

NOTES

- 1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-756. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A DRINKING WATER SERVICE AGREEMENT A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-400683-0001
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230425 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS.
3. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE WILDERA HOMEOWNERS ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE WILDERA HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A, B, C, D, E, F, G, H, I AND J ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WILDERA HOMEOWNERS ASSOCIATION.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON JUNE 10, 2022 IN FEE NO. 2022-087699 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE "X" FLOOD HAZARD AREA PER THE FIRM PANEL NUMBER 04021C-0500 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). UNSHADED ZONE "X" AS DEFINED BY FEMA IS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, MARA SUNDQUIST, DULY AUTHORIZED AGENT OF "WILDERA HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "SAN TAN GATEWAY UNIT 1B PARCEL 36" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Mara Sundquist
TITLE: Authorized Signer DATE: April 18, 2024

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF PINAL ) SS
ON THIS 18th DAY OF April, 2024, BEFORE ME, PERSONALLY

APPEARED Minna Sundquist, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: Felicia D. Cruz
MY COMMISSION EXPIRES: 08-13-2024



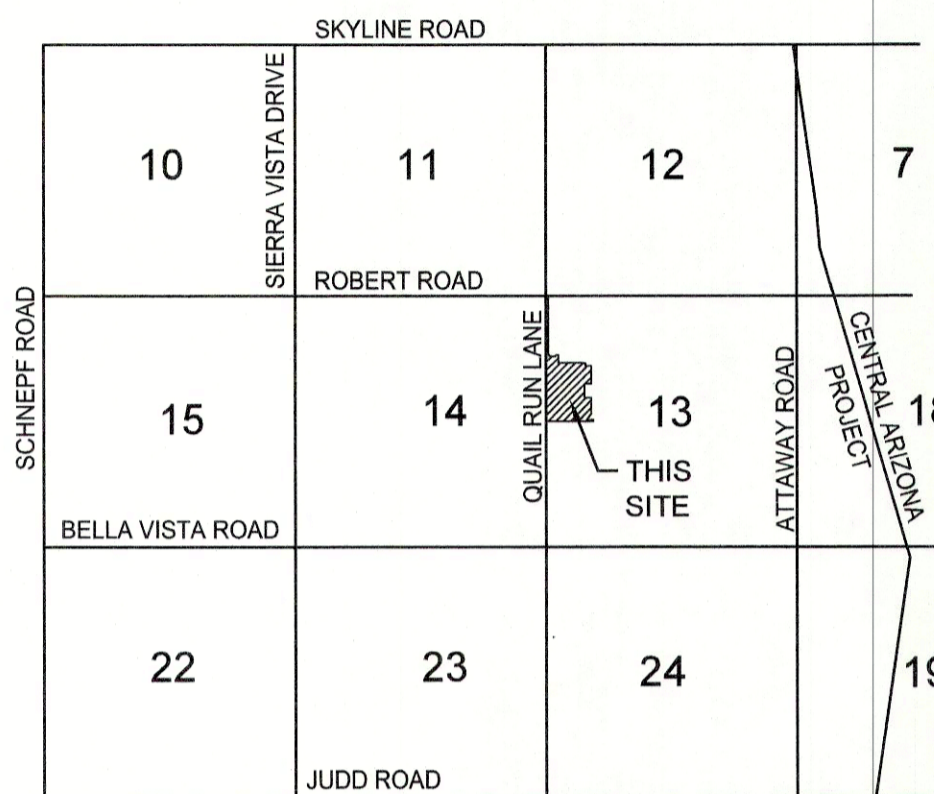
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2024, AND THAT 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.

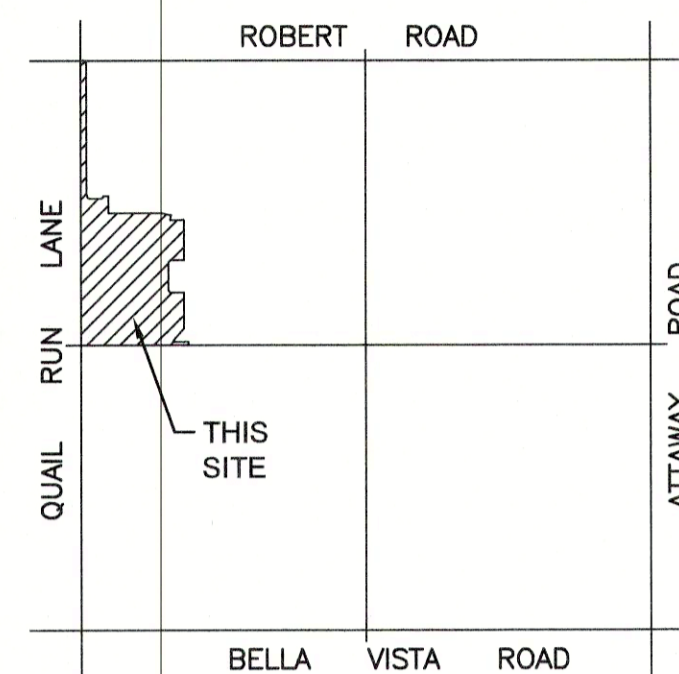
BY: Richard G. Alcocer
RICHARD G. ALCOCER
ARIZONA REGISTERED LAND SURVEYOR, #33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 36

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP N.T.S.



VICINITY MAP (NOT-TO-SCALE)

BASE ZONING & ZONING CASE

EXISTING ZONING CR-3/PAD
ZONING/PAD CASE NUMBER PZ-PD-040-04A

BASIS OF BEARING

NORTH 01°26'55" WEST (ASSUMED) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN.

BENCHMARK

COPPER BASIN TEMPORARY BENCHMARKS #1 (A 1/2" REBAR ENCASED IN A PROTECTIVE ENCLOSURE ALONG THE DRAINAGE CANAL 900' EAST OF FIRST STREET, ELEVATION = 1508.56) AND #2 (A 1/2" REBAR ENCASED IN A PROTECTIVE ENCLOSURE ALONG THE DRAINAGE CANAL 700' EAST OF HUNT HIGHWAY, ELEVATION = 1513.16) ACCORDING TO DATA SUPPLIED TO COE AND VAN LOO BY JMI ASSOCIATES. ACCORDING TO THE FINAL PLAT FOR UNIT ONE OF COPPER BASIN, RECORDED IN CABINET D, SLIDE 055, PINAL COUNTY RECORDS, THESE BENCHMARKS ARE BASED ON THE PROJECT BENCHMARK, WHICH IS:

"DES=L364, VERTICAL DATUM NAVD88 ABOUT 2.8 MI NW ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION SIGN AT MAGMA, IN SEC 16, T3S, R8E, 29 FEET SW OF THE TRACKS, 26 FEET NE OF THE CENTERLINE OF A GRAVELED ROAD WHICH PARALLELS THE TRACKS, 3.5 FEET NW OF MILE POST 947, 13 FEET SE OF A METAL WITNESS POST, BEING A 5/8 INCH COPPER COATED ROD THAT IS DRAWN TO THE DEPTH OF 9 FEET AND IS ENCASED IN A 5 INCH IRON PIPE PROJECTING 2 INCHES. ELEVATION = 1504.05 FEET"

Table with 2 columns: LAND USE TABLE, values include Gross Acreage (27.927), Area of Streets (9.203), Net Acreage (18.724), Total Number of Lots (95), Total Number of Tracts (10), Area of Tracts (A-J) (4.075), Gross Residential Density (3.40 DU/AC), Average Area per Lot (6,717 S.F.), Open Space Percentage (14.59%)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ACQUFER PROTECTION DIVISION

PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Subdivision Improvement Performance Bond, FEE NO. 2024-042559 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 April, 2024, 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

ENGINEER

COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: HEIDI TILSON
EMAIL: HTILSON@CVLCCI.COM

DEVELOPER

LANDSEA HOMES OF ARIZONA LLC
7800 EAST DOUBLETREE RANCH ROAD
SUITE 240
SCOTTSDALE, ARIZONA 85258
CONTACT: MARA SUNDQUIST
EMAIL: MSUNDQUIST@LANDSEAHOMES.COM

OWNER

ARROYO CAP III-2 LLC
18575 JAMBOREE ROAD, SUITE S-350
IRVINE, CALIFORNIA 92612
CONTACT: LEIGH AUSTIN
PHONE: (949) 272-1168
EMAIL: LAUSTIN@ARROYOCAPITAL.COM

OWNER

JEN ARIZONA 70 LLC
2222 W. PINNACLE PEAK, SUITE 340
PHOENIX, AZ 85027
PHONE: (602) 374-2777
CONTACT: MIKE JESBERGER

OPTIONEE CONSENT

THE UNDERSIGNED, LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OPTIONEE") ENTERED INTO AN OPTION AGREEMENT WITH JEN ARIZONA 70 LLC, A DELAWARE LIMITED LIABILITY COMPANY PURSUANT TO WHICH OPTIONEE WAS GRANTED A RIGHT TO PURCHASE PROPERTY INCLUDED WITHIN THE FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 36, AS MEMORIALIZED IN THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT DATED MARCH 15, 2024, RECORDED IN THE OFFICIAL RECORDS OF PINAL COUNTY, AZ AT FEE NO. 2024-019106. OPTIONEE HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY RELEASE FROM THE OPTION AGREEMENT THAT PORTION OF THE PROPERTY CONVEYED TO PINAL COUNTY IN FEE AS SHOWN ON THIS FINAL PLAT. OPTIONEE, ON BEHALF OF ITSELF AND ALL FUTURE SUCCESSOR AND ASSIGNS TO THE OPTION AGREEMENT, HEREBY CONSENTS TO AND SHALL BE BOUND TO THE EASEMENTS DEDICATED TO PINAL COUNTY AS SHOWN ON THIS FINAL PLAT. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS OPTIONEE CONSENT ON BEHALF OF LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HERETO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS 18th DAY OF April, 2024.

BY: LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: MANAGER

BY: Heather Cammisso

NAME: Heather Cammisso

TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF MARICOPA ) SS
ON THIS 18th DAY OF April, 2024, BEFORE ME PERSONALLY

APPEARED Heather Cammisso, THE Authorized Signatory of LANDSEA HOMES OF ARIZONA LLC, AS THE MANAGER OF LANDSEA HOMES OF ARIZONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 36 ("FINAL PLAT") AND WHO ACKNOWLEDGED THAT BY HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE FINAL PLAT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE FINAL PLAT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAW OF THE STATE OF ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

Witness signature and official seal.

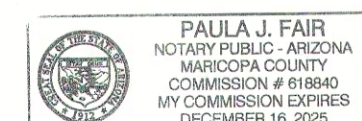
ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF PINAL MARICOPA ) SS
ON THIS 17th DAY OF APRIL, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Michael K Jesberger WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE VP OF JEN ARIZONA 70 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Signature of Michael K Jesberger, Notary Public, My Commission Expires 12/16/2025



DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

JEN ARIZONA 70 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ARROYO CAP III-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF SAN TAN GATEWAY UNIT 1B PARCEL 36, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 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.

JEN ARIZONA 70 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ARROYO CAP III-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARE THE OWNERS 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. JEN ARIZONA 70 LLC HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS WITH RETENTION A, B AND 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 WILDERA 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.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITIES EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SEWER 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 SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH 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:

JEN ARIZONA 70 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 17th DAY OF April, 2024.

Signature of Mike Jesberger, ITS: V.P.

NAME: MIKE JESBERGER

ARROYO CAP III-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 22nd DAY OF APRIL, 2024.

Signature of Jeffrey Brouelette, ITS: EXECUTIVE VICE PRESIDENT

NAME: JEFFREY BROUETTE

ACKNOWLEDGEMENT

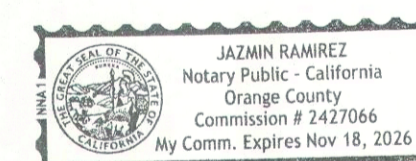
STATE OF CALIFORNIA )
COUNTY OF ORANGE )
ON April 22, 2024, BEFORE ME, Jazmin Ramirez Notary Public.

PERSONALLY APPEARED JEFFREY BROUETTE, THE EXECUTIVE VICE PRESIDENT OF ARROYO CAP III-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF ARROYO CAP III-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL. #2427066

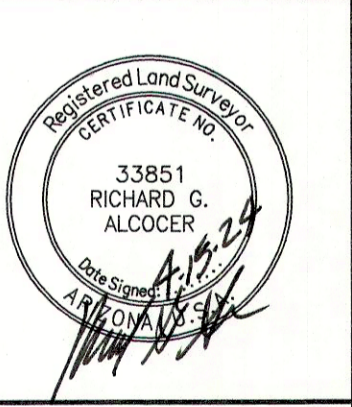
SIGNATURE: Jazmin Ramirez



DATE, REVISION, NO.

FINAL PLAT

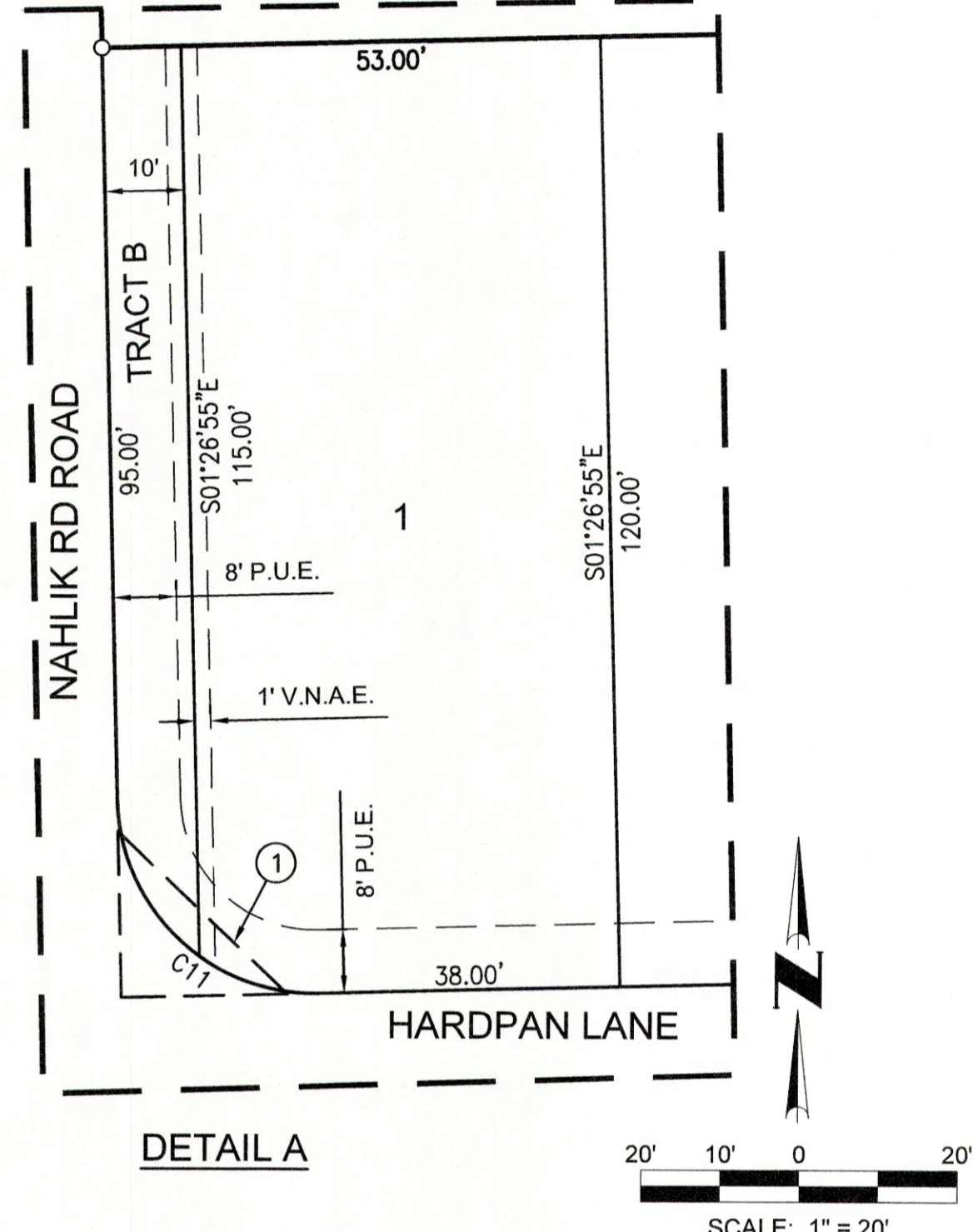
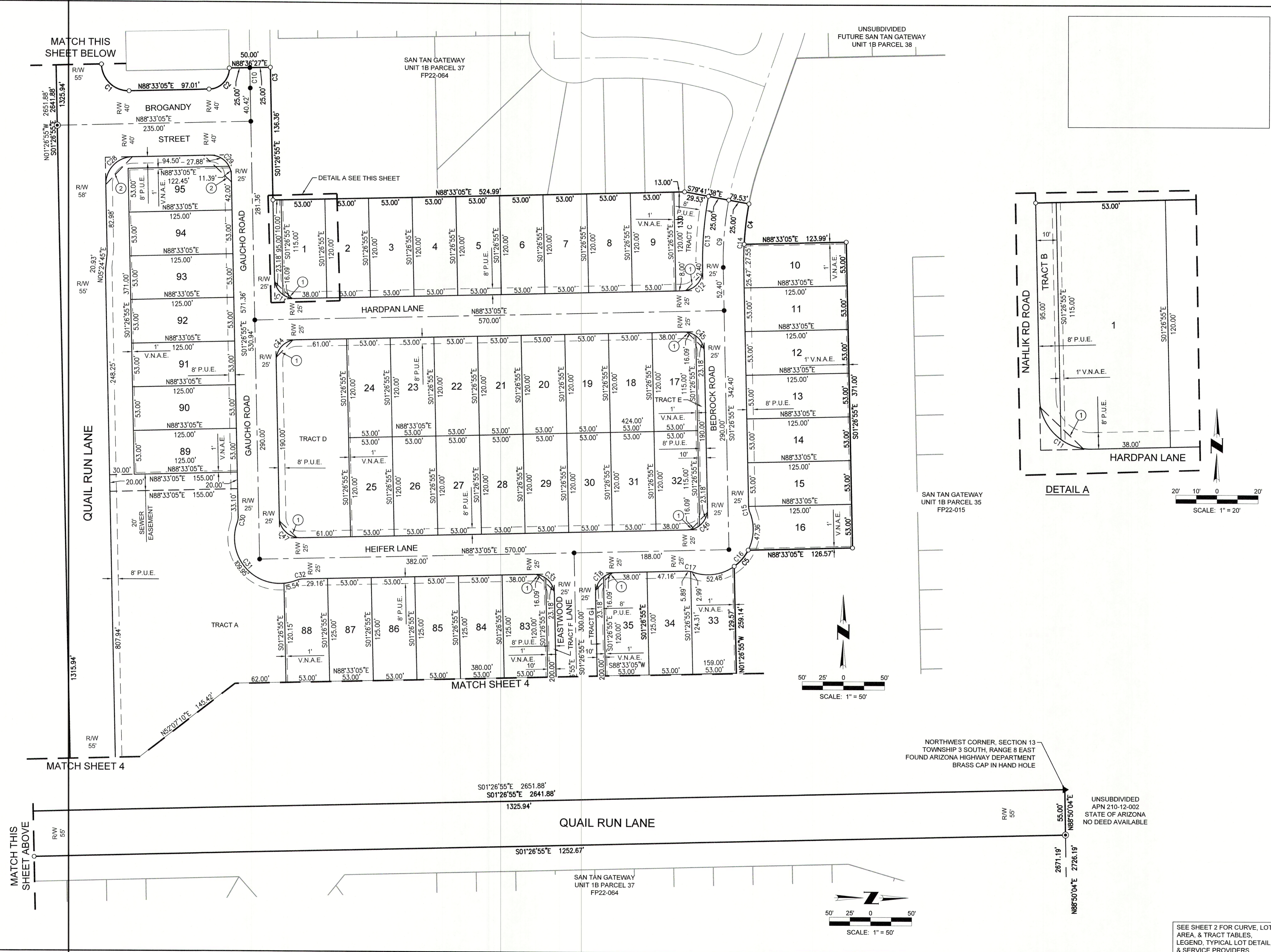
SAN TAN GATEWAY UNIT 1B PARCEL 36 PINAL COUNTY, ARIZONA



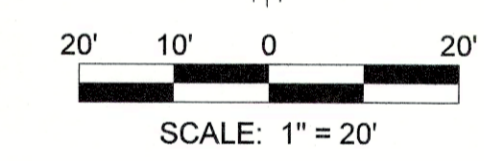
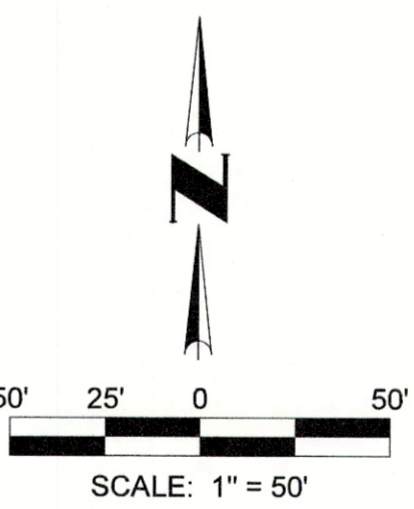
1 SHEET OF 4

CVL Contact: HEIDI TILSON
CVL Project #: 1.14.0360502
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SAN TAN GATEWAY UNIT 1B PARCEL 35 FP22-015



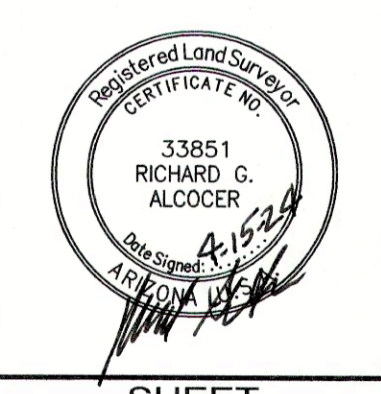
NORTHWEST CORNER, SECTION 13 TOWNSHIP 3 SOUTH, RANGE 8 EAST FOUND ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE

UNSUBDIVIDED APN 210-12-002 STATE OF ARIZONA NO DEED AVAILABLE

NO.	REVISION	DATE

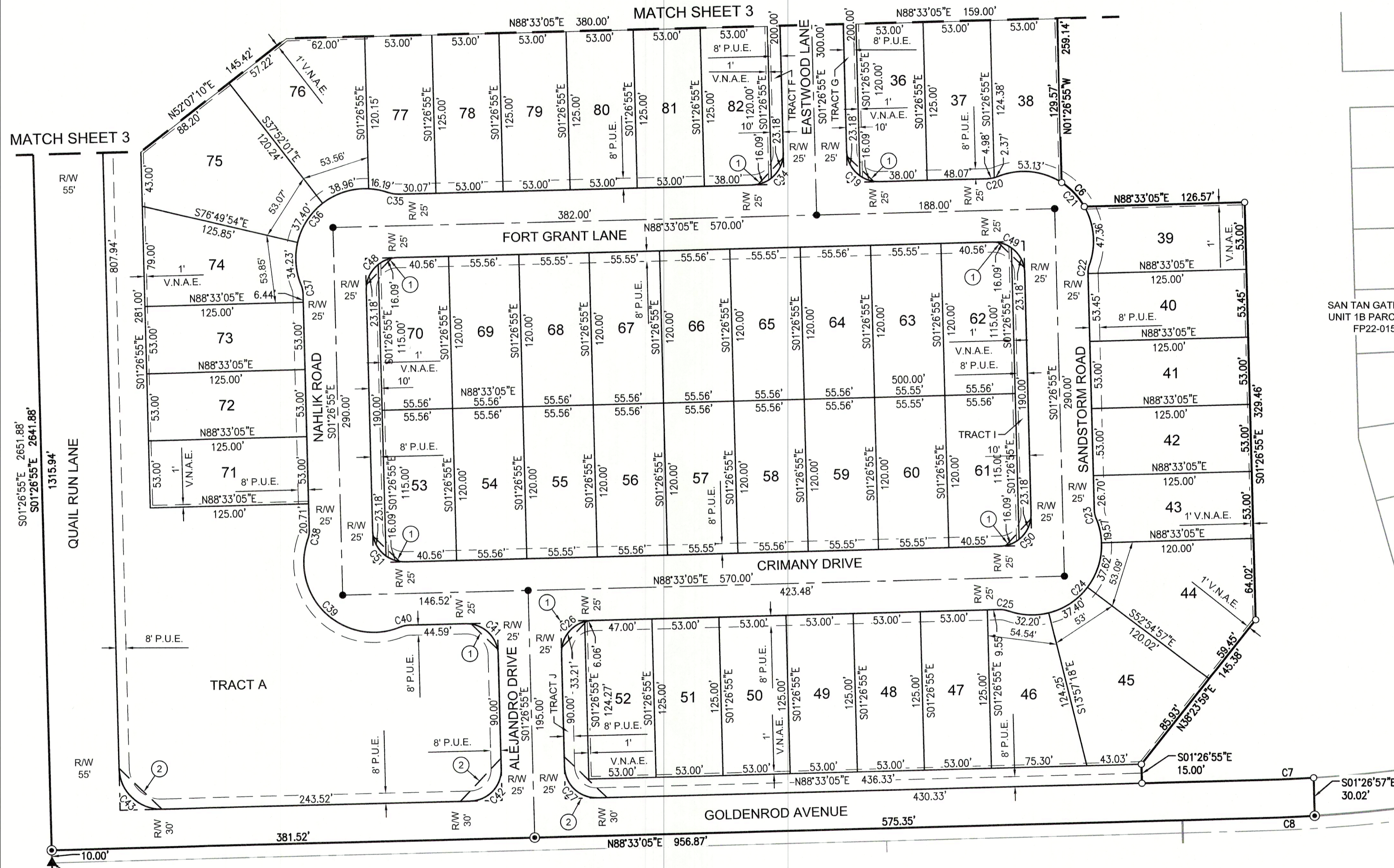
FINAL PLAT

SAN TAN GATEWAY UNIT 1B PARCEL 36  
PINAL COUNTY, ARIZONA



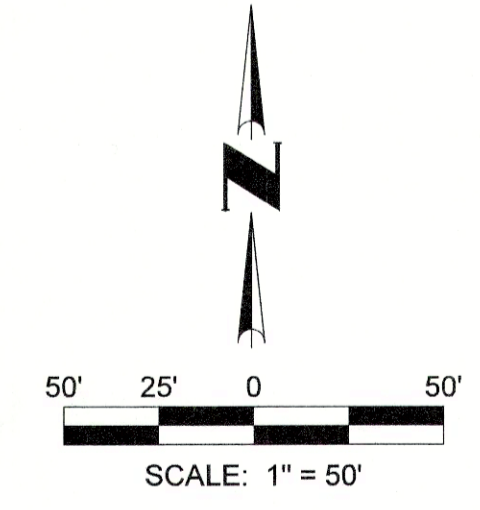
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CVL Project #: 1.14.0360502  
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SEE SHEET 2 FOR CURVE, LOT AREA, & TRACT TABLES, LEGEND, TYPICAL LOT DETAIL, & SERVICE PROVIDERS



NORTHWEST CORNER, SECTION 13  
TOWNSHIP 3 SOUTH, RANGE 8 EAST  
FOUND ARIZONA HIGHWAY DEPARTMENT  
BRASS CAP IN HAND HOLE

SAN TAN GATEWAY  
UNIT 1B PARCEL 35  
FP22-015

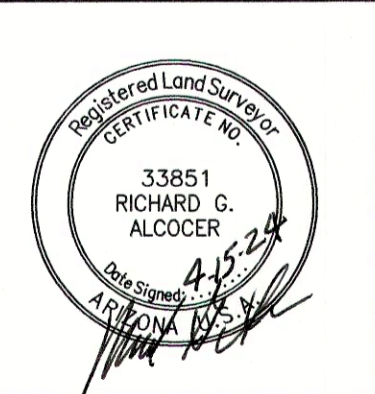


SEE SHEET 2 FOR CURVE, LOT  
AREA, & TRACT TABLES,  
LEGEND, TYPICAL LOT DETAIL,  
& SERVICE PROVIDERS

NO.	REVISION	DATE

**FINAL PLAT**

**SAN TAN GATEWAY UNIT 1B PARCEL 36**  
PINAL COUNTY, ARIZONA



4 SHEET  
OF 4

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FP22-032