

Printed By: Dominique Print Date: August 24, 2022 Filename: N:\14 Coe and Van Loo II LLC\0370301\CADD\Infrastructure\NFA SOUTH\DS.INF SOUTH\FPLAT 01.dwg

CITY OF MARICOPA NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY.
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
4. TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
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 (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

REQUIRED MAINTENANCE

1. PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHT-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
2. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER 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.
3. PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, \_\_\_\_\_, DULY AUTHORIZED AGENT OF "EL RANCHO SANTA ROSA HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "EL RANCHO SANTA ROSA PHASE 1 & 2" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

HOMEOWNERS ASSOCIATION RATIFICATION  
ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

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 DOCUMENT.

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

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

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

SANITARY SEWER

THE PALO VERDE UTILITIES COMPANY, INC. HAS AGREED TO SERVE THIS SUBDIVISION AS PER THE TERMS OF THE "INFRASTRUCTURE COORDINATION AND FINANCING AGREEMENT". RECORDED AS FEE NO. 2004-069878

ASSURED WATER SUPPLY

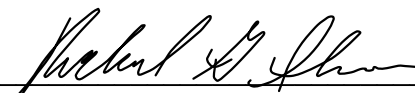
THIS PROJECT IS WITHIN THE SERVICE AREA OF GLOBAL - SANTA CRUZ WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID WATER COMPANY AS EVIDENCED BY LETTER, A COPY OF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

ASSURANCE STATEMENT

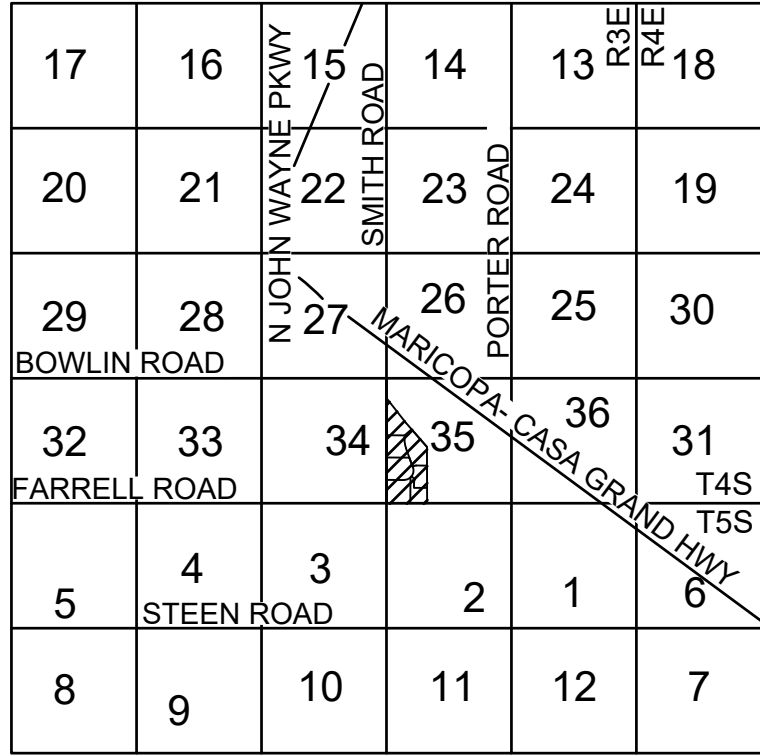
ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TEN (10) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

By:   
RICHARD G. ALCOCKER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCI.COM

MASTER PLAT FOR  
EL RANCHO SANTA ROSA -  
PHASE 1 & 2  
A SUBDIVISION OF A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 35,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- (B)--- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- (B)--- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- (B)--- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- EX. EXISTING
- P.C.R. PINAL COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- S.F. SQUARE FEET
- ④ SHEET NUMBER

BASIS OF BEARING

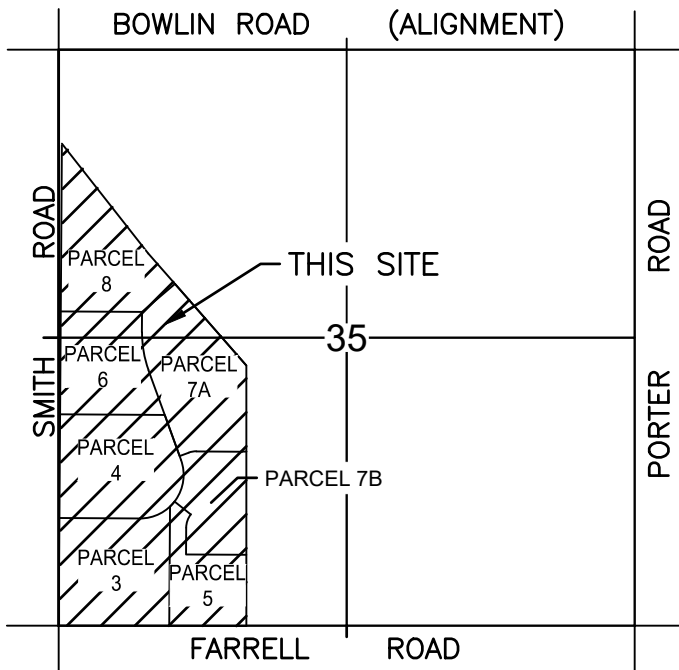
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°22'40" EAST ALONG THE WEST LINE OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED CVL A.L.T.A. JOB NO. 020098-03  
DATED: 4-14-2003

BASE ZONING & ZONING CASE

EXISTING ZONING PAD  
ZONING/PAD CASE NUMBER PZ-PD-009-01

SERVICE PROVIDERS

WATER GLOBAL WATER RESOURCES  
WASTEWATER GLOBAL WATER RESOURCES  
ELECTRICITY ELECTRICAL DISTRICT NUMBER 3  
GAS SOUTHWEST GAS CORPORATION  
FIRE CITY OF MARICOPA FIRE DEPARTMENT  
POLICE CITY OF MARICOPA POLICE DEPARTMENT



VICINITY MAP  
(NOT-TO-SCALE)

BENCHMARK

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST.

ELEVATION = 1187.63 (NAVD88 DATA, PINAL COUNTY CONTROL NETWORK DATUM)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ENGINEER

COE AND VAN LOO II L.L.C.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 285-4753  
CONTACT: JUSTIN MCCARTY P.E.  
EMAIL: JMCCARTY@CVLCI.COM

OWNER/DEVELOPER

PULTE HOME COMPANY, L.L.C.  
16767 PERIMETER DRIVE, STE 100  
SCOTTSDALE, AZ 85260  
PHONE: (602) 448-3380  
CONTACT: GREG ABRAMS  
EMAIL: GREG.ABRAMS@PULTEGROUP.COM

OWNER

ANDREW ALAN LEWIS REVOCABLE TRUST  
475 S. SAN ANTONIO ROAD  
LOS ALTOS, CA 94022  
PHONE: (650) 949-4790  
CONTACT: ANDREW ALAN LEWIS  
EMAIL: IGLI@SBCGLOBAL.NET

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTA ROSA PHASE 1 & 2, LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984, ARE THE OWNERS 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. PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

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

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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 UTILITIES EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

PUBLIC UTILITIES ACCESS EASEMENTS ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR PURPOSE OF INGRESS AND EGRESS FOR PUBLIC UTILITIES VEHICLES AND PERSONNEL.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREA DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND WATER AND SEWER. MAINTENANCE OF THE AREA SUBJECT TO SUCH WATER AND SEWER LINE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AND ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984, AS OWNERS, HAVE HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: PULTE HOME COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: ANDREW ALAN LEWIS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 5, 1984

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

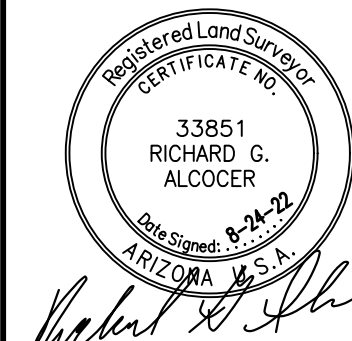
GROSS AREA = 132.511  
ACRES

SEE SHEET 2 FOR CURVE  
TABLE, LOT TABLE, TRACT  
TABLE AND TYPICAL LOT  
DETAIL.



NO.	REVISION	DATE

FINAL PLAT

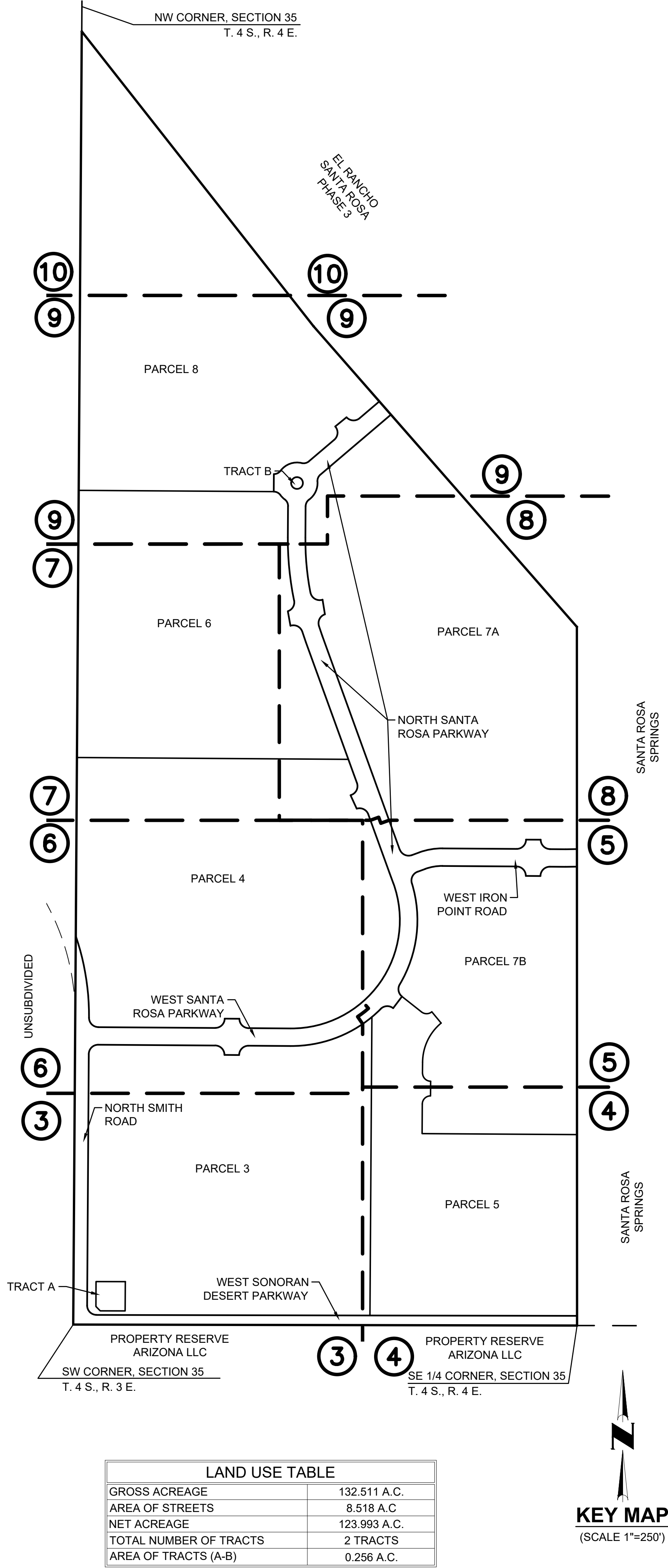


1 SHEET  
OF 10

CVL Contact: J. MCCARTY  
CVL Project #: 1-14-0370301  
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EL RANCHO SANTA ROSA - PHASE 1 & 2  
PINAL COUNTY, ARIZONA  
Coe and Van Loo II L.L.C.





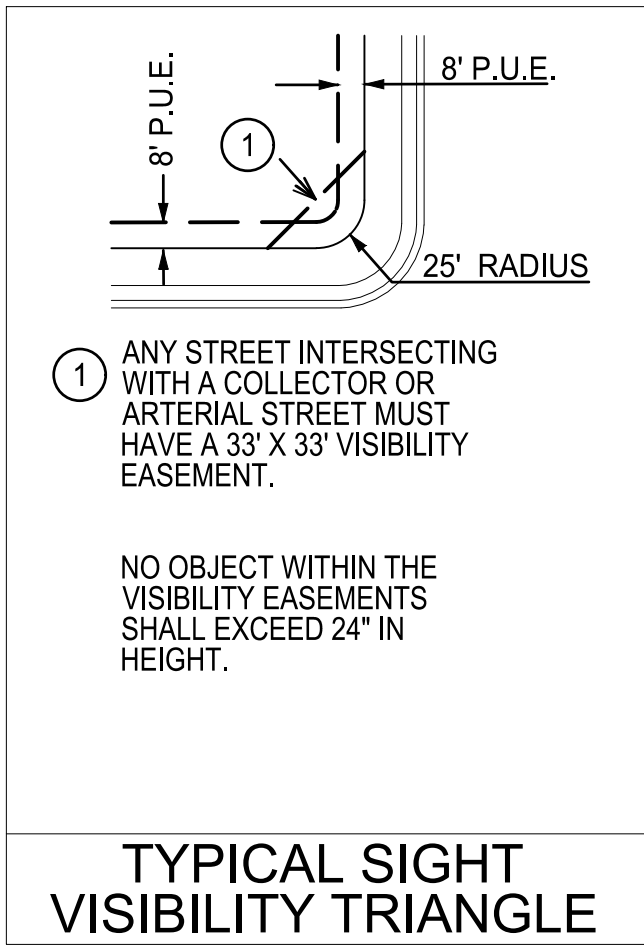
LAND USE TABLE	
GROSS ACREAGE	132.511 A.C.
AREA OF STREETS	8.518 A.C
NET ACREAGE	123.993 A.C.
TOTAL NUMBER OF TRACTS	2 TRACTS
AREA OF TRACTS (A-B)	0.256 A.C.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	50.41'	32.00'	090°15'57"	32.15	45.36	S44°45'18"E
C2	50.27'	32.00'	090°00'00"	32.00	45.25	S45°22'40"W
C3	50.27'	32.00'	090°00'00"	32.00	45.25	N44°37'20"W
C4	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C5	301.08'	430.00'	040°07'03"	157.01	294.97	N70°19'09"E
C6	46.59'	32.00'	083°25'01"	28.52	42.58	N86°34'30"E
C7	46.03'	32.00'	082°24'30"	28.02	42.16	S10°30'44"E
C8	358.21'	430.00'	047°43'50"	190.24	347.94	N06°49'36"E
C9	48.66'	32.00'	087°07'28"	30.43	44.11	S26°31'25"W
C10	60.21'	170.00'	020°17'31"	30.42	59.89	S80°13'55"W
C11	50.27'	32.00'	090°00'00"	32.00	45.25	S44°37'20"E
C12	50.27'	32.00'	090°00'00"	32.00	45.25	S45°22'40"W
C13	39.10'	905.00'	002°28'31"	19.55	39.09	N89°08'25"E
C14	38.69'	845.00'	002°37'23"	19.35	38.68	N89°03'59"E
C15	50.27'	32.00'	090°00'00"	32.00	45.25	S44°37'20"E
C16	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C17	81.46'	230.00'	020°17'31"	41.16	81.03	S80°13'55"W
C18	50.27'	32.00'	090°00'00"	32.00	45.25	S64°54'51"E
C19	36.22'	970.00'	002°08'21"	18.11	36.21	S18°50'40"E
C20	49.91'	32.00'	089°21'37"	31.64	45.00	S26°54'18"W
C21	54.52'	32.00'	097°37'33"	36.57	48.16	S59°36'07"E
C22	189.05'	970.00'	011°10'01"	94.83	188.75	S05°12'20"E
C23	26.25'	28.00'	053°42'45"	14.18	25.30	S27°14'03"W
C24	69.66'	70.00'	057°00'57"	38.02	66.82	N24°24'05"E
C25	26.25'	28.00'	053°42'45"	14.18	25.30	S22°44'59"W
C26	49.81'	32.00'	089°11'23"	31.55	44.93	S85°47'57"E
C27	50.72'	32.00'	090°48'37"	32.46	45.57	N04°12'03"E
C28	26.25'	28.00'	053°42'45"	14.18	25.30	N76°27'45"E
C29	81.43'	70.00'	066°39'12"	46.03	76.92	S69°59'31"W
C30	26.25'	28.00'	053°42'45"	14.18	25.30	N63°31'18"E
C31	26.25'	28.00'	053°42'45"	14.18	25.30	N62°45'57"W
C32	21.29'	70.00'	017°25'30"	10.73	21.21	S44°37'20"E
C33	26.25'	28.00'	053°42'45"	14.18	25.30	N26°28'42"W
C34	48.60'	20.00'	139°13'42"	53.82	37.49	N69°59'31"E
C35	31.42'	20.00'	090°00'00"	20.00	28.28	S44°37'20"E
C36	45.65'	20.00'	130°46'18"	43.66	36.37	N24°59'31"E
C37	216.83'	1030.00'	012°03'42"	108.82	216.43	S05°39'11"E
C38	46.51'	32.00'	083°16'08"	28.45	42.52	N29°57'02"E
C39	50.58'	32.00'	090°33'55"	32.32	45.48	N63°07'56"W
C40	37.11'	1030.00'	002°03'52"	18.56	37.11	S18°52'55"E
C41	52.91'	32.00'	094°44'30"	34.76	47.09	N27°27'24"E
C42	48.79'	32.00'	087°21'49"	30.56	44.20	N63°35'46"W
C43	712.23'	370.00'	110°17'31"	531.29	607.25	N35°13'55"E
C44	50.27'	32.00'	090°00'00"	32.00	45.25	S44°37'20"E
C45	50.27'	32.00'	090°00'00"	32.00	45.25	N45°22'40"E
C46	50.30'	32.00'	090°03'18"	32.03	45.28	S44°35'40"E
C47	284.30'	847.00'	019°13'54"	143.50	282.97	N09°10'58"W
C48	38.07'	28.00'	077°54'28"	22.64	35.21	N89°19'47"E
C49	152.71'	175.00'	049°59'53"	81.60	147.91	S25°22'36"W
C50	43.98'	28.00'	090°00'00"	28.00	39.60	S44°37'20"E
C51	43.98'	28.00'	090°00'00"	28.00	39.60	S45°22'40"W
C52	769.98'	400.00'	110°17'31"	574.37	656.49	N35°13'55"E
C53	70.83'	200.00'	020°17'31"	35.79	70.46	S80°13'55"W
C54	38.89'	875.00'	002°32'48"	19.45	38.89	N89°06'16"E
C55	354.16'	1000.00'	020°17'31"	178.96	352.31	S09°46'05"E
C56	54.65'	1025.00'	003°03'18"	27.33	54.65	S39°40'36"E
C57	48.65'	61.00'	045°41'48"	25.70	47.37	N85°05'17"E
C58	36.11'	61.00'	033°54'52"	18.60	35.58	S55°06'23"E
C59	51.99'	975.00'	003°03'18"	26.00	51.98	S39°40'36"E

TRACT TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.227	LANDSCAPE/OPEN SPACE
TRACT B	0.029	LANDSCAPE/OPEN SPACE
TOTAL	0.256	

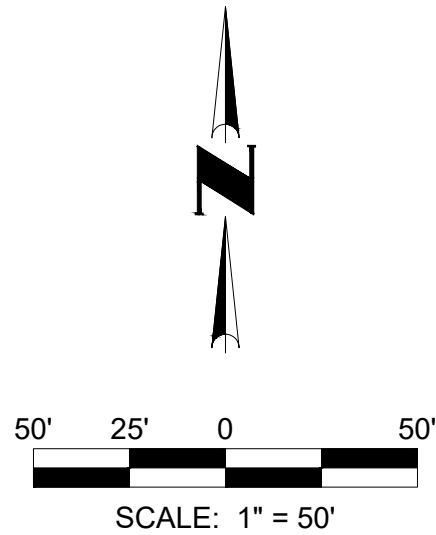
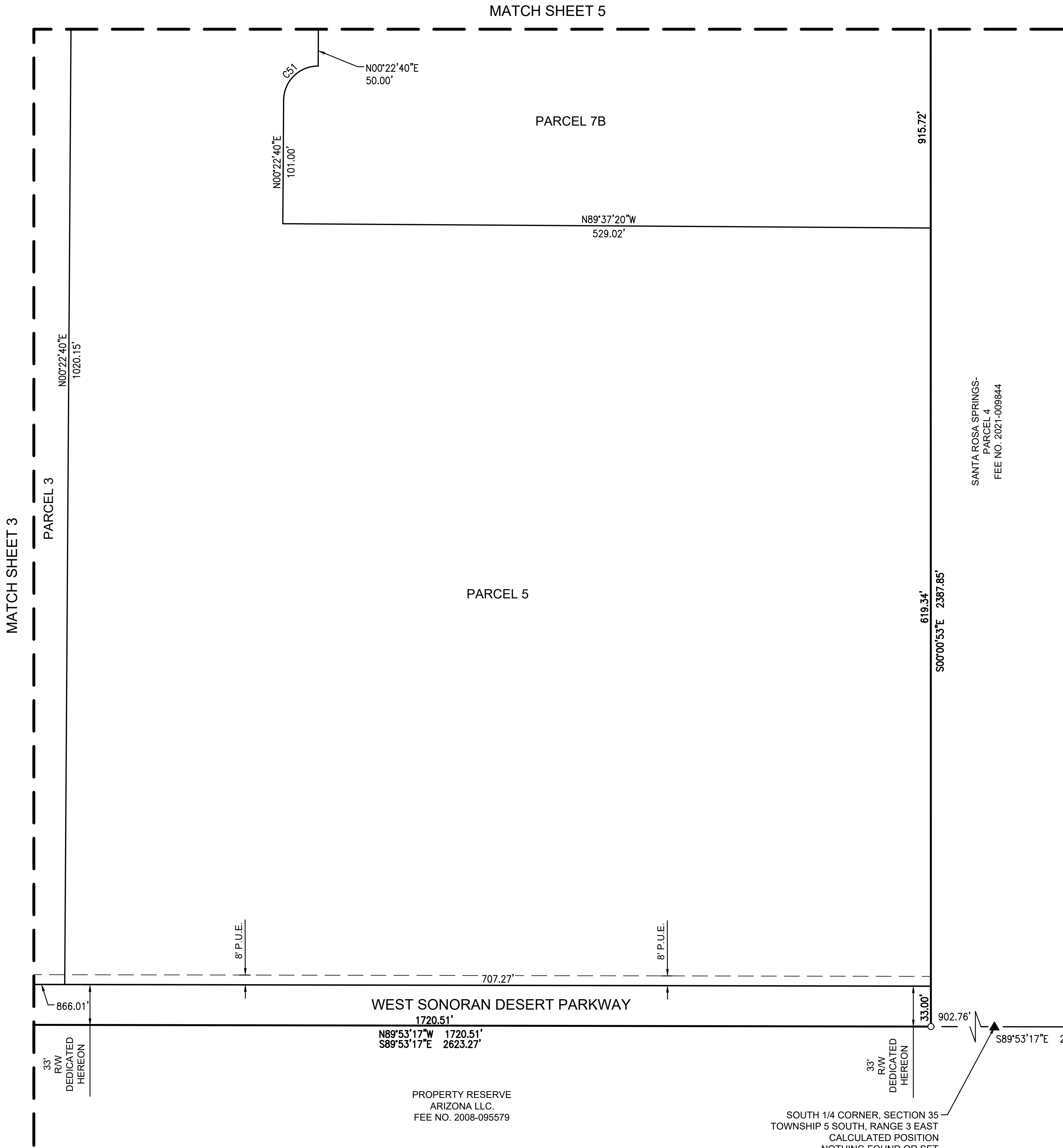
LINE TABLE		
NO.	BEARING	LENGTH
L1	S38°08'57"E	31.10'
L2	N38°08'57"W	17.06'
L4	S89°53'17"E	30.00'
L5	S89°53'17"E	30.00'

PARCEL AREA TABLE		
TRACT	AREA (SQUARE FEET)	AREA (ACRES)
PARCEL 4	930,683	21.366
PARCEL 5	519,388	11.923
PARCEL 6	712,735	16.362
PARCEL 7A	960,091	22.041
PARCEL 7B	492,120	11.298
PARCEL 8	888,581	20.399

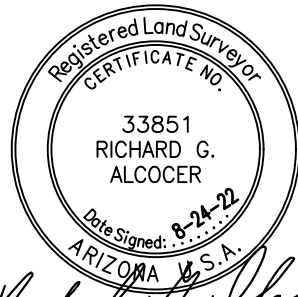
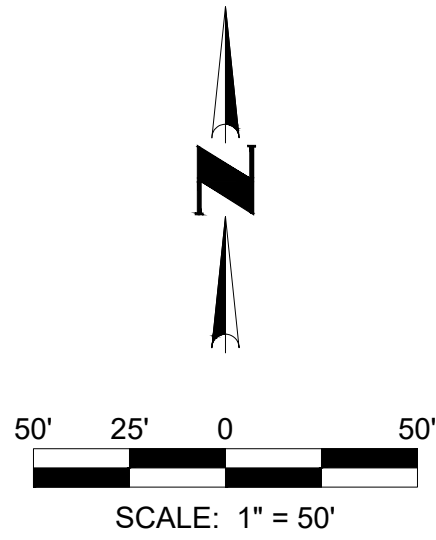
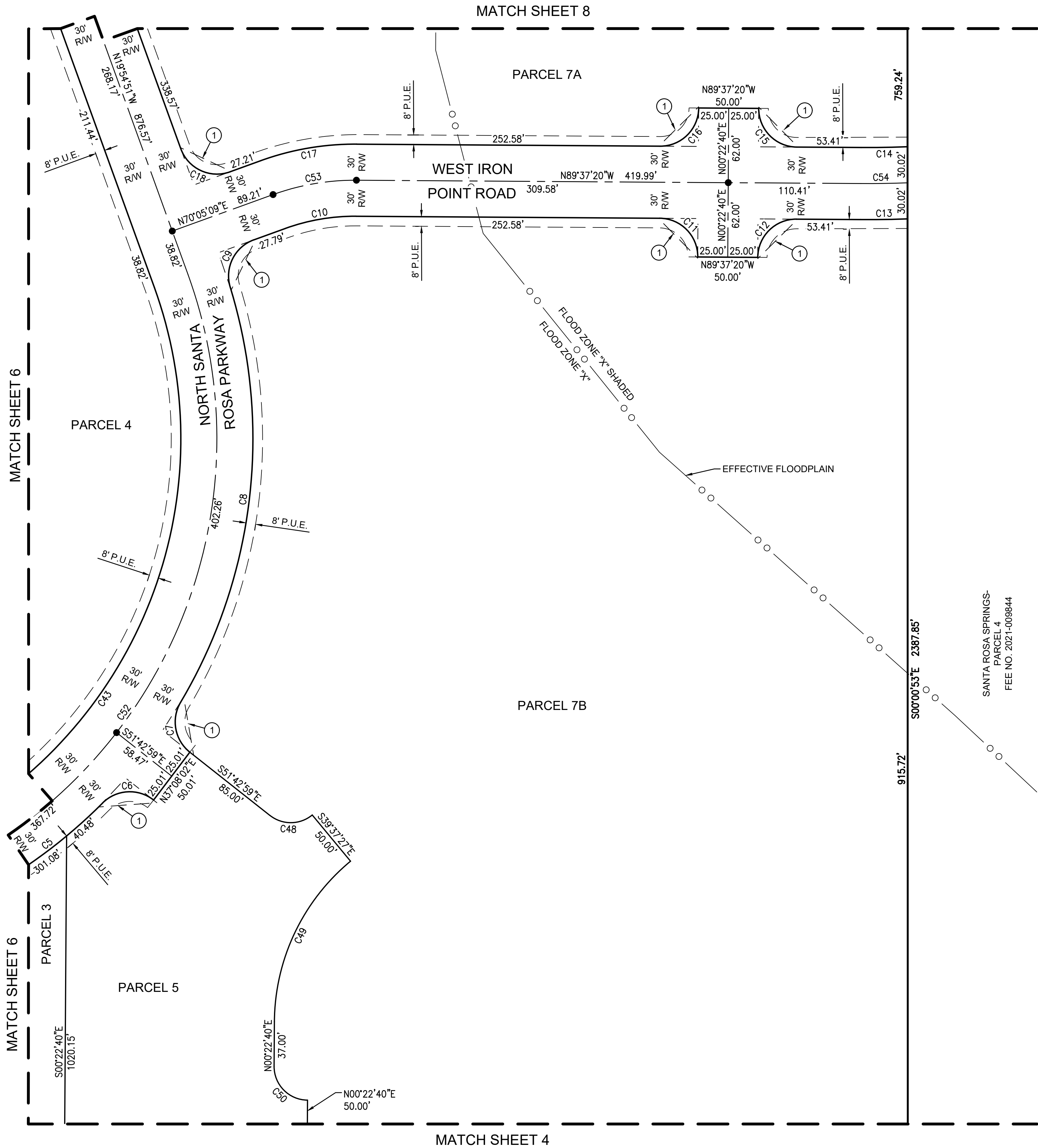








<div>FINAL PLAT</div> <div>EL RANCHO SANTA ROSA - PHASE 1 &amp; 2</div> <div>PINAL COUNTY, ARIZONA</div>		NO.		REVISION		DATE	
<div><div><div>Registered Land Surveyor</div><div>CERTIFICATE NO.</div><div>33851</div><div>RICHARD G. ALCOCK</div><div>ARIZONA, U.S.A.</div><div>Expires: 8-24-22</div></div><div><div>Robert G. Shaw</div></div></div> <div>SHEET 10 OF 10</div> <div>CVL Contact: J. MCCARTY</div> <div>CVL Project #: 1-14-0370301</div> <div><div>© 2020 Coe &amp; Van Loo II L.L.C.</div><div>All rights reserved to reproduction in any format</div></div>		<div>Coe and Van Loo II L.L.C.</div>					



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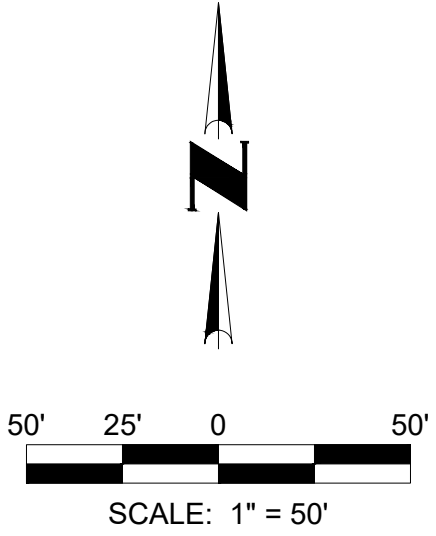
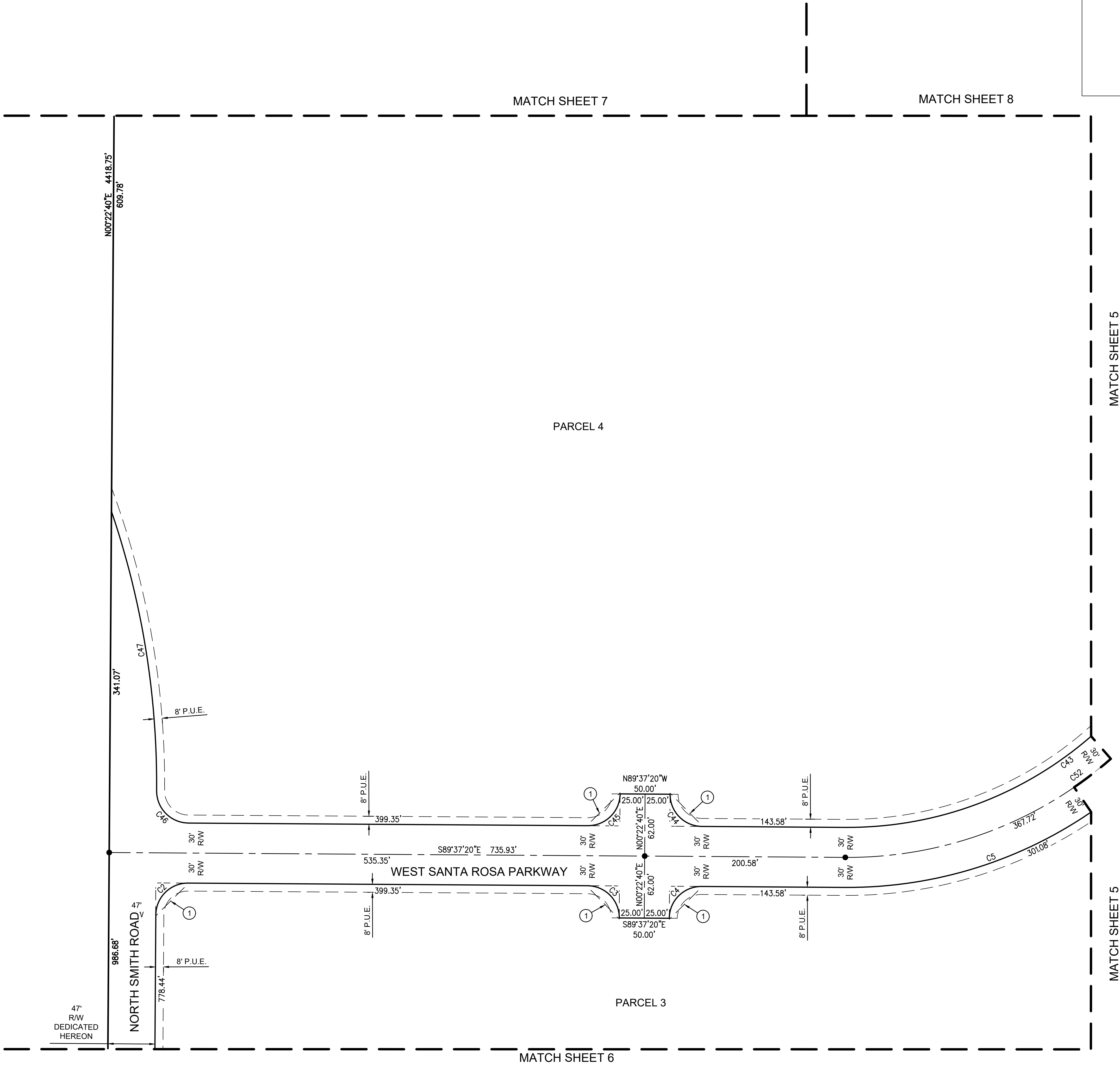
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TABLE AND LOT AREA TABLE

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PINAL COUNTY, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
Exp. 08-24-22  
ARIZONA

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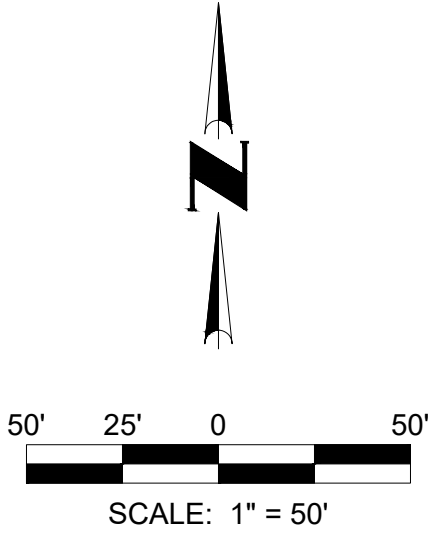
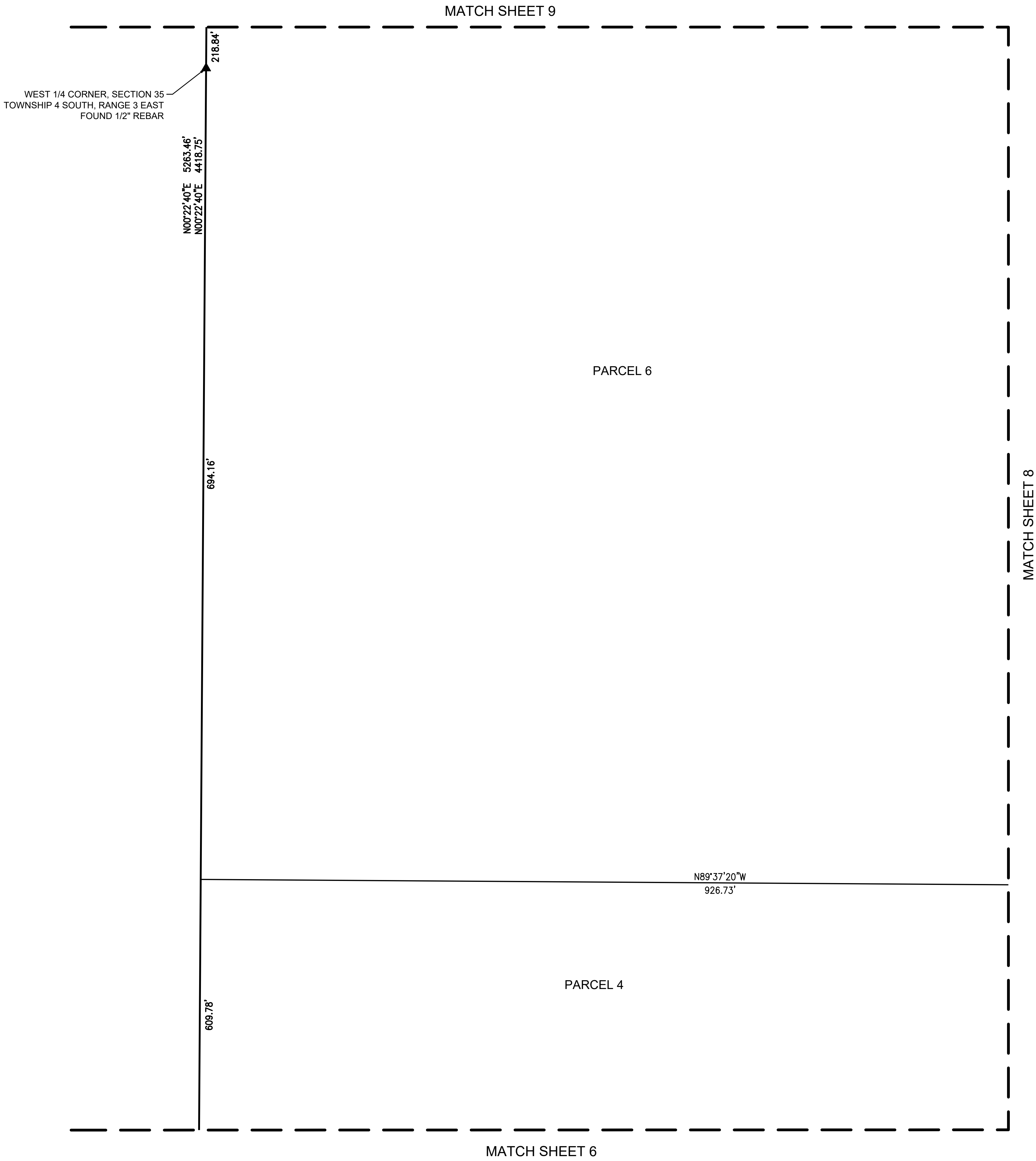
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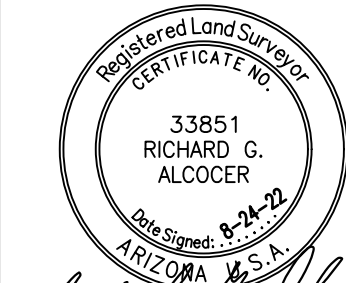
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*Richard G. Alcocer*

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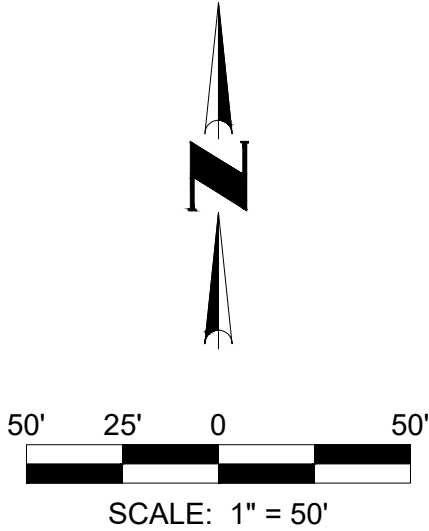
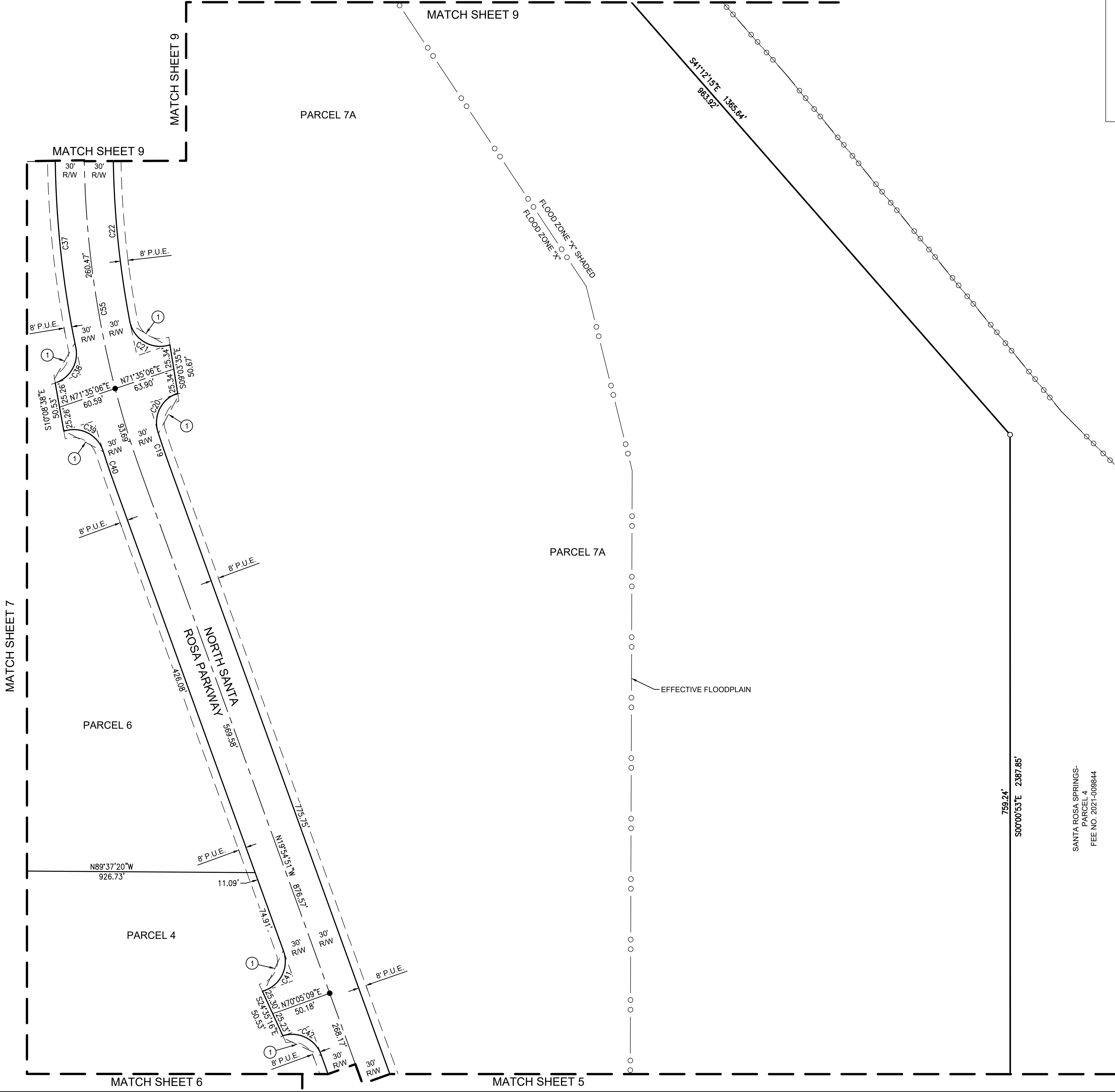
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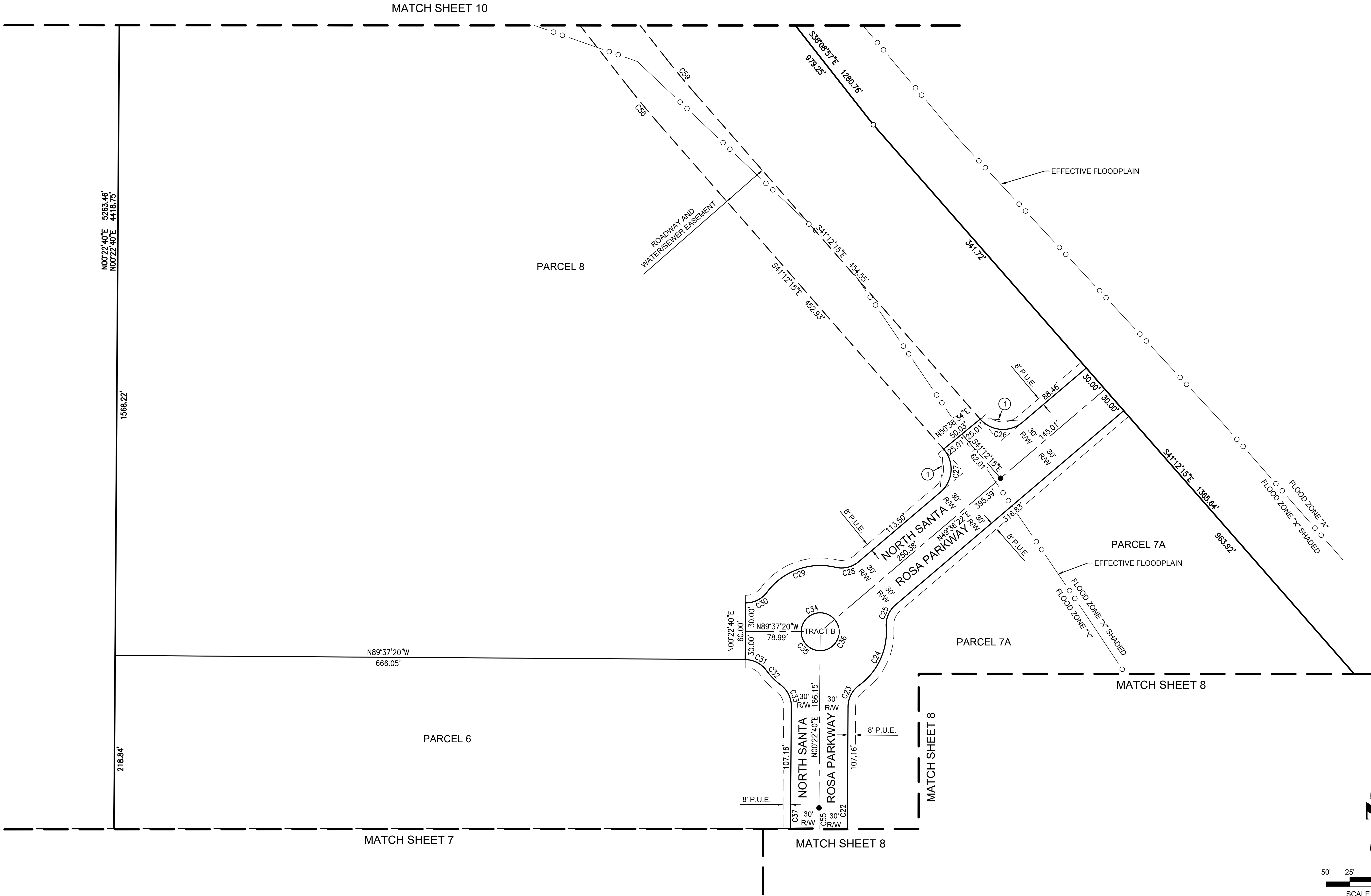
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33851 RICHARD G. ALCOCK ARIZONA Exp. 8-24-22		8		SHEET OF 10		CVL Contact: J. MCCARTY CVL Project #: 1-14-0370301 © 2020 Coe & Van Loo II L.L.C. All rights reserved for reproduction in any format	
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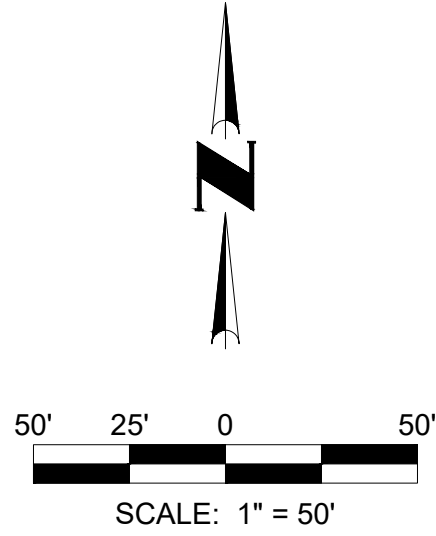
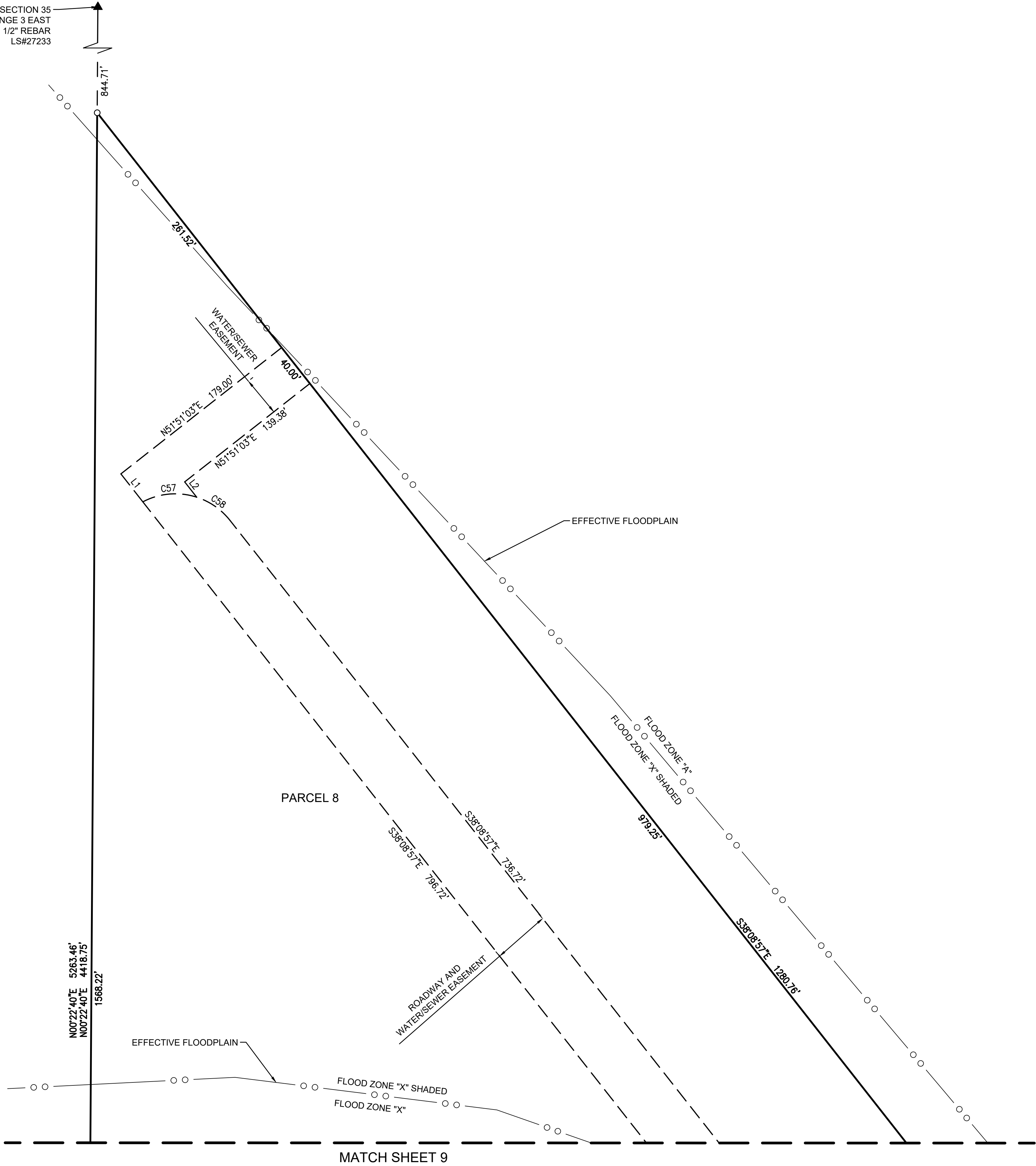
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RICHARD G. ALCOCK  
Exp. Date: 8-21-28  
ARIZONA

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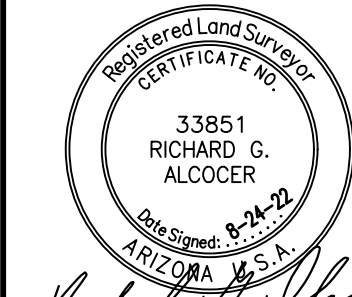
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NORTHWEST CORNER, SECTION 35  
TOWNSHIP 4 SOUTH, RANGE 3 EAST  
FOUND 1/2" REBAR  
LS#27233



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10 SHEET  
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