# **CITY OF MARICOPA NOTES**

- FENCES AND DRIVEWAYS.

- VISIBILITY EASEMENT.
- THE COMMON PROPERTY.

# **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:

## HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZ	ZONA	)
COUNTY OF PI	NAL	) S.S )
ON THIS	DAY (	OF

, WHOSE IDENTITY WAS PROVEN APPEARED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE,

NOTARY PUBLIC SEAL

# 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."

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		IN	U.

<b>_</b>	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
<b>-</b> •	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)
<b>\</b>	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
	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.

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.

# 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

CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES,

2. 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.

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

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

PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

7. 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.

DATE:

2022, BEFORE ME PERSONALLY

AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

NOTARY PUBLIC SIGNATURE

#### 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.

NAME: TITLE:

ACKNOWLEDGEMENT

STATE OF ARIZONA ) S.S.

COUNTY OF PINAL

DAY OF ON THIS 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

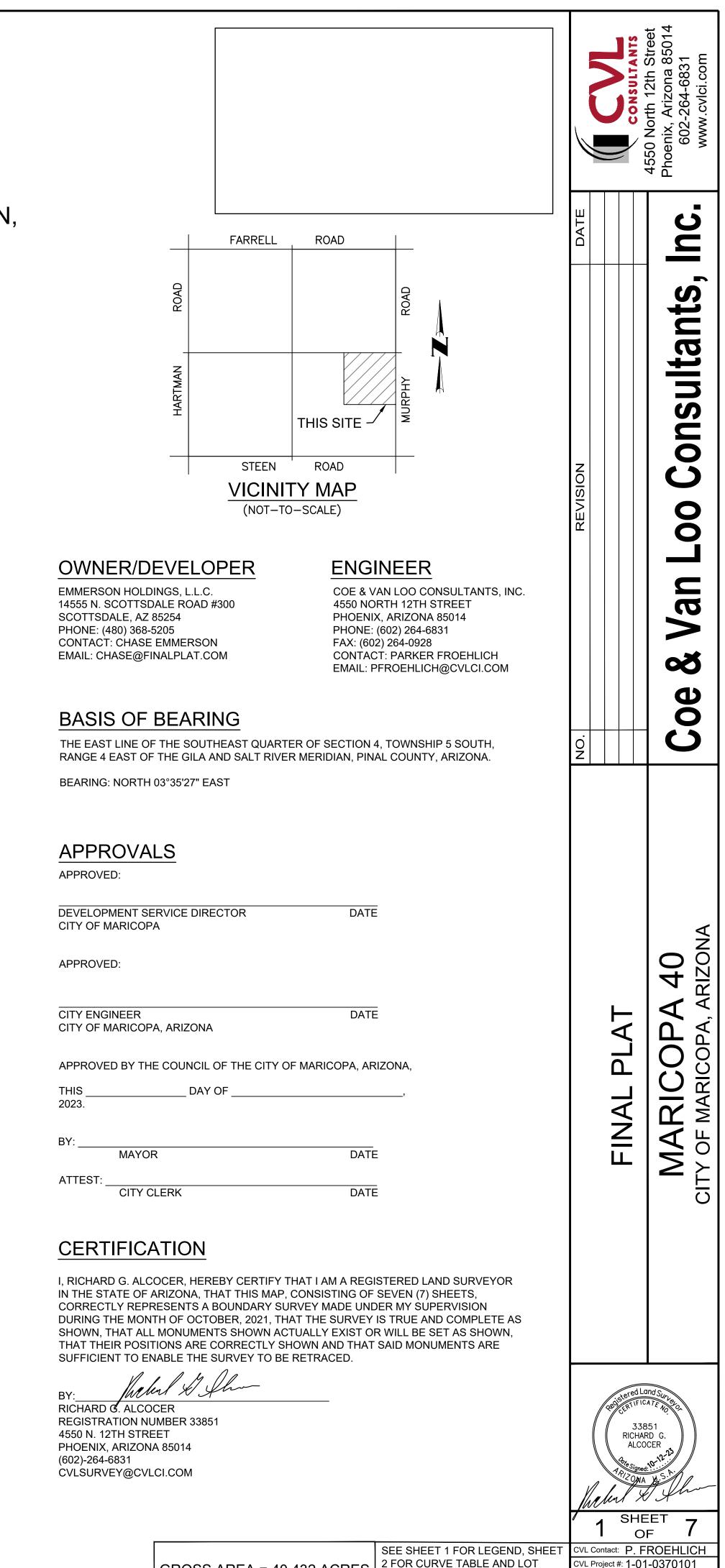
MY COMMISSION EXPIRES: . 20

# 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

COVER, NOTES TABLES 3 KEY MAP 4-7 PLAT



GROSS AREA = 40.432 ACRES AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MA

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LOT AF	REA TABLE
LOT #	AREA (SQUARE FEET)
1	4,800
2	4,800
3	5,063
4	4,600
5	4,600
6	4,600
7	4,760
8	4,760
9	4,760
10	4,600
11	4,600
12	4,604
13	6,094
14	5,545
15	5,208
16	4,894
17	4,802
18	4,800
19	4,800
20	4,800
21	4,800
22	4,800
23	4,800
24	4,800
25	4,800
26	4,800 4,800
27 28	4,800
28	4,800
30	4,800
31	4,793
32	4,683
33	4,600
34	4,600
35	4,600
36	4,600
37	4,600
38	4,600
39	4,600
40	4,600
41	4,600
42	4,600
43	4,600
44	4,600
45	4,600
46	4,600
47	4,728
48	4,688
49	4,600
50	4,600
51	4,600
52	4,600
53	4,600
54	4,600
55	4,600
56 57	4,600
57	4,600
59	4,600
	.,

LOT AREA TABLE			
LOT #	AREA (SQUARE		
	FEET)		
60	4,600		
61	4,600		
62	4,600		
63	4,600		
64	4,600		
65	4,593		
66	4,600		
67	4,600		
68	4,600		
69	4,600		
70	4,600		
71	4,600		
72	4,600		
73	4,600		
74	4,600		
75	4,600		
76	4,600		
77	4,600		
78	4,600		
79	4,600		
80	4,600		
81	4,600		
82	4,600		
83	4,600		
84	4,600		
85	4,584		
86	4,595		
87	4,600		
88	4,600		
89	4,600		
90	4,600		
91	4,600		
92	4,600		
93	4,600		
94	4,600		
95	4,600		
96	4,600		
97	4,600		
98	4,600		
99	4,600		
100	4,600		
101	4,600		
102	4,600		
103	4,600		
104	4,600		
105	4,600		
106	4,581		
107	4,593		
108	4,600		
109	4,600		
110	4,600		
111	4,600		
112	4,600		
113	4,600		
114	4,600		
115	4,600		
116	4,600		
117	4,600		
118	4,600		

LOT AF	REA TABLE			
AREA				
LOT #	(SQUARE FEET)			
110	,			
119	4,600			
120	4,600			
121	4,600			
122	4,600			
123	4,600			
124	4,600			
125	4,600			
126	5,064			
127	4,913			
128	5,183			
129	5,196			
130	5,204			
131	5,212			
132	5,219			
133	5,227			
134	5,235			
135	5,243			
136	5,251			
137	5,234			
138	5,916			
139	5,950			
140	5,960			
141	5,970			
142	5,980			
143	5,990			
144	6,000			
145	6,009			
146	6,005			
147	5,699			
148	5,400			
149	5,400			
150	5,400			
151	5,400			
152	5,400			
153	5,400			
154	5,400			
155	5,400			
156	5,400			
157	5,400			
158	5,400			
159	5,400			
160	5,400			
161	5,400			
162	5,400			
163	5,850			
164	5,850			
165	5,850			
166	5,850			
167	5,850			
168	5,850			
169	5,850			
170	5,850			
171	5,850			
172	5,850			
172	5,850			
173	5,850			
174	5,850			
176	5,850			
177	5,850			

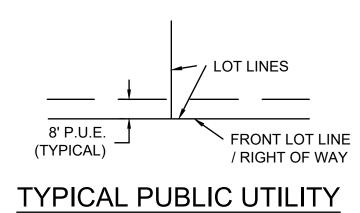
LO	T AREA T	ABLE						
LOT	# (SQ	REA UARE EET)	٦			<b>.</b>		1
178	3 5,	850	-				-	
179	9 5,	,850	-	NO.	BEAF	RING	LENGTH	-
180	D 6,	.097	-	L1	S18*57	''50"E	15.22'	-
18	1 10	,676		L2	S10°58	3'49"E	10.00'	-
18:	2 9,	864		L3	N53°07	7'41"E	15.16'	
18	3 6,	820						
184	4 5,	,797						
тот	AL 924	4,292						
			CURV	/E TA	BLE			
NO.	LENGTH	RADIUS	DELTA	TAN	IGENT	CHOF		RD-BEARING
C1	120.62'	200.00'	034•33'23"	6	2.21	118.8	30 S6	9°07'51"E
C2	378.51'	250.00'	086•44'55"	23	36.20	343.3	38 N4	6•57'55"E
С3	9.65'	200.00'	002•45'51"	4	1.83	9.65	5 SO	2°12'32"W
C4	9.65'	200.00'	002•45'51"	4	ł.83	9.65	5 NO	2°12'32"E
C5	47.12'	30.00'	090.00,00	3	0.00	42.4	3 N4	1°24'33"W
C6	135.70'	225.00'	034•33'23"	6	9.99	133.6	56 S6	9°07'51"E
C7	35.08'	25.00'	080°24'21"	2	1.13	32.2	7 S8	7•56'40"W
C8	204.46'	275.00'	042*35'53"	10	07.21	199.7	78 N6	9°02'26"E
C9	20.46'	50.00'	023•26'48"	1	0.38	20.3	2 S7	8•36'58"W
C10	144.31'	59.00'	140°08'41"	16	52.74	110.9	93 S4	3°02'05"E
C11	20.46'	50.00'	023•26'48"	1	10.38 20.32		2 N1	5•18'51"E
C12	39.27'	25.00'	090.00,00.	2	25.00 35.36		6 N4	1°24'33"W
C13	39.27'	25.00'	090.00,00.	2	25.00 35.36		6 N4	8•35'27"E
C14	20.46'	50.00'	023•26'48"	1	10.38 20.32		2 NO	8•07'57"W
C15	137.62'	59.00'	133°38'31"	13	37.80	108.4	17 S4	6•57'55"W
C16	20.46'	50.00'	023•26'48"	1	0.38	20.3	2 S7	7•56'14"E
C17	20.46'	50.00'	023•26'48"	1	0.38	20.3	2 N7	8°36'58"E
C18	144.31'	59.00'	140°08'41"	16	62.74	110.9	93 N4	3•02'05"W
C19	20.46'	50.00'	023•26'48"	1	0.38	20.3	2 S1	5°18'51"W
C20	39.27 <b>'</b>	25.00'	090.00,00.	2	25.00 35.36		6 S4	1°24'33"E
C21	47.12'	30.00'	090.00,00	3	0.00	42.4	3 N4	8•35'27"E
C22	47.12'	30.00'	090.00,00	3	0.00	42.4	3 N4	1°24'33"W
C23	47.12'	30.00'	090.00,00.	3	0.00	42.4	3 N4	8•35'27"E
C24	105.55'	175.00'	034•33'23"	5	4.43	103.9	95 S6	9°07'51"E
C25	35.08'	25.00'	080°24'21"	2	1.13	32.2	7 S1	1°38'59"E
C26	119.81'	275.00'	024•57'45"	6	0.87	118.8	37 N1	6°04'20"E
C27	10.85'	225.00'	002•45'51"	5	5.43	10.8	5 N0	2°12'32"E
C28	40.48'	25.00'	092•45'51"	2	6.24	36.2	0 S4	7°12'32"W
C29	39.06'	25.00'	089•30'46"	2	4.79	35.2	0 N4	5°34'59"E
C30	10.85'	225.00'	002*45'51"	5	5.43	10.8	5 SO	2°12'32"W
C31	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 N4	3°02'05"W
C32	37.85'	25.00'	086•44'55"	2	3.62	34.3	4 S4	6°57'55"W
C33	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 S4	3°02'05"E
C34	37.85'	25.00'	086•44'55"	2	3.62	34.3	4 S4	6°57'55"W
C35	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 N4	3°02'05"W
C36	37.85'	25.00'	086•44'55"	2	3.62	34.3	4 N4	6•57'55"E
C37	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 S4	3•02'05"E
C38	37.85'	25.00'	086•44'55"	2	3.62	34.3	4 S4	6•57'55"W
C39	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 N4	3•02'05"W
C40	340.66'	225.00'	086•44'55"	21	2.58	309.0	04 N4	6•57'55"E
C41	40.69'	25.00'	093•15'05"	2	6.46	36.3	4 S4	3°02'05"E

LINE TABLE				
NO.	BEARING	LENGTH		
L1	S18•57'50"E	15.22'		
L2	S10°58'49"E	10.00'		
L3	N53°07'41"E	15.16'		

	TRACT TABLE				
TRACT	AREA	DESCRIPTION			
TRACT 'A'	1.015 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION			
TRACT 'B'	2.108 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY			
TRACT 'C'	2.110 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY			
TRACT 'D'	0.064 ACRES	LANDSCAPE TRACT			
TRACT 'E'	0.067 ACRES	LANDSCAPE TRACT			
TRACT 'F'	2.330 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY			
TRACT 'G'	0.028 ACRES	LANDSCAPE TRACT			
TRACT 'H'	0.028 ACRES	LANDSCAPE TRACT			
TRACT 'I'	0.760 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY/ SEWER EASEMENT			
TRACT 'J'	0.448 ACRES	OPEN SPACE/LANDSCAPE TRACT/RETENTION			
TOTAL	8.9580				

TOTAL LAND USE				
TOTAL NUMBER OF LOTS 184				
TOTAL NUMBER OF TRACTS	9			
GROSS RESIDENTIAL DENSITY 4.55 D.U./A.C.				

LAND USE TABLE				
LAND USE AREAS SQUARE FEET ACRES				
LOTS	924,292	21.219		
RIGHT OF WAY	375,870	8.629		
TRACTS	461,065	10.585		
TOTAL GROSS AREA	1,761,227	40.432		



EASEMENT DETAIL (NOT-TO-SCALE)

	4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com			
	DATE			nsultants, Inc.
	REVISION			Coe & Van Loo Consultar
	NO.			С С
				MARICOPA, ARIZONA
	280 CERTIFICATE 40.00 33851 RICHARD G. ALCOCER PRIZONA B.S.A. WARN			
SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP	CVL	Project #	#: <b>1-0</b> 1	

#### LEGAL DESCRIPTION

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;

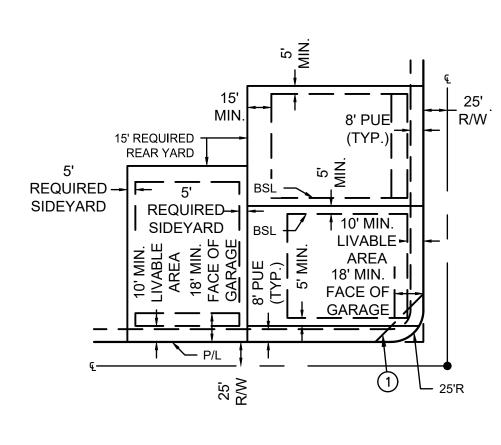
THENCE NORTH 89°41'56" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1,299.97 FEET;

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.

**KEY MAP** 

(1:100)

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

#### FRONT REAR LOT COVERAGE 45%

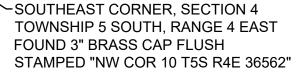
TYPICAL LOT LAYOUT AND BUILDING SETBACKS

N.T.S.

SETBACKS: 10' TO LIVEABLE AREA\* 18' TO FRONT FACING GARAGE\* 15'

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

-EAST 1/4 CORNER, SECTION 4
TOWNSHIP 5 SOUTH, RANGE 4 EAST
FOUND COTTON PICKER SPINDLE, NO ID



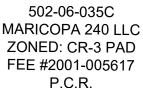
	4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com					
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	REVISION			e & Van Loo Consultants, I		
	NO.			Coe		
				MARICOPA 40 CITY OF MARICOPA, ARIZONA		
	Ja.	aler aler	33 RICH/ ALC	NA V.S.		
EET	CVL	3 Contact:		DF /		
MAP	-	2022 Coe A	e & Van Il rights	1-0370101 Loo Consultants, Inc. reserved to n in any format		

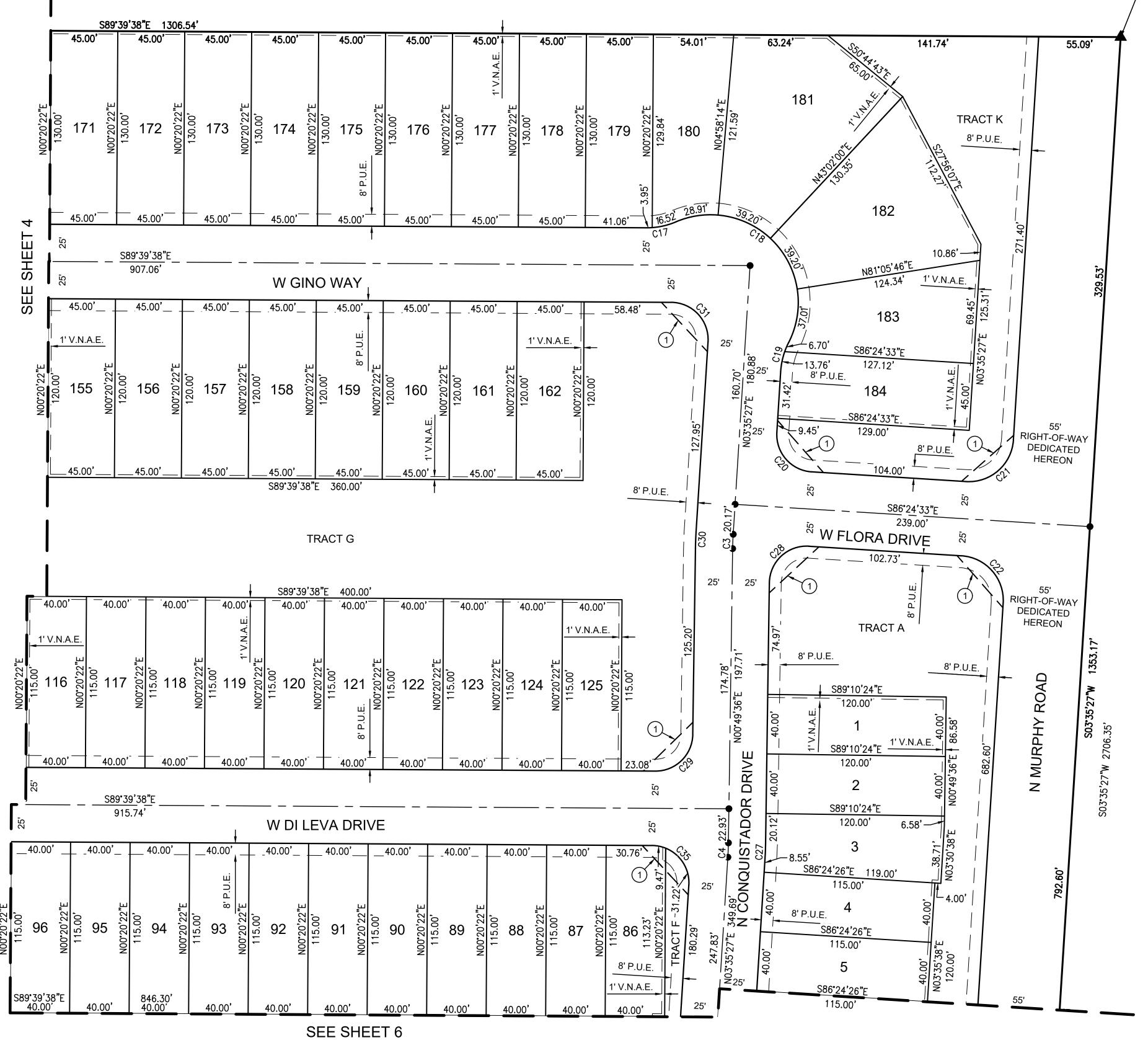
SEE SHEET 1 FOR LEGEND, SHE 2 FOR CURVE TABLE AND LOT AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY N

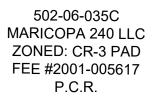








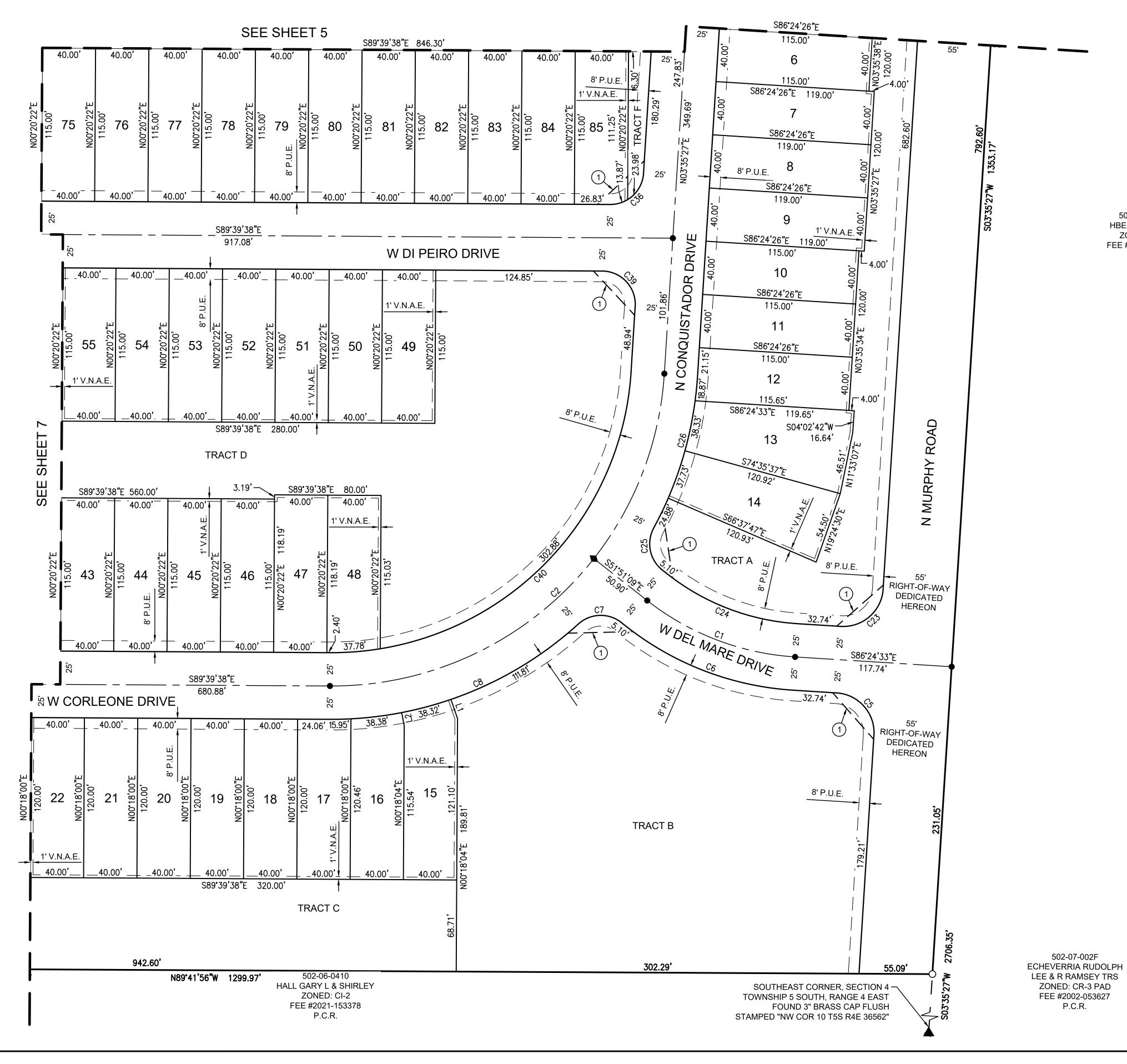




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		FINAL PLAT	MARICOPA 40 CITY OF MARICOPA, ARIZONA
40' 20' 0 40' SCALE: 1" = 40' SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT	5 SHEET 7 CVL Contact: P. FROEHLICH CVL Project #: 1-01-0370101 © 2022 Coe & Van Loo Consultants, Inc. All rights reserved to reproduction in any format		

- EAST 1/4 CORNER, SECTION 4 TOWNSHIP 5 SOUTH, RANGE 4 EAST FOUND COTTON PICKER SPINDLE, NO ID

> 50207002T HBE FARMS LLC ZONED: GR FEE #2007-103898 P.C.R.



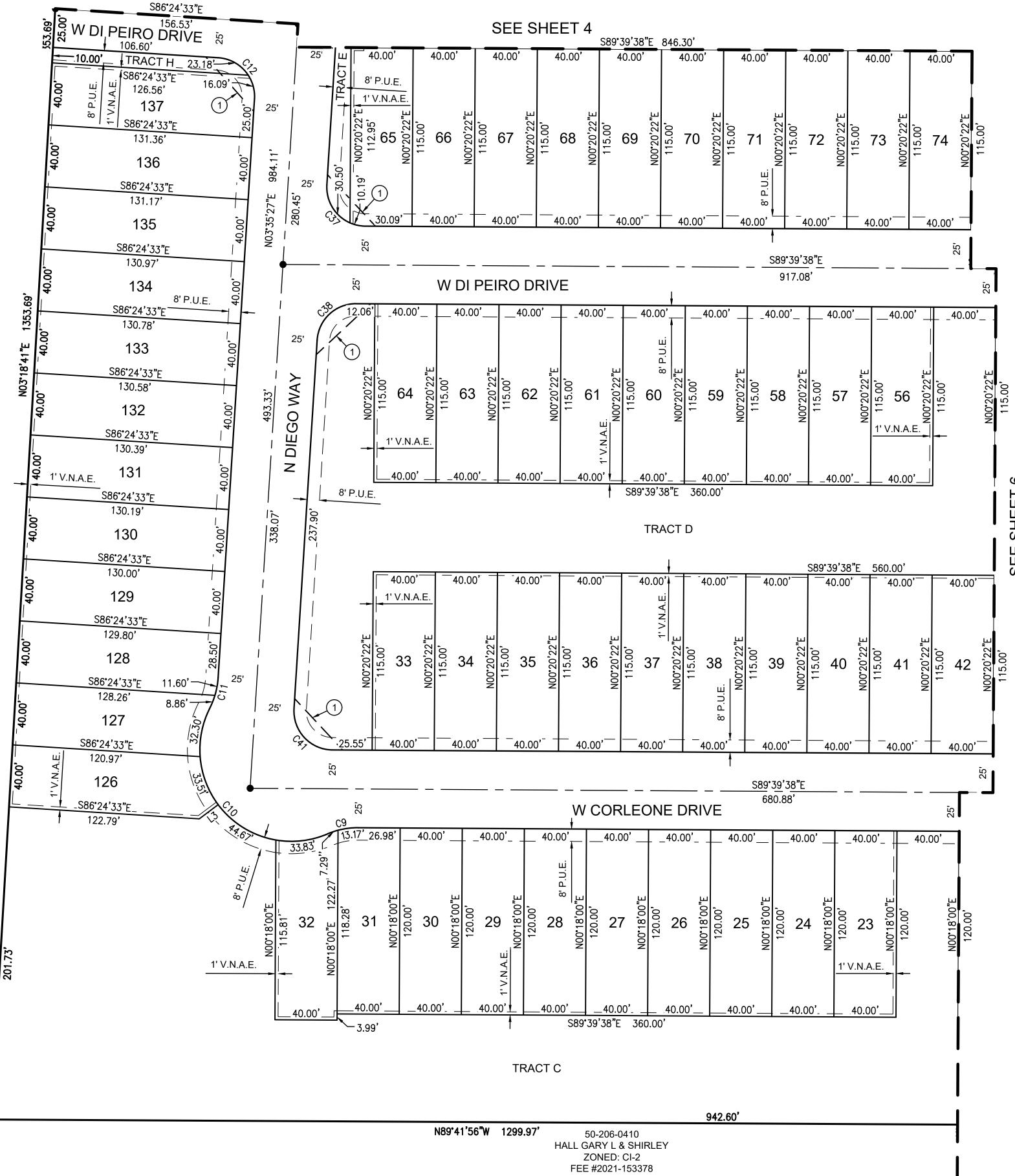
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	ON		Coe	
		FINAL PLAT	MARICOPA 40 CITY OF MARICOPA, ARIZONA	
40' 20' 0 40' $40' 20' 0 40'$ $5CALE: 1" = 40'$ SEE SHEET 1 FOR LEGEND, SHEET 2 FOR CURVE TABLE AND LOT	6 SHEET 7 CVL Contact: P. FROEHLICH CVL Project #: 1-01-0370101			
AREA TABLE AND SHEET 3 FOR LEGAL DESCRIPTION AND KEY MAP			Loo Consultants, Inc. reserved to n in any format	

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By: Dominique Print Date: October 12, 2023 Filename: N:\01\0370101\CADD\Parce\DS.M40.FPLAT.04.dwg

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> 50-206-0400 HALL GARY L & SHIRLEY 2021-153378 ZONED: CI-2 FEE #2021-153378 P.C.R.



P.C.R.

