

**GENERAL NOTES**

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. 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 WILL-SERVE LETTER PROVIDED BY EPCOR WATER ARIZONA, INC., A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADMR CERTIFICATE NO. 86-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220409. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- 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 THE SUBDIVISION SHALL COMPLY WITH THE AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, TRACT F AND TRACT G ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO, AND MAINTAINED BY, THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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 RIGHTS-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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 REQUIRES PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- 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.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 12/22/20 IN FEE NO. 2020-134452 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

**BENCHMARK**

PINAL COUNTY CONTROL NETWORK (POINT NO. 308125)  
 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE  
 ELEVATION = 1543.45' (NAVD 88)  
 (N: 797285.480, E: 824199.670)

**BASIS OF BEARINGS**

BASIS OF BEARING IS N89°11'59"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

**BASE ZONING & ZONING CASE NO.**

PLANNED AREA DEVELOPMENT  
 (PAD) ZONING DISTRICT (CR-3)  
 CASE # PZ-PD-012-11

MAX. BUILDING HEIGHT: 30'  
 MIN. LOT AREA: 4,950 SF (50')  
 MIN. LOT WIDTH: 45'  
 MIN. FRONT YARD SETBACK: 10'  
 MIN. SIDE YARD SETBACK: 5'  
 MIN. REAR YARD SETBACK: 20'  
 MIN. DISTANCE BETWEEN MAIN BUILDINGS: 7\*\*  
 TARGET DENSITY: 3.9 DU/AC  
 OVERALL OPEN SPACE: 37%

\*\* MEASURED FROM EAVE TO EAVE.

**FINAL PLAT  
 OF  
 BELLA VISTA FARMS  
 PARCELS G&H - PARCEL 1**

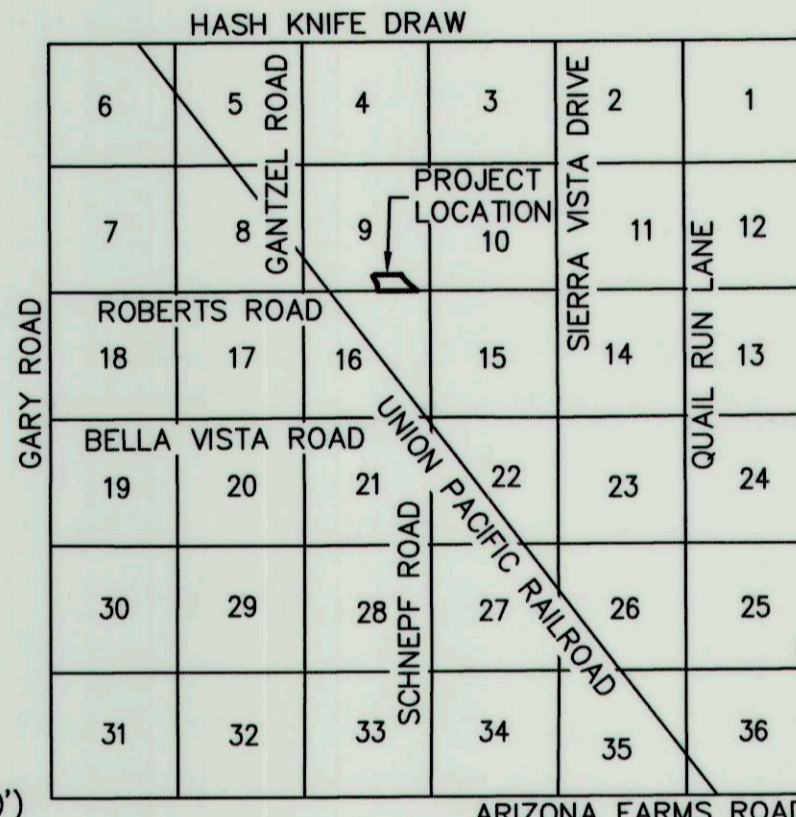
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**OWNER/DEVELOPER**

MERITAGE HOMES OF ARIZONA INC.  
 18655 NORTH CLARET DRIVE, STE. 400  
 SCOTTSDALE, ARIZONA 85255  
 TEL: (480)-515-8164  
 FAX: (480)-375-2941  
 CONTACT: TROY HILL

**SURVEYOR**

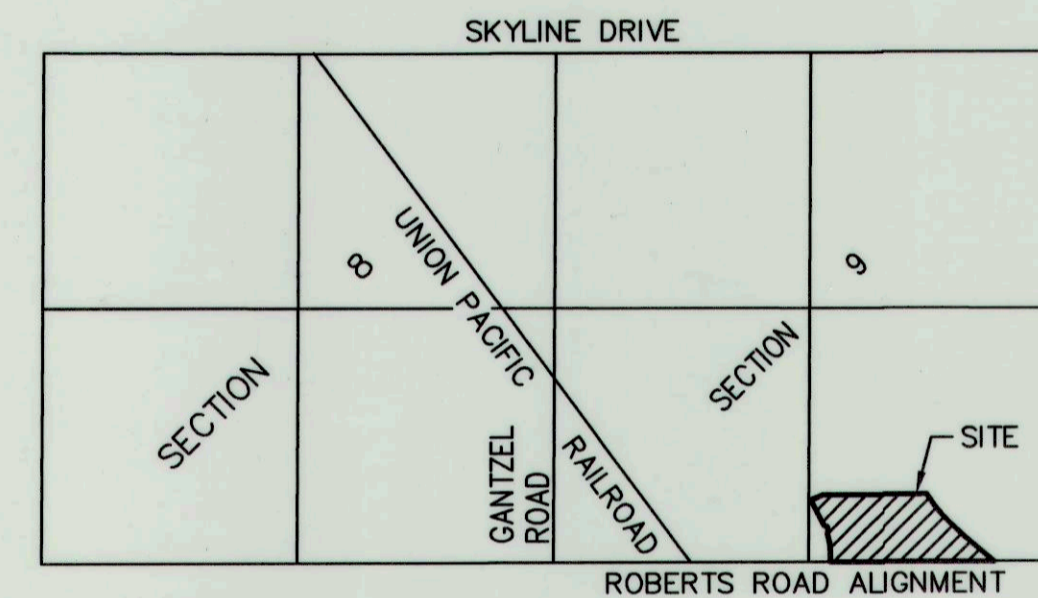
HILGARTWILSON, LLC  
 2141 E. HIGHLAND AVE, SUITE 250  
 PHOENIX, AZ 85016  
 PH: 602.490.0535  
 FAX: 602.368.2436  
 CONTACT: BRIAN J. BENEDICT, RLS



**VICINITY MAP**

NTS  
 T3S-R8E

LAND USE TABLE	
GROSS ACREAGE	22.5315 ACRES
AREA OF STREETS	3.3310 ACRES
NET ACREAGE	19.2005 ACRES
AREA OF TRACTS	8.0175 ACRES
TOTAL NUMBER OF LOTS	82 LOTS
OVERALL DENSITY	0.27 DU/GROSS AC.
AVERAGE AREA PER LOT	5,760 S.F.



**LOCATION MAP**

NTS

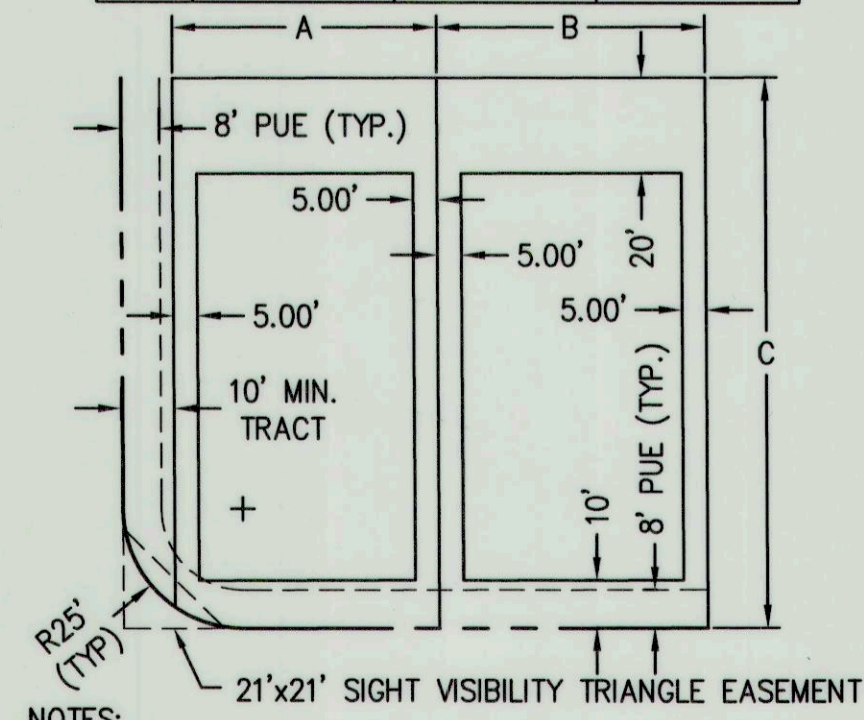
**SERVICE PROVIDERS**

WATER: EPCOR WATER ARIZONA  
 SEWER: EPCOR WATER ARIZONA  
 ELEC.: SRP  
 GAS: MESA GAS  
 TELEPHONE: COX OR CENTURY LINK  
 CABLE TV: COX OR CENTURY LINK  
 POLICE: PINAL COUNTY SHERIFF DEPARTMENT  
 FIRE: RURAL METRO  
 ELEMENTARY SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT  
 HIGH SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT  
 SOLID WASTE: WASTE MANAGEMENT

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET BRASS CAP
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

	45'x115' TYP.	50'x115' TYP.	55'x120' TYP.
A	45'	50'	55'
B	45'	50'	55'
C	115'	115'	120'



**TYPICAL LOT LAYOUTS & BUILDING SETBACKS  
 ZONING CR-3  
 N.T.S.**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	6.2112	COMMON AREA, DRAINAGE, SEWER EASEMENT & MULTI USE PATH
TRACT B	0.1640	COMMON AREA
TRACT C	0.0635	COMMON AREA
TRACT D	0.0273	COMMON AREA
TRACT E	1.4993	COMMON AREA & DRAINAGE
TRACT F	0.0262	COMMON AREA
TRACT G	0.0261	COMMON AREA

- NOTES:**
- 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 FOLLOWING SHEETS.
  - THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

**DECLARATION, TITLE WARRANTY AND DEDICATION**

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

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA FARMS - PARCELS G-H - PARCEL 1", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE 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.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION 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. MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION 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.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A AND TRACT E. 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 BELLA VISTA 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:

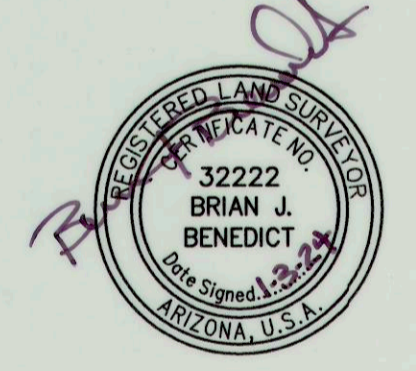
MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF January 9, 2024.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION,  
 BY: Troy Hill  
 ITS: VP Entitlements

**LAND SURVEYOR 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 JULY 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.

BRIAN J. BENEDICT  
 RLS 32222  
 HILGARTWILSON, LLC  
 2141 E. HIGHLAND AVENUE  
 SUITE 250  
 PHOENIX, ARIZONA 85016  
 PHONE: (602) 490-0535  
 bbenedict@hilgartwilson.com



**APPROVALS**

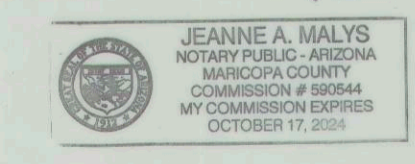
THIS PLAT HAS BEEN APPROVED AS TO FORM BY:  
Lidius Radell 04/01/2024  
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE  
 PLANNING DIVISION  
Chris Shel 04/02/2024  
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE  
 ACQUIFER PROTECTION DIVISION  
[Signature] 04/02/2024  
 PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE  
 PINAL COUNTY ENGINEER

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS.

ON THIS 9th DAY OF January, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Troy Hill WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VP Entitlements OF MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: Jeannette Malip MY COMMISSION EXPIRES: 10/17/2024



ASSURANCES IN THE FORM OF A Performance Bond, FEE NO. 2024-003186 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

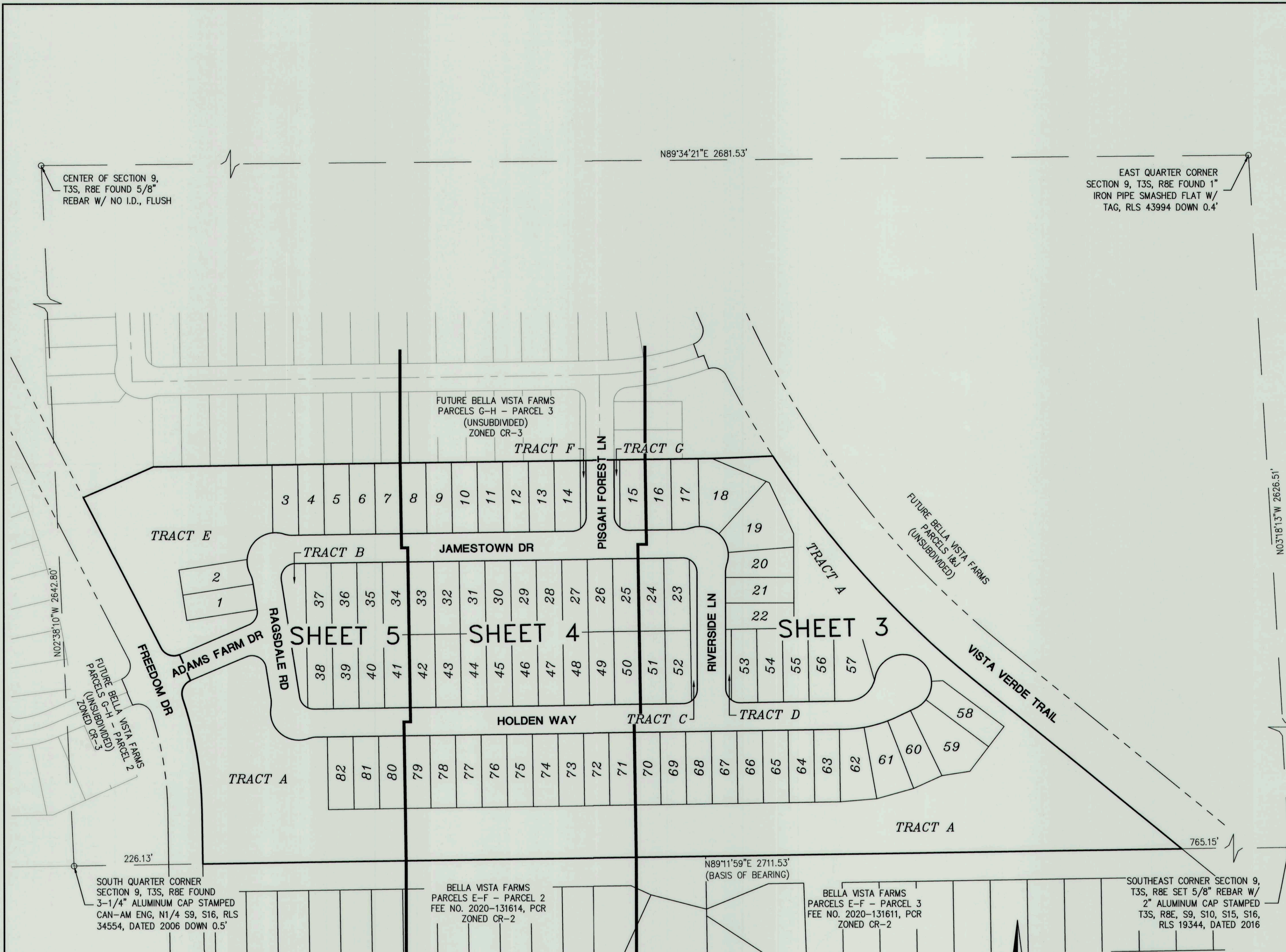
THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 11-822, THIS DAY OF APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT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

PINAL COUNTY BOARD OF SUPERVISORS  
 BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIR CLERK

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGEMENT  
 2141 E. HIGHLAND AVE, STE. 250 | P. 602.490.0535 | F. 602.368.2436  
 www.hilgartwilson.com

**BELLA VISTA FARMS - PARCELS G&H - PARCEL 1**  
 PINAL COUNTY, ARIZONA  
**FINAL PLAT**

STATUS: \_\_\_\_\_  
 PROJ. NO.: 1359  
 DATE: JAN 2024  
 SCALE: NONE  
 DRAWN: GS/RG  
 APPROVED: BJB  
 DWG. NO. **FP01**  
 SHT. 1 OF 5



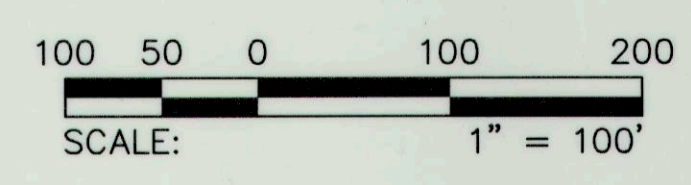
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5629	0.1292
LOT : 2	5503	0.1263
LOT : 3	5552	0.1275
LOT : 4	5625	0.1291
LOT : 5	5625	0.1291
LOT : 6	5625	0.1291
LOT : 7	5625	0.1291
LOT : 8	5625	0.1291
LOT : 9	5625	0.1291
LOT : 10	5625	0.1291
LOT : 11	5625	0.1291
LOT : 12	5625	0.1291
LOT : 13	5625	0.1291
LOT : 14	5679	0.1304
LOT : 15	5647	0.1296
LOT : 16	5625	0.1291
LOT : 17	5965	0.1369
LOT : 18	9652	0.2216
LOT : 19	9724	0.2232
LOT : 20	5731	0.1316

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	5397	0.1239
LOT : 22	5455	0.1252
LOT : 23	5748	0.1320
LOT : 24	5760	0.1322
LOT : 25	5760	0.1322
LOT : 26	5760	0.1322
LOT : 27	5760	0.1322
LOT : 28	5760	0.1322
LOT : 29	5760	0.1322
LOT : 30	5760	0.1322
LOT : 31	5760	0.1322
LOT : 32	5760	0.1322
LOT : 33	5760	0.1322
LOT : 34	5760	0.1322
LOT : 35	5760	0.1322
LOT : 36	5760	0.1322
LOT : 37	5760	0.1322
LOT : 38	5797	0.1331
LOT : 39	5805	0.1333
LOT : 40	5805	0.1333

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	5805	0.1333
LOT : 42	5805	0.1333
LOT : 43	5805	0.1333
LOT : 44	5805	0.1333
LOT : 45	5805	0.1333
LOT : 46	5805	0.1333
LOT : 47	5805	0.1333
LOT : 48	5805	0.1333
LOT : 49	5805	0.1333
LOT : 50	5805	0.1333
LOT : 51	5805	0.1333
LOT : 52	5782	0.1327
LOT : 53	5878	0.1349
LOT : 54	5850	0.1343
LOT : 55	5850	0.1343
LOT : 56	5850	0.1343
LOT : 57	7514	0.1725
LOT : 58	6397	0.1469
LOT : 59	9215	0.2116
LOT : 60	6294	0.1445

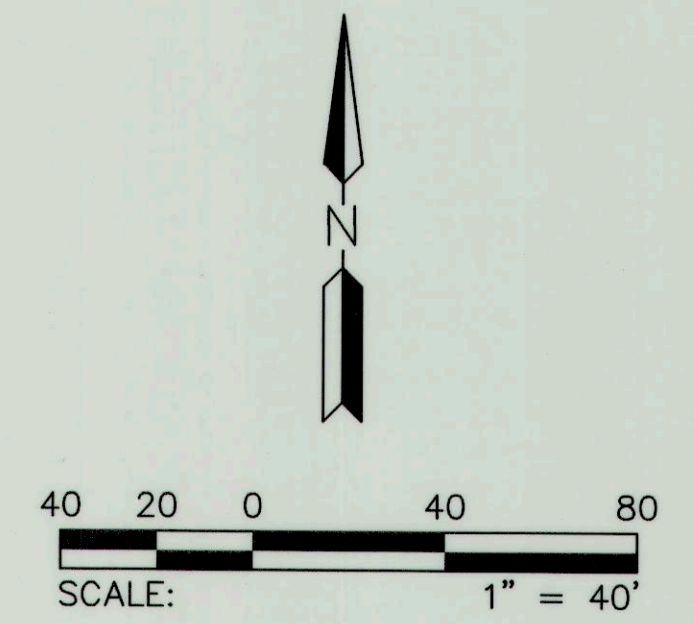
LOT TABLE		
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LOT : 61	6997	0.1606
LOT : 62	6844	0.1571
LOT : 63	5760	0.1322
LOT : 64	5760	0.1322
LOT : 65	5760	0.1322
LOT : 66	5760	0.1322
LOT : 67	5760	0.1322
LOT : 68	5760	0.1322
LOT : 69	5760	0.1322
LOT : 70	5760	0.1322
LOT : 71	5760	0.1322
LOT : 72	5760	0.1322
LOT : 73	5760	0.1322
LOT : 74	5760	0.1322
LOT : 75	5760	0.1322
LOT : 76	5760	0.1322
LOT : 77	5760	0.1322
LOT : 78	5760	0.1322
LOT : 79	5760	0.1322
LOT : 80	5760	0.1322

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	5760	0.1322
LOT : 82	5760	0.1322

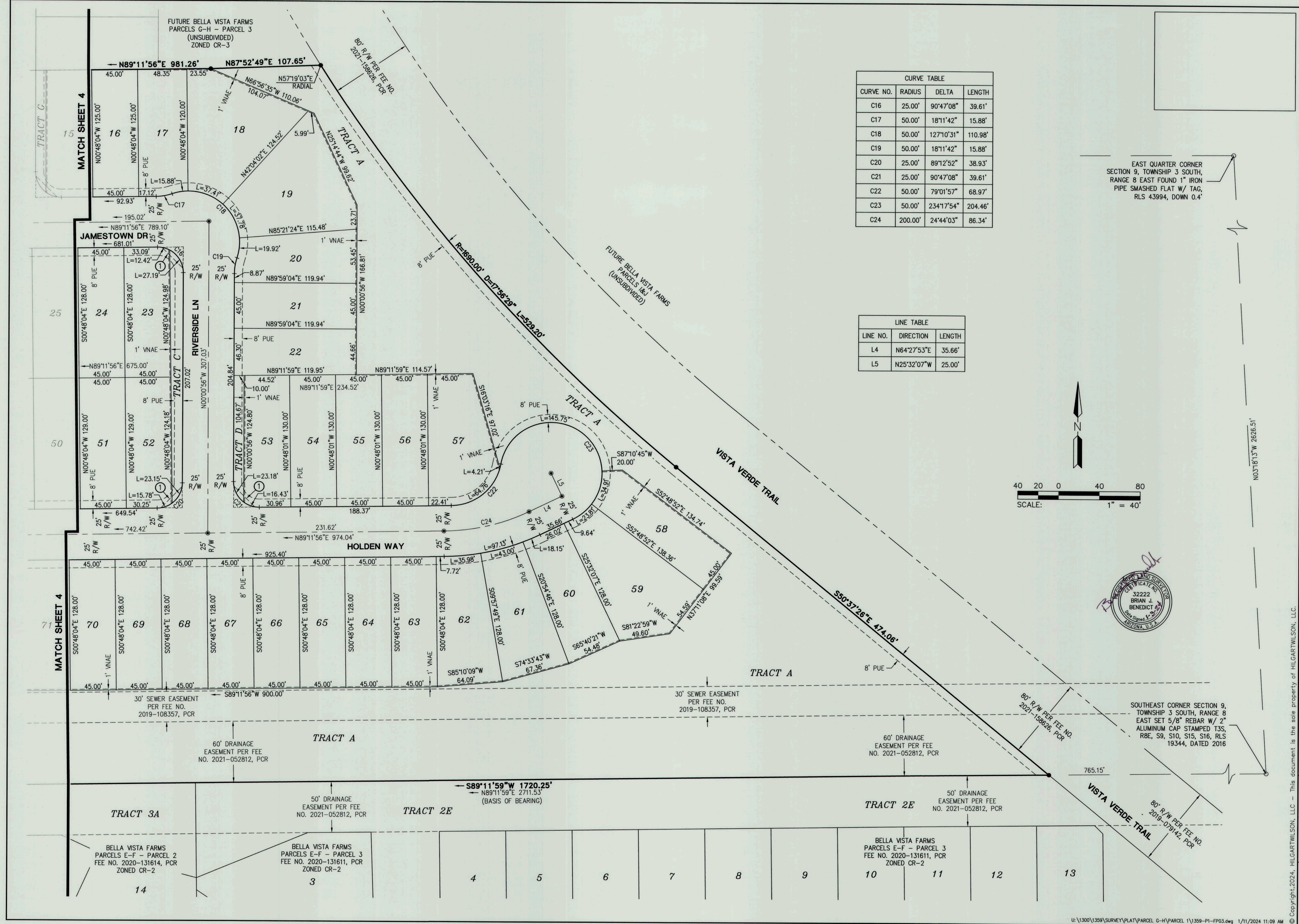
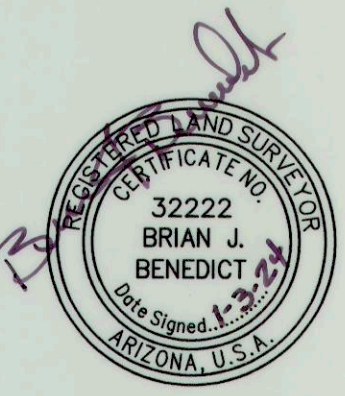


CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C16	25.00'	90°47'08"	39.61'
C17	50.00'	18°11'42"	15.88'
C18	50.00'	127°10'31"	110.98'
C19	50.00'	18°11'42"	15.88'
C20	25.00'	89°12'52"	38.93'
C21	25.00'	90°47'08"	39.61'
C22	50.00'	79°01'57"	68.97'
C23	50.00'	234°17'54"	204.46'
C24	200.00'	24°44'03"	86.34'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	N64°27'53"E	35.66'
L5	N25°32'07"W	25.00'



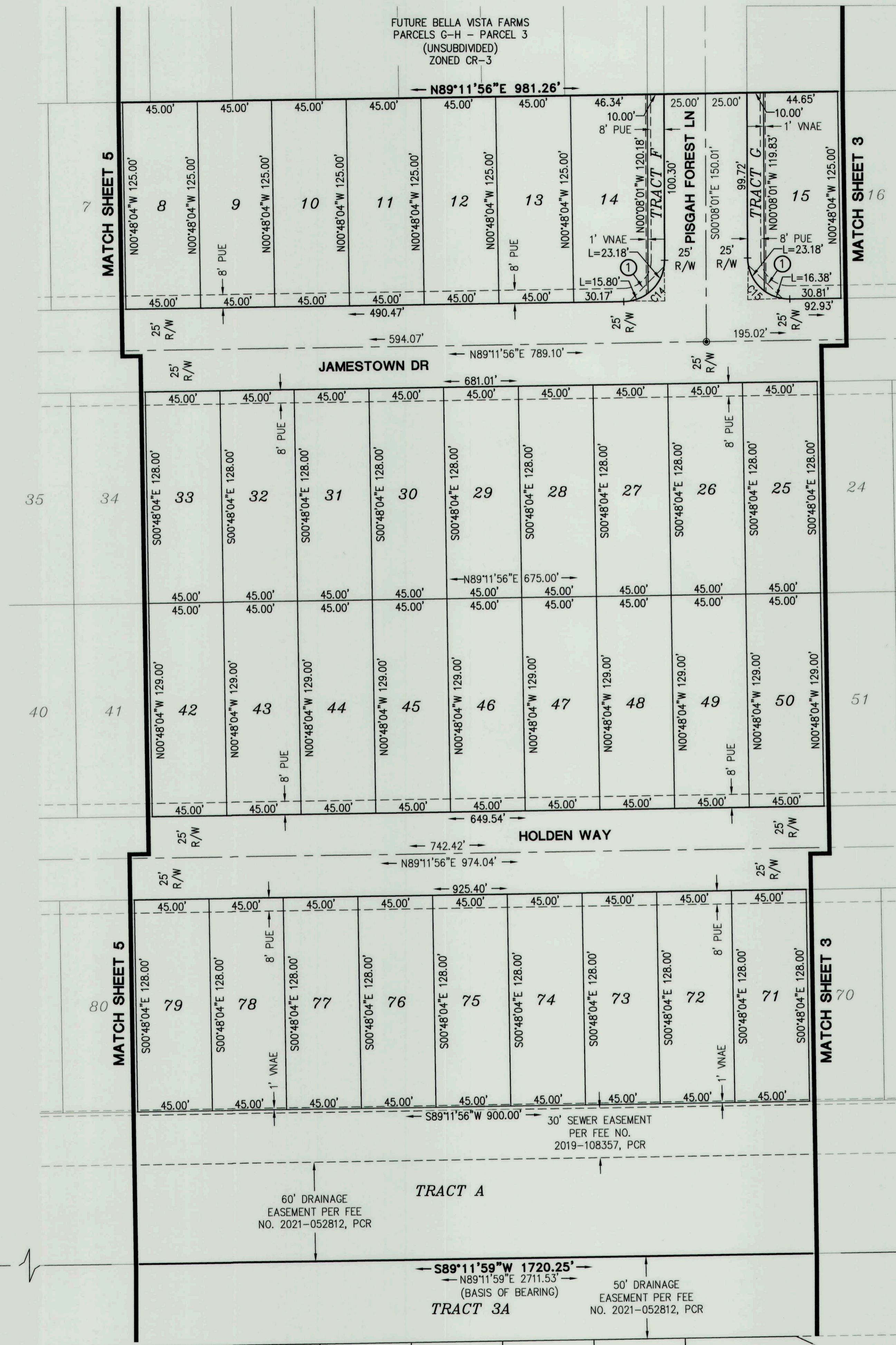
EAST QUARTER CORNER SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST FOUND 1" IRON PIPE SMASHED FLAT W/ TAG, RLS 43994, DOWN 0.4'



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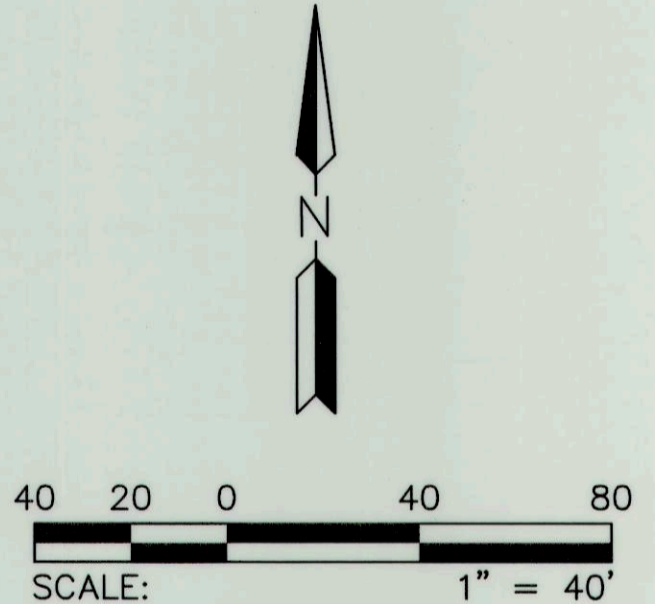
STATUS:	PROJ. NO.: 1359
MUNICIPAL TRACKING NO.:	DATE: JAN 2024
	SCALE: AS SHOWN
	DRAWN: GS/RG
	APPROVED: BJB

DWG. NO.	10
<b>FP03</b>	11
SHT. 3 OF 5	12



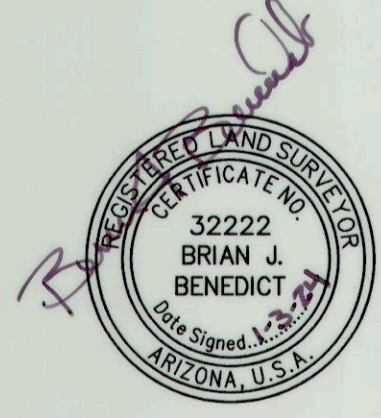
FUTURE BELLA VISTA FARMS  
PARCELS G-H - PARCEL 3  
(UNSUBDIVIDED)  
ZONED CR-3

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C14	25.00'	89°19'57"	38.98'
C15	25.00'	90°40'03"	39.56'



SOUTH QUARTER CORNER SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 8 EAST  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED CAN-AM ENG, N1/4 S9, S16,  
RLS 34554, DATED 2006, DOWN 0.5',  
P.O.C.

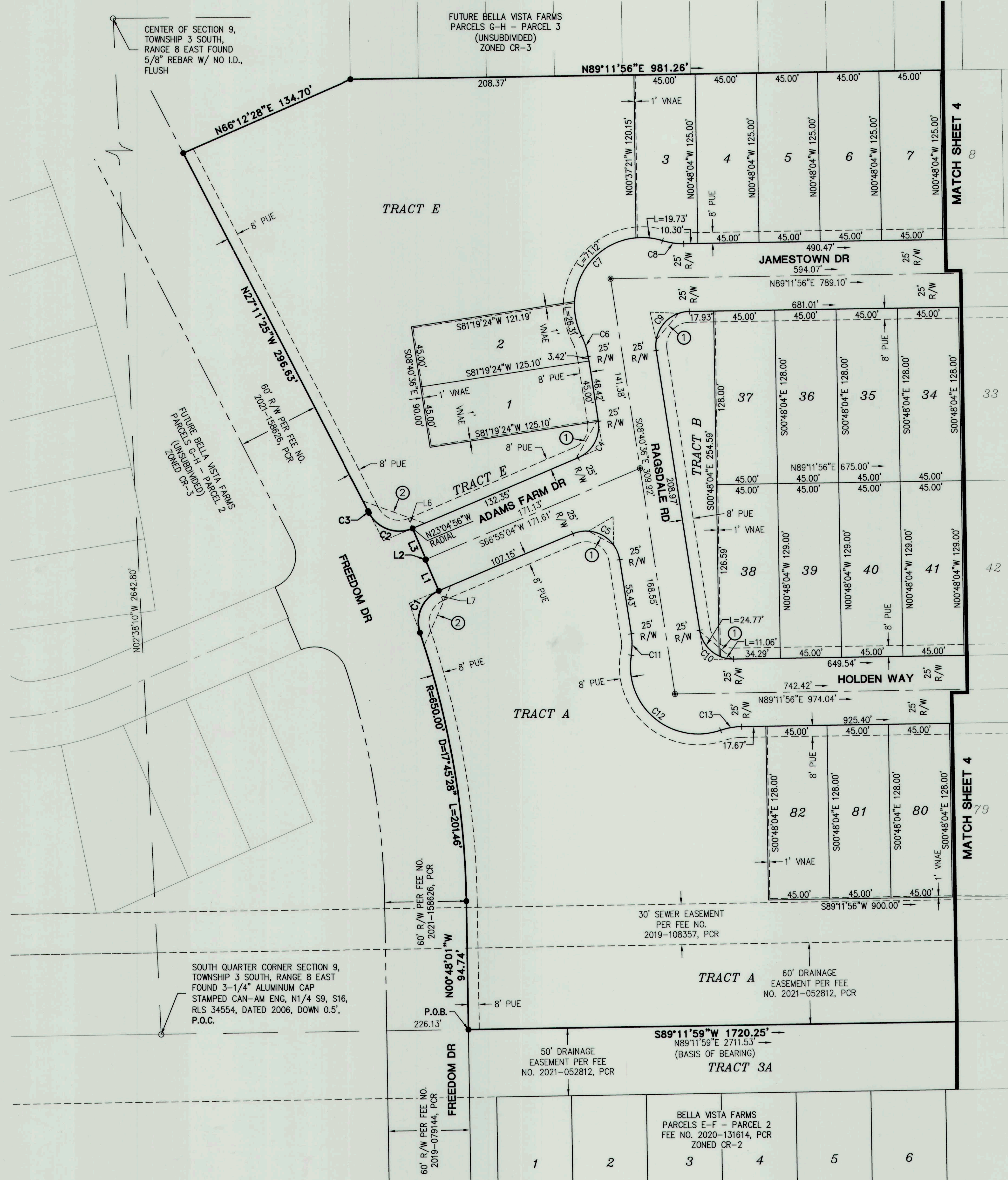
SOUTHEAST CORNER SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 8  
EAST SET 5/8" REBAR W/ 2"  
ALUMINUM CAP STAMPED T3S,  
R8E, S9, S10, S15, S16, RLS  
19344, DATED 2016



BELLA VISTA FARMS  
PARCELS E-F - PARCEL 2  
FEE NO. 2020-131614, PCR  
ZONED CR-2

STATUS:

PROJ. NO.: 1359	MUNICIPAL TRACKING NO.:
DATE: JAN 2024	
SCALE: AS SHOWN	
DRAWN: GS/RG	
APPROVED: BJB	



CENTER OF SECTION 9,  
TOWNSHIP 3 SOUTH,  
RANGE 8 EAST FOUND  
5/8" REBAR W/ NO I.D.,  
FLUSH

FUTURE BELLA VISTA FARMS  
PARCELS G-H - PARCEL 3  
(UNSUBDIVIDED)  
ZONED CR-3

FUTURE BELLA VISTA FARMS  
PARCELS G-H - PARCEL 2  
(UNSUBDIVIDED)  
ZONED CR-3

SOUTH QUARTER CORNER SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 8 EAST  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED CAN-AM ENG, N1/4 S9, S16,  
RLS 34554, DATED 2006, DOWN 0.5',  
P.O.C.

SOUTHEAST CORNER SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 8  
EAST SET 5/8" REBAR W/ 2"  
ALUMINUM CAP STAMPED T3S,  
R8E, S9, S10, S15, S16, RLS  
19344, DATED 2016

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	85°28'33"	37.30'
C2	25.00'	86°01'41"	37.54'
C3	650.00'	0°08'11"	1.55'
C4	25.00'	75°35'40"	32.98'
C5	25.00'	104°24'20"	45.56'
C6	50.00'	18°11'42"	15.88'
C7	50.00'	134°15'55"	117.17'
C8	50.00'	18°11'42"	15.88'
C9	25.00'	97°52'32"	42.71'
C10	25.00'	82°07'28"	35.83'
C11	50.00'	18°11'42"	15.88'
C12	50.00'	118°30'51"	103.42'
C13	50.00'	18°11'42"	15.88'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N23°04'56"W	25.00'
L2	N66°55'04"E	0.48'
L3	N23°04'56"W	25.00'
L6	S23°04'56"E	8.00'
L7	N23°04'56"W	8.00'

