

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. § 45-576. 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. 86-400645.0001
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230427 (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 RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE WILDERA HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC 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, AND I ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WILDERA HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
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. 2022-067699 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

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 38" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Ms. 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 Mara 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, 2023, 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.

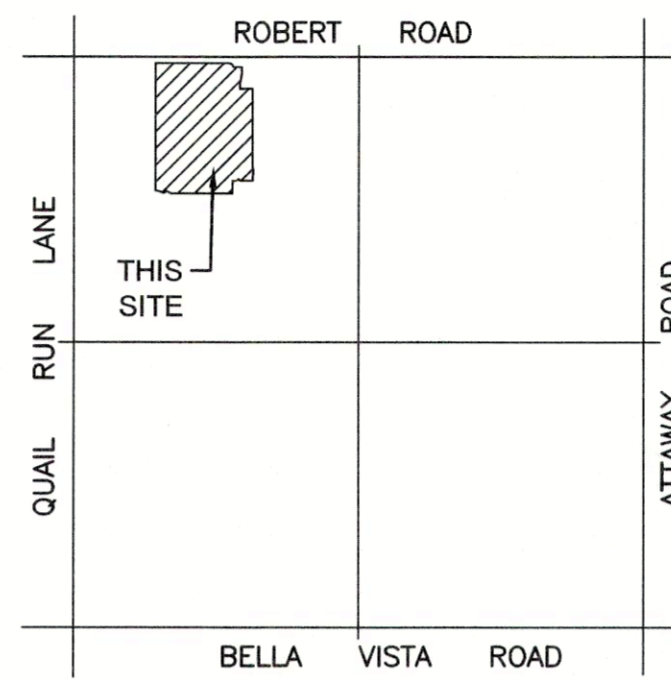
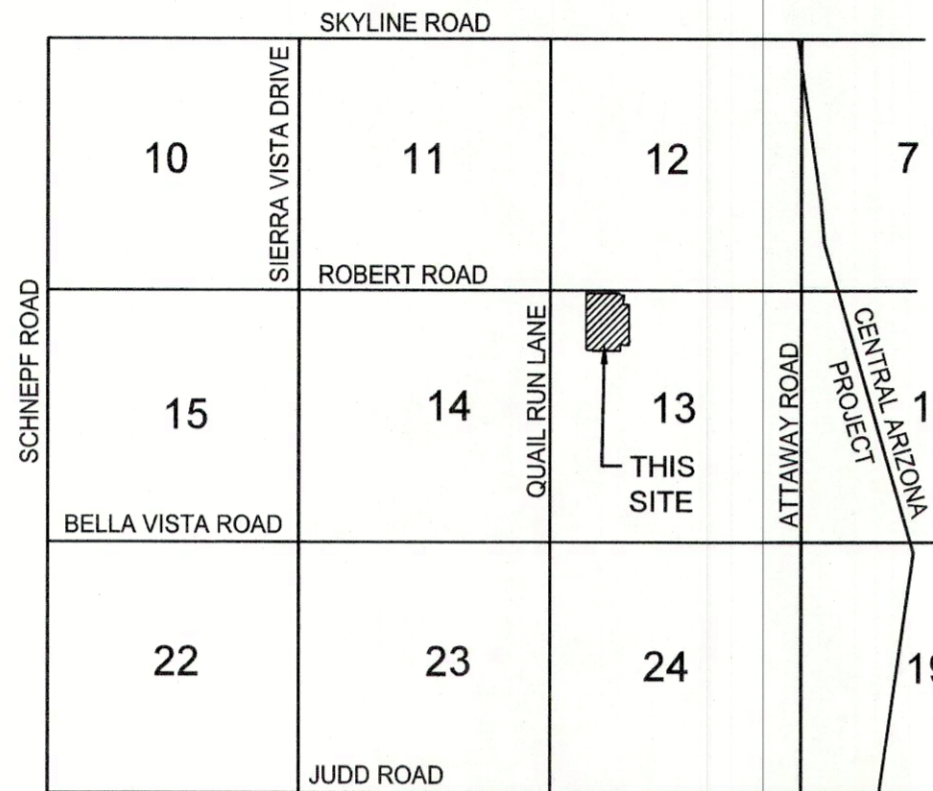
BY: Richard G. Alcocer
RICHARD G. ALCOCER
ARIZONA REGISTERED LAND SURVEYOR, #33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

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-0500E 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.

FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 38
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



LEGEND VICINITY MAP

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
EASEMENT
S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
V.N.A.E. VEHICULAR NON ACCESS EASEMENT
AC. ACRES
C1 CURVE NUMBER
R/W RIGHT-OF-WAY
EX. EXISTING
P.C.R. PINAL COUNTY RECORDER
CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
S.F. SQUARE FEET
SHEET NUMBER

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION: Sydney Radall 6/11/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION: 6/2/24
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER: 06/17/24

ASSURANCES IN THE FORM OF A Subdivision Improvement Performance Bond, FEE NO. 2024-042561 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

OWNER

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

DEVELOPER

LANDSEA HOMES OF ARIZONA LLC
7600 EAST DOUBLETREE RANCH ROAD
SUITE 240
SCOTTSDALE, ARIZONA 85258
CONTACT: MARA SUNDQUIST
EMAIL: MSUNDQUIST@LANDSEAHOMES.COM

BASE ZONING & ZONING CASE

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

BASIS OF BEARING

NORTH 01°28'55" 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=1364, 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"

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 38, 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. 2024-019108. 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

LAND USE TABLE
GROSS ACREAGE 23.296
AREA OF STREETS 4.929
NET ACREAGE 18.367
TOTAL NUMBER OF LOTS 110
TOTAL NUMBER OF TRACTS 9
AREA OF TRACTS (A-J) 0.991
GROSS RESIDENTIAL DENSITY 4.65 DU/AC
AVERAGE AREA PER LOT 6,881 S.F.
OPEN SPACE PERCENTAGE 4.25%

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 38 ("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
BY: Felicia D. Cruz (SEAL)

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

JEN ARIZONA 70 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SAN TAN GATEWAY UNIT 1B PARCEL 38, 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, 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. 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 TRACT A. 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.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND CERTIFICATION FILED WITH PINAL COUNTY BE AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS AR ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE 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 19th DAY OF April, 2024.

BY: Mike Jesberger ITS: V.P.
NAME: MIKE JESBERGER

ACKNOWLEDGEMENT

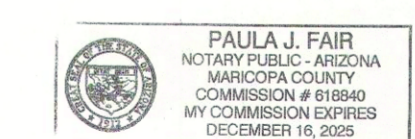
STATE OF ARIZONA )
COUNTY OF PINAL ) SS

ON THIS 17th DAY OF APRIL, 2024, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED Michael K Jesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VP
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

Paula J. Fair
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/16/2025



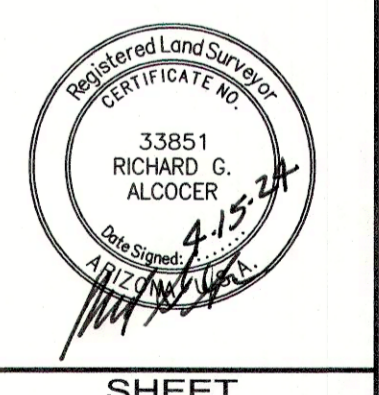
GROSS AREA = 23.296 ACRES

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



FINAL PLAT
SAN TAN GATEWAY UNIT 1B PARCEL 38
PINAL COUNTY, ARIZONA
Coe and Van Loo II L.L.C.

1 SHEET OF 4
CVL Contact: HEIDI TILSON
CVL Project #: 1.14.0360506
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33851 RICHARD G. ALCOCER
My Commission Expires 8-13-2024

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	51.67'	33.00'	089°43'08"	32.84	46.55	N46°18'25"W
C2	60.52'	55.00'	063°02'45"	33.73	57.51	N75°04'28"E
C3	120.05'	375.00'	018°20'31"	60.54	119.54	N09°59'56"E
C4	143.94'	400.00'	020°37'07"	72.76	143.17	N08°51'38"E
C5	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E
C6	7.34'	20.00'	021°02'22"	3.71	7.30	S80°55'44"E
C7	126.79'	55.00'	132°04'44"	123.76	100.52	S43°33'05"W
C8	7.34'	20.00'	021°02'22"	3.71	7.30	N11°58'06"W
C9	39.39'	25.00'	090°16'59"	25.12	35.44	N43°41'34"E
C10	39.15'	25.00'	089°43'01"	24.88	35.27	N46°18'26"W
C11	7.34'	20.00'	021°02'22"	3.71	7.30	N09°04'16"E
C12	126.79'	55.00'	132°04'44"	123.76	100.52	S46°26'55"E
C13	7.34'	20.00'	021°02'22"	3.71	7.30	S78°01'54"W
C14	39.27'	25.00'	090°00'00"	25.00	35.36	N46°26'55"W
C15	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E
C16	7.34'	20.00'	021°02'22"	3.71	7.30	S80°55'44"E
C17	126.79'	55.00'	132°04'44"	123.76	100.52	S43°33'05"W
C18	7.34'	20.00'	021°02'22"	3.71	7.30	N11°58'06"W
C19	134.95'	375.00'	020°37'07"	68.21	134.22	N08°51'38"E
C20	92.02'	425.00'	012°24'18"	46.19	91.84	N12°58'03"E
C21	35.69'	25.00'	081°47'11"	21.65	32.73	S47°39'29"W
C22	7.34'	20.00'	021°02'22"	3.71	7.30	N80°55'44"W
C23	126.79'	55.00'	132°04'44"	123.76	100.52	N43°33'05"E
C24	7.34'	20.00'	021°02'22"	3.71	7.30	S11°58'06"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	S43°33'05"W
C26	39.27'	25.00'	090°00'00"	25.00	35.36	N46°26'55"W
C27	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E
C28	39.27'	25.00'	090°00'00"	25.00	35.36	S46°26'55"E
C29	39.27'	25.00'	090°00'00"	25.00	35.36	S43°33'05"W
C30	39.27'	25.00'	090°00'00"	25.00	35.36	N46°26'55"W
C31	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E
C32	39.27'	25.00'	090°00'00"	25.00	35.36	S46°26'55"E

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,355
2	6,393
3	6,407
4	6,421
5	6,435
6	6,449
7	6,463
8	6,476
9	6,490
10	6,441
11	9,655
12	10,104
13	7,655
14	6,601
15	6,602
16	8,291
17	15,137
18	11,094
19	7,248
20	7,250
21	7,250
22	7,250
23	7,250
24	7,250
25	7,250
26	7,250
27	7,476
28	7,476
29	7,250
30	7,250
31	7,250
32	7,250
33	7,250
34	6,595
35	6,625
36	6,625
37	7,541
38	14,003
39	11,229
40	6,550
41	6,625
42	6,625
43	6,625
44	6,624
45	6,348
46	6,362
47	6,363
48	6,364
49	6,365
50	6,366
51	6,367
52	6,368
53	6,369
54	6,361
55	6,589
56	6,553
57	6,492
58	6,360

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
59	6,360
60	6,360
61	6,360
62	6,360
63	6,360
64	6,360
65	6,360
66	6,360
67	6,360
68	6,360
69	6,360
70	6,360
71	6,936
72	6,360
73	6,360
74	6,360
75	6,360
76	6,360
77	6,360
78	6,360
79	6,360
80	6,336
81	6,336
82	6,360
83	6,360
84	6,360
85	6,360
86	6,360
87	6,360
88	6,360
89	6,360
90	6,936
91	6,336
92	6,360
93	6,360
94	6,360
95	6,360
96	6,360
97	6,360
98	6,360
99	6,360
100	6,936
101	6,936
102	6,360
103	6,360
104	6,360
105	6,360
106	6,360
107	6,360
108	6,360
109	6,360
110	6,336

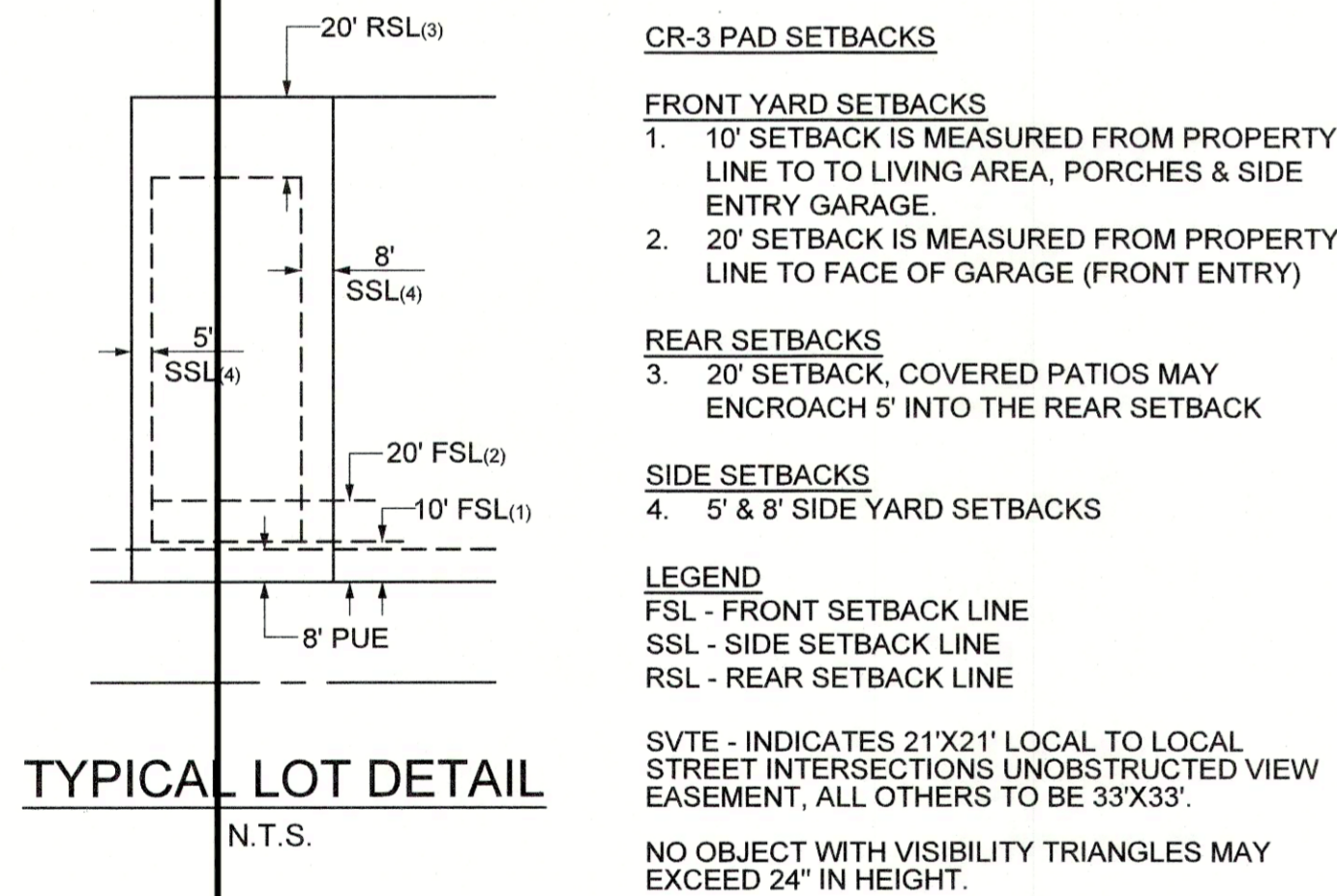
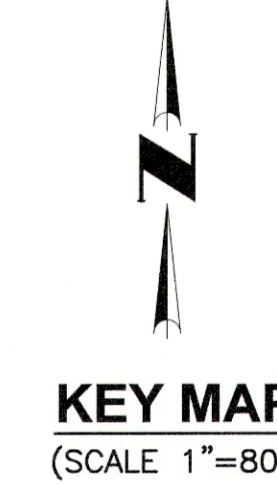
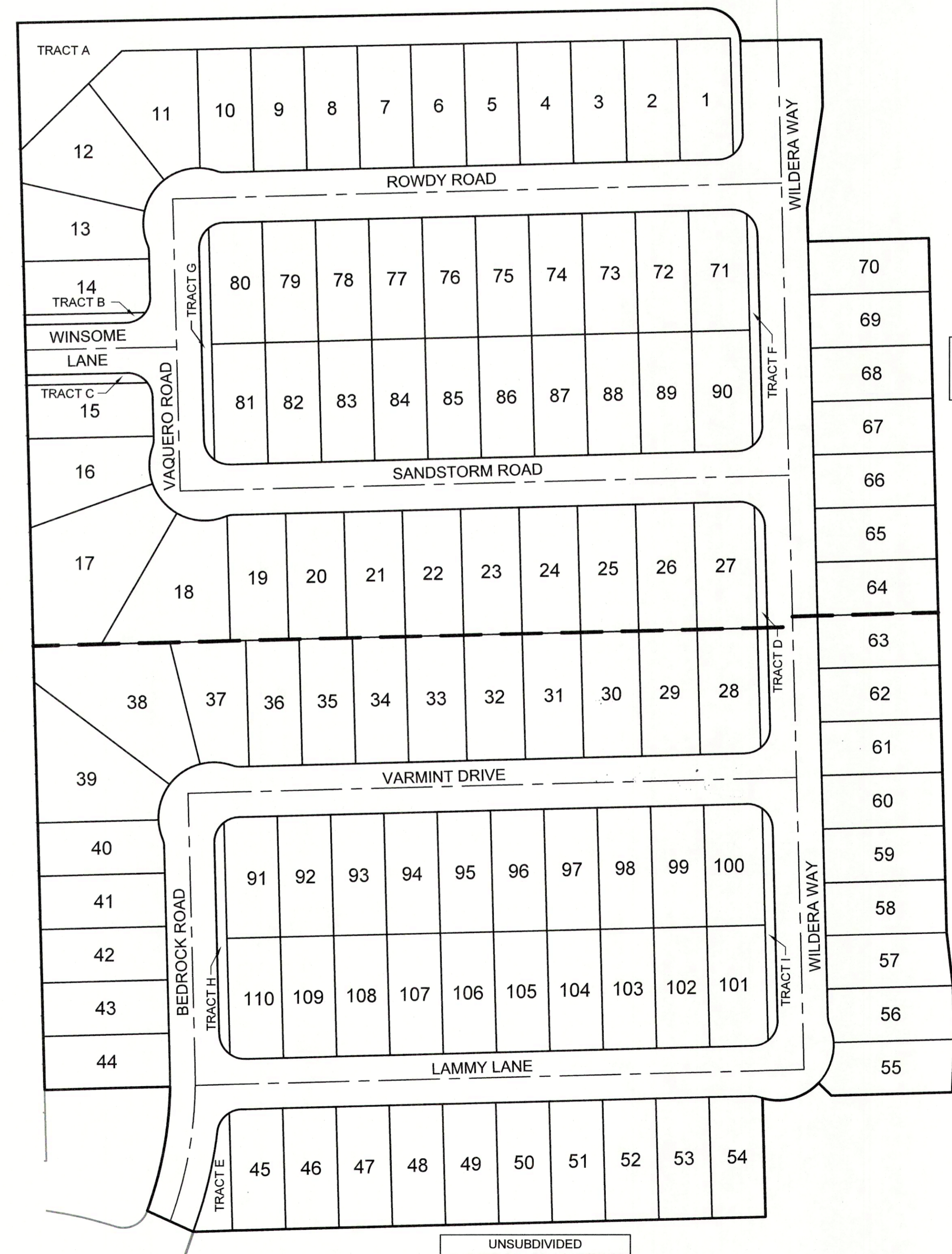
TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.629	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT B	0.026	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT C	0.026	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT D	0.052	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT E	0.057	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT F	0.050	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT G	0.050	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT H	0.050	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT I	0.050	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TOTAL	0.991	

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

UNSUBDIVIDED  
 FUTURE SAN TAN GATEWAY  
 UNIT 1B PARCEL 37  
 FP22-064

UNSUBDIVIDED  
 FUTURE SAN TAN GATEWAY  
 UNIT 1B PARCEL 34  
 FP21-119

UNSUBDIVIDED  
 FUTURE SAN TAN GATEWAY  
 UNIT 1B PARCEL 35  
 FP22-015



- CR-3 PAD SETBACKS**
- FRONT YARD SETBACKS**
- 10' SETBACK IS MEASURED FROM PROPERTY LINE TO LIVING AREA, PORCHES & SIDE ENTRY GARAGE.
  - 20' SETBACK IS MEASURED FROM PROPERTY LINE TO FACE OF GARAGE (FRONT ENTRY)
- REAR SETBACKS**
- 20' SETBACK, COVERED PATIOS MAY ENCR OACH 5' INTO THE REAR SETBACK
- SIDE SETBACKS**
- 5' & 8' SIDE YARD SETBACKS
- LEGEND**
- FSL - FRONT SETBACK LINE  
 SSL - SIDE SETBACK LINE  
 RSL - REAR SETBACK LINE
- SVTE - INDICATES 21'X21' LOCAL TO LOCAL STREET INTERSECTIONS UNOBSTRUCTED VIEW EASEMENT, ALL OTHERS TO BE 33'X33'.
- NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 24" IN HEIGHT.

- SERVICE PROVIDERS**
- |             |                                   |
|-------------|-----------------------------------|
| SEWER       | EPCOR                             |
| WATER       | EPCOR                             |
| TELEPHONE   | CENTURY LINK & COX COMMUNICATIONS |
| ELECTRICITY | SALT RIVER PROJECT                |
| GAS         | CITY OF MESA GAS                  |
| POLICE      | PINAL COUNTY SHERIFF'S OFFICE     |
| FIRE        | RURAL METRO                       |
| SCHOOLS     | FLORENCE UNIFIED SCHOOL DISTRICT  |
| SOLID WASTE | PRIVATE HAULER                    |

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

**FINAL PLAT**

**SAN TAN GATEWAY UNIT 1B PARCEL 38**  
 PINAL COUNTY, ARIZONA

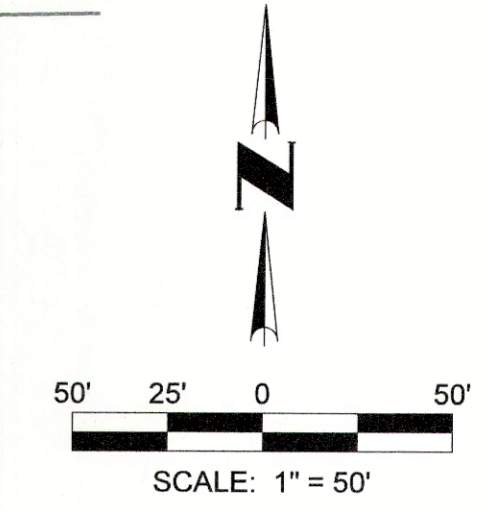
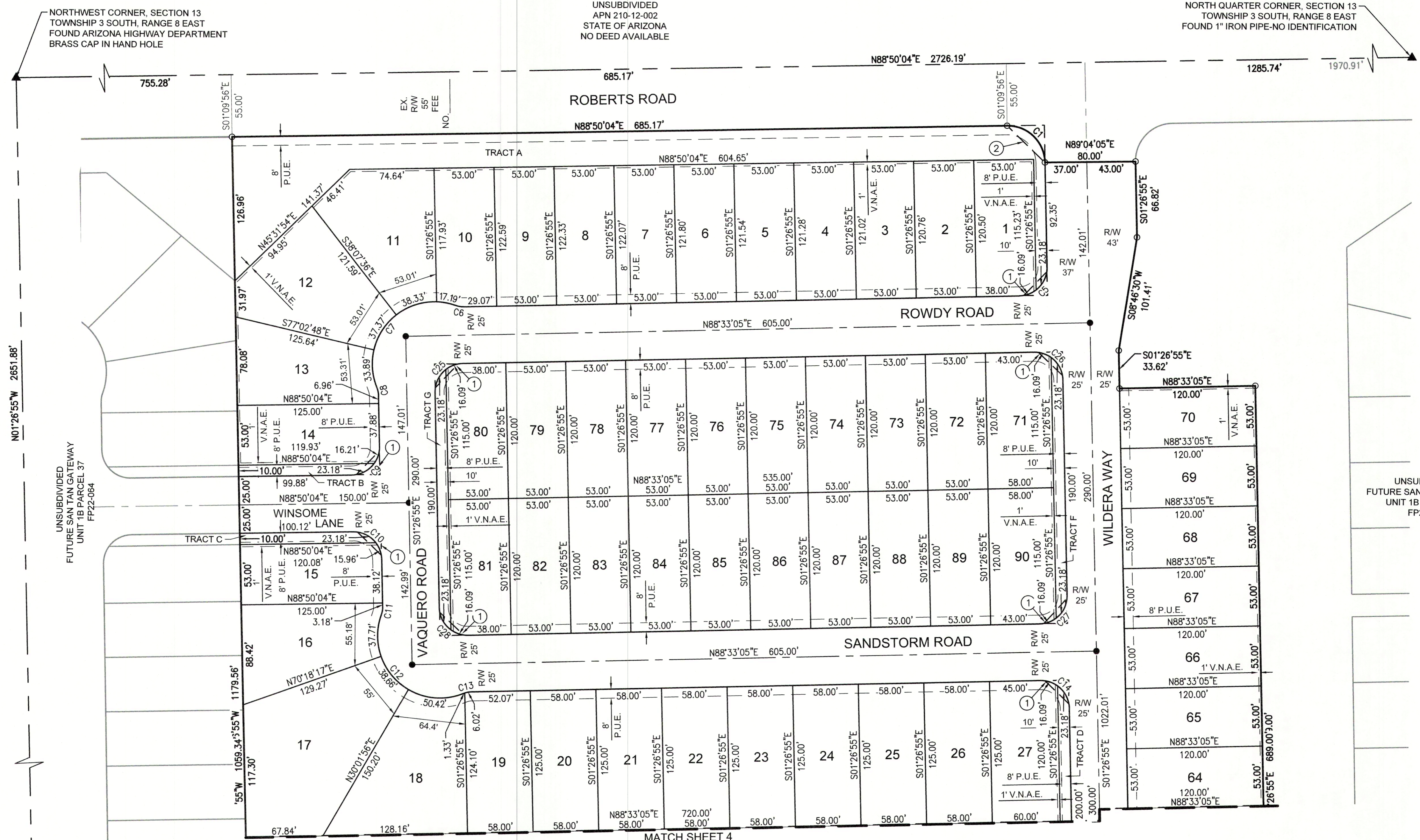
**Coe and Van Loo II L.L.C.**

2 SHEET OF 4

CVL Contact: HEIDI TILSON  
 CVL Project #: 1.14.0360506

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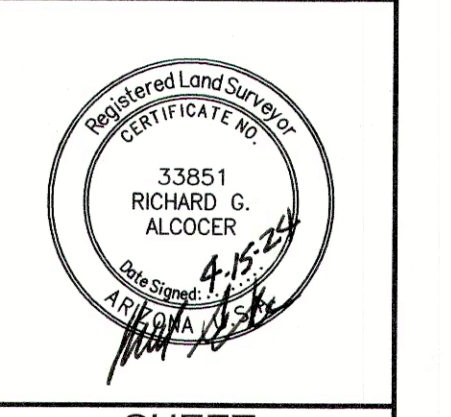
\* NOTE :  
ROBERTS RD R/W IS TO BE DEDICATED WITH  
SAN TAN GATEWAY UNIT 1B - PARCEL 34  
FP21-119.



NO.	REVISION	DATE

**FINAL PLAT**

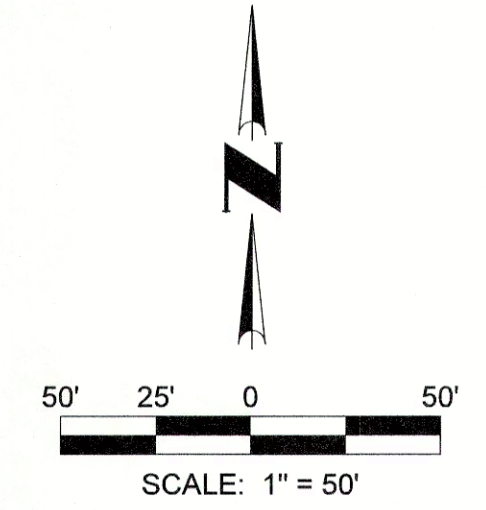
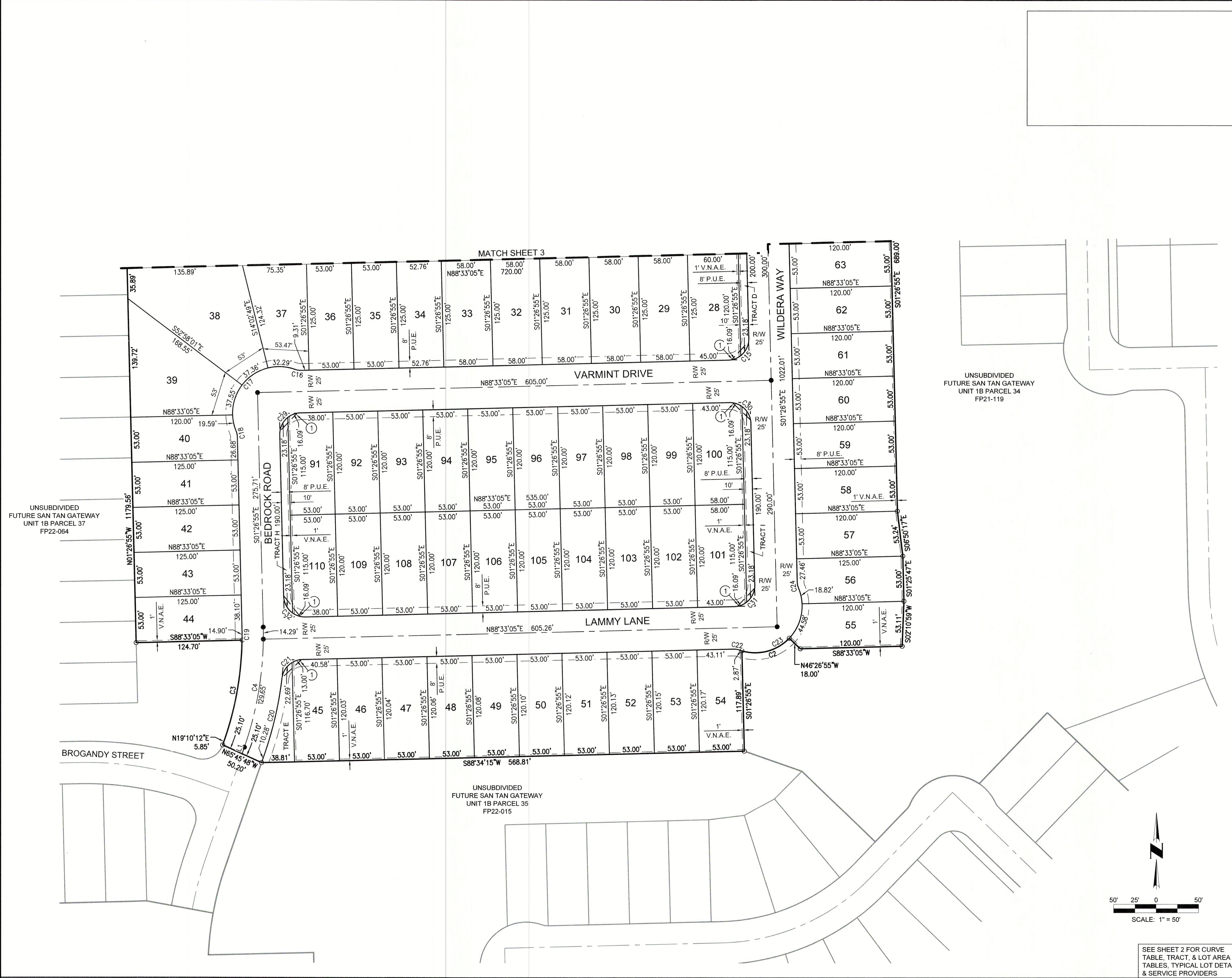
**SAN TAN GATEWAY UNIT 1B PARCEL 38**  
PINAL COUNTY, ARIZONA



3 SHEET OF 4

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CVL Project #: 1.14.0360506  
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SEE SHEET 2 FOR CURVE TABLE, TRACT, & LOT AREA TABLES, TYPICAL LOT DETAIL, & SERVICE PROVIDERS



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

NO.	REVISION	DATE

**FINAL PLAT**

**SAN TAN GATEWAY UNIT 1B PARCEL 38**  
PINAL COUNTY, ARIZONA

Registered Land Surveyor  
 33651  
 RICHARD G. ALCOCK  
 4-15-24  
 PINAL COUNTY, ARIZONA

4 SHEET OF 4

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 CVL Project #: 1\_14\_0360506  
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