COPYRIGHT © 2024 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

FINAL PLAT OF "RED ROCK VILLAGE IXA"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 10 SOUTH, RANGE 10 EAST,
OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES 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. 27-701280.0000.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240479 & 20240581.
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 RED ROCK VILLAGE 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 PLACED 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 RED ROCK VILLAGE 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 COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A, B, C & D ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE RED ROCK VILLAGE COMMUNITY ASSOCIATION, 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. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON FEBRUARY 10TH, 2022 IN FEE NO. 2022-016254, 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 PINAL AIRPARK AND IN THE FUTURE MAY CONTINUE TO BE WITHIN THE FLIGHT PATTERN/NOISE CORRIDOR OF SAID AIRPORT.
16. THE HOME BUILDER AND OWNER ARE RESPONSIBLE TO PROVIDE A SEPARATE INSTRUMENT FOR THE MODEL COMPLEX, AS AN ACCESSORY USE, FOR A SALES CENTER, PARKING AREA, AND OVERFLOW PARKING. LOT NUMBERS WILL BE PROVIDED FOR THE MODEL COMPLEX (SALES CENTER), THE PARKING LOT, AND THE OVERFLOW LOT PRIOR TO ANY PERMITS OR BUSINESS LICENSE FOR USE OF THE MODEL COMPLEX FOR SALES. THE MODEL COMPLEX AND PARKING SHALL BE LANDSCAPED IN CONJUNCTION WITH THE PARKING. UPON COMPLETION OF THE SITE'S USE AS A MODEL COMPLEX, ALL LOTS WILL REVERT TO RESIDENTIAL UNITS (UPON BUILD-OUT) AS SHOWN ON THIS FINAL PLAT AND PER THE APPROVED CIVIL PLANS AND APPROVED LANDSCAPE PLANS.

BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED 225, P.I.D. CZ1447 – USGS QUAD: RED ROCK (1993). ELEVATION = 1857.63 FEET NAVD 88 DATUM.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, T.10S., R.10E. BEING N89°45'51"E WITH A DISTANCE OF 2628.91' FEET.

SERVICE PROVIDERS

SEWER	GLOBAL WATER RESOURCES INC.
WATER	GLOBAL WATER RESOURCES INC.
GAS	SOUTHWEST GAS
ELECTRICITY	APS
TELEPHONE	CENTURY LINK
CABLE	COMCAST
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	AVRA VALLEY FIRE DISTRICT
SOLID WASTE	REPUBLIC SERVICES

LIEN HOLDERS RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARIES INTEREST UNDER DEED OF TRUST DATED SEPTEMBER 18, 2018 AND RECORDED ON SEPTEMBER 18, 2018, AS INSTRUMENT NO. 2018-070639, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT.

THIS 7th DAY OF NOV, 2024.

RED ROCK VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: _____

ITS: VP

ACKNOWLEDGMENT

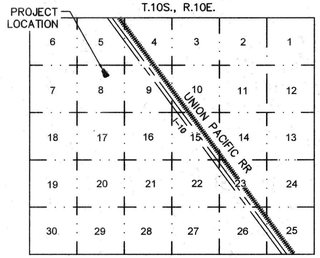
STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

NICOLA MADSEN NOTARY PUBLIC - ARIZONA PIMA COUNTY COMMISSION # 609712 MY COMMISSION EXPIRES JULY 07, 2025

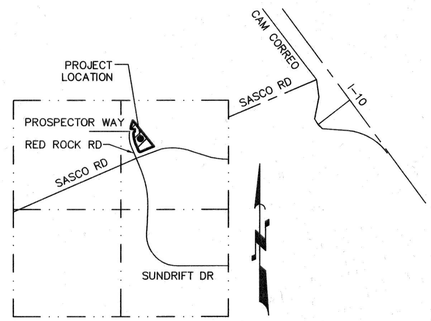
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF NOVEMBER, 2024, BY CHAD FOUNDSTONE, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VICE PRESIDENT OF RED ROCK VENTURES. LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

Nicola Madsen — NOTARY PUBLIC

July 7, 2025 — MY COMMISSION EXPIRES

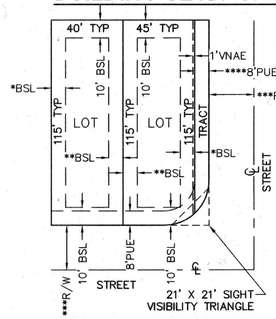


VICINITY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=1000'+/-
SECTION 8, T.10S., R.10E.

TYPICAL LOT LAYOUT AND BUILDING SETBACKS



TYPICAL LOT DIMENSIONS
N.T.S.

ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE AASHTO INTERSECTION SITE DISTANCE REQUIREMENTS

10' BUILDING SETBACK ON ALL FRONT AND REAR YARDS.

* 8' TOTAL SIDE SETBACK (ADDITIONAL 5' REQUIRED ON STREET SIDE YARDS WITHOUT ADJACENT TRACT).

** A 7' MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS. SEPARATION LESS THAN 10' SHALL REQUIRE FIRE RATED WALLS OR SPRINKLER SYSTEM PER UNIFORM FIRE CODE.

*** R/W (RIGHT OF WAY) VARIES FROM 25' & 30'. SEE PLAT SHEETS FOR INDIVIDUAL WIDTHS.

**** 8' PUBLIC UTILITY EASEMENT IS ADJACENT TO LOTS WITH TRACTS ONLY. SIDE LOTS WITHOUT A TRACT DO NOT INCORPORATE AN 8' PUE.

LEGEND

▲	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
◉	CENTERLINE MONUMENT (BRASS CAP)
PUE	PUBLIC UTILITY EASEMENT
PCR	PINAL COUNTY RECORDS
D	DELTA
R/W	RIGHT-OF-WAY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
GLO	GENERAL LAND OFFICE
———	SUBDIVISION BOUNDARY
———	RIGHT OF WAY LINE
———	EXISTING RIGHT OF WAY LINE
——— – ———	CENTERLINE
- - - - - - - - - - - -	EXISTING EASEMENT LINE
— — — — — —	PROPOSED EASEMENT LINE
——— · · ———	SECTION LINE

RED ROCK VILLAGE COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION GREGORY MOHL DULY ELECTED PRESIDENT OF RED ROCK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DULY ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

RED ROCK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

NICOLA MADSEN NOTARY PUBLIC - ARIZONA PIMA COUNTY COMMISSION # 609712 MY COMMISSION EXPIRES JULY 07, 2025

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF NOVEMBER, 2024, BY GREGORY MOHL WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE RED ROCK VILLAGE COMMUNITY ASSOCIATION REPRESENTATIVE, AN ARIZONA NON-PROFIT CORPORATION

Nicola Madsen — NOTARY PUBLIC

July 7, 2025 — MY COMMISSION EXPIRES

OWNER

LANDMARK TITLE ASSURANCE AGENCY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST NO. 2106
C/O SUNBELT HOLDINGS
CONTACT: BOB BAMBAUER
6720 N SCOTTSDALE RD, SUITE 250
SCOTTSDALE, AZ 85253
PHONE: (623) 243-6307

DEVELOPER

RRV NORTH LP
C/O SUNBELT HOLDINGS
CONTACT: BOB BAMBAUER
6720 N SCOTTSDALE RD, SUITE 250
SCOTTSDALE, AZ 85253
PHONE: (623) 243-6307

ENGINEER/ SURVEYOR

ATWELL, LLC
4700 E SOUTHERN AVENUE
MESA, AZ 85206
CONTACT: MICHAEL J. PARK, PE
CONTACT: JAMES G. SPRING, PLS
PHONE:(480) 218-8831

LAND USE TABLE

GROSS ACRES	4.17 AC
NET AREA	3.37 AC
40'X115' MIN	19 LOTS
NET DENSITY	5.63 DU/AC
OPEN SPACE	1.08 AC
PERCENTAGE OF OPEN SPACE	26.0%

BASE ZONING & ZONING CASE

BASE ZONING: CR-4/PAD
CASE NO.:PZ-PD-006-02

FRONT YARD SETBACK:	10 FEET
REAR YARD SETBACK:	10 FEET
SIDE YARD SETBACK:	8 FEET *
MAX LOT COVERAGE:	55% (CR-4)
DISTANCE BETWEEN BUILDINGS:	7 FEET
MINIMUM LOT WIDTH:	25' (CR-4)
MINIMUM LOT AREA:	2,500 SF (CR-4)
OPEN SPACE:	15% (OF TOTAL RESIDENTIAL ACREAGE)
MAXIMUM BUILDING HEIGHT:	30 FEET

*SEE TYPICAL LOT LAYOUT AND BUILDING SETBACK NOTES

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 NOVEMBER, 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.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE (480) 218-8831

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 11-19-24 ARIZONA U.S.A. Expires 6-30-2025

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE 11-19-2024

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION — DATE 11-19-2024

PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER — DATE 11/19/2024

ASSURANCES IN THE FORM OF A Third Party Trust Assurance, FEE NO. 2024-082690 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

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "RED ROCK VILLAGE IXA", LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE & 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.

LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE 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. LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE, 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.

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.

TRACTS A, B, C & D INCLUSIVE, ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF RED ROCK VILLAGE COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED ROCK VILLAGE, RECORDED IN FEE NUMBER NUMBER 2022-016254, OFFICIAL RECORDS OF PINAL COUNTY. THE RED ROCK VILLAGE COMMUNITY ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

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 DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C & D 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 RED ROCK VILLAGE 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.

UTILITY EASEMENT IS 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. MAINTENANCE OF THE AREAS SUBJECT TO SUCH SEWER UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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:

LANDMARK TITLE ASSURANCE AGENCY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE

BY: _____

ITS: TRUST OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November, 2024, BY Shawn Tessmann WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER FOR LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE

NOTARY PUBLIC

June 19, 2028 — MY COMMISSION EXPIRES

JUSTINA DENDAUW Notary Public - State of Arizona MARICOPA COUNTY Commission # 667744 Expires June 19, 2028

FP22-069

ATWELL
866.850.4200 www.atwell-group.com
4700 S. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL
SECTION: 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT
RED ROCK VILLAGE IXA
LOTS 1-19
PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 18003548
N.T.S.
18003548 RR VILLAGE IXA FP.DWG

SHEET NO. 1 OF 3

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\XA\18003548 RR VILLAGE IXA FP.DWG SAVEDATE:11/4/2024 3:47 PM PLOTDATE:11/4/2024 3:48 PM

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

TRACT TABLE

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A	3,494	0.08	OPEN SPACE, COMMON AREA, DRAINAGE & RETENTION
TRACT B	1,020	0.02	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT C	11,251	0.26	OPEN SPACE, COMMON AREA, DRAINAGE, UTILITY EASEMENT & RETENTION
TRACT D	31,254	0.72	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TOTAL	47,019	1.08	

LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP FLUSH, STAMPED RLS 35545, 2005 ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE ACCEPTED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THEREOF BEARS N89°45'51"E A DISTANCE OF 2628.91 FEET;

THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°45'51"E A DISTANCE OF 290.36 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 487.49 FEET TO THE POINT OF BEGINNING;

THENCE, S39°04'48"E A DISTANCE OF 817.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 120.41 FEET, WITH A RADIUS OF 1405.00 FEET AND THE RADIAL BEARING OF S18°34'35"E AND A CENTRAL ANGLE OF 04°54'37";

THENCE, S66°30'49"W A DISTANCE OF 229.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N23°29'11"W A DISTANCE OF 179.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 296.42 FEET, WITH A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 23°55'13" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 41.28 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°36'19";

THENCE, N05°02'21"E A DISTANCE OF 60.00 FEET;

THENCE, N84°57'39"W A DISTANCE OF 130.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

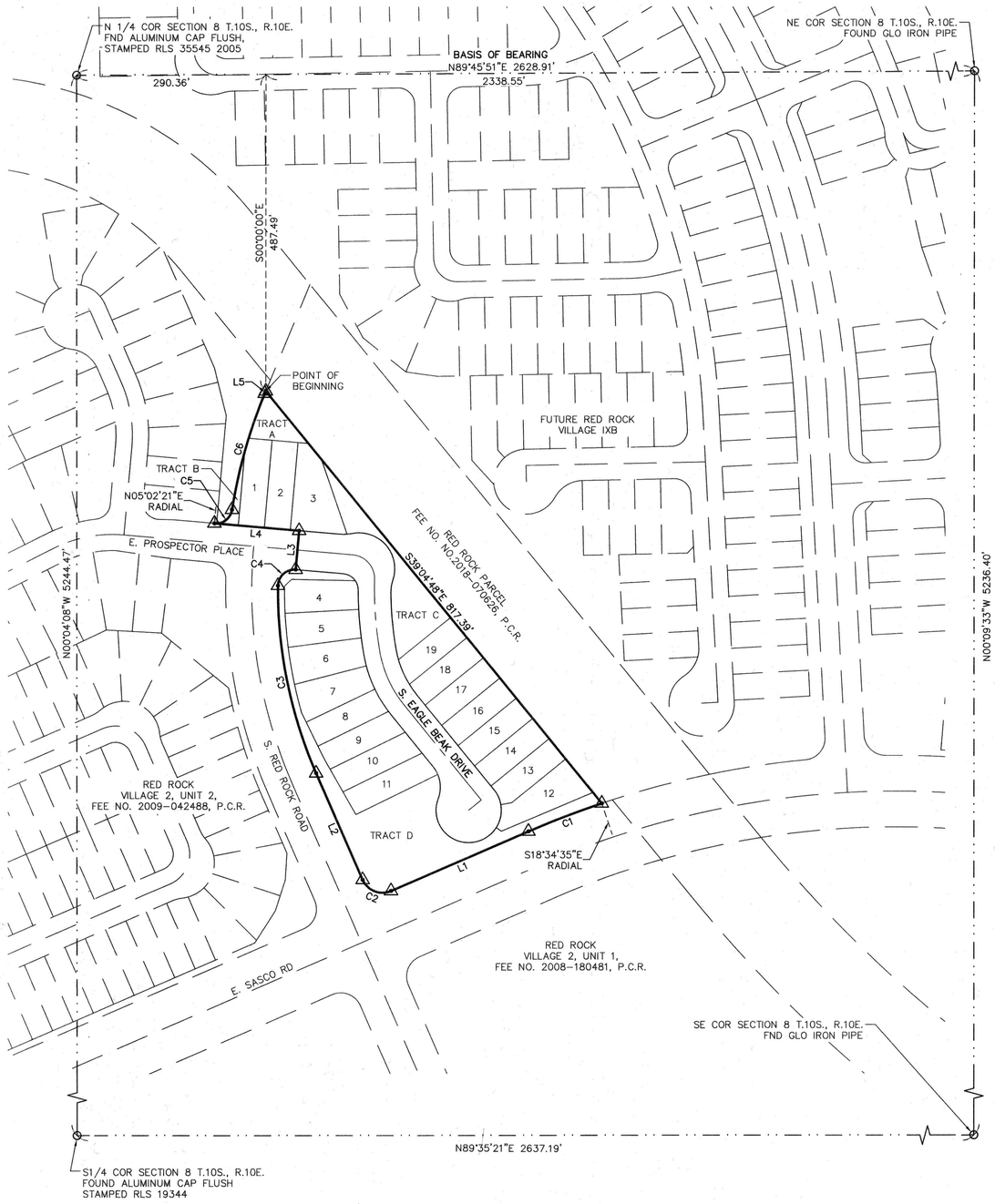
THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.58 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF N05°02'21"E AND A CENTRAL ANGLE OF 86°07'50" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 186.13 FEET, WITH A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 13°29'56";

THENCE, N22°24'28"E A DISTANCE OF 4.06 FEET TO THE POINT OF BEGINNING.

FEMA FLOOD ZONE

SUBJECT PROPERTY LIES IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C2400E, COMMUNITY – PINAL COUNTY, NUMBER 040077, PANEL 2400 SUFFIX E, EFFECTIVE DATE DECEMBER 4TH, 2007.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S66°30'49"W	229.55'
L2	N23°29'11"W	179.06'
L3	N05°02'21"E	60.00'
L4	S84°57'39"E	130.35'
L5	N22°24'28"E	4.06'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	120.41'	1405.00'	004°54'37"
C2	51.84'	33.00'	090°00'00"
C3	296.42'	710.00'	023°55'13"
C4	41.28'	25.00'	094°36'19"
C5	37.58'	25.00'	086°07'50"
C6	186.13'	790.00'	013°29'56"

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 11/14/24 ARIZONA, U.S.A. Expires 6-30-2025

FP22-069

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL
SECTION: 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT

RED ROCK VILLAGE IXA
LOTS 1-19
PINAL COUNTY, ARIZONA

NOVEMBER 2024

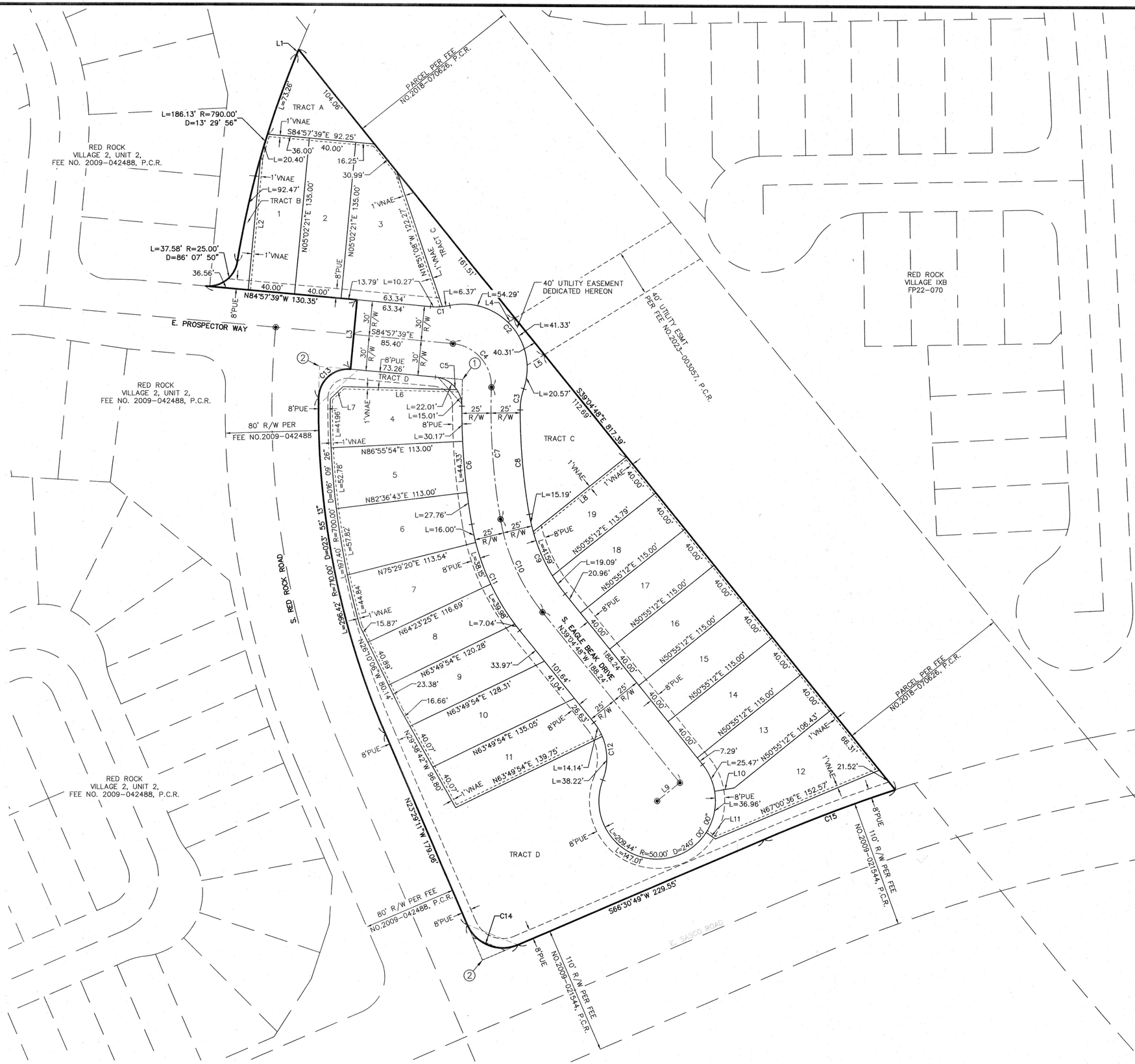
REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 18003548
SCALE 0 50 100
1" = 100 FEET
18003548 RR VILLAGE IXA FP.DWG
SHEET NO. 2 OF 3

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\IXA\18003548 RR VILLAGE IXA FP.DWG SAVEDATE:11/4/2024 3:47 PM PLOTDATE:11/14/2024 2:57 PM

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC



LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
1	5361	0.123
2	5400	0.124
3	7679	0.176
4	5404	0.124
5	5482	0.126
6	5743	0.132
7	5703	0.131
8	4750	0.109
9	4981	0.114
10	5267	0.121
11	5527	0.127
12	6563	0.151
13	4641	0.107
14	4600	0.106
15	4600	0.106
16	4600	0.106
17	4600	0.106
18	4592	0.105
19	4373	0.100

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22°24'28"E	4.06'
L2	N05°02'21"E	115.00'
L3	N05°02'21"E	60.00'
L4	N58°03'41"E	6.97'
L5	N58°03'41"E	17.41'
L6	N88°44'54"W	97.79'
L7	N45°37'13"E	15.13'
L8	N50°55'12"E	102.89'
L9	N50°55'12"E	25.00'
L10	S80°06'16"W	17.09'
L11	N54°32'29"W	9.66'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	16.65'	55.00'	017°20'29"
C2	116.20'	55.00'	121°03'04"
C3	18.43'	55.00'	019°11'40"
C4	55.11'	36.50'	086°30'13"
C5	37.02'	25.00'	084°50'38"
C6	102.26'	587.00'	009°58'52"
C7	114.18'	562.00'	011°38'27"
C8	90.47'	537.00'	009°39'08"
C9	75.88'	150.00'	028°58'56"
C10	88.52'	175.00'	028°58'56"
C11	101.17'	200.00'	028°58'56"
C12	52.36'	50.00'	060°00'00"
C13	41.28'	25.00'	094°36'19"
C14	51.84'	33.00'	090°00'00"
C15	120.41'	1405.00'	004°54'37"

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL
SECTION: 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT

RED ROCK VILLAGE IXA
LOTS 1-19

PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 18003548

SCALE 0 20 40
1" = 40 FEET

18003548 RR VILLAGE IXA FP.DWG

SHEET NO. 3 OF 3

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 11/14/24 ARIZONA U.S.A. Expires 6-30-2025

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\IXA\18003548 RR VILLAGE IXA FP.DWG SAVEDATE:11/14/2024 2:58 PM PLOTDATE:11/14/2024 3:04 PM