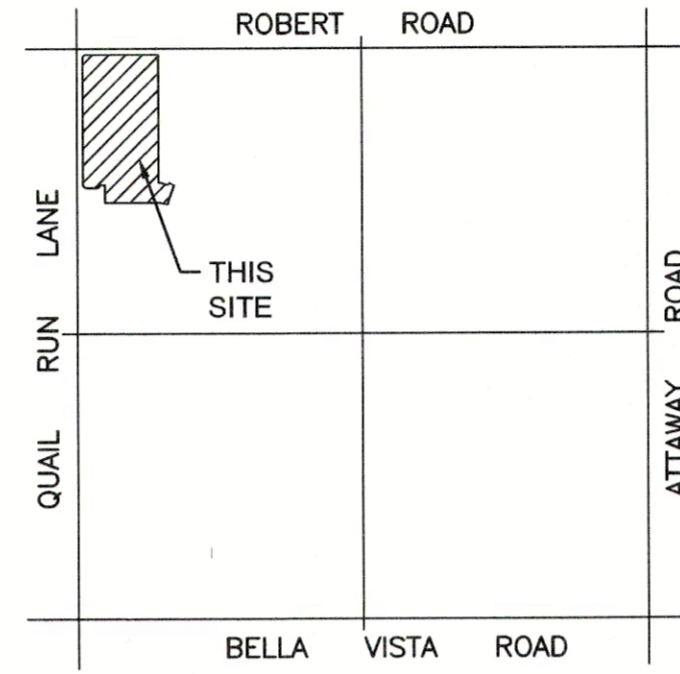
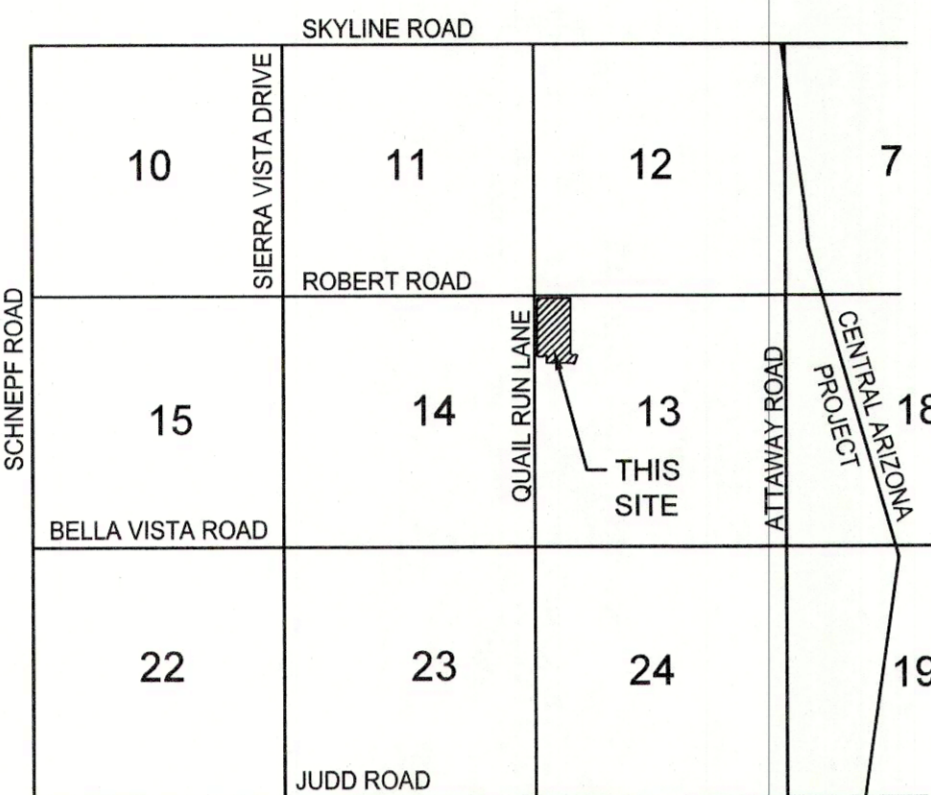


NOTES

- 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. 86-400665-0001

FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 37

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

- 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
RAW 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

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.

RESIDENTIAL DEVELOPMENT STANDARDS

Table with 2 columns: STANDARD, VALUE. Includes rows for LOT DIMENSIONS (48' X 115'), MINIMUM LOT AREA (5500 SF), MINIMUM LOT WIDTH (48'), MINIMUM FRONT YARD (20'), MINIMUM SIDE YARD (5' / 8'), MINIMUM REAR YARD (20'), BUILDABLE AREA (40%), BUILDABLE HEIGHT (30').

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"

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 37, 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 HEREUNTO 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 Cammisio
NAME: Heather Cammisio
TITLE: AUTHORIZED SIGNATORY

LAND USE TABLE with columns: CATEGORY, VALUE. Includes rows for GROSS ACREAGE (22.070), AREA OF STREETS (4.283), NET ACREAGE (17.787), TOTAL NUMBER OF LOTS (96), TOTAL NUMBER OF TRACTS (12), AREA OF TRACTS (A-L) (3.831), GROSS RESIDENTIAL DENSITY (4.42 DU/AC), AVERAGE AREA PER LOT (6,332.74 S.F.), OPEN SPACE PERCENTAGE (17.36%).

ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

ON THIS 18th DAY OF April, 2024, BEFORE ME PERSONALLY

APPEARED Heather Cammisio, 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 37 ("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

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 SUNDUQUIST
EMAIL: MSUNDUQUIST@LANDSEAHOMES.COM

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 37, 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, UNDER, ACROSS AND THROUGH TRACTS WITH RETENTION C AND H. 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 ARE 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 HEREUNTO 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.

BY: [Signature] ITS: V.P.

NAME: MIKE JESBERGER

ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF PINAL )

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

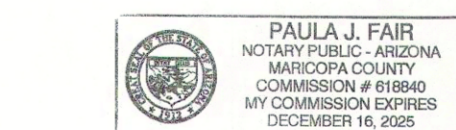
UNDERSIGNED, PERSONALLY APPEARED Michael K Jesberger who

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC

12/14/2025
MY COMMISSION EXPIRES



GROSS AREA = 22.070 ACRES

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

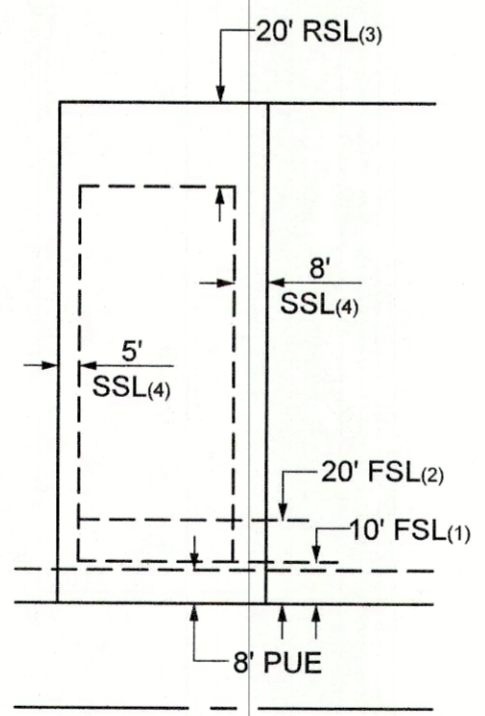
Vertical sidebar containing CVL CONSULTANTS logo, address (4550 North 12th Street, Phoenix, Arizona 85014), website (www.cvlci.com), and large vertical text: FINAL PLAT, SAN TAN GATEWAY UNIT 1B PARCEL 37, PINAL COUNTY, ARIZONA, SHEET 1 OF 4, CVL Contact: HEIDI TILSON, CVL Project #: 14-0360502, © 2024 Coe & Van Loo II L.L.C. All rights reserved. reproduction in any format.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	52.00'	33.00'	090°16'59"	33.16	46.78	S43°41'35"W
C2	120.05'	375.00'	018°20'31"	60.54	119.54	N09°59'56"E
C3	58.01'	375.00'	008°51'48"	29.06	57.95	S14°44'18"W
C4	24.50'	4975.00'	000°03'22"	12.25	24.50	S01°25'14"E
C5	39.25'	25.00'	089°56'38"	24.98	35.34	N43°34'46"E
C6	51.84'	33.00'	090°00'00"	33.00	46.67	S46°26'55"E
C7	141.97'	400.00'	020°20'08"	71.74	141.22	N80°59'52"W
C8	61.88'	400.00'	008°51'48"	31.00	61.82	S14°44'18"W
C9	98.98'	5000.00'	000°13'37"	49.49	98.98	S01°16'44"E
C10	65.75'	425.00'	008°51'48"	32.94	65.68	S14°44'18"W
C11	40.15'	25.00'	092°01'31"	25.90	35.97	N26°50'34"W
C12	7.34'	20.00'	021°02'22"	3.71	7.30	S78°18'53"W
C13	126.79'	55.00'	132°04'44"	123.76	100.52	S46°09'56"E
C14	7.34'	20.00'	021°02'22"	3.71	7.30	N09°21'15"E
C15	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C16	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C17	98.88'	4975.00'	000°13'37"	49.44	98.88	S01°16'44"E
C18	99.07'	5025.00'	000°13'37"	49.54	99.07	S01°16'44"E
C19	7.34'	20.00'	021°02'22"	3.71	7.30	N11°41'07"W
C20	126.79'	55.00'	132°04'44"	123.76	100.52	S43°50'04"W
C21	7.34'	20.00'	021°02'22"	3.71	7.30	S80°38'45"E
C22	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C23	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C24	7.34'	20.00'	021°02'22"	3.71	7.30	S78°18'53"W
C25	126.79'	55.00'	132°04'44"	123.76	100.52	S46°09'56"E
C26	7.34'	20.00'	021°02'22"	3.71	7.30	N09°21'15"E
C27	7.34'	20.00'	021°02'22"	3.71	7.30	N11°41'07"W
C28	126.79'	55.00'	132°04'44"	123.76	100.52	S43°50'04"W
C29	7.34'	20.00'	021°02'22"	3.71	7.30	S80°38'45"E
C30	7.34'	20.00'	021°02'22"	3.71	7.30	N78°18'53"E
C31	126.79'	55.00'	132°04'44"	123.76	100.52	N46°09'56"W
C32	7.34'	20.00'	021°02'22"	3.71	7.30	S09°21'15"W
C33	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C34	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C35	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C36	139.11'	25.00'	018°45'15"	70.18	138.49	N81°47'19"W
C37	38.63'	25.00'	088°31'51"	24.37	34.90	N63°26'07"E
C38	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C39	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C40	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C41	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C43	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C44	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C45	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C46	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,516
2	6,692
3	7,640
4	8,783
5	10,493
6	5,634
7	5,520
8	5,520
9	5,520
10	5,520
11	5,612
12	6,002
13	6,009
14	5,977
15	9,332
16	11,227
17	8,010
18	5,759
19	5,760
20	5,760
21	5,760
22	5,760
23	5,736
24	5,736
25	5,760
26	5,760
27	5,760
28	5,760
29	5,759
30	7,061
31	10,694
32	10,800
33	6,065
34	6,126
35	6,137
36	6,149
37	6,160
38	6,171
39	6,183
40	6,194
41	6,206
42	6,217
43	7,178
44	8,311
45	8,714
46	5,913
47	6,000
48	6,000
49	6,000
50	6,000
51	6,000
52	6,752
53	8,585
54	8,810
55	6,291
56	5,757
57	6,027
58	5,820

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
59	5,832
60	5,843
61	5,854
62	5,866
63	5,877
64	5,889
65	5,900
66	5,911
67	5,923
68	5,934
69	5,946
70	5,957
71	5,968
72	5,980
73	6,661
74	5,520
75	5,520
76	5,520
77	5,520
78	5,726
79	5,726
80	5,520
81	5,520
82	5,520
83	5,520
84	6,661
85	6,661
86	5,520
87	5,520
88	5,520
89	5,520
90	5,726
91	5,726
92	5,520
93	5,520
94	5,520
95	5,520
96	6,661

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.138	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT B	0.049	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT C	1.107	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT D	1.778	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT E	0.050	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT F	0.025	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT G	0.025	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT H	0.468	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT I	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT J	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT K	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT L	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TOTAL	3.831	

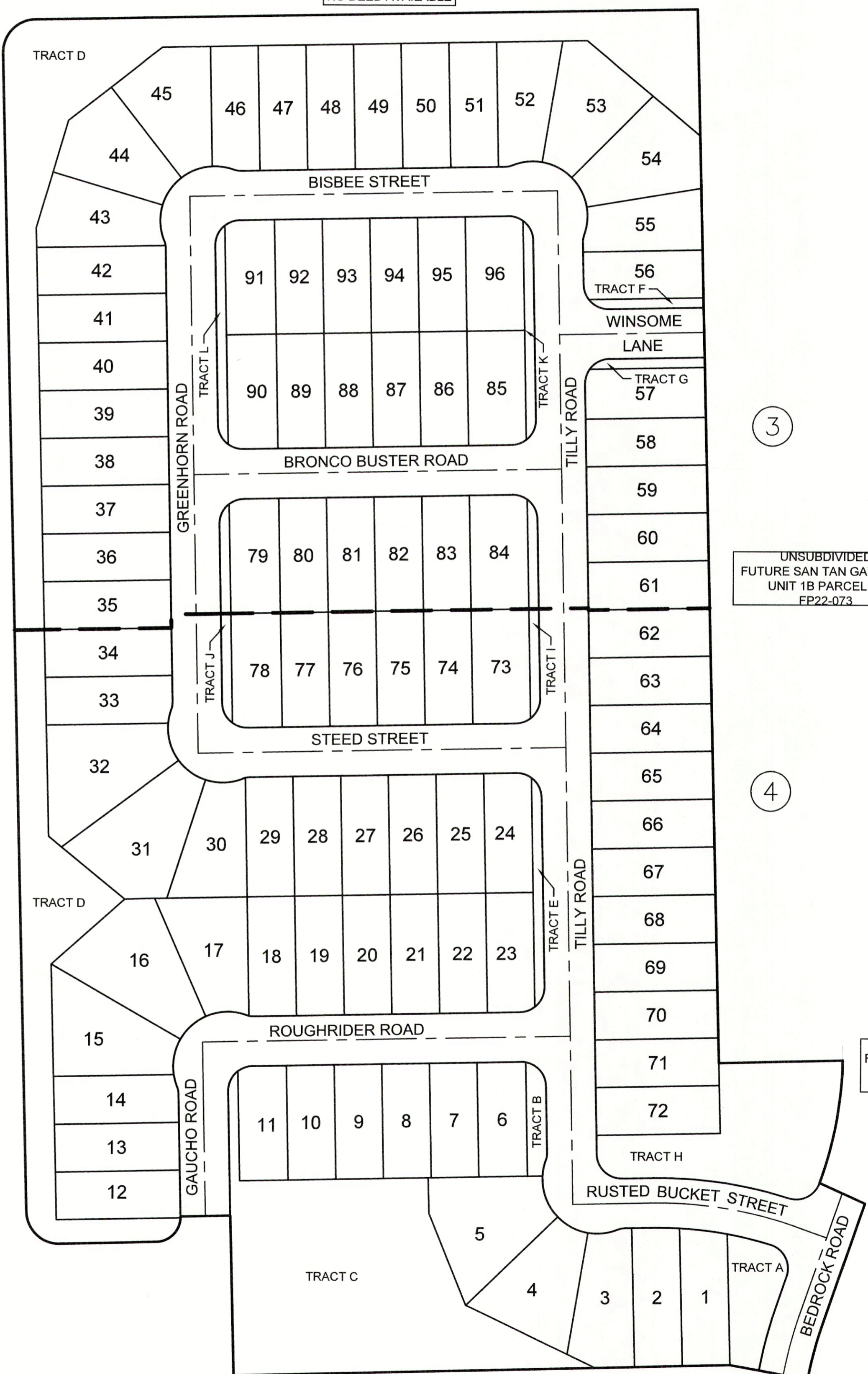


TYPICAL LOT DETAIL  
N.T.S.

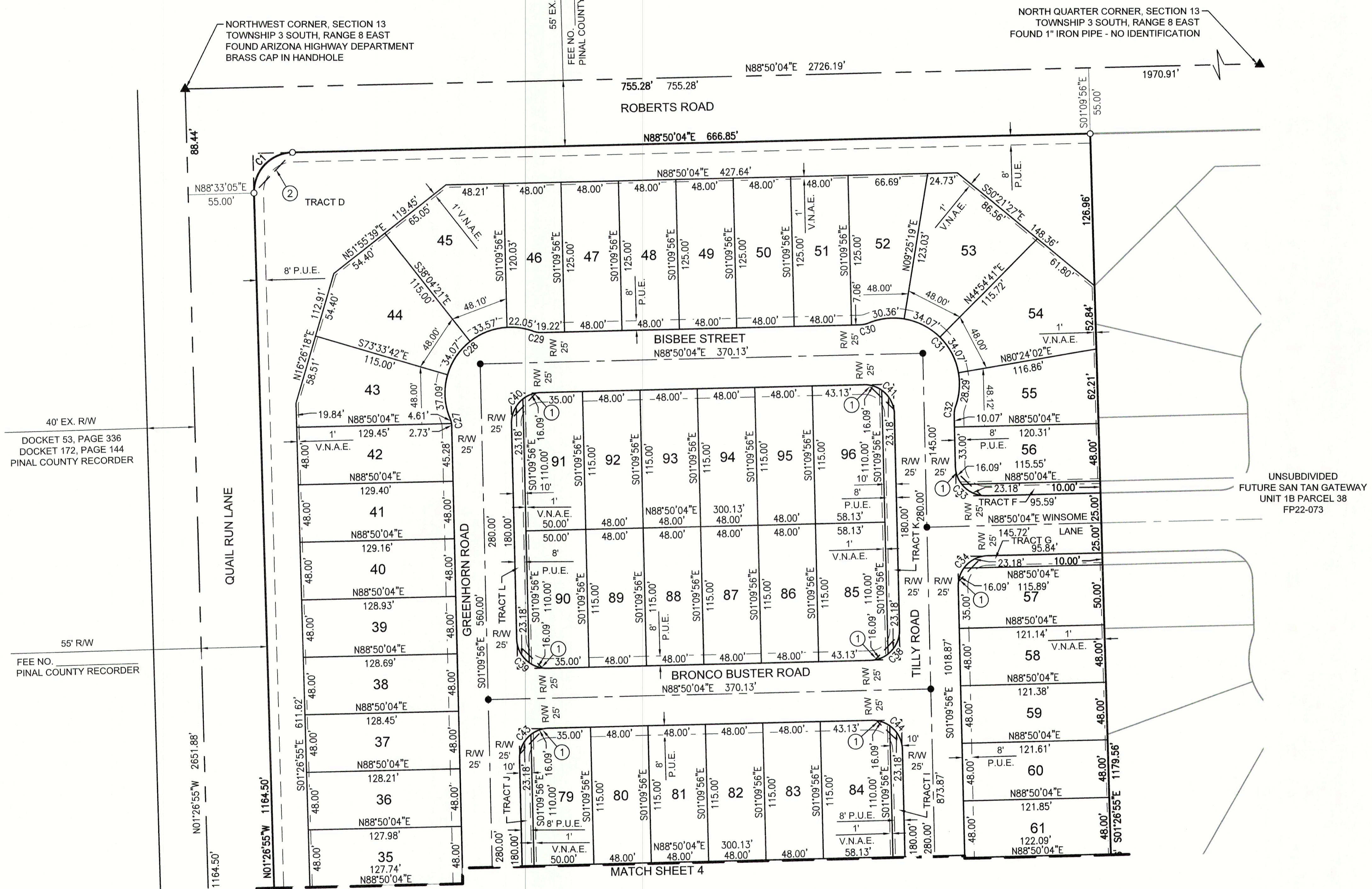
**SERVICE PROVIDERS**

- 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

- CR-3 PAD SETBACKS**
- FRONT YARD SETBACKS**
- 10' SETBACK IS MEASURED FROM PROPERTY LINE TO 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 ENCROACH 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 UNOBSERVED VIEW EASEMENT. ALL OTHERS TO BE 33'X33'.**
- NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 24" IN HEIGHT.**



KEY MAP  
(SCALE 1"=80')



40' EX. R/W  
DOCKET 53, PAGE 336  
DOCKET 172, PAGE 144  
PINAL COUNTY RECORDER

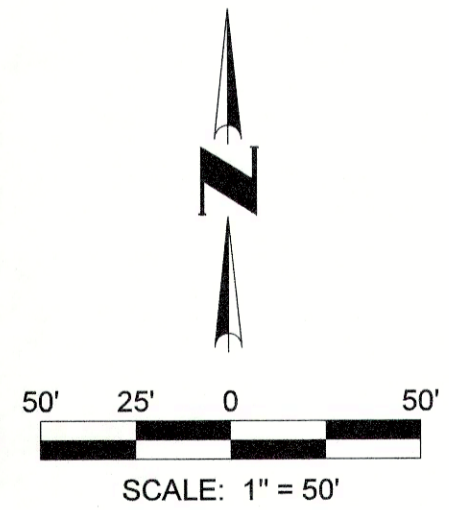
55' R/W  
FEE NO.  
PINAL COUNTY RECORDER

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

65' EX. R/W  
FEE NO.  
PINAL COUNTY RECORDER

NORTH QUARTER CORNER, SECTION 13  
TOWNSHIP 3 SOUTH, RANGE 8 EAST  
FOUND 1" IRON PIPE - NO IDENTIFICATION

UNSUBDIVIDED  
FUTURE SAN TAN GATEWAY  
UNIT 1B PARCEL 38  
FP22-073



NO.	REVISION	DATE

### FINAL PLAT

## SAN TAN GATEWAY UNIT 1B PARCEL 37

PINAL COUNTY, ARIZONA



3 SHEET OF 4

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

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