

# RE- PLAT OF IRONWOOD SPRINGS RANCH

A RE-PLAT OF "IRONWOOD SPRINGS RANCH", RECORDED IN FEE NO. 2023-053104, P.C.R.  
LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

### OWNER/DEVELOPER

TRI POINTE HOMES ARIZONA 91 LLC  
15279 N. SCOTTSDALE ROAD, SUITE 300  
SCOTTSDALE, ARIZONA 85254  
PH: (602) 432-1923  
CONTACT: WILLIAM HAWKINS

### LAND SURVEYOR

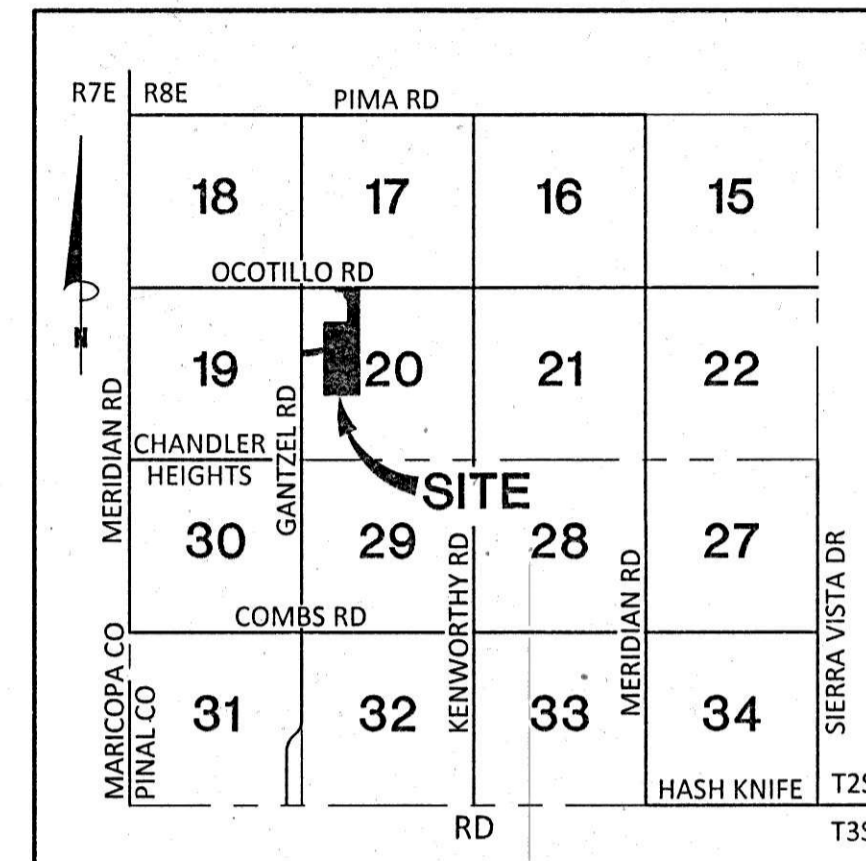
BOWMAN  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281  
PHONE: (480) 629-8830  
CONTACT: DOUGLAS B. TONEY

### ENGINEER

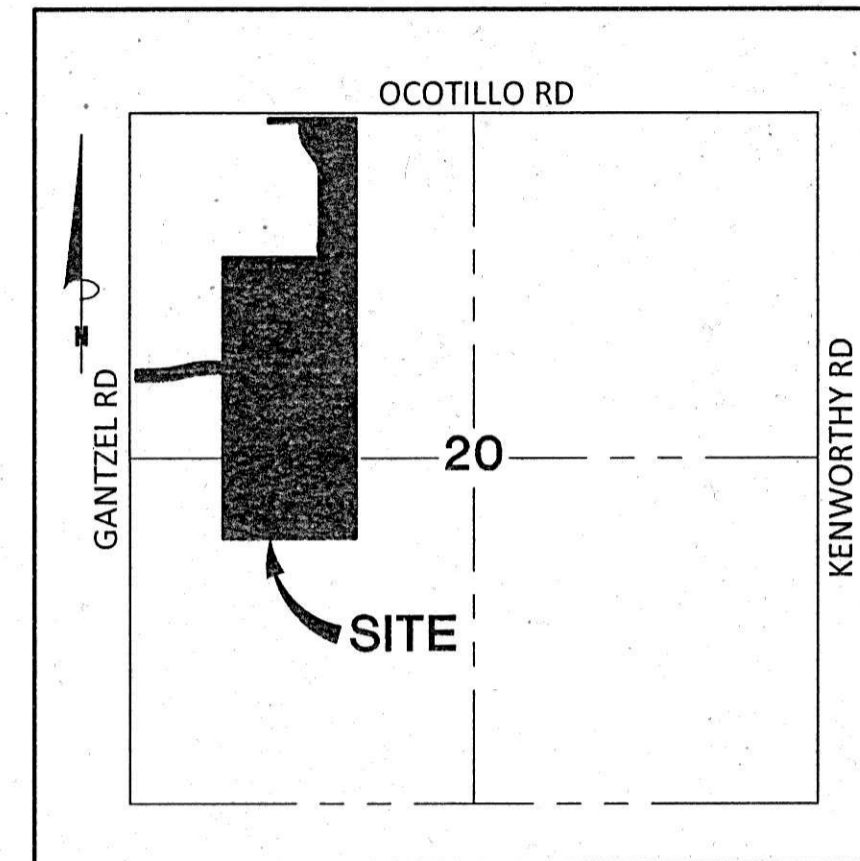
BOWMAN  
1600 N. DESERT DRIVE, #210  
TEMPE, AZ 85281  
PHONE: (480) 629-8830  
CONTACT: DAVID MALDONADO-CAMOU

### NOTES

- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230113. (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 THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRONWOOD SPRINGS RANCH HOMEOWNERS 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 IRONWOOD SPRINGS RANCH HOMEOWNERS 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 "A1", "A2", AND TRACTS "B" THROUGH "T" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE IRONWOOD SPRINGS RANCH HOMEOWNERS 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.
- A MASTER DECLARATION WAS RECORDED ON DECEMBER 1, 2021 IN FEE NO. 2021-152288 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
- THE TEMPORARY TURNAROUND EASEMENT DESIGNATED ON THIS PLAT HAS BEEN DEDICATED BY SEPARATE INSTRUMENT, RECORDED IN FEE NO. 2023-038548 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.  
THE TEMPORARY TURNAROUND EASEMENT WILL BE ABANDONED AT SUCH TIME THAT THE ADJACENT PROPERTY IS PLATTED.

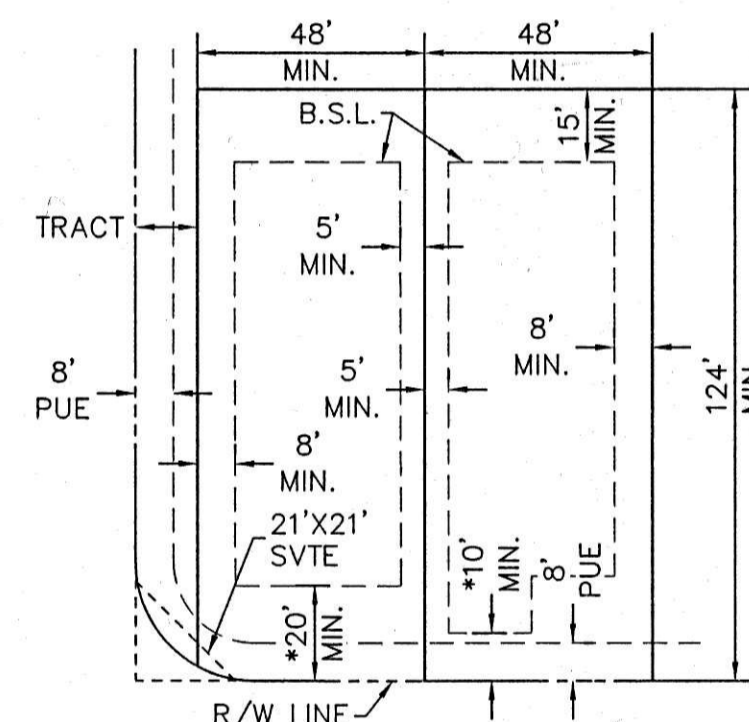


VICINITY MAP  
N.T.S.



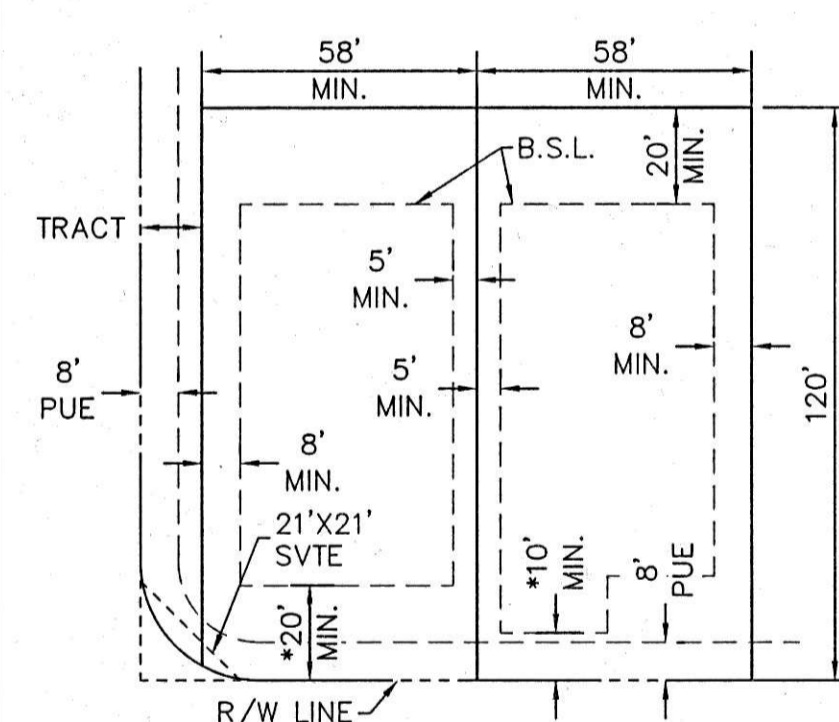
LOCATION MAP  
N.T.S.

### TYPICAL LOT LAYOUT & BUILDING SETBACKS



48' TYPICAL LOT DETAIL  
& BUILDING SETBACKS  
N.T.S.

MIN. LOT SIZE: 48'x120'  
\*20' MIN SETBACK FOR STANDARD LAYOUT,  
\*10' MIN SETBACK FOR SIDE LOAD GARAGE AND  
FRONT LIVING/ PATIO LAYOUT



58' TYPICAL LOT DETAIL  
& BUILDING SETBACKS  
N.T.S.

MIN. LOT SIZE: 58'x120'  
\*20' MIN SETBACK FOR STANDARD LAYOUT,  
\*10' MIN SETBACK FOR SIDE LOAD GARAGE AND  
FRONT LIVING/ PATIO LAYOUT

### BASE ZONING & ZONING CASE #

ZONING: CR-3  
ZONING CASE# PZ-PD-022-08  
MAX. BUILDING HEIGHT: 30'  
MIN. FRONT SETBACK: 10', 20'  
MIN. SIDE SETBACK: 5', 8'  
MIN. REAR SETBACK: 10', 20'  
MIN. LOT WIDTH: 48', 58'  
MIN. LOT AREA: 5,760 S.F.

### LEGEND

- ▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
- ⊙ BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
- ⊠ SECTION CORNER AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- B.S.L. BUILDING SETBACK LINE
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- SE SIDEWALK EASEMENT
- SUBDIVISION BOUNDARY
- - - RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- LOT OR TRACT LINE
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY
- - - TIE LINE

### UTILITY SERVICE PROVIDERS

WATER	TOWN OF QUEEN CREEK
SEWER	EPCOR
ELECTRICITY	SALT RIVER PROJECT
GAS	CITY OF MESA GAS UTILITY
TELEPHONE	CENTURY LINK/COX COMMUNICATIONS
CABLE TV	COX COMMUNICATIONS
SCHOOL	J.O. COMBS SCHOOL DISTRICT
FIRE	RURAL METRO
POLICE	PINAL COUNTY SHERIFF'S DEPT
SOLID WASTE	RIGHT AWAY DISPOSAL

### BASIS OF BEARINGS

NORTH 00°00'14" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO FINAL PLAT OF "THE LINKS ESTATES UNIT 1", RECORDED IN CABINET B, SLIDE 101, PINAL COUNTY RECORDS.

### SITE DATA

GROSS AREA = 2,570,283 SQ.FT. OR 59.0056 ACRES, MORE OR LESS  
NET AREA = 2,553,629 SQ.FT. OR 58.6233 ACRES, MORE OR LESS  
NUMBER OF LOTS = 170

### TRACT TABLE

SEE SHEET 2 FOR TRACT TABLE

### SHEET INDEX

- COVER, NOTES, DEDICATION, LOT DETAILS
- KEY MAP, LOT TABLE, TRACT TABLE, LINE AND CURVE TABLES, TYPICAL DETAILS
- 3-9 PLAT MAP

### 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 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.

BY:  
DOUGLAS B. TONEY  
REGISTERED LAND SURVEYOR NO. 55030  
BOWMAN  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281



### APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

*Lindsay Randall* 4/11/24  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
*Mike Stoe* 4/11/2024  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
AQUIFER PROTECTION DIVISION  
*David Maldonado-Camou* 04/11/24  
PINAL COUNTY PUBLIC WORKS DEPARTMENT  
PINAL COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS \_\_\_ DAY OF \_\_\_, 2024. APPROVAL OR RECORDECTION 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: TRI POINTE HOMES ARIZONA 91 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS RE-PLATTED UNDER THE NAME "RE-PLAT OF IRONWOOD SPRINGS RANCH", LOCATED IN A THE WEST HALF OF SECTION 20, 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 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.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH PARCEL 5, TRACTS "A1", "D", "E", "G", "H", "I", "R", "S" AND "T". NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS OVER THESE TRACTS AS SPECIFIED SHALL BE THE RESPONSIBILITY OF THE IRONWOOD SPRINGS RANCH HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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:

TRI POINTE HOMES ARIZONA 91 LLC, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 26 DAY OF March, 2024.

TRI POINTE HOMES ARIZONA 91 LLC

BY: *Jason Wieber*  
VP Land

DATE: 3/26/24

### ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF Maricopa } SS  
ON THIS 26 DAY OF March, 2024, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED *Jason Wieber*, WHO ACKNOWLEDGED THEMSELVES TO BE VP of Land OF *Tri Pointe Homes*, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

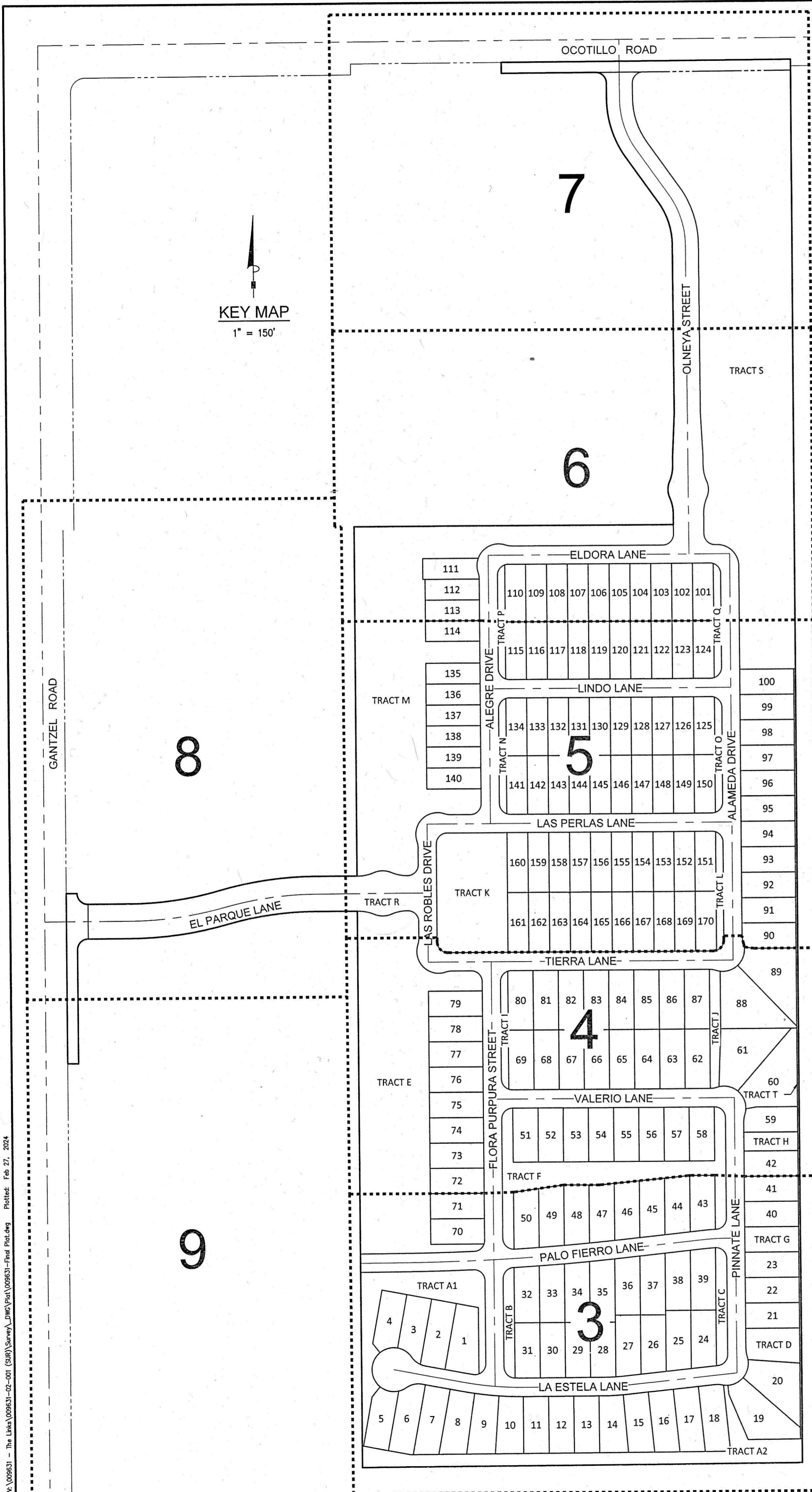
*Sara Joanne Sizy* 04/11/2024  
NOTARY PUBLIC MY COMMISSION EXPIRES:



RE-PLAT PLAT OF  
IRONWOOD SPRINGS RANCH  
PINAL COUNTY, ARIZONA

DATE: 2/27/24  
PROJ NO: 009631-02  
TASK NUM: 001  
DRAWN BY: TL  
CHECKED: DT  
QUALITY:  
CLIENT NO:  
SCALE  
N.T.S.  
1 OF 9

**Bowman**  
Bowman Consulting Group, Ltd.  
1600 N Desert Drive, #210  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowman.com

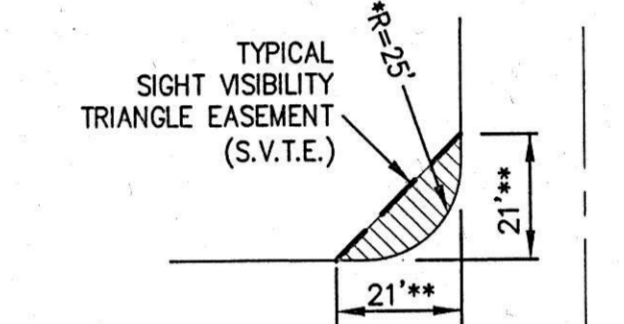


LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	9,954	0.2285	44	7,512	0.1724	87	7,917	0.1817	130	6,384	0.1466
2	8,863	0.2035	45	7,533	0.1729	88	15,536	0.3567	131	6,384	0.1466
3	7,855	0.1803	46	7,555	0.1734	89	14,269	0.3276	132	6,384	0.1466
4	7,563	0.1736	47	7,597	0.1744	90	7,088	0.1627	133	6,384	0.1466
5	7,646	0.1755	48	7,865	0.1806	91	7,192	0.1651	134	6,381	0.1465
6	8,873	0.2037	49	7,917	0.1817	92	7,192	0.1651	135	5,992	0.1376
7	8,964	0.2058	50	7,689	0.1765	93	7,192	0.1651	136	5,993	0.1376
8	8,594	0.1973	51	7,192	0.1651	94	7,192	0.1651	137	5,994	0.1376
9	8,171	0.1876	52	7,192	0.1651	95	7,192	0.1651	138	5,994	0.1376
10	7,846	0.1801	53	7,192	0.1651	96	7,192	0.1651	139	5,995	0.1376
11	7,458	0.1712	54	7,192	0.1651	97	7,192	0.1651	140	5,995	0.1376
12	7,424	0.1704	55	7,192	0.1651	98	7,192	0.1651	141	6,381	0.1465
13	7,424	0.1704	56	7,192	0.1651	99	7,192	0.1651	142	6,384	0.1466
14	7,886	0.1810	57	7,192	0.1651	100	7,192	0.1651	143	6,384	0.1466
15	7,841	0.1800	58	7,192	0.1651	101	6,381	0.1465	144	6,384	0.1466
16	8,051	0.1848	59	7,056	0.1620	102	6,384	0.1466	145	6,384	0.1466
17	8,380	0.1924	60	15,292	0.3511	103	6,384	0.1466	146	6,384	0.1466
18	8,685	0.1994	61	14,376	0.3300	104	6,384	0.1466	147	6,384	0.1466
19	12,842	0.2948	62	7,917	0.1817	105	6,384	0.1466	148	6,384	0.1466
20	11,908	0.2734	63	7,917	0.1817	106	6,384	0.1466	149	6,384	0.1466
21	7,187	0.1650	64	7,917	0.1817	107	6,384	0.1466	150	6,381	0.1465
22	7,188	0.1650	65	7,917	0.1817	108	6,384	0.1466	151	6,551	0.1504
23	7,189	0.1650	66	7,917	0.1817	109	6,384	0.1466	152	6,554	0.1505
24	7,559	0.1735	67	7,917	0.1817	110	6,381	0.1465	153	6,554	0.1505
25	7,901	0.1814	68	7,917	0.1817	111	6,082	0.1396	154	6,554	0.1505
26	7,662	0.1759	69	7,914	0.1817	112	5,990	0.1375	155	6,554	0.1505
27	8,001	0.1837	70	7,188	0.1650	113	5,990	0.1375	156	6,554	0.1505
28	7,265	0.1668	71	7,192	0.1651	114	5,991	0.1375	157	6,554	0.1505
29	7,285	0.1672	72	7,192	0.1651	115	6,381	0.1465	158	6,554	0.1505
30	7,298	0.1675	73	7,192	0.1651	116	6,384	0.1466	159	6,554	0.1505
31	7,309	0.1678	74	7,192	0.1651	117	6,384	0.1466	160	6,554	0.1505
32	7,406	0.1700	75	7,192	0.1651	118	6,384	0.1466	161	6,549	0.1503
33	7,636	0.1753	76	7,192	0.1651	119	6,384	0.1466	162	6,549	0.1503
34	7,906	0.1815	77	7,192	0.1651	120	6,384	0.1466	163	6,550	0.1504
35	8,214	0.1886	78	7,192	0.1651	121	6,384	0.1466	164	6,550	0.1504
36	7,629	0.1751	79	7,192	0.1651	122	6,384	0.1466	165	6,551	0.1504
37	7,982	0.1832	80	7,914	0.1817	123	6,384	0.1466	166	6,552	0.1504
38	7,754	0.1780	81	7,917	0.1817	124	6,381	0.1465	167	6,552	0.1504
39	8,103	0.1860	82	7,917	0.1817	125	6,381	0.1465	168	6,553	0.1504
40	7,191	0.1651	83	7,917	0.1817	126	6,384	0.1466	169	6,554	0.1504
41	7,192	0.1651	84	7,917	0.1817	127	6,384	0.1466	170	6,551	0.1504
42	7,192	0.1651	85	7,917	0.1817	128	6,384	0.1466			
43	7,331	0.1683	86	7,917	0.1817	129	6,384	0.1466			

TRACT AREA TABLE			DESCRIPTION
TRACT	SQ. FT.	ACRES	
TRACT A1	29,320	0.6731	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE, RETENTION
TRACT A2	36,540	0.8388	LANDSCAPE, OPEN SPACE, PUE
TRACT B	6,085	0.1397	LANDSCAPE, OPEN SPACE, PUE
TRACT C	6,735	0.1546	LANDSCAPE, OPEN SPACE, PUE
TRACT D	9,316	0.2139	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE, RETENTION
TRACT E	131,243	3.0129	AMENITIES, DRAINAGE, IRRIGATION EASEMENT, LANDSCAPE, LAKE, OPEN SPACE, PUE, RETENTION
TRACT F	37,300	0.8563	AMENITIES, LANDSCAPE, OPEN SPACE, PUE
TRACT G	7,190	0.1651	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE, RETENTION
TRACT H	5,332	0.1224	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE, RETENTION
TRACT I	4,380	0.1005	LANDSCAPE, OPEN SPACE, PUE
TRACT J	6,397	0.1469	AMENITIES, LANDSCAPE, OPEN SPACE, PUE
TRACT K	44,223	1.0152	AMENITIES, LANDSCAPE, OPEN SPACE, PUE
TRACT L	4,381	0.1006	LANDSCAPE, OPEN SPACE, PUE
TRACT M	169,597	3.8934	AMENITIES, DRAINAGE, ELECTRIC EASEMENT, LANDSCAPE, LAKE, OPEN SPACE, PUE, RETENTION, SEWER EASEMENT
TRACT N	4,261	0.0978	LANDSCAPE, OPEN SPACE, PUE
TRACT O	4,261	0.0978	LANDSCAPE, OPEN SPACE, PUE
TRACT P	4,261	0.0978	LANDSCAPE, OPEN SPACE, PUE
TRACT Q	4,261	0.0978	LANDSCAPE, OPEN SPACE, PUE
TRACT R	479,485	11.0075	DRAINAGE, INGRESS/EGRESS, EMERGENCY AND MAINTENANCE VEHICLE ACCESS, PUE, SEWER EASEMENT, WATER EASEMENT
TRACT S	300,693	6.9030	AMENITIES, DRAINAGE, OPEN SPACE, PUE, RETENTION
TRACT T	7,038	0.1616	DRAINAGE, LANDSCAPE, OPEN SPACE

**LEGEND**

- ▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
- ⊙ BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
- ⊠ SECTION CORNER AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
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**SIGHT VISIBILITY TRIANGLE EASEMENT (TYP)**  
N.T.S.

GROUND COVER FLOWERS LESS THAN 24 INCHES (MATURE) IN HEIGHT, GRANITE ALLOWED IN THIS AREA.

NOTE:  
DETAIL PERTAINS TO ALL UNCONTROLLED INTERSECTIONS.

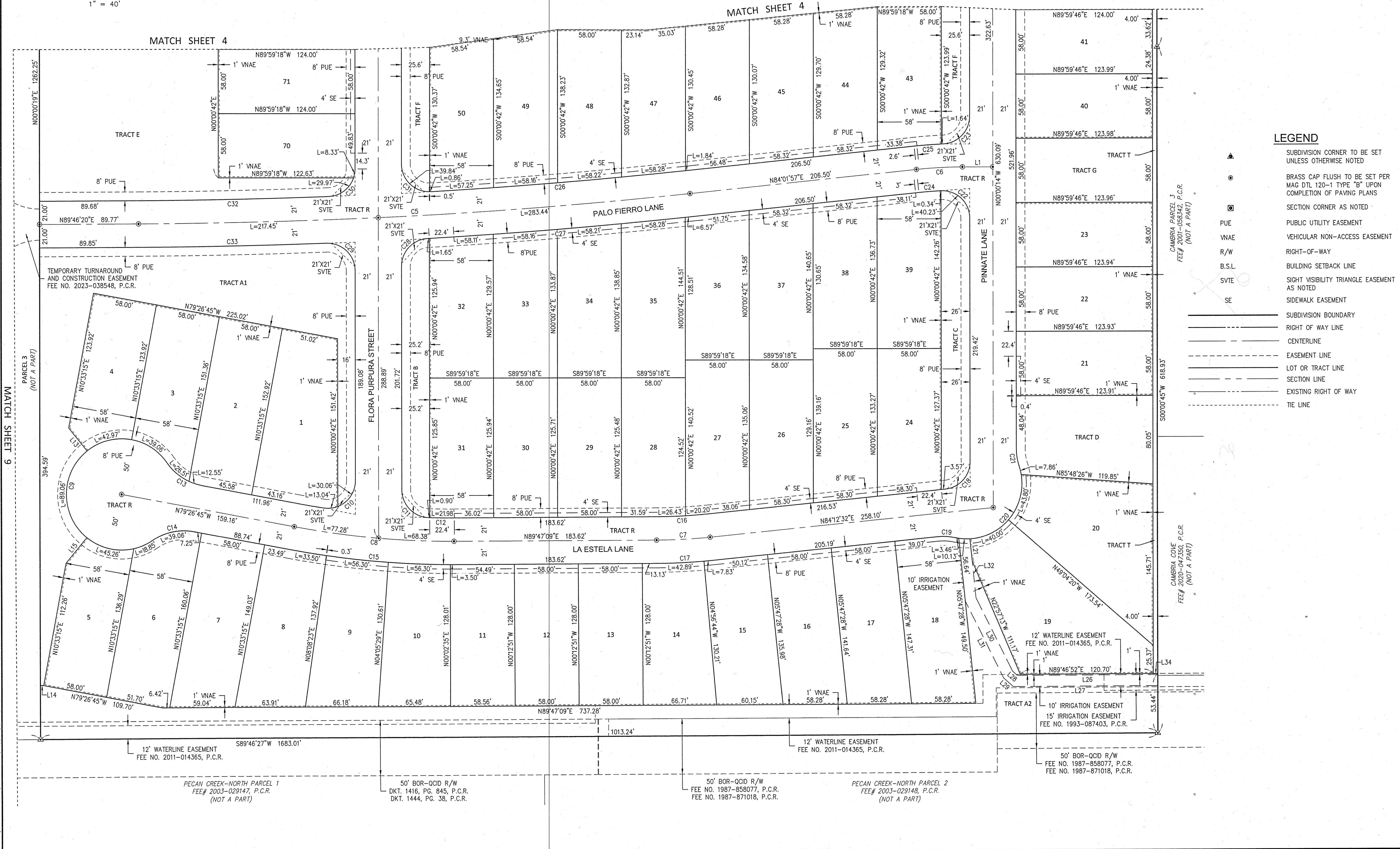
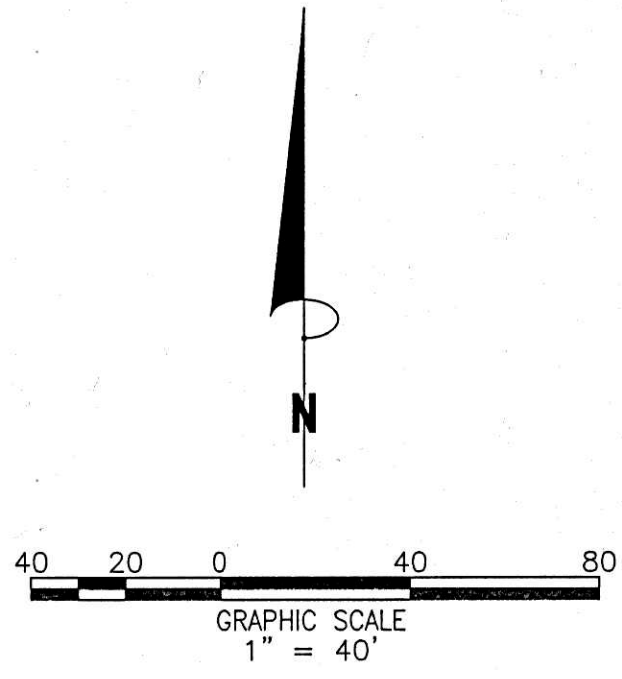
CONTROLLED INTERSECTIONS SHALL MEET THE REQUIREMENTS IN PINAL COUNTY.

\*\* 33' X 33' AT ARTERIALS & COLLECTOR STREETS

\* 33' RADIUS AT ARTERIALS & COLLECTOR STREETS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.56'	S89°59'15"E
L2	1.50'	S89°59'46"W
L3	1.50'	N89°59'46"E
L6	4.91'	S89°59'46"W
L7	20.00'	S00°12'51"E
L8	20.00'	N00°12'51"W
L9	35.82'	S00°12'51"E
L10	100.12'	N03°04'35"W
L11	25.00'	S00°13'33"E
L12	2.93'	N89°59'46"E
L13	26.58'	N38°40'56"W
L14	3.02'	N89°59'40"W
L15	29.81'	N39°15'37"E
L16	23.43'	N79°40'05"E
L17	23.52'	N82°07'50"W
L18	25.00'	N89°59'46"E
L19	2.95'	S89°59'46"W
L21	20.13'	N05°47'28"W
L22	46.60'	N90°00'00"E
L23	17.02'	N44°59'46"E
L24	46.59'	N90°00'00"E
L25	17.01'	S45°00'14"E
L26	127.28'	S89°46'52"W
L27	131.11'	S89°46'52"W
L28	6.08'	N47°55'49"W
L29	11.85'	S47°55'49"E
L30	73.98'	N26°24'51"W
L31	77.70'	S26°24'51"E
L32	53.34'	N05°47'28"W
L33	10.00'	N33°45'00"W
L34	4.00'	N89°46'52"E
L35	4.00'	N89°59'46"E

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	124.18'	200.00'	035°34'33"	C21	15.88'	50.00'	018°11'42"	C41	39.27'	25.00'	090°00'00"	C61	39.27'	25.00'	090°00'00"	C80	39.18'	25.00'	089°47'23"
C2	124.18'	200.00'	035°34'33"	C22	40.56'	25.00'	092°58'03"	C42	15.88'	50.00'	018°11'42"	C62	39.27'	25.00'	090°00'00"	C81	39.36'	25.00'	090°12'37"
C3	217.77'	800.00'	015°35'48"	C23	38.24'	25.00'	087°38'42"	C43	110.28'	50.00'	126°22'27"	C63	39.27'	25.00'	090°00'00"	C82	37.48'	91.00'	023°36'00"
C4	217.82'	800.00'	015°36'01"	C24	19.82'	379.00'	002°59'46"	C44	15.88'	50.00'	018°11'42"	C64	39.28'	25.00'	090°00'56"	C83	38.31'	46.50'	047°11'59"
C5	500.89'	5000.00'	005°44'23"	C25	26.52'	421.00'	003°36'31"	C45	39.27'	25.00'	090°00'00"	C65	15.88'	50.00'	018°11'42"	C84	37.48'	91.00'	023°36'00"
C6	41.75'	400.00'	005°58'48"	C26	233.75'	4979.00'	002°41'24"	C46	36.54'	90.00'	023°15'33"	C66	15.88'	50.00'	018°11'42"	C85	37.48'	91.00'	023°36'00"
C7	48.67'	500.00'	005°34'37"	C27	240.98'	5021.00'	002°45'00"	C47	41.81'	51.50'	046°31'06"	C67	110.31'	50.00'	126°24'19"	C86	38.31'	46.50'	047°11'59"
C8	145.65'	775.00'	010°46'06"	C28	37.86'	25.00'	086°46'14"	C48	36.54'	90.00'	023°15'33"	C68	15.88'	50.00'	018°11'42"	C87	38.31'	46.50'	047°11'59"
C9	235.21'	50.00'	269°31'49"	C29	40.22'	25.00'	092°11'01"	C49	206.88'	760.00'	015°35'48"	C69	39.27'	25.00'	090°00'00"	C88	105.56'	170.00'	035°34'33"
C10	43.10'	25.00'	098°46'39"	C30	38.30'	25.00'	087°46'33"	C50	228.66'	840.00'	015°35'48"	C70	39.27'	25.00'	090°00'00"	C89	142.81'	230.00'	035°34'33"
C11	38.61'	25.00'	088°29'14"	C31	40.71'	25.00'	093°17'22"	C51	228.71'	840.00'	015°36'01"	C71	39.27'	25.00'	090°00'00"	C90	105.56'	170.00'	035°34'33"
C12	22.88'	754.00'	001°44'19"	C32	172.46'	4979.00'	001°59'05"	C52	206.93'	760.00'	015°36'01"	C72	39.27'	25.00'	089°59'04"	C91	142.81'	230.00'	035°34'33"
C13	39.06'	50.00'	044°45'54"	C33	170.36'	5021.00'	001°56'39"	C53	36.54'	90.00'	023°15'33"	C73	39.27'	25.00'	090°00'00"	C92	39.28'	25.00'	090°00'43"
C14	39.06'	50.00'	044°45'54"	C34	39.26'	25.00'	089°59'04"	C54	41.81'	51.50'	046°31'06"	C74	39.27'	25.00'	090°00'00"	C93	39.26'	25.00'	089°59'17"
C15	149.60'	796.00'	010°46'06"	C35	110.28'	50.00'	126°22'27"	C55	36.54'	90.00'	023°15'33"	C75	15.88'	50.00'	018°11'42"	C94	39.27'	25.00'	090°00'13"
C16	46.62'	479.00'	005°34'37"	C36	15.88'	50.00'	018°11'42"	C56	39.27'	25.00'	090°00'00"	C76	110.30'	50.00'	126°23'23"	C95	39.27'	25.00'	089°59'47"
C17	50.71'	521.00'	005°34'37"	C37	15.76'	50.00'	018°03'54"	C57	15.88'	50.00'	018°11'42"	C77	15.88'	50.00'	018°11'42"				
C18	36.74'	25.00'	084°12'46"	C38	39.27'	25.00'	090°00'00"	C58</											



- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
  - BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
  - ⊙ SECTION CORNER AS NOTED
  - PUE PUBLIC UTILITY EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - B.S.L. BUILDING SETBACK LINE
  - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED
  - SE SIDEWALK EASEMENT
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - LOT OR TRACT LINE
  - SECTION LINE
  - EXISTING RIGHT OF WAY
  - TIE LINE

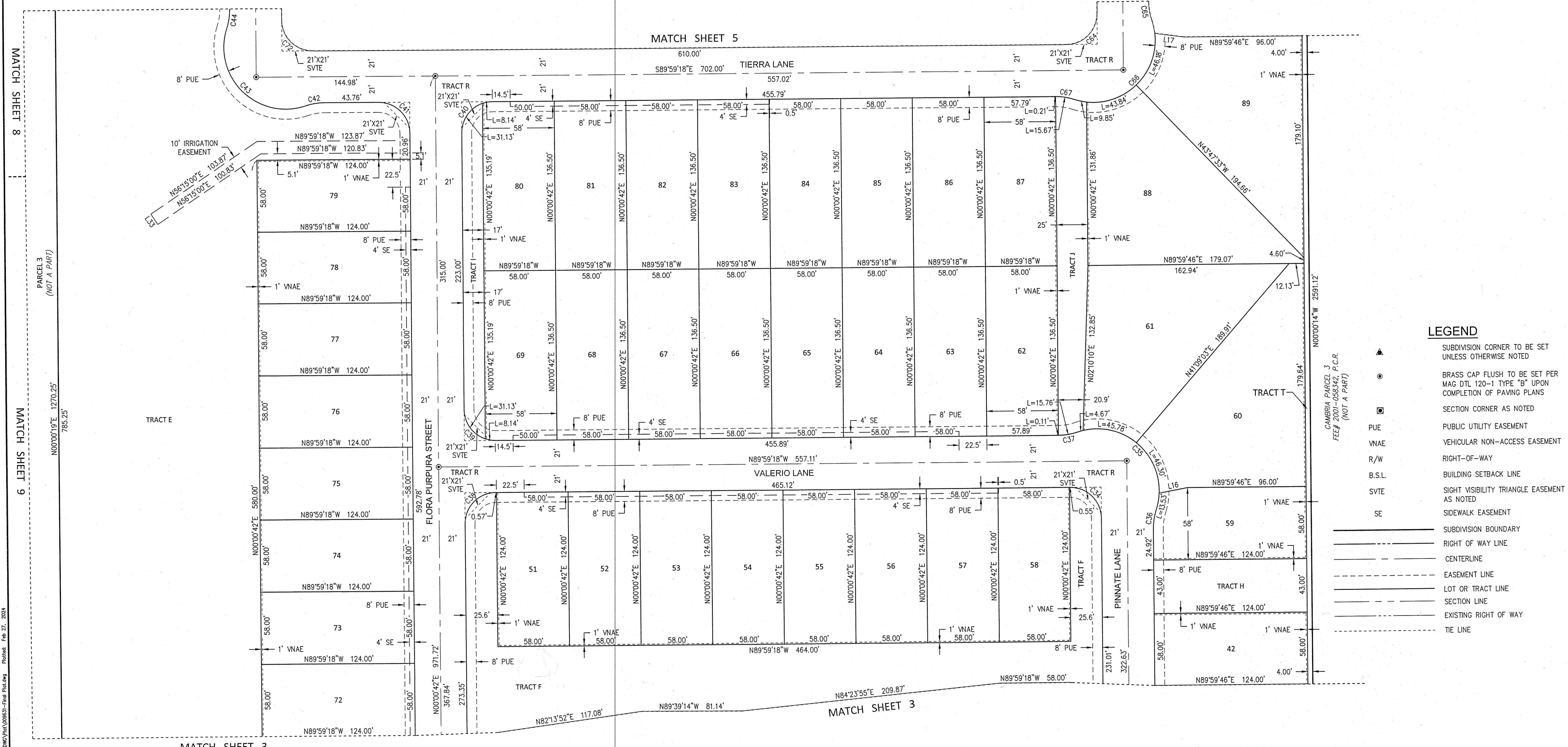
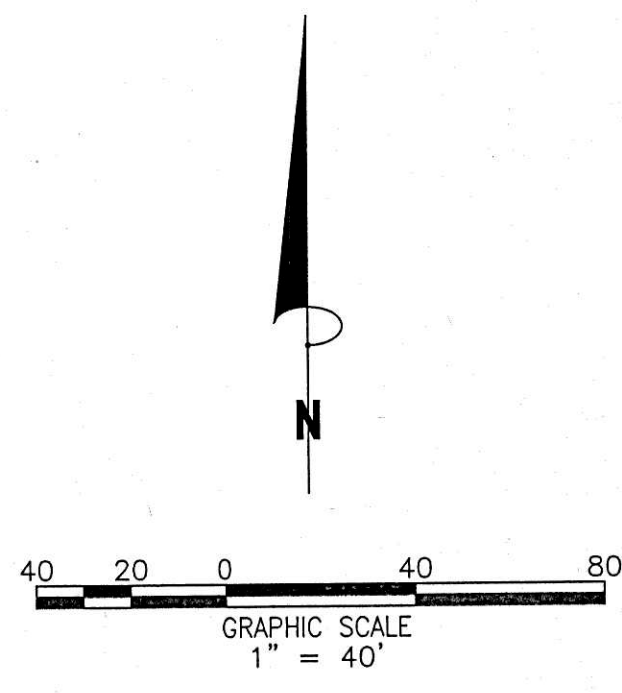
**Bowman**  
 Bowman Consulting Group, Ltd.  
 1600 N Desert Drive, #210  
 Tempe, AZ 85281  
 Phone: (480) 629-6630  
 Fax: (480) 629-6641  
 www.bowman.com



**RE-PLAT PLAT OF  
 IRONWOOD SPRINGS RANCH  
 PINAL COUNTY, ARIZONA**

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
	3 OF 9

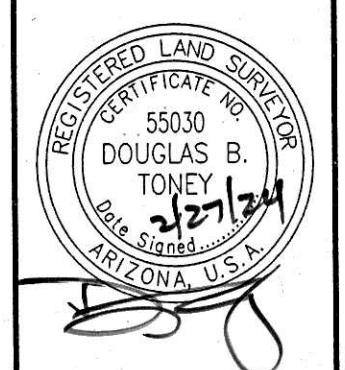
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**LEGEND**

	SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
	SECTION CORNER AS NOTED
	PUBLIC UTILITY EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	RIGHT-OF-WAY
	BUILDING SETBACK LINE
	SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED
	SIDEWALK EASEMENT
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	LOT OR TRACT LINE
	SECTION LINE
	EXISTING RIGHT OF WAY
	TIE LINE

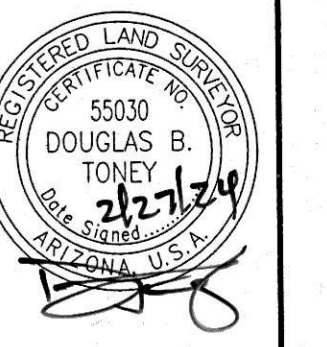
**RE-PLAT PLAT OF  
IRONWOOD SPRINGS RANCH  
PINAL COUNTY, ARIZONA**



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Bowman Consulting Group, Ltd.  
1800 N Desert Drive, #210  
Tempe, AZ 85281  
Phone: (480) 628-8630  
Fax: (480) 628-8841  
www.bowman.com

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
	4 OF 9

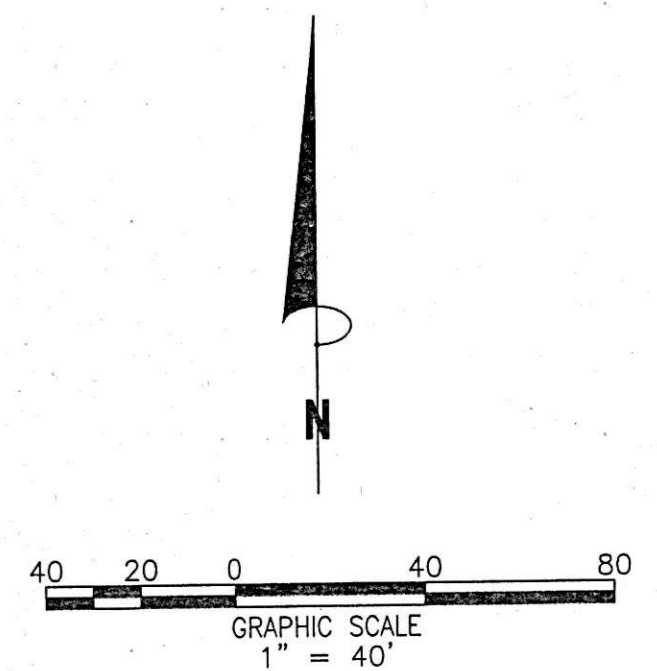
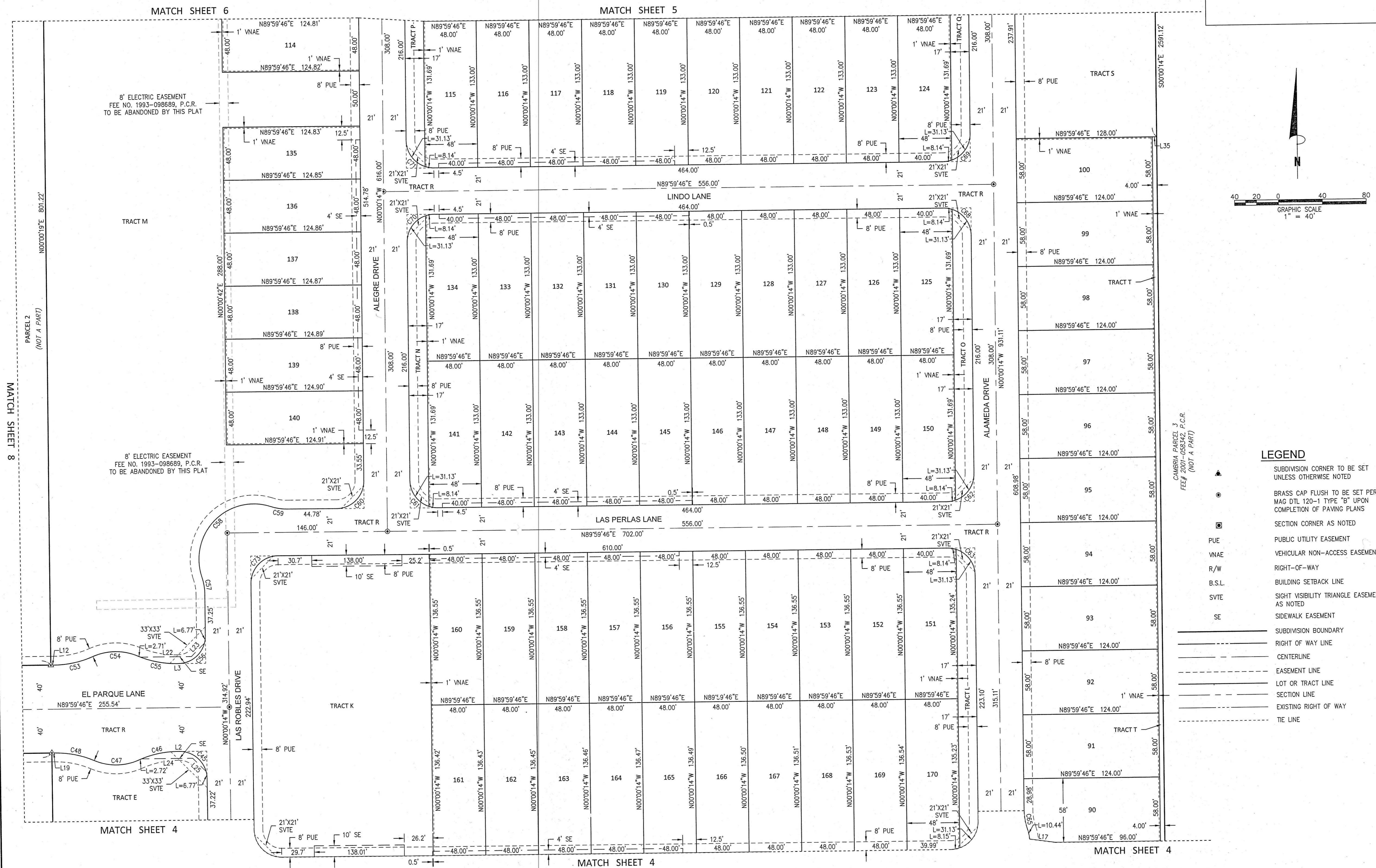
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**RE-PLAT PLAT OF  
IRONWOOD SPRINGS RANCH  
PINAL COUNTY, ARIZONA**

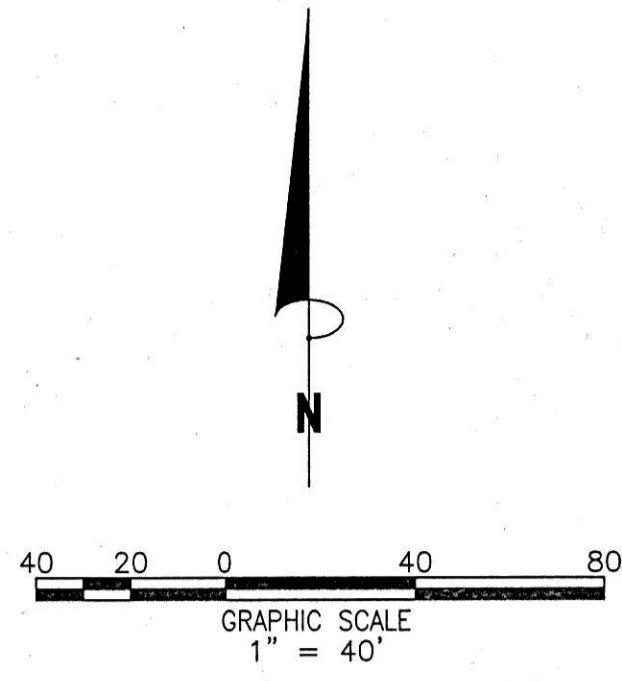
Camelia Parcel 3  
FE# 2001-058342, P.C.R.  
(NOT A PART)

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED BY:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
	5 OF 9

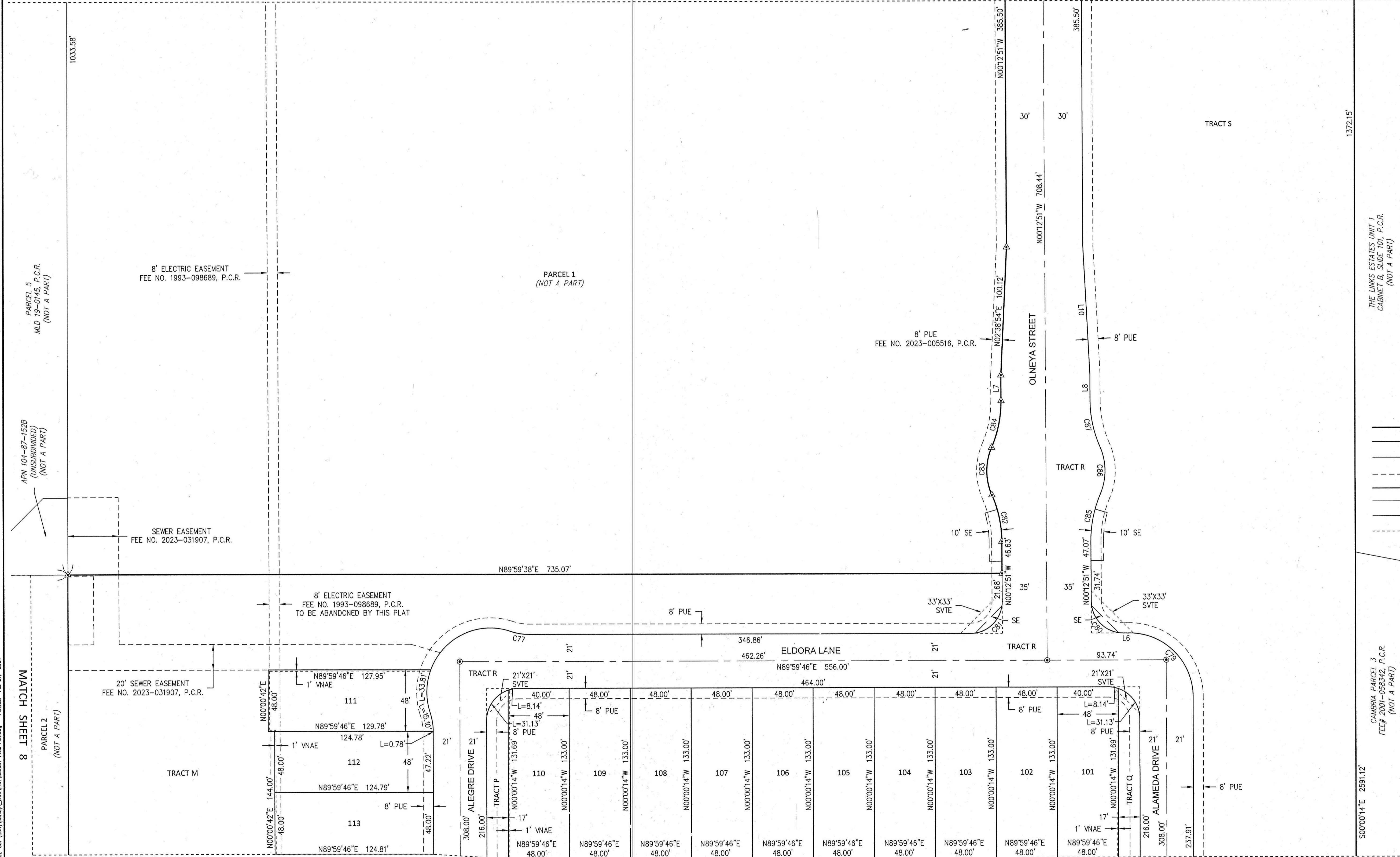


- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
  - BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
  - SECTION CORNER AS NOTED
  - PUE PUBLIC UTILITY EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - B.S.L. BUILDING SETBACK LINE
  - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED
  - SE SIDEWALK EASEMENT
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - LOT OR TRACT LINE
  - SECTION LINE
  - - - - - EXISTING RIGHT OF WAY
  - - - - - TIE LINE

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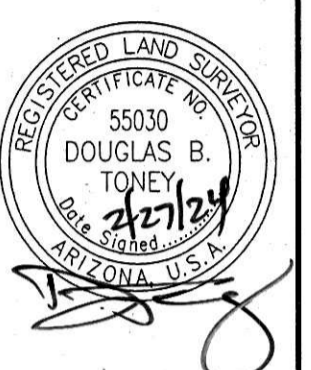


MATCH SHEET 7



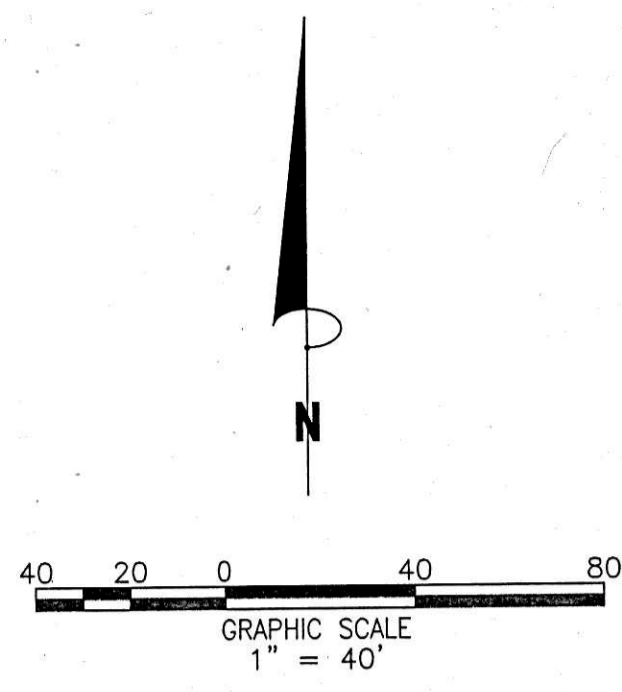
- LEGEND**
- ▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED
  - BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
  - SECTION CORNER AS NOTED
  - PUE PUBLIC UTILITY EASEMENT
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - R/W RIGHT-OF-WAY
  - B.S.L. BUILDING SETBACK LINE
  - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED
  - SE SIDEWALK EASEMENT
  - SUBDIVISION BOUNDARY
  - - - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - LOT OR TRACT LINE
  - - - SECTION LINE
  - - - EXISTING RIGHT OF WAY
  - - - TIE LINE

**RE-PLAT PLAT OF  
IRONWOOD SPRINGS RANCH  
PINAL COUNTY, ARIZONA**



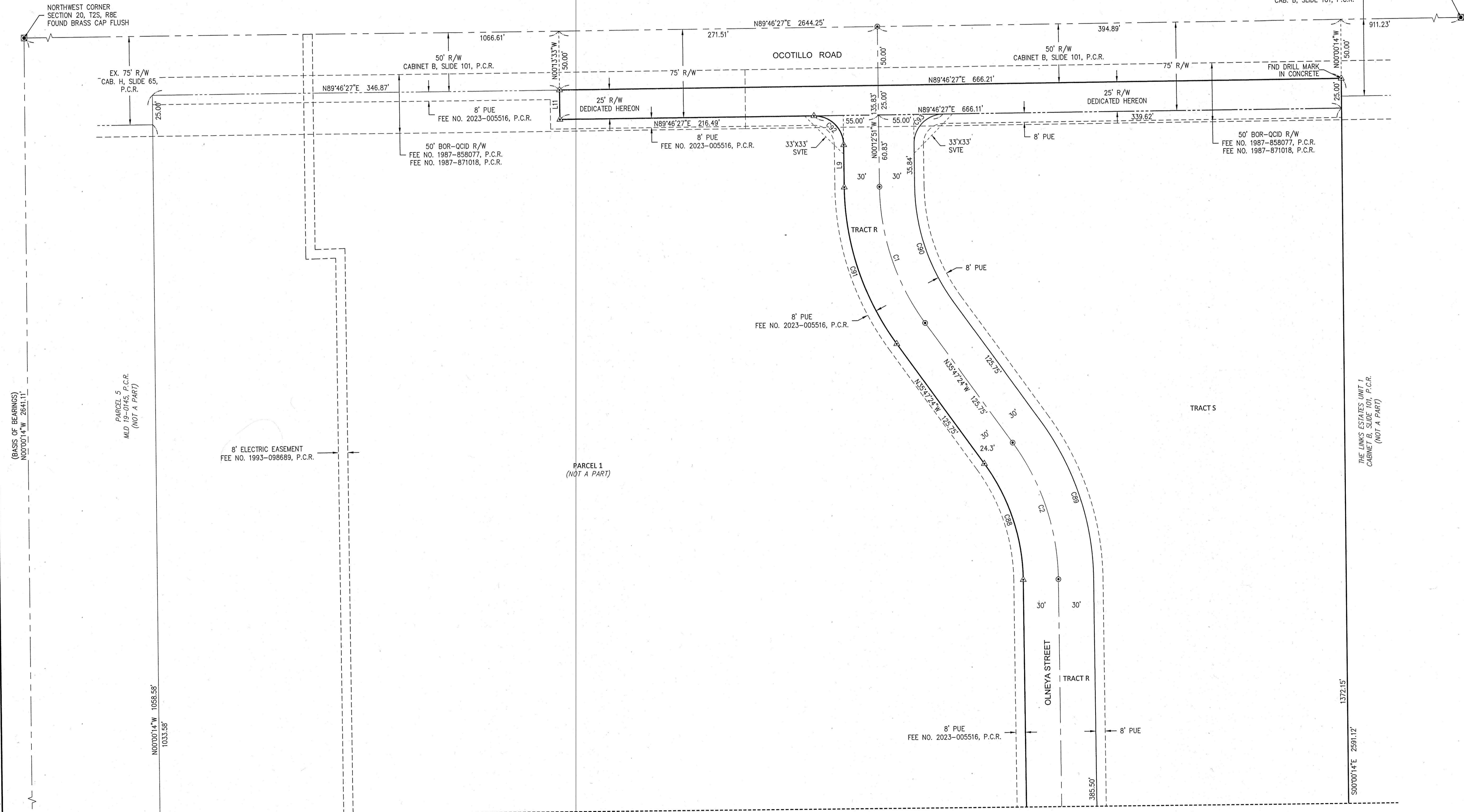
**Bowman**  
Bowman Consulting Group, Ltd.  
1600 N Desert Drive, #210  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowman.com

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE	1" = 40'
	6 OF 9



**LEGEND**

<ul style="list-style-type: none"> <li>▲ SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED</li> <li>● BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS</li> <li>■ SECTION MONUMENT AS NOTED</li> <li>PUE PUBLIC UTILITY EASEMENT</li> <li>VNAE VEHICULAR NON-ACCESS EASEMENT</li> <li>R/W RIGHT-OF-WAY</li> <li>B.S.L. BUILDING SETBACK LINE</li> <li>SVTE SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED</li> <li>SE SIDEWALK EASEMENT</li> </ul>	<ul style="list-style-type: none"> <li>— SUBDIVISION BOUNDARY</li> <li>- - - RIGHT OF WAY LINE</li> <li>— CENTERLINE</li> <li>- - - EASEMENT LINE AS NOTED</li> <li>— LOT OR TRACT LINE</li> <li>— SECTION LINE</li> <li>- - - EXISTING RIGHT OF WAY</li> <li>- - - TIE LINE</li> <li>- - - MATCH LINE</li> </ul>
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MATCH SHEET 8

MATCH SHEET 6

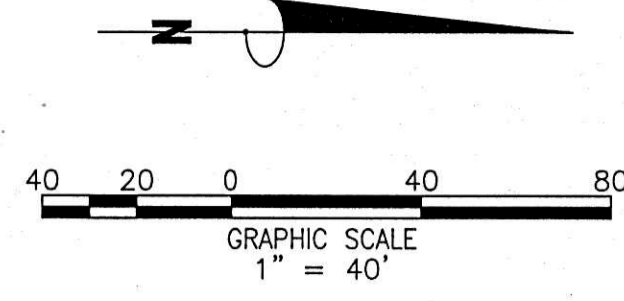
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 Tempe, AZ 85281  
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 Fax: (480) 629-6641  
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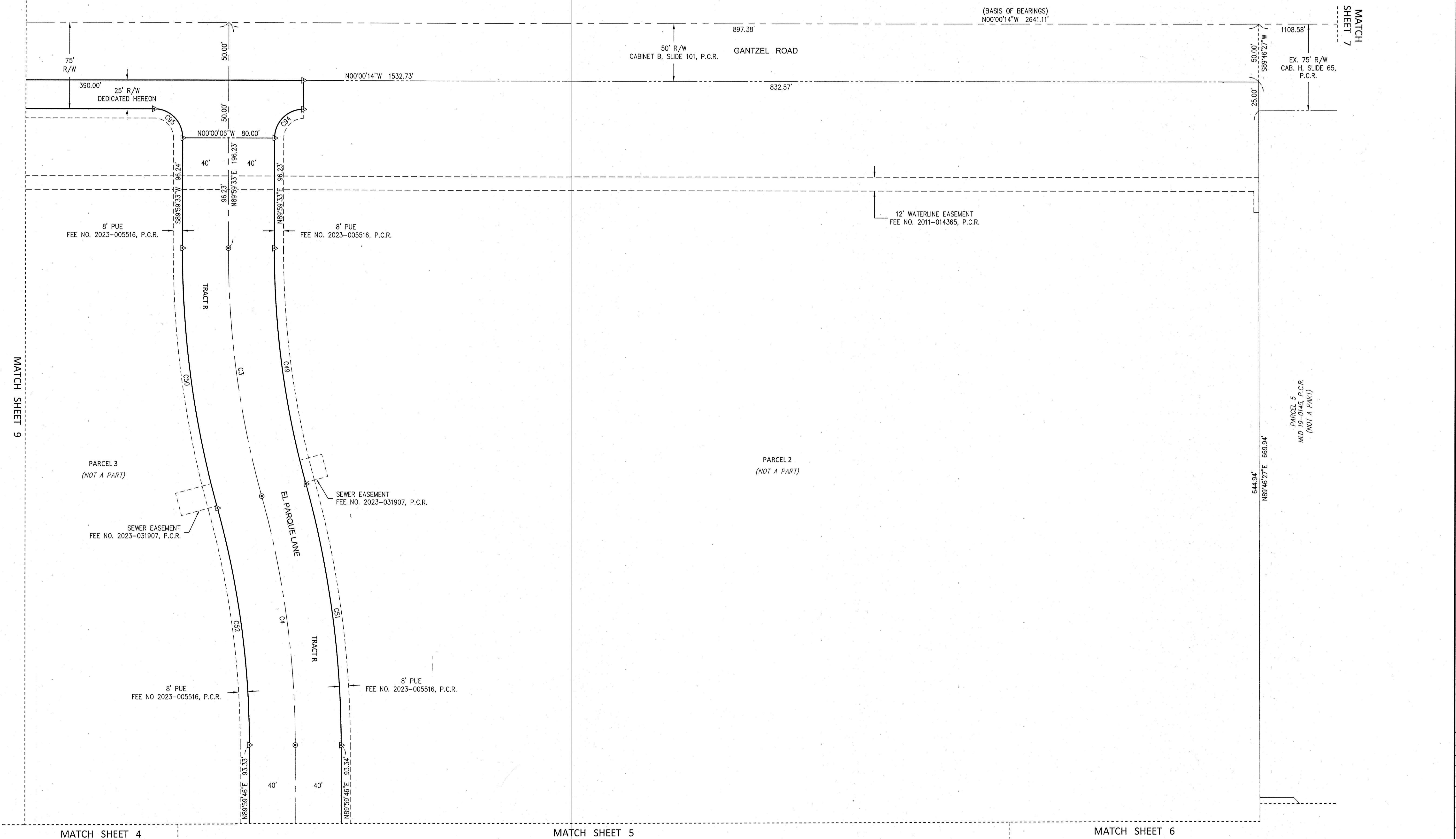
RE-PLAT PLAT OF  
 IRONWOOD SPRINGS RANCH  
 PINAL COUNTY, ARIZONA

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED BY:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
7 OF 9	



**LEGEND**

- |       |  |       |                        |
|-------|--|-------|------------------------|
| ▲     | SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED                                  | ————— | SUBDIVISION BOUNDARY   |
| ●     | BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS | ————— | RIGHT OF WAY LINE      |
| □     | SECTION CORNER AS NOTED  | ————— | CENTERLINE             |
| PUE   | PUBLIC UTILITY EASEMENT  | ————— | EASEMENT LINE AS NOTED |
| WNAE  | VEHICULAR NON-ACCESS EASEMENT  | ————— | LOT OR TRACT LINE      |
| R/W   | RIGHT-OF-WAY   | ————— | SECTION LINE           |
| B.S.L | BUILDING SETBACK LINE  | ————— | EXISTING RIGHT OF WAY  |
| SVTE  | SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED  | ————— | TIE LINE               |
| SE    | SIDEWALK EASEMENT  | ————— | MATCH LINE             |



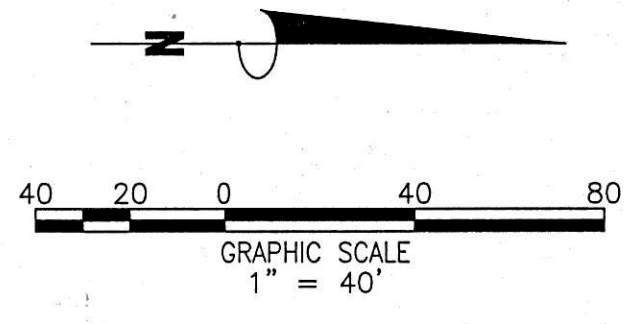
**Bowman**  
 Bowman Consulting Group, Ltd.  
 100 N. 1st Ave., #210  
 Tempe, AZ 85281  
 Phone: (480) 929-8690  
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**RE-PLAT PLAT OF  
 IRONWOOD SPRINGS RANCH  
 PINAL COUNTY, ARIZONA**

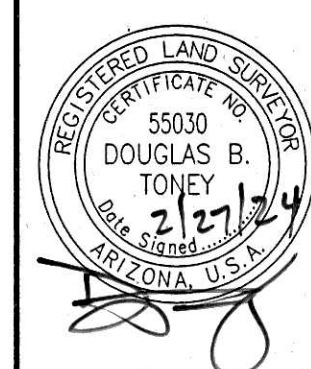
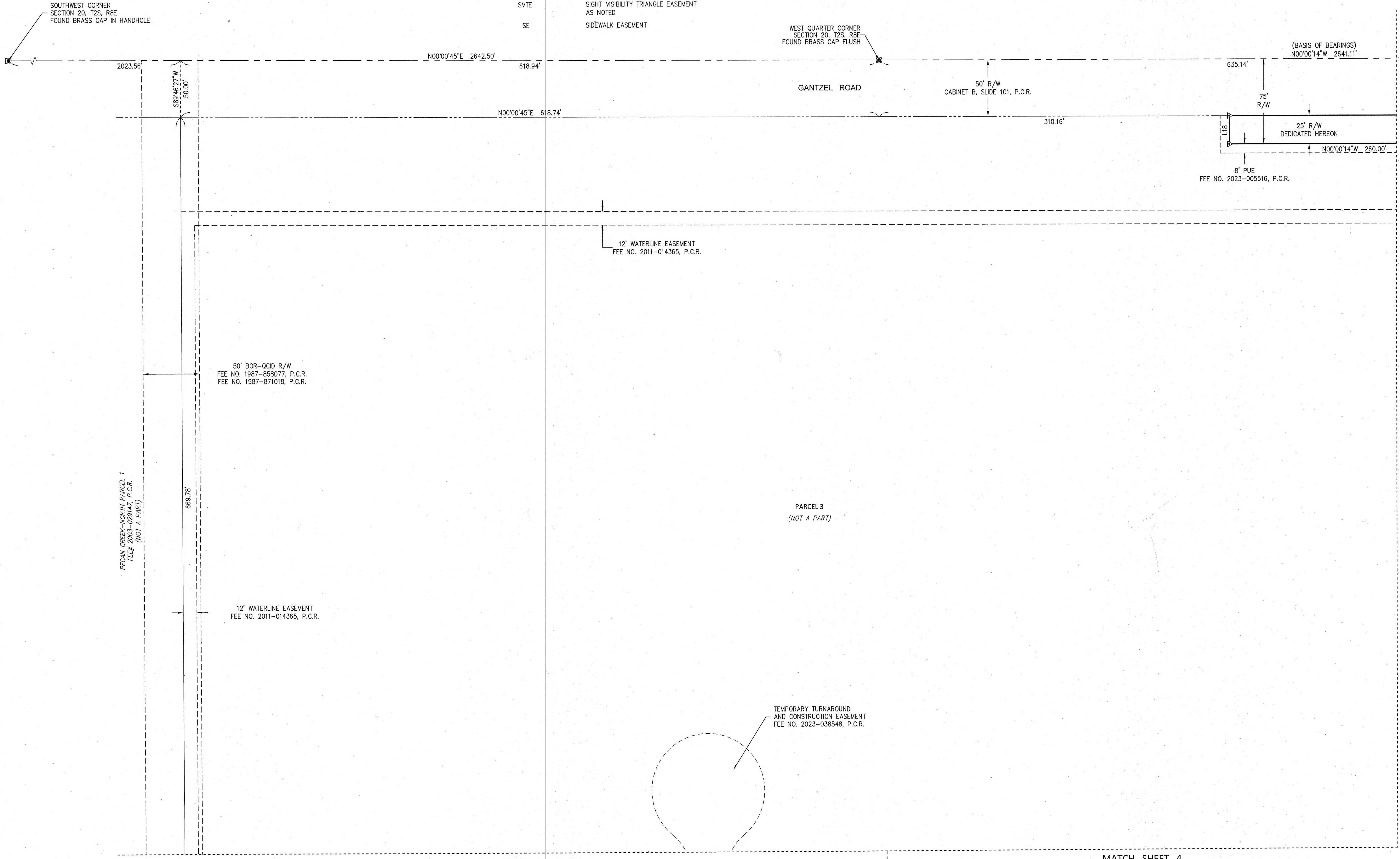
DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
8 of 9	

File: \\A:\009631 - The Linn\009631-02-001 (SUB)\Survey\DWG\009631-Final Plat.dwg Plotlet: Feb 27, 2024



**LEGEND**

▲	SUBDIVISION CORNER TO BE SET UNLESS OTHERWISE NOTED	—	SUBDIVISION BOUNDARY
●	BRASS CAP FLUSH TO BE SET PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS	---	RIGHT OF WAY LINE
⊙	SECTION CORNER AS NOTED	---	CENTERLINE
PUE	PUBLIC UTILITY EASEMENT	---	EASEMENT LINE AS NOTED
VNAE	VEHICULAR NON-ACCESS EASEMENT	---	LOT OR TRACT LINE
R/W	RIGHT-OF-WAY	---	SECTION LINE
B.S.L.	BUILDING SETBACK LINE	---	EXISTING RIGHT OF WAY
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT AS NOTED	---	TIE LINE
SE	SIDEWALK EASEMENT	---	MATCH LINE



**RE-PLAT PLAT OF  
IRONWOOD SPRINGS RANCH  
PINAL COUNTY, ARIZONA**

MATCH SHEET 8

DATE:	2/27/24
PROJ NO:	009631-02
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	3"
	9 OF 9

File: V:\009631 - The Lakes\009631-02-001 (2024)\Survey\Drawings\009631-Final Plat.dwg Printed: Feb 27, 2024