

FINAL PLAT
FOR
RADIANCE - PARCEL 19.19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER
MERIDIAN, CITY OF APACHE JUNCTION, PINAL COUNTY, ARIZONA.

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

THAT DR. HORTON AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RADIANCE - PARCEL 19.19", PINAL COUNTY RECORDS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF "RADIANCE - PARCEL 19.19" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. DR. HORTON AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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 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.

TRACT J IS HEREBY DECLARED AS A PRIVATE ACCESS WAY TO BE OWNED AND MAINTAINED BY A "HOMEOWNERS' ASSOCIATION". THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLES ACCESS IS DEDICATED TO THE PUBLIC OVER TRACT J.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF APACHE JUNCTION FOR THE USE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF APACHE JUNCTION, IN FEE FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF PUBLIC UTILITY AND FACILITIES EASEMENT OF THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSED TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED TO THE PURPOSE UNLESS APPROVED BY THE CITY OF APACHE JUNCTION, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IN WITNESS WHEREOF:

_____, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE
ATTESTED TO BY THE SIGNATURE OF _____, ITS _____ THEREUNTO DULY
AUTHORIZED THIS _____ DAY OF _____, 2023.

BY _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF PINAL)

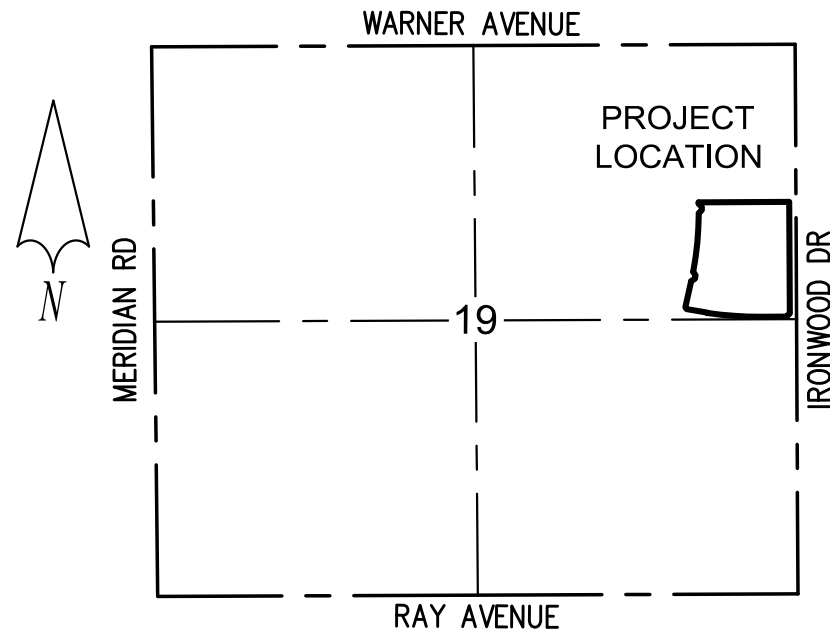
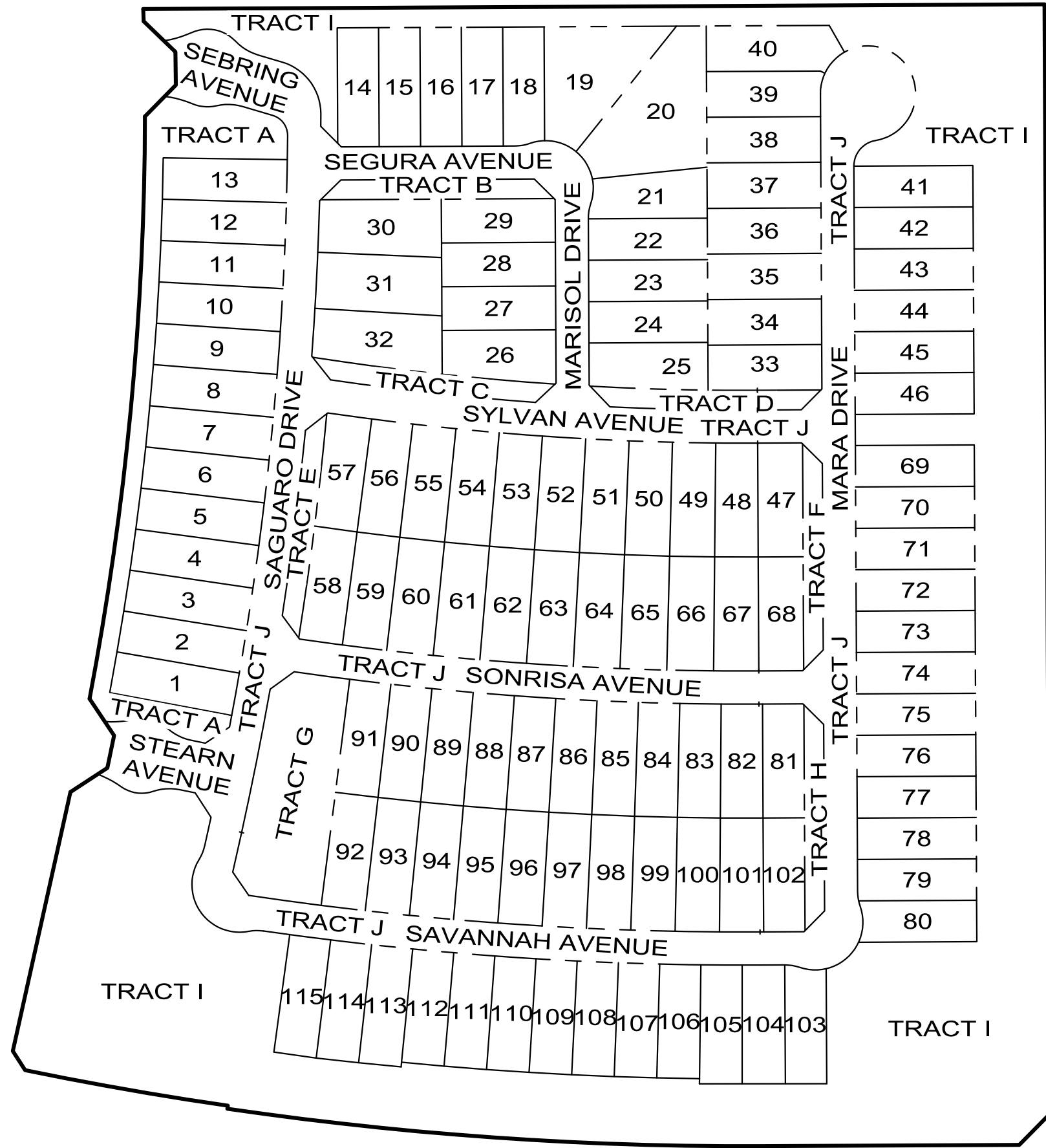
ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF
TO BE _____ WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SITE DATA

GROSS AREA: 22.7498 ACRES
RIGHT-OF-WAY DEDICATION 3.2802 ACRES
NET AREA: 19.4696 ACRES
OVERALL OPEN SPACE %: 29.47%
NUMBER OF TRACTS: 10
NUMBER OF LOTS: 115
ZONING: MPC
DENSITY (GROSS ACRES): 5.0549 LOT/ACRE



LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

D.R. HORTON
2525 WEST FRYE ROAD, SUITE 100
CHANDLER, AZ 85224
TELEPHONE: (480) 791-1491
CONTACT: JOSE CASTILLO III

SURVEYOR

SUNRISE ENGINEERING, INC
2045 S VINEYARD, SUITE 101
MESA, AZ 85210
TELEPHONE: (480) 768-8600
CONTACT: NICHOLAS JOHNSON II, PLS

BASIS OF BEARING

BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS NORTH 0°17'35" WEST BETWEEN A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 19 AND A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 19.

DEVELOPMENT SERVICES APPROVAL

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCES AND REGULATIONS AND THAT PUBLIC STREET CONSTRUCTION ASSURANCES WILL BE PROVIDED PRIOR TO APPROVAL OF ALL RELATED IMPROVEMENT PLANS.

DEVELOPMENT SERVICES PROJECT ENGINEER _____ DATE _____

MAYOR

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS
_____ DAY OF _____, 2023. AND THE CITY COUNCIL ACCEPTS THE RIGHTS-OF-WAY
DEDICATED HEREIN ON BEHALF OF THE PUBLIC. THE SUBDIVIDER HAS PROVIDED A CERTIFICATE OF
ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUTES 45.576 OR EVIDENCE THAT
THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING
AN ASSURED WATER SUPPLY.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

LIENHOLDER'S RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN
FEE NO. _____, RECORDS OF PINAL COUNTY, ARIZONA, HEREBY
RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT, THE DECLARATION OF RESTRICTIONS RECORDED
CONCURRENTLY HERewith AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES

THIS _____ DAY OF _____, 2023.

D.R. HORTON, AN ARIZONA CORPORATION

BY: _____

ITS: _____

LIEN HOLDER'S ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED _____ WHO
ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF
_____, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR
PURPOSES THEREIN CONTAINED.

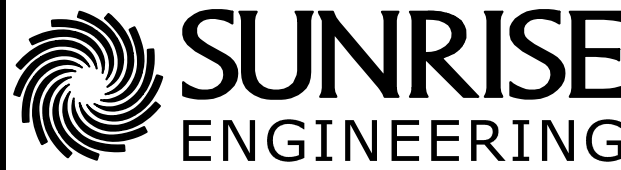
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

SURVEYOR'S 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.

NICHOLAS JOHNSON II, PLS
SUNRISE ENGINEERING INC.
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
PHONE (480) 768-8600



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

FINAL PLAT

FOR
RADIANCE - PARCEL 19.19

SET NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	COV
08964	DSN	EB	NSJ	1 of 5	

FINAL PLAT
FOR
RADIANCE - PARCEL 19.19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER
MERIDIAN, CITY OF APACHE JUNCTION, PINAL COUNTY, ARIZONA.

NOTES

- A. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OR CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- B. THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION
- C. THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- D. CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
- E. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION WILL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED PLANS AND EXCEPT AS MAY BE APPROVED BY DEVELOPMENT SERVICES. ENGINEER, FENCING WILL 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.
- F. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNER'S ASSOCIATION AFTER RECORDATION OF THE PLAT.
- G. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OF THE EASEMENT IS LOCATED AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.
- H. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT.
- I. THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUND 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.
- J. THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE FINAL PLAT SHALL HAVE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE FINAL PLAT ON THE HOMEOWNER'S ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS AS INTEREST AND/OR BENEFITING PROPERTIES.
- K. SHOULD THE HOMEOWNER'S ASSOCIATION NOT PAY PROPERTY TAXES ON ANY TRACT THEY OWN WITHIN THE SUBDIVISION AT ANY TIME IN THE FUTURE AN LOSE THE PROPERTY THROUGH TAX FORECLOSURE OR FORFEITURE OR DISSOLVE, THE CITY OR GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR 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.

FLOOD ZONE INFORMATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. SUNRISE ENGINEERING AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTH ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	8°34'34"	3458.50	517.67'	N85°59'44"W	517.19'
C2	3°17'56"	3455.50	198.95'	N80°03'29"W	198.92'
C3	0°02'30"	3041.50	2.22'	N12°31'06"E	2.22'
C4	10°39'49"	3041.50	566.08'	N5°25'57"E	565.26'
C5	0°13'26"	3041.50	11.89'	N1°44'40"W	11.89'
C6	73°42'49"	36.00	46.32'	N36°37'05"W	43.19'
C7	0°40'30"	3195.50	37.64'	N0°34'34"E	37.64'
C8	3°56'28"	3195.50	219.81'	N2°53'03"E	219.76'
C9	4°31'32"	3195.50	252.40'	N7°07'03"E	252.34'
C10	2°15'02"	3195.50	125.52'	N10°30'20"E	125.51'
C11	0°54'30"	3195.50	50.66'	N12°05'06"E	50.66'
C12	9°23'33"	3267.50	535.65'	S85°35'14"E	535.05'
C13	9°11'52"	3015.30	484.05'	S85°41'05"E	483.53'
C14	5°39'21"	2763.10	272.76'	S83°44'59"E	272.64'
C15	3°42'21"	2763.10	178.72'	S88°25'50"E	178.69'
C16	46°18'49"	97.00	78.40'	N22°51'49"E	76.29'
C17	15°55'51"	100.00	27.80'	N73°33'54"E	27.71'
C18	70°37'57"	37.50	46.23'	S79°05'03"E	43.36'
C19	29°42'25"	50.00	25.92'	S58°37'17"E	25.63'
C20	73°37'08"	52.00	66.81'	N36°39'56"W	62.31'
C21	19°04'53"	45.00	14.99'	N80°09'58"E	14.92'
C22	128°09'46"	46.00	102.90'	S45°17'35"E	82.75'
C23	19°04'53"	45.00	14.99'	N9°14'51"E	14.92'
C24	2°58'34"	2747.10	142.69'	S88°47'44"E	142.68'
C25	26°10'51°4"	46.00	209.61'	S49°44'58"E	69.91'
C26	81°05'03"	25.00	35.38'	N40°15'07"E	32.50'
C27	19°04'53"	45.00	14.99'	N9°50'02"W	14.92'
C28	128°10'21"	46.00	102.90'	N44°42'42"E	82.75'
C29	19°04'53"	45.00	14.99'	S80°44'34"E	14.92'
C30	8°24'17"	3283.50	481.65'	S86°04'52"E	481.22'
C31	18°49'25"	45.00	14.78'	N88°42'33"E	14.72'
C32	132°19'24"	46.00	106.24'	N34°32'28"W	84.15'
C33	19°04'53"	45.00	14.99'	N82°04'48"E	14.92'
C34	30°20'02"	50.00	26.47'	N86°27'50"E	26.16'
C35	53°56'02"	34.00	32.01'	S81°44'10"E	30.84'
C36	14°22'39"	103.50	25.97'	S61°57'29"E	25.90'
C37	16°04'26"	99.50	27.91'	N86°04'05"E	27.82'
C38	53°13'13"	38.00	35.30'	S75°21'32"E	34.04'
C39	29°37'14"	50.00	25.85'	S63°33'32"E	25.56'
C40	10°21'56"	3179.50	575.21'	N5°36'37"E	574.43'
C41	73°54'09"	20.00	25.80'	N36°31'25"W	24.05'
C42	29°42'25"	50.00	25.92'	S88°19'42"E	25.63'
C43	35°58'52"	37.50	23.55'	S85°11'29"E	23.16'
C44	15°58'24"	100.00	27.88'	S75°11'15"E	27.79'
C45	4°09'23"	2747.10	199.28'	S83°43'34"E	199.23'
C46	2°40'56"	3211.50	150.34'	N2°53'27"E	150.32'
C47	8°35'43"	2779.10	416.91'	S85°59'09"E	416.52'
C48	8°30'30"	2999.30	445.39'	S86°01'46"E	444.98'
C49	3°13'02"	3211.50	180.32'	N7°07'35"E	180.30'
C50	8°31'14"	3031.30	450.79'	S86°01'24"E	450.37'
C51	8°44'27"	3251.50	496.03'	S85°54'47"E	495.55'
C52	2°31'11"	3211.50	141.23'	N11°16'46"E	141.22'
C53	4°57'09"	2728.10	235.81'	S83°41'48"E	235.74'
C54	3°23'48"	2728.10	161.73'	S88°35'07"E	161.70'
C55	3°52'20"	3230.50	218.33'	N7°08'03"E	218.28'

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
1	4896	0.1124
2	4896	0.1124
3	4896	0.1124
4	4896	0.1124
5	4896	0.1124
6	4896	0.1124
7	4896	0.1124
8	4896	0.1124
9	4896	0.1124
10	4896	0.1124
11	4896	0.1124
12	4896	0.1124
13	4896	0.1124
14	4594	0.1055
15	4600	0.1056
16	4600	0.1056
17	4600	0.1056
18	4529	0.1040
19	9333	0.2143
20	11862	0.2723

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
21	4915	0.1128
22	4600	0.1056
23	4600	0.1056
24	4600	0.1056
25	5095	0.1170
26	5251	0.1205
27	4653	0.1068
28	4653	0.1068
29	4652	0.1068
30	6350	0.1458
31	6704	0.1539
32	6520	0.1497
33	4818	0.1106
34	4847	0.1113
35	4847	0.1113
36	4847	0.1113
37	4847	0.1113
38	4847	0.1113
39	4881	0.1120
40	5505	0.1264

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
41	4600	0.1056
42	4600	0.1056
43	4600	0.1056
44	4600	0.1056
45	4600	0.1056
46	4600	0.1056
47	4780	0.1097
48	4541	0.1042
49	4706	0.1080
50	4706	0.1080
51	4706	0.1080
52	4706	0.1080
53	4706	0.1080
54	4706	0.1080
55	4706	0.1080
56	4489	0.1031
57	4658	0.1069
58	4602	0.1056
59	4668	0.1072
60	4894	0.1123

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
61	4894	0.1123
62	4894	0.1123
63	4894	0.1123
64	4894	0.1123
65	4894	0.1123
66	4894	0.1123
67	4722	0.1084
68	4782	0.1098
69	4600	0.1056
70	4600	0.1056
71	4600	0.1056
72	4600	0.1056
73	4600	0.1056
74	4600	0.1056
75	4600	0.1056
76	4600	0.1056
77	4600	0.1056
78	4600	0.1056
79	4597	0.1055
80	4458	0.1024

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
81	4405	0.1011
82	4475	0.1027
83	4482	0.1029
84	4482	0.1029
85	4482	0.1029
86	4482	0.1029
87	4482	0.1029
88	4482	0.1029
89	4482	0.1029
90	4482	0.1029
91	4482	0.1029
92	4646	0.1067
93	4646	0.1067
94	4646	0.1067
95	4646	0.1067
96	4646	0.1067
97	4646	0.1067
98	4646	0.1067
99	4646	0.1067
100	4646	0.1067

LOT AREA TABLE		
LOT #	SQ.FT.	ACRE
101	4625	0.1062
102	4407	0.1012
103	4475	0.1027
104	4762	0.1093
105	4659	0.1069
106	4458	0.1024
107	4458	0.1024
108	4458	0.1024
109	4458	0.1024
110	4458	0.1024
111	4458	0.1024
112	4458	0.1024
113	4649	0.1067
114	4659	0.1070
115	4654	0.1068

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S44°42'42"W	42.42'
L2	N8°17'33"E	3.00'
L3	N32°49'10"W	22.01'
L4	N56°55'22"E	42.64'
L5	N11°37'51"E	32.00'
L6	N33°39'40"W	42.64'
L7	N44°31'34"E	42.64'
L8	N0°45'57"W	32.00'
L9	N46°03'28"W	42.64'
L10	N89°14'03"E	30.74'
L11	N0°08'38"E	12.00'
L12	N44°55'29"W	28.10'
L13	N43°41'46"W	29.06'
L14	N44°42'42"E	28.28'
L15	N12°28'05"E	7.90'
L16	N33°04'35"W	28.14'
L17	N56°18'07"E	28.12'
L18	N45°32'21"E	28.69'
L19	S45°17'35"E	28.28'
L20	N46°50'49"E	27.21'
L21	N38°30'52"W	29.29'
L22	N51°55'43"E	27.49'
L23	S45°17'18"E	28.29'
L24	N44°42'42"E	28.28'
L25	N36°20'07"W	28.16'
L26	N54°08'01"E	28.63'
L27	S45°17'18"E	28.29'
L28	N44°42'42"E	28.28'
L29	N34°24'49"W	27.30'
L30	N29°37'16"W	29.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N1°13'25"E	40.00'
L32	N1°58'22"E	40.00'
L33	N2°43'19"E	40.00'
L34	N3°28'15"E	40.00'
L35	N4°13'12"E	40.00'
L36	N4°58'09"E	40.00'
L37	N5°43'06"E	40.00'
L38	N6°28'02"E	40.00'
L39	N7°12'59"E	40.00'
L40	N7°57'56"E	40.00'
L41	N8°42'52"E	40.00'
L42	N9°27'49"E	40.00'
L43	N10°12'46"E	40.00'
L44	S82°05'01"E	41.43'
L45	S82°59'06"E	41.58'
L46	S83°49'47"E	43.60'
L47	S84°41'39"E	43.60'
L48	S85°33'32"E	43.60'
L49	S86°25'24"E	43.60'
L50	S87°17'17"E	43.60'
L51	S88°09'09"E	43.60'
L52	S89°01'01"E	43.60'
L53	S89°51'59"E	42.07'
L54	N89°42'59"E	43.43'
L55	S83°09'58"E	41.45'
L56	S83°55'20"E	41.45'
L57	S84°40'42"E	41.45'
L58	S85°26'04"E	41.45'
L59	S86°11'26"E	41.45'
L60	S86°56'47"E	41.45'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	S87°42'09"E	41.45'
L62	S88°27'31"E	41.45'
L63	S89°12'53"E	41.45'
L64	S89°58'01"E	41.33'
L65	N89°42'59"E	40.02'
L66	S81°58'35"E	41.28'
L67	S83°42'58"E	41.27'
L68	S84°24'43"E	41.27

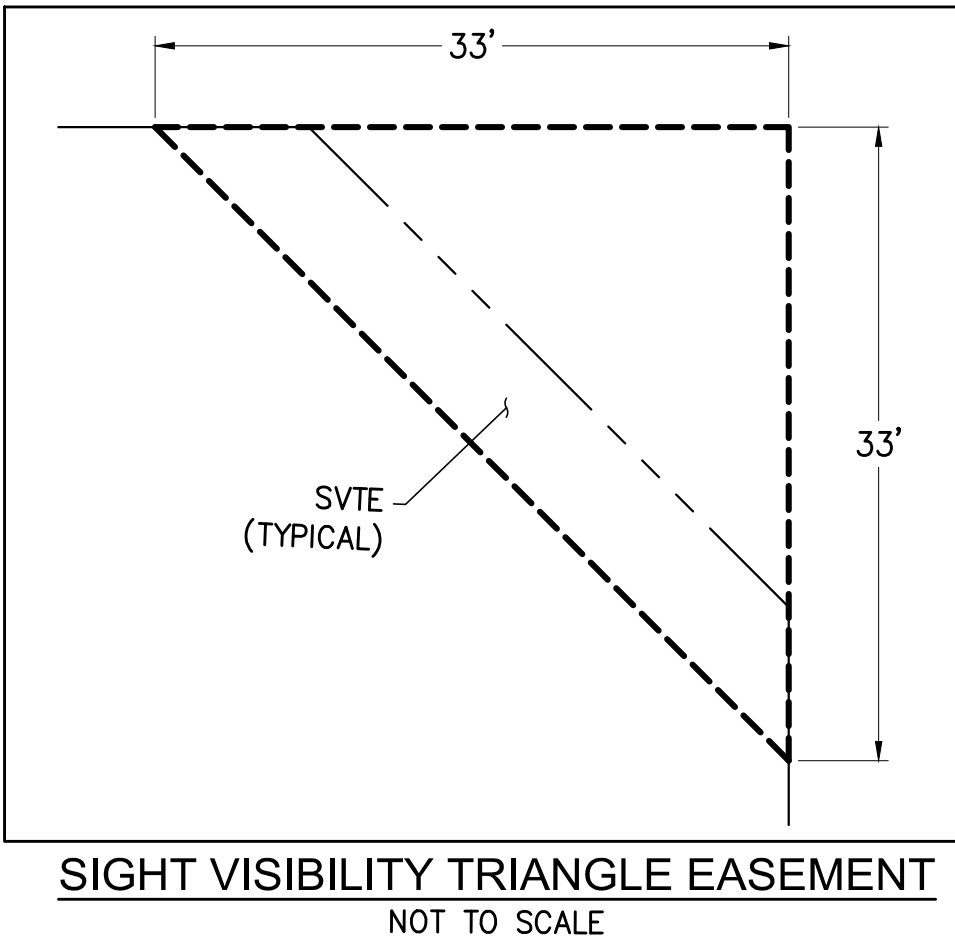
TRACT AREA TABLE			
TRACT	SQ.FT.	ACRE(S)	USE
TRACT A	19438	0.4462	DRAINAGE, OPEN SPACE
TRACT B	3920	0.0900	DRAINAGE, OPEN SPACE
TRACT C	4133	0.0949	DRAINAGE, OPEN SPACE
TRACT D	3878	0.0890	DRAINAGE, OPEN SPACE
TRACT E	3787	0.0869	DRAINAGE, OPEN SPACE
TRACT F	3785	0.0869	DRAINAGE, OPEN SPACE
TRACT G	17529	0.4024	DRAINAGE, OPEN SPACE
TRACT H	3785	0.0869	DRAINAGE, OPEN SPACE
TRACT I	231814	5.3217	DRAINAGE, OPEN SPACE
TRACT J	142886	3.2802	DRAINAGE, PRIVATE STREET, REFUSE EMERGENCY ACCESS, WATER, SEWER

SYMBOL, LINETYPE & ABBREVIATION LEGEND

	PLSS SECTION CORNER, AS NOTED
	CALCULATED PLSS SECTION MONUMENT, AS NOTED
	CENTERLINE MONUMENT BRASS CAP FLUSH WITH ASPHALTIC PAVEMENT
	SET 5/8" REBAR WITH BRASS TAG "PLS 75203"
BSL	BUILDING SETBACK LINE
DOC	DOCUMENT
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
NO	NUMBER
PCR	PINAL COUNTY RECORDER
PLS	PROFESSIONAL LAND SURVEYOR
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY FACILITY EASEMENT
R	RANGE
R/W	RIGHT-OF-WAY
S	SOUTH
SQ.FT.	SQUARE FEET
SRP	SALT RIVER PROJECT
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
T	TOWNSHIP
VNAE	VEHICULAR NON-ACCESS EASEMENT
W	WEST
	SUBJECT BOUNDARY
	EASEMENT
	EXISTING EASEMENT
	SECTION
	SUBSECTION
	RIGHT-OF-WAY
	MATCHLINE
	ROADWAY CENTER
	LOT



NORTHEAST CORNER
SECTION 19 T1S, R8E
FOUND PINAL COUNTY PUBLIC WORKS DEPARTMENT
BRASS CAP IN HAND HOLE



CENTER QUARTER CORNER
SECTION 19 T1S, R8E
CALCULATED POSITION

SEE DETAIL B
SHEET 5

N89°46'28"E 3084.35'

EAST QUARTER CORNER
SECTION 19 T1S, R8E
FOUND PINAL COUNTY PUBLIC WORKS DEPARTMENT
BRASS CAP IN HAND HOLE

SUNRISE
ENGINEERING

2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

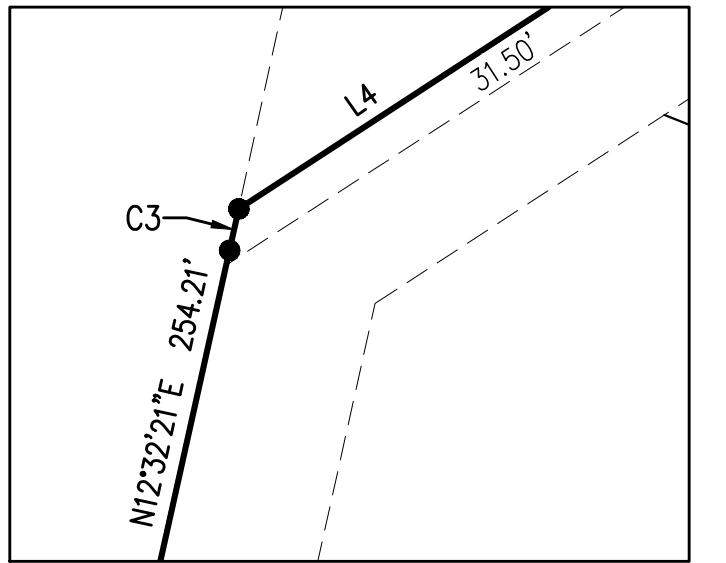
FINAL PLAT

FOR
RADIANCE – PARCEL 19.19

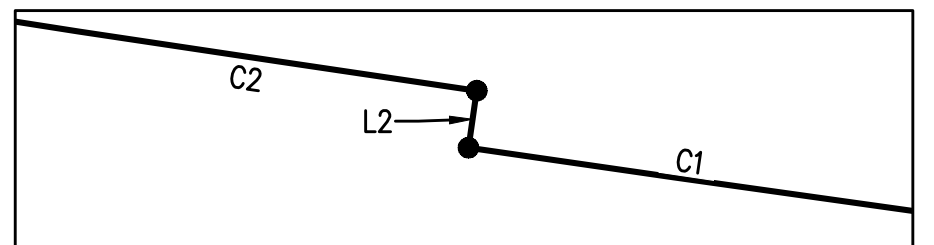
SET NO. 08964	SURVEYED DSN	DRAWN EB	CHECKED NSJ	SHEET NO. 3 of 5	KEY
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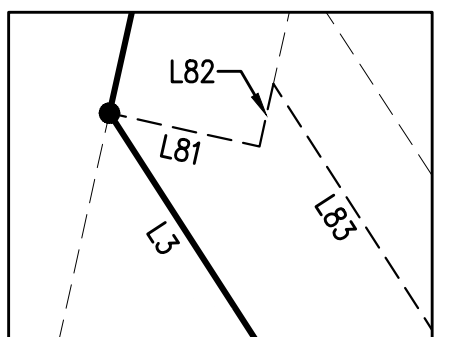
SCALE
40' 80'
HORIZ: 1" = 40'



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE

SYMBOL, LINETYPE & ABBREVIATION LEGEND

- PLSS SECTION CORNER, AS NOTED
- CALCULATED PLSS SECTION MONUMENT, AS NOTED
- CENTERLINE MONUMENT BRASS CAP FLUSH WITH ASPHALTIC PAVEMENT
- SET 5/8" REBAR WITH BRASS TAG "PLS 75203"

- BSL BUILDING SETBACK LINE
- DOC DOCUMENT
- E EAST
- G&SRM GILA AND SALT RIVER MERIDIAN
- N NORTH
- NO NUMBER
- PCR PINAL COUNTY RECORDER
- PLS PROFESSIONAL LAND SURVEYOR
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY FACILITY EASEMENT
- R RANGE
- R/W RIGHT-OF-WAY
- S SOUTH
- SQ.FT. SQUARE FEET
- SRP SALT RIVER PROJECT
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- T TOWNSHIP
- VNAE VEHICULAR NON-ACCESS EASEMENT
- W WEST

- SUBJECT BOUNDARY
- EASEMENT
- EXISTING EASEMENT
- SECTION
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FINAL PLAT

FOR
RADIANCE - PARCEL 19.19

SET NO. 08964	SURVEYED DSN	DRAWN EB	CHECKED NSJ	SHEET NO. 5 of 5	FP2
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CASE # (SV-23-21)

