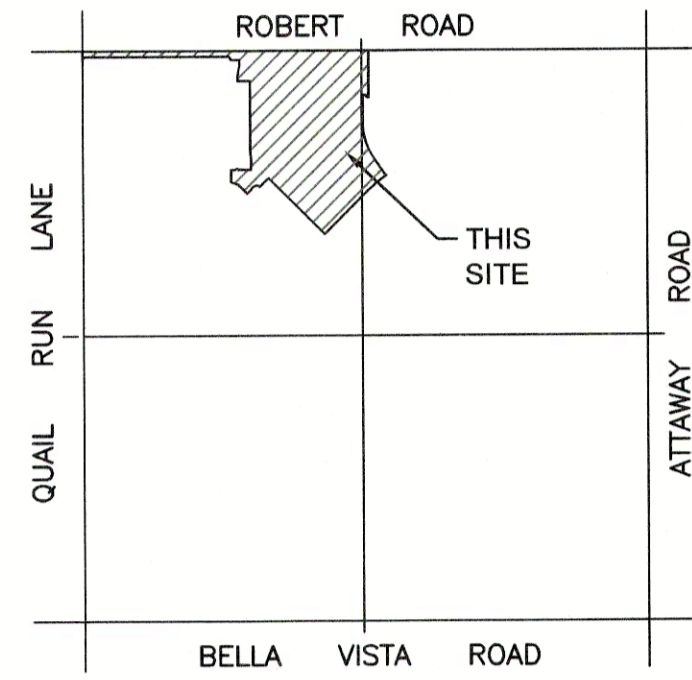
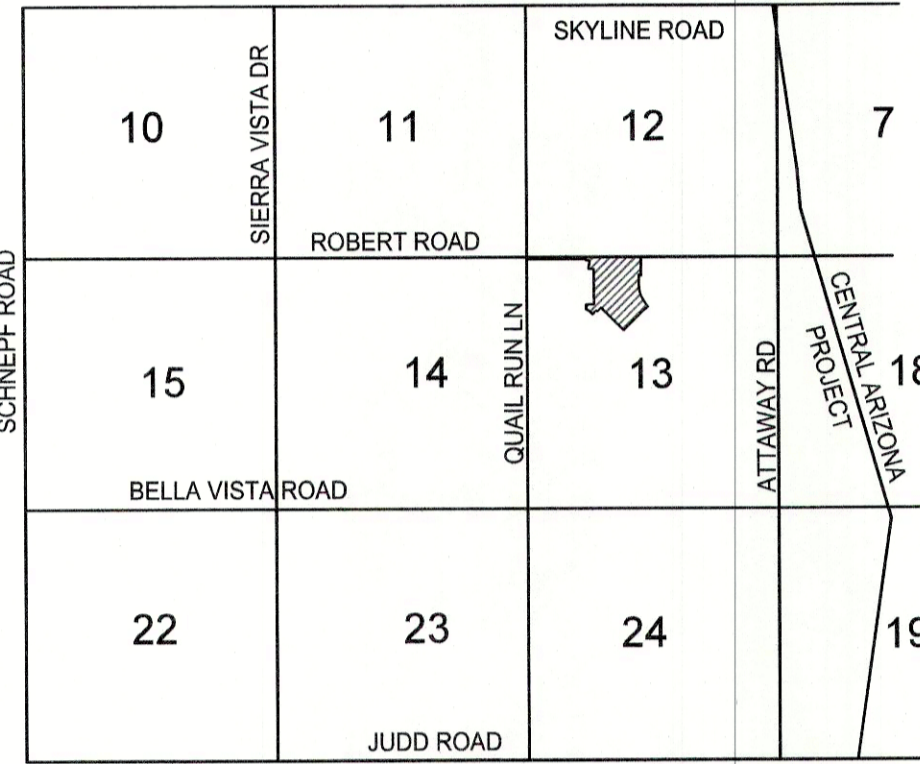


NOTES

- 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 34 A PORTION OF THE NORTH HALF 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)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Subdivision Improvement Performance Bond FEE NO. 2024-042557 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: [Signature] CHAIR ATTEST: [Signature] 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 SUNQUIST
EMAIL: MSUNQUIST@LANDSEAHOMES.COM

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"

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 34, 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 Commins
NAME: Heather Commins
TITLE: AUTHORIZED SIGNATORY

LAND USE TABLE
GROSS ACREAGE 41.822
AREA OF STREETS 12.050
NET ACREAGE 29.772
TOTAL NUMBER OF LOTS 116
TOTAL NUMBER OF TRACTS 13
AREA OF TRACTS (A-M) 8.738
GROSS RESIDENTIAL DENSITY 2.76 DU/AC
AVERAGE AREA PER LOT 7899 S.F.
OPEN SPACE PERCENTAGE 20.89%

ACKNOWLEDGEMENT

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

APPEARED Heather Commins, 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 34 ("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)

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 34, LOCATED WITHIN A PORTION OF THE NORTH HALF 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 TRACTS D AND L. 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 SAN TAN GATEWAY 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 HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 18th DAY OF April, 2024.

BY: [Signature] ITS: V.P.

NAME: MIKE JESBERGER

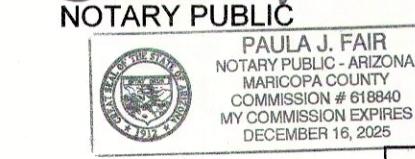
ACKNOWLEDGEMENT

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] MY COMMISSION EXPIRES 12/14/2025



GROSS AREA = 41.822 ACRES

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

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

FINAL PLAT
SAN TAN GATEWAY UNIT 1B PARCEL 34
PINAL COUNTY, ARIZONA

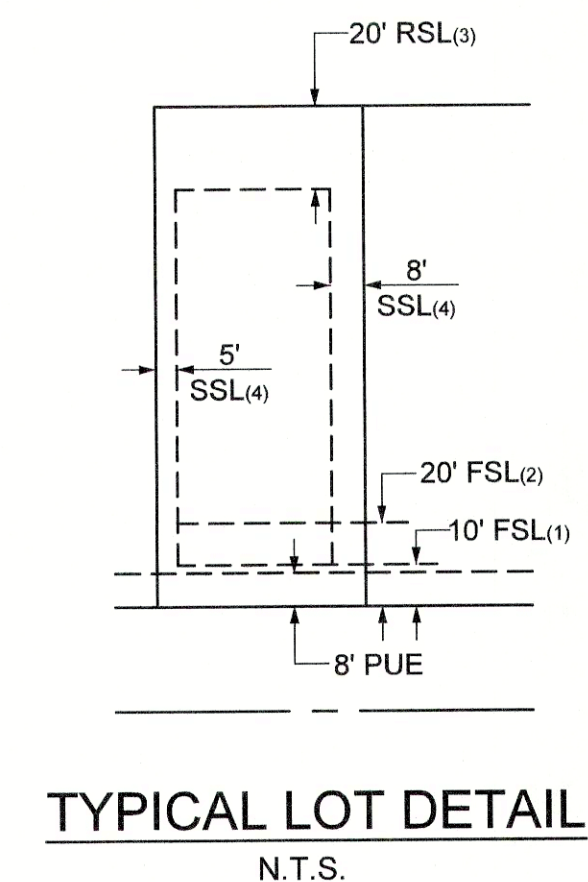
1 SHEET OF 5
CVL Contact: HEIDI TILSON
CVL Project #: T-14-0360502
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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	360.02'	590.00'	034°57'45"	185.81	354.46	S18°38'48"E
C2	218.00'	1190.00'	010°29'46"	109.30	217.69	S49°06'20"W
C3	97.17'	55.00'	101°13'16"	66.98	85.01	S73°25'43"W
C4	7.34'	20.00'	021°02'22"	3.71	7.30	N33°20'16"E
C5	60.52'	55.00'	063°02'45"	33.73	57.51	N75°04'28"E
C6	51.67'	33.00'	089°43'08"	32.84	46.55	N46°18'25"W
C7	52.00'	33.00'	090°16'59"	33.16	46.78	S43°41'35"W
C8	366.13'	500.00'	034°57'45"	188.96	360.47	S18°38'48"E
C9	219.75'	1200.00'	010°29'31"	110.18	219.44	S49°06'12"W
C10	157.00'	200.00'	044°58'37"	82.80	153.00	S23°39'15"E
C11	235.55'	300.00'	044°59'13"	124.22	229.55	S23°38'57"E
C12	52.00'	33.00'	090°16'59"	33.16	46.78	S43°41'35"W
C13	51.84'	33.00'	090°00'00"	33.00	46.67	N46°09'56"W
C14	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C15	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C16	7.34'	20.00'	021°02'22"	3.71	7.30	S09°21'15"W
C17	126.79'	55.00'	132°04'44"	123.76	100.52	N46°09'56"W
C18	7.34'	20.00'	021°02'22"	3.71	7.30	N78°18'53"E
C19	7.34'	20.00'	021°02'22"	3.71	7.30	S80°38'45"E
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	N11°41'07"W
C22	7.34'	20.00'	021°02'22"	3.71	7.30	N09°21'15"E
C23	126.79'	55.00'	132°04'44"	123.76	100.52	S46°09'56"E
C24	7.34'	20.00'	021°02'22"	3.71	7.30	S78°18'53"W
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C26	255.18'	325.00'	044°59'12"	134.58	248.67	S23°38'57"E
C27	39.27'	25.00'	090°00'00"	25.00	35.36	N01°08'33"W
C28	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C29	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C30	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C31	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C32	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C33	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C34	39.27'	25.00'	090°00'00"	25.00	35.36	N43°50'04"E
C35	39.27'	25.00'	090°00'00"	25.00	35.36	S46°09'56"E
C36	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C37	39.27'	25.00'	090°00'00"	25.00	35.36	N46°09'56"W
C38	176.62'	225.00'	044°58'37"	93.15	172.12	S23°39'15"E
C39	39.27'	25.00'	090°00'00"	25.00	35.36	N01°08'33"W
C40	39.27'	25.00'	090°00'00"	25.00	35.36	N88°51'27"E
C41	44.30'	25.00'	101°32'13"	30.62	38.73	S03°57'00"W
C42	36.14'	50.00'	041°24'35"	18.90	35.36	S75°25'24"W
C43	229.35'	50.00'	262°49'09"	-56.69	75.00	N35°16'54"W
C44	36.14'	50.00'	041°24'35"	18.90	35.36	N34°00'49"E
C45	44.30'	25.00'	101°32'13"	30.62	38.73	S74°30'47"E
C46	108.42'	275.00'	022°35'22"	54.92	107.72	S12°27'00"E
C47	39.27'	25.00'	090°00'00"	25.00	35.36	S43°50'04"W
C48	38.24'	25.00'	087°37'54"	23.99	34.62	N47°20'59"W
C49	364.08'	640.00'	032°35'39"	187.11	359.19	S19°49'51"E
C50	37.98'	25.00'	087°03'17"	23.75	34.44	N07°23'58"E
C51	152.99'	1240.00'	007°04'09"	76.59	152.90	S47°23'31"W
C52	39.27'	25.00'	090°00'00"	25.00	35.36	N88°51'27"E
C53	39.27'	25.00'	090°00'00"	25.00	35.36	S01°08'33"E
C54	7.34'	20.00'	021°02'22"	3.71	7.30	S54°22'38"W
C55	126.79'	55.00'	132°04'44"	123.76	100.52	N01°08'33"W
C56	7.34'	20.00'	021°02'22"	3.71	7.30	S56°39'44"E
C57	137.37'	175.00'	044°58'37"	72.45	133.87	S23°39'15"E
C58	51.84'	33.00'	089°59'58"	33.00	46.67	S43°50'03"W
C59	28.91'	40.00'	041°24'35"	15.12	28.28	N34°00'49"E
C60	5.12'	60.00'	004°53'30"	2.56	5.12	S15°45'16"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	7,250
2	7,250
3	7,250
4	7,250
5	7,250
6	7,250
7	7,250
8	7,983
9	8,880
10	10,852
11	7,206
12	7,250
13	7,250
14	7,250
15	7,250
16	7,250
17	7,250
18	7,250
19	8,231
20	11,467
21	9,815
22	7,226
23	7,250
24	7,250
25	7,250
26	7,250
27	7,250
28	7,250
29	7,250
30	7,250
31	7,149
32	11,116
33	11,769
34	6,917
35	6,960
36	6,960
37	6,960
38	6,960
39	6,960
40	7,538
41	7,562
42	7,562
43	7,562
44	7,562
45	7,562

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
46	7,562
47	7,562
48	7,538
49	7,538
50	7,562
51	7,562
52	7,562
53	7,562
54	7,562
55	7,562
56	7,562
57	7,538
58	7,538
59	7,562
60	7,562
61	7,562
62	7,562
63	7,562
64	7,562
65	7,562
66	7,538
67	7,538
68	7,562
69	7,562
70	7,562
71	7,562
72	7,562
73	7,562
74	7,562
75	7,538
76	9,627
77	8,400
78	8,400
79	6,937
80	6,964
81	6,967
82	7,181
83	10,284
84	7,976
85	12,115
86	12,406
87	13,060
88	7,934
89	9,262
90	9,876

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
91	7,212
92	7,236
93	7,236
94	7,236
95	7,236
96	7,236
97	6,936
98	10,528
99	8,267
100	7,920
101	6,935
102	6,960
103	6,960
104	6,960
105	9,611
106	8,535
107	7,077
108	10,574
109	11,194
110	7,804
111	7,500
112	7,500
113	7,500
114	7,250
115	7,250
116	7,250



TRACT TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.104	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT B	0.062	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT C	0.029	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT D	7.320	LANDSCAPE TRACT, OPEN SPACE, P.U.E., NEIGHBORHOOD PARK, TRAILS, RETENTION, DRAINAGE EASEMENT.
TRACT E	0.025	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.
TRACT J	0.025	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT K	0.025	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TRACT L	0.782	LANDSCAPE TRACT, OPEN SPACE, P.U.E., RETENTION, DRAINAGE EASEMENT
TRACT M	0.166	LANDSCAPE TRACT, OPEN SPACE, P.U.E.
TOTAL	8.738	

CR-3 PAD SETBACKS

FRONT YARD SETBACKS
1. 10' SETBACK IS MEASURED FROM PROPERTY LINE TO TO LIVING AREA, PORCHES & SIDE ENTRY GARAGE.
2. 20' SETBACK IS MEASURED FROM PROPERTY LINE TO FACE OF GARAGE (FRONT ENTRY).

REAR SETBACKS
3. 20' SETBACK, COVERED PATIOS MAY ENCROACH 5' INTO THE REAR SETBACK.

SIDE SETBACKS
4. 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.

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. _____



NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

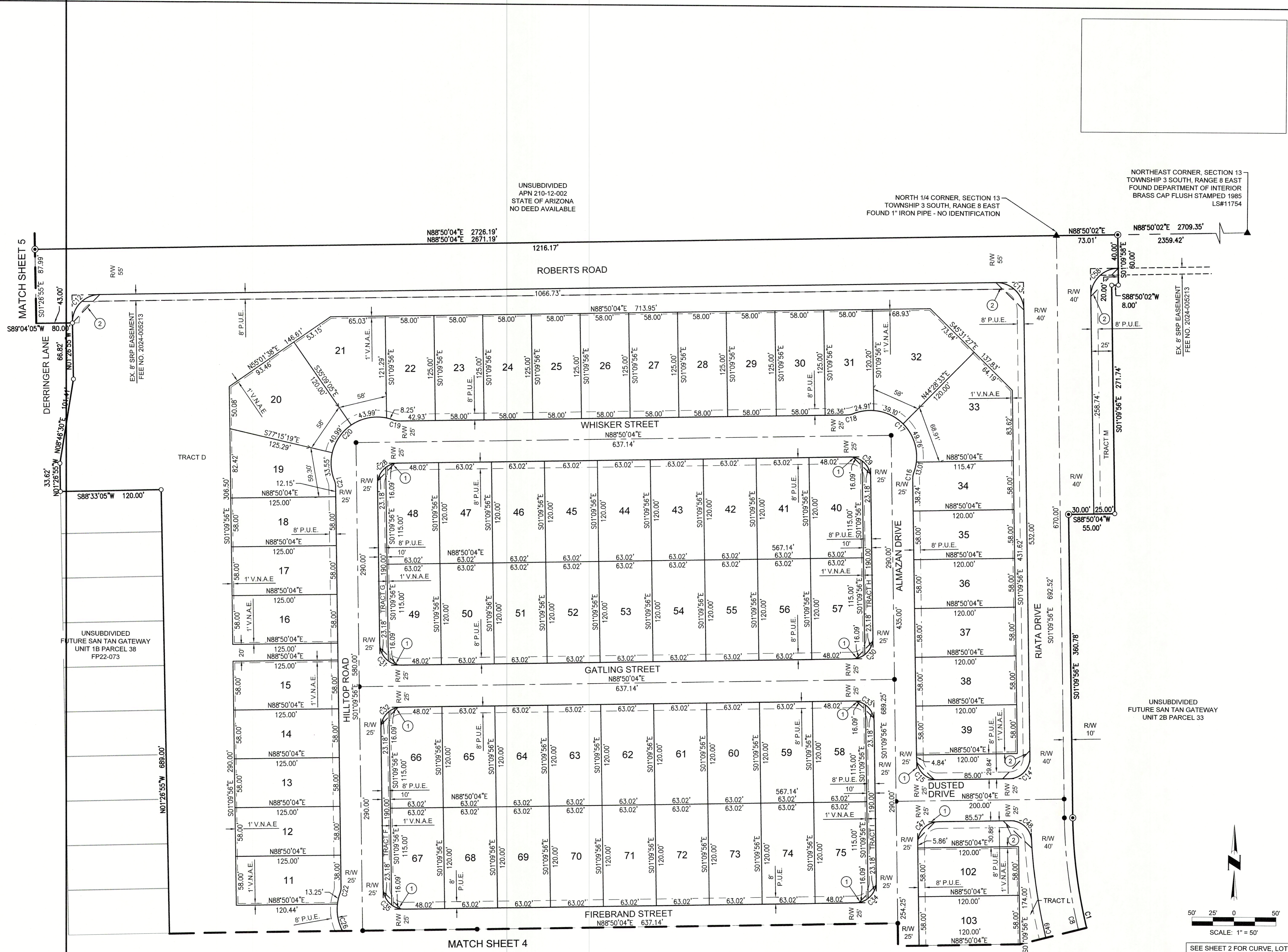
FINAL PLAT

SAN TAN GATEWAY UNIT 1B PARCEL 34

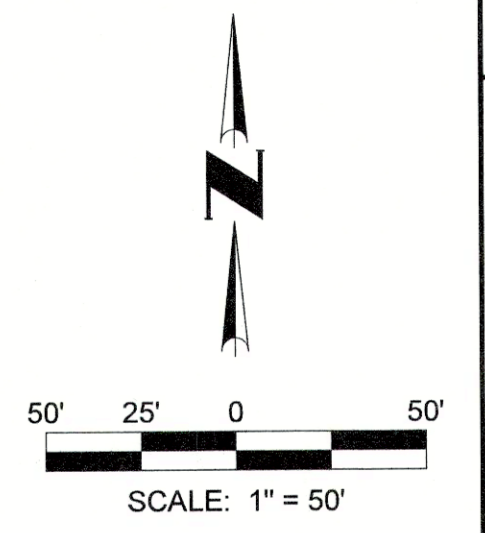
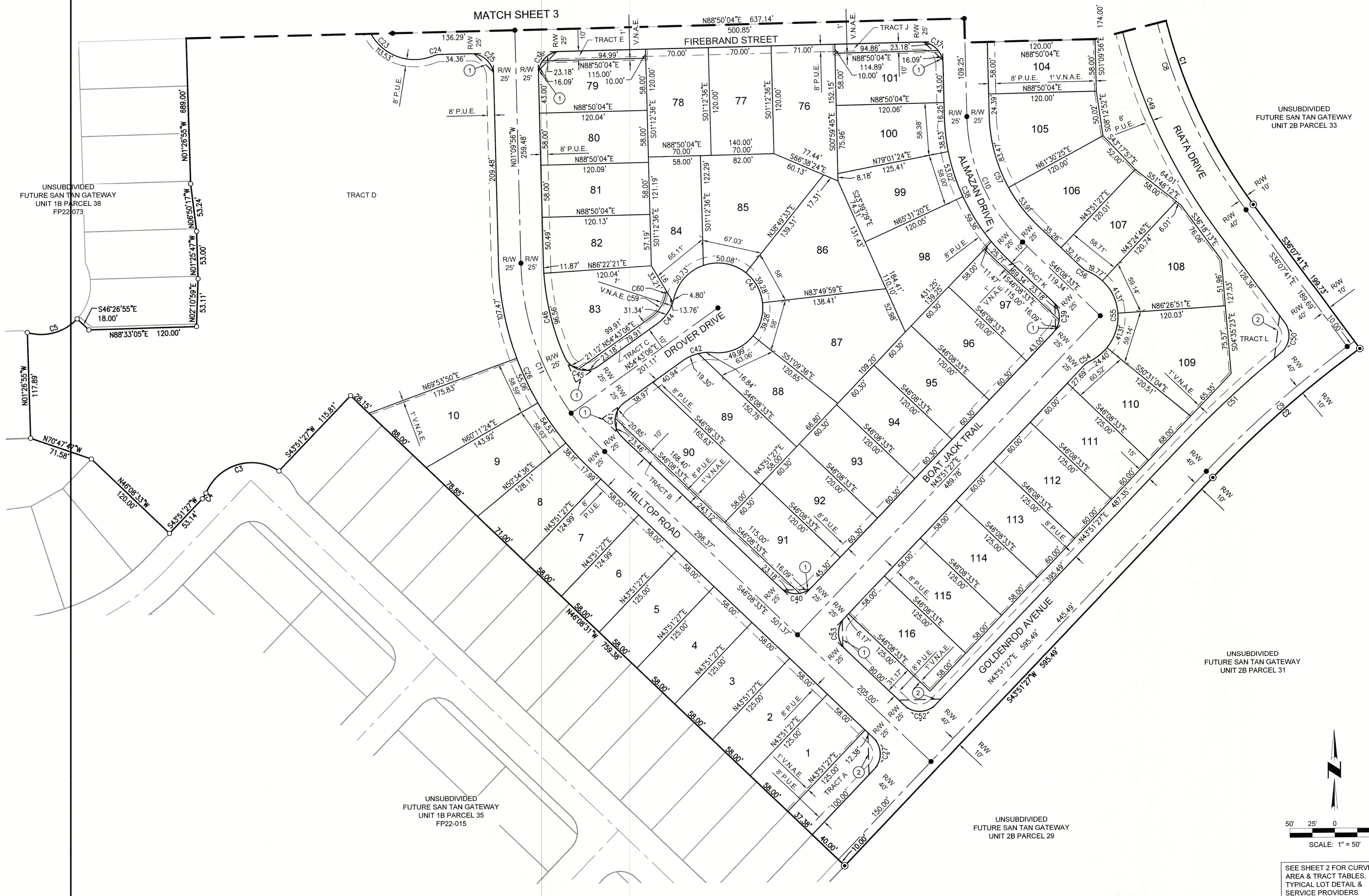
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
PINAL COUNTY, ARIZONA

3 SHEET OF 5
CVL Contact: HEIDI TILSON
CVL Project #: 1.14.0360502
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FINAL PLAT

SAN TAN GATEWAY UNIT 1B PARCEL 34
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCKER

4 SHEET OF 5

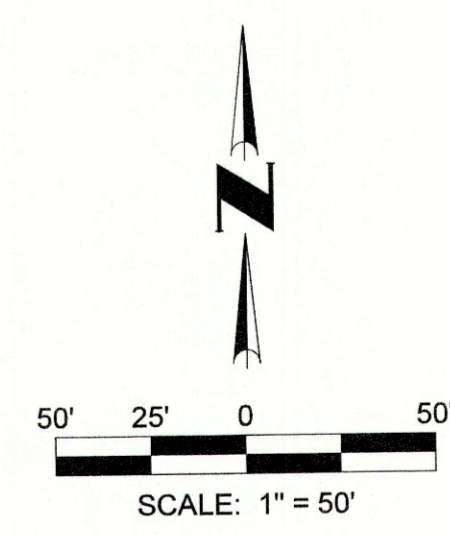
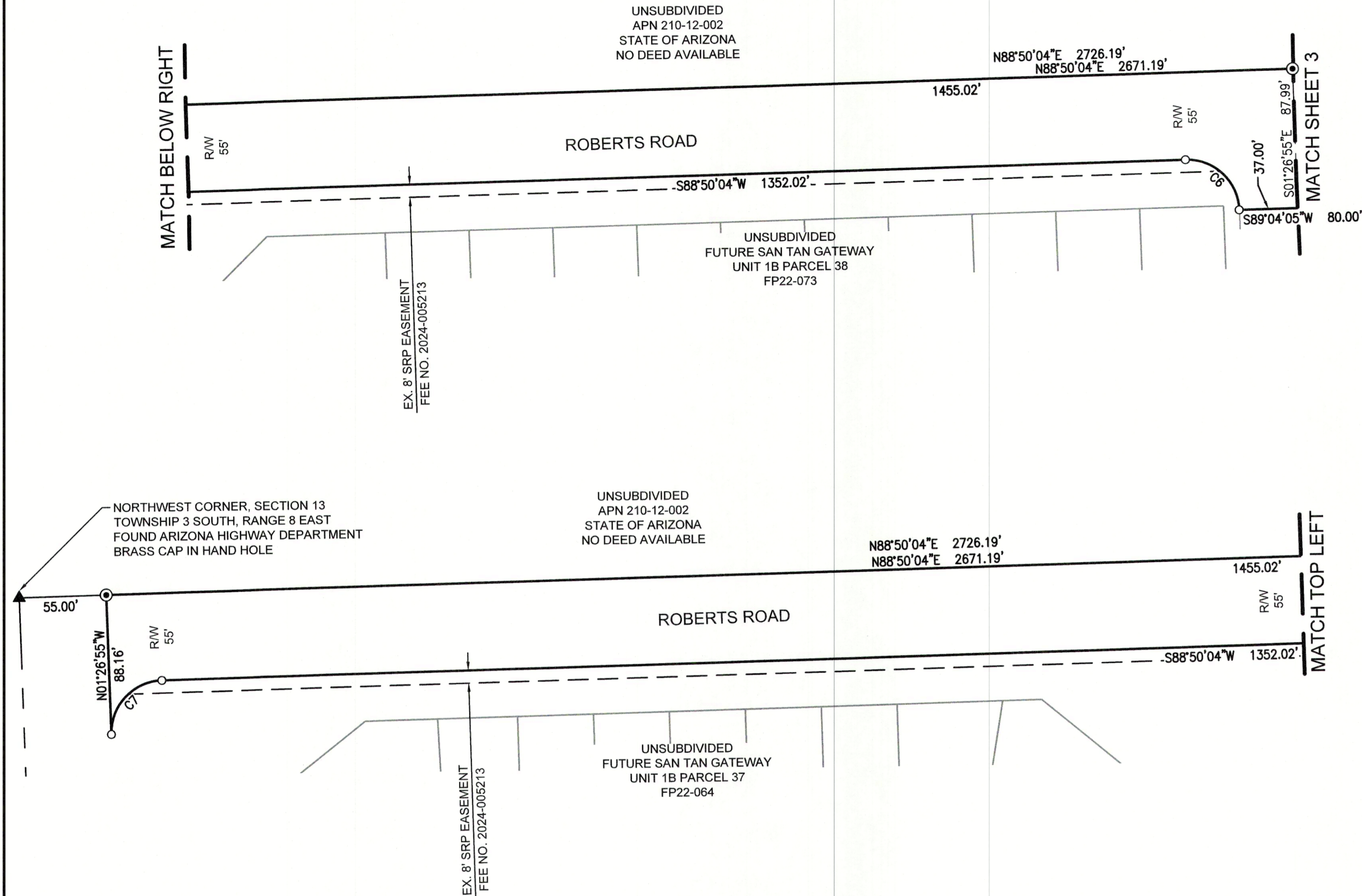
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CVL Project #: 1.14.0360502

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CVL CONSULTANTS

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Phoenix, Arizona 85014
602-264-6831
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FP21-119



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

NO.	REVISION	DATE

FINAL PLAT
SAN TAN GATEWAY UNIT 1B PARCEL 34
PINAL COUNTY, ARIZONA

5 SHEET OF 5

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