

CITY OF MARICOPA NOTES

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

REQUIRED MAINTENANCE

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, \_\_\_\_\_, DULY AUTHORIZED AGENT OF "EL RANCHO SANTA ROSA COMMUNITY ASSOCIATION", A DOMESTIC NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "EL RANCHO SANTA ROSA PHASE 2 - PARCEL 7A" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

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

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

HOMEOWNERS ASSOCIATION RATIFICATION  
ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

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

APPEARED \_\_\_\_\_, WHOSE IDENTITY WAS PROVEN TO

ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

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

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

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

SANITARY SEWER

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

ASSURED WATER SUPPLY

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

ASSURANCE STATEMENT

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM

\_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

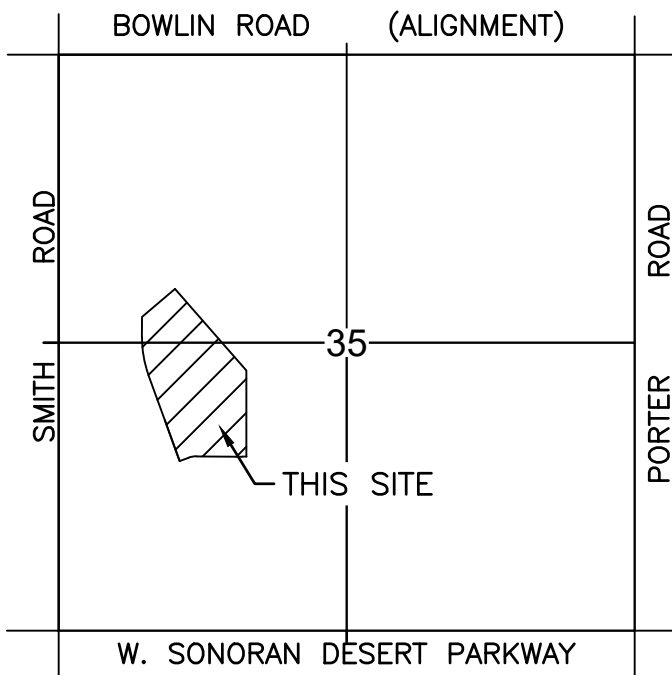
BY: \_\_\_\_\_  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCI.COM

RE-PLAT FOR  
EL RANCHO SANTA ROSA - PHASE 2  
PARCEL 7A

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 35,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)



VICINITY MAP  
(NOT-TO-SCALE)

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- P.C.R. PINAL COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ② SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL).
- ④ SHEET NUMBER

BASIS OF BEARING

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

BASE ZONING & ZONING CASE

EXISTING ZONING PAD 22-09  
ZONING/PAD CASE NUMBER PZ-PD-009-01

SERVICE PROVIDERS

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

ENGINEER

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

DEVELOPER

PULTE HOME COMPANY, L.L.C.  
16767 PERIMETER DRIVE, STE 100  
SCOTTSDALE, AZ 85260  
PHONE: (480) 391-6251  
CONTACT: MIKE HIFLER  
EMAIL: MIKE.HIFLER@PULTEGROUP.COM

OWNER/DEVELOPER

CASTLEROCK COMMUNITIES ARIZONA, L.L.C.  
2401 FOUNTAIN VIEW, SUITE 215  
HOUSTON, TX 77057  
PHONE: (713) 600-7060  
CONTACT: KIRK BREITENWISCHER  
EMAIL: KB@C-ROCK.COM

BENCHMARK

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

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

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

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

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

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

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

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

MARICOPA FLOOD CONTROL DISTRICT NOTES

1. UNPERMITTED DIRECT DISCHARGE TO THE SANTA ROSA WASH IS PROHIBITED.

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CASTLEROCK COMMUNITIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTA ROSA PHASE 2 - PARCEL 7A, LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

CASTLEROCK COMMUNITIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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. CASTLEROCK COMMUNITIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

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

21-FOOT BY 21-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 AND 33-FOOT BY 33-FOOT AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY EL RANCHO SANTA ROSA COMMUNITY MASTER 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 PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, D, F, G AND H. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EL RANCHO SANTA ROSA HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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

IN WITNESS WHEREOF:

CASTLEROCK COMMUNITIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

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

BY: CASTLEROCK COMMUNITIES ARIZONA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

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

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

ACKNOWLEDGEMENT

STATE OF TEXAS }  
COUNTY OF HARRIS } SS

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

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

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

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

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

GROSS AREA = 22.041 ACRES

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



DATE	REVISION	NO.

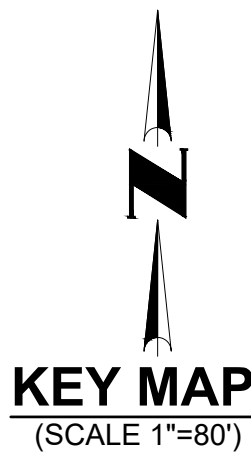
PARCEL 7A  
FINAL PLAT  
EL RANCHO SANTA ROSA - PHASE 2  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCER  
Expires 1-26-25  
ARIZONA

1 SHEET OF 4

CVL Contact: J. MCCARTY  
CVL Project #: 1-14-0370301  
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TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	1.102	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT B	0.043	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT C	0.050	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT D	0.478	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT E	0.101	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT F	0.439	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT G	0.979	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT H	1.375	DRAINAGE, OPEN SPACE, LANDSCAPE, P.U.E.
TRACT I	0.075	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT J	0.028	OPEN SPACE, LANDSCAPE, P.U.E.
TOTAL	4.669	

LAND USE TABLE	
GROSS ACREAGE	22.041 A.C.
AREA OF STREETS	4.244 A.C.
NET ACREAGE	17.797 A.C.
TOTAL NUMBER OF LOTS	88 LOTS
TOTAL NUMBER OF TRACTS	10 TRACTS
AREA OF TRACTS (A-J)	4.669 A.C.
GROSS RESIDENTIAL DENSITY	3.99 D.U./A.C.
AVERAGE AREA PER LOT	6498 S.F.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°30'29"E	35.31'
L2	N06°51'28"E	22.66'
L3	S30°02'06"W	6.30'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	142.32'	200.00'	040°46'18"	74.32	139.34	N20°00'29"W
C2	243.33'	200.00'	069°42'29"	139.28	228.59	S54°46'05"E
C3	70.83'	200.00'	020°17'31"	35.79	70.46	S80°13'55"W
C4	71.49'	200.00'	020°28'47"	36.13	71.11	N59°50'46"E
C5	351.87'	290.00'	069°31'13"	201.26	330.68	S14°50'46"W
C6	38.69'	845.00'	002°37'23"	19.35	38.68	S89°03'59"W
C7	34.52'	32.00'	061°48'20"	19.15	32.87	N58°43'10"W
C8	50.27'	32.00'	090°00'00"	32.00	45.25	S45°22'40"W
C9	81.46'	230.00'	020°17'31"	41.16	81.03	S80°13'55"W
C10	50.27'	32.00'	090°00'00"	32.00	45.25	N64°54'51"W
C11	36.22'	970.00'	002°08'21"	18.11	36.21	N18°50'40"W
C12	49.91'	32.00'	089°21'37"	31.64	45.00	N26°54'18"E
C13	54.52'	32.00'	097°37'33"	36.57	48.16	N59°36'07"W
C14	189.05'	970.00'	011°10'01"	94.83	188.75	N05°12'20"W
C15	26.25'	28.00'	053°42'45"	14.18	25.30	N27°14'03"E
C16	71.10'	70.00'	058°11'49"	38.96	68.08	N24°59'31"E
C17	26.25'	28.00'	053°42'45"	14.18	25.30	N22°44'59"E
C18	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W
C19	273.74'	225.00'	069°42'29"	156.69	257.17	S54°46'05"E
C20	29.18'	28.00'	059°42'23"	16.07	27.88	N78°33'42"W
C21	40.20'	28.00'	082°15'16"	24.45	36.83	N30°27'28"E
C22	323.92'	315.00'	058°55'07"	177.92	309.84	S18°47'24"W
C23	16.65'	42.05'	022°41'07"	8.44	16.54	N36°36'42"E
C24	143.39'	58.96'	139°20'57"	159.17	110.57	N85°27'46"W
C25	17.53'	41.00'	024°29'41"	8.90	17.39	S28°08'48"E
C26	160.11'	225.00'	040°46'18"	83.61	156.75	N20°00'29"W
C27	327.41'	265.00'	070°47'23"	188.29	306.98	S15°28'50"W
C28	43.36'	28.00'	088°43'50"	27.39	39.16	N84°45'33"W
C29	43.98'	28.00'	090°00'00"	28.00	39.60	N04°36'22"E
C30	62.55'	175.00'	020°28'47"	31.61	62.22	N59°50'46"E
C31	43.98'	28.00'	090°00'00"	28.00	39.60	S64°54'51"E
C32	43.98'	28.00'	090°00'00"	28.00	39.60	N85°23'38"W
C33	124.53'	175.00'	040°46'18"	65.03	121.92	N20°00'29"W
C34	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C35	47.40'	225.00'	012°04'13"	23.79	47.31	S79°29'20"W
C36	43.41'	28.00'	088°49'36"	27.43	39.19	S64°19'39"E
C37	43.98'	28.00'	090°00'00"	28.00	39.60	S25°05'09"W
C38	80.42'	225.00'	020°28'47"	40.65	80.00	N59°50'46"E
C39	61.98'	175.00'	020°17'31"	31.32	61.66	S80°13'55"W
C40	43.98'	28.00'	090°00'00"	28.00	39.60	N44°37'20"W
C41	43.98'	28.00'	090°00'00"	28.00	39.60	N45°22'40"E
C42	212.91'	175.00'	069°42'29"	121.87	200.02	S54°46'05"E
C43	43.98'	28.00'	090°00'00"	28.00	39.60	S25°05'09"W

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	5,985	0.137
2	6,000	0.138
3	6,000	0.138
4	6,000	0.138
5	6,000	0.138
6	6,000	0.138
7	6,000	0.138
8	6,000	0.138
9	6,000	0.138
10	6,000	0.138
11	6,000	0.138
12	6,981	0.160
13	8,085	0.186
14	7,586	0.174
15	7,412	0.170
16	8,133	0.187
17	7,583	0.174
18	6,000	0.138
19	6,000	0.138
20	5,997	0.138
21	6,172	0.142
22	6,173	0.142
23	6,156	0.141
24	6,139	0.141
25	6,122	0.141
26	6,105	0.140
27	6,088	0.140
28	6,070	0.139
29	6,053	0.139
30	6,036	0.139
31	6,019	0.138
32	6,193	0.142
33	7,557	0.173
34	8,885	0.204
35	8,624	0.198
36	6,905	0.159
37	6,568	0.151
38	6,533	0.150
39	6,480	0.149
40	6,444	0.148
41	6,409	0.147
42	6,373	0.146
43	6,338	0.146
44	6,303	0.145
45	6,267	0.144
46	6,232	0.143
47	6,093	0.140
48	6,338	0.145
49	6,116	0.140
50	7,139	0.164
51	6,982	0.160
52	6,982	0.160

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
53	7,151	0.164
54	7,105	0.163
55	6,986	0.160
56	6,757	0.155
57	5,993	0.138
58	6,000	0.138
59	6,000	0.138
60	6,000	0.138
61	6,607	0.152
62	6,705	0.154
63	8,480	0.195
64	6,000	0.138
65	6,000	0.138
66	5,974	0.137
67	6,000	0.138
68	6,208	0.143
69	6,625	0.152
70	8,202	0.188
71	7,518	0.173
72	6,037	0.139
73	5,997	0.138
74	6,000	0.138
75	6,000	0.138
76	7,000	0.161
77	7,090	0.163
78	7,847	0.180
79	6,002	0.138
80	5,999	0.138
81	6,000	0.138
82	6,000	0.138
83	6,000	0.138
84	5,963	0.137
85	6,213	0.143
86	6,250	0.143
87	6,250	0.143
88	6,192	0.142
TOTAL	571,808	13.135



PROPOSED  
EL RANCHO SANTA  
ROSA  
PARCEL 6

60' R/W  
MASTER PLAT FOR  
EL RANCHO SANTA ROSA  
PHASE 1 & 2,  
FEE NO. 2023-067548, P.C.R.

PROPOSED  
EL RANCHO SANTA  
ROSA  
PARCEL 4

SOUTHWEST CORNER, SECTION 35  
TOWNSHIP 4 SOUTH, RANGE 3 EAST  
FOUND 4" IRON PIPE

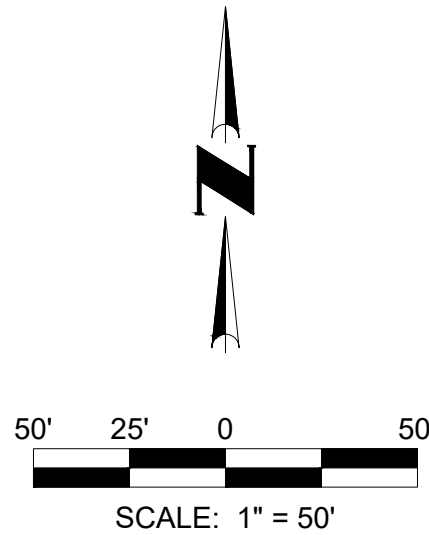
60' R/W  
MASTER PLAT FOR  
EL RANCHO SANTA ROSA  
PHASE 1 & 2,  
FEE NO. 2023-067548, P.C.R.

PROPOSED  
EL RANCHO SANTA  
ROSA  
PARCEL 7B

SANTA ROSA SPRINGS  
PARCEL 4  
FEE NO. 2012-009844  
P.C.R.

SOUTHEAST CORNER, SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 3 EAST  
FOUND PINAL COUNTY BRASS CAP FLUSH

SOUTH 1/4 CORNER, SECTION 35  
TOWNSHIP 5 SOUTH, RANGE 3 EAST  
CALCULATED POSITION  
NOTHING FOUND OR SET



SEE SHEET 2 FOR CURVE  
TABLE, LAND USE TABLE, LOT  
AREA TABLE & LINE TABLE



3 SHEET  
OF 4

CVL Contact: J. MCCARTY  
CVL Project #: 1-14-0370301  
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PARCEL 7A  
FINAL PLAT

EL RANCHO SANTA ROSA - PHASE 2  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

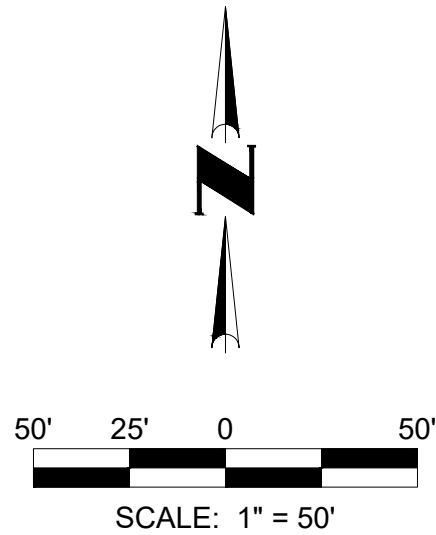
REVISION

NO.

DATE

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SEE SHEET 2 FOR CURVE  
TABLE, LAND USE TABLE, LOT  
AREA TABLE & LINE TABLE

REVISION		DATE

PARCEL 7A  
FINAL PLAT  
EL RANCHO SANTA ROSA - PHASE 2  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
Exp. 12-28-25  
ARIZONA

4 SHEET OF 4

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