FINAL PLAT FOR

THE TRAILS PHASE 1A

DEDICATION
STATE OF ARIZONA } SS
COUNTY OF PINAL }
KNOW ALL MEN BY THESE PRESENTS:
THAT CSWR121 TORTOSA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE TRAILS PHASE 1A", SITUATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME OR LETTER GIVEN TO IT RESPECTIVELY.
THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE TRAILS COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.
 TRACTS "A" THROUGH "P" INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
A DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL OF TRACTS "A", "C", "I", "N".
EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT. OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES

	CSWR121 TORTOSA LLC, WARRANTS AND REPRESENTS TO THE CITY OF MARICOPA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE PINAL COUNTY RECORDER'S OFFICE OR WHICH CSWR121 TORTOSA LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.
CONTRACTOR DESCRIPTION OF THE PERSON OF THE	IN WITNESS WHEREOF:
	CSWR121 TORTOSA LLC, AN ARIZONA LIMITED LIABILITY COMPANY. AS OWNER, HAS HERETO CAUSED ITS NAME TO

ı	BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE	THIS
	DAY OF , 2019.	
	CSWR121 TORTOSA LLC, AN ARIZONA LIMITED LIABILITY COMPANY.	
	BY:	
	ITS: AUTHORIZED REPRESENTATIVE	

ACKNOWLEDGMENT
STATE OF ARIZONA }
SS COUNTY OF PINAL }
ON THIS DAY OF, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED
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.

MT COMMISSION	EXPIRES:	 20

CERTIFICATE OF ASSURED WATER SUPPLY THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER 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 WILL SERVE LETTER FROM GLOBAL WATER, DWR FILE NO. 56-001355.0000, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

PROVISION FOR SANITARY SEWER SERVICE

GLOBAL WATER HAS AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

	BY:
DATE DATE DATE DATE	UTILITY PROVIDERS

SHOWN HEREON.

NOTARY PUBLIC

JIILIIY	PROVIDERS
ELEPHONE	CENTURY LINK
ABLE TV	CENTURY LINK
LECTRIC	ELECTRIC DISTRICT #3
AS	SOUTHWEST GAS CÖM
EWER	GLOBAL WATER
/ATER	GLOBAL WATER
OLICE	CITY OF MARICOPA
IRE	CITY OF MARICOPA
EFUSE	WASTE MANAGEMENT

TRACT B	1,090	0.005	
	1,030	0.025	LANDSCAPE
TRACT C	22,730	0.522	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT D	2,100	0.048	LANDSCAPE
TRACT E	861	0.020	LANDSCAPE
TRACT F	2,180	0.050	LANDSCAPE
TRACT G	2,181	0.050	LANDSCAPE
TRACT H	2,406	0.055	LANDSCAPE
TRACT I	7,200	0.165	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT J	2,180	0.050	LANDSCAPE
TRACT K	2,180	0.050	LANDSCAPE
TRACT L	1,100	0.025	LANDSCAPE
TRACT M	1,100	0.025	LANDSCAPE
TRACT 0	1,090	0.025	LANDSCAPE
TRACT P	1,090	0.025	LANDSCAPE
	RIGHT-0	F-WAY AREA,	/USE TABLE

TRACT AREA/USE TABLE

USE

LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES

AREA (ACRE)

PARCEL #

TRACT A

MURPHY ROAD

RIGHT-OF-WAY

AREA (SQ.FT.)

261,794

		PAR	RK TRACT TABLE
PARCEL #	AREA (SQ.FT.)	AREA (ACRE)	USE
TRACT N	200,724	4.608	LANDSCAPE, DRAINAGE, SIDEWALK, UTILITIES, RECREATION

USE

PUBLIC ROAD

PUBLIC ROAD & STREETS

RATIFICATION AND APPROVAL OF PLAT STATE

STATE OF ARIZONA	} } SS
COUNTY OF PINAL	}
IN WITNESS WHERE OF:	

AREA (SQ.FT.) | AREA (ACRE)

1.956

85,220

THAT THE TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "THE TRAILS PHASE 1A" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, THE TRAILS COMMUNITY ASSOCIATION UNDERSIGNED, DULY AUTHORIZED OFFICER THIS	I, HAS CAUSED ITS NAME TO BE AFFIXED BY THE DAY OF, 2019.
THE TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PR	ROFIT CORPORATION

BY:	

STATE OF ARIZONA	}
COUNTY OF PINAL	} SS }

F	FOREGOING	INSTRUMENT	WAS	EXECUTED	REFORE	ME	THE	UNDERSIGNED	NOTADY	DUDUC
-	ONLOGINO	IIIO IIIO WEITI	11/10	LVECO IED	DLI OIL	WIL,	1111	CINDENSIGNED	IMMIUNI	rudlic,
IS				. DAY	OF					2019.

3Y						THE			
F	THE	TRAILS	COMMUNITY	ASSOCIATION,	AN	ARIZONA	NON-PROFIT	CORPORATION,	

MY	COMMISSION	EXPIRES:	

NOTARY PUBLIC

A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 2. 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.
- 3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- 4. 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 TRAILS COMMUNITY ASSOCIATION. THE TRAILS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 6. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 7. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF CONSTRUCTION.
- 8. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
- 9. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS. NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- 10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 11. THE VOLKSWAGEN PROVING GROUNDS IS LOCATED IMMEDIATELY EAST OF THE TRAILS PHASE 1A, ON THE EAST SIDE OF MURPHY ROAD. THE TRAILS PHASE 1A IS SUBJECT TO VEHICLE NOISE AND DUST FROM OPERATIONS AT THE VOLKSWAGEN PROVING GROUNDS, WHICH MAY TAKE PLACE 24 HOURS A DAY, 7 DAYS A WEEK.
- 12. COVENANTS, CODES AND RESTRICTIONS FOR "THE TRAILS PHASE 1A" MARICOPA, ARIZONA ARE RECORDED IN _, PINAL COUNTY RECORDS

APPROVALS	
APPROVED:	
DEVELOPMENT SERVICES DIRECTOR CITY OF MARICOPA, ARIZONA	DATE
APPROVED:	
CITY ENGINEER CITY OF MARICOPA, ARIZONA	DATE
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DAY	′ OF, 2019
BY:	DATE
ATTEST:CITY CLERK	DATE

STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET______SLIDE

PINAL COUNTY RECORDER

__ DEPUTY

REQUEST OF: CITY OF MARICOPA

WITNESS MY HAND AND OFFICIAL SEAL.

SHEET	INDEX
SHEET	INDEA

- 1 COVER, NOTES, TRACT AREA/USE TABLE
- 2 SHEET LAYOUT
- 3 CURVE/LINE DATA, DETAILS
- 4-8 PLAT MAP

COUNTY SEAL

	towerd in Programme 1 to 1 t	MURPHY ROAD
+	BOWLIN ROAD	
	VICINITY MAP SECTION 28, T4S, R4E NOT TO SCALE	

OWNER

CSWR121 TORTOSA LLC. AN ARIZONA LIMITED LIABILITY COMPANY 7001 N. SCOTTSDALE ROAD SUITE 1015 SCOTTSDALE, AZ 85253 TEL: (602) 315-2600 CONTACT: STEPHANIE CRERIE

HONEYCUTT ROAD

ENGINEER/SURVEYOR

HOSKIN RYAN CONSULTANTS, INC 5050 N. 40TH STREET, SUITE 100 PHOENIX, AZ 85018 TEL: (602) 252-8384 FAX: (602) 252-8385 CONTACT: THOMAS E. GRANILLO, RLS

ZONING

SETBACKS FOR LOTS SHOWN HEREON ARE SUBJECT TO CITY OF MARICOPA REGULATIONS FOR ZONING CR-3, (SINGLE FAMILY) PAD - PINAL COUNTY CASE PZ-PD-022-2003.

FLOOD ZONE INFORMATION

THE PROJECT SITE IS WITHIN FLOOD ZONE "X", (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE MAPS, MAP NUMBER 04021C0765F, REVISED DATED JUNE 16, 2014.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN. BEARING IS SOUTH 1'48'47" EAST, PER (R1)

ASSURANCE STATEMENT

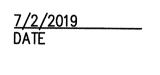
ASSURANCE IN THE FORM OF A ISSUED FROM IN THE AMOUNT OF \$ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

SURVEYOR'S CERTIFICATION

I, THOMAS E. GRANILLO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF EIGHT (8) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.



ARIZONA REGISTERED LAND SURVEYOR REGISTRATION 55545 HOSKIN RYAN CONSULTANTS, INC. PHOENIX, AZ 85018





FINAL PLAT THE TRAILS PHASE 1A

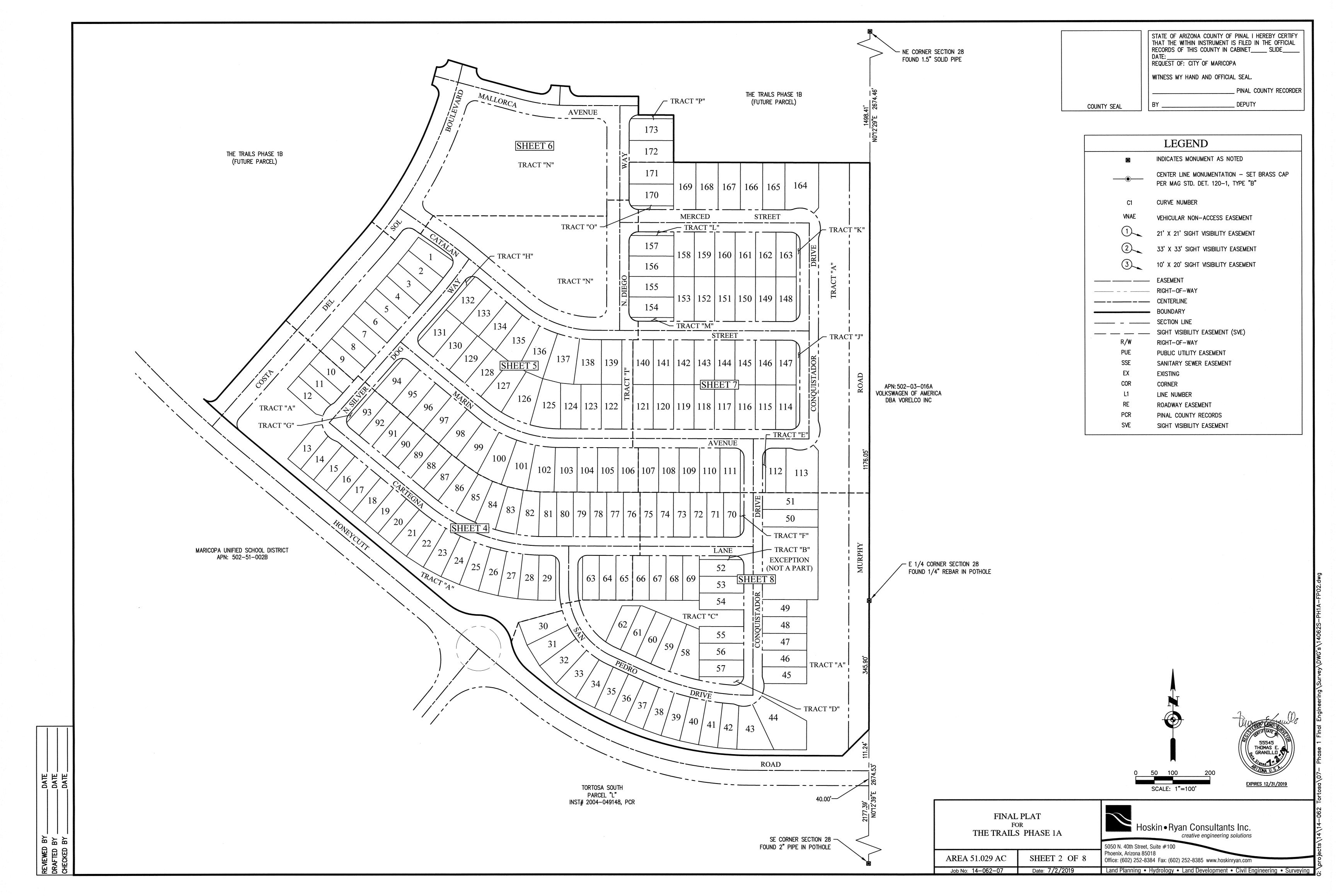
AREA 51.029 AC

Hoskin • Ryan Consultants Inc. creative engineering solutions

5050 N. 40th Street. Suite #100

Phoenix, Arizona 85018

SHEET 1 OF 8 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com Job No: 14-062-07 Date: 7/2/2019 Land Planning • Hydrology • Land Development • Civil Engineering • Surveying



CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARIN
C1	1,100.00'	29*00'56"	557.06'	551.12	N27°00'44"E
C2	500.00'	14'54'19"	130.07	129.71	S82°20'22"E
C3	300.00'	39°30'17"	206.85	202.77	S70°02'22"E
C4	1,000.00'	5*02'10"	87.90'	87.87	N52'48'19"W
C5	1,330.00	6*36'45"	153.49'	153.41	N3812'49"E
C6	325.00'	39 ° 30'17"	224.08'	219.67	S70°02'22"E
C7	670.00'	24*29'21"	286.37	284.19	S77°32'50"E
C8	200.00'	65*30'39"	228.68'	216.42	S32*32'50"E
C9	500.00'	39 ° 30 ' 17"	344.74	337.96	S70°02'22"E
C10	25.00'	9116'08"	39.82'	35.74	N4°06'52"W
C11	25.00'	87*32'25"	38.20'	34.59	N80°54'24"E
C12	25.00'	87*02'52"	37.98'	34.43	N11°47'58"W
C13	25.00'	87*02'52"	37.98'	34.43	N61°35'21"E
C14	25.00'	90°00'00"	39.27	35.36	S44°47'31"E
C15	25.00'	90°00'00"	39.27	35.36	S45°12'29"W
C16	25.00'	90°00'00"	39.27	35.36	S44°47'31"E
C17	25.00'	90°00'00"	39.27	35.36	S45*12'29"W
C18	25.00'	90'00'00"	39.27	35.36	N44'47'31"W
C19	25.00'	20'21'51"	8.89'	8.84	S80°01'34"W
C20	55.00'	130*43'42"	125.49'	99.99	N44'47'31"W
C21	25.00'	20°21'51"	8.89'	8.84	N10°23'24"E
C22	25.00'	90'00'00"	39.27	35.36	N4512'29"E
C23	25.00'	90°00'00"	39.27	35.36	N44°47'31"W
C24	25.00'	90°00'00"	39.27	35.36	S44°47'31"E
C25	25.00'	90°00'00"	39.27'	35.36	S45"12'29"W
C26	25.00'	92°33'03"	40.38'	36.13	S83°26'15"W
C27	25.00'	89'03'54"	38.86'	35.07	N7°32'56"W
C28	25.00'	91°48'26"	40.06'	35.91	S4°23'01"E
C29	25.00'	88"11'34"	38.48'	34.79	S85*36'59"W
C30	25.00'	90°00'00"	39.27	35.36	N45°12'29"E
C31	25.00'	20°21'51"	8.89'	8.84	N9°58'26"W
C32	55.00'	130°43'42"	125.49'	99.99	N45°12'29"E
C33	25.00'	20°21'51"	8.89'	8.84	S79*36'36"E
C34	25.00'	90'00'00"	39.27	35.36	S45"12'29"W
C35	25.00'	90.00,00,	39.27	35.36	N44°47'31"W
C36	25.00'	90°00'00"	39.27	35.36	N45°12'29"E
C37	25.00'	90°00'00"	39.27'	35.36	N44*47'31"W
C38	25.00'	94°01'18"	41.02'	36.57	N47°13'08"E
C39	25.00'	20°21'43"	8.88	8.84	N9*58'22"W
C40	55.00'	133°34'06"	128.21'	101.09	N46'37'49"E
C41	25.00'	1913'26"	8.39'	8.35	S76¶1'51"E
C42	25.00'	90'00'00"	39.27	35.36	S45°12'29"W
C43	25.00'	90'00'00"	39.27	35.36	N44*47'31"W
C44	25.00'	91°48'26"	40.06	35.91	S4°23'01"E
C45	25.00'	20°21'43"	8.88	8.84	S60°28'05"E
C46	55.00'	132'31'51"	127.22'	100.69	S4°23'01"E
C47	25.00'	20°21'43"	8.88'	8.84	S51°42'03"W
C48	2,960.00'	3*04'34"	158.92'	158.90	N48°44'57"W
C49	25.00'	91"16'08"	39.82'	35.74	N87°09'16"E
C50	1,060.00'	23'38'16"	437.31'	434.22	N29°42'04"E
C51	25.00'	92*46'08"	40.48'	36.20	S28*30'08"E
C52	25.00'	92*46'08"	40.48'	36.20	N58'43'43"E
C53	25.00'	87*32'25"	38.20'	34.59	S31°07'00"E
C54	475.00'	5*49'49"	48.33'	48.31	S77*48'07"E
C55	25.00'	96*22'46"	42.05'	37.27	N51°05'36"E
C56	25.00'	92'41'44"	40.45	36.18	S43*26'39"E
C57	910.00'	39'30'36"	627.52'	615.16	N70°02'32"W
C58	130.00'	39°24'02"	89.40'	87.65	N30°35'13"W
C59	90.00'	78°48'04"	123.78'	114,25	N50 33 13 W N50 17'14"W
200	30.00	, ∪ ¬∪ ∪ 1	120.70	117,20	1100 17 14 W

	CURVE DATA								
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING				
C61	950.00'	39°30'36"	655.10	642.20	S70°02'32"E				
C62	3,000.00'	17*59'12"	941.78'	937.91	S41°17'38"E				
C63	1,140.00	4*23'00"	87.22'	87.19	N39°19'42"E				
C64	1,140.00	13'39'33"	271.77	271.13	N24°53'42"E				
C65	535.00'	14*54'19"	139.18'	138.78	S82°20'22"E				
C66	265.00'	39°30'17"	182.71	179.12	N70°02'22"W				
C67	325.00'	39°30'17"	224.08'	219.67	S70°02'22"E				
C68	1,035.00	5°02'10"	90.97	90.94	N52°48'19"W				
C69	975.00'	3°14'31"	55.17	55.16	S53°42'08"E				
C70	300.00'	39*30'17"	206.85	202.77	S70°02'22"E				
C71	350.00'	39°30'17"	241.32'	236.57	S70°02'22"E				
C72	475.00'	39 ° 30'17"	327.51'	321.06	S70°02'22"E				
C73	525.00'	39°30'17"	361.98'	354.85	S70°02'22"E				
C74	225.00'	65°30'39"	257.26'	243.47	S32°32'50"E				
C75	175.00'	65°30'39"	200.09	189.37	S32°32'50"E				
C76	645.00'	20°28'03"	230.41'	229.19	S75*32'12"E				
C77	695.00'	20°30'24"	248.75	247.42	S75°33'22"E				
C78	1,305.00	4*32'11"	103.32'	103.30	N39°15'06"E				
C79	1,355.00	4°21'28"	103.06'	103.04	N39°20'28"E				

LINE DATA						
LINE	LENGTH	DIRECTION				
L1	6.52	S89°47'31"E				
L1	6.52	S89°47'31"E				
L2	10.00	N0°12'29"E				
L3	20.00	N42°01'06"E				
L4	10.00	S012'29"W				
L5	10.00	S012'29"W				
L6 20.00		N41°36'08"W				
L7	8.00	S89°47'31"E				
L8	10.00	N0°12'29"E				
L9	9.48	N0°12'29"E				
L10	16.63	S89°03'16"E				
L11	20.00	S81°46'34"W				
L12	20.00	S73°43'36"E				
L13	30.10	N5017'14"W				
L14	10.83	N45°00'00"E				
L15	7.15	N45°00'00"E				

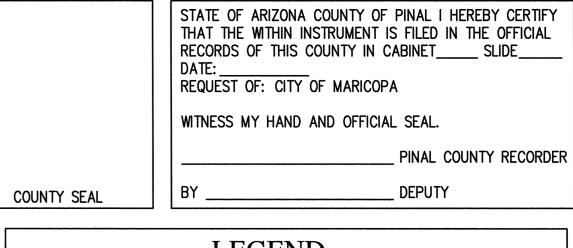
	LOT AREA TA	ABLE		LOT AREA TABLE		
LOT #	AREA (SQ.FT.)	AREA (ACRE)		LOT #	AREA (SQ.FT.)	AREA (ACRE)
1	5,808	0.133		61	5,970	0.137
2	5,673	0.130		62	5,362	0.123
3	5,505	0.126		63	5,386	0.124
4	5,400	0.124		64	5,400	0.124
5	5,400	0.124		65	5,400	0.124
6	5,400	0.124		66	5,400	0.124
7	5,400	0.124		67	5,400	0.124
8	5,400	0.124		68	5,400	0.124
9	5,400	0.124		69	5,400	0.124
10	5,400	0.124		70	5,376	0.123
11	5,380	0.124		71	5,400	0.124
12	5,190	0.119		72	5,400	0.124
13	5,474	0.126		73	5,400	0.124
14	5,341	0.123		74	5,400	0.124
15	5,445	0.125		75	5,400	0.124
16	5,445	0.125		76	5,400	0.124
17	5,445	0.125		77	5,400	0.124
18	5,445	0.125		78	5,400	0.124
19	5,445	0.125		79	5,400	0.124
20	5,445	0.125		80	5,400	0.124
21	5,868	0.135		81	5,610	0.124
22	5,913	0.136		82	6,393	0.147
23	5,913	0.136		83	6,079	0.140
24	5,913	0.136		84	6,079	0.140
25	5,913	0.136		85	6,079	0.140
26	5,913	0.136		86	6,101	0.140
27	5,913	0.136		87	5,759	0.140
28	5,913	0.136		88	5,400	0.132
29	5,587	0.128		89	5,400	0.124
30	6,528	0.150	·	90	5,400	
31	6,528	0.150		91	5,400	0.124
32	6,528	0.150		92	5,400	0.124 0.124
33	6,495	0.149		93	5,543	
34	6,075	0.139		94	6,738	0.127
35	5,449	0.139		95	6,600	0.155
36	5,449			96	6,600	0.152
37	5,794	0.125				0.152
		0.133		97	6,600	0.152
38	5,783 5,783	0.133		98	6,879	0.158
39		0.133		99	7,507	0.172
40	5,783 5,804	0.133		100	7,781	0.179
41		0.133		101	7,768	0.178
42	5,790 8 157	0.133		102	7,824	0.180
43	8,157 13 217	0.187		103	7,239	0.166
44	13,217	0.303		104	6,600	0.152
45	5,352	0.123		105	6,600	0.152
46	5,400	0.124		106	6,600	0.152
47	5,400	0.124		107	6,600	0.152
48	5,400	0.124		108	6,600	0.152
49	5,520	0.127		109	6,600	0.152
50	7,050	0.162		110	6,600	0.152
51	6,750	0.155		111	6,576	0.151
52	5,376	0.123		112	6,564	0.151
53	5,400	0.124		113	10,360	0.238
54	5,400	0.124		114	6,576	0.151
55	5,400	0.124		115	6,600	0.152
56	5,400	0.124		116	6,600	0.152
57	5,400	0.124		117	6,600	0.152
58	7,989	0.183		118	6,600	0.152
59	6,736	0.155		119	6,600	0.152

6,600

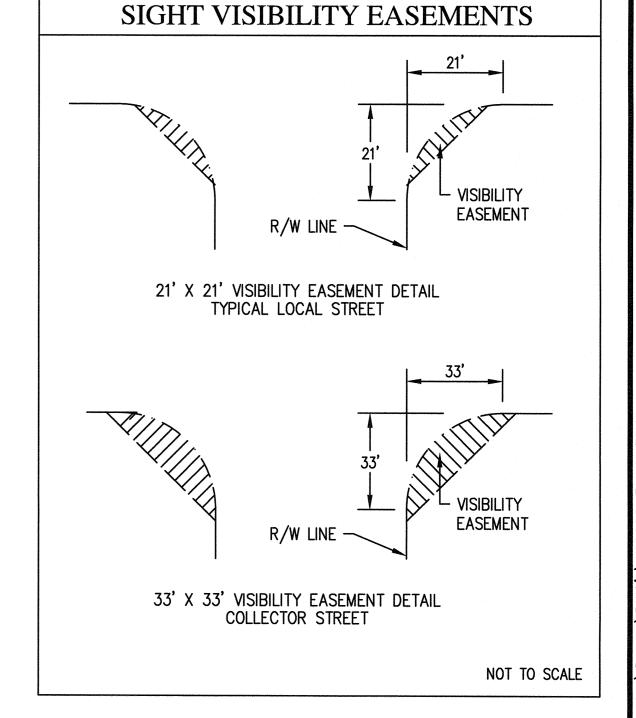
0.152

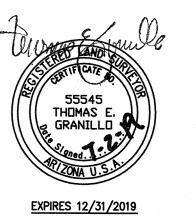
120

	LOT AREA TA	ABLE		-	LOT AREA TA	ABLE
#	AREA (SQ.FT.)	AREA (ACRE)	-	LOT #	AREA (SQ.FT.)	AREA
	5,970	0.137	-	121	6,600	0.1
)	5,362	0.123	-	122	6,600	0.1
,	5,386	0.124		123	6,600	0.1
	5,400	0.124	-	124	6,658	0.1
j	5,400	0.124	-	125	8,417	0.1
;	5,400	0.124	-	126	8,588	0.1
,	5,400	0.124	-	127	7,607	0.1
}	5,400	0.124	-	128	6,761	0.1
)	5,400	0.124	-	129	6,600	0.1
)	5,376	0.123	-	130	6,600	0.1
	5,400	0.124		131	6,745	0.1
)	5,400	0.124	-	132	6,752	0.
3	5,400	0.124		133	6,600	0.1
	5,400	0.124	-	134	6,814	0.
<u> </u>	5,400	0.124	 	135	8,040	0.
;	5,400	0.124		136	7,885	0.
,	5,400	0.124	-	137	9,166	0.:
}	5,400	0.124	-	138	8,081	0.
)	5,400	0.124	-	139	6,600	0.1
)	5,400	0.124	-	140	6,600	0.1
	5,610	0.129	ŀ	141	6,600	0.
)	6,393	0.147		142	6,600	0.1
	6,079	0.140	-	143	6,600	0.1
	6,079	0.140	-	144	6,600	0.1
<u> </u>	6,079	0.140	-	145	6,600	0.1
}	6,101	0.140	-	146	6,600	0.1
,	5,759	0.132	-	147	6,576	0.
}	5,400	0.124	 	148	6,576	0.
)	5,400	0.124	-	149	6,600	0.1
	5,400	0.124	-	150	6,600	0.1
	5,400	0.124	-	151	6,600	0.1
,	5,400	0.124	-	152	6,600	0.1
	5,543	0.127	-	153	6,600	
	6,738	0.127	-	154	6,631	0.1
	6,600	0.152	-	155	6,655	0.1
	6,600	0.152		156	6,655	0.1
,	6,600	0.152	-	157	6,631	0.1
	6,879	0.158	-	158	6,600	
	7,507	0.172	-	159	6,600	0.1
)	7,781	0.172	-	160	6,600	0.1
,	7,768	0.178	-	161	6,600	0.1
' }	7,700		-			0.1
2	7,824	0.180	-	162	6,600 6,576	0.1
) 			-	163		0.
5	6,600	0.152	-	164	7.616	0.2
	6,600	0.152	-	165	7,616	0.1
7	6,600	0.152	_	166	7,616	0.1
	6,600	0.152	-	167	7,616	0.1
3	6,600	0.152	-	168	7,616	0.1
	6,600	0.152		169	7,616	0.1
<u> </u>	6,600	0.152		170	6,993	0.
	6,576	0.151	-	171	7,016	0.
2	6,564	0.151		172	7,016	0.1
3	10,360	0.238		173	6,992	0.
	6,576	0.151				
5	6,600	0.152				
	6,600	0.152				
,	6,600	0.152				



LEGEND INDICATES MONUMENT AS NOTED CENTER LINE MONUMENTATION - SET BRASS CAP PER MAG STD. DET. 120-1, TYPE "B" CURVE NUMBER VEHICULAR NON-ACCESS EASEMENT 21' X 21' SIGHT VISIBILITY EASEMENT 33' X 33' SIGHT VISIBILITY EASEMENT 10' X 20' SIGHT VISIBILITY EASEMENT ——— EASEMENT ------ RIGHT-OF-WAY ————— CENTERLINE BOUNDARY _____ SECTION LINE ____ SIGHT VISIBILITY EASEMENT (SVE) RIGHT-OF-WAY PUBLIC UTILITY EASEMENT SANITARY SEWER EASEMENT **EXISTING** COR CORNER LINE NUMBER ROADWAY EASEMENT PINAL COUNTY RECORDS SIGHT VISIBILITY EASEMENT





FINAL PLAT THE TRAILS PHASE 1A

AREA (ACRE)

0.152

0.152

0.152

0.153

0.193

0.197

0.175

0.155

0.152

0.152

0.155

0.155

0.152

0.156

0.185

0.181

0.210

0.186

0.152

0.152

0.152

0.152

0.152

0.152

0.152

0.152

0.151

0.151

0.152

0.152

0.152

0.152

0.152

0.152

0.153

0.153

0.152

0.152

0.152

0.152

0.152

0.152

0.151

0.263

0.175

0.175

0.175

0.175

0.175

0.161

0.161

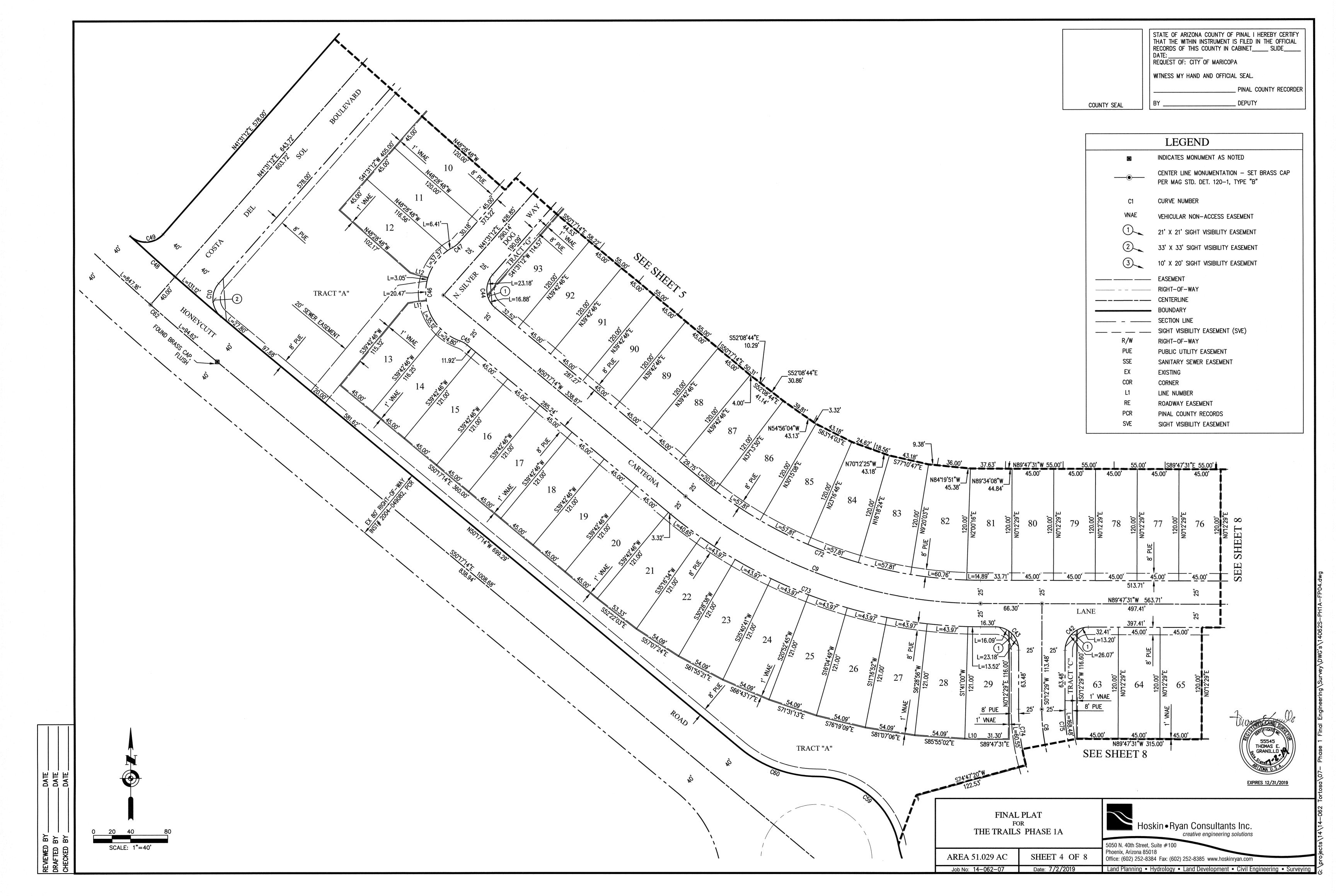
0.161

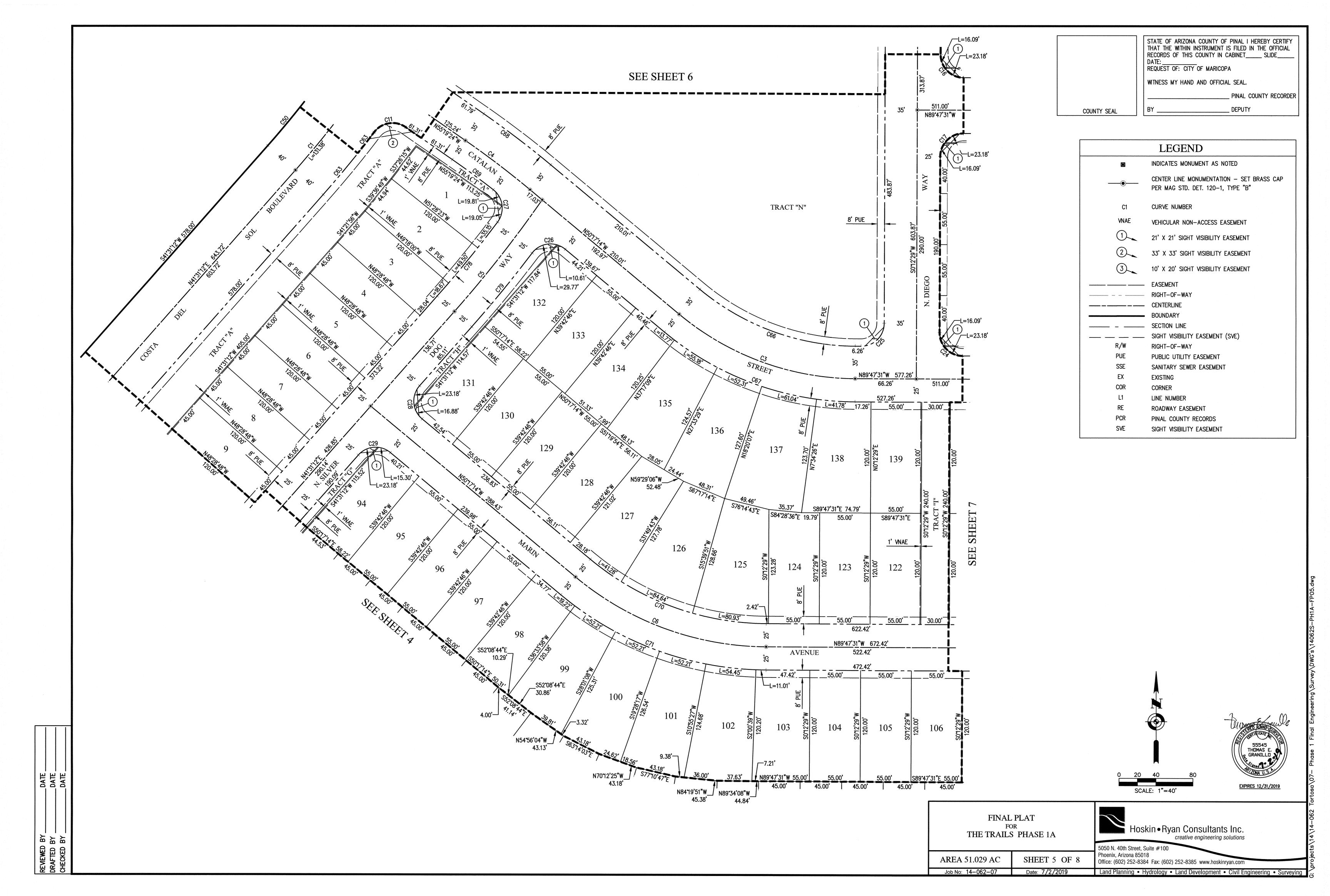
0.161

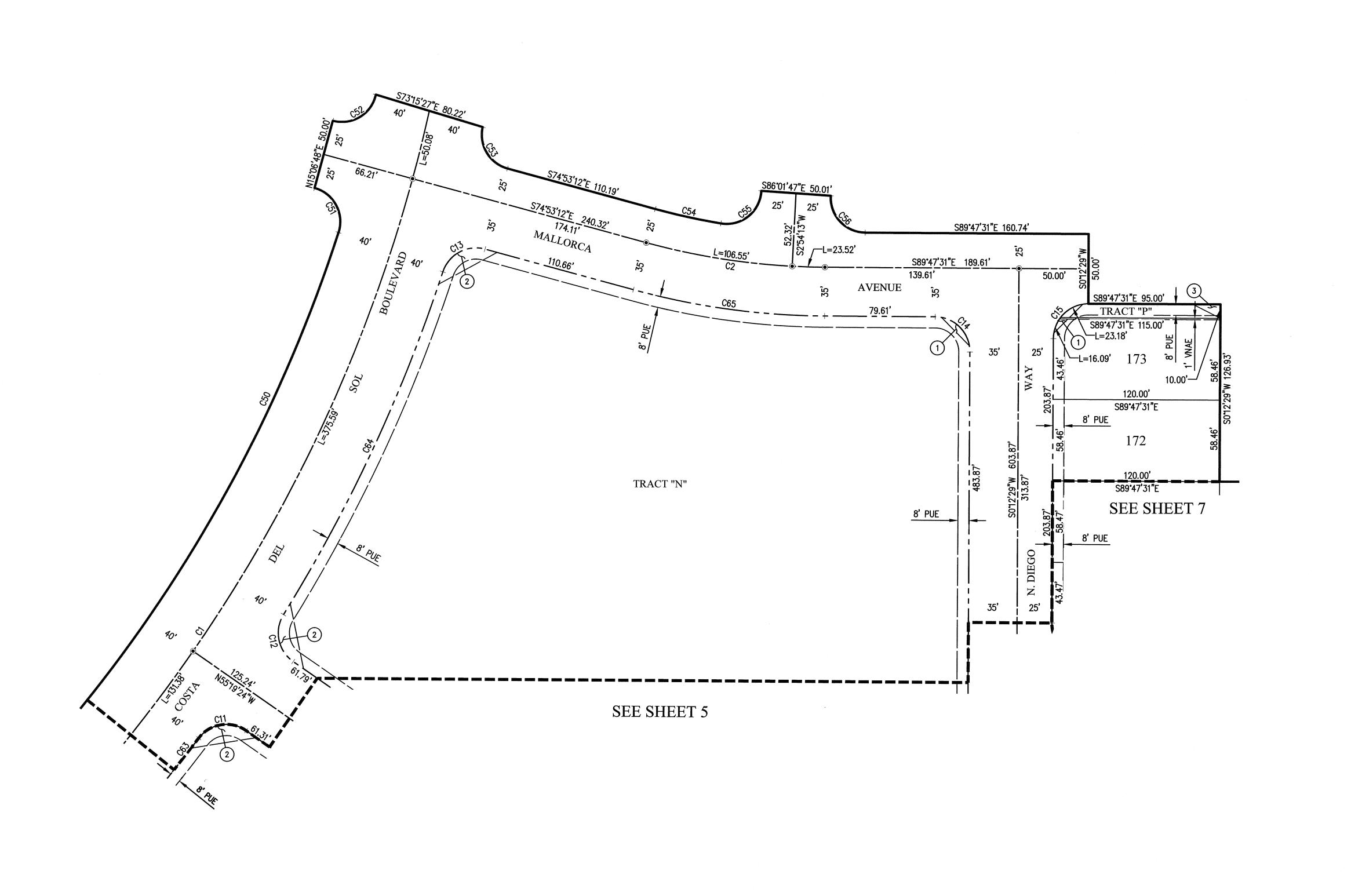
Hoskin • Ryan Consultants Inc. creative engineering solutions

5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018

AREA 51.029 AC SHEET 3 OF 8 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com Job No: 14-062-07 Date: 7/2/2019 Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

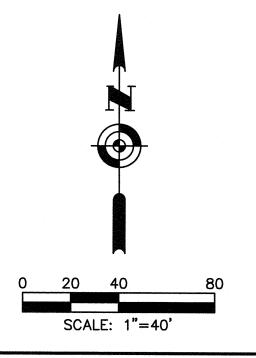






STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET_____ SLIDE_____ DATE: ______ REQUEST OF: CITY OF MARICOPA WITNESS MY HAND AND OFFICIAL SEAL. _ PINAL COUNTY RECORDER __ DEPUTY COUNTY SEAL

	LEGEND
O	INDICATES MONUMENT AS NOTED
	CENTER LINE MONUMENTATION — SET BRASS CAP PER MAG STD. DET. 120—1, TYPE "B"
C1	CURVE NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT
1	21' X 21' SIGHT VISIBILITY EASEMENT
2	33' X 33' SIGHT VISIBILITY EASEMENT
3	10' X 20' SIGHT VISIBILITY EASEMENT
	EASEMENT
	RIGHT-OF-WAY
	CENTERLINE
	BOUNDARY
	SECTION LINE
	SIGHT VISIBILITY EASEMENT (SVE)
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
EX	EXISTING
COR	CORNER
L1	LINE NUMBER
RE	ROADWAY EASEMENT
PCR	PINAL COUNTY RECORDS
SVE	SIGHT VISIBILITY EASEMENT





FINAL PLAT FOR THE TRAILS PHASE 1A

SHEET 6 OF 8

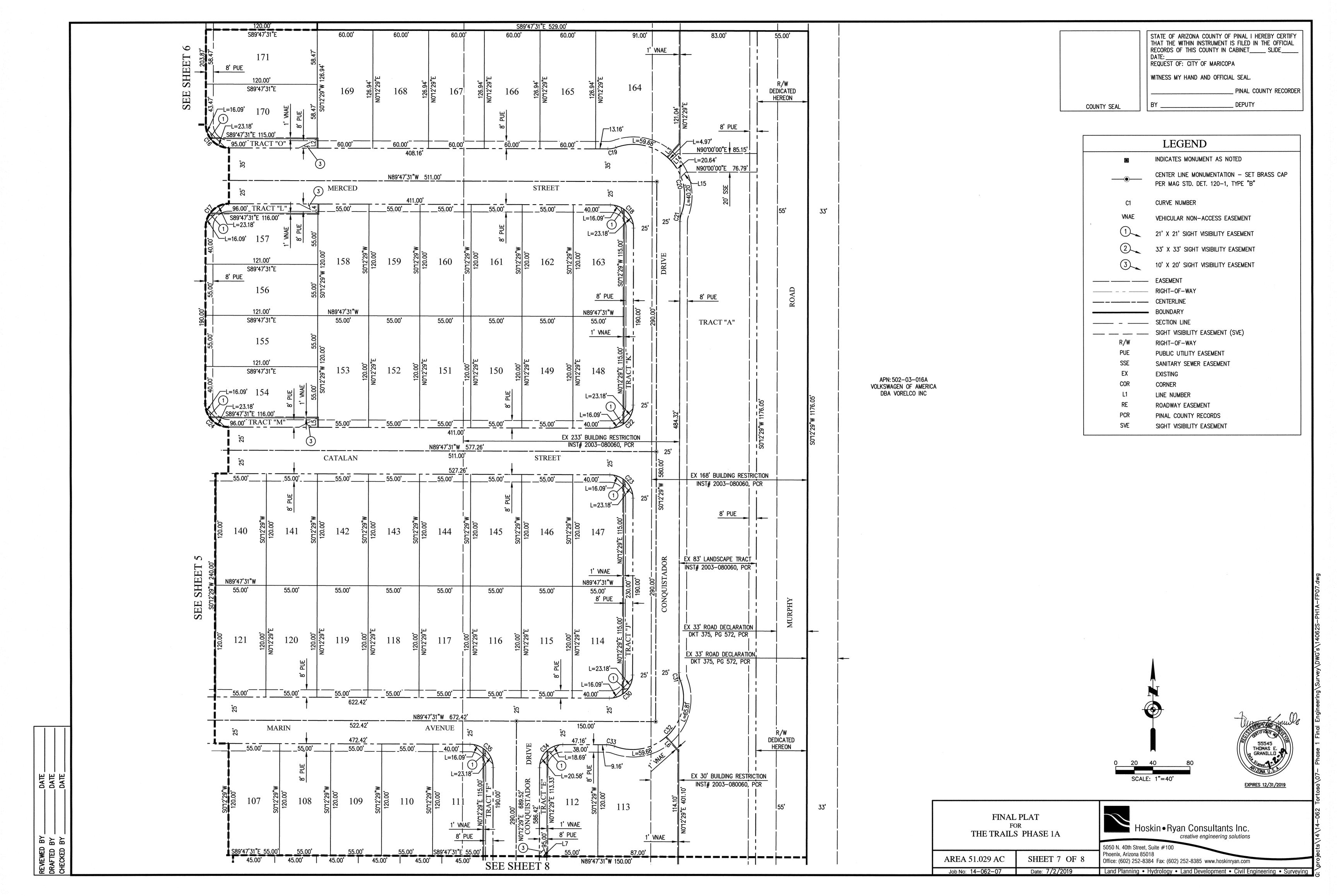
AREA 51.029 AC

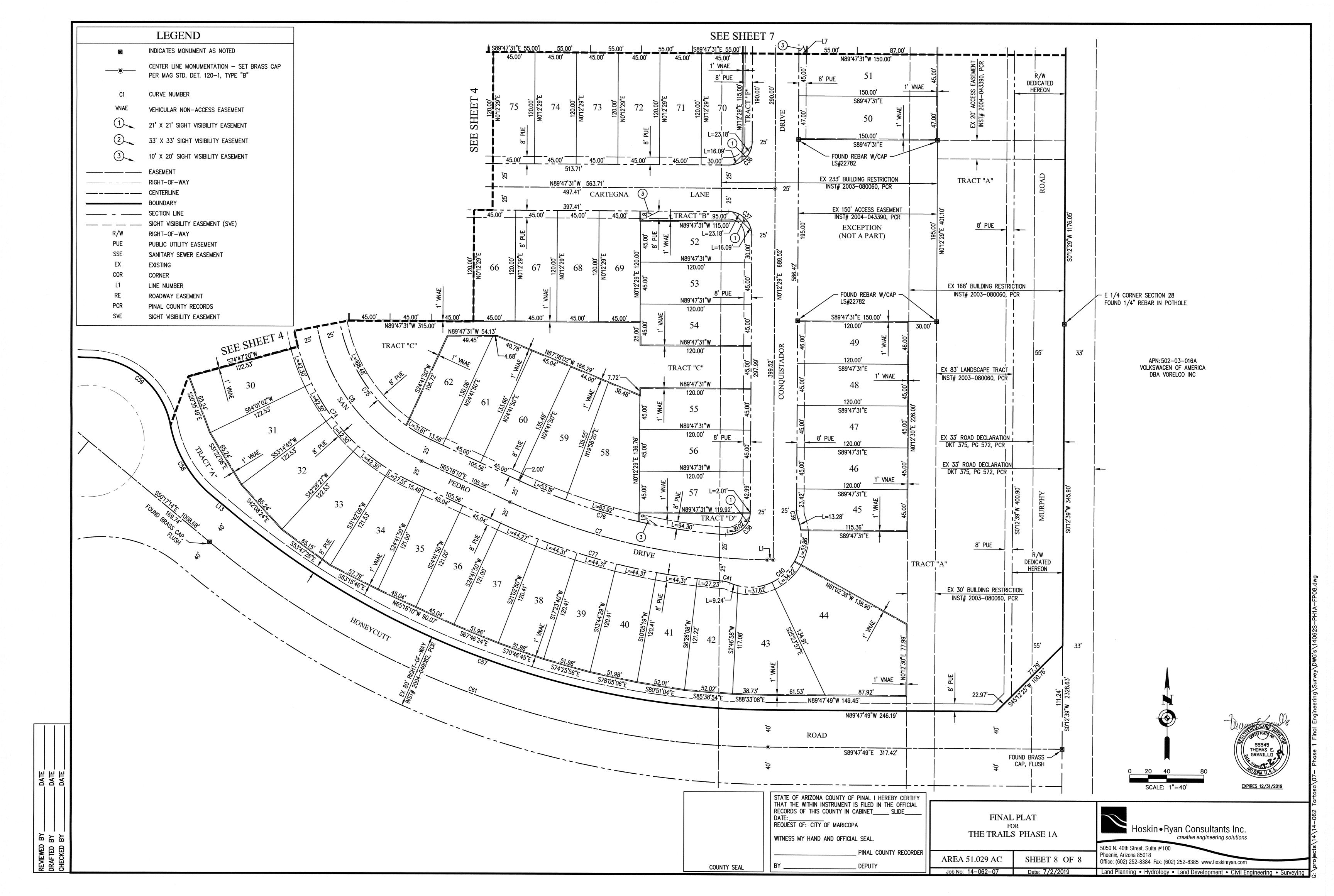
Job No: 14-062-07

Hoskin • Ryan Consultants Inc.

creative engineering solutions

5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com





STATE OF ARIZONA COUNTY OF PINAL THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

OF THE TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FINAL PLAT FOR

THE TRAILS PHASE 1B

A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

		TRACT ARE	A/USE TABLE
PARCEL #	AREA (SQ.FT.)	AREA (ACRE)	USE
TRACT A	72,926	1.674	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT AA	1,090	0.025	LANDSCAPE
TRACT BB	3,466	0.080	LANDSCAPE
TRACT CC	127,321	2.923	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT EE	1,487	0.034	LANDSCAPE
TRACT FF	2,514	0.058	LANDSCAPE
TRACT GG	7,200	0.165	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT HH	12,570	0.289	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT Q	2,180	0.050	LANDSCAPE
TRACT R	7,200	0.165	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT S	3,736	0.086	LANDSCAPE
TRACT T	63,872	1.466	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT U	3,637	0.084	LANDSCAPE
TRACT V	7,200	0.165	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT W	1,090	0.025	LANDSCAPE
TRACT X	3,600	0.083	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
TRACT Y	4,273	0.098	LANDSCAPE
TRACT Z	50,845	1.167	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES
	RIGH	IT-OF-WAY A	REA/USE TABLE

RI	IGHT-OF-WAY	AREA/USE TA	ABLE
PARCEL #	AREA (SQ.FT.)	AREA (ACRE)	USE
MURPHY ROAD	48,231	1.107	PUBLIC ROAD
RIGHT-OF-WAY (EAST)	243,100	5.581	PUBLIC ROADS & STREETS
RIGHT-OF-WAY (WEST)	196,554	4.512	PUBLIC ROADS & STREETS

		PARK TF	RACT TABLE
PARCEL #	AREA (SQ.FT.)	AREA (ACRE)	USE
TRACT DD	73,984	1.698	LANDSCAPE, DRAINAGE, SIDEWALK & UTILITIES

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER 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 WILL SERVE LETTER FROM GLOBAL WATER, DWR FILE NO. 56-001355.0000. A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

PROVISION FOR SANITARY SEWER SERVICE

GLOBAL WATER HAS AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY:	

UTILITY PROVIDERS

CENTURY LINK TELEPHONE ELECTRIC DISTRICT #3 ELECTRIC SOUTHWEST GAS COMPANY GAS CENTURY LINK CABLE TV GLOBAL WATER SEWER GLOBAL WATER WATER GLOBAL WATER RECLAIMED WATER CITY OF MARICOPA POLICE CITY OF MARICOPA FIRE WASTE MANAGEMENT REFUSE

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 2. 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.
- 3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- 4. 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 TRAILS COMMUNITY ASSOCIATION. THE TRAILS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 6. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 7. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF
- 8. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
- 9. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- 10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 11. THE VOLKSWAGEN PROVING GROUNDS IS LOCATED IMMEDIATELY EAST OF THE TRAILS PHASE 1B, ON THE EAST SIDE OF MURPHY ROAD. THE TRAILS PHASE 1B IS SUBJECT TO VEHICLE NOISE AND DUST FROM OPERATIONS AT THE VOLKSWAGEN PROVING GROUNDS, WHICH MAY TAKE PLACE 24 HOURS A DAY, 7 DAYS
- 12. COVENANTS, CODES AND RESTRICTIONS FOR "THE TRAILS PHASE 1B" MARICOPA, ARIZONA ARE RECORDED IN . PINAL COUNTY RECORDS

APPROVED:	
DEVELOPMENT SERVICES DIRECTOR CITY OF MARICOPA, ARIZONA	DATE
APPROVED:	
CITY ENGINEER CITY OF MARICOPA, ARIZONA	DATE
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DAY	OF, 2019.
BY:	DATE
ATTEST:	DATE

SHEET INDEX

- 1 COVER, NOTES, TRACT AREA/USE TABLE 2 - SHEET LAYOUT
- 3 CURVE/LINE DATA, DETAILS

APPROVALS

4-9 - PLAT MAP

COUNTY SEAL

STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET SLIDE
 DATE: REQUEST OF: CITY OF MARICOPA
WITNESS MY HAND AND OFFICIAL SEAL.
PINAL COUNTY RECORDER

FINAL PLAT THE TRAILS PHASE 1B



Hoskin • Ryan Consultants Inc.

5050 N. 40th Street, Suite #100

Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

Job No: 14-062-07

SHEET 1 OF 9 AREA 48.201 AC

Date: 7/2/2019

REGISTRATION 55545

PHOENIX, AZ 85018

HOSKIN RYAN CONSULTANTS, INC.

creative engineering solutions

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

BOWLIN ROAD VICINITY MAP

OWNER

CSWR121 TORTOSA LLC. AN ARIZONA LIMITED LIABILITY COMPANY 7001 N. SCOTTSDALE ROAD

HONEYCUTT ROAD

SUITE 1015 SCOTTSDALE, AZ 85253 TEL: (602) 315-2600 CONTACT: STEPHANIE CRERIE HOSKIN RYAN CONSULTANTS, INC 5050 N. 40TH STREET, SUITE 100 PHOENIX, AZ 85018

ENGINEER/SURVEYOR

TEL: (602) 252-8384 FAX: (602) 252-8385 CONTACT: THOMAS E. GRANILLO, RLS

ZONING

SETBACKS FOR LOTS SHOWN HEREON ARE SUBJECT TO CITY OF MARICOPA REGULATIONS FOR ZONING CR-3, (SINGLE FAMILY) PAD - PINAL COUNTY CASE PZ-PD-022-2003.

SECTION 28, T4S, R4E

NOT TO SCALE

FLOOD ZONE INFORMATION

THE PROJECT SITE IS WITHIN FLOOD ZONE "X", (UNSHADED) DEFINED AS AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE MAPS. MAP NUMBER 04021C0765F, REVISED DATED JUNE 16, 2014.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN. BEARING IS SOUTH 1'48'47" EAST, PER (R1)

ASSURANCE STATEMENT

ISSUED FROM ASSURANCE IN THE FORM OF A ___ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE IN THE AMOUNT OF \$ CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

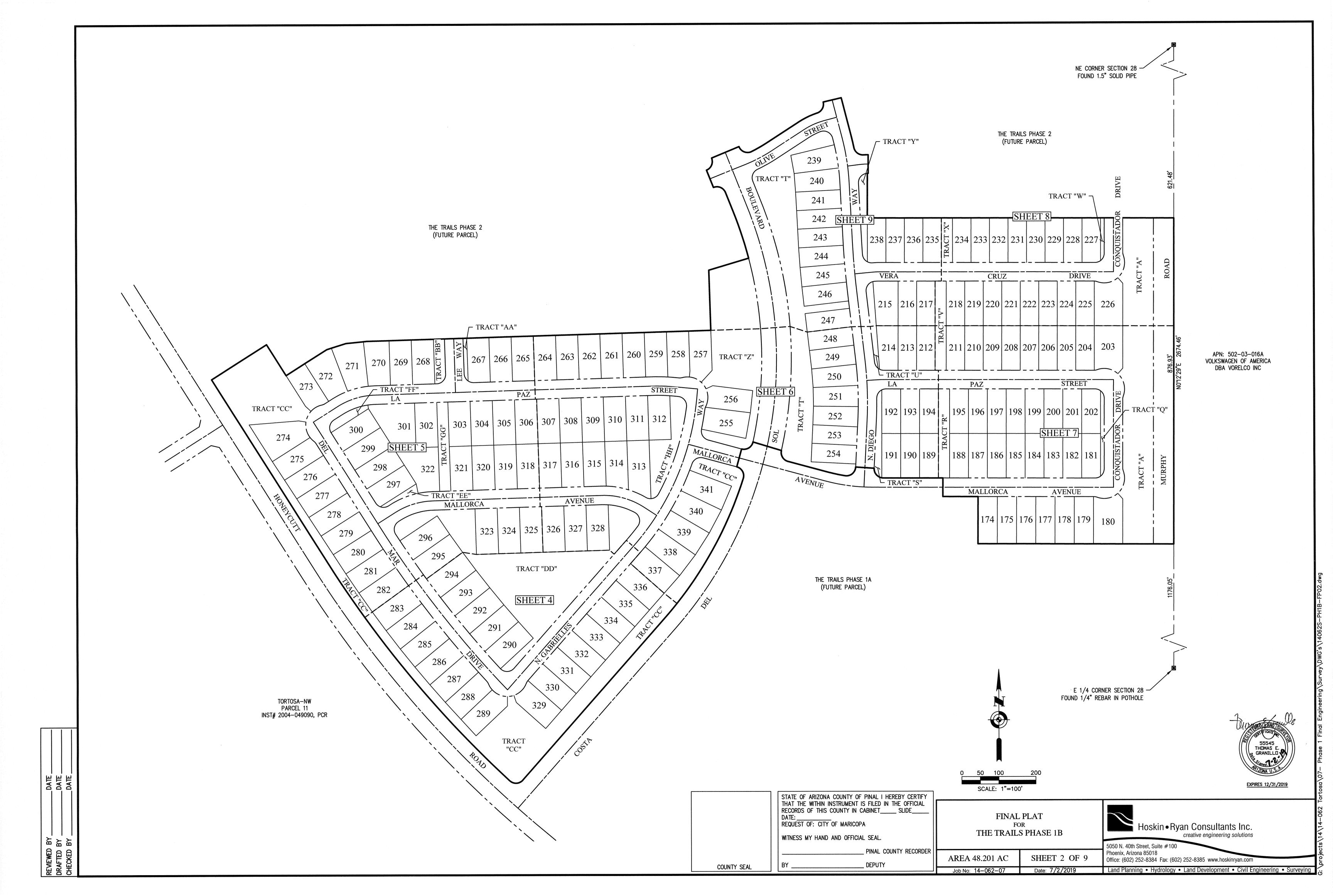
SURVEYOR'S CERTIFICATION

I, THOMAS E. GRANILLO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF NINE (9) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE: THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

THOMAS E. GRANILLO

ARIZONA REGISTERED LAND SURVEYOR

EXPIRES 12/31/2019



CURVE	RADIUS	DELTA	CURVE DA	CHORD LENGTH	CHORD BEARING
C1	1,100.00'	63°17'41"	1215.17	1154.32	N9*52'22"E
C2	400.00'	11'02'01"	77.03'	76.91	N62°42'31"E
C3	200.00'	18"16'51"	63.81	63.54	S66*19'56"W
C4	300.00'	1'21'11"	7.08'	7.08	S13*51'03"E
C5	600.00'	11'37'33"	121.74'	121.54	N8'42'52"W
C6	200.00'	7*25'39"	25.93'	25.91	S86 * 29'39"W
C7	200.00'	5*37'16"	19.62'	19.61	S87°23'51"W
C8	2,000.00'	3*46'20"	131.67'	131.65	S4°47'15"E
	1,000.00'	9'34'38"	167.16'	166.96	N1*53'06"W
C10	200.00'	3°30'16"	12.23'	12.23	S88°27'21"W
C11	500.00	14*54'19"	130.07	129.71	S82°20'22"E
C12	2,789.00'	11*24'58"	555.70	554.79	S38°00'31"E
		<u></u>	106.86	105.59	S73°00'20"W
C13	200.00'	30'36'43"			
C14	200.00'	34°38'02"	120.89'	119.06	N74°22'18"W
C15	200.00'	30°36′43″	106.86'	105.59	S73°00'20"W
C16	500.00'	7*09'51"	62.52'	62.48	N88°06'23"W
C17	25.00'	86°49'43"	37.89'	34.36	N21°38'23"E
C18	25.00'	96'43'38"	42.21'	37.37	S62°53'28"E
C19	25.00'	92'39'05"	40.43'	36.16	S43*25'27"W
C20	175.00'	0°27'30"	1.40'	1.40	S89*58'44"W
C21	25.00'	1°49'10"	0.79'	0.79	S88*50'24"W
C22	25.00'	90°00'00"	39.27'	35.36	N4512'29"E
C23	25.00'	20°21'51"	8.89'	8.84	N9*58'26"W
C24	55.00'	130°43'42"	125.49'	99.99	N4512'29"E
C25	25.00'	20°21'51"	8.89'	8.84	N79*36'36"W
C26	25.00'	90°56'49"	39.68'	35.65	S49*25'03"E
C27	25.00'	92°07'34"	40.20'	36.01	S39*23'22"W
C28	25.00'	83°47'55"	36.56'	33.39	S47*53'33"E
C29	25.00'	90°43'57"	39.59'	35.58	S44°50'31"W
C30	25.00'	90'00'00"	39.27	35.36	N44°47'31"W
C31	25.00'	20°21'51"	8.89'	8.84	N80°01'34"E
C32	55.00'	130°43'42"	125.49'	99.99	N44°47'31"W
C33	25.00'	20°21'51"	8.89'	8.84	N10°23'24"E
C34	25.00'	90,00,00	39.27	35.36	N45'12'29"E
C35	25.00'	20°21'51"	8.89'	8.84	N9*58'26"W
C36	55.00'	130'43'42"	125.49'	99.99	N45'12'29"E
C37	25.00'	20°21'51"	8.89'	8.84	S79*36'36"E
C38	25.00'	86°43'51"	37.84	34.33	N31°31'17"W
C39	25.00'	85*37'26"	37.36'	33.98	N6218'05"E
C40	25.00'	91°44'37"	40.03'	35.89	N74°25'44"E
C41	25.00'	98*52'59"	43.15'	37.99	S12*02'41"E
C42	25.00'	95*52'40"	41.83'	37.12	N89°28'54"E
C43	25.00'	20°21'51"	8.89'	8.84	N31°21'38"E
C44	55.00'	136"19'07"	130.86'	102.10	N89°20'17"E
C45	25.00'	20°04'53"	8.76'	8.72	S32*32'36"E
C46	25.00'	90°46'07"	39.61'	35.59	N12°18'54"E
C47	25.00'	90'00'00"	39.27	35.36	S77*18'02"E
C48	25.00'	90'00'00"	39.27	35.36	S12°41'58"W
C49	25.00'	20°21'51"	8.89'	8.84	S42°28'57"E
C50	55.00'	130°43'42"	125.49'	99.99	S12*41'58"W
C51	25.00'	20°21'51"	8.89'	8.84	S67°52'53"W
C52	25.00'	90'00'00"	39.27	35.36	S4318'42"W
C53	25.00'	90°00'00"	39.27	35.36	S46*41'18"E
C54	25.00'	92°04'37"	40.18'	35.99	S38*29'09"E
C55	25.00'	20°21'51"	8.89'	8.84	S8517'37"W
C56	55.00'	131°45'35"	126.48'	100.40	N39°00'31"W
C57	25.00'	19"16'33"	8.41'	8.37	S17"14'00"W
C58	3,000.00'	17'59'12"	941.78	937.91	S41"17'38"E
C59	2,960.00'	14*54'38"	770.30	768.13	N39*45'21"W
	25.00'	91"16'08"	39.82	35.74	S87°09'16"W

			CURVE D	41A	
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C61	1,060.00'	23*38'16"	437.31'	434.22	S29°42'04"W
C62	25.00'	92°46'08"	40.48'	36.20	S28*30'08"E
C63	25.00'	92°46'08"	40.48'	36.20	S58°43'43"W
C64	25.00'	87*32'25"	38.20'	34.59	N31°07'00"W
C65	475.00'	5*49'49"	48.33'	48.31	S77°48'07"E
C66	25.00'	96°22'46"	42.05'	37.27	S51°05'36"W
C67	25.00'	92°41'44"	40.45'	36.18	N43°26'39"W
C68	2,025.00'	3*46'20"	133.32'	133.29	S4°47'15"E
C69	1,025.00	3°25'41"	61.33'	61.32	N1"11'23"E
C70	975.00'	9*34'38"	162.98'	162.79	N1°53'06"W
C71	225.00'	3"13'18"	12.65	12.65	N88°35'50"E
C72	25.00'	81°26'31"	35.54	32.62	S52°17'34"E
C73	625.00'	2*57'20"	32.24'	32.24	S13°02'58"E
C74	275.00'	1'21'11"	6.49'	6.49	S13°51'03"E
C75	25.00'	84°38'20"	36.93'	33.66	N29°08'43"E
C76	225.00'	14"16'22"	56.05	55.90	N64°19'42"E
C77	375.00'	6°57'16"	45.52'	45.49	N60°40'09"E
C78	25.00'	94°04'44"	41.05'	36.59	S68°48'51"E
C79	25.00'	90'00'00"	39.27	35.36	N23"13'31"E
C80	25.00'	90'00'00"	39.27	35.36	N66'46'29"W
	1,060.00'	17'32'38"	324.57	323.31	N13°00'10"W
C82	700.00'	36°04'01"	440.64	433.40	N23°30'33"E
C83	1,060.00	7'07'28"	131.81	131.72	N18'12'45"W
 C84	1,025.00	0'40'50"	12.17	12.17	N6°20'00"W
C85				14.52	N87*49'49"E
	175.00'	4°45'20"	14.52'		
C86	225.00'	5*05'56"	20.02'	20.02	S87°39'31"W
C87	1,975.00'	1.02,33,	35.93'	35.93	N3°25'22"W
C88	575.00'	11°37'33"	116.67	116.47	N8*42'52"W
C89	175.00'	11'33'13"	35.29'	35.23	N62*58'07"E
C90	425.00'	7*51'43"	58.32'	58.27	N61°07'22"E
C91	1,140.00'	34*25'41"	685.01	674.75	N4°33'38"W
C92	1,060.00	16'34'30"	306.64	305.58	S4°03'24"W
C93	675.00'	21'00'16"	247.45'	246.07	S18°03'18"W
C94	725.00'	414'54"	53.76'	53.74	N9°43'11"E
C95	525.00'	7*09'51"	65.65	65.60	N88°06'23"W
C96	475.00'	7*09'51"	59.39'	59.35	N88°06'23"W
C97	225.00'	30°36'43"	120.21	118.79	S73°00'20"W
C98	175.00'	30°36'43"	93.50'	92.39	S73°00'20"W
C99	225.00'	30*36'43"	120.21	118.79	S73°00'20"W
C100	175.00'	30°36'43"	93.50'	92.39	N73°00'20"E
C101	225.00'	31*59'21"	125.62'	124.00	N75*41'38"W
C102	175.00'	30"12'08"	92.25	91.18	N76°35'15"W
C103	2,764.00	9*30'36"	458.78	458.25	S37*49'28"E
C104	2,814.00'	10"17'01"	505.06	504.38	S37°26'32"E
C105	675.00'	4°08'46"	48.84	48.83	S39°28'11"W
C106	725.00'	22°03'12"	279.05	277.34	N30'30'58"E

	LINE [DATA
LINE	LENGTH	DIRECTION
L1	32.43	S75*28'22"\
L2	29.79	S82*46'50"\
L3	31.50	S86°42'13"\
L4	26.44	N5°28'33"E
L5	20.00	N41°36'08"\
L6	20.00	N42°01'06"
. L7	20.00	N41°36'08"\
L8	20.00	N65°25'55"
L9	16.00	N519'54"E
L10	50.00	N8818'42"
L11	9.98	N8"11'34"V
L12	20.00	N47°47'02"
L13	20.00	S8118'05"
L14	26.17	N11°30'35"
L15	25.69	S010'19"E
L16	20.00	S18°45'21"

	LOT AREA TA	
LOT #	AREA (SQ.FT.)	AREA (ACRE)
174	6,600	0.152
175	6,600	0.152
176	6,600	0.152
177	6,600	0.152
178	6,600	0.152
179	6,600	0.152
180	9,947	0.228
181	6,096	0.140
182	6,120	0.140
183	6,120	0.140
184	6,120	0.140
185	6,120	0.140
186	6,120	0.140
187	6,120	0.140
188	6,120	0.140
189	6,120	0.140
190	6,120	0.140
191	6,119	0.140
192	6,110	0.140
193	6,120	0.140
194	6,120	0.140
195	6,120	0.140
196	6,120	0.140
	6,120	0.140
197		
198	6,120	0.140
199	6,120	0.140
200	6,120	0.140
201	6,120	0.140
202	6,096	0.140
203	9,160	0.210
204	6,000	0.138
205	6,000	0.138
206	6,000	0.138
207	6,000	0.138
208	6,000	0.138
209	6,000	0.138
210	6,000	0.138
211	6,000	0.138
212	6,000	0.138
213	6,000	0.138
214	6,522	0.150
215	7,622	0.175
216	6,000	0.138
217	6,000	0.138
218	6,000	0.138
219	6,000	0.138
220	6,000	0.138
221	6,000	0.138
222	6,000	0.138
223	6,000	0.138
224	6,000	0.138
225	6,000	0.138
226	9,160	0.210
227	5,976	0.137
228	6,000	0.138
229	6,000	0.138
230	6,000	0.138
231	6,000	0.138
232	6,000	0.138
202	1 3,000	1 0.100

233

6,000

0.138

LOT #	AREA (SQ.FT.)	AREA (ACRE)
234	6,000	0.138
235	6,000	0.138
236	6,000	0.138
237	6,000	0.138
238	6,009	0.138
239	6,883	0.158
240	6,599	0.151
241	6,050	0.139
242	6,049	0.139
243	6,076	0.139
244	6,186	0.142
245	6,191	0.142
246	6,239	0.143
247	6,051	0.139
248	6,052	0.139
249	6,153	0.141
250	6,502	0.141
w.w	6,502	
251	-	0.149
252	6,333	0.145
253	6,050	0.139
254	6,050	0.139
255	7,931	0.182
256	7,175	0.165
257	7,601	0.174
258	7,412	0.170
259	7,228	0.166
260	7,200	0.165
261	7,200	0.165
262	7,200	0.165
263	7,200	0.165
264	7,200	0.165
265	7,200	0.165
266	7,200	0.165
267	7,176	0.165
268	7,200	0.165
269	7,200	0.165
270	7,754	0.178
271	8,945	0.205
272	8,611	0.198
273	6,990	0.160
274	10,520	0.242
275	7,466	0.171
276	7,468	0.171
277	7,415	0.170
278	7,363	0.169
279	7,310	0.168
280	7,361	0.169
281	7,409	0.170
282	7,409	0.170
283	7,409	0.170
284	7,409	0.170
285	7,409	0.170
286	7,409	0.170
287	7,409	0.170
288	7,335	0.168
289	7,362	0.169
290	7,432	0.171
291	7,433	0.171
292	7,433	0.171
207	7 / 7 7	0 171

7,433

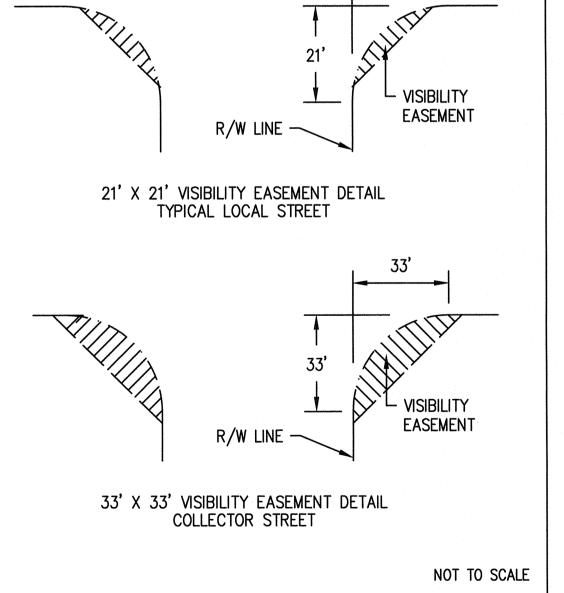
0.171

293

		LOT AREA TA	ABLE
A (ACRE)	LOT #	AREA (SQ.FT.)	AREA (ACRE)
0.138	294	7,433	0.171
).138	295	7,433	0.171
).138	296	7,433	0.171
0.138	297	7,176	0.165
D.138	298	7,200	0.165
D.158	299	7,200	0.165
0.151	300	7,200	0.165
0.139	301	11,497	0.264
D.139	302	7,200	0.165
D.139	303	7,200	0.165
D.142	304	7,200	0.165
 0.142	305	7,200	0.165
0.143	306	7,200	0.165
0.139	307	7,200	0.165
0.139	308	7,200	0.165
0.133 0.141	309	7,200	0.165
0.141 0.149	310	7,200	0.165
0.149	311	7,200	0.165
0.145 0.145	312	7,161	0.164
0.143 0.139	313	8,727	0.200
0.139 0.139	314	7,491	0.172
0.182	315	7,201	0.165
0.165	316	7,200	0.165
0.103 0.174	317	7,200	0.165
0.170	318	7,200	0.165
0.170 0.166	319	7,200	0.165
0.100 0.165	320	7,200	0.165
0.165 0.165	320	7,200	0.165
***************************************	322	10,363	0.238
0.165 			0.238
0.165	323	7,380	
0.165	324	7,380	0.169
0.165	325	7,380	0.169
0.165	326	7,380	0.169
0.165	327	7,380	0.169
0.165	328	7,376	0.169
0.165	329	7,654	0.176
0.178	330	7,261	0.167
0.205	331	7,258	0.167
0.198	332	7,255	0.167
0.160	333	7,252	0.166
0.242	334	7,250	0.166
0.171	335	7,247	0.166
0.171	336	7,244	0.166
0.170	337	7,450	0.171
0.169	338	7,832	0.180
0.168	339	7,832	0.180
0.169	340	7,832	0.180
0.170	341	7,832	0.180
0.170			
0.170			
0.170	1		
0.170	1		

		RECORDS OF THIS COUNTY IN CABINET SLIDE
		REQUEST OF: CITY OF MARICOPA
1		WITNESS MY HAND AND OFFICIAL SEAL.
1		PINAL COUNTY RECORD
1	COUNTY SEAL	BY DEPUTY
1		
1		LEGEND
1		INDICATES MONUMENT AS NOTED
		CENTER LINE MONUMENTATION — SET BRASS CAP PER MAG STD. DET. 120—1, TYPE "B"
1	C1	CURVE NUMBER
\rfloor	VNAE	VEHICULAR NON-ACCESS EASEMENT
$\frac{1}{2}$	①~.	21' X 21' SIGHT VISIBILITY EASEMENT
$\frac{1}{2}$	2,	33' X 33' SIGHT VISIBILITY EASEMENT
1	3	10' X 20' SIGHT VISIBILITY EASEMENT
1		EASEMENT
\dashv	AMERICAN STATEMENT STATEME	RIGHT-OF-WAY
-		CENTERLINE
		BOUNDARY
1		SECTION LINE
1		SIGHT VISIBILITY EASEMENT (SVE)
-	R/W	RIGHT-OF-WAY
4	PUE	PUBLIC UTILITY EASEMENT
l	SSE	SANITARY SEWER EASEMENT
	RCWE	RECLAIMED WATER EASEMENT
1	EX	EXISTING
\dashv	COR	CORNER
4	L1	LINE NUMBER
	RE	ROADWAY EASEMENT
	PCR	PINAL COUNTY RECORDS
1	SVE	SIGHT VISIBILITY EASEMENT
1		
-	SIGI	HT VISIBILITY EASEMENTS
		21'
	TANK TO THE TANK THE	21'
		VISIBILITY

STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY
THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL
RECORDS OF THIS COUNTY IN CABINET_____ SLIDE_____





EXPIRES 12/31/2019

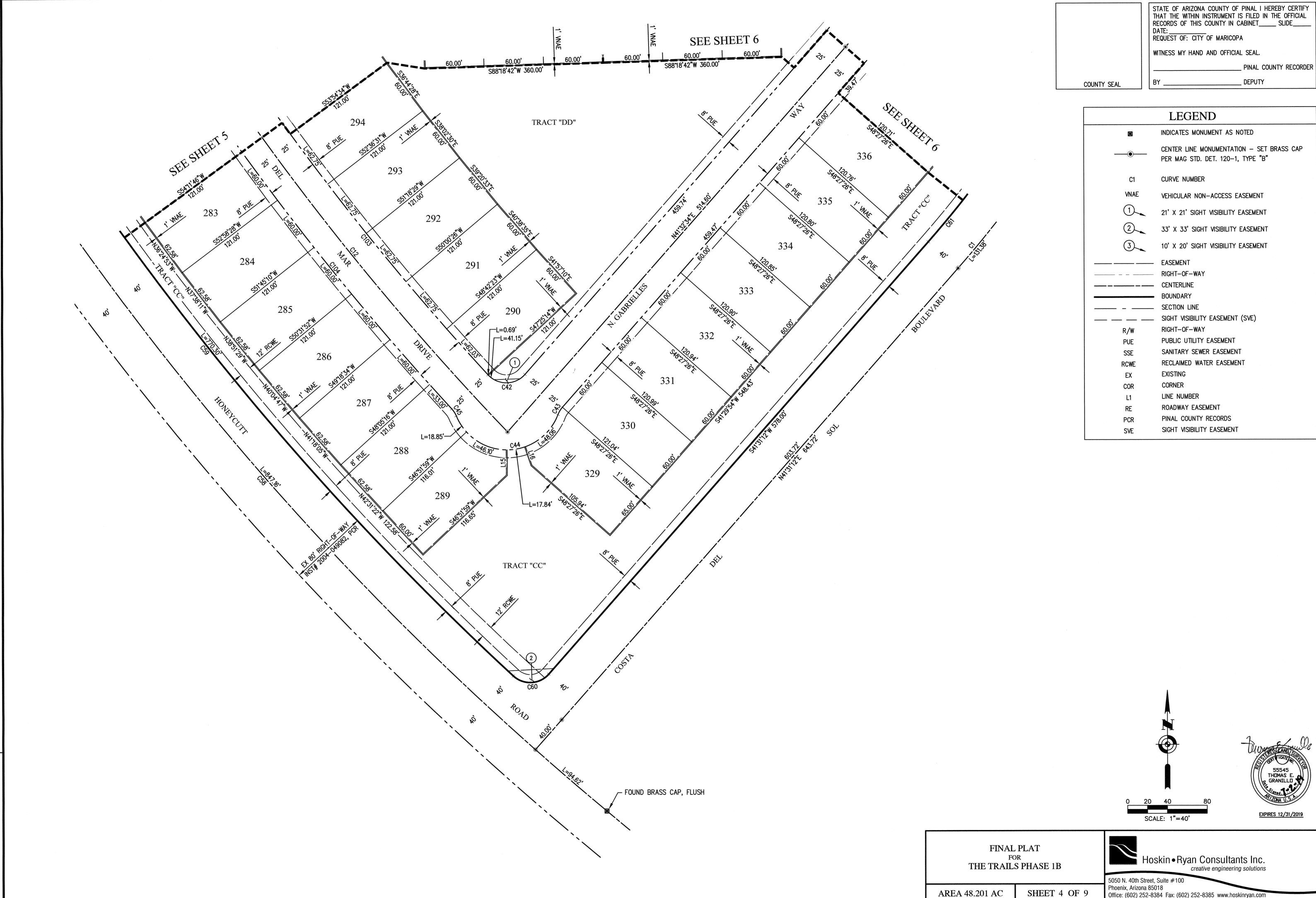
FINAL PLAT FOR THE TRAILS PHASE 1B

Hoskin • Ryan Consultants Inc.
creative engineering solutions

5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

AREA 48.201 AC Job No: 14-062-07 Date: 7/2/2019

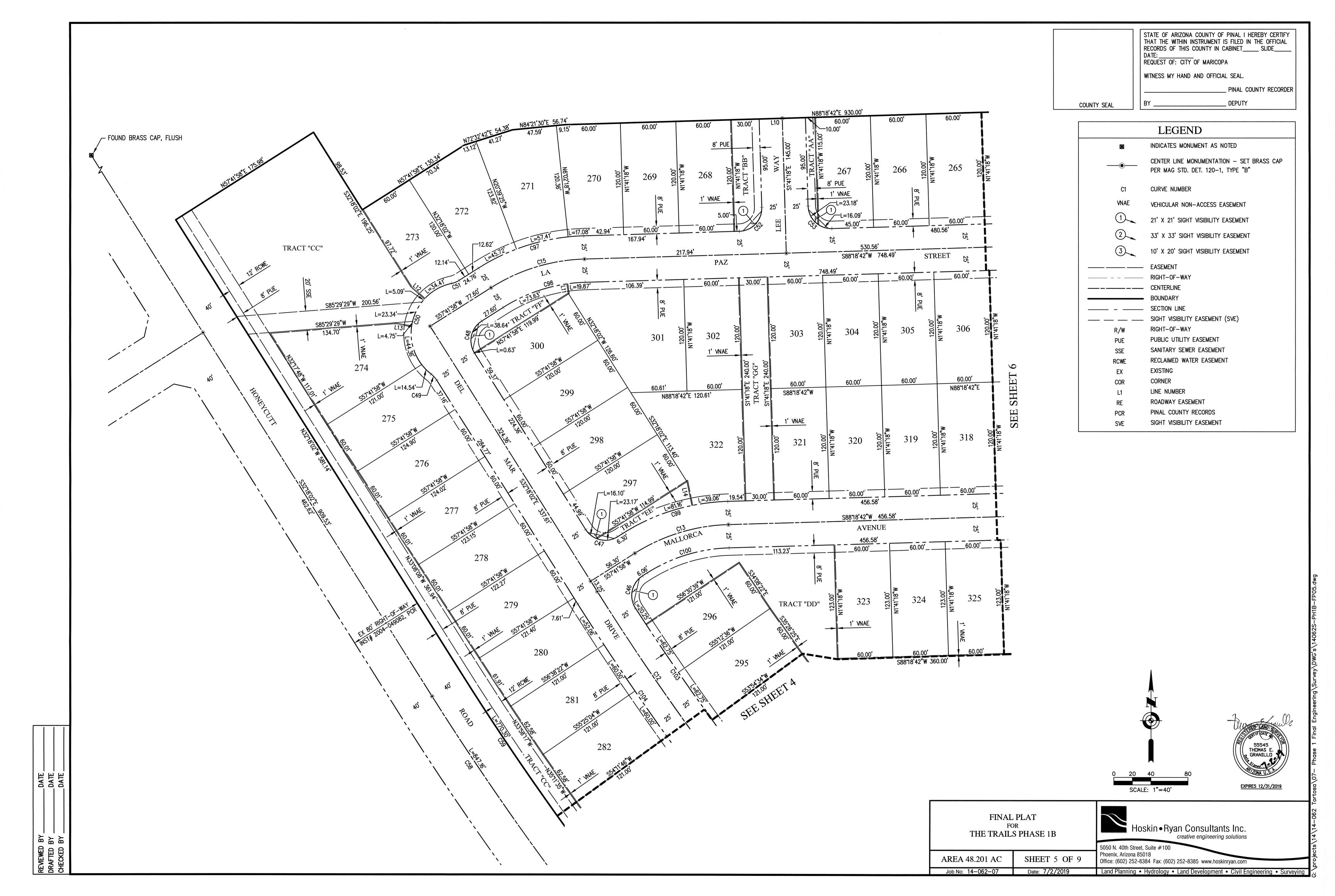
SHEET 3 OF 9

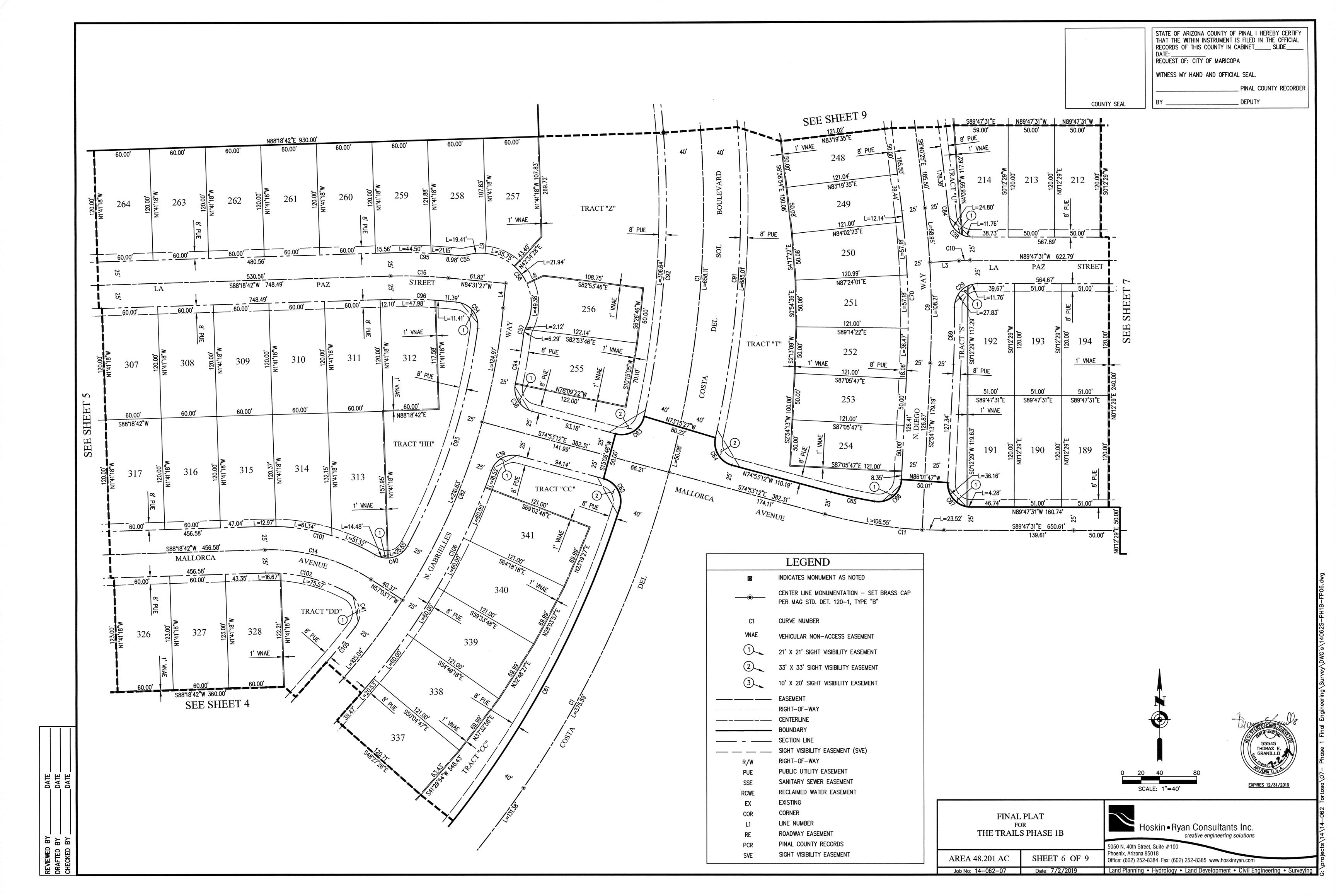


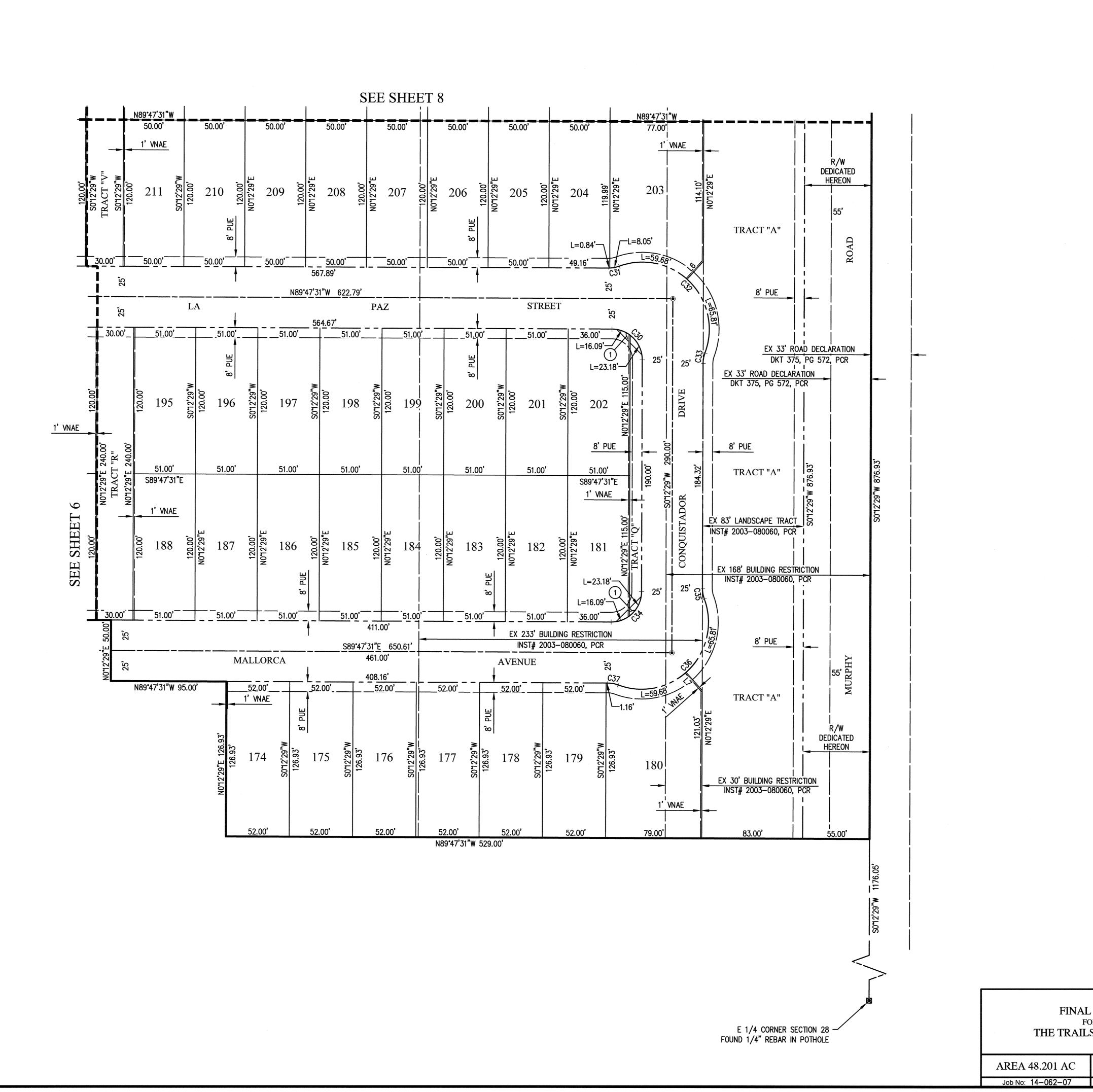
Job No: 14-062-07

Date: 7/2/2019

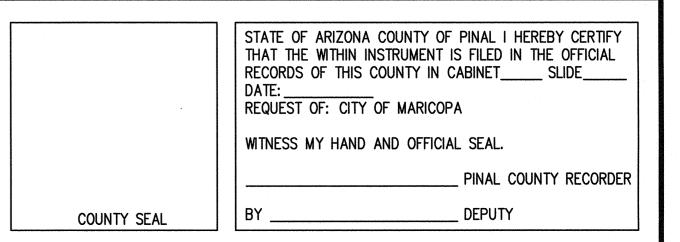
Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

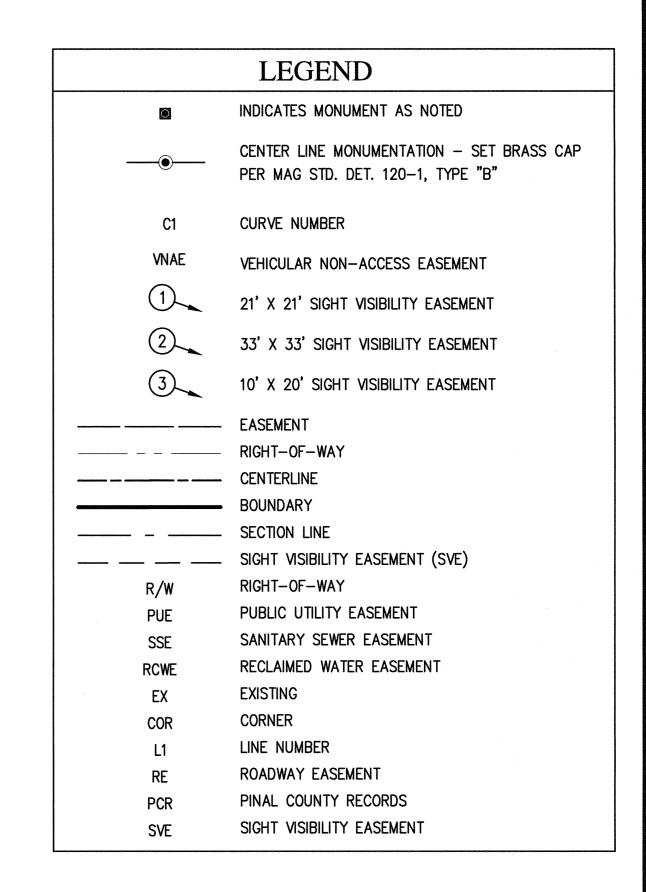


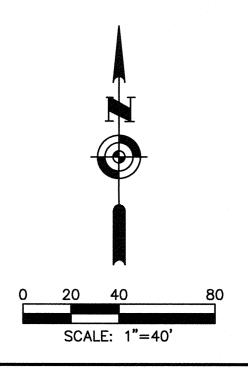




DATE DATE DATE









FINAL PLAT THE TRAILS PHASE 1B

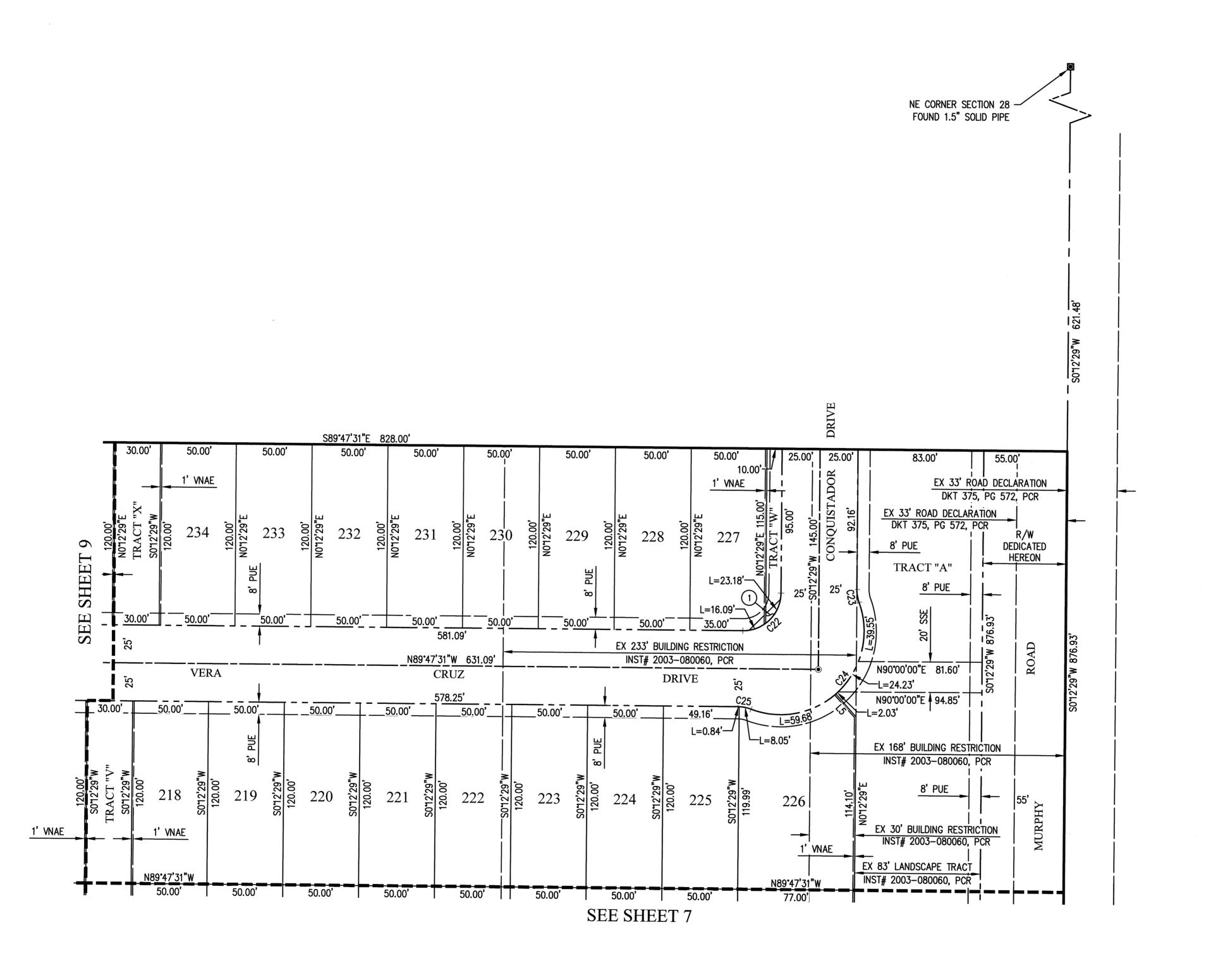
SHEET 7 OF 9

Date: 7/2/2019

Hoskin • Ryan Consultants Inc.

5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018

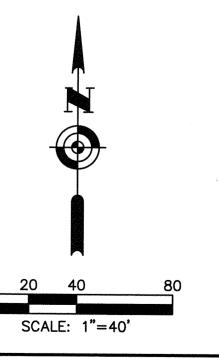
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

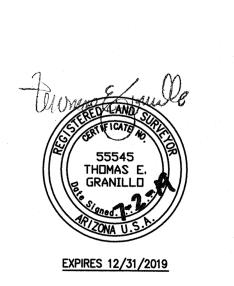


REVIEWED BY_ DRAFTED BY_ CHECKED BY_

STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET_____ SLIDE___ REQUEST OF: CITY OF MARICOPA WITNESS MY HAND AND OFFICIAL SEAL. _ PINAL COUNTY RECORDER __ DEPUTY COUNTY SEAL

LEGEND				
	INDICATES MONUMENT AS NOTED			
	CENTER LINE MONUMENTATION — SET BRASS CAP PER MAG STD. DET. 120—1, TYPE "B"			
C1	CURVE NUMBER			
VNAE	VEHICULAR NON-ACCESS EASEMENT			
1	21' X 21' SIGHT VISIBILITY EASEMENT			
2	33' X 33' SIGHT VISIBILITY EASEMENT			
3	10' X 20' SIGHT VISIBILITY EASEMENT			
R/W PUE SSE RCWE EX COR L1 RE	EASEMENT RIGHT—OF—WAY CENTERLINE BOUNDARY SECTION LINE SIGHT VISIBILITY EASEMENT (SVE) RIGHT—OF—WAY PUBLIC UTILITY EASEMENT SANITARY SEWER EASEMENT RECLAIMED WATER EASEMENT EXISTING CORNER LINE NUMBER ROADWAY EASEMENT			
PCR SVE	PINAL COUNTY RECORDS SIGHT VISIBILITY EASEMENT			



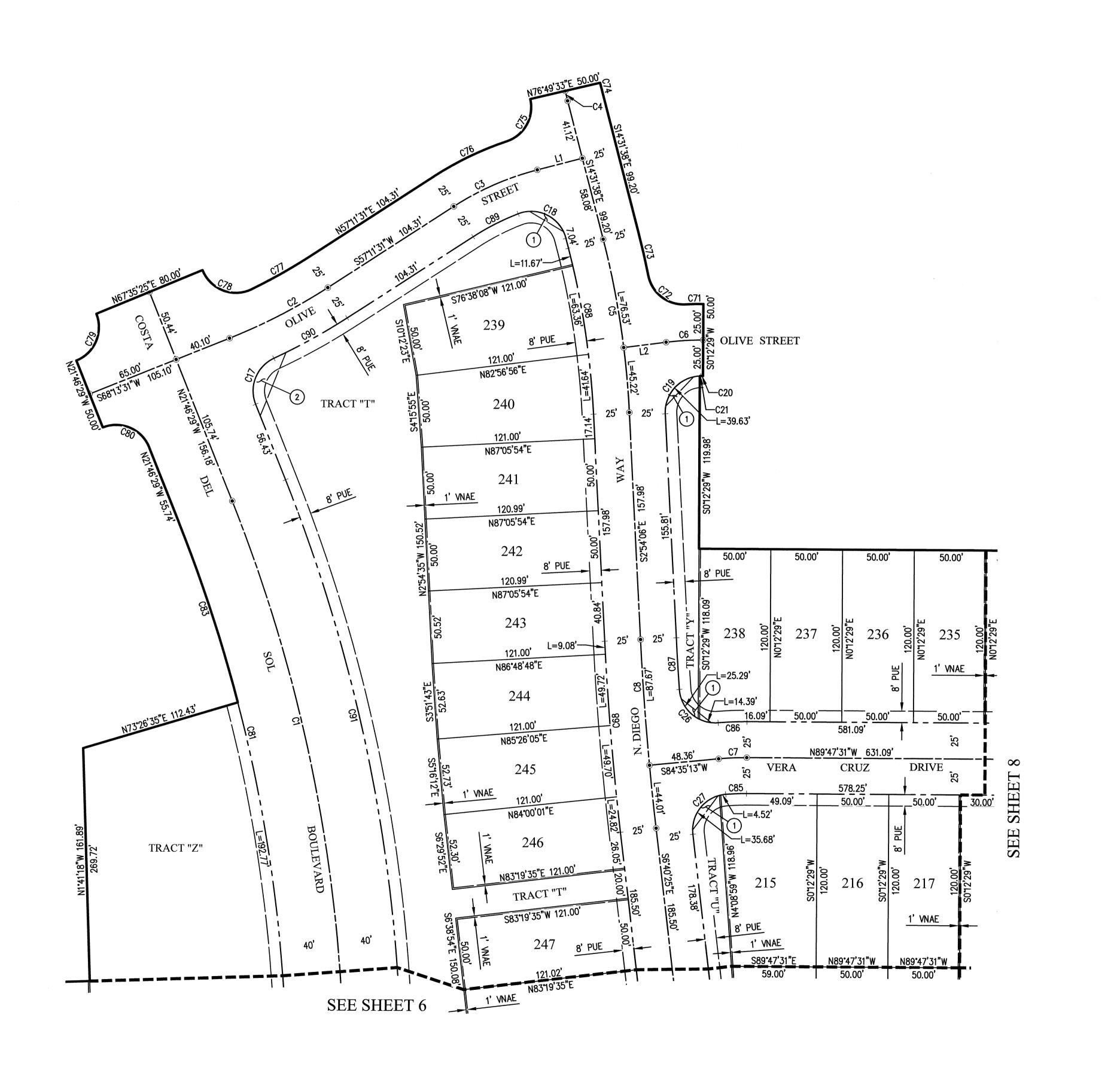


FINAL PLAT THE TRAILS PHASE 1B

Hoskin • Ryan Consultants Inc.
creative engineering solutions

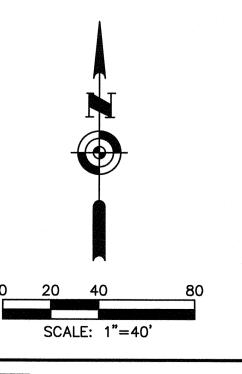
5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

AREA 48.201 AC SHEET 8 OF 9 Job No: 14-062-07 Date: 7/2/2019 Land Planning • Hydrology • Land Development • Civil Engineering • Surveying



STATE OF ARIZONA COUNTY OF PINAL I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET_____ SLIDE_ REQUEST OF: CITY OF MARICOPA WITNESS MY HAND AND OFFICIAL SEAL. _ PINAL COUNTY RECORDER __ DEPUTY COUNTY SEAL

	LEGEND	
Ø	INDICATES MONUMENT AS NOTED	
	CENTER LINE MONUMENTATION — SET BRASS CAP PER MAG STD. DET. 120—1, TYPE "B"	
C1	CURVE NUMBER	
VNAE	VEHICULAR NON-ACCESS EASEMENT	
1	21' X 21' SIGHT VISIBILITY EASEMENT	
2	33' X 33' SIGHT VISIBILITY EASEMENT	
3	10' X 20' SIGHT VISIBILITY EASEMENT	
	 EASEMENT RIGHT-OF-WAY CENTERLINE BOUNDARY 	
	SECTION LINE	
	SIGHT VISIBILITY EASEMENT (SVE)	
R/W	RIGHT-OF-WAY	
PUE	PUBLIC UTILITY EASEMENT	
SSE	SANITARY SEWER EASEMENT	
RCWE	RECLAIMED WATER EASEMENT	
EX	EXISTING	
COR	CORNER	
L1	LINE NUMBER	
RE	ROADWAY EASEMENT	
PCR SVE	PINAL COUNTY RECORDS SIGHT VISIBILITY EASEMENT	





FINAL PLAT THE TRAILS PHASE 1B

Hoskin • Ryan Consultants Inc. creative engineering solutions

5050 N. 40th Street, Suite #100

Phoenix, Arizona 85018 AREA 48.201 AC SHEET 9 OF 9 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com Job No: 14-062-07 Date: 7/2/2019 Land Planning • Hydrology • Land Development • Civil Engineering • Surveying