

**GENERAL NOTES**

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPOR 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 EPOR WATER ARIZONA, INC., A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220408. (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.
- 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.
- 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.
- TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT H, TRACT I, TRACT J AND TRACT K ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO, AND MAINTAINED BY, THE BELLA VISTA 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 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**

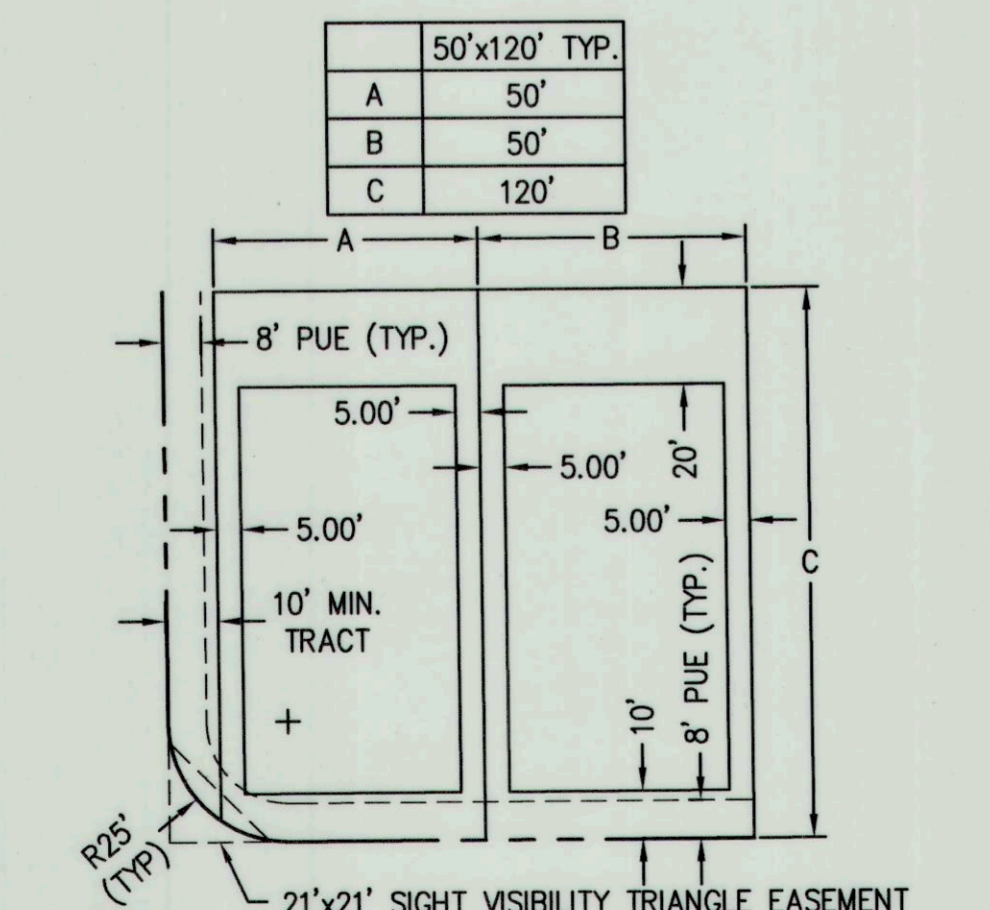
BASIS OF BEARING IS S89°11'48"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

**BASE ZONING & ZONING CASE NO.**

PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT (CR-3)	MAX. BUILDING HEIGHT:	30'
CASE # PZ-PD-012-11	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.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.0908	COMMON AREA & DRAINAGE
TRACT B	0.0560	COMMON AREA
TRACT C	0.0513	COMMON AREA
TRACT D	0.8472	COMMON AREA & DRAINAGE
TRACT E	0.0270	COMMON AREA
TRACT F	0.2731	COMMON AREA & DRAINAGE
TRACT G	0.0252	COMMON AREA
TRACT H	0.1223	COMMON AREA
TRACT I	0.0255	COMMON AREA
TRACT J	0.0975	COMMON AREA
TRACT K	8.2775	COMMON AREA, DRAINAGE, SEWER EASEMENT & MULTI USE PATH



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

**FINAL PLAT**  
**OF**  
**BELLA VISTA FARMS**  
**PARCELS G&H - PARCEL 2**

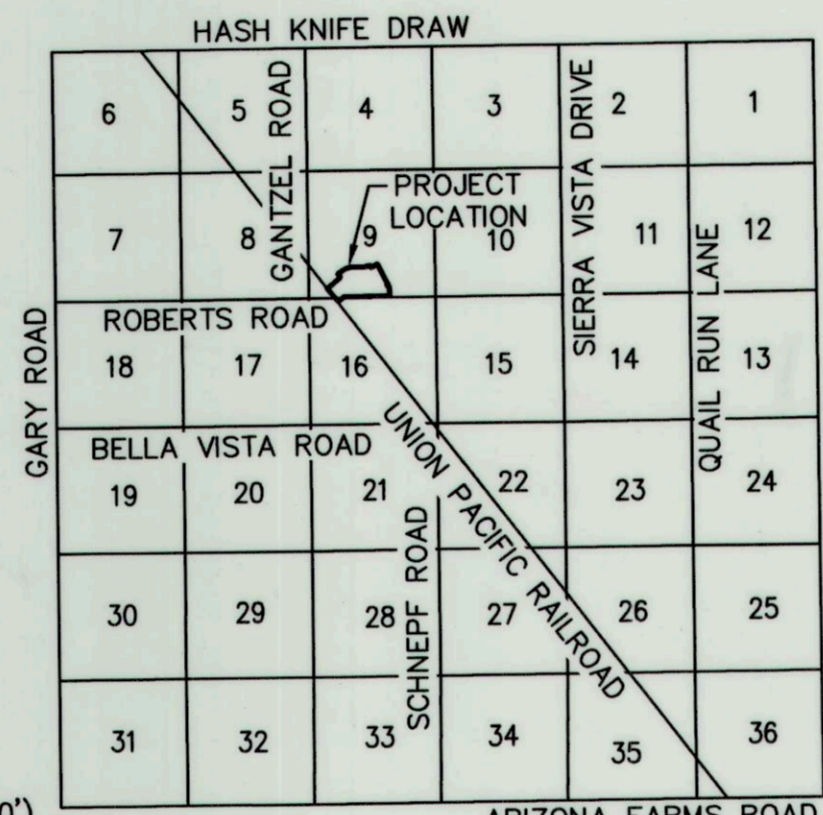
A PORTION OF THE SOUTH HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**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**

N.T.S.

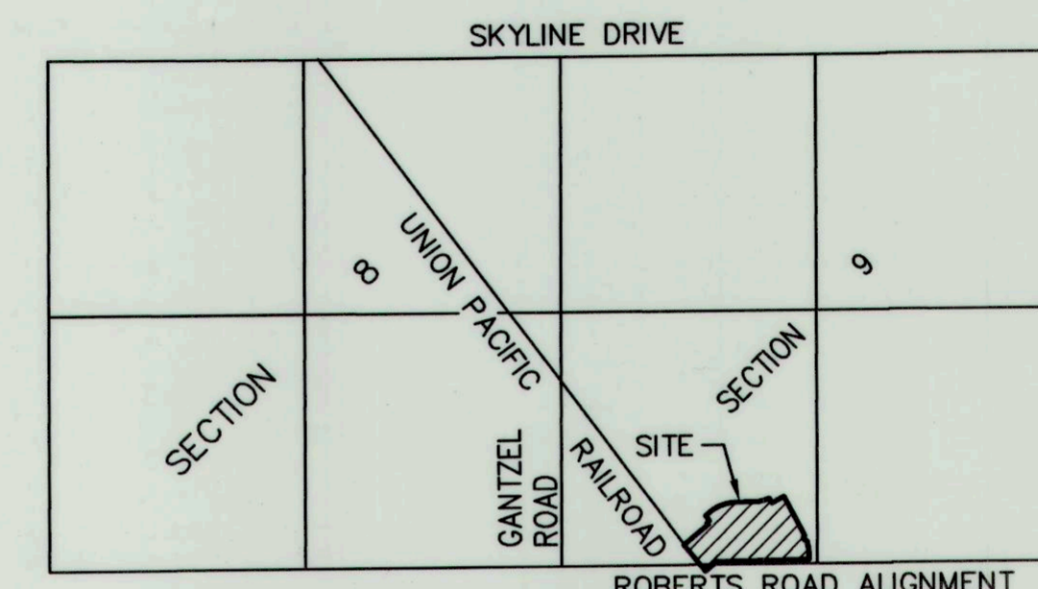
LAND USE TABLE	
GROSS ACREAGE	29.9379 ACRES
AREA OF STREETS	4.4819 ACRES
NET ACREAGE	25.4560 ACRES
AREA OF TRACTS	9.8935 ACRES
TOTAL NUMBER OF LOTS	101 LOTS
OVERALL DENSITY	3.37 DU/GROSS AC.
AVERAGE AREA PER LOT	6,712 S.F.

**SERVICE PROVIDERS**

WATER	EPOR WATER ARIZONA
SEWER	HILGARTWILSON, LLC
ELEC.	EPOR WATER ARIZONA
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	REPUBLIC SERVICES

**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
- R/W PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')



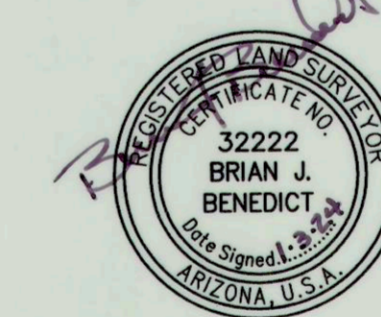
**LOCATION MAP**

N.T.S.

**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 MAY 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



DATE: 1-3-2024

**APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:  
*[Signature]* 4/01/24  
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

*[Signature]* 4/2/2024  
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION

*[Signature]* 04/02/2024  
 PINAL COUNTY PUBLIC WORKS DEPARTMENT  
 PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-003125 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 RECORDED 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**

STATE OF ARIZONA }  
 ) SS.  
 COUNTY OF PINAL }

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 PARCEL G-H - PARCEL 2", LOCATED IN THE SOUTH HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT 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 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 TRACTS AND/OR ADJACENT TO STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A, TRACT D, TRACT F AND TRACT K AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE AREAS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE AREA PER THE APPROVED PLANS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE AREAS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE USE.

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.

PERPETUAL SEWER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

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 3<sup>rd</sup> DAY OF January, 2024.

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

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
 ) SS.  
 COUNTY OF PINAL }

ON THIS 9<sup>th</sup> DAY OF January, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED *[Signature]* WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED REPRESENTATIVE 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: *[Signature]* My Commission Expires: 10/17/2024  
 U:\3300\1359\SURVEY\PLAT\PARCEL G-H\PARCEL 2\1359-P2-FP-01.dwg 1/3/2024 12:04 PM

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGEMENT  
 2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436  
 www.hilgartwilson.com

**BELLA VISTA FARMS - PARCELS G&H - PARCEL 2**

PINAL COUNTY, ARIZONA

**FINAL PLAT**

STATUS: \_\_\_\_\_  
 PROJ. NO.: 1359  
 DATE: JAN 2024  
 SCALE: NONE  
 DRAWN: MRW/RG/GS  
 APPROVED: BJB

DWG. NO. **FP01**  
 SHT. 1 OF 9

Copyright, HILGARTWILSON, 2024 - This document is the sole property of HILGARTWILSON.

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6,091	0.1398
LOT : 2	6,393	0.1468
LOT : 3	6,685	0.1535
LOT : 4	6,593	0.1513
LOT : 5	6,719	0.1542
LOT : 6	6,704	0.1539
LOT : 7	6,701	0.1538
LOT : 8	6,720	0.1543
LOT : 9	6,618	0.1519
LOT : 10	6,165	0.1415
LOT : 11	6,168	0.1416
LOT : 12	6,171	0.1417
LOT : 13	6,174	0.1417
LOT : 14	6,382	0.1465
LOT : 15	6,554	0.1505
LOT : 16	6,541	0.1502
LOT : 17	6,545	0.1502
LOT : 18	6,832	0.1568
LOT : 19	6,205	0.1424
LOT : 20	6,374	0.1463

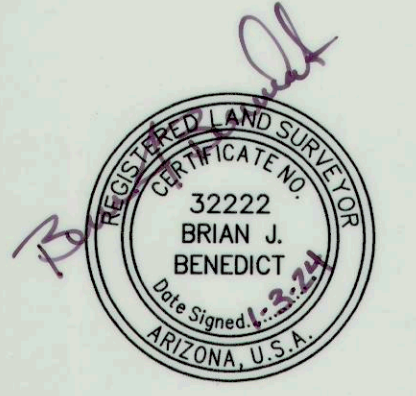
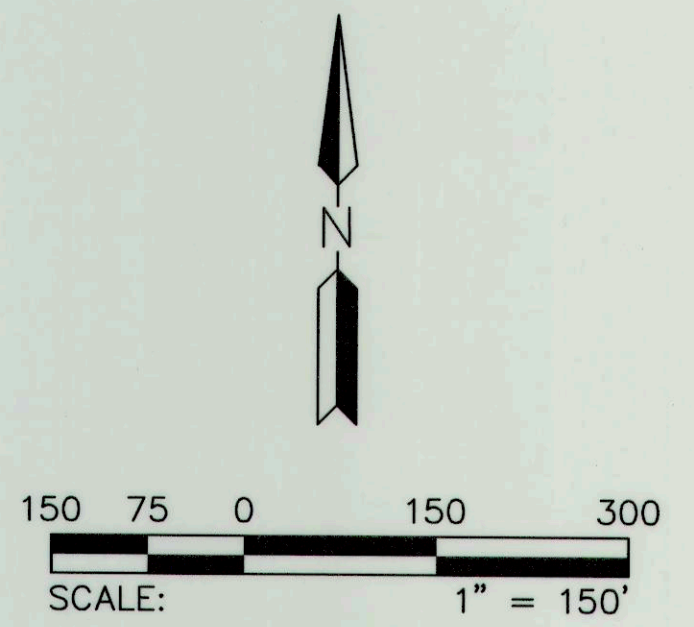
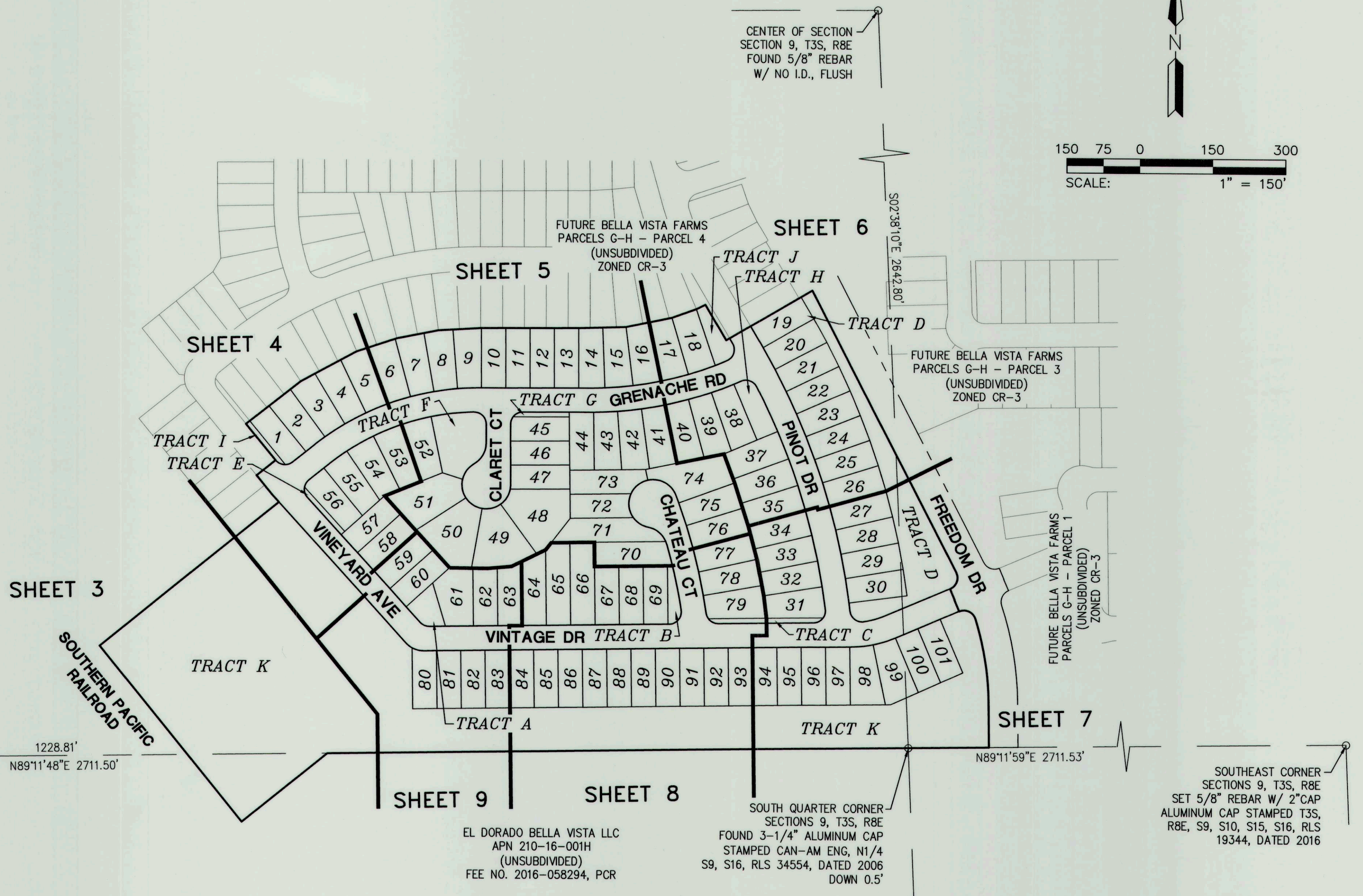
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	6,374	0.1463
LOT : 22	6,374	0.1463
LOT : 23	6,374	0.1463
LOT : 24	6,374	0.1463
LOT : 25	6,374	0.1463
LOT : 26	6,374	0.1463
LOT : 27	6,374	0.1463
LOT : 28	6,374	0.1463
LOT : 29	6,374	0.1463
LOT : 30	6,374	0.1463
LOT : 31	6,768	0.1554
LOT : 32	6,288	0.1444
LOT : 33	6,280	0.1442
LOT : 34	6,298	0.1446
LOT : 35	6,310	0.1449
LOT : 36	6,812	0.1564
LOT : 37	7,066	0.1622
LOT : 38	6,724	0.1544
LOT : 39	6,795	0.1560
LOT : 40	6,611	0.1518

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	6,614	0.1518
LOT : 42	6,603	0.1516
LOT : 43	6,380	0.1465
LOT : 44	6,017	0.1381
LOT : 45	6,041	0.1387
LOT : 46	6,072	0.1394
LOT : 47	6,095	0.1399
LOT : 48	12,822	0.2943
LOT : 49	11,130	0.2555
LOT : 50	11,772	0.2702
LOT : 51	10,728	0.2463
LOT : 52	6,740	0.1547
LOT : 53	6,858	0.1574
LOT : 54	6,723	0.1543
LOT : 55	6,684	0.1534
LOT : 56	6,664	0.1530
LOT : 57	6,012	0.1380
LOT : 58	6,007	0.1379
LOT : 59	6,005	0.1379
LOT : 60	6,004	0.1378

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	8,324	0.1911
LOT : 62	6,003	0.1378
LOT : 63	6,163	0.1415
LOT : 64	7,183	0.1649
LOT : 65	8,418	0.1932
LOT : 66	8,500	0.1951
LOT : 67	6,000	0.1377
LOT : 68	6,000	0.1377
LOT : 69	6,000	0.1377
LOT : 70	7,701	0.1768
LOT : 71	9,323	0.2140
LOT : 72	6,146	0.1411
LOT : 73	7,323	0.1681
LOT : 74	10,340	0.2374
LOT : 75	6,341	0.1456
LOT : 76	6,340	0.1456
LOT : 77	6,356	0.1459
LOT : 78	6,363	0.1461
LOT : 79	7,083	0.1626
LOT : 80	6,051	0.1389

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	6,000	0.1377
LOT : 82	6,000	0.1377
LOT : 83	6,000	0.1377
LOT : 84	6,000	0.1377
LOT : 85	6,000	0.1377
LOT : 86	6,000	0.1377
LOT : 87	6,000	0.1377
LOT : 88	6,000	0.1377
LOT : 89	6,000	0.1377
LOT : 90	6,000	0.1377
LOT : 91	6,000	0.1377
LOT : 92	6,000	0.1377
LOT : 93	6,000	0.1377
LOT : 94	6,000	0.1377
LOT : 95	6,000	0.1377
LOT : 96	6,000	0.1377
LOT : 97	6,000	0.1377
LOT : 98	7,325	0.1682
LOT : 99	7,521	0.1727
LOT : 100	6,073	0.1394

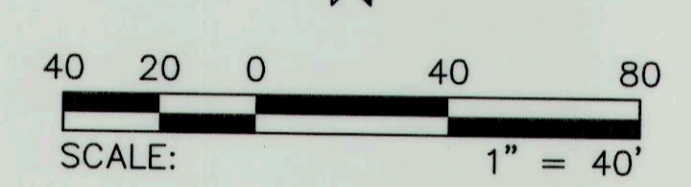
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	6,021	0.1382







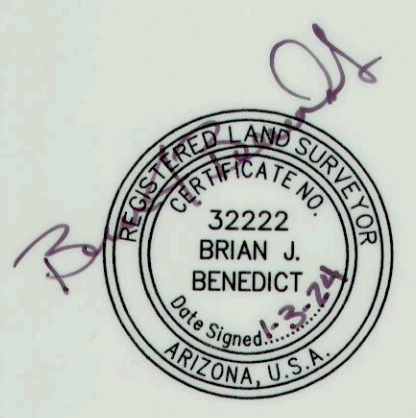
FUTURE BELLA VISTA FARMS  
PARCELS G-H - PARCEL 4  
(UNSUBDIVIDED)  
ZONED CR-3



- 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
  - - - SIGHT VISIBILITY TRIANGLE
  - - - VEHICLE NON-ACCESS EASEMENT
  - - - PINAL COUNTY RECORDS
  - - - REGISTERED LAND SURVEYOR
  - - - ASSESSOR PARCEL NUMBER
  - ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
  - ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N39°00'38"W	50.63'
L2	N50°59'22"E	50.00'
L7	S39°00'38"E	49.93'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C13	25.00'	93°16'38"	40.70'
C14	25.00'	89°55'16"	39.24'



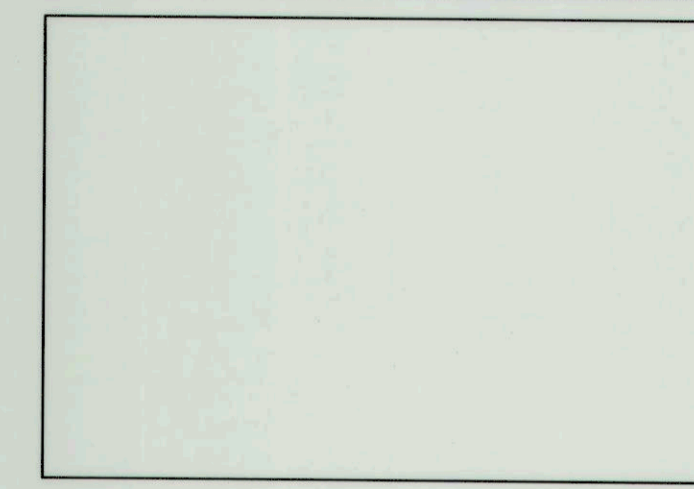
PROJ. NO.: 1359  
DATE: JAN 2024  
SCALE: AS SHOWN  
DRAWN: MRW/RG/GS  
APPROVED: BJB

STATUS:  
MUNICIPAL TRACKING NO:

DWG. NO.  
**FP04**  
SHT. 4 OF 9

**FP21-043**

U:\1300\1359\SURVEY\PLAT\PARCEL G-H\PARCEL 2\1359-P2-FP-04.dwg 1/11/2024 11:17 AM



**LEGEND**

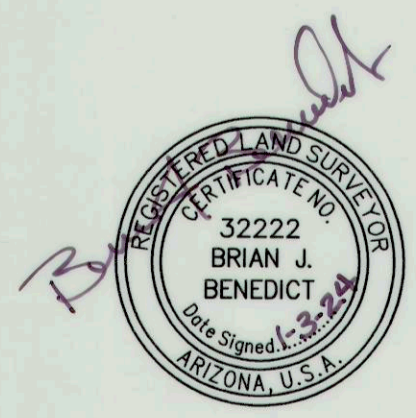
- FOUND MONUMENT AS NOTED
- SET BRASS CAP
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- WNAE VEHICLE NON-ACCESS EASEMENT
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L8	N89°40'39"E	25.00'
L10	S70°10'26"W	25.00'
L11	S12°33'52"E	22.77'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C8	50.00'	62°22'10"	54.43'
C15	25.00'	90°57'04"	39.68'
C16	50.00'	60°00'00"	52.36'
C17	25.00'	90°10'28"	39.35'



**BELLA VISTA FARMS - PARCELS G&H - PARCEL 2**

PINAL COUNTY, ARIZONA

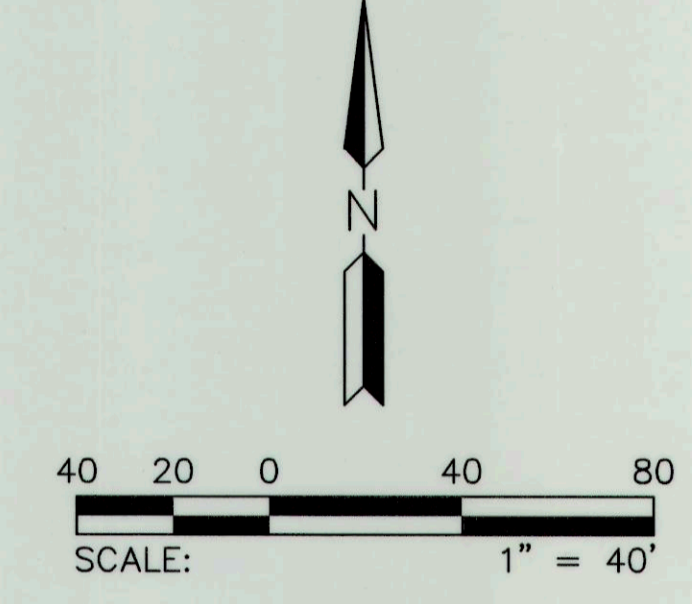
**FINAL PLAT**

PROJ. NO.: 1359  
 DATE: JAN 2024  
 SCALE: AS SHOWN  
 DRAWN: MRW/RG/GS  
 APPROVED: BUB

STATUS:  
 MUNICIPAL TRACKING NO:

DWG. NO.  
**FPO6**  
 SHT. 6 OF 9

FP21-043

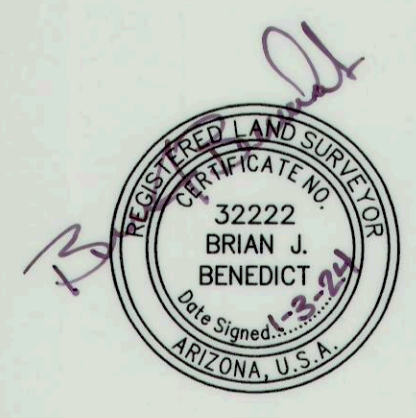


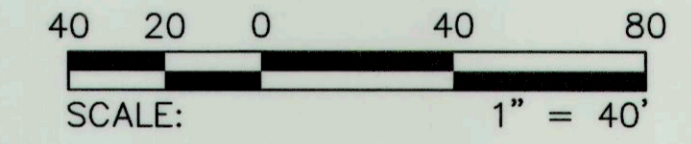
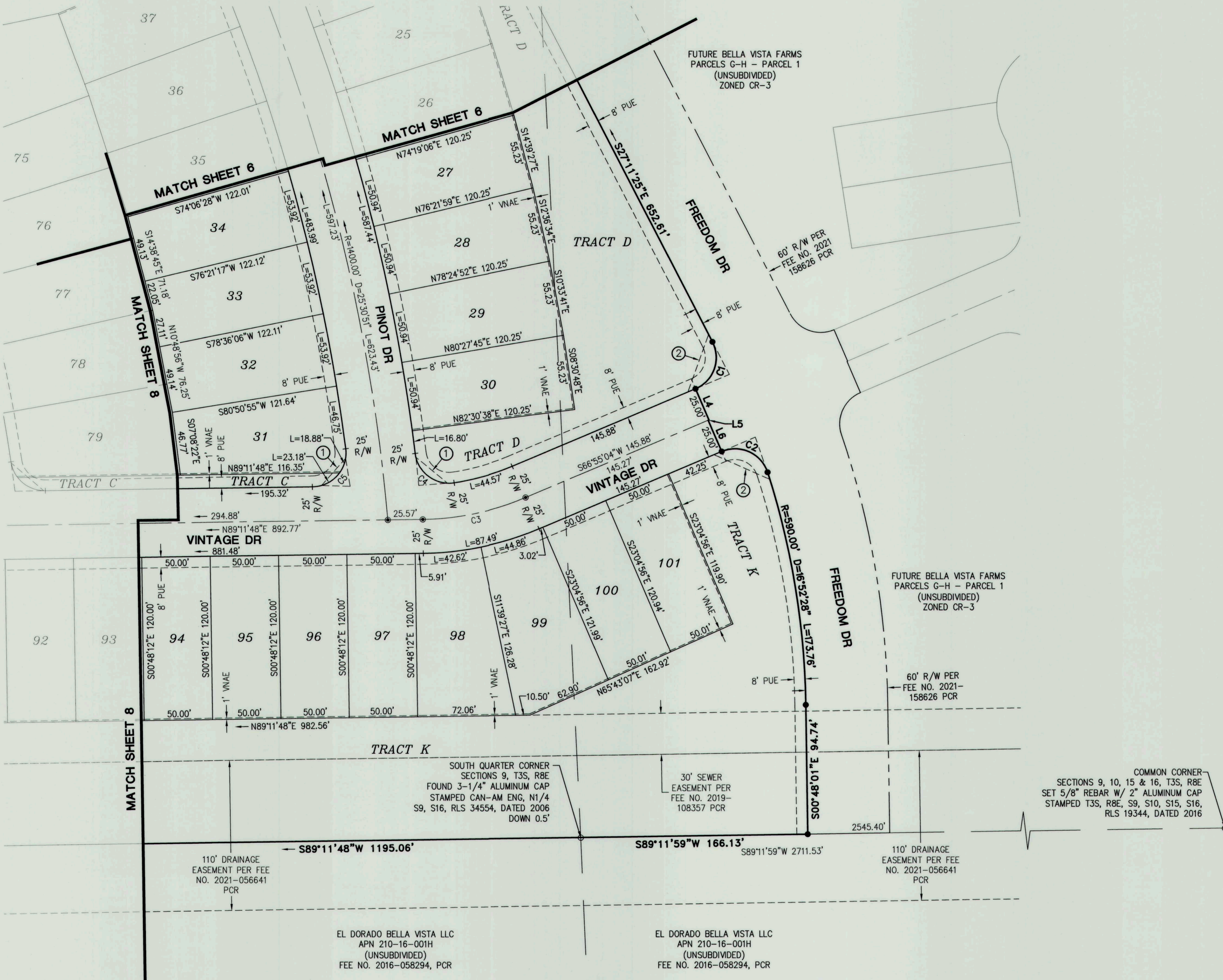
**LEGEND**

- 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
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - PINAL COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N63°42'31"E	20.65'
L9	N30°26'01"W	40.89'
L12	N30°26'01"W	12.53'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C18	25.00'	97°15'21"	42.44'
C19	25.00'	86°35'36"	37.78'



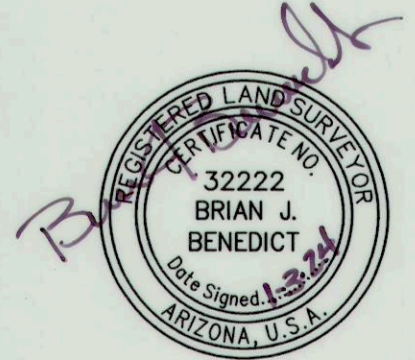


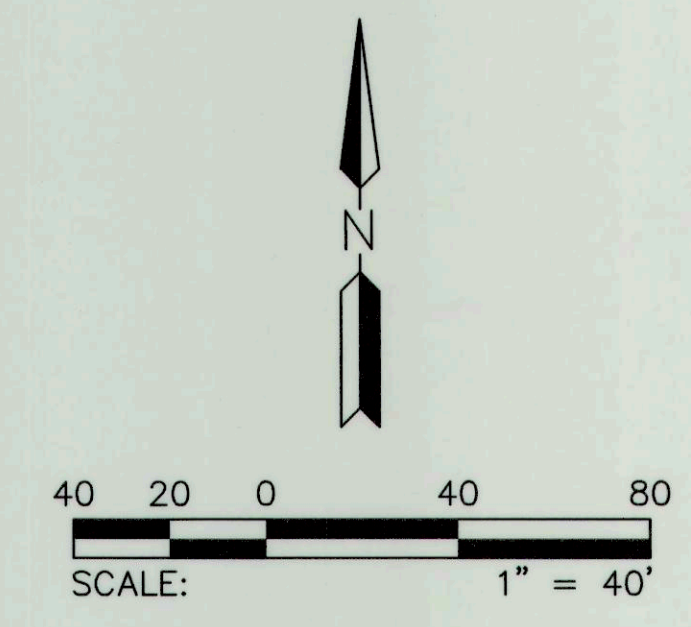
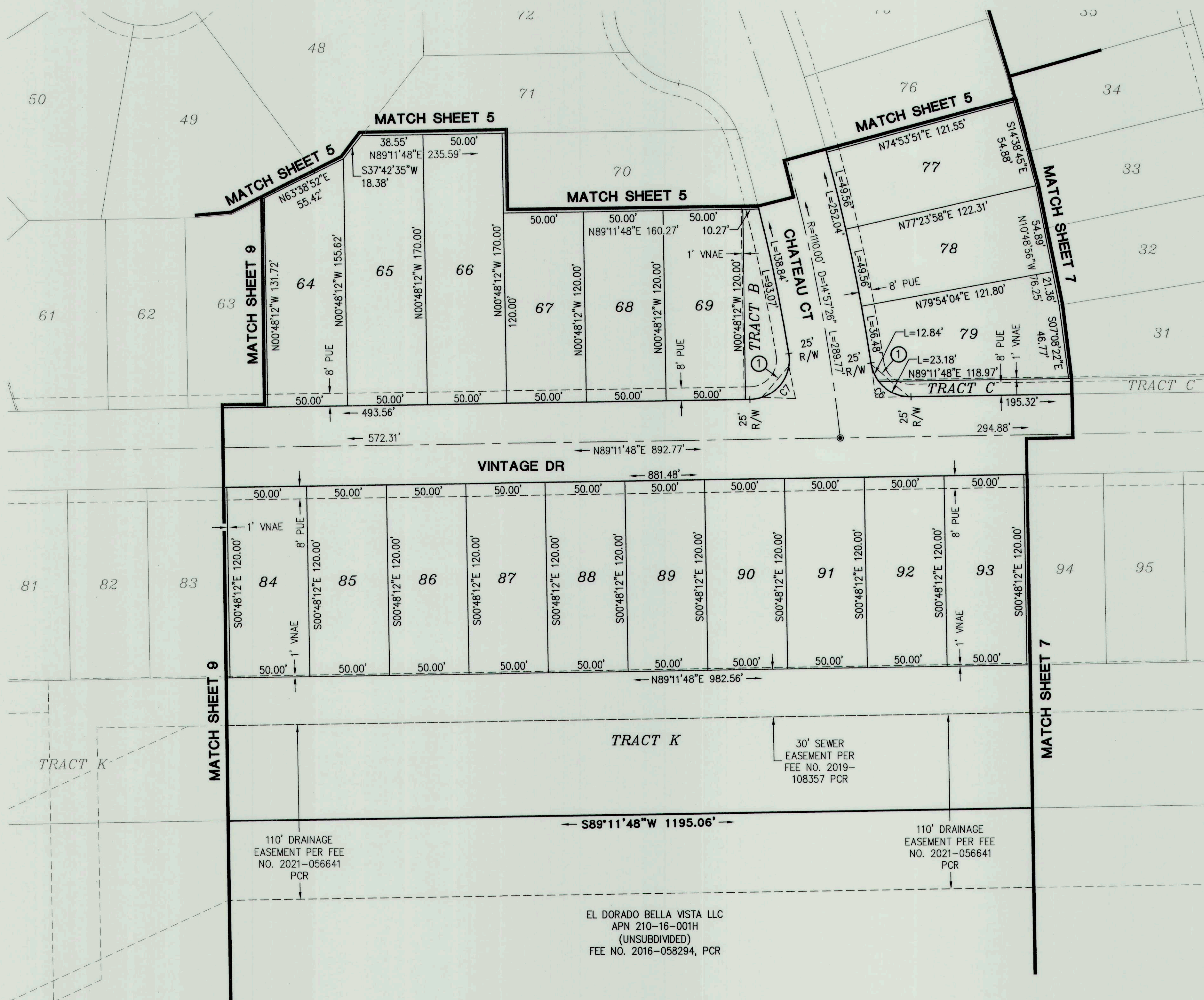
**LEGEND**

- 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
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	S23°04'56"E	25.00'
L5	S66°55'04"W	0.61'
L6	S23°04'56"E	25.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	94°06'30"	41.06'
C2	25.00'	95°24'27"	41.63'
C3	200.00'	22°16'44"	77.77'
C4	25.00'	91°40'36"	40.00'
C5	25.00'	96°24'00"	42.06'





- 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
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - SVT SIGHT VISIBILITY TRIANGLE
  - VNAE VEHICLE NON-ACCESS EASEMENT
  - PCR PINAL COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
  - ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	25.00'	82°32'46"	36.02'
C7	25.00'	98°09'42"	42.83'

EL DORADO BELLA VISTA LLC  
 APN 210-16-001H  
 (UNSUBDIVIDED)  
 FEE NO. 2016-058294, PCR



**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGE  
 2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436  
 PHOENIX, AZ 85016 | www.hilgartwilson.com

---

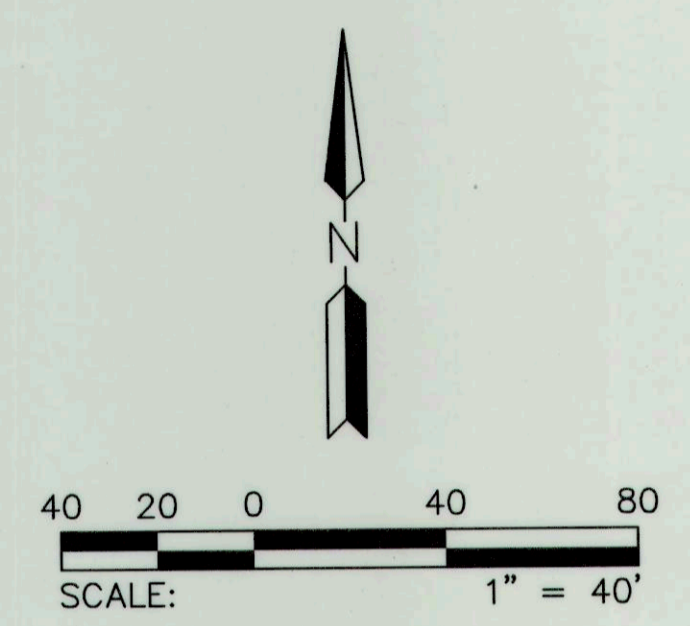
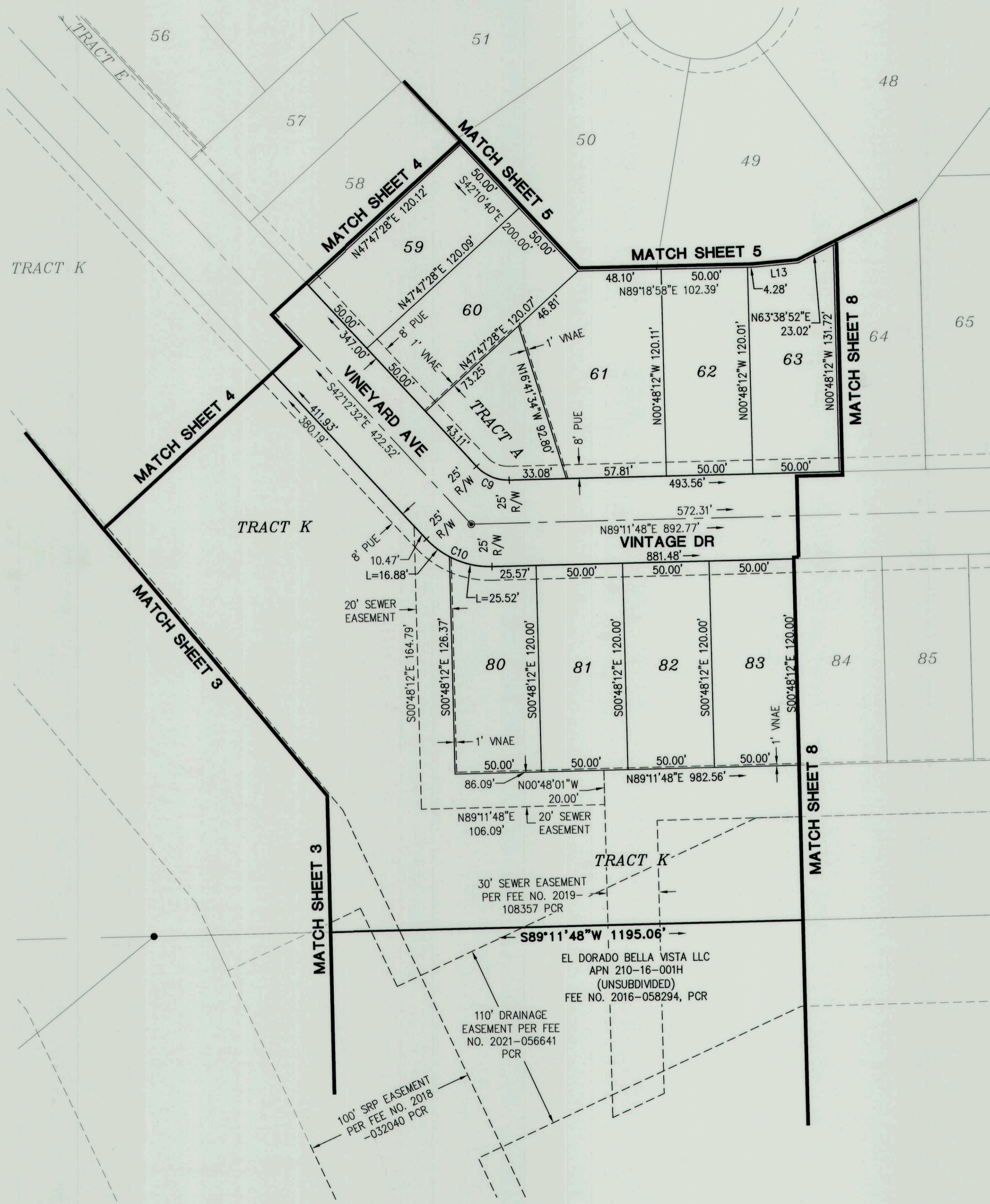
**BELLA VISTA FARMS - PARCELS G&H - PARCEL 2**  
 PINAL COUNTY, ARIZONA  
**FINAL PLAT**

---

STATUS: \_\_\_\_\_  
 PROJ. NO.: 1359  
 DATE: JAN 2024  
 SCALE: AS SHOWN  
 DRAWN: MRW/RG/GS  
 APPROVED: BJB

---

MUNICIPAL TRACKING NO.: \_\_\_\_\_  
 DWG. NO. **FP08**  
 SHT. 8 OF 9



- 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
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - SVT SIGHT VISIBILITY TRIANGLE
  - VNAE VEHICLE NON-ACCESS EASEMENT
  - PCR PINAL COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
  - ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L13	N85°05'54"E	25.01'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	25.00'	48°35'40"	21.20'
C10	50.00'	48°35'40"	42.41'



BELLA VISTA FARMS - PARCELS G&H - PARCEL 2

STATUS:

PROJ. NO.: 1359