

C:\Users\ldevido\OneDrive\Documents\Projects\Goldfield Estates\DWG\GHA\FINAL\FINAL PLAT 122622\FINAL PLAT CV 01.dwg, 03/02/2023 1:29:28 PM

DEDICATION

STATE OF ARIZONA

COUNTY OF PINAL

KNOW ALL PERSONS BY THESE PRESENTS: THAT TWO TREE 60 AND GOLDFIELD, LLC, HAS SUBDIVIDED UNDER THE NAME GOLDFIELD ESTATES, A SUBDIVISION LOCATED AT THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF APACHE JUNCTION FEE TITLE TO ALL PUBLIC RIGHTS—OF—WAY, IF ANY, AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION A PERPETUAL NONEXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

TRACTS "A, B, C, D, E, F, G, H, AND I" ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT ARE DEEDED TO GOLDFIELD STATES HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF IN PERPETUITY, AND SHALL NOT BE REDEVELOPED FOR ANY OTHER NON-AMENITY OR NON-DRAINAGE PURPOSE.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
TWO TREE 60 AND GOLDFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED THEIR NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER.

TWO TREE 60 AND GOLDFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TANNER MADDUX

ITS: _____

ACKNOWLEDGMENT

STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED _____ WHO
ACKNOWLEDGED HIMSELF/HERSELF 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

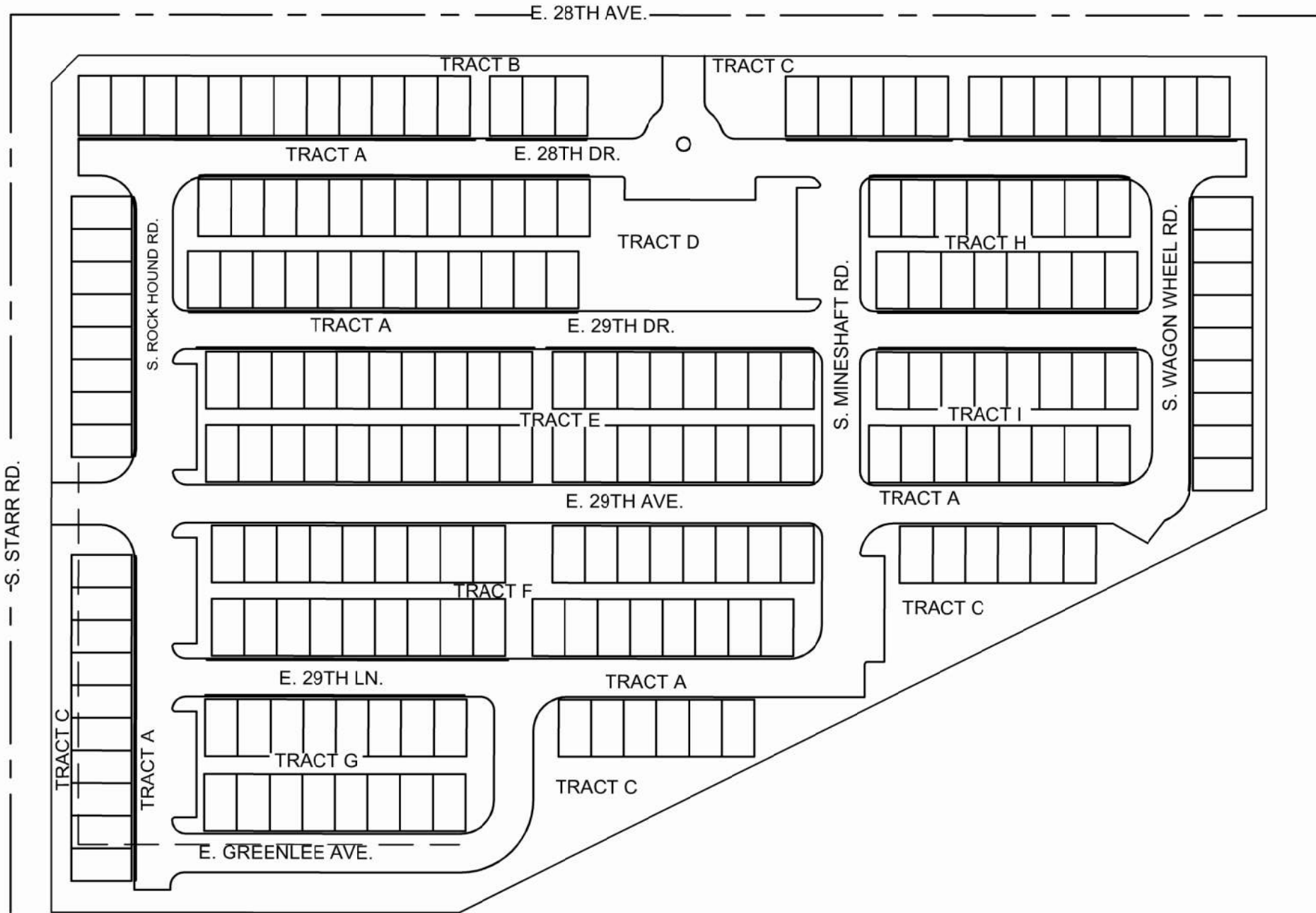
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES:

- A) ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNERS ASSOCIATION UPON RECORDATION OF THE FINAL PLAT. TRACTS SHALL NOT BE CONVEYED TO ANY PRIVATE OR PUBLIC ENTITY WITHOUT PRIOR CITY COUNCIL APPROVAL.
- B) THE MAINTENANCE OF LANDSCAPING AND DRAINAGE AREAS EITHER WITHIN THE PUBLIC RIGHT—OF—WAY AND/OR UP TO A PERIMETER WALL OR FENCE OR PRIVATE YARD SHALL BE THE RESPONSIBILITY OF THE GOLDFIELD ESTATES HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- C) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- D) NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION SHALL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS AND, EXCEPT AS MAY BE APPROVED BY THE DEVELOPMENT SERVICES PROJECT ENGINEER, FENCING SHALL BE LIMITED TO WIRE-STRAND OR BREAK-AWAY SECTIONS THAT CANNOT IMPEDE WATER FLOW OR COLLECT DEBRIS WHICH WOULD IMPEDE WATER FLOW. VEGETATION SHALL NOT BE PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE PATHS, EASEMENTS OR RETENTION BASINS WHICH WOULD IMPEDE THE FLOW OF WATER.
- E) MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE GOLDFIELD ESTATES HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND ASSESS THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE.
- F) THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUNDED AS OUTLINED IN § 1-8-6(K), RELOCATION OF OVERHEAD WIRES AND EQUIPMENT, ZONING ORDINANCE, VOL. II, APACHE JUNCTION CITY CODE. ALL EXISTING AND PROPOSED ONSITE OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.
- G) THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE FINAL PLAT SHALL HAVE THE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE FINAL PLAT ON THE HOMEOWNERS ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
- H) SHOULD THE HOMEOWNERS ASSOCIATION NOT PAY PROPERTY TAXES ON ANY TRACT THEY OWN WITHIN THE SUBDIVISION AT ANY TIME IN THE FUTURE AND LOSE THE PROPERTY THROUGH TAX FORECLOSURE OR FORFEITURE OR DISSOLVE, THE CITY OR THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, SHALL ASSESS, LIEN, AND/OR COLLECT FROM ANY SUCCESSOR IN INTEREST AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE OF ALL IMPROVEMENTS, DRAINAGE FACILITIES, LANDSCAPING AND AMENITIES.

FINAL PLAT
FOR
GOLDFIELD ESTATES

NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 08
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA



KEY MAP

SHEET INDEX

- 1..... COVER SHEET
2-5..... FINAL PLAT
6..... TABLES & DETAILS

SITE DATA

EXISTING ZONING:
PROPOSED ZONING:
GROSS AREA:
NET AREA:
PROPOSED OPEN SPACE:
PROPOSED NO. UNITS:
ALLOWABLE DENSITY:
PROPOSED DENSITY:

B-1/PD; RS-GR
RM-2-PD
14.41 AC
12.88 AC
27.00%
209 UNITS
22.0 DU/AC
209 DU/14.5 AC

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING S00°01'37"W. (ASSUMED BEARING)

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, ARIZONA, 85130
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

DEVELOPER

TWO TREE 60 AND GOLDFIELD, LLC
2820 TOWNSGATE ROAD, SUITE 207
WESTLAKE VILLAGE, CA 91361
PHONE: 805.910.077
E-MAIL: TANNER@TWO TREECAPITAL.COM
CONTACT: TANNER MADDUX

CERTIFICATION

THIS IS TO CERTIFY THAT THIS FINAL PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION OF IT; THAT I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN ON THE FINAL PLAT AND I HEREBY CERTIFY TO ITS CORRECTNESS, AND THAT ALL LOTS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN 1 YEAR AFTER RECORDATION.

REGISTERED LAND SURVEYOR'S NAME: _____

REGISTERED LAND SURVEYOR'S SIGNATURE: _____ DATE: _____

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA ON THIS _____ DAY OF _____, 2022. AND THE CITY COUNCIL ACCEPTS THE RIGHTS—OF—WAY DEDICATED HEREIN ON BEHALF OF THE PUBLIC. THE SUBDIVIDER HAS PROVIDED CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUTES (ARS) 45-576 OR EVIDENCE THAT THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

BY ACCEPTANCE OF THIS FINAL PLAT, THE CITY OF APACHE JUNCTION AGREES TO THE EXTINGUISHMENT OF EASEMENTS DESCRIBED AND SHOWN HEREON.

BY: _____
MAYOR

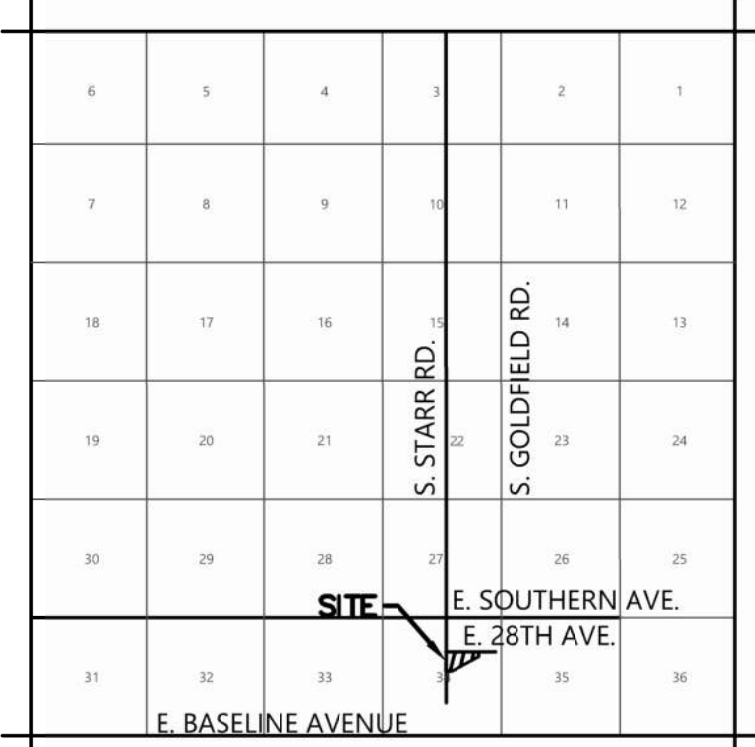
ATTEST: _____
CITY CLERK

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCE AND REGULATIONS AND THAT ASSURANCES HAVE BEEN PROVIDED FOR IMPROVEMENTS IN THE AMOUNT OF \$ _____

DEVELOPMENT SERVICES PROJECT ENGINEER
DATE: _____

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
040120	0020	E	12/04/07	X	N/A



KEY MAP

Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

COVER SHEET
GOLDFIELD ESTATES
CITY OF APACHE JUNCTION, ARIZONA

PROJECT:

Job No.: 00201910030
Drawn By: P.J.
Checked: DB
Preparation Date: 04/22/20

CALL TWO WARNING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 42017
COLIN D. HARVEY
ARIZONA, U.S.A.

JOB NO.
202110120

FINAL PLAT

SHEET NO.
1

1 OF 6



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LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC	LOT#	S.F.	AC
1	1056	0.02	21	1056	0.02	41	1008	0.02	61	1008	0.02	81	1008	0.02	101	1008	0.02	121	1008	0.02	141	1008	0.02	161	1008	0.02	181	1008	0.02
2	1056	0.02	22	1056	0.02	42	1008	0.02	62	1008	0.02	82	1008	0.02	102	1008	0.02	122	1008	0.02	142	1008	0.02	162	1008	0.02	182	1008	0.02
3	1056	0.02	23	1056	0.02	43	1008	0.02	63	1008	0.02	83	1008	0.02	103	1008	0.02	123	1008	0.02	143	1008	0.02	163	1008	0.02	183	1008	0.02
4	1056	0.02	24	1056	0.02	44	1008	0.02	64	1008	0.02	84	1008	0.02	104	1008	0.02	124	1008	0.02	144	1008	0.02	164	1008	0.02	184	1008	0.02
5	1056	0.02	25	1056	0.02	45	1008	0.02	65	1008	0.02	85	1008	0.02	105	1008	0.02	125	1008	0.02	145	1008	0.02	165	1008	0.02	185	1008	0.02
6	1056	0.02	26	1056	0.02	46	1008	0.02	66	1008	0.02	86	1008	0.02	106	1008	0.02	126	1008	0.02	146	1008	0.02	166	1008	0.02	186	1008	0.02
7	1056	0.02	27	1056	0.02	47	1008	0.02	67	1008	0.02	87	1008	0.02	107	1008	0.02	127	1008	0.02	147	1008	0.02	167	1008	0.02	187	1008	0.02
8	1056	0.02	28	1056	0.02	48	1008	0.02	68	1008	0.02	88	1008	0.02	108	1008	0.02	128	1008	0.02	148	1008	0.02	168	1008	0.02	188	1008	0.02
9	1056	0.02	29	1056	0.02	49	1008	0.02	69	1008	0.02	89	1008	0.02	109	1008	0.02	129	1008	0.02	149	1008	0.02	169	1008	0.02	189	1008	0.02
10	1056	0.02	30	1056	0.02	50	1008	0.02	70	1008	0.02	90	1008	0.02	110	1008	0.02	130	1008	0.02	150	1008	0.02	170	1008	0.02	190	1008	0.02
11	1056	0.02	31	1056	0.02	51	1008	0.02	71	1008	0.02	91	1008	0.02	111	1008	0.02	131	1008	0.02	151	1008	0.02	171	1008	0.02	191	1008	0.02
12	1056	0.02	32	1056	0.02	52	1008	0.02	72	1008	0.02	92	1008	0.02	112	1008	0.02	132	1008	0.02	152	1008	0.02	172	1008	0.02	192	1056	0.02
13	1056	0.02	33	1056	0.02	53	1008	0.02	73	1008	0.02	93	1008	0.02	113	1008	0.02	133	1008	0.02	153	1008	0.02	173	1008	0.02	193	1056	0.02
14	1056	0.02	34	1056	0.02	54	1008	0.02	74	1008	0.02	94	1008	0.02	114	1008	0.02	134	1008	0.02	154	1008	0.02	174	1008	0.02	194	1056	0.02
15	1056	0.02	35	1056	0.02	55	1008	0.02	75	1008	0.02	95	1008	0.02	115	1008	0.02	135	1008	0.02	155	1008	0.02	175	1008	0.02	195	1056	0.02
16	1056	0.02	36	1056	0.02	56	1008	0.02	76	1008	0.02	96	1008	0.02	116	1008	0.02	136	1008	0.02	156	1008	0.02	176	1008	0.02	196	1056	0.02
17	1056	0.02	37	1056	0.02	57	1008	0.02	77	1008	0.02	97	1008	0.02	117	1008	0.02	137	1008	0.02	157	1008	0.02	177	1008	0.02	197	1056	0.02
18	1056	0.02	38	1008	0.02	58	1008	0.02	78	1008	0.02	98	1008	0.02	118	1008	0.02	138	1008	0.02	158	1008	0.02	178	1008	0.02	198	1056	0.02
19	1056	0.02	39	1008	0.02	59	1008	0.02	79	1008	0.02	99	1008	0.02	119	1008	0.02	139	1008	0.02	159	1008	0.02	179	1008	0.02	199	1056	0.02
20	1056	0.02	40	1008	0.02	60	1008	0.02	80	1008	0.02	100	1008	0.02	120	1008	0.02	140	1008	0.02	160	1008	0.02	180	1008	0.02	200	1056	0.02

LOT TABLE		
LOT#	S.F.	AC
201	1056	0.02
202	1056	0.02
203	1056	0.02
204	1056	0.02
205	1056	0.02
206	1056	0.02
207	1056	0.02
208	1056	0.02
209	1056	0.02

LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	LENGTH	LINE #	LENGTH	LINE #	LENGTH	LINE #	LENGTH	LINE #	LENGTH
L1	288.00	L21	192.00	L41	288.00	L61	216.00	L81	240.00
L2	72.00	L22	42.00	L42	42.00	L62	42.00	L82	44.00
L3	44.00	L23	192.00	L43	288.00	L63	216.00	L83	240.00
L4	72.00	L24	42.00	L44	42.00	L64	192.00	L84	44.00
L5	288.00	L25	192.00	L45	240.00	L65	42.00	L85	192.00
L6	44.00	L26	42.00	L46	192.00	L66	192.00	L86	44.00
L7	120.00	L27	192.00	L47	42.00	L67	216.00	L87	192.00
L8	192.00	L28	42.00	L48	192.00	L68	42.00	L88	44.00
L9	44.00	L29	192.00	L49	240.00	L69	144.00		
L10	192.00	L30	42.00	L50	42.00	L70	42.00		
L11	120.00	L31	192.00	L51	240.00	L71	144.00		
L12	44.00	L32	42.00	L52	192.00	L72	42.00		
L13	216.00	L33	144.00	L53	42.00	L73	192.00		
L14	44.00	L34	42.00	L54	192.00	L74	42.00		
L15	216.00	L35	144.00	L55	240.00	L75	192.00		
L16	44.00	L36	42.00	L56	42.00	L76	42.00		
L17	192.00	L37	288.00	L57	216.00	L77	192.00		
L18	42.00	L38	42.00	L58	192.00	L78	42.00		
L19	192.00	L39	288.00	L59	42.00	L79	192.00		
L20	42.00	L40	42.00	L60	192.00	L80	42.00		

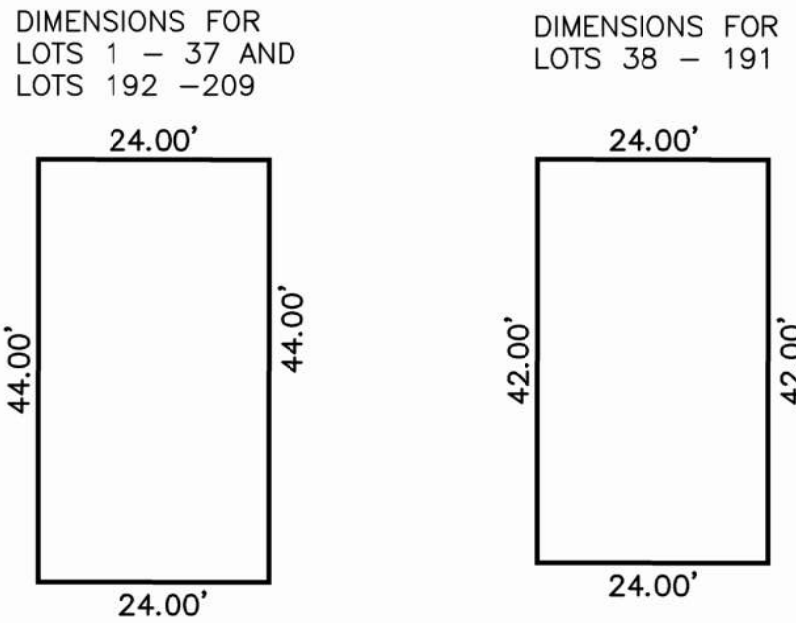
CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	CHORD
C1	12.29	10.00	70.40	11.53
C2	15.92	30.00	30.40	15.73
C3	8.73	10.00	50.00	8.45
C4	8.73	10.00	50.00	8.45
C5	15.92	30.00	30.40	15.73
C6	12.29	10.00	70.40	11.53
C7	31.43	20.00	90.05	28.30
C8	39.25	25.00	89.95	35.34
C9	15.71	10.00	90.00	14.14
C10	4.19	2.00	120.00	3.46
C11	10.47	10.00	60.00	10.00
C12	3.14	2.00	90.00	2.83
C13	3.14	2.00	90.00	2.83
C14	39.28	25.00	90.03	35.36
C15	39.26	25.00	89.97	35.35
C16	15.70	10.00	89.97	14.14
C17	11.86	10.00	67.98	11.18
C18	3.91	2.00	112.02	3.32
C19	15.71	10.00	90.00	14.14
C20	15.72	10.00	90.05	14.15

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	CHORD
C21	15.70	10.00	89.95	14.14
C22	15.71	10.00	90.00	14.14
C23	15.71	10.00	90.00	14.14
C24	14.46	10.00	82.84	13.23
C25	3.39	2.00	97.19	3.00
C26	3.39	2.00	97.17	3.00
C27	14.45	10.00	82.79	13.23
C28	15.71	10.00	90.00	14.14
C29	15.71	10.00	90.00	14.14
C30	39.29	25.00	90.05	35.37
C31	35.88	30.00	68.52	33.78
C32	36.00	25.00	82.51	32.97
C33	3.40	2.00	97.49	3.01
C34	15.71	10.00	90.00	14.14
C35	14.46	10.00	82.85	13.23
C36	3.39	2.00	97.18	3.00
C37	39.27	25.00	90.00	35.36
C38	39.27	25.00	90.00	35.36
C39	3.39	2.00	97.18	3.00
C40	14.45	10.00	82.79	13.23

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	CHORD
C41	39.27	25.00	90.00	35.36
C42	3.14	2.00	90.00	2.83
C43	39.27	25.00	90.00	35.36
C44	15.71	10.00	90.00	14.14
C45	14.46	10.00	82.85	13.23
C46	3.39	2.00	97.18	3.00
C47	3.14	2.00	90.00	2.83
C48	15.70	10.00	89.97	14.14
C49	15.70	10.00	89.97	14.14
C50	39.27	25.00	90.00	35.36
C51	84.82	54.00	90.00	76.37

TRACT TABLE			
TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	3.08	133958.41	WATER, SEWER, DRAINAGE, INGRESS/EGRESS, SOLID WASTE, EMERGENCY VEHICULE ACCESS
TRACT B	0.39	16873.93	OPEN SPACE/LANDSCAPE/F.P.E. TO BE EXTINGUISHED
TRACT C	1.23	53769.16	OPEN SPACE/LANDSCAPE/AMENITIES/DRAINAGE AREA/F.P.E. TO BE EXTINGUISHED
TRACT D	0.45	19748.93	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT E	0.23	10034.96	OPEN SPACE/LANDSCAPE
TRACT F	0.27	11940.21	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT G	0.14	6177.40	OPEN SPACE/LANDSCAPE
TRACT H	0.11	4909.97	OPEN SPACE/LANDSCAPE
TRACT I	0.12	5165.29	OPEN SPACE/LANDSCAPE

TYPICAL LOT DETAIL



NOTES

NOTE 1:
7' EASEMENT FOR OVERHEAD AND UNDERGROUND POWER AND INCIDENTAL PURPOSES PER DKT 1004, PG 10, AND FEE #2005-100103, AND FEE #2005-099184, PCR.

NOTE 2:
50' F.P.E RIGHT OF WAY FOR ROADWAY AND PUPLIC UTILITIES NOT TO EXCEED 50' PER DKT 306, PG 536, FEE #2018-033528, FEE #2005-100103, AND FEE #2005-099184, PCR. TO BE EXTINGUISHED.

NOTE 3:
50' F.P.E RIGHT OF WAY FOR ROADWAY AND PUPLIC UTILITIES NOT TO EXCEED 50' PER BK 14, PG 181, FEE #2018-033528, AND FEE #2005-100103, PCR. TO BE EXTINGUISHED.

