FINAL PLAT

OF

WARE FARMS PARCEL 10

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. **20240456.** (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 10-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 10-A THROUGH 10-R 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:	1,508,847 SF	34.6384 AC
RIGHT-OF-WAY:	0 SF	0 AC
NET AREA:	1,508,847 SF	34.6384 AC
PRIVATE STREET TRACT:	367,173 SF	8.4291 AC
TOTAL TRACT AREA:	344,990 SF	7.9198 AC
TOTAL LOT AREA:	796,685 SF	18.2896 AC
TOTAL # OF LOTS:	114	
OVERALL DENSITY:	3.29 DU/AC	
AVERAGE AREA PER LOT:	6,988 SF	

LEGEND

▣	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
o	CORNER OF SUBDIVION
⊙	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 3

LOT AREAS TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

LOT TYPE A TABLE

LOT SIZE	LOTS
48' X 120'	945-947, 984-987, 998-1016, 1019-1027 & 1033-1058

LOT TYPE B TABLE

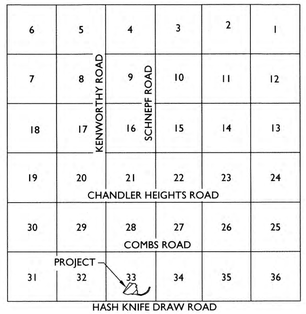
LOT SIZE	LOTS
55' X 125'	948-983, 988-997, 1017, 1018 & 1028-1032

OWNER

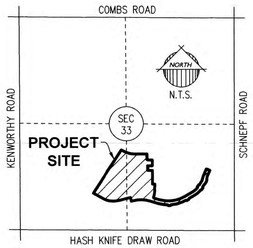
AG EHC II (PHM) MULTI STATE 2, LLC
CORPORATION TRUST CENTER
1209 ORANGE ST
WILMINGTON, DE 19801
602-418-0443
STEPHEN S. BENSON
STEVE.BENSON@ESSENTIALHOUSINGOPS.COM

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)

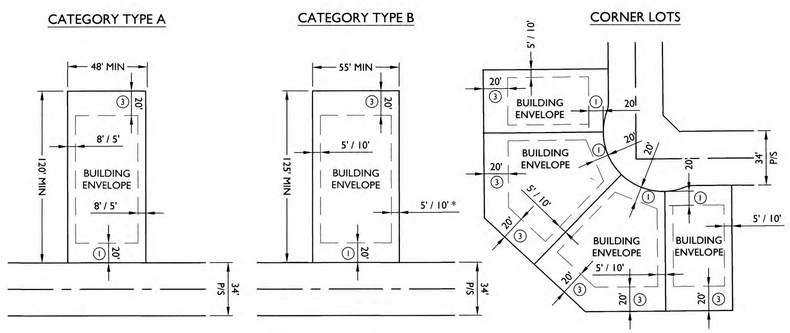
DEVELOPMENT STANDARD	CATEGORY TYPE A	CATEGORY TYPE B	CATEGORY TYPE C
MINIMUM LOT AREA	4,800 SF	5,775 SF	6,825 SF
MINIMUM LOT WIDTH	48'	55'	65'
MINIMUM FRONT SETBACK (1)	20' / 15'	20' / 15'	20' / 15'
MINIMUM SIDE SETBACK	5' / 8'	5' / 10'	5' / 10'
MINIMUM STREET SIDE SETBACK (2)	10'	10'	10'
MINIMUM REAR 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



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.

8.7.24
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 — 8-7-24

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

9/25/24
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050735 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:

THAT AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 10", 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.

AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE 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. AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE 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.

AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE 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 "10-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 "10-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 EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS 10-A, 10-C, 10-D, 10-J, 10-L, 10-M, 10-O, 10-P, 10-Q AND 10-R 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:

AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE 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 30 DAY OF August, 2024.

BY: AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Steven S. Benson

TITLE: Manager of Essential Housing Asset Management, LLC, Authorized Agent of AG EHC II (PHM) Multi State 2, LLC

ACKNOWLEDGEMENT

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

ON THIS 30 DAY OF August, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, Steven S Benson WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Agent OF AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

BY: _____ NOTARY PUBLIC — MY COMMISSION EXPIRES: 07/01/2025

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

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Mesa, AZ 85201
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EPS GROUP

WARE FARMS PARCEL 10
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

Job No. 20-0673
FP01
Sheet No. 1 of 10

FP 21-100

tprotonentis Aug 27, 2024 12:51pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 10\20-0673 - CD - PH2 - Parcel 10 - Plat.dwg

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
945	6,240	0.1433
946	6,227	0.1430
947	6,080	0.1396
948	7,641	0.1754
949	7,796	0.1790
950	7,800	0.1791
951	7,800	0.1791
952	7,800	0.1791
953	7,800	0.1791
954	7,800	0.1791
955	10,446	0.2398
956	7,026	0.1613
957	7,660	0.1758
958	8,059	0.1850
959	7,873	0.1807
960	8,247	0.1893
961	7,750	0.1779
962	7,750	0.1779
963	7,750	0.1779
964	7,750	0.1779
965	7,749	0.1779
966	7,499	0.1722
967	7,500	0.1722
968	7,500	0.1722
969	7,500	0.1722
970	7,500	0.1722
971	7,500	0.1722
972	7,923	0.1819
973	7,739	0.1777
974	7,644	0.1755
975	7,588	0.1742
976	7,345	0.1686
977	7,150	0.1641
978	7,150	0.1641
979	7,150	0.1641
980	7,150	0.1641
981	7,150	0.1641
982	7,150	0.1641
983	7,149	0.1641
984	6,000	0.1377
985	6,000	0.1377
986	6,000	0.1377
987	6,229	0.1430
988	7,903	0.1814
989	8,063	0.1851
990	8,069	0.1852
991	7,685	0.1764
992	7,404	0.1700
993	7,405	0.1700
994	7,404	0.1700
995	7,404	0.1700
996	7,405	0.1700
997	7,403	0.1700
998	6,240	0.1433
999	6,240	0.1433
1000	6,240	0.1433
1001	6,240	0.1433
1002	6,240	0.1433
1003	6,240	0.1433
1004	6,239	0.1432
1005	6,023	0.1383
1006	6,024	0.1383

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1007	6,024	0.1383
1008	6,024	0.1383
1009	6,024	0.1383
1010	6,024	0.1383
1011	6,024	0.1383
1012	6,024	0.1383
1013	6,054	0.1390
1014	6,224	0.1429
1015	6,551	0.1504
1016	7,050	0.1619
1017	7,788	0.1788
1018	11,797	0.2708
1019	6,000	0.1377
1020	6,000	0.1377
1021	6,000	0.1377
1022	6,239	0.1432
1023	6,240	0.1433
1024	6,240	0.1433
1025	6,240	0.1433
1026	6,198	0.1423
1027	6,213	0.1426
1028	7,000	0.1607
1029	7,123	0.1635
1030	7,465	0.1714
1031	9,072	0.2083
1032	8,161	0.1874
1033	6,237	0.1432
1034	6,240	0.1433
1035	6,240	0.1433
1036	7,159	0.1644
1037	7,186	0.1650
1038	7,186	0.1650
1039	7,186	0.1650
1040	7,548	0.1733
1041	10,168	0.2334
1042	9,207	0.2114
1043	6,086	0.1397
1044	6,000	0.1377
1045	5,999	0.1377
1046	6,000	0.1377
1047	6,000	0.1377
1048	6,000	0.1377
1049	6,000	0.1377
1050	6,000	0.1377
1051	6,000	0.1377
1052	6,000	0.1377
1053	6,013	0.1380
1054	6,000	0.1377
1055	6,000	0.1377
1056	5,999	0.1377
1057	6,000	0.1377
1058	6,000	0.1377

LINE TABLE

LINE	BEARING	LENGTH
L1	N37°10'38"E	18.20'
L2	N57°15'52"E	14.48'
L3	N87°14'23"E	13.00'
L4	S88°19'50"W	34.00'
L5	S89°25'17"W	13.00'
L6	S75°11'50"W	47.94'
L7	S57°05'45"E	48.00'
L8	S70°47'26"E	36.61'
L9	S57°05'45"E	50.00'
L10	S57°05'45"E	13.00'
L11	S37°10'38"W	13.00'
L12	S57°15'52"W	13.00'
L13	N00°13'41"W	13.00'
L14	S74°37'42"E	10.45'
L15	N59°37'42"E	13.00'
L16	S34°11'43"W	13.00'
L17	S34°11'43"W	13.00'
L18	S55°48'17"E	0.51'
L19	S55°48'17"E	0.51'
L20	N34°11'43"E	13.00'
L21	N34°11'43"E	13.00'
L22	N59°37'42"E	13.00'
L23	S89°46'19"W	24.00'
L24	N89°46'19"E	59.00'
L25	S75°11'50"W	47.94'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	277.27'	548.00'	28°59'22"	141.67'	274.32'	S75°44'00"E
C2	20.68'	59.00'	20°05'14"	10.45'	20.58'	N42°46'45"W
C3	11.00'	7.00'	90°00'00"	7.00'	9.90'	S44°46'19"W
C4	117.07'	430.00'	15°35'59"	58.90'	116.71'	N07°34'18"E
C5	26.70'	17.00'	90°00'00"	17.00'	24.04'	S29°37'42"E
C6	632.80'	787.00'	46°04'10"	334.62'	615.89'	N82°20'13"E
C7	149.13'	452.00'	18°54'16"	75.25'	148.46'	N49°51'01"E
C8	28.54'	17.00'	96°12'10"	18.95'	25.31'	N07°42'12"W
C9	28.54'	17.00'	96°12'10"	18.95'	25.31'	N76°05'38"E
C10	28.91'	452.00'	3°39'53"	14.46'	28.91'	N26°09'37"E
C11	49.39'	222.00'	12°44'48"	24.80'	49.29'	S30°42'04"W
C12	87.81'	178.00'	28°15'59"	44.82'	86.93'	N22°56'29"E
C13	54.52'	222.00'	14°04'12"	27.40'	54.38'	S15°50'35"W
C14	56.77'	128.00'	25°24'38"	28.86'	56.30'	S10°10'22"W
C15	154.20'	172.00'	51°22'05"	82.72'	149.09'	N23°09'06"E
C16	50.23'	128.00'	22°29'05"	25.44'	49.91'	S37°35'36"W
C17	29.39'	548.00'	3°04'22"	14.70'	29.39'	N27°53'14"E
C18	25.29'	17.00'	85°13'42"	15.64'	23.02'	S13°11'26"E
C19	25.29'	17.00'	85°13'42"	15.64'	23.02'	S81°34'52"W
C20	194.50'	548.00'	20°20'07"	98.28'	193.48'	N49°08'05"E
C21	26.70'	17.00'	90°00'00"	17.00'	24.04'	S14°18'09"W
C22	26.24'	17.00'	88°25'18"	16.54'	23.71'	N74°54'30"W
C23	376.90'	883.00'	24°27'23"	191.37'	374.05'	N73°06'32"E
C24	25.82'	17.00'	87°00'23"	16.13'	23.41'	S41°50'02"W
C25	25.82'	17.00'	87°00'23"	16.13'	23.41'	N45°10'22"W
C26	216.49'	883.00'	14°02'52"	108.79'	215.95'	S81°39'08"E
C27	396.03'	752.00'	30°10'28"	202.72'	391.47'	N89°42'56"W
C28	425.78'	552.00'	44°11'41"	224.11'	415.30'	S82°42'19"E
C29	18.28'	59.00'	17°45'10"	9.21'	18.21'	N24°01'40"E
C30	100.58'	46.00'	125°16'36"	88.89'	81.71'	S77°47'23"W
C31	20.72'	59.00'	20°07'07"	10.47'	20.61'	S49°37'52"E
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'	S77°54'15"W
C33	125.48'	217.00'	33°07'56"	64.55'	123.74'	S73°39'43"E
C34	115.65'	200.00'	33°07'56"	59.49'	114.05'	S73°39'43"E
C35	97.54'	183.00'	30°32'15"	49.96'	96.39'	S74°57'34"E
C36	18.28'	59.00'	17°45'10"	9.21'	18.21'	N80°53'44"E
C37	100.76'	46.00'	125°30'20"	89.33'	81.79'	N45°13'41"W

CURVE TABLE

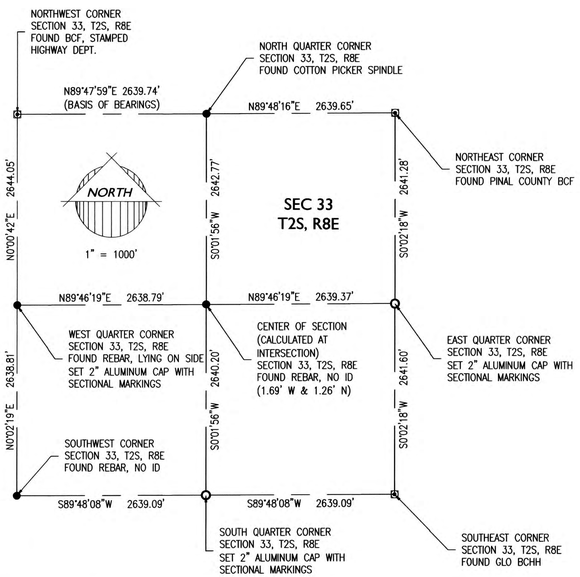
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C38	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°38'54"W
C39	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C40	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C43	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°13'41"E
C44	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C45	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C46	173.03'	41.00'	241°48'06"	68.50'	70.36'	N58°52'16"E
C47	53.93'	50.00'	61°48'06"	29.93'	51.36'	S31°07'44"E
C48	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C49	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C50	113.54'	417.00'	15°35'59"	57.12'	113.19'	N07°34'18"E
C51	108.91'	400.00'	15°35'59"	54.79'	108.57'	N07°34'18"E
C52	104.28'	383.00'	15°35'59"	52.46'	103.96'	N07°34'18"E
C53	31.42'	20.00'	90°00'00"	20.00'	28.28'	N60°22'18"E
C54	31.42'	20.00'	90°00'00"	20.00'	28.28'	S29°37'42"E
C55	639.23'	795.00'	46°04'10"	338.03'	622.15'	N82°20'13"E
C56	671.39'	835.00'	46°04'09"	355.03'	653.45'	S82°20'13"W
C57	219.40'	875.00'	14°21'59"	110.28'	218.82'	S81°48'41"E
C58	38.10'	25.00'	87°19'31"	23.86'	34.52'	N45°19'56"W
C59	38.10'	25.00'	87°19'31"	23.86'	34.52'	S41°59'35"W
C60	383.22'	875.00'	25°05'36"	194.73'	380.16'	N73°06'32"E
C61	38.67'	25.00'	88°37'33"	24.41'	34.93'	N75°07'29"W
C62	39.20'	25.00'	89°49'50"	24.93'	35.30'	S14°23'14"W
C63	196.45'	540.00'	20°50'38"	99.32'	195.37'	N48°52'49"E
C64	305.21'	500.00'	34°58'28"	157.53'	300.49'	N41°48'54"E
C65	157.09'	460.00'	19°33'59"	79.32'	156.33'	N49°31'09"E
C66	41.69'	25.00'	95°32'26"	27.54'	37.02'	N08°02'04"W
C67	41.69'	25.00'	95°32'26"	27.54'	37.02'	N76°25'30"E
C68	37.01'	25.00'	84°49'53"	22.84'	33.73'	S12°29'01"E
C69	37.01'	25.00'	84°49'53"	22.84'	33.73'	S80°52'27"W
C70	33.75'	540.00'	3°34'53"	16.88'	33.75'	N28°08'30"E
C71	34.74'	460.00'	4°19'37"	17.38'	34.73'	N26°29'29"E
C72	47.61'	214.00'	12°44'48"	23.90'	47.51'	S30°42'04"W
C73	38.71'	174.00'	12°44'48"	19.44'	38.63'	S30°42'04"W
C74	53.37'	136.00'	22°29'05"	27.03'	53.03'	S37°35'36"W

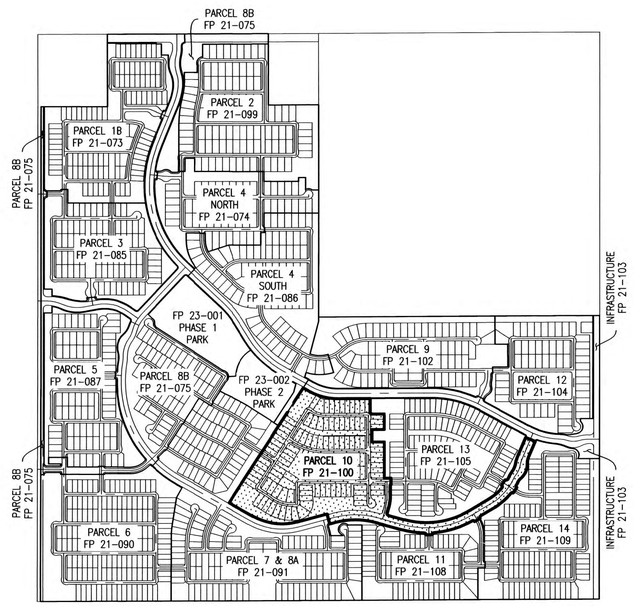
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C75	147.03'	164.00'	51°22'05"	78.87'	142.16'	N23°09'06"E
C76	111.49'	226.00'	28°15'59"	56.91'	110.37'	N22°56'29"E
C77	91.76'	186.00'	28°15'59"	46.83'	90.83'	N22°56'29"E
C78	52.55'	214.00'	14°04'12"	26.41'	52.42'	S15°50'35"W
C79	42.73'	174.00'	14°04'12"	21.47'	42.62'	S15°50'35"W
C80	60.32'	136.00'	25°24'38"	30.66'	59.82'	S10°10'22"W
C81	400.25'	760.00'	30°10'28"	204.88'	395.64'	N89°42'56"W
C82	421.31'	800.00'	30°10'28"	215.66'	416.46'	N89°42'56"W
C83	442.38'	840.00'	30°10'28"	226.45'	437.28'	N89°42'56"W
C84	16.42'	59.00'	15°56'33"	8.26'	16.36'	S82°15'25"E
C85	95.73'	45.00'	121°53'05"	80.99'	78.67'	S44°46'19"W
C86	16.42'	59.00'	15°56'33"	8.26'	16.36'	N08°11'57"W
C87	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C88	18.28'	59.00'	17°45'10"	9.21'	18.21'	S09°06'16"E
C89	100.76'	46.00'	125°30'25"	89.33'	81.79'	N44°46'21"E
C90	18.16'	59.00'	17°38'08"	9.15'	18.09'	N81°17'30"W
C91	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C92	163.65'	283.00'	33°07'56"	84.18'	161.38'	S73°39'43"E
C93	173.48'	300.00'	33°07'56"	89.24'	171.07'	S73°39'43"E
C94	182.65'	317.00'	33°00'49"	93.94'	180.14'	S73°36'10"E
C95	18.28'	59.00'	17°45'10"	9.21'	18.21'	N65°58'20"W
C96	100.76'	46.00'	125°30'20"	89.33'	81.79'	S12°05'45"E
C97	18.28'	59.00'	17°45'10"	9.21'	18.21'	N41°46'50"E
C98	31.42'	20.00'	90°00'00"	20.00'	28.28'	S12°05'45"E
C99	31.42'	20.00'	90°00'00"	20.00'	28.28'	N12°05'45"W
C100	31.42'	20.00'	90°00'00"	20.00'	28.28'	N77°54'15"E
C101	31.42'	20.00'	90°00'00"	20.00'	28.28'	S77°54'15"W
C102	31.42'	20.00'	90°00'00"	20.00'	28.28'	S12°05'45"E
C103	298.96'	517.00'	33°07'56"	153.79'	294.82'	S73°39'43"E
C104	308.80'	534.00'	33°07'56"	158.85'	304.51'	S73°39'43"E
C105	318.63'	551.00'	33°07'56"	163.91'	314.20'	S73°39'43"E
C106	226.68'	392.00'	33°07'56"	116.61'	223.54'	S73°39'43"E
C107	197.77'	342.00'	33°07'56"	101.73'	195.02'	S73°39'43"E
C108	92.41'	566.00'	9°21'16"	46.31'	92.31'	S61°46'23"E
C109	257.56'	447.00'	33°00'49"	132.47'	254.01'	S73°36'10"E
C110	280.24'	171.00'	93°53'47"	183.04'	249.91'	N42°49'25"E

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
10-A	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	46,173	1.0600
10-B	LANDSCAPE, OPEN SPACE, TRAIL,** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	39,427	0.9051
10-C	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	239	0.0055
10-D	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	1,502	0.0345
10-E	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,595	0.0825
10-F	LANDSCAPE, OPEN SPACE, TRAIL, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	31,948	0.7334
10-G	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	1,865	0.0428
10-H	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	1,865	0.0428
10-I	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	1,790	0.0411
10-J	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	175,437	4.0275
10-K	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	1,790	0.0411
10-L	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	2,697	0.0619
10-M	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	13,869	0.3184
10-N	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	7,637	0.1753
10-O	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,758	0.0863
10-P	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,574	0.0821
10-PS1	PRIVATE STREET TRACT	367,173	8.4291
10-Q	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,996	0.0917
10-R	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,827	0.0878





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

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 10

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 9/30/2025

Job No.
20-0673

FP02

Sheet No.
2
of 10

FP 21-100

tprotonentis Aug 27, 2024 12:51pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 10\20-0673 - CD - PH2 - Parcel 10 - 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, 2492.43 FEET TO A POINT ON SAID NORTH LINE;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 01 MINUTES 56 SECONDS WEST, 3301.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 61 DEGREES 14 MINUTES 19 SECONDS EAST, 69.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 548.00 FEET;

THENCE SOUTHEASTERLY 277.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 59 MINUTES 22 SECONDS;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 303.82 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 127.00 FEET;

THENCE SOUTH 37 DEGREES 10 MINUTES 38 SECONDS WEST, 5.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 37 DEGREES 10 MINUTES 38 SECONDS WEST A DISTANCE OF 59.00 FEET;

THENCE SOUTHEASTERLY 20.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 05 MINUTES 14 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 57 DEGREES 15 MINUTES 52 SECONDS EAST, 1.48 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 120.00 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 144.00 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 117.00 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 115.50 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 117.00 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 338.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 64.00 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, 92.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHWESTERLY 117.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 59 SECONDS;

THENCE SOUTH 15 DEGREES 22 MINUTES 18 SECONDS WEST, 53.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHEASTERLY 26.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 74 DEGREES 37 MINUTES 42 SECONDS EAST, 151.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 787.00 FEET;

THENCE NORTHEASTERLY 632.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 04 MINUTES 10 SECONDS;

THENCE NORTH 59 DEGREES 18 MINUTES 09 SECONDS EAST, 228.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 452.00 FEET;

THENCE NORTHEASTERLY 149.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 16 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHWESTERLY 28.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96 DEGREES 12 MINUTES 10 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 34 DEGREES 11 MINUTES 43 SECONDS EAST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 34 DEGREES 11 MINUTES 43 SECONDS EAST A DISTANCE OF 17.00 FEET;

THENCE NORTHWESTERLY 28.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96 DEGREES 12 MINUTES 10 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 452.00 FEET;

THENCE NORTHEASTERLY 28.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 39 MINUTES 53 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 222.00 FEET;

THENCE NORTHEASTERLY 49.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 48 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 178.00 FEET;

THENCE NORTHEASTERLY 87.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 15 MINUTES 59 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 222.00 FEET;

THENCE NORTHEASTERLY 54.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 12 SECONDS;

THENCE NORTH 22 DEGREES 52 MINUTES 41 SECONDS EAST, 204.62 FEET;

THENCE SOUTH 67 DEGREES 07 MINUTES 19 SECONDS EAST, 96.00 FEET;

THENCE SOUTH 22 DEGREES 52 MINUTES 41 SECONDS WEST, 163.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 128.00 FEET;

THENCE SOUTHWESTERLY 56.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 24 MINUTES 38 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 172.00 FEET;

THENCE SOUTHWESTERLY 154.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 22 MINUTES 05 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 128.00 FEET;

THENCE SOUTHWESTERLY 50.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 05 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 548.00 FEET;

THENCE SOUTHWESTERLY 29.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 04 MINUTES 22 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHEASTERLY 25.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 13 MINUTES 42 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 34 DEGREES 11 MINUTES 43 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 34 DEGREES 11 MINUTES 43 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE SOUTHWESTERLY 25.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 13 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 548.00 FEET;

THENCE SOUTHWESTERLY 194.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 20 MINUTES 07 SECONDS;

THENCE SOUTH 59 DEGREES 18 MINUTES 09 SECONDS WEST, 159.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHWESTERLY 26.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 59 DEGREES 37 MINUTES 42 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 59 DEGREES 18 MINUTES 09 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE NORTHWESTERLY 26.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 25 MINUTES 18 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 883.00 FEET;

THENCE SOUTHWESTERLY 376.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 27 MINUTES 23 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHWESTERLY 25.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 00 MINUTES 23 SECONDS;

LEGAL DESCRIPTION CONTINUED

THENCE ON A NON-TANGENT LINE SOUTH 87 DEGREES 14 MINUTES 23 SECONDS WEST, 13.00 FEET;

THENCE SOUTH 88 DEGREES 19 MINUTES 50 SECONDS WEST, 34.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 17 SECONDS WEST, 13.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 19 MINUTES 50 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE NORTHWESTERLY 25.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 00 MINUTES 23 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 883.00 FEET;

THENCE NORTHWESTERLY 216.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 02 MINUTES 52 SECONDS;

THENCE NORTH 74 DEGREES 37 MINUTES 42 SECONDS WEST, 246.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 752.00 FEET;

THENCE WESTERLY 396.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 10 MINUTES 28 SECONDS;

THENCE SOUTH 75 DEGREES 11 MINUTES 50 SECONDS WEST, 47.94 FEET;

THENCE NORTH 14 DEGREES 48 MINUTES 10 SECONDS WEST, 96.00 FEET;

THENCE SOUTH 75 DEGREES 11 MINUTES 50 SECONDS WEST, 291.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 552.00 FEET;

THENCE NORTHWESTERLY 425.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 11 MINUTES 41 SECONDS;

THENCE NORTH 60 DEGREES 36 MINUTES 29 SECONDS WEST, 258.57 FEET;

THENCE NORTH 32 DEGREES 54 MINUTES 15 SECONDS EAST, 1274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 34.6384 ACRES, MORE OR LESS.

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WARE FARMS PARCEL 10
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
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Job No.
20-0673

FP03

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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

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

2492.43'

N89°48'16"E 2639.65'

147.31'

N0°00'42"E 2644.05'

S0°01'56"W 2642.77'

S0°02'18"W 2641.28'

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

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

N89°46'19"E 2638.79'

N89°46'19"E 2639.37'

N89°46'19"E 2639.37'

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

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

N0°02'19"E 2638.81'

N0°01'56"E 2640.20'

S0°02'18"W 2641.60'

N0°01'56"E 3301.36'

N0°01'56"E 2640.20'

730.72'

SOUTHEAST CORNER
SECTION 33, T2S, R8E
FOUND GLO BCHH

S89°48'08"W 2639.09'

S89°48'08"W 2639.09'

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

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

POINT OF BEGINING

S61°14'19"E 69.81'

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

PAIRING LANE

FUTURE WARE FARMS INFRASTRUCTURE

TRACT 10-A

N89°46'19"E 303.82'

N89°46'19"E 432.00'

WARE FARMS PHASE 2 PARK
FEE #2023-043763, P.C.R.

N32°54'15"E 1274.29'

239.24'

142.48'

N32°54'15"E 134.91'

N32°54'15"E 131.35'

956

TRACT 10-A

955 | 954 | 953 | 952 | 951 | 950 | 949 | 948

FUTURE WARE FARMS PARCEL 13

20' FRONT BUILDING
SETBACK LINE

TRACT 10-PS1

TRACT 10-B

GHIA DR

957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965

VERDIAL LN

S89°46'19"W 361.07'

S89°46'19"W 417.09'

S89°46'19"W 380.09'

TRACT 10-C

947 | 946 | 945

WINE GLASS RD

TRACT 10-B

S89°46'19"W 385.09'

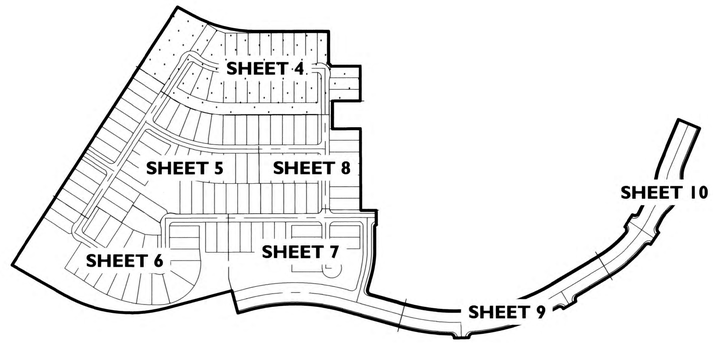
N89°46'19"E 385.09'

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 8



SHEET INDEX

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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WARE FARMS PARCEL 10
PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

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

Job No.
20-0673

FP04

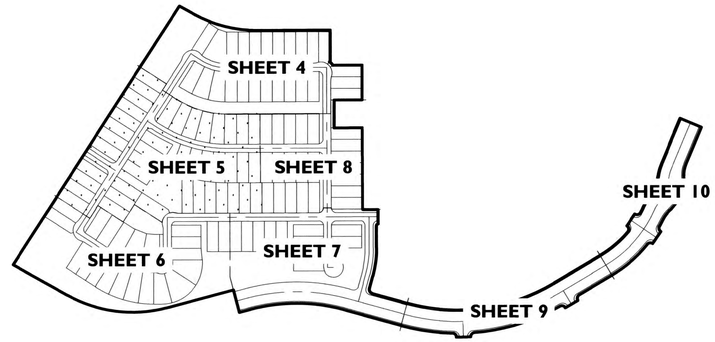
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SHEET INDEX

MATCH LINE SEE SHEET 4

WARE FARMS PHASE 2 PARK FEE #2023-043763, P.C.R.

WARE FARMS PARCEL 7 & 8A FEE #2023-043754, P.C.R.

TRACT 10-PS1

TRACT 10-B

TRACT 10-F

TRACT 10-G

TRACT 10-H

GHIA DR

NEW BUD DR

LUGANO LN

20' FRONT BUILDING SETBACK LINE

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

NORTH

scale 30 0 30 60 feet

Designer:	RAJ
Drawn by:	TJP
Job No.	20-0673
	FP05
Sheet No.	5 of 10

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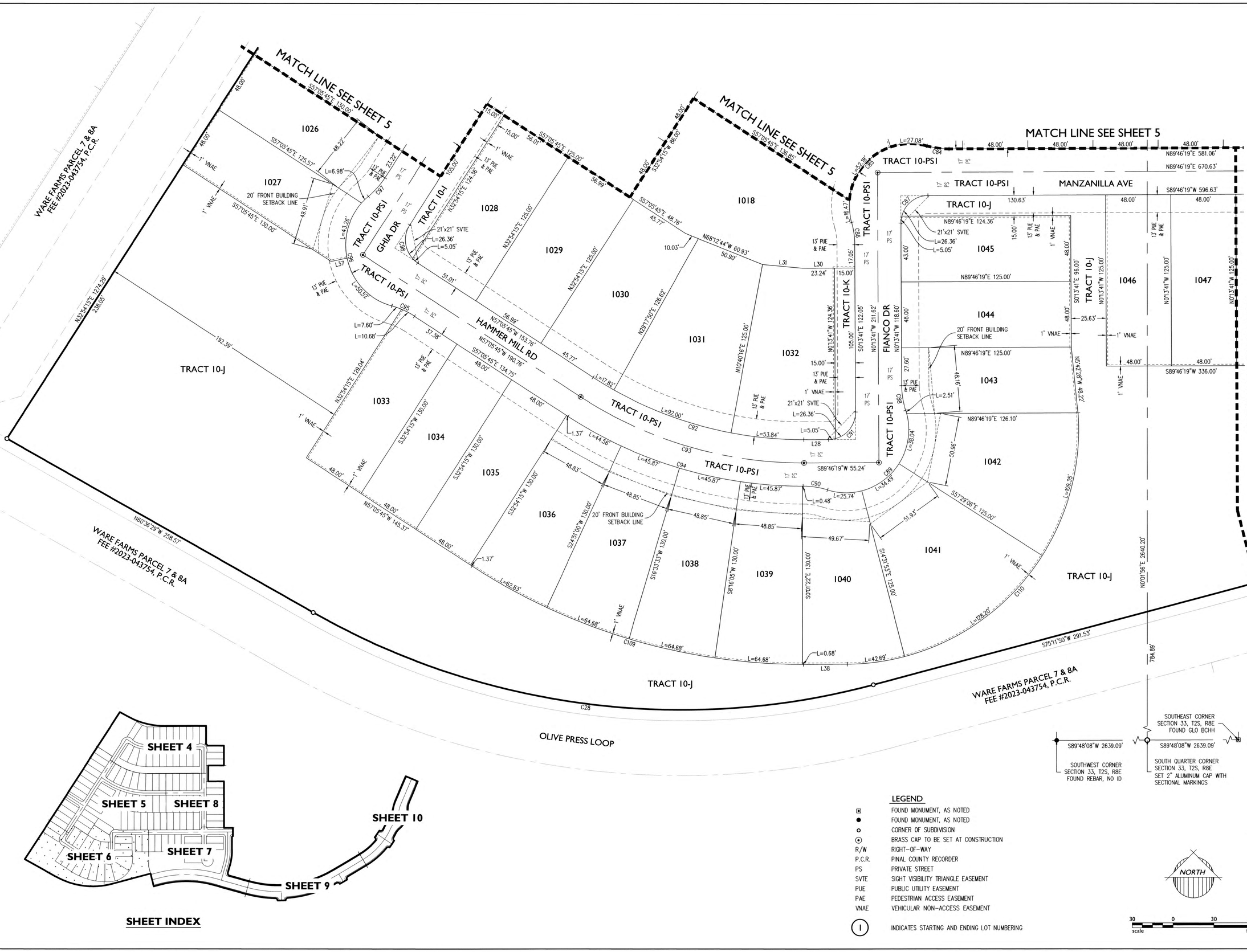
Project:

Revisions:

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ROBERT A. JOHNSTON
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30 0 30 60
scale feet

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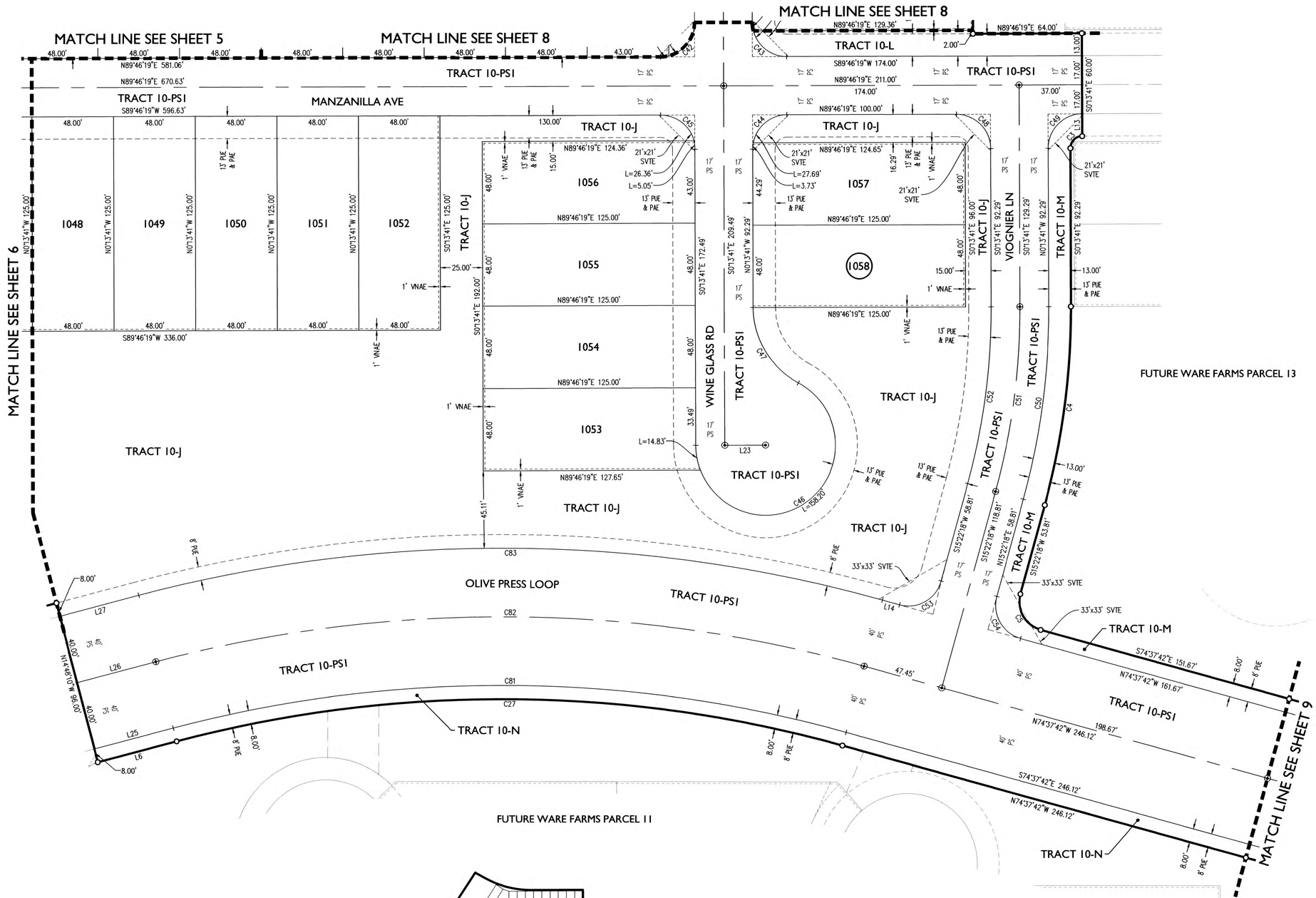
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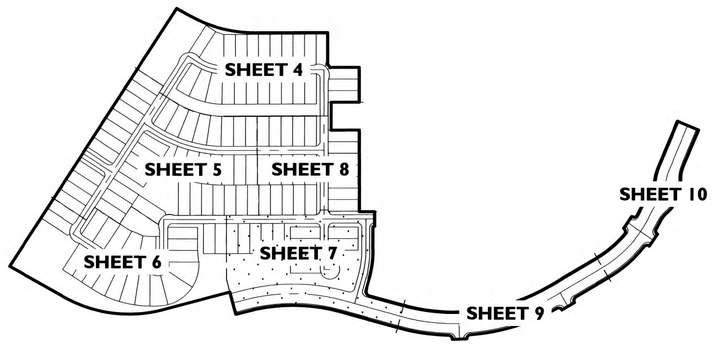
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Jr.

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30 0 30 60
scale feet

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WARE FARMS PARCEL 10

PINAL COUNTY, ARIZONA

FINAL PLAT

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ARIZONA
12/31/2024

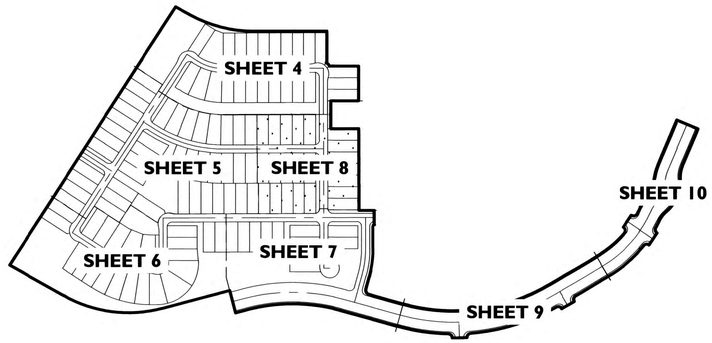
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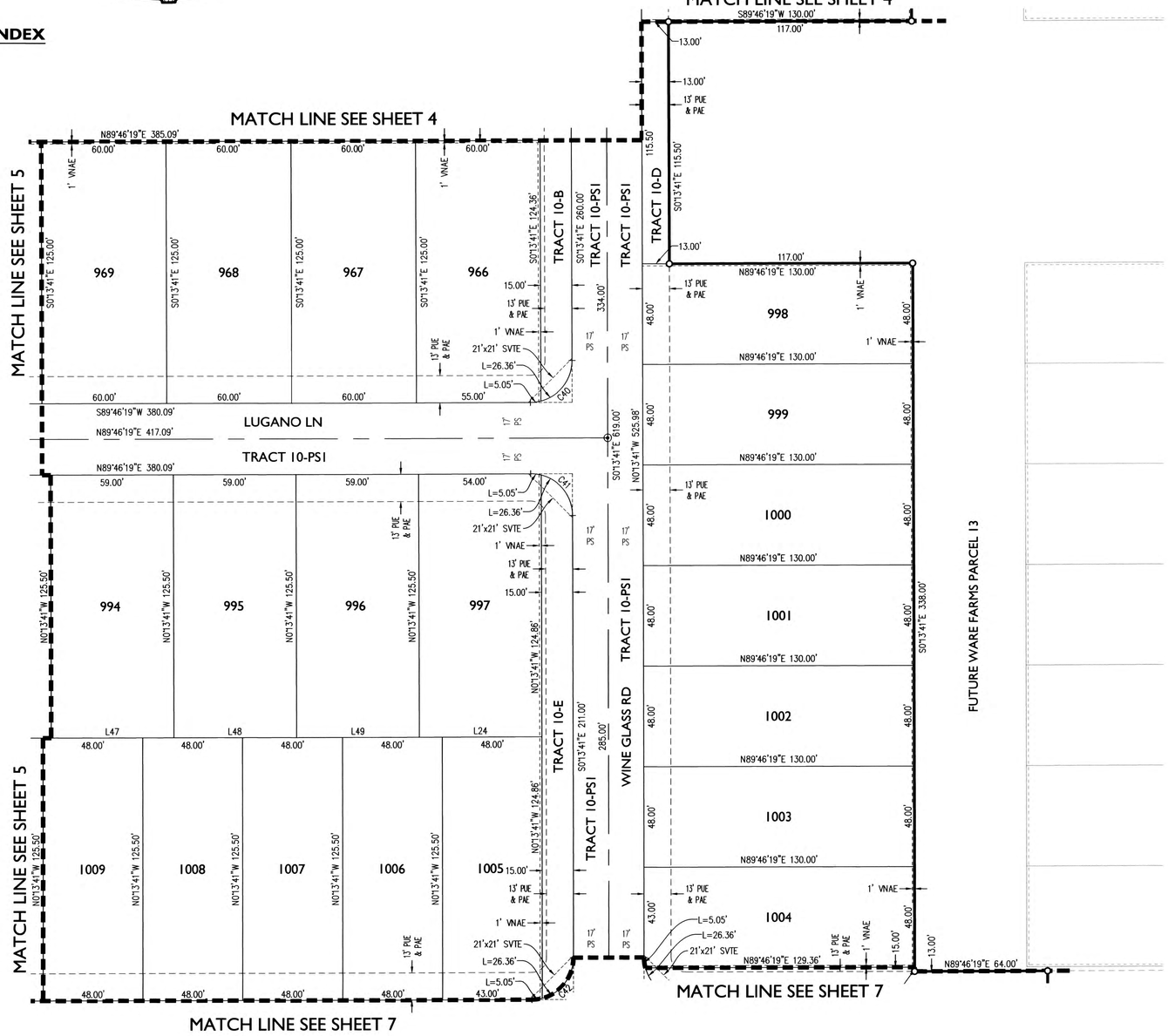
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scale feet

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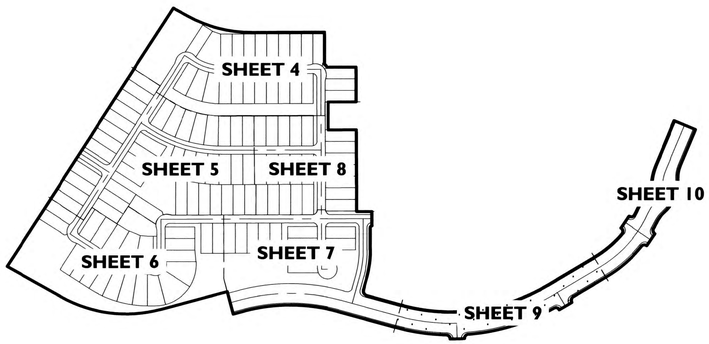
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scale feet

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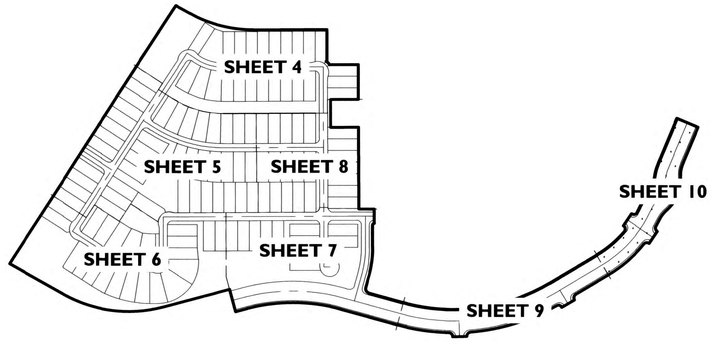
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