

mpollock Aug 24, 2022 8:25am S:\Projects\2021\21-0148\Land Survey\Draws\Parcels 17 & 21\21-0148 Final Plat - 17.dwg

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } S.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT K. HOVNANIAN AT RANCHO MIRAGE PARCEL 17, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME "RANCHO MIRAGE ESTATES PHASE 2 - PARCEL 17", A REPLAT OF PARCEL 17 OF "RANCHO MIRAGE ESTATES PHASE 2" AS RECORDED IN CABINET G, SLIDE 166, OFFICIAL RECORDS OF PINAL COUNTY AND CABINET G, SLIDE 168, OFFICIAL RECORDS OF PINAL COUNTY, RESPECTIVELY, ALSO BEING A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

K. HOVNANIAN AT RANCHO MIRAGE PARCEL 17, AN ARIZONA LIMITED LIABILITY COMPANY, 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. OWNER 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, AND ANY OTHER MATTERS OF RECORD.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, C AND D AND THOSE AREAS DEPICTED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS (VNAE) PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

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, 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 33' X 33' RIGHT-OF-WAY SIGHT VISIBILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF: K. HOVNANIAN AT RANCHO MIRAGE PARCEL 17, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF \_\_\_\_\_ } S.S.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY

\_\_\_\_\_, THE DULY AUTHORIZED AGENT ON BEHALF OF

\_\_\_\_\_, BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## UTILITY COMPANIES

GAS	SOUTHWEST GAS
SEWER	PALO VERDE SEWER COMPANY
FIRE	MARICOPA FIRE DISTRICT
ELECTRIC	ELECTRICAL DISTRICT NO. 3
TELEPHONE	QWEST COMMUNICATIONS
CABLE	ORBITAL COMMUNICATIONS
WATER	GLOBAL WATER RESOURCES, INC.
POLICE	MARICOPA POLICE DEPARTMENT
SCHOOL DISTRICT	MARICOPA UNIFIED SCHOOL DISTRICT
SOLID WASTE	PRIVATE HAULER

## CERTIFICATE OF ASSURED WATER SUPPLY

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 LETTER OF COMMITMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

## ASSURANCE BLOCK

ASSURANCES IN THE FORM OF \_\_\_\_\_ HAVE BEEN SUBMITTED TO THE CITY OF MARICOPA WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

## OWNER'S AGREEMENT

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

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

## APPROVALS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR  
CITY OF MARICOPA, ARIZONA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER  
CITY OF MARICOPA, ARIZONA

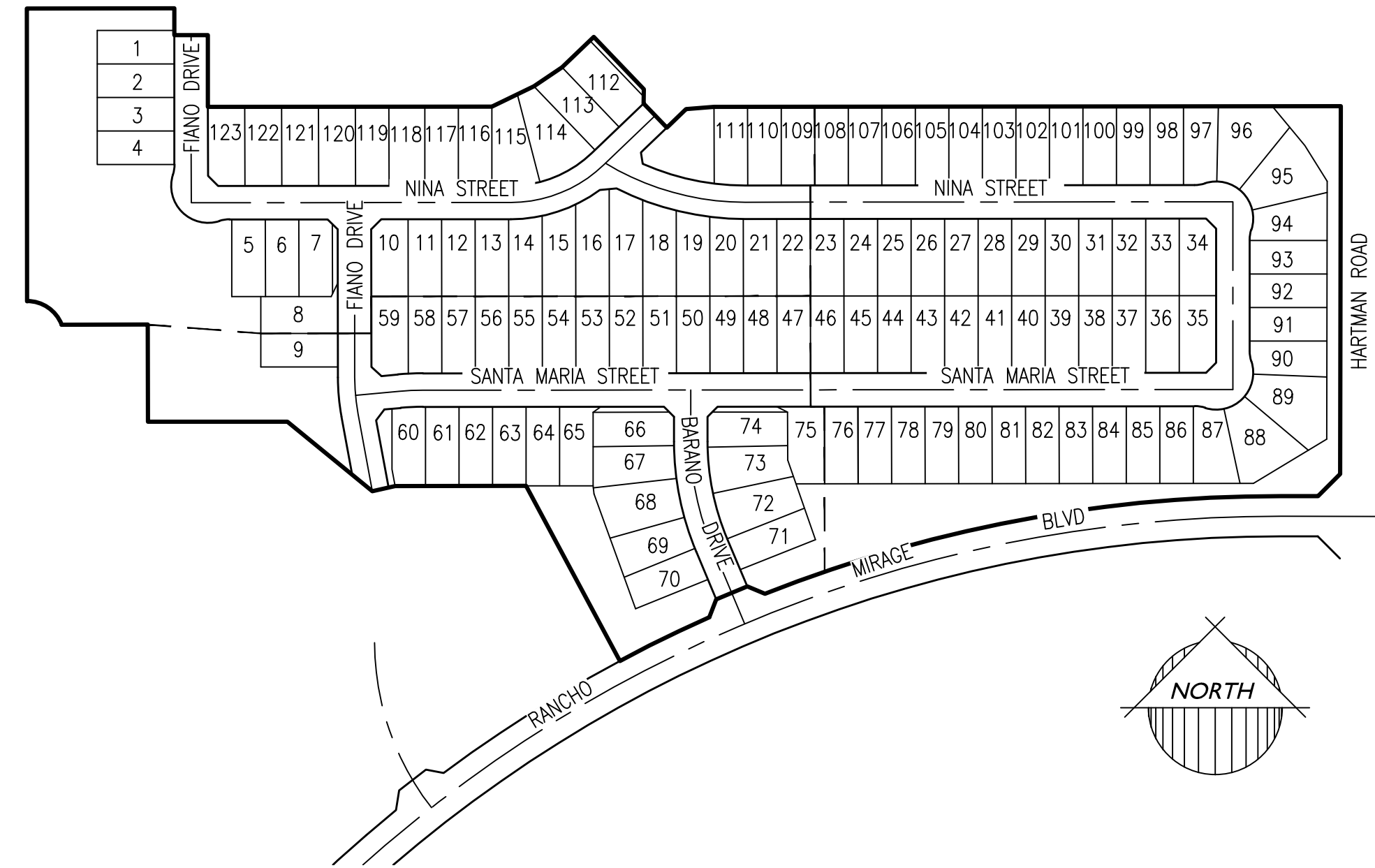
APPROVED BY THE CITY OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2022.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

## KEY MAP

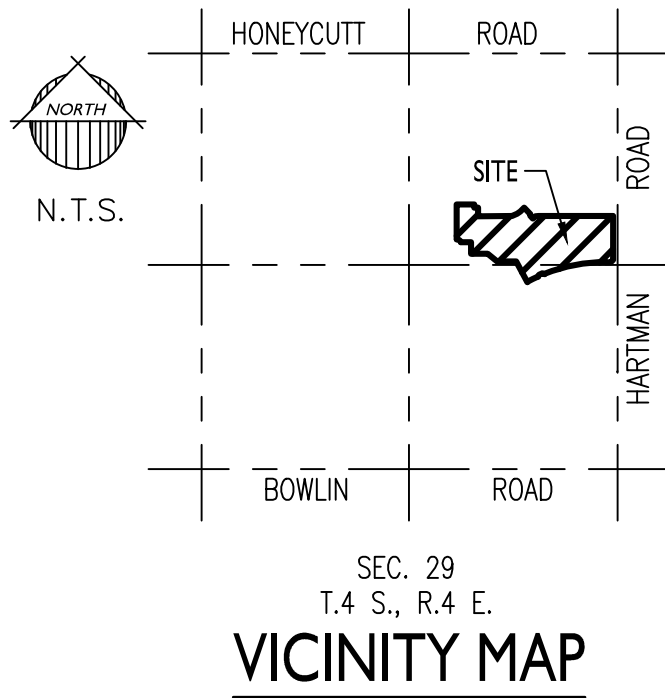


## NOTES

- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY EASEMENTS.
- TRACTS 17A THROUGH 21F, INCLUSIVE, ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- 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 AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ECT., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
- ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO AN ANNUAL ASSESSMENT FOR STREET LIGHTS THROUGH THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION.
- ALL DRYWELLS SHOWN ON THE PROJECT SHALL BE MAINTAINED BY THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION AND ARE TO BE REPLACED BY THE RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- NO SCHOOLS OR DAY CARE CENTERS TO BE LOCATED WITHIN ONE-QUARTER MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.

## MAINTENANCE:

- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER.



## ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD  
SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: TINO QUINTANA  
EMAIL: TINO.QUINTANA@EPSGROUPINC.COM

## OWNER

K. HOVNANIAN AT RANCHO MIRAGE PARCEL 17, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
20830 NORTH TATUM BOULEVARD,  
PHOENIX, AZ 85050  
STEVEN LOGAN  
(480)824-4175  
CCHISHOLM@KHOV.COM

## SHEET INDEX

SHEET 1 COVER, DEDICATION, APPROVALS & NOTES

SHEET 2-4 PLAT MAP AND LEGEND

SHEET 5 LINE AND CURVE TABLES, TRACT AREA AND USE TABLE & LOT AREA TABLE

## ZONING

EXISTING: CR-3 SINGLE FAMILY RESIDENCE

## GROSS AREA

PARCEL 17 1,197,438 SQUARE FEET OR 27.4894 ACRES

## REFERENCE DOCUMENTS

- (R1) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 17, DOCUMENT NO. 2007-004937, PCR.  
(R2) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21, DOCUMENT NO. 2007-004939, PCR.  
(R3) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 22, DOCUMENT NO. 2007-004940, PCR.  
(R4) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 23, DOCUMENT NO. 2007-004941, PCR.  
(R5) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 18, DOCUMENT NO. 2007-004938, PCR.  
(R6) FINAL PLAT OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 16, DOCUMENT NO. 2007-004936, PCR.

## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA,  
THE BEARING OF WHICH IS:

NORTH 89 DEGREES 48 MINUTES 25 SECONDS WEST

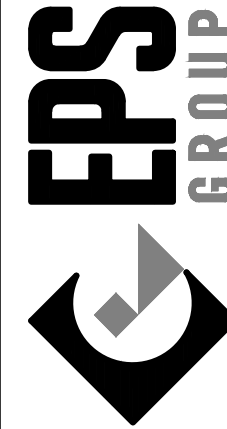
## CERTIFICATION

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL D. POLLOCK REGISTRATION NO. 45378  
EPS GROUP INC.  
1130 N. ALMA SCHOOL RD.  
SUITE 120  
MESA, AZ 85201  
480-503-2250

NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.835.1799  
www.epsgroupinc.com



RANCHO MIRAGE PHASE 2 - PARCEL 17

MARICOPA, ARIZONA

AMENDED FINAL PLAT

Project:

Revisions:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

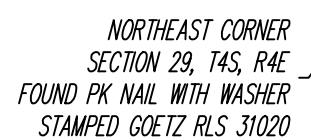
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

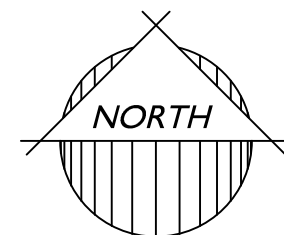


FINAL PLAT OF RANCHO MIRAGE  
ESTATES PHASE 2 PARCEL 16  
DOC 2007-004936, PCR

## LEGEND

- ◼ FND. MON. IN HANDHOLE AS NOTED
- FND. MON. FLUSH AS NOTED
- ◐ IRON PIPE AS NOTED
- FND. MON. AS NOTED
- SET MON. AS NOTED
- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP
- IP IRON PIPE
- SFNF SEARCHED FOR NOT FOUND
- G&SRM GILA AND SALT RIVER MERIDIAN
- MCR MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- SVTE 33' x 33' SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

BOUNDARY LINE
LOT LINE
SECTION LINE
MID-SECTION LINE
QUARTER-SECTION LINE
CENTER LINE ROAD
EXISTING R/W
EASEMENT LINE

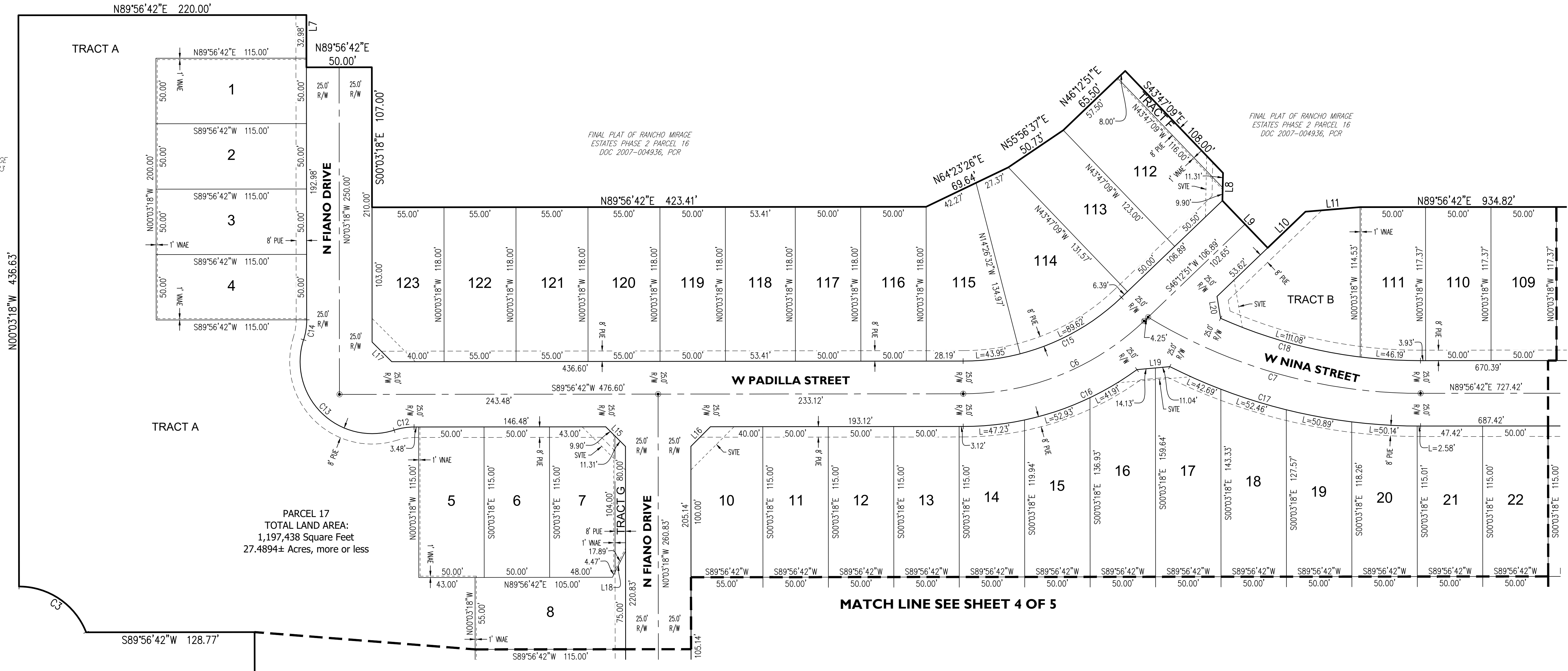


OF RANCHO MIRAGE  
ASE 2 PARCEL 23  
7-004941, PCR

FINAL PLAT OF RANCHO MIRAGE  
ESTATES PHASE 2 PARCEL 16  
DOC 2007-004936, PCR

FINAL PLAT OF RANCHO MIRAGE  
ESTATES PHASE 2 PARCEL 16  
DOC 2007-004936, PCR

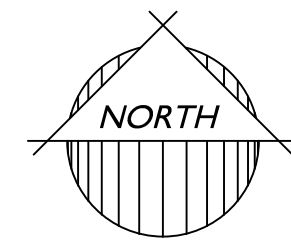
FINAL PLAT OF RANCHO MIRAGE  
ESTATES PHASE 2 PARCEL 16  
DOC 2007-004936, PCR



### LEGEND

- FND MON. IN HANDHOLE AS NOTED
- FND MON. FLUSH AS NOTED
- ⊕ IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET MON. AS NOTED
- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP
- IP IRON PIPE
- SFNF SEARCHED FOR NOT FOUND
- G&SRM GILA AND SALT RIVER MERIDIAN
- MCR MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- SVTE 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

—	BOUNDARY LINE
—	LOT LINE
—	SECTION LINE
—	MID-SECTION LINE
—	QUARTER-SECTION LINE
—	CENTER LINE ROAD
—	EXISTING R/W
—	EASEMENT LINE



MATCH LINE SEE SHEET 2 OF 5

RANCHO MIRAGE PHASE 2 - PARCEL 17

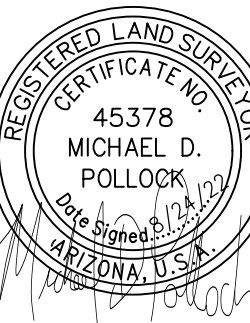
AMENDED FINAL PLAT

Project:

Revisions:



Drawn by: LFT  
Reviewed by: MDP

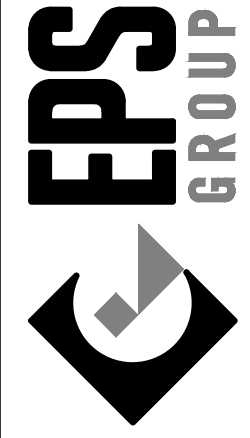


Job No.  
21-0148

PLAT

Sheet No.  
3  
of 5

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.502.2350 | F:480.835.1799  
www.epsgroupinc.com



FINAL PLAT OF RANCHO MIRAGE  
ESTATES PHASE 2 PARCEL 21  
DOC 2007-004939, PCR

BOUNDARY LINE  
 LOT LINE  
 SECTION LINE  
 MID-SECTION LINE  
 QUARTER-SECTION LINE  
 CENTER LINE ROAD  
 EXISTING R/W  
 EASEMENT LINE

**MATCH LINE SEE SHEET 2 OF 5**



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,750	0.1320
2	5,750	0.1320
3	5,750	0.1320
4	5,750	0.1320
5	5,750	0.1320
6	5,750	0.1320
7	5,721	0.1313
8	6,425	0.1475
9	5,750	0.1320
10	6,212	0.1426
11	5,750	0.1320
12	5,750	0.1320
13	5,750	0.1320
14	5,827	0.1338
15	6,367	0.1462
16	7,515	0.1725
17	7,674	0.1762
18	6,744	0.1548
19	6,120	0.1405
20	5,807	0.1333
21	5,750	0.1320
22	5,750	0.1320
23	5,750	0.1320
24	5,750	0.1320
25	5,750	0.1320
26	5,750	0.1320
27	5,750	0.1320
28	5,750	0.1320
29	5,750	0.1320
30	5,750	0.1320
31	5,750	0.1320
32	5,750	0.1320
33	5,750	0.1320
34	6,212	0.1426
35	6,212	0.1426
36	5,750	0.1320
37	5,750	0.1320
38	5,750	0.1320
39	5,750	0.1320
40	5,750	0.1320
41	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
42	5,750	0.1320
43	5,750	0.1320
44	5,750	0.1320
45	5,750	0.1320
46	5,750	0.1320
47	5,750	0.1320
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	5,750	0.1320
57	5,750	0.1320
58	5,754	0.1321
59	6,363	0.1461
60	5,790	0.1329
61	5,890	0.1352
62	5,890	0.1352
63	5,890	0.1352
64	5,890	0.1352
65	5,934	0.1362
66	6,079	0.1395
67	6,745	0.1548
68	8,259	0.1896
69	6,322	0.1451
70	5,757	0.1322
71	6,117	0.1404
72	7,490	0.1720
73	6,981	0.1603
74	6,094	0.1399
75	6,172	0.1417
76	5,750	0.1320
77	5,750	0.1320
78	5,750	0.1320
79	5,750	0.1320
80	5,750	0.1320
81	5,750	0.1320
82	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
83	5,750	0.1320
84	5,750	0.1320
85	5,750	0.1320
86	5,750	0.1320
87	6,469	0.1485
88	8,792	0.2018
89	9,363	0.2149
90	5,822	0.1337
91	5,765	0.1323
92	5,772	0.1325
93	5,779	0.1327
94	6,599	0.1515
95	8,739	0.2006
96	9,237	0.2120
97	5,868	0.1347
98	5,869	0.1347
99	5,869	0.1347
100	5,869	0.1347
101	5,869	0.1347
102	5,869	0.1347
103	5,869	0.1347
104	5,869	0.1347
105	5,869	0.1347
106	5,869	0.1347
107	5,869	0.1347
108	5,869	0.1347
109	5,869	0.1347
110	5,869	0.1347
111	5,825	0.1337
112	7,048	0.1618
113	6,364	0.1461
114	8,284	0.1902
115	7,145	0.1640
116	5,900	0.1354
117	5,900	0.1354
118	6,302	0.1447
119	5,900	0.1354
120	6,490	0.1490
121	6,490	0.1490
122	6,490	0.1490
123	6,377	0.1464

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE / **PUE	131,824	3.0263
TRACT B	LANDSCAPE / OPEN SPACE / **PUE	8,652	0.1986
TRACT C	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE / **PUE	66,307	1.5222
TRACT D	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE / AMENITY / PARKING / **PUE	25,097	0.5762
TRACT E	LANDSCAPE / OPEN SPACE / **PUE	1,783	0.0409
TRACT F	LANDSCAPE / OPEN SPACE / **PUE	896	0.0206
TRACT G	LANDSCAPE / OPEN SPACE / **PUE	736	0.0169
TRACT H	LANDSCAPE / OPEN SPACE / **PUE	832	0.0191
TRACT I	LANDSCAPE / OPEN SPACE / **PUE	804	0.0185

- OPEN SPACE MAY INCLUDE LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- THE EASEMENTS LISTED ABOVE (DELINEATED WITH \*\*) AFFECTS ONLY A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°07'10"W	46.68'
L2	N89°52'36"W	55.60'
L3	N67°19'52"W	28.52'
L4	S67°11'12"W	50.00'
L5	S21°42'17"W	28.52'
L6	S77°02'53"W	35.03'
L7	S00°03'18"E	40.00'
L8	S01°12'51"W	21.21'
L9	S43°47'07"E	50.00'
L10	N46°12'51"E	40.00'
L11	N85°16'13"E	41.85'
L12	N10°25'30"W	25.42'
L13	N37°13'24"E	20.21'
L14	S47°35'29"E	20.25'
L15	N45°03'18"W	9.90'
L16	N44°56'42"E	21.21'
L17	N45°03'18"W	21.21'
L18	N26°30'36"E	17.89'
L19	N84°48'18"E	11.04'
L20	S09°19'59"E	16.97'
L21	S45°03'18"E	21.21'
L22	S44°56'42"W	21.21'
L23	N63°29'24"W	17.89'
L24	N44°56'42"E	11.31'
L25	S19°15'05"E	25.80'
L26	S45°03'18"E	11.31'
L27	S53°55'04"W	13.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	787.66'	2080.00'	21°41'49"	782.96'	S79°16'30"W
C2	148.53'	2080.00'	4°05'29"	148.50'	S63°54'06"W
C3	65.92'	55.00'	68°40'02"	62.04'	N55°42'58"W
C4	35.41'	400.00'	5°04'22"	35.40'	S87°24'31"W
C5	54.30'	300.00'	10°22'14"	54.23'	S05°14'25"E
C6	152.65'	200.00'	43°43'51"	148.97'	N68°04'46"E
C7	218.90'	400.00'	31°21'19"	216.18'	S74°22'38"E
C8	158.88'	400.00'	22°45'30"	157.84'	S11°26'03"E
C9	33.20'	375.00'	5°04'22"	33.19'	N87°24'31"E
C10	37.63'	425.00'	5°04'22"	37.62'	S87°24'31"W
C11	58.83'	325.00'	10°22'20"	58.74'	S05°14'25"E
C12	15.48'	50.00'	17°44'35"	15.42'	N81°04'24"E
C13	120.47'	55.00'	125°29'45"	97.79'	S45°03'01"E
C14	15.49'	50.00'	17°45'10"	15.43'	S08°49'17"W
C15	133.57'	175.00'	43°43'51"	130.35'	N68°04'46"E
C16	142.06'	225.00'	36°10'34"	139.71'	N71°51'25"E
C17	198.75'	425.00'	26°47'40"	196.95'	S76°39'28"E
C18	157.26'	375.00'	24°01'41"	156.11'	S78°02'28"E
C19	15.50'	50.00'	17°45'31"	15.44'	N81°03'57"E
C20	120.48'	55.00'	125°30'41"	97.80'	N45°03'28"W
C21	15.49'	50.00'	17°45'10"	15.43'	S08°49'17"W
C22	15.50'	50.00'	17°45'31"	15.44'	S08°56'03"E
C23	120.48'	55.00'	125°30'41"	97.80'	N44°56'32"E
C24	15.49'	50.00'	17°45'10"	15.43'	N81°10'43"W
C25	148.95'	375.00'	22°45'30"	147.98'	S11°26'03"E
C26	168.81'	425.00'	22°45'31"	167.71'	S11°26'03"E

Project:

RANCHO MIRAGE PHASE 2 - PARCEL 17

Revisions:

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

ARIZONA

REGISTERED LAND SURVEYOR

45378

MICHAEL D. POLLOCK

State Expires 12/31/2024

ARIZONA, U.S.A.

Job No.

21-0148

TABLES

Sheet No.

5 of 5

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.502.2350 | F:480.835.1799  
www.epsgroupinc.com

EPS

GROUP

MARICOPA, ARIZONA

AMENDED FINAL PLAT