# FINAL PLAT

OF

# WARE FARMS PARCEL 13

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. 20240459. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 13-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 13-A THROUGH 13-F 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: | 1,229,554 SF | 28.2267 AC |
| RIGHT-OF-WAY: | 0 SF | 0 AC |
| NET AREA: | 1,229,554 SF | 28.2267 AC |
| PRIVATE STREET TRACT: | 160,060 SF | 3.6745 AC |
| TOTAL TRACT AREA: | 379,590 SF | 8.7140 AC |
| TOTAL LOT AREA: | 689,904 SF | 15.8387 AC |
| TOTAL # OF LOTS: | 108 | |
| OVERALL DENSITY: | 3.83 DU/AC | |
| AVERAGE AREA PER LOT: | 6,388 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' | 1195-1302 |

## LEGAL DESCRIPTION

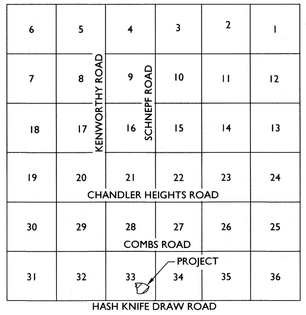
SEE SHEET 2

## OWNER

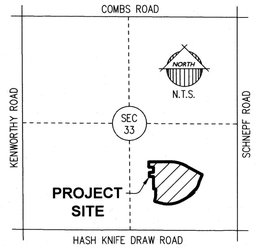
CND-VP WARE FARMS 2, LLC
8058 S. PRIEST DRIVE, #104
TEMPE, AZ 85284
480-768-4900
CHRISTIAN COLEGROVE
CCOLEGROVE@DWHOMES.COM

## ENGINEER

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




## LOCATION / VICINITY MAP




## LOCATION MAP

SECTION 33, T2S, R8E

## BASE ZONING & ZONING CASE #

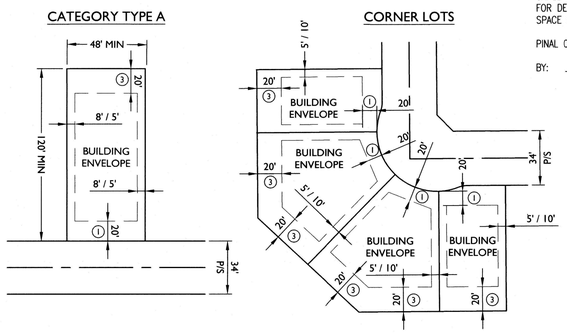
| ZONING TABLE (PZ-006-14 & PZ-PD-006-14) | | | |
|---|---|---|---|
| DEVELOPMENT STANDARD | CATEGORY TYPE A | CATEGORY TYPE B | CATEGORY TYPE C |
| MINIMUM LOT AREA | 4,800 SF | 5,775 SF | 6,825 SF |
| MINIMUM LOT WIDTH | 48' | 55' | 65' |
| MINIMUM FRONT SETBACK (1) | 20' / 15' | 20' / 15' | 20' / 15' |
| MINIMUM SIDE SETBACK | 5' / 8' | 5' / 10' | 5' / 10' |
| MINIMUM STREET SIDE SETBACK (2) | 10' | 10' | 10' |
| MINIMUM REAR SETBACK (3) | 20' | 20' | 20' |
| MINIMUM BLDG. SEPARATION | 10' | 10' | 10' |
| MAX BUILDING HEIGHT | 30' / 2-STORY | 30' / 2-STORY | 30' / 2-STORY |
| MAX BUILDABLE AREA | NONE | NONE | NONE |

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

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

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

## TYPICAL LOT LAYOUT AND BUILDING SETBACK




## 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 8.28.24
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

37495 ROBERT A. JOHNSTON 8-28-24 REGISTERED LAND SURVEYOR CERTIFICATE NO.

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:

7/23/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE

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

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

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050739 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS ___ DAY OF _____, 2024. APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____ ATTEST: _____
CHAIR CLERK

## DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 13", 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 "13-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 "13-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 13-A AND 13-C AND THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 4th DAY OF Sept., 2024.

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

BY: _____

TITLE: Regional Director of Land

## ACKNOWLEDGEMENT

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

ON THIS 4th DAY OF Sept., 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, Christian Colegrove, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Regional Director of Land OF CND-VP WARE FARMS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

JOANN STEVENS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 603262
Expires April 17, 2026

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 13
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

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

FP 21-105

tprotonentis Aug 27, 2024 1:02pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 13\20-0673 - CD - PH2 - Parcel 13 - 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, 480.17 FEET TO A POINT ON SAID NORTH LINE;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 13 MINUTES 41 SECONDS EAST, 761.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 570.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 952.00 FEET;

THENCE SOUTHEASTERLY 476.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 40 MINUTES 58 SECONDS;

THENCE SOUTH 61 DEGREES 32 MINUTES 43 SECONDS EAST, 476.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 748.00 FEET;

THENCE SOUTHEASTERLY 9.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 42 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 17.00 FEET;

THENCE SOUTHEASTERLY 25.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 07 MINUTES 33 SECONDS;

THENCE SOUTH 22 DEGREES 52 MINUTES 41 SECONDS WEST, 204.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 222.00 FEET;

THENCE SOUTHWESTERLY 54.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 12 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 178.00 FEET;

THENCE SOUTHWESTERLY 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 SOUTHWESTERLY 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 452.00 FEET;

THENCE SOUTHWESTERLY 28.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 39 MINUTES 53 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 17.00 FEET;

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

THENCE SOUTHEASTERLY 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 SOUTHWESTERLY 149.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 16 SECONDS;

THENCE SOUTH 59 DEGREES 18 MINUTES 09 SECONDS WEST, 228.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 787.00 FEET;

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

THENCE NORTH 74 DEGREES 37 MINUTES 42 SECONDS WEST, 151.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 17.00 FEET;

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

THENCE NORTH 15 DEGREES 22 MINUTES 18 SECONDS EAST, 53.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 430.00 FEET;

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

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 92.29 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 SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 64.00 FEET;

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 338.00 FEET;

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

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 115.50 FEET;

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

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 144.00 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS WEST, 120.00 FEET;

THENCE SOUTH 57 DEGREES 15 MINUTES 52 SECONDS WEST, 1.48 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 57 DEGREES 15 MINUTES 52 SECONDS WEST A DISTANCE OF 59.00 FEET;

THENCE NORTHWESTERLY 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 37 DEGREES 10 MINUTES 38 SECONDS EAST, 5.20 FEET;

THENCE NORTH 0 DEGREES 13 MINUTES 41 SECONDS WEST, 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 28.2267 ACRES, MORE OR LESS.

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 1195 | 6,048 | 0.1388 |
| 1196 | 6,238 | 0.1432 |
| 1197 | 6,240 | 0.1433 |
| 1198 | 6,240 | 0.1433 |
| 1199 | 6,240 | 0.1433 |
| 1200 | 6,240 | 0.1433 |
| 1201 | 6,240 | 0.1433 |
| 1202 | 6,530 | 0.1499 |
| 1203 | 6,617 | 0.1519 |
| 1204 | 6,617 | 0.1519 |
| 1205 | 6,617 | 0.1519 |
| 1206 | 6,617 | 0.1519 |
| 1207 | 6,617 | 0.1519 |
| 1208 | 6,617 | 0.1519 |
| 1209 | 6,617 | 0.1519 |
| 1210 | 6,573 | 0.1509 |
| 1211 | 6,240 | 0.1433 |
| 1212 | 6,240 | 0.1433 |
| 1213 | 6,240 | 0.1433 |
| 1214 | 6,229 | 0.1430 |
| 1215 | 6,140 | 0.1410 |
| 1216 | 6,080 | 0.1396 |
| 1217 | 6,227 | 0.1430 |
| 1218 | 6,240 | 0.1433 |
| 1219 | 6,318 | 0.1450 |
| 1220 | 6,319 | 0.1451 |
| 1221 | 6,319 | 0.1451 |
| 1222 | 6,319 | 0.1451 |
| 1223 | 6,688 | 0.1535 |
| 1224 | 6,718 | 0.1542 |
| 1225 | 6,718 | 0.1542 |
| 1226 | 6,718 | 0.1542 |
| 1227 | 6,718 | 0.1542 |
| 1228 | 6,718 | 0.1542 |
| 1229 | 6,625 | 0.1521 |
| 1230 | 6,319 | 0.1451 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 1231 | 6,319 | 0.1451 |
| 1232 | 6,319 | 0.1451 |
| 1233 | 6,319 | 0.1451 |
| 1234 | 6,319 | 0.1451 |
| 1235 | 6,301 | 0.1446 |
| 1236 | 6,054 | 0.1390 |
| 1237 | 6,239 | 0.1432 |
| 1238 | 6,240 | 0.1433 |
| 1239 | 6,240 | 0.1433 |
| 1240 | 6,240 | 0.1433 |
| 1241 | 6,239 | 0.1432 |
| 1242 | 6,240 | 0.1433 |
| 1243 | 6,150 | 0.1412 |
| 1244 | 6,281 | 0.1442 |
| 1245 | 6,119 | 0.1405 |
| 1246 | 6,239 | 0.1432 |
| 1247 | 6,239 | 0.1432 |
| 1248 | 6,119 | 0.1405 |
| 1249 | 5,875 | 0.1349 |
| 1250 | 6,000 | 0.1377 |
| 1251 | 6,266 | 0.1439 |
| 1252 | 6,577 | 0.1510 |
| 1253 | 6,577 | 0.1510 |
| 1254 | 6,577 | 0.1510 |
| 1255 | 6,577 | 0.1510 |
| 1256 | 6,409 | 0.1471 |
| 1257 | 6,000 | 0.1377 |
| 1258 | 6,000 | 0.1377 |
| 1259 | 6,000 | 0.1377 |
| 1260 | 5,999 | 0.1377 |
| 1261 | 6,023 | 0.1383 |
| 1262 | 6,024 | 0.1383 |
| 1263 | 6,024 | 0.1383 |
| 1264 | 6,024 | 0.1383 |
| 1265 | 6,572 | 0.1509 |
| 1266 | 6,834 | 0.1569 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA (AC) |
| 1267 | 6,846 | 0.1572 |
| 1268 | 6,694 | 0.1537 |
| 1269 | 6,024 | 0.1383 |
| 1270 | 6,023 | 0.1383 |
| 1271 | 6,462 | 0.1483 |
| 1272 | 7,170 | 0.1646 |
| 1273 | 7,531 | 0.1729 |
| 1274 | 7,558 | 0.1735 |
| 1275 | 7,183 | 0.1649 |
| 1276 | 6,482 | 0.1488 |
| 1277 | 6,482 | 0.1488 |
| 1278 | 6,481 | 0.1488 |
| 1279 | 9,709 | 0.2229 |
| 1280 | 7,024 | 0.1612 |
| 1281 | 7,139 | 0.1639 |
| 1282 | 6,258 | 0.1437 |
| 1283 | 6,000 | 0.1377 |
| 1284 | 6,000 | 0.1377 |
| 1285 | 6,000 | 0.1377 |
| 1286 | 6,000 | 0.1377 |
| 1287 | 6,912 | 0.1587 |
| 1288 | 5,999 | 0.1377 |
| 1289 | 6,000 | 0.1377 |
| 1290 | 6,000 | 0.1377 |
| 1291 | 6,000 | 0.1377 |
| 1292 | 6,004 | 0.1378 |
| 1293 | 6,629 | 0.1522 |
| 1294 | 6,000 | 0.1377 |
| 1295 | 6,000 | 0.1377 |
| 1296 | 6,239 | 0.1432 |
| 1297 | 6,240 | 0.1433 |
| 1298 | 6,240 | 0.1433 |
| 1299 | 6,240 | 0.1433 |
| 1300 | 6,240 | 0.1433 |
| 1301 | 6,240 | 0.1433 |
| 1302 | 6,240 | 0.1433 |

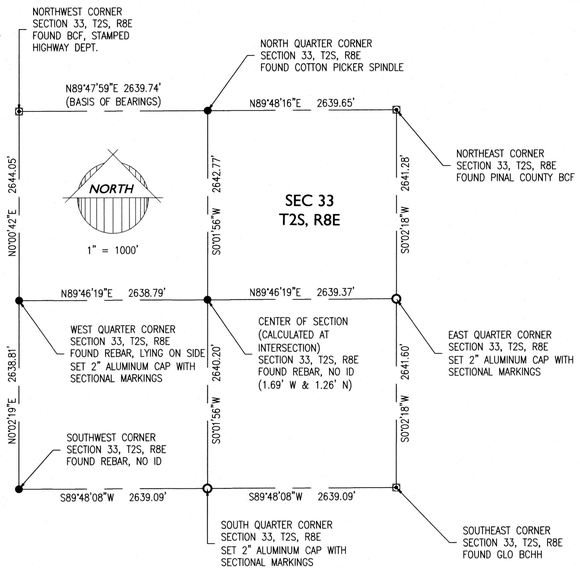
| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG |
| C1 | 476.58' | 952.00' | 28°40'58" | 243.39' | 471.62' | N75°53'12"W |
| C2 | 9.17' | 748.00' | 0°42'09" | 4.59' | 9.17' | S61°53'48"E |
| C3 | 25.26' | 17.00' | 85°07'33" | 15.61' | 23.00' | N19°41'06"W |
| C4 | 54.52' | 222.00' | 14°04'12" | 27.40' | 54.38' | S15°50'35"W |
| C5 | 87.81' | 178.00' | 28°15'59" | 44.82' | 86.93' | N22°56'29"E |
| C6 | 49.39' | 222.00' | 12°44'48" | 24.80' | 49.29' | S30°42'04"W |
| C7 | 28.91' | 452.00' | 3°39'53" | 14.46' | 28.91' | N26°09'37"E |
| C8 | 28.54' | 17.00' | 96°12'10" | 18.95' | 25.31' | N76°05'38"E |
| C9 | 28.54' | 17.00' | 96°12'10" | 18.95' | 25.31' | N07°42'12"W |
| C10 | 149.13' | 452.00' | 18°54'16" | 75.25' | 148.46' | N49°51'01"E |
| C11 | 632.80' | 787.00' | 46°04'10" | 334.62' | 615.89' | N82°20'13"E |
| C12 | 26.70' | 17.00' | 90°00'00" | 17.00' | 24.04' | S29°37'42"E |
| C13 | 117.07' | 430.00' | 15°35'59" | 58.90' | 116.71' | N07°34'18"E |
| C14 | 11.00' | 7.00' | 90°00'00" | 7.00' | 9.90' | S44°46'19"W |
| C15 | 20.68' | 59.00' | 20°05'14" | 10.45' | 20.58' | N42°46'45"W |
| C16 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°46'19"W |
| C17 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N09°06'16"W |
| C18 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | S44°46'19"W |
| C19 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S81°21'06"E |
| C20 | 390.98' | 781.00' | 28°40'58" | 199.68' | 386.91' | N75°53'12"W |
| C21 | 399.49' | 798.00' | 28°40'58" | 204.02' | 395.33' | N75°53'12"W |
| C22 | 408.00' | 815.00' | 28°40'58" | 208.37' | 403.75' | N75°53'12"W |
| C23 | 473.08' | 945.00' | 28°40'58" | 241.60' | 468.15' | N75°53'12"W |
| C24 | 328.40' | 656.00' | 28°40'58" | 167.72' | 324.98' | N75°53'12"W |
| C25 | 31.40' | 20.00' | 89°56'45" | 19.98' | 28.27' | N16°34'21"W |
| C26 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S70°25'18"E |
| C27 | 100.72' | 46.00' | 125°27'05" | 89.22' | 81.77' | N16°34'21"W |
| C28 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S37°16'37"W |
| C29 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S16°35'58"E |
| C30 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S73°24'02"W |
| C31 | 82.63' | 817.00' | 5°47'41" | 41.35' | 82.59' | N58°42'07"W |
| C32 | 80.91' | 800.00' | 5°47'41" | 40.49' | 80.88' | N58°42'07"W |
| C33 | 79.19' | 783.00' | 5°47'41" | 39.63' | 79.16' | N58°42'07"W |
| C34 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N73°24'02"E |
| C35 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S19°31'27"W |
| C36 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | N73°24'02"E |

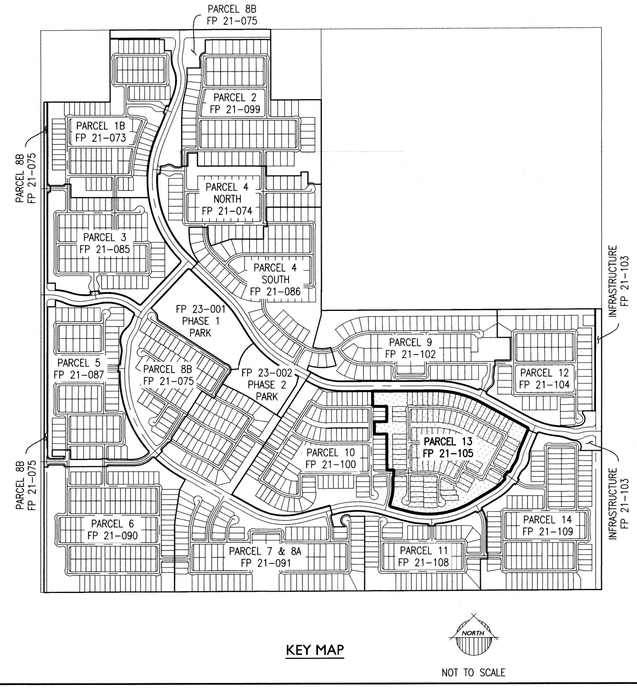
| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG |
| C37 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N52°43'23"W |
| C38 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N73°27'17"E |
| C39 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | N52°40'08"W |
| C40 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | N73°27'17"E |
| C41 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S19°34'42"W |
| C42 | 31.40' | 20.00' | 89°56'45" | 19.98' | 28.27' | S73°25'39"W |
| C43 | 31.43' | 20.00' | 90°03'15" | 20.02' | 28.30' | S16°34'21"E |
| C44 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N16°32'43"W |
| C45 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S37°19'52"W |
| C46 | 100.76' | 46.00' | 125°30'20" | 89.33' | 81.79' | N16°32'43"W |
| C47 | 18.28' | 59.00' | 17°45'10" | 9.21' | 18.21' | S70°25'18"E |
| C48 | 223.77' | 447.00' | 28°40'58" | 114.28' | 221.44' | N75°53'12"W |
| C49 | 232.28' | 464.00' | 28°40'58" | 118.63' | 229.87' | N75°53'12"W |
| C50 | 240.79' | 481.00' | 28°40'58" | 122.98' | 238.29' | N75°53'12"W |
| C51 | 303.37' | 606.00' | 28°40'58" | 154.93' | 300.21' | N75°53'12"W |
| C52 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S45°13'41"E |
| C53 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°46'19"W |
| C54 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N44°46'19"E |
| C55 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S45°13'41"E |
| C56 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°46'19"W |
| C57 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°13'41"W |
| C58 | 57.29' | 313.00' | 10°29'11" | 28.72' | 57.21' | N84°59'06"W |
| C59 | 165.20' | 330.00' | 28°40'58" | 84.37' | 163.48' | N75°53'12"W |
| C60 | 173.71' | 347.00' | 28°40'58" | 88.72' | 171.90' | N75°53'12"W |
| C61 | 74.07' | 298.00' | 14°14'31" | 37.23' | 73.88' | N83°06'26"W |
| C62 | 32.15' | 20.00' | 92°06'55" | 20.75' | 28.80' | N33°41'03"W |
| C63 | 36.60' | 20.00' | 104°50'46" | 25.99' | 31.70' | S62°25'55"W |
| C64 | 32.70' | 183.00' | 10°14'13" | 16.39' | 32.65' | S04°53'25"W |
| C65 | 61.32' | 200.00' | 17°33'57" | 30.90' | 61.08' | S08°33'17"W |
| C66 | 47.73' | 217.00' | 12°36'06" | 23.96' | 47.63' | S06°04'22"W |
| C67 | 53.93' | 50.00' | 61°48'05" | 29.93' | 51.36' | S31°07'44"E |
| C68 | 173.03' | 41.00' | 241°48'05" | 68.50' | 70.36' | N58°52'16"E |
| C69 | 173.03' | 41.00' | 241°48'06" | 68.50' | 70.36' | S59°19'39"E |
| C70 | 53.93' | 50.00' | 61°48'05" | 29.93' | 51.36' | N30°40'21"E |
| C71 | 19.67' | 313.00' | 3°35'59" | 9.84' | 19.66' | N63°20'43"W |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S57°15'52"W | 1.48' |
| L2 | S37°10'38"W | 5.20' |
| L3 | S57°43'14"E | 14.48' |
| L4 | N82°58'48"W | 14.14' |
| L5 | S51°45'53"W | 14.98' |
| L6 | S61°35'58"E | 19.77' |
| L7 | N61°35'58"W | 19.77' |
| L8 | S55°48'17"E | 35.52' |
| L9 | S55°48'17"E | 35.52' |
| L10 | N55°48'17"W | 35.52' |
| L11 | N34°11'43"E | 13.00' |
| L12 | N34°11'43"E | 13.00' |
| L13 | N13°08'40"W | 30.82' |
| L14 | S89°46'19"W | 51.65' |
| L15 | S89°46'19"W | 51.65' |
| L16 | S89°46'19"W | 51.65' |
| L17 | S89°46'19"W | 63.86' |
| L18 | S81°58'28"E | 64.37' |
| L19 | S70°14'34"E | 45.10' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L20 | S70°14'34"E | 26.50' |
| L21 | N61°32'43"W | 63.65' |
| L22 | N61°32'43"W | 51.50' |
| L23 | N17°20'16"E | 18.73' |
| L24 | S89°46'19"W | 24.00' |
| L25 | N40°16'29"E | 22.13' |
| L26 | S00°13'41"E | 48.00' |
| L27 | S00°13'41"E | 48.00' |
| L28 | S00°13'41"E | 48.00' |
| L29 | S00°13'41"E | 48.00' |
| L30 | S00°13'41"E | 48.00' |
| L31 | S00°13'41"E | 55.77' |
| L32 | S25°34'41"E | 23.18' |
| L33 | S89°46'19"W | 24.00' |
| L34 | N00°13'41"W | 13.00' |
| L35 | N00°13'41"W | 13.00' |
| L36 | N28°27'17"E | 49.42' |
| L37 | N28°27'17"E | 49.55' |
| L38 | S28°24'02"W | 61.20' |

| TRACT USE TABLE | | | |
|---|---|---|---|
| TRACT | USE | AREA (SF) | AREA (AC) |
| 13–A | LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 156,693 | 3.5972 |
| 13–B | LANDSCAPE, OPEN SPACE, TRAIL, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 87,558 | 2.0100 |
| 13–C | LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 124,440 | 2.8567 |
| 13–D | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 3,709 | 0.0851 |
| 13–E | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 3,595 | 0.0825 |
| 13–F | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT | 3,595 | 0.0825 |
| 13–PS1 | PRIVATE STREET TRACT | 160,060 | 3.6745 |




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


WARE FARMS PARCEL 13
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 09/30/2025

Job No.
20-0673
FP02

Sheet No.
2
of 6

FP 21-105

tprotomentis Aug 27, 2024 1:02pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 13\20-0673 – CD – PH2 – Parcel 13 – Plat.dwg

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

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

COMBS ROAD

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'

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

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

N89°46'19"E 2638.79'

N89°46'19"E 2639.37'

480.17'

2159.20'

N0°02'19"E 2638.81'

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

S0°01'56"W 2640.20'

S89°48'08"W 2639.09'

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

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

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 |
| 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 3
SHEET 4
SHEET 6
SHEET 5

## SHEET INDEX

FUTURE WARE FARMS INFRASTRUCTURE

PAIRING LANE

S0°13'41"E 761.00'

POINT OF BEGINING

N89°46'19"E 570.99'

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

TRACT 13-A

TRACT 13-A

325.44'

N0°13'41"W 127.00'

145.50'

S89°46'19"W 120.00'

L1

L2

C13

TRACT 13-A

N89°46'19"E 245.55'

TRACT 13-A

MATCH LINE SEE SHEET 4

1215 1214 1213 1212 1211 1210 1209 1208 1207

N0°13'41"W 137.54'
N0°13'41"W 127.91'
N0°13'41"W 130.00'
N0°13'41"W 130.00'
N0°13'41"W 130.00'
N0°13'41"W 130.00'
N2°42'10"E 130.00'
N6°01'00"E 130.00'
N8°19'50"E 130.00'
N11°38'40"E 130.00'

7.00' 48.00' 1' VNAE 48.00' 48.00' 48.00' 48.00' 48.00' 5.55' L=48.34' L=54.66' 7.00' L=54.66' 1' VNAE L=54.66'

1' VNAE
15' PUE & PAE
L=2.52'
L=15.76'
32.42'
L=49.04'
L=11.38'
C19
C18
L3
48.27' 48.31' 48.31' 48.31'
20' FRONT BUILDING SETBACK LINE

N89°46'19"E 120.00'

1216
20' FRONT BUILDING SETBACK LINE

48.47'
L=40.35'

N89°46'19"E 127.64'

1217

L=1.54'
L=16.74'
L10
31.48'

1218

N89°46'19"E 130.00'

54.00'

N0°13'41"W 144.00'

N89°46'19"E 117.00'

301.00'

TRACT 13-A

115.50'

N0°13'41"W 115.50'

S89°46'19"W 117.00'

S89°46'19"W 181.97'

PROVENCE LN

TRACT 13-PS1

17' PS

N89°46'19"E 237.99'

TRACT 13-PS1

N89°46'19"E 200.99'

45.55' 50.55' 50.55' 50.55' 3.78' L=54.05' L=58.42' L=58.42' C20 L=58.42'

C16
L=5.05'
L=26.36'
21'x21' SVTE
1' VNAE
13' PUE & PAE

1219 1220 1221 1222 1223 1224 1225 1226

N0°13'41"W 125.00'
N0°13'41"W 124.36'
N3°44'14"E 125.00'
N8°01'22"E 125.00'
N12°18'30"E 125.00'
N16°55'39"E 125.00'

TRACT 13-B

15.00'

50.55' 50.55' 50.55' 50.55' 3.78' L=45.40' L=49.07' L=49.07' L=49.07' C24

S89°46'19"W 205.99'

TRACT 13-B

334.00'

50.00'

N89°46'19"E 205.99'

TRACT 13-PS1

TRACT 13-B

1260 1259 1258 1257 1256 1255 1254 1253

N0°13'41"W 125.00'
N0°13'41"W 124.36'
N3°42'08"E 125.00'
N9°14'57"E 125.00'
N14°47'48"E 125.00'
N20°20'35"E 125.00'

48.00' 13.99' L=41.57' L=58.67' C51 L=58.67'

20' FRONT BUILDING SETBACK LINE

48.38' 48.54' 48.54' 48.54'

C25
L=26.36'
21'x21' SVTE
L=5.05'
43.00'

S89°46'19"W 200.99'

13.99' L=33.00' L=46.57' L=46.57' C50 L=46.57' C49

TRACT 13-PS1 MISSION LN TRACT 13-PS1

N89°46'19"E 237.99'

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

1302

1301

N89°46'19"E 130.00'

S0°13'41"E 525.98'

N0°13'41"W 619.00'

N0°13'41"W 336.00'

TRACT 13-PS1

GRAPEVINE DR

FUTURE WARE FARMS PARCEL 10

VINE GLASS RD

LUGANO LN

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

EPS GROUP

Project:

WARE FARMS PARCEL 13
PINAL COUNTY, ARIZONA

FINAL PLAT

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
ARIZONA
12/31/2024

Job No.
20-0673

FP03

Sheet No.
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of 6

FP 21-105

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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
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WARE FARMS PARCEL 13
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

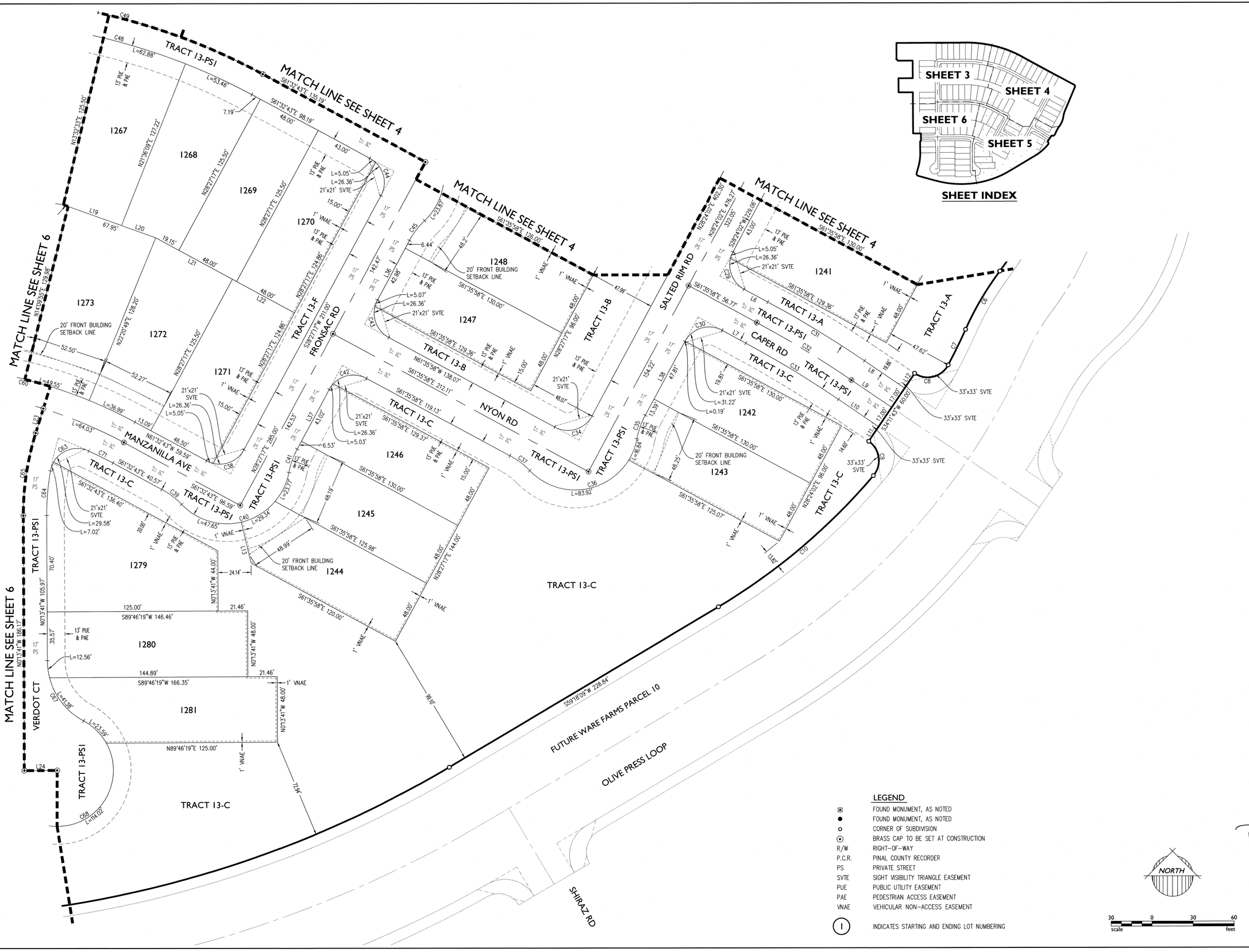
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
6/28/24

Job No.
20-0673
FP04

Sheet No.
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of 6

FP 21-105

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EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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WARE FARMS PARCEL 13
PINAL COUNTY, ARIZONA
**FINAL PLAT**

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
07495
ROBERT A.
JOHNSTON
8/28/24

Job No.
20-0673

FP05

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of 6

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LEGEND

| | |
|---|---|
| ▣ | FOUND MONUMENT, AS NOTED |
| ● | FOUND MONUMENT, AS NOTED |
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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 13
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

FP06

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of 6

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