

PINAL COUNTY GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF TOWN OF QUEEN CREEK WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 27-701200.0000.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20210028. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE EDGEWOOD HOMEOWNERS ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE EDGEWOOD HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S AND T ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE EDGEWOOD HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON (DATE) IN FEE NO. 2022-020647. IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BENCHMARK

THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH STAMPED RLS 34554, HAVING AN ELEVATION OF 1487.39 NAVD88 DATUM.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM OPUS (ON-LINE POSITIONING USER SERVICE) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE WWW.NGS.NOAA.GOV, ON OPUS RESULTS ON JANUARY 28, 2020.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
 DATUM GRS-80
 UNITS INTERNATIONAL FEET
 GEOD MODEL GEOID 2018

CONTROL POINT WOODPATEL CONTROL POINT 100
 SOLUTION 05070280.200 OP1580341073045
 LATITUDE 33°15'48.30271" N
 LONGITUDE 111°33'17.36582" W
 ELLIPSOID HEIGHT 423.614 (METERS)
 DESCRIPTION SET 1/2-INCH REBAR WITH RED TRAVERSE CAP

MODIFIED TO GROUND AT N: 823562.308 E: 810601.22, USING A SCALE FACTOR OF 1.0001525119.

HORIZONTAL ADJUSTMENT NONE
 HORIZONTAL ROTATION NONE

TRACT	SQ FT	ACRES	DESCRIPTION
A	137,416	3.16	COMMON AREA, RETENTION, DRAINAGE, SEWER
B	1,188	0.03	COMMON AREA
C	134,551	3.09	COMMON AREA, RETENTION, DRAINAGE
D	2,230	0.05	COMMON AREA
E	2,109	0.05	COMMON AREA
F	2,230	0.05	COMMON AREA
G	2,180	0.05	COMMON AREA
H	21,416	0.49	COMMON AREA, RETENTION, DRAINAGE
I	2,180	0.05	COMMON AREA
J	2,180	0.05	COMMON AREA
K	110,095	2.53	COMMON AREA, RETENTION, DRAINAGE, PARK
L	2,180	0.05	COMMON AREA
M	2,180	0.05	COMMON AREA
N	2,180	0.05	COMMON AREA
O	2,180	0.05	COMMON AREA
P	2,180	0.05	COMMON AREA
Q	2,059	0.05	COMMON AREA
R	2,180	0.05	COMMON AREA
S	2,180	0.05	COMMON AREA
T	444	0.01	COMMON AREA
TOTAL	435,531	10.00	

FINAL PLAT OF EDGEWOOD

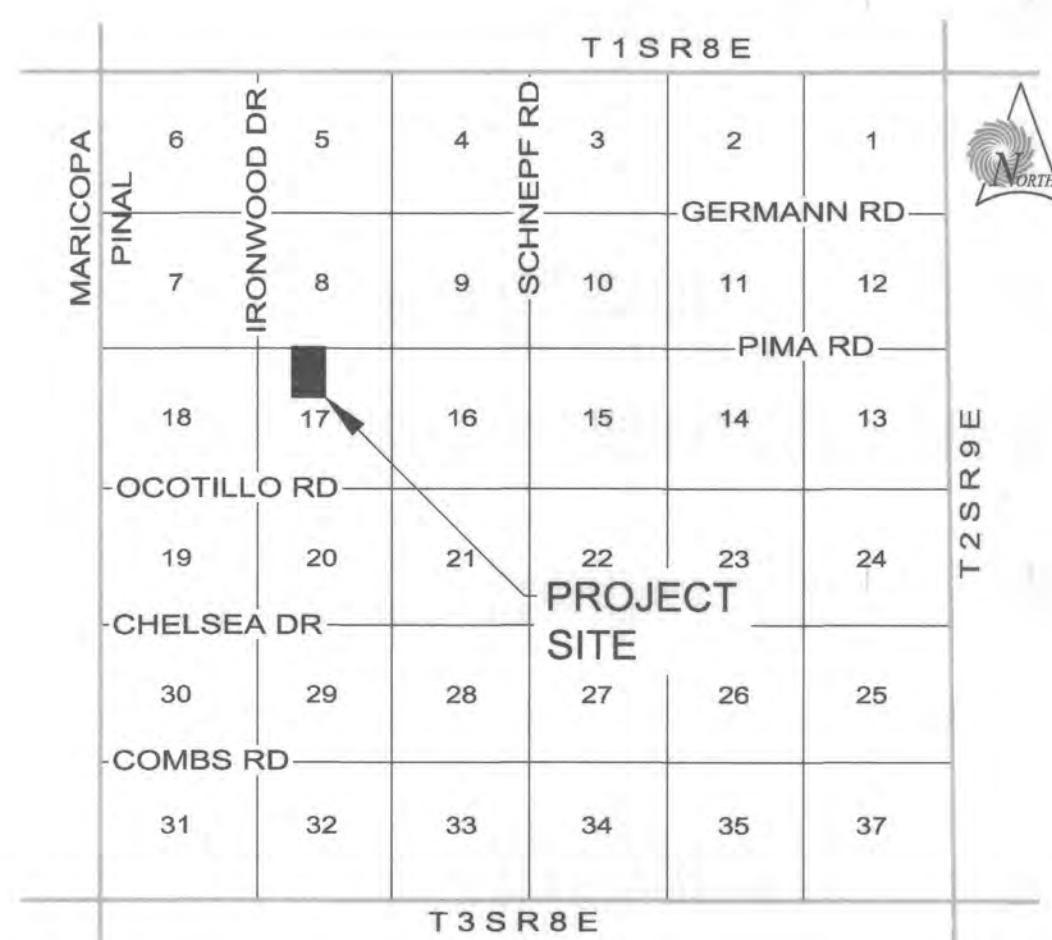
A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER

PORCHLIGHT HOMES
 2915 E BASELINE RD SUITE 118,
 GILBERT, AZ 85234
 TELEPHONE: (480) 813-1324
 CONTACT: RYAN LARSEN

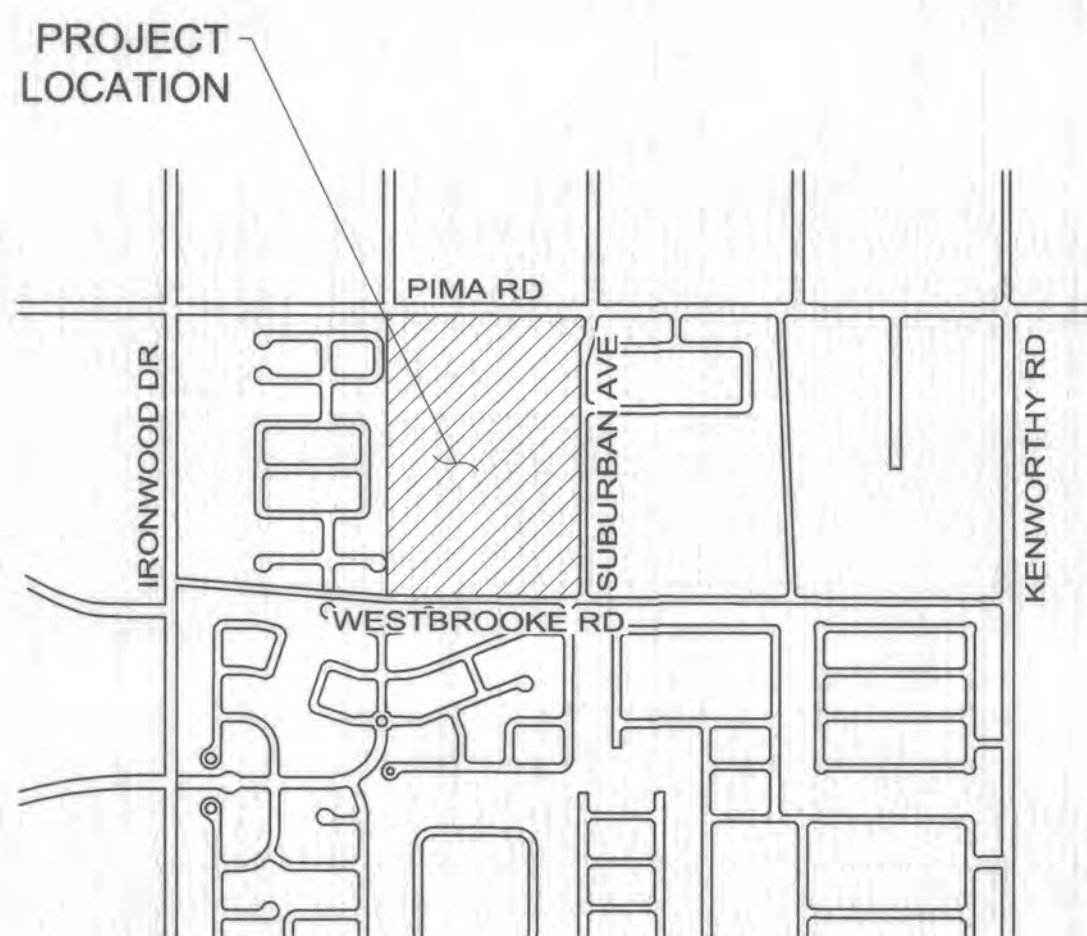
ENGINEER

SUNRISE ENGINEERING, INC
 2045 S VINEYARD, SUITE 101
 MESA, AZ 85210
 TELEPHONE: (480) 768-8600
 CONTACT: CHRIS MOORE



VICINITY MAP

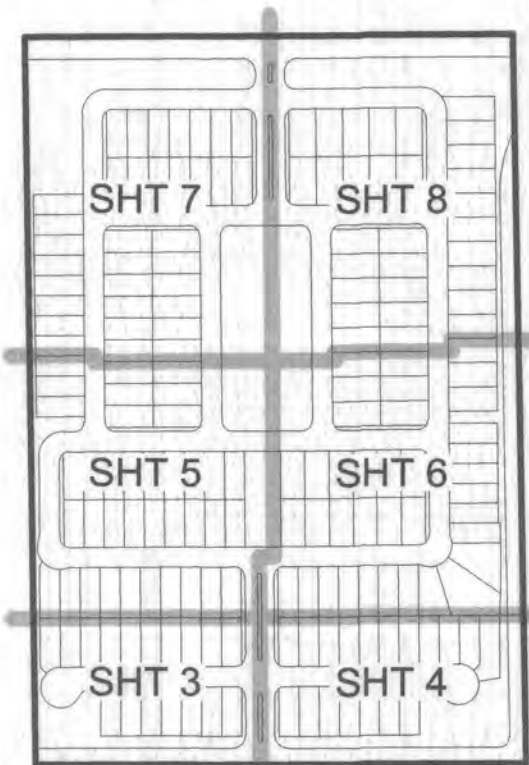
NOT TO SCALE



LOCATION MAP

NOT TO SCALE

KEY MAP

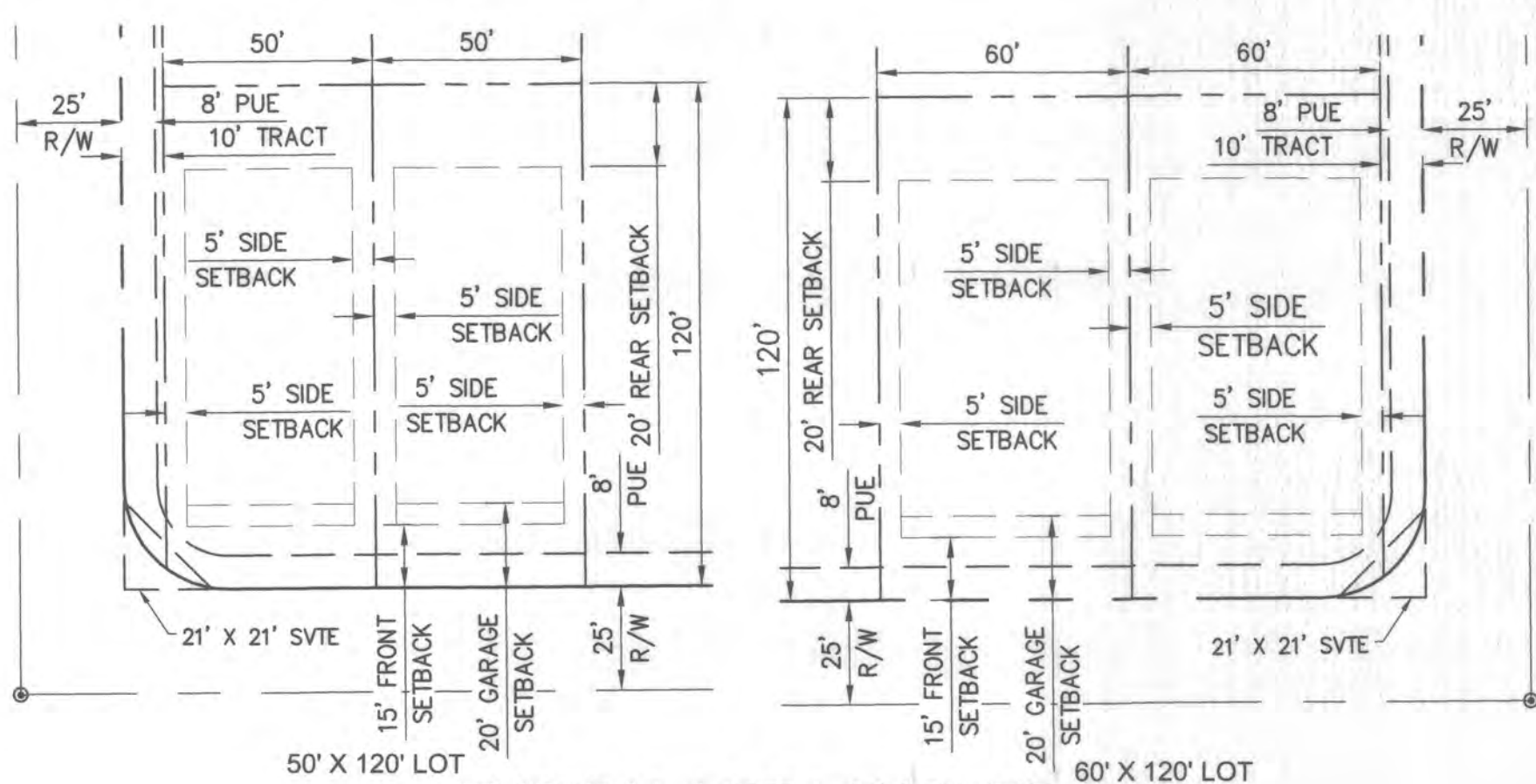


BASE ZONING & ZONING CASE NO.

EXISTING ZONING: SR
 PROPOSED ZONING: R-7 PAD (PZ-PD-006-20)
 MAXIMUM BUILDING HEIGHT: 30'
 MINIMUM FRONT YARD SETBACK: 15' LIVABLE/20' FACE OF GARAGE
 MINIMUM SIDE YARD SETBACK: 5'/5'
 MINIMUM REAR YARD SETBACK: 20'
 LOT COVERAGE: 50%
 MINIMUM LOT AREA: 6,000 SF/7200 SF
 MINIMUM LOT WIDTH: 50'/60'
 OPEN SPACE %: 19.2%
 CURRENT LAND USE: GOLF COURSE

LAND USE TABLE

GROSS ACREAGE: 50.42 ACREAGE
 AREA OF OFFSITE STREETS: 4.01 ACREAGE
 NET ACREAGE: 46.41 ACREAGE
 AREA OF TRACTS: 10.00 ACREAGE
 TOTAL NUMBER OF LOTS: 173 LOTS
 OVERALL DENSITY: 3.43 DU/AC
 NET DENSITY: 3.72 DU/AC
 AVERAGE AREA PER LOT: 6,613 SF



TYPICAL LOT LAYOUTS

NOT TO SCALE

SERVICE PROVIDERS

ELECTRICAL: SALT RIVER PROJECT
 TELEPHONE/FIBER: CENTURY LINK
 CABLE/FIBER: COX
 WATER: TOWN OF QUEEN CREEK
 SEWER: EPCOR

LEGEND

- SECTION CORNER
- FOUND MONUMENT
- CENTERLINE MONUMENT (PER MAG STD DETAIL 120-1, TYPE 'B')
- SET SUBDIVISION CORNER #5 REBAR & CAP RLS 38862
- SUBJECT BOUNDARY LINE
- LOT LINE
- OTHER PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- TIE LINE

- BSL BUILDING SETBACK LINE
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- STD STANDARD
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- G&SRM GILA AND SALT RIVER MERIDIAN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ron Dorsey 11/29/22
 RON DORSEY
 2045 SOUTH VINEYARD, SUITE 101
 MESA, ARIZONA 85210
 (480) 768-8600
 ARIZONA REGISTERED LAND SURVEYOR, #38862

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
GLENN BAK
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 DATE: 12-7-2022
Chris Moore
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
 AQUIFER PROTECTION DIVISION
 DATE: 12/07/2022
Chris Moore
 PINAL COUNTY PUBLIC WORKS DEPARTMENT
 PINAL COUNTY ENGINEER
 DATE: 12/09/2022

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2022-067227 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS DAY OF _____, 2022. APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS
 BY: _____ CHAIR ATTEST: _____ CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: EDGEWOOD B2R, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EDGEWOOD LOCATED IN A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 8 EAST, 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.

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 TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, C, H, K AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EDGEWOOD HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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

AGREEMENT BY OWNERS OF RECORD THAT ALL LOTS WILL BE STAKED AND A CERTIFICATION OF SAID STAKING FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

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 PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF: EDGEWOOD B2R, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

BY: *Sudhakar M. Reddy*
 SUDHAKAR M. REDDY
 TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
 ARIZONA) S.S.
 LOS ANGELES)
 COUNTY OF PINAL)

ON THIS 1st DAY OF December, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

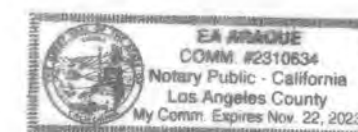
Sudhakar M. Reddy WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE

AUTHORIZED SIGNATORY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

_____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE

OF _____ AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

[Signature] 11/22/2023
 NOTARY PUBLIC MY COMMISSION EXPIRES

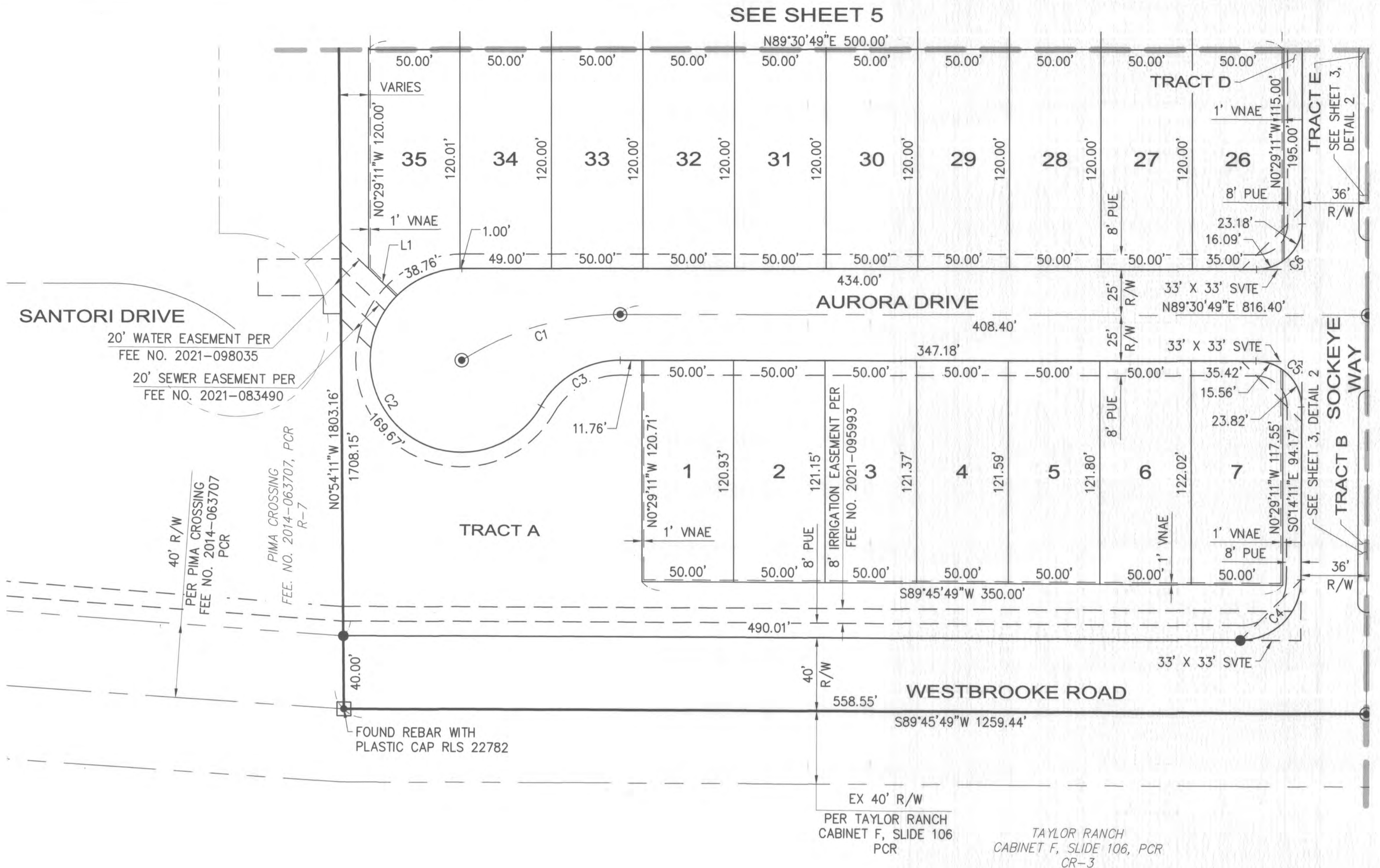


SUNRISE ENGINEERING
 38862 RONNIE E. DORSEY
 2045 SOUTH VINEYARD, SUITE 101
 MESA, ARIZONA 85210
 TEL 480-768-8600
 www.sunrise-eng.com

EDGEWOOD B2R, LLC

EDGEWOOD FINAL PLAT COVER

SET NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP1	1 of 8
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LOT TABLE

LOT NO.	SQ FT	ACRES
1	6,041	0.14
2	6,052	0.14
3	6,063	0.14
4	6,074	0.14
5	6,085	0.14
6	6,096	0.14
7	6,085	0.14
26	5,976	0.14
27	6,000	0.14
28	6,000	0.14
29	6,000	0.14
30	6,000	0.14
31	6,000	0.14
32	6,000	0.14
33	6,000	0.14
34	6,000	0.14
35	6,281	0.14

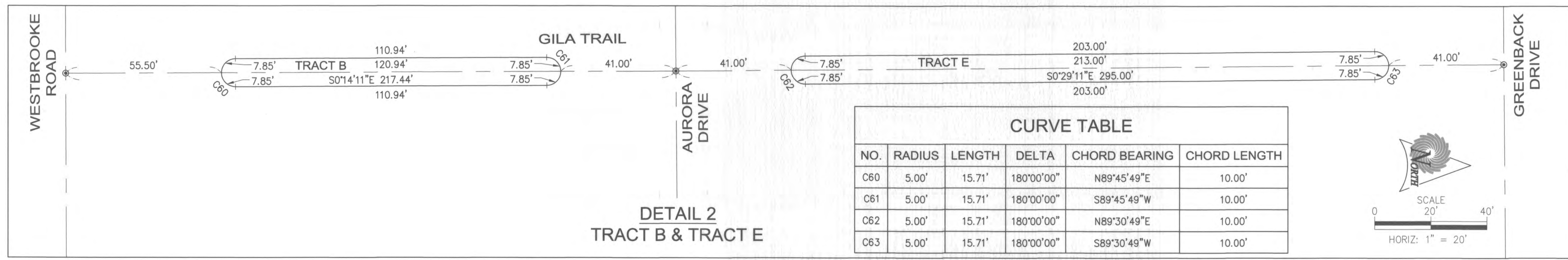
LINE TABLE

NO.	BEARING	LENGTH
L1	S46°03'13"E	21.42'

CURVE TABLE

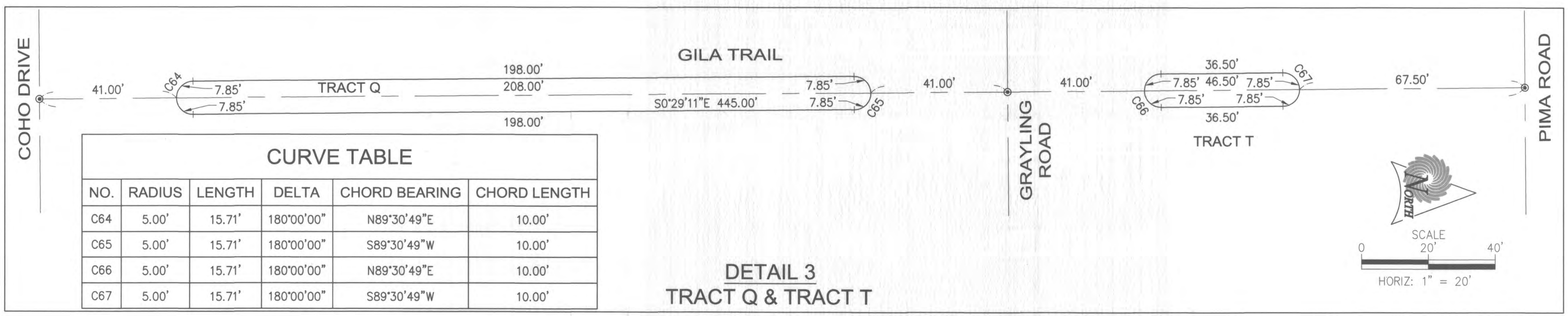
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	162.50'	91.34'	32°12'15"	S73°24'42"W	90.14'
C2	50.00'	209.44'	240°00'00"	S30°29'11"E	86.60'
C3	50.00'	52.36'	60°00'00"	S59°30'49"W	50.00'
C4	33.00'	51.84'	90°00'00"	N44°45'49"E	46.67'
C5	25.00'	39.38'	90°14'59"	S45°21'41"E	35.43'
C6	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'

- ### LEGEND
- SECTION CORNER
 - FOUND MONUMENT
 - CENTERLINE MONUMENT (PER MAG STD DETAIL 120-1, TYPE 'B')
 - SET SUBDIVISION CORNER #5 REBAR & CAP RLS 38862
 - SUBJECT BOUNDARY LINE
 - LOT LINE
 - OTHER PROPERTY LINE
 - EASEMENT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - TIE LINE
 - BSL BUILDING SETBACK LINE
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 - PUE PUBLIC UTILITY EASEMENT
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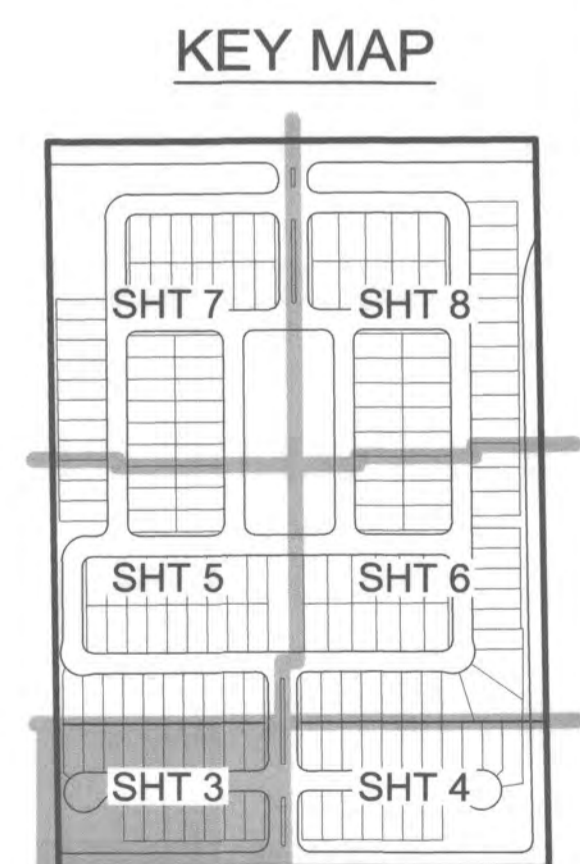
CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C60	5.00'	15.71'	180°00'00"	N89°45'49"E	10.00'
C61	5.00'	15.71'	180°00'00"	S89°45'49"W	10.00'
C62	5.00'	15.71'	180°00'00"	N89°30'49"E	10.00'
C63	5.00'	15.71'	180°00'00"	S89°30'49"W	10.00'



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C64	5.00'	15.71'	180°00'00"	N89°30'49"E	10.00'
C65	5.00'	15.71'	180°00'00"	S89°30'49"W	10.00'
C66	5.00'	15.71'	180°00'00"	N89°30'49"E	10.00'
C67	5.00'	15.71'	180°00'00"	S89°30'49"W	10.00'

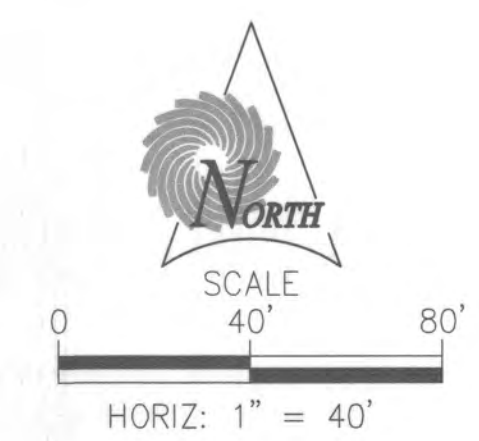
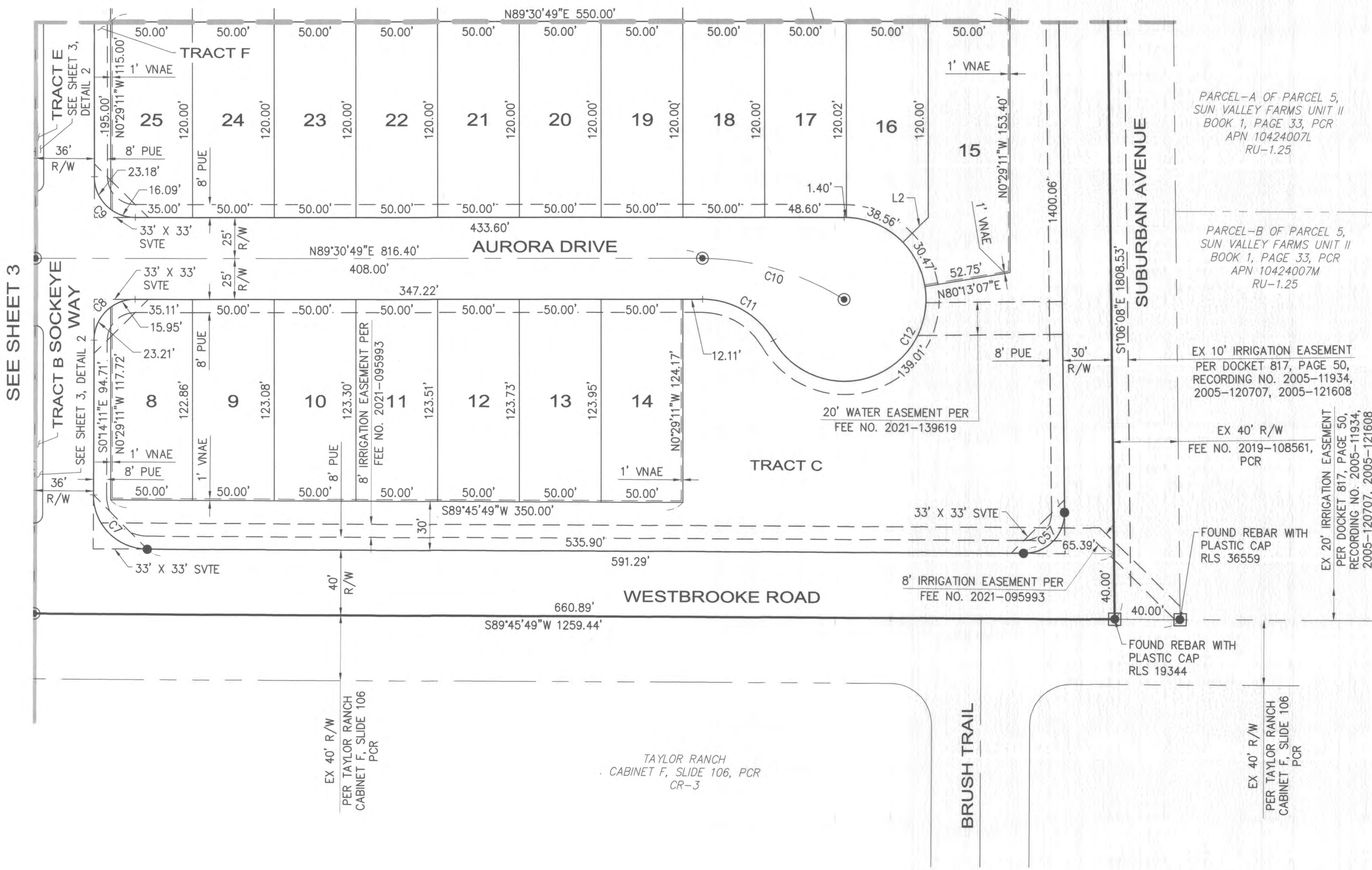


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EDGEWOOD B2R. LLC
EDGEWOOD FINAL PLAT

SET NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP3	3 of 8
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SEE SHEET 6



LOT TABLE		
LOT NO.	SQ FT	ACRES
8	6,114	0.14
9	6,148	0.14
10	6,159	0.14
11	6,170	0.14
12	6,181	0.14
13	6,192	0.14
14	6,203	0.14
15	8,182	0.19
16	6,286	0.14
17	6,000	0.14
18	6,000	0.14
19	6,000	0.14
20	6,000	0.14
21	6,000	0.14
22	6,000	0.14
23	6,000	0.14
24	6,000	0.14
25	5,976	0.14

PINAL COUNTY RECORDING INFORMATION

SEE SHEET 3

PARCEL-A OF PARCEL 5,
SUN VALLEY FARMS UNIT II
BOOK 1, PAGE 33, PCR
APN 10424007L
RU-1.25

PARCEL-B OF PARCEL 5,
SUN VALLEY FARMS UNIT II
BOOK 1, PAGE 33, PCR
APN 10424007M
RU-1.25

EX 10' IRRIGATION EASEMENT
PER DOCKET 817, PAGE 50,
RECORDING NO. 2005-11934,
2005-120707, 2005-121608

EX 40' R/W
FEE NO. 2019-108561,
PCR

EX 20' IRRIGATION EASEMENT
PER DOCKET 817, PAGE 50,
RECORDING NO. 2005-11934,
2005-120707, 2005-121608

FOUND REBAR WITH
PLASTIC CAP
RLS 19344

EX 40' R/W
PER TAYLOR RANCH
CABINET F, SLIDE 106
PCR

EX 40' R/W
PER TAYLOR RANCH
CABINET F, SLIDE 106
PCR

TAYLOR RANCH
CABINET F, SLIDE 106, PCR
CR-3

BRUSH TRAIL

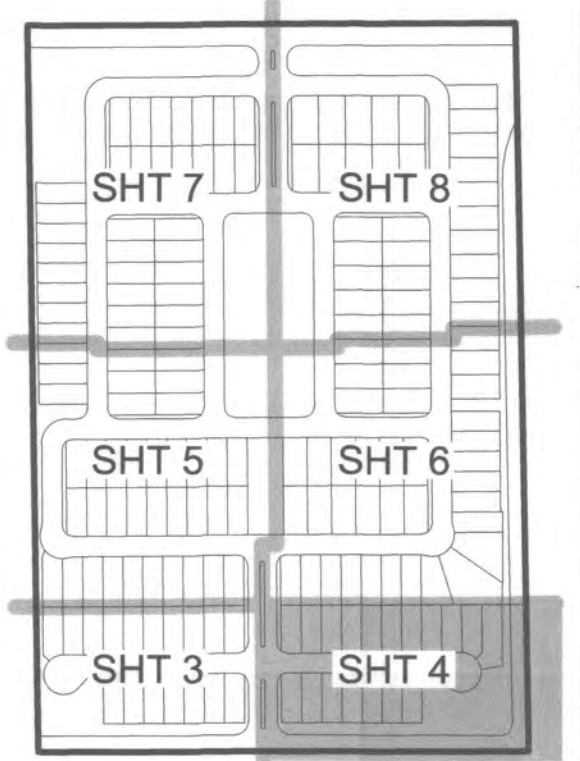
LINE TABLE		
NO.	BEARING	LENGTH
L2	S45°18'12"W	21.71'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C7	33.00'	51.84'	90°00'00"	S45°14'11"E	46.67'
C8	25.00'	39.16'	89°45'01"	N44°38'19"E	35.28'
C9	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C10	162.50'	91.34'	32°12'15"	S74°23'03"E	90.14'
C11	50.00'	52.36'	60°00'00"	S60°29'11"E	50.00'
C12	50.00'	209.44'	240°00'00"	N29°30'49"E	86.60'
C57	25.00'	39.65'	90°51'57"	N44°19'50"E	35.62'

LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT
- CENTERLINE MONUMENT
(PER MAG STD DETAIL 120-1, TYPE 'B')
- SET SUBDIVISION CORNER
#5 REBAR & CAP RLS 38862
- SUBJECT BOUNDARY LINE
- LOT LINE
- OTHER PROPERTY LINE
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- R/W RIGHT-OF-WAY
- STD STANDARD
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- G&SRM GILA AND SALT RIVER MERIDIAN

KEY MAP



REGISTERED LAND SURVEYOR

39862

RODNEY E. DORSEY

ARIZONA U.S.A.

EX 3-31-24

SUNRISE ENGINEERING

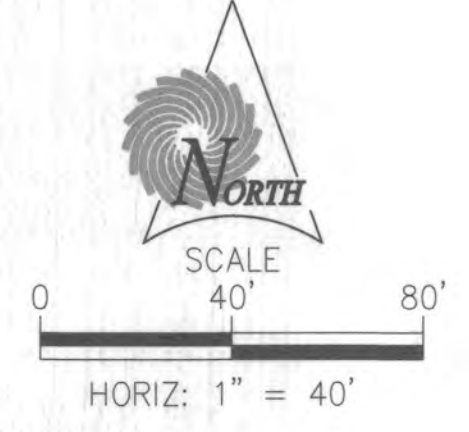
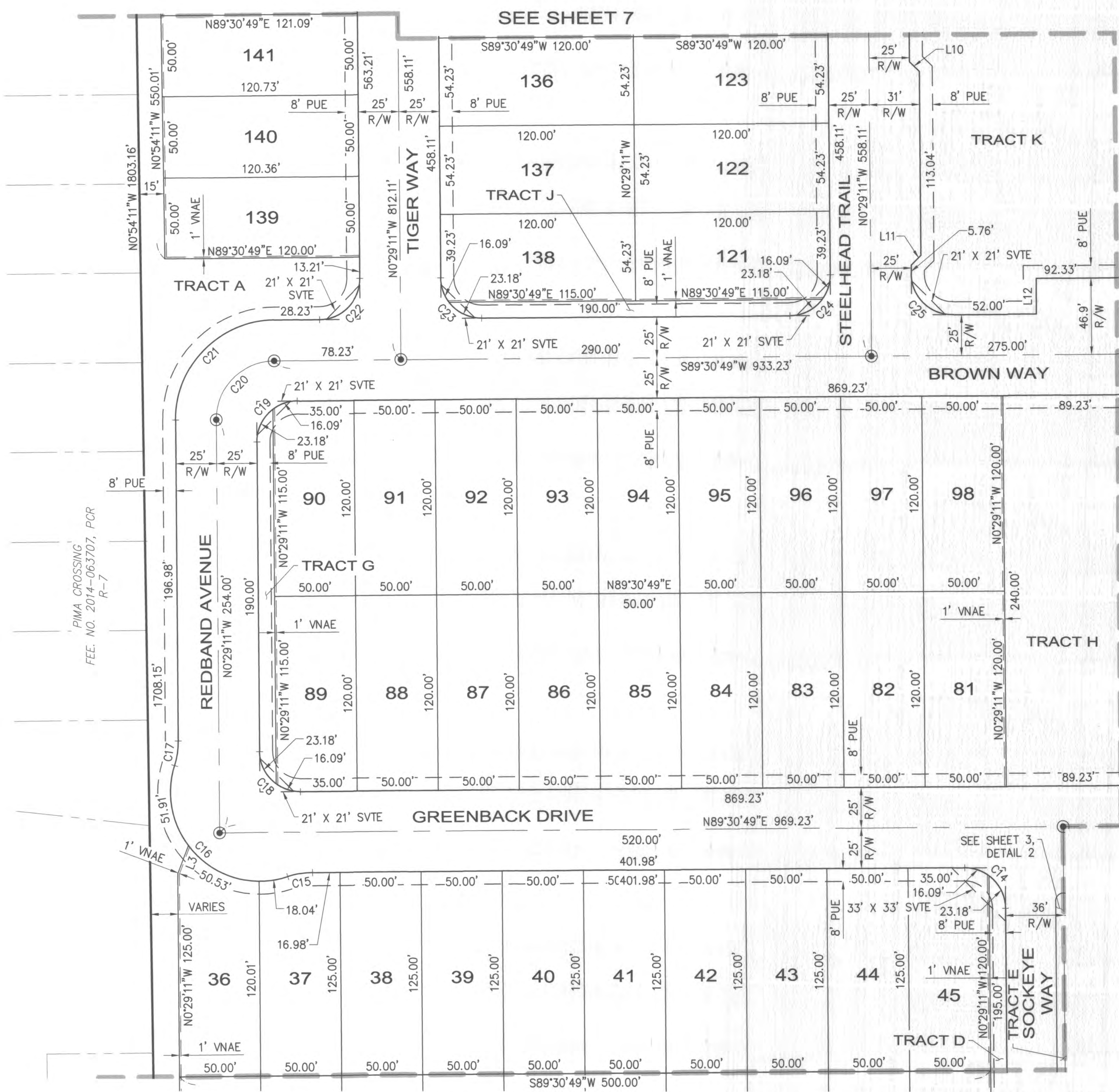
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

EDGEWOOD B2R. LLC

EDGEWOOD
FINAL PLAT

SET NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP4	4 of 8
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P:\Porchlight Homes\07309 - Pinos & Suburban\Draw\Plan Sets\Final Plat\FP4.dwg Nov 28, 2022 5:07pm Inocencio



LOT TABLE		
LOT NO.	SQ FT	ACRES
36	6,390	0.15
37	6,164	0.14
38	6,250	0.14
39	6,250	0.14
40	6,250	0.14
41	6,250	0.14
42	6,250	0.14
43	6,250	0.14
44	6,250	0.14
45	6,226	0.14
81	6,000	0.14
82	6,000	0.14
83	6,000	0.14
84	6,000	0.14
85	6,000	0.14
86	6,000	0.14
87	6,000	0.14
88	6,000	0.14
89	5,976	0.14
90	5,976	0.14

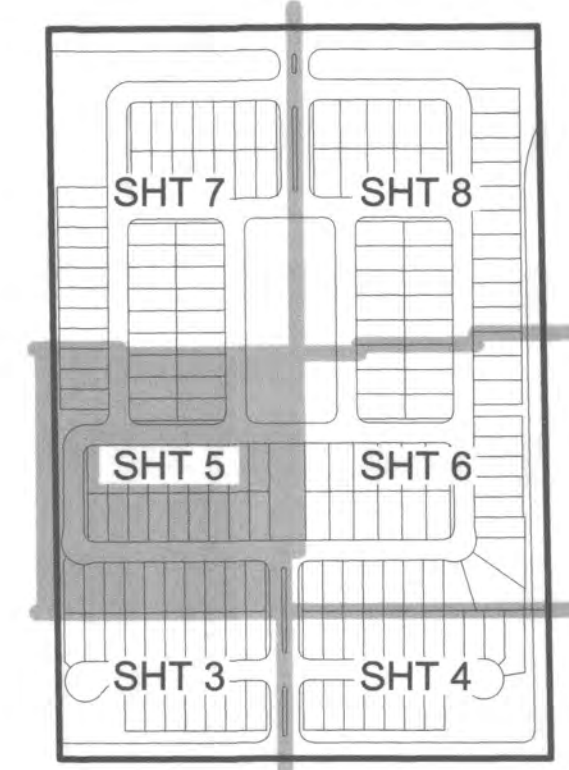
LOT TABLE		
LOT NO.	SQ FT	ACRES
91	6,000	0.14
92	6,000	0.14
93	6,000	0.14
94	6,000	0.14
95	6,000	0.14
96	6,000	0.14
97	6,000	0.14
98	6,000	0.14
121	6,484	0.15
122	6,508	0.15
123	6,508	0.15
136	6,508	0.15
137	6,508	0.15
138	6,484	0.15
139	6,009	0.14
140	6,027	0.14
141	6,045	0.14

LINE TABLE		
NO.	BEARING	LENGTH
L3	N20°30'14"E	18.66'
L10	N45°29'11"W	8.49'
L11	N44°30'49"E	8.49'
L12	N0°29'11"W	21.91'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	25.00'	39.27'	89°59'59"	N45°29'10"W	35.36'
C15	50.00'	15.49'	17°45'10"	S80°38'14"W	15.43'
C16	55.00'	120.48'	125°30'20"	S45°29'11"E	97.79'
C17	50.00'	15.49'	17°45'10"	N8°23'24"E	15.43'
C18	25.00'	39.27'	90°00'00"	N45°29'11"W	35.36'
C19	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C20	36.00'	56.55'	90°00'00"	S44°30'49"W	50.91'
C21	61.00'	95.82'	90°00'00"	N44°30'49"E	86.27'
C22	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C23	25.00'	39.27'	90°00'00"	N45°29'11"W	35.36'
C24	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C25	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'

PINAL COUNTY RECORDING INFORMATION

KEY MAP



LEGEND

- SECTION CORNER
- FOUND MONUMENT
- CENTERLINE MONUMENT (PER MAG STD DETAIL 120-1, TYPE 'B')
- SET SUBDIVISION CORNER #5 REBAR & CAP RLS 38862
- SUBJECT BOUNDARY LINE
- LOT LINE
- OTHER PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- TIE LINE
- BSL BUILDING SETBACK LINE
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- STD STANDARD
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- G&SRM GILA AND SALT RIVER MERIDIAN

38862
RONNIE E.
DORSEY
REGISTERED
ARIZONA U.S.A.

SUNRISE ENGINEERING

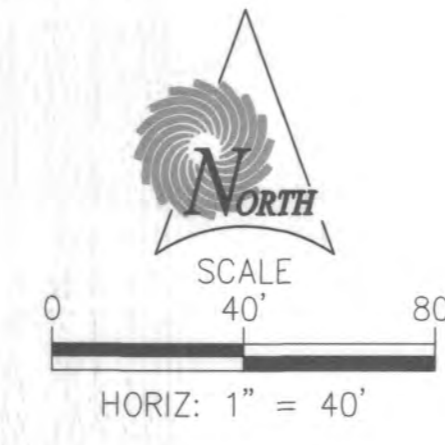
2045 SOUTH VINEYARD, SUITE 101
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EDGEWOOD B2R. LLC

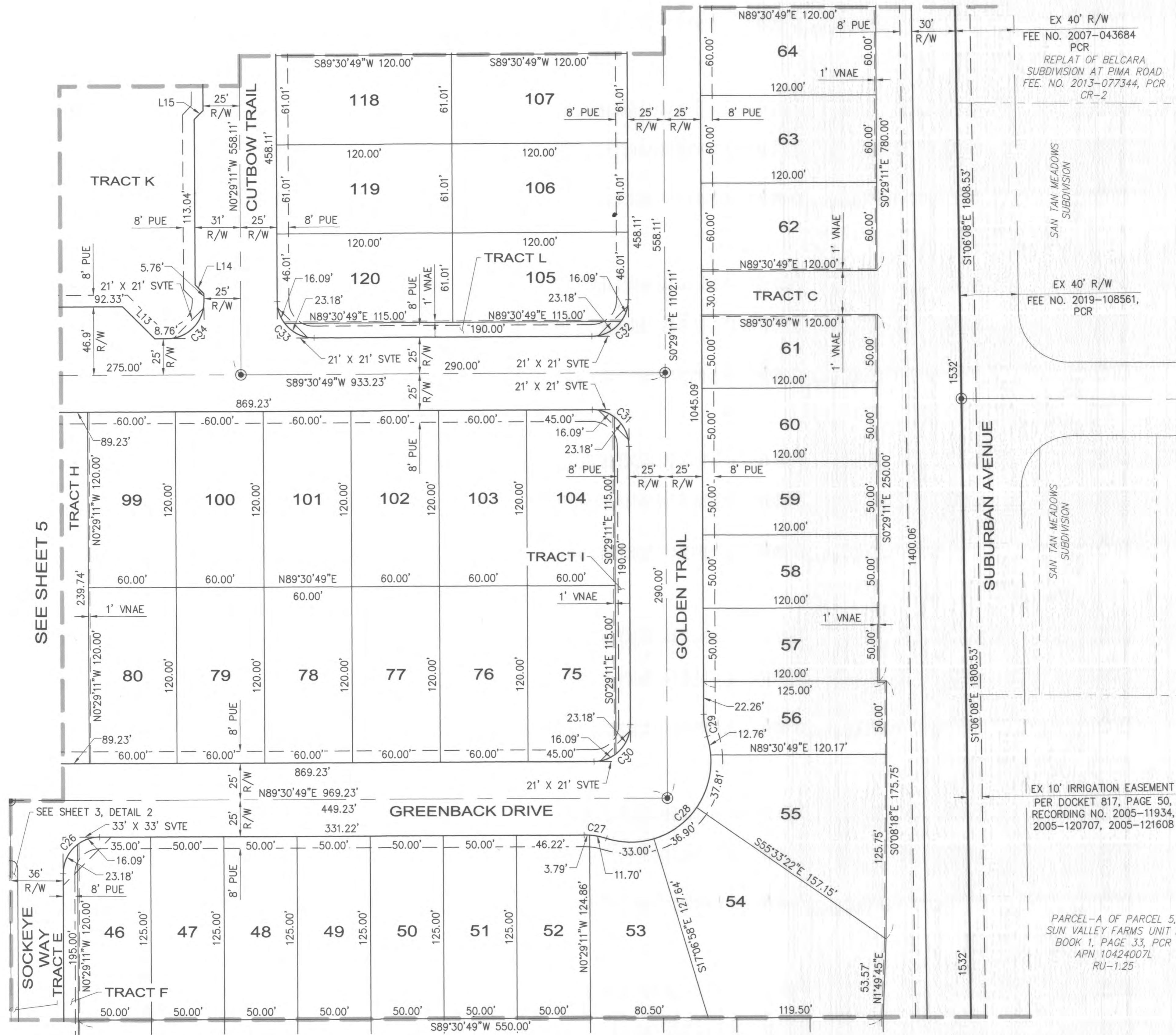
EDGEWOOD FINAL PLAT

SET NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP5	5 of 8
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SEE SHEET 8



PINAL COUNTY RECORDING INFORMATION



LINE TABLE

NO.	BEARING	LENGTH
L13	S45°29'11"E	30.99'
L14	N45°29'11"W	8.49'
L15	N44°30'49"E	8.49'

LOT TABLE

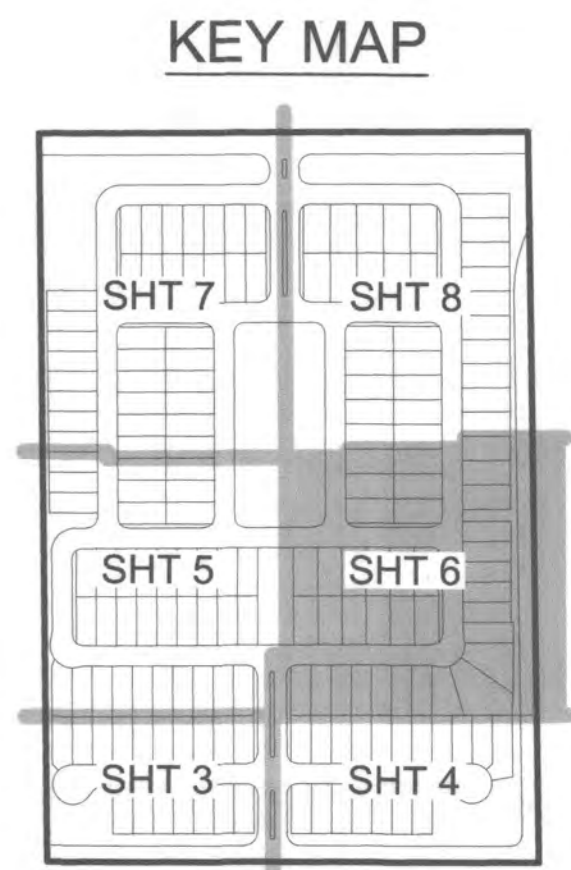
LOT NO.	SQ FT	ACRES
46	6,226	0.14
47	6,250	0.14
48	6,250	0.14
49	6,250	0.14
50	6,250	0.14
51	6,250	0.14
52	6,250	0.14
53	7,582	0.17
54	14,228	0.33
55	10,218	0.23
56	6,190	0.14
57	6,000	0.14
58	6,000	0.14
59	6,000	0.14
60	6,000	0.14
61	6,000	0.14
62	7,200	0.17
63	7,200	0.17
64	7,200	0.17
75	7,176	0.16

LOT TABLE

LOT NO.	SQ FT	ACRES
76	7,200	0.17
77	7,200	0.17
78	7,200	0.17
79	7,200	0.17
80	7,200	0.17
99	7,200	0.17
100	7,200	0.17
101	7,200	0.17
102	7,200	0.17
103	7,200	0.17
104	7,176	0.16
105	7,298	0.17
106	7,322	0.17
107	7,322	0.17
118	7,322	0.17
119	7,322	0.17
120	7,298	0.17

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C26	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C27	50.00'	15.49'	17°45'10"	S81°36'36"E	15.43'
C28	55.00'	120.48'	125°30'20"	N44°30'49"E	97.79'
C29	50.00'	15.49'	17°45'10"	S9°21'46"E	15.43'
C30	25.00'	39.27'	90°00'01"	S44°30'49"W	35.36'
C31	25.00'	39.27'	90°00'00"	N45°29'11"W	35.36'
C32	25.00'	39.27'	90°00'01"	N44°30'49"E	35.36'
C33	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C34	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'



- LEGEND**
- SECTION CORNER
 - FOUND MONUMENT
 - CENTERLINE MONUMENT (PER MAG STD DETAIL 120-1, TYPE 'B')
 - SET SUBDIVISION CORNER #5 REBAR & CAP RLS 38862
 - SUBJECT BOUNDARY LINE
 - LOT LINE
 - OTHER PROPERTY LINE
 - EASEMENT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - TIE LINE
 - BSL BUILDING SETBACK LINE
 - MAG MARICOPA ASSOCIATION OF GOVERNMENTS PUBLIC UTILITY EASEMENT
 - R/W STD RIGHT-OF-WAY STANDARD
 - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - G&SRM GILA AND SALT RIVER MERIDIAN

EX 10' IRRIGATION EASEMENT PER DOCKET 817, PAGE 50, RECORDING NO. 2005-11934, 2005-120707, 2005-121608

PARCEL-A OF PARCEL 5, SUN VALLEY FARMS UNIT II BOOK 1, PAGE 33, PCR APN 10424007L RU-1.25

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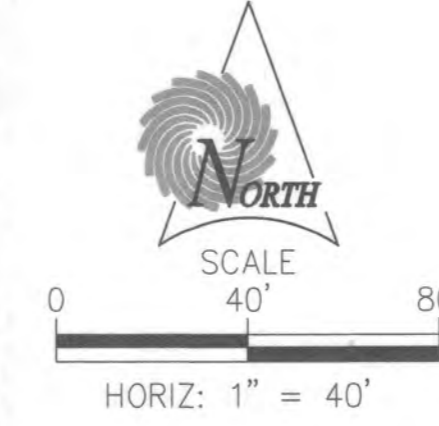
EDGEWOOD B2R. LLC
EDGEWOOD FINAL PLAT

SEI NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP6	6 of 8
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EX 6.5' TEMPORARY CONSTRUCTION EASEMENT RECORDING NO. 2008-012692

EX 6.5' TEMPORARY CONSTRUCTION EASEMENT RECORDING NO. 2008-012692

EX 32' R/W PER QUEEN CREEK SUBURBAN RANCHES BOOK 15, PAGE 16 PCR



PINAL COUNTY RECORDING INFORMATION

LOT TABLE		
LOT NO.	SQ FT	ACRES
124	6,508	0.15
125	6,508	0.15
126	6,508	0.15
127	6,508	0.15
128	6,508	0.15
129	6,484	0.15
130	6,484	0.15
131	6,508	0.15
132	6,508	0.15
133	6,508	0.15
134	6,508	0.15
135	6,508	0.15

LOT TABLE		
LOT NO.	SQ FT	ACRES
142	6,064	0.14
143	6,082	0.14
144	6,100	0.14
145	6,118	0.14
146	6,136	0.14
147	6,155	0.14
148	6,173	0.14
149	6,191	0.14
150	6,161	0.14
151	6,185	0.14
152	6,185	0.14
153	6,185	0.14

LOT TABLE		
LOT NO.	SQ FT	ACRES
154	6,185	0.14
155	6,185	0.14
156	6,161	0.14
167	6,161	0.14
168	6,185	0.14
169	6,185	0.14
170	6,185	0.14
171	6,185	0.14
172	6,185	0.14
173	6,161	0.14

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C35	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C36	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C37	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C38	25.00'	39.27'	90°00'00"	S44°30'49"W	35.36'
C39	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C40	61.00'	95.82'	90°00'00"	N44°30'49"E	86.27'
C41	36.00'	56.55'	90°00'00"	S44°30'49"W	50.91'
C42	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C43	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C44	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C45	33.00'	51.84'	90°00'00"	N45°29'11"W	46.67'

KEY MAP



LEGEND

- ◆ SECTION CORNER
- ◻ FOUND MONUMENT
- CENTERLINE MONUMENT (PER MAG STD DETAIL 120-1, TYPE 'B')
- SET SUBDIVISION CORNER #5 REBAR & CAP RLS 38862
- SUBJECT BOUNDARY LINE
- - - LOT LINE
- - - OTHER PROPERTY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
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38862
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STATE OF ARIZONA
EX 2-21-24

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EDGEWOOD B2R. LLC

EDGEWOOD FINAL PLAT

SEI NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP7	7 of 8
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IRONWOOD ROAD

VICENZA DRIVE

COSEENZA ROAD

TIGER WAY

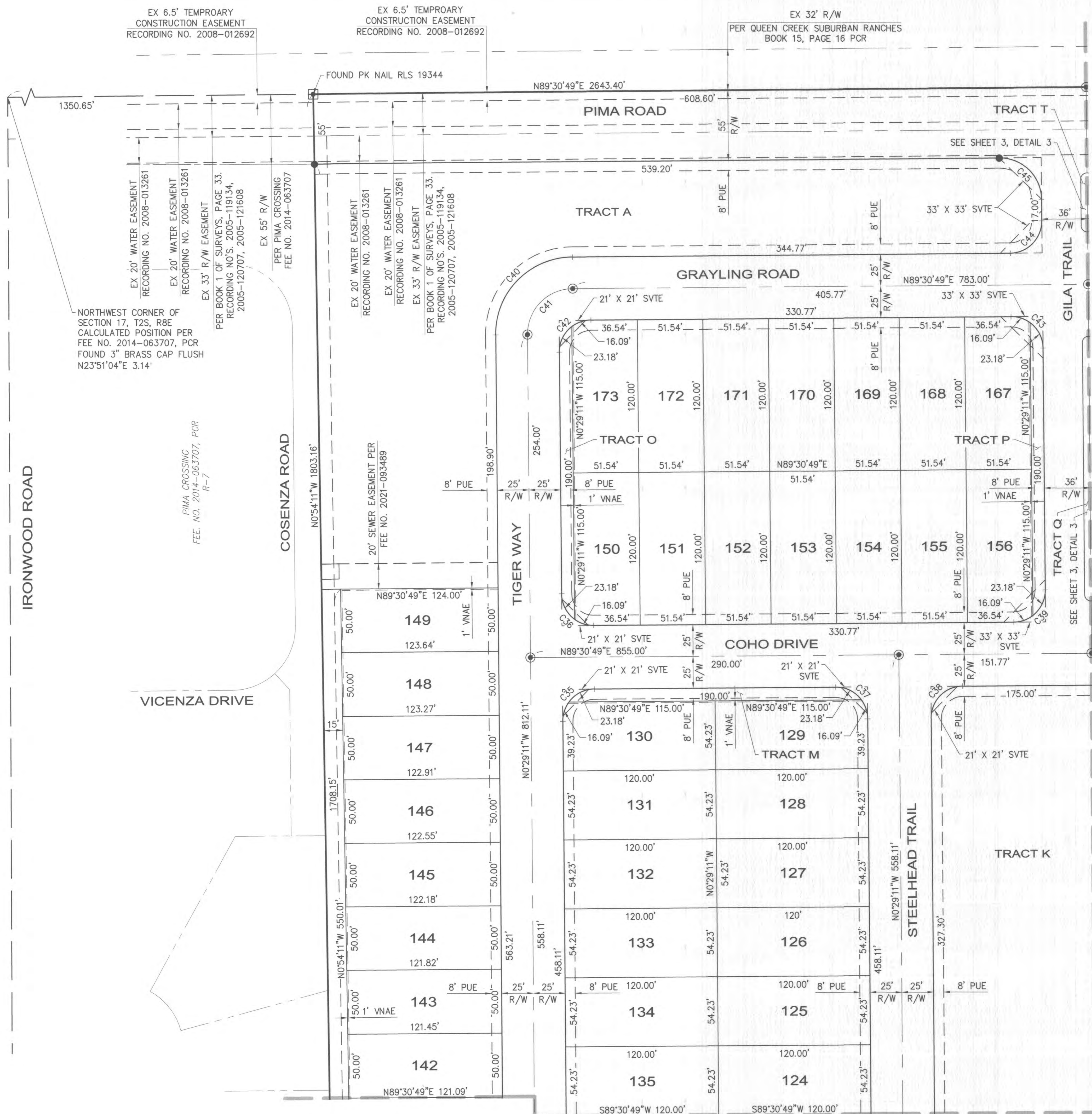
COHO DRIVE

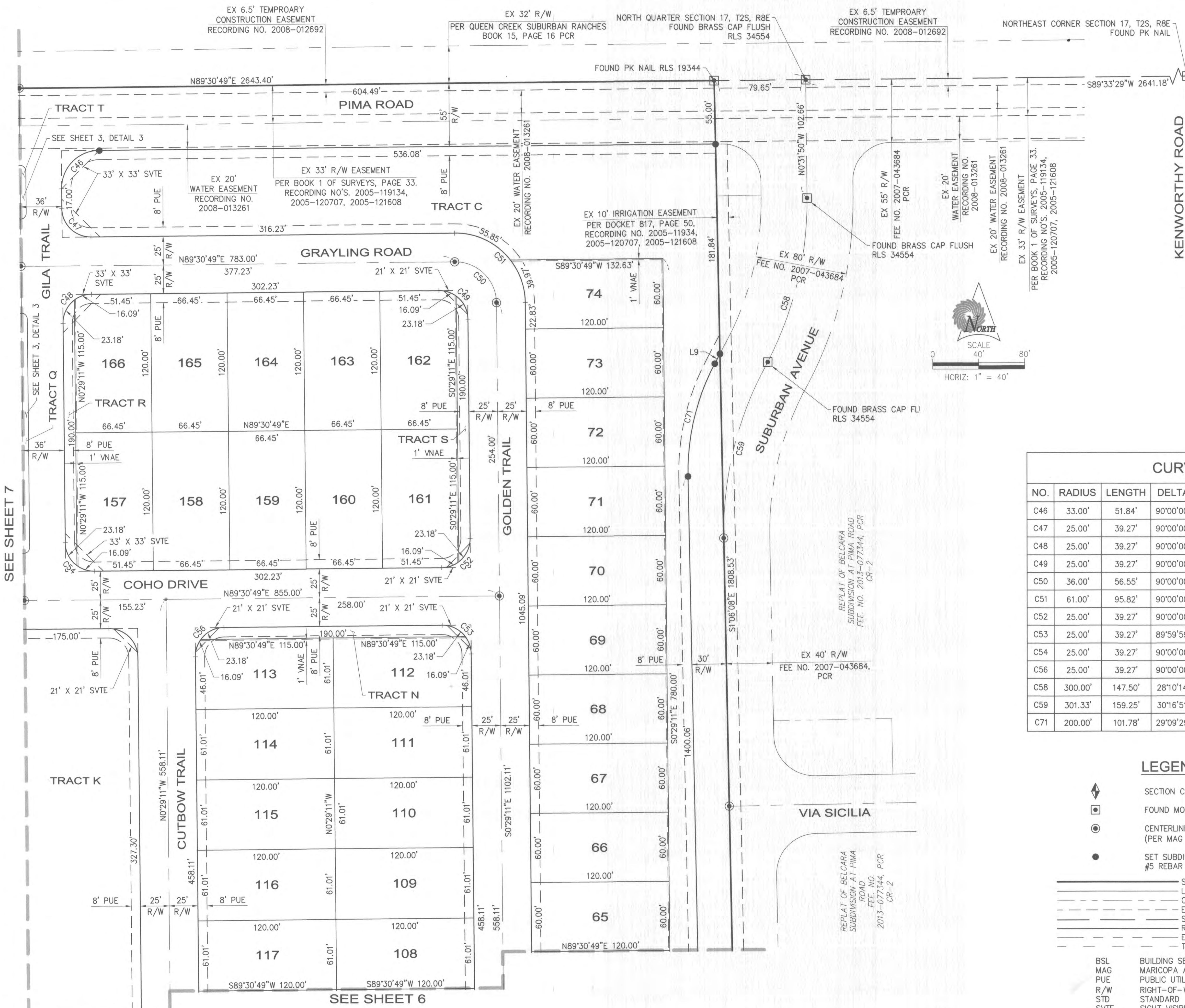
STEELHEAD TRAIL

GILA TRAIL

SEE SHEET 8

SEE SHEET 5





LOT TABLE

LOT NO.	SQ FT	ACRES
65	7,200	0.17
66	7,200	0.17
67	7,200	0.17
68	7,200	0.17
69	7,200	0.17
70	7,200	0.17
71	7,200	0.17
72	7,200	0.17
73	7,200	0.17
74	7,349	0.17
108	7,322	0.17
109	7,322	0.17
110	7,322	0.17
111	7,322	0.17
112	7,298	0.17

LOT TABLE

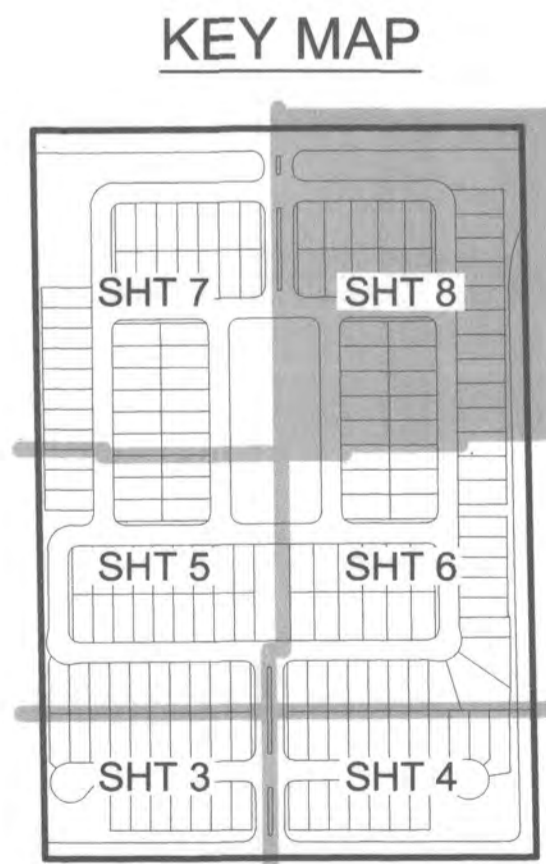
LOT NO.	SQ FT	ACRES
113	7,298	0.17
114	7,322	0.17
115	7,322	0.17
116	7,322	0.17
117	7,322	0.17
157	7,950	0.18
158	7,974	0.18
159	7,974	0.18
160	7,974	0.18
161	7,950	0.18
162	7,950	0.18
163	7,974	0.18
164	7,974	0.18
165	7,974	0.18
166	7,950	0.18

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C46	33.00'	51.84'	90°00'00"	S44°30'49"W	46.67'
C47	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C48	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C49	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C50	36.00'	56.55'	90°00'00"	N45°29'11"W	50.91'
C51	61.00'	95.82'	90°00'00"	N45°29'11"W	86.27'
C52	25.00'	39.27'	90°00'00"	S44°30'49"W	35.36'
C53	25.00'	39.27'	89°59'59"	S45°29'11"E	35.36'
C54	25.00'	39.27'	90°00'00"	S45°29'11"E	35.36'
C56	25.00'	39.27'	90°00'00"	N44°30'49"E	35.36'
C58	300.00'	147.50'	28°10'14"	N13°39'39"E	146.02'
C59	301.33'	159.25'	30°16'51"	S14°09'11"W	157.40'
C71	200.00'	101.78'	29°09'29"	N13°28'36"E	100.69'

LINE TABLE

NO.	BEARING	LENGTH
L9	N28°03'20"E	9.56'



- LEGEND**
- ◆ SECTION CORNER
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SEI NO. 07309	DESIGNED CFM	DRAWN SLF	CHECKED RED	FP8	8 of 8
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