

NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF QUEEN CREEK UTILITIES DEPARTMENT. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A WATER SERVICE AGREEMENT. THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ADWR CERTIFICATE NO. 27.700808.0000.
- THE SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230469. (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 QUAIL RANCH COMMUNITY 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 QUAIL RANCH COMMUNITY ASSOCIATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND O ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE QUAIL RANCH COMMUNITY 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 SEPTEMBER 23, 2021 IN FEE NUMBER 2021-120098 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BENCHMARK

G.L.O. BRASS CAP AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST

ELEVATION = 1577.51 (NAVD-88 DATUM, PINAL COUNTY DATUM)

BASIS OF BEARING

S89°52'13"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST ACCORDING TO FEE NO. 2005-054297, RECORDS OF PINAL COUNTY, ARIZONA.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Jose L. Castillo, DULY AUTHORIZED AGENT OF "QUAIL RANCH COMMUNITY ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "QUAIL RANCH PARCEL A3" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Jose L. Castillo

TITLE: Vice President

DATE: 6-21-24

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 21st DAY OF June, 2024, BEFORE ME, PERSONALLY

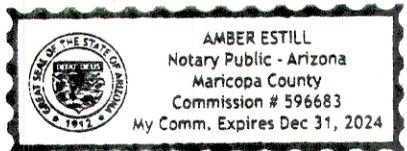
APPEARED Jose L. Castillo, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

12/31/2024



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
- B.S.L. BUILDING SETBACK LINE
- 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)
- 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
- SE SEWER EASEMENT
- L1 LINE NUMBER

BASE ZONING & ZONING CASE

EXISTING ZONING CR-3/PAD, R-7/PAD
ZONING/PAD CASE NUMBER PZ-PD-007-13

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-0475E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

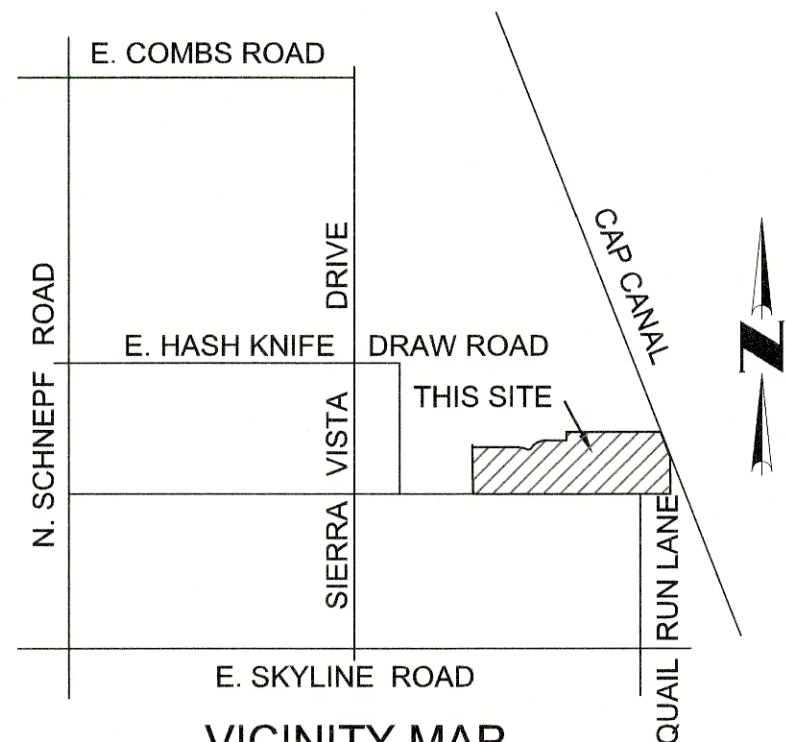
UNSHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SERVICE PROVIDERS

- SEWER QUEEN CREEK
- WATER CENTURYLINK
- TELEPHONE COX COMMUNICATIONS
- CABLE TV SALT RIVER PROJECT
- ELECTRICITY PINAL COUNTY SHERIFF'S OFFICE
- POLICE RURAL METRO
- FIRE FLORENCE UNIFIED SCHOOL DISTRICT
- SCHOOLS PRIVATE HAULER
- SOLID WASTE

FINAL PLAT FOR
QUAIL RANCH PARCEL A3

A RESUBDIVISION OF A PORTION OF TRACT A OF A BLOCK PLAT FOR QUAIL RANCH AS RECORDED IN FEE NO. 2023-032560, PINAL COUNTY RECORDS, BEING A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

OWNER

JEN ARIZONA 55 LLC
2222 W. PINNACLE PEAK, SUITE 140
PHOENIX, AZ 85027
PHONE: (602) 374-2777
CONTACT: MICHAEL JESBERGER

DEVELOPER

D.R. HORTON
20410 N. 19TH AVENUE, SUITE 100
PHOENIX, AZ 85027
PHONE: (480) 368-1043
CONTACT: RANDY CHRISTMAN

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: HEIDI TILSON
EMAIL: HTILSON@CVLCI.COM

ACKNOWLEDGEMENT

STATE OF ARIZONA

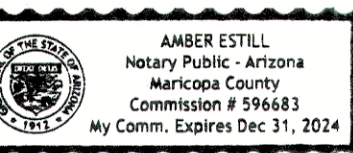
COUNTY OF Maricopa } SS

ON THIS 20th DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Diann E. Culey WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR JEN ARIZONA 55 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

Amber Estill
NOTARY PUBLIC



12/31/2024
MY COMMISSION EXPIRES

LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 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. Alcocer
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Justin R. Roshell
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

7/15/24
DATE

Jim Shel
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

7/17/24
DATE

Richard G. Alcocer
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

07/16/2024
DATE

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-042551 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 20th DAY OF June, 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

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

JEN ARIZONA 55 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF QUAIL RANCH - PARCEL A3, A RESUBDIVISION OF A PORTION OF TRACT A OF A BLOCK PLAT FOR QUAIL RANCH AS RECORDED IN FEE NO. 2023-032560, PINAL COUNTY RECORDS, BEING A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, 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 55 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 55 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 OR 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 A, D, H AND I AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. 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 QUAIL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. 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 UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SEWER 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 SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH 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 MARKER USED.

IN WITNESS WHEREOF:

JEN ARIZONA 55 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 20th DAY OF June, 2024.

BY: JEN ARIZONA 55 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: JRC

ITS: Authorized Signatory

LAND USE TABLE

GROSS ACREAGE.....	46.968 AC
AREA OF STREETS.....	11.060 AC
NET ACREAGE.....	35.908 AC
AREA OF TRACTS (A-O).....	7.592 AC
TOTAL NUMBER OF LOTS.....	211 LOTS
OVERALL DENSITY.....	4.49 DU/GROSS AC
AVERAGE AREA PER LOT.....	5843.87 S.F.
OPEN SPACE PERCENTAGE.....	16.18 %

TOTAL PROJECT LAND USE TABLE

GROSS AREA.....	272.872 AC
OPEN SPACE.....	59.362 AC
OPEN SPACE PERCENTAGE.....	21.75%
TOTAL NUMBER OF LOTS.....	955
GROSS DENSITY.....	3.50 DU/AC

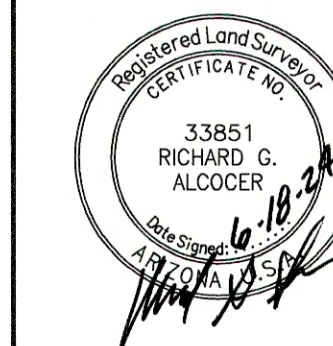
GROSS AREA = 46.968 ACRES

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE

DATE	REVISION	NO.

FINAL PLAT

QUAIL RANCH PARCEL A3
PINAL COUNTY, ARIZONA



1 SHEET
OF 5

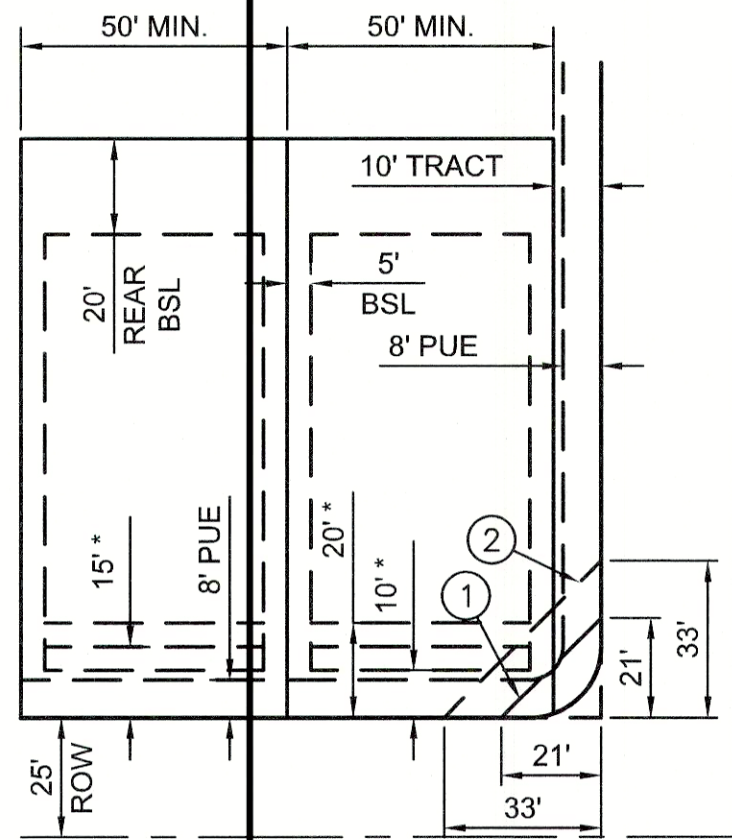
CVL Contact: HEIDI TILSON
CVL Project #: 14-0351102

© 2020 Coe and Van Loo II L.L.C.
All rights reserved to
reproduction in any format

PINAL COUNTY CASE: FP22-066



Coe and Van Loo II L.L.C.



LOT INFORMATION

MAX BUILDING HEIGHT: 30'
MIN FRONT YARD SETBACK: 15' TO LIVABLE
10' SIDE ENTRY GARAGE OR CASITA
20' TO FRONT FACING GARAGE FROM BACK OF SIDEWALK
MIN SIDE YARD SETBACK: 5' + 5'
MIN REAR YARD SETBACK: 20' (COVERED PATIO MAY EXTEND UP TO 10' WITHIN SETBACK)
MAX LOT COVERAGE: 70%
MIN LOT AREA: 5,750 S.F.
MIN LOT WIDTH: 50 FEET
MIN OPEN SPACE: 21.5%

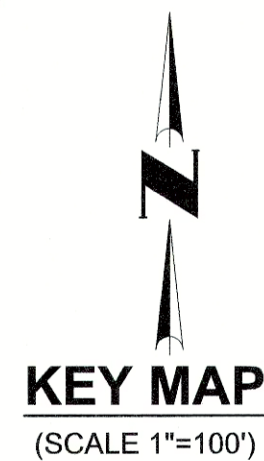
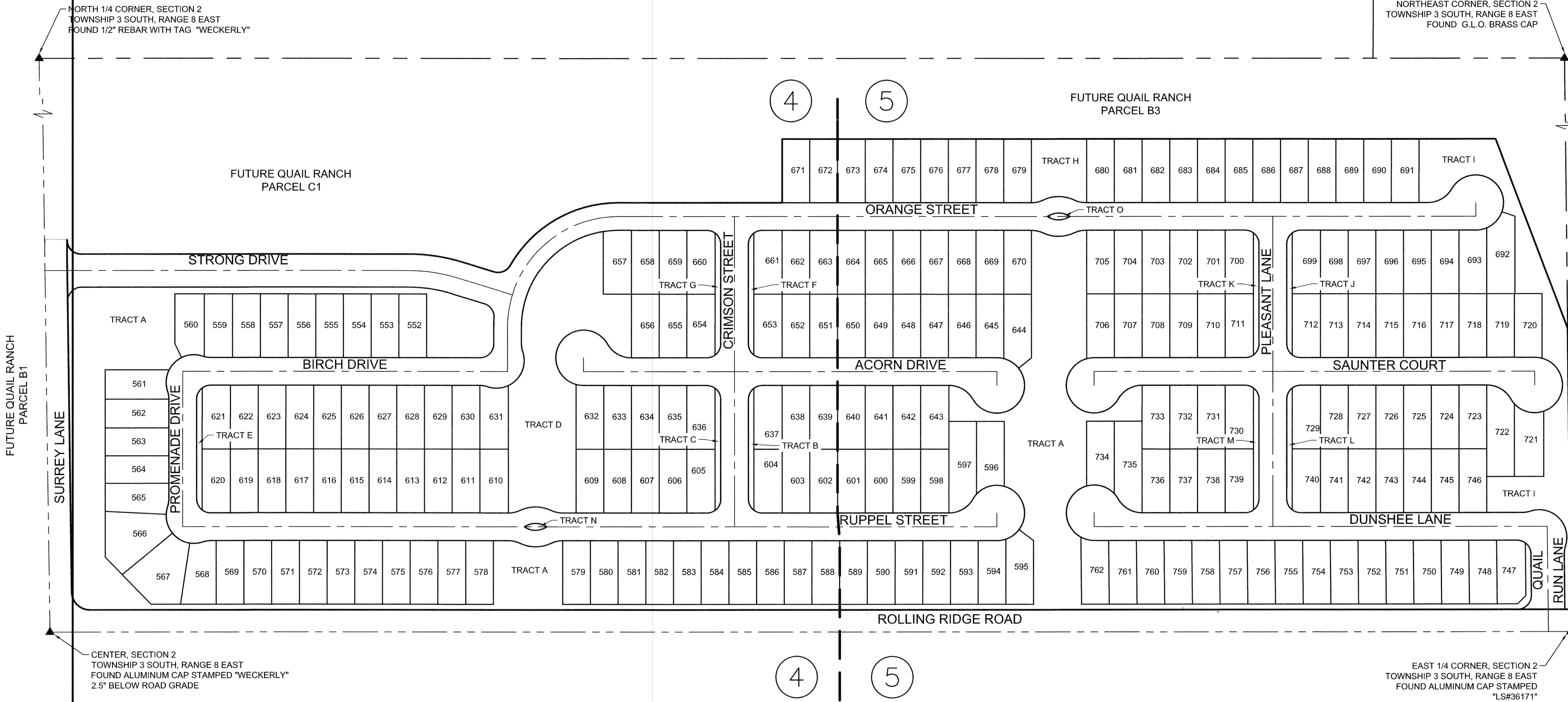
NOTES:
CONCRETE MASONRY WALLS
CANNOT BE CONSTRUCTED IN THE
PUBLIC UTILITY EASEMENT

TYPICAL LOT LAYOUT

N.T.S.

- ① SIGHT VISIBILITY TRIANGLE EASEMENTS (SVTE) SHALL BE 21' X 21' AT LOCAL & PRIVATE ROADS.
- ② 33' X 33' (FOR ALL OTHERS)

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.489	LANDSCAPE TRACT, P.U.E., OPEN SPACE, PARK, TRAILS, MONUMENT, RETENTION, SEWER EASEMENT
TRACT B	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT C	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT D	1.386	LANDSCAPE TRACT, P.U.E., OPEN SPACE, PARK, TRAILS, RETENTION, SEWER EASEMENT
TRACT E	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT F	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT G	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT H	0.250	LANDSCAPE TRACT, P.U.E., OPEN SPACE, TRAILS, RETENTION
TRACT I	1.022	LANDSCAPE TRACT, P.U.E., OPEN SPACE, TRAILS, RETENTION
TRACT J	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT K	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT L	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT M	0.048	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT N	0.008	LANDSCAPE MEDIAN
TRACT O	0.008	LANDSCAPE MEDIAN
TOTAL	7.592	



SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE

		CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING	
C1	51.39'	33.00'	089°13'16"	32.55	46.35	S45°23'12"E	
C2	30.11'	760.00'	002°16'11"	15.05	30.10	S00°21'31"W	
C3	39.92'	25.00'	091°29'06"	25.66	35.81	S44°14'56"E	
C4	97.95'	330.00'	017°00'26"	49.34	97.60	N81°29'17"W	
C5	33.72'	25.00'	077°17'27"	19.99	31.22	N68°22'13"E	
C6	236.73'	225.00'	060°17'01"	130.65	225.96	S59°52'00"W	
C7	89.05'	300.00'	017°00'26"	44.85	88.72	N81°29'17"W	
C8	314.16'	200.00'	090°00'00"	200.00	282.84	S45°00'30"W	
C9	39.61'	25.00'	090°47'04"	25.34	35.60	S44°36'58"W	
C10	80.14'	270.00'	017°00'26"	40.37	79.85	N81°29'17"W	
C11	33.72'	25.00'	077°17'27"	19.99	31.22	N34°20'20"W	
C12	16.88'	225.00'	004°17'54"	8.44	16.88	S02°09'27"W	
C13	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'30"E	
C14	15.88'	50.00'	018°11'42"	8.01	15.81	S80°53'39"E	
C15	110.30'	50.00'	126°23'23"	98.96	89.25	S45°00'30"W	
C16	15.88'	50.00'	018°11'42"	8.01	15.81	N09°05'20"W	
C17	15.88'	50.00'	018°11'42"	8.01	15.81	N09°06'21"E	
C18	110.30'	50.00'	126°23'23"	98.96	89.25	S44°59'30"E	
C19	15.88'	50.00'	018°11'42"	8.01	15.81	S80°54'40"W	
C20	22.01'	50.00'	025°13'10"	11.19	21.83	N77°22'55"W	
C21	57.22'	65.00'	050°26'20"	30.61	55.39	S89°59'30"E	
C22	22.01'	50.00'	025°13'10"	11.19	21.83	S77°23'55"W	
C23	209.44'	50.00'	240°00'00"	-86.60	86.60	N29°59'30"W	
C24	52.36'	50.00'	060°00'00"	28.87	50.00	N60°00'30"E	
C25	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'30"E	
C26	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'30"W	
C27	52.36'	50.00'	060°00'00"	28.87	50.00	N59°59'30"W	
C28	209.44'	50.00'	240°00'00"	-86.60	86.60	N30°00'30"E	
C29	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'30"W	
C30	22.01'	50.00'	025°13'10"	11.19	21.83	N77°22'55"W	
C31	57.22'	65.00'	050°26'20"	30.61	55.39	S89°59'30"E	
C32	22.01'	50.00'	025°13'10"	11.19	21.83	S77°23'55"W	
C33	209.44'	50.00'	240°00'00"	-86.60	86.60	S29°59'30"E	
C34	52.36'	50.00'	060°00'00"	28.87	50.00	S60°00'30"W	
C35	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'30"W	
C36	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'30"E	
C37	52.36'	50.00'	060°00'00"	28.87	50.00	S59°59'30"E	
C38	209.44'	50.00'	240°00'00"	-86.60	86.60	S30°00'30"W	
C39	39.00'	25.00'	089°23'08"	24.73	35.17	N45°17'56"W	
C40	39.54'	25.00'	090°36'33"	25.27	35.54	N44°41'54"E	
C41	15.88'	50.00'	018°11'42"	8.01	15.81	S08°29'29"W	
C42	109.76'	50.00'	125°46'31"	97.66	89.01	N45°17'56"W	
C43	15.88'	50.00'	018°11'42"	8.01	15.81	N80°54'40"E	
C44	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'30"E	
C45	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'30"W	
C46	52.36'	50.00'	060°00'00"	28.87	50.00	N59°59'30"W	
C47	209.44'	50.00'	240°00'00"	-86.60	86.60	N30°00'30"E	
C48	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'30"E	
C49	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'30"W	
C50	209.44'	50.00'	240°00'00"	-86.60	86.60	N29°59'30"W	
C51	52.36'	50.00'	060°00'00"	28.87	50.00	N60°00'30"E	
C52	22.01'	50.00'	025°13'10"	11.19	21.83	S77°22'55"E	
C53	57.22'	65.00'	050°26'20"	30.61	55.39	N89°59'30"W	
C54	22.01'	50.00'	025°13'10"	11.19	21.83	N77°23'55"E	
C55	15.88'	50.00'	018°11'42"	8.01	15.81	N80°53'39"W	
C56	110.30'	50.00'	126°23'23"	98.96	89.25	N45°00'30"E	
C57	15.88'	50.00'	018°11'42"	8.01	15.81	S09°05'20"E	
C58	274.89'	175.00'	090°00'00"	175.00	247.49	S45°00'30"W	
C59	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'30"W	
C60	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'30"E	
C61	52.36'	50.00'	060°00'00"	28.87	50.00	S59°59'30"E	
C62	209.44'	50.00'	240°00'00"	-86.60	86.60	S30°00'30"W	

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C63	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'30"W
C64	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'30"E
C65	22.01'	50.00'	025°13'10"	11.19	21.83	S77°22'55"E
C66	57.22'	65.00'	050°26'20"	30.61	55.39	N89°59'30"W
C67	22.01'	50.00'	025°13'10"	11.19	21.83	N77°23'55"E
C68	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'30"E
C69	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'30"W
C70	31.03'	35.25'	050°26'20"	16.60	30.04	N89°59'30"W
C71	3.81'	79.75'	002°44'08"	1.90	3.81	S66°08'24"E
C72	3.35'	1.42'	135°01'56"	3.43	2.62	N00°00'30"E
C73	3.81'	79.75'	002°44'08"	1.90	3.81	S66°09'24"W
C74	31.03'	35.25'	050°26'20"	16.60	30.04	S89°59'30"E
C75	3.81'	79.75'	002°44'08"	1.90	3.81	N66°08'24"W
C76	3.35'	1.42'	135°01'56"	3.43	2.62	S00°00'30"W
C77	3.81'	79.75'	002°44'08"	1.90	3.81	N66°09'24"E
C78	31.03'	35.25'	050°26'20"	16.60	30.04	N89°59'30"W
C79	3.81'	79.75'	002°44'08"	1.90	3.81	S66°08'24"E
C80	3.35'	1.42'	135°01'56"	3.43	2.62	N00°00'30"E
C81	3.81'	79.75'	002°44'08"	1.90	3.81	S66°09'24"W
C82	31.03'	35.25'	050°26'20"	16.60	30.04	S89°59'30"E
C83	3.81'	79.75'	002°44'08"	1.90	3.81	N66°08'24"W
C84	3.35'	1.42'	135°01'56"	3.43	2.62	S00°00'30"W
C85	3.81'	79.75'	002°44'08"	1.90	3.81	N66°09'24"E
C86	31.69'	800.00'	002°16'11"	15.85	31.69	S00°21'31"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
552	5,750
553	5,750
554	5,750
555	5,750
556	5,750
557	5,750
558	5,750
559	5,859
560	5,797
561	5,944
562	5,980
563	5,750
564	5,750
565	6,017
566	9,329
567	9,588
568	6,288
569	5,750
570	5,750
571	5,750
572	5,750
573	5,750
574	5,750
575	5,750
576	5,750
577	5,750
578	5,750
579	5,750
580	5,750
581	5,750
582	5,750
583	5,750

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
584	5,750
585	5,750
586	5,750
587	5,750
588	5,750
589	5,750
590	5,750
591	5,750
592	5,750
593	5,750
594	5,764
595	6,236
596	5,938
597	7,735
598	5,865
599	5,750
600	5,750
601	5,750
602	5,750
603	5,750
604	5,841
605	5,841
606	5,750
607	5,750
608	5,750
609	5,750
610	5,923
611	5,750
612	5,750
613	5,750
614	5,750
615	5,750

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
616	5,750
617	5,750
618	5,750
619	5,750
620	5,841
621	5,841
622	5,750
623	5,750
624	5,750
625	5,750
626	5,750
627	5,750
628	5,750
629	5,750
630	5,750
631	5,771
632	5,758
633	5,750
634	5,750
635	5,750
636	5,841
637	5,841
638	5,750
639	5,750
640	5,750
641	5,750
642	5,750
643	5,865
644	6,184
645	5,756
646	5,750
647	5,750

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
648	5,750
649	5,750
650	5,750
651	5,750
652	5,750
653	5,841
654	5,841
655	5,750
656	5,750
657	5,846
658	5,750
659	5,750
660	5,841
661	5,841
662	5,750
663	5,750
664	5,750
665	5,750
666	5,750
667	5,750
668	5,750
669	5,750
670	5,750
671	5,750
672	5,750
673	5,750
674	5,750
675	5,750
676	5,750
677	5,750
678	5,750
679	5,750

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
680	5,750
681	5,750
682	5,750
683	5,750
684	5,750
685	5,750
686	5,750
687	5,750
688	5,750
689	5,750
690	5,750
691	5,750
692	6,953
693	5,776
694	5,750
695	5,750
696	5,750
697	5,750
698	5,750
699	5,841
700	5,841
701	5,750
702	5,750
703	5,750
704	5,750
705	5,750
706	5,758
707	5,750
708	5,750
709	5,750
710	5,750
711	5,841

LOT AREA TABLE	
LOT #	AREA

FUTURE QUAIL RANCH
PARCEL B1

SURREY LANE

N00°46'34"W 2643.01'

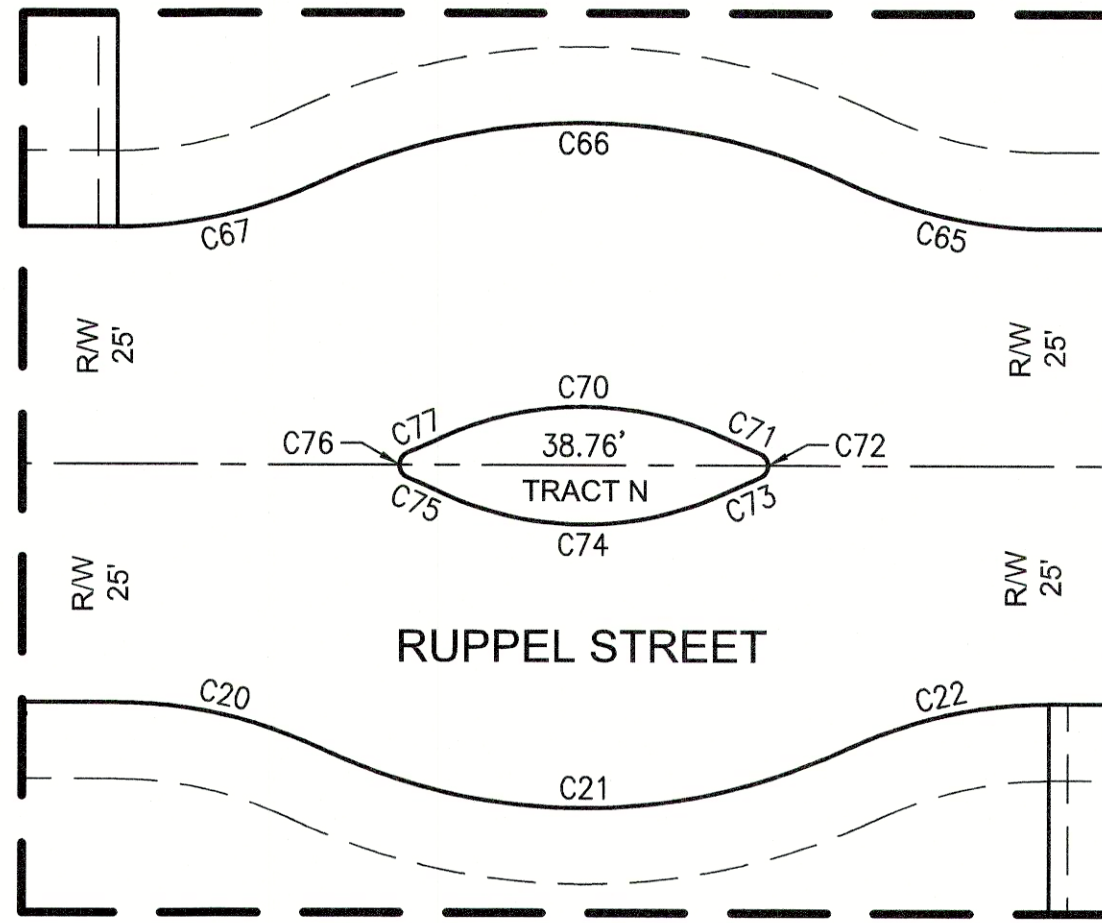
NORTH 1/4 CORNER,
SECTION 2
TOWNSHIP 3 SOUTH,
RANGE 8 EAST
FOUND 1/2" REBAR WITH
TAG "WECKERLY"

FEE NO.
2023-032560
P.C.R.

CENTER, SECTION 2
TOWNSHIP 3 SOUTH, RANGE 8 EAST
FOUND ALUMINUM CAP STAMPED "WECKERLY"
2.5' BELOW ROAD GRADE

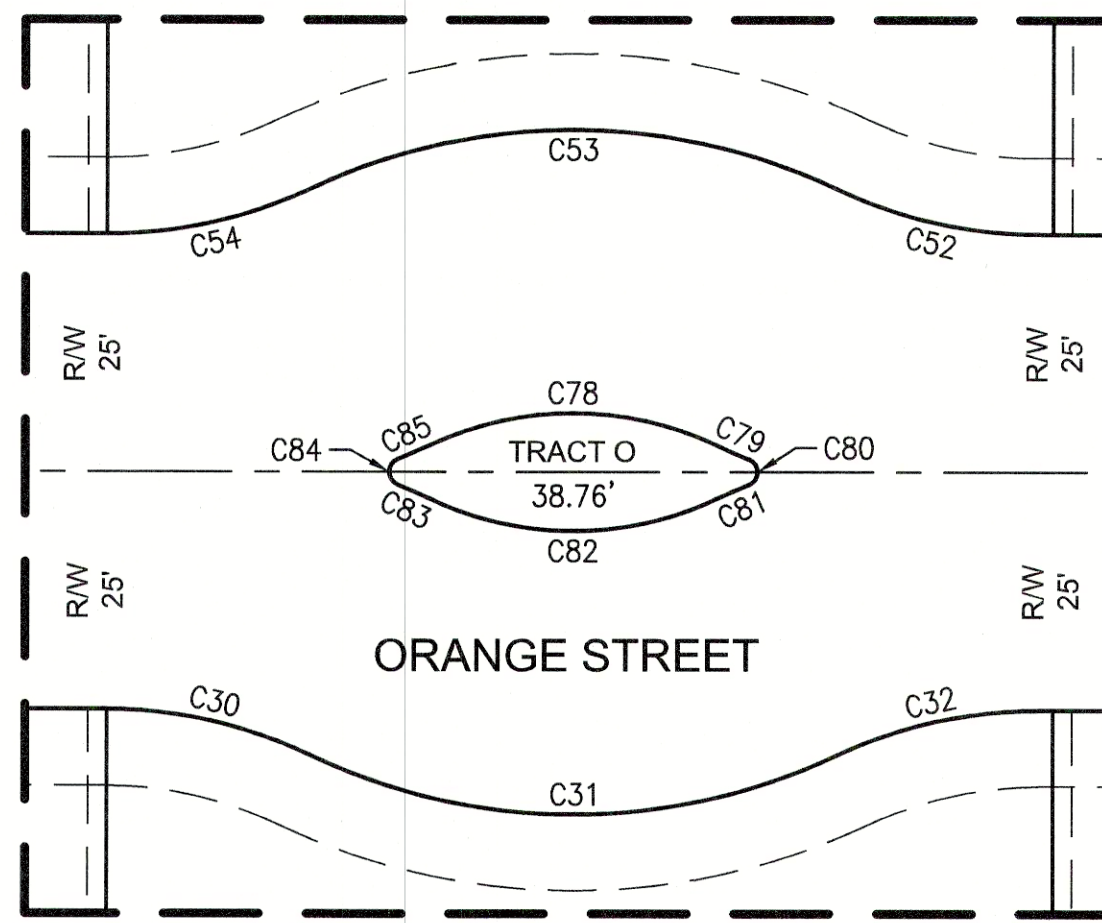
FEE NO.
2023-032560
P.C.R.

40' R/W



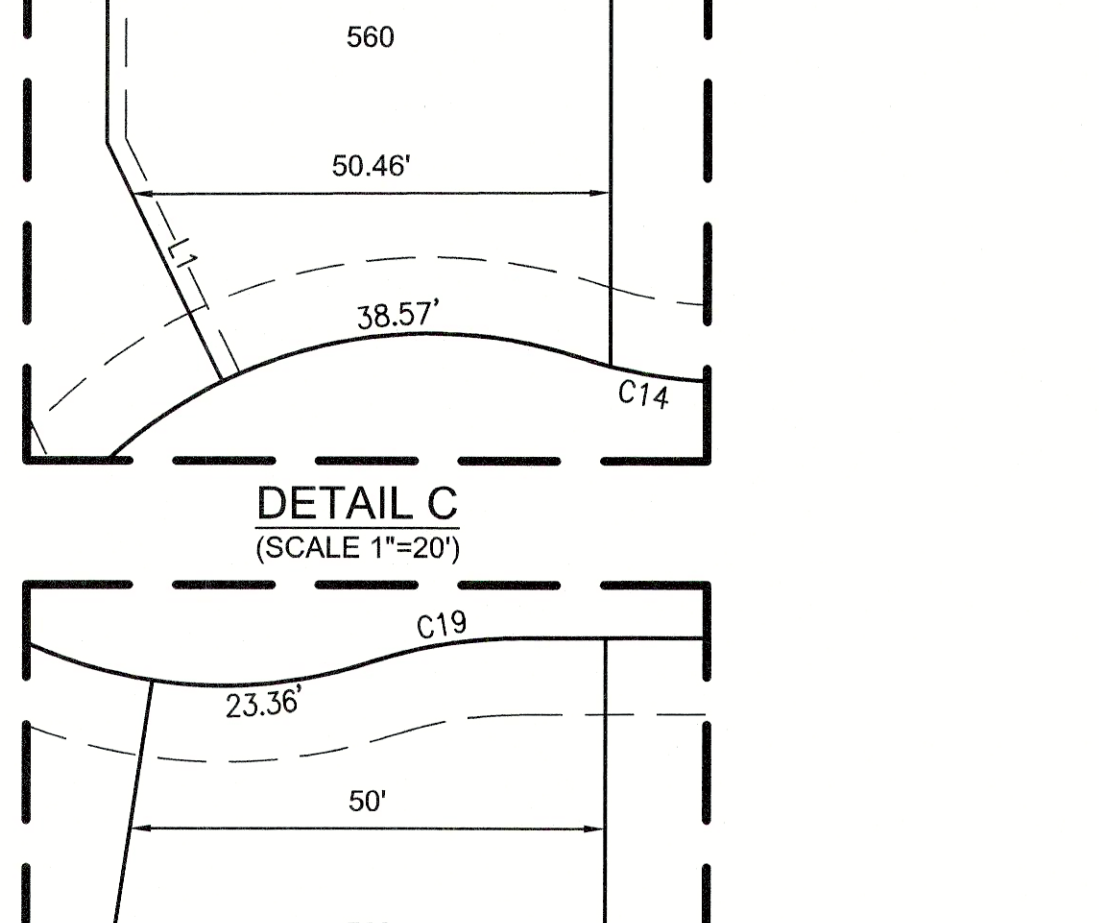
RUPPEL STREET

DETAIL A
(SCALE 1"=20')

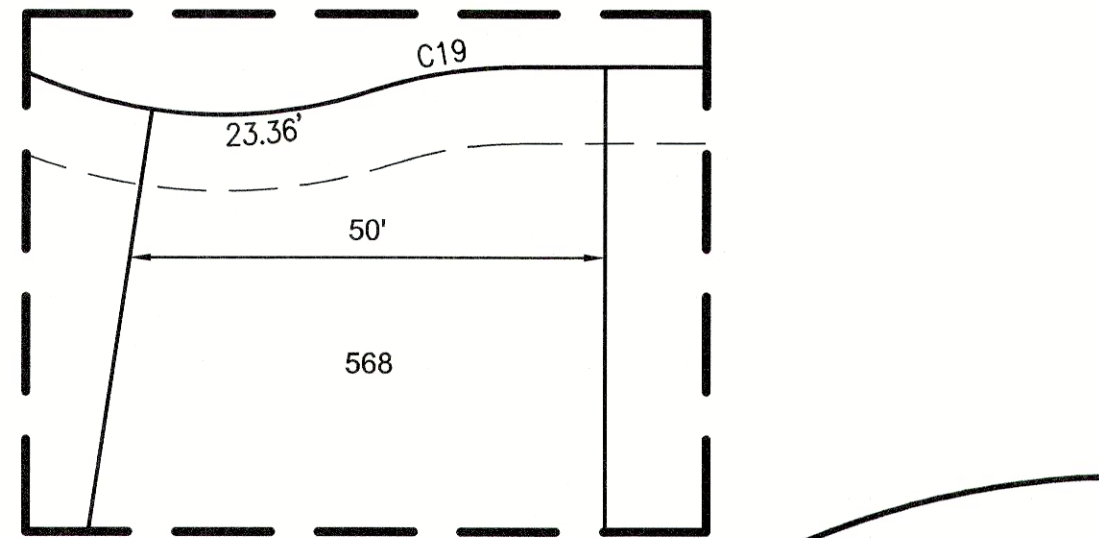


ORANGE STREET

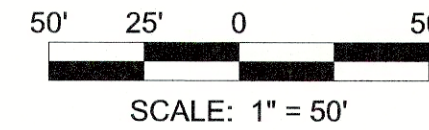
DETAIL B
(SCALE 1"=20')



DETAIL C
(SCALE 1"=20')



DETAIL D
(SCALE 1"=20')



FUTURE QUAIL RANCH
PARCEL B3

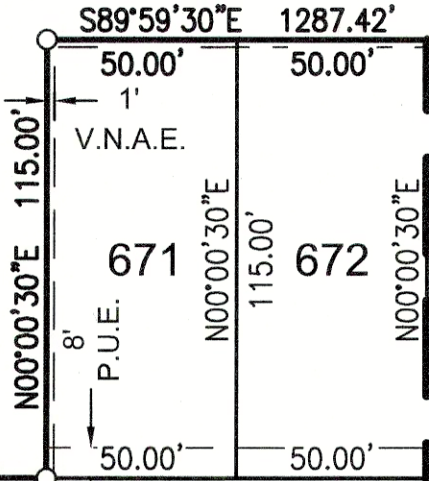
S89°59'30"E 295.70'

ORANGE STREET

ACORN DRIVE

RUPPEL STREET

ROLLING RIDGE ROAD



S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 295.70'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

S89°59'30"E 1287.42'

S89°59'30"E 1547.46'

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE

DATE

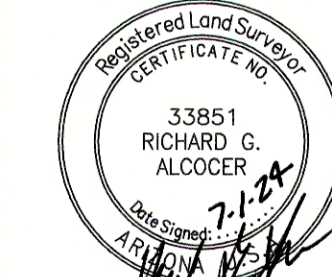
REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL A3
PINAL COUNTY, ARIZONA

Coe and Van Loo II L.L.C.



4 SHEET
OF 5

CVL Contact: HEIDI TILSON
CVL Project #: 14-0351102
© 2020 Coe & Van Loo II L.L.C.
All rights reserved to
reproduction in any format

