FINAL PLAT FOR
WALES RANCHES - UNIT 2
PARCEL 2.5B

A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF QUEEN CREEK WATER COMPANY 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. 27-701188.0000
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220088 (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 WALES RANCHES 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 PLACED UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-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, AND F ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WALES RANCHES 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 02/24/2021 IN FEE NO. 2021-022631 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Katie Voigt, DULY AUTHORIZED AGENT OF "WALES RANCHES HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "WALES RANCHES UNIT 2 - PARCEL 2.5B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Katie Voigt

TITLE: Vice President DATE: 12-12-2023

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF ~~PINAL~~ Maricopa)

ON THIS 12th DAY OF December, 2023, BEFORE ME, PERSONALLY APPEARED Katie Voigt, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: Vickey Morris

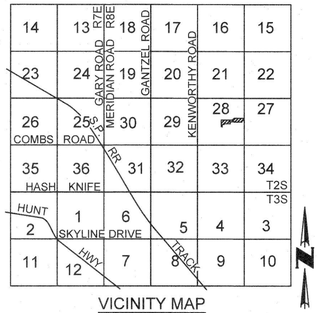
MY COMMISSION EXPIRES: 11/13/2026

VICKEY MORRIS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 653301
Expires November 13, 2026

LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

----▲----	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
----◎----	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
●———	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
○———	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
— — —	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
P.C.R.	PINAL COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
②	SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
S.F.	SQUARE FEET
④	SHEET NUMBER

BASIS OF BEARING

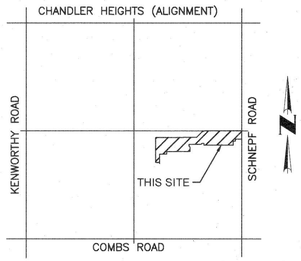
N89°48'25"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED A.L.T.A./N.S.P.S. SURVEY PERFORMED BY HILGART WILSON OF "WALES RANCHES - PHASE 1", DATED 11/16/19 PROJECT NO. 2012.

BASE ZONING & ZONING CASE

EXISTING ZONING	R-7 PAD
ZONING/PAD CASE NUMBER	PZ-PD-003-19

SERVICE PROVIDERS

SEWER	EPCOR
WATER	QUEEN CREEK WATER COMPANY
TELEPHONE	CENTURY LINK & COX COMMUNICATIONS
ELECTRICITY	SALT RIVER PROJECT
GAS	CITY OF MESA GAS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	RURAL METRO
SCHOOLS	J.O. COMBS SCHOOL DISTRICT
SOLID WASTE	PRIVATE HAULER



VICINITY MAP
(NOT-TO-SCALE)

ENGINEER

COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 285-4753
CONTACT: MATT OLSEN P.E.
EMAIL: MOLSEN@CVLCI.COM

DEVELOPER

LENNAR ARIZONA, LLC
1665 WEST ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (602) 921-8520
CONTACT: TODD SKORO
EMAIL: TODD.SKORO@LENNAR.COM

OWNER

KL LHB AZ AIV LLC
6900 EAST CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251
PHONE: (917) 438-4942
CONTACT: RYAN MOTT
EMAIL: RYAN. MOTT@KLSERVICERS.COM

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF ~~PINAL~~ Maricopa)

ON THIS 7 DAY OF December, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Tricia Patton WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Signatory OF KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Nathan Holt
NOTARY PUBLIC

10/30/26
MY COMMISSION EXPIRES

Notary Public State of Arizona
Maricopa County
Nathan Holt
My Commission Expires 10/30/2026
Commission Number 630026

BENCHMARK

COASTAL AND GEODETIC SURVEY BRASS CAP
DESIGNATION - Q 282
PID - DU0672

ELEVATION = 1490.96' (NAVD-88 DATUM, N.G.S. DATA)

STATION IS LOCATED ABOUT 8 KM (5.0 MI) NORTHEAST OF MAGMA, 7 KM (4.3 MI) SOUTHEAST OF QUEEN CREEK, ALONG THE SOUTHERN PACIFIC RAILROAD TRACK, AT MILE 945, 2.5 KM (1.6 MI) SOUTHEAST OF A TRACK SIDING AT STOCK PENS, BETWEEN THE TRACK AND A DIRT ROAD.
OWNERSHIP--SOUTHERN PACIFIC RAILROAD.THE STATION IS SET IN THE TOP OF A 25-CM SQUARE CONCRETE POST PROJECTING 10-CM. LOCATED 14.8 M (48.6 FT) NORTHEAST OF AND SLIGHTLY HIGHER THAN THE ROAD CENTER, 11.2 M (36.7 FT) NORTHWEST OF A UTILITY POLE WITH MILE MARKER 945, 8.9 M (29.2 FT) NORTH OF A UTILITY POLE WITH METER AND PIPELINE WEATHER UNIT 53-16, 8.9 M (29.2 FT) SOUTHWEST OF THE SOUTHWEST RAIL OF THE TRACK AND 0.4 M (1.3 FT) SOUTHEAST OF A METAL WITNESS POST.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Lindsey Randall — 01/03/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION — DATE

[signature] — 01/08/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, AQUIFER PROTECTION DIVISION — DATE

[signature] — 01/10/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT, PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF A PERFORMANCE BOND FEE NO. 2023-01114 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE 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 _____, 20___ 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: _____ _____ ATTEST: _____
CHAIR CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF WALES RANCHES UNIT 2 - PARCEL 2.5B, A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

KL LHB AZ AIV LLC, A DELAWARE 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. KL LHB AZ AIV LLC HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

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.

PUBLIC UTILITIES ACCESS EASEMENTS ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR PURPOSE OF INGRESS AND EGRESS FOR PUBLIC UTILITIES VEHICLES AND PERSONNEL.

NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENT, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENT, 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 UTILITIES EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

WATER EASEMENT IS 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 WATER LINE. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DEDICATED AS SUCH HEREON FOR PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL.

IN WITNESS WHEREOF:

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS 7 DAY OF December, 2023.

BY: Tricia Patton ITS: Authorized Signatory

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE "X" FLOOD HAZARD AREA PER THE FIRM PANEL NUMBER 04021C-0475 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UNSHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
12-6-23
Date Signed
Arizona U.S.A.

GROSS AREA = 16.591 ACRES	SEE SHEET 2 FOR LINE, CURVE TABLE, LOT AREA TABLE, TRACT TABLE AND TYPICAL LOT DETAIL

SHEET 1 OF 4

CVL Contact: M. OLSEN
CVL Project #: 1-14-0349101

© 2020 Coe & Van Loo II L.L.C
All rights reserved to reproduction in any format

FP21-053

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

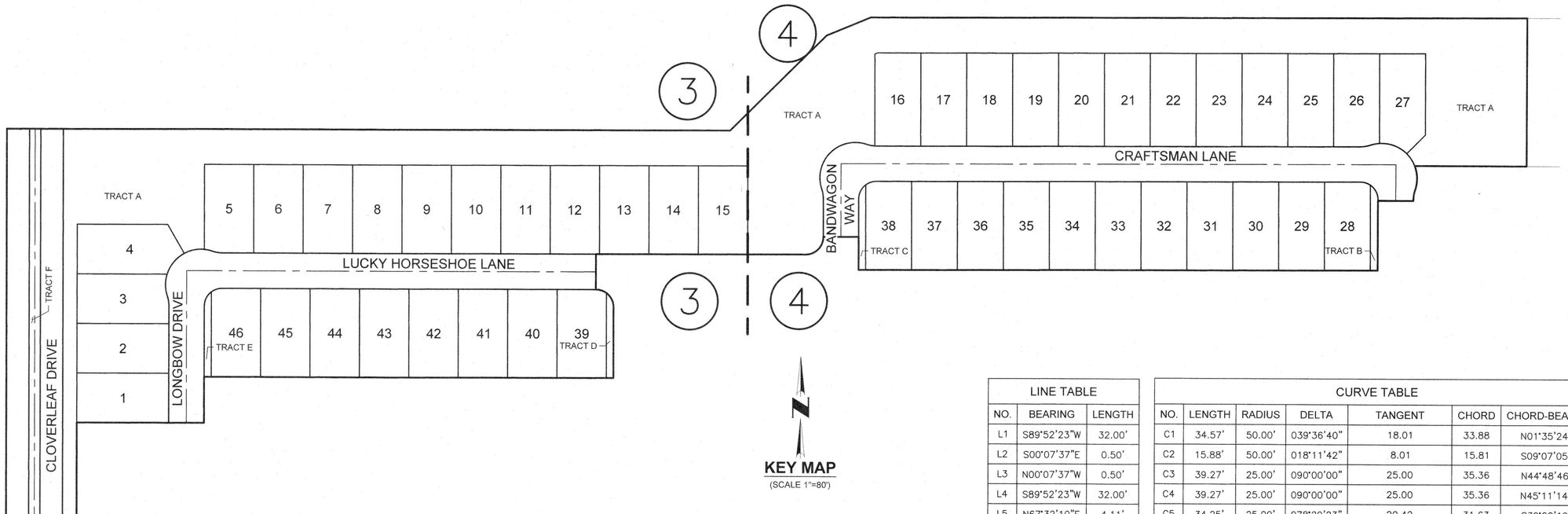
NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

PARCEL 2.5B
FINAL PLAT

WALES RANCHES - UNIT 2
PINAL COUNTY, ARIZONA

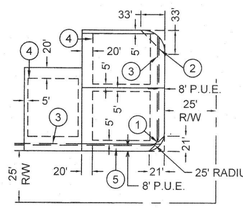
Printed By: Dominique Print Date: December 5, 2023 Filename: N:\14 Coe and Van Loo II LLC\0349101\CADD\Phase 2\PARCEL 2.5B\DS P2-5B FPLAT.dwg



KEY MAP
(SCALE 1"=80')

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	9,100
2	9,100
3	8,958
4	9,678
5	8,696
6	8,750
7	8,750
8	8,750
9	8,750
10	8,750
11	8,750
12	8,750
13	8,750
14	8,750
15	8,750
16	8,548
17	8,551
18	8,551
19	8,551
20	8,551
21	8,551
22	8,551
23	8,551
24	8,551
25	8,551

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
26	8,489
27	8,424
28	8,105
29	8,125
30	8,125
31	8,125
32	8,125
33	8,125
34	8,125
35	8,125
36	8,125
37	8,125
38	8,101
39	8,726
40	8,750
41	8,750
42	8,750
43	8,750
44	8,750
45	8,750
46	8,726



SETBACKS FOR R-7 PAD
CATEGORY TYPE A, B AND C LOTS

FRONT	20' /10'
REAR	20'
SIDE	5'
STREET SIDE	10'

1. LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 21' X 21' UNOBSTRUCTED VIEW EASEMENT.
2. ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL MAY HAVE A 33' X 33' UNOBSTRUCTED VIEW EASEMENT.
3. 20' FROM FACE OF GARAGE TO BACK OF SW, 10' TO SIDE ENTRY GARAGE/LIVING SPACE/PORCHES TO PROPERTY LINE.
4. COVERED PATIOS MAY ENCROACH 5' INTO THE REAR SETBACK.
5. 10' LANDSCAPE TRACT

TYPICAL LOT DETAIL
(NOT-TO-SCALE)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°52'23"W	32.00'
L2	S00°07'37"E	0.50'
L3	N00°07'37"W	0.50'
L4	S89°52'23"W	32.00'
L5	N67°32'10"E	4.11'
L6	S00°01'14"W	90.01'
L7	N44°36'15"E	25.64'
L8	N00°01'14"E	100.84'
L9	S00°01'14"W	50.00'
L10	N89°48'46"E	105.92'
L11	S00°01'14"W	58.00'
L12	N89°48'46"E	105.89'
L13	N00°11'14"W	110.00'
L14	N44°46'51"E	33.36'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	34.57'	50.00'	039°36'40"	18.01	33.88	N01°35'24"W
C2	15.88'	50.00'	018°11'42"	8.01	15.81	S09°07'05"W
C3	39.27'	25.00'	090°00'00"	25.00	35.36	N44°48'46"E
C4	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'14"W
C5	34.25'	25.00'	078°29'23"	20.42	31.63	S39°22'19"E
C6	25.13'	8.00'	180°00'00"	INFINITY	16.00	N89°52'23"E
C7	39.24'	25.00'	089°56'23"	24.97	35.34	S44°50'35"W
C8	15.88'	50.00'	018°11'42"	8.01	15.81	S81°05'23"E
C9	110.24'	50.00'	126°19'46"	98.83	89.23	S44°50'35"W
C10	15.88'	50.00'	018°11'42"	8.01	15.81	N09°13'28"W
C11	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'46"W
C12	39.36'	25.00'	090°12'28"	25.09	35.42	N45°05'00"W
C13	110.48'	50.00'	126°35'51"	99.41	89.34	N45°05'00"W
C14	15.88'	50.00'	018°11'42"	8.01	15.81	N80°42'55"E
C15	15.88'	50.00'	018°11'42"	8.01	15.81	S81°05'23"E
C16	110.30'	50.00'	126°23'23"	98.96	89.25	S44°48'46"W
C17	15.88'	50.00'	018°11'42"	8.01	15.81	N09°17'05"W
C18	19.17'	58.00'	018°56'03"	9.67	19.08	N27°47'22"W

LAND USE TABLE	
GROSS ACREAGE	16.591 A.C.
AREA OF STREETS	2.919 A.C
NET ACREAGE	13.672 A.C.
TOTAL NUMBER OF LOTS	46 LOTS
TOTAL NUMBER OF TRACTS	6 TRACTS
AREA OF TRACTS (A-F)	4.611 A.C.
GROSS RESIDENTIAL DENSITY	2.773 D.U./A.C.
AVERAGE AREA PER LOT	8,581 S.F.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.274	OPEN SPACE, LANDSCAPE TRACT, RETENTION, TRAIL, AMENITIES, P.U.E., PUBLIC UTILITIES ACCESS EASEMENT, WATERLINE EASEMENT, IRRIGATION EASEMENT
TRACT B	0.028	LANDSCAPE TRACT, P.U.E.
TRACT C	0.026	LANDSCAPE TRACT, P.U.E.
TRACT D	0.026	LANDSCAPE TRACT, P.U.E.
TRACT E	0.026	LANDSCAPE TRACT, P.U.E.
TRACT F	0.230	LANDSCAPE MEDIAN
TOTAL	4.611	

SEE SHEET 2 FOR LINE, CURVE TABLE AND LOT AREA TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

PARCEL 2.5B
FINAL PLAT
WALES RANCHES - UNIT 2
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 12-15-23

SHEET 2 OF 4

CVL Contact: M. OLSEN
CVL Project #: 1-14-0349101

© 2020 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

FP21-053

Printed By: Dominique Print Date: December 5, 2023 Filename: N:\14 Coe and Van Loo II LLC\0349101\CADD\Phase 2\PARCEL 2.5B\DS P2-5B FPLAT.dwg

SEE SHEET 2 FOR LINE, CURVE TABLE AND LOT AREA TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264-6831
www.cvlci.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

PARCEL 2.5B
FINAL PLAT

WALES RANCHES - UNIT 2

PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 12-6-23

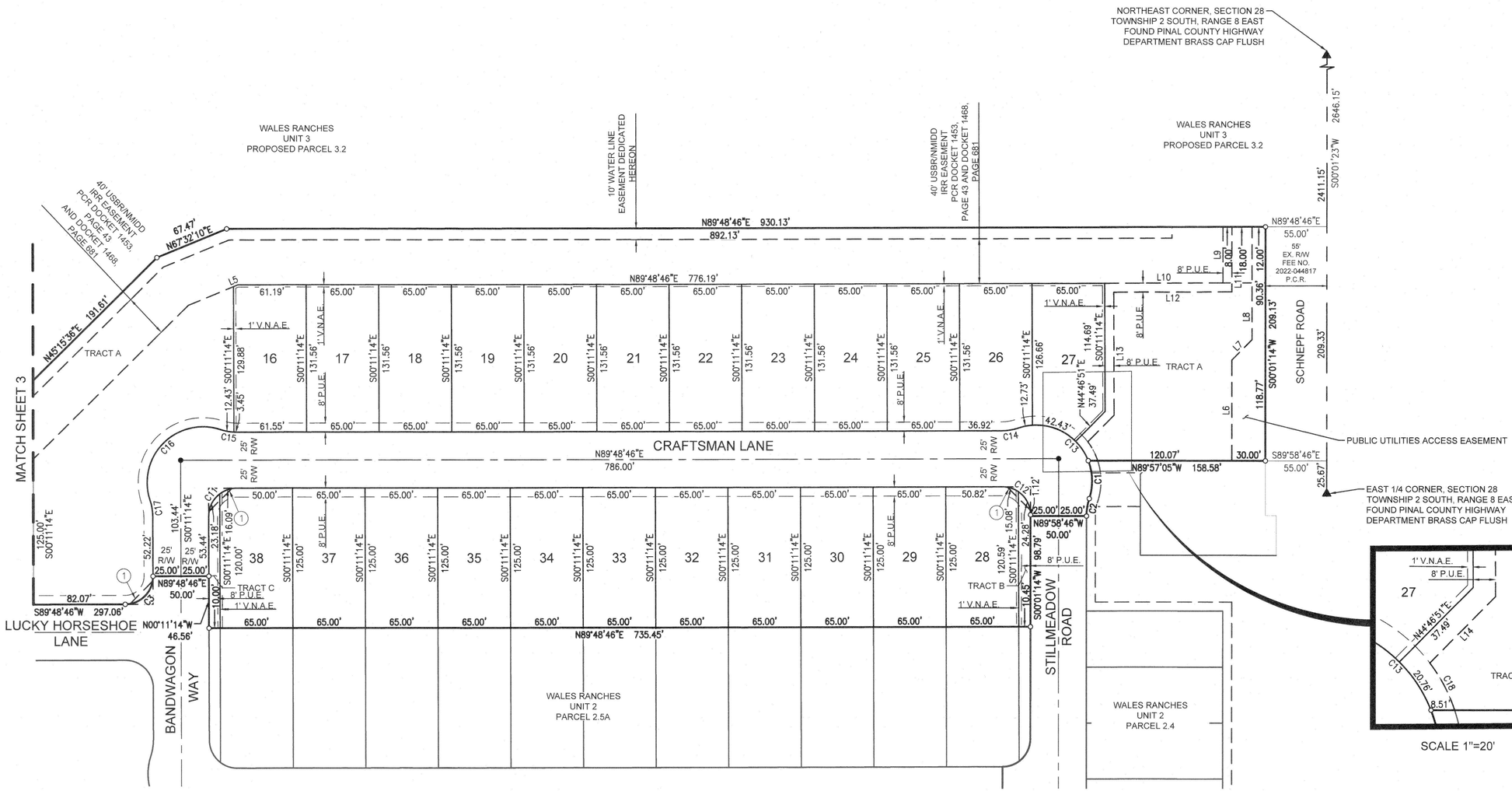
SHEET 3 OF 4

CVL Contact: M. OLSEN
CVL Project #: 1-14-0349101

© 2020 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

FP21-053

Printed By: Dominique Print Date: December 5, 2023 Filename: N:\14 Coe and Van Loo II LLC\0349101\CADD\Phase 2\PARCEL 2.5B\DS P2-5B FPLAT.dwg



SEE SHEET 2 FOR LINE, CURVE TABLE AND LOT AREA TABLE

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
12-6-23

SHEET 4 OF 4

CVL Contact: M. OLSEN

CVL Project #: 1-14-03491O1

© 2020 Coe & Van Loo II L.L.C.
All rights reserved to reproduction in any format

FP21-053

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

PARCEL 2.5B
FINAL PLAT

WALES RANCHES - UNIT 2

PINAL COUNTY, ARIZONA

Printed By: Dominique Print Date: December 5, 2023 Filename: N:\14 Coe and Van Loo II LLC\03491O1\CADD\Phase 2\PARCEL 2.5B\DGS P2-5B FPLAT.dwg