FINAL PLAT

OF

WARE FARMS PARCEL 9

A PORTION OF THE SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST,
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE TOWN OF QUEEN CREEK 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 #27-701265.0000.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. **20240455.** (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 9-PS1 ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS, AND PUBLIC UTILITIES.
4. RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21' X 21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT PRIVATE COLLECTOR AND/OR ARTERIAL INTERSECTIONS.
5. AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE COLLECTOR AND/OR ARTERIAL STREETS.
6. 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.
7. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
8. 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.
9. 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.
10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
11. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION.
12. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
13. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
14. 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.
15. TRACTS 9-A THROUGH 9-I ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WARE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
16. 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.
17. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON MARCH 31, 2022 IN FEE NO. 2022-039267 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
18. PEDESTRIAN ACCESS EASEMENTS (PAE) AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION FOR PUBLIC USE.

BENCHMARK

PINAL COUNTY CONTROL NETWORK POINT #208227, A G.L.O MONUMENT W/SECTIONAL INFORMATION STAMPED, AT THE INTERSECTION OF SCHNEPF ROAD & HASH KNIFE DRAW ROAD, BEING THE SE CORNER OF SECTION 33, T2S, R8E, PINAL COUNTY.

ELEVATION = 1523.01' (NAVD 88' DATUM)

BASIS OF BEARINGS

THE CENTERLINE OF COMBS ROAD PER MINOR LAND DIVISION "MORNINGSIDE & FUTURE STAKE CENTER", RECORDED AS BOOK 23, PAGE 190, PINAL COUNTY RECORDS, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST

LAND USE TABLE

GROSS AREA:	1,141,179 SF	26.1979 AC
RIGHT-OF-WAY:	0 SF	0 AC
NET AREA:	1,141,179 SF	26.1979 AC
PRIVATE STREET TRACT:	148,800 SF	3.4160 AC
TOTAL TRACT AREA:	366,594 SF	8.4156 AC
TOTAL LOT AREA:	625,785 SF	14.3654 AC
TOTAL # OF LOTS:	68	
OVERALL DENSITY:	2.60 DU/AC	
AVERAGE AREA PER LOT:	9,203 SF	

LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDER
PS	PRIVATE STREET
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING

SERVICE PROVIDERS	
DESCRIPTION	COMPANY
WATER	TOWN OF QUEEN CREEK
SEWER	EPCOR
GAS	MESA MAGMA GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX COMM.
REFUSE	ALLIED WASTE / WASTE MANAGEMENT
CABLE TV	CENTURY LINK / COX COMM.
SCHOOL DISTRICT	J.O. COMBS UNIFIED #44
FIRE	RURAL / METRO FIRE DEPARTMENT
POLICE / SECURITY	PINAL COUNTY SHERIFF

LEGAL DESCRIPTION

SEE SHEET 2

LOT AREAS TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

LOT TYPE B TABLE

LOT SIZE	LOTS
55' X 125'	878-880, 887-889, 894-896, 898-900, 917-919, 923-931 & 944

LOT TYPE C TABLE

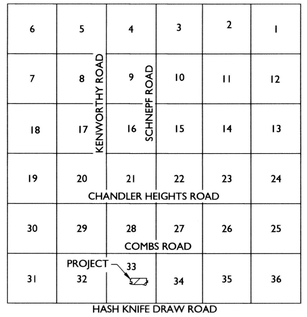
LOT SIZE	LOTS
65' X 130'	877, 881-886, 890-893, 897, 901-916, 920-922 & 932-943

OWNER

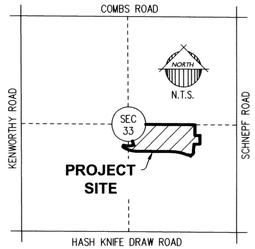
CND-VP WARE FARMS 2, LLC
8058 S. PRIEST DRIVE, #104
TEMPE, AZ 85284
480-768-4900
CHRISTIAN COLEGROVE
CCOLEGROVE@DWHOMES.COM

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.
ERIC.WINTERS@EPSGROUPINC.COM



LOCATION / VICINITY MAP



LOCATION MAP

SECTION 33, T2S, R8E

BASE ZONING & ZONING CASE

ZONING TABLE
(PZ-006-14 & PZ-PD-006-14)

DEVELOPMENT STANDARD	CATEGORY TYPE A	CATEGORY TYPE B	CATEGORY TYPE C
MINIMUM LOT AREA	4,800 SF	5,775 SF	6,825 SF
MINIMUM LOT WIDTH	48'	55'	65'
MINIMUM FRONT SETBACK (1)	20' / 15'	20' / 15'	20' / 15'
MINIMUM SIDE SETBACK	5' / 8'	5' / 10'	5' / 10'
MINIMUM STREET SIDE SETBACK (2)	10'	10'	10'
MINIMUM REAR SETBACK (3)	20'	20'	20'
MINIMUM BLDG. SEPARATION	10'	10'	10'
MAX BUILDING HEIGHT	30' / 2-STORY	30' / 2-STORY	30' / 2-STORY
MAX BUILDABLE AREA	NONE	NONE	NONE

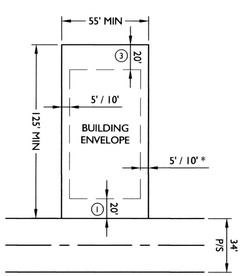
(1) FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY LINE TO FACE OF FRONT-FACING GARAGE. MINIMUM DRIVEWAY LENGTH IS 20' FROM CURB OR BACK OF SIDEWALK TO FACE OF GARAGE. FRONT SETBACK FOR PORCHES, LIVABLE AREA, AND SIDE LOAD GARAGE IS 15'.

(2) PUE TO BE LOCATED OUTSIDE OF PROPERTY LINE. NO WALLS OR OTHER IMPROVEMENTS TO BE LOCATED WITHIN PUE.

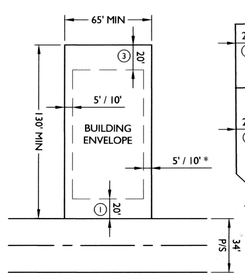
(3) COVERED PATIO MAY ENCROACH 5' INTO REAR SETBACK LINE.

TYPICAL LOT LAYOUT AND BUILDING SETBACK

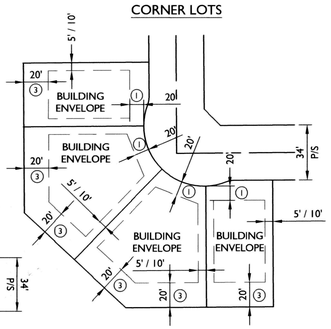
CATEGORY TYPE B



CATEGORY TYPE C



CORNER LOTS



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

8-27-24

ROBERT A. JOHNSTON — DATE

ARIZONA REGISTERED LAND SURVEYOR NO. 37495
EPS GROUP, INC
1130 N ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
(480) 503-2250

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 37495 — ROBERT A. JOHNSTON — ARIZONA U.S.A.

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

9/23/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE

9/23/24
PINAL COUNTY COMMUNITY DEVELOPMENT AQUIFER PROTECTION DIVISION — DATE

9/25/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050734 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

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 9", LOCATED IN A PORTION OF SECTION 33, 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.

CND-VP WARE FARMS 2, 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. CND-VP WARE FARMS 2, 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, SUBJECTS TO ALL MATTERS OF RECORD.

CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY DEDICATES, GRANTS, AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS DESIGNATED ON THIS PLAT.

STREETS SHOWN AS TRACT(S) ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE WARE FARMS COMMUNITY ASSOCIATION FOR ROADWAY PURPOSES INCLUDING: MAINTENANCE OF SAID STREETS SHALL BE THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION.

TRACT "9-PS1" IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO PINAL COUNTY AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS A PUBLIC UTILITY EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "9-PS1" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER AND PUBLIC SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL.

NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT 9-A, 9-C, 9-F AND 9-G AND 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 WARE FARMS 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 MARKERS USED.

IN WITNESS WHEREOF:

CND-VP WARE FARMS 2, 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 4th DAY OF Sept., 2024.

BY: CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: Regional Director of Land

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF PINAL Maricopa)

ON THIS 4th DAY OF Sept., 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, Christian Colegrove WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Regional Director of Land OF CND-VP WARE FARMS 2, 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.

BY: _____ 4/4/25
NOTARY PUBLIC — MY COMMISSION EXPIRES:

JOANN STEVENS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 602252
Expires April 17, 2025

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

WARE FARMS PARCEL 9
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

Job No. 20-0673
FP01
Sheet No. 1 of 6

FP 21-102

I:\protonentis Aug 27, 2024 12:48pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 9\20-0673 - CD - PH2 - Parcel 9 - Plat.dwg

LEGAL DESCRIPTION

A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH A COTTON PICKER SPINDLE AT THE NORTH QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 2639.74 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 47 MINUTES 59 SECONDS EAST, 2639.74 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 33;

THENCE, DEPARTING SAID LINE NORTH LINE SOUTH 0 DEGREES 01 MINUTES 56 SECONDS WEST, ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 33, 2642.77 FEET TO THE CENTER OF SAID SECTION 33 AND THE POINT OF BEGINNING;

THENCE, DEPARTING SAID LINE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, 1656.93 FEET;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 263.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 96.71 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 83 DEGREES 30 MINUTES 37 SECONDS WEST A DISTANCE OF 46.00 FEET;

THENCE SOUTHERLY 5.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6 DEGREES 15 MINUTES 42 SECONDS;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 200.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 7.00 FEET;

THENCE SOUTHWESTERLY 11.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 113.13 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 60.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 7.00 FEET;

THENCE SOUTHWESTERLY 11.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 8.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 339.00 FEET;

THENCE SOUTHWESTERLY 69.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 40 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 87.00 FEET;

THENCE SOUTHERLY 40.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 53 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 63.00 FEET;

THENCE SOUTHWESTERLY 81.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74 DEGREES 17 MINUTES 23 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 87.00 FEET;

THENCE SOUTHWESTERLY 49.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES 36 SECONDS;

THENCE SOUTH 25 DEGREES 56 MINUTES 53 SECONDS WEST, 9.03 FEET;

THENCE NORTH 64 DEGREES 04 MINUTES 58 SECONDS WEST, 78.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 64 DEGREES 03 MINUTES 07 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE SOUTHWESTERLY 25.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86 DEGREES 59 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1048.00 FEET;

THENCE NORTHWESTERLY 423.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 09 MINUTES 43 SECONDS;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 874.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 452.00 FEET;

THENCE NORTHWESTERLY 228.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 59 MINUTES 22 SECONDS;

THENCE NORTH 61 DEGREES 14 MINUTES 19 SECONDS WEST, 105.62 FEET;

THENCE NORTH 16 DEGREES 49 MINUTES 04 SECONDS EAST, 41.80 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 16 DEGREES 49 MINUTES 04 SECONDS EAST A DISTANCE OF 447.00 FEET;

THENCE EASTERLY 262.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 42 MINUTES 24 SECONDS;

THENCE ON A NON–TANGENT LINE NORTH 16 DEGREES 53 MINUTES 20 SECONDS WEST, 177.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 16 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 270.00 FEET;

THENCE WESTERLY 170.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 10 MINUTES 33 SECONDS;

THENCE ON A NON–TANGENT LINE NORTH 14 DEGREES 47 MINUTES 09 SECONDS EAST, 315.85 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 56 SECONDS EAST, 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.1979 ACRES, MORE OR LESS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	5.03'	46.00'	6°15'42"	2.52'	5.02'	N03°21'32"W
C2	11.00'	7.00'	90°00'00"	7.00'	9.90'	N44°46'19"E
C3	11.00'	7.00'	90°00'00"	7.00'	9.90'	S44°46'19"W
C4	69.19'	339.00'	11°41'40"	34.72'	69.07'	N05°37'09"E
C5	40.92'	87.00'	26°56'53"	20.85'	40.54'	S02°00'28"E
C6	81.69'	63.00'	74°17'23"	47.72'	76.08'	N21°39'47"E
C7	49.90'	87.00'	32°51'36"	25.65'	49.21'	S42°22'40"W
C8	25.81'	17.00'	86°59'09"	16.13'	23.40'	N69°26'27"E
C9	423.66'	1048.00'	23°09'43"	214.76'	420.78'	N78°38'50"W
C10	228.69'	452.00'	28°59'22"	116.85'	226.26'	S75°44'00"E
C11	262.97'	447.00'	33°42'24"	135.41'	259.19'	N89°57'52"E
C12	170.47'	270.00'	36°10'33"	88.19'	167.66'	S88°48'04"E
C13	355.06'	502.00'	40°31'31"	185.32'	347.71'	S69°30'34"W
C14	137.06'	300.00'	26°10'34"	69.75'	135.87'	N12°51'36"E
C15	132.15'	283.00'	26°45'17"	67.30'	130.95'	N59°44'01"E
C16	140.09'	300.00'	26°45'17"	71.35'	138.82'	N59°44'01"E
C17	36.58'	317.00'	6°36'40"	18.31'	36.56'	N69°48'20"E
C18	41.70'	317.00'	7°32'12"	20.88'	41.67'	N50°07'29"E
C19	29.07'	20.00'	83°17'16"	17.78'	26.58'	N71°51'22"W
C20	29.41'	20.00'	84°14'49"	18.09'	26.83'	S11°46'10"W
C21	252.33'	333.00'	43°24'57"	132.57'	246.34'	S68°03'51"W
C22	265.21'	350.00'	43°24'56"	139.34'	258.91'	S68°03'51"W
C23	278.09'	367.00'	43°24'57"	146.11'	271.49'	S68°03'51"W
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C28	50.76'	50.00'	58°09'55"	27.81'	48.61'	N61°08'44"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C29	184.08'	41.00'	257°14'48"	51.32'	64.06'	N19°18'49"E
C30	16.65'	50.00'	19°04'53"	8.40'	16.57'	N80°13'52"E
C31	57.35'	100.00'	32°51'36"	29.49'	56.57'	N09°31'05"E
C32	57.35'	100.00'	32°51'36"	29.49'	56.57'	S42°22'40"W
C33	64.83'	50.00'	74°17'23"	37.88'	60.38'	N21°39'47"E
C34	48.36'	50.00'	55°25'05"	26.26'	46.50'	S20°47'50"W
C35	77.54'	100.00'	44°25'45"	40.84'	75.62'	N26°17'30"E
C36	47.03'	100.00'	26°56'53"	23.96'	46.60'	S02°00'28"E
C37	66.54'	326.00'	11°41'40"	33.39'	66.42'	N05°37'09"E
C38	20.59'	274.00'	4°18'19"	10.30'	20.58'	N01°55'28"E
C39	31.42'	20.00'	90°00'02"	20.00'	28.28'	N45°13'41"W
C40	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°13'41"E
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C43	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C44	18.28'	59.00'	17°45'10"	9.21'	18.21'	S09°06'16"E
C45	100.76'	46.00'	125°30'20"	89.33'	81.79'	N44°46'19"E
C46	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°21'06"W
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°13'41"E
C48	18.28'	59.00'	17°45'10"	9.21'	18.21'	S80°53'44"W
C49	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°13'41"E
C50	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°38'54"E
C51	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C52	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C53	271.46'	402.00'	38°41'27"	141.14'	266.33'	S70°52'58"E
C54	279.68'	267.00'	60°00'58"	154.20'	267.06'	S60°13'12"E
C55	263.66'	250.00'	60°25'34"	145.58'	251.61'	S60°00'54"E
C56	243.48'	233.00'	59°52'27"	134.18'	232.56'	S60°17'28"E

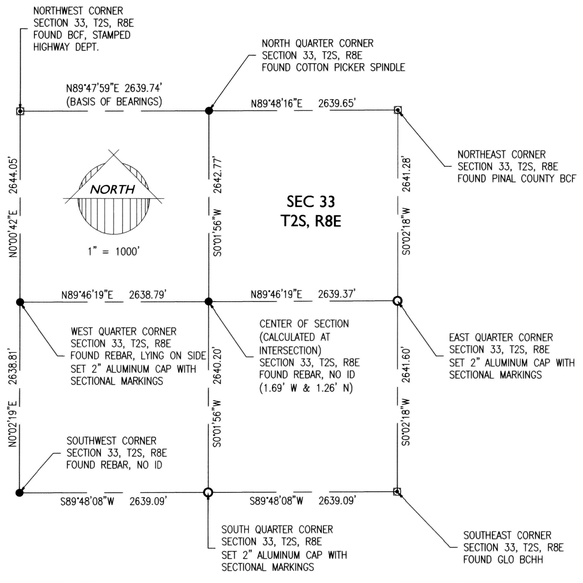
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°13'41"W	8.55'
L2	N00°13'41"W	19.00'
L3	N00°13'41"W	13.00'
L4	S25°56'53"W	9.03'
L5	N64°04'58"W	13.00'
L6	N64°04'58"W	13.00'

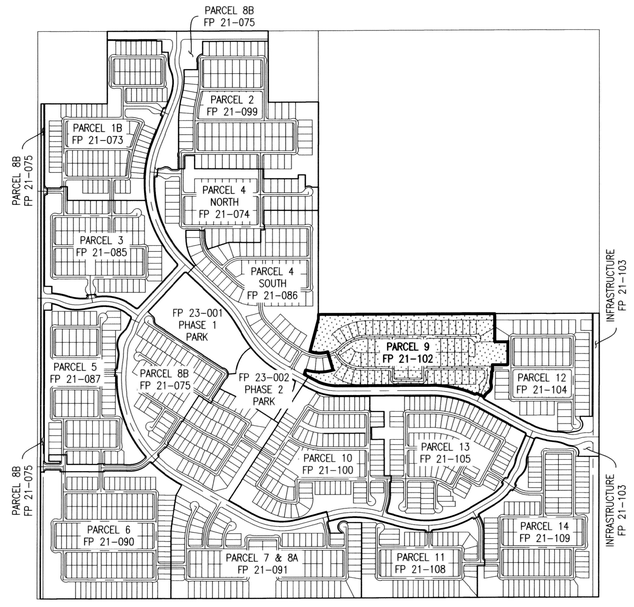
LINE TABLE		
LINE	BEARING	LENGTH
L7	N25°56'53"E	9.04'
L8	N25°56'53"E	9.07'
L9	N00°13'41"W	28.98'
L10	N00°13'41"W	8.55'
L11	N00°13'41"W	8.55'
L12	N00°13'41"W	28.98'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
877	10,792	0.2477
878	9,458	0.2171
879	9,458	0.2171
880	8,212	0.1885
881	9,450	0.2169
882	9,450	0.2169
883	9,450	0.2169
884	9,450	0.2169
885	9,450	0.2169
886	9,450	0.2169
887	8,100	0.1860
888	8,100	0.1860
889	8,100	0.1860
890	8,775	0.2014
891	9,099	0.2089
892	9,100	0.2089
893	9,100	0.2089
894	7,800	0.1791
895	7,800	0.1791
896	7,800	0.1791
897	10,063	0.2310
898	7,800	0.1791
899	7,800	0.1791
900	7,800	0.1791
901	9,100	0.2089
902	9,100	0.2089
903	9,099	0.2089
904	9,151	0.2101
905	9,152	0.2101
906	9,152	0.2101
907	9,152	0.2101
908	9,151	0.2101
909	9,151	0.2101
910	9,152	0.2101

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
911	9,152	0.2101
912	9,152	0.2101
913	9,151	0.2101
914	9,099	0.2089
915	9,100	0.2089
916	9,100	0.2089
917	7,809	0.1793
918	10,888	0.2500
919	10,938	0.2511
920	8,450	0.1940
921	8,450	0.1940
922	8,449	0.1940
923	9,103	0.2090
924	9,103	0.2090
925	9,103	0.2090
926	9,103	0.2090
927	8,658	0.1988
928	8,100	0.1860
929	8,100	0.1860
930	8,100	0.1860
931	8,193	0.1881
932	9,450	0.2169
933	9,450	0.2169
934	9,450	0.2169
935	9,450	0.2169
936	9,450	0.2169
937	9,450	0.2169
938	9,450	0.2169
939	9,450	0.2169
940	9,450	0.2169
941	9,450	0.2169
942	10,113	0.2322
943	20,024	0.4597
944	10,630	0.2440

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
9–A	LANDSCAPE, OPEN SPACE, RETENTION, TRAIL, ** DRAINAGE EASEMENT, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	170,800	3.9210
9–B	LANDSCAPE, OPEN SPACE, TRAIL, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	22,983	0.5276
9–C	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	86,825	1.9932
9–D	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
9–E	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
9–F	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	67,456	1.5486
9–G	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,608	0.0828
9–H	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
9–I	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
9–PS1	PRIVATE STREET TRACT	148,800	3.4160





KEY MAP

NOT TO SCALE

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT–OF–WAY
P.C.R.	PINAL COUNTY RECORDER
PS	PRIVATE STREET
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
VNAE	VEHICULAR NON–ACCESS EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
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EPS GROUP

WARE FARMS PARCEL 9
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
ARIZONA U.S.A.

Job No.
20-0673
FP02

Sheet No.
2
of 6

FP 21-102

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POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 33, T2S, R8E
FOUND BCF, STAMPED
HIGHWAY DEPT.

COMBS ROAD

N89°47'59"E 2639.74'
(BASIS OF BEARINGS)

NORTH QUARTER CORNER
SECTION 33, T2S, R8E
FOUND COTTON PICKER SPINDLE

N89°48'16"E 2639.65'

NORTHEAST CORNER
SECTION 33, T2S, R8E
FOUND PINAL COUNTY BCF

N0°00'42"E 2644.05'

S0°01'56"W 2642.77'

N89°46'19"E 2638.79'

WEST QUARTER CORNER
SECTION 33, T2S, R8E
FOUND REBAR, LYING ON SIDE
SET 2" ALUMINUM CAP WITH
SECTIONAL MARKINGS

N0°02'19"E 2638.81'

POINT OF BEGINNING
CENTER OF SECTION
(CALCULATED AT INTERSECTION)
SECTION 33, T2S, R8E
FOUND REBAR, NO ID
(1.69' W & 1.26' N)

39.27'

45' DRAINAGE EASEMENT

N89°46'19"E 2639.37'
1656.93'

7' POWER EASEMENT
DKT 863, PG 725, PCR

60.00'

45' DRAINAGE EASEMENT

TRACT 9-A

MATCH LINE SEE SHEET 4

S89°48'08"W 2639.09'

SOUTHWEST CORNER
SECTION 33, T2S, R8E
FOUND REBAR, NO ID

SOUTH QUARTER CORNER
SECTION 33, T2S, R8E
SET 2" ALUMINUM CAP WITH
SECTIONAL MARKINGS

8' SRP POWER EASEMENT (14)
DKT 1912, PG 403, PCR

TRACT 9-A

C13 L=77.91'

L=77.91'

L=77.91'

L=43.43'

26.54'

1' VNAE

S5°11'07"E 135.00'

S14°04'38"E 135.00'

S21°58'09"E 135.00'

S31°51'41"E 135.00'

S40°45'12"E 135.00'

60.00'

60.00'

60.00'

60.69'

70.00'

1' VNAE

S0°13'41"E 135.00'

926

927

928

929

930

931

932

925

924

923

20' FRONT BUILDING
SETBACK LINE

60.18'

60.06'

13' PUE
& PAE

L=31.75'

26.54'

L=56.96'

C23

C22

C21

C24

C25

237.00'

N89°46'19"E 200.00'

S89°46'19"W 1001.25'

N89°46'19"E 1031.00'

294.00'

TRACT 9-PS1

N89°46'19"E 220.00'

TRACT 9-I

S89°46'19"W 129.36'

21'x21'
SVTE

L=26.36'

L=5.05'

10.00'

65.00'

60.00'

15.00'

1' VNAE

TRACT 9-B

920

921

922

913

912

TRACT 9-D

SILVANER RD

TRACT 9-PS1

N89°46'19"E 130.00'

65.40'

70.40'

N0°13'41"W

S0°13'41"E 220.00'

284.00'

N0°13'41"W 416.00'

N0°13'41"W 342.00'

C18

C15

C12

L=8.51'

L=13.38'

41.57'

S48°57'55"E 54.43'

50.20'

S79°33'11"E 56.03'

45.85'

N89°46'19"E 65.00'

50.00'

N89°46'19"E 70.00'

N89°46'19"E 75.00'

N89°46'19"E 70.00'

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

WARE FARMS PARCEL 4 SOUTH
FEE #2023-043762, P.C.R.

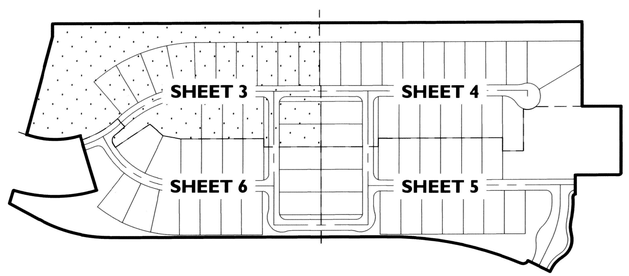
N14°47'09"E 315.85'

161.08'

320.41'

LEGEND

▣	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDER
PS	PRIVATE STREET
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING



SHEET INDEX

NORTH

30 0 30 60
scale feet

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
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WARE FARMS PARCEL 9

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Aug. 27, 2024

Job No.
20-0673

FP03

Sheet No.
3
of 6

FP 21-102

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NORTH QUARTER CORNER
SECTION 33, T2S, R8E
FOUND COTTON PICKER SPINDLE

NORTHEAST CORNER
SECTION 33, T2S, R8E
FOUND PINAL COUNTY BCF

N89°48'16"E 2639.65'

EAST QUARTER CORNER
SECTION 33, T2S, R8E
SET 2" ALUMINUM CAP
WITH SECTIONAL MARKINGS

S0°02'18"W 2641.28'

982.45'

S0°02'18"W 2641.60'

SOUTHEAST CORNER
SECTION 33, T2S, R8E
FOUND GLO BCHH

N89°46'19"E 2639.37'
1656.93'

TRACT 9-A

7' POWER EASEMENT
DKT 865, PG 725, PCR

60.00'

46' DRAINAGE EASEMENT

TRACT 9-A

60.00'

N89°46'19"E 1202.00'

MATCH LINE SEE SHEET 3

933 934 935 936 937 938 939 940 941 942 943

70.00' 70.00' 70.00' 70.00' 70.00' 70.00' 70.00' 70.00' 70.00' 83.32' 151.45'

S0°13'41"E 135.00'

1' VNAE

13' PUE & PAE

83.32'

151.45'

1' VNAE

S61°43'W 131.11'

92.86'

S0°13'41"E 263.00'

20' FRONT BUILDING SETBACK LINE

70.96'

68.91'

N65°12'49"E 147.01'

L=18.32'

L=42.16'

C30

34.02'

S89°46'19"W 1001.25'

N89°46'19"E 1031.00'

294.00'

17' PS

COLD PRESS DR

500.00'

TRACT 9-PS1

944

110.14'

FUTURE WARE FARMS PARCEL 12

TRACT 9-PS1

N89°46'19"E 220.00'

TRACT 9-I

TRACT 9-PS1

N89°46'19"E 385.69'

C26

C27

C28

C29

L=34.28'

L2

L=5.05'

L=26.36'

21'x21' SVTE

1' VNAE

13' PUE & PAE

15.00'

65.00' 70.00' 70.00' 60.00' 60.00' 60.00'

0.69'

L=28.39'

L=40.92'

60.85'

145.37'

S89°46'19"W 242.07'

96.71'

C1

TRACT 9-PS1

MATCH LINE SEE SHEET 5

S89°46'19"W 129.36'

15.00'

13' PUE & PAE

1' VNAE

21'x21' SVTE

L=26.36'

L=5.05'

904 903 902 901 900 899 898

897

N0°13'41"W 70.40'

N89°46'19"E 130.00'

905

N0°13'41"W 70.40'

N89°46'19"E 130.00'

MATCH LINE SEE SHEET 3

TRACT 9-PS1

EISWEIN RD

294.00'

TRACT 9-E

S0°13'41"E 342.00'

N0°13'41"W 220.00'

N0°13'41"W 130.00'

N89°46'19"E 70.00' 70.00' 70.00' 60.00' 60.00' 60.00'

MATCH LINE SEE SHEET 5

20' FRONT BUILDING SETBACK LINE

77.17'

170.88'

S0°13'41"E 130.00'

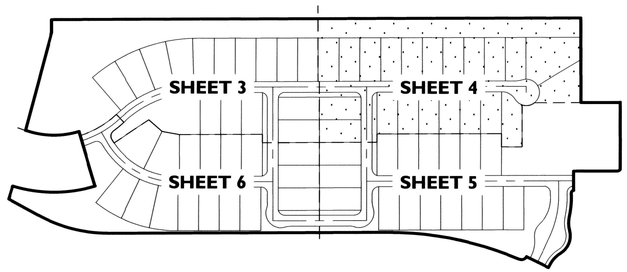
MATCH LINE SEE SHEET 5

S89°46'19"W 65.00'

MATCH LINE SEE SHEET 5

LEGEND

▣	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
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SHEET INDEX

NORTH

30 0 30 60
scale feet

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1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com

WARE FARMS PARCEL 9

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
6-27-24

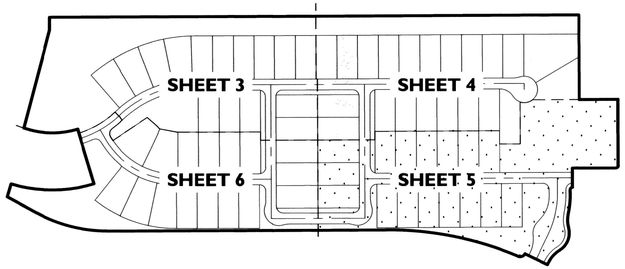
Job No.
20-0673

FP04

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of 6

FP 21-102

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SHEET INDEX

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

FUTURE WARE FARMS PARCEL 12

906 907 908 891 892 893 894 895 896 884 885 886 887 888 889 890

TRACT 9-F TRACT 9-E TRACT 9-PS1 TRACT 9-H TRACT 9-C TRACT 9-G

PANTANO RD POMACE RD EISWEIN RD RIESLING DR PAIRING LANE

FUTURE WARE FARMS INFRASTRUCTURE

35' R/W TO BE DEDICATED WITH INFRASTRUCTURE FINAL PLAT

45' R/W TO BE DEDICATED WITH INFRASTRUCTURE FINAL PLAT

LEGEND

▣	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDER
PS	PRIVATE STREET
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING

NORTH

30 0 30 60
scale feet

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
10/31/2025

Job No.
20-0673
FP05
Sheet No.
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of 6

FP 21-102

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w w w . e p s g r o u p i n c . c o m

WARE FARMS PARCEL 9

PINAL COUNTY, ARIZONA

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ROBERT A.
JOHNSTON
12/31/24

Job No.
20-0673

FP06

Sheet No.
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of 6

FP 21-102

LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
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