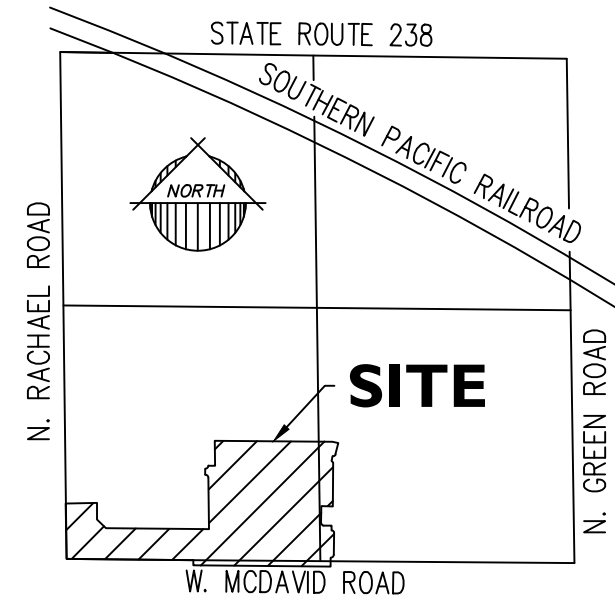


May 28, 2022 3:12pm S:\Projects\2019\19-0292\Land Survey\Draws\Final Plat\Parcel 3-Plat.dwg — Parcel 3-Plat.dwg



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 6.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 299 – 437 (139 LOTS)	872,143	20.0217
TRACTS A – N (14 TRACTS)	960,107	22.0410
RIGHT-OF-WAY	396,168	9.0948
GROSS AREA	2,228,418	51.1575

CITY OF MARICOPA NOTES

- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE PLANNED AREA DEVELOPMENT APPROVAL
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- 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.
- A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION.
- 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.
- 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 3 AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREON.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

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

A Final Plat of

"Hogenes Farms - Parcel 3"

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

CONVEYANCE & DEDICATION STATEMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

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 3", A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 20 AND A PORTION OF THE NORTH HALF 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. 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 _____, 202____.

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 _____, 202____.

HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS ____ DAY OF _____, 202____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS ____ DAY OF _____, 202____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN 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

SHEETY INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
- FINAL PLAT & LOT AREA TABLE
- FINAL PLAT
- FINAL PLAT, LINE TABLE AND CURVE TABLE
- FINAL PLAT & TRACT TABLE
- FINAL PLAT & LEGAL DESCRIPTION

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

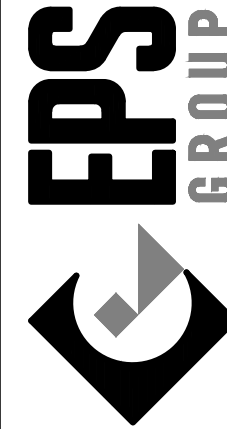
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 202____.

BY: _____ DATE
MAYOR

ATTEST: _____ DATE
CITY CLERK

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



"Hogenes Farms - Parcel 3"
MARICOPA, ARIZONA
A Final Plat of

Project:

Revisions:



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



Job No.
19-0292

FP01

Sheet No.
1
of 6

AK-CHIN INDIAN RESERVATION
NOT-A-PART

N0°43'29"W 2,640.00'

579.20'

EASEMENT FOR CANAL
DOCKET 462,
PAGE 161, P.C.R.

33' COUNTY ROAD
DOCKET 375,
PAGE 572, P.C.R.

SOUTHWEST CORNER
SECTION 20, T4S, R3E
FOUND GLO BRASS CAP FLUSH
STAMPED "T4S R3E
S19 S20 S30 S29 2006"

2,060.80'

WEST QUARTER CORNER
SECTION 20, T4S, R3E
FOUND GLO BRASS CAP
STAMPED "T4S R3E
S19 S20 2006"

APN: 510-12-0050
HOGENES FARMS LTD PSHIP
FEE 2007-033354, P.C.R.
NOT-A-PART

N89°16'31"E 325.00'

S00°43'29"E 171.17'

S45°06'15"E 128.65'

APN: 510-12-0050
HOGENES FARMS LTD PSHIP
FEE 2007-033354, P.C.R.
NOT-A-PART

S89°29'01"E 1,075.27'

Tract A

33' COUNTY ROAD
DOCKET 375,
PAGE 572, P.C.R.

N89°29'01"W 1,323.07'

APN: 510-12-0110
HOGENES FARMS LTD PSHIP
NOT-A-PART

33' COUNTY ROAD
DOCKET 375,
PAGE 572, P.C.R.

AK-CHIN INDIAN RESERVATION
NOT-A-PART

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
299	7,417	0.1703
300	6,531	0.1499
301	6,233	0.1431
302	6,233	0.1431
303	6,233	0.1431
304	6,233	0.1431
305	6,233	0.1431
306	6,233	0.1431
307	6,233	0.1431
308	6,233	0.1431
309	6,233	0.1431
310	6,233	0.1431
311	6,233	0.1431
312	6,233	0.1431
313	6,233	0.1431
314	6,233	0.1431
315	6,233	0.1431
316	6,233	0.1431
317	6,233	0.1431
318	6,211	0.1426
319	6,000	0.1377
320	6,000	0.1377
321	6,000	0.1377
322	6,000	0.1377

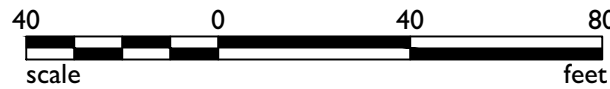
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
323	6,000	0.1377
324	6,000	0.1377
325	6,000	0.1377
326	6,000	0.1377
327	6,000	0.1377
328	6,000	0.1377
329	6,000	0.1377
330	6,000	0.1377
331	6,000	0.1377
332	6,000	0.1377
333	6,000	0.1377
334	6,000	0.1377
335	5,976	0.1372
336	6,000	0.1377
337	6,000	0.1377
338	6,000	0.1377
339	6,000	0.1377
340	6,000	0.1377
341	6,000	0.1377
342	6,000	0.1377
343	6,000	0.1377
344	6,000	0.1377
345	5,976	0.1372
346	6,000	0.1377

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
347	6,000	0.1377
348	6,000	0.1377
349	6,000	0.1377
350	6,000	0.1377
351	6,000	0.1377
352	6,000	0.1377
353	6,000	0.1377
354	6,000	0.1377
355	6,000	0.1377
356	6,000	0.1377
357	6,000	0.1377
358	6,000	0.1377
359	6,000	0.1377
360	6,000	0.1377
361	6,000	0.1377
362	6,000	0.1377
363	6,000	0.1377
364	6,000	0.1377
365	5,976	0.1372
366	5,976	0.1372
367	6,000	0.1377
368	6,000	0.1377
369	6,000	0.1377
370	6,000	0.1377

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
371	6,000	0.1377
372	6,000	0.1377
373	5,999	0.1377
374	6,473	0.1486
375	7,205	0.1654
376	7,866	0.1806
377	7,806	0.1792
378	7,753	0.1780
379	7,671	0.1761
380	7,578	0.1740
381	7,473	0.1716
382	6,339	0.1455
383	6,000	0.1377
384	6,000	0.1377
385	6,000	0.1377
386	6,000	0.1377
387	6,000	0.1377
388	6,000	0.1377
389	5,985	0.1374
390	5,993	0.1376
391	5,860	0.1345
392	6,123	0.1406
393	6,139	0.1409
394	6,139	0.1409

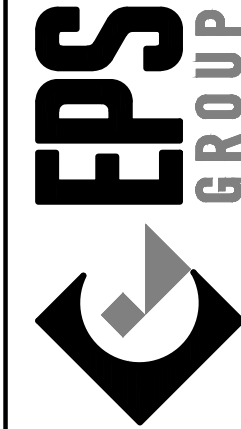
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
395	6,139	0.1409
396	6,139	0.1409
397	6,139	0.1409
398	6,139	0.1409
399	6,292	0.1444
400	6,834	0.1569
401	6,876	0.1579
402	6,912	0.1587
403	6,947	0.1595
404	6,989	0.1604
405	7,027	0.1613
406	7,064	0.1622
407	7,092	0.1628
408	7,110	0.1632
409	7,112	0.1633
410	6,684	0.1534
411	6,205	0.1424
412	6,000	0.1377
413	6,000	0.1377
414	6,000	0.1377
415	6,054	0.1390
416	6,604	0.1516
417	6,614	0.1518
418	6,624	0.1521

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
419	6,643	0.1525
420	6,643	0.1525
421	6,643	0.1525
422	6,641	0.1525
423	6,638	0.1524
424	6,634	0.1523
425	6,627	0.1521
426	6,620	0.1520
427	6,610	0.1518
428	6,596	0.1514
429	6,000	0.1377
430	6,000	0.1377
431	6,000	0.1377
432	6,000	0.1377
433	6,000	0.1377
434	6,000	0.1377
435	6,000	0.1377
436	5,970	0.1370
437	5,856	0.1344



MATCH LINE SEE SHEET 3 OF 6

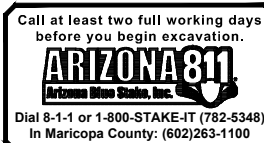
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.502.2250 | F:480.835.1799
www.epsgroupinc.com



"Hogenes Farms - Parcel 3"
MARICOPA, ARIZONA
A Final Plat of

Project:

Revisions:



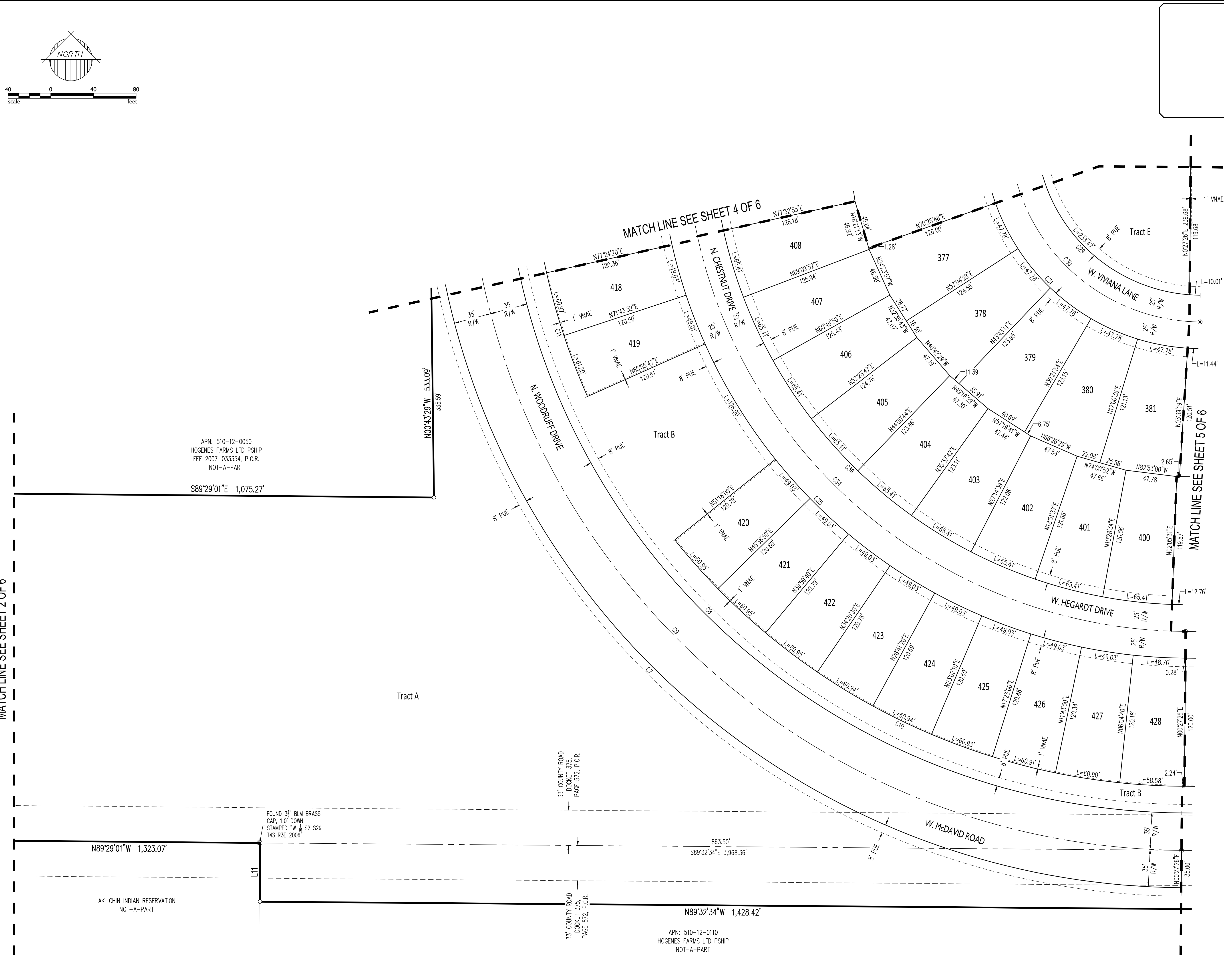
Drawn by: A.G.
Reviewed by: G.H.



Job No.
19-0292
FP02
Sheet No.
2
of 6

May 28, 2022 3:12pm S:\Projects\2019\19-0292\Land Survey\Draws\Final Plat\Parcel 3-Plat.dwg — Parcel 3-Plat.dwg

MATCH LINE SEE SHEET 2 OF 6



APN: 510-12-0050
HOGENES FARMS LTD PSHIP
FEE 2007-033354, P.C.R.
NOT-A-PART

S89°29'01"E 1,075.27'

AK-CHIN INDIAN RESERVATION
NOT-A-PART

FOUND 3" BLM BRASS
CAP 1.0" DOWN
STAMPED "W 1/4 S2 S29
T4S R3E 2006"

33' COUNTY ROAD
DOCKET 375,
PAGE 572, P.C.R.

33' COUNTY ROAD
DOCKET 375,
PAGE 572, P.C.R.

APN: 510-12-0110
HOGENES FARMS LTD PSHIP
NOT-A-PART

863.50'
S89°32'34"E 3,968.36'

N89°32'34"W 1,428.42'

MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 4 OF 6

Project:

"Hogenes Farms - Parcel 3"

Revisions:

Drawn by:

A.G.

Reviewed by:

G.H.

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

Job No.

19-0292

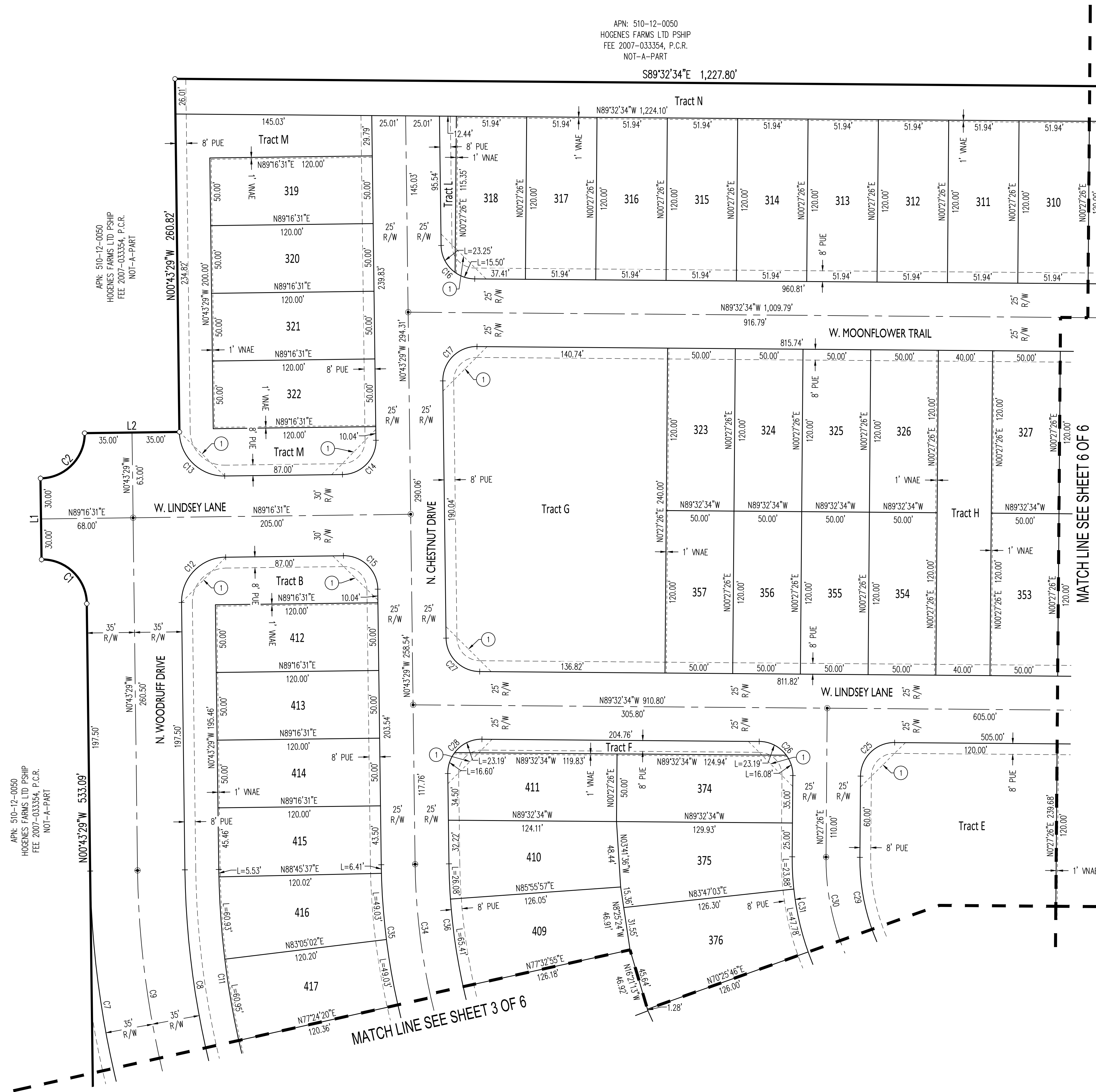
FP03

Sheet No.

3

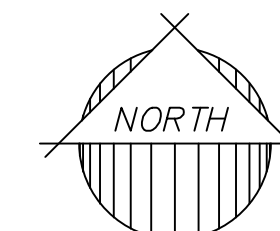
of 6

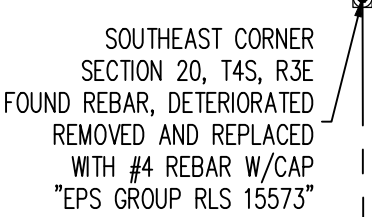
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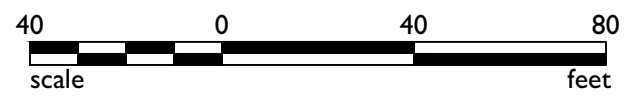
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRC
C1	51.84'	33.00'	90°00'00"	46.67'	N45°43'29"W
C2	51.84'	33.00'	90°00'00"	46.67'	N44°16'31"W
C3	38.53'	25.00'	88°18'04"	34.83'	S58°15'26"W
C4	39.27'	25.00'	90°00'00"	35.36'	S44°32'34"W
C5	39.27'	25.00'	90°00'00"	35.36'	S44°32'34"W
C6	51.84'	33.00'	90°00'00"	46.67'	S45°27'26"W
C7	1100.62'	710.00'	88°49'05"	993.68'	S45°08'02"W
C8	992.11'	640.00'	88°49'05"	895.71'	S45°08'02"W
C9	1046.36'	675.00'	88°49'05"	944.70'	S45°08'02"W
C10	546.05'	615.00'	50°52'19"	528.29'	S64°06'25"W
C11	249.58'	615.00'	23°15'06"	247.87'	S12°21'02"W
C12	51.84'	33.00'	90°00'00"	46.67'	S44°16'31"W
C13	51.84'	33.00'	90°00'00"	46.67'	S45°43'29"W
C14	39.27'	25.00'	90°00'00"	35.36'	N44°16'31"W
C15	39.27'	25.00'	90°00'00"	35.36'	N45°43'29"W
C16	38.75'	25.00'	88°49'05"	34.99'	S45°08'02"W
C17	39.79'	25.00'	91°10'55"	35.72'	S44°51'58"W
C18	36.50'	175.00'	11°57'02"	36.43'	N83°34'03"W
C19	41.72'	200.00'	11°57'02"	41.64'	N83°34'03"W
C20	46.93'	225.00'	11°57'02"	46.84'	N83°34'03"W
C21	39.27'	25.00'	90°00'00"	35.36'	N44°32'34"W
C22	39.27'	25.00'	90°00'00"	35.36'	S45°27'26"W
C23	39.27'	25.00'	90°00'00"	35.36'	N45°27'26"W
C24	39.27'	25.00'	90°00'00"	35.36'	N44°32'34"W
C25	39.27'	25.00'	90°00'00"	35.36'	S45°27'26"W
C26	39.27'	25.00'	90°00'00"	35.36'	N44°32'34"W
C27	38.75'	25.00'	88°49'05"	34.99'	S45°08'02"W
C28	39.79'	25.00'	91°10'55"	35.72'	S44°51'58"W
C29	243.47'	155.00'	90°00'00"	219.20'	S44°32'34"W
C30	282.74'	180.00'	90°00'00"	254.56'	S44°32'34"W
C31	322.01'	205.00'	90°00'00"	289.91'	S44°32'34"W
C32	39.27'	25.00'	90°00'00"	35.36'	N45°27'26"W
C33	39.27'	25.00'	90°00'00"	35.36'	N44°32'34"W
C34	731.68'	472.00'	88°49'05"	660.59'	S45°08'02"W
C35	770.43'	497.00'	88°49'05"	695.58'	S45°08'02"W
C36	692.93'	447.00'	88°49'05"	625.60'	S45°08'02"W
C37	16.65'	55.00'	17°20'30"	16.58'	N80°52'20"W
C38	16.65'	55.00'	17°20'29"	16.58'	S08°12'49"W
C39	119.69'	55.00'	124°40'58"	97.43'	N45°27'26"W
C40	39.27'	25.00'	90°00'00"	35.36'	N45°27'26"W
C41	39.27'	25.00'	90°00'00"	35.36'	S45°27'26"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°43'29"W	60.00'
L2	N89°16'31"E	70.00'
L3	S75°53'22"E	61.94'
L4	S14°06'24"W	121.12'
L5	S12°24'28"W	50.00'
L6	S40°07'31"E	24.23'
L7	N89°32'34"W	120.00'
L8	S89°32'34"E	85.00'
L9	S00°27'26"W	50.00'
L10	S00°27'26"W	90.00'
L11	N00°05'02"W	55.00'
L12	N32°26'17"W	16.46'





TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND DRAINAGE CHANNEL	729,443	16.7457
Tract B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	90,280	2.0725
Tract C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,641	0.0606
Tract D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,180	0.0500
Tract E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	29,511	0.6775
Tract F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,328	0.0535
Tract G	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	39,041	0.8963
Tract H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	9,600	0.2204
Tract I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,180	0.0500
Tract J	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,879	0.0661
Tract K	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,091	0.0250
Tract L	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,238	0.0284
Tract M	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	14,249	0.3271
Tract N	TEMPORARY ACCESS EASEMENT	33,446	0.7678



LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 20 AND A PORTION OF THE NORTH HALF 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 SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 20, NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 3,968.36 FEET TO THE WEST ONE-SIXTEENTH CORNER OF SECTION 20 AND 29, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 89 DEGREES 29 MINUTES 01 SECONDS WEST, 1,323.07 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST, 579.20 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 31 SECONDS EAST, 325.00 FEET;

THENCE SOUTH 0 DEGREES 43 MINUTES 29 SECONDS EAST, 171.17 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 15 SECONDS EAST, 128.65 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 01 SECONDS EAST, 1,075.27 FEET;

THENCE NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST, 533.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHWESTERLY 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 43 MINUTES 29 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST 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 89 DEGREES 16 MINUTES 31 SECONDS EAST, 70.00 FEET;

THENCE NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST, 260.82 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 1,227.80 FEET;

THENCE SOUTH 75 DEGREES 53 MINUTES 22 SECONDS EAST, 61.94 FEET;

THENCE SOUTH 14 DEGREES 06 MINUTES 24 SECONDS WEST, 121.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET;

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

THENCE SOUTH 12 DEGREES 24 MINUTES 28 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 40 DEGREES 07 MINUTES 31 SECONDS EAST, 24.23 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 455.00 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 120.00 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 177.80 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, 85.00 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A 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;

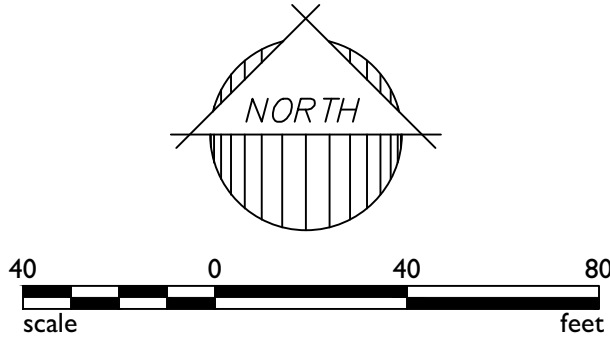
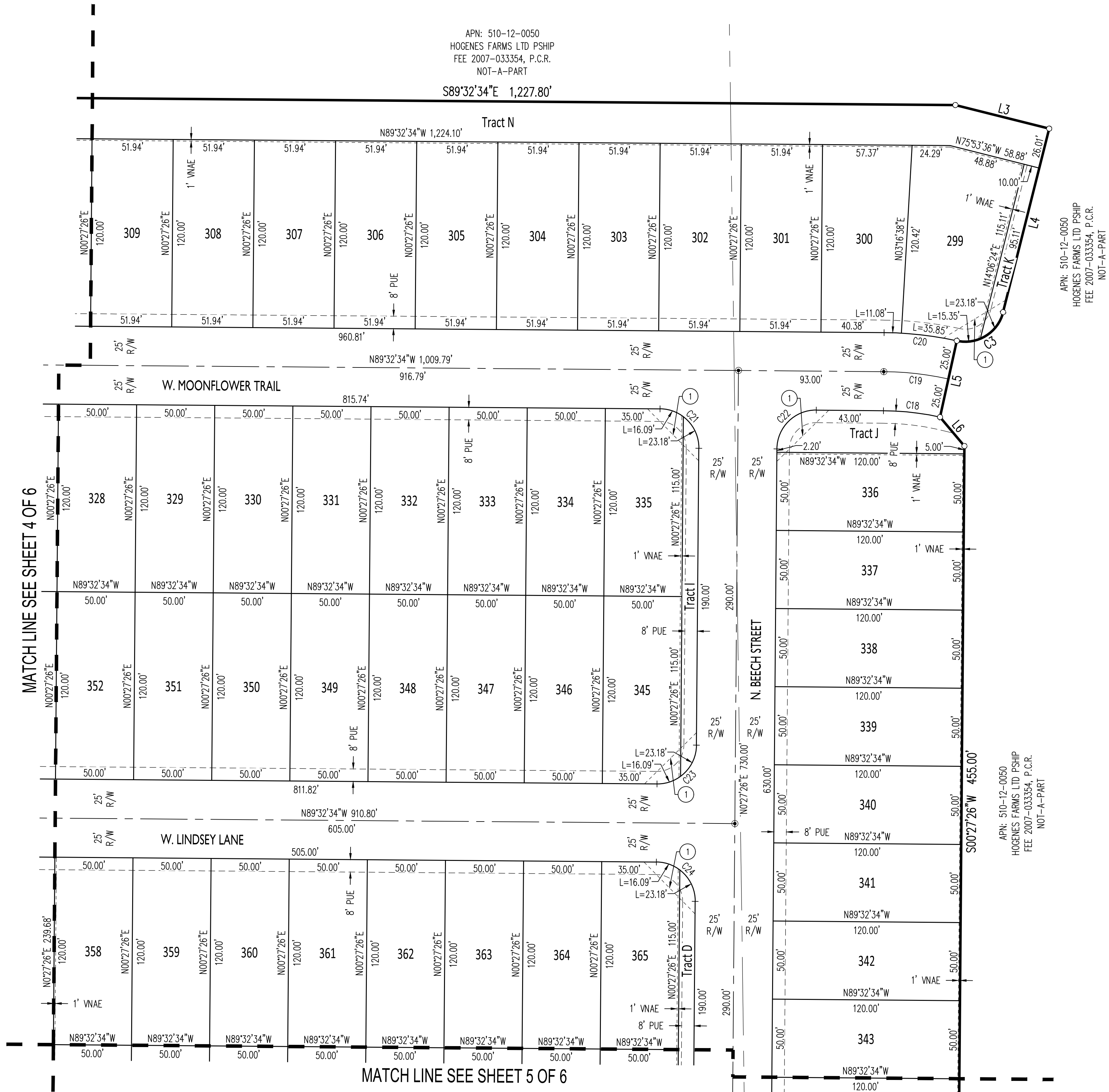
THENCE SOUTH 0 DEGREES 27 MINUTES 26 SECONDS WEST, 227.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 33.00 FEET;

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 TO A POINT ON THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTH HALF OF SAID SECTION 29;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 1,428.42 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE ALONG SAID WEST LINE, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING.



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EPS
GROUP

"Hogenes Farms - Parcel 3"

MARICOPA, ARIZONA

A Final Plat of

Project:

Revisions:

Call at least two full working days
before you begin excavation.

ARIZONA
REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
Date Signed: 5/28/22

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

Job No.

19-0292

FP06

Sheet No.

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of 6