

NOTES

- 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
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220086 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS.)
- 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.
- 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.
- 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.
- 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 WALES RANCHES 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 PUBLIC 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.
- 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.
- 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

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 RECORDATION OF THIS "REPLAT OF WALES RANCHES UNIT 2 - PARCEL 2.5B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Yolanda TITLE: SECRETARY DATE: 7/11/2024

HOMEOWNERS ASSOCIATION RATIFICATION
ACKNOWLEDGEMENT

STATE OF ARIZONA)
M^{ARICOPA}) SS
COUNTY OF PINAL)
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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Jamie Wood

MY COMMISSION EXPIRES: June 29, 2028

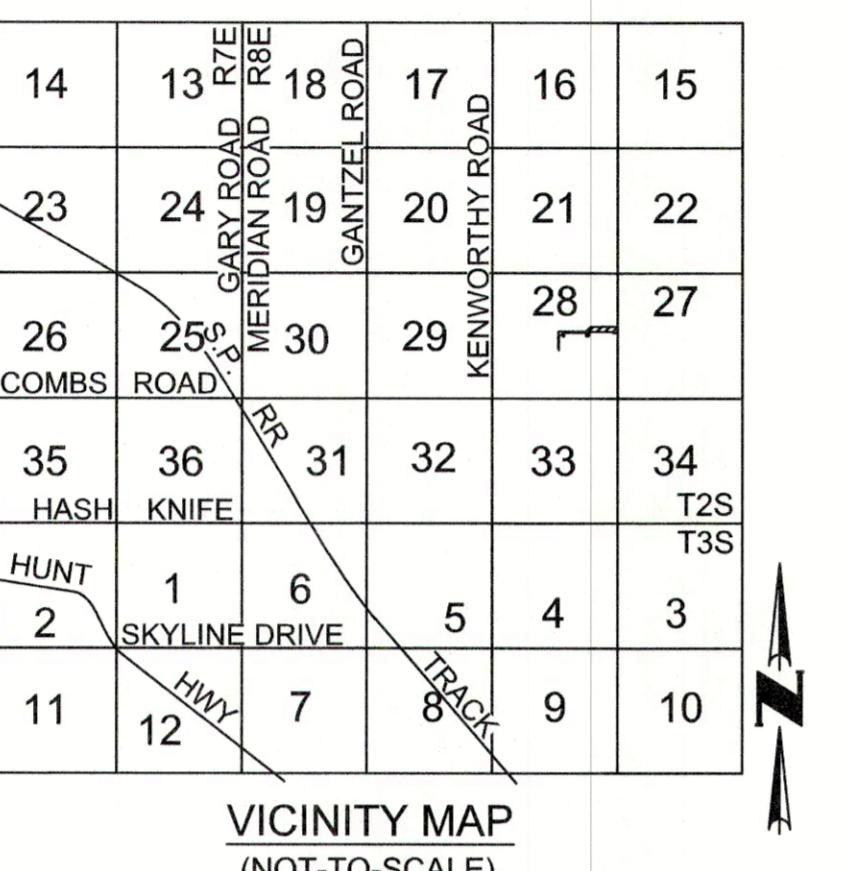
LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCKER, 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. Alcocker
RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.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



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

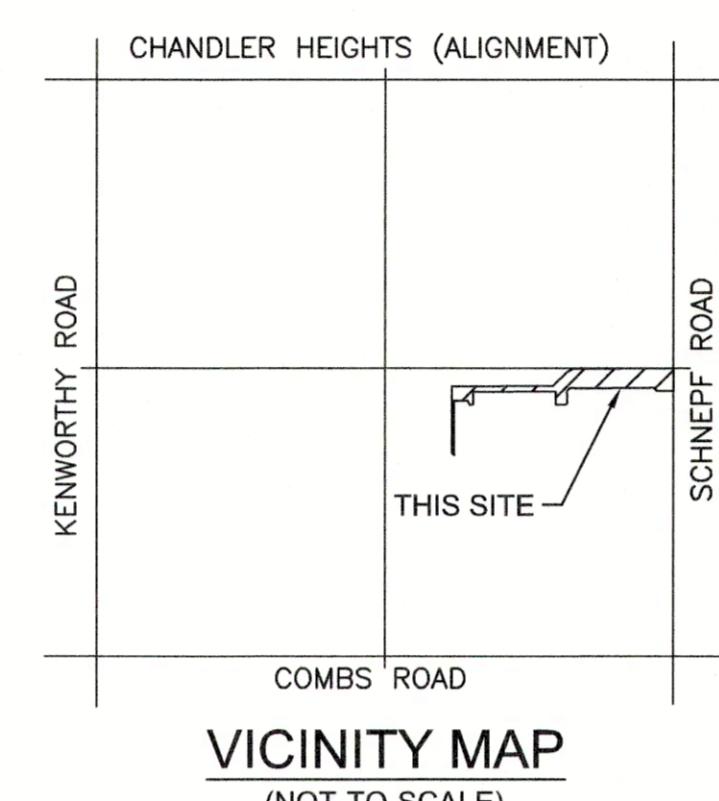
N89°48'25"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED A.L.T.A./N.S.P.S. SURVEY PERFORMED BY HILGART WILSON OF "WALES RANCHES - PHASE 1", DATED 11/16/19 PROJECT NO. 2012.

BASE ZONING & ZONING CASE

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

SERVICE PROVIDERS

SEWER	EPCOR
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 LLC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 805-7554
CONTACT: MATT OLSEN P.E.
EMAIL: MOLSEN@CVLCI.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@KLSEVICERS.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:

Andrea Randall
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Tom Shel
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

Calvin
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PUBLIC WORKS DEPARTMENT

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: Chair ATTEST: Clerk

7/16/24
DATE

7/17/24
DATE

07/16/2024
DATE

7/17

