FINAL PLAT
OF
THE TRAILS AT TORTOSA - PHASE 2A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

DECLARATION, TITLE WARRANTY, AND DEDICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS:
THAT CSWR121 TORTOSA 2 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "THE TRAILS AT TORTOSA – PHASE 2A", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND 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 SAME AND THAT SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT–OF–WAY" (R/W) FOR USE AS PUBLIC RIGHT–OF–WAY.

TRACTS "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW" AND "XXXX" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE TRAILS COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH PARCEL OWNER.

EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON.

THE TRAILS COMMUNITY ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

IN WITNESS WHEREOF:

CSWR121 TORTOSA 2 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF_____, 2022.

CSWR121 TORTOSA 2 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

UTILITY SERVICE PROVIDERS

UTILITY	COMPANY
WATER	GLOBAL WATER
SEWER	GLOBAL WATER
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	CENTURY LINK
FIRE	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
SOLID WASTE	WASTE MANAGEMENT

OWNER / DEVELOPER

CSWR121 TORTOSA 2 LLC
C/O COMMUNITIES SOUTHWEST
7001 N. SCOTTSDALE ROAD #1015
SCOTTSDALE, AZ 85253
PHONE: (480) 315–2600
CONTACT: GREG LEHMANN
EMAIL: glehmann@commsw.com

LAND SURVEYOR

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281
PHONE: (480) 629–8830
CONTACT: DOUGLAS B. TONEY
EMAIL: dtoney@bowmanconsulting.com

ENGINEER

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629–8830
CONTACT: JOHN GRAY, P.E.
EMAIL: jgray@bowmanconsulting.com

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT _____, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED _____, AS INSTRUMENT NO. _____, OFFICIAL RECORD OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN AND CONSENTS TO ALL OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TRAILS COMMUNITY ASSOCIATION.

LIENHOLDER APPROVAL STATEMENT

IN WITNESS WHEREOF, _____, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

_____
LIENHOLDER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND OR IRREVOCABLE LETTER OF CREDIT IN AN AMOUNT OF $_____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

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 ARS 45–576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A WILL SERVE LETTER FROM GLOBAL WATER, DWR FILE NO. _____, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

PROVISION FOR SANITARY SEWER SERVICE

GLOBAL WATER HAS AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATE SEWAGE DISPOSAL METHOD.

BY: _____

BASIS OF BEARINGS:

NORTH 00 DEGREES 12 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF THE TRAILS PHASE 1A, FEE # 2021–016447, OFFICIAL RECORDS OF PINAL COUNTY.

FLOOD ZONE:

THIS PROJECT SITE IS WITHIN FLOOD ZONE "X", (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD MAP NO. 04021C0765F, REVISED JUNE 16, 2014.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
4. ALL TRACTS THAT WILL NOT BE CONVEYED 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 TRAILS COMMUNITY ASSOCIATION. THE TRAILS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
5. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
6. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF CONSTRUCTION.
7. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS OTHERWISE NOTED.
8. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
9. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
10. THE NISSAN PROVING GROUNDS IS LOCATED IMMEDIATELY EAST OF THIS SUBDIVISION ON THE EAST SIDE OF MURPHY ROAD. THIS SUBDIVISION IS SUBJECT TO VEHICLE NOISE AND DUST FROM OPERATIONS AT THE NISSAN PROVING GROUNDS, WHICH MAY TAKE PLACE 24 HOURS A DAY, 7 DAYS A WEEK.
11. COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE TRAILS AT TORTOSA – PHASE 2A" ARE RECORDED IN FEE# 2020–107982, PINAL COUNTY RECORDS.

COMMUNITY ASSOCIATION RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL }

IN WITNESS WHEREOF:
THAT THE TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "THE TRAILS AT TORTOSA – PHASE 2A" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF:

TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF_____, 2022.

TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

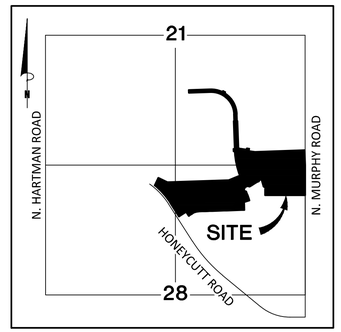
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SHEET INDEX

1	COVER, NOTES, DEDICATION, SITE DATA, CERTIFICATIONS
2	KEY MAP
3	LOT AREA TABLE, TRACT AREA TABLE, LINE & CURVE TABLES
4–9	FINAL PLAT PLAN SHEETS

SITE DATA

ZONING	CR–3
NUMBER OF LOTS	189
GROSS AREA	2,347,176 SQ.FT. OR 53.8837 ACRES, MORE OR LESS
NET AREA	1,706,898 SQ.FT. OR 39.1850 ACRES, MORE OR LESS

CITY COUNCIL APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____ _____
MAYOR DATE

BY: _____ _____
CITY CLERK DATE

CITY DEPARTMENT APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____ _____
ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR DATE

BY: _____ _____
CITY ENGINEER DATE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed 6/30/22
ARIZONA, U.S.A.

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2A
CITY OF MARICOPA, ARIZONA

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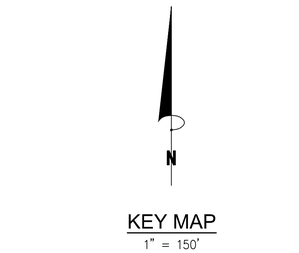
DATE:	6/30/22
PROJ NO:	090724–03
TASK NUM:	001
DRAWN BY:	DT/TL
CHECKED:	JG
QUALITY:	
CLIENT NO:	

SCALE
N.T.S.

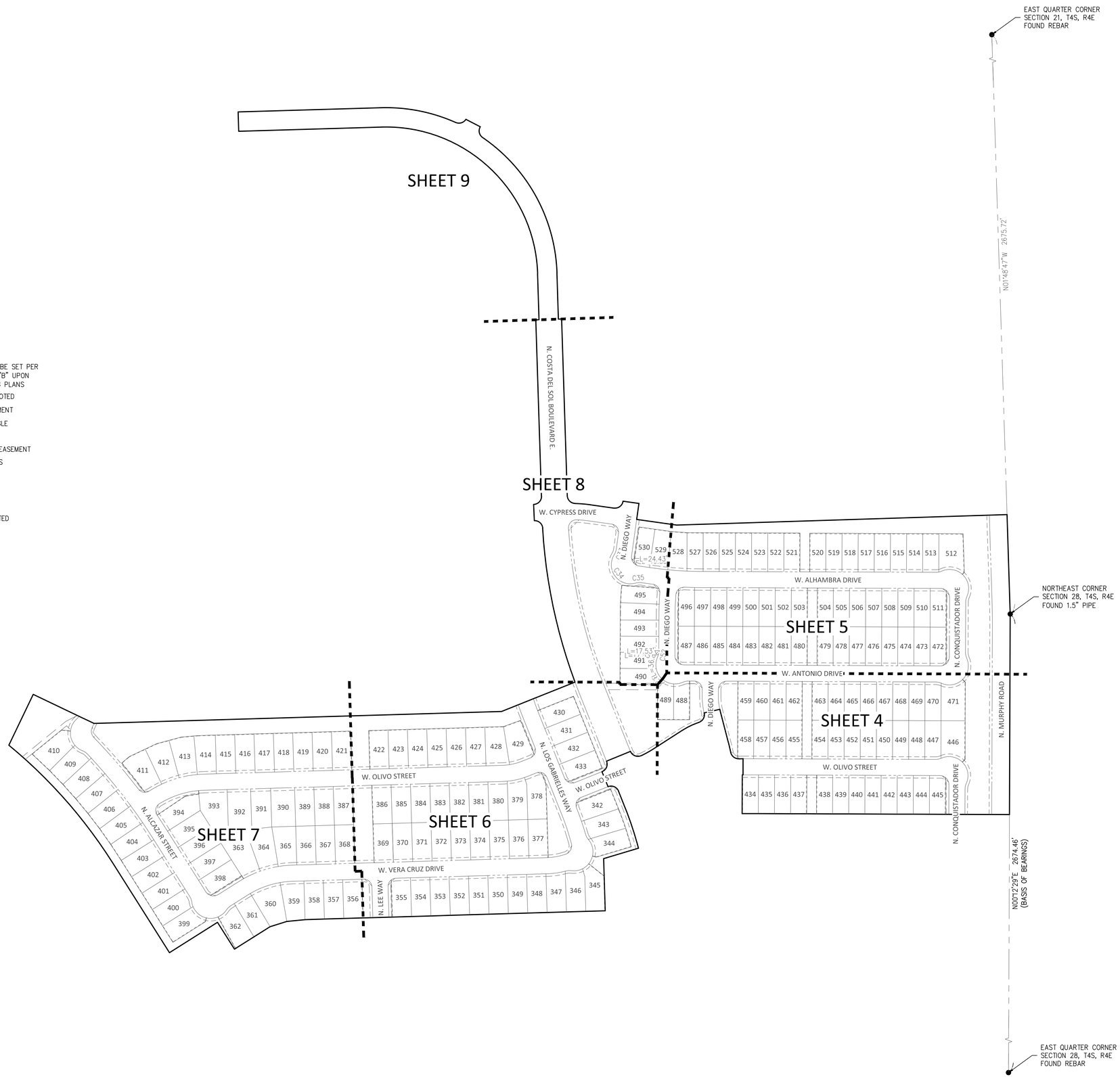
File: V:\090724 - The Trails Phase 1A, 1B and 2\Admin\090724–03–001 (SJR) – Tortosa Ph 2\Survey_DWG\090724 Ph2b Plat.dwg Plotted: Jun 30, 2022



KEY MAP
1" = 150'

LEGEND

▲	SUBDIVISION CORNER
◉	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
◙	SECTION CORNER AS NOTED
PUE	PUBLIC UTILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
R/W	RIGHT-OF-WAY
VNAE	VEHICLE NON-ACCESS EASEMENT
P.C.R.	PINAL COUNTY RECORDS
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE AS NOTED
	LOT OR TRACT LINE
	SECTION LINE



Bowman

Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281

Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
State Signed 6/30/22
ARIZONA, U.S.A.

FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2A
CITY OF MARICOPA, ARIZONA

© Bowman Consulting Group, Ltd.

DATE:	6/30/22
PROJ NO:	090724-03
TASK NUM:	001
DRAWN BY:	DT/TL
CHECKED:	JG
QUALITY:	
CLIENT NO:	

SCALE
1" = 150'

File: V:\090724 - The Trails Phase 1A, 1B and Offsites\090724-03-001 (SUB) - Tortosa Ph 2\Survey_DWG\090724 Ph2b Plat.dwg Plotted: Jun 30, 2022

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
300	7,089	0.1627
342	7,499	0.1722
343	7,577	0.1739
344	7,123	0.1635
345	7,931	0.1821
346	7,622	0.1750
347	7,312	0.1679
348	7,200	0.1653
349	7,200	0.1653
350	7,200	0.1653
351	7,200	0.1653
352	7,200	0.1653
353	7,200	0.1653
354	7,200	0.1653
355	7,176	0.1647
356	7,200	0.1653
357	7,200	0.1653
358	7,200	0.1653
359	7,968	0.1829
360	9,365	0.2150
361	7,080	0.1625
362	7,671	0.1761
363	10,304	0.2365
364	8,852	0.2032
365	7,961	0.1828
366	7,200	0.1653
367	7,200	0.1653

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
368	7,200	0.1653
369	7,200	0.1653
370	7,200	0.1653
371	7,200	0.1653
372	7,200	0.1653
373	7,200	0.1653
374	7,200	0.1653
375	7,200	0.1653
376	7,200	0.1653
377	7,200	0.1653
378	8,305	0.1907
379	7,422	0.1704
380	7,202	0.1653
381	7,200	0.1653
382	7,200	0.1653
383	7,200	0.1653
384	7,200	0.1653
385	7,200	0.1653
386	7,200	0.1653
387	7,200	0.1653
388	7,200	0.1653
389	7,200	0.1653
390	8,885	0.2040
391	7,610	0.1747
392	9,607	0.2205
393	10,388	0.2385
394	7,996	0.1836

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
395	7,200	0.1653
396	7,200	0.1653
397	7,200	0.1653
398	7,163	0.1644
399	6,996	0.1606
401	7,200	0.1653
402	7,200	0.1653
403	7,200	0.1653
404	7,390	0.1696
405	7,417	0.1703
406	7,417	0.1703
407	7,417	0.1703
408	7,417	0.1703
409	7,176	0.1647
410	8,358	0.1919
411	8,554	0.1964
412	8,207	0.1884
413	8,207	0.1884
414	7,537	0.1730
415	7,200	0.1653
416	7,200	0.1653
417	7,200	0.1653
418	7,200	0.1653
419	7,200	0.1653
420	7,200	0.1653
421	7,200	0.1653
422	7,200	0.1653

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
423	7,200	0.1653
424	7,200	0.1653
425	7,200	0.1653
426	7,200	0.1653
427	7,200	0.1653
428	7,861	0.1805
429	8,350	0.1917
430	7,200	0.1653
431	7,200	0.1653
432	7,200	0.1653
433	7,176	0.1647
434	6,000	0.1377
435	6,000	0.1377
436	6,000	0.1377
437	6,000	0.1377
438	6,000	0.1377
439	6,000	0.1377
440	6,000	0.1377
441	6,000	0.1377
442	6,000	0.1377
443	6,000	0.1377
444	6,000	0.1377
445	5,963	0.1369
446	8,703	0.1998
447	5,982	0.1373
448	6,000	0.1377
449	6,000	0.1377

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
450	6,000	0.1377
451	6,000	0.1377
452	6,000	0.1377
453	6,000	0.1377
454	6,000	0.1377
455	6,000	0.1377
456	6,000	0.1377
457	6,000	0.1377
458	6,003	0.1378
459	6,000	0.1377
460	6,000	0.1377
461	6,000	0.1377
462	6,000	0.1377
463	6,000	0.1377
464	6,000	0.1377
465	6,000	0.1377
466	6,000	0.1377
467	6,000	0.1377
468	6,000	0.1377
469	6,000	0.1377
470	5,981	0.1373
471	8,703	0.1998
472	5,963	0.1369
473	6,000	0.1377
474	6,000	0.1377
475	6,000	0.1377
476	6,000	0.1377

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
477	6,000	0.1377
478	6,000	0.1377
479	6,000	0.1377
480	6,000	0.1377
481	6,000	0.1377
482	6,000	0.1377
483	6,000	0.1377
484	6,000	0.1377
485	6,000	0.1377
486	6,000	0.1377
487	5,963	0.1369
488	5,769	0.1324
489	5,816	0.1335
490	6,040	0.1387
491	5,703	0.1309
492	6,000	0.1377
493	6,000	0.1377
494	6,211	0.1426
495	6,221	0.1428
496	5,995	0.1376
497	6,000	0.1377
498	6,000	0.1377
499	6,000	0.1377
500	6,000	0.1377
501	6,000	0.1377
502	6,000	0.1377
503	6,000	0.1377

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
504	6,000	0.1377
505	6,000	0.1377
506	6,000	0.1377
507	6,000	0.1377
508	6,000	0.1377
509	6,000	0.1377
510	6,000	0.1377
511	5,963	0.1369
512	8,912	0.2046
513	5,998	0.1377
514	6,000	0.1377
515	6,000	0.1377
516	6,000	0.1377
517	6,000	0.1377
518	6,000	0.1377
519	6,000	0.1377
520	6,000	0.1377
521	6,000	0.1377
522	6,000	0.1377
523	6,000	0.1377
524	6,000	0.1377
525	6,000	0.1377
526	6,000	0.1377
527	5,989	0.1375
528	6,514	0.1495
529	6,450	0.1481
530	5,963	0.1369

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT KK	95,824	2.1998	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT LL	10,410	0.2390	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT MM	117,783	2.7039	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT NN	2,083	0.0478	LANDSCAPE, OPEN SPACE, PUE
TRACT OO	7,200	0.1653	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT OOOO	44,662	1.0253	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT PP	7,200	0.1653	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT PPPP	81,169	1.8634	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT QQ	3,600	0.0826	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT QQQQ	2,547	0.0585	LANDSCAPE, OPEN SPACE, PUE
TRACT RR	1,069	0.0245	LANDSCAPE, OPEN SPACE, PUE
TRACT RRRR	1,071	0.0246	LANDSCAPE, OPEN SPACE, PUE
TRACT SS	2,138	0.0491	LANDSCAPE, OPEN SPACE, PUE
TRACT SSSS	14,225	0.3266	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT TTTT	3,466	0.0796	LANDSCAPE, OPEN SPACE, PUE
TRACT UUUU	1,090	0.0250	LANDSCAPE, OPEN SPACE, PUE
TRACT VVVV	11,072	0.2542	LANDSCAPE, OPEN SPACE, PUE
TRACT WWWW	11,352	0.2606	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT XXXX	7,946	0.1824	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	2,347,176	53.8837
ROW-ONSITE-E	41,189	0.9456
ROW-ONSITE-NE	348,978	8.0114
ROW-ONSITE-W	199,018	4.5688
ROW - MURPHY ROAD	51,093	1.1729
NET	1,706,898	39.1850

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N00°12'29"E
L2	50.00'	N76°59'49"E
L3	50.00'	S21°47'29"E
L4	56.74'	S84°21'30"W
L5	54.38'	S72°32'42"W
L6	50.01'	N02°37'10"W
L7	10.00'	N88°10'53"E
L8	50.10'	S62°37'18"E
L9	10.00'	N88°10'53"E
L10	50.00'	S82°00'38"E
L11	50.00'	S07°59'22"W
L12	48.46'	S04°43'14"W
L13	50.67'	N25°35'28"E
L14	33.21'	N54°20'32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	28.07'	S83°34'17"E
L16	11.71'	N12°42'04"E
L17	30.97'	S49°34'35"W
L18	42.84'	N80°26'33"E
L19	25.03'	S16°32'01"E
L20	12.58'	N76°36'00"W
L21	23.17'	N17°17'38"W
L22	8.57'	S42°28'51"W
L23	22.61'	S41°16'59"W
L24	11.71'	S44°47'31"E
L25	11.67'	N45°12'29"E
L26	39.15'	N62°46'42"E
L27	13.64'	N41°02'05"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	2.19'	174.98'	000°43'05"
C2	12.60'	224.98'	003°12'30"
C3	35.54'	25.00'	081°26'31"
C4	32.24'	625.00'	002°57'20"
C5	4.66'	175.00'	001°31'28"
C6	36.86'	25.00'	084°27'56"
C7	56.04'	225.00'	014°16'15"
C8	45.53'	375.00'	006°57'25"
C9	41.04'	25.00'	094°03'35"
C10	39.28'	25.00'	090°01'00"
C11	39.27'	25.00'	090°00'00"
C12	131.81'	1060.00'	007°07'28"
C13	38.55'	25.00'	088°21'03"
C14	39.33'	25.00'	090°07'57"
C15	36.30'	25.00'	083°12'08"
C16	37.93'	25.00'	086°55'11"
C17	37.80'	25.00'	086°38'13"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C18	47.81'	425.00'	006°26'42"
C19	39.27'	25.00'	090°00'00"
C20	45.36'	1000.00'	002°35'57"
C21	90.45'	1000.00'	005°10'57"
C22	63.01'	800.00'	004°30'45"
C23	46.12'	200.00'	013°12'40"
C24	31.66'	400.00'	004°32'08"
C25	73.11'	800.00'	005°14'10"
C26	51.82'	200.00'	014°50'43"
C27	67.55'	400.00'	009°40'33"
C28	100.25'	1710.00'	003°21'32"
C29	70.10'	200.00'	020°04'52"
C30	41.94'	25.00'	096°07'44"
C31	35.16'	375.00'	005°22'21"
C32	39.27'	25.00'	090°00'00"
C33	17.53'	41.00'	024°29'41"
C34	143.12'	59.00'	138°59'21"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C35	17.53'	41.00'	024°29'41"
C36	43.98'	28.00'	090°00'00"
C37	139.21'	1025.00'	007°46'53"
C38	37.85'	25.00'	086°44'40"
C39	38.40'	25.00'	088°00'33"
C40	45.01'	1050.00'	002°27'21"
C41	17.53'	41.00'	024°29'41"
C42	143.12'	59.00'	138°59'21"
C43	17.53'	41.00'	024°29'41"
C44	43.98'	28.00'	090°00'00"
C45	43.98'	28.00'	090°00'00"
C46	17.53'	41.00'	024°29'41"
C47	143.12'	59.00'	138°59'21"
C48	17.53'	41.00'	024°29'41"
C49	43.98'	28.00'	090°00'00"
C50	60.15'	775.00'	004°26'48"
C51	65.17'	825.00'	004°31'34"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C52	17.53'	41.00'	024°29'41"
C53	143.12'	59.00'	138°59'21"
C54	17.53'	41.00'	024°29'41"
C55	39.27'	25.00'	090°00'00"
C56	39.27'	25.00'	090°00'00"
C57	40.35'	175.00'	013°12'40"
C58	51.88'	225.00'	013°12'40"
C59	43.98'	28.00'	090°00'00"
C60	143.12'	59.00'	138°59'21"
C61	17.53'	41.00'	024°29'41"
C62	38.86'	1639.81'	001°21'28"
C63	39.27'	25.00'	090°00'18"
C64	39.31'	25.00'	090°05'25"
C65	76.76'	825.08'	005°19'50"
C66	70.82'	775.00'	005°14'10"
C67	43.98'	28.00'	089°59'59"
C68	17.53'	41.00'	024°29'41"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C69	143.15'	59.00'	139°01'06"
C70	17.03'	41.00'	023°48'17"
C71	55.47'	225.00'	014°07'34"
C72	45.34'	175.00'	014°50'43"
C73	39.27'	25.00'	090°00'00"
C74	39.27'	25.00'	090°00'00"
C75	146.92'	275.00'	030°36'37"
C76	173.63'	325.00'	030°36'37"
C77	17.53'	41.00'	024°29'40"
C78	143.12'	59.00'	138°59'21"
C79	43.98'	28.00'	089°59'59"
C80	17.53'	41.00'	024°29'41"
C81	51.91'	1735.00'	001°42'51"
C82	329.25'	1685.00'	011°11'45"
C83	40.16'	25.00'	092°02'22"
C84	18.04'	41.00'	025°12'27"
C85	122.32'	59.00'	118°47'16"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C86	8.91'	41.00'	012°27'17"
C87	34.13'	28.00'	069°50'52"
C88	211.46'	1735.00'	006°59'00"
C89	37.42'	25.00'	085°44'57"
C90	177.74'	325.00'	031°20'04"
C91	145.36'	275.00'	030°17'06"
C92	61.33'	175.00'	020°04'52"
C93	78.86'	225.00'	020°04'52"
C94	39.27'	25.00'	090°00'00"
C95	39.27'	25.00'	090°00'00"
C96	31.65'	425.00'	004°16'00"
C97	31.68'	375.00'	004°50'24"
C98	115.85'	1745.00'	003°48'14"
C99	68.61'	1945.00'	002°01'16"
C100	55.00'	1540.00'	002°02'46"
C101	12.15'	1540.00'	000°27'08"
C102	17.53'	41.00'	024°29'41"

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Fax: (480) 629-8841
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed 6/30/22
ARIZONA U.S.A.

FINAL PLAT
THE TRAILS AT TORTOSA - PHASE 2A
CITY OF MARICOPA, ARIZONA

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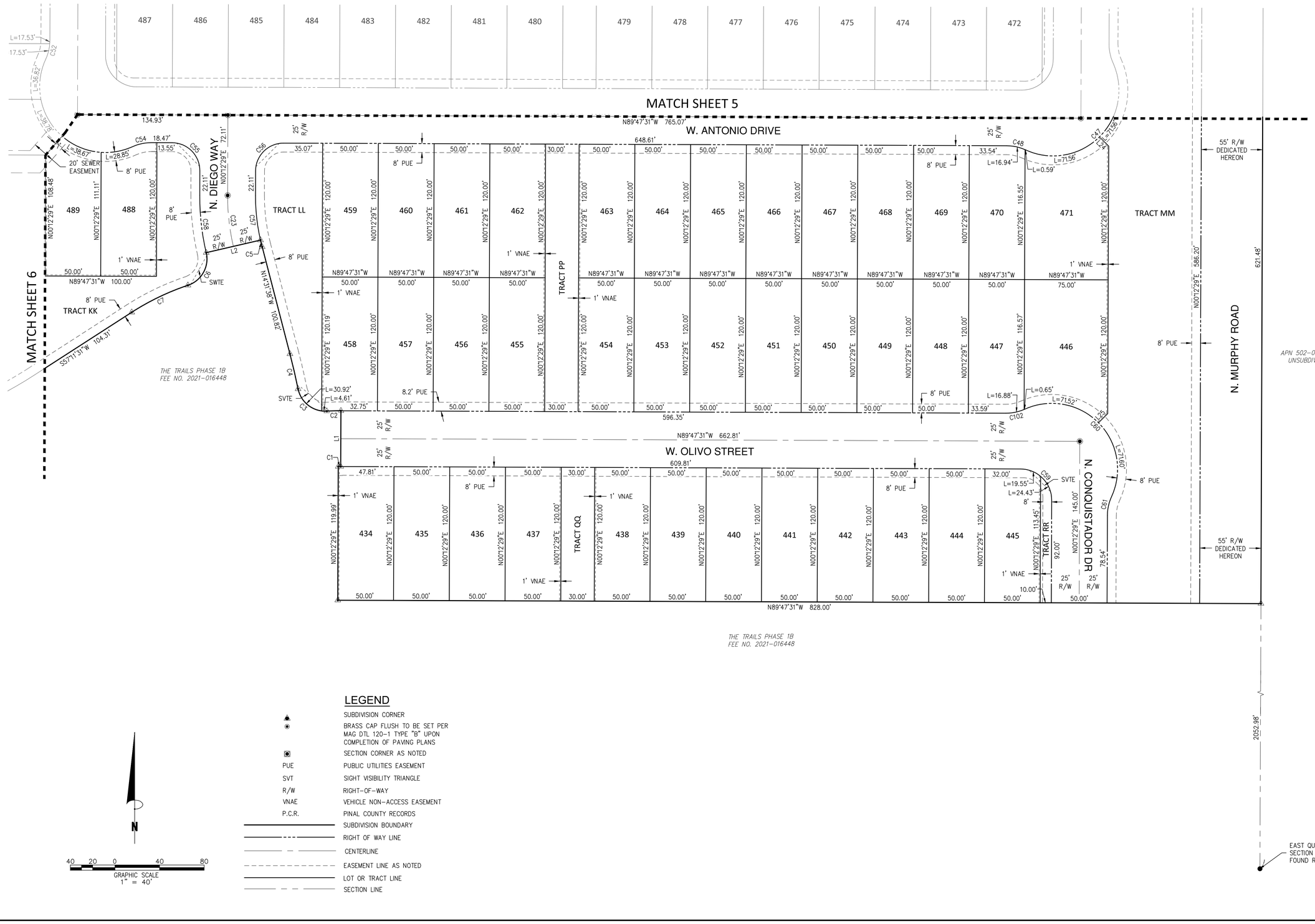
DATE: 6/30/22
PROJ NO: 090724-03
TASK NUM: 001
DRAWN BY: DT/TL
CHECKED: JG
QUALITY:
CLIENT NO:
SCALE
N.T.S.

File: V:\090724 - The Trails Phase 1A, 1B and Offsites\090724-03-001 (SUR) - Tortosa Ph 2\Survey_DWG\090724 Ph2b Plat.dwg Plotted: Jun 30, 2022



LEGEND

▲	SUBDIVISION CORNER
●	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
◉	SECTION CORNER AS NOTED
PUE	PUBLIC UTILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
R/W	RIGHT-OF-WAY
VNAE	VEHICLE NON-ACCESS EASEMENT
P.C.R.	PINAL COUNTY RECORDS
———	SUBDIVISION BOUNDARY
———	RIGHT OF WAY LINE
——— – ———	CENTERLINE
- - - - - -	EASEMENT LINE AS NOTED
———	LOT OR TRACT LINE
——— – – ———	SECTION LINE

N

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

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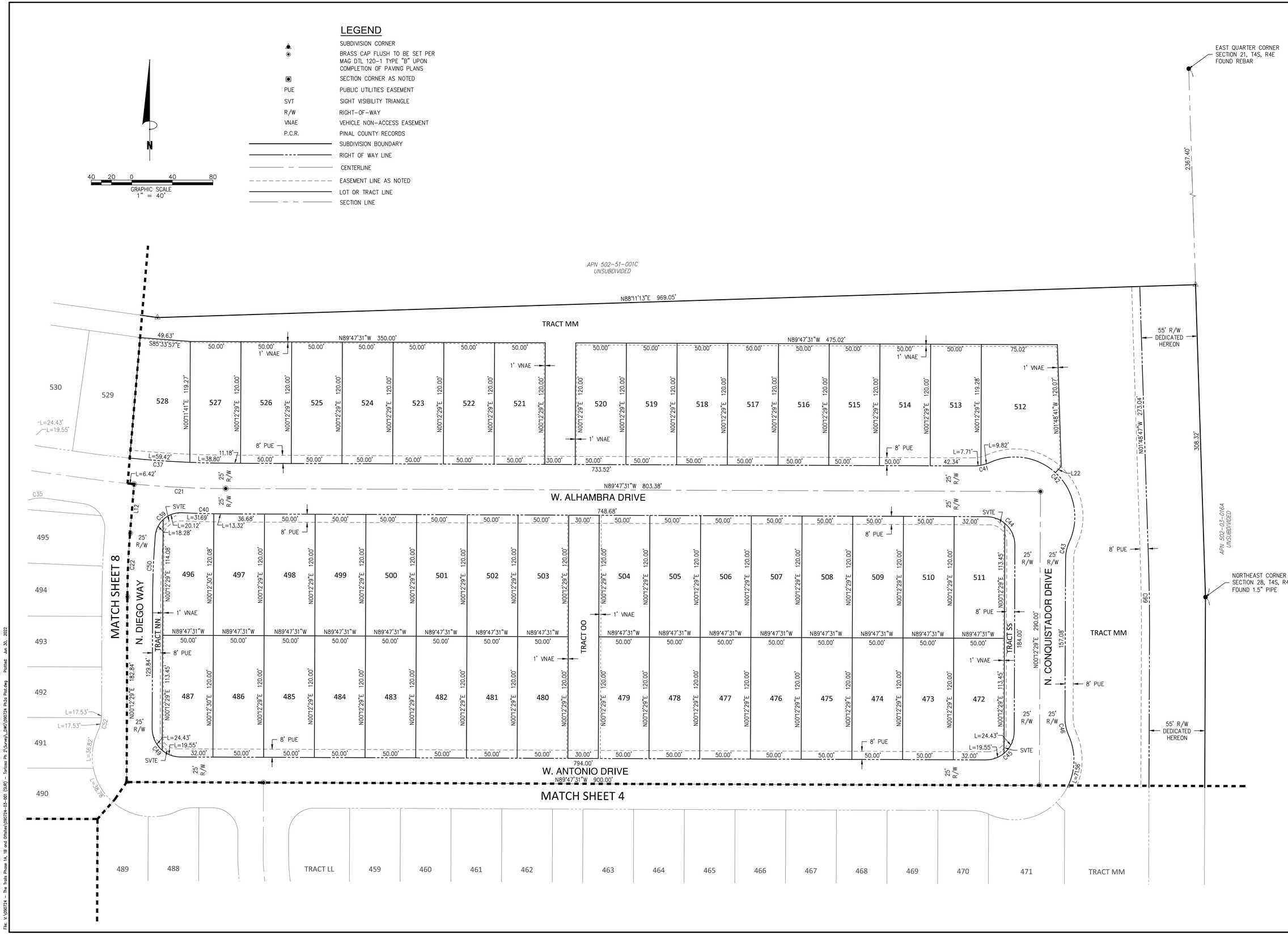

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MATCH SHEET 8

MATCH SHEET 7

MATCH SHEET 4

APN 502-51-0010
UNSUBDIVIDED

TRACT PPPP

TRACT WWWW

TRACT KK

TRACT SSSS

TRACT VVVV

TRACT TTTT

TRACT UUUU

TRACT XXXX

N. COSTA DEL SOL BOULEVARD E.

N. LOS GABRIELLES WAY

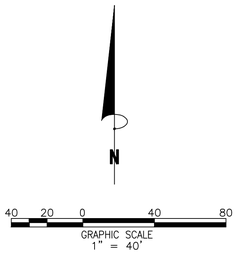
N. LEE WAY

W. OLIVO STREET

W. VERA CRUZ DRIVE

20' SEWER EASEMENT

THE TRAILS PHASE 1B
FEE NO. 2021-016448



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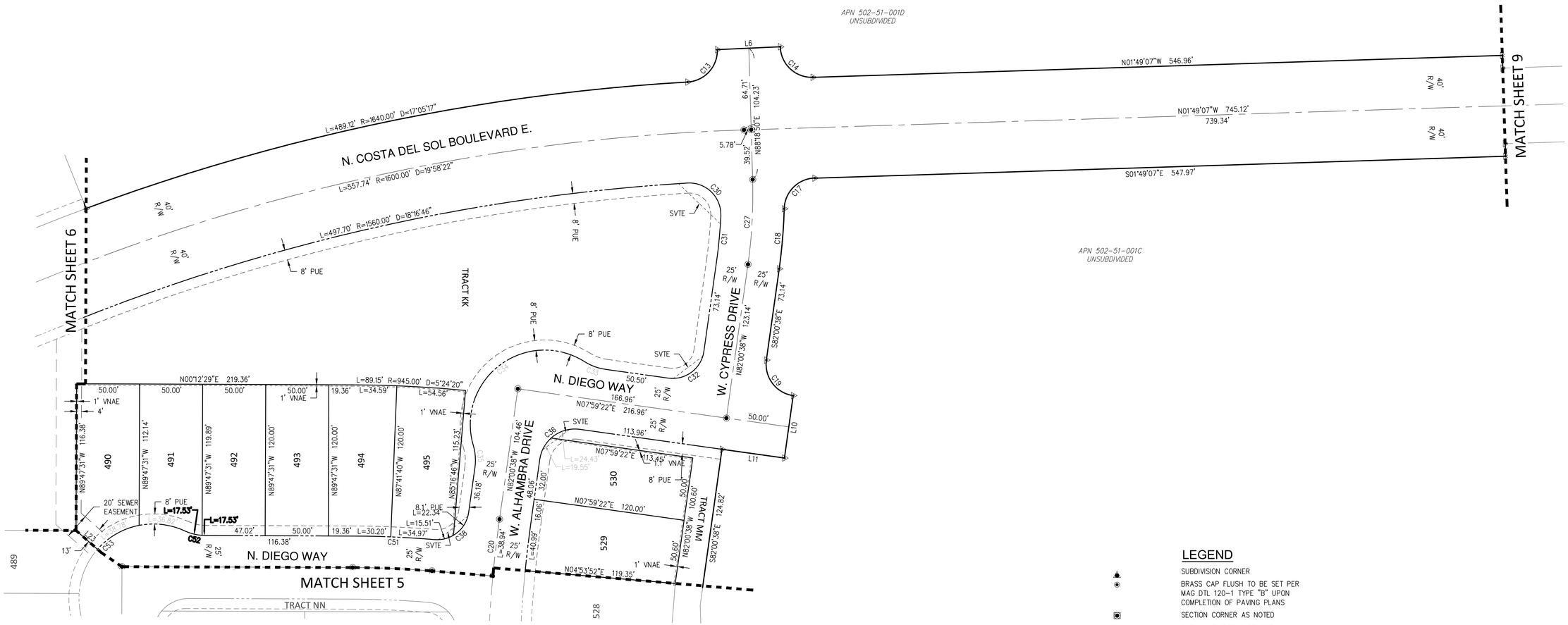

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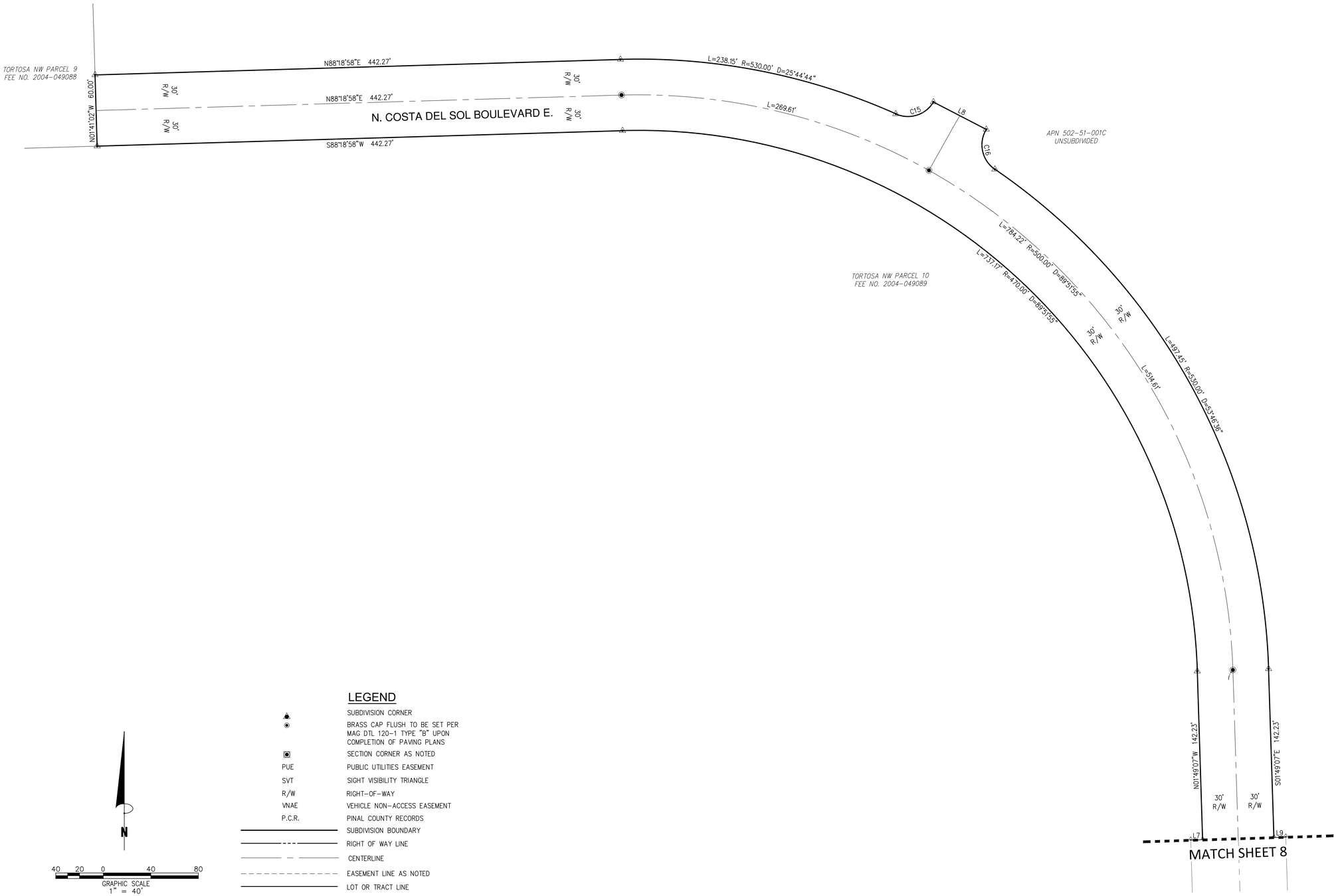

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