

NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF QUEEN CREEK WATER COMPANY 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 COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
ADWR CERTIFICATE NO. 27-701188.0000
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220086
(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 WALES RANCHES 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 RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-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. TRACT A IS A COMMON AREA WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WALES RANCHES HOMEOWNERS 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

02/24/2021 IN FEE NO. 2021-022631 IN THE
OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

HOMEOWNERS ASSOCIATION RATIFICATION

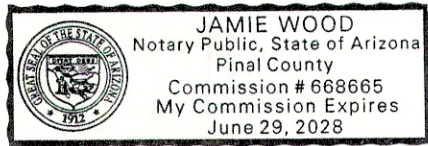
BY THIS RATIFICATION, Todd Skoro, DULY AUTHORIZED AGENT OF "WALES RANCHES HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS "REPLAT OF WALES RANCHES UNIT 2 - PARCEL 2.5B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Todd Skoro
TITLE: SECRETARY DATE: 7/11/2024

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PINAL) SS
Maricopa)
QU



ON THIS 11th DAY OF July, 2024, BEFORE ME, PERSONALLY

APPEARED Todd Skoro, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Jamie Wood

MY COMMISSION EXPIRES: June 29, 2028

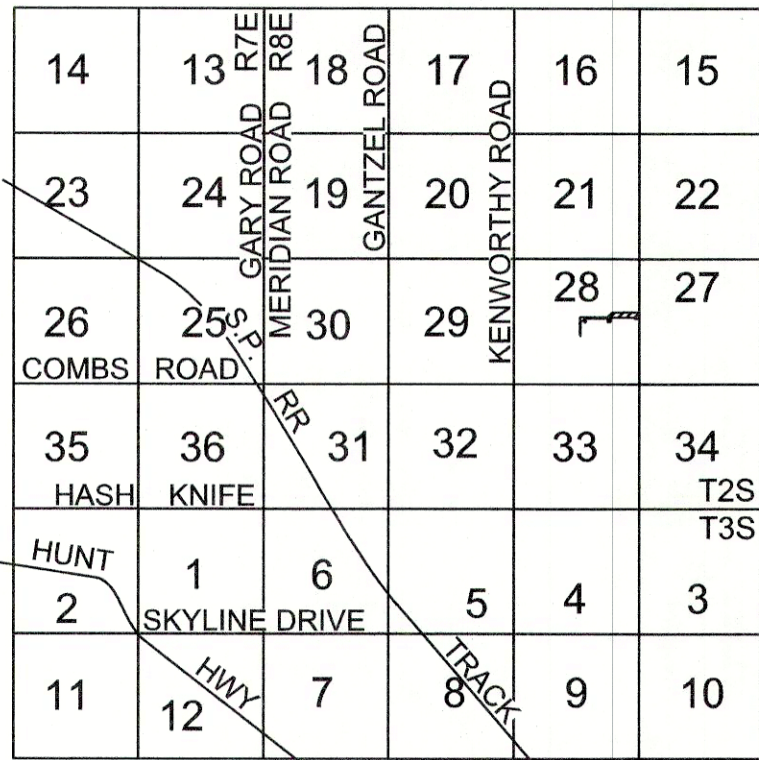
LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOOER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Richard G. Alcooer
RICHARD G. ALCOOER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

REPLAT FOR
WALES RANCHES - UNIT 2
PARCEL 2.5B

A REPLAT OF TRACT A AND LOTS 16 THROUGH 27, INCLUSIVE, OF WALES RANCHES - UNIT 2
PARCEL 2.5B FINAL PLAT, AS RECORDED IN FEE NUMBER 2024-008938, RECORDS OF PINAL
COUNTY, BEING A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

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.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.U.E. SIDEWALK AND PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT

- AC. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- EX. EXISTING
- P.C.R. PINAL COUNTY RECORDER
- S.F. SQUARE FEET

- ④ SHEET NUMBER
- 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)

BASIS OF BEARING

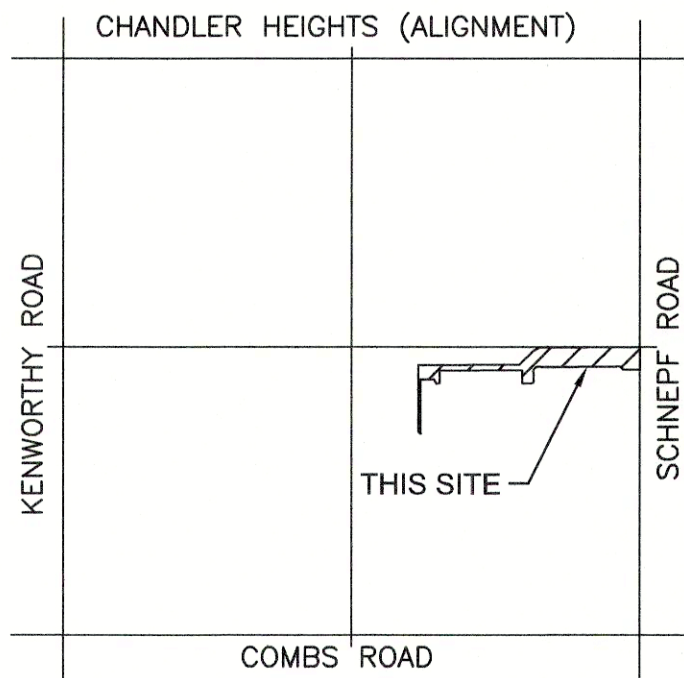
N89°48'25"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED A.L.T.A./N.S.P.S. SURVEY PERFORMED BY HILGART WILSON OF "WALES RANCHES - PHASE 1", DATED 11/16/19 PROJECT NO. 2012.

BASE ZONING & ZONING CASE

EXISTING ZONING R-7 PAD
ZONING/PAD CASE NUMBER PZ-PD-003-19

SERVICE PROVIDERS

- SEWER EPOR
- WATER QUEEN CREEK WATER COMPANY
- TELEPHONE CENTURY LINK & COX COMMUNICATIONS
- ELECTRICITY SALT RIVER PROJECT
- GAS CITY OF MESA GAS
- POLICE PINAL COUNTY SHERIFF'S OFFICE
- FIRE RURAL METRO
- SCHOOLS J.O. COMBS SCHOOL DISTRICT
- SOLID WASTE PRIVATE HAULER



VICINITY MAP
(NOT-TO-SCALE)

ENGINEER

COE AND VAN LOO II L.L.C.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 805-7554
CONTACT: MATT OLSEN P.E.
EMAIL: MOLSENC@CVLCCI.COM

DEVELOPER

LENNAR ARIZONA, LLC
1665 WEST ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (602) 921-6520
CONTACT: TODD SKORO
EMAIL: TODD.SKORO@LENNAR.COM

OWNER

KL LHB AZ AIV LLC
6900 EAST CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251
PHONE: (917) 438-4942
CONTACT: RYAN MOTT
EMAIL: RYAN.MOTT@KLSERVICERS.COM

BENCHMARK

COASTAL AND GEODETIC SURVEY BRASS CAP
DESIGNATION - Q 282
PID - DU0672

ELEVATION = 1490.96' (NAVD-88 DATUM, N.G.S. DATA)

STATION IS LOCATED ABOUT 8 KM (5.0 MI) NORTHEAST OF MAGMA, 7 KM (4.3 MI) SOUTHEAST OF QUEEN CREEK, ALONG THE SOUTHERN PACIFIC RAILROAD TRACK, AT MILE 945, 2.5 KM (1.6 MI) SOUTHEAST OF A TRACK SIDING AT STOCK PENS, BETWEEN THE TRACK AND A DIRT ROAD.
OWNERSHIP--SOUTHERN PACIFIC RAILROAD.THE STATION IS SET IN THE TOP OF A 25-CM SQUARE CONCRETE POST PROJECTING 10-CM. LOCATED 14.8 M (48.6 FT) NORTHEAST OF AND SLIGHTLY HIGHER THAN THE ROAD CENTER, 11.2 M (36.7 FT) NORTHWEST OF A UTILITY POLE WITH MILE MARKER 945, 8.9 M (29.2 FT) NORTH OF A UTILITY POLE WITH METER AND PIPELINE WEATHER UNIT 53-16, 8.9 M (29.2 FT) SOUTHWEST OF THE SOUTHWEST RAIL OF THE TRACK AND 0.4 M (1.3 FT) SOUTHEAST OF A METAL WITNESS POST.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Andrew Radall 7/16/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
Tom Shel 7/17/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION
Carlisle 7/16/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND FEE NO. 2023-011141 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE 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 11th DAY OF July, 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: _____ ATTEST: _____
CHAIR CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF WALES RANCHES UNIT 2 - PARCEL 2.5B, A REPLAT OF TRACT A AND LOTS 16 THROUGH 27, INCLUSIVE, OF WALES RANCHES - UNIT 2 PARCEL 2.5B FINAL PLAT, A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 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.

KL LHB AZ AIV LLC, A DELAWARE 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. KL LHB AZ AIV 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.

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 EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENT, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENT, 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.

IN WITNESS WHEREOF:

KL LHB AZ AIV 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 11th DAY OF July, 2024.

BY: Tricia Tiernan Tricia Tiernan

ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PINAL) SS
Maricopa)
QU

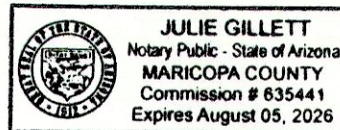
ON THIS 11th DAY OF July, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

Tricia Tiernan WHO, ACKNOWLEDGED HIMSELF/HERSELF TO

BE Authorized Signatory OF KL LHB AZ AIV LLC, A DELAWARE 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

Julie Gillett 7/11/24
NOTARY PUBLIC MY COMMISSION EXPIRES



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-0475 E 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.

GROSS AREA = 6.625 ACRES

SEE SHEET 2 FOR LINE, CURVE TABLE, LOT AREA TABLE, TRACT TABLE AND TYPICAL LOT DETAIL

DATE

REVISION

NO.

REPLAT

WALES RANCHES - UNIT 2
PARCEL 2.5B
PINAL COUNTY, ARIZONA



CVL Contact: M. OLSEN
CVL Project #: 1-14-0349101

COVER SHEET

SHEET
1 OF 2

FP21-053

		TRACT TABLE	
TRACT	AREA (ACRES)	DESCRIPTION	
TRACT A	4.391	OPEN SPACE, LANDSCAPE TRACT, RETENTION, TRAIL, AMENITIES, P.U.E., PUBLIC UTILITIES ACCESS EASEMENT, WATERLINE EASEMENT, IRRIGATION EASEMENT	
TOTAL	4.391		

LAND USE TABLE	
GROSS ACREAGE	6,625 A.C.
TOTAL NUMBER OF LOTS	12 LOTS
TOTAL NUMBER OF TRACTS	1 TRACTS
AREA OF TRACT (A)	4.391
GROSS RESIDENTIAL DENSITY	1.811 D.U./A.C.
AVERAGE AREA PER LOT	8,109 S.F.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	75.91'	50.00'	086°59'12"	47.44	68.83	N64°53'20"W
C2	15.88'	50.00'	018°11'42"	8.01	15.81	N80°42'55"E
C3	15.88'	50.00'	018°11'42"	8.01	15.81	S81°05'23"E
C4	110.30'	50.00'	126°23'23"	98.96	89.25	S44°48'46"W
C5	15.88'	50.00'	018°11'42"	8.01	15.81	N09°17'05"W
C6	39.27'	25.00'	090°00'00"	25.00	35.36	N44°48'46"E
C7	29.33'	50.00'	033°36'53"	15.10	28.92	S78°43'42"W
C8	34.25'	25.00'	078°29'23"	20.42	31.63	S39°22'19"E

