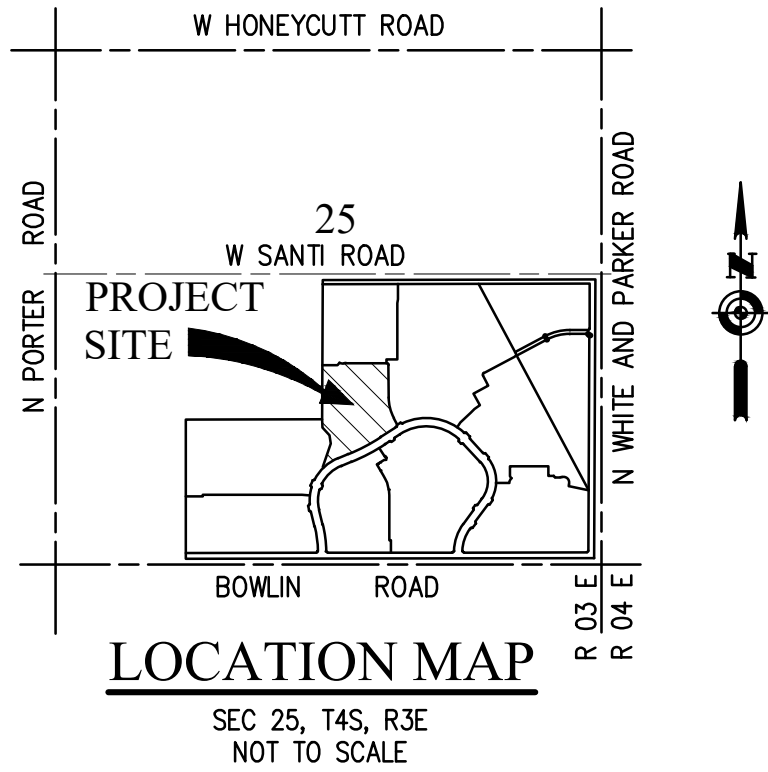
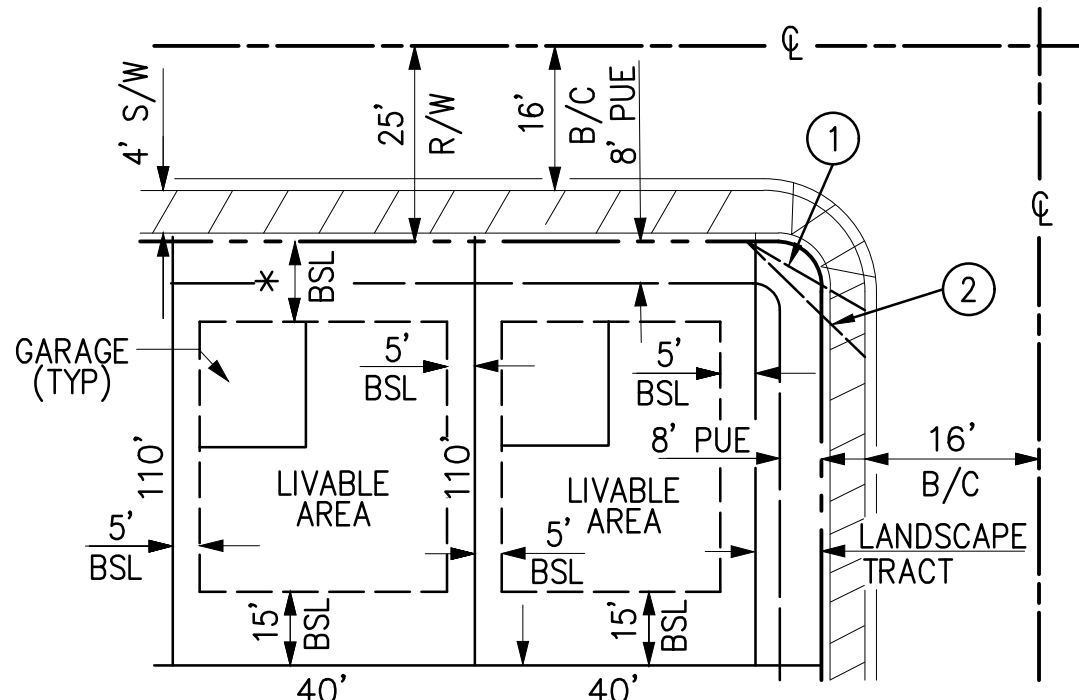


FINAL PLAT  
FOR  
"DESERT PASSAGE - PARCEL 8"  
A RE-PLAT OF TRACT "A", SMITH FARMS PARCEL 8, RECORDED AS CABINET F, SLIDE 083,  
PINAL COUNTY RECORDS, SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.



TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
TRACT A	35,097	0.806	DRAINAGE, LANDSCAPE & OPEN SPACE
TRACT B	30,402	0.698	DRAINAGE, LANDSCAPE & OPEN SPACE
TRACT C	43,561	1.000	DRAINAGE, LANDSCAPE & OPEN SPACE
TRACT D	10,268	0.236	PUBLIC TRAIL, LANDSCAPE & OPEN SPACE



- NOTES:
- \* 10' FRONT SETBACK FROM RIGHT-OF-WAY TO SIDE ENTRY GARAGE, OR LIVABLE AREA OF HOUSE. 18" FRONT SETBACK TO FACE OF GARAGE FROM BACK OF SIDEWALK
  - 15' REAR SETBACK, FROM LOT LINE TO BUILDING OR COVERED STRUCTURE.

- ① 21' x 21' TRIANGLE - SITE VISIBILITY EASEMENT RESTRICTION
- ② 33' x 33' TRIANGLE - SITE VISIBILITY EASEMENT RESTRICTION AT COLLECTORS

TYPICAL LOT LAYOUTS & BUILDING SETBACKS  
NOT TO SCALE

SHEET INDEX

SHEET 1	COVER, SITE INFORMATION, PROJECT SUMMARY, TRACT TABLE, TYPICAL LOT LAYOUT, LEGEND, KEY MAP CERTIFICATION AND APPROVALS
SHEET 2	PLAT SHEET AND LOT TABLE
SHEET 3	PLAT SHEET AND LINE & CURVE TABLES

UTILITIES & SERVICE

ELECTRIC  
GAS  
TELEPHONE  
CABLE TV  
SEWER  
WATER  
POLICE  
FIRE  
REFUSE

ELECTRIC DISTRICT #3  
SOUTHWEST GAS COMPANY  
CENTURY LINK  
CENTURY LINK  
GLOBAL WATER  
GLOBAL WATER  
CITY OF MARICOPA  
CITY OF MARICOPA  
WASTE MANAGEMENT

BENCHMARK

NGS BENCHMARK "S 360", PID DU1047, DESCRIBED AS A BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE SCALE ENCLOSURE, APPROXIMATELY 3.7 MILES SOUTHEAST OF MARICOPA, AT THE NORTHWEST CORNER OF THE CASA GRANDE HIGHWAY AND WHITE AND PARKER ROAD, HAVING AN ELEVATION OF 1206.28, NAVD'88 DATUM.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, WHICH BEARS N0°15'51"E.

EXISTING ZONING

THE ZONING CLASSIFICATION OF THE SITE IS PAD CR-3 - SINGLE FAMILY DETACHED HOMES.

ASSURANCE STATEMENT

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

LEGEND

MONUMENT FOUND, AS NOTED	APN	ASSESSOR PARCEL NUMBER	R4	FINAL PLAT FOR SMITH FARMS - PARCEL 6 CABINET E, SLIDE 156, INST# 2004-108202, PCR
BOUNDARY MONUMENT, SET 1/2" REBAR W/CAP RLS #68083 OR AS NOTED	INST#	INSTRUMENT NUMBER	PCR	PINAL COUNTY RECORDS
CENTER LINE MONUMENT, TO BE SET	BCFL	BRASS CAP FLUSH	R5	FINAL PLAT FOR SMITH FARMS - PARCEL 7 CABINET F, SLIDE 082, INST# 2005-119010, PCR
① SIGHT VISIBILITY TRIANGLE ESMT (21' X 21')	DE	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
② SIGHT VISIBILITY TRIANGLE ESMT (33' X 33')	VNAE	VEHICULAR NON-ACCESS EASEMENT	R6	FINAL PLAT FOR SMITH FARMS - PARCEL 10 CABINET F, SLIDE 123, INST# 2005-154911, PCR
ESMT	R1	FINAL PLAT FOR SMITH FARMS - PARCEL 8 CABINET F, SLIDE 083, INST# 2005-119011, PCR	R7	REPLAT FOR LOTS 10 THROUGH 35, & TRACT B OF SMITH FARMS - PARCEL 1, INST# 2017-010896, PCR
EX	EXISTING			
FD	FOUND	R2	FINAL PLAT FOR SMITH FARMS - PARCEL 3 CABINET E, SLIDE 153, INST# 2004-108199, PCR	
BK	BOOK			
PG	PAGE	R3	FINAL PLAT FOR SMITH FARMS - PARCEL 1 - CABINET F, SLIDE 080, INST# 2005-119008, PCR	
R/W	RIGHT-OF-WAY			
BOUNDARY LINE				
LOT LINE				ADJACENT LOT LINE
CENTERLINE				SECTION LINE
RIGHT-OF-WAY				TIE LINE
EASEMENT/SETBACK LINE				FLOOD ZONE DELINEATION

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

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

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

STATE OF ARIZONA COUNTY OF PINAL	I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THE COUNTY IN FEE NO.: DATE: REQUEST OF: WITNESS MY HAND AND OFFICIAL SEAL. VIRGINIA ROSS BY: _____ DEPUTY
-------------------------------------	--

OWNER/DEVELOPER

KB HOME PHOENIX, INC.  
10429 S. 51ST STREET, SUITE 100  
PHOENIX, ARIZONA 85044  
TEL: (480) 758-3045  
CONTACT: JANNELLE SPEAKE

ENGINEER/SURVEYOR

HUITT-ZOLLARS  
5050 N. 40TH STREET, SUITE 100  
PHOENIX, ARIZONA 85018  
TEL: (602) 252-8384  
FAX: (602) 252-8385  
CONTACT: CHRISTIAN WEGMANN, RLS  
EMAIL: CWEGMANN@HUITT-ZOLLARS.COM

DEDICATION

STATE OF ARIZONA  
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS:

THAT KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, OF THE LAND DESCRIBED HEREIN, HAS SUBDIVIDED UNDER THE NAME OF "DESERT PASSAGE - PARCEL 8", A RE-PLAT OF TRACT "A", SMITH FARMS PARCEL 8, RECORDED AS CABINET F, SLIDE 083, PINAL COUNTY RECORDS, SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATED 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 THAT SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

TRACTS "A", "B", "C" AND "D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF DESERT PASSAGE HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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 THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

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

SURVEYOR'S 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.

5/25/2022  
DATE  
CHRISTIAN M. WEGMANN, RLS  
ARIZONA R.L.S. # 66538  
HUITT-ZOLLARS  
5050 N. 40TH STREET, SUITE 100  
PHOENIX, ARIZONA 85018  
TEL: (602) 252-8384

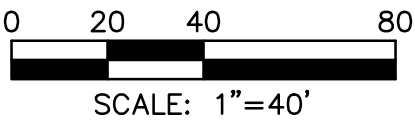
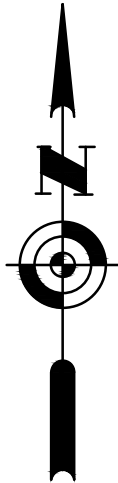
LAND USE TABLE

GROSS ACREAGE	12.1352	ACRES
AREA OF STREETS	2.4334	ACRES
NET ACREAGE	9.7018	ACRES
AREA OF TRACTS	2.7394	ACRES
TOTAL NUMBER OF LOTS	64	LOTS
OVERALL DENSITY	5.27	DU/AC
AVERAGE AREA PER LOT	4,739	SQUARE FEET

STATE OF ARIZONA }  
COUNTY OF PINAL }  
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REQUEST OF:  
WITNESS MY HAND AND OFFICIAL SEAL.  
VIRGINIA ROSS PINAL COUNTY RECORDER  
BY: DEPUTY

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	4,453	0.102
2	4,447	0.102
3	4,523	0.104
4	4,523	0.104
5	4,523	0.104
6	4,523	0.104
7	4,523	0.104
8	4,523	0.104
9	4,523	0.104
10	4,612	0.106
11	4,497	0.103
12	4,491	0.103
13	4,587	0.105
14	5,089	0.117
15	4,973	0.114
16	4,973	0.114
17	4,459	0.102
18	4,400	0.101
19	4,400	0.101
20	4,400	0.101
21	4,400	0.101
22	4,400	0.101
23	4,400	0.101
24	4,404	0.101
25	4,400	0.101
26	4,400	0.101
27	4,400	0.101
28	4,400	0.101
29	4,400	0.101
30	4,628	0.106
31	4,431	0.102
32	4,400	0.101

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
33	4,400	0.101
34	4,486	0.103
35	4,735	0.109
36	4,735	0.109
37	4,735	0.109
38	4,735	0.109
39	4,724	0.108
40	4,627	0.106
41	4,627	0.106
42	4,627	0.106
43	4,627	0.106
44	4,627	0.106
45	4,627	0.106
46	4,621	0.106
47	4,400	0.101
48	4,400	0.101
49	4,400	0.101
50	4,418	0.101
51	5,481	0.126
52	4,573	0.105
53	4,578	0.105
54	4,659	0.107
55	4,665	0.107
56	4,671	0.107
57	4,899	0.112
58	5,128	0.118
59	5,510	0.126
60	6,223	0.143
61	6,478	0.149
62	6,406	0.147
63	6,443	0.148
64	6,513	0.150



FINAL PLAT FOR  
"DESERT PASSAGE - PARCEL 8"  
A RE-PLAT OF TRACT "A", SMITH FARMS PARCEL 8,  
RECORDED AS CABINET F, SLIDE 083, PINAL COUNTY  
RECORDS, SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3  
EAST OF THE GILA AND SALT RIVER MERIDIAN,  
PINAL COUNTY, ARIZONA.

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Office (602) 252-8384  
www.huittzollars.com  
**ADVANCED DESIGN**

LINE & CURVE TABLES - SEE SHEET 3

AREA 12.1352 AC

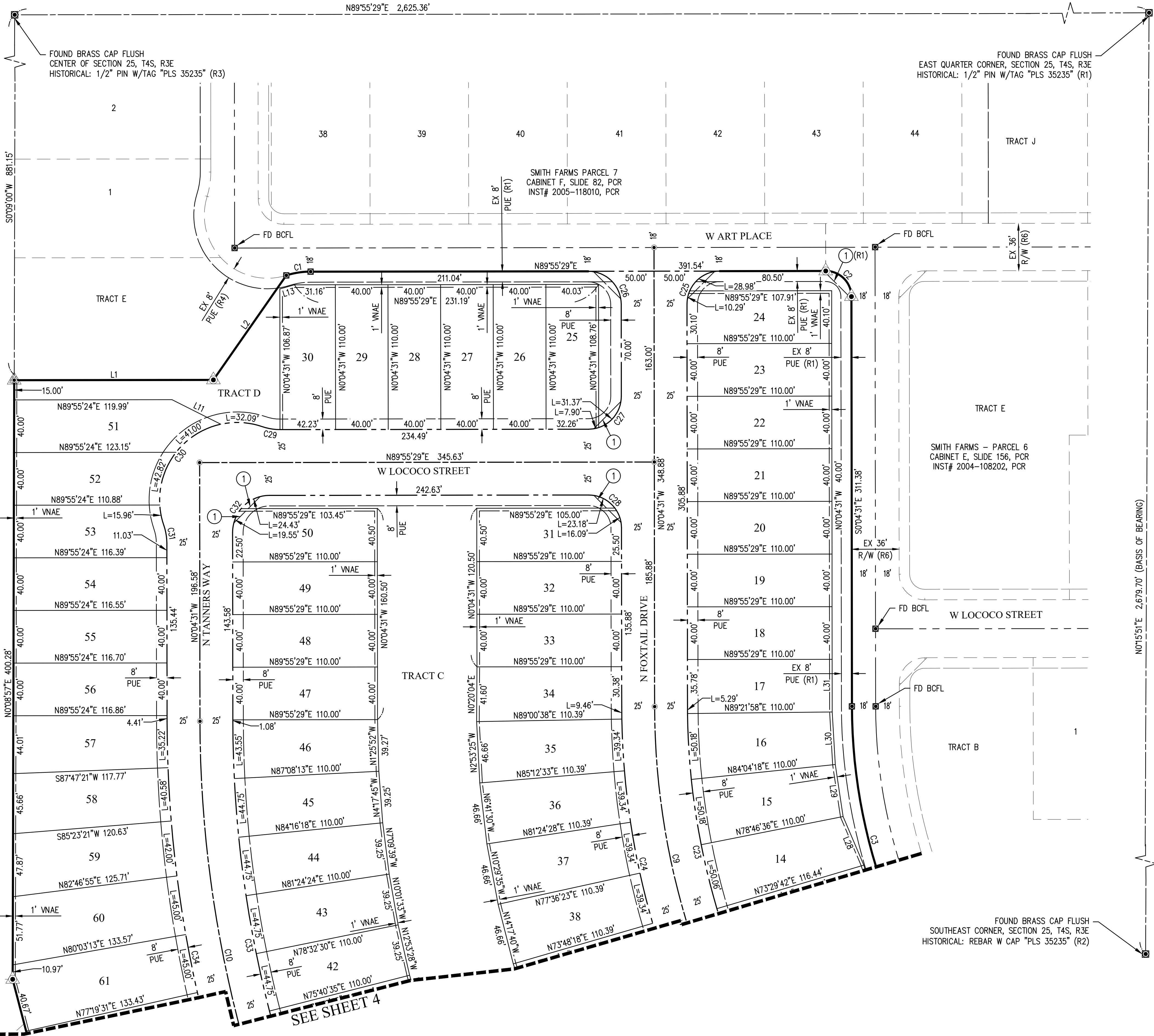
SHEET 2 OF 3

Job No: R310472.02

Date: 5/25/2022

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

C:\projects\R310472.02 - KB Desert Passage Parcel 8\10 CADD & BIM\10.14 Survey\DWG\R31047202FP-DESERT PASSAGE P8.dwg



LOT 2  
REPLAT OF GLENNWILDE  
PARCEL 17 REPLAT  
INST# 2009-117628, PCR

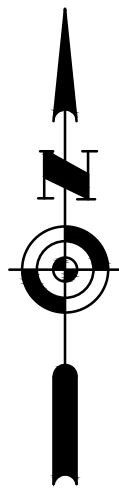
A REPLAT FOR LOTS 10  
THROUGH 35 & TRACT B  
OF SMITH FARMS PARCEL 1  
INST# 2017-010896, PCR



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COUNTY OF PINAL }  
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DATE:  
REQUEST OF:  
WITNESS MY HAND AND OFFICIAL SEAL.  
VIRGINIA ROSS PINAL COUNTY RECORDER  
BY: DEPUTY

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	151.41	N89°55'29"E
L2	96.87	N34°55'21"E
L3	67.95	N28°26'09"W
L4	170.23	S56°32'41"W
L5	104.09	S68°06'25"W
L6	10.13	N55°41'15"W
L7	68.91	N11°28'41"E
L8	149.80	N14°34'39"W
L9	41.36	N21°53'35"W
L10	64.98	N56°32'41"E
L11	41.51	N63°19'27"W
L12	44.71	S78°53'25"E
L13	11.51	N74°06'57"E
L14	22.92	S66°15'08"E
L15	40.50	N68°06'25"E
L16	40.92	N68°11'10"E
L17	42.45	N66°52'36"E
L18	42.45	N65°28'19"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L19	42.45	N64°04'02"E
L20	42.45	N62°39'45"E
L21	42.45	N61°15'28"E
L22	42.45	N59°51'11"E
L23	42.45	N58°26'53"E
L24	42.44	N63°52'17"E
L25	40.00	N56°32'41"E
L26	40.00	N56°20'46"E
L27	40.01	N16°30'18"W
L28	40.12	N23°05'19"W
L29	40.00	N8°34'33"W
L30	40.00	N3°16'52"W
L31	40.00	N0°06'17"W



0 20 40 80  
SCALE: 1"=40'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	62.00'	17°20'29"	18.77'	18.69	S81°15'14"W
C2	19.50'	90°00'00"	30.63'	27.58	N45°04'31"W
C3	418.00'	28°21'38"	206.90'	204.80	S14°15'20"E
C4	15.00'	86°35'28"	22.67'	20.57	N14°51'35"E
C5	540.00'	1°36'38"	15.18'	15.18	S57°21'00"W
C6	1,746.50'	11°33'45"	352.45'	351.85	N62°19'33"E
C7	440.00'	33°47'40"	259.52'	255.78	S51°12'35"W
C8	1,596.50'	11°33'44"	322.17'	321.63	N62°19'33"E
C9	568.00'	22°41'04"	224.88'	223.42	S11°25'03"E
C10	920.00'	21°49'04"	350.33'	348.22	S10°59'03"E
C11	25.00'	90°00'00"	39.27'	35.36	S66°53'35"E
C12	25.00'	83°17'04"	36.34'	33.22	N19°44'57"E
C13	41.00'	19°01'43"	13.62'	13.55	N31°24'26"W
C14	59.00'	128°03'25"	131.87'	106.08	S23°06'25"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C15	41.00'	19°01'43"	13.62'	13.55	N77°37'16"E
C16	25.00'	89°59'59"	39.27'	35.36	S23°06'25"W
C17	1,621.50'	11°33'44"	327.22'	326.66	N62°19'33"E
C18	1,571.50'	8°27'50"	232.14'	231.93	N60°46'36"E
C19	41.00'	18°29'26"	13.23'	13.17	S65°47'24"W
C20	59.00'	112°09'44"	115.50'	97.92	N18°57'15"E
C21	41.00'	19°56'35"	14.27'	14.20	S27°09'19"E
C22	25.00'	75°26'06"	32.91'	30.59	N18°49'38"E
C23	543.00'	17°06'30"	162.14'	161.54	S8°37'46"E
C24	593.00'	18°48'54"	194.73'	193.86	S9°28'58"E
C25	25.00'	90°00'00"	39.27'	35.36	N44°55'29"W
C26	25.00'	90°00'00"	39.27'	35.36	N45°04'31"W
C27	25.00'	90°00'00"	39.27'	35.36	N44°55'29"E
C28	25.00'	90°00'00"	39.27'	35.36	N45°04'31"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C29	41.00'	19°01'43"	13.62'	13.55	S80°33'40"E
C30	59.00'	128°03'27"	131.87'	106.08	S44°55'29"W
C31	41.00'	19°01'43"	13.62'	13.55	N9°35'23"W
C32	28.00'	90°00'00"	43.98'	39.60	S44°55'29"W
C33	895.00'	21°07'23"	329.96'	328.09	S10°38'13"E
C34	945.00'	21°19'42"	351.77'	349.75	S10°44'22"E
C35	25.00'	93°47'35"	40.92'	36.51	S68°05'42"E
C36	25.00'	89°30'38"	39.06'	35.20	N23°21'06"E

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LINE & CURVE TABLES - SEE SHEET 3

AREA 12.1352 AC

SHEET 3 OF 3

Job No: R310472.02

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C:\projects\R310472.02 - KB Desert Passage Parcel 8\10 CADD & BIM\10.14 Survey\DWG\R31047202FP-DESERT PASSAGE P8.dwg

S-XXX-XX-FP