

GENERAL NOTES

- 1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A WILL-SERVE LETTER PROVIDED BY EPCOR WATER ARIZONA, INC., A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADMR CERTIFICATE NO. 86-401382.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220405. (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 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.
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-WAYS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
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 REQUIRES 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. 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.
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 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

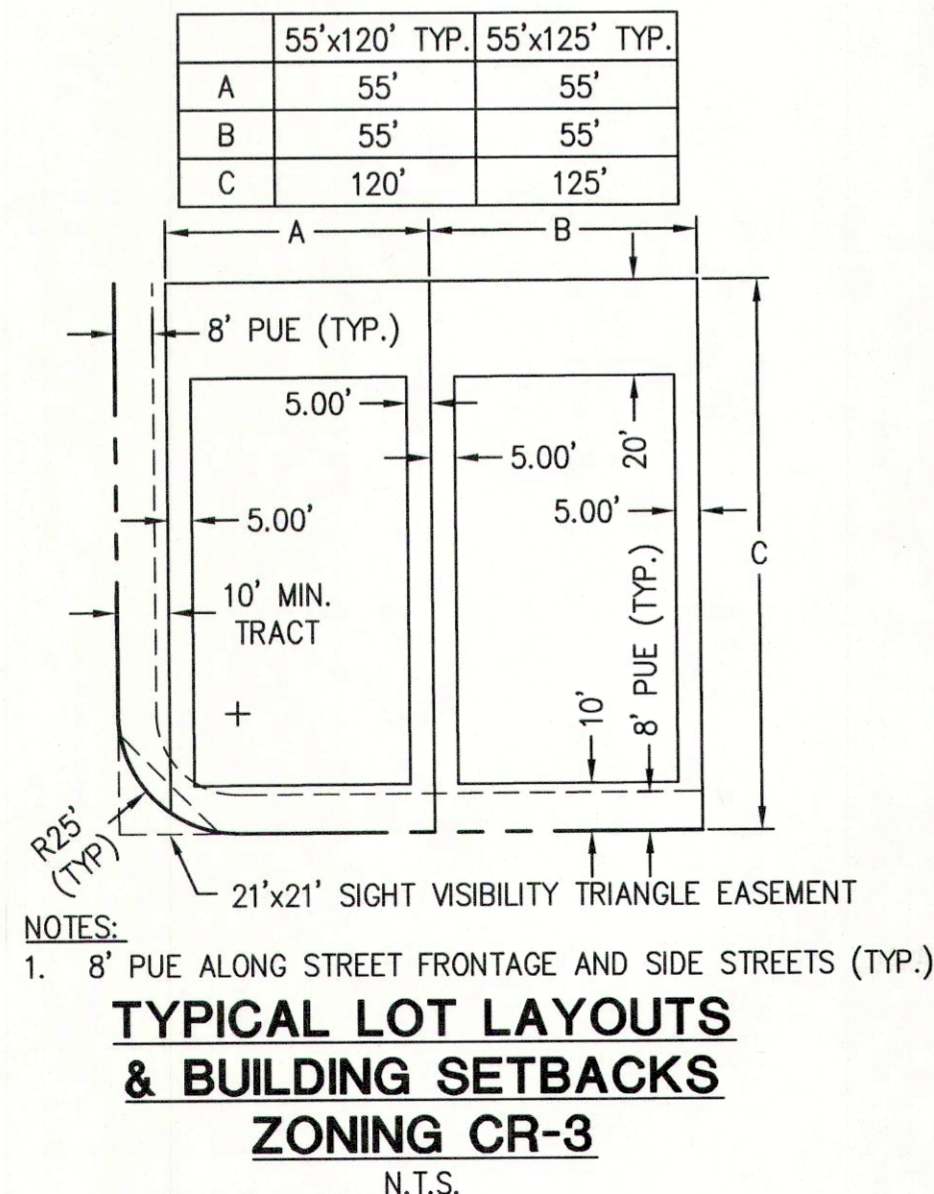
BASIS OF BEARING IS 89°34'25"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

BASE ZONING & ZONING CASE NO.

Table with 2 columns: PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT (CR-3) and MAX. BUILDING HEIGHT: 30', MIN. LOT AREA: 4,950 SF (50'), MIN. LOT WIDTH: 45', MIN. FRONT YARD SETBACK: 10', MIN. SIDE YARD SETBACK: 5', MIN. REAR YARD SETBACK: 20', MAIN BUILDINGS: 7\*\*, TARGET DENSITY: 3.9 DU/AC, OVERALL OPEN SPACE: 37%. \*\* MEASURED FROM EAVE TO EAVE.

TRACT TABLE with columns: TRACT, AREA (ACRES), USE. Rows include TRACT A through TRACT K with various area and use descriptions.

- NOTES:
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DEDICATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



FINAL PLAT OF BELLA VISTA FARMS PARCELS G&H - PARCEL 5

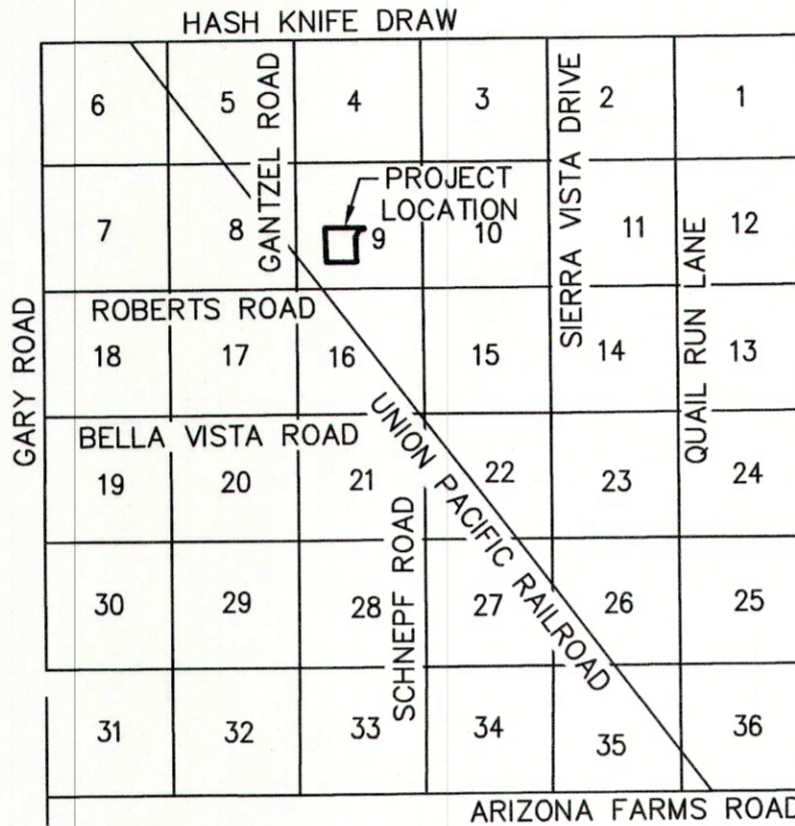
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER

MATTAMY ARIZONA, LLC
9200 E. PIMA CENTER PKWY SUITE 150
SCOTTSDALE, ARIZONA 85258
TEL: (480)302-6080
CONTACT: MATT ARNESON

SURVEYOR

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



VICINITY MAP

NTS
T3S-R8E

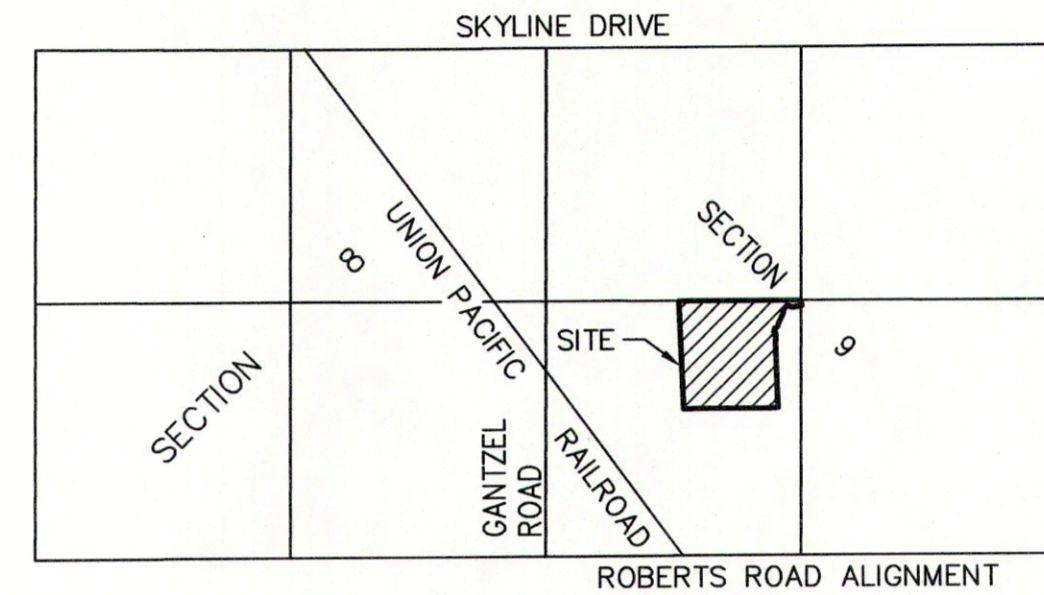
LAND USE TABLE with columns: GROSS ACREAGE (29.8362 ACRES), AREA OF STREETS (5.4499 ACRES), NET ACREAGE (24.3864 ACRES), AREA OF TRACTS (5.0029 ACRES), TOTAL NUMBER OF LOTS (118 LOTS), OVERALL DENSITY (3.96 DU/GROSS AC.), AVERAGE AREA PER LOT (7,155 S.F.)

SERVICE PROVIDERS

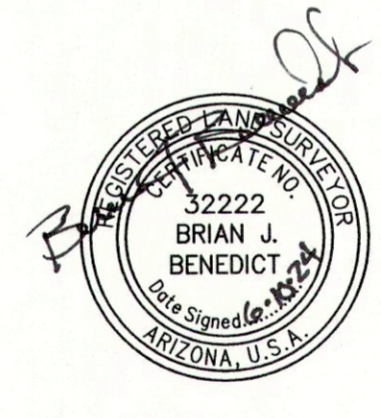
- WATER: EPCOR WATER ARIZONA
SEWER: EPCOR WATER ARIZONA
ELEC.: SRP
GAS: MESA GAS
TELEPHONE: COX OR CENTURY LINK
CABLE TV: COX OR CENTURY LINK
POLICE: PINAL COUNTY SHERIFF DEPARTMENT
FIRE: RURAL METRO
ELEMENTARY SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE: 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
PUE
SVT
VNAE
PWR
RLS
APN
SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')



LOCATION MAP



BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
bbenedict@hilgartwilson.com
DATE: 6/10/2024

APPROVALS

- THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION (6/13/2024)
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION (6/18/24)
PINAL COUNTY PUBLIC WORKS DEPARTMENT (6/17/24)
PINAL COUNTY ENGINEER
ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-042556 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.
THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 11-822, THIS DAY OF APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.
PINAL COUNTY BOARD OF SUPERVISORS
BY: CHAIR ATTEST: CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA )
)SS.
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA FARMS PARCEL G&H - PARCEL 5", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES 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.

MATTAMY ARIZONA, 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. MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 TRACTS AND/OR ADJACENT TO STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A, TRACT C, TRACT D AND TRACT G 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.

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:

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 11th DAY OF June, 2024.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

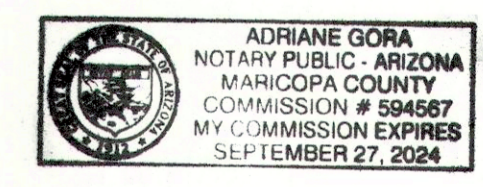
ITS: [Signature]

ACKNOWLEDGMENT

STATE OF ARIZONA )
)SS.
COUNTY OF PINAL )

ON THIS 11th DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Matthew Arneson WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED REPRESENTATIVE OF MATTAMY ARIZONA, 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.

NOTARY PUBLIC: Adriane Gora MY COMMISSION EXPIRES: 9/27/24



BELLA VISTA FARMS - PARCELS G&H - PARCEL 5
PINAL COUNTY, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1359
DATE: JUNE 2024
SCALE: NONE
DRAWN: MRM/RG
APPROVED: BJB

DWG. NO.
FP01
SHT. 1 OF 6

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6893	0.1582
LOT : 2	9262	0.2126
LOT : 3	12200	0.2801
LOT : 4	8527	0.1958
LOT : 5	7004	0.1608
LOT : 6	7004	0.1608
LOT : 7	7004	0.1608
LOT : 8	7004	0.1608
LOT : 9	7004	0.1608
LOT : 10	7004	0.1608
LOT : 11	7004	0.1608
LOT : 12	7004	0.1608
LOT : 13	7004	0.1608
LOT : 14	7004	0.1608
LOT : 15	7004	0.1608
LOT : 16	6891	0.1582
LOT : 17	12294	0.2822
LOT : 18	11288	0.2591
LOT : 19	7154	0.1642
LOT : 20	7054	0.1619

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	6931	0.1591
LOT : 22	6809	0.1563
LOT : 23	6776	0.1556
LOT : 24	6584	0.1511
LOT : 25	6600	0.1515
LOT : 26	6600	0.1515
LOT : 27	6600	0.1515
LOT : 28	6600	0.1515
LOT : 29	6600	0.1515
LOT : 30	6600	0.1515
LOT : 31	6600	0.1515
LOT : 32	6600	0.1515
LOT : 33	6600	0.1515
LOT : 34	6600	0.1515
LOT : 35	6600	0.1515
LOT : 36	6600	0.1515
LOT : 37	6600	0.1515
LOT : 38	6600	0.1515
LOT : 39	6600	0.1515
LOT : 40	6600	0.1515

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	6600	0.1515
LOT : 42	6600	0.1515
LOT : 43	6600	0.1515
LOT : 44	6600	0.1515
LOT : 45	6584	0.1511
LOT : 46	6873	0.1578
LOT : 47	6877	0.1579
LOT : 48	6877	0.1579
LOT : 49	6877	0.1579
LOT : 50	6877	0.1579
LOT : 51	6877	0.1579
LOT : 52	6877	0.1579
LOT : 53	6877	0.1579
LOT : 54	6853	0.1573
LOT : 55	6851	0.1573
LOT : 56	6875	0.1578
LOT : 57	6875	0.1578
LOT : 58	6875	0.1578
LOT : 59	6875	0.1578
LOT : 60	6875	0.1578

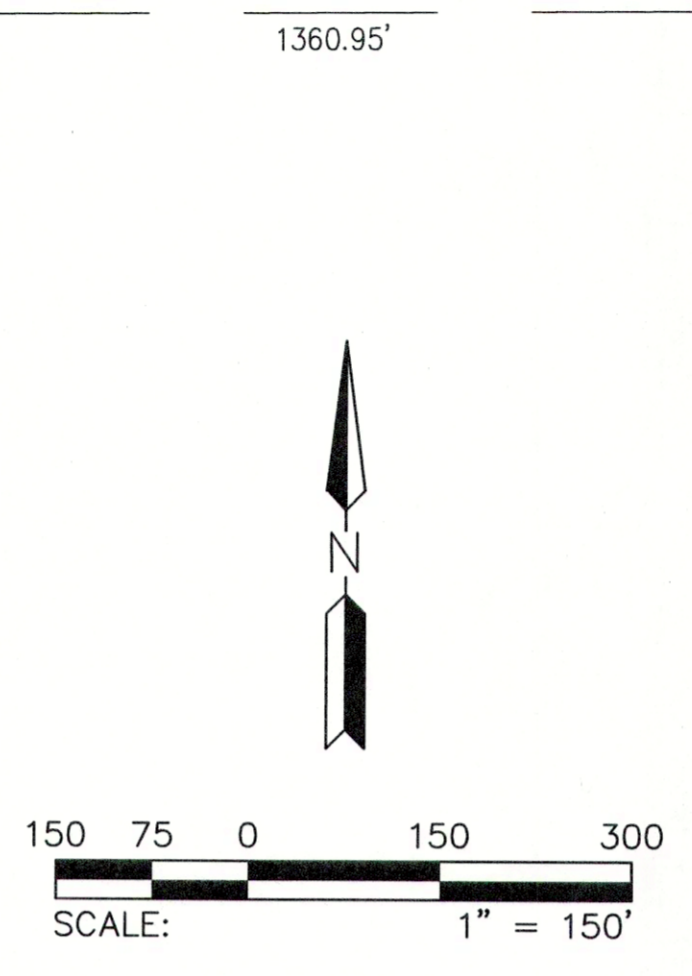
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	6875	0.1578
LOT : 62	6875	0.1578
LOT : 63	6875	0.1578
LOT : 64	6872	0.1578
LOT : 65	6576	0.1510
LOT : 66	6600	0.1515
LOT : 67	6600	0.1515
LOT : 68	6600	0.1515
LOT : 69	6600	0.1515
LOT : 70	6600	0.1515
LOT : 71	6600	0.1515
LOT : 72	6600	0.1515
LOT : 73	6600	0.1515
LOT : 74	6600	0.1515
LOT : 75	6600	0.1515
LOT : 76	6600	0.1515
LOT : 77	6576	0.1510
LOT : 78	6576	0.1510
LOT : 79	6600	0.1515
LOT : 80	6600	0.1515

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	6600	0.1515
LOT : 82	6600	0.1515
LOT : 83	6600	0.1515
LOT : 84	6600	0.1515
LOT : 85	6600	0.1515
LOT : 86	6600	0.1515
LOT : 87	6600	0.1515
LOT : 88	6600	0.1515
LOT : 89	6600	0.1515
LOT : 90	6576	0.1510
LOT : 91	6782	0.1557
LOT : 92	6655	0.1528
LOT : 93	6666	0.1530
LOT : 94	6666	0.1530
LOT : 95	6666	0.1530
LOT : 96	6666	0.1530
LOT : 97	6666	0.1530
LOT : 98	6666	0.1530
LOT : 99	6666	0.1530
LOT : 100	6666	0.1530

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	6641	0.1525
LOT : 102	6649	0.1526
LOT : 103	6666	0.1530
LOT : 104	12254	0.2813
LOT : 105	11807	0.2711
LOT : 106	6922	0.1589
LOT : 107	6967	0.1599
LOT : 108	6967	0.1599
LOT : 109	6960	0.1598
LOT : 110	9916	0.2276
LOT : 111	12567	0.2885
LOT : 112	6757	0.1551
LOT : 113	6851	0.1573
LOT : 114	6852	0.1573
LOT : 115	6743	0.1548
LOT : 116	12812	0.2941
LOT : 117	9842	0.2259
LOT : 118	7025	0.1613

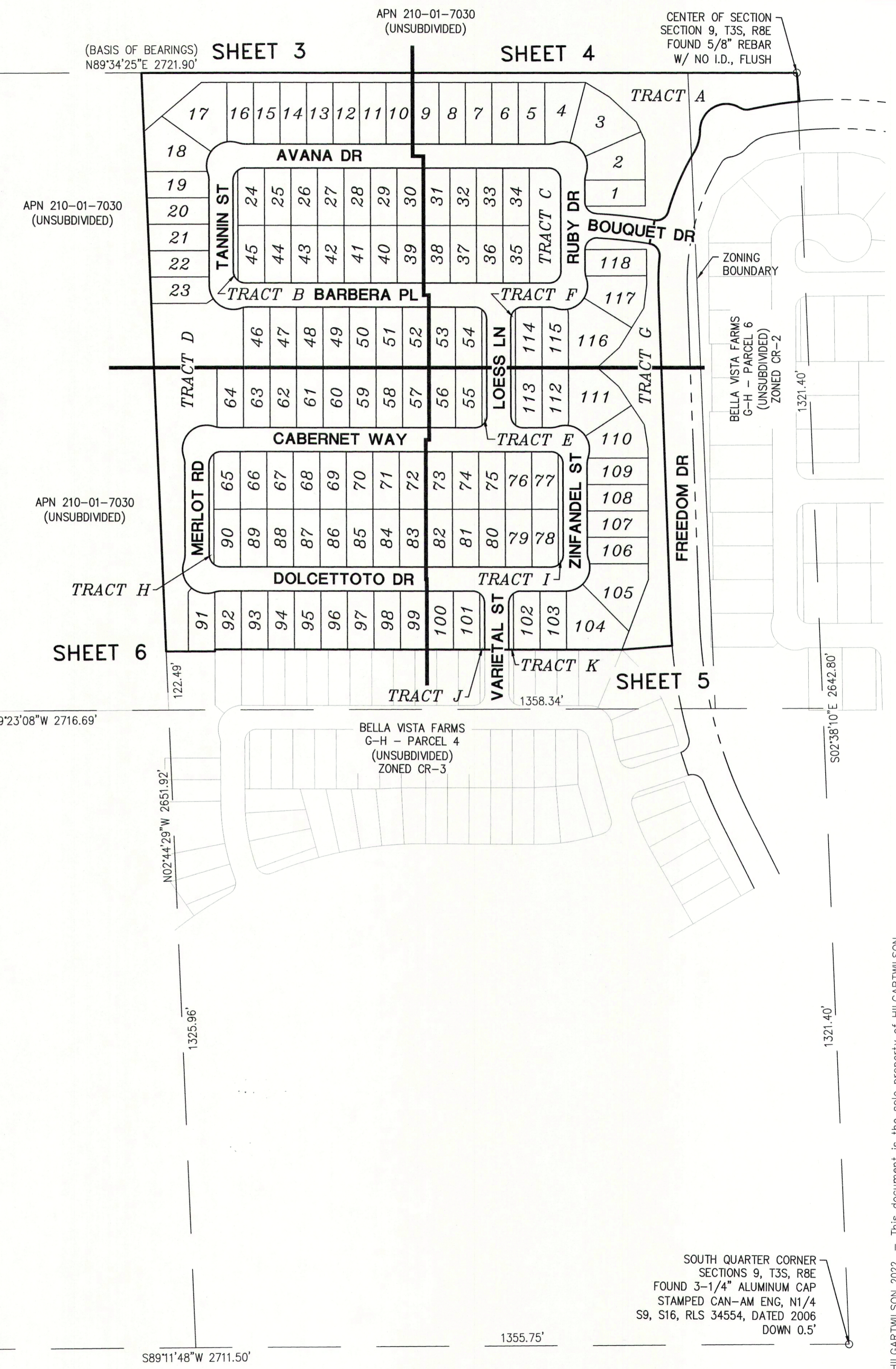


WEST QUARTER CORNER SECTION 9, T3S, R8E FOUND 5/8" REBAR W/ CAP, RLS 25070, FLUSH

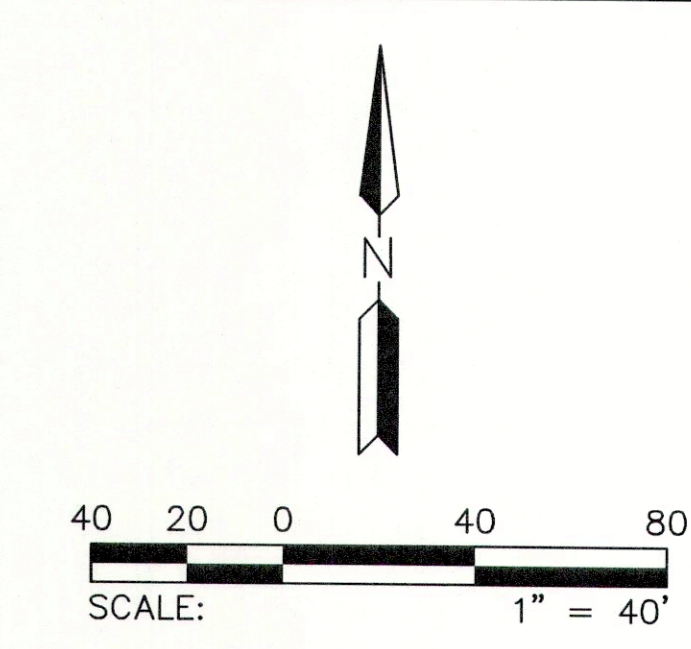
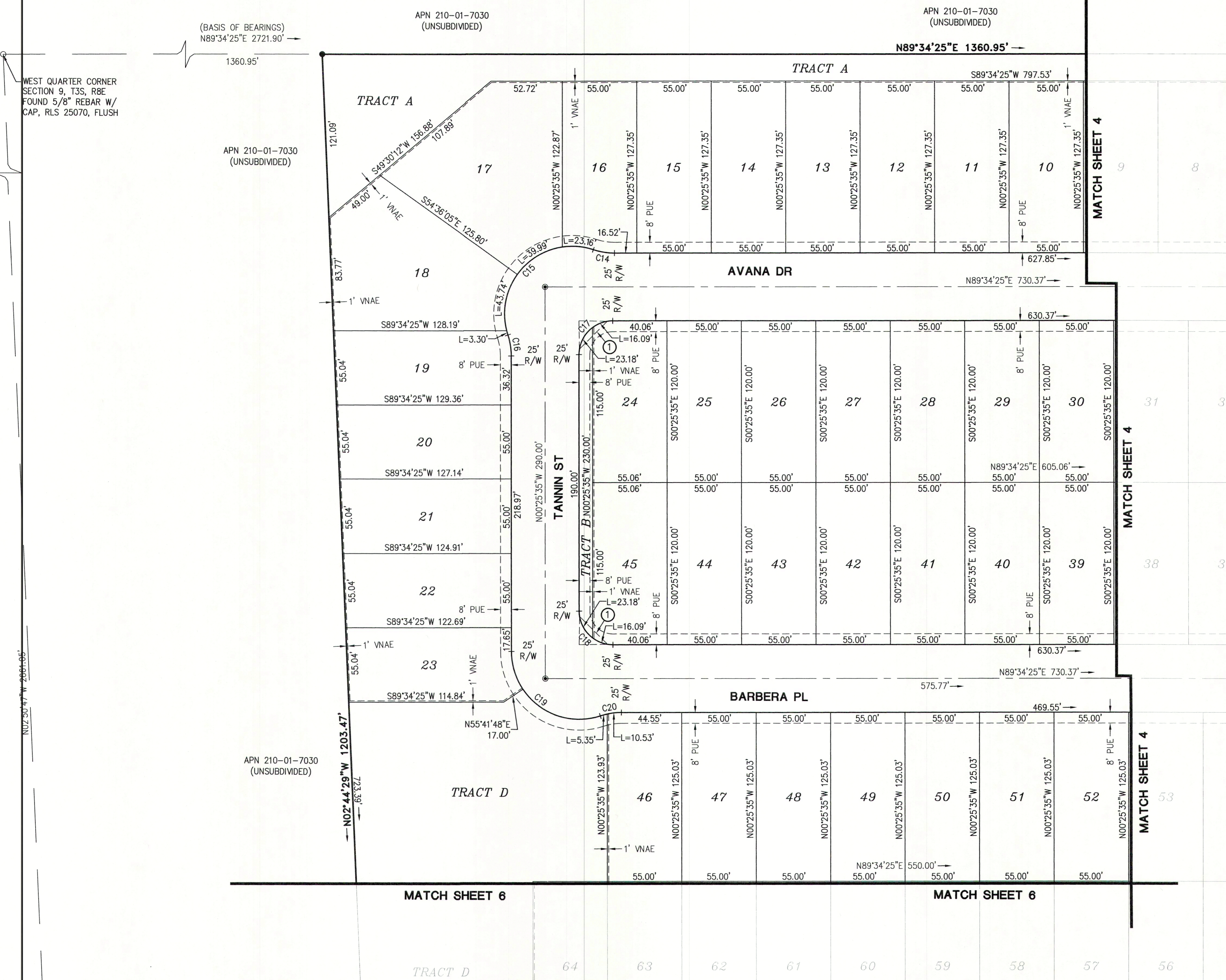


SOUTHWEST CORNER SECTIONS 9, T3S, R8E FOUND 3-1/4" PCHD ALUMINUM CAP, DATED 2002 DOWN 1.0'

SOUTH QUARTER CORNER SECTIONS 9, T3S, R8E FOUND 3-1/4" ALUMINUM CAP STAMPED CAN-AM ENG, N1/4 S9, S16, RLS 34554, DATED 2006 DOWN 0.5'



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



**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')

R/W  
 PUE  
 SVT  
 VNAE  
 PCR  
 RLS  
 APN

**CURVE TABLE**

CURVE NO.	RADIUS	DELTA	LENGTH
C14	50.00'	18°11'42"	15.88'
C15	50.00'	126°16'22"	110.19'
C16	50.00'	18°04'40"	15.78'
C17	25.00'	90°00'00"	39.27'
C18	25.00'	90°00'00"	39.27'
C19	50.00'	108°11'42"	94.42'
C20	50.00'	18°11'42"	15.88'

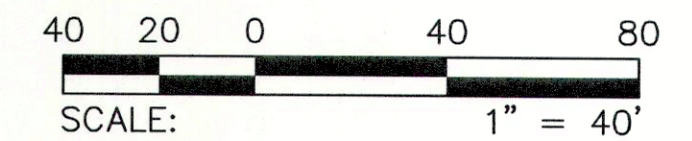
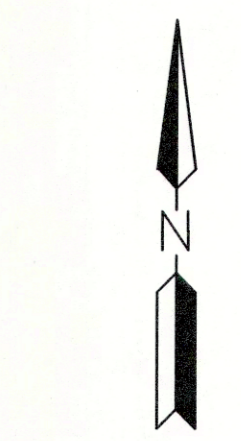
(BASIS OF BEARINGS)  
 N89°34'25"E 2721.90'

WEST QUARTER CORNER  
 SECTION 9, T3S, R8E  
 FOUND 5/8" REBAR W/  
 CAP, RLS 25070, FLUSH

N02°30'47"W 2064.05'

SOUTHWEST CORNER  
 SECTIONS 9, T3S, R8E  
 FOUND 3-1/4" PCHD  
 ALUMINUM CAP, DATED 2002  
 DOWN 1.0'





**LEGEND**

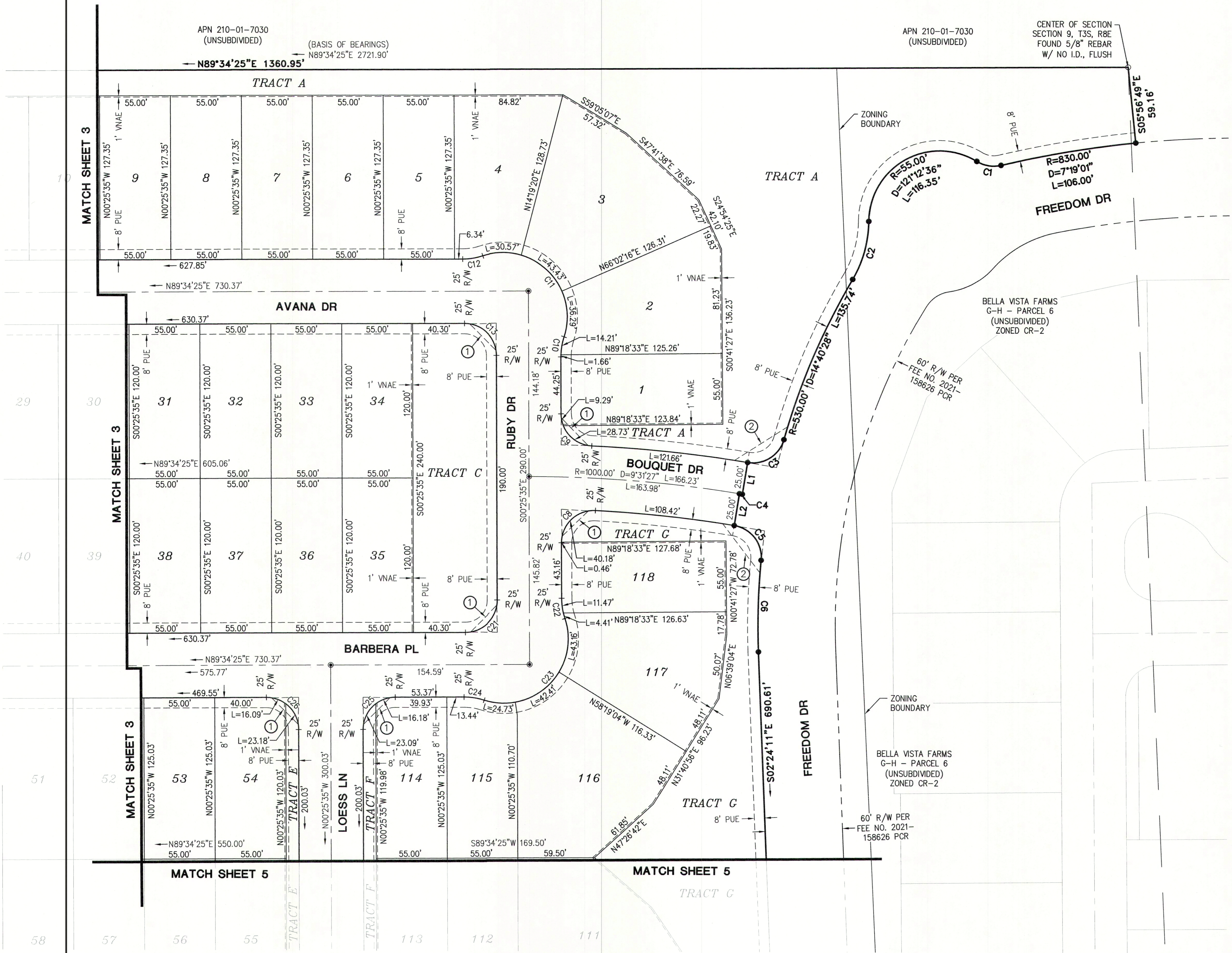
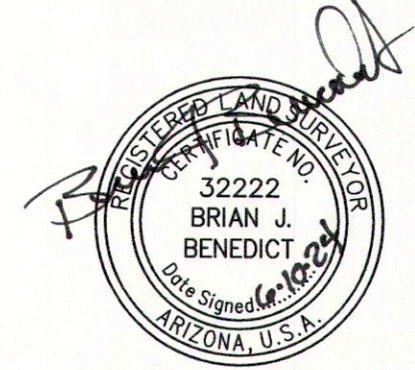
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- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
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- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

**LINE TABLE**

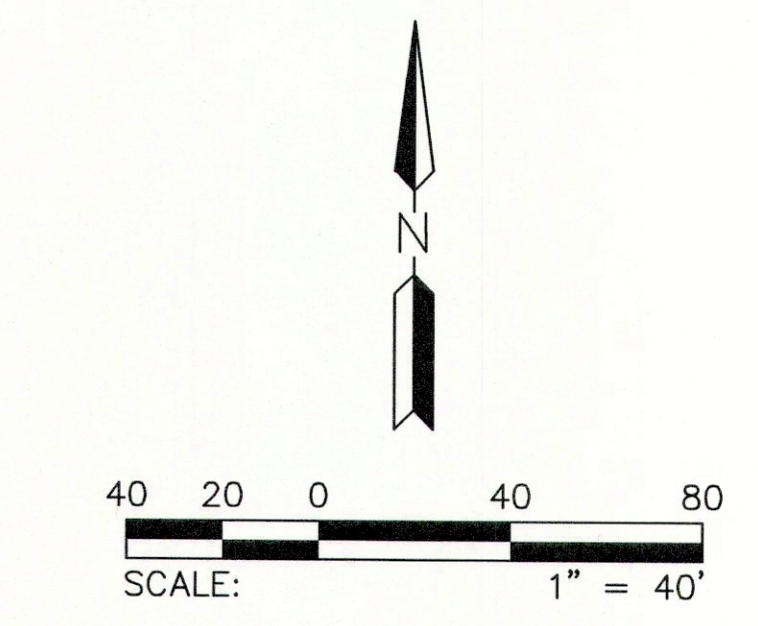
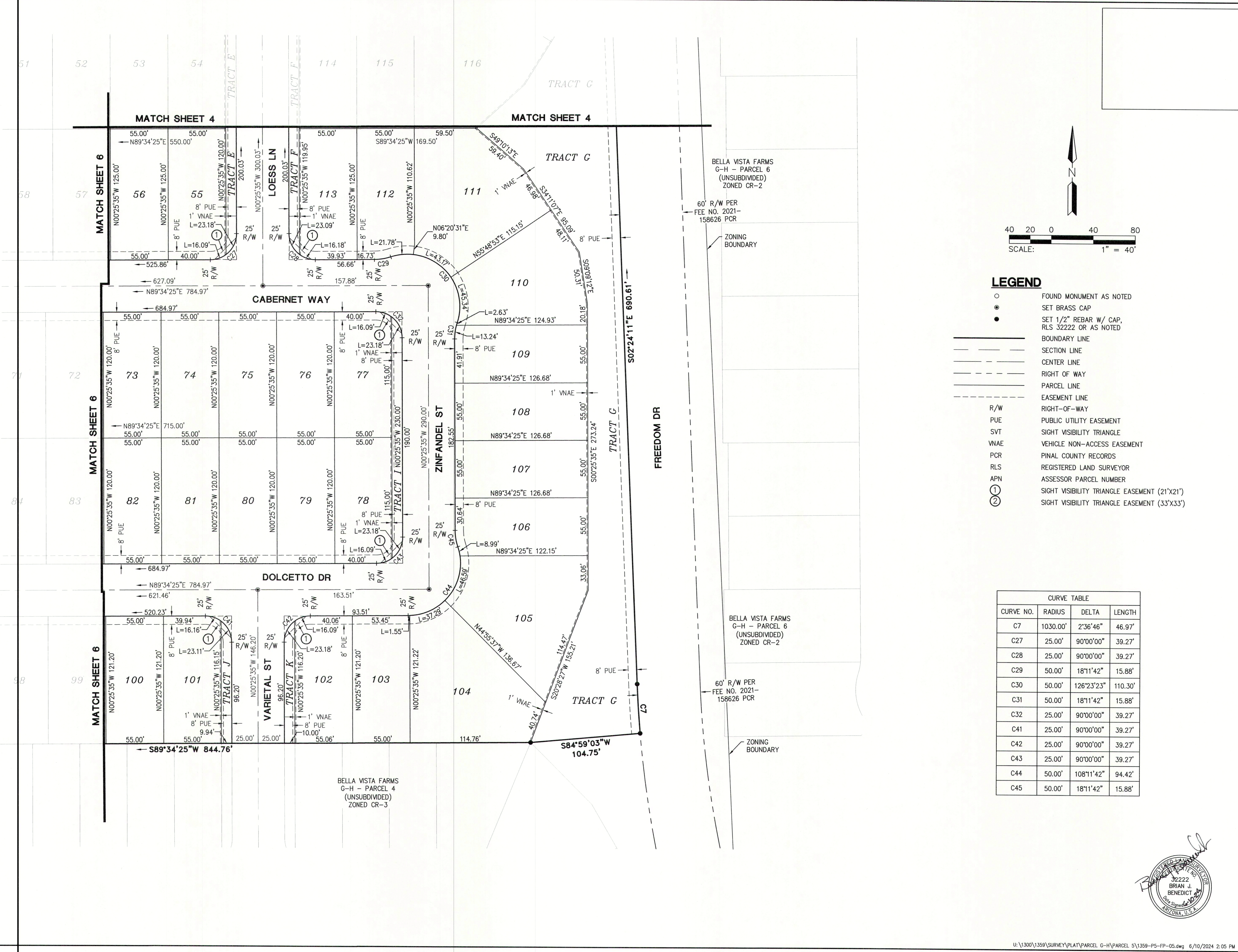
LINE NO.	DIRECTION	LENGTH
L1	S09°13'38"W	25.00'
L2	S09°05'54"W	25.00'

**CURVE TABLE**

CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	44°35'17"	19.46'
C2	90.00'	30°10'55"	47.41'
C3	25.00'	83°36'18"	36.48'
C4	1000.00'	0°07'44"	2.25'
C5	25.00'	86°11'01"	37.60'
C6	530.00'	7°41'05"	71.09'
C8	25.00'	93°09'12"	40.65'
C9	25.00'	87°08'50"	38.03'
C10	50.00'	18°11'42"	15.88'
C11	50.00'	126°23'23"	110.30'
C12	50.00'	18°11'42"	15.88'
C13	25.00'	90°00'00"	39.27'
C21	25.00'	90°00'00"	39.27'
C22	50.00'	18°11'42"	15.88'
C23	50.00'	126°23'23"	110.30'
C24	50.00'	18°11'42"	15.88'
C25	25.00'	90°00'00"	39.27'
C26	25.00'	90°00'00"	39.27'



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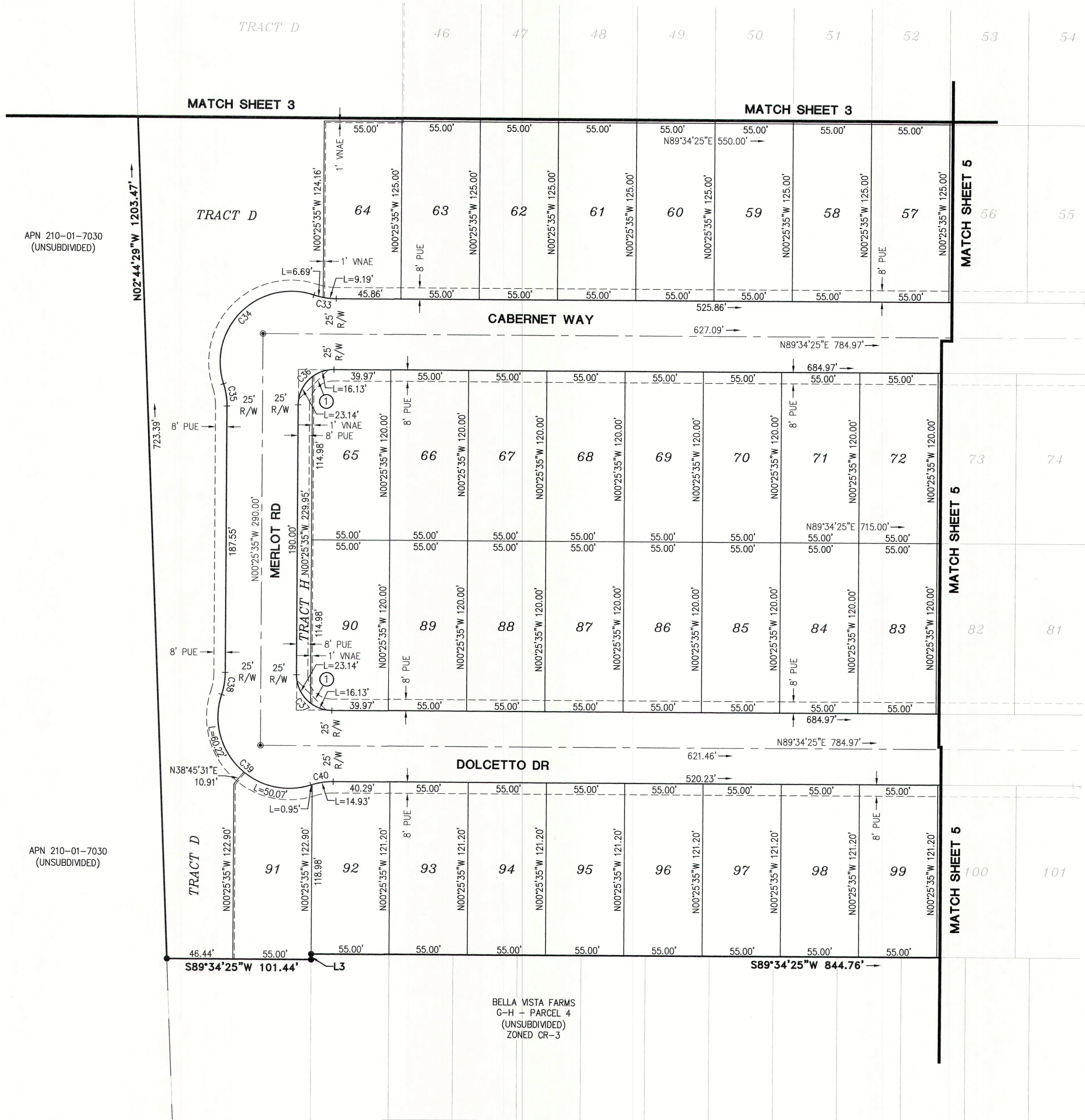


- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET BRASS CAP
  - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
  - BOUNDARY LINE
  - - - SECTION LINE
  - - - CENTER LINE
  - - - RIGHT OF WAY
  - - - PARCEL LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - 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')

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	1030.00'	2°36'46"	46.97'
C27	25.00'	90°00'00"	39.27'
C28	25.00'	90°00'00"	39.27'
C29	50.00'	18°11'42"	15.88'
C30	50.00'	126°23'23"	110.30'
C31	50.00'	18°11'42"	15.88'
C32	25.00'	90°00'00"	39.27'
C41	25.00'	90°00'00"	39.27'
C42	25.00'	90°00'00"	39.27'
C43	25.00'	90°00'00"	39.27'
C44	50.00'	108°11'42"	94.42'
C45	50.00'	18°11'42"	15.88'



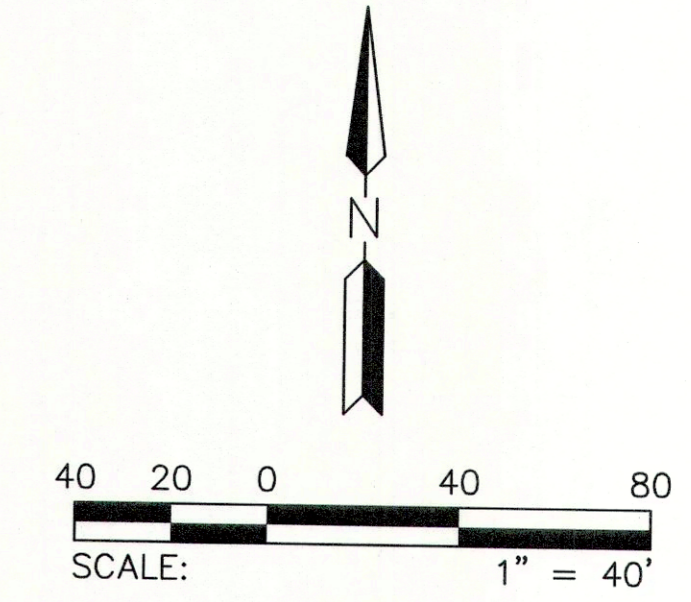
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APN 210-01-7030  
(UNSUBDIVIDED)

APN 210-01-7030  
(UNSUBDIVIDED)

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

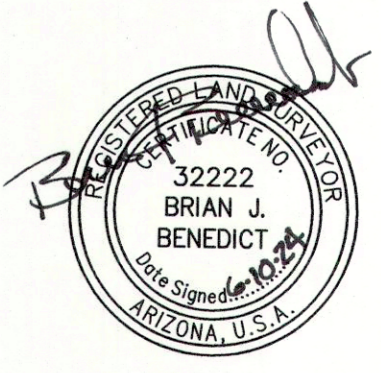


**LEGEND**

- 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
- 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
L3	S00°25'35"E	3.92'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C33	50.00'	181°1'42"	15.88'
C34	50.00'	126°23'23"	110.30'
C35	50.00'	181°1'42"	15.88'
C36	25.00'	90°00'00"	39.27'
C37	25.00'	90°00'00"	39.27'
C38	50.00'	181°1'42"	15.88'
C39	50.00'	126°23'23"	110.30'
C40	50.00'	181°1'42"	15.88'



PROJ. NO.: 1359  
DATE: JUNE 2024  
SCALE: AS SHOWN  
DRAWN: WRM/RG  
APPROVED: BJB

DWG. NO.  
**FP06**  
SHT. 6 OF 6

**FP21-060**