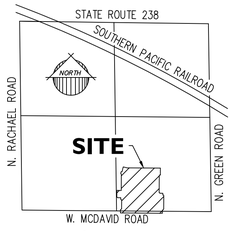
# A Final Plat of

## "Hogenes Farms - Parcel 2"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA




VICINITY MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ⊙ | FOUND MONUMENT AS NOTED |
| ◉ | SET BASS CAP AT COMPLETION OF CONSTRUCTION |
| ○ | CORNER OF SUBDIVISION, MONUMENT AS NOTED |
| BLM | BUREAU OF LAND MANAGEMENT |
| P.C.R. | PINAL COUNTY RECORDS |
| APN | ASSESSORS PARCEL NUMBER |
| RLS | REGISTERED LAND SURVEYOR |
| PUE | PUBLIC UTILITY EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY |
| 1 | SIGHT VISIBILITY EASEMENT (33' X 33') |
| | PROPERTY LINE |
| | LOT LINE |
| | PARCEL LINE |
| | RIGHT OF WAY LINE |
| | SECTION LINE |
| | CENTER LINE |
| | EXISTING EASEMENT LINE |
| | TIE LINE |

## ASSURED SANITARY SEWER

GLOBAL WATER – PALO VERDE UTILITIES COMPANY, LLC, HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: _____

## ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

## FLOOD ZONE STATEMENT

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED "X" SHADED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0740F FOR PINAL COUNTY DATED JUNE 16, 2014.

## BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 0 DEGREES 10 MINUTES 26 SECONDS EAST, AS SHOWN ON ALTA, LAND SURVEY SERVICES PLC, DRAWN BY: THOMAS L. ROPE, RLS 21081, JOB NO.: 19031, DATED: 5-17-19

## TRACT USE TABLE

SEE SHEET 5 OF 5.

| AREA SUMMARY TABLE | | |
|---|---|---|
| DESCRIPTION | AREA (SF) | AREA (ACRES) |
| LOTS 153 – 298 (146 LOTS) | 759,867 | 17.4441 |
| TRACTS A – N (14 TRACTS) | 335,716 | 7.7070 |
| RIGHT-OF-WAY | 336,171 | 7.7174 |
| GROSS AREA | 1,431,754 | 32.8685 |

## CITY OF MARICOPA NOTES

1. 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.
2. 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 OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE PLANNED AREA DEVELOPMENT APPROVAL
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SOHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
9. A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
10. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION.
11. 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.
12. PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

## ASSURANCE STATEMENT

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

## HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF HOGENES FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR HOGENES FARMS – PARCEL 2 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREON.

NAME: _____

TITLE: _____ DATE: _____

## HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF PINAL )

ON THIS ____ DAY OF _____, 20_____, 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.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

## UTILITY SERVICES

| | |
|---|---|
| SEWER: | GLOBAL WATER – PALO VERDE UTILITIES COMPANY, LLC. |
| WATER: | GLOBAL WATER – SANTA CRUZ WATER COMPANY, LLC. |
| REFUSE: | ALLIED WASTE/ WASTE MANAGEMENT |
| ELECTRIC: | ELECTRICAL DISTRICT NO. 3 |
| TELEPHONE: | CENTURYLINK/ COX COMMUNICATIONS |
| GAS: | SOUTHWEST GAS CORPORATION |
| CABLE TV: | CENTURYLINK/ COX COMMUNICATIONS |
| SCHOOL DISTRICT | MARICOPA UNIFIED SCHOOL DISTRICT #20 |
| FIRE: | RURAL/ METRO FIRE DEPARTMENT |
| POLICE: | PINAL COUNTY SHERIFF |

## CONVEYANCE & DEDICATION STATEMENT

STATE OF ARIZONA )
) SS
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:

THAT DR HORTON, INC., AN ARIZONA CORPORATION AND HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAVE SUBDIVIDED UNDER THE NAME OF "HOGENES FARMS – PARCEL 2", A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARE 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. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

DR HORTON, INC., AN ARIZONA CORPORATION, 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. DR HORTON, INC., AN ARIZONA CORPORATION, HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF HOGENES FARMS HOMEOWNERS ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

TRACT N IS PLATTED AS A TEMPORARY ACCESS EASEMENT, AND OWNERSHIP OF TRACT N SHALL BE RETAINED BY HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP.

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

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION, MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY HOGENES FARMS HOMEOWNERS ASSOCIATION.

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

OWNERS' 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 SURVEYOR CERTIFYING THAT SUCH LOTS ARE ACCURATELY STAKED AND MARKED DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

DR HORTON, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20_____.

DR HORTON, INC., AN ARIZONA CORPORATION

BY: _____

HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20_____.

HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

## ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF PINAL )

ON THIS ____ DAY OF _____, 20_____, 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.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

## ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF PINAL )

ON THIS ____ DAY OF _____, 20_____, 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.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

## OWNER/DEVELOPER

DR HORTON, INC.
2525 W FRYE RD., SUITE 100
CHANDLER, AZ 85224
PHONE: (480) 791-1593
CONTACT: JOSE CASTILLO
JLCastillo@drhorton.com

## OWNER

HOGENES FARMS LIMITED PARTNERSHIP
PO BOX 570
MARICOPA, ARIZONA 85139

## ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD. STE 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: CHANDRA McCARTY, PE
chandra.mccarty@epsgroupinc.com

## SHEET INDEX

1. COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
2. FINAL PLAT & LOT AREA TABLE
3. FINAL PLAT & LEGAL DESCRIPTION
4. FINAL PLAT, LINE TABLE AND CURVE TABLE
5. FINAL PLAT & TRACT TABLE

## COVENANTS, CONDITIONS, AND RESTRICTIONS

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOGENES FARMS OF MARICOPA, ARIZONA, AS SET FORTH IN RECORDED AS DOCUMENT _____ OF RECORDS, PINAL COUNTY RECORDS

## CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

_____
ROBERT A. JOHNSTON DATE
REGISTERED LAND SURVEYOR NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

## APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORMS BY:

_____
DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

_____
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

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

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

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

EPS GROUP

"Hogenes Farms - Parcel 2"
CITY OF MARICOPA, ARIZONA
A Final Plat of

Project:

Revisions:

Drawn by: A.G.
Reviewed by: G.H.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 5/13/22

Job No.
19-0292

FP01

Sheet No.
1
of 5

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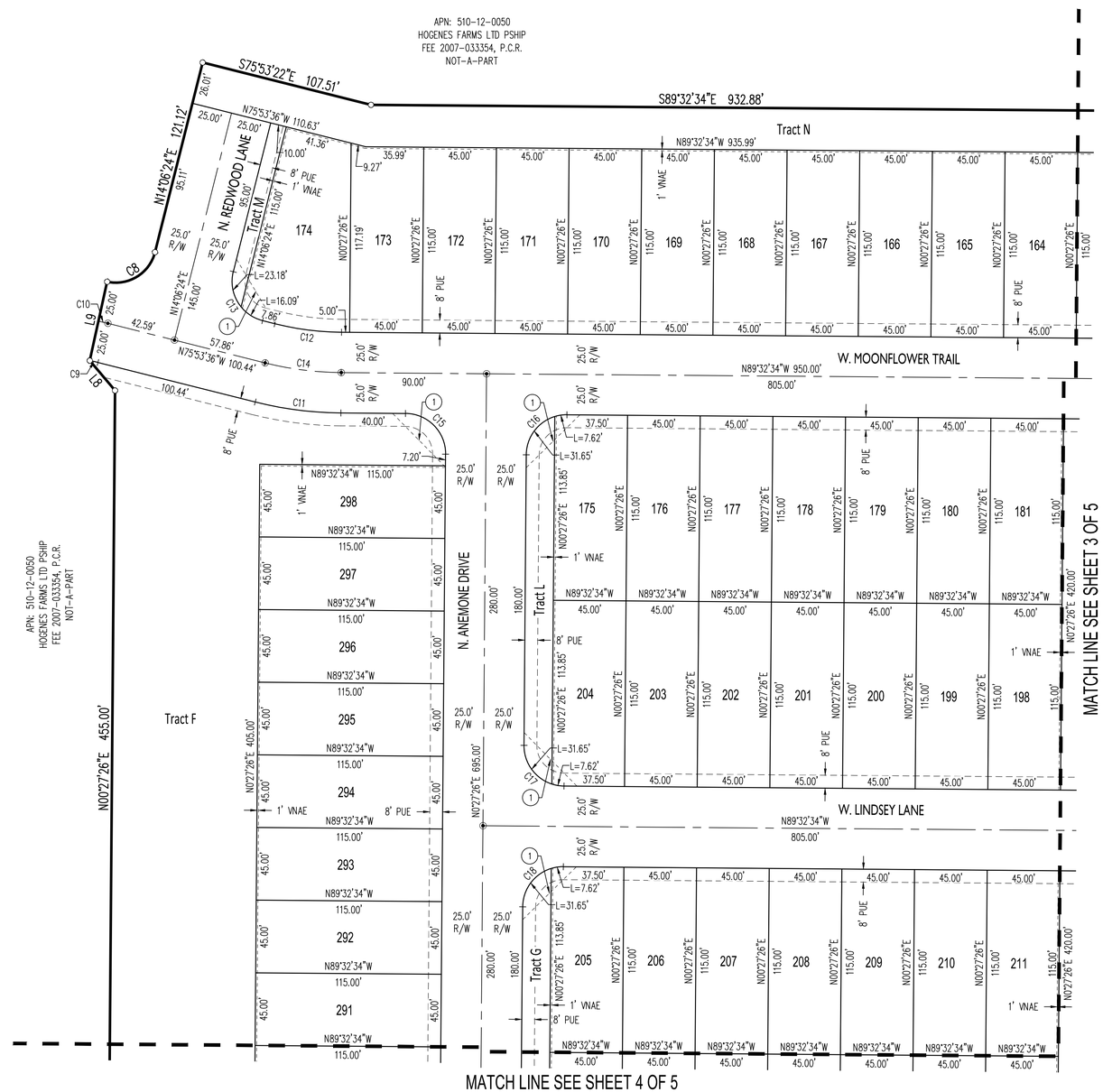
agrass

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 153 | 5,175 | 0.1188 |
| 154 | 5,175 | 0.1188 |
| 155 | 5,175 | 0.1188 |
| 156 | 5,175 | 0.1188 |
| 157 | 5,175 | 0.1188 |
| 158 | 5,175 | 0.1188 |
| 159 | 5,175 | 0.1188 |
| 160 | 5,175 | 0.1188 |
| 161 | 5,175 | 0.1188 |
| 162 | 5,175 | 0.1188 |
| 163 | 5,175 | 0.1188 |
| 164 | 5,175 | 0.1188 |
| 165 | 5,175 | 0.1188 |
| 166 | 5,175 | 0.1188 |
| 167 | 5,175 | 0.1188 |
| 168 | 5,175 | 0.1188 |
| 169 | 5,175 | 0.1188 |
| 170 | 5,175 | 0.1188 |
| 171 | 5,175 | 0.1188 |
| 172 | 5,175 | 0.1188 |
| 173 | 5,185 | 0.1190 |
| 174 | 6,588 | 0.1512 |
| 175 | 5,172 | 0.1187 |
| 176 | 5,175 | 0.1188 |
| 177 | 5,175 | 0.1188 |
| 178 | 5,175 | 0.1188 |
| 179 | 5,175 | 0.1188 |
| 180 | 5,175 | 0.1188 |
| 181 | 5,175 | 0.1188 |
| 182 | 5,175 | 0.1188 |
| 183 | 5,175 | 0.1188 |
| 184 | 5,175 | 0.1188 |
| 185 | 5,175 | 0.1188 |
| 186 | 5,175 | 0.1188 |
| 187 | 5,175 | 0.1188 |
| 188 | 5,175 | 0.1188 |
| 189 | 5,172 | 0.1187 |
| 190 | 5,172 | 0.1187 |
| 191 | 5,175 | 0.1188 |
| 192 | 5,175 | 0.1188 |
| 193 | 5,175 | 0.1188 |
| 194 | 5,175 | 0.1188 |
| 195 | 5,175 | 0.1188 |
| 196 | 5,175 | 0.1188 |
| 197 | 5,175 | 0.1188 |
| 198 | 5,175 | 0.1188 |
| 199 | 5,175 | 0.1188 |
| 200 | 5,175 | 0.1188 |
| 201 | 5,175 | 0.1188 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 202 | 5,175 | 0.1188 |
| 203 | 5,175 | 0.1188 |
| 204 | 5,172 | 0.1187 |
| 205 | 5,175 | 0.1188 |
| 206 | 5,175 | 0.1188 |
| 207 | 5,175 | 0.1188 |
| 208 | 5,175 | 0.1188 |
| 209 | 5,175 | 0.1188 |
| 210 | 5,175 | 0.1188 |
| 211 | 5,175 | 0.1188 |
| 212 | 5,175 | 0.1188 |
| 213 | 5,175 | 0.1188 |
| 214 | 5,175 | 0.1188 |
| 215 | 5,175 | 0.1188 |
| 216 | 5,175 | 0.1188 |
| 217 | 5,175 | 0.1188 |
| 218 | 5,175 | 0.1188 |
| 219 | 5,172 | 0.1187 |
| 220 | 5,172 | 0.1187 |
| 221 | 5,175 | 0.1188 |
| 222 | 5,175 | 0.1188 |
| 223 | 5,175 | 0.1188 |
| 224 | 5,175 | 0.1188 |
| 225 | 5,175 | 0.1188 |
| 226 | 5,175 | 0.1188 |
| 227 | 5,175 | 0.1188 |
| 228 | 5,175 | 0.1188 |
| 229 | 5,175 | 0.1188 |
| 230 | 5,175 | 0.1188 |
| 231 | 5,175 | 0.1188 |
| 232 | 5,175 | 0.1188 |
| 233 | 5,175 | 0.1188 |
| 234 | 5,172 | 0.1187 |
| 235 | 5,172 | 0.1187 |
| 236 | 5,175 | 0.1188 |
| 237 | 5,175 | 0.1188 |
| 238 | 5,175 | 0.1188 |
| 239 | 5,175 | 0.1188 |
| 240 | 5,175 | 0.1188 |
| 241 | 5,175 | 0.1188 |
| 242 | 5,175 | 0.1188 |
| 243 | 5,175 | 0.1188 |
| 244 | 5,175 | 0.1188 |
| 245 | 5,175 | 0.1188 |
| 246 | 5,175 | 0.1188 |
| 247 | 5,175 | 0.1188 |
| 248 | 5,175 | 0.1188 |
| 249 | 5,172 | 0.1187 |
| 250 | 5,174 | 0.1188 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 251 | 5,175 | 0.1188 |
| 252 | 5,175 | 0.1188 |
| 253 | 5,347 | 0.1228 |
| 254 | 5,025 | 0.1153 |
| 255 | 5,172 | 0.1187 |
| 256 | 5,175 | 0.1188 |
| 257 | 5,175 | 0.1188 |
| 258 | 5,175 | 0.1188 |
| 259 | 5,175 | 0.1188 |
| 260 | 5,175 | 0.1188 |
| 261 | 5,175 | 0.1188 |
| 262 | 5,175 | 0.1188 |
| 263 | 5,175 | 0.1188 |
| 264 | 5,175 | 0.1188 |
| 265 | 5,175 | 0.1188 |
| 266 | 5,175 | 0.1188 |
| 267 | 5,175 | 0.1188 |
| 268 | 5,175 | 0.1188 |
| 269 | 5,172 | 0.1187 |
| 270 | 5,240 | 0.1203 |
| 271 | 5,276 | 0.1211 |
| 272 | 5,375 | 0.1234 |
| 273 | 5,375 | 0.1234 |
| 274 | 5,375 | 0.1234 |
| 275 | 5,375 | 0.1234 |
| 276 | 5,375 | 0.1234 |
| 277 | 5,375 | 0.1234 |
| 278 | 5,375 | 0.1234 |
| 279 | 5,375 | 0.1234 |
| 280 | 5,375 | 0.1234 |
| 281 | 5,375 | 0.1234 |
| 282 | 5,375 | 0.1234 |
| 283 | 5,375 | 0.1234 |
| 284 | 5,375 | 0.1234 |
| 285 | 5,375 | 0.1234 |
| 286 | 5,351 | 0.1228 |
| 287 | 5,086 | 0.1168 |
| 288 | 5,028 | 0.1154 |
| 289 | 5,174 | 0.1188 |
| 290 | 5,175 | 0.1188 |
| 291 | 5,175 | 0.1188 |
| 292 | 5,175 | 0.1188 |
| 293 | 5,175 | 0.1188 |
| 294 | 5,175 | 0.1188 |
| 295 | 5,175 | 0.1188 |
| 296 | 5,175 | 0.1188 |
| 297 | 5,175 | 0.1188 |
| 298 | 5,175 | 0.1188 |





EPS GROUP
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Project:

"Hogenes Farms - Parcel 2"

CITY OF MARICOPA, ARIZONA

A Final Plat of

Revisions:

Drawn by: A.G.
Reviewed by: G.H.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date signed 5/13/22

Job No.
19-0292

FP02

Sheet No.
2
of 5


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## LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH CAP AT THE SOUTHEAST CORNER OF SAID SECTION 20, FROM WHICH A 1-1/2" ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 20, BEARS NORTH 0 DEGREES 51 MINUTES 01 SECONDS WEST (BASIS BEARING), 2,636.97 FEET;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 51 MINUTES 01 SECONDS WEST, 1,238.35 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST, 1,403.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 191.00 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 5.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 460.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 80.00 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 362.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.84 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 90.00 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 1175.00 FEET;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST A DISTANCE OF 33.00 FEET;

THENCE NORTHEASTERLY 51.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 227.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 85.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 177.80 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 120.00 FEET;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 455.00 FEET;

THENCE NORTH 40 DEGREES 07 MINUTES 31 SECONDS WEST, 24.23 FEET;

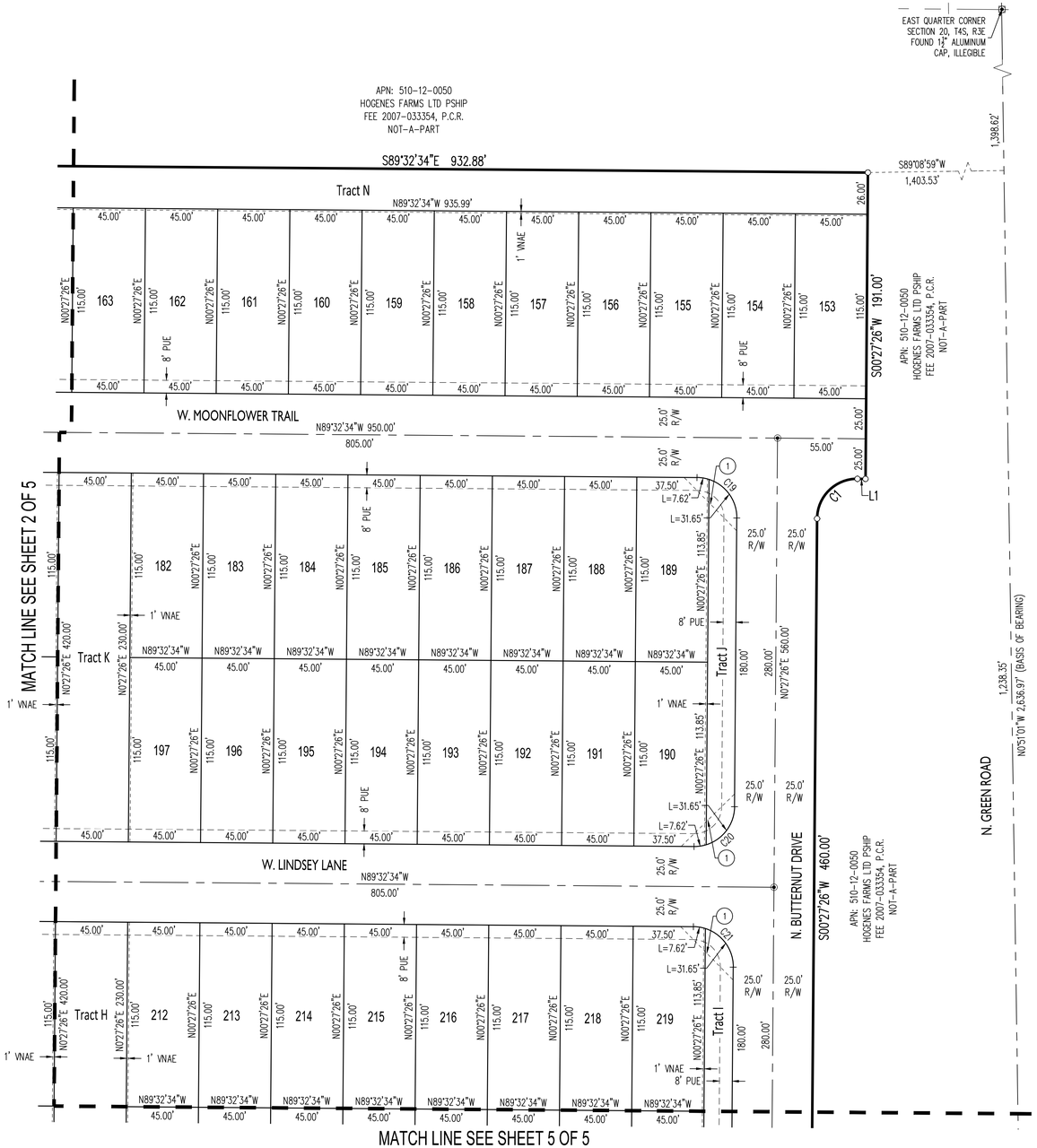
THENCE NORTH 12 DEGREES 24 MINUTES 28 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 12 DEGREES 24 MINUTES 28 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 38.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 18 MINUTES 04 SECONDS;

THENCE NORTH 14 DEGREES 06 MINUTES 24 SECONDS EAST, 121.12 FEET;

THENCE SOUTH 75 DEGREES 53 MINUTES 22 SECONDS EAST, 107.51 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 932.88 FEET TO THE POINT OF BEGINNING.





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CITY OF MARICOPA, ARIZONA
A Final Plat of

Revisions:

Drawn by: A.G.
Reviewed by: G.H.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 5/31/22

Job No.
19-0292
FP03
Sheet No.
3
of 5

NORTH
40 0 40 80
scale feet


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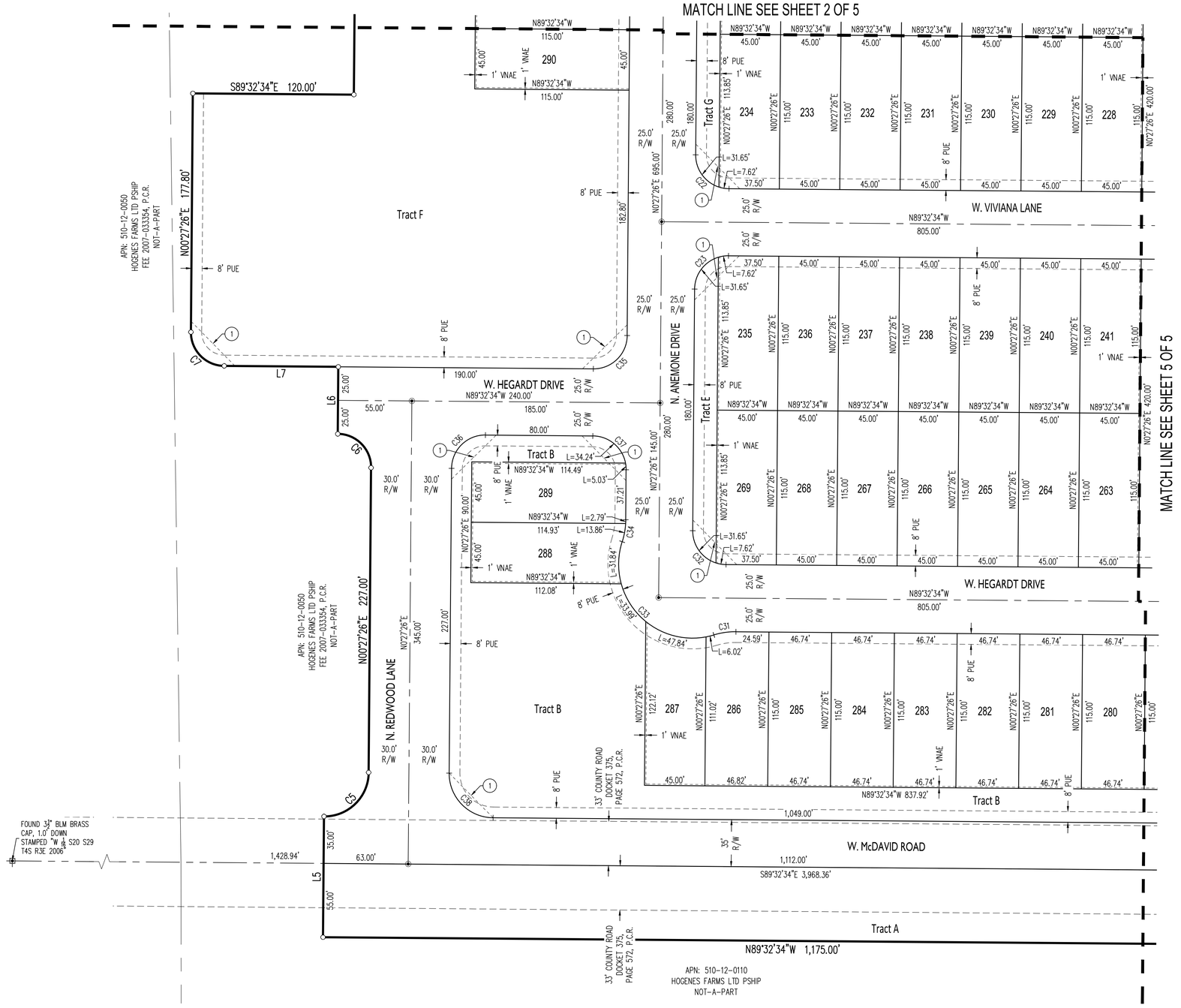
agrass




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BRG |
| C1 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C2 | 39.27' | 25.00' | 90°00'00" | 35.36' | S44°32'34"E |
| C3 | 39.27' | 25.00' | 90°00'00" | 35.36' | S44°32'34"E |
| C4 | 51.84' | 33.00' | 90°00'00" | 46.67' | S45°27'26"W |
| C5 | 51.84' | 33.00' | 90°00'00" | 46.67' | N45°27'26"E |
| C6 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C7 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C8 | 38.53' | 25.00' | 88°18'04" | 34.83' | N58°15'26"E |
| C9 | 5.19' | 175.00' | 1°41'56" | 5.19' | N76°44'34"W |
| C10 | 5.93' | 200.00' | 1°41'56" | 5.93' | N76°44'34"W |
| C11 | 53.60' | 225.00' | 13°38'58" | 53.47' | S82°43'05"E |
| C12 | 41.69' | 175.00' | 13°38'58" | 41.59' | S82°43'05"E |
| C13 | 39.27' | 25.00' | 90°00'00" | 35.36' | S30°53'36"E |
| C14 | 47.65' | 200.00' | 13°38'58" | 47.53' | S82°43'05"E |
| C15 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C16 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C17 | 39.27' | 25.00' | 90°00'00" | 35.36' | S44°32'34"E |
| C18 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C19 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C20 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°27'26"E |
| C21 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C22 | 39.27' | 25.00' | 90°00'00" | 35.36' | S44°32'34"E |
| C23 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C24 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°27'26"E |
| C25 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C26 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C27 | 16.65' | 55.00' | 17°20'29" | 16.58' | S08°12'49"E |
| C28 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°27'26"E |
| C29 | 119.69' | 55.00' | 124°40'58" | 97.43' | N45°27'26"E |
| C30 | 16.65' | 55.00' | 17°20'29" | 16.58' | N80°52'20"W |
| C31 | 16.65' | 55.00' | 17°20'30" | 16.58' | S81°47'11"W |
| C32 | 39.27' | 25.00' | 90°00'00" | 35.36' | S44°32'34"E |
| C33 | 119.69' | 55.00' | 124°40'58" | 97.43' | S44°32'34"E |
| C34 | 16.65' | 55.00' | 17°20'29" | 16.58' | N09°07'40"E |
| C35 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°27'26"E |
| C36 | 39.27' | 25.00' | 90°00'00" | 35.36' | S45°27'26"W |
| C37 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°32'34"W |
| C38 | 51.84' | 33.00' | 90°00'00" | 46.67' | S44°32'34"E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N89°32'34"W | 5.00' |
| L2 | S89°32'34"E | 80.00' |
| L3 | S00°27'26"W | 50.00' |
| L4 | S00°27'26"W | 90.00' |
| L5 | N00°27'26"E | 90.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L6 | N00°27'26"E | 50.00' |
| L7 | N89°32'34"W | 85.00' |
| L8 | N40°07'31"W | 24.23' |
| L9 | N12°24'28"E | 50.00' |
| L10 | N43°39'21"W | 14.64' |

NORTH

40 0 40 80
scale feet

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19-0292

FP04

Sheet No.
4
of 5

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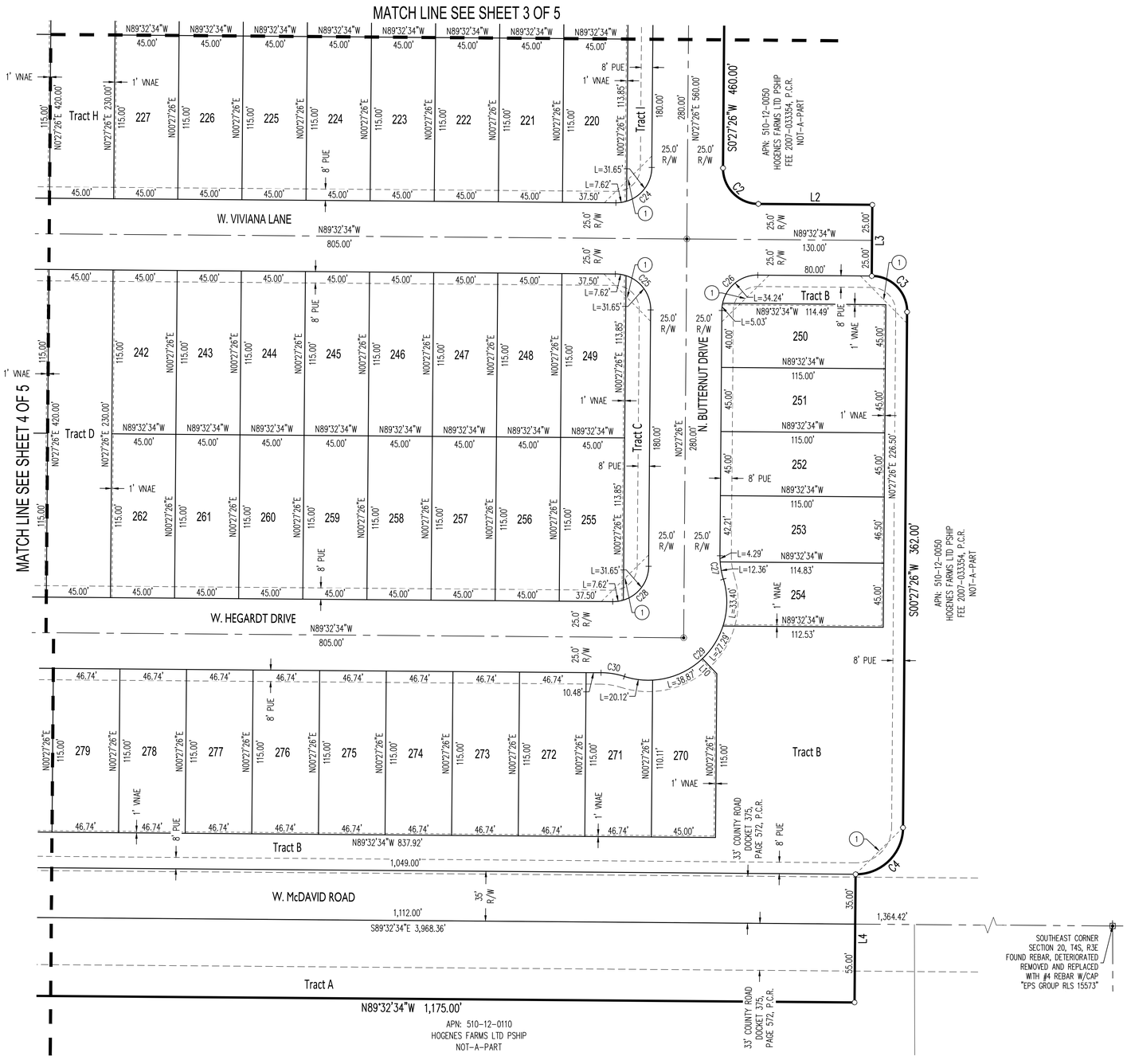


| TRACT USE TABLE | | | |
|---|---|---|---|
| TRACT | USE | AREA (SF) | AREA (AC) |
| Tract A | LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND DRAINAGE CHANNEL | 64,625 | 1.4836 |
| Tract B | LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND GLOBAL WATER WELL | 77,964 | 1.7898 |
| Tract C | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract D | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 10,350 | 0.2376 |
| Tract E | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract F | LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION | 111,281 | 2.5547 |
| Tract G | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract H | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 10,350 | 0.2376 |
| Tract I | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract J | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract K | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 10,350 | 0.2376 |
| Tract L | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 3,762 | 0.0864 |
| Tract M | LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT | 1,090 | 0.0250 |
| Tract N | TEMPORARY ACCESS EASEMENT | 27,132 | 0.6229 |

NORTH

40 0 40 80
scale feet

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