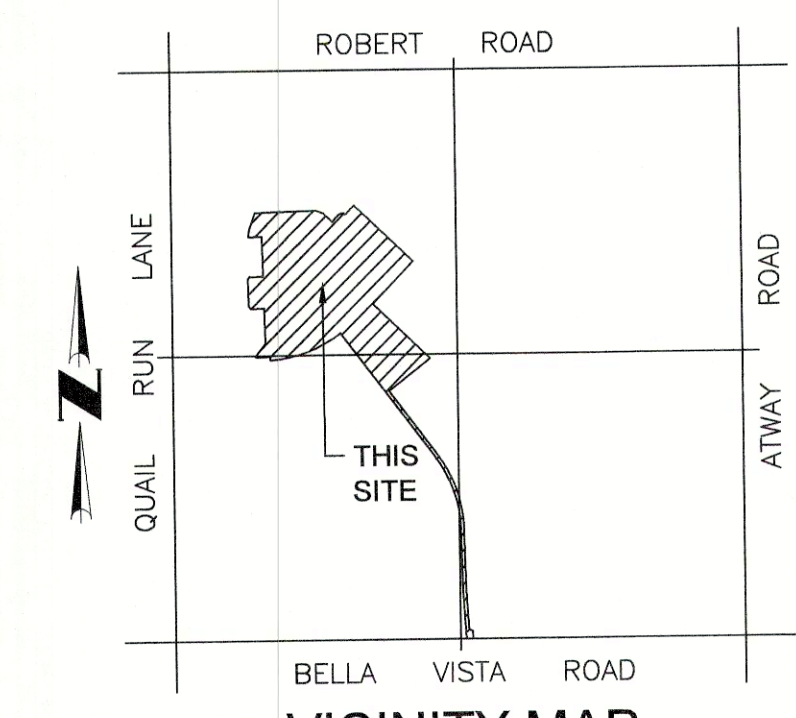
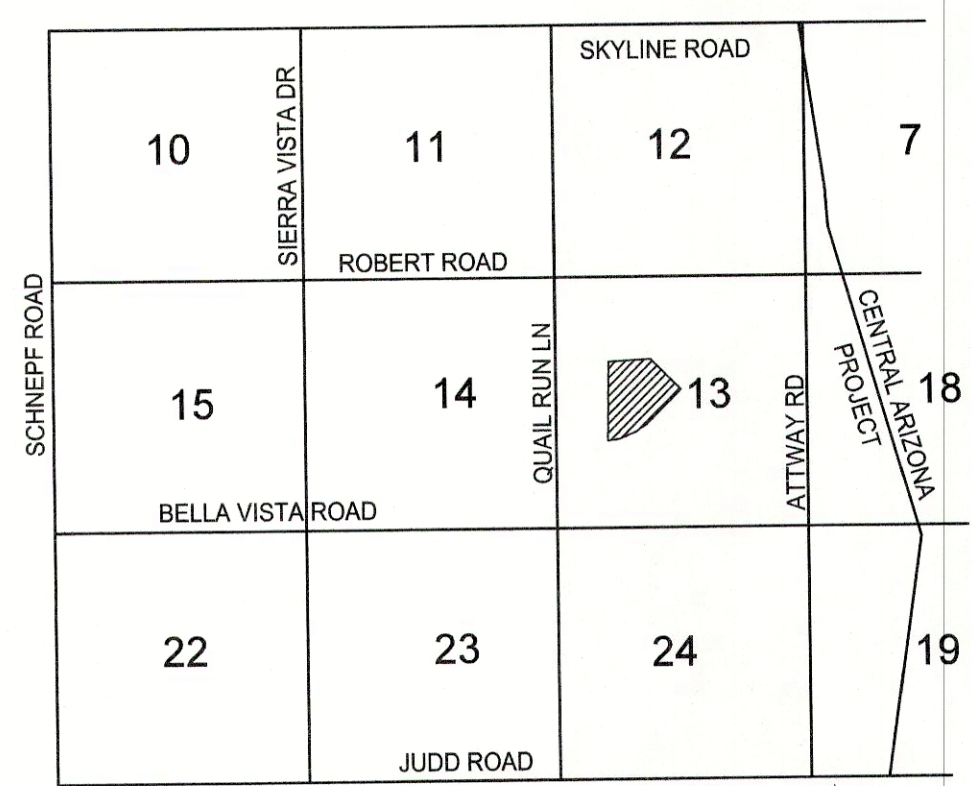


NOTES

- 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
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230424 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS.
- NO TREES ARE HERMITTED 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 WILDERA HOMEOWNERS ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- NO STRUCTURES 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 RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE WILDERA HOMEOWNERS ASSOCIATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN 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 A, B, C, D, E, F, G AND H ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WILDERA HOMEOWNERS ASSOCIATION.
- 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.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON JUNE 10, 2022 IN FEE NO. 2022-067899 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

FINAL PLAT FOR SAN TAN GATEWAY UNIT 1B PARCEL 35

A PORTION 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)

LAND USE TABLE	
GROSS ACREAGE	42.470 A.C.
AREA OF STREETS	8.946 A.C.
NET ACREAGE	33.524 A.C.
TOTAL NUMBER OF LOTS	128 LOTS
TOTAL NUMBER OF TRACTS	8 TRACTS
AREA OF TRACTS (A-H)	16,149.160 A.C.
GROSS RESIDENTIAL DENSITY	3.15 D.U./A.C.
AVERAGE AREA PER LOT	5,908 S.F.
OPEN SPACE PERCENTAGE	39.75%

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 35, 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 HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE THIS 18th DAY OF April, 2024.

BY: Mara Sundquist
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: Heather Cammisio
NAME: Heather Cammisio
TITLE: AUTHORIZED SIGNATORY

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Sidney Radall 4/12/24 DATE
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Amel Elal 6/12/24 DATE
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION

[Signature] 04/17/24 DATE
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Subdivision Improvement Performance Bond FEE NO. 2024-042558 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 _____, 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

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
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 35 ("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
[Signature] (SEAL)
FELICIA D CRUZ
Notary Public - Arizona
My Commission Expires December 16, 2025

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 V.P. 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
Paula J. Fair
NOTARY PUBLIC
12/16/2025
MY COMMISSION EXPIRES
PAULA J. FAIR
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 19180
MY COMMISSION EXPIRES
DECEMBER 16, 2025

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, 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/HEY 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. #292 7066
SIGNATURE: [Signature]

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

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 35, LOCATED WITHIN A PORTION 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. WHICH EASEMENTS ARE BEING DEDICATED 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.

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 HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.
THIS 9 DAY OF April, 2024.

BY: [Signature] ITS: V.P.
NAME: MIKE JESBERGER

ARROYO CAP III-2 LLC, A DELAWARE 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 22nd DAY OF APRIL, 2024.

BY: [Signature] ITS: EXECUTIVE VICE PRESIDENT
NAME: JEFFREY BROUETTE

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"

GROSS AREA = 42.470 ACRES
SEE SHEET 2 FOR THE LINE, CURVE, LOT AREA, & TRACT TABLES, LEGEND, & TYPICAL LOT DETAIL

LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°12'36"E	28.62'
L2	N83°50'0"E	60.04'
L3	S83°50'0"W	39.25'
L4	S83°50'0"W	20.78'
L5	N75°12'07"E	60.31'
L6	S75°12'07"W	24.40'
L7	S75°12'07"W	35.91'
L8	N66°15'23"E	60.40'
L9	S66°15'23"W	9.20'
L10	S64°22'7"W	42.26'
L11	S66°15'23"W	6.18'
L12	N57°18'38"E	60.31'
L13	S57°18'38"W	38.90'
L14	S57°18'38"W	21.41'
L15	N48°39'16"E	60.04'
L16	S48°39'16"W	23.77'
L17	S48°39'16"W	36.27'
L18	N44°34'29"E	56.31'
L19	S44°34'26"W	11.45'
L20	S44°31'40"W	48.00'
L21	S75°29'28"W	45.40'
L22	N75°29'28"E	29.20'
L23	N75°29'28"E	16.20'
L24	N67°23'57"E	45.51'
L25	S59°24'39"W	45.46'
L26	N59°24'39"E	7.20'
L27	N59°24'39"E	38.26'
L28	S51°10'57"W	46.99'
L29	N51°10'57"E	30.46'
L30	N51°10'57"E	16.53'
L31	N00°32'45"W	11.20'

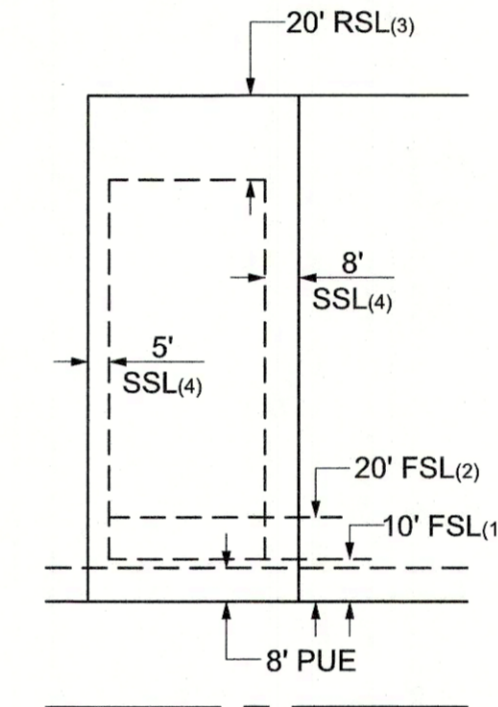
CURVE TABLE							
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING	
C1	707.69'	1190.00'	034°04'25"	364.66	697.31	S69°33'26"W	
C2	40.65'	1160.00'	002°00'29"	20.33	40.65	S87°32'51"W	
C3	26.30'	55.00'	027°23'35"	13.40	26.05	S43°26'40"E	
C4	26.30'	55.00'	027°23'35"	13.40	26.05	S40°32'50"W	
C5	107.40'	375.00'	016°24'34"	54.07	107.03	N10°58'19"E	
C6	7.34'	20.00'	021°02'22"	3.71	7.30	N33°20'16"E	
C7	97.17'	55.00'	101°13'16"	66.98	85.01	S73°25'43"W	
C8	181.52'	1200.00'	008°40'01"	90.93	181.35	N48°11'27"E	
C9	124.79'	500.00'	014°18'01"	62.72	124.47	S08°35'55"E	
C10	195.01'	250.00'	044°41'38"	102.77	190.11	N66°12'16"E	
C11	273.02'	350.00'	044°41'38"	143.88	266.15	N66°12'16"E	
C12	351.03'	450.00'	044°41'38"	184.99	342.19	N66°12'16"E	
C13	197.75'	1160.00'	009°46'02"	99.11	197.51	N81°39'35"E	
C14	40.37'	25.00'	092°31'29"	26.13	36.13	N30°30'49"E	
C15	131.03'	525.00'	014°18'01"	65.86	130.69	N08°35'55"W	
C16	7.34'	20.00'	021°02'22"	3.71	7.30	N11°58'06"W	
C17	126.79'	55.00'	132°04'44"	123.76	100.52	N43°33'05"E	
C18	7.34'	20.00'	021°02'22"	3.71	7.30	S80°55'44"E	
C19	175.51'	225.00'	044°41'38"	92.49	171.10	N66°12'16"E	
C20	7.34'	20.00'	021°02'22"	3.71	7.30	S35°37'22"E	
C21	39.27'	25.00'	090°00'00"	25.00	35.36	N88°51'27"E	
C22	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E	
C23	214.52'	275.00'	044°41'38"	113.05	209.12	N66°12'16"E	
C24	39.27'	25.00'	090°00'00"	25.00	35.36	S88°51'27"W	
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N01°08'33"W	
C26	253.52'	325.00'	044°41'38"	133.60	247.14	N66°12'16"E	
C27	39.27'	25.00'	090°00'00"	25.00	35.36	S46°26'55"E	
C28	39.27'	25.00'	090°00'00"	25.00	35.36	S43°33'05"W	
C29	292.52'	375.00'	044°41'38"	154.16	285.16	N66°12'16"E	
C30	39.27'	25.00'	090°00'00"	25.00	35.36	S88°51'27"W	
C31	39.27'	25.00'	090°00'00"	25.00	35.36	N01°08'33"W	
C32	331.52'	425.00'	044°41'38"	174.71	323.18	N66°12'16"E	
C33	39.27'	25.00'	090°00'00"	25.00	35.36	S46°26'55"E	
C34	39.27'	25.00'	090°00'00"	25.00	35.36	N43°33'05"E	
C35	370.53'	475.00'	044°41'38"	195.27	361.20	S66°12'16"W	
C36	39.27'	25.00'	090°00'00"	25.00	35.36	N88°51'27"E	
C37	39.27'	25.00'	090°00'00"	25.00	35.36	S01°08'33"E	
C38	564.23'	1160.00'	027°52'08"	287.81	558.68	S57°47'31"W	
C39	40.37'	25.00'	092°31'29"	26.13	36.13	N62°00'40"W	
C40	118.55'	475.00'	014°18'01"	59.59	118.25	N08°35'55"W	
C41	126.76'	1240.00'	005°51'25"	63.43	126.70	N46°47'09"E	
C42	49.94'	33.00'	086°42'45"	31.16	45.31	N06°21'29"E	
C43	126.79'	55.00'	132°04'44"	123.76	100.52	N88°51'27"E	
C44	40.65'	1190.00'	001°57'27"	20.33	40.65	N87°34'22"E	
C45	753.53'	1210.00'	035°40'52"	389.43	741.41	N19°09'28"W	
C46	772.21'	1240.00'	035°40'52"	399.09	759.79	N19°09'28"W	
C47	50.66'	33.00'	087°57'49"	31.85	45.83	S47°20'07"E	

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,520
2	5,520
3	5,520
4	5,832
5	6,291
6	6,223
7	5,657
8	5,520
9	5,520
10	5,520
11	5,760
12	5,760
13	5,760
14	5,760
15	5,760
16	5,760
17	5,760
18	5,760
19	5,760
20	5,760
21	5,654
22	5,606
23	5,760
24	5,760
25	5,760
26	5,760
27	7,200
28	7,709
29	6,300
30	5,954
31	5,956
32	6,825
33	7,099
34	7,187
35	7,002
36	6,299
37	5,750
38	5,750
39	5,750
40	5,726
41	5,726
42	5,750
43	5,750
44	5,750
45	5,750
46	5,750
47	6,787
48	7,282
49	7,314
50	6,546
51	5,956
52	5,956
53	5,954
54	6,118
55	6,106
56	6,107

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
57	5,903
58	6,194
59	6,372
60	6,434
61	6,370
62	6,192
63	5,943
64	5,520
65	5,520
66	5,520
67	5,520
68	5,520
69	5,502
70	5,502
71	5,520
72	5,520
73	5,520
74	5,520
75	5,520
76	5,559
77	5,716
78	6,471
79	6,623
80	6,672
81	6,618
82	6,461
83	5,669
84	5,532
85	5,971
86	6,011
87	5,988
88	5,638
89	5,760
90	5,760
91	5,760
92	5,760
93	5,760
94	5,760
95	5,760
96	5,760
97	5,760
98	5,760
99	5,760
100	5,760
101	5,760
102	5,680
103	5,688
104	5,640
105	5,592
106	5,544
107	6,120
108	5,913
109	5,914
110	5,914
111	5,914
112	5,914

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
113	5,914
114	5,925
115	5,585
116	5,525
117	5,525
118	5,525
119	5,525
120	5,525
121	5,525
122	5,501
123	5,957
124	6,091
125	5,928
126	5,520
127	5,520
128	5,520

TRACT TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	5.938	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT B	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT C	0.049	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT D	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT E	0.048	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION
TRACT F	3.160	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT G	0.100	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT H	6.778	LANDSCAPE TRACT, OPEN SPACE, P.U.E., COMMUNITY PARK, BALL FIELDS, TENNIS COURT, BUILDINGS AND POOL.
TOTAL	16.169	



TYPICAL LOT DETAIL
N.T.S.

- 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 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

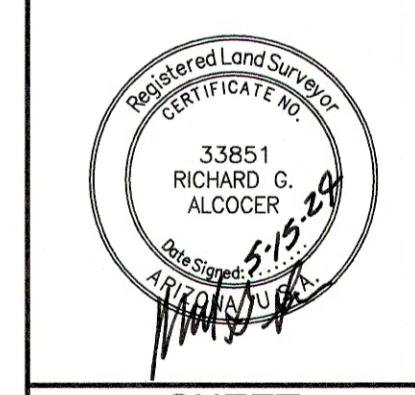
S.V.T.E. - INDICATES 21'X21' LOCAL TO LOCAL STREET INTERSECTIONS UNOBSTRUCTED VIEW EASEMENT, ALL OTHERS TO BE 33'X33'.

NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 24" IN HEIGHT.

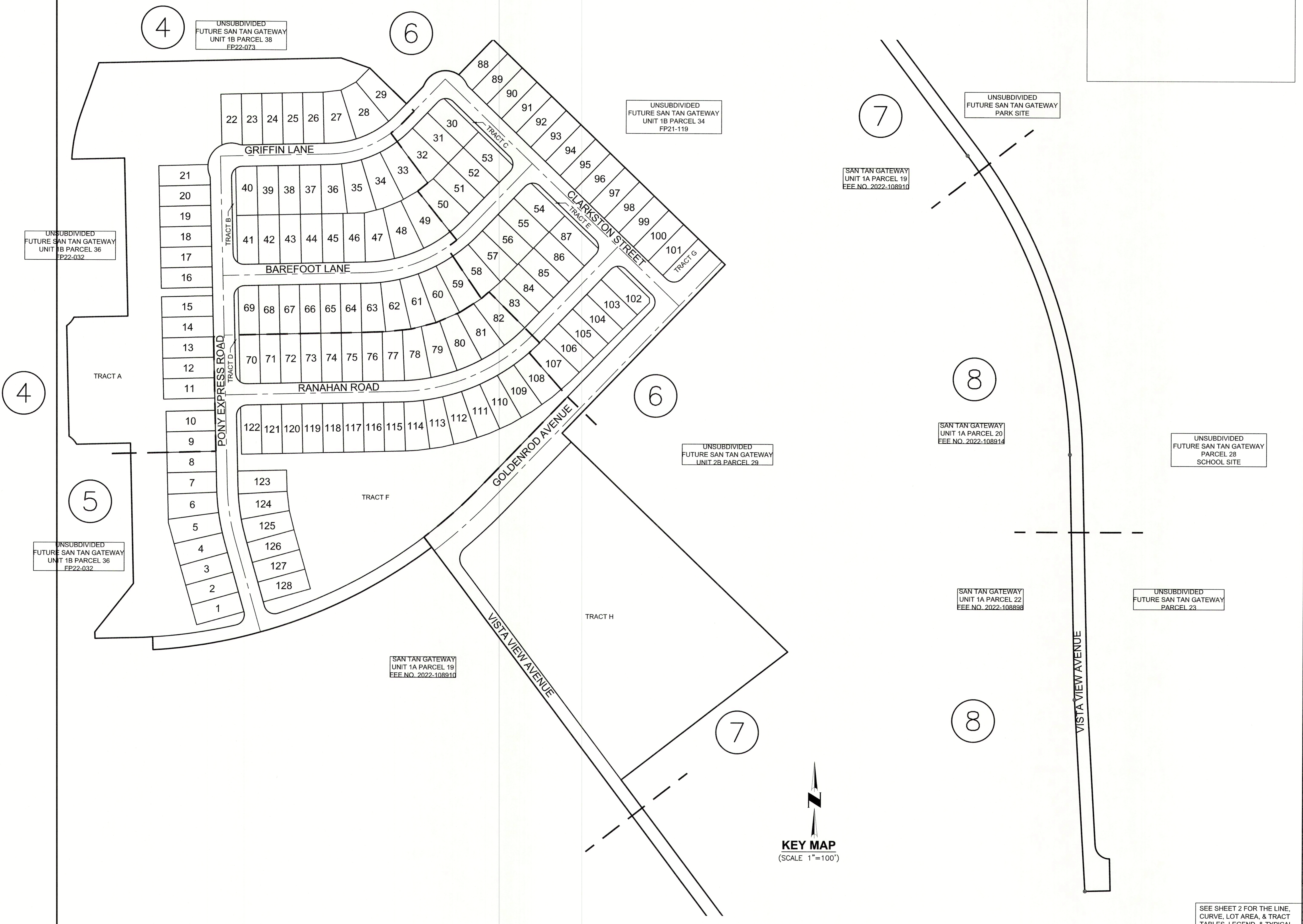
- LEGEND**
- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - ⊙--- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
 - ⊙--- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS 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
 - 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)
 - ① SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
 - ② SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
 - S.F. SQUARE FEET
 - ④ SHEET NUMBER

NO.	REVISION	DATE

PARCEL 35
FINAL PLAT
SAN TAN GATEWAY UNIT 1B
PINAL COUNTY, ARIZONA



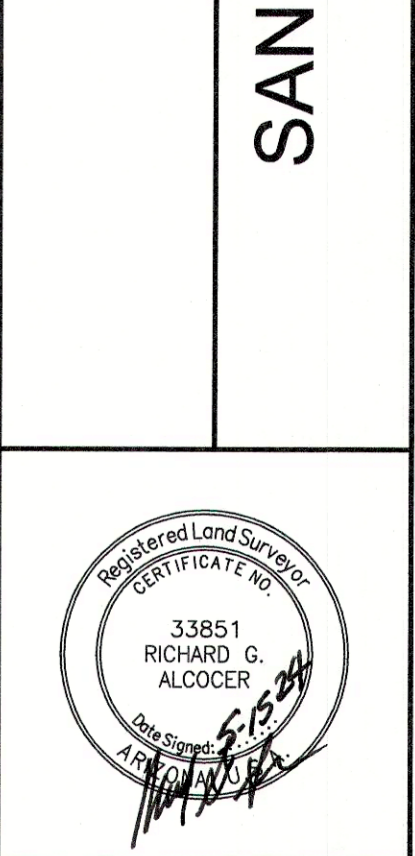
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NO.	REVISION	DATE

**PARCEL 35
FINAL PLAT**

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

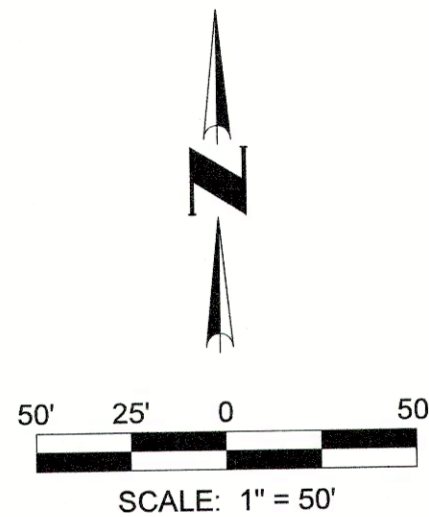
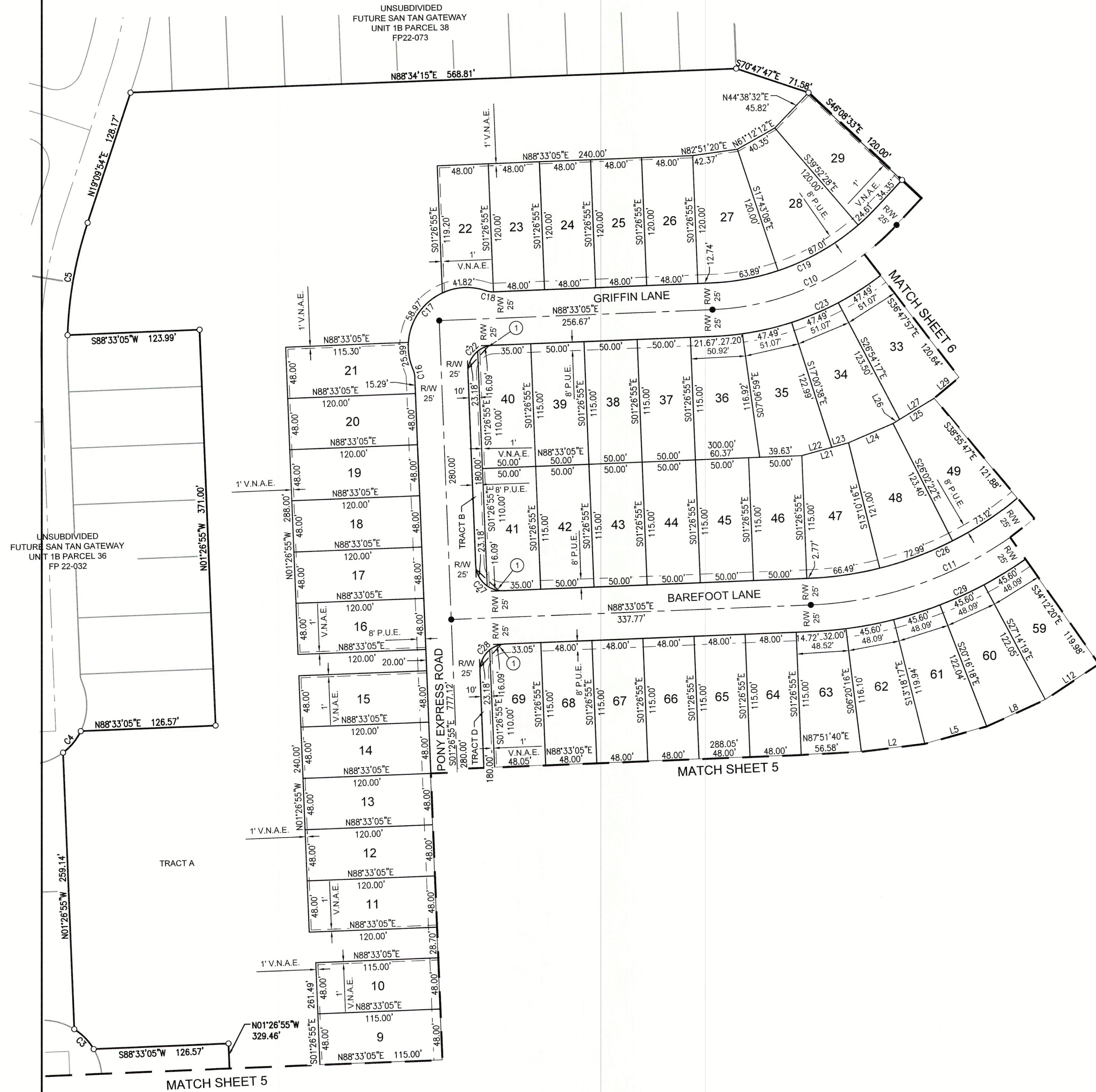


3 SHEET OF 8

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



SEE SHEET 2 FOR THE LINE, CURVE, LOT AREA, & TRACT TABLES, LEGEND, & TYPICAL LOT DETAIL

NO.	REVISION	DATE

PARCEL 35
FINAL PLAT

SAN TAN GATEWAY UNIT 1B
PINAL COUNTY, ARIZONA

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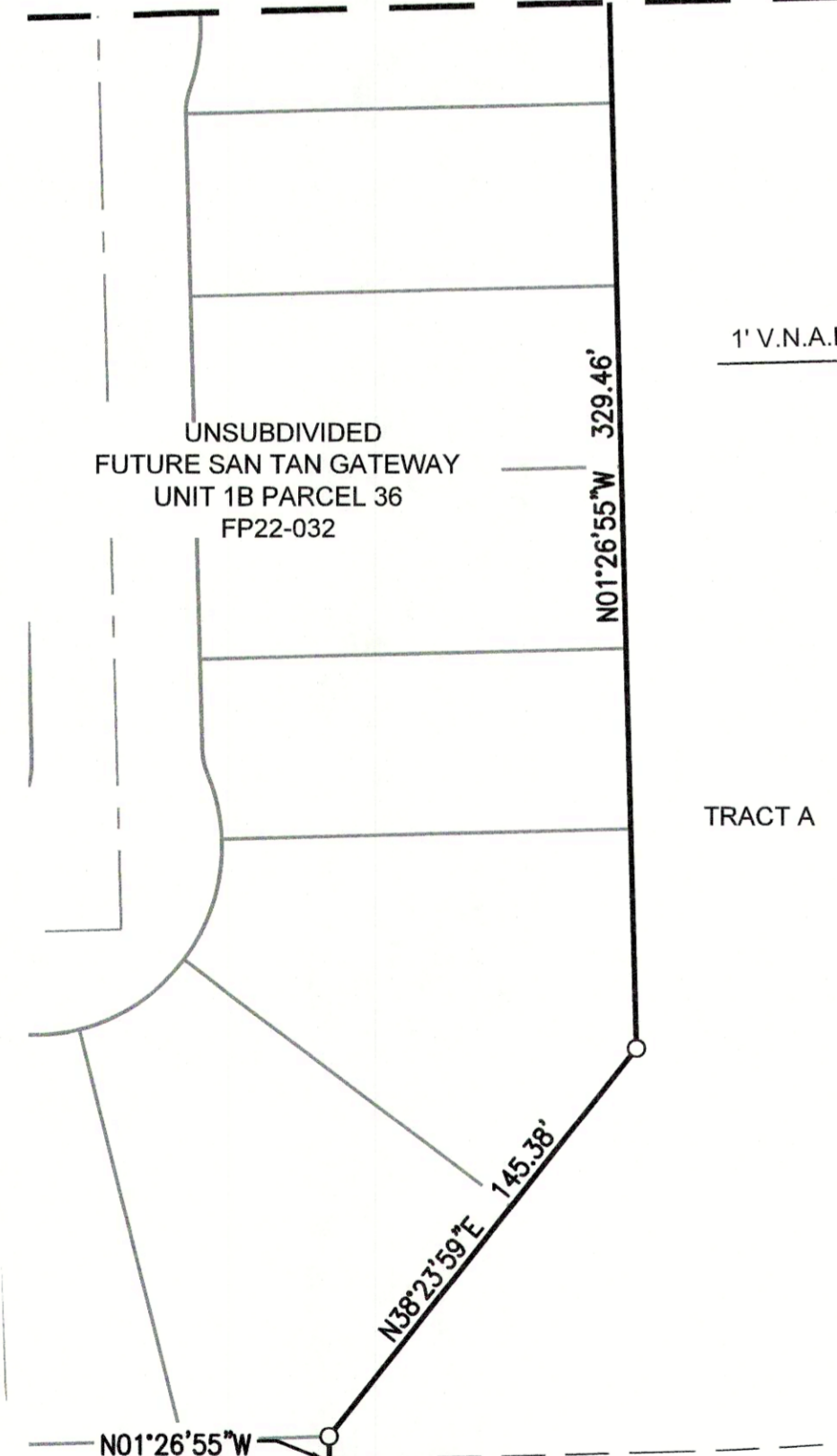
FP22-015

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

N01°26'55"W 2651.88'
2641.88'

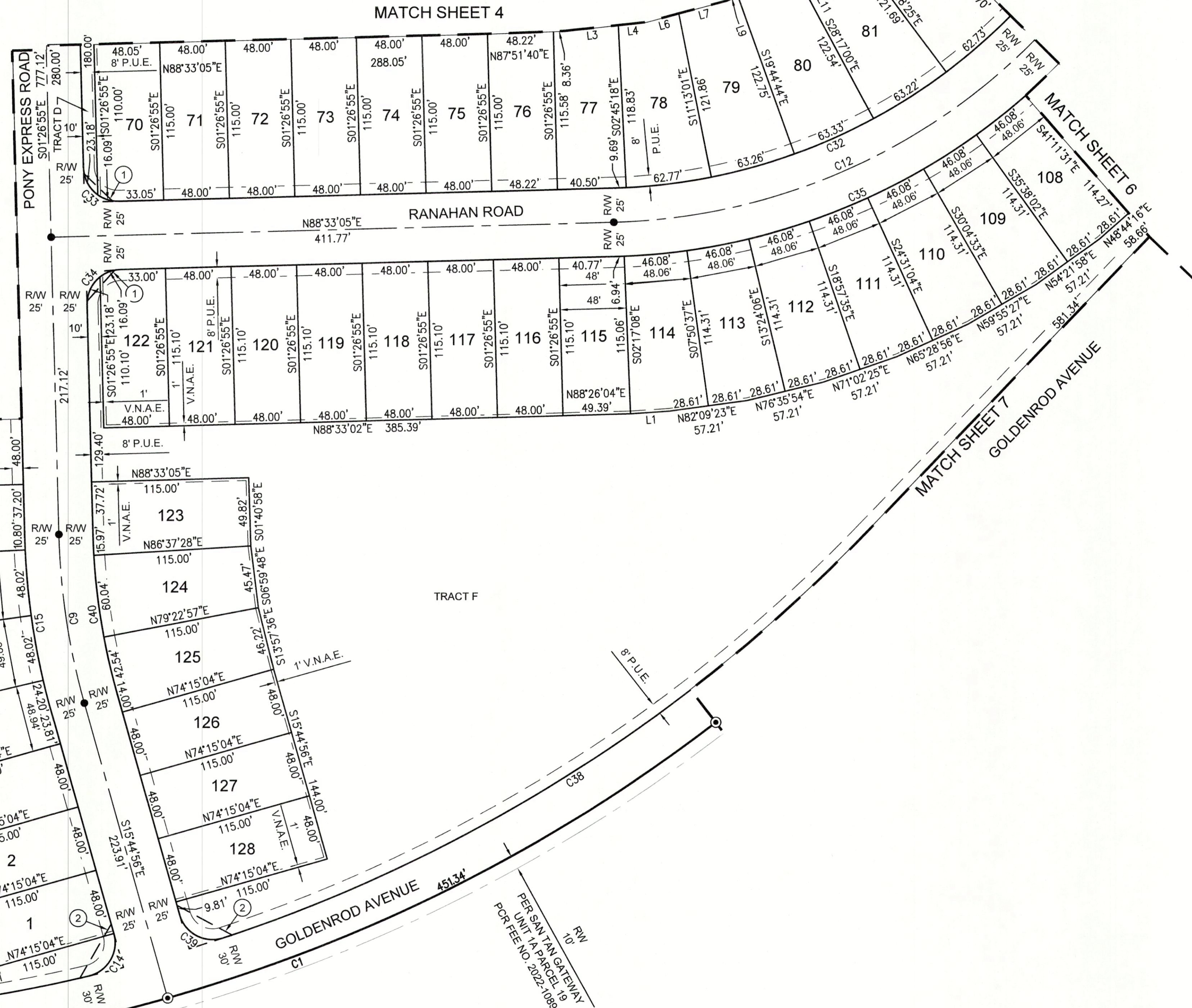
UNSUBDIVIDED
FUTURE SAN TAN GATEWAY
UNIT 1B PARCEL 36
FP22-032

MATCH SHEET 4



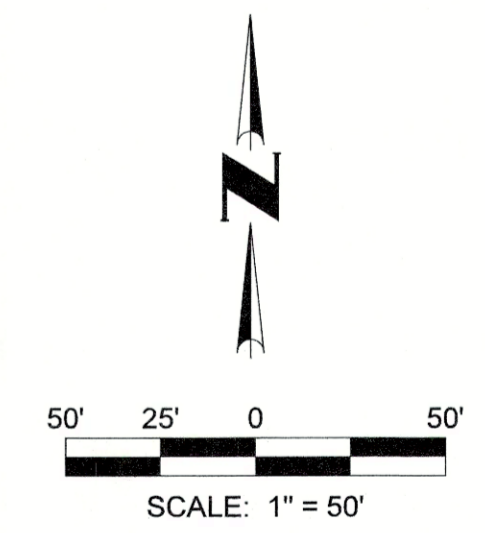
PER SAN TAN GATEWAY
UNIT 1A PARCEL 19
PCR FEE NO. 2022-108910

SAN TAN GATEWAY
UNIT 1A PARCEL 19
FEE NO. 2019-108910



MATCH SHEET 4

MATCH SHEET 7
GOLDENROD AVENUE



SEE SHEET 2 FOR THE LINE,
CURVE, LOT AREA, & TRACT
TABLES, LEGEND, & TYPICAL
LOT DETAIL.

NO.	REVISION	DATE

PARCEL 35
FINAL PLAT
SAN TAN GATEWAY UNIT 1B
PINAL COUNTY, ARIZONA

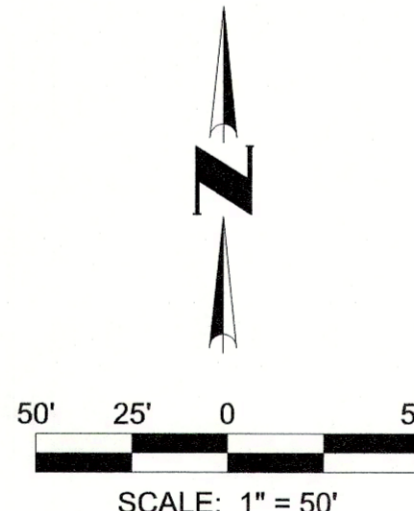
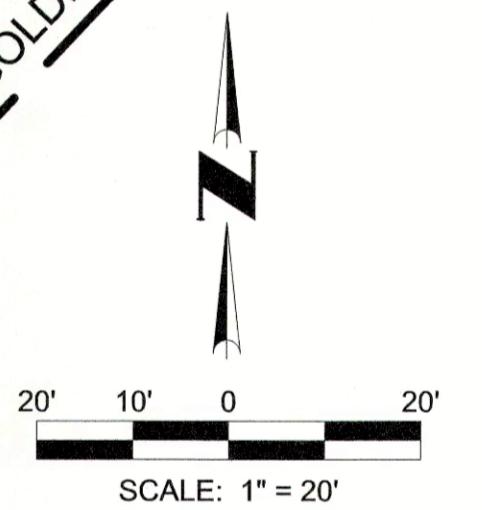
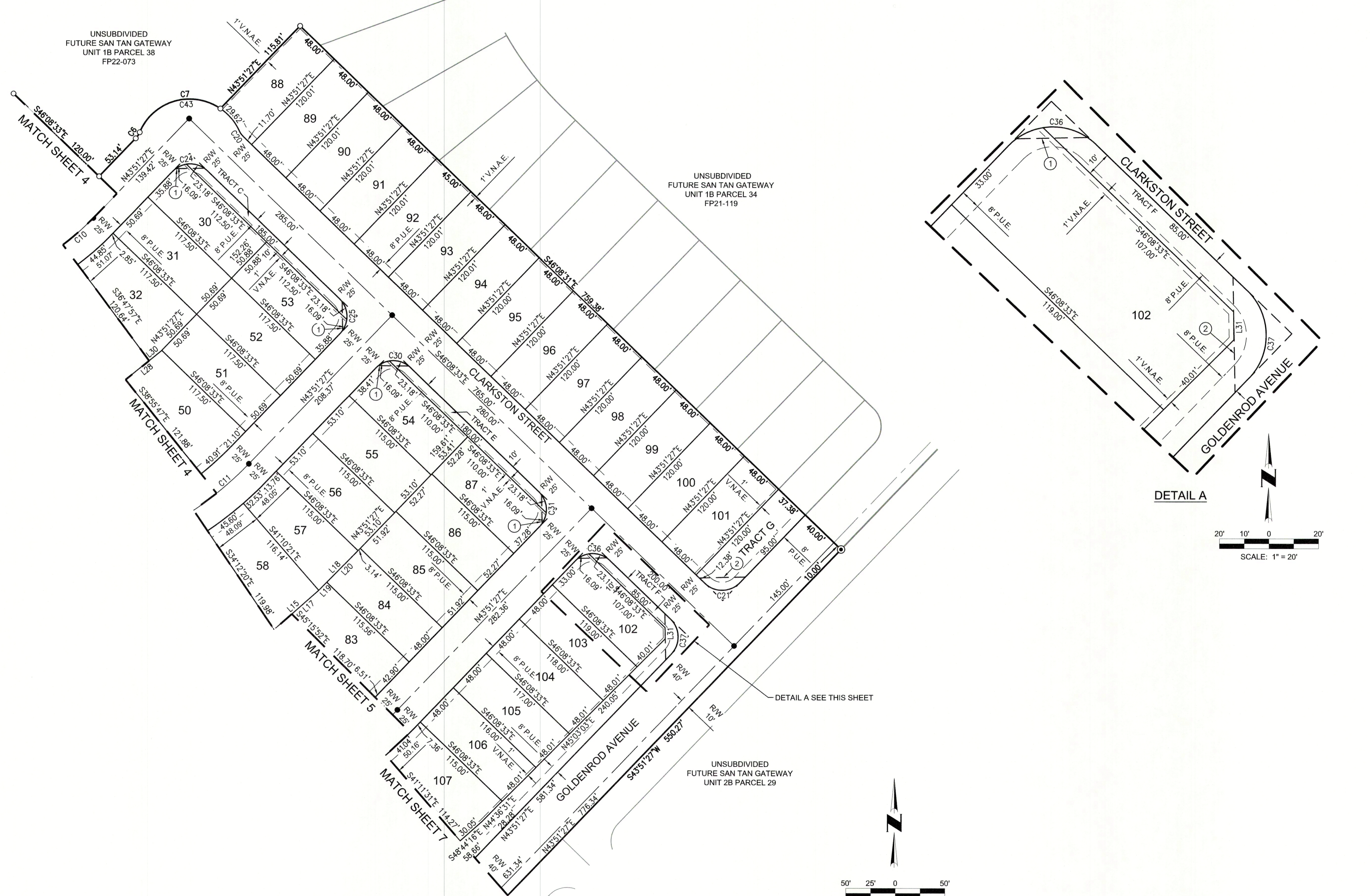


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OF 8

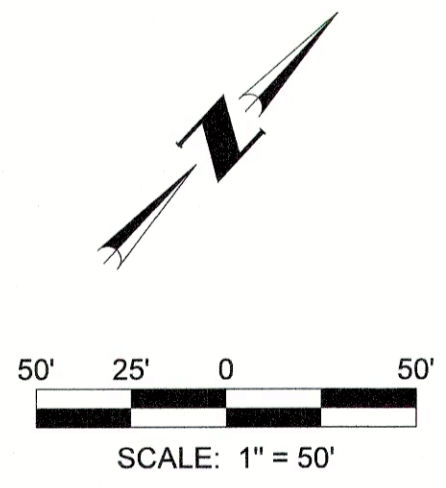
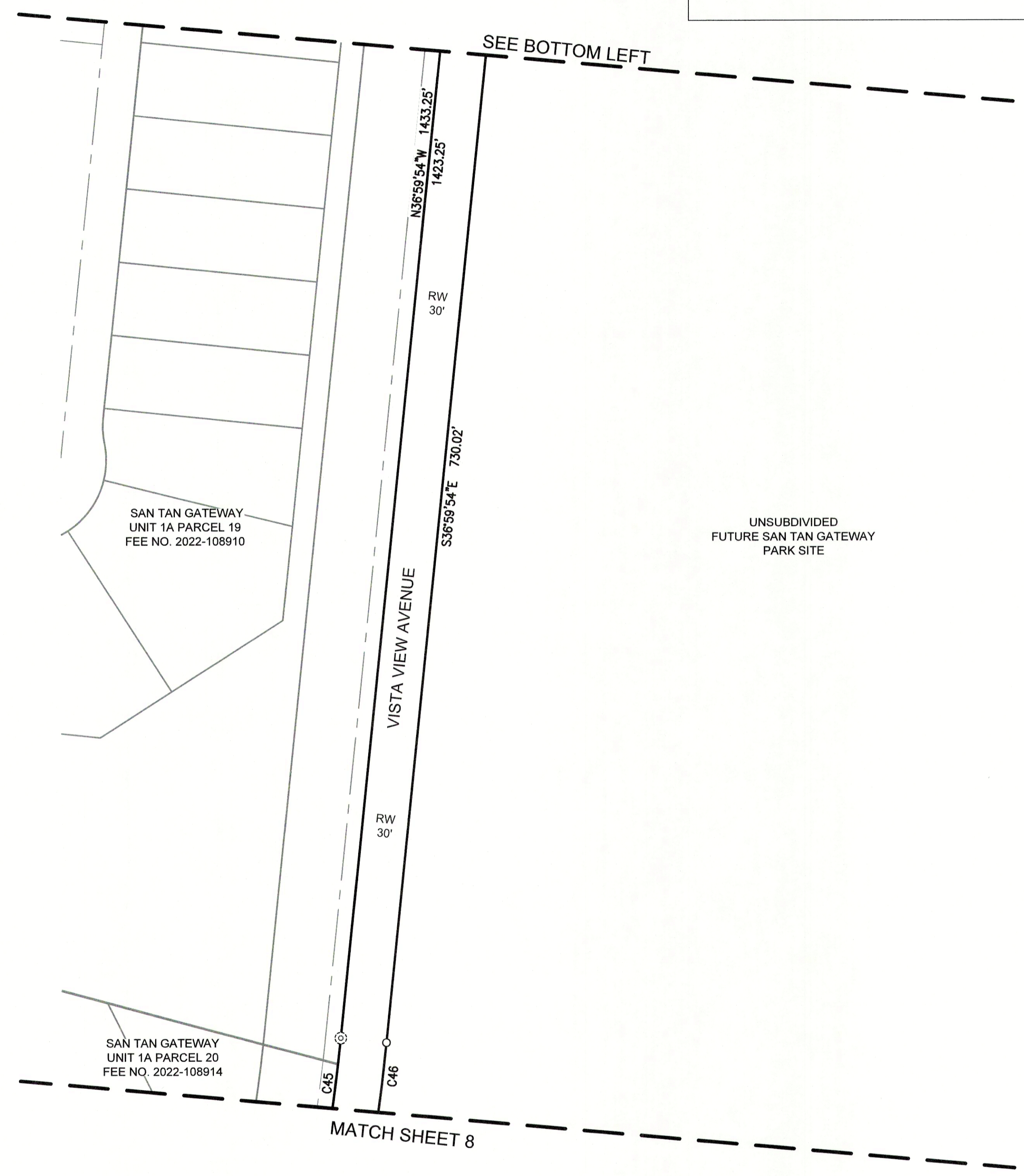
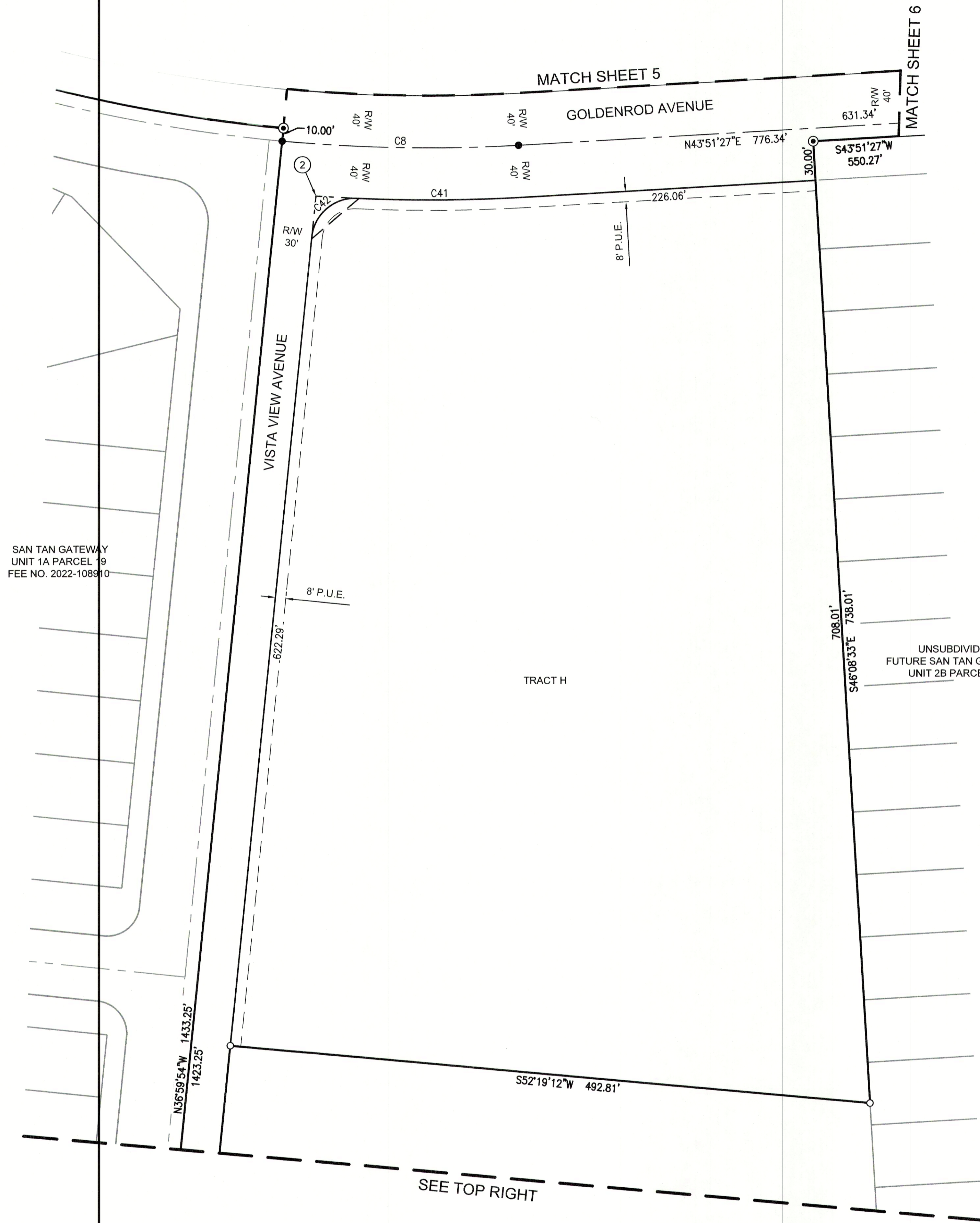
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FP22-015

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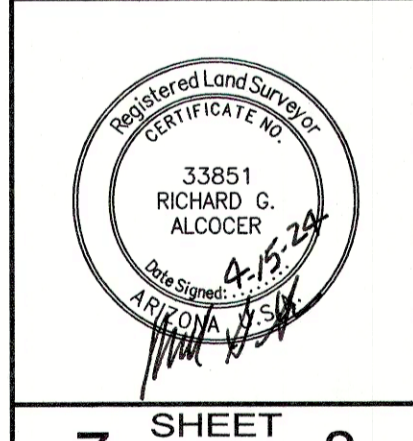


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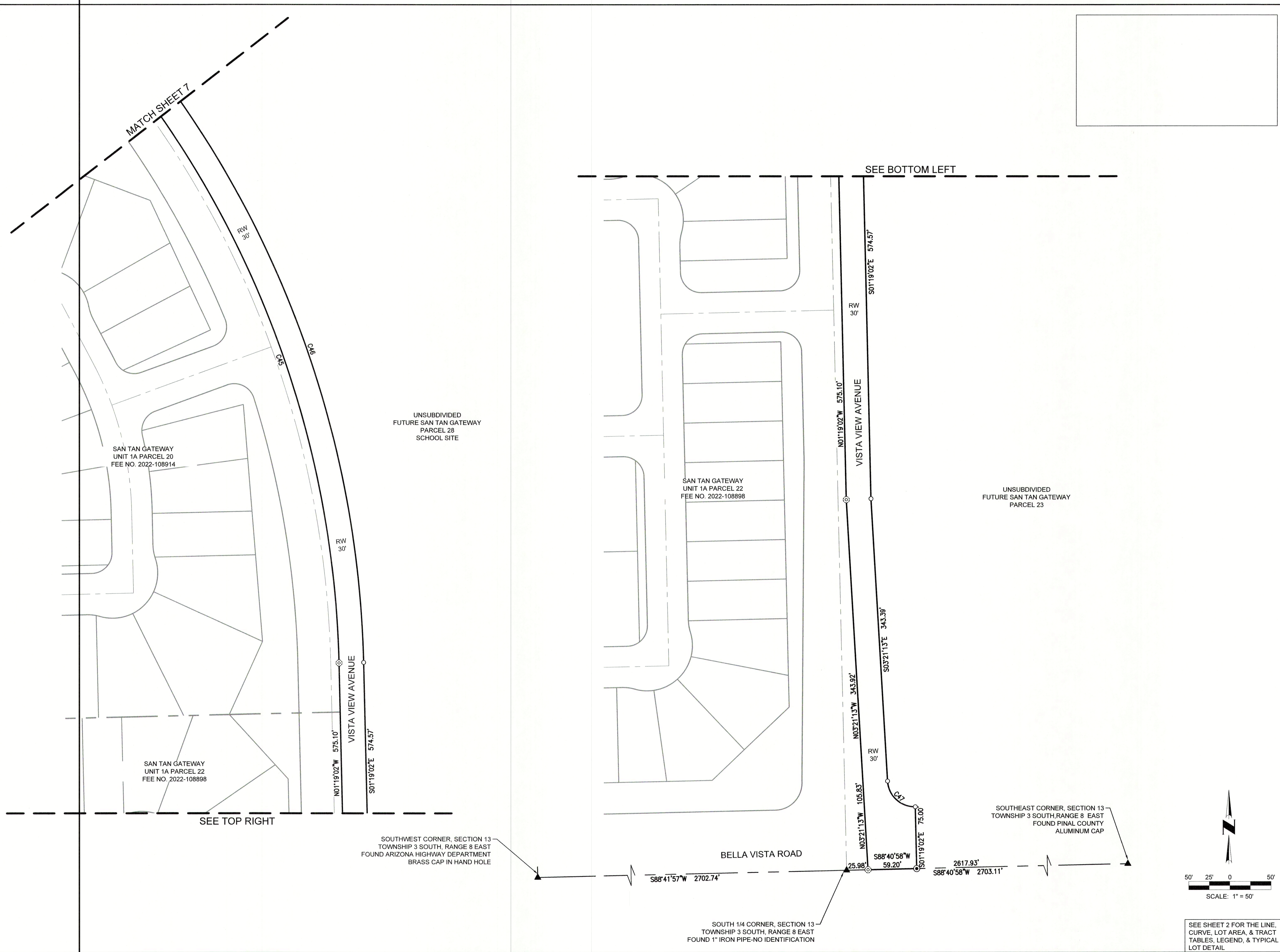
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PARCEL 35
 FINAL PLAT
 SAN TAN GATEWAY UNIT 1B
 PINAL COUNTY, ARIZONA



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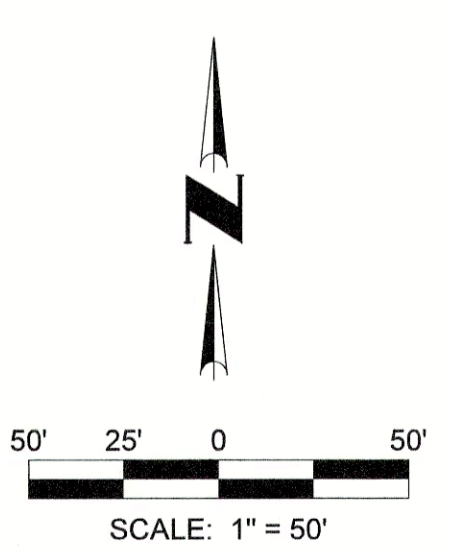
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PARCEL 35
FINAL PLAT
SAN TAN GATEWAY UNIT 1B
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER
4-15-24
ARIZONA

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