

NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF QUEEN CREEK UTILITIES DEPARTMENT 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. 27.700808.0000.
- THE SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230473. (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 RIGHT-OF-WAYS 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 AND M 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.

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 C1" 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)

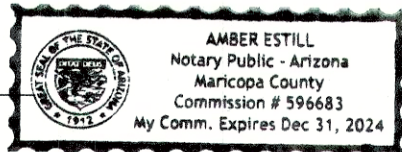
ON THIS 21st DAY OF June, 2024, BEFORE ME, PERSONALLY

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: Amber Estill

MY COMMISSION EXPIRES: 12/31/2024



FINAL PLAT FOR
QUAIL RANCH PARCEL C1

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

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
L1	LINE 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
S.E.	SEWER EASEMENT

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.

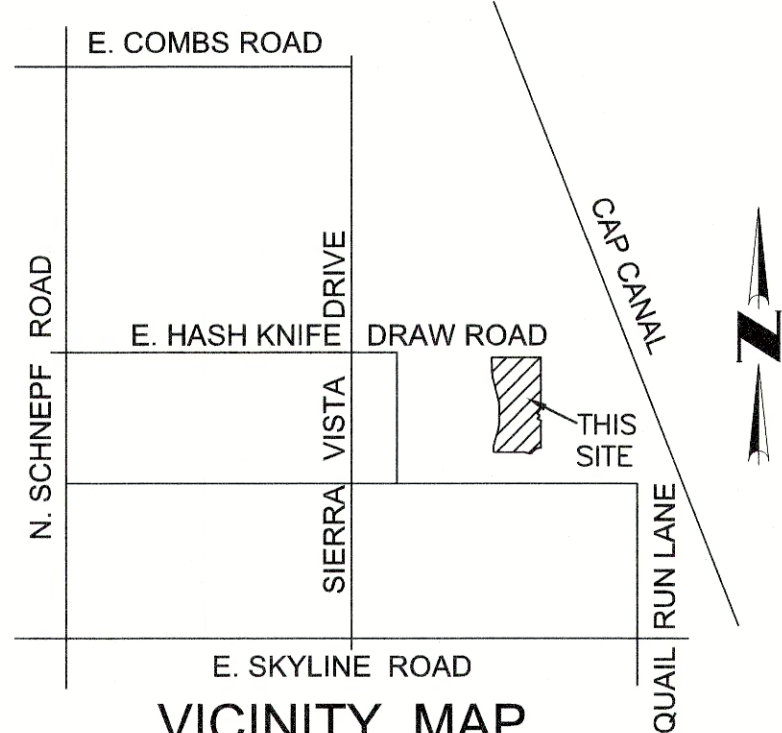
LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 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. Alcocker
RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

SERVICE PROVIDERS

SEWER	EPCOR
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



VICINITY MAP
(NOT-TO-SCALE)

LAND USE TABLE

GROSS ACREAGE.....	41.743 AC
AREA OF STREETS.....	7.550 AC
NET ACREAGE.....	34.193 AC
AREA OF TRACTS (A-M).....	14.811 AC
TOTAL NUMBER OF LOTS.....	101 LOTS
OVERALL DENSITY.....	2.42 DU/GROSS AC
AVERAGE AREA PER LOT.....	8359 S.F.
OPEN SPACE PERCENTAGE.....	35.48 %

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

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.

BASE ZONING & ZONING CASE

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

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

BY: Richard G. Alcocker
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DATE: 6/21/24

BY: Amber Estill
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

DATE: 7/17/24

BY: Richard G. Alcocker
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

DATE: 07/16/2024

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-042552 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: _____ ATTEST: _____
CHAIR CLERK

OWNER/DEVELOPER

JEN ARIZONA 55 LLC
2222 W. PINNACLE PEAK, SUITE 140
PHOENIX, AZ 85027
PHONE: (602) 374-2777
FAX: (602) 264-0928
CONTACT: MICHAEL JESBERGER

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

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 A1, 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, 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, B, C, D AND K 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 HERBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER AND 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.

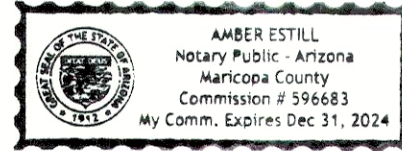
THIS 20th DAY OF June, 2024.

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

ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF Maricopa)



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

UNDERSIGNED, PERSONALLY APPEARED Diana E. Cooley 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

BY: Amber Estill
NOTARY PUBLIC
DATE: 12/31/2024
MY COMMISSION EXPIRES

GROSS AREA = 41.743 ACRES

SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE



DATE

REVISION

NO.

FINAL PLAT

QUAIL RANCH PARCEL C1
PINAL COUNTY, ARIZONA

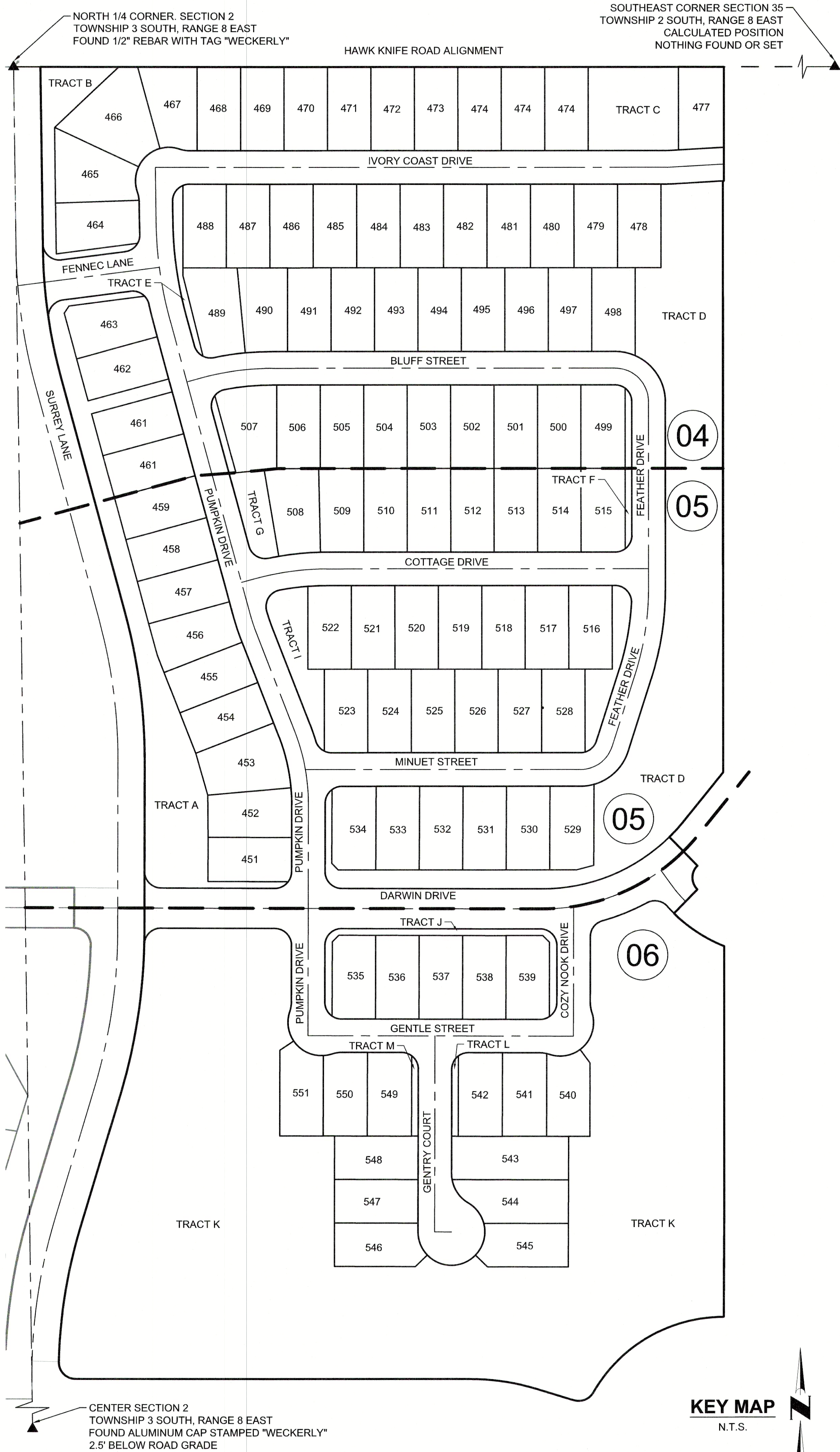
Coe and Van Loo II L.L.C.



1 SHEET OF 6

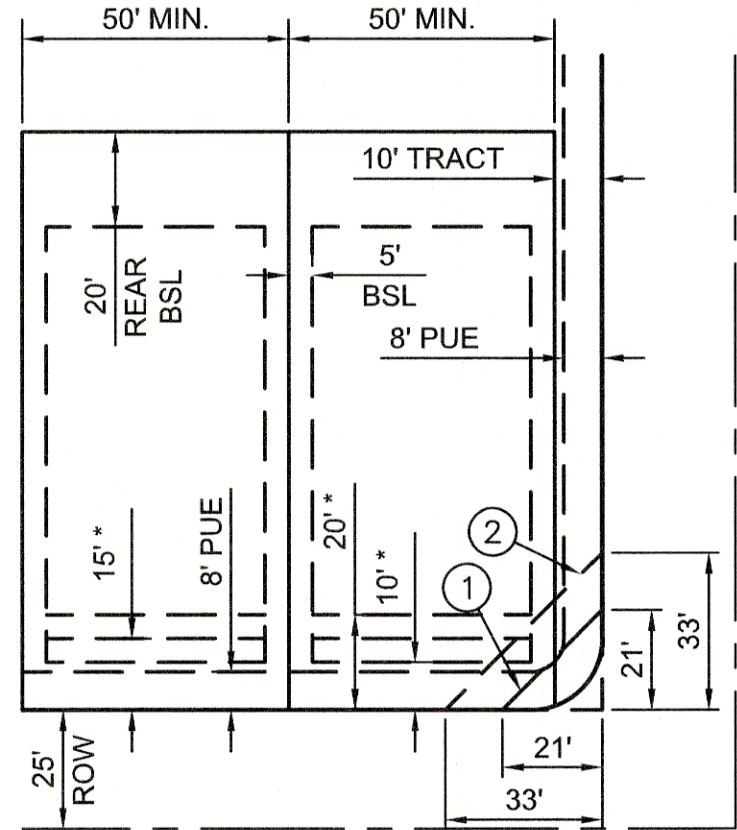
CVL Contact: HEIDI TILSON
CVL Project #: 14-0351102

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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.

- NOTES:
CONCRETE MASONRY WALLS
CANNOT BE CONSTRUCTED IN THE
PUBLIC UTILITY EASEMENT
- ① SIGHT VISIBILITY TRIANGLE EASEMENTS
(SVTE) SHALL BE 21' X 21' AT LOCAL
ROADS.
- ② 33' X 33' (FOR ALL OTHERS)

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.080	LANDSCAPE TRACT, P.U.E., OPEN SPACE, RETENTION
TRACT B	0.257	LANDSCAPE TRACT, P.U.E., OPEN SPACE, RETENTION
TRACT C	0.387	LANDSCAPE TRACT, P.U.E., OPEN SPACE, RETENTION
TRACT D	2.801	LANDSCAPE TRACT, P.U.E., OPEN SPACE, PARK, TRAILS, RETENTION
TRACT E	0.066	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT F	0.052	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT G	0.163	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT H	0.152	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT I	0.221	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT J	0.134	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT K	9.445	LANDSCAPE TRACT, P.U.E., OPEN SPACE, PARK, TRAILS, MONUMENT, RETENTION, SEWER EASEMENT
TRACT L	0.026	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TRACT M	0.026	LANDSCAPE TRACT, P.U.E., OPEN SPACE
TOTAL	14.811	

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE



	CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1.49'	175.00'	000°29'14"	0.74	1.49	S88°44'35"W
C2	30.89'	270.00'	006°33'15"	15.46	30.87	N42°15'26"E
C3	39.47'	25.00'	090°28'05"	25.21	35.50	S00°18'07"W
C4	90.29'	225.00'	022°59'27"	45.76	89.68	S56°52'28"E
C5	236.73'	225.00'	060°17'01"	130.65	225.96	S59°52'00"W
C6	33.72'	25.00'	077°17'27"	19.99	31.22	N68°22'13"E
C7	97.95'	330.00'	017°00'26"	49.34	97.60	N81°29'17"W
C8	39.92'	25.00'	091°29'06"	25.66	35.81	S44°14'56"E
C9	202.96'	760.00'	015°18'04"	102.09	202.36	S09°08'39"W
C10	244.23'	840.00'	016°39'31"	122.98	243.37	N08°27'55"E
C11	225.39'	840.00'	015°22'25"	113.38	224.71	N07°33'03"W
C12	191.82'	760.00'	014°27'41"	96.42	191.31	S08°00'24"E
C13	148.82'	590.00'	014°27'41"	74.86	148.52	S08°00'24"E
C14	12.19'	200.00'	003°29'36"	6.10	12.19	N88°14'36"E
C15	9.13'	200.00'	002°36'55"	4.57	9.13	S87°48'16"W
C16	106.31'	400.00'	015°13'39"	53.47	106.00	S82°22'35"W
C17	78.54'	50.00'	090°00'00"	50.00	70.71	N45°00'36"W
C18	106.31'	400.00'	015°13'39"	53.47	106.00	S82°22'35"W
C19	129.91'	420.00'	017°43'22"	65.48	129.40	N08°51'05"E
C20	63.07'	50.00'	072°16'38"	36.51	58.97	N53°51'05"E
C21	31.81'	300.00'	006°04'29"	15.92	31.79	S18°16'29"E
C22	112.30'	300.00'	021°26'54"	56.82	111.65	N10°35'17"W
C23	233.58'	300.00'	044°36'06"	123.04	227.68	N67°50'07"E
C24	32.45'	200.00'	009°18'23"	16.28	32.45	S40°41'53"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	S44°51'50"E
C26	39.27'	25.00'	090°00'00"	25.00	35.36	N45°08'10"E
C27	102.94'	275.00'	021°26'54"	52.08	102.34	N10°35'17"W
C28	34.48'	325.00'	006°04'29"	17.25	34.44	S18°16'29"E
C29	30.44'	615.00'	002°50'11"	15.23	30.44	S13°49'10"E
C30	37.12'	25.00'	085°04'12"	22.94	33.80	N54°56'10"W
C31	39.79'	25.00'	091°11'14"	25.52	35.72	S36°56'06"W
C32	42.19'	25.00'	096°41'43"	28.11	37.36	S49°07'25"E
C33	37.12'	25.00'	085°04'12"	22.94	33.80	N39°59'37"E
C34	18.95'	615.00'	001°45'55"	9.47	18.95	S01°39'31"E
C35	15.88'	50.00'	018°11'42"	8.01	15.81	N09°52'25"W
C36	110.98'	50.00'	127°09'21"	100.63	89.55	S44°36'25"W
C37	15.88'	50.00'	018°11'42"	8.01	15.81	S80°54'45"E
C38	10.67'	175.00'	003°29'36"	5.34	10.67	N88°14'36"E
C39	10.65'	225.00'	002°42'46"	5.33	10.65	S87°51'12"W
C40	6.12'	175.00'	002°00'09"	3.06	6.12	S87°29'53"W
C41	13.72'	225.00'	003°29'36"	6.86	13.72	N88°14'36"E
C42	39.60'	25.00'	090°45'58"	25.34	35.59	S44°36'25"W
C43	142.61'	565.00'	014°27'41"	71.68	142.23	S08°00'24"E
C44	37.80'	25.00'	086°37'25"	23.57	34.30	S58°32'58"E
C45	87.91'	425.00'	011°51'04"	44.11	87.75	S84°03'52"W
C46	117.81'	75.00'	090°00'00"	75.00	106.07	N45°00'36"W
C47	137.65'	445.00'	017°43'22"	69.38	137.10	N08°51'05"E
C48	94.61'	75.00'	072°16'38"	54.77	88.46	N53°51'05"E
C49	39.21'	25.00'	089°51'14"	24.94	35.31	S45°03'47"W
C50	39.27'	25.00'	090°00'00"	25.00	35.36	S44°51'50"E
C51	210.18'	270.00'	044°36'06"	110.74	204.91	N67°50'07"E
C52	104.59'	225.00'	026°38'04"	53.26	103.65	S55°03'10"E
C53	33.34'	25.00'	076°24'47"	19.68	30.92	N79°56'32"W
C54	71.77'	330.00'	012°27'42"	36.03	71.63	N68°04'55"E
C55	32.37'	25.00'	074°10'36"	18.90	30.15	S37°13'28"W
C56	15.88'	50.00'	018°11'42"	8.01	15.81	S08°57'41"E
C57	110.30'	50.00'	126°23'23"	98.96	89.25	N45°08'10"E
C58	15.88'	50.00'	018°11'42"	8.01	15.81	N80°45'59"W
C59	39.27'	25.00'	090°00'00"	25.00	35.36	S45°08'10"W
C60	52.36'	50.00'	060°00'00"	28.87	50.00	S29°51'50"E
C61	209.44'	50.00'	240°00'00"	-86.60	86.60	N60°08'10"E

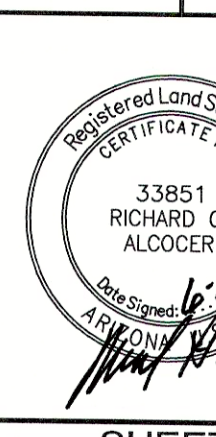
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C62	39.27'	25.00'	090°00'00"	25.00	35.36	N44°51'50"W
C63	15.88'	50.00'	018°11'42"	8.01	15.81	S81°02'19"W
C64	110.30'	50.00'	126°23'23"	98.96	89.25	S44°51'50"E
C65	15.88'	50.00'	018°11'42"	8.01	15.81	N09°14'01"E
C66	39.27'	25.00'	090°00'00"	25.00	35.36	N44°51'50"W
C67	38.75'	25.00'	088°48'54"	24.49	34.99	S45°43'44"W
C68	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'36"W
C69	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'24"E
C70	87.32'	425.00'	011°46'17"	43.81	87.16	S84°06'16"W
C71	37.76'	25.00'	086°32'38"	23.54	34.27	S58°30'34"E
C72	41.16'	25.00'	094°20'33"	26.97	36.67	S31°56'02"W
C73	71.24'	375.00'	010°53'06"	35.73	71.13	S84°32'51"W
C74	40.68'	25.00'	093°13'28"	26.45	36.34	N43°23'52"W
C75	99.95'	395.00'	014°29'53"	50.24	99.68	N10°27'49"E
C76	31.54'	25.00'	072°16'38"	18.26	29.49	N53°51'05"E
C77	31.92'	25.00'	073°08'52"	18.55	29.79	S53°26'10"E
C78	25.24'	325.00'	004°27'00"	12.63	25.24	N19°05'14"W
C79	25.41'	275.00'	005°17'41"	12.72	25.40	S18°39'54"E
C80	41.55'	25.00'	095°13'45"	27.39	36.93	S31°35'50"W
C81	70.54'	375.00'	010°46'42"	35.38	70.44	S84°36'03"W
C82	39.27'	25.00'	090°00'00"	25.00	35.36	S45°08'10"W
C83	39.27'	25.00'	090°00'00"	25.00	35.36	N44°51'50"W
C84	39.27'	25.00'	090°00'00"	25.00	35.36	N45°08'10"E
C85	39.27'	25.00'	090°00'00"	25.00	35.36	S44°51'50"E
C86	245.33'	800.00'	017°34'14"	123.64	244.37	S08°00'33"W
C87	232.60'	800.00'	016°39'31"	117.12	231.78	N08°27'55"E
C88	214.66'	800.00'	015°22'25"	107.98	214.01	N07°33'03"W
C89	201.92'	800.00'	014°27'41"	101.50	201.38	S08°00'24"E

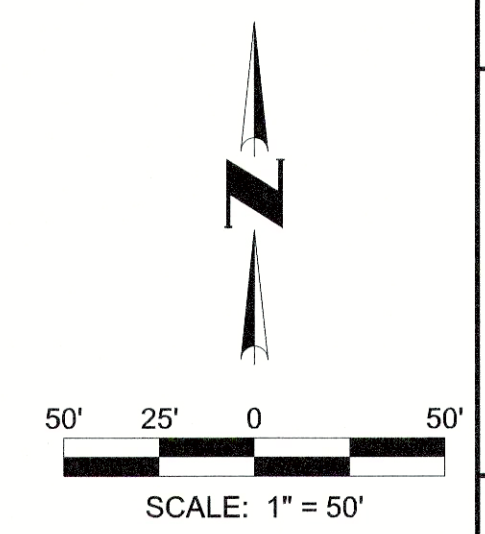
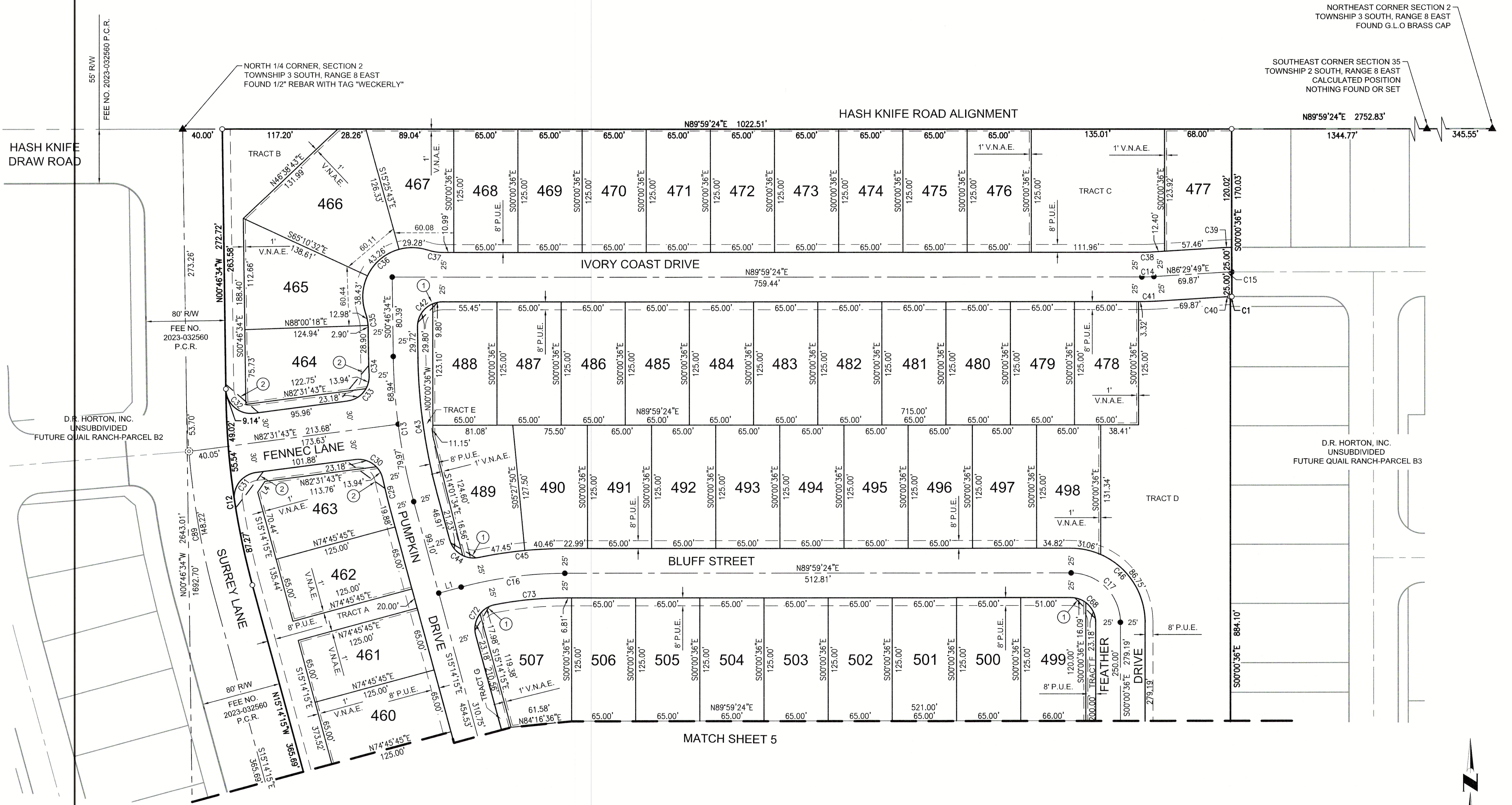
LOT #	LOT AREA TABLE
	AREA (SQUARE FEET)
451	8,226
452	8,613
453	10,457
454	8,125
455	8,125
456	8,753
457	8,125
458	8,125
459	8,125
460	8,125
461	8,125
462	8,125
463	8,945
464	8,708
465	10,022
466	12,870
467	8,840
468	8,125
469	8,125
470	8,125
471	8,125
472	8,125
473	8,125
474	8,125
475	8,125
476	8,125
477	8,286
478	8,125
479	8,125
480	8,125
481	8,125
482	8,125
483	8,125
484	8,125
485	8,125
486	8,125
487	8,125
488	8,119
489	9,651
490	8,718
491	8,125
492	8,125
493	8,125
494	8,125
495	8,125
496	8,125
497	8,125
498	8,188
499	8,226
500	8,125
501	8,125
502	8,125
503	8,125
504	8,125
505	8,125
506	8,125
507	9,843
508	9,214
509	8,250
510	8,125
511	8,125

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
512	8,125
513	8,125
514	8,125
515	8,226
516	8,125
517	8,125
518	8,125
519	8,125
520	8,125
521	8,125
522	8,116
523	8,115
524	8,125
525	8,125
526	8,125
527	8,125
528	8,123
529	8,180
530	8,125
531	8,125
532	8,125
533	8,125
534	8,177
535	8,056
536	8,125
537	8,125
538	8,125
539	8,056
540	7,922
541	8,245
542	8,226
543	11,373
544	9,853
545	8,371
546	8,363
547	8,125
548	8,125
549	8,226
550	8,187
551	8,379

LINE TABLE		
NO.	BEARING	LENGTH
L1	N74°45'45"E	23.50'
L2	N74°45'45"E	22.87'
L3	S36°02'41"E	26.84'
L4	N33°38'44"E	13.15'
L5	N75°18'56"E	27.07'
L6	N44°52'45"W	14.11'
L7	S44°51'50"E	14.14'
L8	N45°08'10"E	14.14'
L9	S36°44'02"E	25.00'
L10	S45°55'35"E	24.99'
L11	S46°11'54"W	24.99'
L12	S56°01'18"W	24.89'

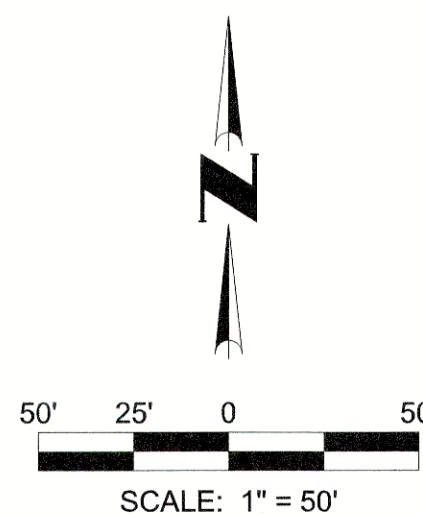
SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

 4550 North 12th Street Phoenix, Arizona 85014 602-284-6831 www.cvl.ci.com		NO. REVISION DATE	
FINAL PLAT QUAIL RANCH PARCEL C1 PINAL COUNTY, ARIZONA		Coe and Van Loo II L.L.C.	
		3 SHEET OF 6	
CVL Contact: HEIDI TILSON CVL Project #: 14-0351102			
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SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

DATE		Coe and Van Loo II L.L.C. PINAL COUNTY, ARIZONA
REVISION		
NO.		
FINAL PLAT QUAIL RANCH PARCEL C1 PINAL COUNTY, ARIZONA		
4 SHEET OF 6 CVL Contact: HEIDI TILSON CVL Project #: 14-0351102 © 2020 Coe & Van Loo II L.L.C. All rights reserved to reproduction in any format		PINAL COUNTY CASE: FP22-062



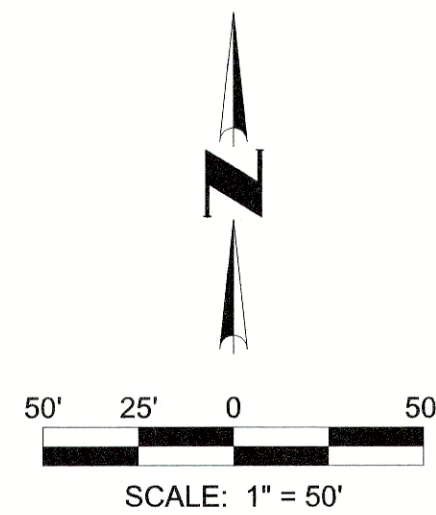
PINAL COUNTY CASE: FP22-062

D.R. HORTON, INC.
UNSUBDIVIDED
FUTURE QUAIL RANCH-PARCEL B1

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

D.R. HORTON, INC.
UNSUBDIVIDED
FUTURE QUAIL RANCH-PARCEL A3

D.R. HORTON, INC.
UNSUBDIVIDED
FUTURE QUAIL RANCH-PARCEL B3



SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE



6 SHEET
OF 6

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

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FINAL PLAT

QUAIL RANCH PARCEL C1
PINAL COUNTY, ARIZONA

REVISION

NO.

DATE

Coe and Van Loo II L.L.C.