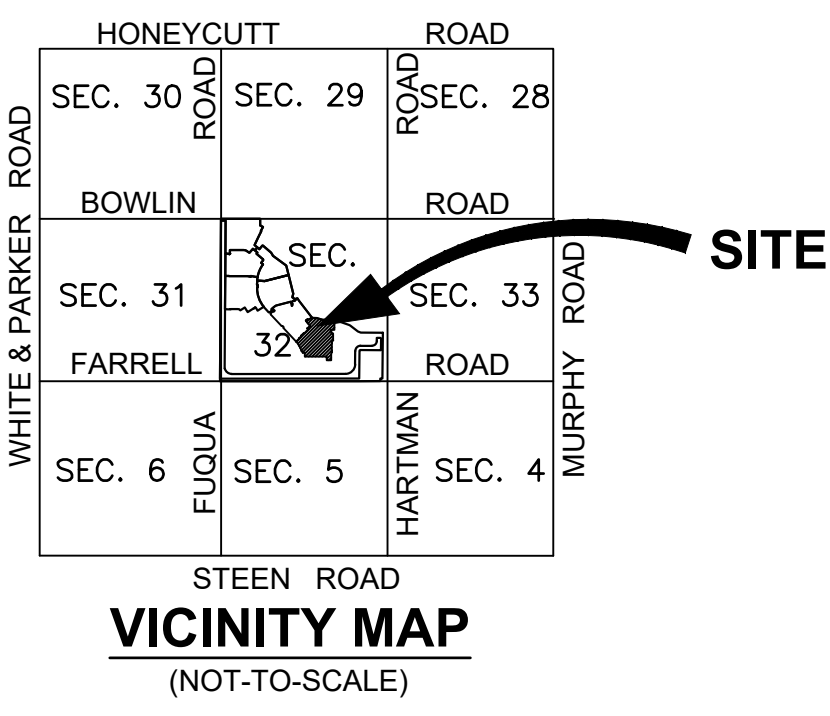


FINAL PLAT FOR "SORRENTO PHASE 3 - PARCEL 18"

A RESUBDIVISION OF PARCEL 18 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



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
- SHEET NUMBER
- 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

SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: _____ SEE SEPARATE LETTER _____
 TITLE: _____ DATE _____

ASSURED WATER SUPPLY

THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS EVIDENCED BY LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SORRENTO OF MARICOPA, ARIZONA, AS SET FORTH IN AND LAST RECORDED AS DOCUMENT 2007-129841 OF RECORDS, PINAL COUNTY RECORDS.

ASSURANCE STATEMENT

THIS PLAT IS SUBJECT TO TERMS OF THE "DEVELOPMENT AGREEMENT AND LAND DEVELOPMENT PERMIT PROHIBITION" BETWEEN THE CITY OF MARICOPA AN ARIZONA MUNICIPAL CORPORATION, AND AZALTA, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

AS RECORDED DOCUMENT, FEE NO. 2021-091135
 OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL 18 OF MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 18 OF THE MASTER PLAT FOR SORRENTO PHASE 3, AS RECORDED IN FEE NO. 2021-123704, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN 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 IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 32, FROM WHICH THE 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 00°28'42" WEST, A DISTANCE OF 2,639.77 FEET;

THENCE SOUTH 00°28'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,066.73 FEET TO THE NORTHWEST CORNER OF SAID SORRENTO PHASE 3;

THENCE ALONG THE NORTH LINE OF SAID FOR SORRENTO PHASE 3, THE FOLLOWING COURSES:

THENCE NORTH 89°31'18" WEST, A DISTANCE OF 714.86 FEET;
 THENCE NORTH 89°20'36" WEST, A DISTANCE OF 102.86 FEET;
 THENCE NORTH 52°33'27" WEST, A DISTANCE OF 313.54 FEET;
 THENCE NORTH 62°26'00" WEST, A DISTANCE OF 51.14 FEET;
 THENCE NORTH 70°48'42" WEST, A DISTANCE OF 439.28 FEET;
 THENCE NORTH 74°55'44" WEST, A DISTANCE OF 46.52 FEET;
 THENCE NORTH 81°46'55" WEST, A DISTANCE OF 65.68 FEET;

THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 75.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 49.11 FEET;
 THENCE NORTH 89°56'20" EAST, A DISTANCE OF 58.90 FEET;
 THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 275.00 FEET;
 THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

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

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 89°56'20" EAST, A DISTANCE OF 58.90 FEET;

THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 230.49 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 07°41'08" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°43'01", A DISTANCE OF 95.72 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°03'40" EAST, A DISTANCE OF 239.43 FEET TO THE BEGINNING OF A TANGENT 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 TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°36'54", A DISTANCE OF 47.63 FEET;

THENCE SOUTH 57°39'55" WEST, A DISTANCE OF 32.52 FEET;
 THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 238.27 FEET;
 THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 142.20 FEET;
 THENCE NORTH 00°03'40" WEST, A DISTANCE OF 120.00 FEET;
 THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 715.00 FEET;
 THENCE NORTH 00°03'40" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 89°56'20" WEST, A DISTANCE OF 5.51 FEET TO THE BEGINNING OF A TANGENT CURVE OF 175.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WEST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°43'31", A DISTANCE OF 48.03 FEET;

THENCE SOUTH 74°12'50" WEST, A DISTANCE OF 12.10 FEET;

THENCE NORTH 15°47'10" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 15°47'10" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°00'25", A DISTANCE OF 37.96 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 932.57 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°33'02", A DISTANCE OF 350.77 FEET;

THENCE NORTH 46°47'06" EAST, A DISTANCE OF 146.18 FEET;

THENCE NORTH 01°45'27" WEST, A DISTANCE OF 23.96 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 02°08'57" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°27'57", A DISTANCE OF 101.24 FEET;

THENCE NORTH 46°47'06" EAST, A DISTANCE OF 133.57 FEET;
 THENCE SOUTH 45°21'46" EAST, A DISTANCE OF 16.14 FEET;

THENCE NORTH 44°38'14" EAST, A DISTANCE OF 178.64 FEET TO A POINT ON A 405.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 36°53'24" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'32", A DISTANCE OF 46.60 FEET;

THENCE NORTH 52°24'37" EAST, A DISTANCE OF 125.00 FEET;
 THENCE NORTH 37°35'23" WEST, A DISTANCE OF 55.00 FEET;
 THENCE NORTH 42°41'17" WEST, A DISTANCE OF 55.22 FEET;
 THENCE NORTH 37°35'23" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 52°24'37" EAST, A DISTANCE OF 9.81 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°50'06", A DISTANCE OF 42.08 FEET;

THENCE SOUTH 64°05'00" EAST, A DISTANCE OF 42.58 FEET;
 THENCE NORTH 52°54'45" EAST, A DISTANCE OF 131.47 FEET;
 THENCE SOUTH 37°35'23" EAST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 87°11'38" EAST, A DISTANCE OF 146.32 FEET;
 THENCE SOUTH 73°50'26" EAST, A DISTANCE OF 203.08 FEET;

THENCE NORTH 89°56'20" EAST, A DISTANCE OF 255.20 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1,175,548 SQUARE FEET OR 26.987 ACRES, MORE OR LESS.

DEDICATION, TITLE WARRANTY AND DEDICATION

KNOW ALL BY THESE PRESENTS: THAT

AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SORRENTO PHASE 3 - PARCEL 18, A RESUBDIVISION OF PARCEL 18 OF THE MASTER PLAT FOR SORRENTO PHASE 3 AS RECORDED IN FEE NO. 2021-123704, PINAL COUNTY RECORDS, BEING LOCATED IN THE SOUTH 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 3 - PARCEL 18, 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

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.

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.

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, AND H ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF SORRENTO HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

IN WITNESS WHEREOF,

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 _____, 2024.

BY: _____
 NAME: _____
 TITLE: _____

STATE OF ARIZONA)
) S.S.
 COUNTY OF PINAL)
 ON THIS ____ DAY OF _____, 2024, 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 _____
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF _____)
 ON THIS ____ DAY OF _____, 2024, 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 DOCUMENT.

NOTARY PUBLIC SIGNATURE _____ DATE _____

OWNER/DEVELOPER

ENGINEER

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

UTILITIES

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

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 _____, 2024

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 _____ 06-03-2024
 RICHARD G. ALCOCKER DATE
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014

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 3 - PARCEL 18 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: _____

NAME: _____

TITLE: _____ DATE: _____

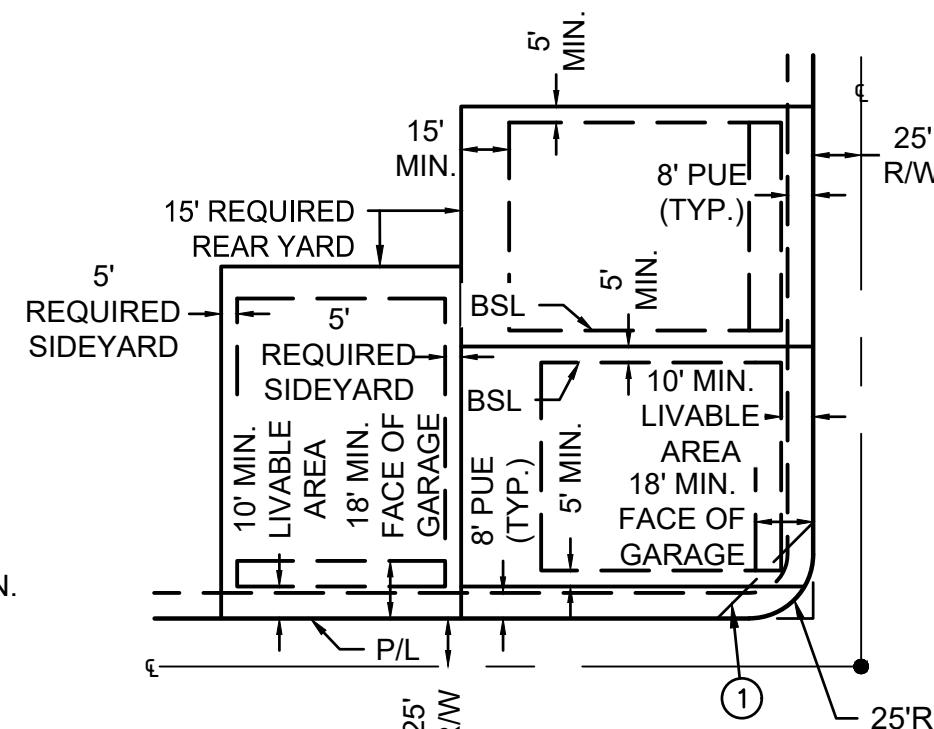
GROSS AREA = 26.987 ACRES

SEE SHEET 2 FOR CURVE, LINE, TRACT AND LOT AREA TABLE

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C2	95.72'	55.00'	099°43'01"	65.22	84.09	S32°27'21"W
C3	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W
C4	16.65'	55.00'	017°20'29"	8.39	16.58	N08°36'35"E
C5	47.63'	55.00'	049°36'54"	25.42	46.15	S07°31'38"E
C6	48.03'	175.00'	015°43'31"	24.17	47.88	S82°04'35"W
C7	37.96'	25.00'	087°00'25"	23.73	34.42	S62°16'58"E
C8	350.77'	932.57'	021°33'02"	177.48	348.70	N29°33'17"W
C9	101.24'	55.00'	105°27'57"	72.28	87.54	N39°24'59"E
C10	46.60'	405.00'	006°35'32"	23.32	46.57	S49°48'50"E
C11	16.65'	55.00'	017°20'29"	8.39	16.58	S61°04'51"W
C12	42.08'	55.00'	043°50'06"	22.13	41.06	N47°50'03"E
C13	54.89'	200.00'	015°43'31"	27.62	54.72	S82°04'35"W
C14	280.71'	430.00'	037°24'14"	145.56	275.75	S71°21'33"E
C15	61.75'	225.00'	015°43'31"	31.07	61.56	S82°04'35"W
C16	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C17	16.65'	55.00'	017°20'29"	8.39	16.58	N08°43'54"W
C18	119.69'	55.00'	124°40'58"	104.94	97.43	S44°56'20"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	S81°23'25"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C21	33.26'	25.00'	076°13'10"	19.61	30.86	N38°10'15"W
C22	190.80'	455.00'	024°01'34"	96.82	189.40	S64°16'03"E
C23	261.19'	405.00'	036°57'03"	135.32	256.69	S71°35'08"E
C24	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C26	233.23'	55.00'	242°57'52"	-89.81	93.81	S31°25'16"W
C27	60.44'	55.00'	062°57'52"	33.68	57.45	S58°34'44"E
C28	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E
C29	13.59'	455.00'	001°42'42"	6.80	13.59	S89°12'19"E
C30	40.02'	25.00'	091°42'42"	25.76	35.88	S45°47'41"W
C31	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C32	16.65'	55.00'	017°20'29"	8.39	16.58	N81°16'06"E
C33	119.69'	55.00'	124°40'58"	104.94	97.43	N45°03'40"W
C34	16.65'	55.00'	017°20'29"	8.39	16.58	S08°36'35"W
C35	16.65'	55.00'	017°20'29"	8.39	16.58	S08°43'54"E
C36	119.69'	55.00'	124°40'58"	104.94	97.43	N44°56'20"E
C37	16.65'	55.00'	017°20'29"	8.39	16.58	N81°23'25"W
C38	39.27'	25.00'	090°00'00"	25.00	35.36	S45°03'40"E
C39	39.27'	25.00'	090°00'00"	25.00	35.36	S44°56'20"W
C40	39.27'	25.00'	090°00'00"	25.00	35.36	N45°03'40"W
C41	39.27'	25.00'	090°00'00"	25.00	35.36	N44°56'20"E

CITY OF MARICOPA NOTES

- 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 ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING OVER 24 INCHES 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 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.
- 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.
- 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.
- 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.



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

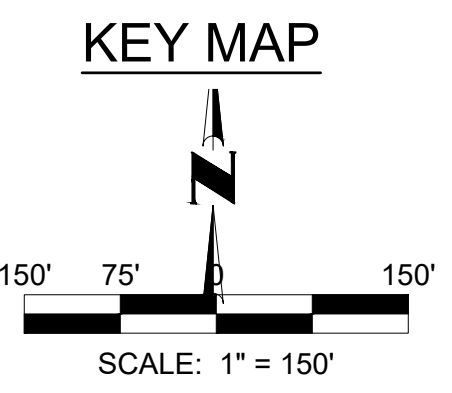
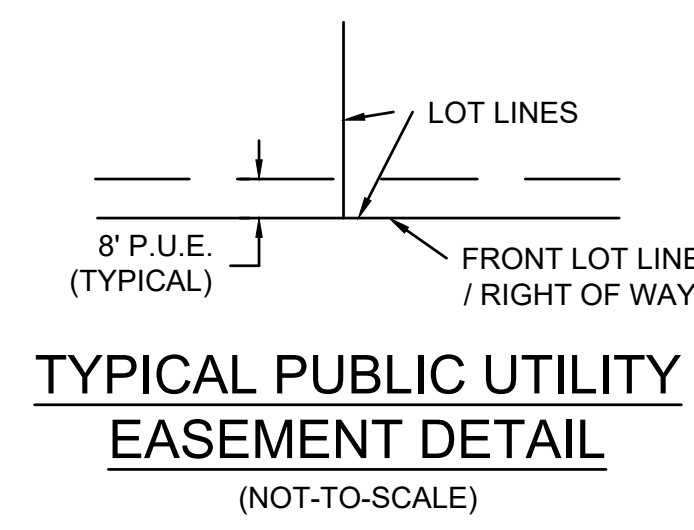
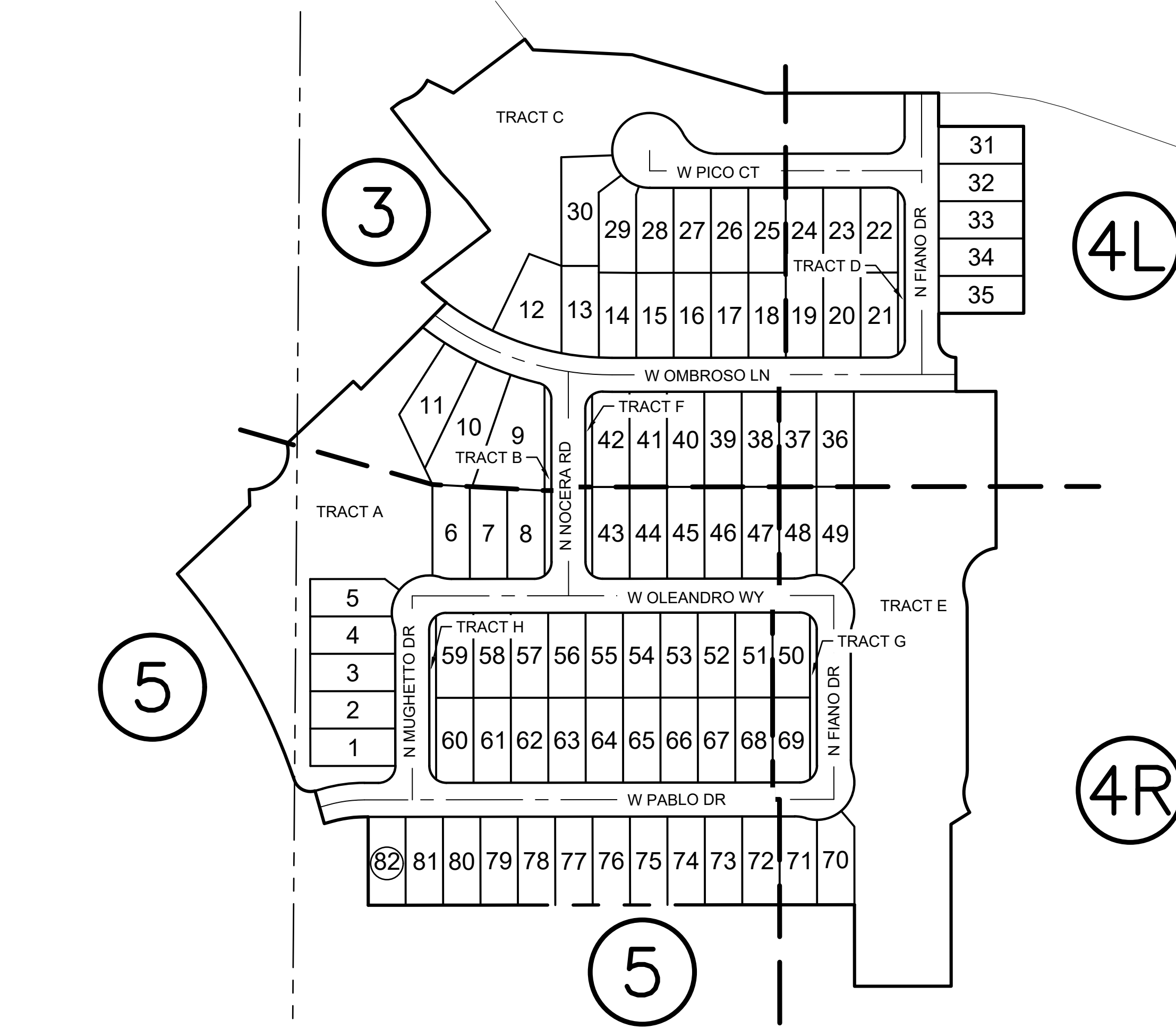
SETBACKS:
BY ZONING - REFER TO THE SORRENTO PAD. CASE NUMBER PAD24-01.

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

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	6,875	42	7,680
2	6,875	43	7,401
3	6,875	44	7,425
4	6,818	45	7,425
5	6,734	46	7,425
6	7,496	47	7,425
7	7,387	48	7,343
8	7,197	49	7,325
9	12,793	50	6,851
10	11,854	51	6,875
11	9,348	52	6,875
12	9,920	53	6,875
13	7,275	54	6,875
14	6,885	55	6,875
15	6,875	56	6,875
16	6,875	57	6,875
17	6,875	58	6,875
18	6,875	59	6,851
19	6,875	60	6,851
20	6,875	61	6,875
21	6,851	62	6,875
22	6,851	63	6,875
23	6,875	64	6,875
24	6,875	65	6,875
25	6,875	66	6,875
26	6,875	67	6,875
27	6,875	68	6,875
28	6,872	69	6,851
29	7,309	70	7,050
30	10,007	71	7,068
31	6,875	72	7,150
32	6,875	73	7,150
33	6,875	74	7,150
34	6,875	75	7,150
35	6,875	76	7,150
36	7,700	77	7,150
37	7,700	78	7,150
38	7,700	79	7,150
39	7,700	80	7,150
40	7,700	81	7,150
41	7,700	82	7,150

TRACT AREA TABLE		
TRACT	AREA (SQUARE FEET)	AREA (ACRES)
TRACT A	103,480	2.376
TRACT B	2,668	0.061
TRACT C	111,808	2.567
TRACT D	2,280	0.052
TRACT E	151,527	3.479
TRACT F	2,532	0.058
TRACT G	2,280	0.052
TRACT H	2,280	0.052

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°56'20"W	5.51'
L2	S74°12'50"W	12.10'
L3	N52°24'37"E	9.81'
L4	N74°12'50"E	12.10'
L5	N00°03'40"W	30.00'
L6	N52°29'33"W	27.01'
L7	S18°22'26"W	13.01'
L8	S52°54'49"W	42.10'
L9	N40°10'31"E	30.15'
L10	S40°17'51"E	30.15'



LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	598,043	13.729
RIGHT OF WAY	198,653	4.560
TRACTS	378,852	8.697
TOTAL GROSS AREA	1,175,548	26.987

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	82
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	3.04 D.U./A.C.



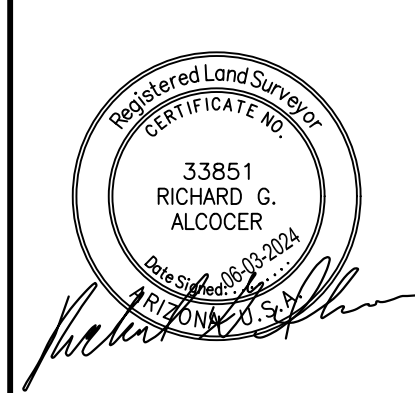
DATE
REVISION
NO.

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FINAL PLAT

SORRENTO PHASE 3 - PARCEL 18

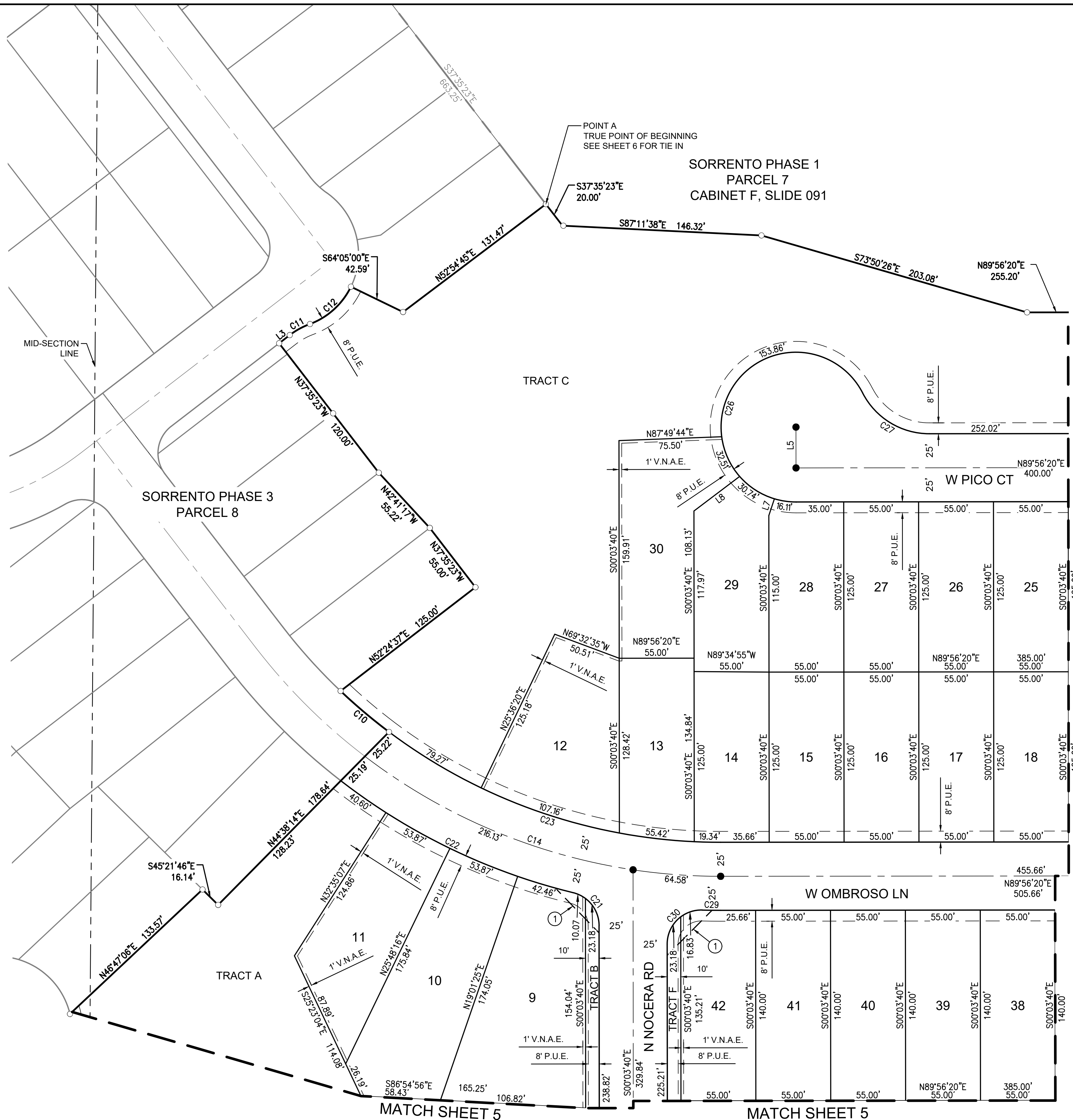
CITY OF MARICOPA, ARIZONA



GROSS AREA = 26.987 ACRES

Printed By: Dominique
Print Date: June 3, 2024
Filename: N:\01\008\13\CADD\Phase 3\Parcel 18\DS.P18.FLAT.01-02.dwg

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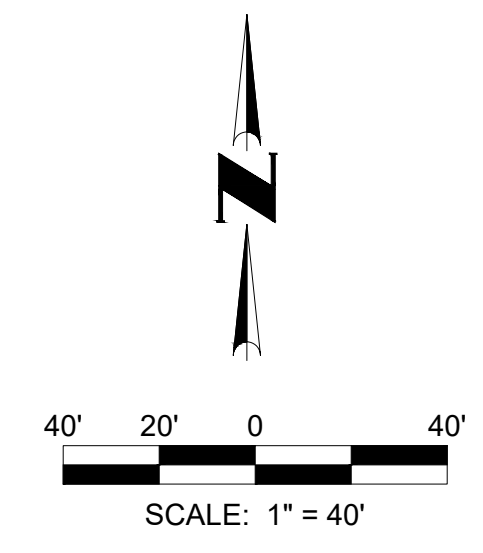
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SORRENTO PHASE 3 - PARCEL 18

CITY OF MARICOPA, ARIZONA

COE & VAN LOO CONSULTANTS, INC.



Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD C. ALCOCKER
 06/03/2024

3 SHEET OF 6

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

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PROJECT NO. 01-01008

SORRENTO PHASE 3
PARCEL 8

N. SORRENTO BLVD.
MASTER PLAT
FEE NO. 2021-123704

MATCH SHEET 3

MATCH SHEET 3

FOR RECORDER USE

MID-SECTION LINE

TRACT A

N. NOCERA RD

W OLEANDRO WY

N. MUGHETTO DR

W PABLO DR

FUTURE
SORRENTO PHASE 4
PARCEL 17

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 4

NO.	REVISION	DATE

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SORRENTO PHASE 3 - PARCEL 18

CITY OF MARICOPA, ARIZONA

COE & VAN LOO CONSULTANTS, INC.

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD C. ALCOCKER
ARIZONA 01-01008

5 SHEET OF 6

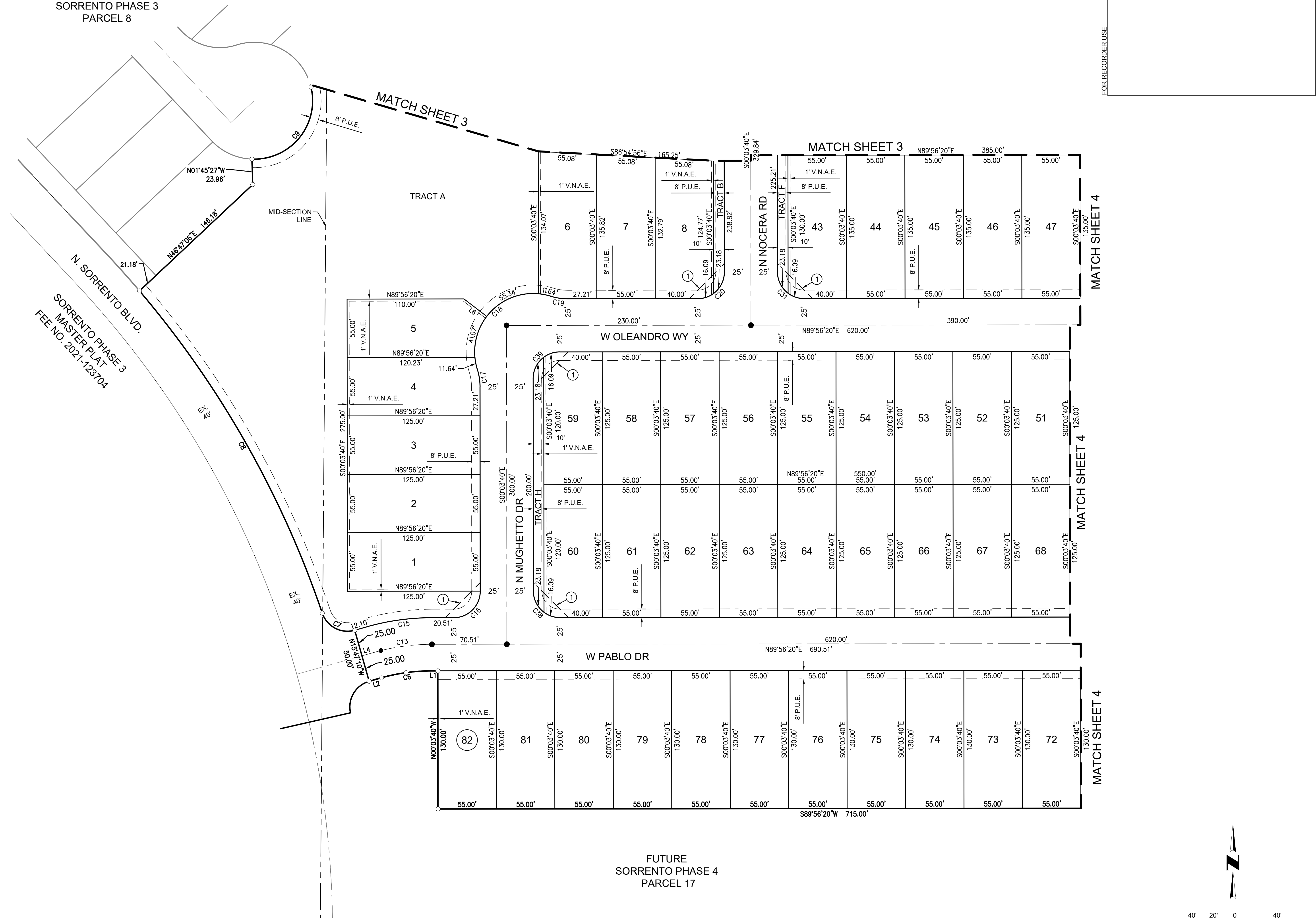
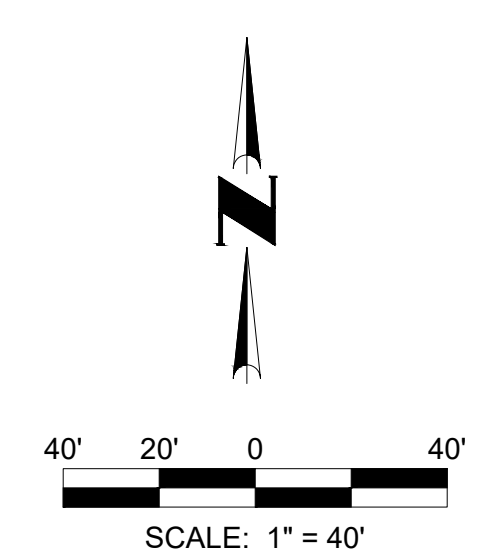
CVL Contact: D. CHUBIN
CVL Project #: 01-01008

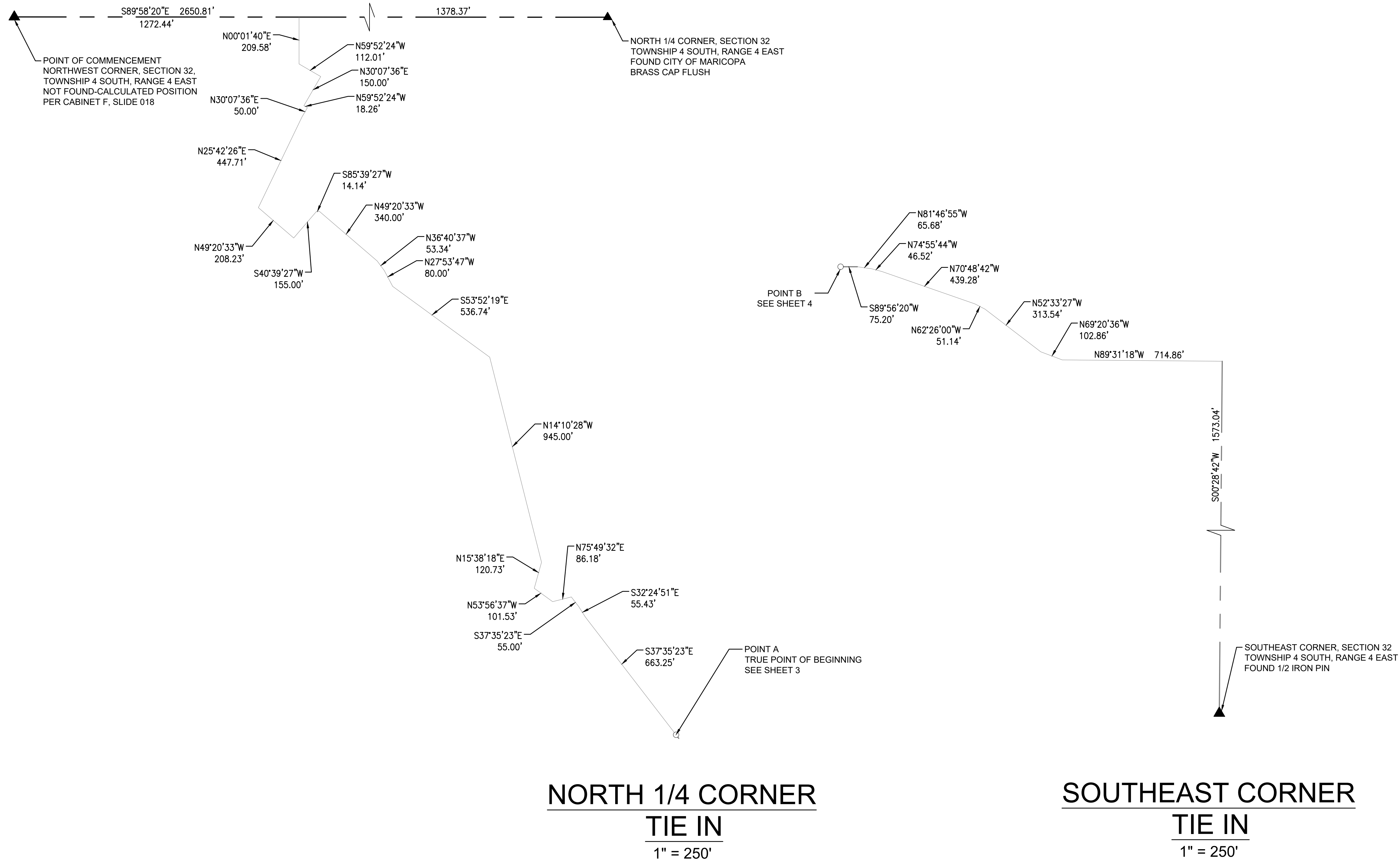
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