

Printed By: JuriT File Name: N:\010351\01\CADD\Phase 2\Parcel B3\DS.FLAT.B3.01.dwg

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 MCESD FILE NO. 20230471. (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, E, C, D, E, F, G, H, I, J, K, L, M, N, O AND P 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 = 1571.51 (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 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 Castillo

TITLE: Vice President DATE: 6-21-24

HOMEOWNERS ASSOCIATION RATIFICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

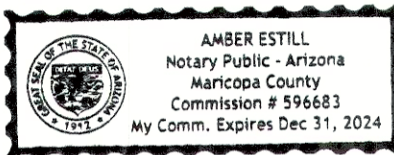
ON THIS 21st DAY OF June, 2024, BEFORE ME, PERSONALLY

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.

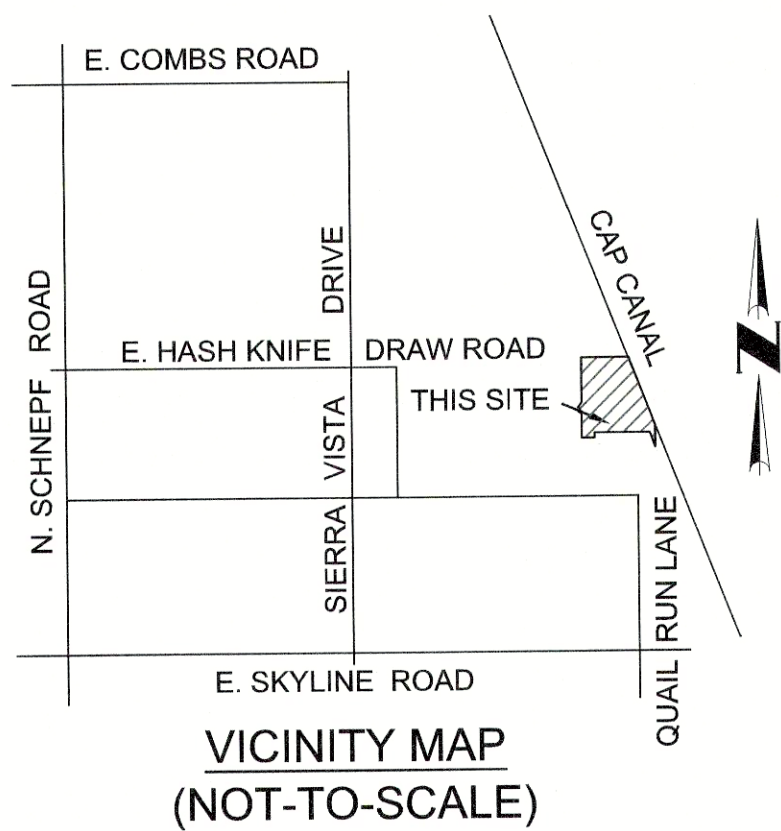
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Amber Estil

MY COMMISSION EXPIRES: 12/31/2024



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 NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA



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

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF Maricopa)
ON THIS 20th DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Dianne E. Cury, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR JEN ARIZONA 55 LLC, A 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 Estil 12/31/2024
NOTARY PUBLIC 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 SIX (6) 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:

Richard G. Alcocer 6/21/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
Amber Estil 7/17/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION
Heidi Tilson 6/14/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-042553 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

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 B3, 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 NORTH HALF 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, A 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 B, O, AND P 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.

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: JEC
ITS: Authorized Signatory

LAND USE TABLE

GROSS ACREAGE..... 59.306 AC
AREA OF STREETS..... 10.879 AC
NET ACREAGE..... 48.427 AC
AREA OF TRACTS (A-P)..... 14.844 AC
TOTAL NUMBER OF LOTS..... 193 LOTS
OVERALL DENSITY..... 3.254 DU/GROSS AC
AVERAGE AREA PER LOT..... 7579.53 S.F.
OPEN SPACE PERCENTAGE..... 25.02 %

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 = 59.306 ACRES

SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

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

DATE

REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL B3

PINAL COUNTY, ARIZONA

Coe and Van Loo II L.L.C.

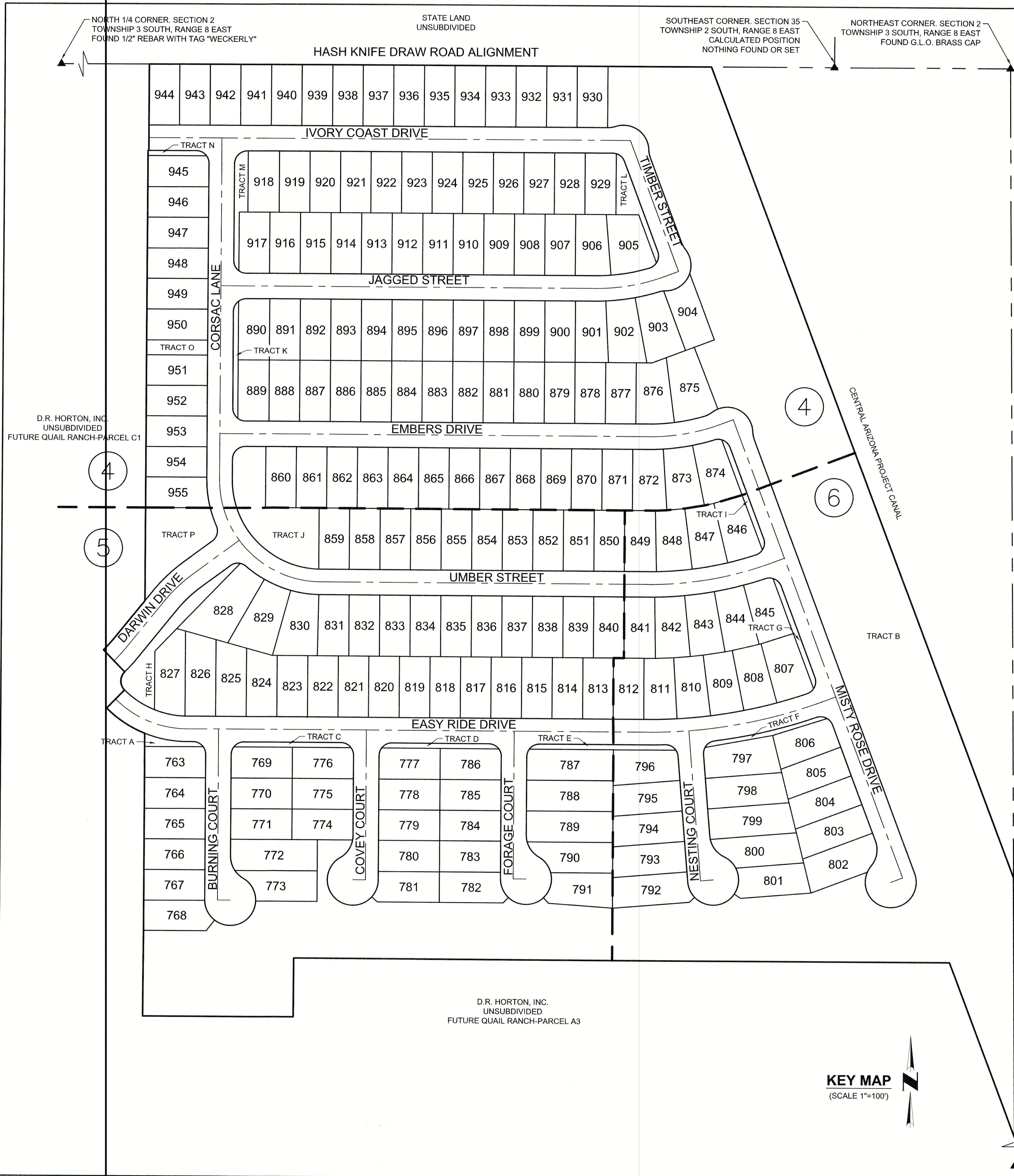


1 SHEET OF 6

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

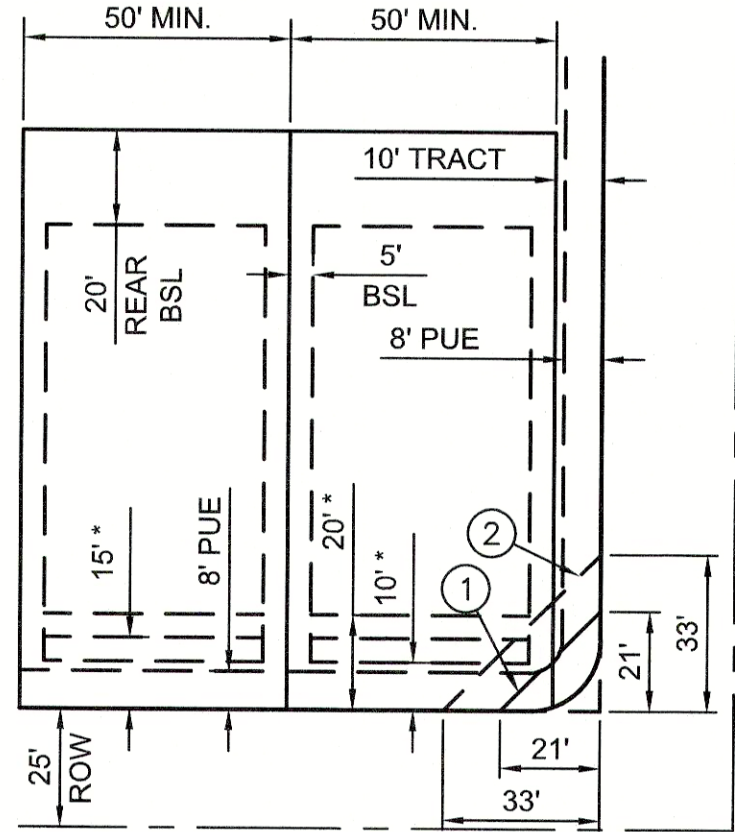
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PINAL COUNTY CASE: FP22-068



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%



TYPICAL LOT LAYOUT

N.T.S.

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

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.035	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT B	13.042	LANDSCAPE TRACT, P.U.E., OPEN SPACE, TRAILS, RETENTION, ELECTRICAL EASEMENT
TRACT C	0.050	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT D	0.050	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT E	0.064	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT F	0.046	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT G	0.050	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT H	0.236	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT I	0.050	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT J	0.495	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT K	0.050	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT L	0.111	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT M	0.096	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT N	0.025	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT O	0.083	LANDSCAPE TRACT, P.U.E., OPEN SPACE, RETENTION
TRACT P	0.361	LANDSCAPE TRACT, P.U.E., OPEN SPACE, PARK, RETENTION
TOTAL	14.844	

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

DATE

REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL B3
PINAL COUNTY, ARIZONA

Coe and Van Loo II L.L.C.



2 SHEET OF 6

CVL Contact: HEIDI TILSON
CVL Project #: 14-0351102
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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	90.29'	225.00'	022°59'27"	45.76	89.68	S56°52'28"E
C2	39.47'	25.00'	090°28'05"	25.21	35.50	S00°18'07"W
C3	30.89'	270.00'	006°33'15"	15.46	30.87	N42°15'26"E
C4	1.49'	75.00'	000°29'14"	0.74	1.49	S88°44'35"W
C5	144.23'	400.00'	020°39'32"	72.90	143.45	N79°39'38"E
C6	144.23'	400.00'	020°39'32"	72.90	143.45	N79°39'38"E
C7	248.79'	690.00'	020°39'32"	125.76	247.45	N79°39'38"E
C8	314.16'	200.00'	090°00'00"	200.00	282.84	S45°00'36"E
C9	75.54'	300.00'	014°25'36"	37.97	75.34	S46°11'37"W
C10	34.32'	300.00'	006°33'15"	17.18	34.30	N42°15'26"E
C11	155.89'	200.00'	044°39'32"	82.15	151.97	S67°40'50"E
C12	353.36'	980.00'	020°39'32"	178.62	351.44	N79°39'38"E
C13	84.98'	225.00'	021°38'24"	43.00	84.48	S79°11'24"E
C14	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'36"W
C15	209.44'	50.00'	240°00'00"	-86.60	86.60	N59°59'24"E
C16	52.36'	50.00'	060°00'00"	28.87	50.00	S30°00'36"E
C17	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W
C18	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'36"W
C19	52.36'	50.00'	060°00'00"	28.87	50.00	N29°59'24"E
C20	209.44'	50.00'	240°00'00"	-86.60	86.60	S60°00'36"E
C21	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W
C22	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'36"W
C23	209.44'	50.00'	240°00'00"	-86.60	86.60	N59°59'24"E
C24	52.36'	50.00'	060°00'00"	28.87	50.00	S30°00'36"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W
C26	34.72'	1005.00'	001°58'47"	17.36	34.72	N89°00'01"E
C27	38.06'	25.00'	087°13'03"	23.81	34.49	N48°22'51"W
C28	209.44'	50.00'	240°00'00"	-86.60	86.60	N55°13'41"E
C29	52.36'	50.00'	060°00'00"	28.87	50.00	S34°46'19"E
C30	38.06'	25.00'	087°13'03"	23.81	34.49	S38°50'12"W
C31	205.64'	1005.00'	011°43'25"	103.18	205.28	N76°35'01"E
C32	38.66'	25.00'	088°36'33"	24.40	34.92	N64°58'25"W
C33	52.36'	50.00'	060°00'00"	28.87	50.00	N09°19'52"E
C34	209.44'	50.00'	240°00'00"	-86.60	86.60	S80°40'08"E
C35	15.88'	50.00'	018°11'42"	8.01	15.81	S11°34'17"E
C36	108.87'	50.00'	124°45'25"	95.55	88.60	N64°51'09"W
C37	18.07'	50.00'	020°42'35"	9.14	17.97	N63°07'26"E
C38	108.07'	675.00'	016°30'41"	54.41	107.69	N81°44'04"E
C39	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'36"E
C40	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W
C41	127.49'	425.00'	017°11'15"	64.23	127.01	N81°23'47"E
C42	14.19'	50.00'	016°15'37"	7.14	14.14	S80°55'57"W
C43	111.64'	50.00'	127°55'35"	102.35	89.85	N25°05'58"E
C44	15.88'	50.00'	018°11'42"	8.01	15.81	S29°45'59"E
C45	15.88'	50.00'	018°11'42"	8.01	15.81	S11°34'17"E
C46	92.27'	50.00'	105°43'51"	66.03	79.72	N55°20'22"W
C47	15.88'	50.00'	018°11'42"	8.01	15.81	N80°53'33"E
C48	3.06'	225.00'	000°46'49"	1.53	3.06	S89°35'59"W
C49	3.06'	75.00'	001°00'12"	1.53	3.06	S89°29'18"W
C50	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'36"W
C51	93.75'	225.00'	023°52'26"	47.57	93.08	S11°56'49"E
C52	33.72'	25.00'	077°17'27"	19.99	31.22	N14°45'41"E
C53	83.09'	330.00'	014°25'36"	41.77	82.87	S46°11'37"W
C54	37.75'	330.00'	006°33'15"	18.90	37.73	N42°15'26"E
C55	67.98'	270.00'	014°25'36"	34.17	67.81	S46°11'37"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C56	33.72'	25.00'	077°17'27"	19.99	31.22	N87°56'51"W
C57	159.86'	225.00'	040°42'28"	83.47	156.52	S69°39'22"E
C58	233.65'	715.00'	018°43'23"	117.87	232.61	N80°37'43"E
C59	38.43'	25.00'	088°03'50"	24.17	34.75	N64°42'03"W
C60	39.94'	25.00'	091°32'25"	25.68	35.83	N25°06'05"E
C61	318.67'	955.00'	019°07'07"	160.83	317.19	N80°25'51"E
C62	136.51'	175.00'	044°41'42"	71.94	133.08	S67°39'46"E
C63	129.62'	425.00'	017°28'27"	65.32	129.12	N81°15'11"E
C64	37.88'	25.00'	086°48'55"	23.65	34.36	N64°04'36"W
C65	40.25'	25.00'	092°14'19"	26.00	36.04	N25°27'01"E
C66	213.79'	665.00'	018°25'13"	107.83	212.87	N80°46'48"E
C67	274.89'	175.00'	090°00'00"	175.00	247.49	S45°00'36"E
C68	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W
C69	30.26'	25.00'	069°20'28"	17.29	28.44	N55°20'22"W
C70	41.06'	25.00'	094°05'46"	26.85	36.60	N26°22'45"E
C71	108.40'	375.00'	016°33'46"	54.58	108.03	N81°42'31"E
C72	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'36"E
C73	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'24"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°19'52"E	25.00'
L2	N69°19'52"E	25.00'
L3	N69°19'52"E	25.00'
L4	N69°19'52"E	25.00'
L5	N89°39'07"E	22.33'
L6	N87°44'31"E	35.85'
L7	N85°23'19"E	32.73'
L8	N83°24'04"E	25.19'
L9	N81°02'52"E	43.39'
L10	N79°03'37"E	14.53'
L11	N76°42'25"E	54.05'
L12	N74°43'10"E	3.87'
L13	N89°19'03"E	12.79'
L14	N87°27'33"E	22.56'
L15	N84°24'56"E	35.34'
L16	N80°30'48"E	38.88'
L17	N77°28'11"E	19.02'

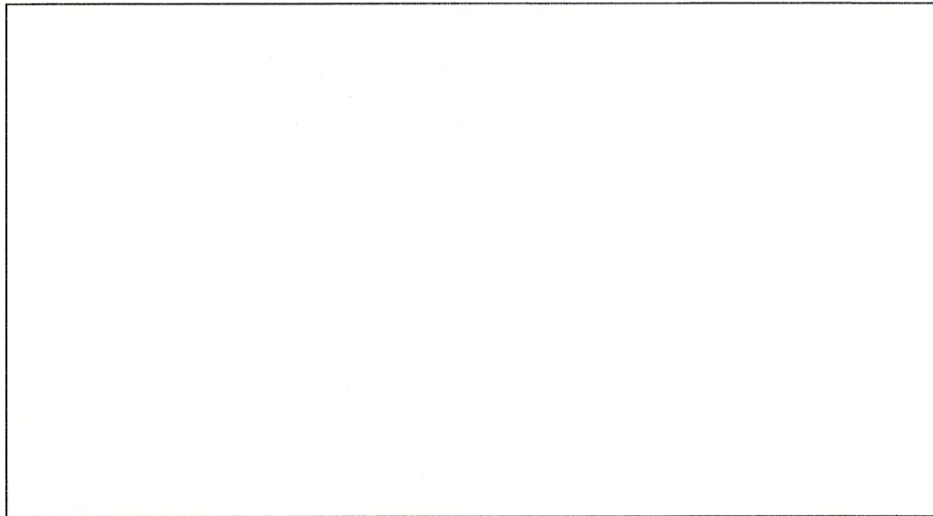
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
763	7,296
764	7,200
765	7,200
766	7,200
767	7,200
768	7,671
769	7,296
770	7,200
771	7,200
772	10,290
773	8,029
774	7,198
775	7,200
776	7,296
777	7,296
778	7,200
779	7,200
780	7,320
781	7,401
782	7,490
783	7,320
784	7,200
785	7,200
786	7,296
787	10,346
788	10,200
789	10,361
790	8,675
791	8,048
792	9,090
793	8,629
794	8,329
795	8,029
796	8,283
797	9,708
798	9,319
799	9,905
800	9,280
801	8,260
802	9,644
803	8,556
804	8,137

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
805	7,718
806	7,825
807	8,665
808	7,467
809	7,460
810	7,456
811	7,425
812	7,200
813	7,200
814	7,200
815	7,200
816	7,200
817	7,200
818	7,200
819	7,200
820	7,200
821	7,200
822	7,200
823	7,200
824	7,549
825	8,520
826	9,504
827	9,024
828	12,215
829	9,947
830	8,893
831	7,298
832	7,200
833	7,200
834	7,200
835	7,200
836	7,200
837	7,200
838	7,200
839	7,200
840	7,200
841	7,295
842	7,632
843	7,630
844	7,624
845	7,700
846	7,848

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
847	7,724
848	7,722
849	7,369
850	7,200
851	7,200
852	7,200
853	7,200
854	7,200
855	7,200
856	7,200
857	7,200
858	7,200
859	7,200
860	7,200
861	7,200
862	7,200
863	7,200
864	7,200
865	7,200
866	7,200
867	7,200
868	7,200
869	7,200
870	7,200
871	7,200
872	7,667
873	7,911
874	8,033
875	9,772
876	8,285
877	7,200
878	7,200
879	7,200
880	7,200
881	7,200
882	7,200
883	7,200
884	7,200
885	7,200
886	7,200
887	7,200
888	7,200

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
889	7,296
890	7,296
891	7,200
892	7,200
893	7,200
894	7,200
895	7,200
896	7,200
897	7,200
898	7,200
899	7,200
900	7,200
901	7,486
902	8,252
903	8,822
904	7,458
905	8,825
906	7,797
907	7,200
908	7,200
909	7,200
910	7,200
911	7,200
912	7,200
913	7,200
914	7,200
915	7,200
916	7,200
917	7,176
918	7,320
919	7,200
920	7,200
921	7,200
922	7,200
923	7,200
924	7,200
925	7,200
926	7,200
927	7,200
928	7,200
929	7,318
930	7,200

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
931	7,200
932	7,200
933	7,200
934	7,200
935	7,200
936	7,200
937	7,200
938	7,200
939	7,200
940	7,200
941	7,200
942	7,200
943	7,200
944	7,200
945	7,296
946	7,200
947	7,200
948	7,200
949	7,200
950	7,200
951	7,200
952	7,200
953	7,200
954	7,200
955	7,331



CVL CONSULTANTS

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Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL B3
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCK
Date Issued: 6-16-24
Exp. Date: 6-16-28

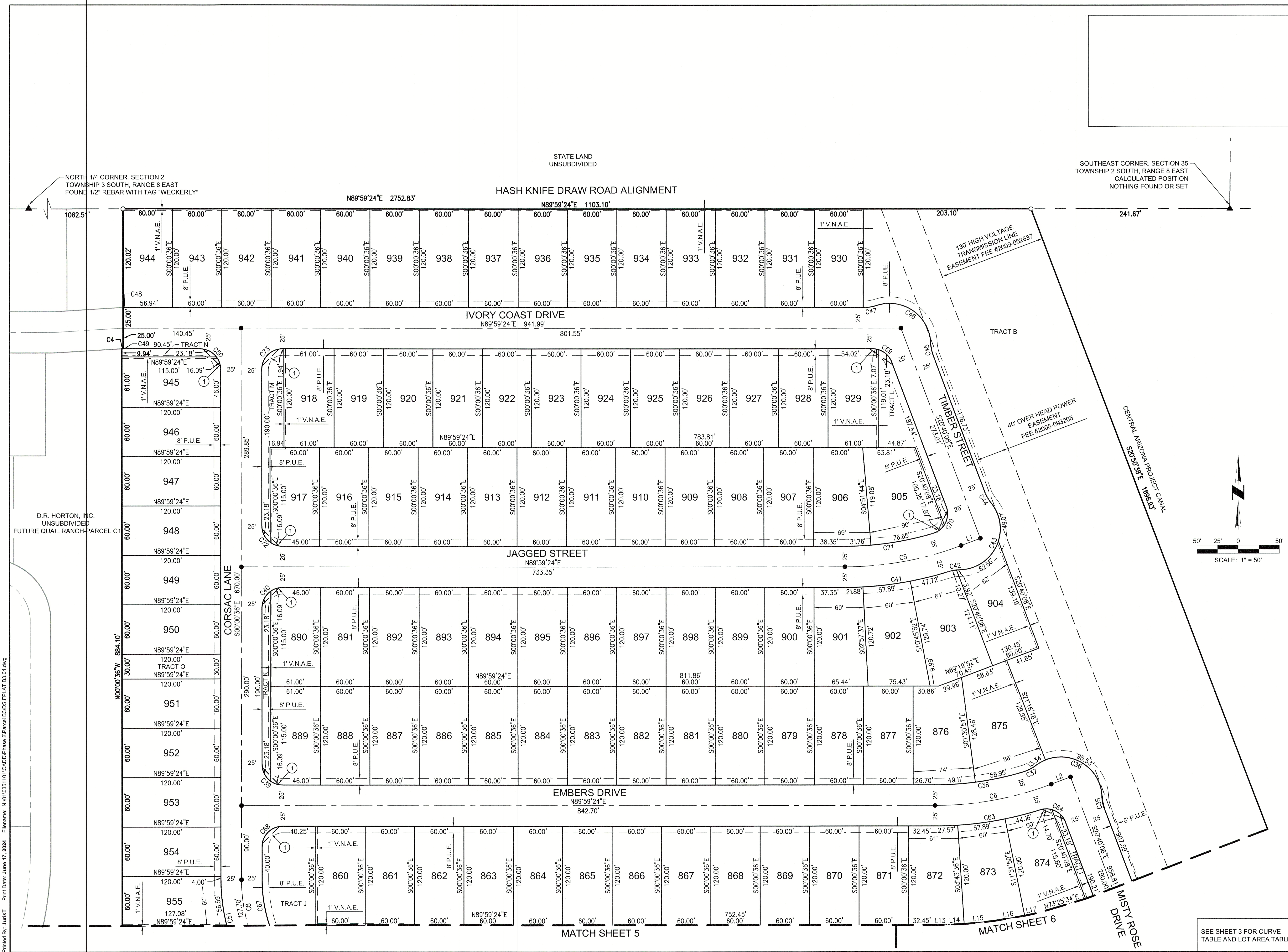
3 SHEET OF 6

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

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

REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL B3
PINAL COUNTY, ARIZONA

Registered Land Surveyor
33951
RICHARD G. ALCOOER
ALCOOER & ASSOCIATES, P.C.

4 SHEET
OF 6

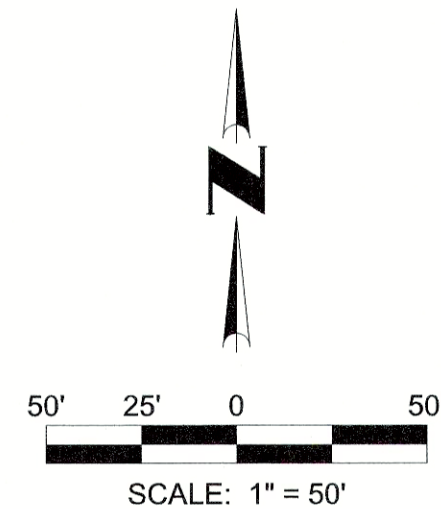
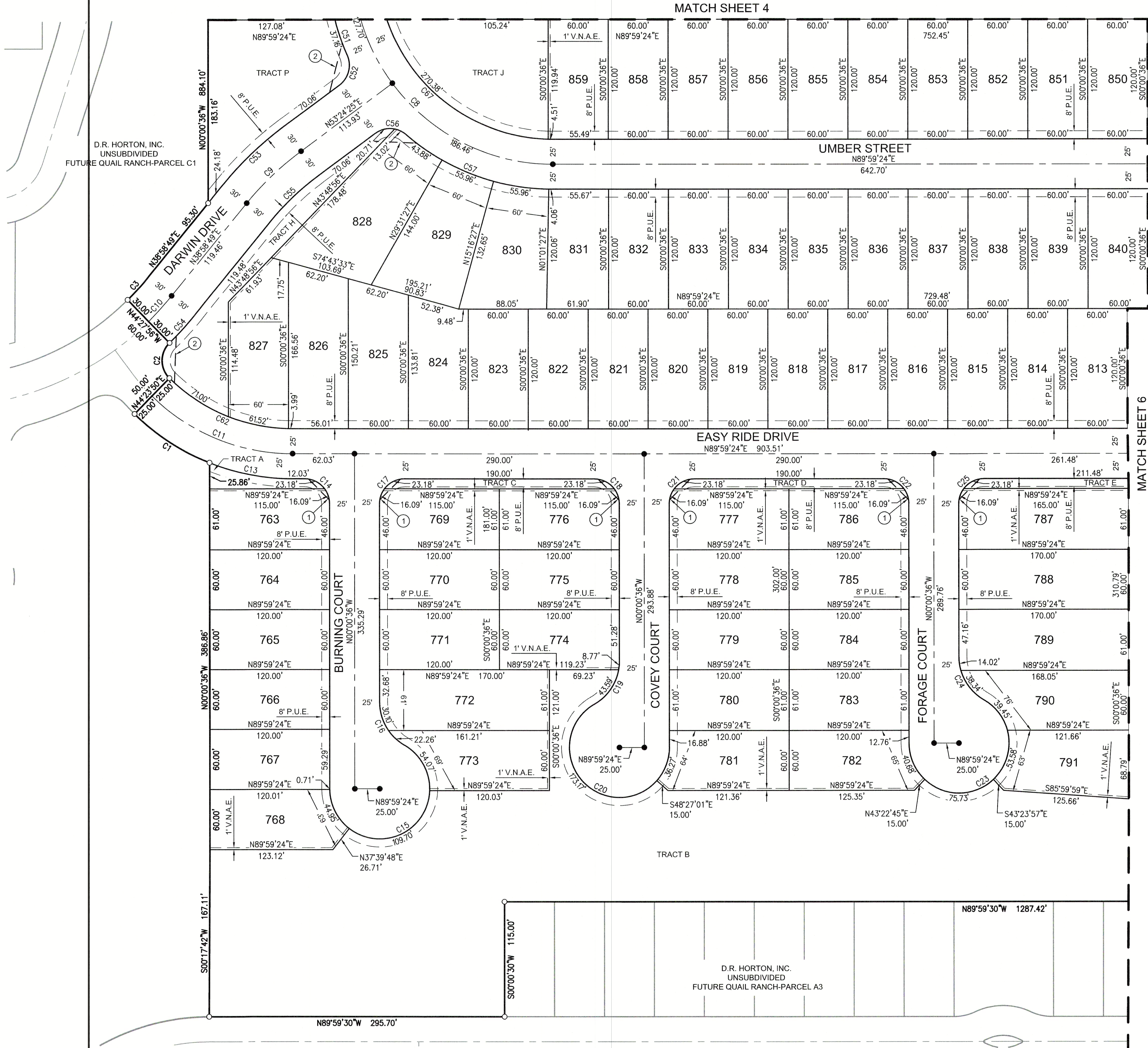
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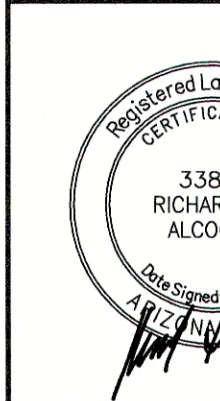
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TABLE AND LOT AREA TABLE

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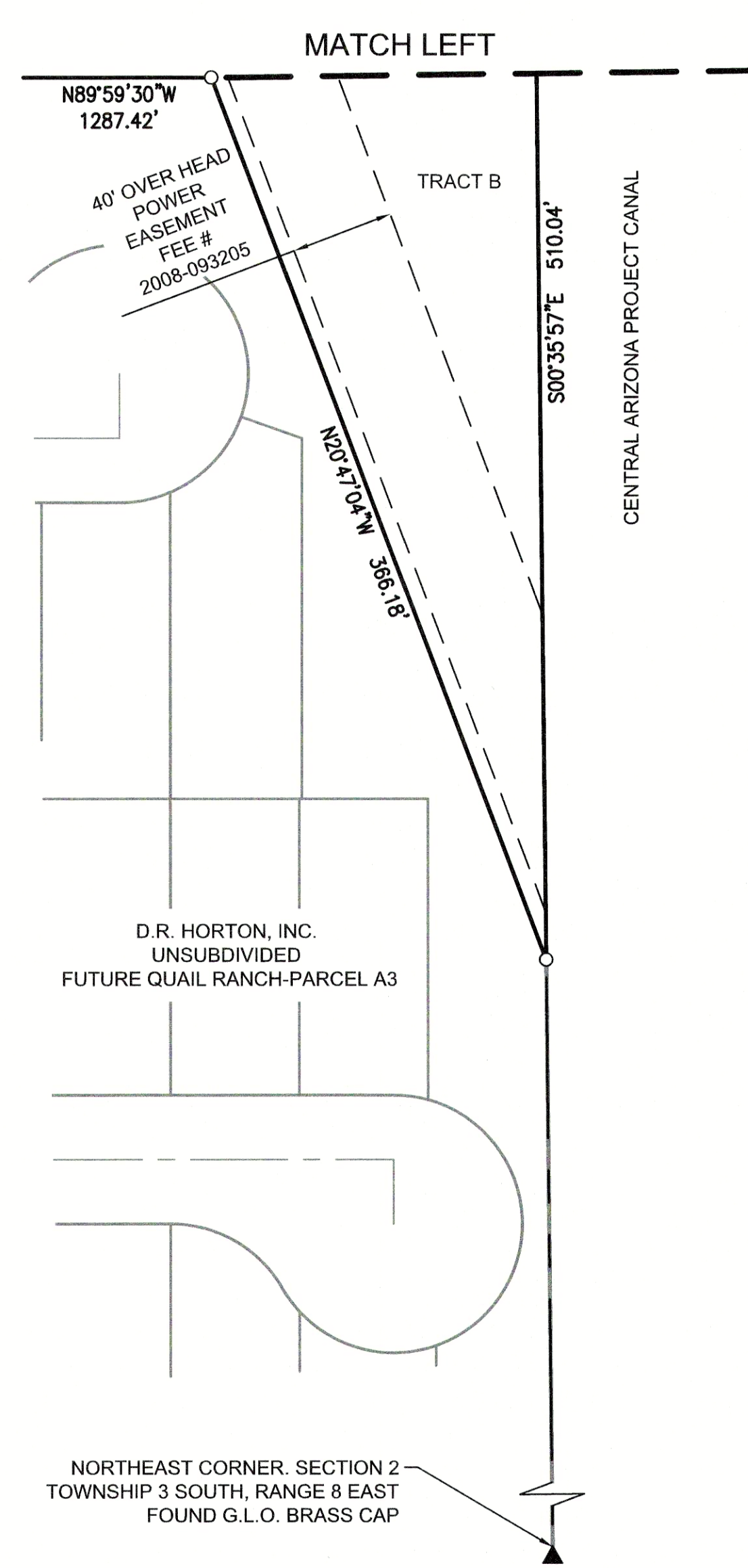


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QUAIL RANCH PARCEL B3
PINAL COUNTY, ARIZONA



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

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE