

Oct 18, 2021 12:50pm C:\Users\agross\appdata\local\temp\AcPublish_16824\20-1409 - Parcel 7 - Plat.dwg
agross

CONVEYANCE DEDICATION STATEMENT

STATE OF ARIZONA
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "A FINAL PLAT FOR CORTONA – PARCEL 7", A PLANNED AREA DEVELOPMENT, A RE–PLAT OF PARCEL 7 OF 'FINAL PLAT OF CORTONA – PHASE 1B' RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED INLOCATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

CORTONA, INC., 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. CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A7, B7, C7, D7, E7 AND F7 ARE NOT DEDICATED TO THE PUBIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF CORONA HOMEOWNES ASSOCIATION, AND ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

UTILITY SERVICES

SEWER: SANTA CRUZ/GLOBAL WATER COMPANY
WATER: PALO VERDE/GLOBAL WATER COMPANY
ELECTRICITY: ELECTRICAL DISTRICT NO. 3
TELEPHONE: TBD/VARIOUS
GAS: SOUTHWEST GAS CORPORATION
CABLE TV: TBD/VARIOUS
POLICE: CITY OF MARICOPA
FIRE: CITY OF MARICOPA
REFUSE: PRIVATE PROVIDERS

LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- Right-of-Way
- VNAE Vehicular Non-Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A7	Landscape, Open Space and Public Utility Easement	2,180	0.0500
Tract B7	Landscape, Open Space and Public Utility Easement	2,194	0.0504
Tract C7	Landscape, Open Space and Public Utility Easement	2,164	0.0497
Tract D7	Landscape, Open Space and Public Utility Easement	2,190	0.0503
Tract E7	Landscape, Open Space and Public Utility Easement	2,185	0.0502
Tract F7	Landscape, Open Space and Public Utility Easement	2,205	0.0506

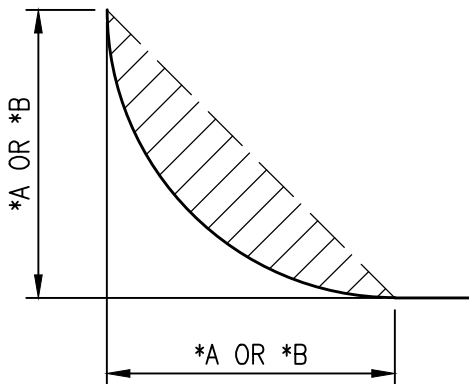
* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

A Final Plat
or
Cortona Parcel 7

A RE–PLAT OF PARCEL 7 OF 'FINAL PLAT OF CORTONA – PHASE 1B'
RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA,
SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

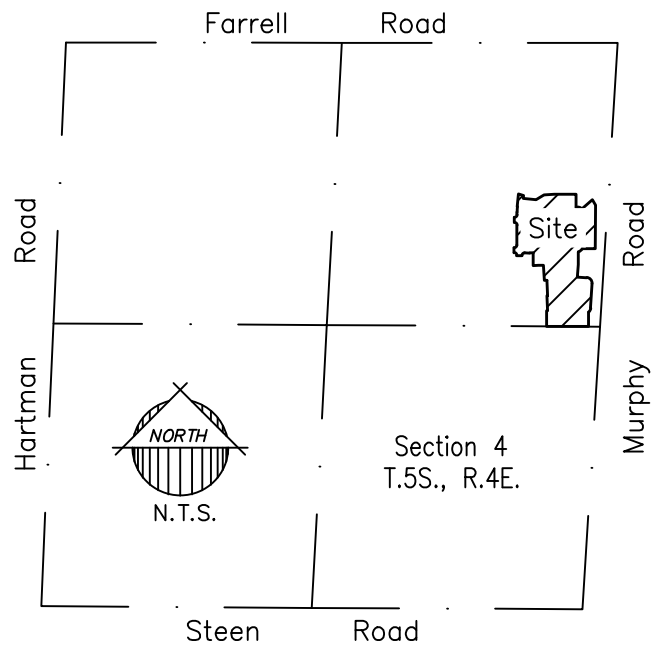
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 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 AREA 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.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR CORTONA, MARICOPA, ARIZONA ARE RECORDED IN _____ PINAL COUNTY RECORDS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
- THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



SIGHT VISIBILITY TRIANGLE EASEMENT

NTS

*A = 25' X 25' FOR LOCAL INTERSECTION
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



VICINITY MAP

OWNER/DEVELOPER

CORTONA, INC.
14555 N. SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, AZ 85254
CONTACT: CHASE EMMERSON
PHONE: (602) 315-9988

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE (480) 503-2250
FAX (480) 503-2258
CONTACT: JOEL SAUREY, PE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAT QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS: SOUTH 03 DEGRESS 31 MINUTES 34 SECONDS WEST

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA
CASE # PAD05-06 AMD ZON05-06.

ASSURANCE STATEMENT

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

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

ASSURED SEWER

CORTONA – PARCEL 7 SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES – PALO VERDE UTILITIES COMPANY, INC DOMESTIC SEWER IMPROVEMENT DISTRICT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY: _____

TITLE: _____

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S. MUNOZ III 10/18/2021
REGISTERED LAND SURVEYOR NO. 53160 DATE
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

APPROVALS

DEVELOPMENT SERVICE DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20____.

MAYOR DATE

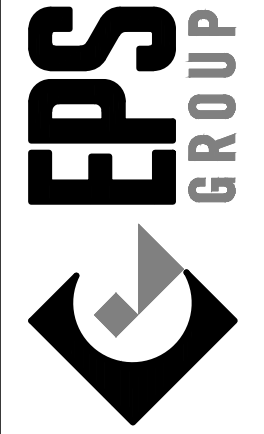
ATTEST: _____
CITY CLERK DATE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,008	0.1379
2	6,510	0.1494
3	6,127	0.1407
4	6,011	0.1380
5	6,011	0.1380
6	6,011	0.1380
7	6,011	0.1380
8	6,011	0.1380
9	6,036	0.1386
10	6,236	0.1432
11	6,000	0.1377
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	6,054	0.1390
16	8,595	0.1973
17	11,001	0.2525
18	8,655	0.1987
19	6,615	0.1519
20	6,629	0.1522
21	6,629	0.1522
22	6,615	0.1519
23	9,588	0.2201
24	6,159	0.1414
25	6,000	0.1377
26	6,000	0.1377
27	6,000	0.1377
28	6,000	0.1377
29	6,000	0.1377
30	5,966	0.1370
31	6,297	0.1446
32	6,326	0.1452
33	6,022	0.1382
34	6,000	0.1377
35	6,000	0.1377
36	6,000	0.1377
37	6,000	0.1377
38	6,036	0.1386

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
39	6,036	0.1386
40	6,000	0.1377
41	6,000	0.1377
42	6,000	0.1377
43	6,000	0.1377
44	6,353	0.1458
45	6,395	0.1468
46	6,039	0.1386
47	6,038	0.1386
48	6,157	0.1413
49	6,256	0.1436
50	6,000	0.1377
51	6,000	0.1377
52	6,179	0.1418
53	6,135	0.1408
54	6,163	0.1415
55	6,132	0.1408
56	6,511	0.1495
57	7,117	0.1634
58	6,094	0.1399
59	6,467	0.1485
60	6,075	0.1395
61	6,075	0.1395
62	6,000	0.1377
63	6,000	0.1377
64	5,957	0.1368
65	6,268	0.1439
66	6,263	0.1438
67	6,378	0.1464
68	6,006	0.1379
69	6,770	0.1554
70	6,160	0.1414
71	6,452	0.1481
72	6,589	0.1513
73	6,660	0.1529
74	6,599	0.1515
75	6,467	0.1485
76	6,332	0.1454

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 – 76 (76 LOTS)	483,279	11.0946
TRACTS A7 – F7 (6 TRACTS)	13,116	0.3011
RIGHT-OF-WAY	178,428	4.0961
GROSS AREA	674,823	15.4918

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Cortona
Parcel

Final Plat

Project:

Revisions:

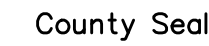
Designer: A.G.
Drawn by: R.M.



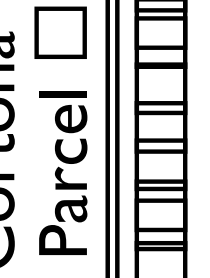
Job No.
20-1409

Sheet No.
1
of 3

1/4 Cor. Sec. 4,
5S., R.4E.
d. Cotton Picker Spindle

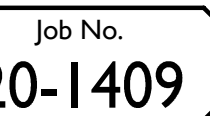


2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

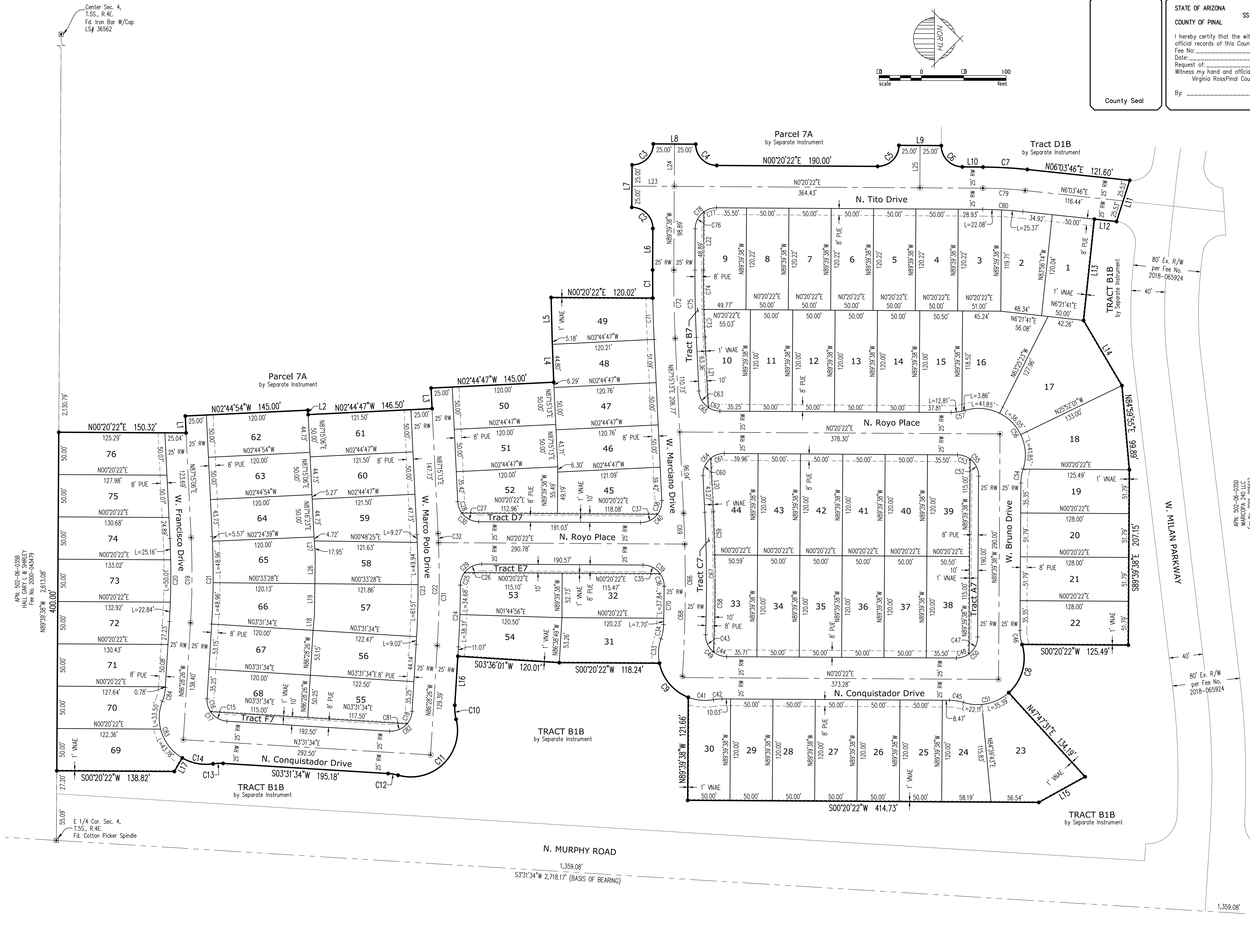


Revisions: _____

own by: J ☐



Sheet No.
2
of 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°15'06"W	20.04'
L2	N87°15'06"E	5.27'
L3	S87°15'13"W	24.31'
L4	S87°56'49"W	49.98'
L5	S88°29'59"W	50.20'
L6	N89°39'38"W	48.89'
L7	N89°39'38"W	50.00'
L8	N00°20'22"E	50.00'
L9	N00°20'22"E	50.00'
L10	N00°20'22"E	24.43'
L11	S72°16'47"E	51.05'
L12	S06°03'46"W	26.36'
L13	S83°56'14"E	120.30'
L14	N59°30'02"E	89.27'
L15	S28°59'08"E	62.50'
L16	S86°28'26"E	58.00'
L17	N59°34'48"W	18.49'
L18	N85°07'20"W	18.58'
L19	N89°11'12"W	36.63'
L20	N87°15'13"E	63.27'
L21	N87°15'13"E	83.36'
L22	N89°39'38"W	68.89'
L23	N00°20'22"E	50.00'
L24	N89°39'38"W	50.00'
L25	N89°39'38"W	50.00'
L26	N89°11'12"W	32.54'
L27	N86°14'16"E	22.67'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C1	33.22'	1525.00'	1°14'53"	33.22'	S89°42'56"W	
C2	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W	
C3	39.27'	25.00'	90°00'00"	35.36'	N44°39'38"W	
C4	39.27'	25.00'	90°00'00"	35.36'	N45°20'22"E	
C5	39.27'	25.00'	90°00'00"	35.36'	N44°39'38"W	
C6	39.27'	25.00'	90°00'00"	35.36'	N45°20'22"E	
C7	52.44'	525.00'	5°43'24"	52.42'	N03°12'04"E	
C8	62.24'	55.00'	64°50'26"	58.97'	S74°37'42"E	
C9	55.02'	55.00'	57°19'06"	52.76'	S49°46'36"W	
C10	16.71'	55.00'	17°24'17"	16.64'	N84°49'25"E	
C11	115.04'	55.00'	119°50'41"	95.19'	N43°57'23"W	
C12	11.94'	55.00'	12°26'24"	11.92'	S09°44'46"W	
C13	11.94'	55.00'	12°26'24"	11.92'	S02°41'38"E	
C14	37.76'	55.00'	39°20'02"	37.02'	N10°45'11"E	
C15	23.18'	25.00'	53°07'48"	22.36'	S30°05'28"W	
C16	16.09'	25.00'	36°52'12"	15.81'	S75°05'28"W	
C17	39.27'	25.00'	90°00'00"	35.36'	N48°31'34"E	
C18	16.09'	25.00'	36°52'12"	15.81'	S68°02'20"E	
C19	100.75'	920.00'	6°16'27"	100.70'	N89°36'40"W	
C20	98.01'	895.00'	6°16'27"	97.96'	N89°36'40"W	
C21	103.48'	945.00'	6°16'27"	103.43'	N89°36'40"W	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C22	132.46'	1210.00'	6°16'21"	132.40'	N89°36'37"W	
C23	129.73'	1185.00'	6°16'21"	129.66'	N89°36'37"W	
C24	72.99'	1235.00'	3°23'10"	72.98'	N88°10'01"W	
C25	16.17'	25.00'	37°04'10"	15.89'	N71°19'31"W	
C26	23.18'	25.00'	53°07'48"	22.36'	N26°13'32"W	
C27	23.18'	25.00'	53°07'48"	22.36'	S26°54'17"W	
C28	14.74'	25.00'	33°47'02"	14.53'	S70°21'42"W	
C29	39.36'	25.00'	90°11'59"	35.42'	S44°45'37"E	
C30	37.92'	25.00'	86°54'51"	34.39'	N43°47'48"E	
C31	121.70'	1210.00'	5°45'46"	121.65'	N89°21'19"W	
C32	10.76'	1210.00'	0°30'34"	10.76'	S87°30'30"W	
C33	29.42'	55.00'	30°38'54"	29.07'	S86°14'24"E	
C34	16.79'	55.00'	17°29'37"	16.73'	S79°39'45"E	
C35	23.18'	25.00'	53°07'48"	22.36'	N26°54'17"E	
C36	15.97'	25.00'	36°36'30"	15.70'	N71°46'26"E	
C37	23.18'	25.00'	53°07'48"	22.36'	S26°13'32"E	
C38	17.43'	25.00'	39°57'21"	17.08'	S72°46'07"E	
C39	39.16'	25.00'	89°44'19"	35.27'	S45°12'32"W	
C40	40.62'	25.00'	93°05'09"	36.29'	N46°12'12"W	
C41	30.23'	55.00'	31°29'47"	29.86'	N05°22'09"E	
C42	10.29'	55.00'	10°43'06"	10.27'	N05°01'11"W	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C43	23.04'	25.00'	52°48'40"	22.24'	S65°31'21"W	
C44	16.92'	25.00'	38°46'38"	16.60'	N19°43'41"E	
C45	16.66'	55.00'	17°21'26"	16.60'	N09°01'05"E	
C46	16.69'	55.00'	17°23'17"	16.63'	S81°38'44"W	
C47	23.18'	25.00'	53°07'48"	22.36'	S63°05'43"E	
C48	16.09'	25.00'	36°52'12"	15.81'	S18°05'43"E	
C49	39.96'	25.00'	91°35'18"	35.84'	N46°08'01"E	
C50	39.27'	25.00'	90°00'00"	35.36'	N44°39'38"W	
C51	57.50'	55.00'	59°54'18"	54.92'	N12°15'20"W	
C52	23.18'	25.00'	53°07'48"	22.36'	N63°46'28"E	
C53	16.09'	25.00'	36°52'12"	15.81'	N18°46'28"E	
C54	16.69'	55.00'	17°23'17"	16.63'	N80°57'59"W	
C55	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W	
C56	119.75'	55.00'	124°44'43"	97.46'	S45°21'18"W	
C57	16.66'	55.00'	17°21'26"	16.60'	N08°20'21"W	
C58	114.51'	1785.00'	3°40'32"	114.49'	S89°16'14"E	
C59	51.03'	1785.00'	1°38'17"	51.03'	S88°04'21"W	
C60	23.18'	25.00'	53°07'48"	22.36'	N66°10'53"W	
C61	17.43'	25.00'	39°57'21"	17.08'	N19°38'18"W	
C62	14.74'	25.00'	33°47'02"	14.53'	S17°13'53"W	
C63	23.18'	25.00'	53°07'48"	22.36'	S60°41'19"W	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C64	40.62'	25.00'	93°05'09"	36.29'	S46°12'12"E	
C65	37.92'	25.00'	86°54'51"	34.39'	N43°47'48"E	
C66	192.70'	1750.00'	6°18'33"	192.60'	N89°35'31"W	
C67	144.81'	1775.00'	4°40'28"	144.77'	S89°35'27"W	
C68	156.22'	1721.23'	5°12'00"	156.16'	N89°01'04"W	
C69	36.48'	1282.00'	1°37'50"	36.48'	S87°57'02"W	
C70	45.54'	1725.00'	1°30'45"	45.54'	N89°09'56"W	
C71	48.91'	1525.00'	1°50'16"	48.91'	N88°10'21"E	
C72	80.79'	1500.00'	3°05'09"	80.78'	N88°47'48"E	
C73	32.57'	1465.00'	1°16'26"	32.57'	S87°53'26"W	
C74	46.34'	1465.00'	1°48'44"	46.33'	S89°26'01"W	
C75	79.44'	1475.00'	3°05'09"	79.43'	S88°47'48"W	
C76	23.18'	25.00'	53°07'48"	22.36'	N63°05'43"W	
C77	16.09'	25.00'	36°52'12"	15.81'	N18°05'43"W	
C78	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E	
C79	49.95'	500.00'	5°43'24"	49.92'	S03°12'04"W	
C80	47.45'	475.00'	5°43'24"	47.43'	S03°12'04"W	
C81	23.18'	25.00'	53°07'48"	22.36'	S23°02'20"E	
C82	39.27'	25.00'	90°00'00"	35.36'	N41°28'26"W	
C83	77.28'	55.00'	80°30'39"	71.08'	N70°40'32"E	
C84	16.71'	55.00'	17°24'17"	16.64'	N77°46'18"W	

County Seal

STATE OF ARIZONA
COUNTY OF PINAL SS
I hereby certify that the within instrument is filed in the official records of this County in
Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia RossPinal County Recorder
By: _____ Deputy

Cortona
Parcel ☐

Project:

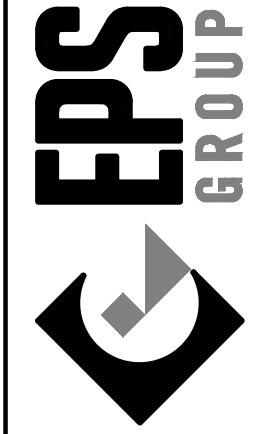
Revisions:

Designer: RM
Drawn by: J ☐



Job No.
20-1409

Sheet No.
3
of 3



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Oct 18, 2021 1:19pm C:\Users\agross\appdata\local\temp\XePublish_16924\20-1409 - Parcel 7A - Plat.dwg agross

CONVEYANCE DEDICATION STATEMENT

STATE OF ARIZONA
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "A FINAL PLAT FOR CORTONA - PARCEL 7A", A PLANNED AREA DEVELOPMENT, A RE-PLAT OF PARCEL 7A OF 'FINAL PLAT OF CORTONA - PHASE 1B' RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED INLOCATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

CORTONA, INC., 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. CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A7A, B7A, C7A, D7A, E7A, F7A, G7A, H7A AND I7A ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF CORONA HOMEOWNES ASSOCIATION, AND ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20__.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF _____

ON THIS ____ DAY OF _____, 20__, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

UTILITY SERVICES

SEWER: SANTA CRUZ/GLOBAL WATER COMPANY
WATER: PALO VERDE/GLOBAL WATER COMPANY
ELECTRICITY: ELECTRICAL DISTRICT NO. 3
TELEPHONE: TBD/VARIOUS
GAS: SOUTHWEST GAS CORPORATION
CABLE TV: TBD/VARIOUS
POLICE: CITY OF MARICOPA
FIRE: CITY OF MARICOPA
REFUSE: PRIVATE PROVIDERS

LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- R/W Right-of-Way
- VNAE Vehicular Non-Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement

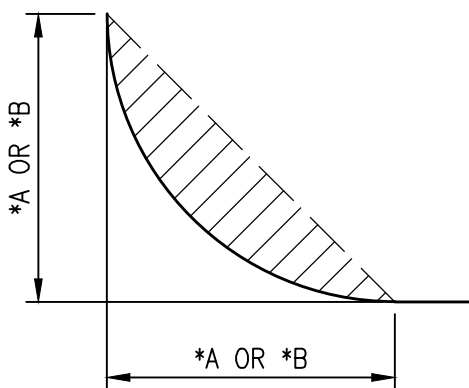
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A7A	Landscape, Open Space and Public Utilities Easement	2,180	0.0500
Tract B7A	Landscape, Open Space and Public Utilities Easement	2,180	0.0500
Tract C7A	Landscape, Open Space and Public Utilities Easement	1,195	0.0274
Tract D7A	Landscape, Open Space and Public Utilities Easement	2,180	0.0500
Tract E7A	Landscape, Open Space and Public Utilities Easement	2,180	0.0500
Tract F7A	Landscape, Open Space, Public Utilities Easement, Retention	25,442	0.5841
Tract G7A	Landscape, Open Space, Public Utilities Easement, Drainage Easement	11,697	0.2685
Tract H7A	Landscape, Open Space and Public Utilities Easement	2,180	0.0500
Tract I7A	Landscape, Open Space and Public Utilities Easement	3,601	0.0827

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

A Final Plat
or
Cortona Parcel 7A
A RE-PLAT OF PARCEL 7A OF 'FINAL PLAT OF CORTONA - PHASE 1B'
RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA,
SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

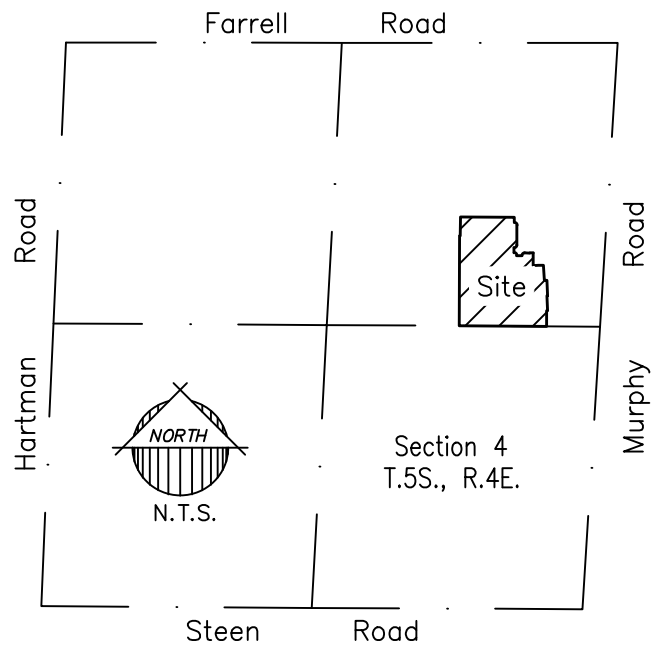
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 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 AREA 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.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR CORTONA, MARICOPA, ARIZONA ARE RECORDED IN _____ PINAL COUNTY RECORDS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
- THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



SIGHT VISIBILITY TRIANGLE EASEMENT

NTS

*A = 25' X 25' FOR LOCAL INTERSECTION
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



VICINITY MAP

OWNER/DEVELOPER

CORTONA, INC.
14555 N. SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, AZ 85254
CONTACT: CHASE EMMERSON
PHONE: (602) 315-9988

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE (480) 503-2250
FAX (480) 503-2258
CONTACT: JOEL SAUREY, PE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAT QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS: SOUTH 03 DEGRESS 31 MINUTES 34 SECONDS WEST

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA
CASE # PAD05-06 AMD ZON05-06.

ASSURANCE STATEMENT

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

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

ASSURED SEWER

CORTONA - PARCEL 7A SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES - PALO VERDE UTILITIES COMPANY, INC DOMESTIC SEWER IMPROVEMENT DISTRICT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY: _____

TITLE: _____

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S. MUNOZ III
REGISTERED LAND SURVEYOR NO. 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
10/18/2021
DATE

APPROVALS

DEVELOPMENT SERVICE DIRECTOR
CITY OF MARICOPA, ARIZONA
DATE

CITY ENGINEER
CITY OF MARICOPA, ARIZONA
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20__.

MAYOR
DATE

ATTEST: _____
CITY CLERK
DATE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,006	0.1379
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	6,006	0.1379
8	7,186	0.1650
9	7,145	0.1640
10	6,006	0.1379
11	6,000	0.1377
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	6,000	0.1377
16	6,006	0.1379
17	6,006	0.1379
18	6,000	0.1377
19	6,000	0.1377
20	6,000	0.1377
21	6,000	0.1377
22	6,000	0.1377
23	6,006	0.1379
24	6,006	0.1379
25	6,000	0.1377
26	6,000	0.1377
27	6,000	0.1377
28	6,000	0.1377
29	6,000	0.1377
30	6,006	0.1379
31	6,357	0.1459
32	6,094	0.1399
33	6,061	0.1391
34	6,394	0.1468
35	6,255	0.1436
36	6,000	0.1377
37	6,000	0.1377
38	6,030	0.1384
39	6,000	0.1377
40	6,000	0.1377
41	6,000	0.1377
42	6,000	0.1377
43	6,000	0.1377

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
44	6,006	0.1379
45	6,006	0.1379
46	6,000	0.1377
47	6,000	0.1377
48	6,000	0.1377
49	6,000	0.1377
50	6,000	0.1377
51	6,030	0.1384
52	6,000	0.1377
53	6,000	0.1377
54	6,577	0.1510
55	6,171	0.1417
56	6,094	0.1399
57	6,197	0.1423
58	6,079	0.1395
59	6,015	0.1381
60	6,002	0.1378
61	6,002	0.1378
62	6,002	0.1378
63	6,002	0.1378
64	6,002	0.1378
65	6,002	0.1378
66	6,002	0.1378
67	6,002	0.1378
68	6,002	0.1378
69	6,009	0.1379
70	9,224	0.2118
71	13,634	0.3130
72	8,553	0.1963
73	6,260	0.1437
74	6,262	0.1438
75	6,262	0.1438
76	6,263	0.1438
77	6,263	0.1438
78	6,263	0.1438
79	6,262	0.1438
80	6,262	0.1438
81	6,263	0.1438
82	6,262	0.1438
83	6,262	0.1438
84	6,263	0.1438
85	8,286	0.1902

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 - 85 (85 LOTS)	533,623	12.2503
TRACTS A7A - I7A (9 TRACTS)	52,833	1.2129
RIGHT-OF-WAY	164,937	3.7864
GROSS AREA	751,393	17.2496

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Cortona
Parcel 7A

Final Plat

Project

Revisions:

Designer: A.G.
Drawn by: R.M.

Job No.
20-1409

Sheet No.
1
of 2

Oct 18, 2021 11:19pm C:\Users\agross\agross\appdata\local\temp\AcPublish_16924\20-1409 - Parcel 7A - Plat.dwg

agross

Center Sec. 4,
T.5S., R.4E.
Fd. Iron Bar W/Cap
LS# 36562

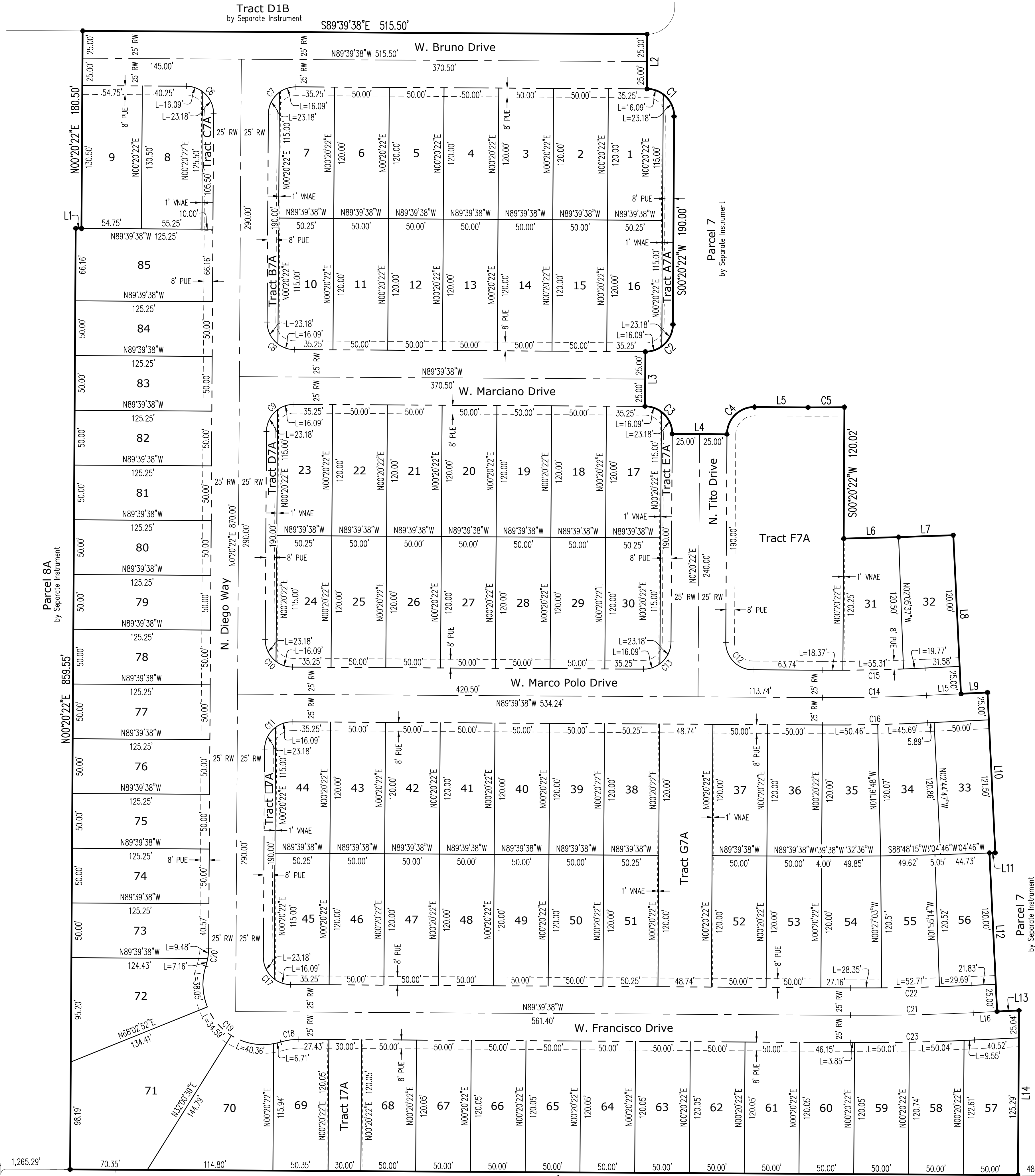
APN: 502-06-0420
HALL GARY L & SHIRLEY
Fee No. 2000-043478

865.50'
N89°39'38"W 2,613.08'

APN: 502-06-0358
HALL GARY L & SHIRLEY
Fee No. 2000-043479

E 1/4 Cor. Sec. 4,
T.5S., R.4E.
Fd. Cotton Picker Spindle

NE Cor. Sec. 4,
T.5S., R.4E.
Fd. Cotton Picker Spindle



STATE OF ARIZONA

SS

COUNTY OF PINAL

I hereby certify that the within instrument is filed in the
official records of this County in
Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia RossPinal County Recorder

By: _____ Deputy

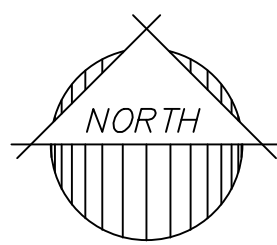
County Seal

CURVE TABLE

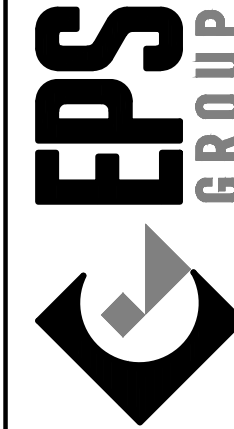
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C2	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W
C3	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C4	39.27'	25.00'	90°00'00"	35.36'	N45°20'22"E
C5	33.22'	1525.00'	17°4'53"	33.22'	N89°42'56"E
C6	39.27'	25.00'	90°00'00"	35.36'	N44°39'38"W
C7	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W
C8	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C9	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W
C10	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C11	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W
C12	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C13	39.27'	25.00'	90°00'00"	35.36'	N45°20'22"E
C14	94.80'	1760.16'	3°05'09"	94.79'	N88°47'48"E
C15	93.45'	1735.16'	3°05'09"	93.44'	N88°47'48"E
C16	96.15'	1785.16'	3°05'09"	96.14'	N88°47'48"E
C17	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E
C18	16.66'	55.00'	17°21'36"	16.60'	S81°39'34"W
C19	119.70'	55.00'	124°42'05"	97.44'	S44°40'11"E
C20	16.65'	55.00'	17°20'29"	16.58'	N09°00'37"E
C21	112.10'	2080.00'	3°05'16"	112.08'	N88°47'44"E
C22	110.75'	2055.00'	3°05'16"	110.73'	N88°47'44"E
C23	113.44'	2105.00'	3°05'16"	113.43'	N88°47'44"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°39'38"E	5.25'
L2	S00°20'22"W	50.00'
L3	S00°20'22"W	50.00'
L4	S89°39'38"E	50.00'
L5	S89°39'38"E	48.89'
L6	N88°29'59"E	50.20'
L7	N87°56'49"E	49.98'
L8	S02°44'47"E	145.00'
L9	N87°15'13"E	24.31'
L10	S02°44'47"E	146.50'
L11	S87°15'06"W	5.27'
L12	S02°44'54"E	145.00'
L13	N87°15'06"E	20.04'
L14	S00°20'22"W	150.32'
L15	N87°15'13"E	31.58'
L16	N87°15'06"E	21.83'



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com



Cortona
Parcel 7A
Final Plat

Project:

Revisions:

Designer: A.G.
Drawn by: R.M.



Job No.
20-1409

Sheet No.
2
of 2

Oct 25, 2021 9:33am S:\Projects\2020\20-1409\Land Survey\Drawings\Final Plat\Parcel 8\20-1409 - Parcel 8 - Plat.dwg rrmunoz

CONVEYANCE OR DEDICATION STATEMENT

STATE OF ARIZONA
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "A FINAL PLAT FOR CORTONA – PARCEL 8", A PLANNED AREA DEVELOPMENT, A RE–PLAT OF PARCEL 8 OF 'FINAL PLAT OF CORTONA – PHASE 1B' RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED INLOCATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

CORTONA, INC., 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. CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS A8, B8, C8, D8, E8, F8 AND G8 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF CORONA HOMEOWNES ASSOCIATION, AND ARIZONA NON–PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

RIGHT–OF–WAY SIGHT–VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT–OF–WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20__.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF _____

ON THIS ____ DAY OF _____, 20__, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

UTILITY SERVICES

SEWER: SANTA CRUZ/GLOBAL WATER COMPANY
WATER: PALO VERDE/GLOBAL WATER COMPANY
ELECTRICITY: ELECTRICAL DISTRICT NO. 3
TELEPHONE: TBD/VARIOUS
GAS: SOUTHWEST GAS CORPORATION
CABLE TV: TBD/VARIOUS
POLICE: CITY OF MARICOPA
FIRE: CITY OF MARICOPA
REFUSE: PRIVATE PROVIDERS

LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- Right–of–Way
- VNAE Vehicular Non–Access Easement
- PUE Public Utility Easement
- PCR Pinal County Recorder
- R.L.S. Registered Land Surveyor
- Dkt. Docket
- pg. Page
- SVE Sight Visibility Easement

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A8	Landscape, Open Space and Public Utility Easement	2,367	0.0543
Tract B8	Landscape, Open Space and Public Utility Easement	1,140	0.0262
Tract C8	Landscape, Open Space and Public Utility Easement	1,219	0.0280
Tract D8	Landscape, Open Space and Public Utility Easement	1,121	0.0257
Tract E8	Landscape, Open Space and Public Utility Easement	2,280	0.0523
Tract F8	Landscape, Open Space and Public Utility Easement	2,276	0.0523
Tract G8	Landscape, Open Space and Public Utility Easement	1,220	0.0280

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

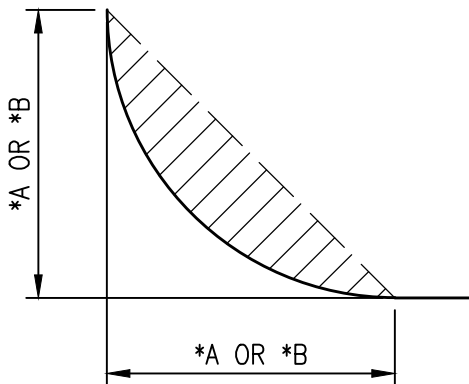
A Final Plat
or
Cortona Parcel 8

A RE–PLAT OF PARCEL 8 OF 'FINAL PLAT OF CORTONA – PHASE 1B'
RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA,
SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

- 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 AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 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 AREA 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.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS–OF–WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS–OF–WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "C–2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR CORTONA, MARICOPA, ARIZONA ARE RECORDED IN _____ PINAL COUNTY RECORDS.

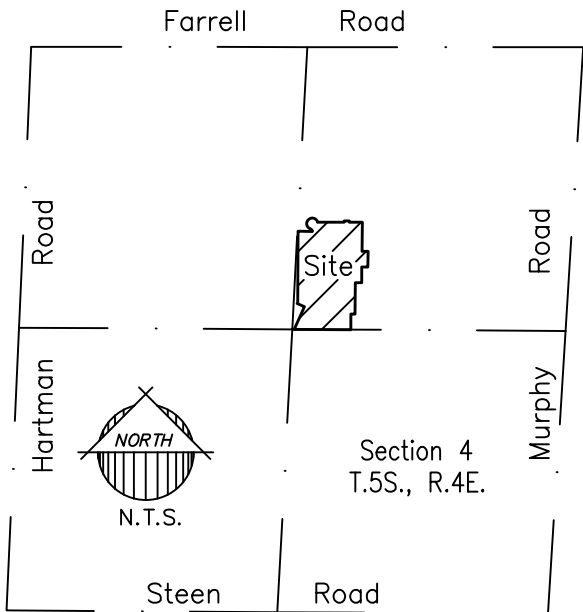
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT–OF–WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
- THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



SIGHT VISIBILITY TRIANGLE EASEMENT

NTS

*A = 25' X 25' FOR LOCAL INTERSECTION
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



VICINITY MAP

OWNER/DEVELOPER

CORTONA, INC.
14555 N. SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, AZ 85254
CONTACT: CHASE EMMERSON
PHONE: (602) 315–9988

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE (480) 503–2250
FAX (480) 503–2258
CONTACT: JOEL SAUREY, PE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAT QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS: SOUTH 03 DEGRESS 31 MINUTES 34 SECONDS WEST

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA
CASE # PAD05–06 AND ZON05–06.

ASSURANCE STATEMENT

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

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45–576 OF THE ARIZONA REVISED STATUTES (ARS).

ASSURED SEWER

CORTONA – PARCEL 8 SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES – PALO VERDE UTILITES COMPANY, INC DOMESTIC SEWER IMPROVEMENT DISTRICT. ON–SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY: _____

TITLE: _____

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S. MUNOZ III
REGISTERED LAND SURVEYOR NO. 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
10/25/2021
DATE

APPROVALS

DEVELOPMENT SERVICE DIRECTOR
CITY OF MARICOPA, ARIZONA
DATE

CITY ENGINEER
CITY OF MARICOPA, ARIZONA
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20__.

MAYOR
DATE

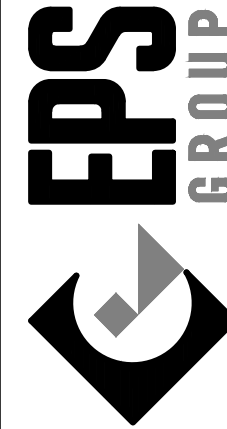
ATTEST: _____
CITY CLERK
DATE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	7,500	0.1722
2	7,500	0.1722
3	7,500	0.1722
4	7,712	0.1770
5	7,500	0.1722
6	7,500	0.1722
7	7,500	0.1722
8	7,500	0.1722
9	7,500	0.1722
10	7,500	0.1722
11	7,500	0.1722
12	7,514	0.1725
13	7,514	0.1725
14	7,500	0.1722
15	7,500	0.1722
16	7,500	0.1722
17	7,500	0.1722
18	7,500	0.1722
19	7,500	0.1722
20	7,500	0.1722
21	7,500	0.1722
22	7,500	0.1722
23	7,500	0.1722
24	7,500	0.1722
25	7,514	0.1725
26	7,507	0.1723
27	7,500	0.1722
28	7,500	0.1722
29	7,500	0.1722

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
30	7,500	0.1722
31	7,500	0.1722
32	7,500	0.1722
33	7,500	0.1722
34	7,500	0.1722
35	7,500	0.1722
36	7,822	0.1796
37	8,680	0.1993
38	10,351	0.2376
39	10,410	0.2390
40	10,241	0.2351
41	7,802	0.1791
42	7,801	0.1791
43	7,801	0.1791
44	9,002	0.2067
45	8,710	0.1999
46	7,799	0.1790
47	7,800	0.1791
48	7,873	0.1807
49	8,484	0.1948
50	8,232	0.1890
51	7,866	0.1806
52	7,696	0.1767
53	7,552	0.1734
54	7,500	0.1722
55	7,500	0.1722
56	7,500	0.1722
57	7,712	0.1770

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 – 57 (57 LOTS)	444,893	10.2133
TRACTS A8 – G8 (7 TRACTS)	11,623	0.2668
RIGHT–OF–WAY	137,068	3.1467
GROSS AREA	593,584	13.6268

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



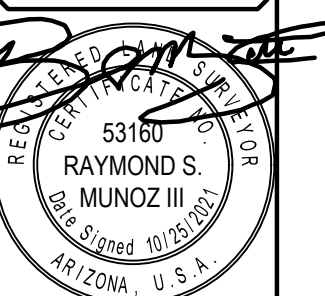
Cortona
Parcel 8

Final Plat

Project:

Revisions:

Designer: A.G.
Drawn by: R.M.



Job No.
20-1409

Sheet No.
1
of 2

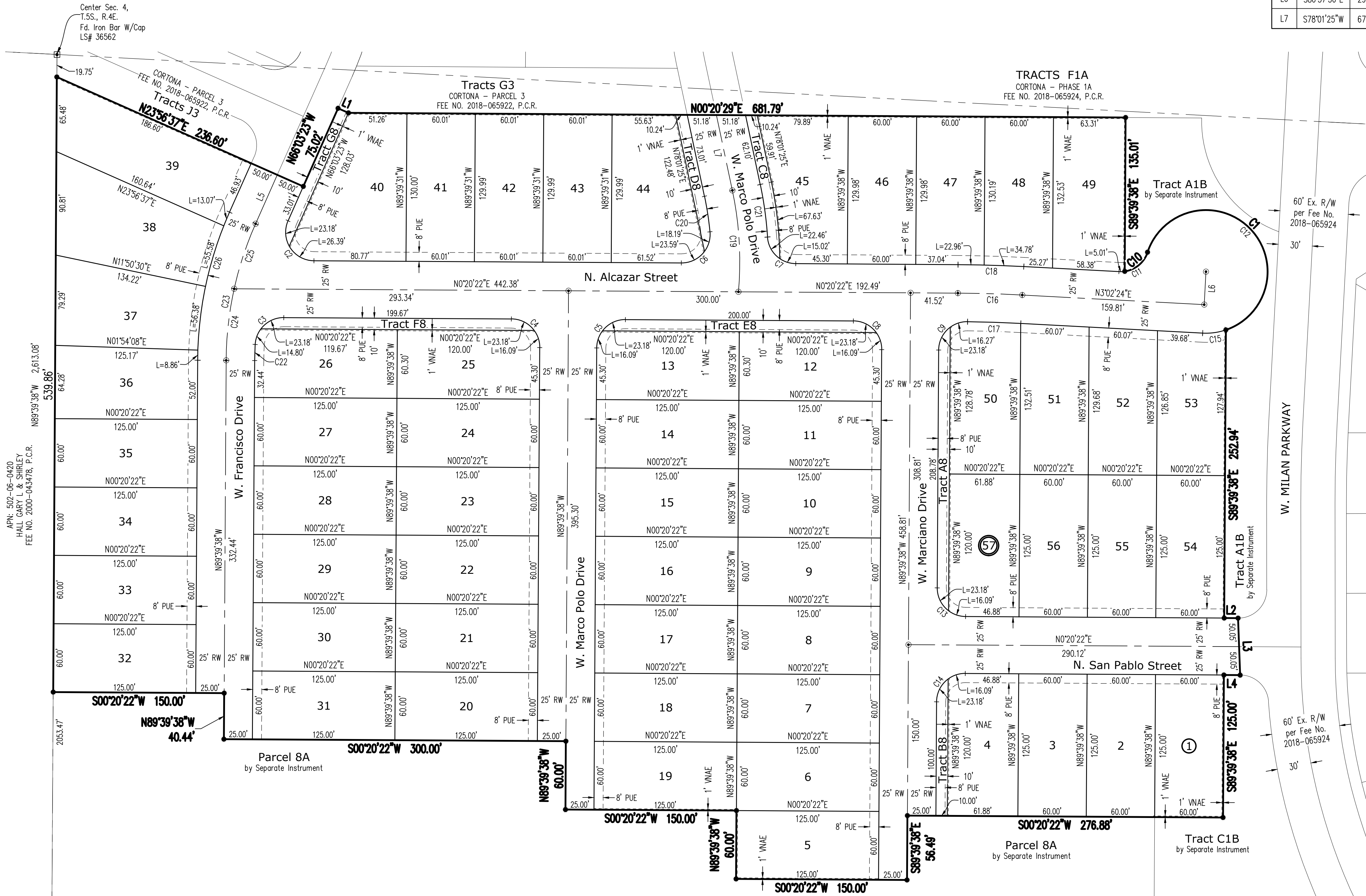
APN: 500-06-0420
HALL GARY L & SHIRLEY
FEE NO. 2000-043478, P.C.R.

APN: 500-06-0420
HALL GARY L & SHIRLEY
FEE NO. 2000-043478, P.C.R.

Center Sec. 4,
T.5S., R.4E.
Fd. Iron Bar W/Cap
LS# 36562

E 1/4 Cor. Sec. 4,
T.5S., R.4E.
Fd. Cotton Picker Spindle

NE Cor. Sec. 4,
T.5S., R.4E.
Fd. Cotton Picker Spindle

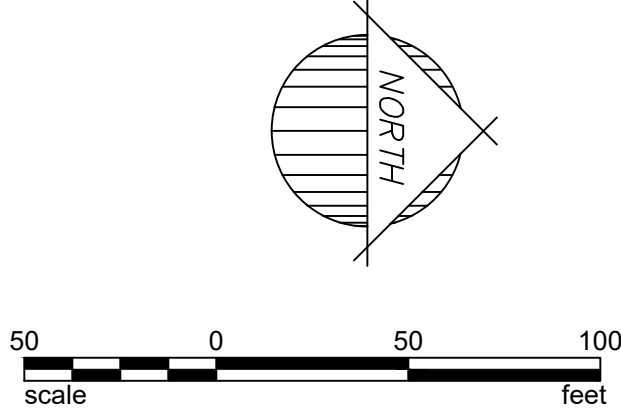


LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°56'37"E	10.00'
L2	N00°20'22"E	12.17'
L3	N87°53'55"E	50.05'
L4	S00°20'22"W	14.31'
L5	N66°03'23"W	46.93'
L6	S86°53'36"E	29.00'
L7	S78°01'25"W	67.56'

STATE OF ARIZONA
COUNTY OF PINAL
SS
I hereby certify that the within instrument is filed in the
official records of this County in
Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal,
Virginia RossPinal County Recorder
By: _____ Deputy

- LEGEND
- Found monument, as noted
 - Set monument
 - Subdivision Corner
 - R/W Right-of-Way
 - VNAE Vehicular Non-Access Easement
 - PUE Public Utility Easement
 - FOR Pinal County Recorder
 - R.L.S. Registered Land Surveyor
 - Dkt. Docket
 - pg. Page
 - SVE Sight Visibility Easement

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C1	219.23'	54.00'	232°36'47"	96.82'	S44°45'45"W	
C2	49.57'	25.00'	113°36'15"	41.84'	N57°08'30"E	
C3	37.98'	25.00'	87°03'02"	34.43'	S43°11'09"E	
C4	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W	
C5	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E	
C6	41.77'	25.00'	95°44'25"	37.08'	N47°31'50"W	
C7	37.48'	25.00'	85°54'11"	34.07'	N43°17'28"E	
C8	39.27'	25.00'	90°00'00"	35.36'	S45°20'22"W	
C9	39.45'	25.00'	90°25'21"	35.49'	S44°26'57"E	
C10	27.54'	25.00'	63°06'21"	26.16'	N39°59'28"W	
C11	32.54'	25.00'	74°35'03"	30.29'	N34°15'07"W	
C12	219.23'	54.00'	232°36'47"	96.82'	S44°45'45"W	
C13	39.27'	25.00'	90°00'00"	35.36'	N45°20'22"E	
C14	39.27'	25.00'	90°00'00"	35.36'	S44°39'38"E	
C15	20.71'	54.00'	21°58'17"	20.58'	N07°56'44"W	
C16	56.56'	1200.00'	2°42'02"	56.56'	S01°41'23"W	
C17	46.72'	1175.00'	2°16'41"	46.72'	S01°54'04"W	
C18	57.74'	1225.00'	2°42'02"	57.73'	S01°41'23"W	
C19	89.51'	300.00'	17°05'43"	89.18'	S86°34'17"W	
C20	31.56'	275.00'	6°34'32"	31.54'	S81°18'41"W	
C21	46.62'	325.00'	8°13'09"	46.58'	S82°08'00"W	
C22	14.16'	275.00'	2°56'58"	14.16'	S88°11'09"E	
C23	123.59'	300.00'	2°36'15"	122.72'	S77°51'30"E	
C24	63.33'	300.00'	12°05'45"	63.22'	S83°36'45"E	
C25	60.26'	300.00'	11°30'30"	60.16'	S71°48'38"E	
C26	133.89'	325.00'	2°36'15"	132.95'	S77°51'30"E	



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Cortona Parcel 8 Final Plat

Revisions:

Designer: A.G.
Drawn by: R.M.

53160
RAYMOND S.
MUNOZ III
Registered Land Surveyor
ARIZONA, U.S.A.

Job No.
20-1409

Sheet No.
2
of 2

Oct 18, 2021 1:40pm C:\Users\agross\appdata\local\temp\AcPublish_\16824\20-1409 - Parcel 8A - Plat.dwg agross

CONVEYANCE or DEDICATION STATEMENT

STATE OF ARIZONA

COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "A FINAL PLAT FOR CORTONA – PARCEL 8A", A PLANNED AREA DEVELOPMENT, A RE-PLAT OF PARCEL 8A OF 'FINAL PLAT OF CORTONA – PHASE 1B' RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED INLOCATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER 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.

CORTONA, INC., 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. CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS 8Aa, B8a, C8a, D8a, E8a AND F8a ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF CORONA HOMEOWNES ASSOCIATION, AND ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 25' X 25' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

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, RECLAIMED WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE MARKERS USED.

IN WITNESS WHEREOF: CORTONA, INC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, 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 WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____

NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

UTILITY SERVICES

SEWER: SANTA CRUZ/GLOBAL WATER COMPANY
WATER: PALO VERDE/GLOBAL WATER COMPANY
ELECTRICITY: ELECTRICAL DISTRICT NO. 3
TELEPHONE: TBD/VARIOUS
GAS: SOUTHWEST GAS CORPORATION
CABLE TV: TBD/VARIOUS
POLICE: CITY OF MARICOPA
FIRE: CITY OF MARICOPA
REFUSE: PRIVATE PROVIDERS

LEGEND

- Found monument, as noted
- Set monument
- Subdivision Corner
- Right-of-Way
- Vehicular Non-Access Easement
- Public Utility Easement
- Pinal County Recorder
- Registered Land Surveyor
- Docket
- Page
- Sight Visibility Easement

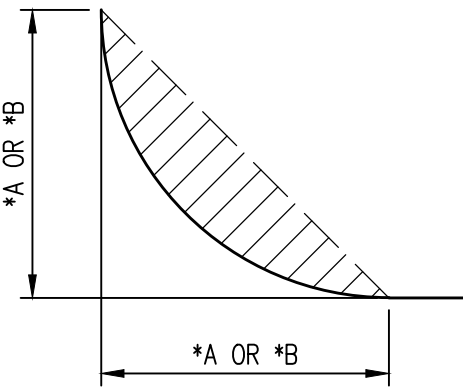
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract 8Aa	Landscape, Open Space and Public Utility Easement	1,140	0.0262
Tract 8Ba	Landscape, Open Space and Public Utility Easement	2,297	0.0527
Tract 8Ca	Landscape, Open Space and Public Utility Easement	1,195	0.0274
Tract 8Da	Landscape, Open Space and Public Utility Easement	5,982	0.1373
Tract 8Ea	Landscape, Open Space and Public Utilities Easement	24,360	0.5592
Tract 8Fa	Landscape, Open Space and Public Utility Easement	2,280	0.0523

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

A Final Plat
or
Cortona Parcel 8A
A RE-PLAT OF PARCEL 8A OF 'FINAL PLAT OF CORTONA – PHASE 1B'
RECORDED IN FEE NUMBER _____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA,
SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

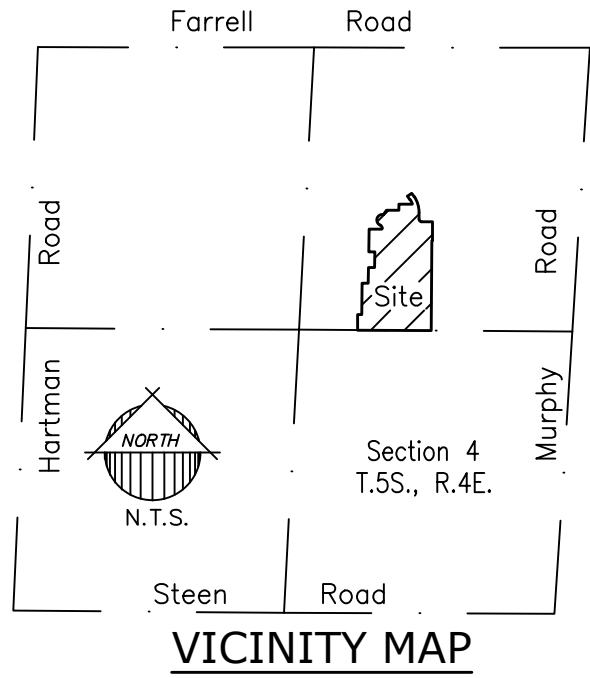
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY AN AGREEMENT TO SERVE, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- 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 AREA 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.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREA SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTION UPON COMPLETION OF PAVING IMPROVEMENTS
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THIS PLAT IS IN PROXIMITY TO "CI-2" (HEAVY INDUSTRIAL) AREA, FEEDLOT, AND UNION PACIFIC RAILROAD CORRIDOR AND MAY EXPERIENCE LIGHT POLLUTION, NOISE, ODORS, EMISSIONS AND TRAFFIC CONGESTION ASSOCIATED WITH UNION PACIFIC RAILROAD, ETHANOL PLANT, AGRICULTURAL AND OTHER INDUSTRIAL USES. IN ADDITION, THIS PROJECT IS ADJACENT TO AGRICULTURAL USE AND MAY EXPERIENCE DUST, NOISE, ODORS, AGRICULTURAL PESTICIDE SPRAYS AND TRUCK TRAFFIC AMONG OTHERS.
- COVENANTS, CODES AND RESTRICTIONS FOR CORTONA, MARICOPA, ARIZONA ARE RECORDED IN _____, PINAL COUNTY RECORDS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.
- THE MAINTENANCE OF THE STREETS LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.



SIGHT VISIBILITY TRIANGLE EASEMENT

NTS

*A = 25' X 25' FOR LOCAL INTERSECTION
*B = 33' X 33' FOR INTERSECTIONS WITH COLLECTOR TO COLLECTOR AND COLLECTOR TO ARTERIAL ROADS



OWNER/DEVELOPER

CORTONA, INC.
14555 N. SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, AZ 85254
CONTACT: CHASE EMMERSON
PHONE: (602) 315-9988

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE (480) 503-2250
FAX (480) 503-2258
CONTACT: JOEL SAUREY, PE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAT QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS: SOUTH 03 DEGRESS 31 MINUTES 34 SECONDS WEST

ZONING INFORMATION

PLANNED AREA DEVELOPMENT, CITY OF MARICOPA
CASE # PAD05-06 AND ZON05-06.

ASSURANCE STATEMENT

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

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

ASSURED SEWER

CORTONA – PARCEL 8A SUBDIVISION IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES – PALO VERDE UTILITIES COMPANY, INC DOMESTIC SEWER IMPROVEMENT DISTRICT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY: _____

TITLE: _____

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER 2021, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND HAVE BEEN PERMANENTLY SET.

RAYMOND S. MUNOZ III
REGISTERED LAND SURVEYOR NO. 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
10/18/2021
DATE

APPROVALS

DEVELOPMENT SERVICE DIRECTOR
CITY OF MARICOPA, ARIZONA
DATE

CITY ENGINEER
CITY OF MARICOPA, ARIZONA
DATE

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 20____.

MAYOR
DATE

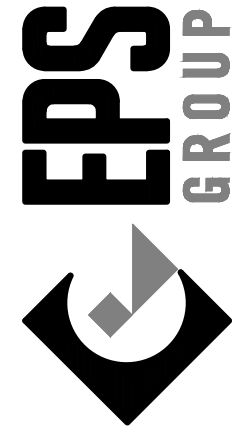
ATTEST: _____
CITY CLERK
DATE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	7,500	0.1722
2	7,500	0.1722
3	7,712	0.1770
4	7,712	0.1770
5	7,500	0.1722
6	7,500	0.1722
7	7,560	0.1736
8	7,434	0.1707
9	8,814	0.2023
10	8,125	0.1865
11	7,596	0.1744
12	7,604	0.1746
13	7,665	0.1760
14	7,604	0.1746
15	7,604	0.1746
16	7,819	0.1795
17	7,839	0.1800
18	7,830	0.1798
19	6,250	0.1435
20	9,621	0.2209
21	20,053	0.4604
22	8,535	0.1959
23	7,500	0.1722
24	7,500	0.1722
25	7,500	0.1722
26	7,500	0.1722
27	7,500	0.1722
28	7,500	0.1722
29	8,535	0.1959
30	20,053	0.4604
31	9,621	0.2209

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
32	7,538	0.1730
33	7,538	0.1730
34	7,538	0.1730
35	13,321	0.3058
36	17,316	0.3975
37	8,065	0.1851
38	7,500	0.1722
39	7,500	0.1722
40	7,500	0.1722
41	7,500	0.1722
42	7,500	0.1722
43	7,500	0.1722
44	7,500	0.1722
45	7,500	0.1722
46	7,500	0.1722
47	7,500	0.1722
48	7,500	0.1722
49	7,500	0.1722
50	7,500	0.1722
51	7,500	0.1722
52	7,500	0.1722
53	7,507	0.1723
54	7,507	0.1723
55	7,500	0.1722
56	7,500	0.1722
57	7,500	0.1722
58	7,500	0.1722
59	7,500	0.1722
60	7,500	0.1722
61	7,500	0.1722

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 – 61 (61 LOTS)	507,915	11.6601
TRACTS 8Aa – F8a (6 TRACTS)	37,253	0.8552
RIGHT-OF-WAY	157,102	3.6066
GROSS AREA	702,270	16.1219

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



Cortona
Parcel 8A

Final Plat

Project

Revisions:

Drawn by: A.G.
Reviewed by: R.M.



Job No.
20-1409

Sheet No.
1
of 2

