

NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES 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 LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230457. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- 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.
- ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE VENIDA TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE VENIDA HOMEOWNERS ASSOCIATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- TRACTS A THROUGH Q ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE VENIDA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 9/12/2024 IN FEE NO. 2024-069300 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Rick Taurien, DULY AUTHORIZED AGENT OF THE VENIDA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR VENIDA UNIT 1 AND ACKNOWLEDGE THE RESPONSIBILITY SET FORTH THEREIN.

NAME: Rick Taurien
 TITLE: Vice President DATE: 9-19-2024

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

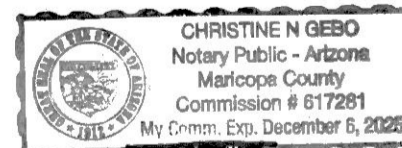
STATE OF ARIZONA }
 COUNTY OF PINAL } SS
 ON THIS 19TH DAY OF SEPTEMBER, 2024, BEFORE ME,

PERSONALLY APPEARED Rick Taurien WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: Christine Delo

MY COMMISSION EXPIRES: 12/16/2025



UTILITY SERVICES

SEWER/WATER	GLOBAL WATER - PALO VERDE UTILITY
TELEPHONE/CABLE	CENTURYLINK
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
GAS	SOUTHWEST GAS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT
SOLID WASTE	RIGHT AWAY DISPOSAL
FIRE	SOUTH MARICOPA FACILITIES ASSOCIATION

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- ⊙--- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ◆--- CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ⊙--- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- FLOOD ZONE BOUNDARY
- ① SHEET NUMBER
- ① SITE VISIBILITY TRIANGLE EASEMENT (21' X 21')
- ② SITE VISIBILITY TRIANGLE EASEMENT (33' X 33')
- S.V.T.E. SITE VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- EX. EXISTING
- P.C.R. PINAL COUNTY RECORDER
- FEE.# FEE NUMBER
- G.L.O. GENERAL LAND OFFICE

LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ELEVEN (11) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

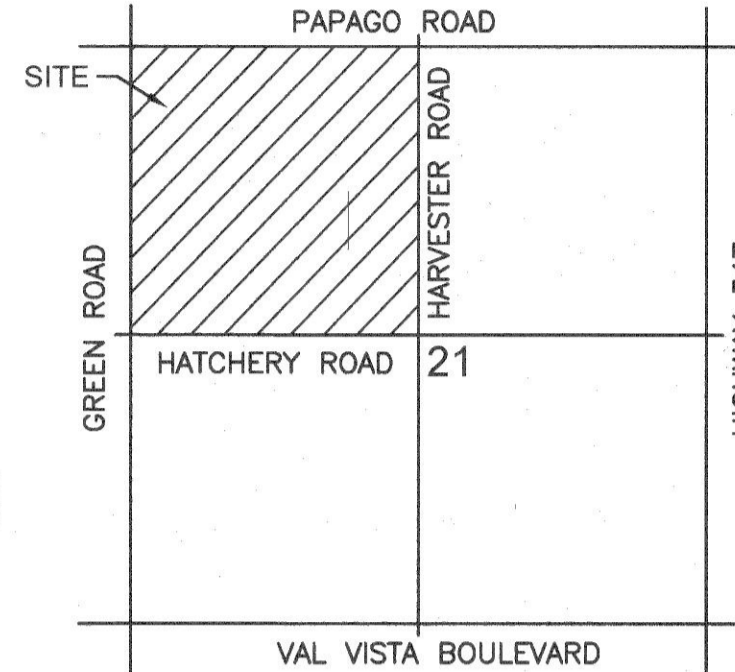
BY: Richard G. Alcocker
 RICHARD G. ALCOCKER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM

SHEET INDEX

- 1 COVER SHEET
- 2 KEYMAP & LEGAL DESCRIPTION
- 3 RIGHT OF WAY TABLE, SITE DATA TABLE, CURVE, LINE, LOT AREA & TRACT AREA TABLE
- 4-11 FINAL PLAT

FINAL PLAT FOR VENIDA UNIT 1

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP (NOT-TO-SCALE)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°32'15" EAST ALONG THE NORTH LINE OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 8 OF SURVEYS, PAGE 170, PINAL COUNTY RECORDS.

BENCHMARK

ALUMINUM CAP AT WEST QUARTER CORNER, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 WEST
 ELEVATION 1231.27 (NAVD88 DATUM, PINAL COUNTY DATUM)

BASE ZONING & ZONING CASE

EXISTING ZONING R-7, PAD
 ZONING/PAD CASE NUMBER PZ-PD-042-21

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
Christine Delo 11-20-2024
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
Chris Shel 10/30/24
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION
Richard G. Alcocker 11/19/2024
 PINAL COUNTY PUBLIC WORKS DEPARTMENT
 PINAL COUNTY ENGINEER

Subdivision Improvement Assurances in the Form of a Performance Bond, FEE NO. 2024-089202 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

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-1125 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LAND USE TABLE		TOTAL PROJECT LAND USE TABLE	
DESCRIPTION	UNITS	DESCRIPTION	UNITS
GROSS ACREAGE	158.245 AC	GROSS ACREAGE	158.245 AC
NET ACREAGE	139.047 AC	NET ACREAGE	139.047 AC
AREA OF TRACTS	109.925 AC	AREA OF TRACTS	109.925 AC
OPEN SPACE PERCENTAGE	38%	OPEN SPACE PERCENTAGE	79%
OVERALL DENSITY	3.11 DU/GROSS AC	OVERALL DENSITY	3.44 DU/GROSS AC
AVERAGE AREA PER LOT	6,026 S.F.	TOTAL NUMBER OF LOTS	544 LOTS
TOTAL NUMBER OF LOTS	205 LOTS		

OWNER/DEVELOPER:

LGI HOMES - ARIZONA, LLC,
 9105 E. DEL CAMINO DRIVE, SUITE 118
 SCOTTSDALE, AZ 85258
 CONTACT: RICK TAYRIEN
 PHONE: (480) 612-4082

ENGINEER

COE & VAN LOO II L.L.C.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 285-4891
 FAX: (602) 264-0928
 CONTACT: PARKER FROEHLICH
 EMAIL: PARKER@CVLCCI.COM

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

LGI-HOMES ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF VENIDA UNIT 1 A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 3 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.

LGI-HOMES ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, 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. LGI-HOMES ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, 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.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, G, H, I, J, K, L, N AND P AND/OR 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 VENIDA HOMEOWNERS 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 MARKER USED.

IN WITNESS WHEREOF:

LGI-HOMES ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

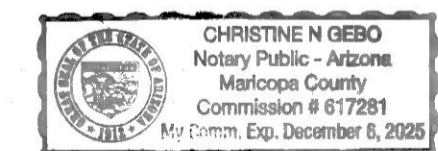
THIS 19TH DAY OF SEPTEMBER, 2024.

BY: LGI-HOMES ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION

BY: Rick Taurien
 NAME: Rick Taurien
 TITLE: Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS



ON THIS 19TH DAY OF SEPTEMBER, 2024, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED Rick Taurien WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR LGI HOMES - ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, 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

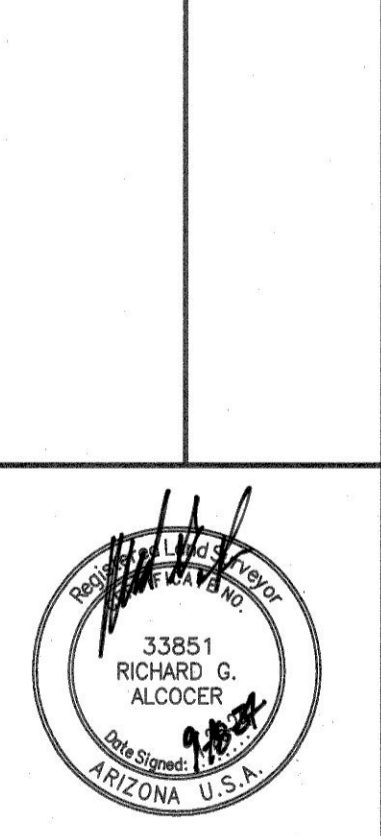
Christine Delo 12/16/2025
 NOTARY PUBLIC MY COMMISSION EXPIRES

GROSS AREA = 158.245 ACRES
 SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE



DATE	REVISION	NO.

FINAL PLAT
 VENIDA UNIT 1
 PINAL COUNTY, ARIZONA



1 SHEET OF 11

CVL Contact: P. FROEHLICH
 CVL Project #: 01-0372301
 © 2022 Coe & Van Loo Consultants, Inc.
 All rights reserved to reproduction in any format.

NORTHWEST CORNER, SECTION 21
TOWNSHIP 5 SOUTH, RANGE 3 EAST
FOUND BRASS CAP IN HAND HOLE

AMARILLO CREEK UNIT 1
CABINET G, SLIDE 37

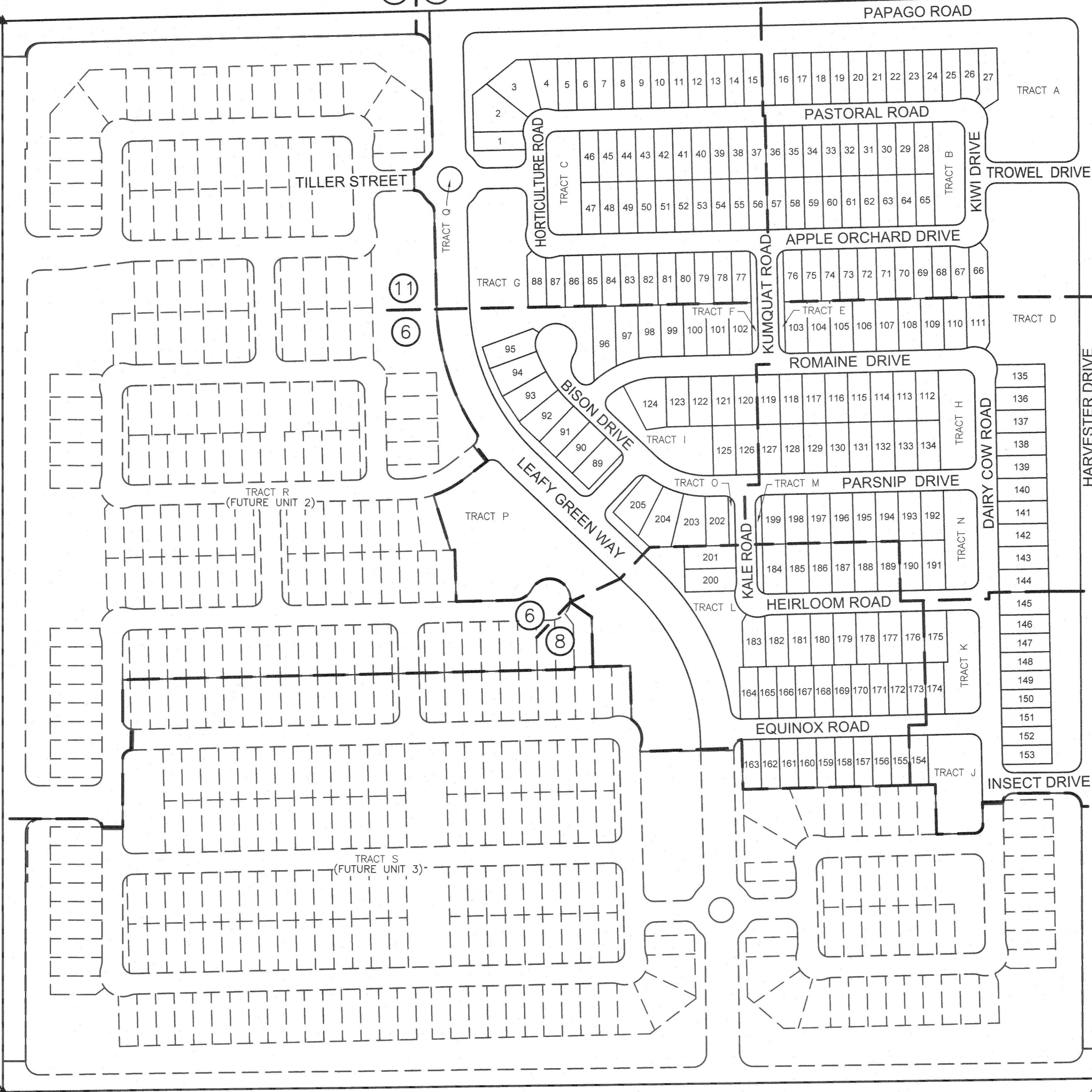
NORTH 1/4 CORNER, SECTION 21
TOWNSHIP 5 SOUTH, RANGE 3 EAST
FOUND ALUMINUM CAP NO I.D.

UNSUBDIVIDED
APN 510-48-014K
SOUTH MARICOPA FIRE ASSOCIATION
FEE# 2005-149008

UNSUBDIVIDED
APN 510-48-015G
AMARILLO CREEK SOUTH LLC ETAL

WEST 1/4 CORNER, SECTION 21
TOWNSHIP 5 SOUTH, RANGE 3 EAST
FOUND 1" IRON PIPE

Printed By: Daniel L. Print Date: September 12, 2024 File Name: N:\01\0372301\CADD\Phase 1\DS\VA\PH1\FPLAT-01.dwg



LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP MARKING THE NORTH QUARTER COMER OF SAID SECTION 21;

THENCE SOUTH 00°17'18" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,618.77 FEET TO THE CALCULATED POSITION OF THE CENTER OF SAID SECTION 21;

THENCE SOUTH 89°14'14" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,653.95 FEET TO THE 1" IRON PIPE MARKING THE WEST QUARTER COMER OF SAID SECTION 21;

THENCE NORTH 00°03'15" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,586.59 FEET TO THE BRASS CAP IN HAND HOLE MARKING THE NORTHWEST COMER OF SAID SECTION 21;

THENCE NORTH 88°32'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,643.85 FEET TO THE TRUE POINT OF BEGINNING.

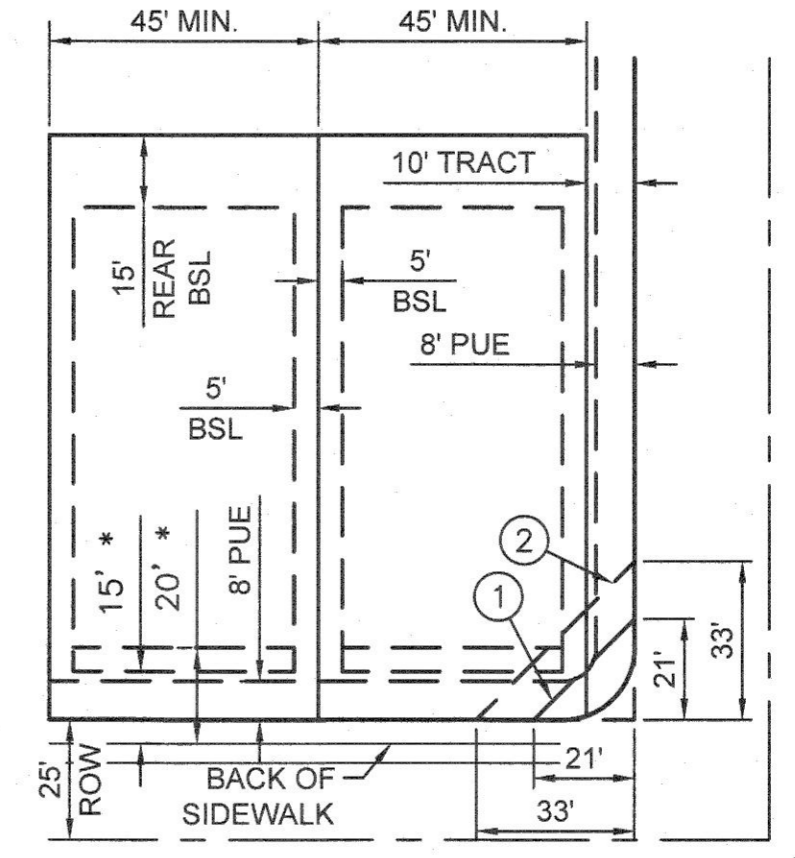
CONTAINING 6,893,158 SQUARE FEET OR 158.245 ACRES, MORE OR LESS

APN 510-52-001A
PRATT EDWARD C TRUSTEE
FEE# 2017-004798

UNSUBDIVIDED
APN 510-52-803
MARICOPA FARMING LLC
RECORDING INFORMATION NOT AVAILABLE

CENTER, SECTION 21
TOWNSHIP 5 SOUTH, RANGE 3 EAST
CALCULATED POSITION

KEY MAP
N.T.S.



TYPICAL LOT LAYOUT

- ① SIGHT VISIBILITY TRIANGLE EASEMENTS (SVTE) SHALL BE 21' X 21' AT LOCAL & PRIVATE ROADS.
- ② 33' X 33' (FOR ALL OTHERS)

LOT INFORMATION

MAX BUILDING HEIGHT:	30'	MIN LOT AREA:	5,150 S.F.
MIN FRONT YARD SETBACK*:	20'*/10'*	MIN LOT WIDTH:	45 FEET
MIN SIDE YARD SETBACK:	5'/5'	MIN OPEN SPACE:	18%
MIN REAR YARD SETBACK:	15'		

*20' FROM FACE OF GARAGE TO BACK OF SIDEWALK (APPROXIMATELY 15' TO PROPERTY LINE) AND 10' TO LIVABLE OR SIDE ENTRY GARAGE

GROSS AREA = 158.245 ACRES

SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,531
2	10,639
3	10,064
4	6,707
5	5,625
6	5,625
7	5,625
8	5,625
9	5,625
10	5,625
11	5,625
12	5,625
13	5,625
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	5,625
20	5,625
21	5,625
22	5,625
23	5,625
24	5,625
25	5,581
26	5,452
27	6,265
28	5,625
29	5,625
30	5,625
31	5,625
32	5,625
33	5,625
34	5,625
35	5,625
36	5,625
37	5,625
38	5,625
39	5,625
40	5,625
41	5,625
42	5,625
43	5,625
44	5,625
45	5,625
46	5,625
47	5,625
48	5,625
49	5,625
50	5,625
51	5,625
52	5,625
53	5,625
54	5,625
55	5,625
56	5,625
57	5,625
58	5,625
59	5,625
60	5,625

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
61	5,625
62	5,625
63	5,625
64	5,625
65	5,625
66	5,551
67	5,508
68	5,625
69	5,625
70	5,625
71	5,625
72	5,625
73	5,625
74	5,625
75	5,625
76	5,618
77	5,618
78	5,625
79	5,625
80	5,625
81	5,625
82	5,625
83	5,625
84	5,625
85	5,625
86	5,625
87	5,503
88	5,780
89	6,650
90	6,600
91	6,600
92	7,432
93	7,597
94	7,649
95	7,127
96	8,846
97	7,444
98	6,915
99	6,875
100	6,875
101	6,875
102	6,868
103	6,868
104	6,875
105	6,875
106	6,875
107	6,875
108	6,875
109	6,875
110	6,861
111	6,672
112	6,600
113	6,600
114	6,600
115	6,600
116	6,600
117	6,600
118	6,600
119	6,600
120	6,600

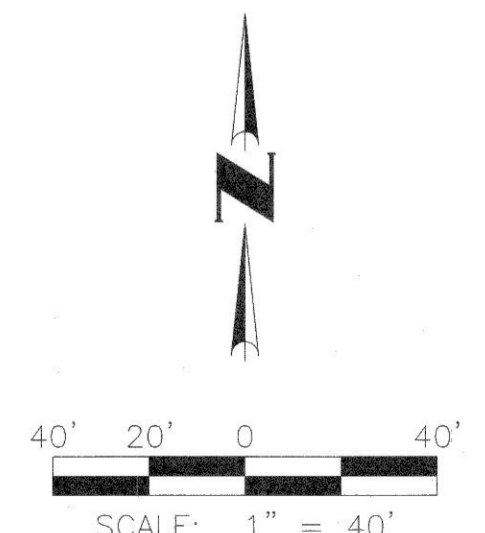
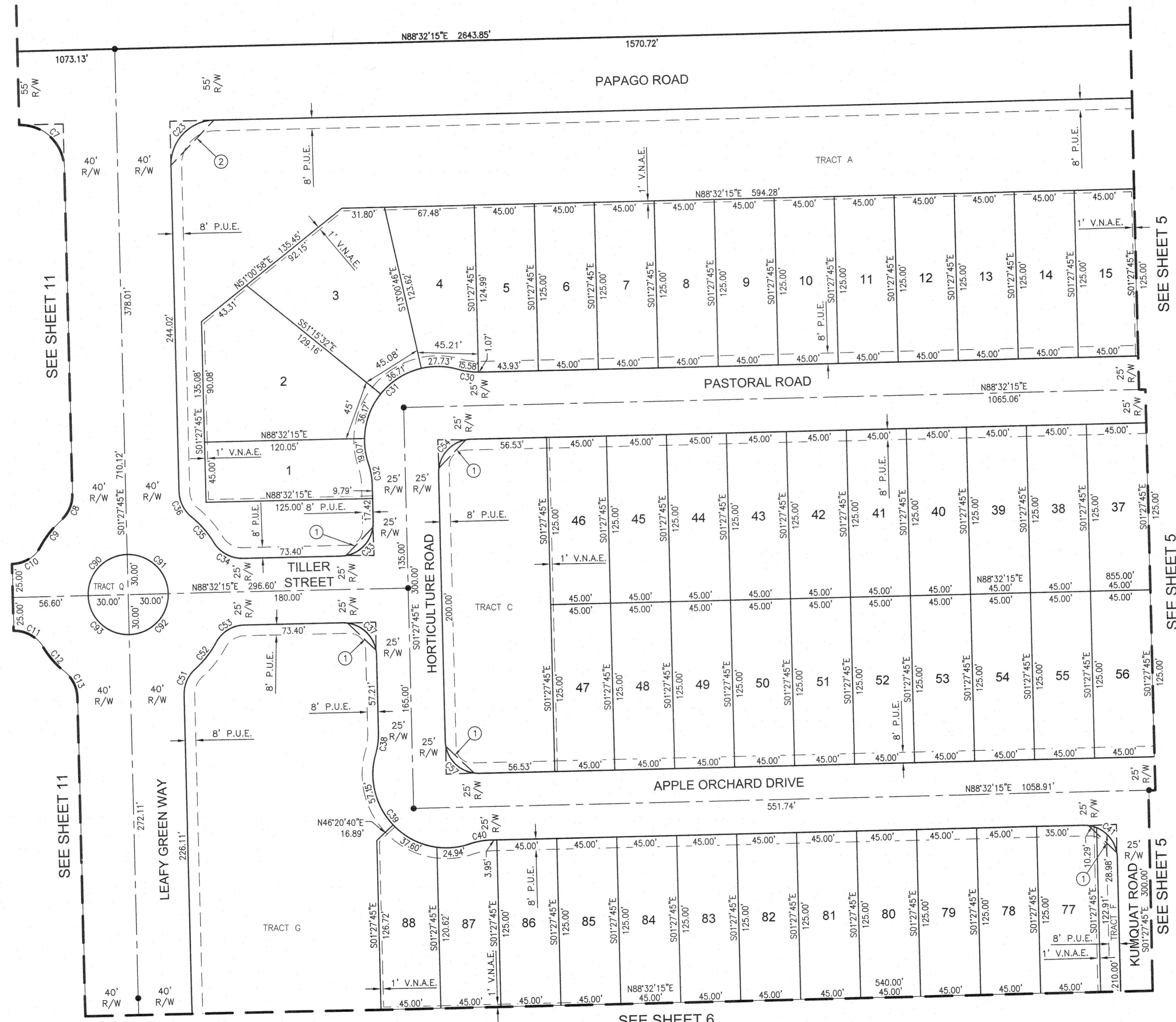
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
121	6,600
122	6,600
123	6,600
124	9,531
125	6,600
126	6,600
127	6,600
128	6,600
129	6,600
130	6,600
131	6,600
132	6,600
133	6,600
134	6,600
135	6,469
136	6,600
137	6,600
138	6,600
139	6,600
140	6,600
141	6,600
142	6,600
143	6,600
144	6,600
145	6,600
146	5,400
147	5,400
148	5,400
149	5,400
150	5,400
151	5,400
152	5,400
153	5,464
154	5,400
155	5,400
156	5,400
157	5,400
158	5,400
159	5,400
160	5,400
161	5,400
162	5,400
163	5,399
164	5,625
165	5,625
166	5,625
167	5,625
168	5,625
169	5,625
170	5,625
171	5,625
172	5,625
173	5,625
174	5,625
175	6,875
176	6,875
177	6,875
178	6,875
179	6,875
180	6,875

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
181	6,875
182	6,863
183	6,667
184	6,713
185	6,600
186	6,600
187	6,600
188	6,600
189	6,600
190	6,600
191	6,600
192	6,600
193	6,600
194	6,600
195	6,600
196	6,600
197	6,600
198	6,600
199	6,713
200	6,840
201	6,875
202	6,713
203	8,473
204	9,693
205	8,469

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	157.05'	200.00'	044°59'29"	82.82	153.05	S66°02'30"W
C2	137.49'	300.00'	026°15'31"	69.97	136.29	S33°19'29"E
C3	157.11'	200.00'	045°00'31"	82.86	153.10	S68°57'30"E
C4	432.00'	550.00'	045°00'11"	227.83	420.98	N23°57'30"W
C5	431.89'	550.00'	044°59'29"	227.77	420.88	S23°57'30"E
C6	51.03'	33.00'	088°35'30"	32.20	46.09	S44°14'30"W
C7	51.84'	33.00'	090°00'00"	33.00	46.67	N46°27'45"W
C8	21.58'	25.00'	049°27'30"	11.51	20.92	N23°16'00"E
C9	25.47'	75.00'	019°27'30"	12.86	25.35	S38°16'00"W
C10	26.18'	25.00'	060°00'00"	14.43	25.00	N58°32'15"E
C11	26.18'	25.00'	060°00'00"	14.43	25.00	N61°27'45"W
C12	25.47'	75.00'	019°27'30"	12.86	25.35	S41°11'30"E
C13	21.58'	25.00'	049°27'30"	11.51	20.92	N26°11'30"W
C14	324.69'	590.00'	031°31'52"	166.57	320.61	S17°13'41"E
C15	37.24'	25.00'	085°20'12"	23.04	33.89	N09°40'29"E
C16	37.24'	25.00'	085°20'12"	23.04	33.89	N84°59'19"W
C17	42.57'	590.00'	004°08'01"	21.29	42.56	S44°23'14"E
C18	400.59'	510.00'	045°00'14"	211.27	390.37	N23°57'30"W
C19	39.27'	25.00'	090°00'00"	25.00	35.36	S43°32'15"W
C20	39.43'	25.00'	090°22'08"	25.16	35.47	N46°16'41"W
C21	39.62'	25.00'	090°48'19"	25.35	35.60	S44°18'33"W
C22	51.84'	33.00'	090°00'00"	33.00	46.67	N45°17'18"W
C23	51.84'	33.00'	090°00'00"	33.00	46.67	S43°32'15"W
C24	52.51'	33.00'	091°10'28"	33.68	47.14	N45°52'32"W
C25	51.84'	33.00'	090°00'00"	33.00	46.67	N44°42'42"E
C26	39.27'	25.00'	090°00'00"	25.00	35.36	S45°17'18"E
C27	16.65'	55.00'	017°20'29"	8.39	16.58	S08°22'57"W
C28	120.81'	55.00'	125°51'26"	107.61	97.95	N45°52'32"W
C29	16.65'	55.00'	017°20'29"	8.39	16.58	N79°52'00"E
C30	16.65'	55.00'	017°20'29"	8.39	16.58	S82°47'31"E
C31	119.69'	55.00'	124°40'58"	104.94	97.43	S43°32'15"W
C32	16.65'	55.00'	017°20'29"	8.39	16.58	N10°08'00"W
C33	39.27'	25.00'	090°00'00"	25.00	35.36	N43°32'15"E
C34	26.18'	25.00'	060°00'00"	14.43	25.00	S61°27'45"E
C35	25.47'	75.00'	019°27'30"	12.86	25.35	N41°11'30"W
C36	21.58'	25.00'	049°27'30"	11.51	20.92	S26°11'30"E
C37	39.27'	25.00'	090°00'00"	25.00	35.36	N46°27'45"W
C38	16.65'	55.00'	017°20'29"	8.39	16.58	N07°12'30"E
C39	119.69'	55.00'	124°40'59"	104.94	97.43	S46°27'45"E
C40	16.65'	55.00'	017°20'29"	8.39	16.58	S79°52'00"W
C41	39.27'	25.00'	090°00'00"	25.00	35.36	N46°27'45"W
C42	39.27'	25.00'	090°00'00"	25.00	35.36	N43°32'15"E
C43	164.51'	225.00'	041°53'28"	86.12	160.87	S67°35'31"W
C44	39.78'	25.00'	091°10'36"	25.52	35.72	S87°45'55"E
C45	61.55'	50.00'	070°31'44"	35.36	57.74	S04°58'51"E
C46	201.13'	50.00'	230°28'44"	-106.07	90.45	N84°57'21"W
C47	106.85'	325.00'	018°50'11"	53.91	106.36	S29°36'48"E
C48	39.27'	25.00'	090°00'00"	25.00	35.36	N01°27'14"W
C49	39.27'	25.00'	090°00'00"	25.00	35.36	N88°32'46"E
C50	400.48'	510.00'	044°59'29"	211.20	390.27	S23°57'30"E
C51	21.58'	25.00'	049°27'30"	11.51	20.92	S23°16'00"W
C52	25.47'	75.00'	019°27'30"	12.86	25.35	N38°16'00"E
C53	26.18'	25.00'	060°00'00"	14.43	25.00	S58°32'15"W
C54	39.27'	25.00'	090°00'00"	25.00	35.36	S43°32'15"W
C55	39.78'	25.00'	091°10'28"	25.52	35.72	N45°52'32"W
C56	38.76'	25.00'	088°49'32"	24.49	34.99	N44°07'28"E
C57	39.27'	25.00'	090°00'00"	25.00	35.36	S46°27'45"E
C58	39.27'	25.00'	090°00'00"	25.00	35.36	S43°32'15"W
C59	16.65'	55.00'	017°20'29"	8.39	16.58	N82°47'31"W
C60	118.56'	55.00'	123°30'31"	102.38	96.90	N44°07'28"E
C61	16.65'	55.00'	017°20'29"	8.39	16.58	S08°57'32"E
C62	39.27'	25.00'	090°00'00"	25.00	35.36	S44°42'42"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C63	51.84'	33.00'	090°00'00"	33.00	46.67	N45°17'18"W
C64	51.84'	33.00'	090°00'00"	33.00	46.67	N44°42'42"E
C65	38.92'	25.00'	089°11'41"	24.65	35.11	S45°41'27"E
C66	16.65'	55.00'	017°20'29"	8.39	16.58	S07°34'38"W
C67	120.04'	55.00'	125°03'07"	105.77	97.59	N46°16'41"W
C68	16.65'	55.00'	017°20'29"	8.39	16.58	N79°52'00"E
C69	39.27'	25.00'	090°00'00"	25.00	35.36	S46°27'45"E
C70	41.41'	25.00'	094°54'17"	27.24	36.84	S00°59'54"W
C71	122.44'	175.00'	040°05'12"	63.84	119.96	S68°29'39"W
C72	39.43'	25.00'	090°22'08"	25.16	35.47	N46°16'41"W
C73	39.11'	25.00'	089°37'52"	24.84	35.24	N43°43'19"E
C74	137.47'	175.00'	045°00'31"	72.50	133.96	S68°57'30"E
C75	36.51'	25.00'	083°40'27"	22.38	33.35	S85°22'59"W
C76	151.91'	225.00'	038°40'58"	78.98	149.04	S72°07'16"E
C77	39.27'	25.00'	090°00'00"	25.00	35.36	N46°27'45"W
C78	16.65'	55.00'	017°20'29"	8.39	16.58	N07°12'29"E
C79	119.69'	55.00'	124°40'58"	104.94	97.43	S46°27'45"E
C80	16.65'	55.00'	017°20'29"	8.39	16.58	S79°52'00"W
C81	39.43'	25.00'	090°22'08"	25.16	35.47	N46°16'41"W
C82	39.11'	25.00'	089°37'52"	24.84	35.24	N43°43'19"E
C83	34.08'	25.00'	078°06'54"	20.29	31.51	S47°33'37"E
C84	390.89'	590.00'	037°57'37"	202.92	383.78	N27°28'42"W
C85	39.27'	25.00'	090°00'00"	25.00	35.36	S01°27'14"E
C86	39.27'	25.00'	090°00'00"	25.00	35.36	S43°32'15"W
C87	39.43'	25.00'	090°22'08"	25.16	35.47	N46°16'41"W
C88	39.11'</					

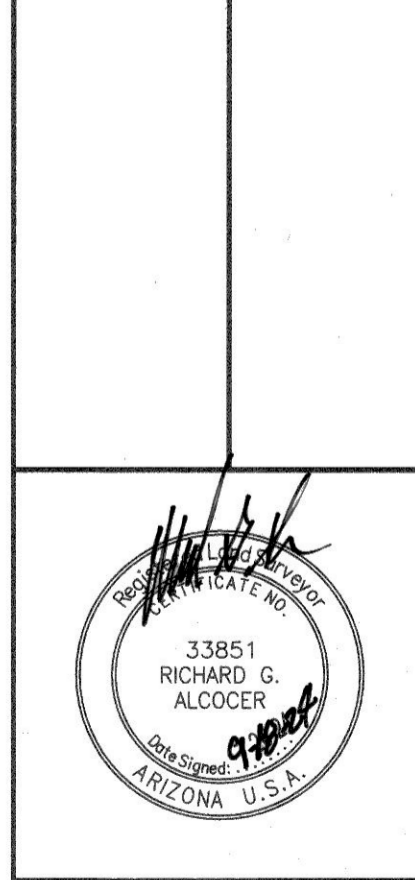
AMARILLO CREEK UNIT 1
CABINET G, SLIDE 37



GROSS AREA = 158.245 ACRES
SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

NO.	REVISION	DATE

FINAL PLAT
VENIDA UNIT 1
PINAL COUNTY, ARIZONA



4 SHEET OF 11

CVL Contact: P. FROELICH
CVL Project # 01-0372301
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved for reproduction in any format.

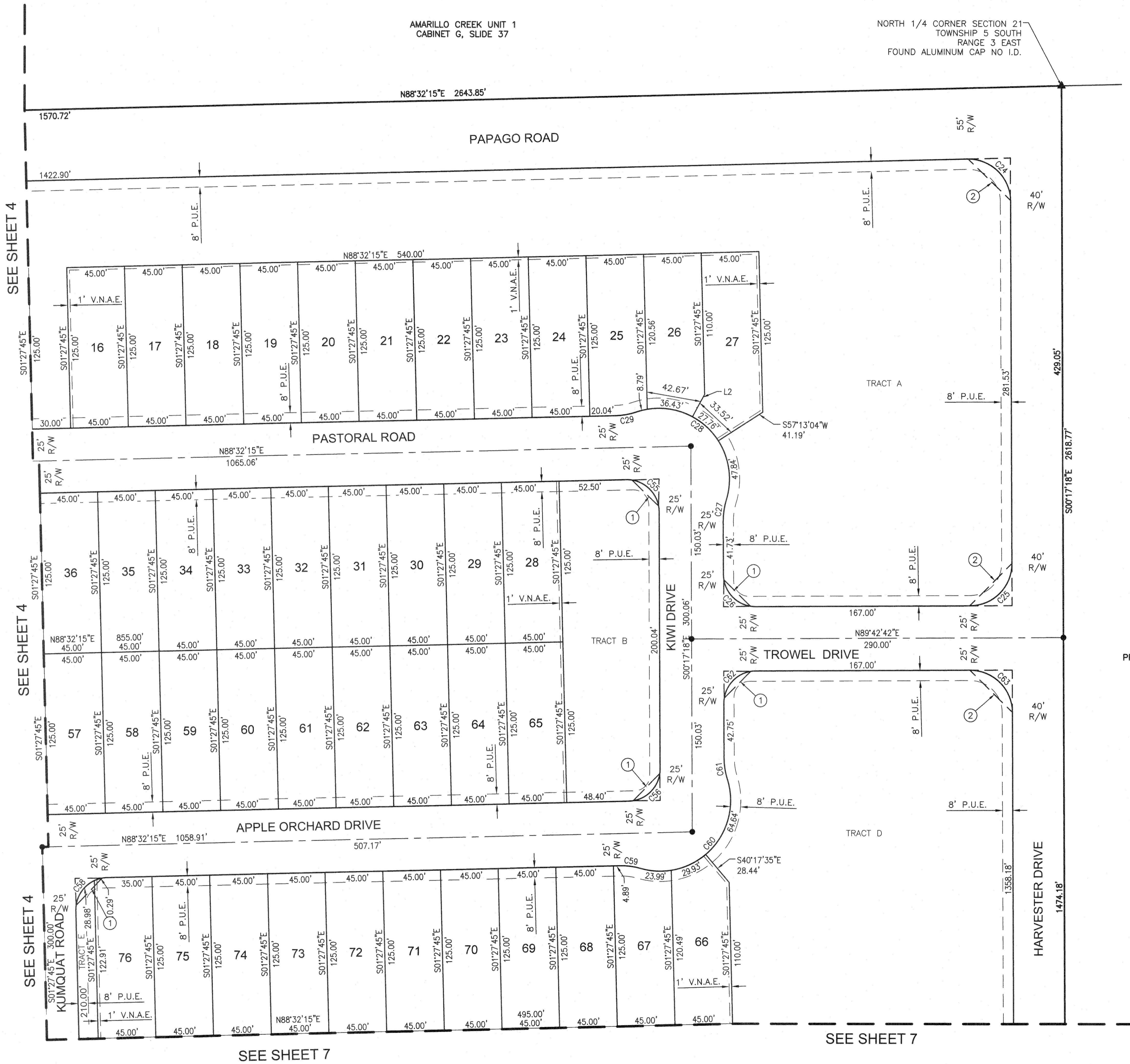
COUNTY CASE NO. FP23-018

CVL
CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

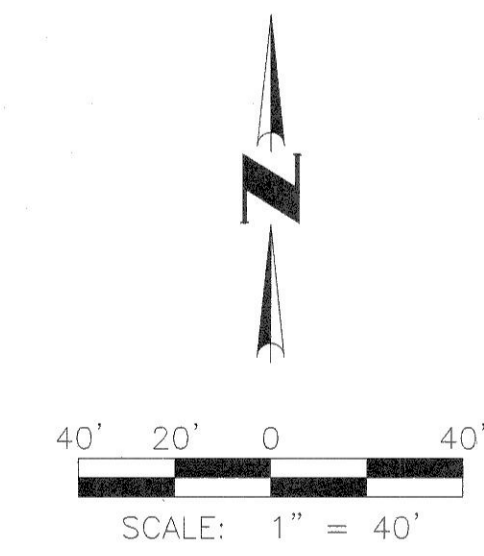
Printed By: Dantell, Print Date: September 12, 2024, Filename: N:\016372301\CADD\Phase 1\DS VA PH1.FPL\AT-04.dwg

AMARILLO CREEK UNIT 1
CABINET G, SLIDE 37

NORTH 1/4 CORNER SECTION 21
TOWNSHIP 5 SOUTH
RANGE 3 EAST
FOUND ALUMINUM CAP NO. I.D.

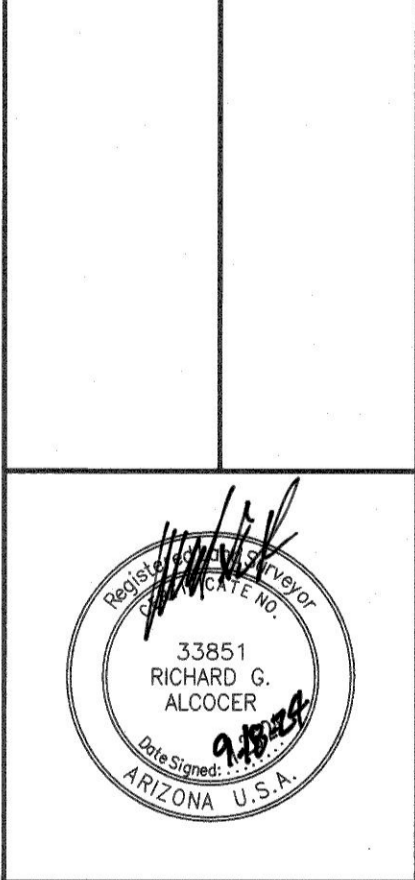


APN 510-52-001A
PRATT EDWARD C TRUSTEE
FEE# 2017-004798



NO.	REVISION	DATE

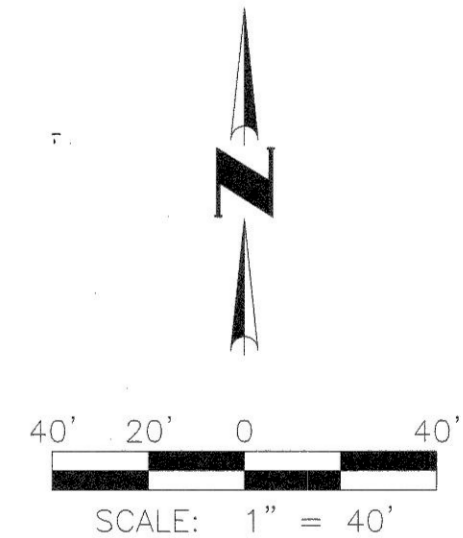
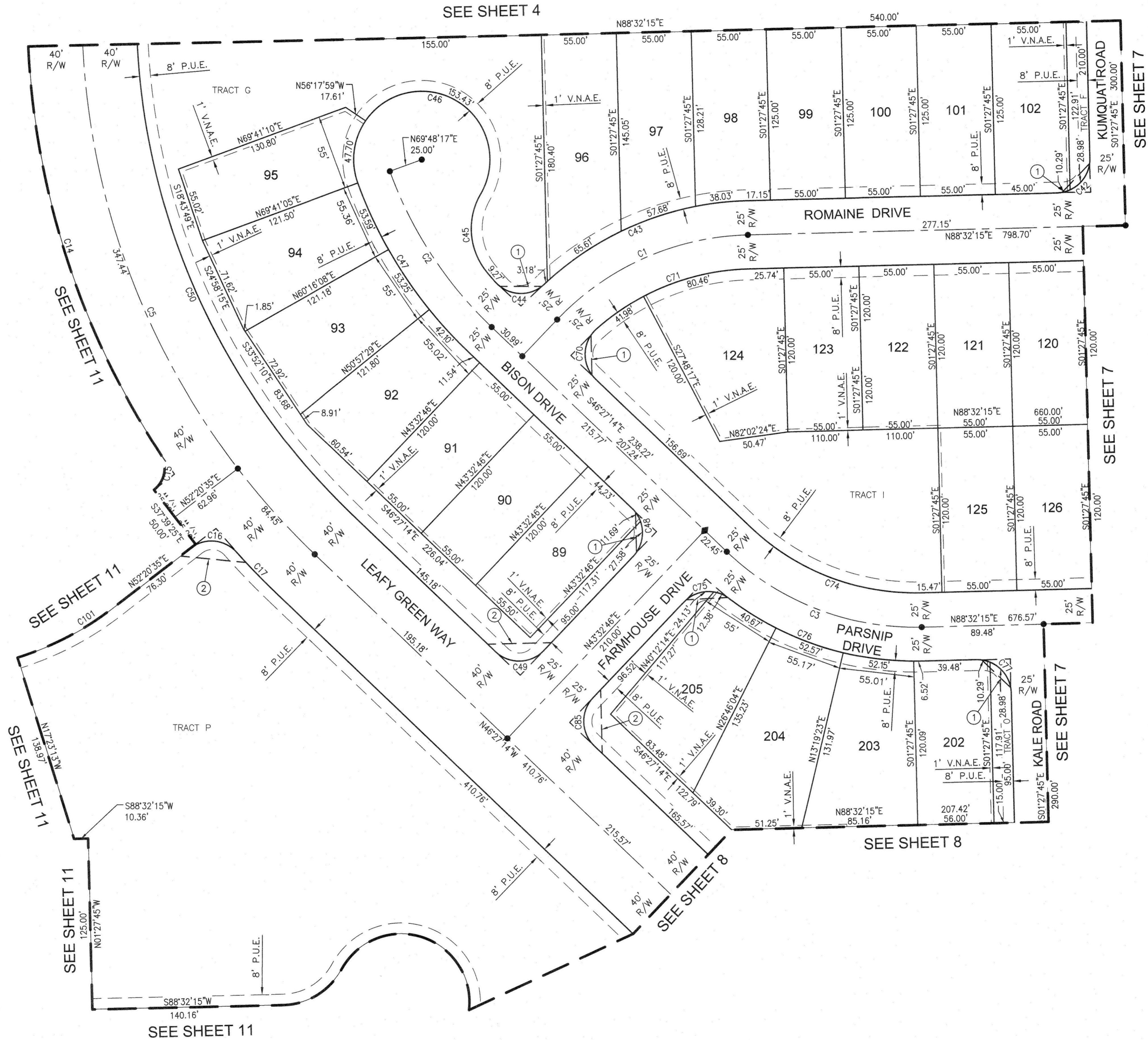
FINAL PLAT
VENIDA UNIT 1
PINAL COUNTY, ARIZONA



5 SHEET OF 11

GROSS AREA = 158.245 ACRES
SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

CVL Contact: P. FROELICH
CVL Project #: 01-0372301
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved for reproduction in any format.



GROSS AREA = 158.245 ACRES

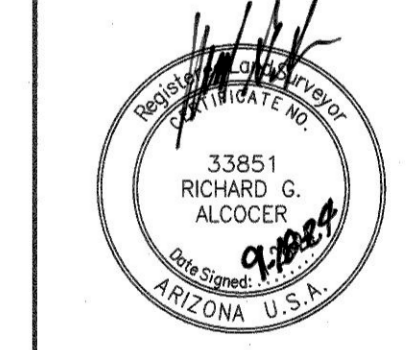
SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

CVL Contact: P. FROELICH
CVL Project #: 01-0372301
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved. No reproduction in any format.

NO.	REVISION	DATE

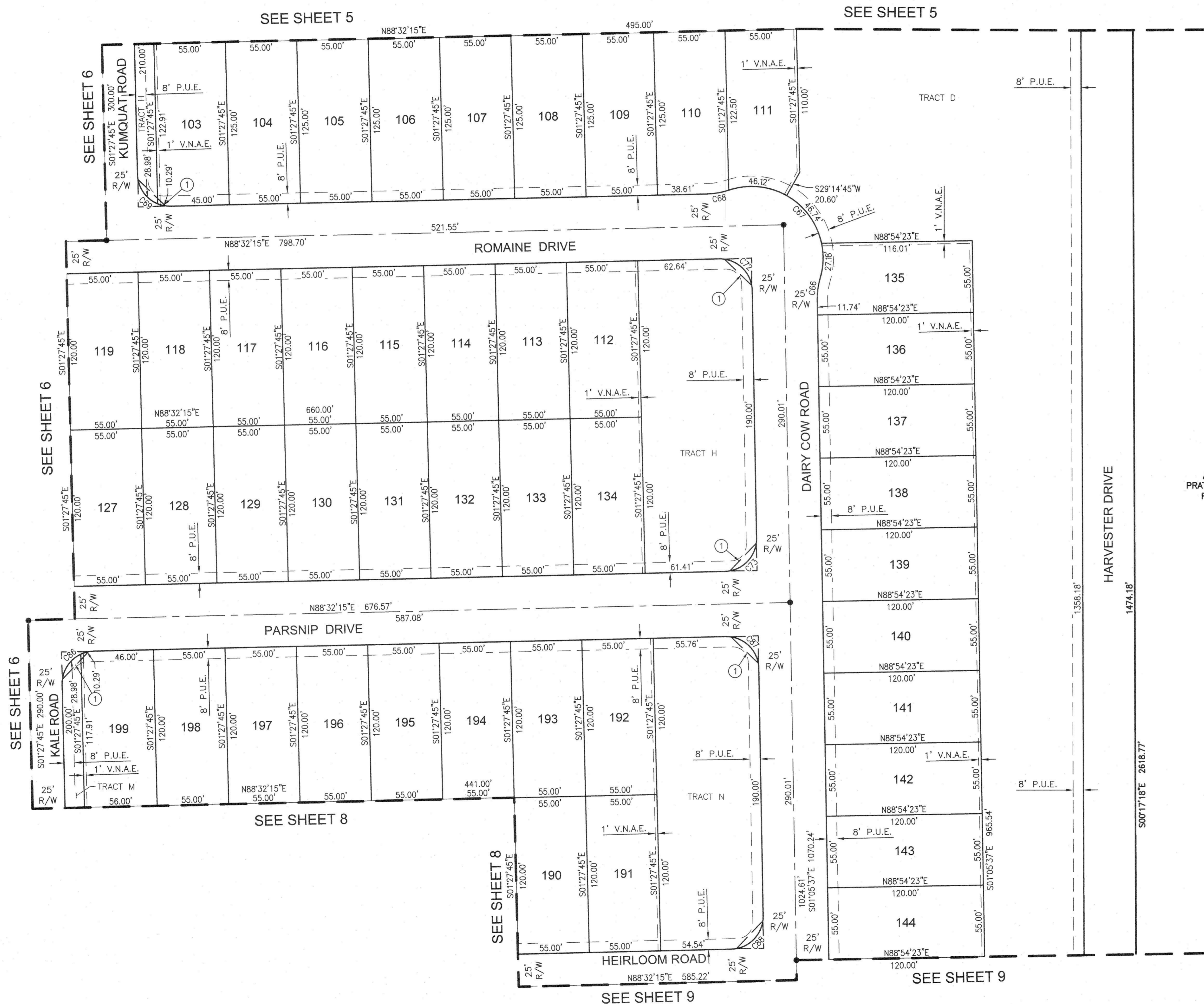
FINAL PLAT
VENIDA UNIT 1
 PINAL COUNTY, ARIZONA

6 SHEET OF 11



Coe & Van Loo Consultants, Inc.

CVL CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com



APN 510-52-001A
 PRATT EDWARD C TRUSTEE
 FEE# 2017-004798

GROSS AREA = 158.245
 ACRES

SEE SHEET 3 FOR CURVE
 TABLE AND LOT AREA
 TABLE

NO.	REVISION	DATE

FINAL PLAT
VENIDA UNIT 1
 PINAL COUNTY, ARIZONA



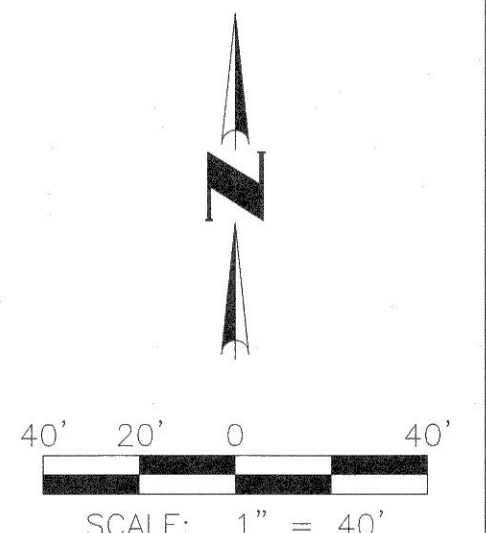
7 SHEET
 OF 11

CVL Contact: P. FROELICH
 CVL Project #: 01-0372301
 © 2022 Coe & Van Loo Consultants, Inc.
 All rights reserved. No reproduction in any format.



GROSS AREA = 158.245 ACRES

SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE



NO.	REVISION	DATE

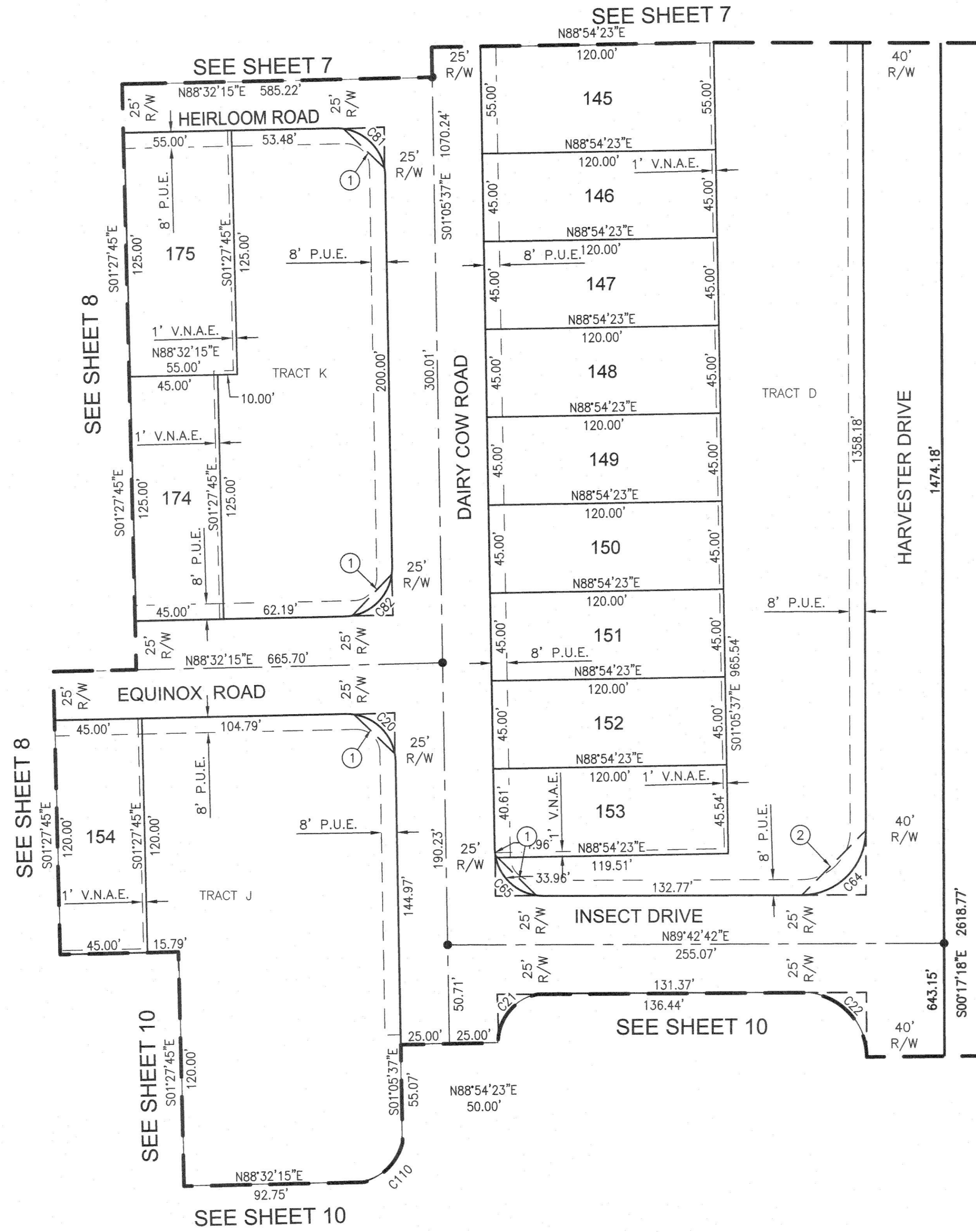
FINAL PLAT
VENIDA UNIT 1
 PINAL COUNTY, ARIZONA

8 SHEET OF 11

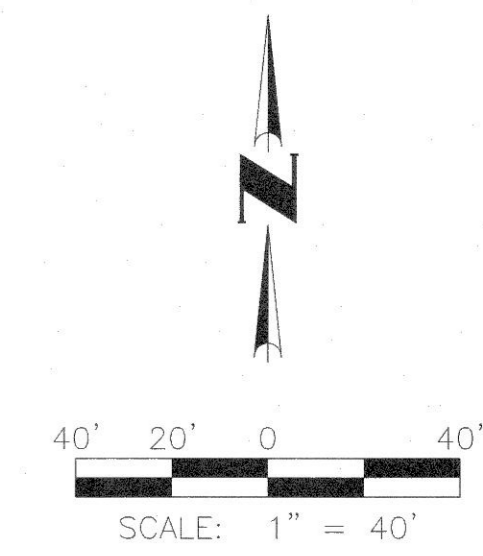
CVL Contact: P. FROELICH
 CVL Project #: 01-0372301
 © 2022 Coe & Van Loo Consultants, Inc.
 All rights reserved to reproduction in any format.

COUNTY CASE NO. FP23-018

Coe & Van Loo Consultants, Inc.



APN 510-52-001A
 PRATT EDWARD C TRUSTEE
 FEE# 2017-004798



GROSS AREA = 158.245 ACRES
 SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE

NO.	REVISION	DATE

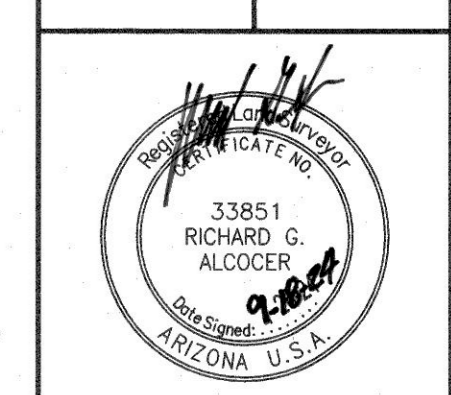
FINAL PLAT
VENIDA UNIT 1
 PINAL COUNTY, ARIZONA

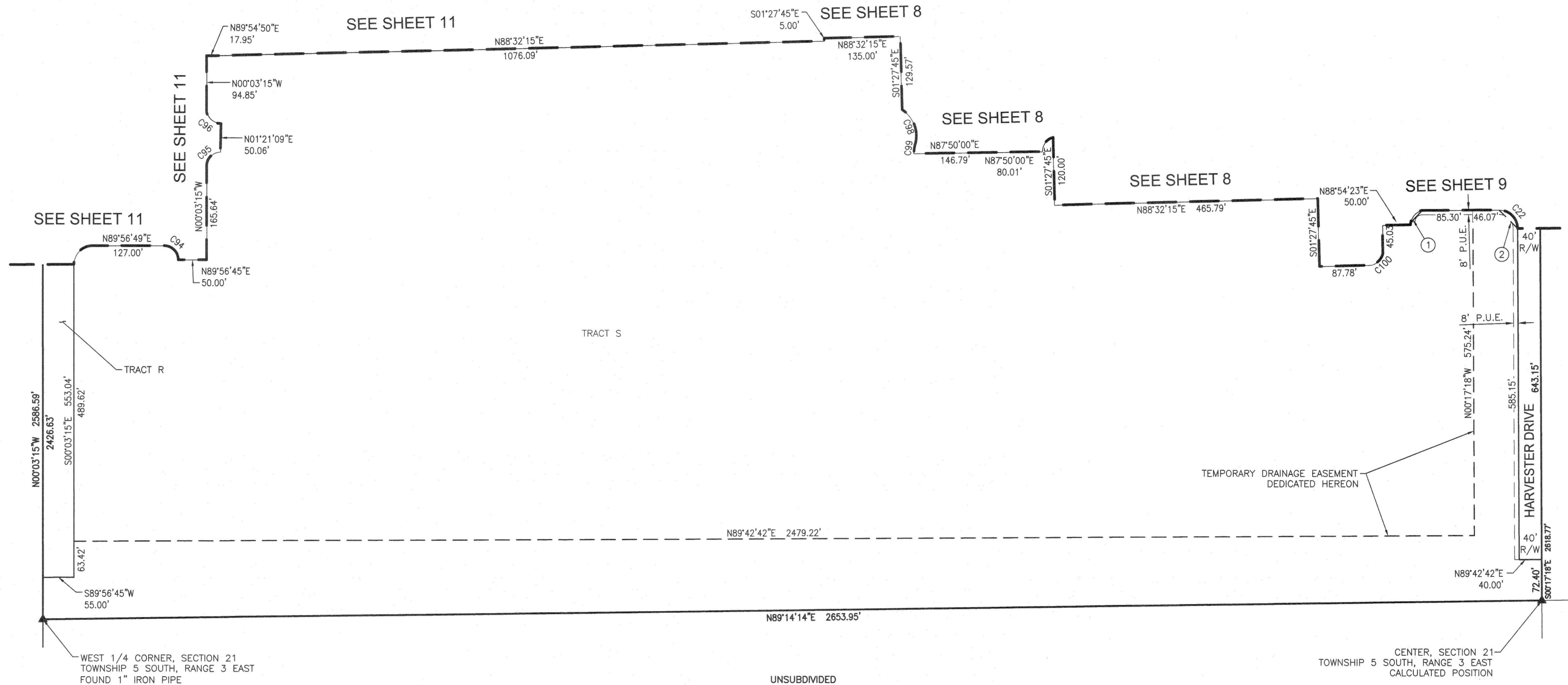
9 SHEET OF 11

CVL Contact: P. FROELICH
 CVL Project #: 01-0372301

© 2022 Coe & Van Loo Consultants, Inc.
 All rights reserved for reproduction in any format.

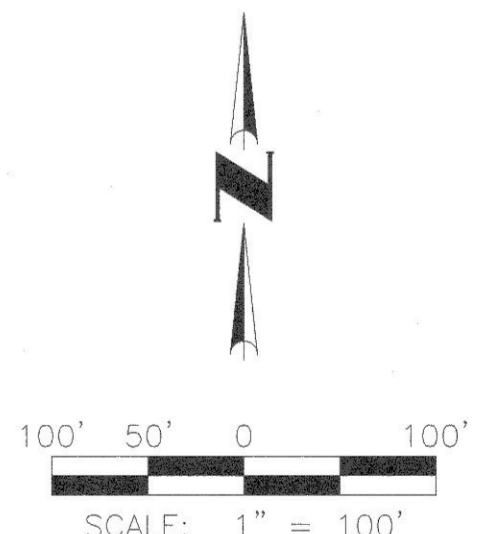
COUNTY CASE NO. FP23-018





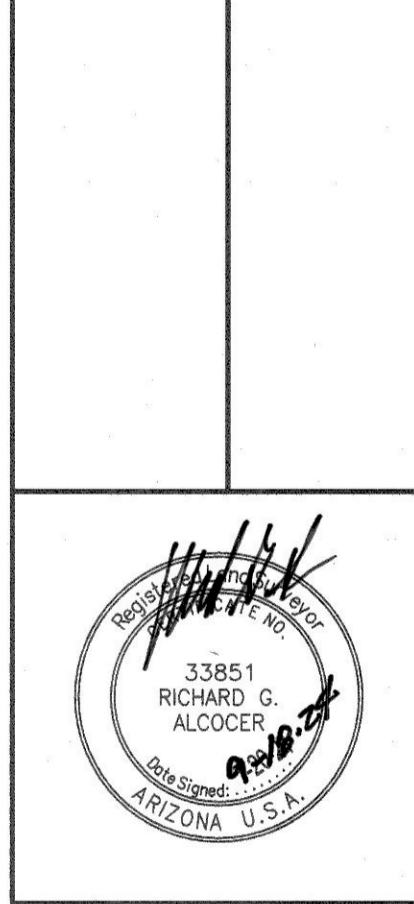
UNSUBDIVIDED
 APN 510-52-803
 MARICOPA FARMING LLC
 RECORDING INFORMATION NOT AVAILABLE

CENTER, SECTION 21
 TOWNSHIP 5 SOUTH, RANGE 3 EAST
 CALCULATED POSITION



NO.	REVISION	DATE

FINAL PLAT
VENIDA UNIT 1
 PINAL COUNTY, ARIZONA

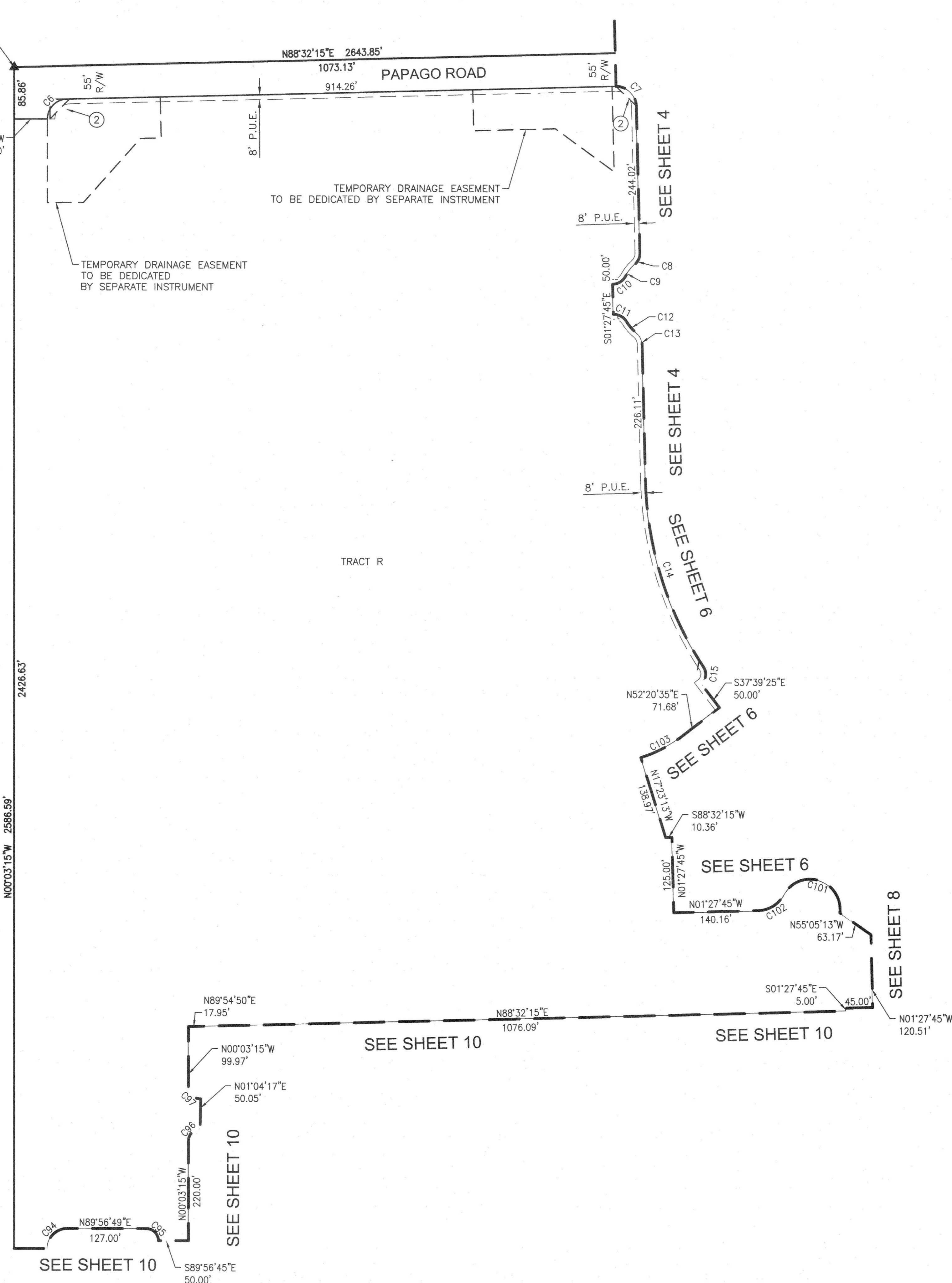


GROSS AREA = 158.245 ACRES
 SEE SHEET 3 FOR CURVE TABLE AND LOT AREA TABLE
 10 SHEET OF 11
 CVL Contact: P. FROELICH
 CVL Project #: 01-0372301
 © 2022 Coe & Van Loo Consultants, Inc. All rights reserved. No reproduction in any format.

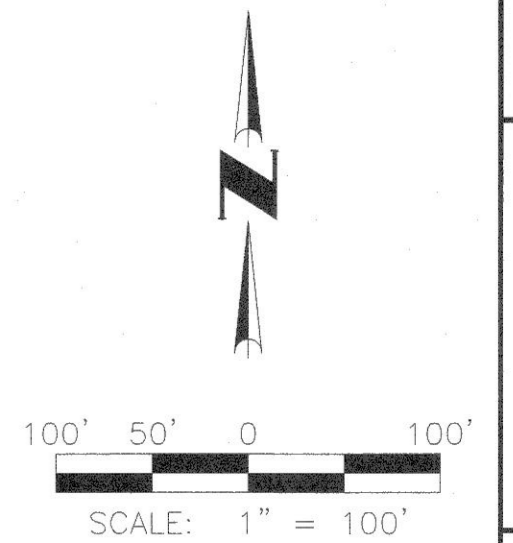
NORTHWEST CORNER, SECTION 21
TOWNSHIP 5 SOUTH, RANGE 3 EAST
FOUND BRASS CAP IN HAND HOLE

UNSUBDIVIDED
APN 510-48-014K
SOUTH MARICOPA FIRE ASSOCIATION
FEE# 2005-149008

UNSUBDIVIDED
APN 510-48-015G
AMARILLO CREEK SOUTH LLC ETAL

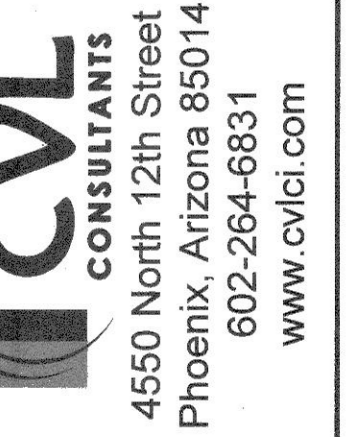


Printed By: Dantell, Print Date: September 12, 2024, Filename: N:\010372301\CADD\Phase 1\DS.VA.PHI.FPLA1-04.dwg



GROSS AREA = 158.245
ACRES

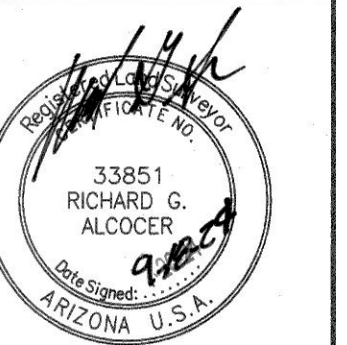
SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA
TABLE



DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT
VENIDA UNIT 1
PINAL COUNTY, ARIZONA



11 SHEET
OF 11

CVL Contact: P. FROELICH
CVL Project #: 01-0372301
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved for
reproduction in any format