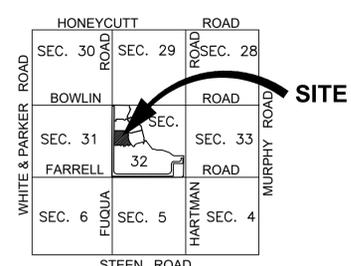


FINAL PLAT FOR "SORRENTO PHASE 2 - PARCEL 12"

A RESUBDIVISION OF PARCEL 12 OF THE MASTER PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, PINAL COUNTY RECORDS, BEING LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- -- EASEMENT LINE
- - - - FLOOD ZONE BOUNDARY
- ① SHEET NUMBER
- ① SITE VISIBILITY EASEMENT (33' X 33')
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- MCFD MARICOPA FLOOD CONTROL DISTRICT
- R.O.W. RIGHT-OF-WAY
- EX. EXISTING
- DKT. DOCKET #
- PG. PAGE

LEGAL DESCRIPTION

PARCEL 12 OF MASTER PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF MARICOPA BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH THE CITY OF MARICOPA BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°58'20" EAST, A DISTANCE OF 2,650.81 FEET;

THENCE NORTH 89°58'20" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,229.08 FEET;

THENCE SOUTH 00°23'40" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,229.08 FEET;

THENCE SOUTH 89°36'20" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°36'20" EAST, A DISTANCE OF 122.56 FEET;

THENCE SOUTH 54°03'14" EAST, A DISTANCE OF 24.89 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 54°03'14" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 209°04'17", A DISTANCE OF 200.89 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 50.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°36'41", A DISTANCE OF 16.24 FEET;

THENCE SOUTH 89°36'20" EAST, A DISTANCE OF 433.25 FEET;
 THENCE NORTH 00°01'40" EAST, A DISTANCE OF 89.82 FEET;
 THENCE SOUTH 89°58'20" EAST, A DISTANCE OF 136.72 FEET;
 THENCE NORTH 00°01'40" EAST, A DISTANCE OF 11.18 FEET;

THENCE SOUTH 89°58'20" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 89°58'20" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°01'28", A DISTANCE OF 39.72 FEET;

THENCE SOUTH 88°56'52" EAST, A DISTANCE OF 89.11 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE SOUTH 01°03'08" WEST, A DISTANCE OF 5.49 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1015.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°16'02", A DISTANCE OF 784.20 FEET;

THENCE SOUTH 43°12'54" EAST, A DISTANCE OF 25.77 FEET;
 THENCE SOUTH 46°47'06" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 06°28'57" WEST, A DISTANCE OF 30.23 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°28'57" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°34'32", A DISTANCE OF 47.59 FEET;

THENCE NORTH 30°41'34" WEST, A DISTANCE OF 131.11 FEET;
 THENCE SOUTH 58°30'15" WEST, A DISTANCE OF 456.94 FEET;
 THENCE SOUTH 77°56'16" WEST, A DISTANCE OF 76.64 FEET;
 THENCE NORTH 89°36'38" WEST, A DISTANCE OF 436.88 FEET;
 THENCE SOUTH 00°23'40" WEST, A DISTANCE OF 109.97 FEET;

THENCE SOUTH 27°30'39" EAST, A DISTANCE OF 18.55 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 27°30'36" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°26'10", A DISTANCE OF 76.25 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET;

THENCE SOUTH 00°23'40" WEST, A DISTANCE OF 51.88 FEET;

THENCE NORTH 89°36'20" WEST, A DISTANCE OF 130.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 150.00 FEET EAST, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE;

THENCE NORTH 00°23'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,280.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,023,048 SQUARE FEET OR 23.486 ACRES, MORE OR LESS.

ASSURANCE STATEMENT

THIS PLAT IS SUBJECT TO TERMS OF THE "DEVELOPMENT AGREEMENT AND LAND DEVELOPMENT PERMIT PROHIBITION" BETWEEN THE THE CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION, AND AZALTA, L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS RECORDED DOCUMENT, FEE NO. 2021-091135, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT D.R. HORTON, INC. A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 2 - PARCEL 12, A RESUBDIVISION OF PARCEL 12 OF THE MASTER PLAT FOR SORRENTO PHASE 2 AS RECORDED IN FEE NO. 2021-111073, PINAL COUNTY RECORDS, BEING LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SORRENTO PHASE 2 - PARCEL 12, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT D.R. HORTON, INC. A DELAWARE CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

D.R. HORTON, INC. A DELAWARE CORPORATION, IS THE OWNER OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. D.R. HORTON, INC. A DELAWARE CORPORATION HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, 33 FOOT BY 33 FOOT AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY SORRENTO HOMEOWNERS ASSOCIATION.

INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREA, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TRACTS A, B, C, D, E, F, G, H, I, J, AND K ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF SORRENTO HOMEOWNERS' ASSOCIATION MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

IN WITNESS WHEREOF, D.R. HORTON, INC. A DELAWARE CORPORATION, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20____.

D.R. HORTON, INC. A DELAWARE CORPORATION

BY: _____
 NAME: _____
 TITLE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF PINAL)

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, WHOSE IDENTITY WAS PROVEN

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE,
 AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

 NOTARY PUBLIC SIGNATURE / DATE

CITY OF MARICOPA NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
2. 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.
3. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING OVER 24 FEET IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
5. 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 DEED TO THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
7. REFER TO NOTES 6 AND 8 OF SORRENTO PHASE 2 MASTER PLAT IN REGARDS TO THE MAINTENANCE AGREEMENT OF TRACT B OF SORRENTO PHASE 2 MASTER PLAT AND FUQUA FLOOD CONTROL CHANNEL.

OWNER/DEVELOPER ENGINEER

D.R. HORTON, INC.
 2525 WEST FRYE ROAD
 SUITE 100
 CHANDLER, AZ 85224
 PHONE: (480) 368-1043
 CONTACT: JOSE CASTILLO
 EMAIL: JLCASTILLO@DRHORTON.COM

COE & VAN LOO CONSULTANTS INC.
 4550 NORTH 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: DOUGLAS W. CHUBIN
 EMAIL: DCHUBIN@CVLCI.COM

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN HAVING A BEARING OF SOUTH 00°28'42" WEST.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR, _____ DATE
 CITY OF MARICOPA, ARIZONA

CITY ENGINEER, CITY OF MARICOPA, ARIZONA _____ DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,
 THIS ____ DAY OF _____, 20____

BY: _____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 REGISTERED LAND SURVEYOR
 RICHARD G. ALCOCKER
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 4-11-22
 DATE

UTILITIES

WATER: GLOBAL WATER - SANTA CRUZ WATER COMPANY
 SEWER: GLOBAL WATER - PALO VERDE UTILITY
 IRRIGATION: MARICOPA STANDFIELD IRRIGATION DISTRICT
 ELECTRIC: ELECTRICAL DISTRICT NO. 3 (ED3)
 GAS: SOUTHWEST GAS
 TELECOM: ORBITEL COMMUNICATIONS
 CENTURYLINK
 FIRE: CITY OF MARICOPA
 POLICE: CITY OF MARICOPA
 REFUSE: WASTE MANAGEMENT

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF SORRENTO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR SORRENTO PHASE 2 - PARCEL 12 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____
 TITLE: _____ DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)
 COUNTY OF PINAL)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

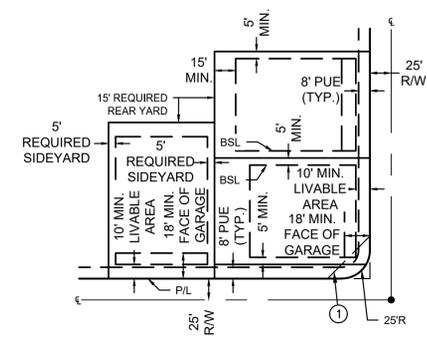
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC SIGNATURE / DATE

GROSS AREA = 23.484 ACRES
 SEE SHEET 2 FOR CURVE & LINE TABLE, AND SHEET 3 FOR LOT AREA TABLE

| CURVE TABLE | | | | | | |
|-------------|---------|----------|------------|---------|--------|---------------|
| NO. | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD-BEARING |
| C1 | 200.69' | 55.00' | 209°04'17" | -212.12 | 106.48 | S39°31'06"E |
| C2 | 16.24' | 50.00' | 018°36'41" | 8.19 | 16.17 | S55°42'42"W |
| C3 | 39.72' | 25.00' | 091°01'28" | 25.45 | 35.67 | S45°32'24"W |
| C4 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | N43°56'52"W |
| C5 | 784.20' | 1015.00' | 044°16'02" | 412.84 | 764.84 | S21°04'53"E |
| C6 | 47.59' | 55.00' | 049°34'32" | 25.40 | 46.12 | S71°41'41"W |
| C7 | 76.25' | 55.00' | 079°26'10" | 45.69 | 70.29 | S22°46'16"W |
| C8 | 16.65' | 55.00' | 017°20'29" | 8.39 | 16.58 | N08°16'35"W |
| C9 | 115.47' | 200.00' | 033°04'50" | 59.40 | 113.88 | N16°34'05"E |
| C10 | 456.39' | 450.00' | 058°06'35" | 250.00 | 437.08 | N60°33'03"W |
| C11 | 202.84' | 200.00' | 058°06'35" | 111.11 | 194.26 | N60°33'03"W |
| C12 | 139.15' | 250.00' | 031°53'25" | 71.43 | 137.36 | N74°26'57"E |
| C13 | 129.91' | 225.00' | 033°04'50" | 66.82 | 128.11 | N16°34'05"E |
| C14 | 36.77' | 25.00' | 084°15'39" | 22.61 | 33.54 | S09°01'19"E |
| C15 | 162.96' | 475.00' | 019°39'24" | 82.29 | 162.16 | N41°19'27"W |
| C16 | 16.65' | 55.00' | 017°20'29" | 8.39 | 16.58 | S40°10'00"E |
| C17 | 119.69' | 55.00' | 124°40'58" | 104.94 | 97.43 | N13°30'15"E |
| C18 | 16.65' | 55.00' | 017°20'29" | 8.39 | 16.58 | S67°10'30"W |
| C19 | 42.05' | 275.00' | 008°45'39" | 21.07 | 42.01 | N62°53'04"E |
| C20 | 35.08' | 25.00' | 080°24'21" | 21.13 | 32.27 | S27°03'43"W |
| C21 | 35.08' | 25.00' | 080°24'21" | 21.13 | 32.27 | N53°20'38"W |
| C22 | 18.92' | 275.00' | 003°56'29" | 9.46 | 18.91 | N88°25'25"E |
| C23 | 16.65' | 55.00' | 017°20'29" | 8.39 | 16.58 | S81°43'25"W |
| C24 | 119.69' | 55.00' | 124°40'58" | 104.94 | 97.43 | S44°36'21"E |
| C25 | 16.65' | 55.00' | 017°20'29" | 8.39 | 16.58 | N09°03'54"E |
| C26 | 234.82' | 55.00' | 244°37'24" | 86.96 | 92.97 | S57°17'39"E |
| C27 | 55.99' | 50.00' | 064°09'54" | 31.34 | 53.11 | S32°56'06"W |
| C28 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S44°36'20"E |
| C29 | 53.89' | 475.00' | 006°30'03" | 26.98 | 53.87 | N77°36'29"W |
| C30 | 36.77' | 25.00' | 084°15'39" | 22.61 | 33.54 | N75°14'20"E |
| C31 | 101.04' | 175.00' | 033°04'50" | 51.97 | 99.64 | N16°34'05"E |
| C32 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S45°23'40"W |
| C33 | 431.04' | 425.00' | 058°06'35" | 236.11 | 412.80 | N60°33'03"W |
| C34 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | N13°30'15"E |
| C35 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S76°29'45"E |
| C36 | 228.20' | 225.00' | 058°06'35" | 125.00 | 218.54 | N60°33'03"W |
| C37 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S44°36'20"E |
| C38 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S45°23'40"W |
| C39 | 177.49' | 175.00' | 058°06'35" | 97.22 | 169.98 | N60°33'03"W |
| C40 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | N13°30'15"E |
| C41 | 125.23' | 225.00' | 031°53'25" | 64.28 | 123.62 | N74°26'57"E |
| C42 | 39.27' | 25.00' | 090°00'00" | 25.00 | 35.36 | S44°36'20"E |
| C43 | 119.67' | 215.00' | 031°53'25" | 61.43 | 118.13 | N74°26'57"E |

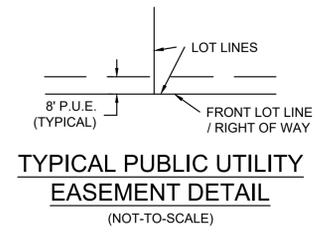
| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S47°17'24"W | 40.13' |
| L2 | S71°23'26"E | 29.72' |



NOTES:
 ALL SETBACKS ARE MEASURES FROM THE PROPERTY LINES.
 10' TO SIDE ENTRY GARAGE OR FRONT LIVING AREA.
 18' FROM FACE OF GARAGE TO PROPERTY LINE.
 33x33' SITE VISIBILITY TRIANGLE AT CORNER LOTS

SETBACKS:
 FRONT 10' TO LIVABLE AREA*
 18' TO FRONT FACING GARAGE*
 REAR 15'
 LOT COVERAGE 45%

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
 N.T.S.

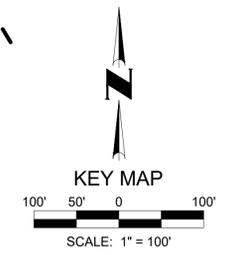
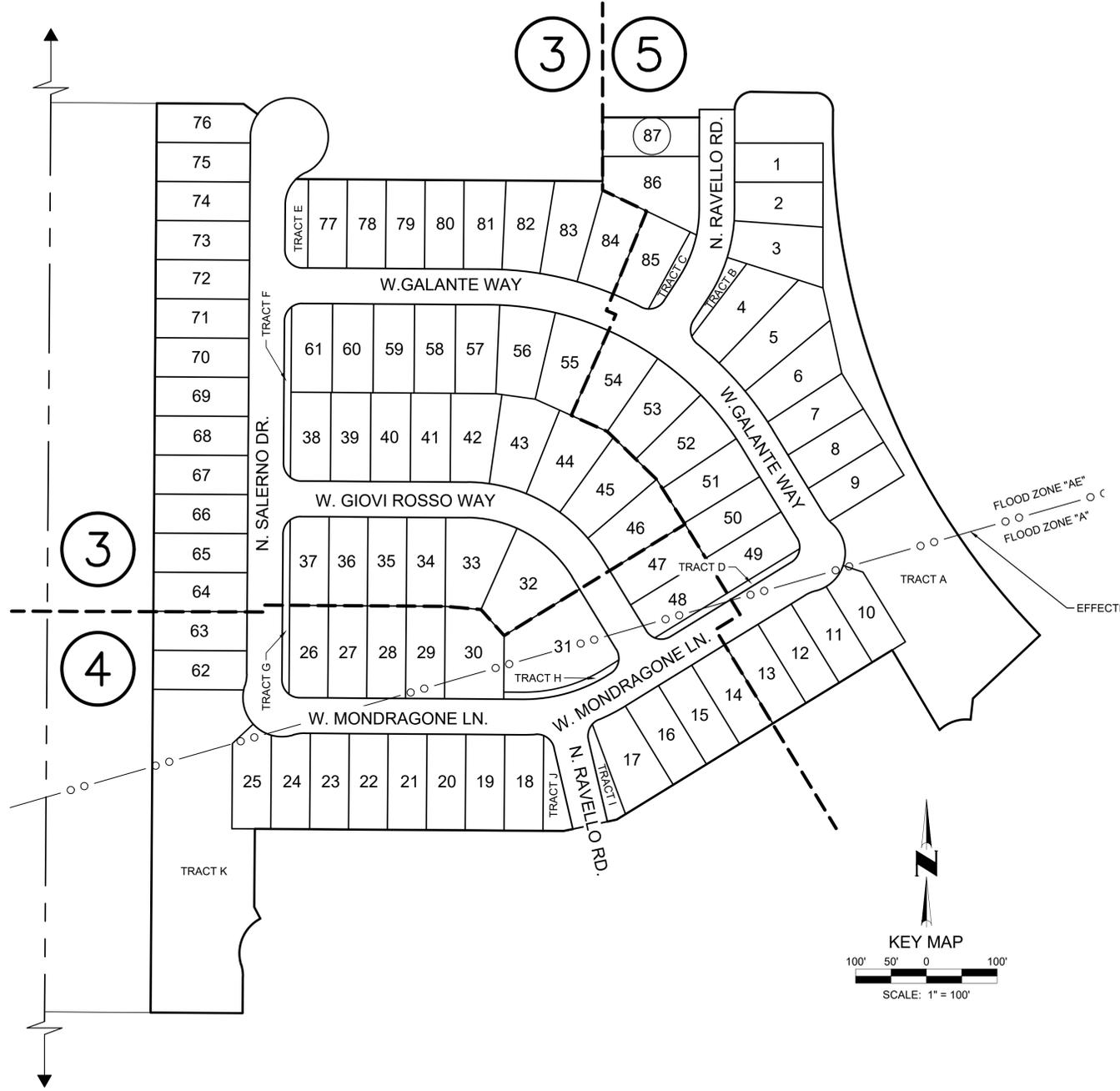


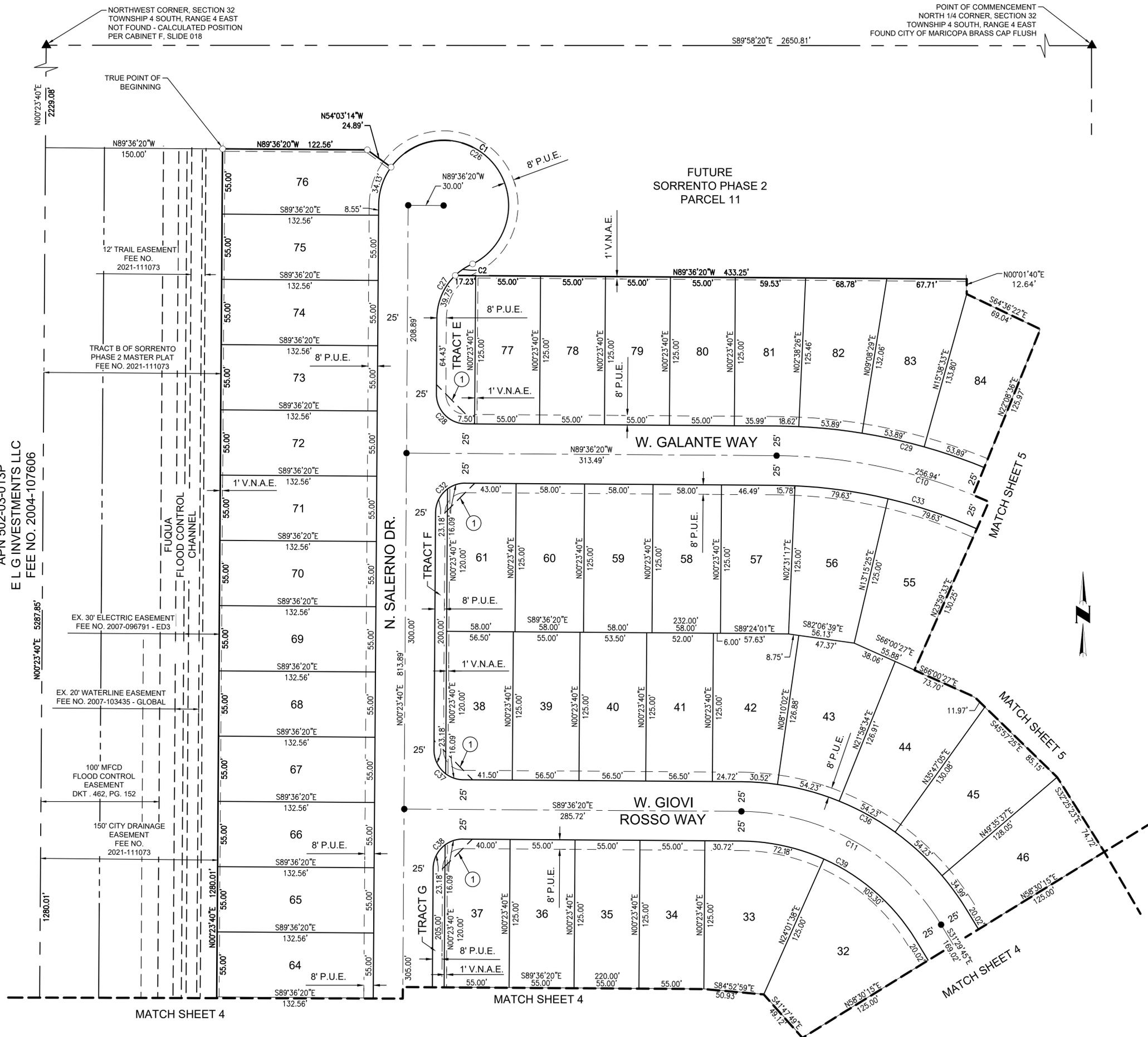
TYPICAL PUBLIC UTILITY EASEMENT DETAIL
 (NOT-TO-SCALE)

| TRACT TABLE | | |
|-------------|-------------|----------------------------------|
| TRACT | AREA | DESCRIPTION |
| TRACT 'A' | 1.702 ACRES | LANDSCAPE, OPEN SPACE, RETENTION |
| TRACT 'B' | 0.045 ACRES | LANDSCAPE |
| TRACT 'C' | 0.041 ACRES | LANDSCAPE |
| TRACT 'D' | 0.052 ACRES | LANDSCAPE |
| TRACT 'E' | 0.086 ACRES | LANDSCAPE |
| TRACT 'F' | 0.052 ACRES | LANDSCAPE |
| TRACT 'G' | 0.053 ACRES | LANDSCAPE |
| TRACT 'H' | 0.039 ACRES | LANDSCAPE |
| TRACT 'I' | 0.058 ACRES | LANDSCAPE |
| TRACT 'J' | 0.081 ACRES | LANDSCAPE |
| TRACT 'K' | 1.360 ACRES | LANDSCAPE, OPEN SPACE, DRAINAGE |
| TOTAL | 3.569 | |

| LAND USE TABLE | | |
|------------------|-------------|---------|
| LAND USE AREAS | SQUARE FEET | ACRES |
| LOTS | 674,248 | 15.4790 |
| RIGHT OF WAY | 193,252 | 4.4360 |
| TRACTS | 155,548 | 3.5690 |
| TOTAL GROSS AREA | 1,023,048 | 23.484 |

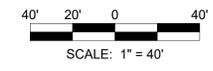
| TOTAL LAND USE | |
|---------------------------|-----------------|
| TOTAL NUMBER OF LOTS | 87 |
| TOTAL NUMBER OF TRACTS | 11 |
| GROSS RESIDENTIAL DENSITY | 3.705 D.U./A.C. |



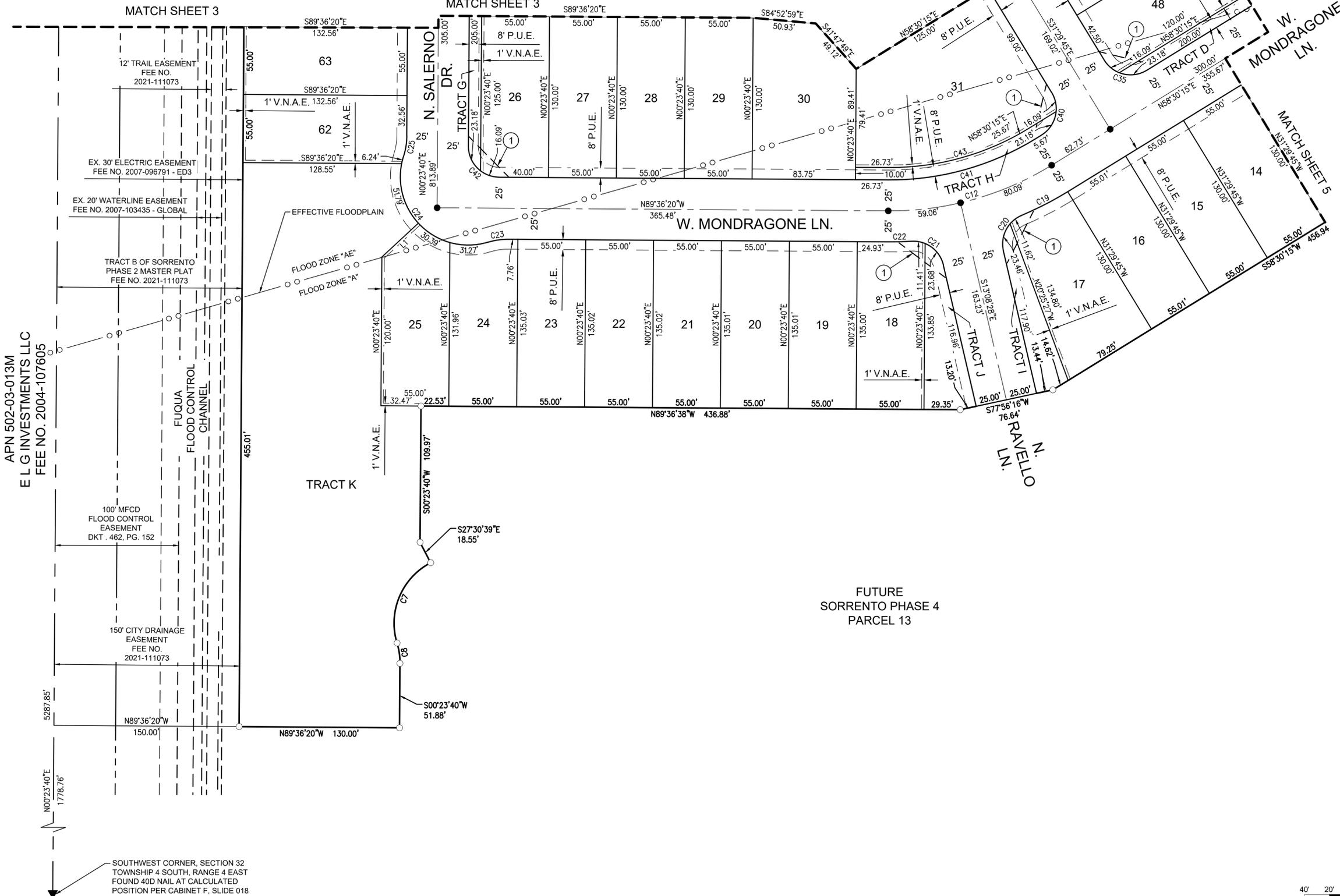


| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 1 | 6,876 |
| 2 | 7,348 |
| 3 | 9,026 |
| 4 | 9,084 |
| 5 | 10,708 |
| 6 | 8,653 |
| 7 | 7,068 |
| 8 | 6,875 |
| 9 | 6,870 |
| 10 | 7,044 |
| 11 | 7,071 |
| 12 | 7,150 |
| 13 | 7,150 |
| 14 | 7,150 |
| 15 | 7,150 |
| 16 | 7,152 |
| 17 | 8,731 |
| 18 | 7,431 |
| 19 | 7,425 |
| 20 | 7,426 |
| 21 | 7,426 |
| 22 | 7,426 |
| 23 | 7,426 |
| 24 | 7,282 |
| 25 | 7,467 |
| 26 | 7,126 |
| 27 | 7,150 |
| 28 | 7,150 |
| 29 | 7,150 |
| 30 | 10,042 |
| 31 | 15,508 |
| 32 | 11,097 |
| 33 | 9,719 |
| 34 | 6,875 |
| 35 | 6,875 |
| 36 | 6,875 |
| 37 | 6,851 |
| 38 | 7,039 |
| 39 | 7,063 |
| 40 | 7,063 |
| 41 | 7,062 |
| 42 | 8,003 |
| 43 | 8,928 |
| 44 | 8,963 |
| 45 | 8,860 |

| LOT # | AREA (SQUARE FEET) |
|-------|--------------------|
| 46 | 8,125 |
| 47 | 7,062 |
| 48 | 7,164 |
| 49 | 7,226 |
| 50 | 7,250 |
| 51 | 7,575 |
| 52 | 8,596 |
| 53 | 8,647 |
| 54 | 8,686 |
| 55 | 8,686 |
| 56 | 8,539 |
| 57 | 7,499 |
| 58 | 7,250 |
| 59 | 7,250 |
| 60 | 7,250 |
| 61 | 7,226 |
| 62 | 7,257 |
| 63 | 7,291 |
| 64 | 7,291 |
| 65 | 7,291 |
| 66 | 7,291 |
| 67 | 7,291 |
| 68 | 7,291 |
| 69 | 7,291 |
| 70 | 7,291 |
| 71 | 7,291 |
| 72 | 7,291 |
| 73 | 7,291 |
| 74 | 7,291 |
| 75 | 7,291 |
| 76 | 7,398 |
| 77 | 6,875 |
| 78 | 6,875 |
| 79 | 6,875 |
| 80 | 6,875 |
| 81 | 7,136 |
| 82 | 7,835 |
| 83 | 8,549 |
| 84 | 7,912 |
| 85 | 7,637 |
| 86 | 10,872 |
| 87 | 7,519 |



APN 502-03-013M
 E L G INVESTMENTS LLC
 FEE NO. 2004-107605



| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

FINAL PLAT
SORRENTO PHASE 2 - PARCEL 12
CITY OF MARICOPA, AZ

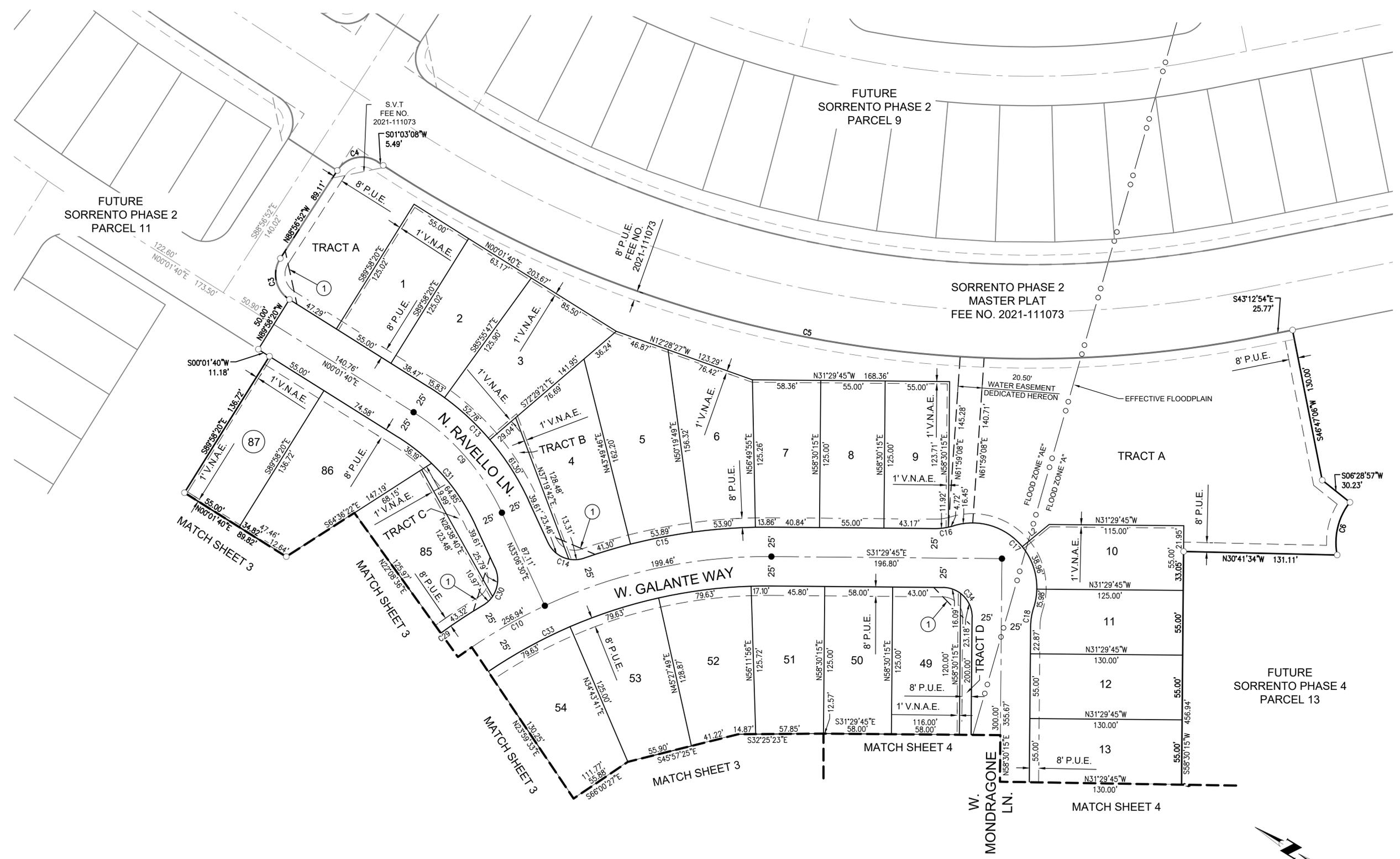
PRELIMINARY

5 SHEET OF 5

CVL Contact: D. CHUBIN
CVL Project # 01-01008-13

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