FINAL PLAT

of

Bella Vista Farms - Parcel K - Parcel 2

A PORTION OF THE EAST HALF OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. 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 NO. 86-401382.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240192, (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. 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.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. 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.
6. 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.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. 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.
12. TRACTS "A", "B", "C", "D", "E" AND "F" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AN ARIZONA NON-PROFIT CORPORATION.
13. 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.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 12/22/20 IN FEE NO. 2020-134452 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS IN THE VICINITY OF THE FLIGHT PATTERN/NOISE CORRIDORS OF THE PHOENIX-MESA GATEWAY AIRPORT FLIGHT ZONE AND IN THE FUTURE MAY CONTINUE TO BE WITHIN THE FLIGHT PATTERN/NOISE CORRIDOR OF SAID AIRPORT.

BENCHMARK

PINAL COUNTY CONTROL NETWORK, (POINT NUMBER 308125) 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE,
ELEVATION = 1543.45' (NAVD 88 DATUM) (N: 797285.48, E: 824199.67)

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING **SOUTH 89 DEGREES 34 MINUTES 21 SECONDS WEST**

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT
(PAD) ZONING DISTRICT (CR-3)
CASE # PZ-PD-012-11

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	4,950 SF (50')
MIN. LOT WIDTH:	45'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	7' **
TARGET DENSITY	3.9 DU/AC
OVERALL OPEN SPACE:	37%

** MEASURED FROM EA VE TO EA VE.

LAND USE TABLE

TOTAL NUMBER OF LOTS	122
TOTAL NUMBER OF TRACTS (COMMON AREA A - F)	6
TOTAL LOTS AREA	18.8357 AC.
TOTAL TRACTS AREA	3.6421 AC.
RIGHT-OF-WAY	4.9896 AC.
GROSS AREA	27.4674 AC.

LOT AREA TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

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 AUGUST, 2024, 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.

LAND SURVEYOR:
JERRY L DODD JR. , R.L.S. 52139
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201

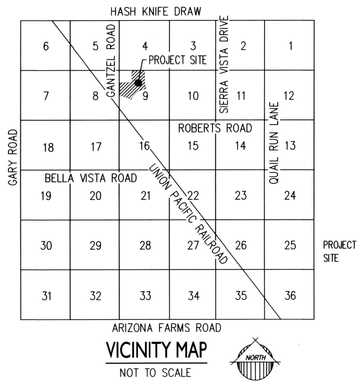
REGISTERED LAND SURVEYOR
52139
JERRY L.
DODD, JR.
DATE SIGNED 9-1-24
ARIZONA U.S.A.

DEVELOPER / OWNER

EL DORADO LAND DEVELOPMENT, INC.
8501 N. SCOTTSDALE RD, STE 120
SCOTTSDALE, AZ 85253
FAX: (602) 955-3543
PHONE: (602) 955-2424
CONTACT: BRAD HINTON

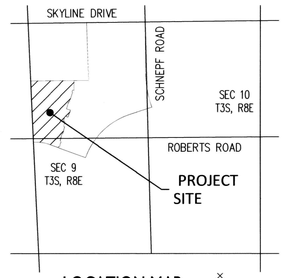
ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgroupinc.com

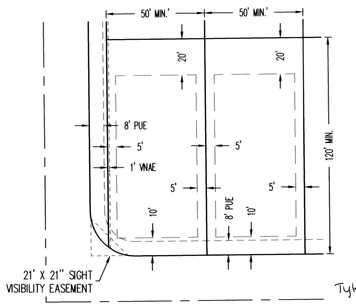


VICINITY MAP
NOT TO SCALE

TOWNSHIP 3 SOUTH, RANGE 8 EAST



LOCATION MAP
NOT TO SCALE



50' x 120' TYPICAL LOT
NOT TO SCALE

SERVICE PROVIDERS

DESCRIPTION	COMPANY
CABLE TV	COX COMMUNICATIONS OR CENTURY LINK
GAS	CITY OF MESA GAS
SEWER	QUEEN CREEK
FIRE	RURAL / METRO FIRE DEPARTMENT
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS OR CENTURY LINK
WATER	EPCOR WATER ARIZONA, INC.
SOLID WASTE	REPUBLIC SERVICES
POLICE / SECURITY	PINAL COUNTY SHERIFF DEPARTMENT
IRRIGATION	QUEEN CREEK IRRIGATION DISTRICT
SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT

OPTIONEE APPROVAL

THE UNDERSIGNED, BEING THE OPTIONEE UNDER THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT DATED SEPT 27, 2024.

DREAM FINDER HOMES ARIZONA LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

NAME: Tyler Champlin

ITS: President, Phoenix Division

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

ON THIS 10th DAY OF OCTOBER, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Tyler Champlin WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE ~~Tyler~~ President ~~Champlin~~ OF TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Chelsea D. Hughes — 10/10/2024
NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES:

CHELSEA HUGHES
Notary Public - Arizona
Pinal County
Commission # 637444
My Comm. Expires Jan 31, 2027

LEGEND

⊠	FOUND MONUMENT, AS NOTED
O	CORNER OF SUBDIVISION
◉	BRASS CAP TO BE SET AT CONSTRUCTION
P.C.R.	PINAL COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT (21' X 21')
SVTE *	SIGHT VISIBILITY TRIANGLE EASEMENT (33' X 33')
VNAE	VEHICULAR NON-ACCESS EASEMENT
———	SUBDIVISION BOUNDARY
— — —	SECTION LINE
—— – ——	CENTER LINE
———	PROPERTY LINE
- - - - -	PUBLIC UTILITY EASEMENT
- - - - -	SIGHT VISIBILITY TRIANGLE EASEMENT
- - - - -	EASEMENT LINE

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA FARMS – PARCEL K – PARCEL 2", A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER 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.

TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP, IS THE OWNER OF FEE TITLE IN THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT 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 TRACT "B", AND "E". 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 BELLA VISTA FARMS COMMUNITY ASSOCIATION. 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 COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC, UPON ALL LOTS ADJACENT TO TRACTS AND/OR ADJACENT TO STREETS.

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:

TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP, 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 DAY OF September 25th, 2024.

TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP

BY: _____

TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF ~~ARIZONA~~ (ⓘ) CANADA }
COUNTY OF PINAL ~~ONTARIO~~ (ⓘ) TORONTO, } SS.

ON THIS 25th DAY OF SEPTEMBER, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SETH GREENSPAN WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VICE PRESIDENT OF TFCC BELLA VISTA LP, A DELAWARE LIMITED PARTNERSHIP, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ — SEPTEMBER 25, 2024
NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES: DOES NOT EXPIRE

MARIO ERNESTO DELGADO
Barrister & Solicitor, Notary Public, and Commissioner of Oaths
In and for the Province of Ontario, Canada.
My Commission does not expire.

Notary Public registered with the Consulate General of the United States of America in Toronto, Ontario, Canada for authentication purposes.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ — 10/31/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE

_____ — 10/30/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION — DATE

_____ — 10/30/24
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF A Subdivision Improvement Performance Bond, RESOLUTION NO. 082124-RD24-029 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 _____, _____, 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

MARIO ERNESTO DELGADO NOTARY PUBLIC PROVINCE OF ONTARIO

CASE NO. FP 21-049

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Project: Bella Vista Farms - Parcel K - Parcel 2
PINAL COUNTY, ARIZONA
FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: M.P.

Job No. 21-0126
FP01
Sheet No. 1 of 5

knachero Aug 29, 2024 11:08am S:\Projects\2021\21-0126\Land Survey\Dwgs\Final Plat\Phase 2 Final Plat\21-0126 Ph 2 Plat.dwg

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,156	0.1413
2	6,233	0.1431
3	6,250	0.1435
4	6,250	0.1435
5	6,250	0.1435
6	7,419	0.1703
7	17,702	0.4064
8	14,595	0.3351
9	7,750	0.1779
10	7,775	0.1785
11	7,775	0.1785
12	7,775	0.1785
13	7,775	0.1785
14	7,775	0.1785
15	7,775	0.1785
16	7,775	0.1785
17	8,078	0.1855
18	8,190	0.1880
19	8,410	0.1931
20	8,739	0.2006
21	9,177	0.2107
22	9,727	0.2233
23	10,389	0.2385
24	13,506	0.3101
25	6,464	0.1484
26	6,223	0.1429
27	6,223	0.1429
28	6,223	0.1429
29	6,223	0.1429
30	6,223	0.1429
31	6,223	0.1429
32	6,084	0.1397
33	6,025	0.1383
34	6,025	0.1383
35	6,025	0.1383
36	6,025	0.1383
37	6,025	0.1383
38	6,025	0.1383
39	6,792	0.1559
40	6,266	0.1438
41	6,025	0.1383

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
42	6,025	0.1383
43	6,025	0.1383
44	6,025	0.1383
45	6,025	0.1383
46	6,025	0.1383
47	6,135	0.1408
48	6,347	0.1457
49	6,346	0.1457
50	6,346	0.1457
51	6,345	0.1457
52	6,346	0.1457
53	7,058	0.1620
54	6,301	0.1446
55	6,301	0.1446
56	6,301	0.1446
57	6,301	0.1446
58	6,301	0.1446
59	6,065	0.1392
60	6,025	0.1383
61	6,025	0.1383
62	6,025	0.1383
63	6,001	0.1378
64	6,226	0.1429
65	6,123	0.1406
66	6,026	0.1383
67	6,050	0.1389
68	6,050	0.1389
69	6,050	0.1389
70	6,364	0.1461
71	6,468	0.1485
72	6,502	0.1493
73	6,481	0.1488
74	6,406	0.1471
75	6,325	0.1452
76	6,317	0.1450
77	6,304	0.1447
78	6,304	0.1447
79	6,304	0.1447
80	6,304	0.1447
81	6,146	0.1411
82	6,025	0.1383

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
83	6,025	0.1383
84	6,025	0.1383
85	6,025	0.1383
86	6,025	0.1383
87	6,001	0.1378
88	6,983	0.1603
89	6,570	0.1508
90	6,563	0.1507
91	6,471	0.1486
92	6,379	0.1464
93	6,226	0.1429
94	6,051	0.1389
95	6,075	0.1395
96	6,075	0.1395
97	6,075	0.1395
98	6,075	0.1395
99	6,075	0.1395
100	6,386	0.1466
101	6,473	0.1486
102	6,464	0.1484
103	6,407	0.1471
104	6,340	0.1455
105	6,330	0.1453
106	6,330	0.1453
107	6,330	0.1453
108	6,402	0.1470
109	6,288	0.1443
110	6,160	0.1414
111	6,160	0.1414
112	6,137	0.1409
113	6,000	0.1377
114	6,000	0.1377
115	6,000	0.1377
116	6,166	0.1415
117	6,190	0.1421
118	6,190	0.1421
119	6,190	0.1421
120	6,643	0.1525
121	6,725	0.1544
122	6,621	0.1520

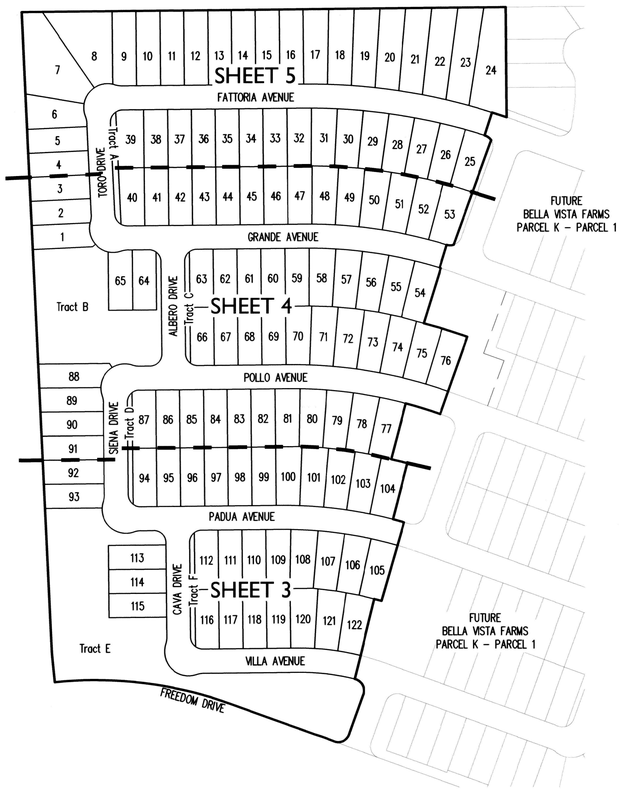
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	31.86'	1276.00'	1°25'50"	31.86'	N71°44'21"W
C2	17.13'	25.00'	39°15'21"	16.80'	S52°49'35"E
C3	14.85'	25.00'	34°01'56"	14.63'	N89°55'19"W
C4	2.30'	935.00'	0°08'28"	2.30'	S72°50'07"E
C5	75.27'	925.00'	4°39'45"	75.25'	N72°46'32"W
C6	23.94'	910.00'	1°30'26"	23.94'	S74°38'49"E
C7	41.96'	25.00'	96°10'22"	37.21'	S28°09'17"E
C8	39.27'	25.00'	90°00'00"	35.36'	S64°55'54"W
C9	374.88'	830.00'	25°52'43"	371.70'	N83°00'27"W
C10	386.88'	1226.00'	18°04'50"	385.28'	N81°29'41"W
C11	128.59'	515.00'	14°18'21"	128.25'	N83°22'55"W
C12	134.93'	540.00'	14°19'01"	134.58'	N83°22'35"W
C13	122.24'	490.00'	14°17'38"	121.93'	N83°23'17"W
C14	15.88'	50.00'	18°11'42"	15.81'	S80°22'04"W
C15	110.30'	50.00'	126°23'23"	89.25'	S45°32'06"E
C16	15.88'	50.00'	18°11'42"	15.81'	N08°33'45"E
C17	39.27'	25.00'	90°00'00"	35.36'	S45°32'06"E
C18	257.05'	885.00'	16°38'30"	256.15'	N82°12'51"W
C19	240.37'	910.00'	15°08'04"	239.67'	N82°58'04"W
C20	249.79'	860.00'	16°38'30"	248.91'	N82°12'51"W
C21	39.27'	25.00'	90°00'00"	35.36'	S44°27'54"W
C22	39.27'	25.00'	90°00'00"	35.36'	N45°32'06"W
C23	15.88'	50.00'	18°11'42"	15.81'	S80°22'04"W
C24	15.88'	50.00'	18°11'42"	15.81'	N08°33'45"E
C25	110.30'	50.00'	126°23'23"	89.25'	S45°32'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C26	39.27'	25.00'	90°00'00"	35.36'	S45°32'06"E
C27	15.88'	50.00'	18°11'42"	15.81'	N09°37'56"W
C28	15.88'	50.00'	18°11'42"	15.81'	S81°26'15"E
C29	110.30'	50.00'	126°23'23"	89.25'	S44°27'54"W
C30	39.27'	25.00'	90°00'00"	35.36'	S44°27'54"W
C31	39.27'	25.00'	90°00'00"	35.36'	N44°27'54"E
C32	39.27'	25.00'	90°00'00"	35.36'	S45°32'06"E
C33	333.12'	950.00'	20°05'27"	331.41'	N80°29'22"W
C34	341.88'	975.00'	20°05'27"	340.13'	N80°29'22"W
C35	249.08'	925.00'	15°25'41"	248.32'	N82°49'15"W
C36	295.38'	960.00'	17°37'45"	294.21'	N81°43'13"W
C37	287.69'	935.00'	17°37'45"	286.55'	N81°43'13"W
C38	303.07'	985.00'	17°37'45"	301.88'	N81°43'13"W
C39	39.27'	25.00'	90°00'00"	35.36'	S44°27'54"W
C40	39.27'	25.00'	90°00'00"	35.36'	N45°32'06"W
C41	15.88'	50.00'	18°11'42"	15.81'	S80°22'04"W
C42	15.88'	50.00'	18°11'42"	15.81'	N06°27'41"E
C43	38.35'	25.00'	87°53'56"	34.70'	S46°35'08"E
C44	108.46'	50.00'	124°17'19"	88.41'	S46°35'08"E
C45	15.88'	50.00'	18°11'42"	15.81'	N11°44'00"W
C46	15.88'	50.00'	18°11'42"	15.81'	S81°26'15"E
C47	112.13'	50.00'	128°29'27"	90.07'	S43°24'52"W
C48	40.19'	25.00'	92°06'04"	36.00'	S43°24'52"W
C49	394.77'	1251.00'	18°04'50"	393.14'	N81°29'41"W
C50	402.66'	1276.00'	18°04'50"	400.99'	N81°29'41"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, AND PUBLIC UTILITY EASEMENT	2,656	0.0610
Tract B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	50,503	1.1594
Tract C	LANDSCAPE, OPEN SPACE, AND PUBLIC UTILITY EASEMENT	2,195	0.0504
Tract D	LANDSCAPE, OPEN SPACE, AND PUBLIC UTILITY EASEMENT	2,200	0.0505
Tract E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND RETENTION	98,848	2.2692
Tract F	LANDSCAPE, OPEN SPACE, AND PUBLIC UTILITY EASEMENT	2,250	0.0516

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°32'44"W	50.00'
L2	S17°05'39"W	50.00'
L3	S74°28'50"E	39.93'
L4	S71°53'53"E	55.59'
L5	S76°50'36"E	34.92'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N75°46'42"W	15.90'
L7	S14°00'31"W	50.00'
L8	N05°56'49"W	59.16'
L9	N31°40'47"W	10.00'
L10	N48°41'49"E	7.63'



EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project: Bella Vista Farms - Parcel K - Parcel 2
PINAL COUNTY, ARIZONA
FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: M.P.

REGISTERED LAND SURVEYOR
52139
JERRY L. PODD, JR.
8-7-24
CERTIFICATE NO.
ARIZONA U.S.A.

Job No.
21-0126
FP02
Sheet No.
2
of 5

kriechero Aug 29, 2024 11:08am S:\Projects\2021\21-0126\Land Survey\Dwgs\Final Plat\Phase 2 Final Plat\21-0126 Ph. 2 Plat.dwg

MATCH LINE SEE SHEET 4 OF 5

SIENA DRIVE

PADUA AVENUE

CAVA DRIVE

VILLA AVENUE

FREEDOM DRIVE

Tract D

Tract E

Tract F

APN: 210-01-7030
UNSUBDIVIDED
(NOT-A-PART)

APN: 210-090-010
EL DORADO BELLA VISTA LLC
FEE NO. 2016-058294
UNSIBDIVIDED
(NOT-A-PART)

APN: 210-09-0040
EL DORADO BELLA VISTA LLC
FEE NO. 2016-058294
UNSIBDIVIDED
(NOT-A-PART)

APN: 210-09-0040
EL DORADO BELLA VISTA LLC
FEE NO. 2016-058294
UNSIBDIVIDED
(NOT-A-PART)

CENTER QUARTER CORNER
SECTION 9, T3S, R8E
FOUND 5/8" REBAR W/NO ID

EAST QUARTER CORNER
SECTION 9, T3S, R8E
FOUND 1" IRON PIPE SMASHED
FLAT W/TAG, RLS 43994

N89°34'21"E 2,681.53' (BASIS OF BEARING)

30' R/W
2021-158626, P.C.R.

NORTH

40 0 40 80
scale feet

EPS GROUP
1130 N. Alma School Rd. Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project:
Bella Vista Farms - Parcel K - Parcel 2
PINAL COUNTY, ARIZONA

FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

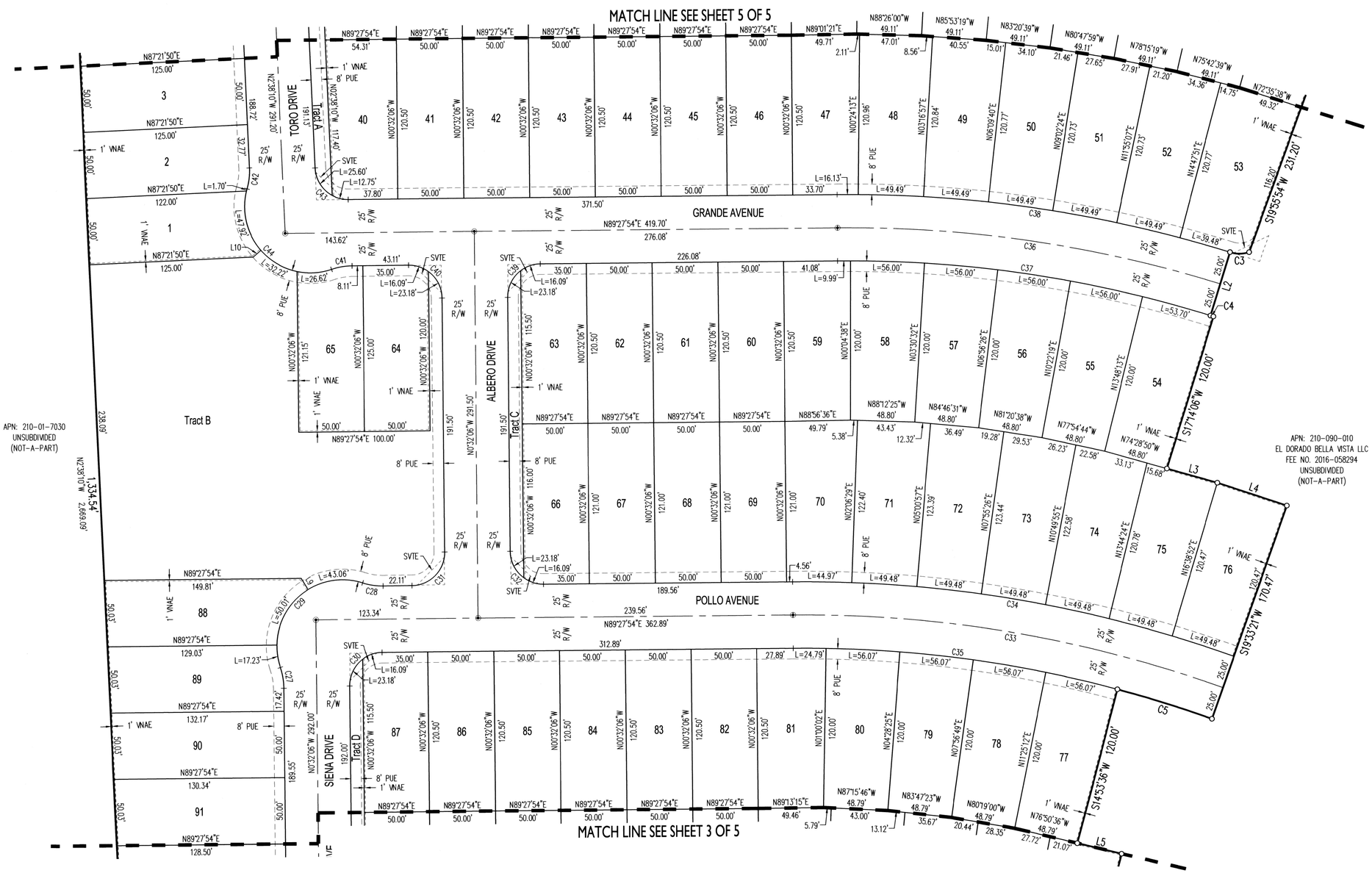
Drawn by: A.G.
Reviewed by: M.P.

REGISTERED LAND SURVEYOR
52139
JERRY L. DODD, JR.
10-1-24
SIGNED
ARIZONA U.S.A.

Job No.
21-0126
FP03

Sheet No.
3
of 5

knachero Aug 29, 2024 11:09am S:\Projects\2021\21-0126\Land Survey\Dwgs\Final Plat\Phase 2 Final Plat\21-0126 Ph 2 Plat.dwg



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Bella Vista Farms - Parcel K - Parcel 2

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: M.P.

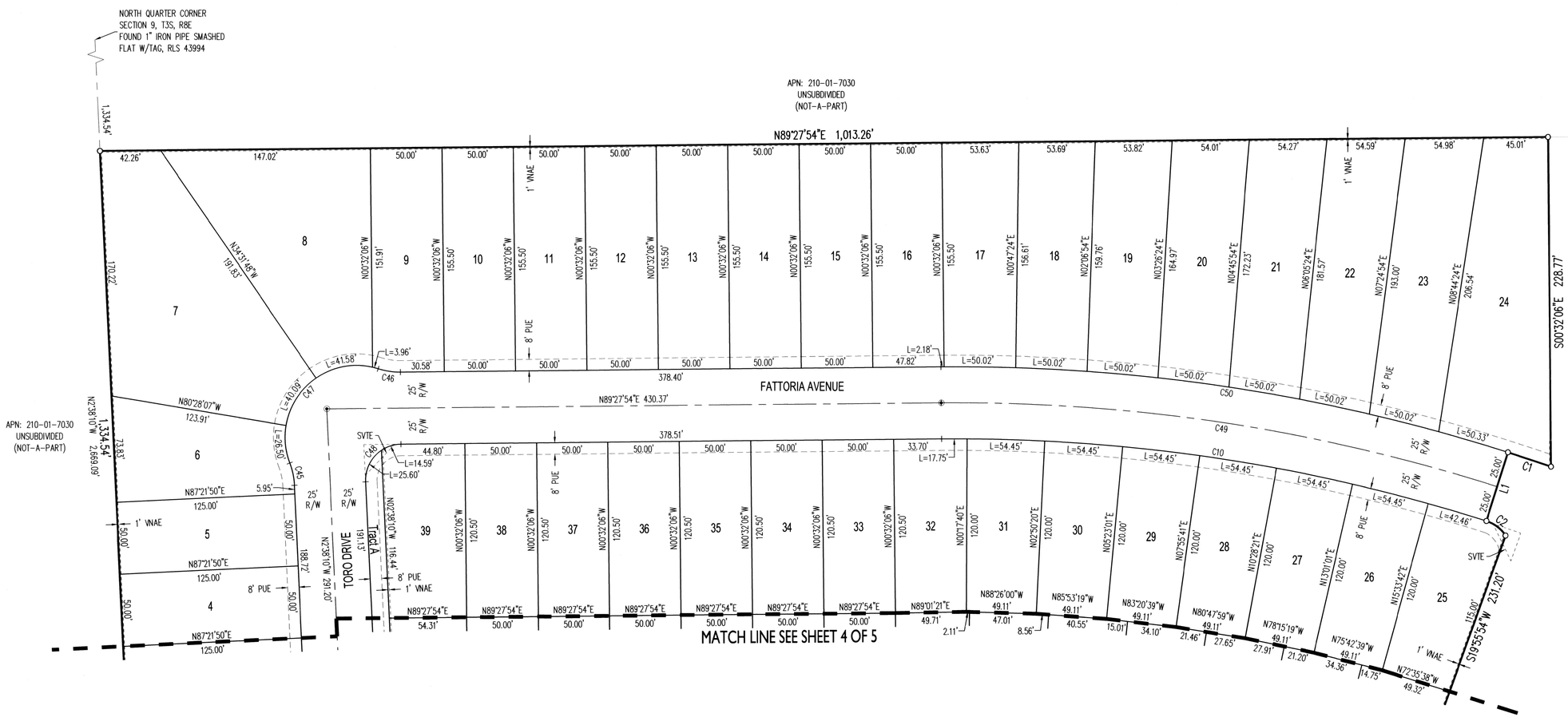
REGISTERED LAND SURVEYOR
52139
JERRY L. DODD, JR.
10-1-24
PINAL COUNTY, ARIZONA U.S.A.

Job No.
21-0126

FP04

Sheet No.
4
of 5

Knechero Aug 29, 2024 11:09am S:\Projects\2021\21-0126\Land Survey\Dwgs\Final Plat\Phase 2 Final Plat\21-0126 Ph 2 Plat.dwg



NORTH

40 0 40 80
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project: Bella Vista Farms - Parcel K - Parcel 2
PINAL COUNTY, ARIZONA

FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: M.P.

REGISTERED LAND SURVEYOR
52139
JERRY L. DODD, JR.
9-1-24
EXPIRES
ARIZONA U.S.A.

Job No.
21-0126

FP05

Sheet No.
5
of 5

knechero Aug 29, 2024 11:09am S:\Projects\2021\21-0126\Land Survey\Dwgs\Final Plat\Phase 2 Final Plat\21-0126 Ph 2 Plat.dwg