

tptronentis Aug 14, 2023 4:46pm S:\Projects\2020\20-0673\Land Survey\Draws\Final Plats\Phase 1\Parcel 1B\20-0673 - CD - PH1 - Parcel 1B - Plat.dwg

FINAL PLAT

OF

WARE FARMS PARCEL 1B

A PORTION OF THE SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST,
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE 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 #27-701265.0000.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230224 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- STREETS SHOWN AS TRACT 1B-PS1 ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION 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, SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21' X 21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT PRIVATE COLLECTOR AND/OR ARTERIAL INTERSECTIONS.
- AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE COLLECTOR AND/OR ARTERIAL STREETS.
- 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.
- ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- TRACTS 1B-A THROUGH 1B-M ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WARE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON MARCH 31, 2022 IN FEE NO. 2022-039267 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
- PEDESTRIAN ACCESS EASEMENTS (PAE) AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION FOR PUBLIC USE.

BENCHMARK

PINAL COUNTY CONTROL NETWORK POINT #208227, A G.L.O. MONUMENT W/SECTIONAL INFORMATION STAMPED, AT THE INTERSECTION OF SCHNEFF ROAD & HASH KNIFE DRAW ROAD, BEING THE SE CORNER OF SECTION 33, T2S, R8E, PINAL COUNTY.

ELEVATION = 1523.01' (NAVD 88' DATUM)

BASIS OF BEARINGS

THE CENTERLINE OF COMBS ROAD PER MINOR LAND DIVISION "MORNINGSIDE & FUTURE STAKE CENTER", RECORDED AS BOOK 23, PAGE 190, PINAL COUNTY RECORDS, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST

LAND USE TABLE

GROSS AREA:	1,216,141 SF	27.9187 AC
RIGHT-OF-WAY:	0 SF	0 AC
NET AREA:	1,216,141 SF	27.9187 AC
PRIVATE STREET TRACT:	198,679 SF	4.5610 AC
TOTAL TRACT AREA:	332,533 SF	7.6340 AC
TOTAL LOT AREA:	684,928 SF	15.7208 AC
TOTAL # OF LOTS:	115	
OVERALL DENSITY:	4.12 DU/AC	
AVERAGE AREA PER LOT:	5,956 SF	

SERVICE PROVIDERS		
DESCRIPTION	COMPANY	
WATER	TOWN OF QUEEN CREEK	
SEWER	EPCOR	
GAS	MESA MAGMA GAS	
ELECTRIC	SALT RIVER PROJECT (SRP)	
TELEPHONE	CENTURY LINK / COX COMM.	
REFUSE	ALLIED WASTE / WASTE MANAGEMENT	
CABLE TV	CENTURY LINK / COX COMM.	
SCHOOL DISTRICT	J.O. COMBS UNIFIED #44	
FIRE	RURAL / METRO FIRE DEPARTMENT	
POLICE / SECURITY	PINAL COUNTY SHERIFF	

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- RIGHT-OF-WAY
- P.C.R. PINAL COUNTY RECORDER
- PS PRIVATE STREET
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

INDICATES STARTING AND ENDING LOT NUMBERING

LOT AREAS TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

LOT TYPE A TABLE

LOT SIZE	LOTS
48' X 120'	1-115

LEGAL DESCRIPTION

SEE SHEET 7

OWNER

BHEG WARE FARMS, LLC
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
PHONE: (215) 938-8265
CONTACT: MICHAEL LAPAT
EMAIL: MLAPAT@GIBRALTARREC.COM
CONTACT: A. JANELLE ITURBE
EMAIL: JITURBE@GIBRALTARREC.COM

DEVELOPER

TRI POINTE HOMES ARIZONA 91, LLC
7001 N. SCOTTSDALE ROAD, STE. 2020
SCOTTSDALE, AZ 85253
TEL: (480)-346-2686
CONTACT: JASON WEBER
JASON.WEBER@TRIPINTEHOMES.COM

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.
ERIC.WINTERS@EPSGROUPINC.COM

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

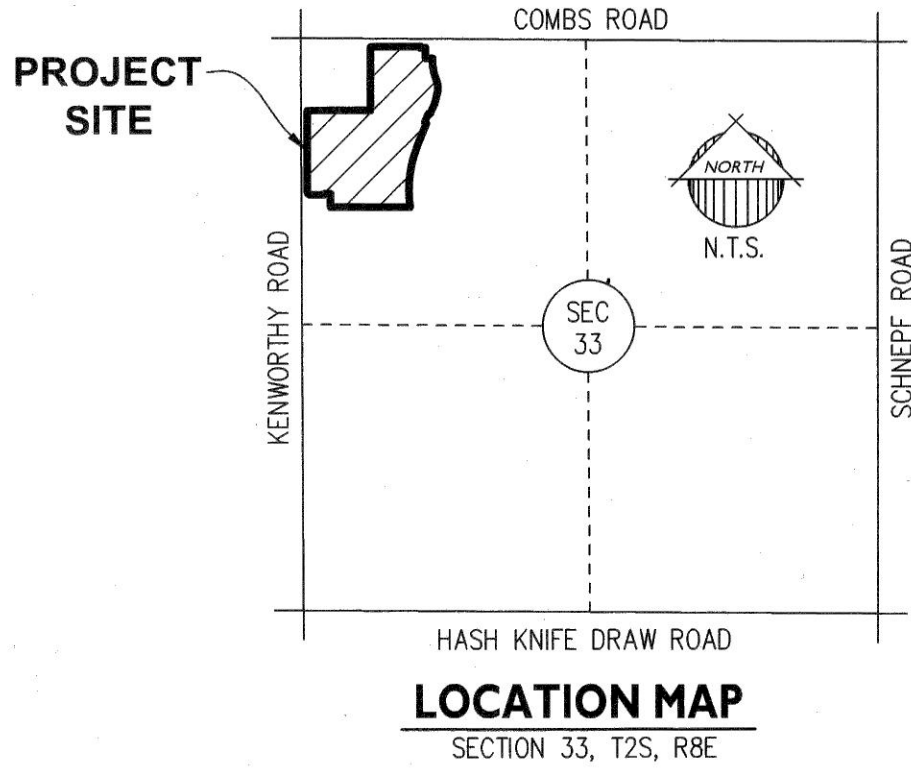
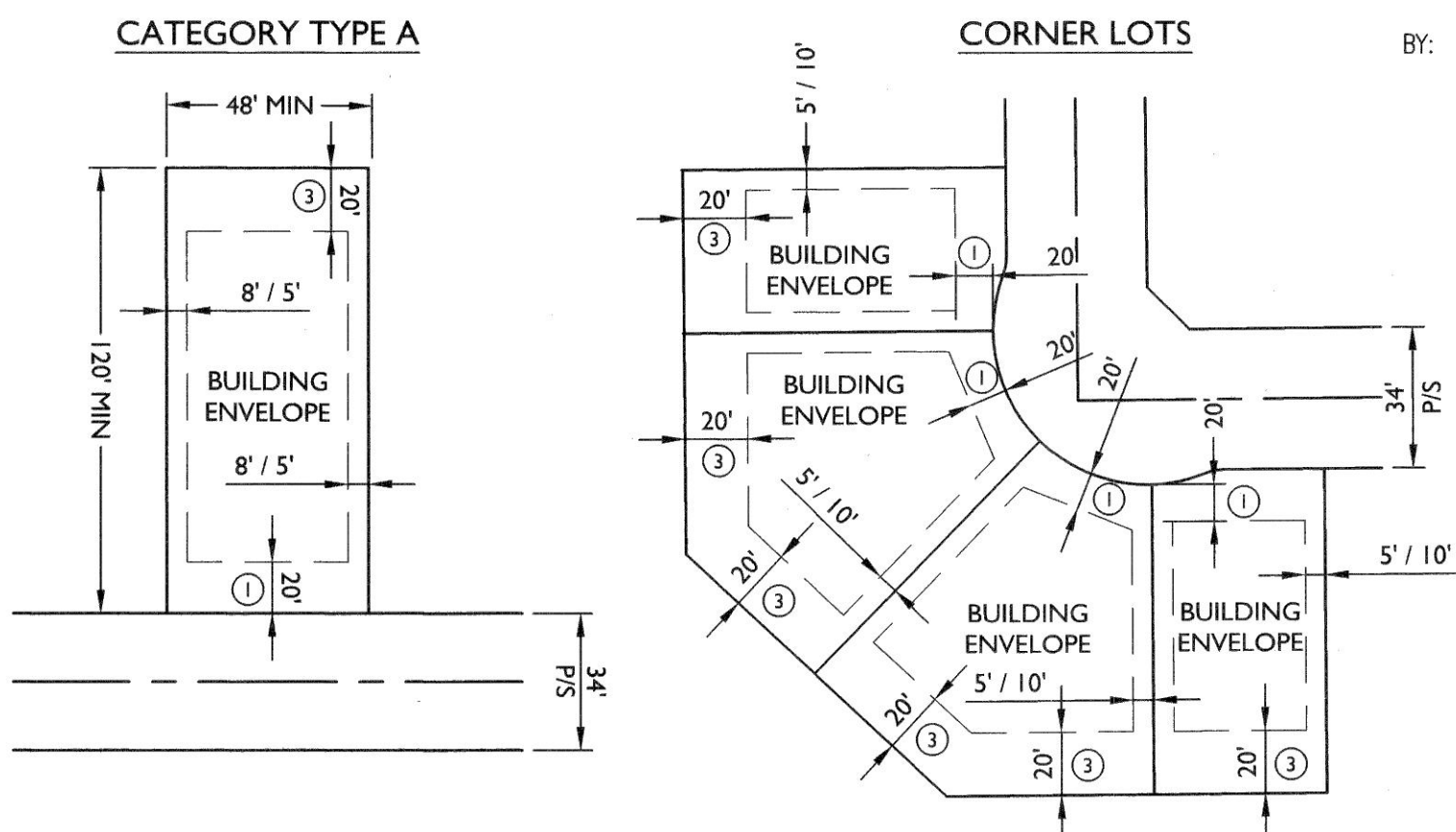
VICINITY MAP

BASE ZONING & ZONING CASE

ZONING TABLE (PZ-006-14 & PZ-PD-006-14)			
DEVELOPMENT STANDARD	CATEGORY TYPE A	CATEGORY TYPE B	CATEGORY TYPE C
MINIMUM LOT AREA	4,800 SF	5,775 SF	6,825 SF
MINIMUM LOT WIDTH	48'	55'	65'
MINIMUM FRONT SETBACK ①	20' / 15'	20' / 15'	20' / 15'
MINIMUM SIDE SETBACK	5' / 8'	5' / 10'	5' / 10'
MINIMUM STREET SIDE SETBACK ②	10'	10'	10'
MINIMUM REAR SETBACK ③	20'	20'	20'
MINIMUM BLDG. SEPARATION	10'	10'	10'
MAX BUILDING HEIGHT	30' / 2-STORY	30' / 2-STORY	30' / 2-STORY
MAX BUILDABLE AREA	NONE	NONE	NONE

- FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY LINE TO FACE OF FRONT-FACING GARAGE. MINIMUM DRIVEWAY LENGTH IS 20' FROM CURB OR BACK OF SIDEWALK TO FACE OF GARAGE. FRONT SETBACK FOR PORCHES, LIVABLE AREA, AND SIDE LOAD GARAGE IS 15'.
- PUE TO BE LOCATED OUTSIDE OF PROPERTY LINE. NO WALLS OR OTHER IMPROVEMENTS TO BE LOCATED WITHIN PUE.
- COVERED PARTIO MAY ENCROACH 5' INTO REAR SETBACK LINE.

TYPICAL LOT LAYOUT AND BUILDING SETBACK



LAND 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 SEPTEMBER, 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.

ROBERT A. JOHNSTON DATE 6-21-23

ARIZONA REGISTERED LAND SURVEYOR NO. 37495
EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
(480) 503-2250

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE 8/7/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PROTECTION DIVISION DATE 2/7/24
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER DATE 2/7/24

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-012450 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 2023. 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:

THAT BHEG WARE FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 1B", LOCATED IN A PORTION OF SECTION 33, 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.

BHEG WARE FARMS, 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. BHEG WARE FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECTS TO ALL MATTERS OF RECORD.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS 1B-A, 1B-E, 1B-F, AND 1B-G AND 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 WARE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. 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.

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:

BHEG WARE FARMS, 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 10th DAY OF January, 2024.

BY: BHEG WARE FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: A. Janelle Iturbe
TITLE: Authorized Representative

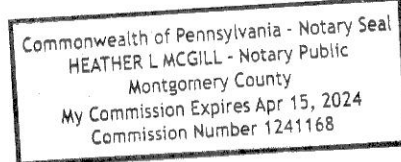
ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF PINAL

ON THIS 10th DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, A. Janelle Iturbe, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Representative of BHEG WARE FARMS, 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.

BY: Heather L. McGill
NOTARY PUBLIC MY COMMISSION EXPIRES: 4-15-24



1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
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EPS GROUP

WARE FARMS PARCEL 1B
PINAL COUNTY, ARIZONA
FINAL PLAT

Project: 20-0673

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
JAN 15, 2024
Job No.
20-0673
FP01
Sheet No.
1
of 7

FP 21-073

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,990	0.1375
2	6,021	0.1382
3	6,030	0.1384
4	6,038	0.1386
5	6,047	0.1388
6	6,055	0.1390
7	6,064	0.1392
8	6,072	0.1394
9	6,024	0.1383
10	5,759	0.1322
11	5,760	0.1322
12	5,760	0.1322
13	5,760	0.1322
14	5,760	0.1322
15	5,760	0.1322
16	5,760	0.1322
17	5,760	0.1322
18	5,759	0.1322
19	5,759	0.1322
20	5,760	0.1322
21	5,760	0.1322
22	5,760	0.1322
23	5,760	0.1322
24	5,760	0.1322
25	5,760	0.1322
26	5,760	0.1322
27	5,759	0.1322
28	6,177	0.1418
29	5,890	0.1352
30	6,000	0.1377
31	6,000	0.1377
32	6,000	0.1377
33	6,000	0.1377
34	6,000	0.1377
35	5,999	0.1377
36	6,000	0.1377
37	6,000	0.1377
38	6,000	0.1377
39	6,000	0.1377
40	6,000	0.1377
41	6,000	0.1377
42	6,000	0.1377
43	5,908	0.1356
44	6,115	0.1404
45	5,759	0.1322
46	5,760	0.1322
47	5,760	0.1322
48	5,760	0.1322
49	5,760	0.1322
50	5,760	0.1322
51	5,760	0.1322
52	5,760	0.1322
53	5,760	0.1322
54	5,760	0.1322
55	5,760	0.1322
56	7,790	0.1788
57	8,247	0.1893
58	5,760	0.1322

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
59	5,760	0.1322
60	5,760	0.1322
61	5,760	0.1322
62	5,760	0.1322
63	5,760	0.1322
64	5,760	0.1322
65	5,760	0.1322
66	5,760	0.1322
67	5,759	0.1322
68	5,759	0.1322
69	5,760	0.1322
70	5,760	0.1322
71	5,760	0.1322
72	5,760	0.1322
73	5,760	0.1322
74	5,760	0.1322
75	5,760	0.1322
76	5,760	0.1322
77	8,467	0.1944
78	5,883	0.1351
79	6,000	0.1377
80	6,208	0.1425
81	6,234	0.1431
82	6,234	0.1431
83	6,234	0.1431
84	6,234	0.1431
85	6,234	0.1431
86	6,234	0.1431
87	6,089	0.1398
88	6,366	0.1461
89	5,760	0.1322
90	5,760	0.1322
91	5,760	0.1322
92	5,760	0.1322
93	5,760	0.1322
94	5,760	0.1322
95	5,760	0.1322
96	5,760	0.1322
97	5,759	0.1322
98	5,883	0.1351
99	6,000	0.1377
100	6,000	0.1377
101	6,000	0.1377
102	6,000	0.1377
103	6,000	0.1377
104	6,000	0.1377
105	6,000	0.1377
106	6,000	0.1377
107	6,000	0.1377
108	6,000	0.1377
109	6,000	0.1377
110	6,000	0.1377
111	6,000	0.1377
112	5,999	0.1377
113	5,999	0.1377
114	5,950	0.1366
115	5,897	0.1354

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	96.29'	222.00'	24°51'06"	48.91'	95.54'	N12°25'33"W
C2	140.71'	242.00'	33°18'53"	72.41'	138.74'	N08°11'39"W
C3	132.53'	552.00'	13°45'22"	66.59'	132.21'	N15°20'29"E
C4	28.90'	17.00'	97°23'13"	19.35'	25.54'	N70°54'46"E
C5	28.90'	17.00'	97°23'13"	19.35'	25.54'	N26°28'27"W
C6	572.76'	1063.00'	30°52'18"	293.51'	565.86'	S06°47'01"W
C7	26.36'	20.00'	75°31'21"	15.49'	24.49'	N37°46'22"E
C8	39.27'	25.00'	90°00'00"	25.00'	35.36'	S44°59'18"E
C9	11.00'	7.00'	90°00'00"	7.00'	9.90'	N45°00'42"E
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°00'42"E
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°59'18"E
C13	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°44'59"E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°59'18"E
C16	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°46'22"W
C17	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°44'59"E
C18	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°51'53"W
C19	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°00'42"W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C21	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°46'22"W
C22	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°06'43"E
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°00'42"E
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°59'18"E
C25	76.15'	267.00'	16°20'31"	38.34'	75.90'	N81°06'43"E
C26	96.90'	250.00'	22°12'28"	49.07'	96.29'	N78°53'04"W
C27	80.03'	233.00'	19°40'51"	40.42'	79.64'	N80°08'53"W
C28	32.30'	20.00'	92°31'38"	20.90'	28.90'	N24°02'39"W
C29	15.16'	59.00'	14°43'25"	7.62'	15.12'	S81°00'30"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C30	103.04'	46.00'	128°20'32"	95.03'	82.81'	N24°11'56"W
C31	18.28'	59.00'	17°45'10"	9.21'	18.21'	S31°05'45"W
C32	26.36'	20.00'	75°31'21"	15.49'	24.49'	N15°32'31"W
C33	371.67'	1070.00'	19°54'08"	187.73'	369.81'	S12°16'06"W
C34	361.85'	1195.00'	17°20'58"	182.32'	360.47'	S13°32'41"W
C35	422.39'	1212.00'	19°58'04"	213.36'	420.25'	S12°14'08"W
C36	124.02'	1229.00'	5°46'55"	62.06'	123.97'	S19°19'42"W
C37	29.87'	20.00'	85°34'58"	18.51'	27.17'	N59°13'44"E
C38	32.20'	20.00'	92°15'06"	20.80'	28.83'	N33°05'21"W
C39	45.48'	217.00'	12°00'31"	22.82'	45.40'	N83°59'03"W
C40	51.45'	200.00'	14°44'27"	25.87'	51.31'	N82°37'05"W
C41	34.41'	183.00'	10°46'24"	17.26'	34.36'	N84°36'06"W
C42	26.21'	20.00'	75°04'40"	15.37'	24.37'	N53°58'35"E
C43	26.21'	20.00'	75°04'40"	15.37'	24.37'	N24°30'08"W
C44	196.31'	1229.00'	9°09'07"	98.36'	196.10'	S08°27'39"W
C45	237.36'	1244.00'	10°55'55"	119.04'	237.00'	S08°27'39"W
C46	19.09'	59.00'	18°32'35"	9.63'	19.01'	S04°24'06"E
C47	97.50'	46.00'	121°26'15"	82.03'	80.25'	N47°02'44"E
C48	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°06'43"W
C49	30.06'	20.00'	86°07'36"	18.69'	27.31'	N46°56'54"E
C50	26.21'	20.00'	75°04'40"	15.37'	24.37'	N41°25'26"E
C51	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C52	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°59'18"W
C53	26.36'	20.00'	75°31'21"	15.49'	24.49'	N37°44'59"W
C54	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°46'22"W
C55	144.86'	1244.00'	6°40'19"	72.51'	144.78'	S18°53'00"W
C56	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C57	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°59'18"E
C58	51.20'	50.00'	58°39'57"	28.10'	48.99'	N60°39'20"W

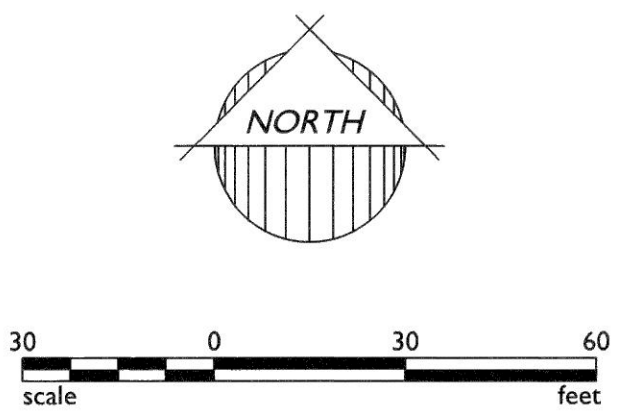
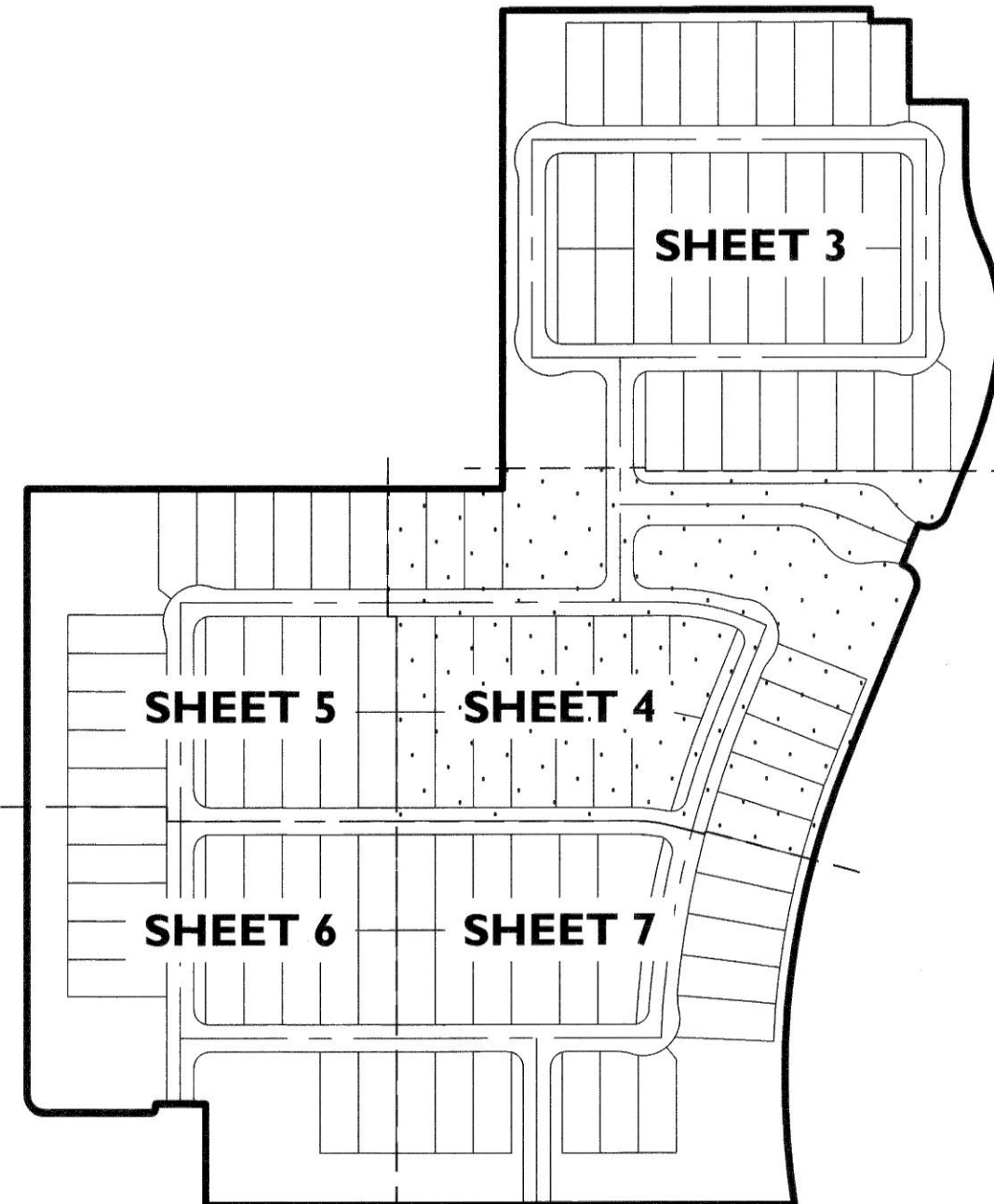
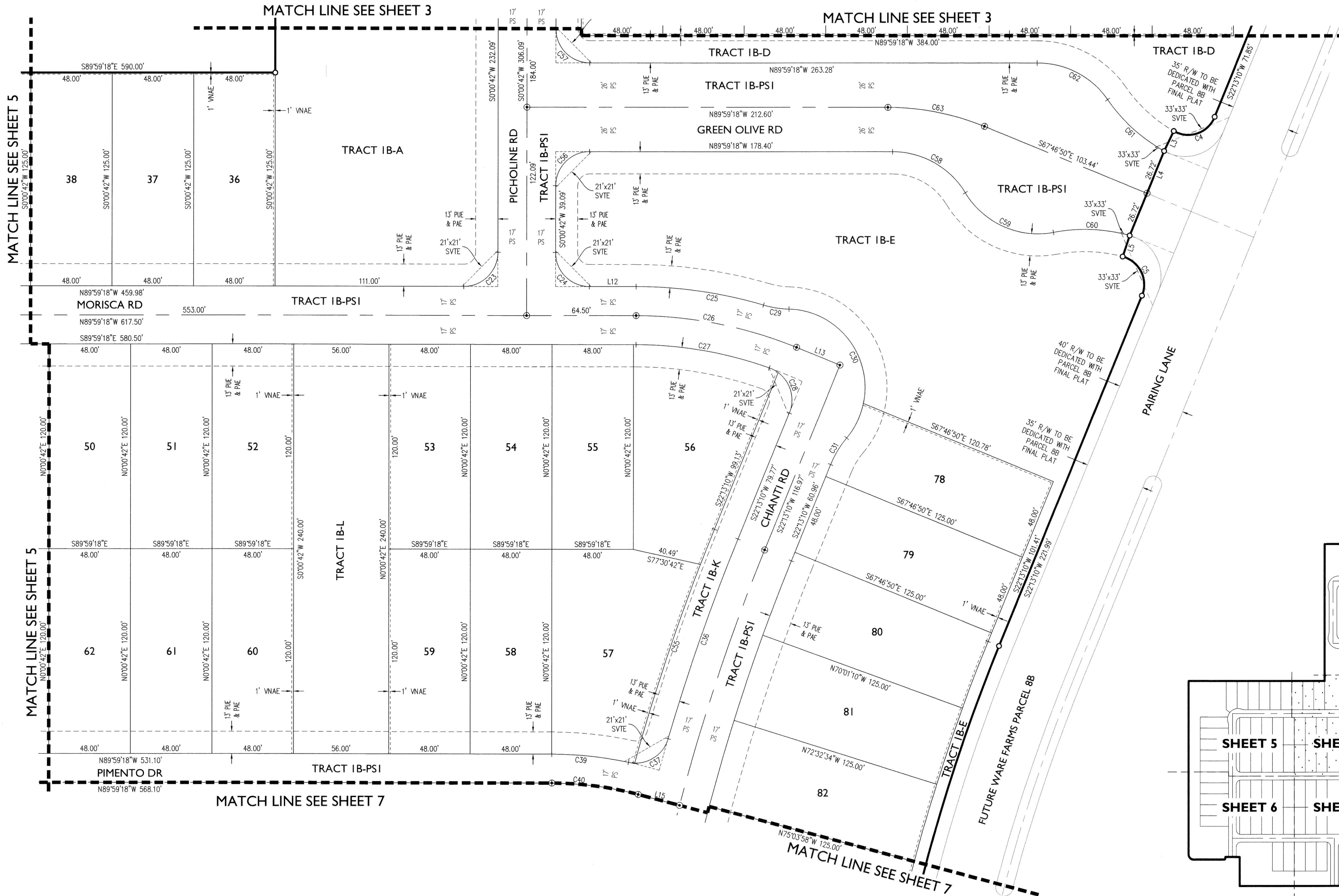
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C59	60.49'	50.00'	69°19'04"	34.57'	56.87'	S65°58'54"E
C60	45.32'	100.00'	25°58'04"	23.06'	44.94'	N87°39'24"W
C61	45.32'	100.00'	25°58'04"	23.06'	44.94'	S47°54'17"E
C62	48.59'	50.00'	55°41'02"	26.41'	46.70'	N62°45'46"W
C63	58.14'	150.00'	22°12'28"	29.44'	57.78'	N78°53'04"W
C64	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C65	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°59'18"W
C66	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°46'22"W
C67	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°08'07"W
C68	100.76'	46.00'	125°30'20"	89.33'	81.79'	S44°59'18"E
C69	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°53'17"E
C70	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°59'18"E
C71	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°44'59"E
C72	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°00'42"W
C73	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°51'53"W
C74	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°00'42"W
C75	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°06'43"E
C76	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°08'07"E
C77	100.76'	46.00'	125°30'20"	89.33'	81.79'	N44°59'18"W
C78	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°53'17"W
C79	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°59'18"W
C80	26.36'	20.00'	75°31'21"	15.49'	24.49'	N37°44'59"W
C81	26.36'	20.00'	75°31'21"	15.49'	24.49'	S37°46'22"W
C82	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°51'53"E
C83	100.76'	46.00'	125°30'20"	89.33'	81.79'	N45°00'42"E
C84	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°06'43"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°12'01"E	12.00'
L2	N89°47'59"E	48.02'
L3	S25°48'13"W	13.02'
L4	S22°13'10"W	53.45'
L5	S18°38'06"W	13.02'
L6	S89°59'18"E	17.98'
L7	N89°59'18"W	13.00'
L8	N89°59'18"W	13.00'
L9	N00°00'42"E	5.00'
L10	N53°17'08"W	22.60'
L11	N89°59'18"W	64.48'
L12	S89°59'18"E	27.50'
L13	S67°46'50"E	27.61'
L14	S51°11'31"E	19.44'
L15	S75°14'52"E	25.16'
L16	N39°47'50"W	20.39'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
1B-A	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	55,999	1.2856
1B-B	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,430	0.0788
1B-C	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,430	0.0788
1B-D	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	30,761	0.7062
1B-E	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	79,969	1.8358
1B-F	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	47,058	1.0803
1B-G	LANDSCAPE, OPEN SPACE, RETENTION, U.S.B.R. R/W, CAP CANAL R/W,** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	70,032	1.6077
1B-H	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,430	0.0788
1B-I	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	14,664	0.3366
1B-J	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,391	0.0778
1B-K	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,498	0.0803
1B-L	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	13,440	0.3085
1B-M	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,430	0.0788
1B-PSI	PRIVATE STREET TRACT	198,679	4.5610

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 - VNAE VEHICULAR NON-ACCESS EASEMENT

INDICATES STARTING AND ENDING LOT NUMBERING



Project:

Ware Farms Parcel IB

Revisions:

No.	Description	By	Date
1	Initial	RAJ	8/14/23

Design: RAJ

Drawn by: TJP

Job No. 20-0673

FP04

Sheet No. 4 of 7

FP 21-073

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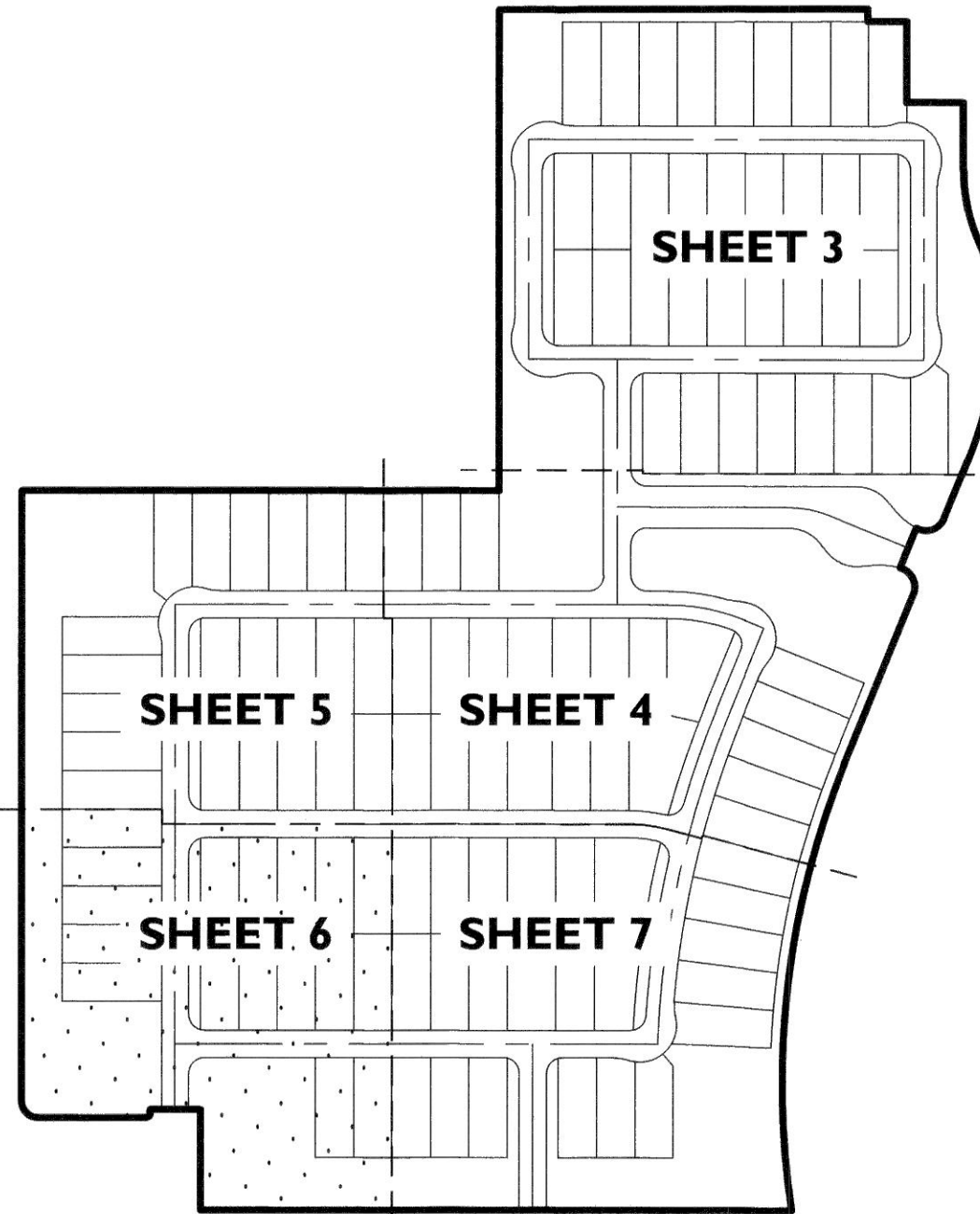
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WARE FARMS PARCEL IB
FINAL PLAT

PINAL COUNTY, ARIZONA

NMIDD/USBR NOTE

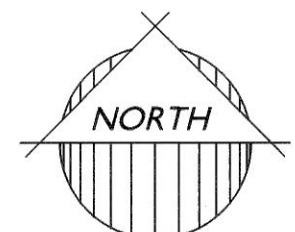
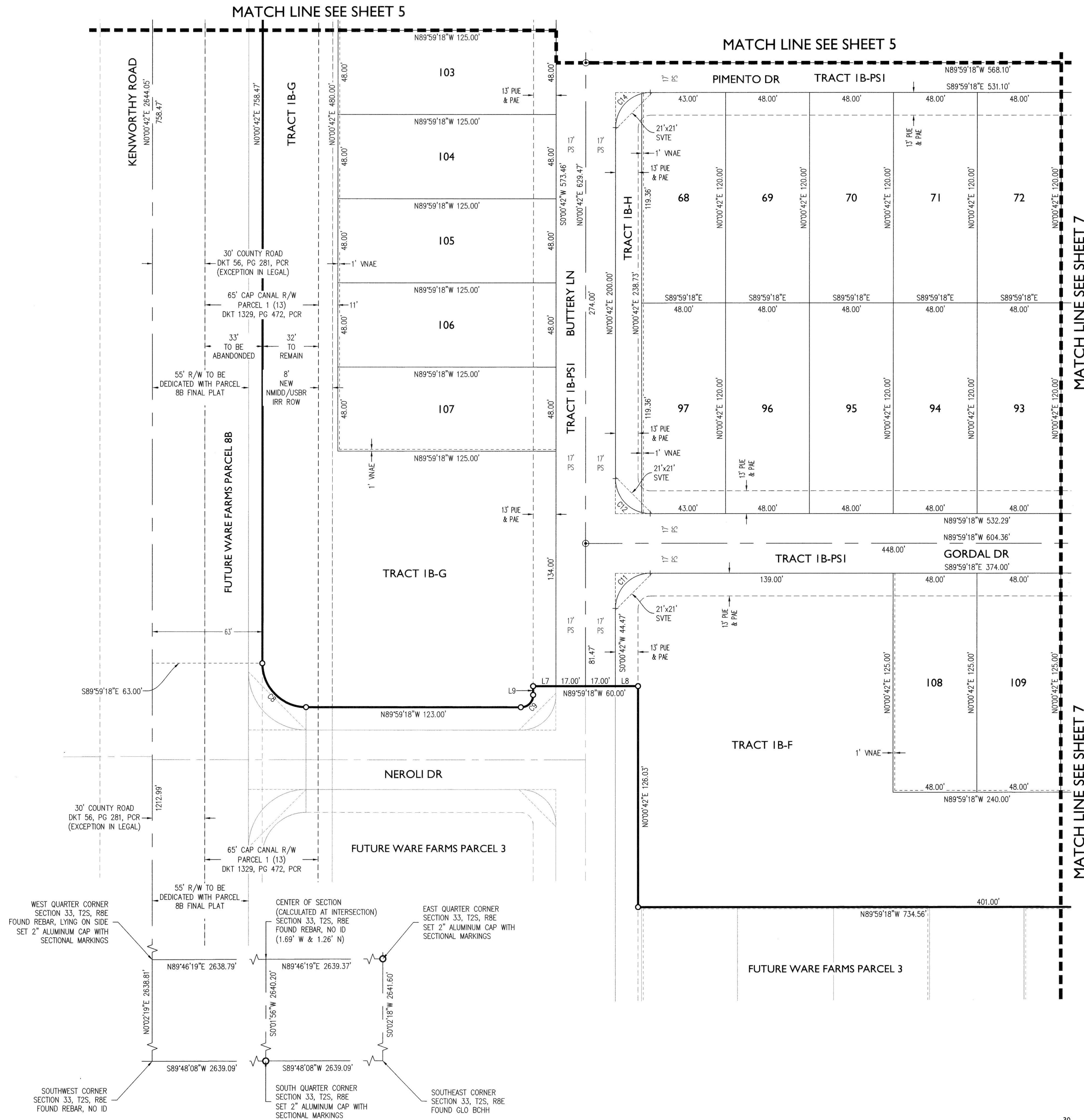
NMIDD/USBR WILL PROCESS THEIR DEDICATIONS AND ABANDONMENTS ONLY AFTER THE PROPOSED IRRIGATION FACILITIES HAVE BEEN CONSTRUCTED AND APPROVED



SHEET INDEX

- LEGEND**
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INDICATES STARTING AND ENDING LOT NUMBERING



Project: **WARE FARMS PARCEL IB**
FINAL PLAT

Revisions:

No.	Description

Designer: RAJ
Drawn by: TJP

Job No. **20-0673**
FP06

Sheet No. **6** of 7

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REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
PINAL COUNTY, ARIZONA

FP 21-073

tpotonentis Aug 14, 2023 4:39pm S:\Projects\2020\20-0673\Land Survey\Draws\Final Plats\Phase 1\Parcel 1B\20-0673 - CD - PH1 - Parcel 1B - Plat.dwg

LEGAL DESCRIPTION

A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH A COTTON PICKER SPINDLE AT THE NORTH QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 2639.74 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 653.00 FEET TO A POINT ON SAID NORTH LINE;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 00 MINUTES 42 SECONDS WEST, 83.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 456.96 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 01 SECONDS EAST, 12.00 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 48.02 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 27 SECONDS WEST, 99.53 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST, 69.68 FEET;

THENCE SOUTH, 83.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 222.00 FEET;

THENCE SOUTHEASTERLY 96.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 51 MINUTES 06 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 242.00 FEET;

THENCE SOUTHEASTERLY 140.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 18 MINUTES 53 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 552.00 FEET;

THENCE SOUTHWESTERLY 132.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 45 MINUTES 22 SECONDS;

THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS WEST, 71.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHWESTERLY 28.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97 DEGREES 23 MINUTES 13 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 25 DEGREES 48 MINUTES 13 SECONDS WEST, 13.02 FEET;

THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS WEST, 53.45 FEET;

THENCE SOUTH 18 DEGREES 38 MINUTES 06 SECONDS WEST, 13.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 14 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE SOUTHEASTERLY 28.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97 DEGREES 23 MINUTES 13 SECONDS;

THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS WEST, 221.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1063.00 FEET;

THENCE SOUTHWESTERLY 572.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 52 MINUTES 18 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST, 734.56 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST, 126.03 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST, 60.00 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 42 SECONDS WEST, 5.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 7.00 FEET;

THENCE SOUTHWESTERLY 11.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST, 123.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

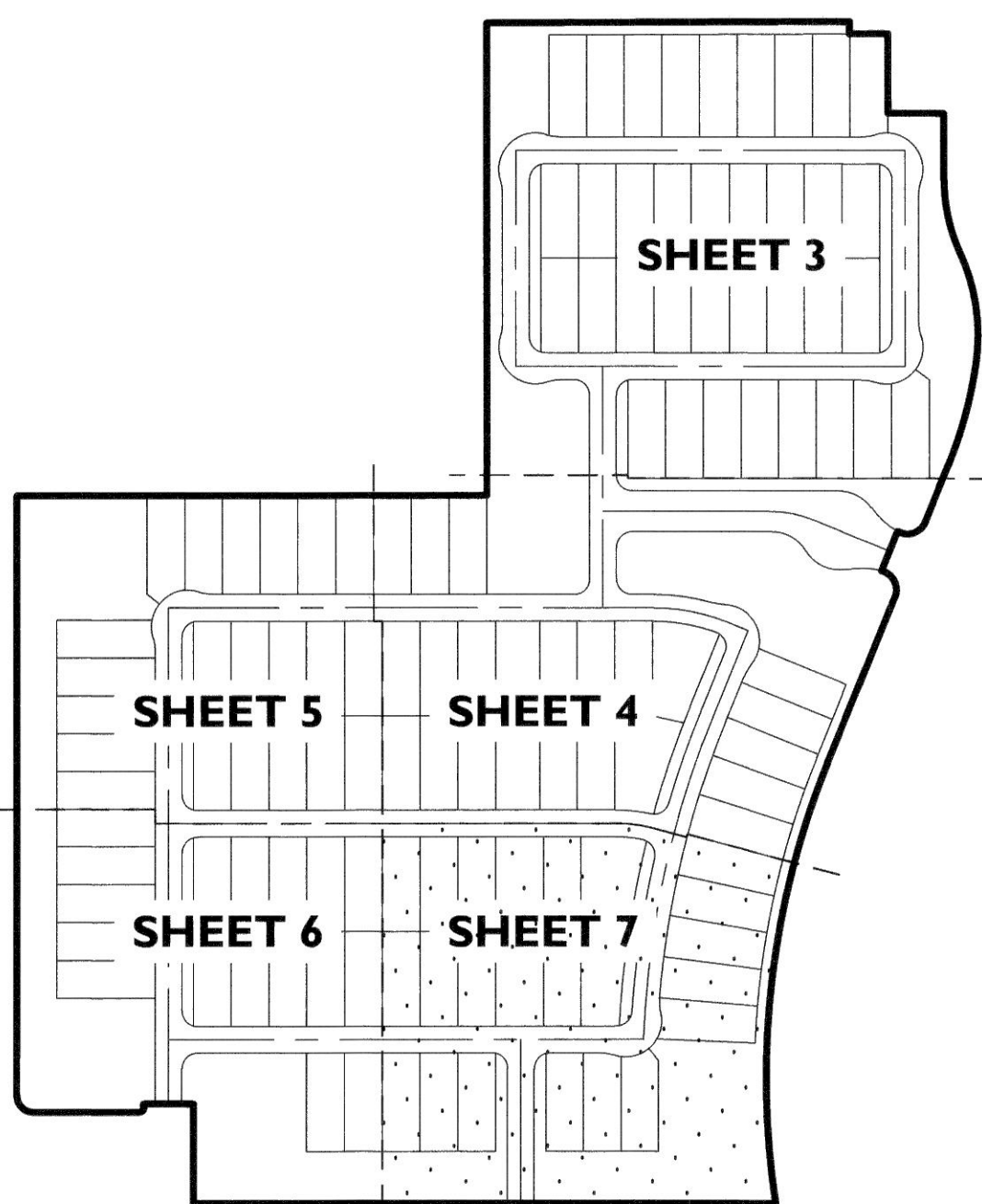
THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST, 758.47 FEET;

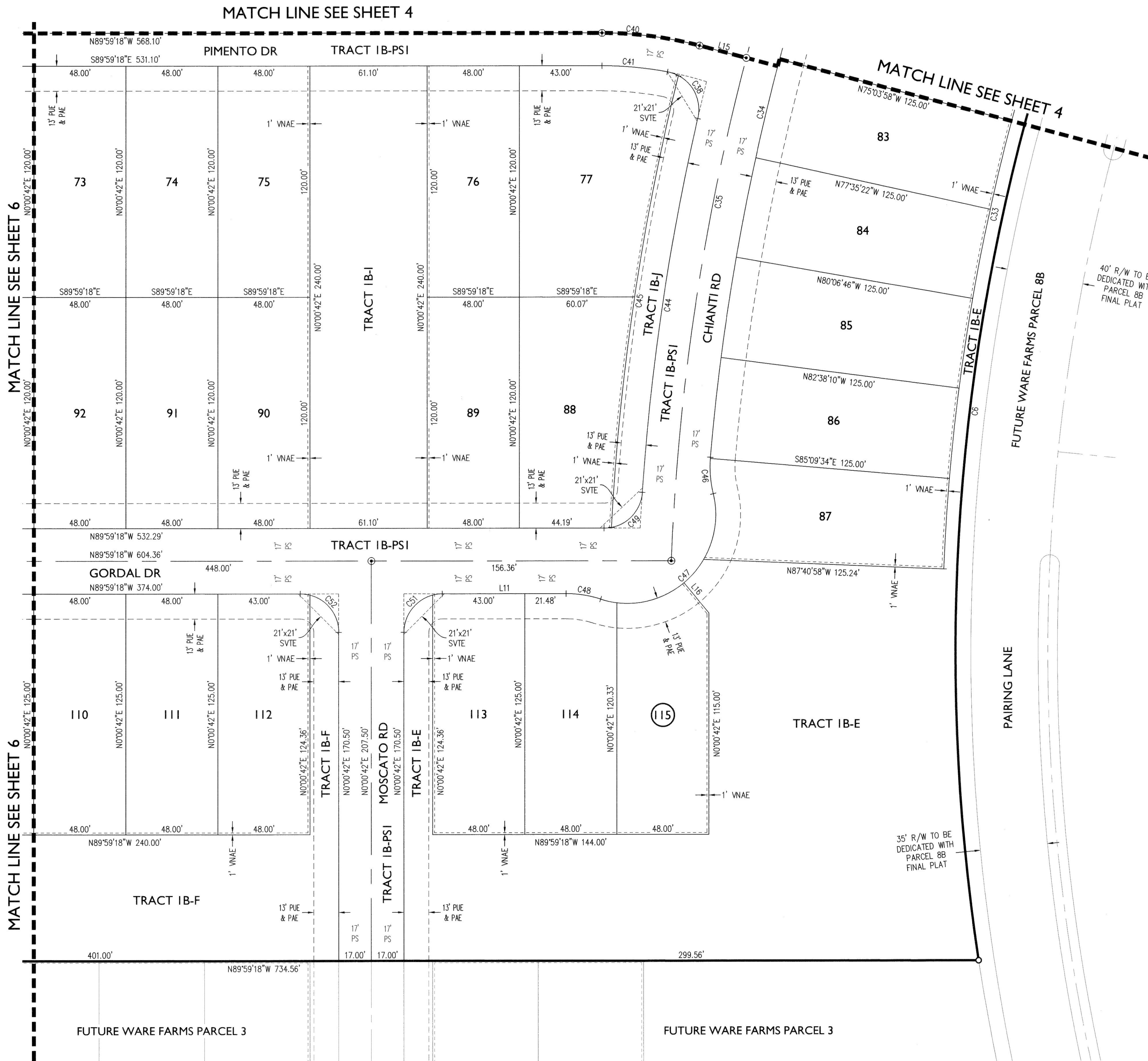
THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST, 590.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS EAST, 592.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 27.9187 ACRES, MORE OR LESS.



SHEET INDEX



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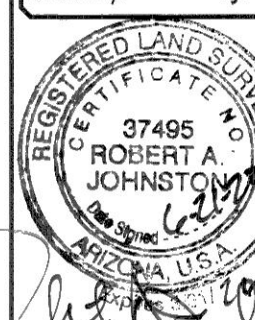
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WARE FARMS PARCEL IB
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Revisions:

Designer: RAJ
Drawn by: TJP



Job No.
20-0673

FP07

Sheet No.
7
of 7

FP 21-073