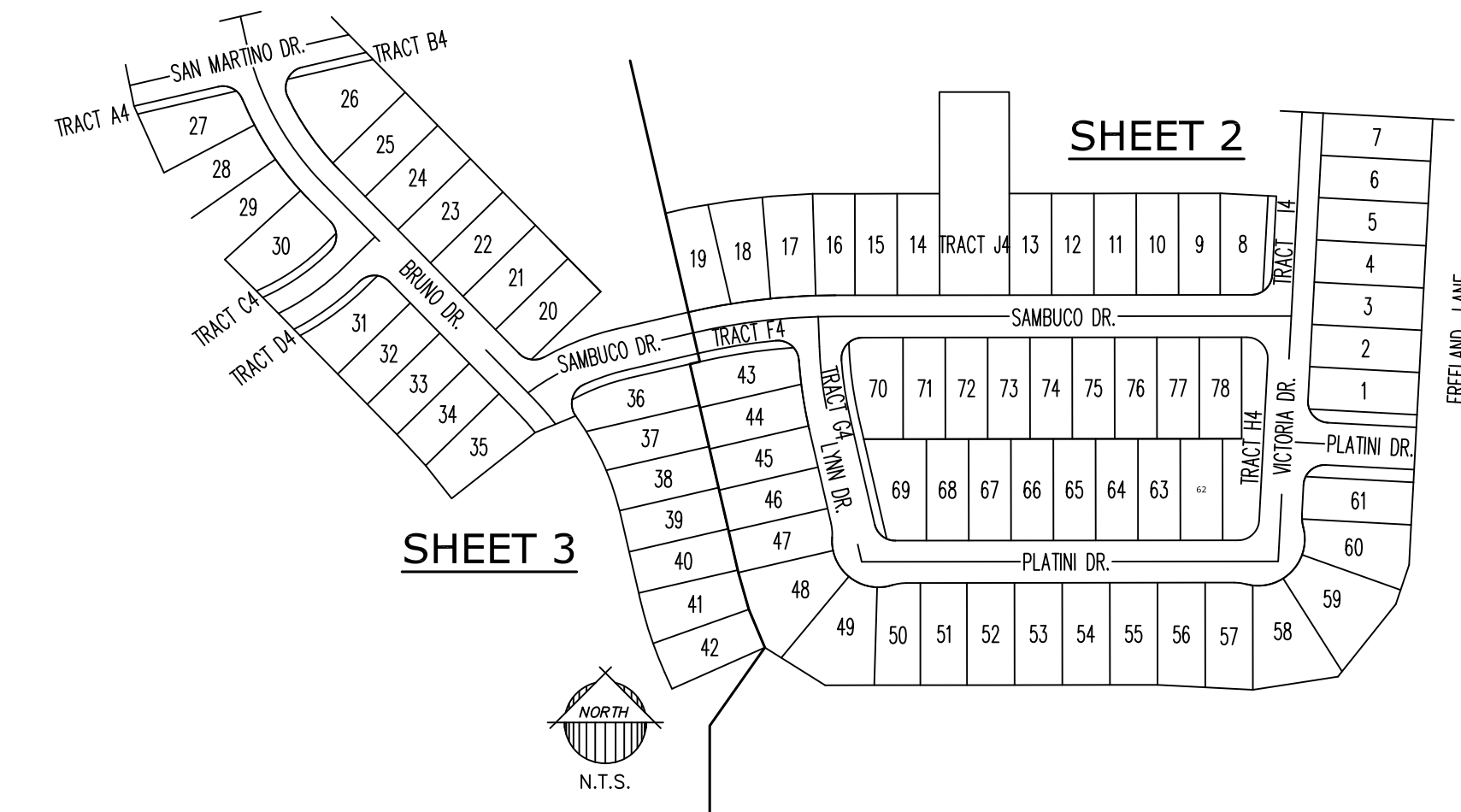
* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

A Final Plat for Cortona - Parcel 4

A Re-plat of Parcel 4 of 'Final Plat of Cortona - Phase 1A' recorded in Fee Number 201-_____, Official Records of Pinal County, Arizona, situated in a portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona



VICINITY MAP



SHEET INDEX

GENERAL NOTES

- 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.
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.
...
18. 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.

BASIS OF BEARING

The North line of the Northwest Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, the bearing of which is assumed: N89°55'51"W

ZONING INFORMATION

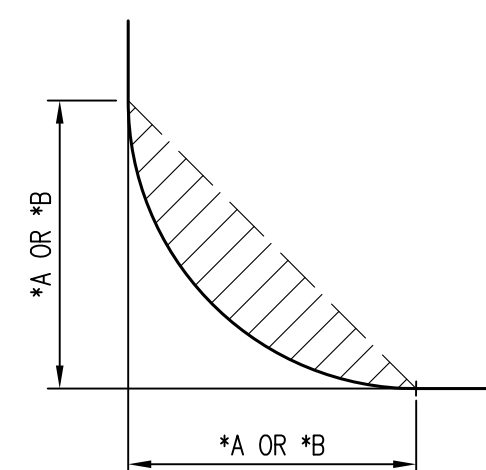
Planned Area Development, City of Maricopa case # PAD05-06 and ZON05-06.

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.

ASSURED WATER SUPPLY

This subdivision is within the service area of the _____ and has been designated as having an assured water supply pursuant to A.R.S. 45-576. _____ has issued a letter of commitment to provide water service to this subdivision.



SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 25' x 25' for local intersection
*B = 33' x 33' for intersections with collector to collector and collector to arterial roads

LEGEND

- Found monument, as noted
Set monument
Subdivision Corner
R/W Right-of-Way
VNAE Vehicular Non-Access Easement
PUE Public Utility Easement
PCR Pinal County Recorder
R.L.S. Registered Land Surveyor
Dkt. Docket
pg. Page
SVE Sight Visibility Easement
SW Esmt. Sidewalk Easement

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed in the official records of this County in Fee No:
Date:
Request of:
Witness my hand and official seal, Virginia Ross Pinal County Recorder
By: _____ Deputy

County Seal

ENGINEER

EPS GROUP, INC
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210
Phone: (480) 503-2250
Fax: (480) 503-2258
Web: www.epsgroupinc.com

GROSS AREA

803,245 sq. ft.
18.4400 acres

OWNER/DEVELOPER

MARICOPA 240, LLC & DESERT SUNRISE, LLC
c/o PMC LAND ENTITLEMENT & DEVELOPMENT
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
CONTACT: PHILIP MILLER, PRESIDENT
PHONE: (480) 584-6997

UTILITY SERVICES

Sewer: Santa Cruz/Global Water Company
Water: Palo Verde/Global Water Company
Electricity: Electrical District No. 3
Telephone: TBD/Various
Gas: Southwest Gas Corporation
Cable TV: TBD/Various
Police: City of Maricopa
Fire: City of Maricopa
Refuse: Private Providers

CERTIFICATION

This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the months of 2014, that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and have been permanently set.

Registered Land Surveyor No. 48225 Date
EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210

APPROVALS

Approved: _____ Date
Development Services Director
City of Maricopa, Arizona

Approved: _____ Date
City Engineer
City of Maricopa, Arizona

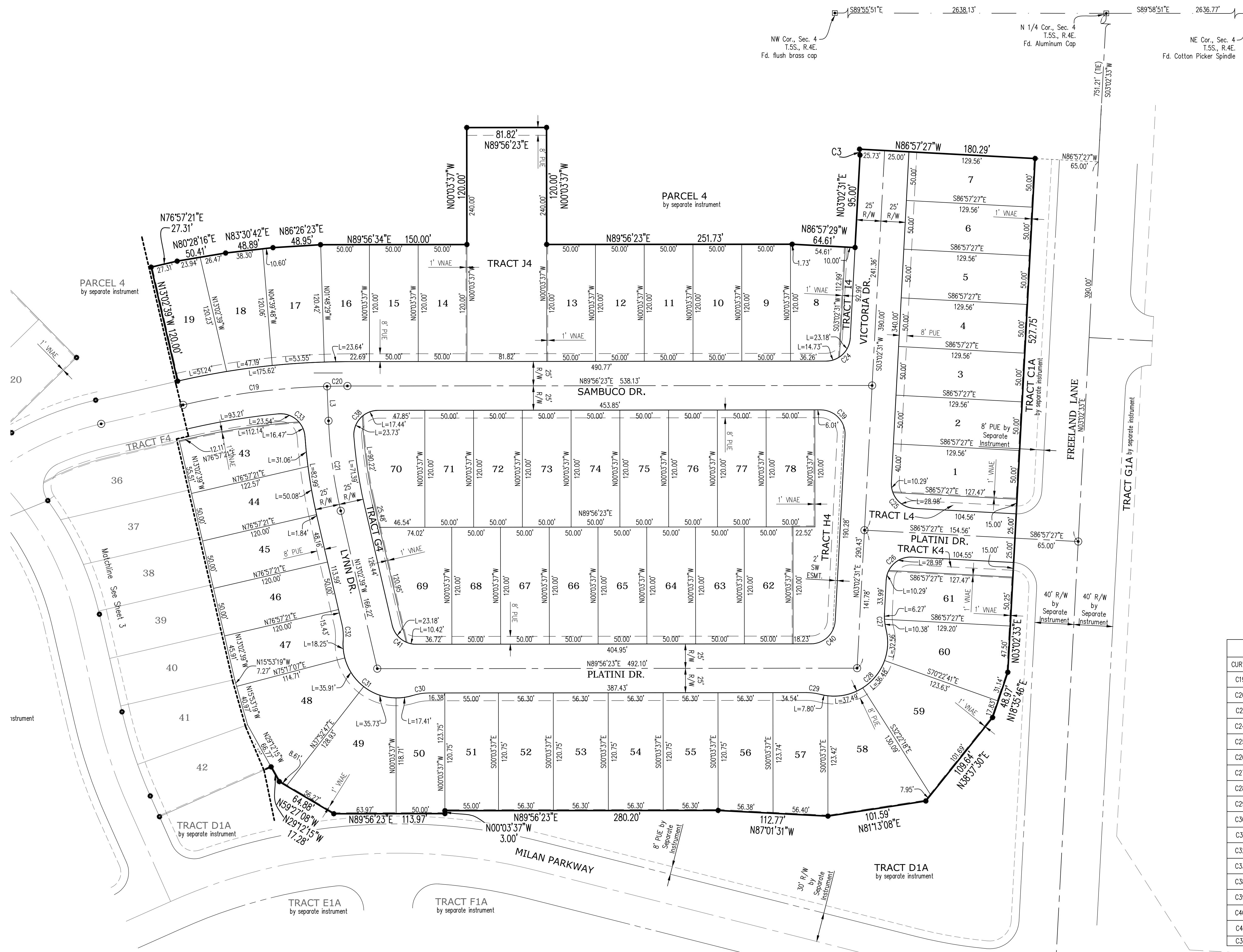
Approved by the Council of the City of Maricopa, Arizona, this Day of 201.

By: _____ Date
Mayor

Attest: _____ Date
City Clerk

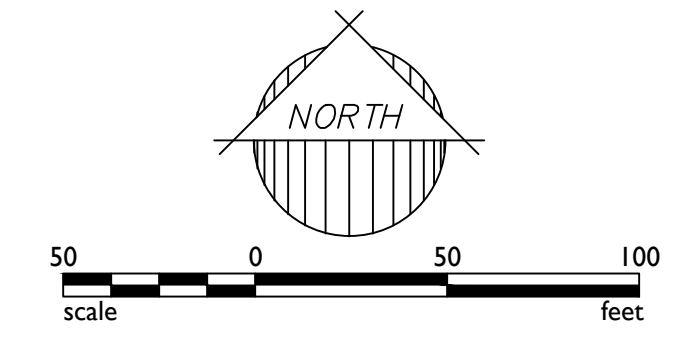
12-041

Vertical sidebar containing Project: Cortona Parcel 4 Final Plat, EPS GROUP logo, and Project/Revisions table.



STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the official records of this County in Fee No: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Pinal County Recorder
 By: _____ Deputy

County Seal



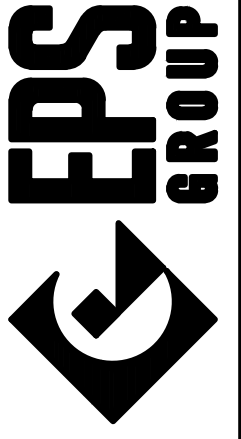
LINE TABLE

LINE	BEARING	LENGTH
L3	N02°21'13"W	35.44

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C19	750.00'	149.12'	112°33'32"	74.81'	N82°39'07"E	148.88'
C20	750.00'	20.83'	1°35'30"	10.42'	N89°08'38"E	20.83'
C21	500.00'	93.29'	10°41'26"	46.78'	N07°41'56"W	93.16'
C24	25.00'	37.92'	86°53'52"	23.68'	N46°29'27"E	34.39'
C25	25.00'	39.27'	89°59'58"	25.00'	S41°57'28"E	35.36'
C26	25.00'	39.27'	90°00'02"	25.00'	S48°02'32"W	35.36'
C27	55.00'	16.65'	17°20'29"	8.39'	S05°37'43"E	16.58'
C28	55.00'	114.34'	119°06'32"	93.57'	N45°15'18"E	94.83'
C29	55.00'	14.27'	14°52'11"	7.18'	N82°37'32"W	14.23'
C30	55.00'	16.72'	17°25'14"	8.43'	S81°13'46"W	16.66'
C31	55.00'	107.30'	111°46'41"	81.20'	S51°35'30"E	91.07'
C32	55.00'	16.65'	17°20'29"	8.39'	N04°22'24"W	16.58'
C33	25.00'	40.01'	91°41'25"	25.75'	N49°49'58"W	35.87'
C38	25.00'	41.18'	94°22'21"	26.98'	S42°45'13"W	36.68'
C39	25.00'	40.62'	93°06'08"	26.39'	N43°30'33"W	36.30'
C40	25.00'	37.92'	86°53'52"	23.68'	N46°29'27"E	34.39'
C41	25.00'	33.60'	77°00'58"	19.89'	S51°33'08"E	31.13'
C3	25.00'	6.06'	13°53'14"	3.04'	N03°54'06"W	6.04'

2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com



Cortona
 Parcel 4
 Final Plat

Revisions:

No.	Description

CALL TWO WORKING DAYS BEFORE YOU DIG
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: JK
 Drawn by: JK



Job No.
12-041

Sheet No.
2
 of 3

A Final Plat for Cortona - Parcel 4A

A Re-Plat of Parcel 4A of 'Final Plat of Cortona - Phase1A' recorded in Fee Number 201-_____, Official Records of Pinal County, Arizona, situated in a portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona

CONVEYANCE AND DEDICATION STATEMENT

State of Arizona
County of Pinal

Know all men by these presents:

_____ has subdivided under the name of "A Final Plat for Cortona - Parcel 4A", a planned area development located in a portion of Section 4, 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.

_____ 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. _____ 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 A4A, B4A, C4A, D4A, E4A, F4A, G4A, I4A & J4A are not dedicated to the public, but are platted as common property for the use and enjoyment of _____ (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: _____, 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 _____, 201____.

By: _____

By: _____
Its: _____

ACKNOWLEDGMENT

State of Arizona
County of _____

On this ____ Day of _____, 201____, 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.

By: _____
Notary Public Date

My Commission expires: _____

TRACT USE TABLE

TRACT	USAGE	AREA
E4A	Drainage, Landscape, Open Space, Pedestrian Access, Public Utilities Easement and Retention	60,428 sq.ft. 1.3872 acres
A4A, B4A, C4A, D4A, F4A, G4A, I4A & J4A	Landscape, Open Space and Public Utilities Easement	18,079 sq.ft. 0.4150 acres
TOTAL		78,507 sq.ft. 1.8022 acres

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

GENERAL NOTES

- 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.
- 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 area allowed.
- Visibility Easement Restrictions: Any object, wall, structure, mound or landscaping (mature) over 24" 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 (or special warranty) deed to the Home Owners' Association. The Homeowners' Association shall be responsible for the maintenance of the common property.
- 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.
- All new or relocated utilities shall be placed underground.
- All work within public Rights-of-Way require permits from and inspections by the City of Maricopa.
- All trench work within Public Utility Easements adjacent to public Rights-of-Way require permits from and inspections by the City of Maricopa.
- 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.
- All minimum building setbacks are measured from the stem walls of the building.
- A 1/2" capped rebar will be set at all lot and tract corners upon completion of paving improvements.
- 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
- Tract, Lot and Parcel monumentation to be set at completion of Street Paving.
- This plat is in proximity to "O1-2" (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.
- Covenants, Codes and Restrictions for Cortona, Maricopa, Arizona are recorded in _____, Pinal County Records.
- 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.

BASIS OF BEARING

The North line of the Northwest Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, the bearing of which is assumed: N89°55'51"W

ZONING INFORMATION

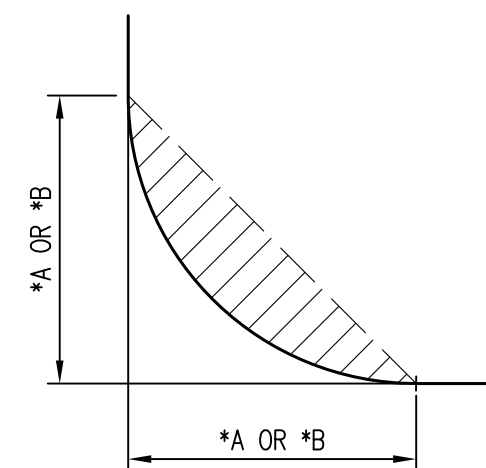
Planned Area Development, City of Maricopa case # PAD05-06 and ZON05-06.

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.

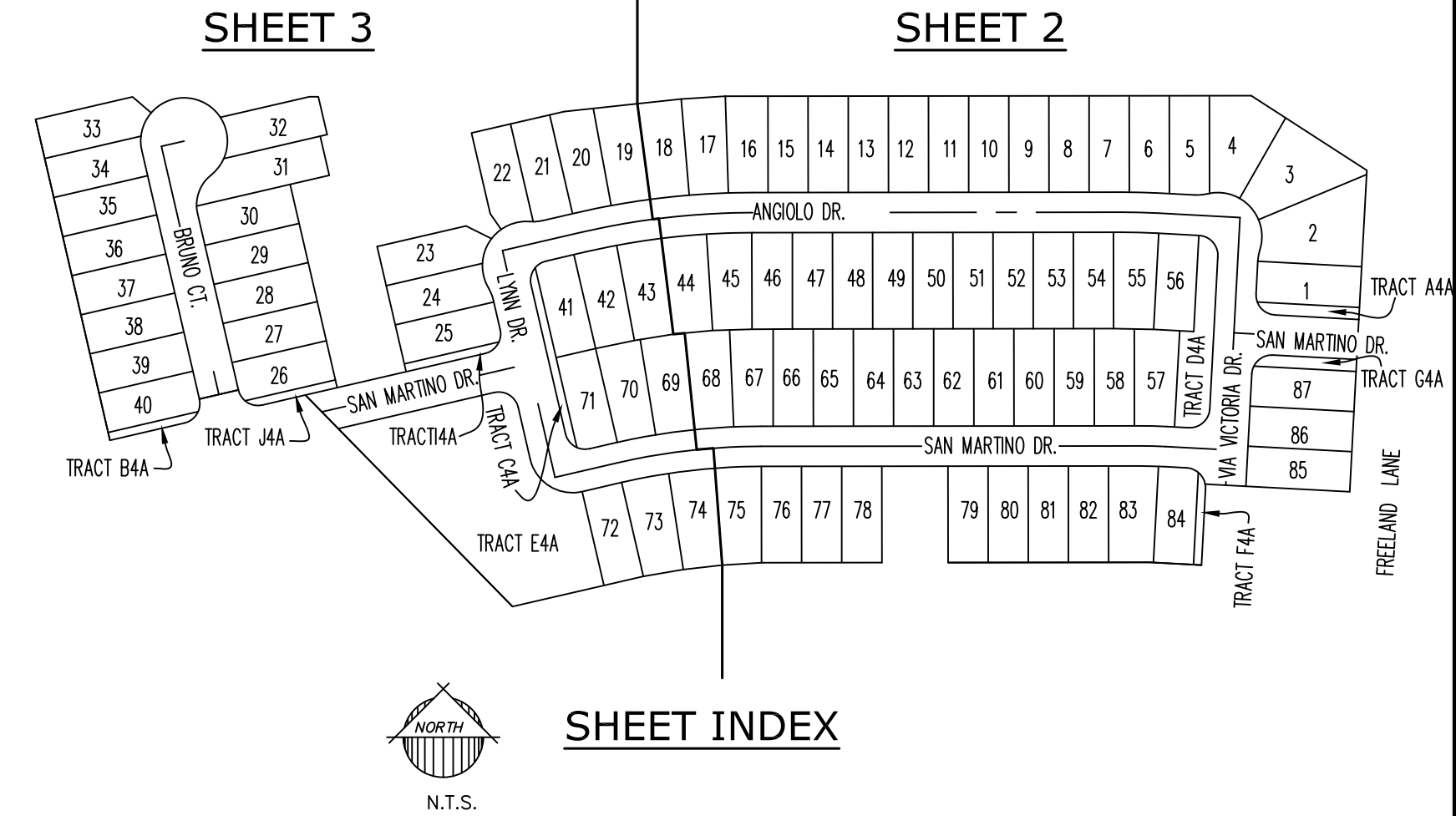
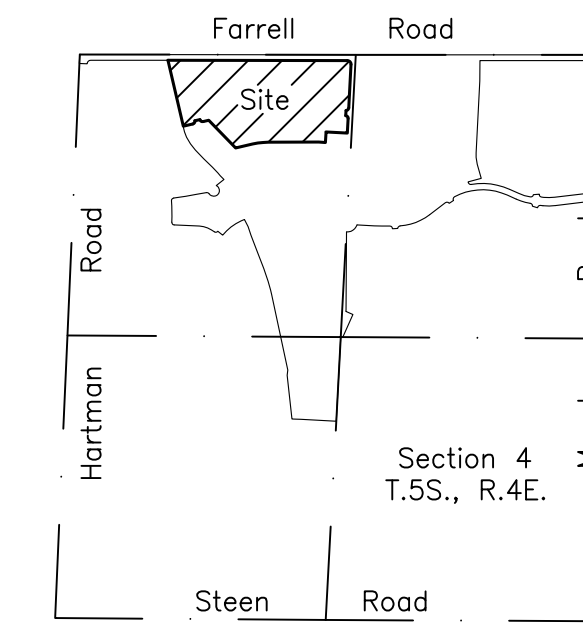
ASSURED WATER SUPPLY

This subdivision is within the service area of the _____ and has been designated as having an assured water supply pursuant to A.R.S. 45-576. _____ has issued a letter of commitment to provide water service to this subdivision.



SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 25' x 25' for local intersection
*B = 33' x 33' for intersections with collector to collector and collector to arterial roads



ENGINEER

EPS GROUP, INC
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210
Phone: (480) 503-2250
Fax: (480) 503-2258
Web: www.epsgroupinc.com

GROSS AREA

1,204,946 sq. ft.
27.6618 acres

OWNER/DEVELOPER

MARICOPA 240, LLC &
DESERT SUNRISE, LLC
c/o PMC LAND
ENTITLEMENT &
DEVELOPMENT
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
CONTACT: PHILIP MILLER,
PRESIDENT
PHONE: (480) 584-6997

UTILITY SERVICES

Sewer: Santa Cruz/Global Water Company
Water: Palo Verde/Global Water Company
Electricity: Electrical District No. 3
Telephone: TBD/Various
Gas: Southwest Gas Corporation
Cable TV: TBD/Various
Police: City of Maricopa
Fire: City of Maricopa
Refuse: Private Providers

CERTIFICATION

This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the months of 2014, that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and have been permanently set.

Registered Land Surveyor No. 48225 _____ Date
EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210

APPROVALS

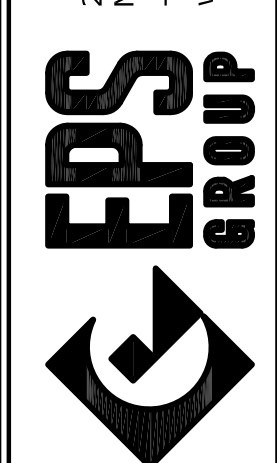
Approved: _____ Date
Development Services Director
City of Maricopa, Arizona
Approved: _____ Date
City Engineer
City of Maricopa, Arizona
Approved by the Council of the City of Maricopa, Arizona, this _____ Day of _____, 201____.
By: _____ Date
Mayor
Attest: _____ Date
City Clerk

LEGEND

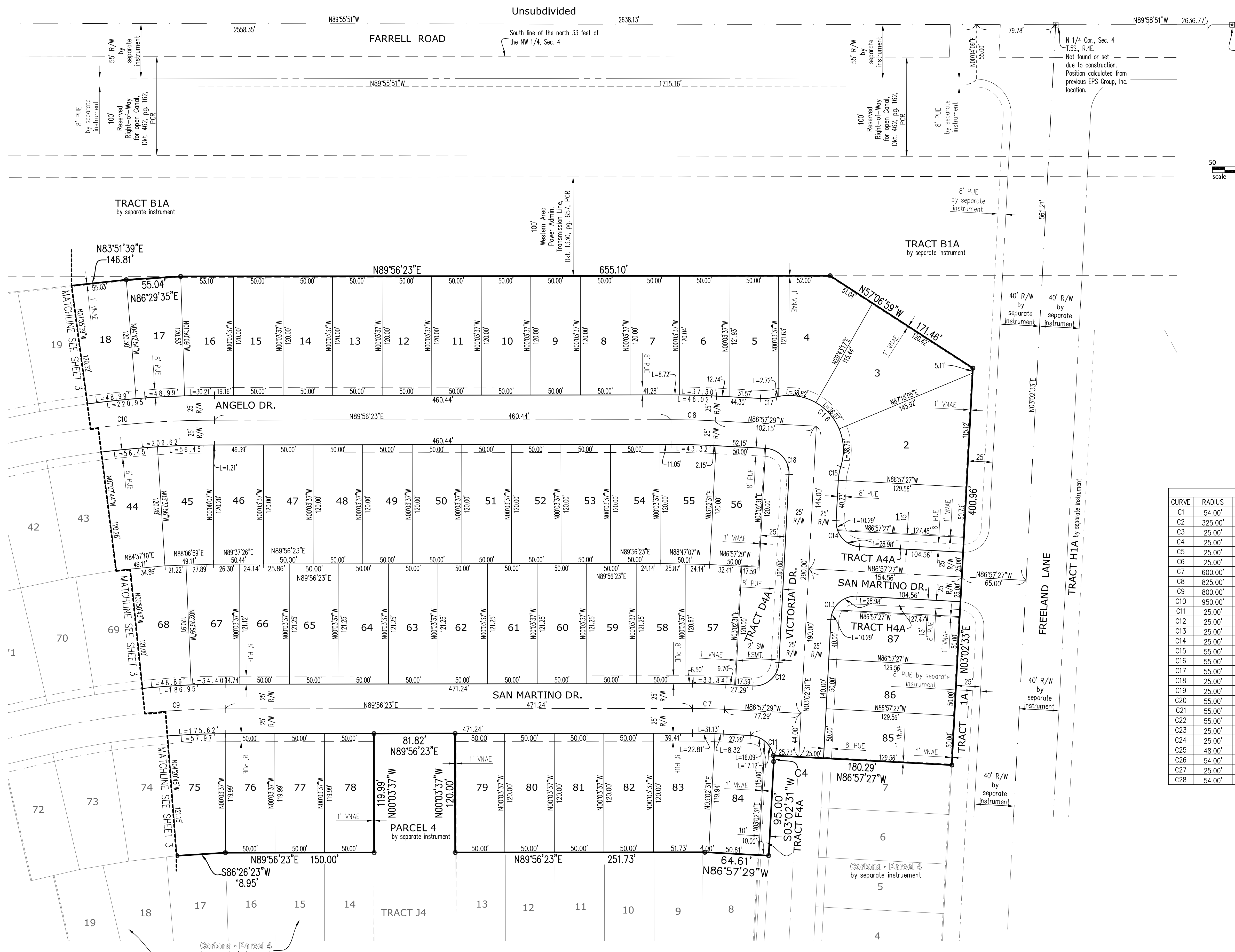
- ⊙ Found monument, as noted
- ⊙ Set monument
- ⊙ Subdivision Corner
- R/W Right-of-Way
- WAE Vehicular Non-Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement
- SW Esmt. Sidewalk Easement

Project: Cortona Parcel 4A Final Plat
 Revisions:
 CALL THE MORNING NEWS BEFORE YOU GO
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)
 Designer: JK
 Drawn by: JK
 REGISTERED LAND SURVEYOR
 48225
 JOE KRAFT
 MESA, ARIZONA 85210
 EXPIRES: 9.30.2017
 Job No. 12-041
 Sheet No. 1 of 3

12-041



2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com

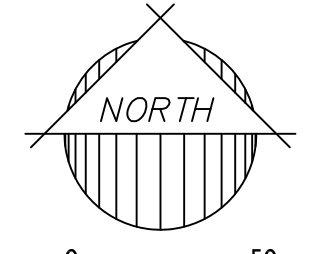


STATE OF ARIZONA
 COUNTY OF PINAL SS

I hereby certify that the within instrument is filed in the official records of this County in Fee No: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Pinal County Recorder

By: _____ Deputy

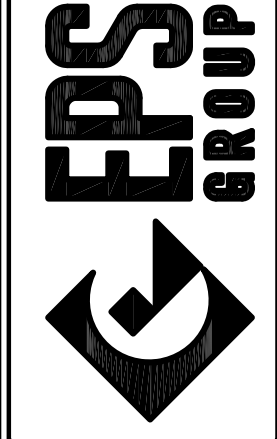
COUNTY SEAL



LINE	BEARING	LENGTH
L1	S03°02'33"W	50.00'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C1	54.00'	99.93'	71.70'	106°01'56"	86.27'	N86°18'26"W
C2	325.00'	92.74'	46.69'	162°12'00"	92.43'	N68°46'51"E
C3	25.00'	15.89'	8.22'	36°24'47"	15.62'	N78°48'44"E
C4	25.00'	6.06'	3.04'	13°53'14"	6.04'	N03°54'06"W
C5	25.00'	39.27'	25.00'	90°00'00"	35.36'	S58°02'39"E
C6	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C7	600.00'	32.49'	16.25'	3°06'08"	32.48'	N88°30'33"W
C8	825.00'	44.67'	22.34'	3°06'08"	44.66'	N88°30'33"W
C9	800.00'	181.29'	91.03'	12°59'02"	180.90'	N83°26'52"E
C10	950.00'	215.28'	108.10'	12°59'02"	214.82'	N83°26'52"E
C11	25.00'	33.21'	19.57'	76°06'46"	30.82'	N48°54'06"W
C12	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C13	25.00'	39.27'	25.00'	90°00'02"	35.36'	N48°02'32"E
C14	25.00'	39.27'	25.00'	89°59'58"	35.36'	N41°57'28"W
C15	55.00'	14.08'	7.08'	14°40'11"	14.04'	N10°22'37"E
C16	55.00'	116.41'	97.75'	121°16'19"	95.87'	N42°55'28"W
C17	55.00'	15.94'	8.02'	16°36'08"	15.88'	N84°44'27"E
C18	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C19	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C20	55.00'	16.65'	8.39'	17°20'29"	16.58'	N85°37'36"E
C21	55.00'	119.69'	104.94'	124°40'58"	97.43'	N31°57'21"E
C22	55.00'	16.65'	8.39'	17°20'29"	16.58'	N21°42'54"W
C23	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C24	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C25	48.00'	53.99'	30.25'	64°26'43"	51.19'	N19°10'42"E
C26	54.00'	230.38'	85.67'	244°26'45"	91.37'	N70°49'18"W
C27	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C28	54.00'	84.82'	54.00'	90°00'00"	76.37'	N58°02'39"W

2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com



Cortona Parcel 4A
 Final Plat

Project: _____
 Revisions: _____

CALL THE RECORDING CLERK BEFORE YOU GO
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: JK
 Drawn by: JK



Job No.
12-041

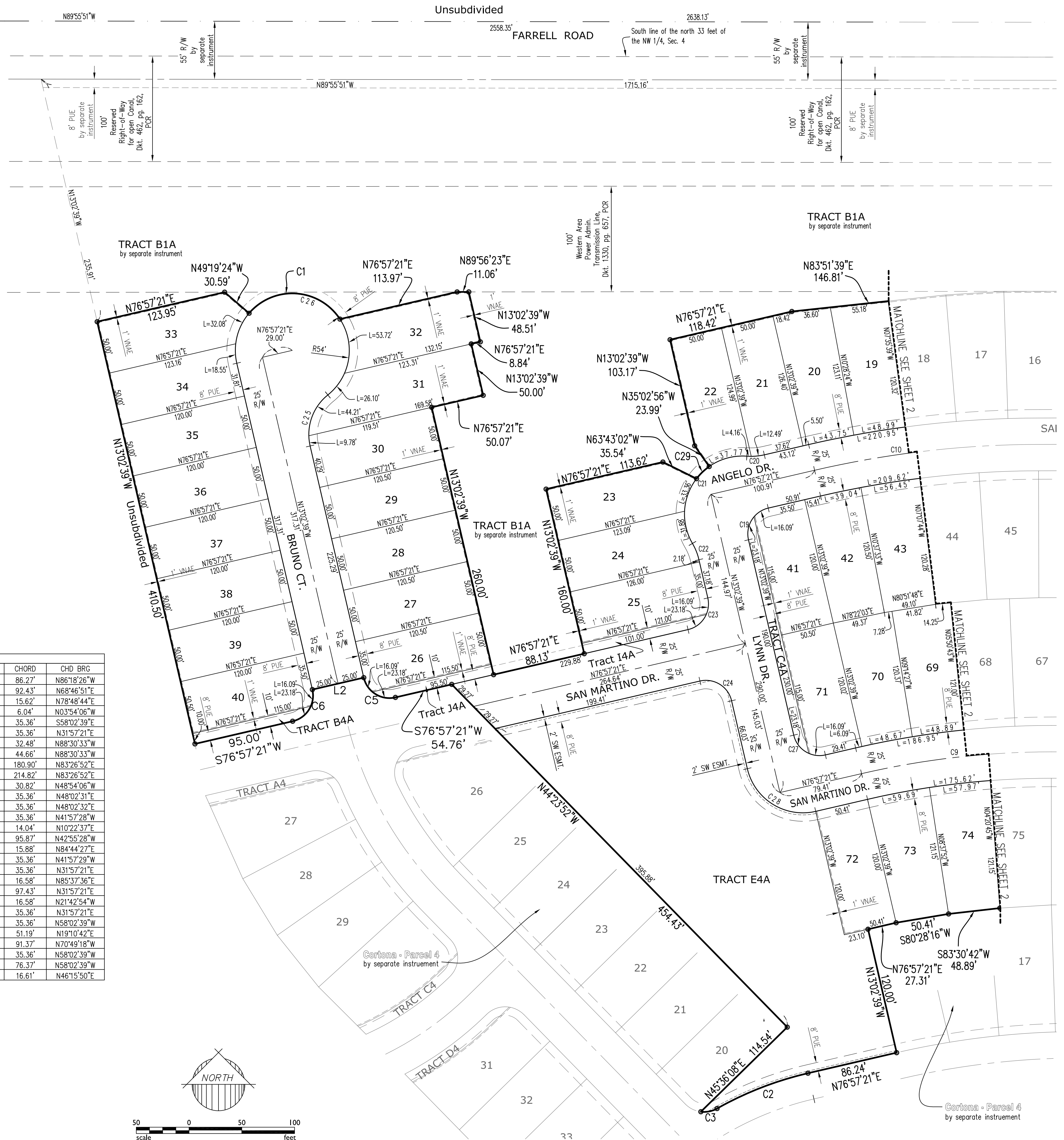
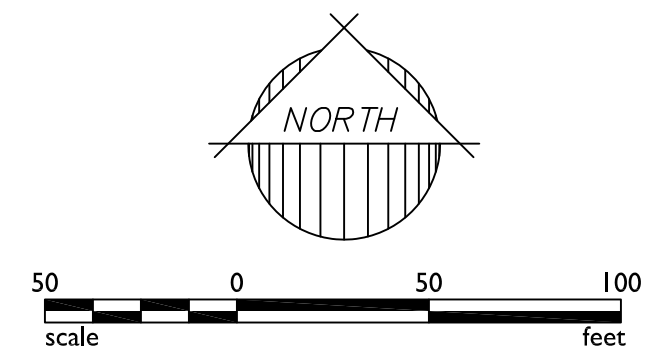
Sheet No.
2
 of 3

12-041

NW Cor., Sec. 4
T.5S., R.4E.
Fd. No. 4 Rebar

LINE	BEARING	LENGTH
L2	S76°57'21"W	50.00'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C1	54.00'	99.93'	71.70'	106°01'56"	86.27'	N86°18'26"W
C2	325.00'	92.74'	46.69'	16°21'00"	92.43'	N68°46'51"E
C3	25.00'	15.89'	8.22'	36°24'47"	15.62'	N78°48'44"E
C4	25.00'	6.06'	3.04'	13°53'14"	6.04'	N03°54'06"W
C5	25.00'	39.27'	25.00'	90°00'00"	35.36'	S58°02'39"E
C6	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C7	600.00'	32.49'	16.25'	3°06'08"	32.48'	N88°30'33"W
C8	825.00'	44.67'	22.34'	3°06'08"	44.66'	N88°30'33"W
C9	800.00'	181.29'	91.03'	12°59'02"	180.90'	N83°26'52"E
C10	950.00'	215.28'	108.10'	12°59'02"	214.82'	N83°26'52"E
C11	25.00'	33.21'	19.57'	76°06'46"	30.82'	N48°54'06"W
C12	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C13	25.00'	39.27'	25.00'	90°00'02"	35.36'	N48°02'32"E
C14	25.00'	39.27'	25.00'	89°59'58"	35.36'	N41°57'28"W
C15	55.00'	14.08'	7.08'	14°40'11"	14.04'	N10°22'37"E
C16	55.00'	116.41'	97.75'	121°16'19"	95.87'	N42°55'28"W
C17	55.00'	15.94'	8.02'	16°36'08"	15.88'	N84°44'27"E
C18	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C19	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C20	55.00'	16.65'	8.39'	17°20'29"	16.58'	N85°37'36"E
C21	55.00'	119.69'	104.94'	124°40'58"	97.43'	N31°57'21"E
C22	55.00'	16.65'	8.39'	17°20'29"	16.58'	N12°42'54"W
C23	25.00'	39.27'	25.00'	90°00'00"	35.36'	N31°57'21"E
C24	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C25	48.00'	53.99'	30.25'	64°26'43"	51.19'	N19°10'42"E
C26	54.00'	230.38'	85.67'	244°26'45"	91.37'	N70°49'18"W
C27	25.00'	39.27'	25.00'	90°00'00"	35.36'	N58°02'39"W
C28	54.00'	84.82'	54.00'	90°00'00"	76.37'	N58°02'39"W
C29	55.00'	16.68'	8.40'	17°22'28"	16.61'	N46°15'50"E



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Fee No. _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia Ross Pinal County Recorder

By: _____ Deputy

COUNTY SEAL

AREA TABLE

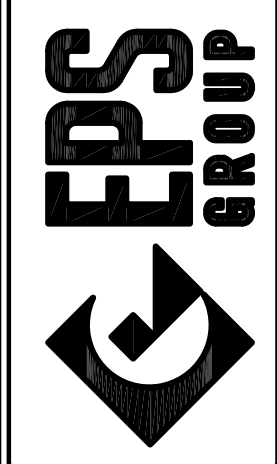
Lot-1	6,566 s.f.	0.1507 acres
Lot-2	10,776 s.f.	0.2474 acres
Lot-3	9,717 s.f.	0.2231 acres
Lot-4	8,482 s.f.	0.1943 acres
Lot-5	6,145 s.f.	0.1411 acres
Lot-6	6,039 s.f.	0.1386 acres
Lot-7	6,000 s.f.	0.1377 acres
Lot-8	6,000 s.f.	0.1377 acres
Lot-9	6,000 s.f.	0.1377 acres
Lot-10	6,000 s.f.	0.1377 acres
Lot-11	6,000 s.f.	0.1377 acres
Lot-12	6,000 s.f.	0.1377 acres
Lot-13	6,000 s.f.	0.1377 acres
Lot-14	6,000 s.f.	0.1377 acres
Lot-15	6,000 s.f.	0.1377 acres
Lot-16	6,154 s.f.	0.1413 acres
Lot-17	6,251 s.f.	0.1435 acres
Lot-18	6,246 s.f.	0.1434 acres
Lot-19	6,323 s.f.	0.1451 acres
Lot-20	6,521 s.f.	0.1497 acres
Lot-21	6,314 s.f.	0.1450 acres
Lot-22	6,059 s.f.	0.1391 acres
Lot-23	6,443 s.f.	0.1479 acres
Lot-24	6,153 s.f.	0.1413 acres
Lot-25	6,276 s.f.	0.1441 acres
Lot-26	6,001 s.f.	0.1378 acres
Lot-27	6,025 s.f.	0.1383 acres
Lot-28	6,025 s.f.	0.1383 acres
Lot-29	6,025 s.f.	0.1383 acres
Lot-30	6,022 s.f.	0.1382 acres
Lot-31	7,559 s.f.	0.1735 acres
Lot-32	6,310 s.f.	0.1449 acres
Lot-33	6,590 s.f.	0.1513 acres
Lot-34	6,019 s.f.	0.1382 acres
Lot-35	6,000 s.f.	0.1377 acres
Lot-36	6,000 s.f.	0.1377 acres
Lot-37	6,000 s.f.	0.1377 acres
Lot-38	6,000 s.f.	0.1377 acres
Lot-39	6,000 s.f.	0.1377 acres
Lot-40	6,036 s.f.	0.1386 acres
Lot-41	6,036 s.f.	0.1386 acres
Lot-42	6,252 s.f.	0.1435 acres
Lot-43	6,366 s.f.	0.1462 acres
Lot-44	6,361 s.f.	0.1460 acres
Lot-45	6,361 s.f.	0.1460 acres
Lot-46	6,070 s.f.	0.1393 acres
Lot-47	6,000 s.f.	0.1377 acres
Lot-48	6,000 s.f.	0.1377 acres
Lot-49	6,000 s.f.	0.1377 acres
Lot-50	6,000 s.f.	0.1377 acres
Lot-51	6,000 s.f.	0.1377 acres
Lot-52	6,000 s.f.	0.1377 acres
Lot-53	6,000 s.f.	0.1377 acres
Lot-54	6,000 s.f.	0.1377 acres
Lot-55	6,406 s.f.	0.1471 acres
Lot-56	6,000 s.f.	0.1377 acres
Lot-57	6,408 s.f.	0.1471 acres
Lot-58	6,055 s.f.	0.1390 acres
Lot-59	6,063 s.f.	0.1392 acres
Lot-60	6,063 s.f.	0.1392 acres
Lot-61	6,063 s.f.	0.1392 acres
Lot-62	6,063 s.f.	0.1392 acres
Lot-63	6,063 s.f.	0.1392 acres
Lot-64	6,063 s.f.	0.1392 acres
Lot-65	6,063 s.f.	0.1392 acres
Lot-66	6,061 s.f.	0.1391 acres
Lot-67	6,251 s.f.	0.1435 acres
Lot-68	6,354 s.f.	0.1459 acres
Lot-69	6,336 s.f.	0.1455 acres
Lot-70	6,322 s.f.	0.1451 acres
Lot-71	6,036 s.f.	0.1386 acres
Lot-72	6,049 s.f.	0.1389 acres
Lot-73	6,654 s.f.	0.1528 acres
Lot-74	6,489 s.f.	0.1490 acres
Lot-75	6,460 s.f.	0.1483 acres
Lot-76	6,000 s.f.	0.1377 acres
Lot-77	6,000 s.f.	0.1377 acres
Lot-78	6,000 s.f.	0.1377 acres
Lot-79	6,000 s.f.	0.1377 acres
Lot-80	6,000 s.f.	0.1377 acres
Lot-81	6,000 s.f.	0.1377 acres
Lot-82	6,000 s.f.	0.1377 acres
Lot-83	7,076 s.f.	0.1625 acres
Lot-84	6,049 s.f.	0.1389 acres
Lot-85	6,478 s.f.	0.1487 acres
Lot-86	6,478 s.f.	0.1487 acres
Lot-87	6,471 s.f.	0.1486 acres

Tract A	1,816 s.f.	0.0417 acres
Tract B	1,090 s.f.	0.0250 acres
Tract C	2,180 s.f.	0.0500 acres
Tract D	7,843 s.f.	0.1800 acres
Tract E	60,428 s.f.	1.3872 acres
Tract F	1,090 s.f.	0.0250 acres
Tract G	1,816 s.f.	0.0417 acres
Tract I	1,150 s.f.	0.0264 acres
Tract J	1,095 s.f.	0.0251 acres

Lot Total	547,372 s.f.	12.5659 acres
Tract Total	78,507 s.f.	1.8023 acres
RW	160,377 s.f.	3.6817 acres
Total	786,256 s.f.	18.0500 acres

Bdry 786,256 s.f. 18.0500 acres

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.repsgroupinc.com



Cortona
Parcel 4A

Project: _____
Revisions: _____

Designer: JK
Drawn by: JK



Job No.
12-041

Sheet No.
3
of 3

A Final Plat for Cortona - Parcel 5

A Re-Plat of Parcel 5 of 'Final Plat of Cortona - Phase1A' recorded in Fee Number 201-_____, Official Records of Pinal County, Arizona, situated in a portion of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona

CONVEYANCE AND DEDICATION STATEMENT

State of Arizona
County of Pinal

Know all men by these presents:

_____ has subdivided under the name of "A Final Plat for Cortona - Parcel 5", a planned area development located in a portion of Section 4, 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.

_____ 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. _____ 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 A5, B5, C5, D5, E5, F5, G5, H5 and I5 are not dedicated to the public, but are platted as common property for the use and enjoyment of _____ (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: _____, 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 _____, 201____.

By: _____

Its: _____

ACKNOWLEDGMENT

State of Arizona
County of _____

On this ____ Day of _____, 201____, 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.

By: _____
Notary Public Date

My Commission expires: _____

TRACT USE TABLE

TRACT	USAGE	AREA
A5, B5, C5, E5, F5, G5 & H5	Landscape, Open Space and Public Utilities Easement	14,463 sq.ft. 0.3320 acres
I5	Drainage, Landscape, Open Space, and Public Utilities Easement	25,061 sq.ft. 0.5753 acres
D5	Landscape, Landscape Amenity, Open Space, Pedestrian Access and Public Utilities Easement	29,496 sq.ft. 0.6771 acres
TOTAL		69,020 sq.ft. 1.5844 acres

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

GENERAL NOTES

- 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.
- 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 area allowed.
- Visibility Easement Restrictions: Any object, wall, structure, mound or landscaping (mature) over 24" 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 (or special warranty) deed to the Home Owners' Association. The Homeowners' Association shall be responsible for the maintenance of the common property.
- 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.
- All new or relocated utilities shall be placed underground.
- All work within public Rights-of-Way require permits from and inspections by the City of Maricopa.
- All trench work within Public Utility Easements adjacent to public Rights-of-Way require permits from and inspections by the City of Maricopa.
- 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.
- All minimum building setbacks are measured from the stem walls of the building.
- A 1/2" capped rebar will be set at all lot and tract corners upon completion of paving improvements.
- 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
- Tract, Lot and Parcel monumentation to be set at completion of Street Paving.
- 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.
- Covenants, Codes and Restrictions for Cortona, Maricopa, Arizona are recorded in _____, Pinal County Records.
- 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.

BASIS OF BEARING

The North line of the Northwest Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, the bearing of which is assumed: N89°55'51"W

ZONING INFORMATION

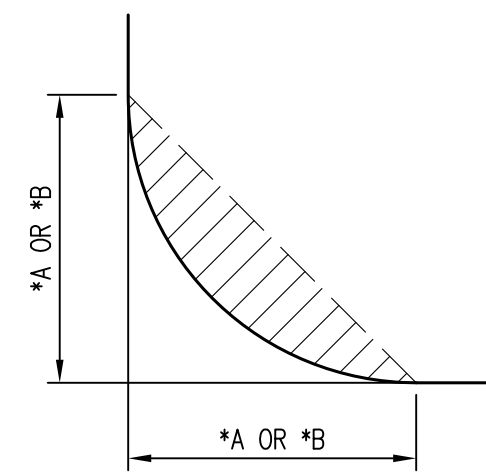
Planned Area Development, City of Maricopa case # PAD05-06 and ZON05-06.

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.

ASSURED WATER SUPPLY

This subdivision is within the service area of the _____ and has been designated as having an assured water supply pursuant to A.R.S. 45-576. _____ has issued a letter of commitment to provide water service to this subdivision.

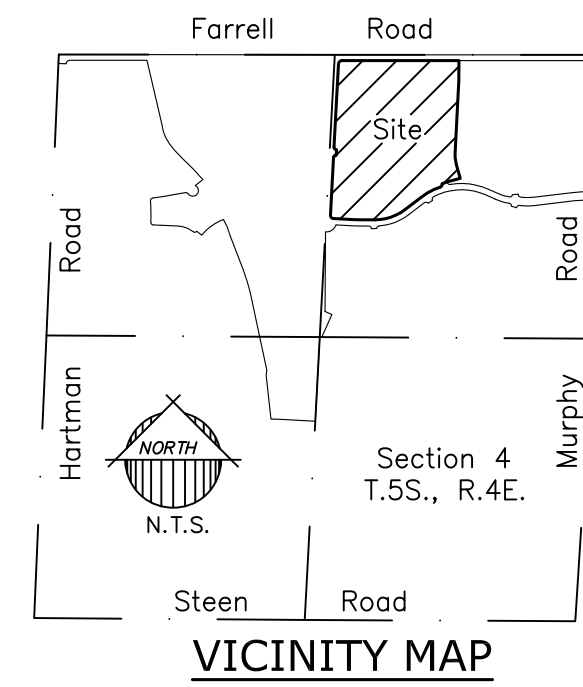


SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 25' x 25' for local intersection
*B = 33' x 33' for intersections with collector to collector and collector to arterial roads

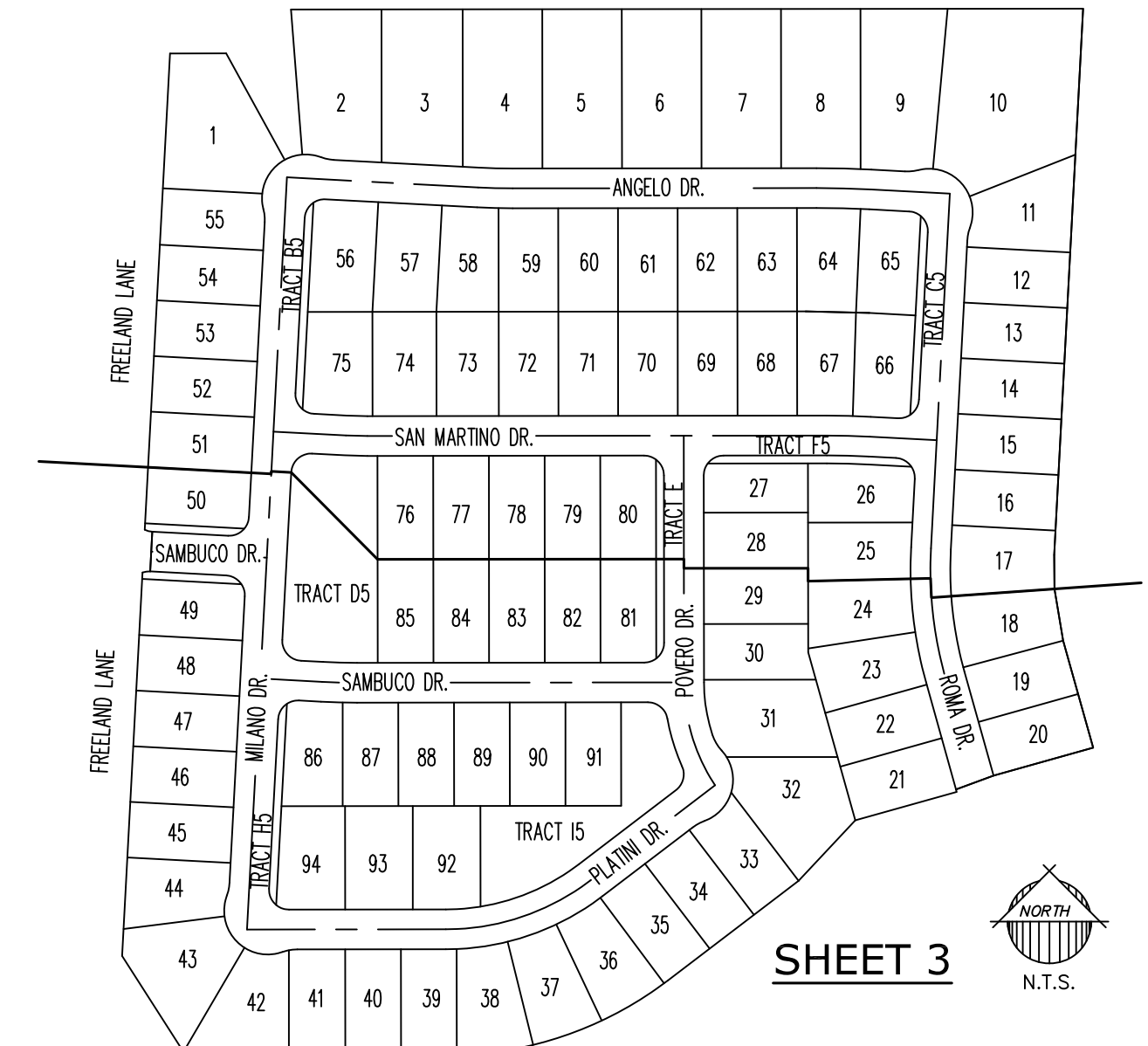
LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- R/W Right-of-Way
- WNAE Vehicular Non-Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement
- SW Esmt. Sidewalk Easement



VICINITY MAP

SHEET 2



SHEET INDEX

OWNER/DEVELOPER

MARICOPA 240, LLC & DESERT SUNRISE, LLC
c/o PMC LAND ENTITLEMENT & DEVELOPMENT
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
CONTACT: PHILIP MILLER, PRESIDENT
PHONE: (480) 584-6997

ENGINEER

EPS GROUP, INC.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210
Phone: (480) 503-2250
Fax: (480) 503-2258
Web: www.epsgroupinc.com

GROSS AREA

1,643,328 sq. ft.
37.7256 acres

UTILITY SERVICES

Sewer: Santa Cruz/Global Water Company
Water: Palo Verde/Global Water Company
Electricity: Electrical District No. 3
Telephone: TBD/Various
Gas: Southwest Gas Corporation
Cable TV: TBD/Various
Police: City of Maricopa
Fire: City of Maricopa
Refuse: Private Providers

CERTIFICATION

This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the months of 2014, that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and have been permanently set.

Registered Land Surveyor No. 48225 Date
EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, Arizona 85210

APPROVALS

Approved: _____ Date _____
Development Service Director
City of Maricopa, Arizona
Approved: _____ Date _____
City Engineer
City of Maricopa, Arizona
Approved by the Council of the City of Maricopa, Arizona, this _____ Day of _____, 201____.
By: _____ Date _____
Mayor
Attest: _____ Date _____
City Clerk

STATE OF ARIZONA
COUNTY OF PINAL
SS
I hereby certify that the within instrument is filed in the official records of this County in Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia Ross Pinal County Recorder
By: _____ Deputy

Cortona Parcel 5 Final Plat

Project: _____

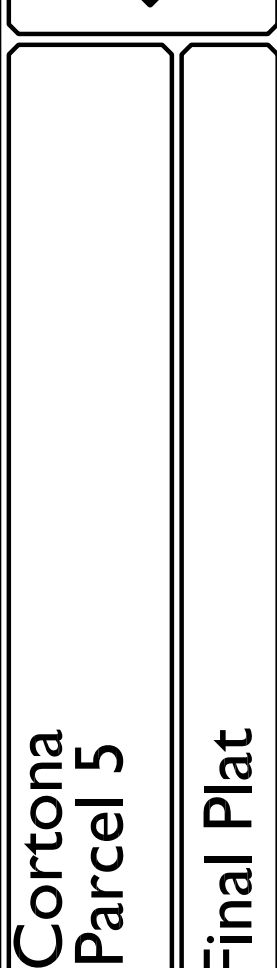
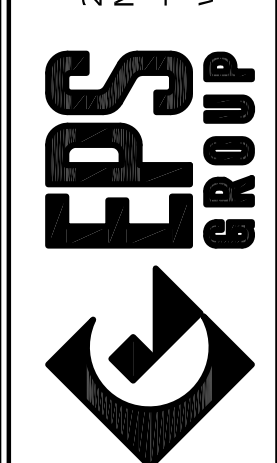
Revisions: _____

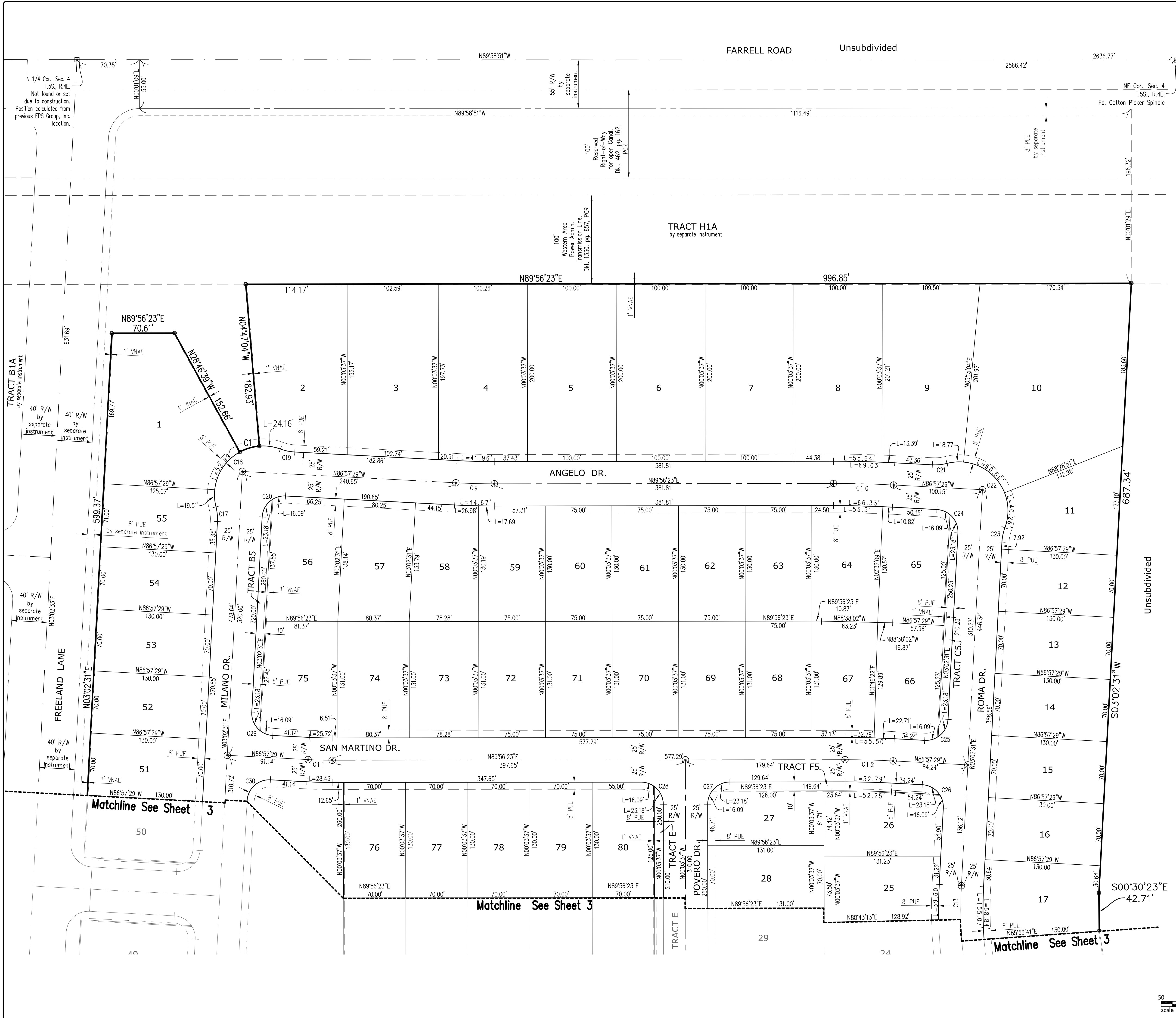
DESIGNER: J.K.
DRAWN BY: J.K.

Job No. 12-041
Sheet No. 1 of 3

12-041

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

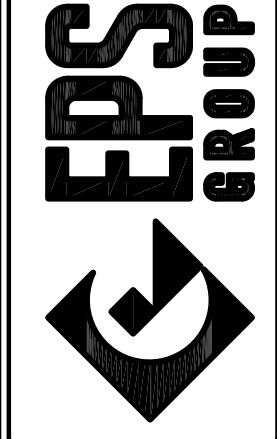




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C1	55.00'	23.03'	11.69'	23°59'36"	22.86'	N73°13'08"E
C2	25.00'	9.81'	4.97'	22°28'42"	9.75'	N75°43'08"W
C3	25.00'	9.81'	4.97'	22°28'33"	9.74'	N81°48'15"E
C4	1275.00'	69.04'	34.53'	3°06'08"	69.03'	N88°30'33"W
C5	460.00'	299.34'	155.18'	37°17'04"	294.09'	N71°17'51"E
C6	25.00'	3.23'	1.62'	7°24'17"	3.23'	N11°57'38"W
C9	800.00'	43.32'	21.66'	3°06'08"	43.31'	N88°30'33"W
C10	1250.00'	67.68'	33.85'	3°06'08"	67.67'	N88°30'33"W
C11	500.00'	27.07'	13.54'	3°06'08"	27.07'	N88°30'33"W
C12	1000.00'	54.15'	27.08'	3°06'08"	54.14'	N88°30'33"W
C13	500.00'	163.23'	82.35'	18°42'18"	162.51'	N06°18'38"W
C14	810.00'	43.86'	21.93'	3°06'08"	43.85'	N88°30'33"W
C15	300.00'	195.22'	101.21'	37°17'04"	191.79'	N71°17'51"E
C16	235.00'	136.99'	70.50'	33°23'59"	135.06'	N16°45'37"W
C17	55.00'	16.65'	8.39'	17°20'29"	16.58'	N05°37'43"W
C18	55.00'	119.69'	104.94'	124°40'58"	97.43'	N48°02'31"E
C19	55.00'	16.65'	8.39'	17°20'29"	16.58'	N78°17'14"W
C20	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C21	55.00'	16.65'	8.39'	17°20'29"	16.58'	N84°22'17"E
C22	55.00'	119.69'	104.94'	124°40'58"	97.43'	N41°57'29"W
C23	55.00'	16.65'	8.39'	17°20'29"	16.58'	N11°42'46"E
C24	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C25	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C26	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C27	25.00'	39.27'	25.00'	90°00'00"	35.36'	N44°56'23"E
C28	25.00'	39.27'	25.00'	90°00'00"	35.36'	N45°03'37"W
C29	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C30	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C31	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C32	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C33	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C34	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C35	25.00'	39.27'	25.00'	90°00'00"	35.36'	N44°56'23"E
C36	25.00'	34.86'	20.94'	79°53'45"	32.10'	N50°06'45"W
C37	55.00'	23.01'	11.67'	23°58'03"	22.84'	N30°19'57"W
C38	55.00'	107.81'	82.02'	112°18'46"	91.36'	N13°50'25"E
C39	55.00'	16.65'	8.39'	17°20'29"	16.58'	N61°19'33"E
C40	25.00'	33.43'	19.75'	76°37'35"	31.00'	N14°20'31"E
C41	55.00'	18.84'	9.51'	19°37'29"	18.75'	N80°07'38"E
C42	55.00'	124.86'	118.13'	130°04'07"	99.72'	N44°39'03"W
C43	55.00'	16.65'	8.39'	17°20'29"	16.58'	N11°42'46"E
C44	25.00'	40.62'	26.39'	93°06'08"	36.30'	N43°30'33"W

STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the official records of this County in Fee No. _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Pinal County Recorder
 By: _____ Deputy

2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com



Cortona
 Parcel 5
 Final Plat

Project

Revisions:

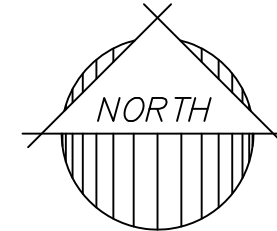
CALL THE MORNING NEWS BEFORE YOU GO
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Designer: JK
 Drawn by: JK



Job No.
 12-041

Sheet No.
 2
 of 3



12-041



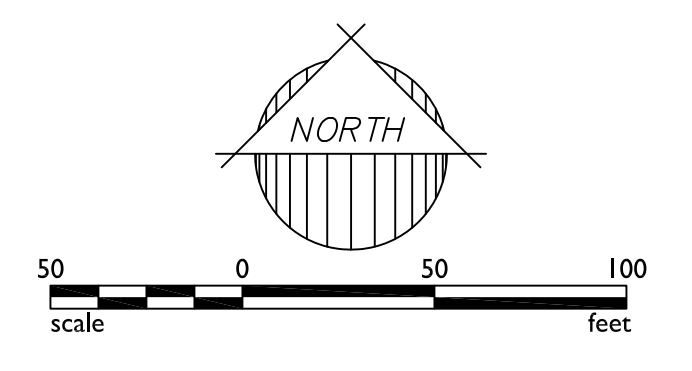
STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is
 filed in the official records of this County in
 Fee No: _____
 Date: _____
 Request of: _____
 Witness my hand and official seal,
 Virginia Ross Pinal County Recorder
 By: _____ Deputy

AREA TABLE

Lot-1	20,074 s.f.	0.4608 acres
Lot-2	20,034 s.f.	0.4599 acres
Lot-3	20,000 s.f.	0.4591 acres
Lot-4	20,000 s.f.	0.4591 acres
Lot-5	20,000 s.f.	0.4591 acres
Lot-6	20,000 s.f.	0.4591 acres
Lot-7	20,000 s.f.	0.4591 acres
Lot-8	20,023 s.f.	0.4597 acres
Lot-9	20,275 s.f.	0.4654 acres
Lot-10	36,648 s.f.	0.8413 acres
Lot-11	11,978 s.f.	0.2749 acres
Lot-12	9,100 s.f.	0.2089 acres
Lot-13	9,100 s.f.	0.2089 acres
Lot-14	9,100 s.f.	0.2089 acres
Lot-15	9,100 s.f.	0.2089 acres
Lot-16	9,100 s.f.	0.2089 acres
Lot-17	10,604 s.f.	0.2434 acres
Lot-18	10,260 s.f.	0.2355 acres
Lot-19	9,165 s.f.	0.2104 acres
Lot-20	9,100 s.f.	0.2089 acres
Lot-21	9,275 s.f.	0.2129 acres
Lot-22	9,275 s.f.	0.2129 acres
Lot-23	10,146 s.f.	0.2329 acres
Lot-24	9,974 s.f.	0.2290 acres
Lot-25	9,346 s.f.	0.2146 acres
Lot-26	9,688 s.f.	0.2224 acres
Lot-27	8,061 s.f.	0.1850 acres
Lot-28	9,170 s.f.	0.2105 acres
Lot-29	9,170 s.f.	0.2105 acres
Lot-30	9,334 s.f.	0.2143 acres
Lot-31	14,240 s.f.	0.3269 acres
Lot-32	15,940 s.f.	0.3659 acres
Lot-33	9,312 s.f.	0.2138 acres
Lot-34	9,380 s.f.	0.2153 acres
Lot-35	9,541 s.f.	0.2190 acres
Lot-36	10,474 s.f.	0.2404 acres
Lot-37	10,457 s.f.	0.2401 acres
Lot-38	10,814 s.f.	0.2483 acres
Lot-39	9,345 s.f.	0.2145 acres
Lot-40	9,345 s.f.	0.2145 acres
Lot-41	9,429 s.f.	0.2165 acres
Lot-42	11,969 s.f.	0.2748 acres
Lot-43	14,780 s.f.	0.3393 acres
Lot-44	10,051 s.f.	0.2307 acres
Lot-45	9,100 s.f.	0.2089 acres
Lot-46	9,100 s.f.	0.2089 acres
Lot-47	9,100 s.f.	0.2089 acres
Lot-48	9,100 s.f.	0.2089 acres
Lot-49	9,141 s.f.	0.2099 acres
Lot-50	9,141 s.f.	0.2099 acres
Lot-51	9,100 s.f.	0.2089 acres
Lot-52	9,100 s.f.	0.2089 acres
Lot-53	9,100 s.f.	0.2089 acres
Lot-54	9,100 s.f.	0.2089 acres
Lot-55	9,134 s.f.	0.2097 acres
Lot-56	11,380 s.f.	0.2612 acres
Lot-57	10,911 s.f.	0.2505 acres
Lot-58	9,842 s.f.	0.2259 acres
Lot-59	9,751 s.f.	0.2239 acres
Lot-60	9,750 s.f.	0.2238 acres
Lot-61	9,750 s.f.	0.2238 acres
Lot-62	9,750 s.f.	0.2238 acres
Lot-63	9,750 s.f.	0.2238 acres
Lot-64	10,049 s.f.	0.2307 acres
Lot-65	9,782 s.f.	0.2246 acres
Lot-66	9,531 s.f.	0.2188 acres
Lot-67	9,392 s.f.	0.2156 acres
Lot-68	9,825 s.f.	0.2256 acres
Lot-69	9,825 s.f.	0.2256 acres
Lot-70	9,825 s.f.	0.2256 acres
Lot-71	9,825 s.f.	0.2256 acres
Lot-72	9,825 s.f.	0.2256 acres
Lot-73	10,255 s.f.	0.2359 acres
Lot-74	10,528 s.f.	0.2417 acres
Lot-75	10,970 s.f.	0.2518 acres
Lot-76	9,100 s.f.	0.2089 acres
Lot-77	9,100 s.f.	0.2089 acres
Lot-78	9,100 s.f.	0.2089 acres
Lot-79	9,100 s.f.	0.2089 acres
Lot-80	9,076 s.f.	0.2084 acres
Lot-81	9,076 s.f.	0.2084 acres
Lot-82	9,100 s.f.	0.2089 acres
Lot-83	9,100 s.f.	0.2089 acres
Lot-84	9,100 s.f.	0.2089 acres
Lot-85	9,100 s.f.	0.2089 acres
Lot-86	9,647 s.f.	0.2215 acres
Lot-87	9,101 s.f.	0.2089 acres
Lot-88	9,100 s.f.	0.2089 acres
Lot-89	9,100 s.f.	0.2089 acres
Lot-90	9,100 s.f.	0.2089 acres
Lot-91	9,100 s.f.	0.2089 acres
Lot-92	11,000 s.f.	0.2525 acres
Lot-93	11,050 s.f.	0.2537 acres
Lot-94	10,827 s.f.	0.2486 acres
Tract-A	1,184 s.f.	0.0272 acres
Tract-B	2,480 s.f.	0.0569 acres
Tract-C	2,382 s.f.	0.0547 acres
Tract-D	29,496 s.f.	0.6771 acres
Tract-E	2,350 s.f.	0.0546 acres
Tract-F	2,443 s.f.	0.0561 acres
Tract-G	1,184 s.f.	0.0272 acres
Tract-H	2,410 s.f.	0.0553 acres
Tract-I	25,061 s.f.	0.5753 acres
Lot Total	1,041,885 s.f.	23.9184 acres
Tract Total	69,020 s.f.	1.5845 acres
RW	251,350 s.f.	5.7702 acres
Total	1,362,254 s.f.	31.2730 acres
Bdry	1,362,254 s.f.	31.2730 acres

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C1	55.00'	23.03'	11.69'	23°59'36"	22.86'	N73°13'08"W
C2	25.00'	9.81'	4.97'	22°28'42"	9.75'	N75°43'08"W
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C4	1275.00'	69.04'	34.53'	3°06'08"	69.03'	N88°30'33"W
C5	460.00'	299.34'	155.18'	37°17'04"	294.09'	N71°17'51"E
C6	25.00'	3.23'	1.62'	7°24'17"	3.23'	N11°57'38"W
C9	800.00'	43.32'	21.66'	3°06'08"	43.31'	N88°30'33"W
C10	1250.00'	67.68'	33.85'	3°06'08"	67.67'	N88°30'33"W
C11	500.00'	27.07'	13.54'	3°06'08"	27.07'	N88°30'33"W
C12	1000.00'	54.15'	27.08'	3°06'08"	54.14'	N88°30'33"W
C13	500.00'	163.23'	82.35'	18°42'18"	162.51'	N06°18'38"W
C14	810.00'	43.86'	21.93'	3°06'08"	43.85'	N88°30'33"W
C15	300.00'	195.22'	101.21'	37°17'04"	191.79'	N71°17'51"E
C16	235.00'	136.99'	70.50'	33°23'59"	135.06'	N16°45'37"W
C17	55.00'	16.65'	8.39'	17°20'29"	16.58'	N05°37'43"W
C18	55.00'	119.69'	104.94'	124°40'58"	97.43'	N48°02'31"E
C19	55.00'	16.65'	8.39'	17°20'29"	16.58'	N78°17'14"W
C20	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C21	55.00'	16.65'	8.39'	17°20'29"	16.58'	N84°22'17"E
C22	55.00'	119.69'	104.94'	124°40'58"	97.43'	N41°57'29"W
C23	55.00'	16.65'	8.39'	17°20'29"	16.58'	N11°42'46"E
C24	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C25	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C26	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C27	25.00'	39.27'	25.00'	90°00'00"	35.36'	N44°56'23"E
C28	25.00'	39.27'	25.00'	90°00'00"	35.36'	N45°03'37"E
C29	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C30	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C31	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C32	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C33	25.00'	39.27'	25.00'	90°00'00"	35.36'	N41°57'29"W
C34	25.00'	39.27'	25.00'	90°00'00"	35.36'	N48°02'31"E
C35	25.00'	39.27'	25.00'	90°00'00"	35.36'	N44°56'23"E
C36	25.00'	34.86'	20.94'	79°53'45"	32.10'	N50°06'45"W
C37	55.00'	23.01'	11.67'	23°58'03"	22.84'	N30°19'57"W
C38	55.00'	107.81'	82.02'	112°18'46"	91.36'	N13°50'25"E
C39	55.00'	16.65'	8.39'	17°20'29"	16.58'	N61°19'33"E
C40	25.00'	33.43'	19.75'	76°37'55"	31.00'	N14°20'31"E
C41	55.00'	18.84'	9.51'	19°37'29"	18.75'	N80°07'38"E
C42	55.00'	124.86'	118.13'	130°04'07"	99.72'	N44°39'03"W
C43	55.00'	16.65'	8.39'	17°20'29"	16.58'	N11°42'46"E
C44	25.00'	40.62'	26.39'	93°06'08"	36.30'	N43°30'33"W



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EPS GROUP

Cortona Parcel 5
 Final Plat

Project: _____

Revisions: _____

CALL FOR MORE INFO BEFORE YOU GO
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

DESIGNED BY: JK
 DRAWN BY: JK

REGISTERED LAND SURVEYOR
 48225
 JOE KRAFT
 ARIZONA U.S.A.
 EXPIRES: 9.30.2011

Job No.
12-041

Sheet No.
3
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