

Sep 07, 2021 12:43pm S:\Projects\2020\20-0938\Land Survey\Draws\20-0938 Final Plat.dwg jhughes

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } S.S.
KNOW ALL MEN BY THESE PRESENTS:

THAT BELA FLOR ENTERPRISES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "IRONWOOD STATION", A REPLAT OF LOTS 17 AND 18 AND PORTIONS OF LOTS 10 THROUGH 16 INCLUSIVE, BLOCK 2 OF APACHE ADDITION ACRES, ACCORDING TO BOOK 5 OF MAPS, PAGE 32, RECORDS OF PINAL COUNTY, ARIZONA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

TRACTS A, B, E THROUGH O, INCLUSIVE AND PS ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT ARE DEEDED TO IRONWOOD STATION 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 DEVELOPED FOR ANY OTHER NON-AMENITY OR NON-DRAINAGE PURPOSE.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN:

THAT PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE DEDICATED TO THE CITY OF APACHE JUNCTION.

THAT WATER EASEMENTS (WE) SHOWN HEREON ARE DEDICATED TO ARIZONA WATER COMPANY.

IN WITNESS WHEREOF:

BELA FLOR ENTERPRISES LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 202__.

BY: _____
HUDD HASSELL

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } S.S.

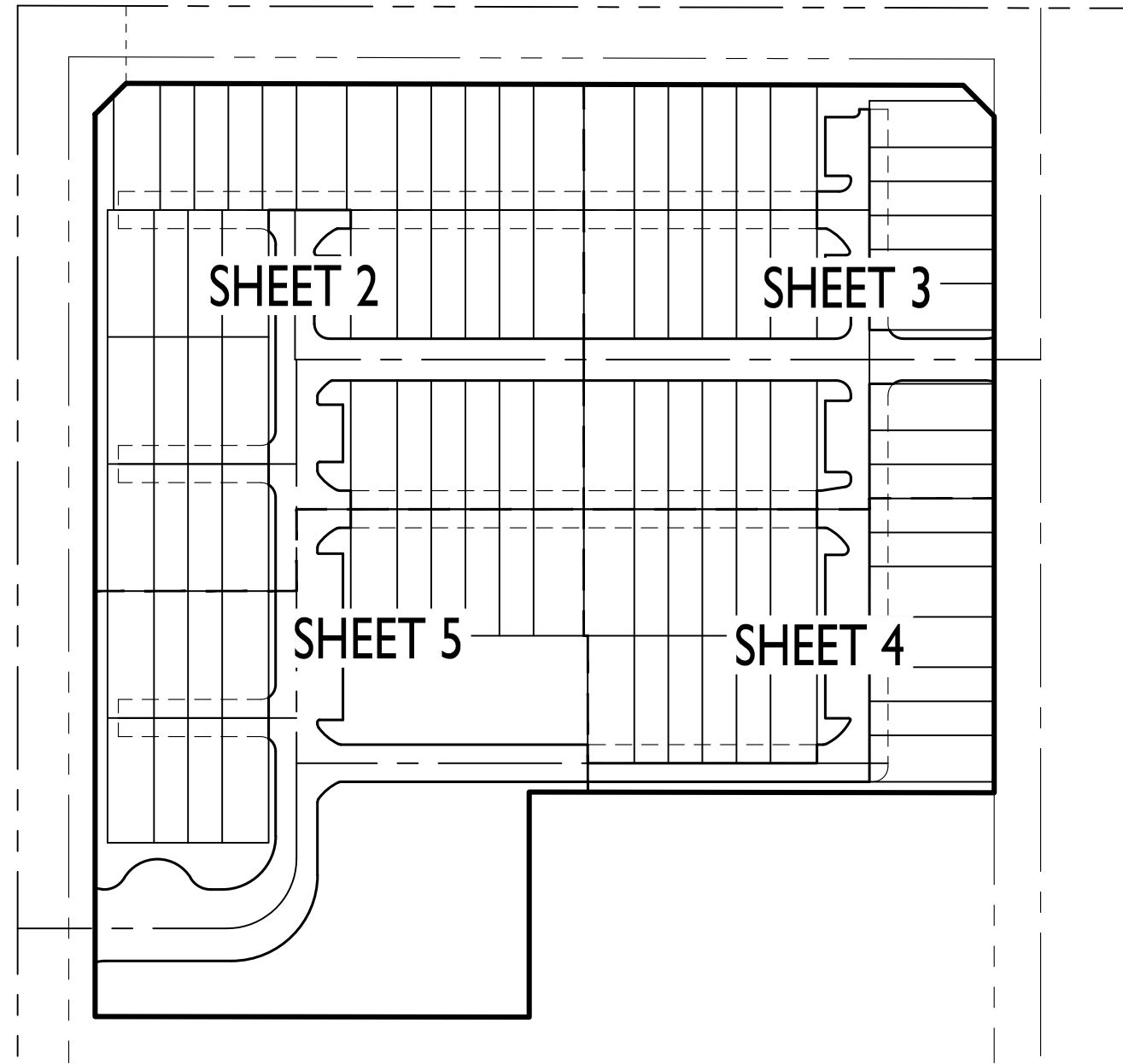
ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KEY MAP



FINAL PLAT
IRONWOOD STATION

A REPLAT OF LOTS 17 AND 18 AND A PORTION OF LOTS 10 THROUGH 16 INCLUSIVE, BLOCK 2 OF
APACHE ADDITION ACRES, ACCORDING TO BOOK 5 OF MAPS, PAGE 32, RECORD OF PINAL
COUNTY, ARIZONA, SITUATED IN A PORTION OF NORTHWEST 1/4 OF
SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF APACHE JUNCTION, PINAL COUNTY, ARIZONA

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	2,415	0.0554
2	1,771	0.0407
3	1,771	0.0407
4	2,415	0.0554
5	2,460	0.0565
6	1,804	0.0414
7	1,804	0.0414
8	2,460	0.0565
9	2,460	0.0565
10	1,804	0.0414
11	1,804	0.0414
12	2,460	0.0565
13	2,460	0.0565
14	1,804	0.0414
15	1,804	0.0414
16	2,460	0.0565
17	2,460	0.0565
18	1,804	0.0414
19	1,804	0.0414
20	2,460	0.0565
21	2,421	0.0556
22	1,797	0.0413
23	1,796	0.0412
24	1,795	0.0412
25	1,794	0.0412
26	2,644	0.0607
27	2,649	0.0608
28	1,789	0.0411
29	1,788	0.0410
30	1,787	0.0410
31	1,786	0.0410
32	2,636	0.0605
33	2,634	0.0605
34	1,781	0.0409
35	1,780	0.0409
36	1,779	0.0408
37	1,778	0.0408
38	2,422	0.0556
39	2,493	0.0572
40	1,828	0.0420
41	1,828	0.0420
42	1,828	0.0420
43	1,828	0.0420
44	2,701	0.0620
45	2,701	0.0620
46	1,828	0.0420
47	1,828	0.0420
48	1,828	0.0420
49	1,828	0.0420
50	2,493	0.0572

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	2,493	0.0572
52	1,828	0.0420
53	1,828	0.0420
54	1,828	0.0420
55	1,828	0.0420
56	2,704	0.0621
57	2,697	0.0619
58	1,828	0.0420
59	1,828	0.0420
60	1,828	0.0420
61	1,828	0.0420
62	2,493	0.0572
63	2,450	0.0563
64	1,797	0.0413
65	1,797	0.0413
66	1,797	0.0413
67	1,797	0.0413
68	2,651	0.0609
69	2,657	0.0610
70	1,797	0.0413
71	1,797	0.0413
72	1,797	0.0413
73	1,797	0.0413
74	2,450	0.0563
75	2,470	0.0567
76	1,811	0.0416
77	1,811	0.0416
78	1,811	0.0416
79	1,811	0.0416
80	2,470	0.0567
81	2,416	0.0555
82	1,772	0.0407
83	1,772	0.0407
84	2,617	0.0601
85	2,618	0.0601
86	1,772	0.0407
87	1,772	0.0407
88	1,772	0.0407
89	1,772	0.0407
90	2,416	0.0555
91	2,417	0.0555
92	1,772	0.0407
93	1,772	0.0407
94	1,772	0.0407
95	1,773	0.0407
96	2,367	0.0543
TOTAL	198,703	4.5616

NOTES

- 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.
- THE MAINTENANCE OF LANDSCAPING AND DRAINAGE AREAS, FACILITIES, STRUCTURES, AND ALL RELATED DRAINAGE APPURTENANCES 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 HOMEOWNERS' ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE IRONWOOD STATION 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.
- 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.
- 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.
- 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.

TRACT AREA & USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	OPEN SPACE / PARKING / AMENITY / **UTILITY ESMT	12,116	0.2782
TRACT B	OPEN SPACE / AMENITY / DRAINAGE / **WE / **PUE / ** UTILITY ESMT	28,533	0.6550
TRACT E	OPEN SPACE / **SSE / **PUE	6,893	0.1583
TRACT F	OPEN SPACE	596	0.0137
TRACT G	OPEN SPACE / PARKING	818	0.0188
TRACT H	OPEN SPACE	593	0.0136
TRACT I	OPEN SPACE / PARKING	957	0.0220
TRACT J	OPEN SPACE / PARKING / DRAINAGE / **PUE	1,732	0.0398
TRACT K	OPEN SPACE / PARKING	821	0.0189
TRACT L	OPEN SPACE	364	0.0084
TRACT M	OPEN SPACE	131	0.0030
TRACT N	OPEN SPACE / PARKING	739	0.0170
TRACT O	OPEN SPACE / PARKING	1,323	0.0304
TRACT PS	PRIVATE STREET / **WE / **SSE / **PUE / **UTILITY ESMT	51,182	1.1750
TOTAL		106,798	2.4517

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE PLAT SHEETS.
- ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

SHEET INDEX

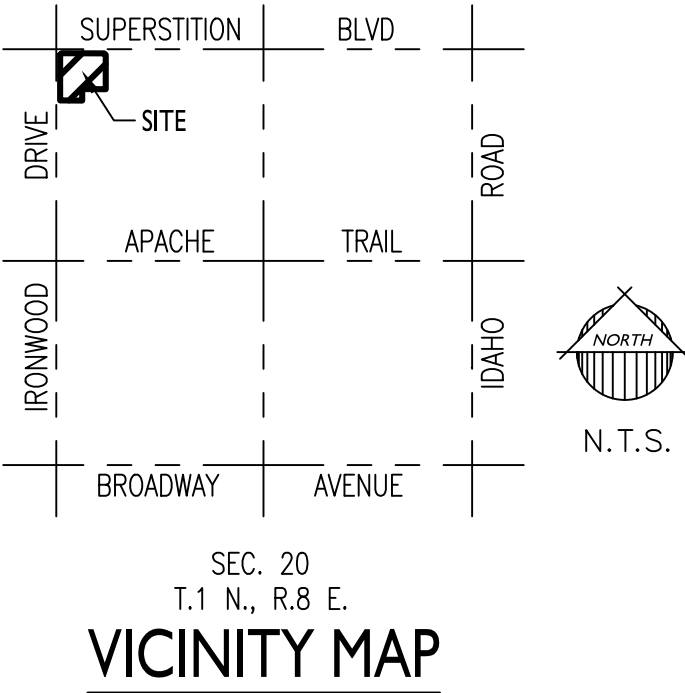
- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS, TRACT AREA & USE TABLE & LOT AREA TABLE
- FINAL PLAT
- FINAL PLAT
- FINAL PLAT AND LINE & CURVE TABLE
- FINAL PLAT

SITE DATA

ZONING: RM-2/PD (HIGH DENSITY MULTIPLE-FAMILY BY PLANNED DEVELOPMENT)

NUMBER OF LOTS: 96
NUMBER OF TRACTS: 14
MEAN LOT AREA PER DWELLING UNIT: 2,070 SF
NET AREA OPEN SPACE %: 18%

LOTS AREA: 4.5616 ACRES
OPEN SPACE AREA: 1.2768 ACRES
PRIVATE ROAD AREA: 1.1750 ACRES
TOTAL AREA: 7.0133 ACRES



REFERENCE DOCUMENTS

- (R1) UNRECORDED ALTA/NSPS LAND TITLE SURVEY FOR IRONWOOD AND SUPERSTITION BY EPS GROUP, INC, JOB NO. 20-0938, PCR.
- (R2) RESULTS OF SURVEY, FEE NO. 2011-087136, PCR.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, PER APACHE ADDITION ACRES, BOOK 5 OF MAPS, PAGE 32, PINAL COUNTY RECORDS. THE BEARING OF WHICH IS:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST

FLOOD ZONE INFORMATION

COMMUNITY NUMBER: 040120
PANEL NUMBER: 0015 & 0020
SUFFIX: E
DATE OF FIRM: DECEMBER 4, 2007
FLOOD ZONE DESIGNATION: "X" SHADED

CERTIFICATIONS

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 _____

THE 20 FOOT UTILITY EASEMENT THAT RUNS NORTH TO SOUTH AND IS RECORDED IN BOOK 5 OF MAPS, PAGE 32, RECORDS OF PINAL COUNTY SHALL BE EXTINGUISHED BY A SEPARATE INSTRUMENT PRIOR TO THE ISSUANCE OF PERMITS ON IMPACTED LOTS.

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS ____ DAY OF _____, 202__, 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: _____
MAYOR

ATTEST: _____
CITY CLERK

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 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 ONE (1) YEAR AFTER RECORDATION.

GERALD HUGHES REGISTRATION NO. 15537
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

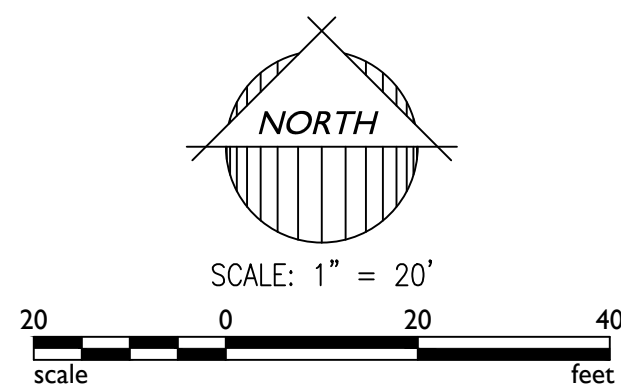
NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

EPS GROUP

IRONWOOD STATION
APACHE JUNCTION, ARIZONA
FINAL PLAT

Project:
Revisions:
Call at least two full working days before you begin recording
ARIZONA
Seal valid for 1000 hours of work in Maricopa County (002263-1100)
Drawn by: LFT
Reviewed by: GH
REGISTERED LAND SURVEYOR
15573
GERALD HUGHES
Job No.
20-0938
COVER
Sheet No.
1
of 5



LEGEND	
	FND MON. IN HANDHOLE AS NOTED
	FND MON. FLUSH AS NOTED
	IRON PIPE AS NOTED
	FND MON. AS NOTED
	SET REBAR WITH CAP, RLS 15573, UNLESS OTHERWISE NOTED
FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
SFNF	SEARCHED FOR NOT FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
PCR	PINAL COUNTY RECORDS
DOC.	DOCUMENT
DKT.	DOCKET
BK.	BOOK
PG.	PAGE
PUE	PUBLIC UTILITY EASEMENT
AE	ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
PS	PRIVATE STREET
SVTE	33'X33' SIGHT VISIBILITY TRIANGLE EASEMENT
BOUNDARY LINE	
	PARCEL LINE
	SECTION LINE
	CENTER LINE ROAD
	EXISTING R/W
	EASEMENT LINE

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IRONWOOD STATION
APACHE JUNCTION, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.

Seal of the State of Arizona
1909-2009
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: GH

15573
GERALD
HUGHES

Job No.
20-0938
PLAT
Sheet No.
2
of 5

LEGEND

FND MON. IN HANDHOLE AS NOTED

FND MON. FLUSH AS NOTED

IRON PIPE AS NOTED

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SET REBAR WITH CAP, RLS 15573, UNLESS OTHERWISE NOTED

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BCF BRASS CAP FLUSH

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IP IRON PIPE

SFNF SEARCHED FOR NOT FOUND

G&SRM GILA AND SALT RIVER MERIDIAN

PCR PINAL COUNTY RECORDS

DOC. DOCUMENT

DKT. DOCKET

BK. BOOK

PG. PAGE

PUE PUBLIC UTILITY EASEMENT

AE ACCESS EASEMENT

SSE SANITARY SEWER EASEMENT

WE WATER EASEMENT

PS PRIVATE STREET

SVTE 33'X33' SIGHT VISIBILITY TRIANGLE EASEMENT

BOUNDARY LINE

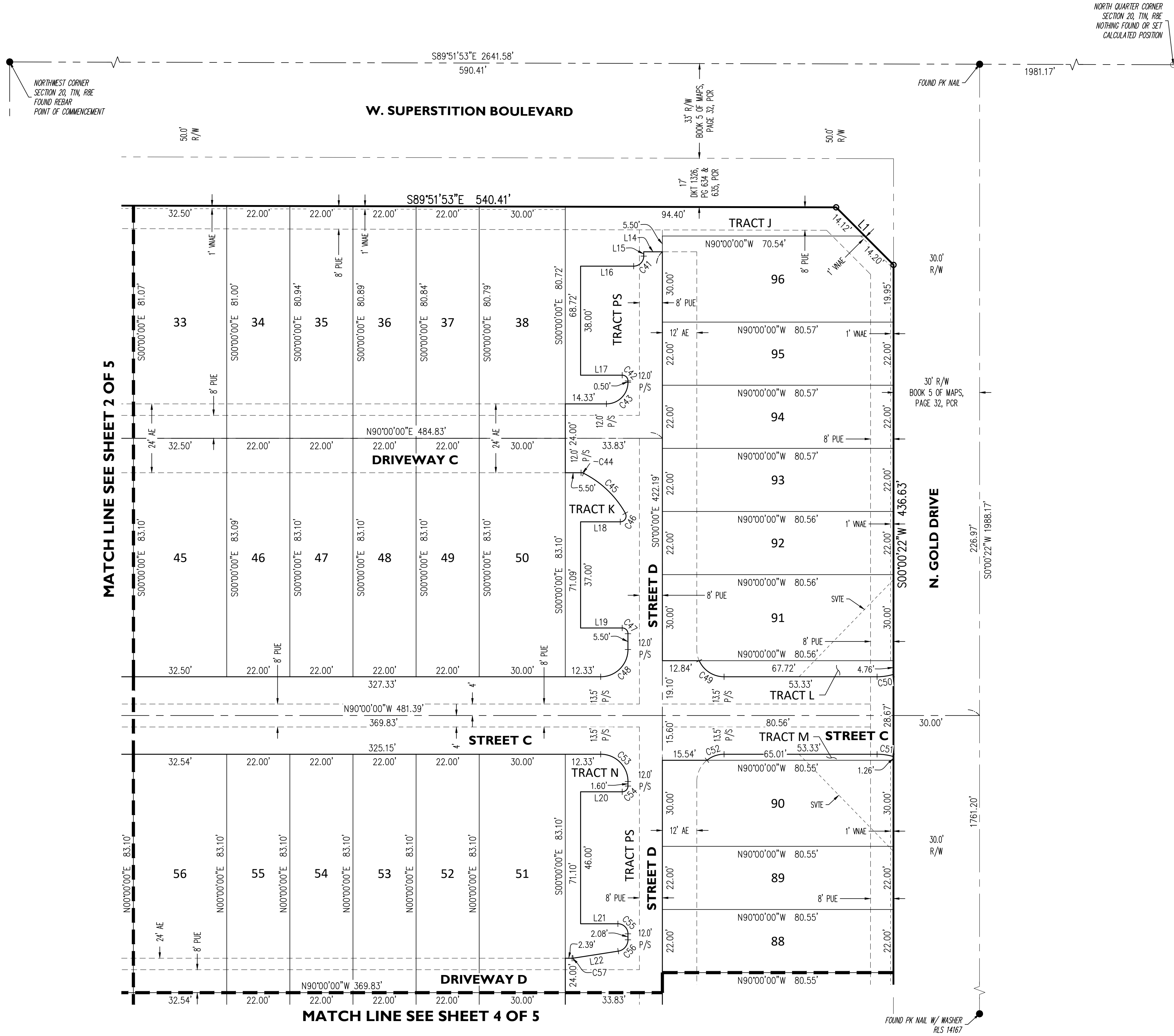
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EASEMENT LINE



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EPS

GROUP

IRONWOOD STATION

APACHE JUNCTION, ARIZONA

FINAL PLAT

Project:

Revisions:

Drawn by: LFT
Reviewed by: GH

REGISTERED LAND SURVEYOR

15573
GERALD
HUGHES

Job No.
20-0938

PLAT

Sheet No.
3
of 5

Call at least two full working days
before you begin excavation.

ARIZONA

800

Small Print

Small Print

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	70.69'	45.00'	90°00'00"	63.64'	N45°00'00"E
C2	4.70'	24.50'	10°59'36"	4.69'	N79°47'20"W
C3	16.71'	15.00'	63°49'49"	15.86'	S62°47'57"W
C4	51.61'	25.00'	118°17'07"	42.92'	N89°58'23"W
C5	15.49'	15.00'	59°10'10"	14.81'	N60°24'55"W
C6	54.19'	34.50'	90°00'00"	48.79'	S45°00'00"W
C7	6.72'	24.50'	15°42'40"	6.70'	N82°08'40"E
C8	87.18'	55.50'	90°00'00"	78.49'	N45°00'00"E
C9	2.21'	3.50'	36°14'58"	2.18'	N18°07'29"W
C10	17.06'	34.50'	28°20'10"	16.89'	N50°25'02"E
C11	1.55'	3.50'	25°24'53"	1.54'	N77°17'34"E
C12	1.55'	3.50'	25°24'53"	1.54'	N77°17'34"W
C13	17.06'	34.50'	28°20'10"	16.89'	N50°25'02"W
C14	2.21'	3.50'	36°14'58"	2.18'	N18°07'29"W
C15	2.36'	1.50'	90°00'00"	2.12'	N45°00'00"E
C16	9.66'	9.50'	58°14'35"	9.25'	S29°07'18"E
C17	9.66'	9.50'	58°14'35"	9.25'	S29°07'18"W
C18	2.36'	1.50'	90°00'00"	2.12'	N45°00'00"W
C19	2.36'	1.50'	90°00'00"	2.12'	N45°00'00"E
C20	0.78'	0.50'	89°50'20"	0.71'	N45°04'50"W
C21	2.23'	3.50'	36°26'02"	2.19'	N18°03'21"E
C22	15.80'	34.50'	26°14'17"	15.66'	N49°23'30"E
C23	1.68'	3.50'	27°29'22"	1.66'	N76°15'19"E
C24	1.68'	3.50'	27°29'22"	1.66'	N76°15'19"W
C25	15.81'	34.50'	26°15'41"	15.67'	N49°22'48"W
C26	2.21'	3.50'	36°14'52"	2.18'	N18°07'32"W
C27	2.36'	1.50'	90°00'00"	2.12'	N45°00'00"E
C28	9.66'	9.50'	58°14'35"	9.25'	S29°07'18"E
C29	9.66'	9.50'	58°14'35"	9.25'	S29°07'18"W
C30	2.36'	1.50'	90°00'00"	2.12'	N45°00'00"W
C31	1.23'	2.00'	35°22'29"	1.22'	N17°41'14"E
C32	11.59'	34.50'	19°15'03"	11.54'	N45°00'00"E
C33	1.23'	2.00'	35°22'29"	1.22'	N72°18'46"E
C34	14.92'	9.50'	90°00'00"	13.44'	N45°00'00"W
C35	3.14'	2.00'	90°00'00"	2.83'	N45°00'00"W
C36	3.14'	2.00'	90°00'00"	2.83'	N45°00'00"E
C37	1.07'	2.00'	30°30'37"	1.05'	N15°15'18"E
C38	19.66'	34.50'	32°39'15"	19.40'	N46°50'15"E
C39	0.94'	2.00'	26°50'08"	0.93'	N76°34'56"E
C40	10.11'	10.50'	55°09'00"	9.72'	S27°34'30"E
C41	5.50'	3.50'	90°00'00"	4.95'	S45°00'00"W
C42	3.14'	2.00'	90°00'00"	2.83'	S45°00'00"E
C43	11.78'	7.50'	90°00'00"	10.61'	S45°00'00"W
C44	0.94'	2.00'	26°49'37"	0.93'	S76°34'51"E
C45	20.39'	34.50'	33°51'52"	20.10'	S46°13'56"E
C46	4.16'	2.00'	119°18'01"	3.45'	S302°21'00"W
C47	3.14'	2.00'	90°00'00"	2.83'	S45°00'00"E
C48	14.92'	9.50'	90°00'00"	13.44'	S45°00'00"W
C49	10.90'	9.50'	65°44'33"	10.31'	N57°07'43"W
C50	5.80'	20.00'	16°37'45"	5.78'	S81°41'08"W
C51	5.80'	20.00'	16°37'11"	5.78'	S81°41'24"E
C52	6.44'	9.50'	38°49'37"	6.32'	N70°35'11"E
C53	14.92'	9.50'	90°00'00"	13.44'	S45°00'00"E
C54	3.14'	2.00'	90°00'00"	2.83'	S45°00'00"W
C55	5.50'	3.50'	90°00'00"	4.95'	S45°00'00"E
C56	5.66'	4.00'	81°08'20"	5.20'	S40°34'10"W
C57	0.39'	2.50'	8°51'40"	0.39'	S85°34'10"W
C58	1.68'	3.50'	27°29'22"	1.66'	S76°15'19"E
C59	17.62'	34.50'	29°15'15"	17.42'	S47°53'01"E
C60	7.53'	3.50'	123°15'23"	6.16'	S282°22'18"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C61	3.14'	2.00'	90°00'00"	2.83'	S45°00'00"E
C62	5.50'	3.50'	90°00'00"	4.95'	S45°00'00"W
C63	2.05'	1.00'	117°33'38"	1.71'	S31°13'11"E
C64	22.29'	34.50'	37°01'29"	21.91'	S46°04'23"W
C65	1.55'	3.50'	25°24'53"	1.54'	S77°17'34"W

LEGEND
 ● FND MON. IN HANDHOLE AS NOTED
 ● FND MON. FLUSH AS NOTED
 ● IRON PIPE AS NOTED
 ● FND MON. AS NOTED
 ● SET REBAR WITH CAP, RLS 15573,
 UNLESS OTHERWISE NOTED
 FND FOUND
 MON. MONUMENT
 BCHH BRASS CAP IN HAND HOLE
 BCF BRASS CAP FLUSH
 BC BRASS CAP
 IP IRON PIPE
 SFNF SEARCHED FOR NOT FOUND
 G&SRM GILA AND SALT RIVER MERIDIAN
 PCR PINAL COUNTY RECORDS
 DOC. DOCUMENT
 DKT. DOCKET
 BK. BOOK
 PG. PAGE
 PUE PUBLIC UTILITY EASEMENT
 AE ACCESS EASEMENT
 SSE SANITARY SEWER EASEMENT
 WE WATER EASEMENT
 PS PRIVATE STREET
 SVTE 33°X33' SIGHT VISIBILITY TRIANGLE EASEMENT

 BOUNDARY LINE

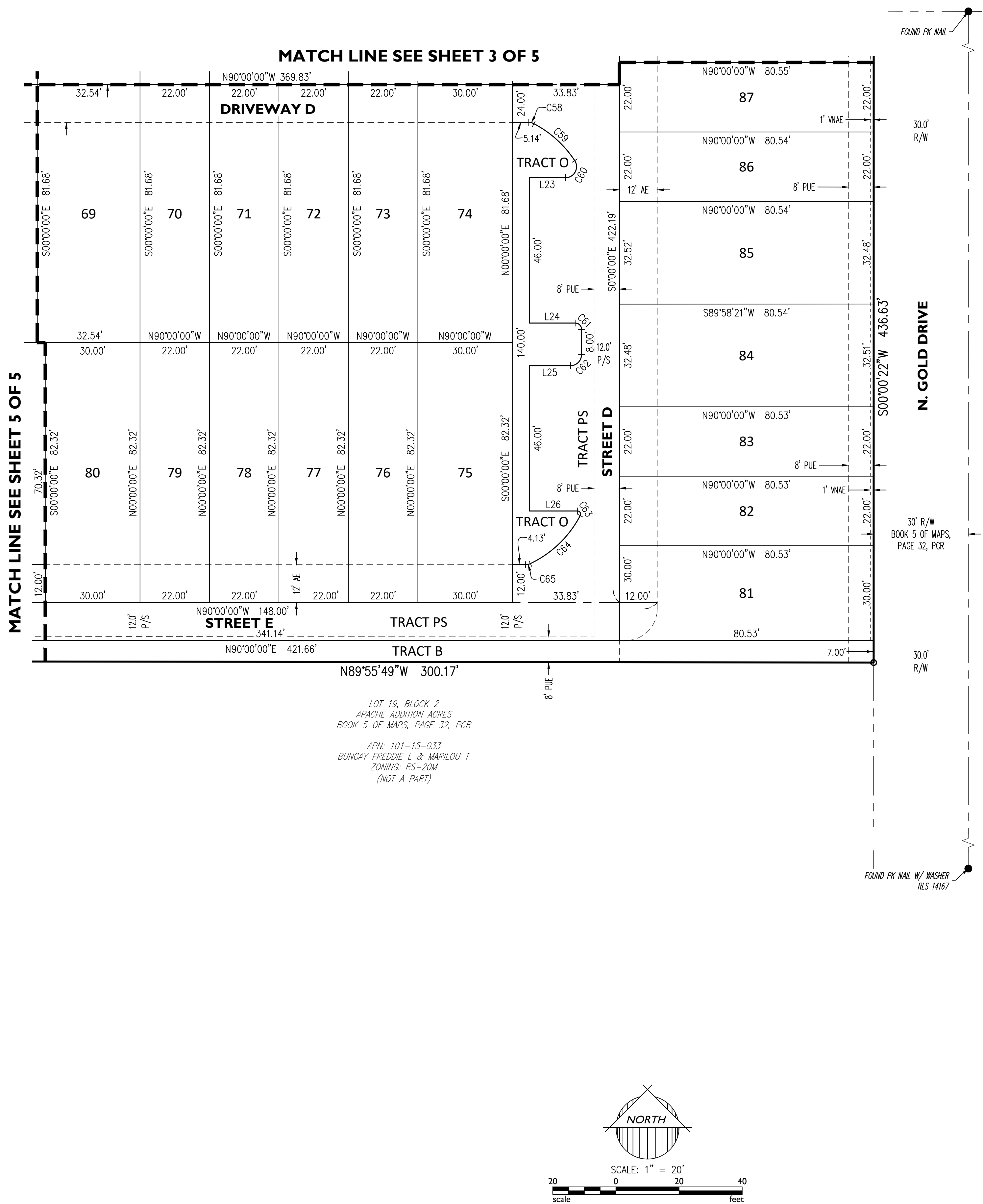
 SECTION LINE

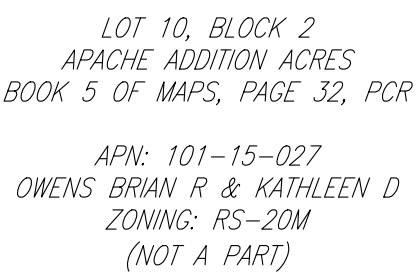
 CENTER LINE ROAD

 EXISTING R/W

 EASEMENT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°55'45"E	28.32'
L2	N45°04'04"E	28.25'
L3	N90°00'00"E	15.00'
L4	N90°00'00"W	15.00'
L5	N90°00'00"E	15.00'
L6	N90°00'00"W	15.98'
L7	N00°09'40"W	3.49'
L8	N00°00'06"W	0.33'
L9	N00°00'00"E	4.00'
L10	N90°00'00"E	15.00'
L11	N90°00'00"W	15.00'
L12	N90°00'00"E	14.50'
L13	N90°00'00"W	14.50'
L14	N90°00'00"W	6.50'
L15	S00°00'00"E	1.50'
L16	N90°00'00"W	18.50'
L17	N90°00'00"E	14.50'
L18	N90°00'00"W	13.84'
L19	N90°00'00"E	14.50'
L20	N90°00'00"W	14.50'
L21	N90°00'00"E	13.00'
L22	S81°08'20"W	15.86'
L23	N90°00'00"W	11.42'
L24	N90°00'00"E	14.50'
L25	N90°00'00"W	13.00'
L26	N90°00'00"E	15.20'





MATCH LINE SEE SHEET 4 OF 5

LEGEND

- ☐ FND MON. IN HANDHOLE AS NOTED
- FND MON. FLUSH AS NOTED
- ⊙ IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR WITH CAP, RLS 15573,
UNLESS OTHERWISE NOTED

FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
SFNF	SEARCHED FOR NOT FOUND
&SRM	GILA AND SALT RIVER MERIDIAN
PCR	PINAL COUNTY RECORDS
DOC.	DOCUMENT
DKT.	DOCKET
BK.	BOOK
PG.	PAGE
PUE	PUBLIC UTILITY EASEMENT
AE	ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
PS	PRIVATE STREET
SVST	33°X33' SIGHT VISIBILITY TRIANGLE EASEMENT

BOUNDARY LINE
 PARCEL LINE
 SECTION LINE
 CENTER LINE ROAD
 EXISTING R/W
 EASEMENT LINE

