# FINAL PLAT

OF

# WARE FARMS PARCEL 11

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. **20240457.** (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 11-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 11-A THROUGH 11-H 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: | 779,767 SF | 17.9010 AC |
| RIGHT-OF-WAY: | 0 SF | 0 AC |
| NET AREA: | 779,767 SF | 17.9010 AC |
| PRIVATE STREET TRACT: | 110,162 SF | 2.5290 AC |
| TOTAL TRACT AREA: | 188,234 SF | 4.3213 AC |
| TOTAL LOT AREA: | 481,372 SF | 11.0504 AC |
| TOTAL # OF LOTS: | 69 | |
| OVERALL DENSITY: | 3.85 DU/AC | |
| AVERAGE AREA PER LOT: | 6,976 SF | |

| 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 |

## 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 |

## LOT AREAS TABLE

SEE SHEET 2

## TRACT USE TABLE

SEE SHEET 2

## LOT TYPE A TABLE

| LOT SIZE | LOTS |
|---|---|
| 48' X 120' | 1059-1127 |

## LEGAL DESCRIPTION

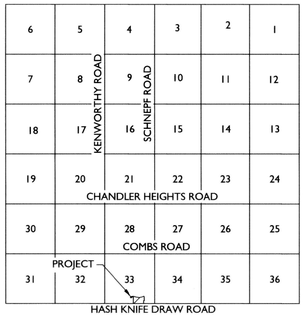
SEE SHEET 2

## OWNER

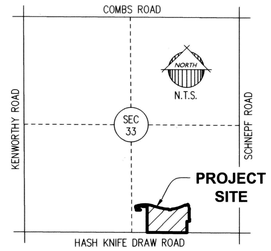
AG EHC II (PHM) MULTI STATE 2, LLC
CORPORATION TRUST CENTER
1209 ORANGE ST
WILMINGTON, DE 19801
602-418-0443
STEPHEN S. BENSON
STEVE.BENSON@ESSENTIALHOUSINGOPS.COM

## 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 #

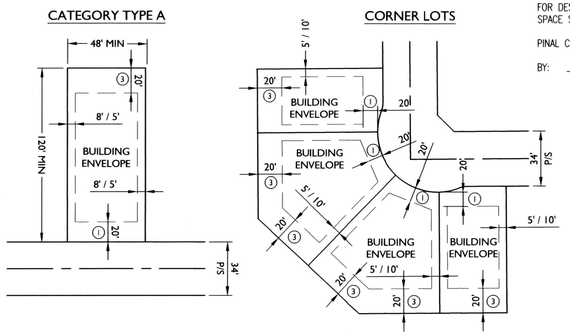
| ZONING TABLE (PZ-006-14 & PZ-PD-006-14) | | | |
|---|---|---|---|
| DEVELOPMENT STANDARD | CATEGORY TYPE A | CATEGORY TYPE B | CATEGORY TYPE C |
| MINIMUM LOT AREA | 4,800 SF | 5,775 SF | 6,825 SF |
| MINIMUM LOT WIDTH | 48' | 55' | 65' |
| MINIMUM FRONT SETBACK (1) | 20' / 15' | 20' / 15' | 20' / 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.

ROBERT A. JOHNSTON — 8-27-24 DATE

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

37495 ROBERT A. JOHNSTON

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:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — 9/27/24 DATE

PINAL COUNTY COMMUNITY DEVELOPMENT AQUIFER PROTECTION DIVISION — 9/03/24 DATE

PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — 09/25/2024 DATE

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050736 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 11", 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 "11-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 "11-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 11-B, 11-C, 11-D AND 11-H 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.

AS DESIGNATED ON THIS PLAT, SEWER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, LIMITED TO THE SPECIFIC UTILITY DESIGNATED. 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 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

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

EPS GROUP

WARE FARMS PARCEL 11
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

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

FP 21-108

tprotonentis Aug 27, 2024 12:56pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 - CD - PH2 - Parcel 11 - 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 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;

THENCE, CONTINUING ALONG SAID NORTH–SOUTH MID SECTION LINE SOUTH 0 DEGREES 01 MINUTES 56 SECONDS WEST, 1926.88 FEET TO A POINT ON SAID NORTH–SOUTH MID–SECTION LINE;

THENCE, DEPARTING SAID NORTH–SOUTH MID–SECTION LINE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, 104.78 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 75 DEGREES 11 MINUTES 50 SECONDS EAST, 47.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 752.00 FEET;

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

THENCE SOUTH 74 DEGREES 37 MINUTES 42 SECONDS EAST, 246.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 883.00 FEET;

THENCE SOUTHEASTERLY 216.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 02 MINUTES 52 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 17.00 FEET;

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

THENCE ON A NON–TANGENT LINE NORTH 89 DEGREES 25 MINUTES 17 SECONDS EAST, 13.00 FEET;

THENCE NORTH 88 DEGREES 19 MINUTES 50 SECONDS EAST, 34.00 FEET;

THENCE NORTH 87 DEGREES 14 MINUTES 23 SECONDS EAST, 13.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 88 DEGREES 19 MINUTES 50 SECONDS EAST A DISTANCE OF 17.00 FEET;

THENCE NORTHEASTERLY 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 NORTHEASTERLY 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 SOUTHEASTERLY 26.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 25 MINUTES 18 SECONDS;

THENCE ON A NON–TANGENT LINE NORTH 59 DEGREES 37 MINUTES 42 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST, 8.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 280.00 FEET;

THENCE SOUTHEASTERLY 150.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 44 MINUTES 11 SECONDS;

THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, 247.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 7.00 FEET;

THENCE SOUTHEASTERLY 11.00 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 0 DEGREES 02 MINUTES 19 SECONDS WEST, 60.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 69.00 FEET;

THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS WEST, 292.63 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS WEST, 1089.84 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 700.93 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 130.00 FEET;

THENCE SOUTH 45 DEGREES 34 MINUTES 53 SECONDS WEST, 3.44 FEET TO THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 45 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 54.00 FEET;

THENCE SOUTHWESTERLY 185.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 197 DEGREES 20 MINUTES 39 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET;

THENCE SOUTHEASTERLY 15.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 44 MINUTES 55 SECONDS;

THENCE ON A NON–TANGENT LINE NORTH 89 DEGREES 57 MINUTES 41 SECONDS WEST, 112.98 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 84 DEGREES 11 MINUTES 44 SECONDS WEST A DISTANCE OF 280.00 FEET;

THENCE NORTHWESTERLY 43.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 59 MINUTES 53 SECONDS;

THENCE NORTH 14 DEGREES 48 MINUTES 10 SECONDS WEST, 46.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHEASTERLY 26.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING.

CONTAINS 17.9010 ACRES, MORE OR LESS.

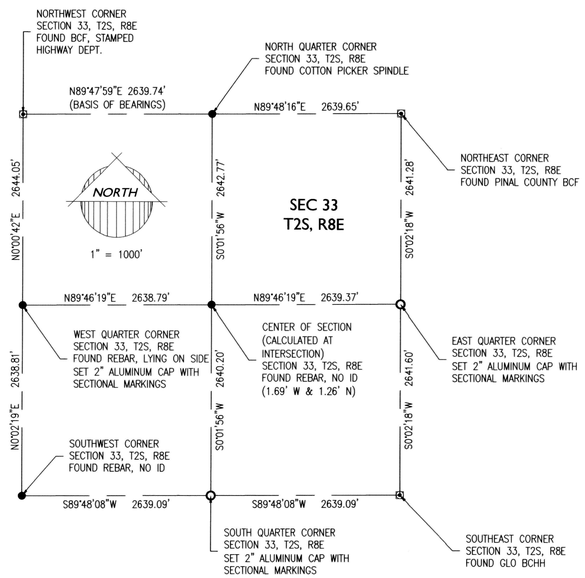
| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG |
| C1 | 396.03' | 752.00' | 30°10'28" | 202.72' | 391.47' | N89°42'56"W |
| C2 | 216.49' | 883.00' | 14°02'52" | 108.79' | 215.95' | S81°39'08"E |
| C3 | 25.82' | 17.00' | 87°00'23" | 16.13' | 23.41' | N45°10'22"W |
| C4 | 25.82' | 17.00' | 87°00'23" | 16.13' | 23.41' | S41°50'02"W |
| C5 | 376.90' | 883.00' | 24°27'23" | 191.37' | 374.05' | N73°06'32"E |
| C6 | 26.24' | 17.00' | 88°25'18" | 16.54' | 23.71' | N74°54'30"W |
| C7 | 150.21' | 280.00' | 30°44'11" | 76.96' | 148.41' | N15°19'46"W |
| C8 | 11.00' | 7.00' | 90°00'00" | 7.00' | 9.90' | S44°57'41"E |
| C9 | 185.99' | 54.00' | 197°20'39" | 354.05' | 106.77' | S36°54'33"W |
| C10 | 15.98' | 37.00' | 24°44'55" | 8.12' | 15.86' | N49°23'19"W |
| C11 | 43.97' | 280.00' | 8°59'53" | 22.03' | 43.93' | N10°18'13"W |
| C12 | 26.70' | 17.00' | 90°00'00" | 17.00' | 24.04' | S30°11'50"W |
| C13 | 173.03' | 41.00' | 241°48'05" | 68.50' | 70.36' | N59°03'38"W |
| C14 | 53.93' | 50.00' | 61°48'05" | 29.93' | 51.36' | S30°56'22"W |
| C15 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°57'41"E |
| C16 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S45°02'19"W |
| C17 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°02'19"E |
| C18 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°57'41"E |
| C19 | 44.21' | 1483.00' | 1°42'29" | 22.11' | 44.21' | N00°48'56"W |
| C20 | 44.72' | 1500.00' | 1°42'29" | 22.36' | 44.72' | N00°48'56"W |
| C21 | 45.23' | 1517.00' | 1°42'29" | 22.62' | 45.23' | N00°48'56"W |
| C22 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N44°57'41"W |
| C23 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N81°09'44"E |
| C24 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | N44°57'41"W |
| C25 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S08°54'54"W |
| C26 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°57'41"E |
| C27 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S45°02'19"W |
| C28 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°02'19"E |
| C29 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°57'41"E |
| C30 | 124.99' | 233.00' | 30°44'11" | 64.04' | 123.50' | N15°19'46"W |
| C31 | 134.11' | 250.00' | 30°44'11" | 68.71' | 132.51' | N15°19'46"W |
| C32 | 143.23' | 267.00' | 30°44'11" | 73.38' | 141.52' | N15°19'46"W |
| C33 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°02'19"E |
| C34 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S08°50'16"E |
| C35 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | N45°02'19"E |
| C36 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N81°05'06"W |
| C37 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°57'41"E |
| C38 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S81°09'44"W |
| C39 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | S44°57'41"E |
| C40 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N08°54'54"E |

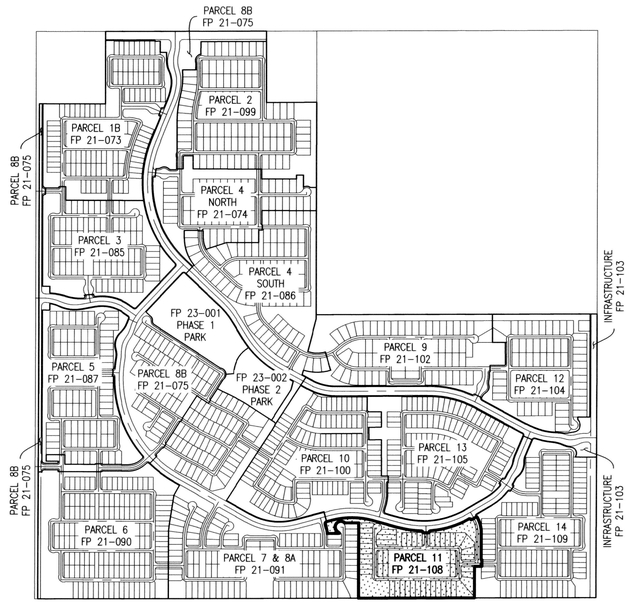
| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 1059 | 6,494 | 0.1491 |
| 1060 | 6,240 | 0.1433 |
| 1061 | 6,240 | 0.1433 |
| 1062 | 6,240 | 0.1433 |
| 1063 | 6,240 | 0.1433 |
| 1064 | 6,240 | 0.1433 |
| 1065 | 6,240 | 0.1433 |
| 1066 | 6,240 | 0.1433 |
| 1067 | 6,240 | 0.1433 |
| 1068 | 6,229 | 0.1430 |
| 1069 | 7,799 | 0.1790 |
| 1070 | 7,790 | 0.1788 |
| 1071 | 7,780 | 0.1786 |
| 1072 | 7,771 | 0.1784 |
| 1073 | 7,761 | 0.1782 |
| 1074 | 7,752 | 0.1780 |
| 1075 | 7,742 | 0.1777 |
| 1076 | 7,733 | 0.1775 |
| 1077 | 7,723 | 0.1773 |
| 1078 | 7,714 | 0.1771 |
| 1079 | 7,704 | 0.1769 |
| 1080 | 7,695 | 0.1766 |
| 1081 | 7,615 | 0.1748 |
| 1082 | 17,368 | 0.3987 |
| 1083 | 14,236 | 0.3268 |
| 1084 | 6,687 | 0.1535 |
| 1085 | 6,239 | 0.1432 |
| 1086 | 5,999 | 0.1377 |
| 1087 | 6,000 | 0.1377 |
| 1088 | 6,000 | 0.1377 |
| 1089 | 6,000 | 0.1377 |
| 1090 | 6,000 | 0.1377 |
| 1091 | 6,000 | 0.1377 |
| 1092 | 6,000 | 0.1377 |
| 1093 | 6,000 | 0.1377 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 1094 | 6,000 | 0.1377 |
| 1095 | 6,000 | 0.1377 |
| 1096 | 6,000 | 0.1377 |
| 1097 | 6,000 | 0.1377 |
| 1098 | 5,999 | 0.1377 |
| 1099 | 5,999 | 0.1377 |
| 1100 | 6,000 | 0.1377 |
| 1101 | 6,000 | 0.1377 |
| 1102 | 6,000 | 0.1377 |
| 1103 | 6,000 | 0.1377 |
| 1104 | 6,000 | 0.1377 |
| 1105 | 6,000 | 0.1377 |
| 1106 | 6,000 | 0.1377 |
| 1107 | 6,000 | 0.1377 |
| 1108 | 6,000 | 0.1377 |
| 1109 | 6,000 | 0.1377 |
| 1110 | 6,000 | 0.1377 |
| 1111 | 5,999 | 0.1377 |
| 1112 | 6,239 | 0.1432 |
| 1113 | 7,584 | 0.1741 |
| 1114 | 11,520 | 0.2645 |
| 1115 | 9,899 | 0.2272 |
| 1116 | 6,211 | 0.1426 |
| 1117 | 6,240 | 0.1433 |
| 1118 | 6,240 | 0.1433 |
| 1119 | 6,240 | 0.1433 |
| 1120 | 6,240 | 0.1433 |
| 1121 | 6,240 | 0.1433 |
| 1122 | 6,240 | 0.1433 |
| 1123 | 6,240 | 0.1433 |
| 1124 | 6,240 | 0.1433 |
| 1125 | 7,942 | 0.1823 |
| 1126 | 9,142 | 0.2099 |
| 1127 | 9,167 | 0.2104 |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S75°11'50"W | 47.94' |
| L2 | S89°25'17"W | 13.00' |
| L3 | N87°14'23"E | 13.00' |
| L4 | S88°19'50"W | 34.00' |
| L5 | N59°37'42"E | 13.00' |
| L6 | N59°37'42"E | 13.00' |
| L7 | S30°41'51"E | 8.08' |
| L8 | S00°02'19"W | 13.00' |
| L9 | S00°02'19"W | 13.00' |
| L10 | N45°34'53"E | 3.44' |
| L11 | S40°40'57"E | 21.85' |
| L12 | S89°57'41"E | 24.00' |
| L13 | N00°02'19"E | 71.31' |
| L14 | S00°02'19"W | 44.65' |
| L15 | S00°02'19"W | 53.32' |
| L16 | N01°40'10"W | 15.18' |
| L17 | N01°40'10"W | 15.18' |
| L18 | S01°40'10"E | 15.18' |
| L19 | N30°41'51"W | 8.35' |
| L20 | N30°41'51"E | 8.25' |
| L21 | S30°41'51"E | 8.16' |
| L22 | N00°02'19"E | 48.43' |
| L23 | N00°02'19"E | 48.43' |

| TRACT USE TABLE | | | |
|---|---|---|---|
| TRACT | USE | AREA (SF) | AREA (AC) |
| 11–A | LANDSCAPE, OPEN SPACE, ** SEWER EASEMENT,** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 49,987 | 1.1475 |
| 11–B | LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 40,667 | 0.9336 |
| 11–C | LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 5,508 | 0.1265 |
| 11–D | LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 2,762 | 0.0634 |
| 11–E | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 3,580 | 0.0822 |
| 11–F | LANDSCAPE, OPEN SPACE, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT | 26,957 | 0.6189 |
| 11–G | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 3,580 | 0.0822 |
| 11–H | LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT | 55,191 | 1.2670 |
| 11–PS1 | PRIVATE STREET TRACT | 110,162 | 2.5290 |




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 FOLLOWNG 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 11

PINAL COUNTY, ARIZONA

**FINAL PLAT**

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON JR.

Job No.
20-0673

FP02

Sheet No.
2
of 6

FP 21-108

tprotonentis Aug 27, 2024 12:56pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 – CD – PH2 – Parcel 11 – Plat.dwg

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'

S0°02'18"W 2641.28'

N89°46'19"E 2638.79'

N89°46'19"E 2639.37'

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

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)

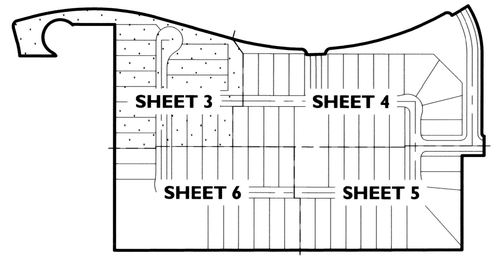
1926.88'

S89°58'04"E 104.78'

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

S0°01'56"W 2640.20'
713.33'

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




**SHEET INDEX**

FUTURE WARE FARMS PARCEL 10

OLIVE PRESS LOOP

C1

L1

30' SEWER EASEMENT

TRACT 11-A

POINT OF BEGINING

33'x33' SVTE

C12

N14°18'10"W 46.40'

C11

N89°57'41"W 112.98'

MALBEC RD

C9

C10

L10

N89°57'41"W 260.00'

130.00'

TRACT 11-A

OAK BARREL RD

1059

20' FRONT BUILDING SETBACK LINE

1060

1061

1062

1063

1064

1065

1066

S89°57'41"E 130.00'

48.00'

1' VNAE

13' PUE & PAE

52.74'

L=35.26'

L11

0.37'

L12

17' PS

TRACT 11-PSI

BITTERS RD

L=106.25'

C13

S74°37'42"E 246.12'

21.26'

19.78'

TRACT 11-A

S89°57'41"E 144.95'

20' FRONT BUILDING SETBACK LINE

1125

1126

1127

S89°57'41"E 186.96'

S89°57'41"E 191.00'

S89°57'41"E 190.36'

L=31.52'

C14

L=33.69'

82.06'

L=20.24'

28.31'

188.51'

L13

43.00'

L=5.05'

L=26.36'

21'x21' SVTE

C15

15.00'

47.43'

S0°02'19"W 144.00'

N0°02'19"E 130.00'

TRACT 11-A

218.43'

S89°57'41"E 410.43'

OLIVASTRA LN

484.43'

N89°57'41"W 795.83'

TRACT 11-PSI

S89°57'41"E 721.83'

C16

TRACT 11-G

S0°02'19"W 416.49'

N0°02'19"E 472.51'

284.00'

N0°02'19"E 210.00'

N0°02'19"E 124.36'

1099

1100

1101

1102

N0°02'19"E 125.00'

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

N0°02'19"E 700.93'

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

## 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

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

# WARE FARMS PARCEL 11

PINAL COUNTY, ARIZONA

## FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON

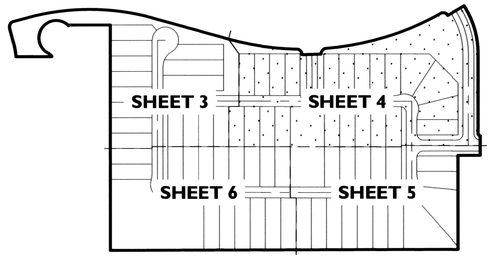
Job No.
20-0673

FP03

Sheet No.
3
of 6

FP 21-108

tprotonentis Aug 27, 2024 12:57pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 - CD - Parcel 11 - Plat.dwg




**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

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

# FUTURE WARE FARMS PARCEL 11

PINAL COUNTY, ARIZONA

## FINAL PLAT

FUTURE WARE FARMS PARCEL 14

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
8/27/24

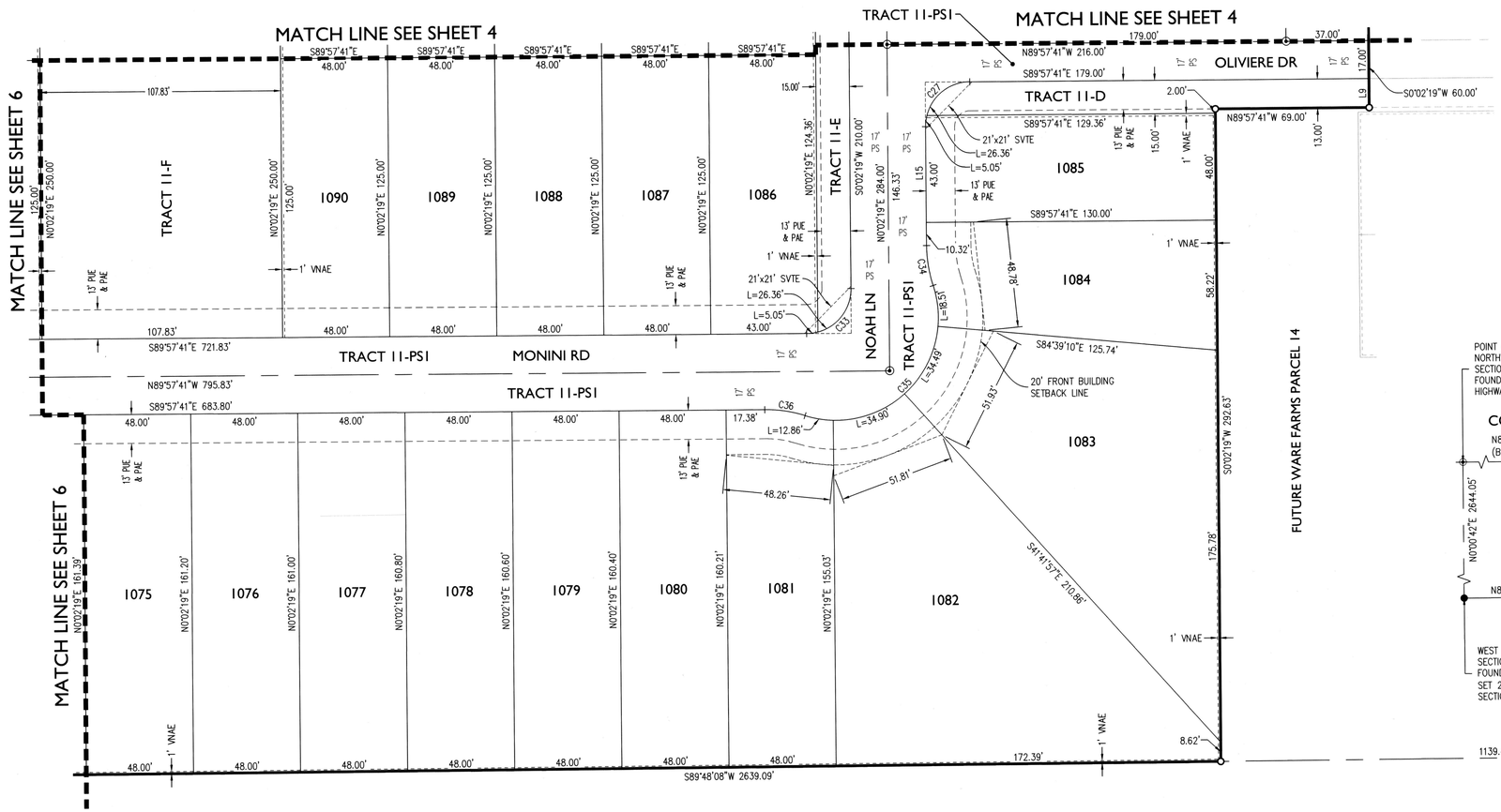
Job No.
20-0673

FP04

Sheet No.
4
of 6

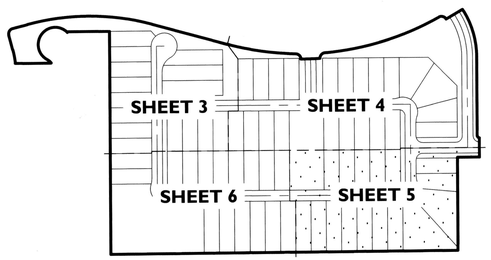
FP 21-108

tprotonentis Aug 27, 2024 12:57pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 - CD - PH2 - Parcel 11 - Plat.dwg




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

scale 30 0 30 60 feet

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

WARE FARMS PARCEL 11
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

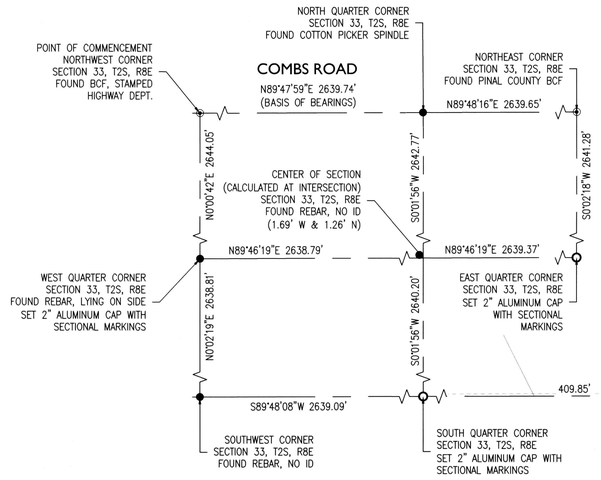
Designer: RAJ
Drawn by: TJP

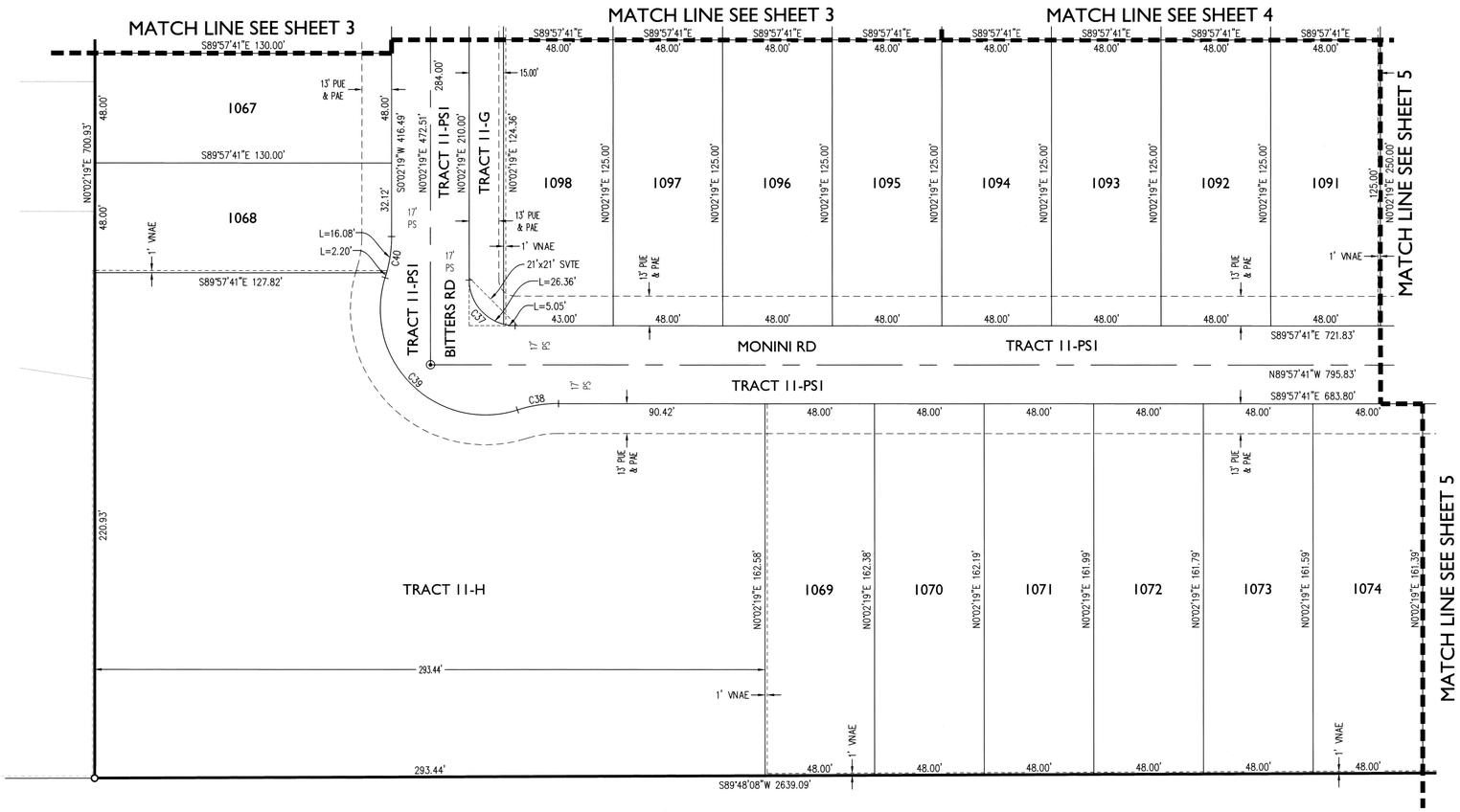
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
8-27-24

Job No.
20-0673
FP05
Sheet No.
5
of 6

FP 21-108

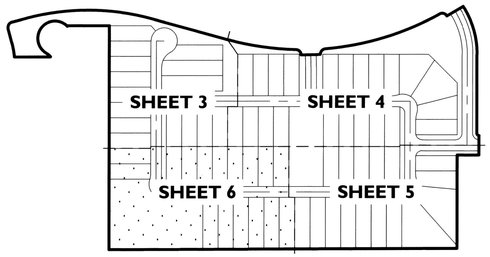
tprotonentis Aug 27, 2024 12:57pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 - CD - PH2 - Parcel 11 - Plat.dwg




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
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

WARE FARMS PARCEL 11
PINAL COUNTY, ARIZONA

**FINAL PLAT**

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
37495
ROBERT A.
JOHNSTON
8/27/24

Job No.
20-0673

FP06

Sheet No.
6
of 6

FP 21-108

tpcotonentis Aug 27, 2024 12:58pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 11\20-0673 - CD - PH2 - Parcel 11 - Plot.dwg