FINAL PLAT

OF

WARE FARMS PARCEL 14

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. 20240960. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT 14-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 14-A THROUGH 14-M 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:	1,351,696 SF	31.0307 AC
RIGHT-OF-WAY:	71,997 SF	1.6528 AC
NET AREA:	1,279,699 SF	29.3779 AC
PRIVATE STREET TRACT:	179,053 SF	4.1105 AC
TOTAL TRACT AREA:	350,362 SF	8.0433 AC
TOTAL LOT AREA:	750,284 SF	17.2222 AC
TOTAL # OF LOTS:	107	
OVERALL DENSITY:	3.64 DU/AC	
AVERAGE AREA PER LOT:	7,012 SF	

LEGEND

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

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

LOT AREAS TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

LOT TYPE B TABLE

LOT SIZE	LOTS
55' X 125'	1303-1409

LEGAL DESCRIPTION

SEE SHEET 2

OWNER

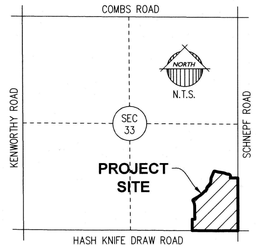
AG EHC II (PHM) MULTI STATE 2, LLC
CORPORATION TRUST CENTER
1209 ORANGE ST
WILMINGTON, DE 19801
602-418-0443
STEPHEN S. BENSON
STEVE.BENSON@ESSENTIALHOUSINGOPS.COM

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)

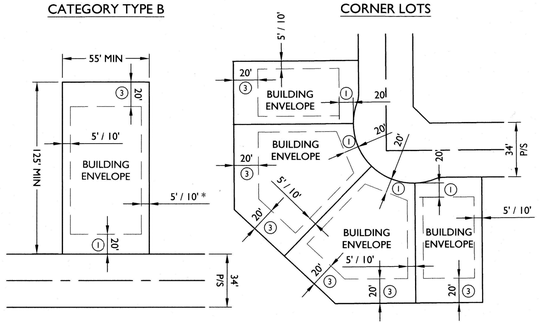
DEVELOPMENT STANDARD	CATEGORY TYPE A	CATEGORY TYPE B	CATEGORY TYPE C
MINIMUM LOT AREA	4,800 SF	5,775 SF	6,825 SF
MINIMUM LOT WIDTH	48'	55'	65'
MINIMUM FRONT SETBACK (1)	20' / 15'	20' / 15'	20' / 15'
MINIMUM SIDE SETBACK	5' / 8'	5' / 10'	5' / 10'
MINIMUM STREET SIDE SETBACK (2)	10'	10'	10'
MINIMUM REAR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

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

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

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

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

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

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

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

ASSURANCES IN THE FORM OF PERFORMANCE BOND, FEE NO. 2024-050738 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 AG EHC II (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WARE FARMS PARCEL 14", 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 "14-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 "14-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.

STREETS SHOWN ON THIS PLAT SHOWN AS SCHNEPF ROAD ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS 14-A, 14-B, 14-C, 14-D AND 14-G AND THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE WARE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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

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

IN WITNESS WHEREOF:

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: _____

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
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EPS GROUP

WARE FARMS PARCEL 14
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

Job No.
20-0673
FP01

Sheet No.
1
of 7

FP 21-109

tprotonentis Aug 27, 2024 1:04pm S:\Projects\2020\20-0673\Land Survey\Dwgs\Final Plats\Phase 2\Parcel 14\20-0673 - CD - PH2 - Parcel 14 - 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 NORTH–SOUTH MID–SECTION LINE NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, 2639.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 02 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, 1332.67 FEET TO A POINT ON SAID EAST LINE AND THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 02 MINUTES 18 SECONDS WEST, 1308.93 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS WEST, 1139.40 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 292.63 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, 69.00 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 60.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST A DISTANCE OF 7.00 FEET;

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

THENCE NORTH 0 DEGREES 02 MINUTES 19 SECONDS EAST, 247.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 280.00 FEET;

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

THENCE NORTH 30 DEGREES 41 MINUTES 51 SECONDS WEST, 8.08 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;

THENCE NORTH 59 DEGREES 18 MINUTES 09 SECONDS EAST, 159.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 548.00 FEET;

THENCE NORTHEASTERLY 194.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 20 MINUTES 07 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 17.00 FEET;

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

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

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

THENCE NORTHEASTERLY 29.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 04 MINUTES 22 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 128.00 FEET;

THENCE NORTHEASTERLY 50.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 05 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 172.00 FEET;

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

THENCE NORTHEASTERLY 56.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 24 MINUTES 38 SECONDS;

THENCE NORTH 22 DEGREES 52 MINUTES 41 SECONDS EAST, 163.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHEASTERLY 25.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 07 MINUTES 33 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 748.00 FEET;

THENCE SOUTHEASTERLY 164.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 33 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 342.00 FEET;

THENCE SOUTHEASTERLY 115.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 24 MINUTES 26 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 158.00 FEET;

THENCE SOUTHEASTERLY 67.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 22 SECONDS TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 1 DEGREES 40 MINUTES 56 SECONDS WEST A DISTANCE OF 57.00 FEET;

THENCE SOUTHEASTERLY 116.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117 DEGREES 33 MINUTES 38 SECONDS TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 60 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 12.00 FEET;

THENCE SOUTHWESTERLY 7.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 07 MINUTES 55 SECONDS;

THENCE ON A NON–TANGENT LINE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, 199.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 31.0307 ACRES, MORE OR LESS.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1303	6,733	0.1546
1304	6,875	0.1578
1305	6,875	0.1578
1306	6,875	0.1578
1307	6,875	0.1578
1308	6,875	0.1578
1309	6,874	0.1578
1310	6,874	0.1578
1311	6,731	0.1545
1312	8,901	0.2043
1313	8,927	0.2049
1314	8,914	0.2046
1315	8,902	0.2044
1316	8,889	0.2041
1317	8,877	0.2038
1318	8,864	0.2035
1319	8,852	0.2032
1320	8,839	0.2029
1321	8,827	0.2026
1322	8,793	0.2019
1323	8,738	0.2006
1324	6,813	0.1564
1325	6,875	0.1578
1326	6,875	0.1578
1327	6,875	0.1578
1328	6,874	0.1578
1329	6,875	0.1578
1330	6,875	0.1578
1331	6,875	0.1578
1332	6,875	0.1578
1333	6,875	0.1578
1334	6,875	0.1578
1335	6,875	0.1578
1336	6,875	0.1578
1337	6,874	0.1578
1338	6,874	0.1578
1339	6,875	0.1578
1340	6,875	0.1578
1341	6,875	0.1578
1342	6,875	0.1578
1343	6,875	0.1578
1344	6,875	0.1578

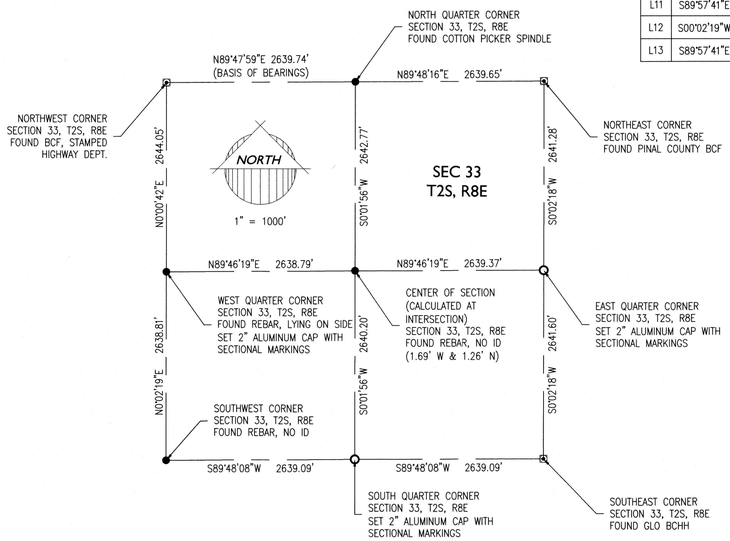
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1345	6,875	0.1578
1346	6,875	0.1578
1347	6,874	0.1578
1348	6,874	0.1578
1349	6,875	0.1578
1350	6,875	0.1578
1351	6,875	0.1578
1352	6,875	0.1578
1353	6,875	0.1578
1354	6,875	0.1578
1355	6,875	0.1578
1356	6,875	0.1578
1357	6,875	0.1578
1358	6,875	0.1578
1359	6,874	0.1578
1360	6,874	0.1578
1361	6,875	0.1578
1362	6,875	0.1578
1363	6,875	0.1578
1364	6,875	0.1578
1365	6,875	0.1578
1366	6,875	0.1578
1367	6,875	0.1578
1368	6,875	0.1578
1369	6,875	0.1578
1370	6,875	0.1578
1371	6,874	0.1578
1372	6,868	0.1577
1373	6,875	0.1578
1374	6,875	0.1578
1375	6,875	0.1578
1376	6,875	0.1578
1377	6,874	0.1578
1378	6,600	0.1515
1379	6,600	0.1515
1380	6,600	0.1515
1381	6,600	0.1515
1382	6,600	0.1515
1383	6,599	0.1515
1384	6,600	0.1515
1385	6,600	0.1515
1386	6,600	0.1515

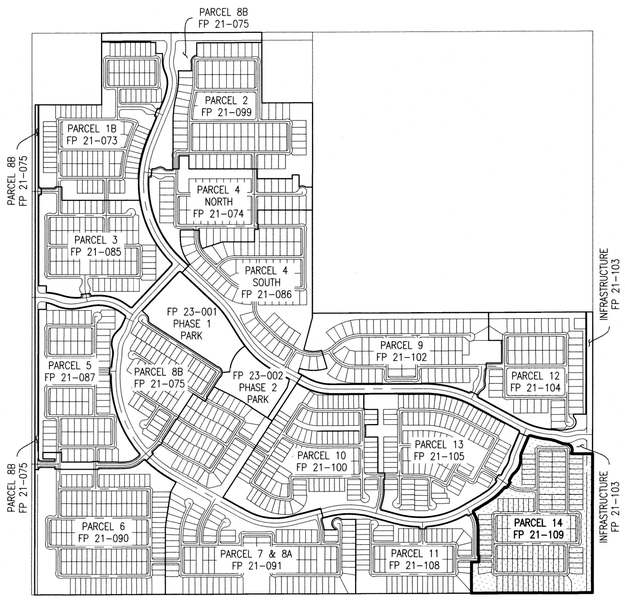
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1387	6,600	0.1515
1388	6,600	0.1515
1389	6,600	0.1515
1390	6,600	0.1515
1391	6,600	0.1515
1392	6,600	0.1515
1393	6,600	0.1515
1394	6,600	0.1515
1395	6,600	0.1515
1396	6,600	0.1515
1397	6,600	0.1515
1398	6,600	0.1515
1399	6,600	0.1515
1400	6,599	0.1515
1401	6,600	0.1515
1402	6,600	0.1515
1403	6,600	0.1515
1404	6,600	0.1515
1405	6,600	0.1515
1406	6,600	0.1515
1407	6,600	0.1515
1408	6,601	0.1515
1409	6,601	0.1515

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	11.00'	7.00'	90°00'00"	7.00'	9.90'	S44°57'41"E
C2	150.21'	280.00'	30°44'11"	76.96'	148.41'	N15°19'46"W
C3	26.70'	17.00'	90°00'00"	17.00'	24.04'	S14°18'09"W
C4	194.50'	548.00'	20°20'07"	98.28'	193.48'	N49°08'05"E
C5	25.29'	17.00'	85°13'42"	15.64'	23.02'	S81°34'52"W
C6	25.29'	17.00'	85°13'42"	15.64'	23.02'	S13°11'26"E
C7	29.39'	548.00'	3°04'22"	14.70'	29.39'	N27°53'14"E
C8	50.23'	128.00'	22°29'05"	25.44'	49.91'	S37°35'36"W
C9	154.20'	172.00'	51°22'05"	82.72'	149.09'	N23°09'06"E
C10	56.77'	128.00'	25°24'38"	28.86'	56.30'	S10°10'22"W
C11	25.26'	17.00'	85°07'33"	15.61'	23.00'	S65°26'28"W
C12	164.40'	748.00'	12°35'33"	82.53'	164.06'	S78°17'32"E
C13	115.84'	342.00'	19°24'26"	58.48'	115.29'	N74°53'06"W
C14	67.07'	158.00'	24°19'22"	34.05'	66.57'	S77°20'34"E
C15	116.95'	57.00'	117°33'38"	94.05'	97.49'	N29°32'15"W
C16	7.15'	12.00'	34°07'55"	3.68'	7.04'	N12°36'34"E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°02'19"W
C18	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°50'16"W
C19	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°02'19"W
C20	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°05'06"E
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°57'41"W
C22	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°09'44"E
C23	100.76'	46.00'	125°30'20"	89.33'	81.79'	N44°57'41"W
C24	18.28'	59.00'	17°45'11"	9.21'	18.21'	S08°54'54"W
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
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'	N44°57'41"W
C28	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°09'44"E
C29	100.76'	46.00'	125°30'20"	89.33'	81.79'	N44°57'41"W
C30	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°54'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
C32	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°50'16"E
C33	100.76'	46.00'	125°30'20"	89.33'	81.79'	N45°02'19"E
C34	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°05'06"W
C35	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°02'19"W
C36	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°57'41"W
C37	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
C38	18.28'	59.00'	17°45'10"	9.21'	18.21'	S08°50'16"E
C39	100.76'	46.00'	125°30'20"	89.33'	81.79'	N45°02'19"E
C40	18.28'	59.00'	17°45'10"	9.21'	18.21'	N81°05'06"W
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°57'41"E
C42	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°09'44"W
C43	100.76'	46.00'	125°30'20"	89.33'	81.79'	S44°57'41"E
C44	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°54'54"E
C45	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°57'41"W
C46	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°02'19"W
C48	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°57'41"E
C49	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°02'19"W
C50	18.28'	59.00'	17°45'10"	9.21'	18.21'	N08°50'16"W
C51	100.76'	46.00'	125°30'20"	89.33'	81.79'	S45°02'19"W
C52	18.28'	59.00'	17°45'10"	9.21'	18.21'	S81°05'06"E
C53	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
C54	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°57'41"E
C55	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°57'41"W
C56	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°02'19"E
C57	109.09'	183.00'	34°09'24"	56.22'	107.49'	S72°52'59"E
C58	119.23'	200.00'	34°09'24"	61.45'	117.47'	S72°52'59"E
C59	129.36'	217.00'	34°09'24"	66.67'	127.46'	S72°52'59"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'19"E	13.00'
L2	S00°02'19"W	13.00'
L3	S30°41'51"E	8.08'
L4	S34°11'43"W	13.00'
L5	S34°11'43"W	13.00'
L6	N55°48'17"W	21.38'
L7	S55°48'17"E	21.38'
L8	S55°48'17"E	21.38'
L9	S46°29'15"E	15.18'
L10	N89°57'41"W	11.99'
L11	S89°57'41"E	16.98'
L12	S00°02'19"W	48.98'
L13	S89°57'41"E	38.12'





KEY MAP

NOT TO SCALE

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
14–A	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	59,910	1.3753
14–B	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	54,026	1.2403
14–C	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	50,975	1.1702
14–D	LANDSCAPE, OPEN SPACE, RETENTION, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT, ** SIGHT VISIBILITY EASEMENT, ** HIGHWAY EASEMENT, ** SRP EASEMENT & ** DRAINAGE EASEMENT	120,896	2.7754
14–E	LANDSCAPE, OPEN SPACE, TRAIL, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	12,480	0.2865
14–F	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	3,580	0.0822
14–G	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	14,847	0.3408
14–H	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	3,580	0.0822
14–I	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	3,580	0.0822
14–J	LANDSCAPE, OPEN SPACE, TRAIL, ** PUBLIC UTILITY EASEMENT & ** PEDESTRIAN ACCESS EASEMENT	14,847	0.3409
14–K	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	3,580	0.0822
14–L	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	3,430	0.0788
14–M	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** PEDESTRIAN ACCESS EASEMENT & ** SIGHT VISIBILITY EASEMENT	4,628	0.1063
14–PS1	PRIVATE STREET TRACT	179,053	4.1105

NOTES

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

LEGEND

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

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

WARE FARMS PARCEL 14

PINAL COUNTY, ARIZONA

FINAL PLAT

Project

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
07495
ROBERT A.
JOHNSTON

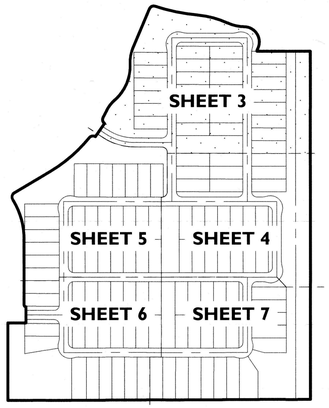
Job No.
20-0673

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SHEET INDEX

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'

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

N00°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

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

FUTURE WARE FARMS INFRASTRUCTURE

PAIRING LANE

33'x33' SVTE

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

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

TRACT 14-A

FUTURE WARE FARMS PARCEL 10

N22°52'41"E 163.81'

OLIVE PRESS LOOP

TRACT 14-PSI

LIGURIA LN

N89°57'41"W 161.97'

S89°57'41"E 274.00'

S89°57'41"E 200.00'

TRACT 14-L

N89°57'41"W 119.36'

21'x21' SVTE

L=26.36'

L=5.05'

1383

1400

1382

1384

1399

1381

1385

1398

1380

1386

1397

1379

1387

1396

1378

1388

1395

1401

1402

1403

1404

1405

1406

TRACT 14-D

TRACT 14-E

S89°57'41"E 120.00'

S89°57'41"E 120.01'

N89°57'41"W 120.00'

N89°57'41"W 95.88'

S89°57'41"E 132.88'

S89°57'41"E 95.89'

N89°57'41"W 240.00'

S89°57'41"E 240.00'

N0°02'19"E 275.00'

S0°02'19"W 300.98'

S0°02'19"W 542.00'

N0°02'19"E 542.00'

S0°02'19"W 616.00'

N0°02'19"E 522.98'

S0°02'18"W 495.00'

S0°02'18"W 1309.15'

S0°02'18"W 2641.60'

1332.67'

1308.93'

394.00'

222.00'

182.79'

S89°57'42"E 199.68'

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

POINT OF BEGINING

55' R/W

40' HIGHWAY EASEMENT
DKT 156, PG 342, PCR

20' HIGHWAY EASEMENT
DKT 358, PG 10, PCR

30' SRP EASEMENT
SRP PROJECT #T3435667

25' DRAINAGE EASEMENT

8' PUE

63.00'

VIN SANTO RD

ST PEPIN DR

SCHNEPF RD

CAPER RD

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 4

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
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PAE	PEDESTRIAN ACCESS EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
(1)	INDICATES STARTING AND ENDING LOT NUMBERING

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 14

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
ARIZONA U.S.A.
27495
ROBERT A.
JOHNSTON
9-28-24

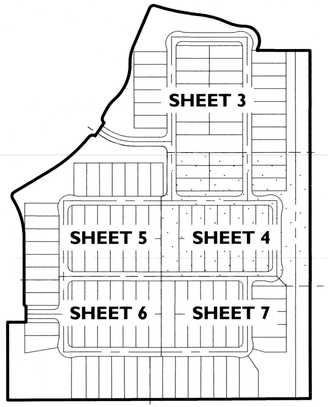
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20-0673

FP03

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FP 21-109

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SHEET INDEX

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

VIN SANTO RD

ASCOLANO RD

TABLE OLIVE DR

RIQUA RD

SCHNEPF RD

ST PEPIN DR

TRACT 14-M

TRACT 14-D

TRACT 14-PSI

TRACT 14-G

TRACT 14-F

1389 1394 1407 1390 1393 1408 1391 1392 1409 1366 1367 1368 1369 1370 1371 1353 1352 1351 1350 1349 1348

S89°57'41"E 240.00' S89°57'41"E 120.01' S89°57'41"E 120.00' S89°57'41"E 120.01' S0°02'19"W 148.00' N0°02'19"E 542.00' S0°02'19"W 542.00' N0°02'19"E 522.98' S0°02'19"W 616.00' S0°02'18"W 495.00' N89°57'41"W 200.00' 404.38' 274.00' N89°57'41"W 783.39' 105.01' N89°57'41"W 709.39' S89°57'41"E 783.39' 673.39' 110.00' S0°02'19"W 210.00' S0°02'19"W 284.00' N0°02'19"E 171.97' S0°02'18"W 1309.15' S0°02'18"W 2641.60' 1308.93'

120.00' 55.00' 59.39' 125.00' 250.00' 222.00' 17' PS 13' PUE & PAE 1' VNAE 21'x21' SVTE 20.00' 63.00' 78.00' 15.00' 50.00' L=5.05' L=26.36' 124.36' 171.97' 284.00' 210.00' 495.00' 616.00' 542.00' 148.00'

30' SRP EASEMENT SRP PROJECT #T3435667

25' DRAINAGE EASEMENT

8' PUE

55' R/W

40' HIGHWAY EASEMENT DKT 156, PG 342, PCR

20' HIGHWAY EASEMENT DKT 358, PG 10, PCR

C1 C25 C26 C27 C28 C29 C30 C31 C32 C33 L10

LEGEND

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

WARE FARMS PARCEL 14

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27495
ROBERT A. JOHNSTON

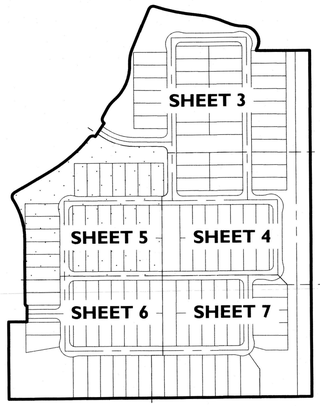
Job No.
20-0673

FP04

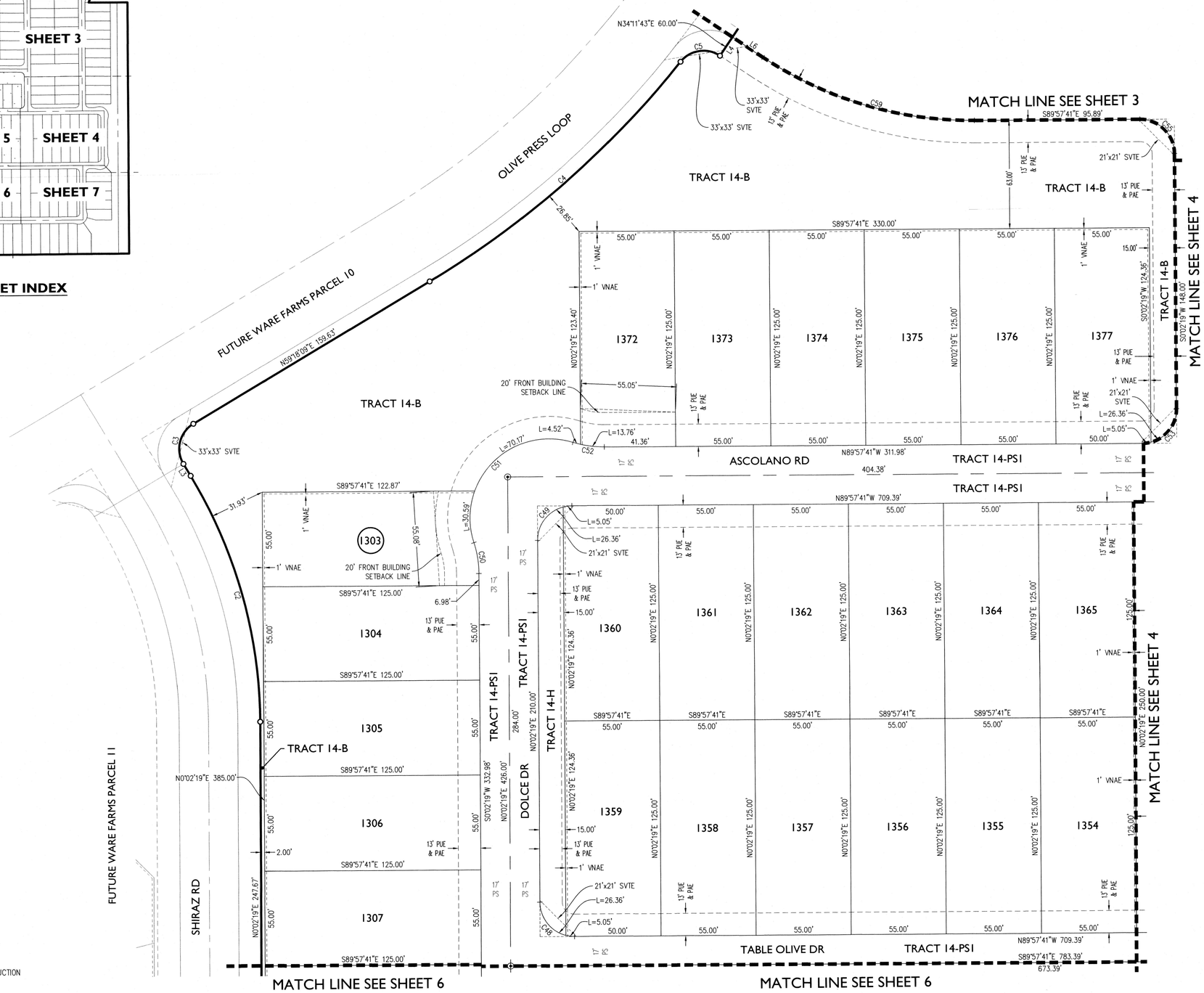
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SHEET INDEX



LEGEND

⊡	FOUND MONUMENT, AS NOTED
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
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WARE FARMS PARCEL 14
PINAL COUNTY, ARIZONA

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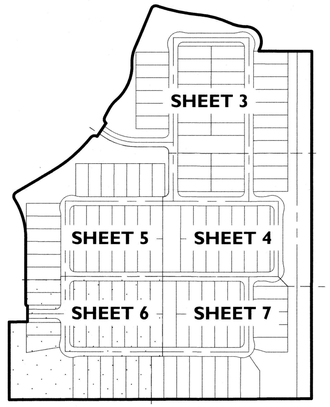
Designer: RAJ
Drawn by: TJP

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

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20-0673
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SHEET INDEX

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

FUTURE WARE FARMS PARCEL 11

SHIRAZ RD

TRACT 14-B

TRACT 14-PSI

TRACT 14-C

TRACT 14-I

OLIVIERE DR

DOLCE DR

TABLE OLIVE DR

HOJIBLANCA RD

1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343

S89°57'41"E 125.00'

S89°57'41"E 783.39'

673.39'

S89°57'41"E 599.39'

N89°57'41"W 599.39'

N89°57'41"W 673.39'

S89°57'41"E 561.36'

N89°57'41"W 126.76'

S89°57'41"E 69.00'

N89°57'41"W 100.00'

S89°57'41"E 142.00'

S89°57'41"E 100.00'

N89°57'41"W 124.36'

S89°57'41"E 124.99'

S89°57'41"E 124.60'

N0°02'19"E 247.67'

N0°02'19"E 385.00'

N0°02'19"E 60.00'

N0°02'19"E 110.00'

N0°02'19"E 292.63'

N0°02'19"E 284.00'

S0°02'19"W 332.98'

S0°02'19"W 124.36'

S0°02'19"W 125.00'

N0°02'19"E 210.00'

N0°02'19"E 158.34'

N0°02'19"E 162.42'

N0°02'19"E 162.19'

N0°02'19"E 161.96'

N0°02'19"E 161.74'

N0°02'19"E 161.51'

N0°02'19"E 161.28'

237.96'

180.36'

64.00'

1499.69'

S89°48'08"W 2639.09'

L=39.50'

L=4.03'

L=27.39'

L=1.02'

L=17.27'

L=5.05'

L=26.36'

L=6.25'

21'x21' SVTE

20' FRONT BUILDING SETBACK LINE

55.19'

48.98'

237.96'

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

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)

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

N0°00'42"E 2644.05'

S0°01'56"W 2642.77'

N89°46'19"E 2638.79'

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

N0°02'19"E 2638.81'

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

LEGEND

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NORTH

30 0 30 60
scale feet

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WARE FARMS PARCEL 14

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

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Designer: RAJ
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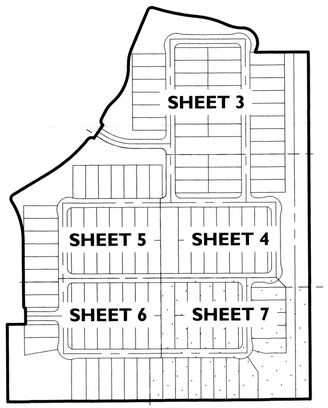
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SHEET INDEX

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

TRACT 14-PS1 — TABLE OLIVE DR

S89°57'41"E 783.39'
673.39'
S89°57'41"E 599.39'
59.39' | 55.00' | 55.00' | 55.00' | 50.00'
L=5.05'
L=26.36'
21'x21' SVTE
13' PUE & PAE
1' VNAE
15.00'
125.00'
59.39'
1344 | 1345 | 1346 | 1347
S0°02'19"W 125.00' | S0°02'19"W 124.36'
TRACT 14-J
S0°02'19"W 250.00'
S89°57'41"E
55.00' | 55.00' | 55.00' | 55.00'
1331 | 1330 | 1329 | 1328
TRACT 14-K
TRACT 14-PS1
MUSCAT LN
17' PS
C35 | C36 | C37 | C38 | C39
N89°57'41"W 599.39'
TRACT 14-PS1 — HOJIBLANCA RD
N89°57'41"W 673.39'
TRACT 14-PS1
S89°57'41"E 561.36'
55.00' | 55.00' | 55.00' | 55.00' | 35.41'
C40
L=1.67'
L=47.36'
L9
L=40.48'
186.43'
20' FRONT BUILDING SETBACK LINE
55.13'
56.85'
1318 | 1319 | 1320 | 1321 | 1322 | 1323
N0°02'19"E 161.28' | N0°02'19"E 161.06' | N0°02'19"E 160.83' | N0°02'19"E 160.60' | N0°02'19"E 160.37' | N0°02'19"E 156.86' | N0°02'19"E 157.01'
1' VNAE
S89°48'08"W 2639.09'

TRACT 14-D

110.00'
L11 | C34 | C35
S89°57'41"E 125.00'
20.00'
21'x21' SVTE
13' PUE & PAE
1' VNAE
1327 | 1326 | 1325 | 1324
55.00'
63.00'
30' SRP EASEMENT SRP PROJECT #T3435667
25' DRAINAGE EASEMENT
8' PUE
55' R/W
40' HIGHWAY EASEMENT DKT 156, PG 342, PCR
20' HIGHWAY EASEMENT DKT 358, PG 10, PCR
S0°02'18"W 1309.15'
SCHNEPF RD
1308.93'
S0°02'18"W 2641.60'
N0°02'19"E 190.98'
S0°02'19"W 284.00'
S0°02'19"W 210.00'
S0°02'18"W 220.00'
25.98'
20' FRONT BUILDING SETBACK LINE
55.27'
L=11.73'
N89°57'41"W 120.10'
203.41'
186.43'
SOUTHEAST CORNER SECTION 33, T2S, R8E FOUND GLO BCHH

LEGEND

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EPS GROUP

WARE FARMS PARCEL 14

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

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