FINAL PLAT

OF

WARE FARMS PARCEL 12

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. 20240458 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 12-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 12-A THROUGH 12-G & 12-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:	931,751 SF	21.3901 AC
RIGHT-OF-WAY:	0 SF	0 AC
NET AREA:	931,751 SF	21.3901 AC
PRIVATE STREET TRACT:	116,213 SF	2.6679 AC
TOTAL TRACT AREA:	226,152 SF	5.1916 AC
TOTAL LOT AREA:	589,385 SF	13.5307 AC
TOTAL # OF LOTS:	67	
OVERALL DENSITY:	3.13 DU/AC	
AVERAGE AREA PER LOT:	8,797 SF	

LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
o	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'	1138-1141, 1150-1157, 1162, 1163, 1170-1173, 1175 & 1188-1192

LOT TYPE C TABLE

LOT SIZE	LOTS
65' X 130'	1128-1137, 1142-1149, 1158-1161, 1164-1169, 1174, 1176-1187, 1193 & 1194

OWNER

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

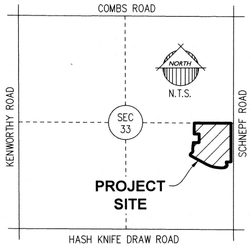
ENGINEER

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

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

KENWORTHY ROAD
SCHNEPF ROAD
CHANDLER HEIGHTS ROAD
COMBS ROAD
PROJECT
HASH KNIFE DRAW ROAD

LOCATION / VICINITY MAP



LOCATION MAP

SECTION 33, T2S, R8E

BASE ZONING & ZONING CASE

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

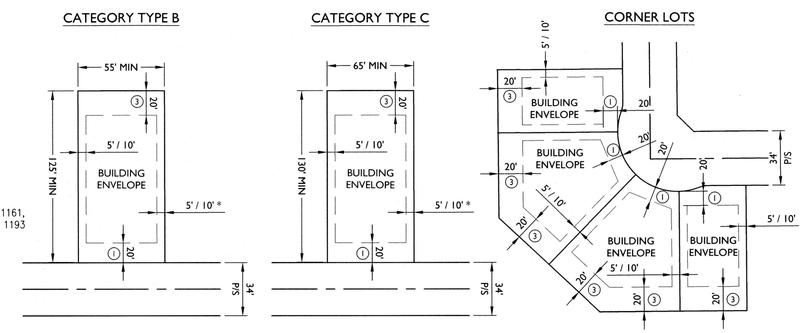
DEVELOPMENT STANDARD	CATEGORY TYPE A	CATEGORY TYPE B	CATEGORY TYPE C
MINIMUM LOT AREA	4,800 SF	5,775 SF	6,825 SF
MINIMUM LOT WIDTH	48'	55'	65'
MINIMUM FRONT SETBACK (1)	20' / 15'	20' / 15'	20' / 15'
MINIMUM SIDE SETBACK	5' / 8'	5' / 10'	5' / 10'
MINIMUM STREET SIDE SETBACK (2)	10'	10'	10'
MINIMUM REAR 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 — DATE 8.22.24

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

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 — DATE 9/23/24

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

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

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050737 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 CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 12", 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 "12-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 "12-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 TRACT 12-A, 12-B AND 12-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.

PRIVATE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF QUEEN CREEK FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS AND MAINTENANCE OF THEIR WELL SITE.

AS DESIGNATED ON THIS PLAT, WATER 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:

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 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: _____ NOTARY PUBLIC — MY COMMISSION EXPIRES: 4/17/25

JOANN STEVENS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 602262
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 12
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

Job No. 20-0673
FP01
Sheet No. 1 of 5

FP 21-104

tprotonentis Aug 27, 2024 12:59pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 12\20-0673 - CD - PH2 - Parcel 12 - 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, 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 TO A POINT ON SAID NORTH LINE AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 919.45 FEET TO A POINT ON SAID NORTH LINE;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 02 MINUTES 18 SECONDS WEST, 960.01 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 114.81 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 21.90 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 87 DEGREES 57 MINUTES 22 SECONDS EAST A DISTANCE OF 15.41 FEET;

THENCE SOUTHEASTERLY 12.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 43 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 62.00 FEET;

THENCE SOUTHWESTERLY 137.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126 DEGREES 40 MINUTES 16 SECONDS;

THENCE ON A NON–TANGENT LINE SOUTH 81 DEGREES 11 MINUTES 23 SECONDS WEST, 68.93 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 59 SECONDS WEST, 39.24 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 12 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 238.00 FEET;

THENCE NORTHWESTERLY 49.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 33 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 652.00 FEET;

THENCE NORTHWESTERLY 310.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 48 SECONDS;

THENCE NORTH 61 DEGREES 32 MINUTES 43 SECONDS WEST, 466.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHWESTERLY 25.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 29 MINUTES 36 SECONDS;

THENCE NORTH 25 DEGREES 56 MINUTES 53 SECONDS EAST, 9.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 87.00 FEET;

THENCE NORTHEASTERLY 49.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES 36 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 63.00 FEET;

THENCE NORTHEASTERLY 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 NORTHERLY 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 339.00 FEET;

THENCE NORTHEASTERLY 69.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 40 SECONDS;

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 8.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 7.00 FEET;

THENCE NORTHEASTERLY 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 NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 60.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 113.13 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 7.00 FEET;

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

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 200.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 46.00 FEET;

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

THENCE ON A NON–TANGENT LINE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 96.71 FEET;

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 263.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.3901 ACRES, MORE OR LESS.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1128	18,472	0.4241
1129	9,854	0.2262
1130	9,393	0.2156
1131	9,450	0.2169
1132	9,450	0.2169
1133	9,450	0.2169
1134	9,450	0.2169
1135	9,450	0.2169
1136	9,450	0.2169
1137	9,299	0.2135
1138	7,799	0.1790
1139	7,800	0.1791
1140	7,800	0.1791
1141	7,800	0.1791
1142	9,100	0.2089
1143	9,100	0.2089
1144	9,100	0.2089
1145	9,099	0.2089
1146	9,099	0.2089
1147	9,100	0.2089
1148	9,100	0.2089
1149	9,100	0.2089
1150	7,800	0.1791
1151	7,800	0.1791
1152	7,800	0.1791
1153	7,799	0.1790
1154	7,799	0.1790
1155	7,800	0.1791
1156	7,800	0.1791
1157	7,800	0.1791
1158	9,100	0.2089
1159	9,100	0.2089
1160	9,100	0.2089
1161	9,099	0.2089

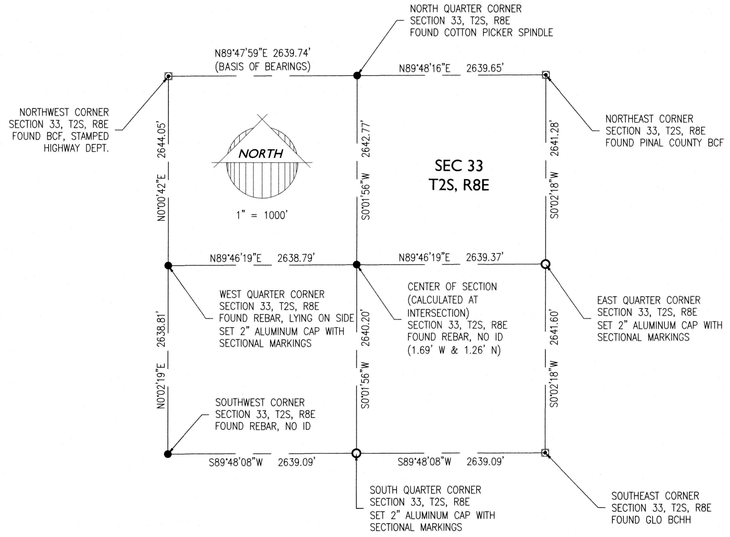
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1162	7,799	0.1790
1163	7,800	0.1791
1164	9,450	0.2169
1165	9,303	0.2136
1166	9,099	0.2089
1167	9,100	0.2089
1168	9,100	0.2089
1169	9,100	0.2089
1170	7,800	0.1791
1171	7,800	0.1791
1172	7,800	0.1791
1173	7,799	0.1790
1174	10,542	0.2420
1175	8,082	0.1855
1176	8,677	0.1992
1177	8,580	0.1970
1178	8,580	0.1970
1179	8,580	0.1970
1180	8,580	0.1970
1181	8,580	0.1970
1182	8,580	0.1970
1183	8,580	0.1970
1184	8,580	0.1970
1185	8,580	0.1970
1186	9,453	0.2170
1187	9,100	0.2089
1188	7,800	0.1791
1189	7,799	0.1790
1190	7,800	0.1791
1191	7,800	0.1791
1192	7,800	0.1791
1193	9,100	0.2089
1194	9,750	0.2238

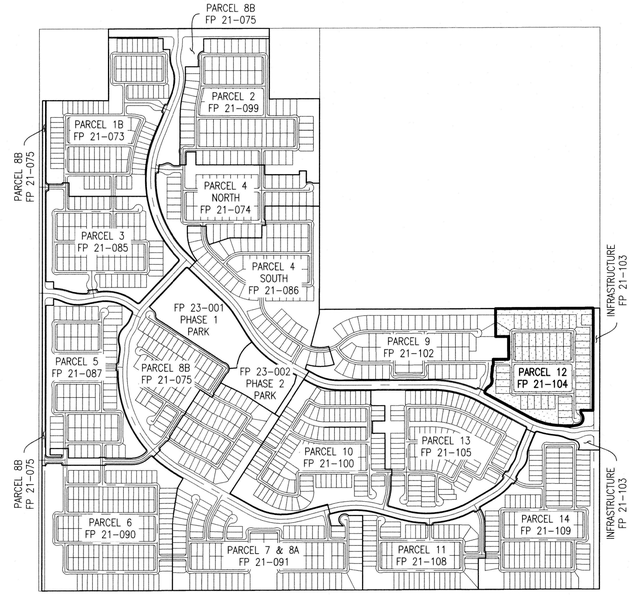
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	12.48'	15.41'	46°23'43"	6.60'	12.14'	S21°09'14"E
C2	137.07'	62.00'	126°40'16"	123.46'	110.81'	N18°59'02"E
C3	49.05'	238.00'	11°48'33"	24.61'	48.97'	N82°56'15"W
C4	310.62'	652.00'	27°17'48"	158.32'	307.69'	S75°11'37"E
C5	25.96'	17.00'	87°29'36"	16.27'	23.51'	S17°47'55"E
C6	49.90'	87.00'	32°51'36"	25.65'	49.21'	S42°22'40"W
C7	81.69'	63.00'	74°17'23"	47.72'	76.08'	N21°39'47"E
C8	40.92'	87.00'	26°56'53"	20.85'	40.54'	S02°00'28"E
C9	69.19'	339.00'	11°41'40"	34.72'	69.07'	N05°37'09"E
C10	11.00'	7.00'	90°00'00"	7.00'	9.90'	S44°46'19"W
C11	11.00'	7.00'	90°00'00"	7.00'	9.90'	N44°46'19"E
C12	5.03'	46.00'	6°15'42"	2.52'	5.02'	N03°21'32"W
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C14	18.28'	59.00'	17°45'10"	9.21'	18.21'	N09°06'16"W
C15	100.76'	46.00'	125°30'20"	89.33'	81.79'	S44°46'19"W
C16	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°21'06"E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C18	18.28'	59.00'	17°45'10"	9.21'	18.21'	N80°53'44"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C19	100.76'	46.00'	125°30'20"	89.33'	81.79'	N45°13'41"W
C20	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°38'54"W
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C25	173.03'	41.00'	241°48'05"	68.50'	70.36'	N58°52'16"E
C26	53.93'	50.00'	61°48'05"	29.93'	51.36'	S31°07'44"E
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°13'41"E
C28	18.28'	59.00'	17°45'10"	9.21'	18.21'	S80°53'44"W
C29	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°13'41"E
C30	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°38'54"E
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°46'19"W
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°13'41"W
C33	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°46'19"E
C34	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°13'41"E
C35	13.26'	59.00'	12°52'29"	6.66'	13.23'	N11°32'37"W
C36	10.23'	46.00'	12°44'21"	5.14'	10.21'	N78°50'42"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'19"W	72.05'
L2	S00°13'41"E	21.90'
L3	S89°47'59"W	39.24'
L4	N25°56'53"E	9.03'
L5	N00°13'41"W	8.55'
L6	N31°07'00"E	7.86'
L7	N36°08'54"E	28.08'
L8	N89°46'19"E	24.00'
L9	S89°46'19"W	471.97'
L10	S62°56'28"E	28.24'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
12–A	LANDSCAPE, OPEN SPACE, RETENTION, TRAIL, ** PRIVATE ACCESS EASEMENT, ** DRAINAGE EASEMENT, ** ANCHOR EASEMENT, ** SRP EASEMENT & ** CAP CANAL R/W	103,133	2.3676
12–B	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	4,424	0.1016
12–C	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
12–D	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
12–E	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
12–F	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	3,730	0.0856
12–G	LANDSCAPE, OPEN SPACE, RETENTION, ** WATER EASEMENT, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	84,215	1.9333
12–H	WELL SITE	17,362	0.3986
12–I	LANDSCAPE, OPEN SPACE, PRIVATE ACCESS EASEMENT, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	2,097	0.0481
12–PS1	PRIVATE STREET TRACT	116,213	2.6679





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
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www.epsgroupinc.com

WARE FARMS PARCEL 12
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
27495
ROBERT A. JOHNSTON
8/27/24

Job No.
20-0673
FP02

Sheet No.
2
of 5

FP 21-104

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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

N89°48'16"E 2639.65'

N0°0'42"E 2644.05'

S0°01'56"W 2642.77'

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

N89°46'19"E 2638.79'

1656.93'

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

N0°02'19"E 2638.81'

S0°01'56"W 2640.20'

S89°48'08"W 2639.09'

S89°48'08"W 2639.09'

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

SOUTHEAST CORNER
SECTION 33, T2S, R8E
FOUND GLO BCHH

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

7' POWER EASEMENT
DKT 863, PG 725, PCR

POINT OF BEGINING

N89°46'19"E 2639.37'
919.45'

TRACT 12-A

60.00'

46'
DRAINAGE
EASEMENT

N89°46'19"E 715.00'

1' VNAE

85.00' | 70.00' | 70.00' | 70.00' | 70.00' | 70.00' | 70.00' | 70.00' | 70.00'

N0°13'41"W 263.00'

203.00'

S0°13'41"E 141.96'

1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135

N0°13'41"W 130.18'

N0°13'41"W 135.00'

MATCH LINE SEE SHEET 5

1128

70.17'

60.51'

20' FRONT BUILDING
SETBACK LINE

15' PUE
& PAE

C36

C16

42.00'

L=54.37'

C15

L10

S89°46'19"W 471.97'

KAITLIN LN

N89°46'19"E 584.00'

TRACT 12-PS1

17'
PS

N89°46'19"E 510.00'

TRACT 12-PS1

FUTURE WARE FARMS PARCEL 9

60.35'

L=36.16'

C35

L10

TRACT 12-PS1

S89°46'19"W 109.77'

96.71'

1' VNAE

C12

13.06'

L=5.02'

13' PUE
& PAE

13.00'

17'
PS

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

C13

L=5.05'

L=26.36'

21'x21' SVTE

1' VNAE

13' PUE
& PAE

15.00'

1145 | 1144 | 1143 | 1142 | 1141 | 1140 | 1139

N0°13'41"W 130.00'

N0°13'41"W 129.36'

N89°46'19"E

70.00' | 70.00' | 70.00' | 70.00' | 60.00' | 60.00' | 60.00'

TRACT 12-B

TRACT 12-PS1

TRACT 12-C

RHONE RD

S0°13'41"E 200.98'

N0°13'41"W 200.98'

N0°13'41"W 294.00'

N0°13'41"W 220.00'

1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152

13.00'

13' PUE
& PAE

15.00'

1' VNAE

21'x21' SVTE

L=26.36'

L=5.05'

C34

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

S89°46'19"W 510.00'

N89°46'19"E 584.00'

TRACT 12-PS1

PANTANO RD

MATCH LINE SEE SHEET 5

FUTURE WARE FARMS PARCEL 9

C11

21'x21' SVTE

13' PUE
& PAE

13.00'

N89°46'19"E 113.13'

N0°13'41"W 60.00'

13.00'

17.00'

TRACT 12-B

S89°46'19"W 113.13'

N89°46'19"E 150.13'

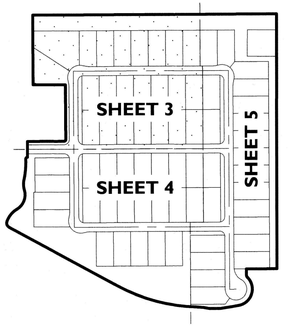
C33

17'
PS

MATCH LINE SEE SHEET 4

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

WARE FARMS PARCEL 12
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27495
ROBERT A.
JOHNSTON
ARIZONA U.S.A.

Job No.
20-0673

FP03

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of 5

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MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

FUTURE WARE FARMS PARCEL 9

RIESLING DR

PANTANO RD

RHONE RD

ARAUCO RD

PAIRING LANE

FUTURE WARE FARMS INFRASTRUCTURE

TRACT 12-G

TRACT 12-PS1

TRACT 12-F

1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1161 1160 1159 1158 1157 1156 1155 1194 1193 1192 1191 1190

N89°46'19"E 150.13'
N0°13'41"W 60.00'
21'x21' SVTE
N89°46'19"E 113.13'
17' PS
S89°46'19"W 129.36'
1' VNAE
13' PUE & PAE
15.00'
60.00'
55.00'
S89°46'19"W 130.00'
N0°13'41"W 120.00'
S0°13'41"E 200.98'
N0°13'41"W 294.00'
5.00'
130.00'
S89°46'19"W 135.00'
70.00'
N0°13'41"W 140.00'
S89°46'19"W 135.00'
20' FRONT BUILDING SETBACK LINE
15.98'
70.01'
S89°46'19"W 135.60'
51.48'
L=37.19'
L=63.57'
33'x33' SVTE
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31
L=5.05'
L=26.36'
N89°46'19"E 584.00'
N89°46'19"E 510.00'
65.00'
70.00'
60.00'
S0°13'41"E 129.36'
N0°13'41"W 220.00'
N89°46'19"E 70.00'
S89°46'19"W 510.00'
S89°46'19"W 584.00'
N89°46'19"E 490.98'
30.98'
75.00'
S89°46'19"W 325.00'
17.45'
N61°32'43"W 466.68'
S0°13'41"E 260.00'
25.00'
40' R/W TO BE DEDICATED WITH INFRASTRUCTURE FINAL PLAT
35' R/W TO BE DEDICATED WITH INFRASTRUCTURE FINAL PLAT

SHEET 3
SHEET 4
SHEET 5

SHEET INDEX

NORTH

30 0 30 60
scale feet

LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
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WARE FARMS PARCEL 12
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32495
ROBERT A. JOHNSTON
8-28-24

Job No.
20-0673
FP04
Sheet No.
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of 5

FP 21-104

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CAP CANAL NOTE

CAP CANAL WILL PROCESS THEIR DEDICATIONS AND ABANDONMENTS ONLY AFTER THE PROPOSED IRRIGATION FACILITIES HAVE BEEN CONSTRUCTED AND APPROVED

SHEET INDEX

SHEET 3
SHEET 4
SHEET 5

DETAIL "A"

SCALE: 1"=30'

LEGEND

▣	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
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NORTH

30 0 30 60
scale feet

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WARE FARMS PARCEL 12

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

Job No. 20-0673

FP05

Sheet No. 5 of 5

FP 21-104

REGISTERED LAND SURVEYOR
ROBERT A. JOHNSON
64291

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