

# FINAL PLAT FOR MARICOPA 40

THE NORTHEAST QUARTER OF SOUTHEAST QUARTER CORNER OF SECTION 4,  
TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA

## LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- ◆--- CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- ===== BOUNDARY LINE
- ===== LOT LINE
- CENTERLINE
- EASEMENT
- ① SHEET NUMBER
- ① SITE VISIBILITY EASEMENT (33' X 33')
- S.V.E. SIGHT VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- R/W RIGHT-OF-WAY
- P.C.R. PINAL COUNTY RECORDER

## SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITY HAS AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE METHOD.

BY: \_\_\_\_\_

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

## 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.

## CITY OF MARICOPA NOTES

- 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 EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 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 RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- 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.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.
- INDIVIDUAL PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

## 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.

## HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, \_\_\_\_\_, DULY AUTHORIZED AGENT OF EMMERSON HOLDINGS, L.L.C. HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR EMMERSON HOLDINGS, L.L.C. AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

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

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

## HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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/ATTACHED DOCUMENT.

\_\_\_\_\_  
NOTARY PUBLIC SEAL

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

## FLOOD ZONE STATEMENT

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAPS (FIRM), PANEL NUMBERS 04021C0765F, MAPS REVISED JUNE 16, 2014, INDICATE THAT THE SITE FALLS WITHIN ZONE "X" AND ZONE "A".

ZONE "X" IS DEFINED BY FEMA AS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

ZONE "A" IS DEFINED BY FEMA AS:

"AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

## DEDICATION

EMMERSON HOLDINGS, L.L.C., AS OWNERS HAS SUBDIVIDED UNDER THE NAME OF MARICOPA 40, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 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. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

EMMERSON HOLDINGS, L.L.C. ARE OWNERS OF FEE TITLE TO THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. EMMERSON HOLDINGS, L.L.C. HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA SUBDIVISION & INFRASTRUCTURE DESIGN MANUAL STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, CLAIMING UNDER IT, SUBJECT TO ANY AND ALL MATTERS OF RECORD.

TRACTS A THROUGH J ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF MARICOPA 40 HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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 UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE 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 MARICOPA 40 HOMEOWNERS ASSOCIATION.

WATER AND/OR SEWER 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 WATER AND/OR SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

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, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

IN WITNESS WHEREOF, EMMERSON HOLDINGS, L.L.C., AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED.

DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

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

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

## ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

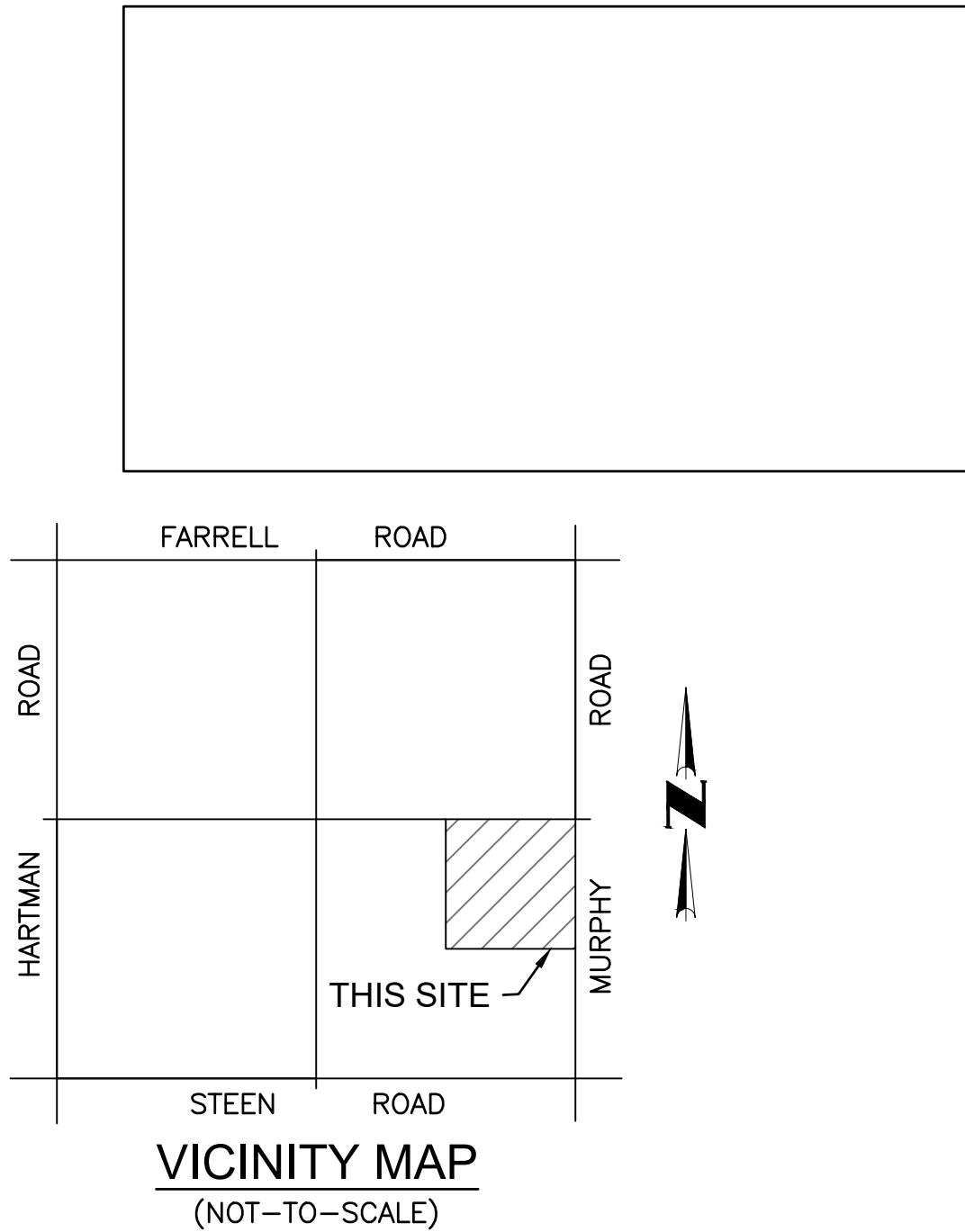
MY COMMISSION EXPIRES: \_\_\_\_\_, 20 \_\_\_\_\_

## UTILITIES

WATER: GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC.  
WASTEWATER: GLOBAL WATER - PALO VERDE UTILITIES, INC.  
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3  
GAS: SOUTHWEST GAS CORPORATION  
FIRE: CITY OF MARICOPA FIRE DEPARTMENT  
POLICE: CITY OF MARICOPA POLICE DEPARTMENT

## SHEET INDEX

- 1 COVER, NOTES  
2 TABLES  
3 KEY MAP  
4-7 PLAT



VICINITY MAP  
(NOT-TO-SCALE)

## OWNER/DEVELOPER

EMMERSON HOLDINGS, L.L.C.  
14555 N. SCOTTSDALE ROAD #300  
SCOTTSDALE, AZ 85254  
PHONE: (480) 368-5205  
CONTACT: CHASE EMMERSON  
EMAIL: CHASE@FINALPLAT.COM

## ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: PARKER FROEHLICH  
EMAIL: PFROEHLICH@CVLCI.COM

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

BEARING: NORTH 03°35'27" EAST

## APPROVALS

APPROVED:

DEVELOPMENT SERVICE DIRECTOR DATE  
CITY OF MARICOPA

APPROVED:

CITY ENGINEER DATE  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

## CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 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

GROSS AREA = 40.432 ACRES

SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP

DATE	
REVISION	
NO.	

FINAL PLAT  
MARICOPA 40  
CITY OF MARICOPA, ARIZONA







THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COTTON PICKER SPINDLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE PK NAIL MARKING THE SOUTHEAST CORNER OF SAID SECTION 4 BEARS SOUTH 03°35'27" WEST, A DISTANCE OF 2,706.35 FEET;

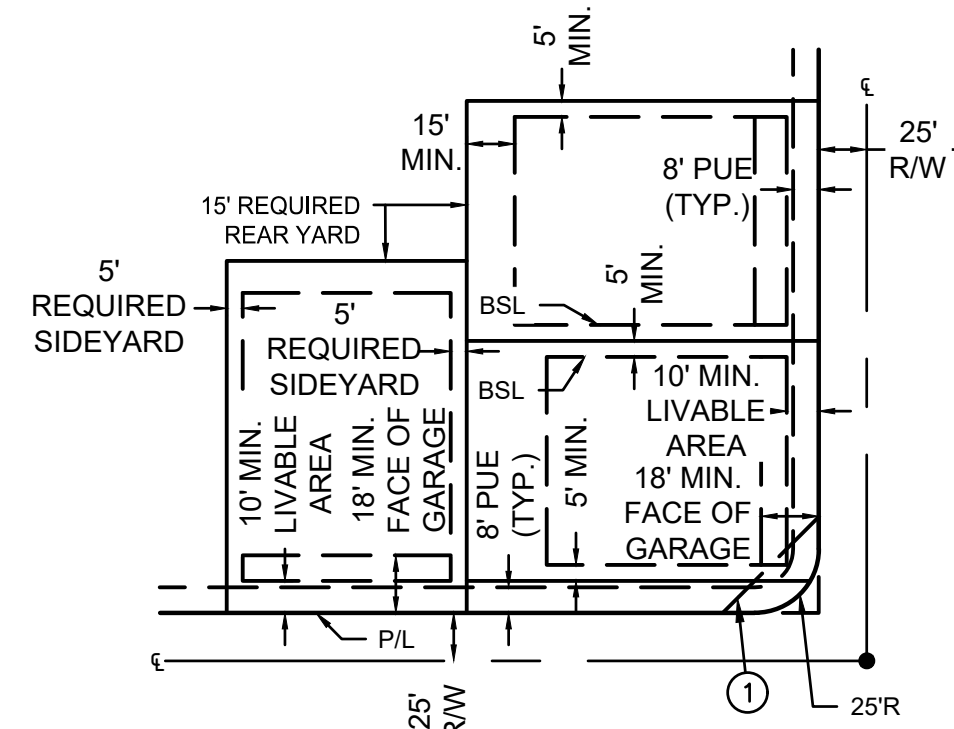
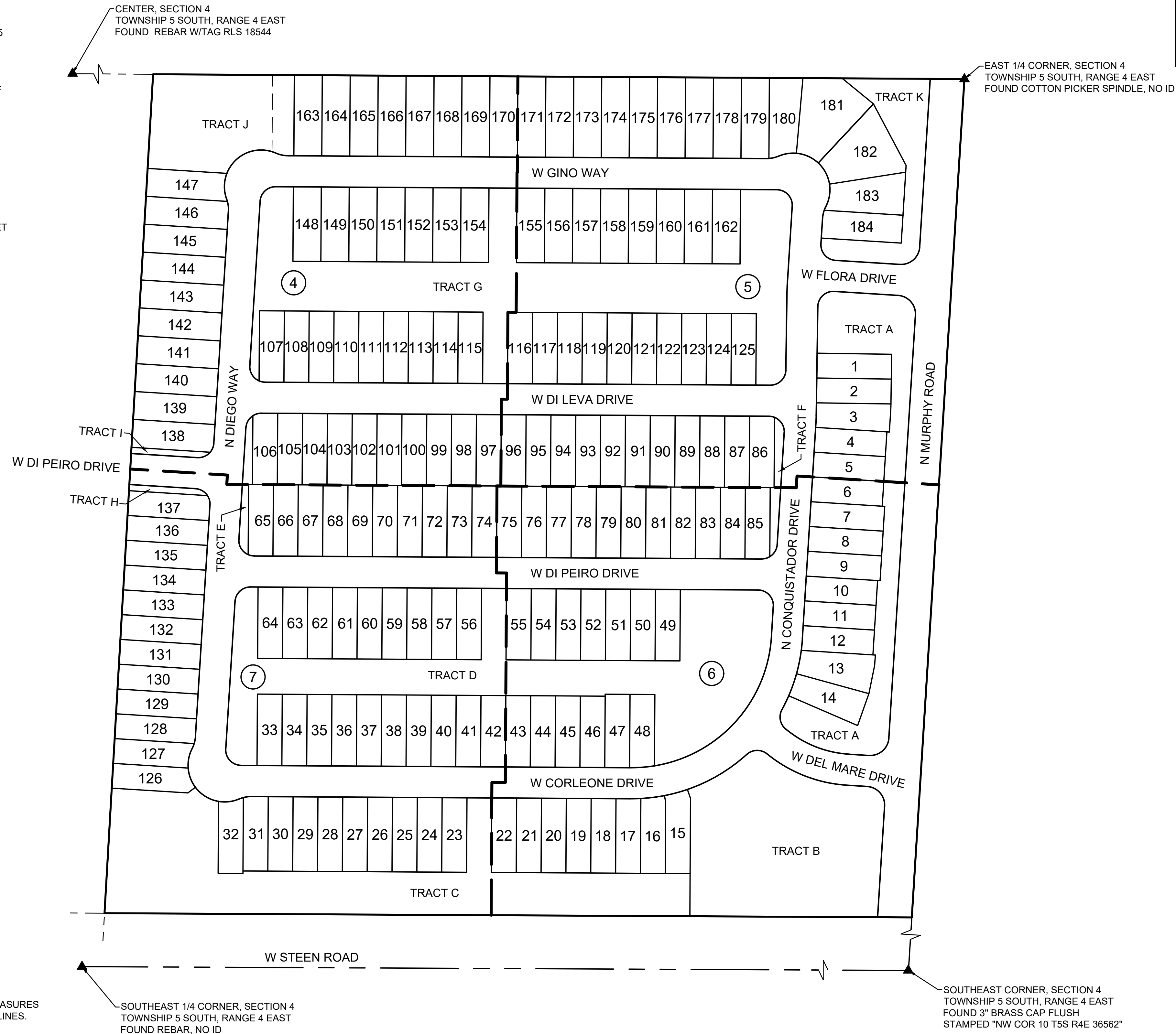
THENCE SOUTH 03°35'27" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,353.17 FEET;

THENCE NORTH 89°41'56" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1,299.97 FEET;

THENCE NORTH 03°18'41" EAST, A DISTANCE OF 1,353.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 89°39'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,306.54 FEET  
TO THE POINT OF BEGINNING.

CONTAINING 1,761,227 SQUARE FEET OR 40.432 ACRES, MORE OR LESS.



**NOTES:**  
ALL SETBACKS ARE MEASURES  
FROM THE PROPERTY LINES.  
  
10' TO SIDE ENTRY GARAGE OR  
FRONT LIVING AREA.

18' FROM FACE OF GARAGE TO  
PROPERTY LINE,

① 33x33' SITE VISIBILITY  
EASEMENT AT CORNER  
LOTS

	<u>SETBACKS:</u>
FRONT	10' TO LIVEABLE AREA*
	18' TO FRONT FACING GARAGE*
REAR	15'
LOT COVERAGE	45%

## TYPICAL LOT LAYOUT AND BUILDING SETBACKS

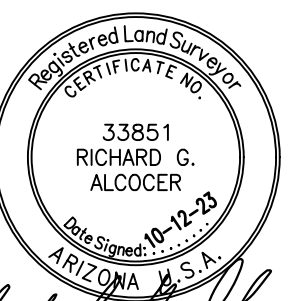
N.T.S.

NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

# FINAL PLAT

**MARICOPA 40**  
CITY OF MARICOPA, ARIZONA



3 SHEET OF 7

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CVL Project #: 1-01-0370101

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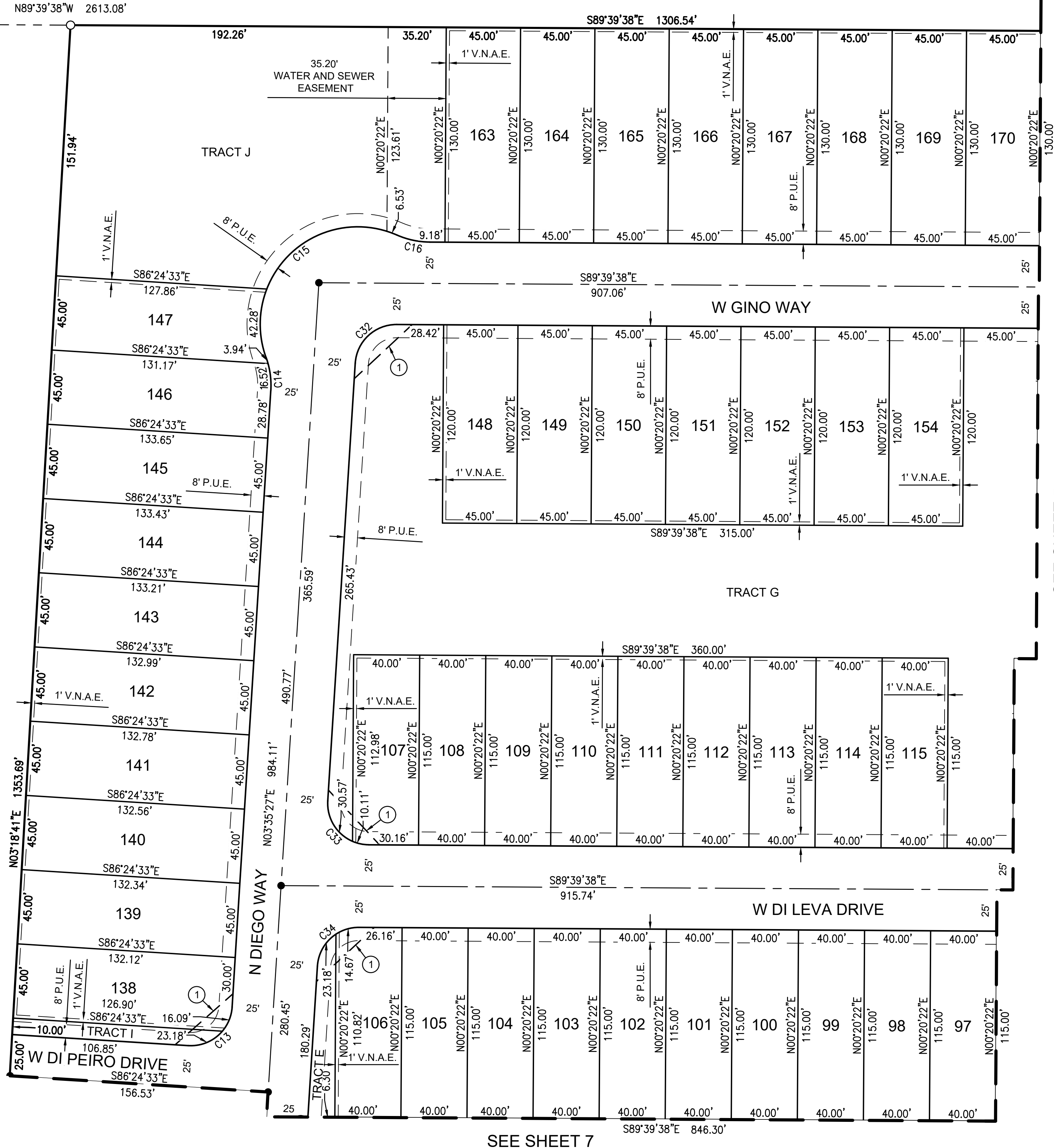
SEE SHEET 1 FOR LEGEND, SHEET	C
2 FOR CURVE TABLE AND LOT	C
AREA TABLE AND SHEET 3 FOR	
LEGAL DESCRIPTION AND KEY MAP	

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CENTER, SECTION 4  
TOWNSHIP 5 SOUTH, RANGE 4 EAST  
FOUND REBAR W/TAG RLS 18544

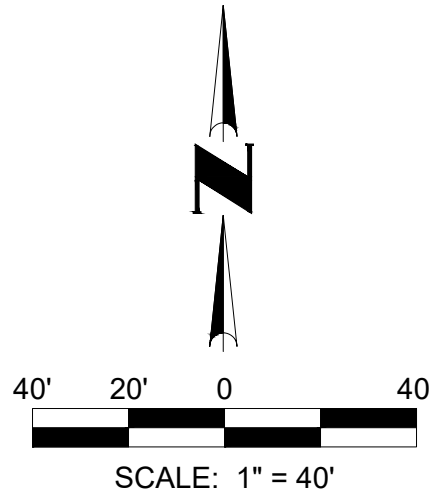
502-06-0420  
HALL GARY L & SHIRLEY  
ZONED: CI-2  
FEE #2000-043478  
P.C.R.

502-06-035C  
MARICOPA 240 LLC  
ZONED: CR-3 PAD  
FEE #2001-005617  
P.C.R.



SEE SHEET 5

SEE SHEET 7



SEE SHEET 1 FOR LEGEND, SHEET  
2 FOR CURVE TABLE AND LOT  
AREA TABLE AND SHEET 3 FOR  
LEGAL DESCRIPTION AND KEY MAP

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**FINAL PLAT**  
**MARICOPA 40**  
CITY OF MARICOPA, ARIZONA

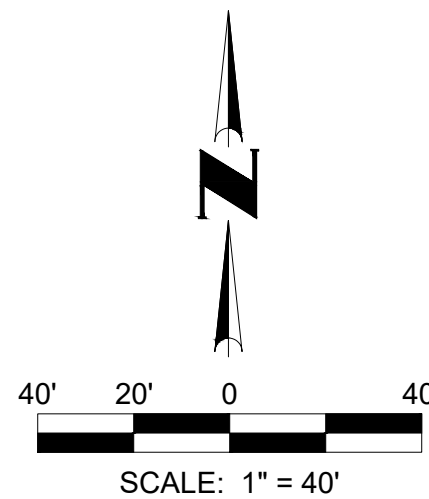
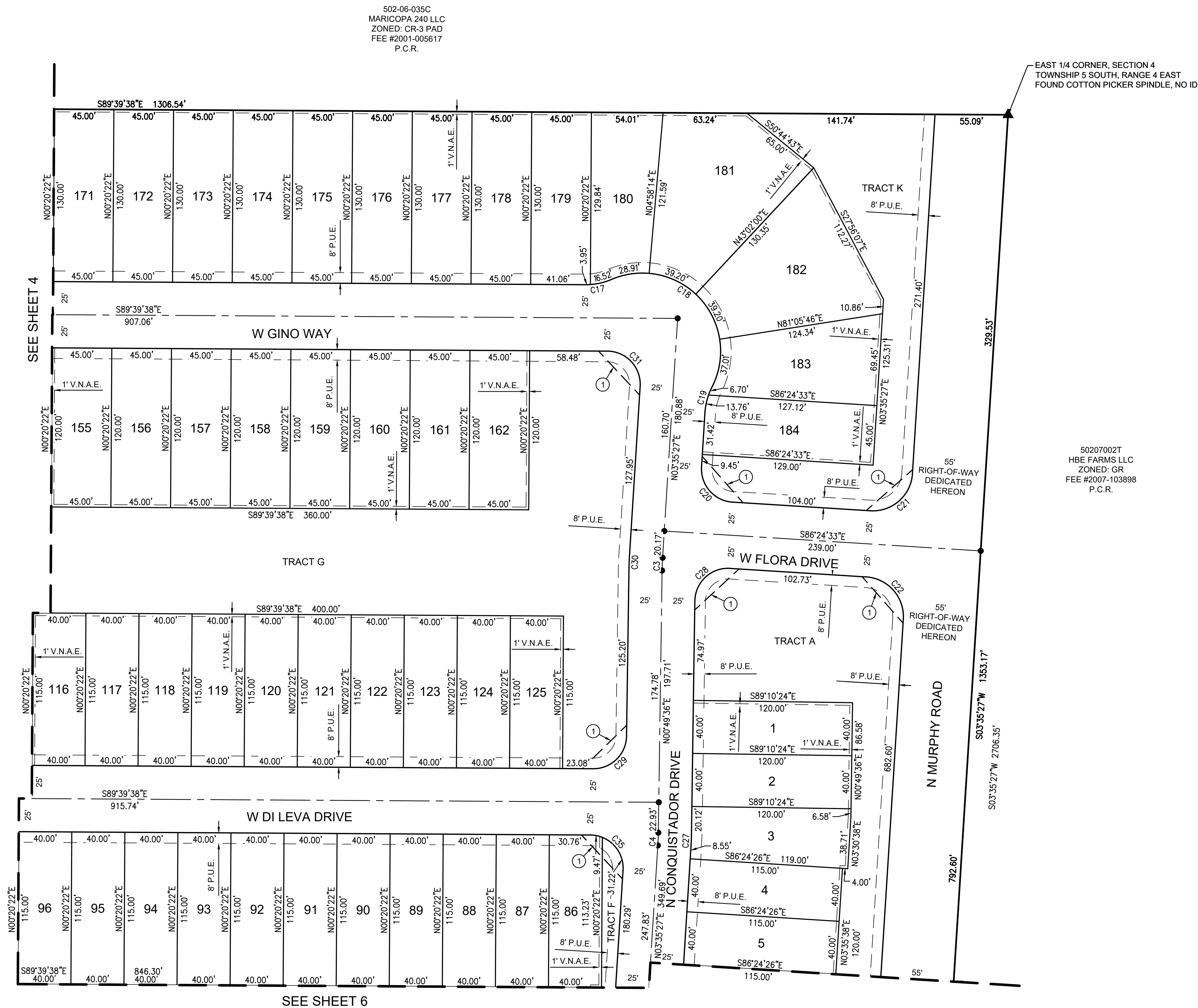
Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCK  
ARIZONA  
September 18-11-23

4 SHEET OF 7

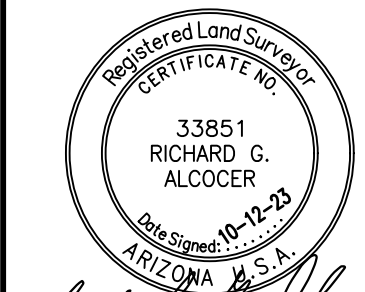
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SEE SHEET 1 FOR LEGEND, SHEET  
2 FOR CURVE TABLE AND LOT  
AREA TABLE AND SHEET 3 FOR  
LEGAL DESCRIPTION AND KEY MAP



5 SHEET OF 7

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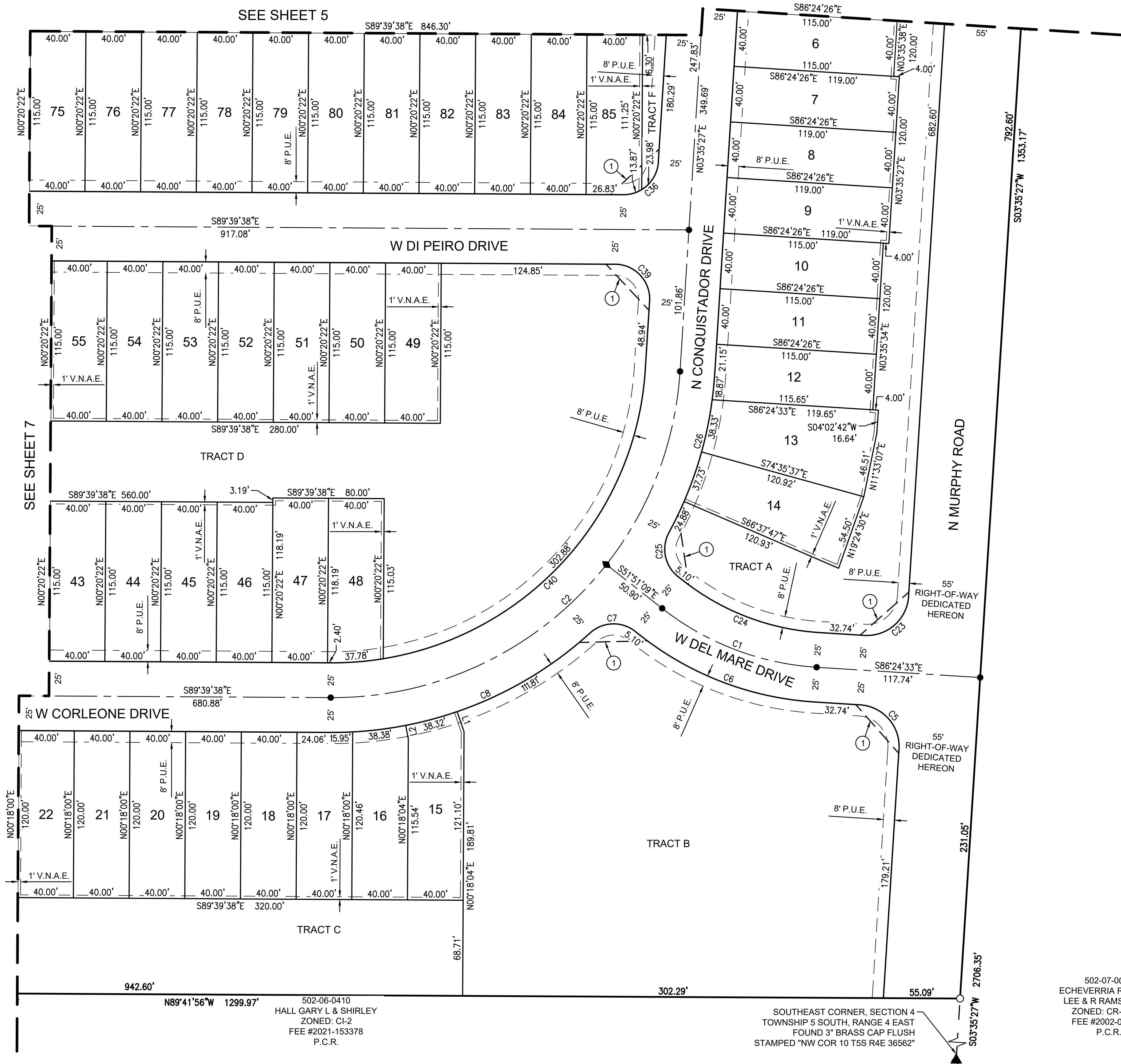
**MARICOPA 40**  
CITY OF MARICOPA, ARIZONA

# FINAL PLAT

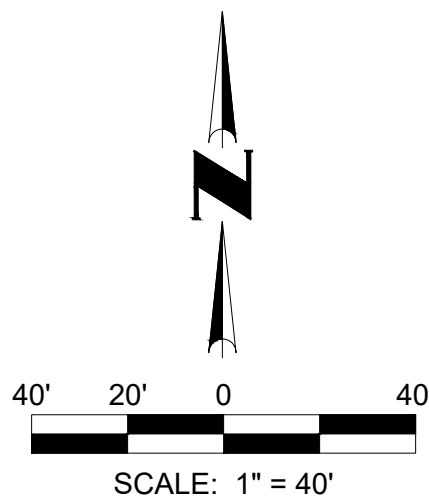
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502-07-002F  
ECHEVERRIA, RUDOLPH  
LEE & R RAMSEY TRS  
ZONED: CR-3 PAD  
FEE #2002-053627  
P.C.R.



SEE SHEET 1 FOR LEGEND, SHEET  
2 FOR CURVE TABLE AND LOT  
AREA TABLE AND SHEET 3 FOR  
LEGAL DESCRIPTION AND KEY MAP

REVISION		DATE
NO.		
FINAL PLAT		
MARICOPA 40		
CITY OF MARICOPA, ARIZONA		
6 SHEET OF 7		
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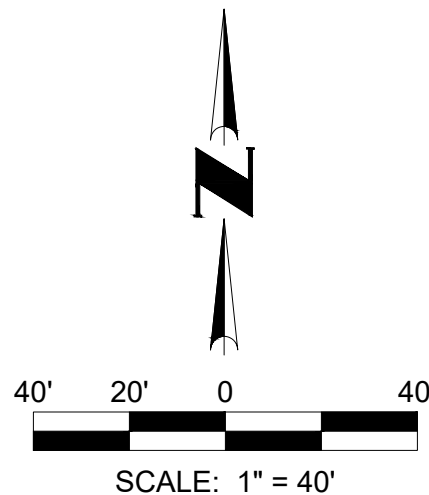
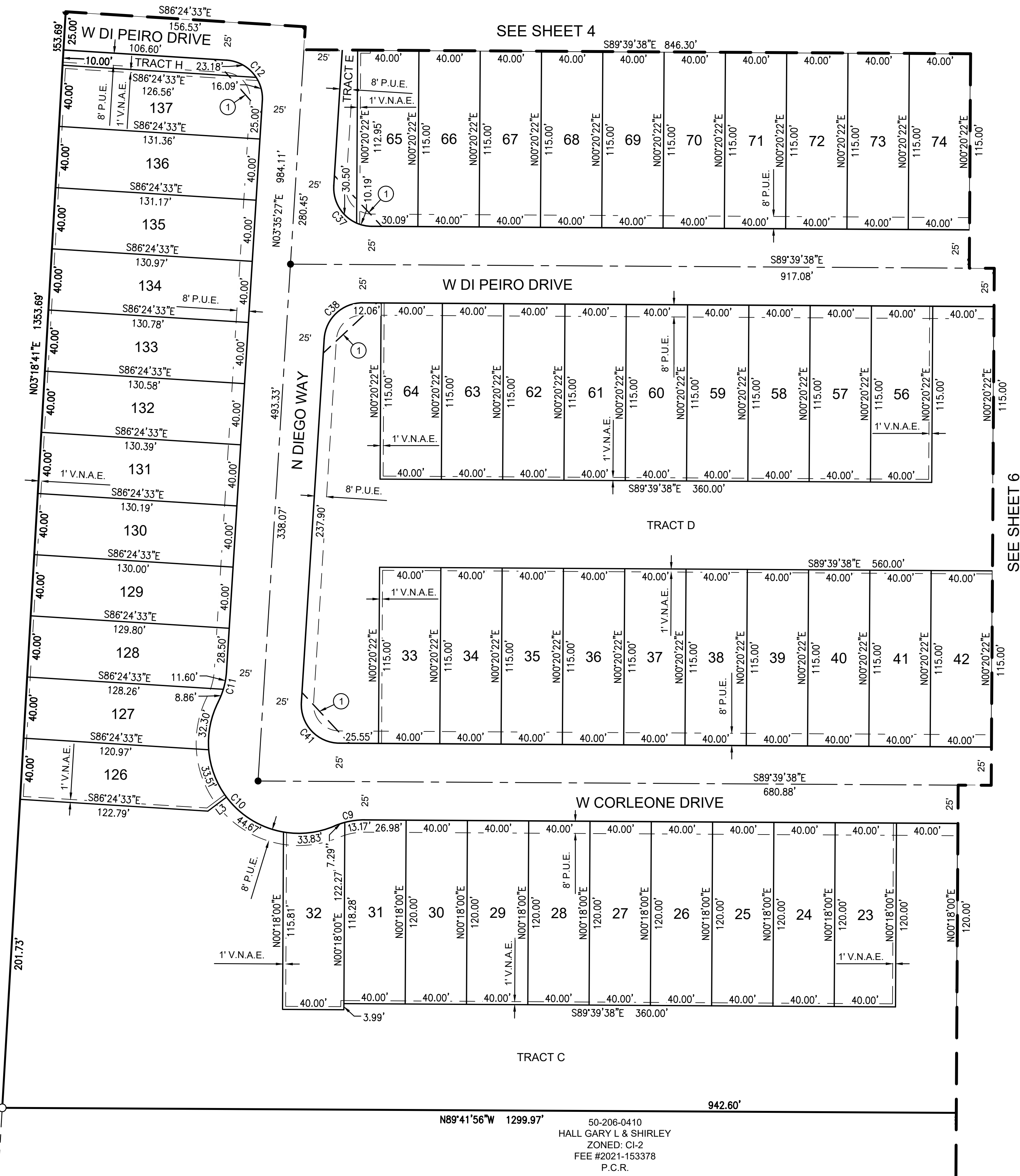
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ZONED: CI-2  
FEE #2000-043478  
P.C.R.

50-206-0400  
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2021-153378  
ZONED: CI-2  
FEE #2021-153378  
P.C.R.

50-206-0410  
HALL GARY L & SHIRLEY  
ZONED: CI-2  
FEE #2021-153378  
P.C.R.



SEE SHEET 1 FOR LEGEND, SHEET  
2 FOR CURVE TABLE AND LOT  
AREA TABLE AND SHEET 3 FOR  
LEGAL DESCRIPTION AND KEY MAP

REVISION		DATE
NO.		

FINAL PLAT

MARICOPA 40

CITY OF MARICOPA, ARIZONA

33851  
RICHARD G. ALCO CER  
ARIZONA

7 SHEET OF 7

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