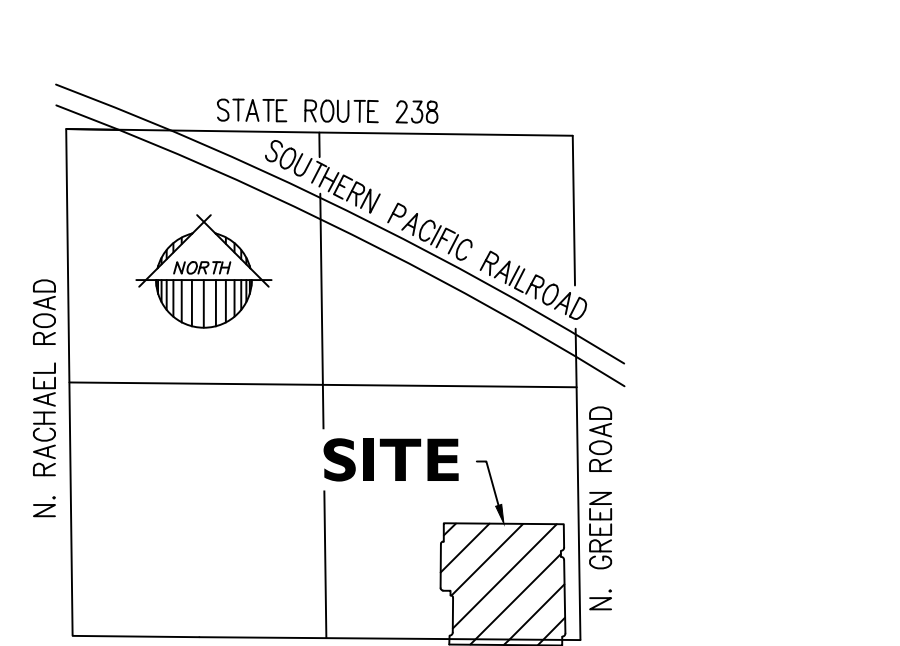


May 28, 2022 2:52pm S:\Projects\2019\19-0292\Land Survey\Draws\Final Plat\Parcel 1-Plat.dwg — Parcel 1-Plat.dwg



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
- 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 1 – 153 (153 LOTS)	703,584	16.1521
TRACTS A – Q (17 TRACTS)	490,931	11.2702
RIGHT-OF-WAY	354,970	8.1490
GROSS AREA	1,549,485	35.5713

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 1 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 1"

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

CONVEYANCE & DEDICATION STATEMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION AND HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAVE SUBDIVIDED UNDER THE NAME OF "HOGENES FARMS – PARCEL 1", 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.

KB HOME PHOENIX 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. KB HOME PHOENIX INC., AN ARIZONA CORPORATION AND HOGENES FARMS LIMITED PARTNERSHIP, AN ARIZONA, 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, M, N, O & P 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 Q IS PLATTED AS A TEMPORARY ACCESS EASEMENT, AND OWNERSHIP OF TRACT Q 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:

KB HOME PHOENIX 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_____.
BY: _____

KB HOME PHOENIX 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 }
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: _____

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: _____

OWNER/DEVELOPER

KB HOME PHOENIX INC.
10429 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
PHONE: (480) 758-3045
CONTACT: JANNELLE SPEAKE
Speake@kbhome.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@epsgruopinc.com

SHEET INDEX

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

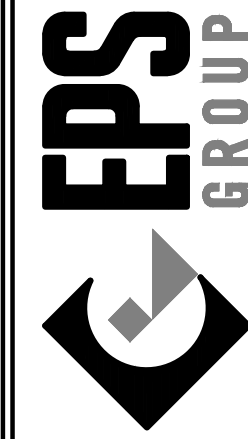
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

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

MAYOR DATE

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

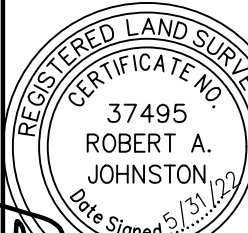


"Hogenes Farms - Parcel 1"
CITY OF MARICOPA, ARIZONA
A Final Plat of

Project:

Revisions:				

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



Job No.
19-0292

FP01

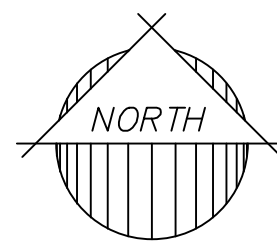
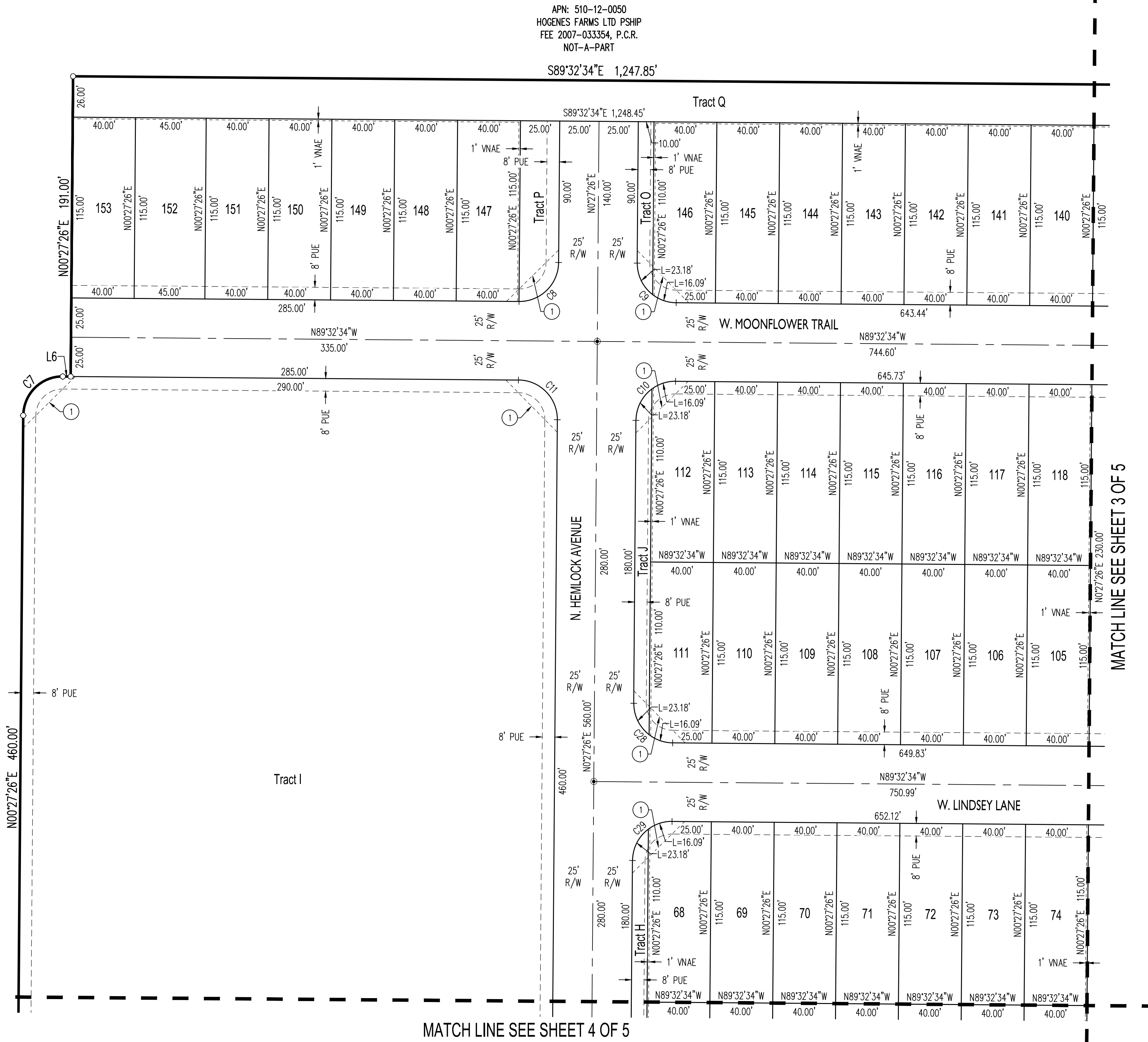
Sheet No.
1
of 5

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	4,599	0.1056
2	4,600	0.1056
3	4,600	0.1056
4	4,600	0.1056
5	4,565	0.1048
6	4,489	0.1031
7	4,461	0.1024
8	4,582	0.1052
9	4,600	0.1056
10	4,600	0.1056
11	4,600	0.1056
12	4,600	0.1056
13	4,600	0.1056
14	4,600	0.1056
15	4,600	0.1056
16	4,600	0.1056
17	4,600	0.1056
18	4,600	0.1056
19	4,600	0.1056
20	4,600	0.1056
21	4,600	0.1056
22	4,600	0.1056
23	4,600	0.1056
24	4,591	0.1054
25	4,450	0.1022
26	4,600	0.1056
27	4,600	0.1056
28	4,600	0.1056
29	4,600	0.1056
30	4,600	0.1056
31	4,600	0.1056
32	4,600	0.1056
33	4,600	0.1056
34	4,600	0.1056
35	4,600	0.1056
36	4,600	0.1056
37	4,600	0.1056
38	4,600	0.1056
39	4,576	0.1051
40	4,576	0.1051
41	4,600	0.1056
42	4,600	0.1056
43	4,600	0.1056
44	4,600	0.1056
45	4,600	0.1056
46	4,600	0.1056
47	4,600	0.1056
48	4,600	0.1056
49	4,600	0.1056
50	4,600	0.1056
51	4,600	0.1056

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
52	4,600	0.1056
53	4,600	0.1056
54	4,600	0.1056
55	4,600	0.1056
56	4,600	0.1056
57	4,600	0.1056
58	4,600	0.1056
59	4,600	0.1056
60	4,600	0.1056
61	4,600	0.1056
62	4,600	0.1056
63	4,600	0.1056
64	4,600	0.1056
65	4,600	0.1056
66	4,600	0.1056
67	4,576	0.1051
68	4,576	0.1051
69	4,600	0.1056
70	4,600	0.1056
71	4,600	0.1056
72	4,600	0.1056
73	4,600	0.1056
74	4,600	0.1056
75	4,600	0.1056
76	4,600	0.1056
77	4,600	0.1056
78	4,600	0.1056
79	4,600	0.1056
80	4,600	0.1056
81	4,600	0.1056
82	4,450	0.1022
83	4,591	0.1054
84	4,600	0.1056
85	4,600	0.1056
86	4,600	0.1056
87	4,600	0.1056
88	4,600	0.1056
89	4,600	0.1056
90	4,600	0.1056
91	4,600	0.1056
92	4,600	0.1056
93	4,600	0.1056
94	4,600	0.1056
95	4,600	0.1056
96	4,600	0.1056
97	4,599	0.1056
98	4,600	0.1056
99	4,600	0.1056
100	4,600	0.1056
101	4,600	0.1056
102	4,600	0.1056

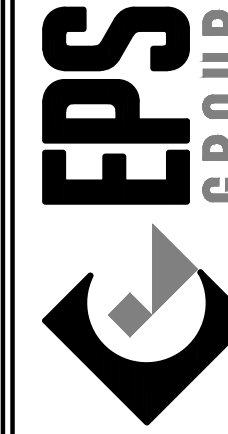
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
103	4,600	0.1056
104	4,600	0.1056
105	4,600	0.1056
106	4,600	0.1056
107	4,600	0.1056
108	4,600	0.1056
109	4,600	0.1056
110	4,600	0.1056
111	4,576	0.1051
112	4,576	0.1051
113	4,600	0.1056
114	4,600	0.1056
115	4,600	0.1056
116	4,600	0.1056
117	4,600	0.1056
118	4,600	0.1056
119	4,600	0.1056
120	4,600	0.1056
121	4,600	0.1056
122	4,600	0.1056
123	4,600	0.1056
124	4,600	0.1056
125	4,600	0.1056
126	4,599	0.1056
127	4,600	0.1056
128	4,600	0.1056
129	4,600	0.1056
130	4,600	0.1056
131	4,600	0.1056
132	4,600	0.1056
133	4,600	0.1056
134	4,600	0.1056
135	4,600	0.1056
136	4,600	0.1056
137	4,600	0.1056
138	4,600	0.1056
139	4,600	0.1056
140	4,600	0.1056
141	4,600	0.1056
142	4,600	0.1056
143	4,600	0.1056
144	4,600	0.1056
145	4,600	0.1056
146	4,576	0.1051
147	4,600	0.1056
148	4,600	0.1056
149	4,600	0.1056
150	4,600	0.1056
151	4,600	0.1056
152	5,175	0.1188
153	4,600	0.1056

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



40 0 40 80
scale feet

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.835.1799
www.epsgroupinc.com



"Hogenes Farms - Parcel I"

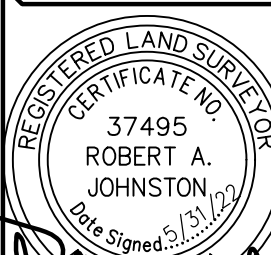
CITY OF MARICOPA, ARIZONA

A Final Plat of

Project:

Revisions:

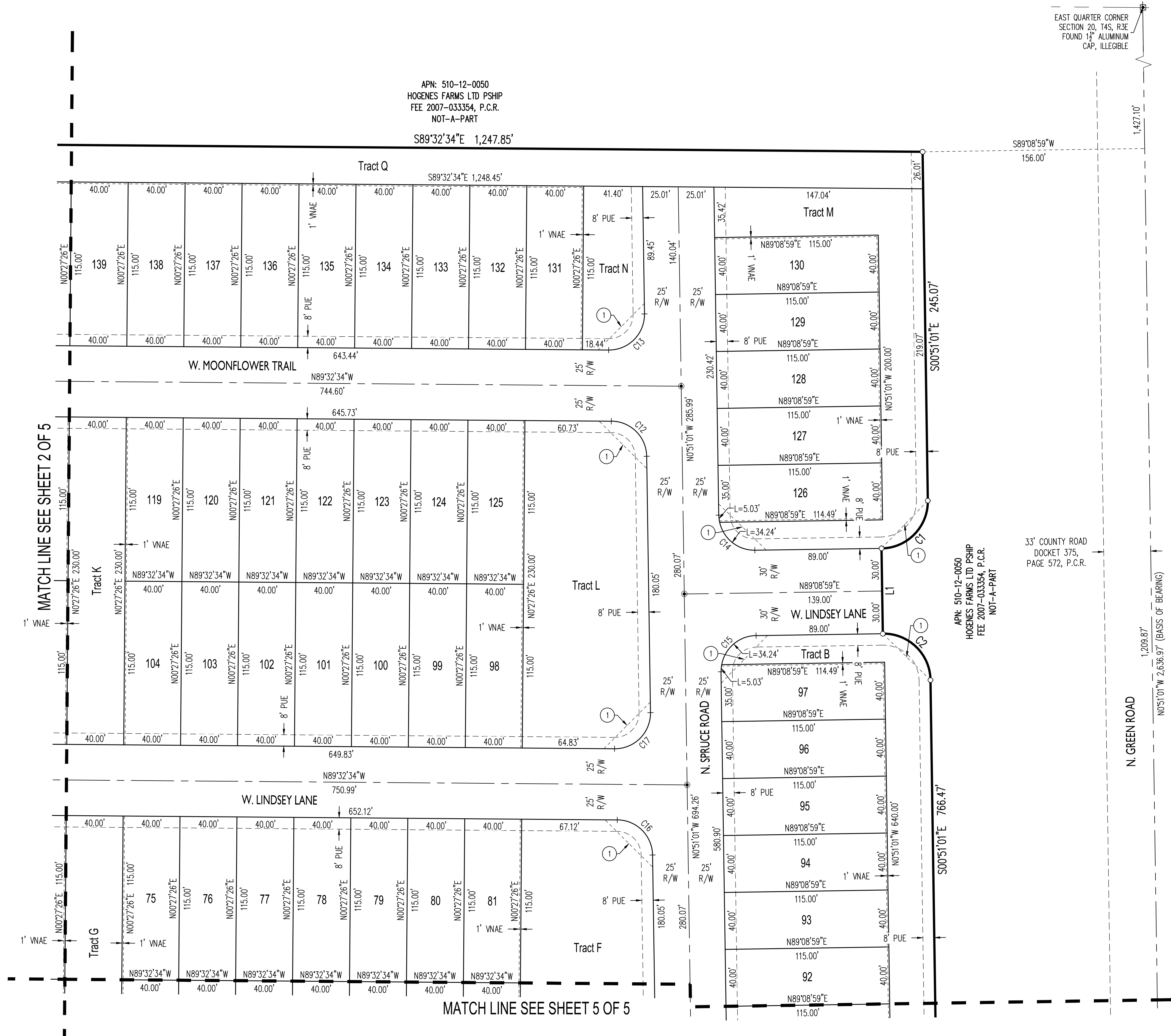
Drawn by: A.G.
Reviewed by: G.H.



Job No.
19-0292

FP02

Sheet No.
2
of 5



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, 1,209.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST, 156.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 51 MINUTES 01 SECONDS EAST, 245.07 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 51 MINUTES 01 SECONDS EAST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 51 MINUTES 01 SECONDS EAST A DISTANCE OF 33.00 FEET;

THENCE SOUTHEASTERLY 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 51 MINUTES 01 SECONDS EAST, 766.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 52.59 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91 DEGREES 18 MINUTES 27 SECONDS;

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

THENCE NORTH 89 DEGREES 32 MINUTES 34 SECONDS WEST, 1173.82 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, 362.00 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, 80.00 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;

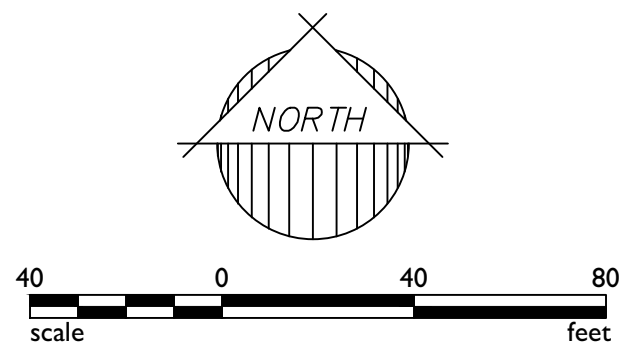
THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 460.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY 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 89 DEGREES 32 MINUTES 34 SECONDS EAST, 5.00 FEET;

THENCE NORTH 0 DEGREES 27 MINUTES 26 SECONDS EAST, 191.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 1247.85 FEET TO THE POINT OF BEGINNING.



1130 N. Alma School Rd, Suite 120
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Project:

"Hogenes Farms - Parcel 1"

CITY OF MARICOPA, ARIZONA

A Final Plat of

Revisions:

No.	Description	By	Date

Drawn by:

A.G.

Reviewed by:

G.H.

REGISTERED LAND SURVEYOR

CERTIFICATE NO. 37495

ROBERT A. JOHNSTON

Exp. 12/31/2024

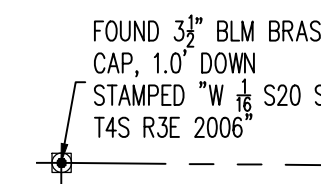
Job No.

19-0292

FP03

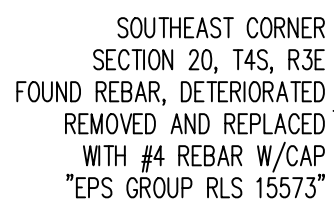
Sheet No.

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°51'01"E	60.00'
L2	S00°27'26"W	90.00'
L3	N00°27'26"E	90.00'
L4	N00°27'26"E	50.00'
L5	N89°32'34"W	80.00'
L6	S89°32'34"E	5.00'





TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND DRAINAGE CHANNEL	64,560	1.4821
Tract B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND SEWER EASEMENT	4,600	0.1056
Tract C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	9,200	0.2112
Tract E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENTAND GLOBAL WATER WELL	22,862	0.5248
Tract F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	21,392	0.4911
Tract G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	9,200	0.2112
Tract H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract I	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION AND AMENITY	171,499	3.9371
Tract J	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract K	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	9,200	0.2112
Tract L	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	19,922	0.4574
Tract M	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	13,933	0.3199
Tract N	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	4,770	0.1095
Tract O	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	1,040	0.0239
Tract P	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,741	0.0629
Tract Q	TEMPORARY ACCESS EASEMENT	32,452	0.7450

