

# **NARRATIVE REPORT FOR “VILLAS AT STONEGATE”**

**Located in Maricopa, Arizona.**

Narrative for FINAL PLAT APPROVAL



*Prepared By:*

**BFH GROUP, LLC**

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Attn: David M. Bohn, P.E.

Job # 00202110090

Prepared: June 2022

**NARRATIVE REPORT  
FOR “VILLAS AT STONEGATE”**

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## **1. APPLICATION REQUEST**

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative and exhibits for the Final Plat review and approval. Per request by the applicant, the purpose of the narrative is to request for a Final Plat review and approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The development is 293 townhome style units with a proposed gross density of 18.20 du/ac.

## **2. LOCATION AND DESCRIPTION OF SURROUNDING AREA**

As mentioned above, the proposal is to develop a 16.10 gross acre townhome-style multi-family residential development with lush landscape, tree-lined frontage, and amenities that will complement the adjacent neighborhood. The property is located on the west side of Stonegate Road and just south of Alan Stephens Parkway. It is currently vacant undeveloped land not being used.

Immediately north of the proposed site is an existing subdivision called Sycamore Parcel 11, owned and maintained by several property owners and HOA, all zoned CR-3. To the south and east of the site, is undeveloped commercial land owned and maintained by CAPDEVLO60 LLC, zoned CI-1 (PAD Overlay). To the immediate west is more vacant land of similar commercial zoning CI-1 owned by Maricopa Stonegate LLC and Omni Maricopa Land Acquisition LLC. Coordination efforts shall be initiated with neighbors to harmonize this development with surrounding property owners.

The main access to the property will be at Stonegate Road. This roadway is considered public and fully improved, thus right-of-way to the property is already allocated. A secondary access point is at Alan Stephens Parkway via the existing 40' right of way. The main access point and secondary access points will be considered ingress / egress access. Both will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A tertiary access point located at the northeast corner of the property will be used only for emergency and maintenance vehicular access only.

### **3. COMPLIANCE WITH GENERAL PLAN & ZONING**

As already discussed, the property is surrounded on three sides by undeveloped commercial land which remains vacant. As of May 3, 2022, the current General Plan Land Use Element designation for the proposed development is High Density Residential (HDR). The General Plan defined HDR as: The High Density Residential designation provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents. Such high density uses may be appropriate in the Mixed Use category. The density range of this land use category is 6.0 or more dwelling units per acre. Land to the north, is designated as MPC-Master Planned Community, and land to the east is designated as MU-Mixed Use. To the west is designated as Planned Area Development – PAD and MU. (See Figure 3 – Zoning Map)

The property currently changed from zone CI-1 to RH per the City of Maricopa – See Figure 3 – Zoning Map. Based on previous discussion with City staff, current City zoning ordinance, and based on the proposed development, it is proposed by the developer that RH zoning standards would be more ideal for this site. It is the intention for the developer to work within the existing PAD or propose rezoning for Site Plan Approval for this property to be developed as a multi-family residential use with 293 proposed units and is willing to work with the City staff on either path. It is further understood by the applicant that the property has been vacant undeveloped land for several decades, or more.

Per the City of Maricopa Zoning Ordinance the required parking stalls for a multi-family development of this caliber is a minimum 2.5 stalls per unit for three-bedroom units. The site plan associated with this application proposes 2 stalls in each garage as well as an additional 162 open parking stalls; 748 provided. This would be a proposed rate of 2.55 stalls per unit and complies with this standard. Parking is dispersed throughout the site and are strategically placed to take advantage of the proximity to adjacent amenities. Parking stall dimensions will be 9 feet wide and 18 feet deep with a 24 foot minimum drive aisle.



Based on review of the area, both the current zoning and General Plan Land Use, residential development is a more agreeable use for this property than commercial. When considering the proximity of the site with respect to the developed area, a commercial development of this size and in this location has and would continue to struggle significantly. The location is ideal as it sits adjacent to existing developments, south and east of existing residential and acts as a buffer between those developments and the existing / future commercial. The site provides a unique townhome style product that is much needed within the city and this area. The property has sat vacant for many decades, unutilized collecting trash and debris. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Villas at Stonegate* will continue to support the City of Maricopa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

#### **4. OPERATIONAL ASPECTS OF USE**

Stonegate Road and Alan Stephens Parkway are intended to remain "as is" with minor improvements that may include curb cuts, sidewalk, and landscaping along its frontage. All access points to the proposed property on Stonegate Road and Alan Stephens Parkway will be coordinated with the City and will more than likely be gated. No significant improvements along Stonegate Road and Alan Stephens Parkway are anticipated at this time.

The site is a proposed multi-family residential community. It is expected to be gated at the entrances, but ultimately may not be, with view fence along Stonegate Road and Alan Stephens Parkway as well as potentially patio gates from each residence. A CMU block wall will be located along the east and south.

The property will be managed by either onsite or offsite property management. Either the property management or an established HOA will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

## 5. PROPOSED INFRASTRUCTURE

Domestic water and sewer will be provided by the City of Maricopa. Refuse is by private contract. Police is provided by the City of Maricopa. Fire is the City of Maricopa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Maricopa
Police Protection	Maricopa
School District	City of Maricopa School District
Water	Maricopa
Wastewater	Maricopa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor

As noted, Stonegate Road and Alan Stephens Parkway are fully developed except for sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to Stonegate Road and Alan Stephens Parkway except for tying into the existing water and sewer, and access. As part of the improvements to the site, the existing drainage pattern may be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Maricopa engineering and design standards. As part of the Development Application, a Final Drainage Report shall be provided for approval.

## 6. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

## **7. CONCLUSION**

The *Villas at Stonegate* is ideal for a multi-family development. There is a significant demand in the area for affordable housing in the City of Maricopa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

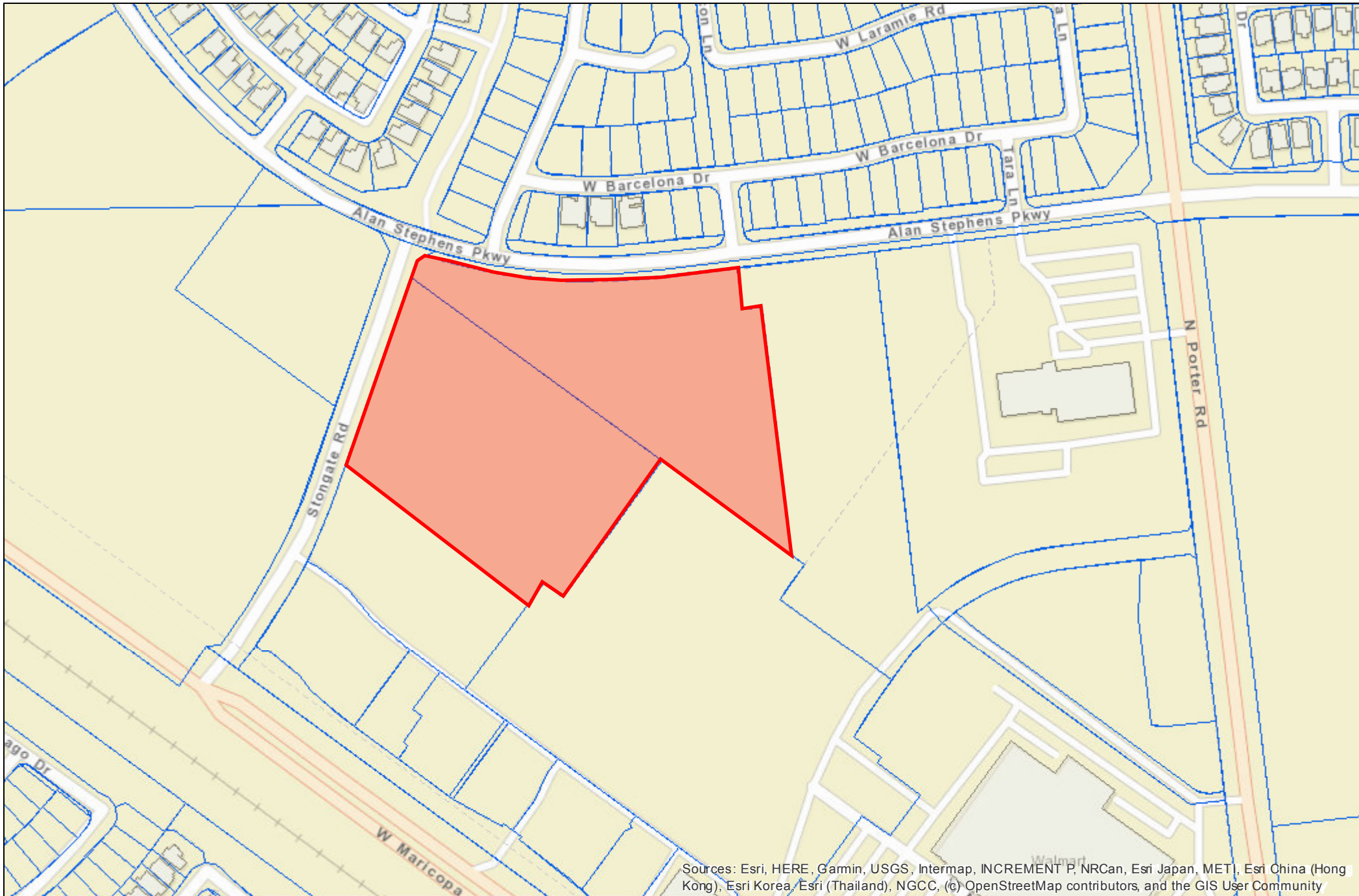
## APPENDIX A





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Pinal County Assessor's Office

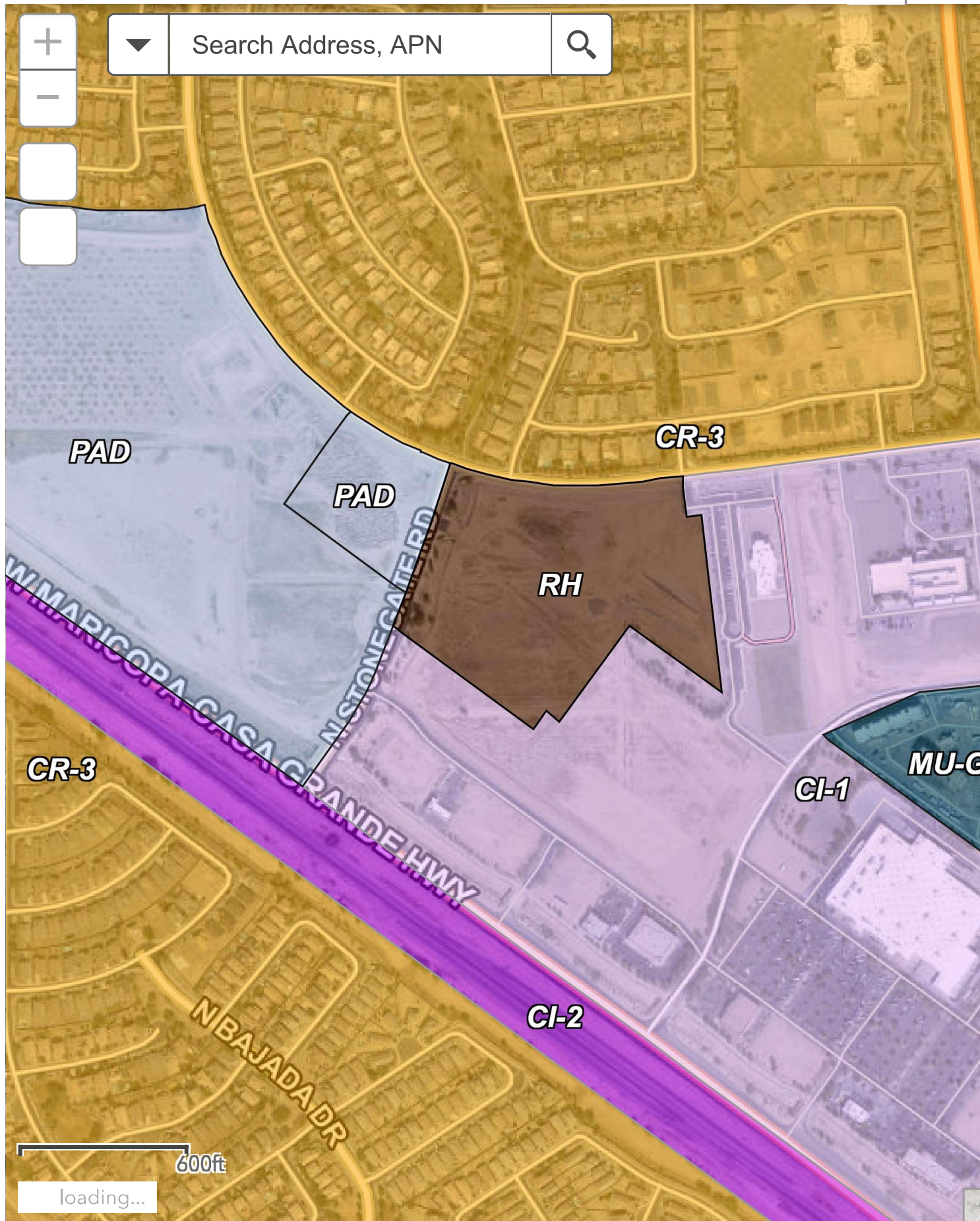
PO Box 709  
31 N Pinal St  
Florence, AZ 85132  
520.866.6361  
assessor@pinalcounty.az.gov

**Disclaimer:** Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.





# Zoning



DEDICATION

STATE OF ARIZONA  
COUNTY OF PINAL

KNOW ALL PERSONS BY THESE PRESENTS: THAT MARICOPA WELLS VILLAS, LLC, HAS SUBDIVIDED UNDER THE NAME VILLAS AT STONEGATE A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO GLOBAL – SANTA CRUZ WATER COMPANY A PERPETUAL NONEXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING AFORESAID UTILITIES.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MARICOPA WELLS VILLAS, LLC, HAS SUBDIVIDED UNDER THE NAME "VILLAS AT STONEGATE" A LOT 18A OF MINOR LAND DIVISION OF LOT 18 OF A REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO SURVEY OF RECORD AT FEE NO. 2020-035333, RECORDS OF PINAL COUNTY, AND LOT 17 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO THE PLAT RECORDED IN CABINET H, SLIDE 053, IN THE OFFICIAL RECORDS OF PINAL COUNTY ARIZONA, LOCATED IN A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "VILLAS AT STONEGATE", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

PORTIONS OF TRACTS "E", "F", "J" AND "L" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE VILLAS AT STONEGATE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ARE HEREWIT PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

OWNER HEREBY GRANTS TO THE CITY OF MARICOPA A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

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 HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON PROPERTY.

ANY STREET DESIGNATED ON THIS PLAT AS PRIVATE STREET WILL REMAIN PRIVATE.

ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.

CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENT MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

IN WITNESS WHEREOF: MARICOPA WELLS VILLAS, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED THEIR NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER.

MARICOPA WELLS VILLAS, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MATT RINZLER

ITS: \_\_\_\_\_

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ALAN STEPHENS PARKWAY AND STONEGATE ROAD ACCORDING TO A MAP OF DEDICATION FOR ALAN STEPHENS PARKWAY ON FILE IN CABINET E , SLIDE 163, AND A SPECIAL WARRANTY DEED OF DEDICATION FOR STONEGATE ROAD ON FILE IN FEE NUMBER 2008-005496, IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA;

THENCE ALONG THE MONUMENT LINE OF STONEGATE ROAD, SOUTH 19 DEGREES, 21 MINUTES, 12 SECONDS WEST, A DISTANCE OF 622.33 FEET;

THENCE DEPARTING SAID LINE, SOUTH 70 DEGREES, 38 MINUTES, 48 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STONEGATE ROAD, ALSO BEING COINCIDENT WITH THE WEST LINE OF LOT 17, ACCORDING TO THE FINAL PLAT OF RECORD FOR "MARICOPA POWER CENTER THE WELLS", ON FILE AT THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN CABINET H, SLIDE 53, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF LOTS 17 AND 18 OF SAID FINAL PLAT, NORTH 19 DEGREES, 21 MINUTES, 12 SECONDS EAST, A DISTANCE OF 568.32 FEET;

THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 63 DEGREES, 12 MINUTES, 52 SECONDS EAST, A DISTANCE OF 20.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 17 DEGREES, 11 MINUTES, 08 SECONDS EAST, A RADIAL DISTANCE OF 1,440.00 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24 DEGREES, 01 MINUTE, 55 SECONDS, A DISTANCE OF 603.99 FEET;

NOTES:

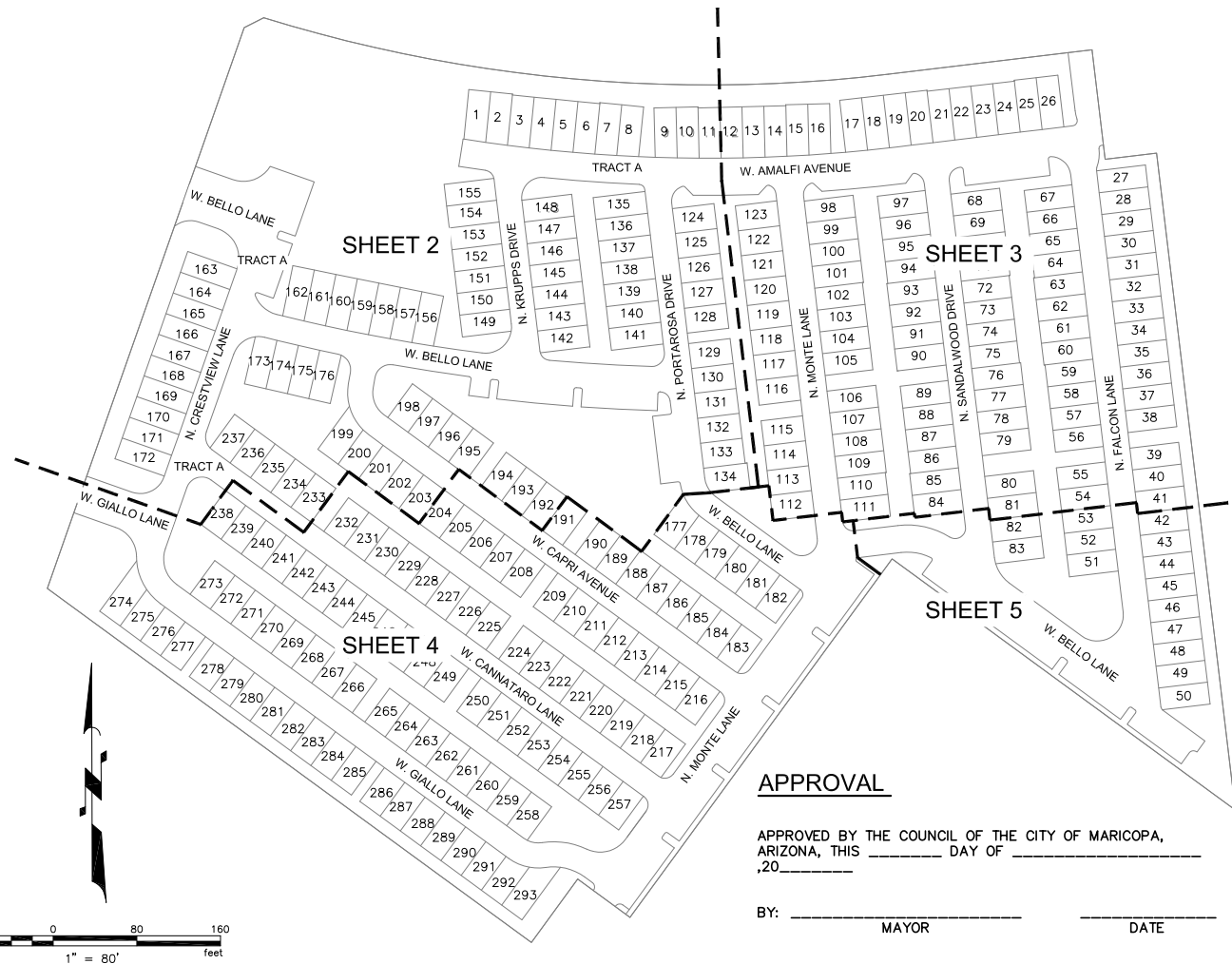
ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.

VISIBILITY EASEMENT RESTRICTION:ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING(MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.

NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 AND ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



LEGAL DESCRIPTION (CONT.)

THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 18, NORTH 83 DEGREES, 09 MINUTES, 13 SECONDS EAST, A DISTANCE OF 196.23 FEET TO THE NORTHEAST CORNER OF LOT 18A ACCORDING TO A MINOR LAND DIVISION OF LOTS 18 AND 20 OF MARICOPA POWER CENTER WELLS ON FILE IN THE OFFICE OF THE PINAL COUNTY, ARIZONA RECORDER , IN FEE NUMBER 2020-021061;

THENCE ALONG THE EAST LINE OF SAID LOT 18A, SOUTH 06 DEGREES, 50 MINUTES, 47 SECONDS EAST, A DISTANCE OF 105.48 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 83 DEGREES, 06 MINUTES, 13 SECONDS EAST, A DISTANCE OF 49.54 FEET;

THENCE CONTINUE ALONG SAID LINE, SOUTH 06 DEGREES, 50 MINUTES, 34 SECONDS EAST, A DISTANCE OF 632.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18A;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 18A, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 406.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 OF SAID MARICOPA POWER CENTER WELLS FINAL PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 17, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 424.53 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 62.00 FEET;

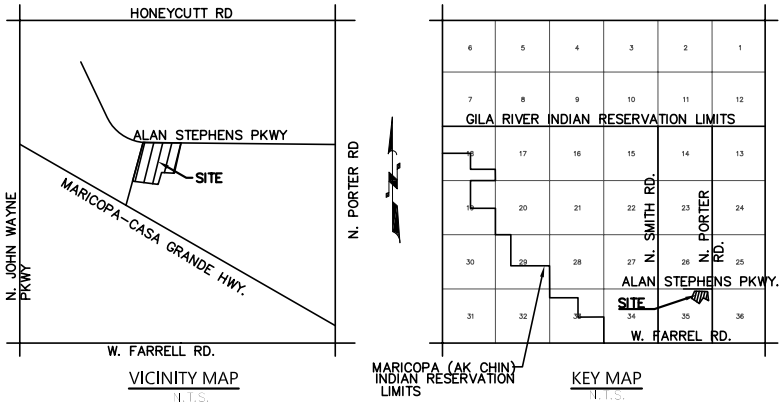
THENCE CONTINUE ALONG SAID LINE, SOUTH 36 DEGREES, 10 MINUTES, 27 SECONDS WEST, A DISTANCE OF 75.00 FEET;

THENCE DEPARTING SAID LINE NORTH 53 DEGREES, 49 MINUTES, 33 SECONDS WEST, A DISTANCE OF 573.42 FEET TO THE POINT OF BEGINNING.

INDEX MAP  
SCALE 1:80'

FINAL PLAT  
FOR  
VILLAS AT STONEGATE

NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



BASIS OF BEARING

THE MONUMENT LINE OF STONEGATE ROAD BETWEEN A FOUND 3" BRASS CAP FLUSH AT THE INTERSECTION OF STONEGATE ROAD AND ALAN STEPHEN PARKWAY AND A FOUND 3" BRASS CAP FLUSH LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N19°21'12"E. (ASSUMED BEARING)

WATER CERTIFICATION:

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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HARVEY LAND SURVEYING, INC  
COLIN D. HARVEY  
P.O. BOX 10772  
CASA GRANDE, ARIZONA, 85130

PLANNING DIRECTOR'S APPROVAL

APPROVED: \_\_\_\_\_

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

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04021C	745	F	06/16/14	X	N/A

CITY ENGINEER'S APPROVAL

APPROVED: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

ASSURANCE STATEMENT

ASSURANCE 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.

SHEET INDEX

1..... COVER SHEET  
2 & 5..... FINAL PLAT  
6 & 7..... TABLE & DETAILS

OWNER

MARICOPA WELLS VILLAS, LLC  
7400 E. McDONALD DRIVE, SUITE 121  
SCOTTSDALE, AZ 85250  
CONTACT: MATT RINZLER

SURVEYOR

HARVEY LAND SURVEYING, INC.  
P.O. BOX 10772  
CASA GRANDE, ARIZONA, 85130  
PHONE: 520.87.4786  
E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

APN

APN:  
PARCEL 1: 510-120-54J NET AREA:7.1588 AC  
PARCEL 2: 510-120-520 NET AREA:8.0459 AC

BENCHMARK

A "BENCH MARK DISK SET IN A LIGHT STRUCTURE" AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY WITH A DESIGNATION NUMBER OF S 360 AND A PID OF DU1047, SAID POINT BEING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.  
ELEVATION = 1206.28' (NAVD 88 DATUM)

Harvey Land Surveying, Inc.  
461 E. Dartmouth Dr.  
Casa Grande, Arizona 85122  
(520) 876-0212

REVISIONS:


COVER SHEET

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

PROJECT:

Job No.: \_\_\_\_\_  
Drawn By: AEA  
Checked: DB

CALL TWO WORKING DAYS BEFORE YOU LOG  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)



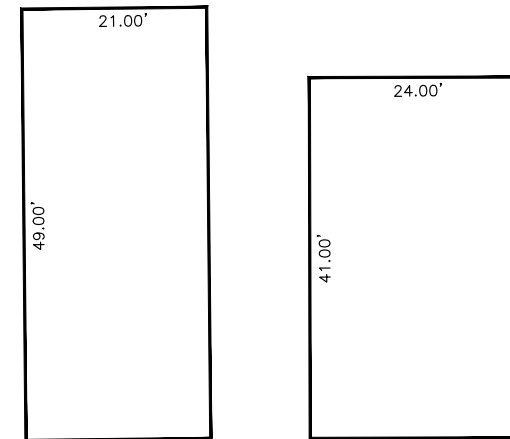
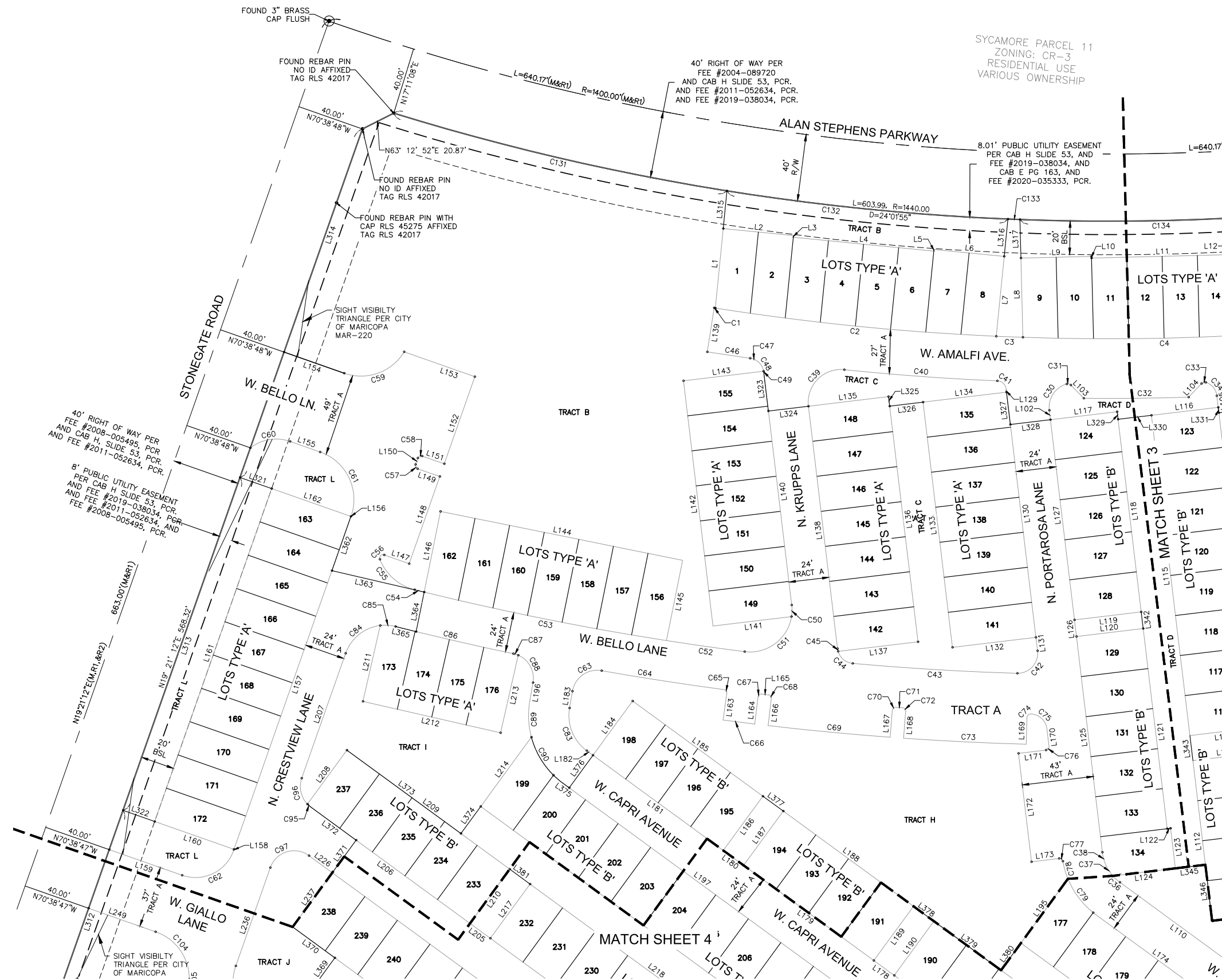
JOB NO.  
202110090

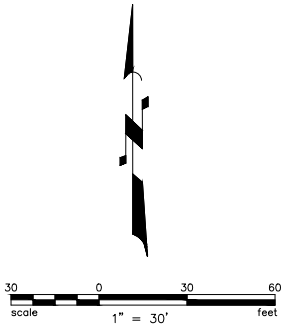
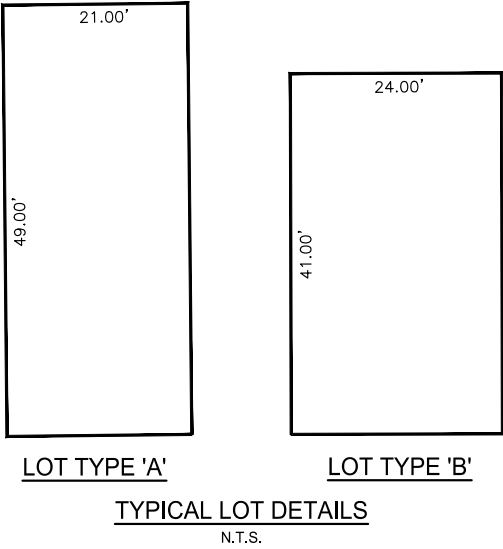
FINAL PLAT

SHEET NO.  
1

1 OF 7

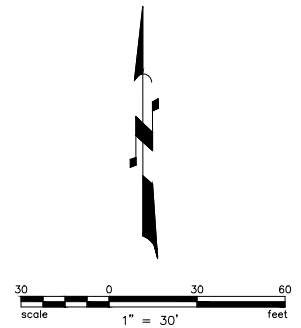
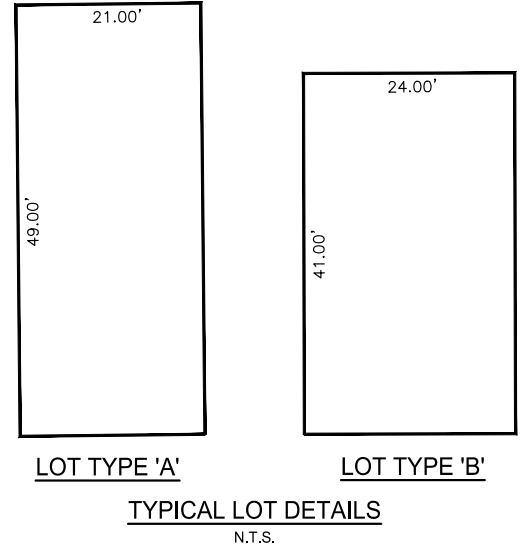
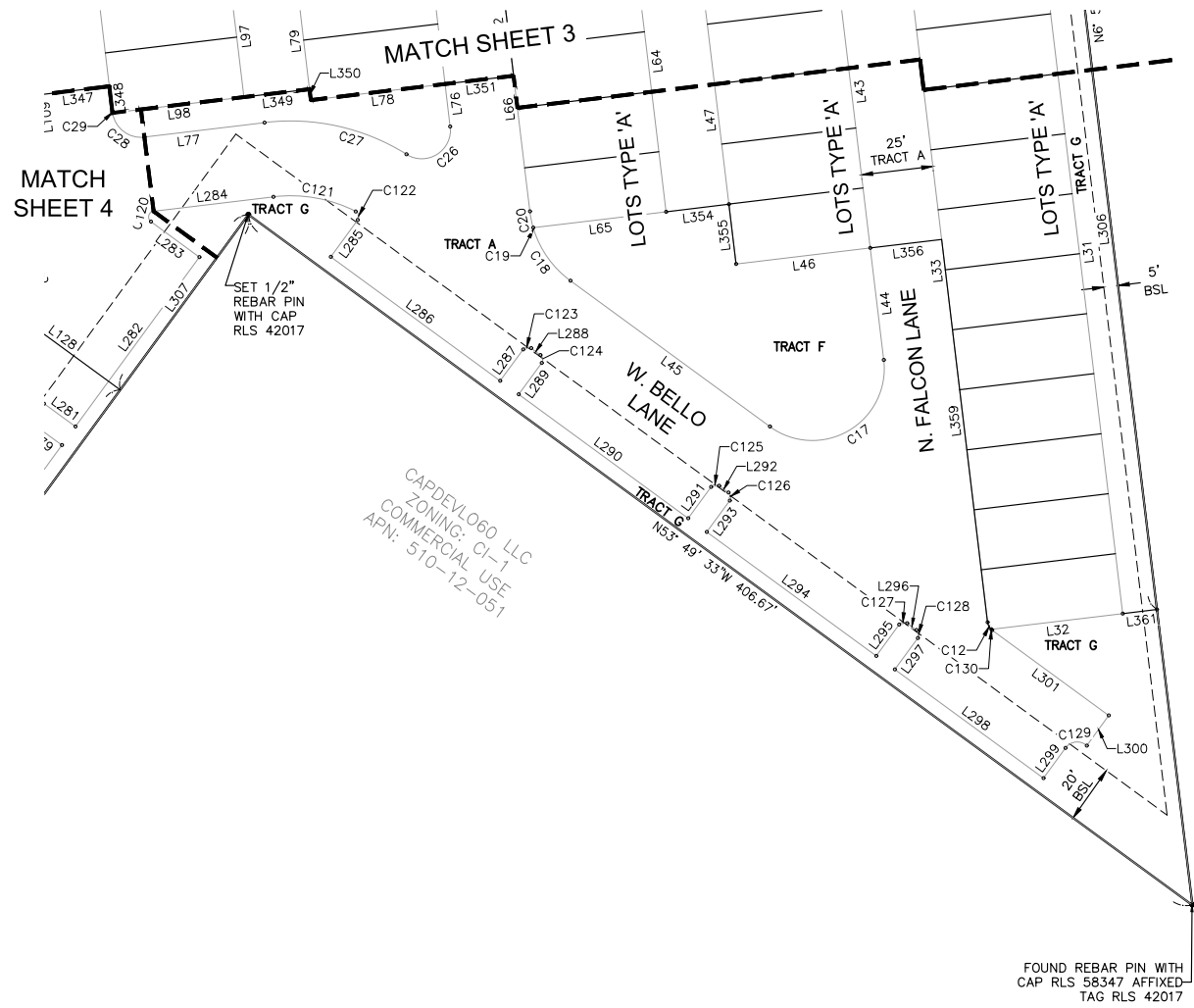






REVISIONS:	
HARVEY LAND SURVEYING, INC. 461 E. DARTMOUTH DR. CASA GRANDE, ARIZONA 85122 (520) 876-0212	
FINAL PLAT	
PROJECT: VILLAS AT STONEGATE CITY OF MARICOPA, AZ	
Job No.: Drawn By: AEA Checked: DB	CALL FOR WORKING DAYS (602) 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)
42017 COLIN D. HARVEY Professional Engineer ARIZONA, U.S.A.	
JOB NO. 202110090	FINAL PLAT
SHEET NO. 3	
3 OF 7	





REVISIONS:

**FINAL PLAT**

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

Job No.:	---
Drawn By:	AEA
Checked:	DB



JOB NO.  
202110090

FINAL PLAT

SHEET NO.  
5

5 OF 7

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE								
LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC			
1	1010.38	0.02	21	1036.62	0.02	41	987.00	0.02	61	987.04	0.02	81	987.00	0.02	101	987.00	0.02	121	960.00	0.02	141	1050.00	0.02	161	1049.83	0.02	181	960.00	0.02	201	960.53	0.02	221	960.00	0.02	241	959.93	0.02	261	960.00	0.02	281	960.00	0.02	301	960.00	0.02
2	1029.31	0.02	22	1034.43	0.02	42	987.00	0.02	62	987.04	0.02	82	987.00	0.02	102	966.00	0.02	122	960.00	0.02	142	1007.92	0.02	162	1037.13	0.02	182	960.00	0.02	202	960.53	0.02	222	960.00	0.02	242	959.93	0.02	262	960.00	0.02	282	960.00	0.02	302	960.00	0.02
3	1020.99	0.02	23	1032.34	0.02	43	987.00	0.02	63	987.04	0.02	83	986.09	0.02	103	966.00	0.02	123	960.00	0.02	143	1008.00	0.02	163	1050.00	0.02	183	959.75	0.02	203	960.53	0.02	223	960.00	0.02	243	959.93	0.02	263	960.00	0.02	283	960.00	0.02	303	960.00	0.02
4	1027.72	0.02	24	1030.25	0.02	44	987.00	0.02	64	986.00	0.02	84	987.00	0.02	104	966.00	0.02	124	960.00	0.02	144	1008.00	0.02	164	1050.00	0.02	184	960.00	0.02	204	960.53	0.02	224	960.98	0.02	244	959.93	0.02	264	960.00	0.02	284	960.00	0.02	304	960.00	0.02
5	1028.23	0.02	25	1049.16	0.02	45	987.00	0.02	65	966.00	0.02	85	987.00	0.02	105	966.00	0.02	125	960.00	0.02	145	1008.00	0.02	165	1050.00	0.02	185	960.00	0.02	205	960.53	0.02	225	960.07	0.02	245	959.93	0.02	265	960.00	0.02	285	960.00	0.02	305	960.00	0.02
6	1022.65	0.02	26	1047.07	0.02	46	987.00	0.02	66	966.00	0.02	86	966.00	0.02	106	987.00	0.02	126	960.00	0.02	146	1008.00	0.02	166	1050.00	0.02	186	960.00	0.02	206	960.53	0.02	226	960.07	0.02	246	959.93	0.02	266	960.67	0.02	286	960.00	0.02	306	960.00	0.02
7	1031.89	0.02	27	987.00	0.02	47	987.00	0.02	67	966.00	0.02	87	966.00	0.02	107	987.00	0.02	127	960.00	0.02	147	1008.00	0.02	167	1050.00	0.02	187	960.00	0.02	207	960.53	0.02	227	960.07	0.02	247	959.93	0.02	267	960.08	0.02	287	960.00	0.02	307	960.00	0.02
8	1013.93	0.02	28	987.00	0.02	48	987.00	0.02	68	987.00	0.02	88	966.00	0.02	108	987.00	0.02	128	960.00	0.02	148	1008.00	0.02	168	1050.00	0.02	188	960.00	0.02	208	960.53	0.02	228	960.07	0.02	248	959.93	0.02	268	960.08	0.02	288	960.00	0.02	308	960.00	0.02
9	1002.51	0.02	29	987.00	0.02	49	987.00	0.02	69	987.00	0.02	89	966.00	0.02	109	987.00	0.02	129	960.00	0.02	149	1005.83	0.02	169	1050.00	0.02	189	960.00	0.02	209	960.00	0.02	229	960.07	0.02	249	959.93	0.02	269	960.08	0.02	289	960.00	0.02	309	960.00	0.02
10	1022.21	0.02	30	987.00	0.02	50	986.12	0.02	70	987.00	0.02	90	987.00	0.02	110	966.00	0.02	130	960.00	0.02	150	1008.00	0.02	170	1050.00	0.02	190	960.00	0.02	210	960.00	0.02	230	960.07	0.02	250	960.00	0.02	270	960.08	0.02	290	960.00	0.02	310	960.00	0.02
11	1014.75	0.02	31	987.00	0.02	51	986.98	0.02	71	987.00	0.02	91	987.00	0.02	111	966.00	0.02	131	960.00	0.02	151	1008.00	0.02	171	1050.00	0.02	191	960.07	0.02	211	960.00	0.02	231	960.07	0.02	251	960.00	0.02	271	960.08	0.02	291	960.00	0.02	311	960.00	0.02
12	1022.13	0.02	32	987.00	0.02	52	986.98	0.02	72	966.00	0.02	92	987.00	0.02	112	960.00	0.02	132	960.00	0.02	152	1008.00	0.02	172	1050.00	0.02	192	960.07	0.02	212	960.00	0.02	232	960.07	0.02	252	960.00	0.02	272	960.08	0.02	292	992.85	0.02	312	960.00	0.02
13	1023.36	0.02	33	987.00	0.02	53	986.98	0.02	73	966.00	0.02	93	987.00	0.02	113	960.00	0.02	133	960.00	0.02	153	1008.00	0.02	173	997.68	0.02	193	960.07	0.02	213	960.00	0.02	233	960.14	0.02	253	960.00	0.02	273	960.08	0.02	293	1279.69	0.03	313	960.00	0.02
14	1018.52	0.02	34	987.00	0.02	54	986.98	0.02	74	966.00	0.02	94	966.00	0.02	114	960.00	0.02	134	986.63	0.02	154	1008.00	0.02	174	995.63	0.02	194	960.07	0.02	214	960.00	0.02	234	960.14	0.02	254	960.00	0.02	274	1196.97	0.03	314	960.00	0.02			
15	1028.47	0.02	35	987.00	0.02	55	986.98	0.02	75	966.00	0.02	95	966.00	0.02	115	960.00	0.02	135	1050.00	0.02	155	1008.00	0.02	175	993.89	0.02	195	960.07	0.02	215	960.00	0.02	235	960.14	0.02	255	960.00	0.02	275	979.58	0.02	315	960.00	0.02			
16	1011.13	0.02	36	987.00	0.02	56	966.00	0.02	76	987.00	0.02	96	966.00	0.02	116	960.00	0.02	136	1050.00	0.02	156	1032.09	0.02	176	997.17	0.02	196	960.07	0.02	216	960.00	0.02	236	960.14	0.02	256	960.00	0.02	276	960.00	0.02	316	960.00	0.02			
17	1055.18	0.02	37	987.00	0.02	57	966.00	0.02	77	987.00	0.02	97	966.00	0.02	117	960.00	0.02	137	1050.00	0.02	157	1046.48	0.02	177	1022.74	0.02	197	960.07	0.02	217	959.75	0.02	237	959.96	0.02	257	960.00	0.02	277	959.97	0.02	317	960.00	0.02			
18	1061.34	0.02	38	987.00	0.02	58	966.00	0.02	78	987.00	0.02	98	987.00	0.02	118	960.00	0.02	138	1050.00	0.02	158	1055.44	0.02	178	960.04	0.02	198	960.07	0.02	218	960.00	0.02	238	959.93	0.02	258	959.52	0.02	278	960.00	0.02	318	960.00	0.02			
19	1061.65	0.02	39	987.00	0.02	59	966.00	0.02	79	987.00	0.02	99	987.00	0.02	119	960.00	0.02	139	1050.00	0.02	159	1058.99	0.02	179	960.00	0.02	199	1069.28	0.02	219	960.00	0.02	239	959.93	0.02	259	960.00	0.02	279	960.00	0.02	319	960.00	0.02			
20	1059.74	0.02	40	987.00	0.02	60	987.04	0.02	80	987.00	0.02	100	987.00	0.02	120	960.00	0.02	140	1050.00	0.02	160	1057.12	0.02	180	960.00	0.02	200	961.87	0.02	220	960.00	0.02	240	959.93	0.02	260	960.00	0.02	280	960.00	0.02	320	960.00	0.02			

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L???	160.76	N83° 09' 14"E	L20	42.00	N83° 25' 31"E	L41	252.00	N06° 50' 33"W	L61	84.00	S06° 50' 33"E	L81	84.00	N06° 50' 33"W	L101	168.00	S06° 50' 33"E	L121	120.00	S06° 50' 33"E	L141	47.04	S83° 09' 27"W	L161	210.00	S19° 21' 13"W	L181	96.00	S53° 49' 32"E	L201	80.00	N36° 10' 28"E			
L1	47.57	N05° 39' 52"E	L21	49.81	S06° 34' 29"E	L42	15.00	N06° 50' 33"W	L62	47.00	S83° 09' 27"W	L82	46.00	N83° 09' 27"E	L102	5.62	N06° 50' 33"W	L122	2.00	S83° 09' 27"W	L142	147.00	N06° 50' 33"W	L162	50.00	N70° 38' 47"W	L182	4.58	S53° 49' 32"E	L202	189.60	S53° 49' 32"W			
L2	42.00	S84° 20' 08"E	L23	8.42	N83° 09' 14"E	L43	105.00	N06° 50' 33"W	L63	47.00	N83° 09' 27"E	L83	47.00	S83° 09' 27"W	L103	10.97	N44° 21' 47"W	L123	24.00	S06° 50' 33"E	L143	47.98	N83° 09' 27"E	L163	15.99	N07° 58' 54"E	L183	10.15	N09° 48' 57"E	L203	14.97	S53° 49' 32"E			
L3	1.00	N05° 39' 52"E	L24	51.57	N06° 54' 20"W	L44	39.21	N06° 50' 33"W	L64	84.00	S06° 50' 33"E	L84	1.00	S83° 09' 27"W	L104	11.16	S43° 17' 01"W	L124	37.46	S83° 09' 27"W	L144	147.00	N78° 34' 21"W	L164	16.18	N06° 49' 26"E	L184	40.00	S36° 10' 28"W	L204	192.00	S53° 49' 32"E			
L4	84.00	S84° 20' 08"E	L25	4.37	S06° 54' 20"E	L45	85.92	N53° 49' 32"W	L65	46.52	S83° 09' 27"W	L85	84.00	N06° 50' 33"W	L105	6.94	N06° 50' 33"W	L125	129.32	N06° 50' 33"W	L145	48.72	N11° 25' 39"E	L165	4.00	S83° 10' 34"E	L185	96.00	S53° 49' 32"E	L205	15.00	S53° 49' 32"E			
L5	1.00	S05° 40' 01"W	L26	0.93	N06° 50' 33"W	L46	47.00	S83° 09' 27"W	L66	78.24	N06° 50' 33"W	L86	1.00	N83° 09' 27"E	L106	192.00	N06° 50' 33"W	L126	10.00	N06° 50' 33"W	L146	49.00	S11° 25' 39"W	L166	16.17	N06° 49' 26"E	L186	40.00	N36° 10' 28"E	L206	117.48	S53° 49' 32"E			
L6	42.00	S84° 20' 08"E	L27	47.00	N83° 09' 27"E	L47	105.00	S06° 50' 33"E	L67	20.00	N06° 50' 33"W	L87	84.00	N06° 50' 33"W	L107	15.00	N06° 50' 33"W	L127	120.00	N06° 50' 33"W	L147	15.76	N70° 38' 47"W	L167	16.04	N04° 28' 07"E	L187	40.00	S36° 10' 28"W	L207	78.79	N19° 21' 13"E			
L7	47.76	S05° 39' 52"W	L28	252.00	N06° 50' 33"E	L48	47.00	N83° 09' 27"E	L68	252.00	N06° 50' 33"W	L88	46.00	N83° 09' 27"E	L108	96.00	N06° 50' 33"W	L128	53.58	S53° 49' 32"E	L148	55.00	N19° 21' 13"E	L168	15.99	N04° 28' 07"E	L188	96.00	S53° 49' 32"E	L208	39.79	S36° 10' 28"W			
L8	47.17	N01° 24' 40"W	L29	47.00	S83° 09' 27"W	L49	46.00	S83° 09' 27"W	L69	4.99	S06° 50' 33"E	L89	47.00	N83° 09' 27"E	L109	21.84	N06° 50' 33"E	L129	1.86	N06° 50' 33"E	L149	14.00	N70° 38' 47"W	L169	16.00	N83° 10' 28"E	L189	40.00	N36° 10' 28"E	L209	120.00	S53° 49' 32"E			
L9	42.00	N88° 35' 20"E	L30	47.00	N83° 09' 27"E	L50	84.00	N06° 50' 33"W	L70	10.69	N47° 24' 41"W	L90	84.00	S06° 50' 33"E	L110	90.96	S53° 49' 32"E	L130	147.00	N06° 50' 33"W	L150	4.00	S19° 21' 13"W	L170	10.46	N06° 50' 33"W	L190	40.00	S36° 10' 28"W	L210	40.01	N36° 10' 28"E			
L10	1.00	S01° 24' 40"E	L31	252.00	S06° 50' 33"E	L51	1.00	S83° 09' 27"W	L71	10.53	S35° 57' 38"W	L91	1.00	N83° 09' 27"E	L111	40.00	S83° 09' 27"W	L131	8.05	N06° 50' 33"W	L151	14.00	N70° 38' 47"W	L171	16.50	N83° 09' 27"E	L191	192.00	S53° 49' 32"E	L211	46.31	S12° 51' 05"W			
L11	84.00	N88° 35' 20"E	L32	46.01	S83° 09' 27"W	L52	84.00	N06° 50' 33"W	L72	6.60	N06° 50' 33"W	L92	84.00	S06° 50' 33"E	L112	96.00	N06° 50' 33"W	L132	50.00	N83° 09' 27"E	L152	55.00	N19° 21' 13"E	L172	65.00	N06° 50' 33"W	L192	39.70	N36° 10' 28"E	L212	84.00	N77° 08' 55"W			
L12	1.00	S01° 24' 23"E	L33	249.40	N06° 50' 33"W	L53	1.00	N83° 09' 27"E	L73	168.00	N06° 50' 33"W	L93	46.00	S83° 09' 27"W	L113	40.00	N83° 09' 27"E	L133	147.00	N06° 50' 33"W	L153	44.84	N70° 38' 47"W	L173	16.57	N83° 09' 27"E	L193	40.00	N36° 10' 28"E	L213	47.35	N12° 51' 05"E			
L13	42.00	N88° 35' 20"E	L34	15.00	N06° 50' 33"W	L54	84.00	N06° 50' 33"W	L74	15.00	N06° 50' 33"W	L94	47.00	N83° 09' 27"W	L114	40.00	S83° 09' 27"W	L134	50.00	S83° 09' 27"W	L154	37.98	S70° 38' 47"E	L174	117.79	S53° 49' 32"E	L194	144.00	S53° 49' 32"E	L214	51.09	S36° 10' 28"E			
L14	47.64	S01° 24' 40"E	L35	251.99	N06° 50' 33"W	L55	46.00	N83° 09' 27"E	L75	126.00	N06° 50' 33"W	L95	84.00	S06° 50' 33"E	L115	192.00	S06° 50' 33"E	L135	48.00	S83° 09' 27"W	L155	18.98	S70° 38' 47"E	L175	0.05	S53° 49' 32"E	L195	47.42	S36° 10' 28"W	L215	240.00	S53° 49' 32"E			
L15	50.00	N06° 34' 29"W	L36	12.86	N06° 50' 33"W	L56	47.00	N83° 09' 27"E	L76	14.89	N06° 50' 33"W	L96	1.00	S83° 09' 27"W	L116	40.00	N83° 09' 27"E	L136	147.49	N06° 50' 33"W	L156	0.10	N19° 21' 13"E	L176	84.00	N36° 10' 28"E	L196	11.18	N09° 48' 57"E	L216	40.02	N36° 10' 28"E			
L16	84.00	N83° 25' 31"E	L37	15.49	N06° 50' 46"W	L57	84.00	S06° 50' 33"E	L77	42.06	S83° 09' 27"W	L97	42.00	S06° 50' 33"E	L117	40.00	N83° 09' 27"E	L137	47.86	N83° 09' 27"E	L157	210.00	N19° 21' 13"E	L177	189.55	S53° 49' 32"E	L197	208.63	S53° 49' 32"E	L217	40.00	S36° 10' 28"W			
L17	1.00	S06° 34' 51"E	L38	82.00	S83° 09' 14"W	L58	1.00	S83° 09' 27"W	L78	47.00	S83° 09' 27"W	L98	46.00	S83° 09' 27"W	L118	120.00	S06° 50' 33"E	L138	144.84	N06° 50' 33"W	L158	0.79	N19° 21' 13"E	L178	15.02	S53° 49' 32"E	L198	15.00	S53° 49' 32"E	L218	192.00	S53° 49' 32"E			
L18	84.00	N83° 25' 31"E	L39	15.32	S06° 50' 46"E	L59	84.00	S06° 50' 33"E	L79	42.00	N06° 50' 33"W	L99	125.69	S06° 50' 33"E	L119	40.00	S83° 09' 27"W	L139	26.50	S08° 55' 37"E	L159	45.98	S70° 38' 47"E	L179	96.00	S53° 49' 32"E	L199	192.00	S53° 49' 32"E	L219	40.00	N36° 10' 28"E			
L19	1.00	S06° 34' 29"E	L40	9.83	N06° 50' 33"W	L60	1.00	N83° 09' 27"E	L80	1.00	N83° 09' 27"E	L100	15.00	S06° 50' 33"E	L120	40.00	N83° 09' 27"E	L140	139.55	N06° 50' 33"W	L160	50.00	S70° 38' 47"E	L180	15.00	S53° 49' 32"E	L200	0.53	S53° 49' 32"E	L220	40.00	S36° 10' 28"W			

LINE TABLE		
LINE #	LENGTH	BEARING
L221	192.00	S53° 49' 32"E
L222	40.00	N36° 10' 28"E
L223	40.00	S36° 14' 42"W
L224	192.00	S53° 49' 32"E
L225	39.70	N36° 10' 28"E
L226	17.20	S53° 49' 32"E
L227	288.00	S53° 49' 32"E
L228	15.00	S53° 49' 32"E
L229	192.00	S53° 49' 32"E
L230	0.53	S53° 49' 32"E
L231	33.37	N36° 10' 28"E
L232	187.91	S53° 49' 32"E
L233	14.99	S53° 49' 32"E
L234	192.03	S53° 49' 32"E
L235	16.06	S53° 49' 32"E
L236	61.99	N19° 21' 13"E
L237	40.00	S36° 10' 28"W
L238	288.00	S53° 49' 32"E
L239	40.00	N36° 10' 28"E
L240	40.00	S36° 10' 28"W
LINE TABLE		
LINE #	LENGTH	BEARING
L241	192.00	S53° 49' 32"E
L242	40.00	N36° 07' 55"E
L243	40.00	S36° 10' 28"W
L244	192.00	S53° 49' 32"E
L245	39.65	N36° 10' 28"E
L246	40.00	S36° 10' 28"W
L247	192.00	S53° 49' 32"E
L248	40.00	N36° 10' 28"E
L249	42.21	S70° 38' 47"E
L250	53.37	S53° 49' 32"E
L251	10.00	S53° 49' 32"E
L252	192.00	S53° 49' 32"E
L253	10.00	S53° 49' 32"E
L254	147.06	S53° 49' 32"E
L255	9.36	S53° 49' 32"E
L256	59.69	N36° 10' 28"E
L257	96.00	S53° 49' 32"E
L258	40.00	S36° 10' 21"W
L259	40.00	N36° 10' 28"E
L260	192.00	S53° 49' 32"E
LINE TABLE		
LINE #	LENGTH	BEARING
L261	40.00	S36° 10' 28"W
L262	40.00	N36° 10' 28"E
L263	192.00	S53° 49' 32"E
L264	62.28	S36° 10' 28"W
L265	7.48	S53° 49' 32"E
L266	73.00	N36° 10' 28"E
L267	13.50	N53° 49' 32"W
L268	4.00	N36° 10' 28"E
L269	13.50	N53° 49' 32"W
L270	73.00	N36° 10' 28"E
L271	13.50	N53° 49' 32"W
L272	4.00	N36° 10' 28"E
L273	13.50	N53° 49' 32"W
L274	73.00	N36° 10' 28"E
L275	13.50	N53° 49' 32"W
L276	4.00	N36° 10' 28"E
L277	13.50	N53° 49' 32"W
L278	73.00	N36° 10' 28"E
L279	13.50	N53° 49' 32"W
L280	4.00	N36° 10' 28"E
LINE TABLE		
LINE #	LENGTH	BEARING
L281	13.50	N53° 49' 32"W
L282	73.00	N36° 10' 28"E
L283	20.86	N53° 49' 32"W
L284	41.94	S83° 09' 27"W
L285	15.87	S36° 10' 28"W
L286	73.00	N53° 49' 32"W
L287	13.50	S36° 10' 28"W
L288	4.00	S53° 49' 32"E
L289	13.50	S36° 10' 28"W
L290	73.00	N53° 49' 32"W
L291	13.50	S36° 10' 28"W
L292	4.00	S53° 49' 32"E
L293	13.50	S36° 10' 28"W
L294	73.00	N53° 49' 32"W
L295	13.50	S36° 10' 28"W
L296	4.00	S53° 49' 32"E
L297	13.50	S36° 10' 28"W
L298	64.00	N53° 49' 32"W
L299	13.00	S36° 10' 28"W
L300	13.03	S36° 10' 28"W
LINE TABLE		
LINE #	LENGTH	BEARING
L301	50.22	N53° 49' 32"W
L302	161.07	N83° 09' 13"E
L303	35.16	N83° 09' 13"E
L304	10.06	S06° 49' 32"E
L305	252.00	N06° 50' 34"W
L306	267.00	S06° 50' 34"E
L307	75.47	N36° 10' 27"E
L308	288.00	S36° 10' 27"W
L309	61.06	S36° 10' 17"W
L310	20.03	S53° 49' 33"E
L311	53.39	S53° 49' 33"E
L312	138.46	N19° 21' 12"E
L313	209.96	N19° 21' 12"E
L314	219.90	N19° 21' 12"E
L315	22.56	N05° 39' 52"E
L316	22.36	N05° 39' 52"E
L317	22.96	N01° 24' 40"W
L318	22.46	N01° 24' 40"W
L319	20.03	N06° 34' 29"W
L320	20.20	N06° 34' 29"W
LINE TABLE		
LINE #	LENGTH	BEARING
L321	19.98	N70° 45' 31"W
L322	19.98	S70° 38' 47"E
L323	23.29	N06° 50' 33"W
L324	24.00	S83° 09' 27"W
L325	5.72	N06° 50' 33"W
L326	20.00	S83° 09' 27"W
L327	19.40	N06° 50' 33"W
L328	24.00	S83° 09' 27"W
L329	4.58	N06° 50' 33"W
L330	20.00	S83° 09' 27"W
L331	3.28	N06° 50' 33"W
L332	26.00	S83° 09' 27"W
L333	3.82	N06° 50' 33"W
L334	23.00	S83° 09' 27"E
L335	6.26	N06° 50' 33"W
L336	24.00	S83° 09' 27"W
L337	4.97	N06° 50' 33"W
L338	23.00	S83° 09' 27"W
L339	25.00	N83° 09' 27"E
L340	10.35	S06° 50' 33"E
LINE TABLE		
LINE #	LENGTH	BEARING
L341	12.01	N83° 09' 27"E
L342	10.00	N06° 50' 33"W
L343	15.00	N06° 50' 33"W
L344	15.00	N06° 50' 33"W
L345	18.00	N83° 09' 27"E
L346	33.58	S06° 50' 33"E
L347	26.00	N83° 09' 27"E
L348	8.97	S06° 50' 33"E
L349	23.00	N83° 09' 27"E
L350	3.82	S06° 50' 33"E
L351	24.00	N83° 09' 27"E
L352	30.74	S06° 50' 33"E
L353	20.00	N06° 50' 33"W
L354	22.00	N83° 09' 27"E
L355	20.97	S06° 50' 33"E
L356	25.00	N83° 09' 27"E
L357	25.35	N06° 50' 33"W
L358	25.00	S83° 09' 27"W
L359	134.05	S06° 50' 33"E
L360	12.01	N83° 09' 27"E
LINE TABLE		
LINE #	LENGTH	BEARING
L361	12.01	N83° 09' 27"E
L362	34.21	N19° 21' 13"E
L363	56.36	S76° 55' 19"E
L364	24.00	N11° 25' 39"E
L365	12.65	N76° 02' 30"W
L366	10.00	S53° 49' 32"E
L367	24.00	N36° 10' 21"E
L368	35.87	S53° 49' 32"E
L369	20.00	N36° 10' 28"E
L370	31.16	N53° 49' 32"W
L371	24.00	N36° 10' 28"E
L372	33.48	S53° 49' 32"E
L373	84.05	N53° 49' 32"W
L374	19.97	N36° 10' 28"E
L375	4.58	N53° 49' 32"W
L376	24.00	N36° 10' 28"E
L377	15.00	S53° 49' 32"E
L378	15.02	S53° 49' 32"E
L379	49.50	S53° 49' 32"E
L380	20.00	N36° 10' 28"E
LINE TABLE		
LINE #	LENGTH	BEARING
L381	15.00	S53° 49' 32"E
L382	15.02	N53° 48' 52"W
L383	15.02	N53° 49' 27"W
L384	10.00	S53° 49' 32"E
L385	12.06	N36° 10' 28"E
L386	24.18	N36° 10' 28"E
L387	20.00	N36° 10' 28"E
L388	64.82	S53° 49' 32"E
L389	58.06	S53° 49' 32"E
L390	24.00	N36° 10' 28"E
L391	2.97	S53° 49' 32"E
L392	20.00	N36° 10' 28"E
L393	24.61	S36° 10' 28"E
L394	20.00	N36° 10' 28"E
L395	1.50	S53° 49' 32"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	0.70	1510.00	0°01'36"	0.70
C2	168.09	1510.00	6°22'44"	168.00
C3	15.84	1554.86	0°35'01"	15.84
C4	126.05	1505.91	4°47'46"	126.02
C5	14.22	1509.99	0°32'23"	14.22
C6	49.25	1510.00	1°52'08"	49.25
C7	8.87	5.00	101°37'27"	7.75
C8	8.12	40.00	11°33'27"	8.10
C9	6.41	3.00	122°30'31"	5.26
C10	18.33	40.00	26°15'16"	18.17
C11	2.34	5.00	26°48'10"	2.32
C12	2.83	4.60	35°12'04"	2.78
C13	18.70	11.50	93°10'44"	16.71
C14	3.79	2.50	86°49'03"	3.44
C15	4.30	2.50	98°27'25"	3.79
C16	27.75	19.50	81°32'48"	25.47
C17	58.04	25.00	133°01'02"	45.86
C18	22.09	35.00	36°10'07"	21.73
C19	0.82	35.00	1°21'00"	0.82
C20	5.78	35.00	9°27'52"	5.77

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C21	14.93	11.50	74°23'46"	13.91
C22	2.84	2.50	65°02'07"	2.69
C23	80.47	1545.50	2°58'59"	80.46
C24	2.87	2.50	65°43'18"	2.71
C25	14.35	11.50	71°28'30"	13.43
C26	22.49	10.00	128°50'33"	18.04
C27	51.52	76.00	38°50'33"	50.54
C28	15.40	10.00	88°13'33"	13.92
C29	0.31	10.00	1°46'27"	0.3
C30	20.41	14.50	80°39'28"	18.77
C31	2.70	2.50	61°49'18"	2.57
C32	62.39	1545.50	2°18'47"	62.39
C33	2.81	2.50	64°23'38"	2.66
C34	10.88	9.37	66°28'19"	10.28
C35	34.82	15.00	133°01'02"	27.51
C36	5.73	26.00	12°36'59"	5.71
C37	7.07	26.00	15°34'50"	7.05
C38	8.52	26.00	18°47'10"	8.49
C39	34.96	19.50	102°43'14"	30.46
C40	91.29	1536.50	3°24'15"	91.28

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C41	7.75	5.50	80°41'01"	7.12
C42	20.36	12.00	97°12'33"	18.00
C43	98.16	1686.65	3°20'04"	98.15
C44	11.44	10.00	65°33'34"	10.83
C45	2.18	10.00	12°29'32"	2.18
C46	25.78	1536.50	0°57'40"	25.78
C47	5.17	9.50	31°11'29"	5.11
C48	6.69	9.50	40°22'42"	6.56
C49	0.60	9.50	3°36'12"	0.60
C50	6.94	25.00	15°54'10"	6.92
C51	38.49	25.00	88°13'10"	34.80
C52	47.02	1710.00	1°34'31"	47.01
C53	147.05	1710.00	4°55'37"	147.00
C54	5.82	1710.00	0°11'43"	5.82
C55	28.53	30.00	54°29'12"	27.47
C56	4.57	2.00	130°53'23"	3.64
C57	3.14	2.00	90°00'00"	2.83
C58	3.14	2.00	90°00'00"	2.83
C59	40.91	30.00	78°08'05"	37.81
C60	24.93	25.00	57°08'10"	23.91

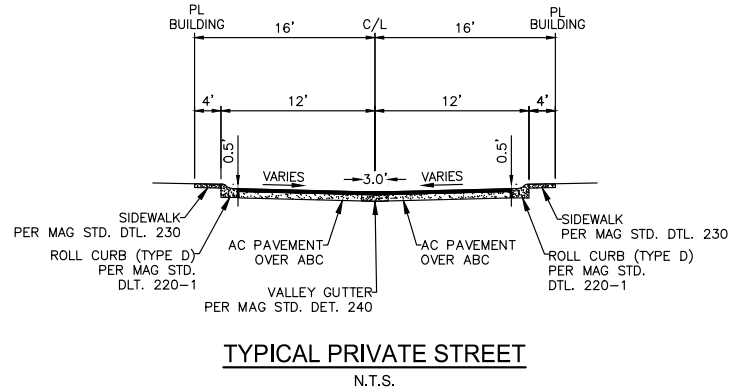
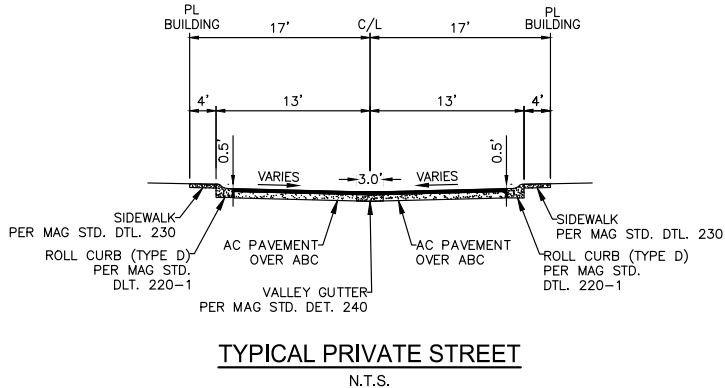
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C61	47.12	30.00	90°00'00"	42.43
C62	37.70	24.00	90°00'00"	33.94
C63	23.62	15.00	90°12'20"	21.25
C64	73.61	1734.00	2°25'56"	73.61
C65	3.16	2.00	90°23'33"	2.84
C66	19.00	1752.00	0°37'17"	19.00
C67	3.14	2.00	90°00'00"	2.83
C68	3.14	2.00	90°00'00"	2.83
C69	72.97	1752.00	2°23'11"	72.97
C70	3.25	2.00	93°00'04"	2.90
C71	3.89	1734.00	0°07'43"	3.89
C72	3.15	2.00	90°06'56"	2.83
C73	73.06	1752.00	2°23'21"	73.05
C74	3.14	2.00	89°55'03"	2.83
C75	14.25	10.00	81°37'17"	13.07
C76	3.14	2.00	90°00'00"	2.83
C77	3.04	2.00	87°08'01"	2.76
C78	10.91	50.00	12°30'04"	10.89
C79	27.59	50.00	31°36'56"	27.24
C80	9.42	6.00	90°00'00"	8.49

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C81	13.23	10.00	75°49'33"	12.29
C82	2.47	10.00	14°10'27"	2.47
C83	28.88	26.00	63°38'28"	27.42
C84	27.82	25.00	63°45'32"	26.41
C85	9.19	25.00	21°03'17"	9.14
C86	71.92	1734.00	2°22'35"	71.92
C87	3.08	15.00	11°46'36"	3.08
C88	19.96	15.00	76°14'54"	18.52
C89	21.62	50.00	24°46'37"	21.45
C90	33.92	50.00	38°51'51"	33.27
C91	15.71	10.00	90°00'00"	14.14
C92	11.59	10.00	66°25'19"	10.95
C93	1.64	10.00	9°24'15"	1.64
C94	2.47	10.00	14°10'27"	2.47
C95	2.53	15.00	9°40'13"	2.53
C96	16.63	15.00	63°30'31"	15.79
C97	27.97	15.00	106°49'15"	24.09
C98	15.71	10.00	90°00'00"	14.14
C99	41.42	30.00	79°06'18"	38.21
C100	43.83	74.00	33°56'17"	43.19

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C101	14.67	24.00	35°01'10"	14.44
C102	4.11	24.00	9°48'49"	4.11
C103	38.32	30.00	73°10'45"	35.76
C104	36.92	29.41	71°56'47"	34.55
C105	3.82	56.00	3°54'40"	3.82
C106	48.45	56.00	49°34'25"	46.96
C107	37.56	48.00	44°49'59"	36.61
C108	13.91	50.00	15°56'38"	13.87
C109	25.21	50.00	28°53'21"	24.94
C110	8.42	5.00	96°27'19"	7.46
C111	8.42	5.00	96°27'13"	7.46
C112	3.14	2.00	90°00'00"	2.83
C113	3.14	2.00	90°00'00"	2.83
C114	3.14	2.00	90°00'00"	2.83
C115	3.14	2.00	90°00'00"	2.83
C116	3.14	2.00	90°00'00"	2.83
C117	3.14	2.00	90°00'00"	2.83
C118	3.14	2.00	90°00'00"	2.83
C119	3.14	2.00	90°00'00"	2.83
C120	4.78	2.00	136°58'58"	3.72

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C121	29.45	50.00	33°44'42"	29.02
C122	3.47	2.00	99°16'20"	3.05
C123	3.14	2.00	90°00'00"	2.83
C124	3.14	2.00	90°00'00"	2.83
C125	3.14	2.00	90°00'00"	2.83
C126	3.14	2.00	90°00'00"	2.83
C127	3.14	2.00	90°00'00"	2.83
C128	3.14	2.00	90°00'00"	2.83
C129	8.35	5.00	95°44'21"	7.42
C130	0.43	4.60	5°21'14"	0.43
C131	203.76	1440.00	8°06'27"	203.59
C132	168.10	1440.00	6°41'18"	168.00
C133	7.18	1440.00	0°17'09"	7.18
C134	168.10	1440.00	6°41'19"	168.00
C135	7.91	1440.00	0°18'53"	7.91
C136	48.94	1440.00	1°56'50"	48.94
C137	3.00	10.55	16°17'14"	2.99
C138	2.47	10.00	14°10'27"	2.47

TRACT TABLE			
TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	3.92	170634.15	INGRESS, EGRESS, PUBLIC UTILITY, REFUSE COLLECTION, DRAINAGE EASEMENT AND EMERGENCY VEHICLE ACCESS
TRACT B	1.42	61942.37	INGRESS, EGRESS, PUBLIC UTILITY, REFUSE COLLECTION, DRAINAGE EASEMENT AND EMERGENCY VEHICLE ACCESS
TRACT C	0.14	6243.61	OPEN SPACE/LANDSCAPE
TRACT D	0.24	10244.06	OPEN SPACE/LANDSCAPE
TRACT E	0.25	11030.46	OPEN SPACE/LANDSCAPE
TRACT F	0.39	16847.31	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT G	0.38	16411.42	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT H	0.55	23993.32	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT I	0.42	18461.26	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT J	0.38	16391.98	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT K	0.32	13827.54	OPEN SPACE/LANDSCAPE/RETENTION AREA
TRACT L	0.18	7649.12	OPEN SPACE/LANDSCAPE



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Harvey Land Surveying, Inc.  
461 E. Dartmouth Dr.  
Casa Grande, Arizona 85122  
(520) 876-0212

REVISIONS:

## TABLES

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

PROJECT:

Job No.:
Drawn By:
Checked:

**CALL TWO WORKING DAYS  
BEFORE YOU DIG  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)**



JOB NO.  
202110090

FINAL PLAT

SHEET NO.

7

7 OF 7